SHA

A.F.F. - ABOVE FINISHED FLOOR ALT - ALTERNATE ALUM - ALUMINUM

ACT - ACOUSTIC TILE

APPROX.- APPROXIMATE/LY ARCH. - ARCHITECT/ARCHITECTURAL BLDG - BUILDING BLK - BLOCK B.M. - BENCH MARK ВM - BEAM BN - BULLNOSE BP - BENT PLATE B/ - BOTTOM OF BTM - BOTTOM CAB - CABINET C.B. - CATCH BASIN CEM - CEMENT CJ - CONTROL JOINT CL - CENTER LINE CLR - CLEAR CLG - CEILING CM - CONSTRUCTION MANAGER CMT - CERAMIC MOSAIC TILE CMU - CONCRETE MASONRY UNIT COL - COLUMN CONC. - CONCRETE CONSTR. - CONSTRUCTION CONT. - CONTINUOUS CONTR. - CONTRACTOR CRS - COURSE CT - CERAMIC TILE CNTR - COUNTER

CPT - CARPET

- CTR CENTER DET DETAIL DF DRINKING FOUNTAIN
- DIA DIAMETER
- DIM DIMENSION DO DOOR OPENING DS DOWNSPOUT
- DW DISH WASHER
- DWG DRAWING
- (E) EXISTING
- EIFS EXTERIOR INSULATION & FINISH SYSTEM HORIZ HORIZONTAL
- EL ELEVATION ELEV - ELEVATOR
- ELEC ELECTRIC/AL
- EJ EXPANSION JOINT EWC - ELECTRIC WATER COOLER
- EXIST. EXISTING
- EXP EXPANSION EXT - EXTERIOR
- F.DIM FRAME DIMENSION
- FD FLOOR DRAIN FDC - FIRE DEPARTMENT HOSE CONNECTION
- FDN FOUNDATION
- FE FIRE EXTINGUISHER FIN - FINISH
- FLR FLOOR
- FPHB FROST PROOF HOSE BIBB FR - FIRE RATED
- FTG FOOTING
- FURR FURRING
- FVC FIRE VALVE CABINET
- GA. GAUGE
- GALV. GALVANIZED GC - GENERAL CONTRACTOR
- MECH. MECHANICAL MFR MANUFACTURER GFRC - GLASS FIBER REINFORCED CONCRETE GFRG - GLASS FIBER REINFORCED GYPSUM GL - GLASS/GLAZING MH - MANHOLE G.S. - GRAVEL STOP MIC - MICROWAVE GYP. BD.- GYPSUM BOARD MIN. - MINIMUM H.B. - HOSE BIB MISC. - MISCELLANEOUS HC - HANDI-CAP MO - MASONRY OPENI MR - MOISTURE RESIST MTL - METAL HDWD - HARDWOOD HM - HOLLOW METAL (N) - NEW N.I.C. - NOT IN CONTRAC H.P. - HIGH POINT NO. - NUMBER NTS - NOT TO SCALE OA - OVERALL OC - ON CENTER OD - OUTSIDE DIAMETT OFL - OVERFLOW LEAD OH - OVERHEAD I.D. - INSIDE DIAMETER INFO - INFORMATION INSUL - INSULATION/INSULATING INT - INTERIOR OPP - OPPOSITE OS - OVERFLOW SCUP PR - PAIR INV - INVERT JAN. - JANITOR JST - JOIST PC - PRE-CAST JST BRG- JOIST BEARING PJ - PANEL JOINT PL - PLATE JT - JOINT LAV - LAVATORY LG - LONG PLAM - PLASTIC LAMINA PLUMB. - PLUMBING/PLUME LLD - LANDLORD LLH - LONG LEG HORIZONTAL LLY - LONG LEG VERTICAL L.P. - LOW POINT LT - LIGHT MAS - MASONRY
- ARCHITECTURAL ABBREVIATIONS GEN. - GENERAL
- - HDW HARDWARE

 - HR HOUR HTG - HEATING
 - HYD HYDRANT

- PLYWD PLYWOOD POL - POLISHED PRE. FIN.- PREFINISHED PROJ - PROJECTED/PRO P.S. - PARAPET STEP PTD - PAINTED

MAX - MAXIMUM

- R RADIUS

Sebastopol, California 95472 AIA ARCI 179 SE RICE WAY BEND, OR 9770 CA LICENSE NO 707.529.5565	2 . C22389
Submittal documents for deferred submittal items shall be submitted to the exact contractors Shall verify all divensions and site contract doc- pancy APPEAR IN THE SPECIFICATIONS OR DRAWNOS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOC- UMENTS THAT AFFECTE DWINDER, NOTEY THE DESIGNER AT ONCE FOR INSTRUCTIONS ON HOW ONE IS OFTENED. IF THE CONTRACTOR PROCEEDS WITH THE WORK ADDRESS OR DEFECT TO THE SATISFACTION OF THE DESIGNER, THE CONTRACT OR SHALL MAKE GOOD ANY RESULTION OF DEFERS FROM THE CONTRACT TO PROCEED. IF THE UNIVERS THAT REFECTED WITHOUT INFORMED AND SPECIFICATION SO THE DESIGNER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTION OF THE DESIGNER AT ONCE FOR THE DESIGNER, THE CONTRACT DRAWNOSS STRUCTION RETEND AND SPECIFICATION OF THE DESIGNER AND SCON- FLIC CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CON- STRUCTION METHOD INVOLVED, UNLEDS AND SPECIFICATION FROM THE DESIGNER HAS BEEN OBTAINED WHICH DES- STRUCTION METHOD AND/OR MATERIALS.	JFORNIA 95472
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CONDITIONS OF APPROVAL

Planning:

p o<u>:</u>

- 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 of Occupancy.
- 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 right of way.
- 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.

Water

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 and City standards.
- 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 Permits.

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Permit.

City Arborist:

Fire:

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)

Engineering:

City Engineer or approval of the City Council if required by City Code.

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

- Miscellaneous
- proposed in the public right of way.

delineates traffic control and parking restriction requirements.

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.

any construction activity.

THE FOLLOWING CONDITIONS SHALL APPLY DURING CONSTRUCTION

- buildings to the City water or wastewater systems.
- agencies.
- asphalt.

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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

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.

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

10 GENERAL STATE

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

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

Improvement Plans – General Plans – General Plans

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52. The improvement plans shall include detailed landscape construction drawings for work

53. The improvement plans shall include an onsite signing and striping plan, which clearly

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.

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

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

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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, 00 P 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.

Soils

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 Soils Report.

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 Engineer.
- 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 provided.

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- 19 m 85,104 e 1. 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 underground.

29. Any above-ground transformer visible from the public right of way shall be painted to match the building facade immediately behind it. Streets, Traffic, and Circulation

30. No pervious paving or stamped concrete shall be installed in the existing or future public right of way.

31. Any additional proposed pavement removal and re-paving will be subject to the review and approval of the City Engineer.

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Grading

- 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.

Storm Drain

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- 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 peak flow.
- 38. No drainage may discharge across sidewalks. Roof leaders shall be piped to the adjacent gutter or paved area. 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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KATHE	RINE AUSTIN
AIA	ARCHITECT

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SHARRO	SANTA RC 726 ROBI PO B(

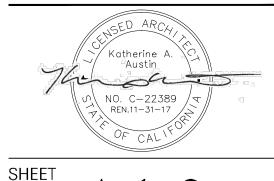
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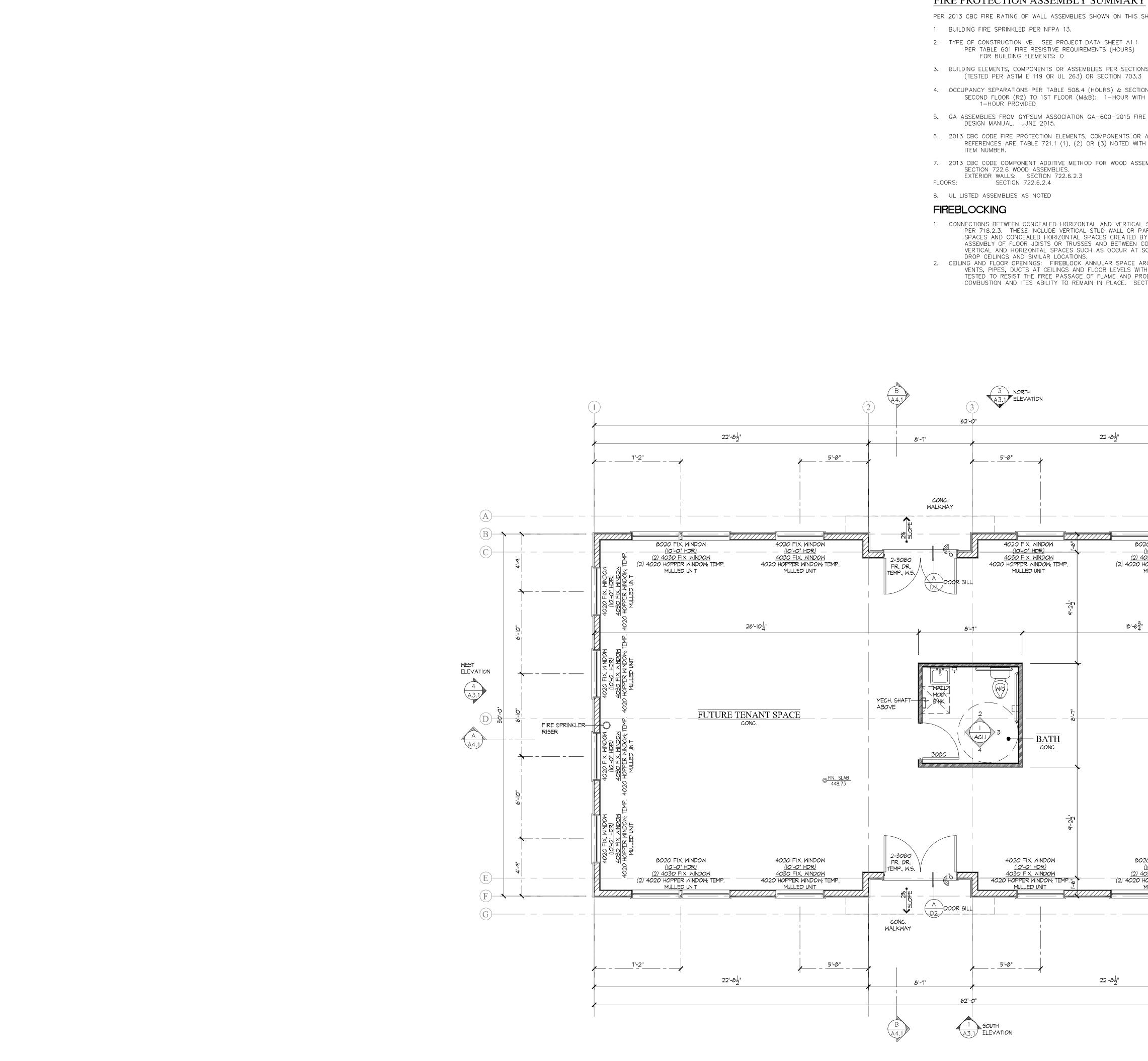
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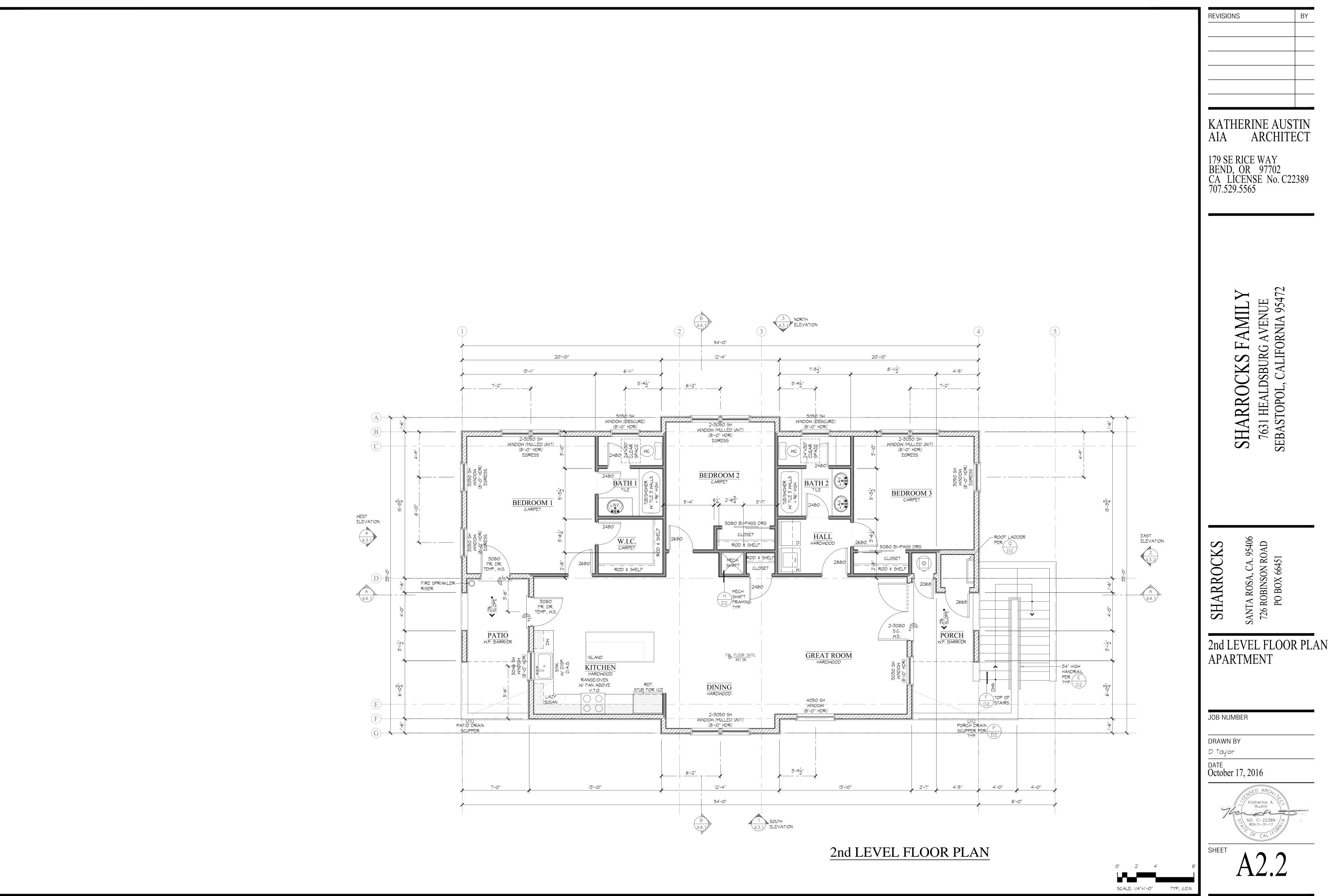


FIRE PROTECTION ASSEMBLY SUMMARY

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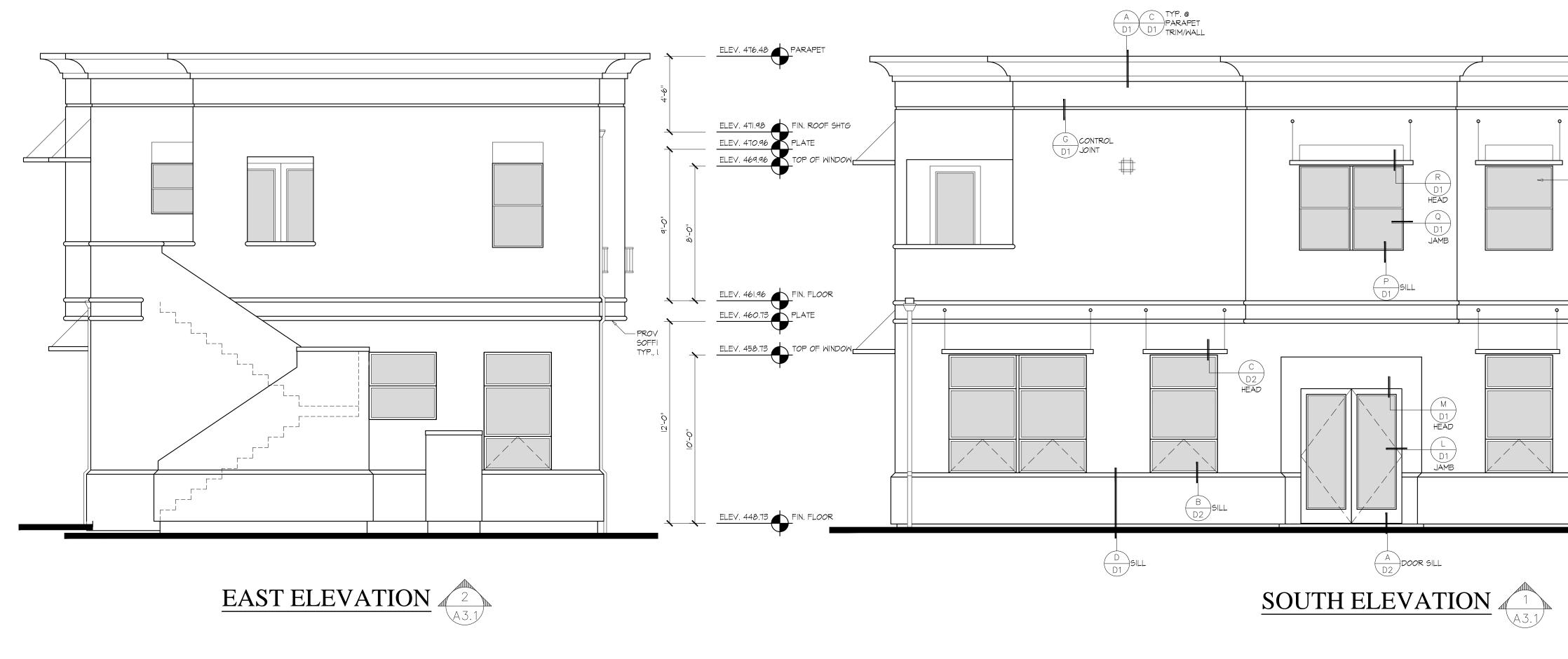
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ONS 703.2 .3	ADHESIVE AND NAILED REQ'D PER NOTE #6 STRUCT SHEET S3, 1 1/8" APA RATED STURD—I—FLOOR 48"OC, 2—4—1 EXP 1 T&G GLUE AND SCREW PROVIDE	
TION 707.3.9 ITH SPRINKLED BLDG.	B. TJI JOISTS AT 16"OC MAX REQUIRED (REQ'D FOR RESILIENT CHANNELS SPACED AT 24"OC – ITEM C BELOW)	
IRE RESISTIVE R ASSEMBLY	PER STRUCT SHEET S3, 14" TJI AT 16"OC MAX (12"OC WHERE NOTED) PROVIDED	KATHERINE AUSTIN
ITH APPLICABLE	C. 2-LAYERS 5/8" TYPE-X GYPSUM BOARD O/ RESILIENT CHANNELS @ 24"OC PER NOTE #2 SHEET A1.3, NOTE #3 SHEET A4.1 AND NOTES ON WALL	AIA ARCHITECT
	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	179 SE RICE WAY BEND, OR 97702
	(PER ACOUSTICAL REQUIREMENT - ILLINGWORTH & RODKIN, INC) D. MIN. 3 1/2" THK MIN. MINERAL WOOL BATTS REQ'D (NON-COMBUSTIBLE	CA LÍCENSE No C22389
AL SPACES PARTITION BY AN	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	
CONCEALED SOFFITS, AROUND	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	
NTH A MATERIAL PRODUCTS OF ECTION 7182.5	RÉQUIREMENT 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)	
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	$ \begin{array}{c} \begin{array}{c} \\ \hline \\ $	XKS . 9540 ROAD
	$ \begin{array}{c} \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow{P} \\ \overrightarrow{P} & \overrightarrow$	SHARROCKS SANTA ROSA, CA. 95406 726 ROBINSON ROAD PO BOX 66451
PROVIDE :		ARF AROS OBIN(0 BO)
SOFFIT @ 1 UNDER STA TRASH AR		SHL 726 R P
PROVIDE :	5/8" 34" HIGH	
TYPE 'X' G UNDER STA STORAGE	AIR @ BOTTOM OF PER E D2	1st LEVEL FLOOR PLAN TENANT SPACE
020 FIX. WINDOW		
(10'-0" HDR) 4030 FIX, WINDOW 2 HOPPER WINDOW; TEMP. MULLED UNIT	447.94 CONC. ©FIN. SLAB 447.94 FIN. WALKWAY CONC. 448.02	JOB NUMBER
		DRAWN BY
	AREA CALCULATIONS	D Taylor
	Ist LEVEL TENANT FLOOR AREA: 1594 # Ist LEVEL STORAGE AREA: 51 # 2nd LEVEL LIVING AREA: 1441 # 2nd LEVEL PORCH AREA: 128 #	DATE October 17, 2016
<u>+</u>	"	CLUSED ARCH Katherine A. CL
	2x4 STUD WALL	Austin NO. C-22389 REN.11-31-17
		OF CAL IF OF
FLOOR F		\mathbf{A}

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



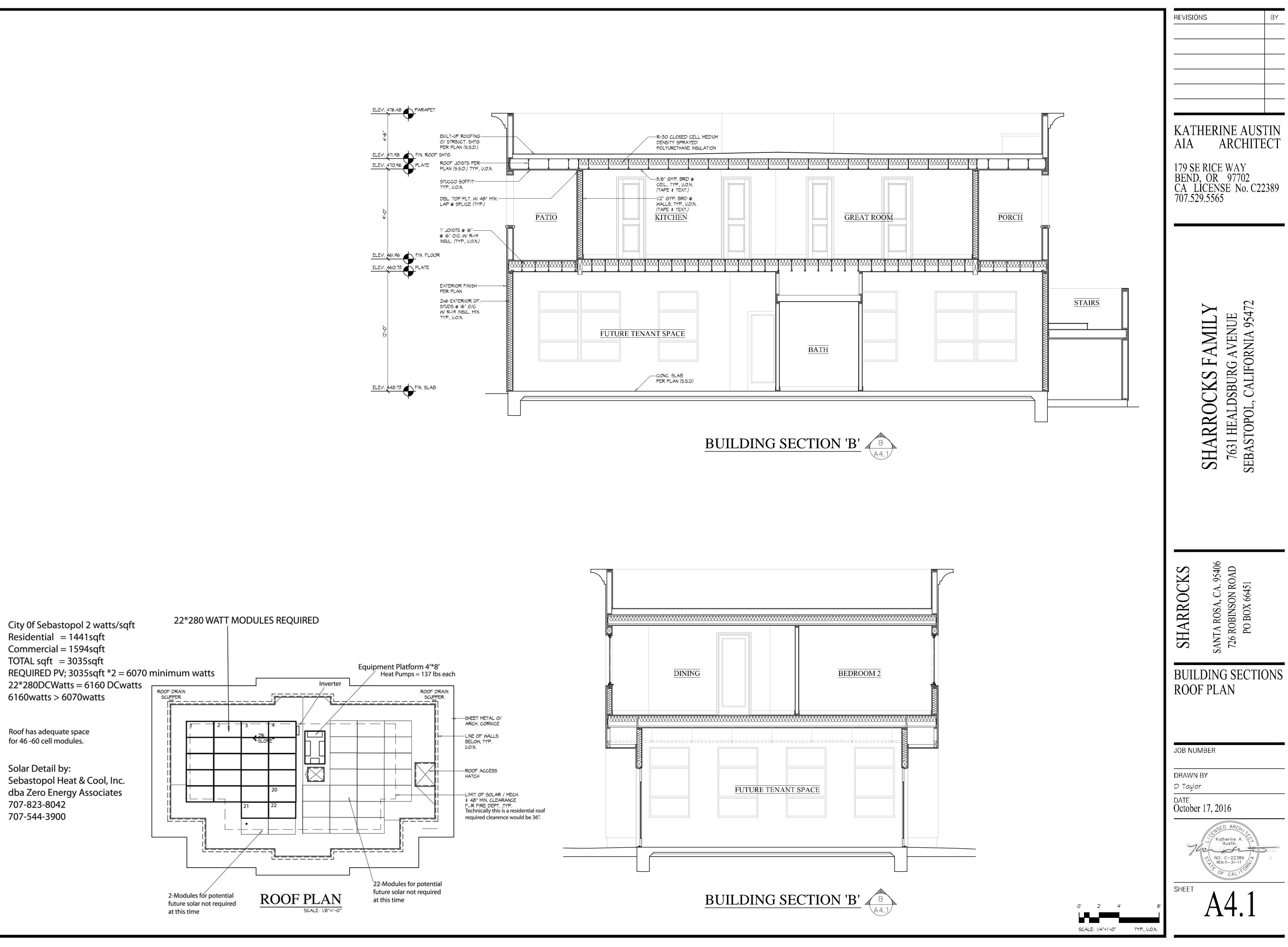


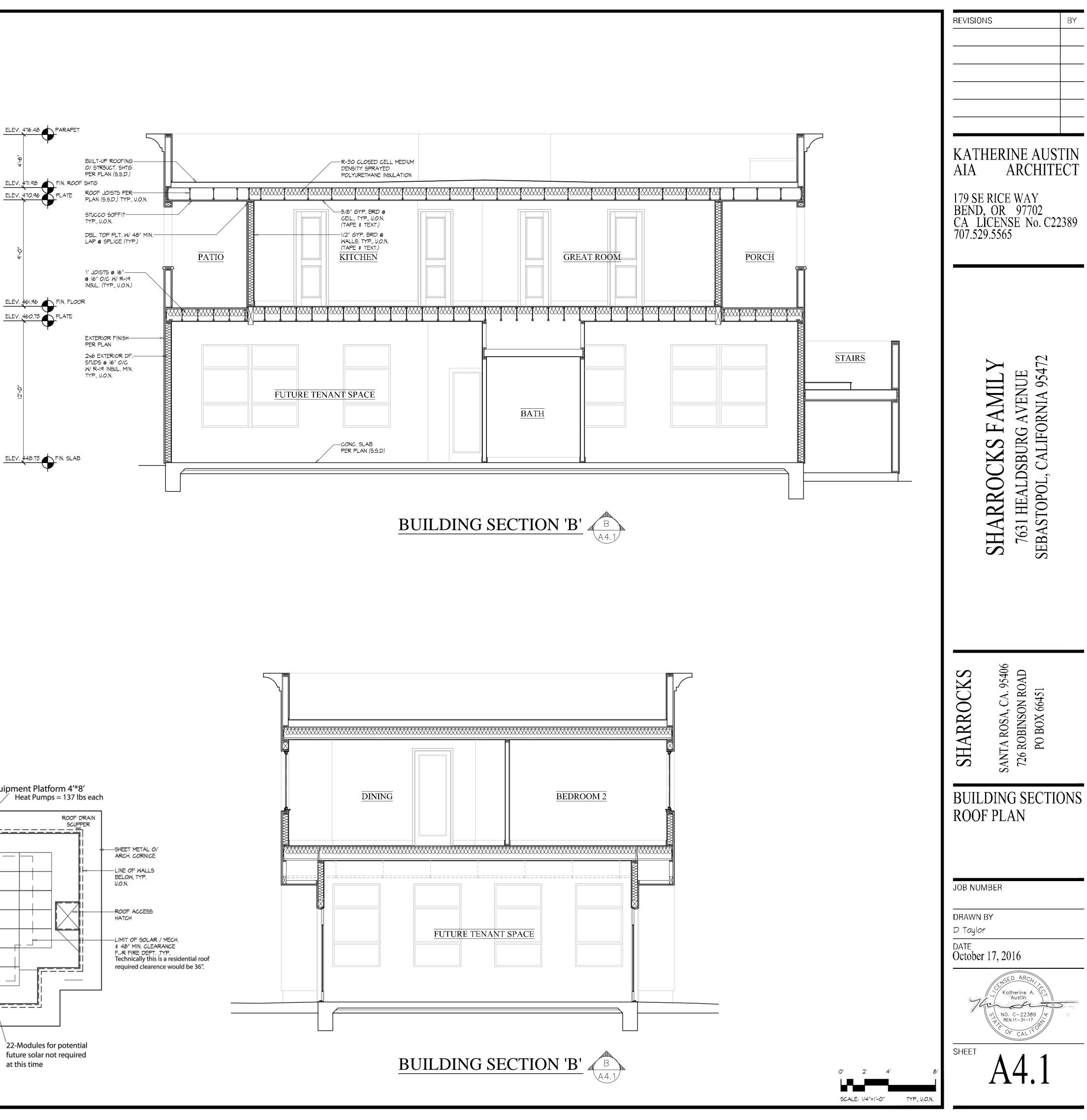
NORTH ELEVATION

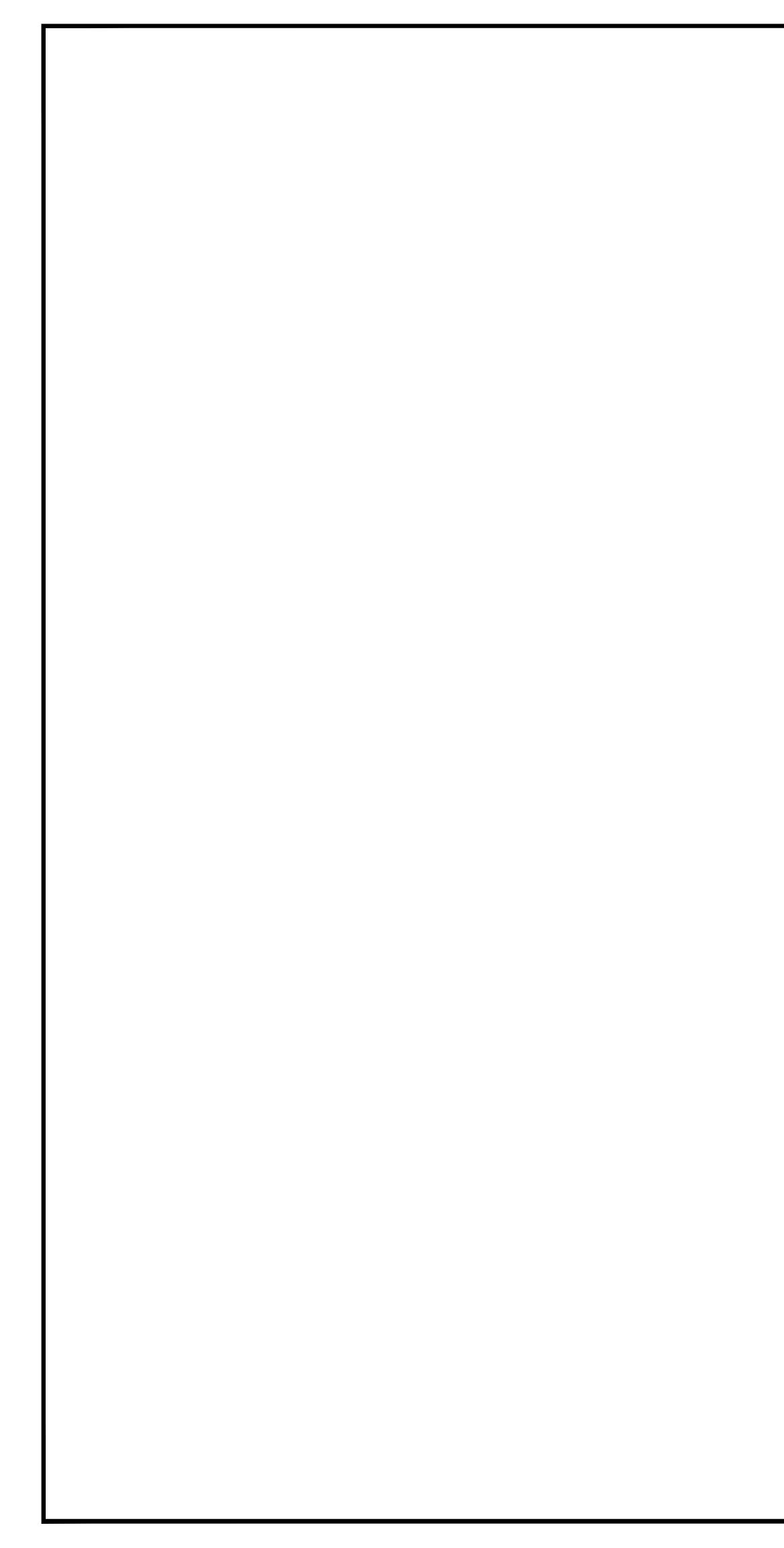


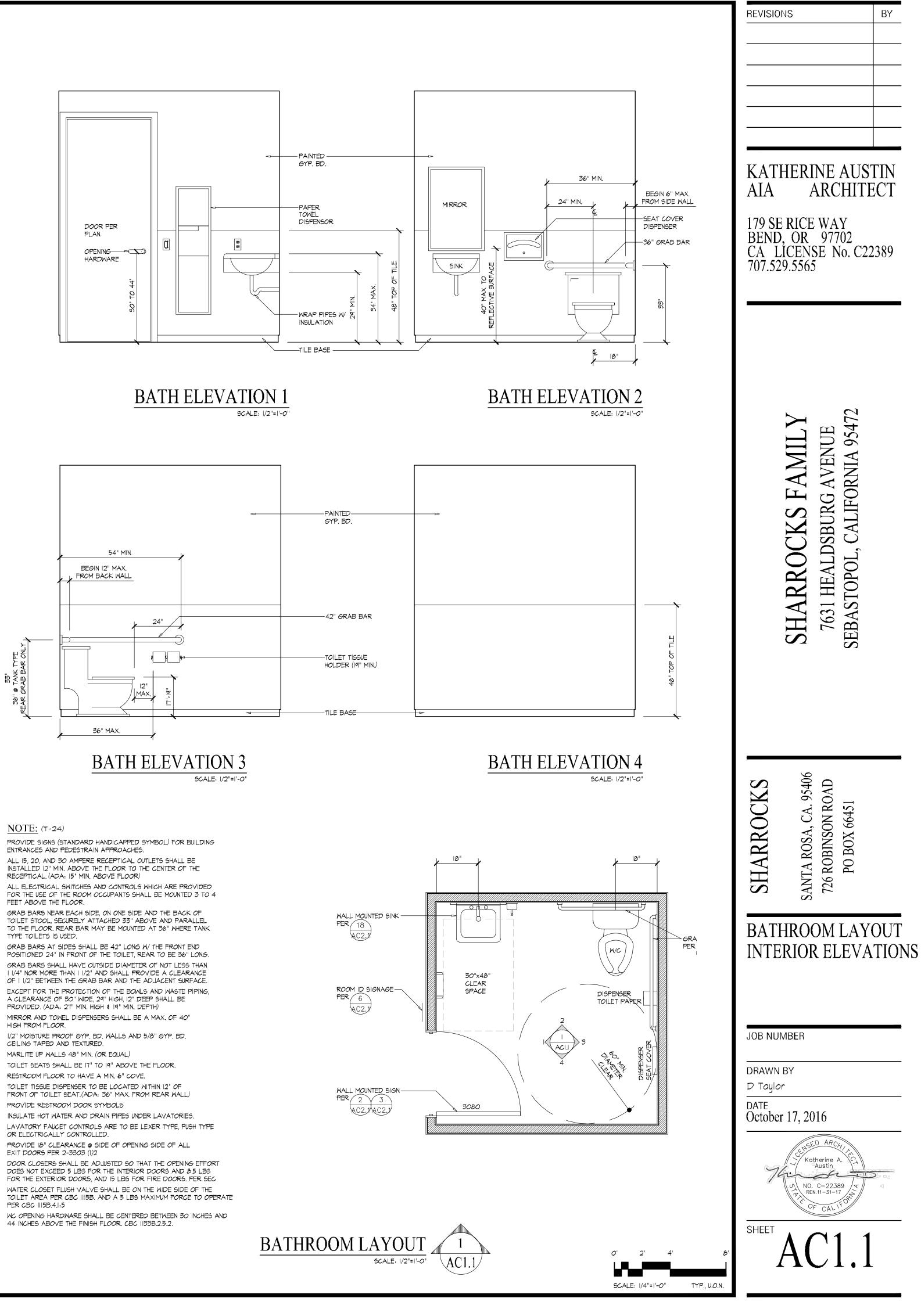












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<u>NOTE:</u> (T-24)

PROVIDE SIGNS (STANDARD HANDICAPPED SYMBOL) FOR BUILDING ENTRANCES AND PEDESTRAIN APPROACHES.

ALL 15, 20, AND 30 AMPERE RECEPTICAL OUTLETS SHALL BE

RECEPTICAL. (ADA: 15" MIN. ABOVE FLOOR)

ALL ELECTRICAL SWITCHES AND CONTROLS WHICH ARE PROVIDED FOR THE USE OF THE ROOM OCCUPANTS SHALL BE MOUNTED 3 TO 4 FEET ABOVE THE FLOOR.

GRAB BARS NEAR EACH SIDE, ON ONE SIDE AND THE BACK OF TOILET STOOL, SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR. REAR BAR MAY BE MOUNTED AT 36" WHERE TANK

TYPE TOILETS IS USED. GRAB BARS AT SIDES SHALL BE 42" LONG W/ THE FRONT END POSITIONED 24" IN FRONT OF THE TOILET, REAR TO BE 36" LONG. GRAB BARS SHALL HAVE OUTSIDE DIAMETER OF NOT LESS THAN | |/4" NOR MORE THAN | |/2" AND SHALL PROVIDE A CLEARANCE OF | 1/2" BETWEEN THE GRAB BAR AND THE ADJACENT SURFACE.

A CLEARANCE OF 30" WIDE, 29" HIGH, 12" DEEP SHALL BE PROVIDED. (ADA: 27" MIN. HIGH & 19" MIN. DEPTH)

HIGH FROM FLOOR. 1/2" MOISTURE PROOF GYP. BD. WALLS AND 5/8" GYP. BD.

CEILING TAPED AND TEXTURED.

TOILET SEATS SHALL BE 17" TO 19" ABOVE THE FLOOR.

RESTROOM FLOOR TO HAVE A MIN. 6" COVE.

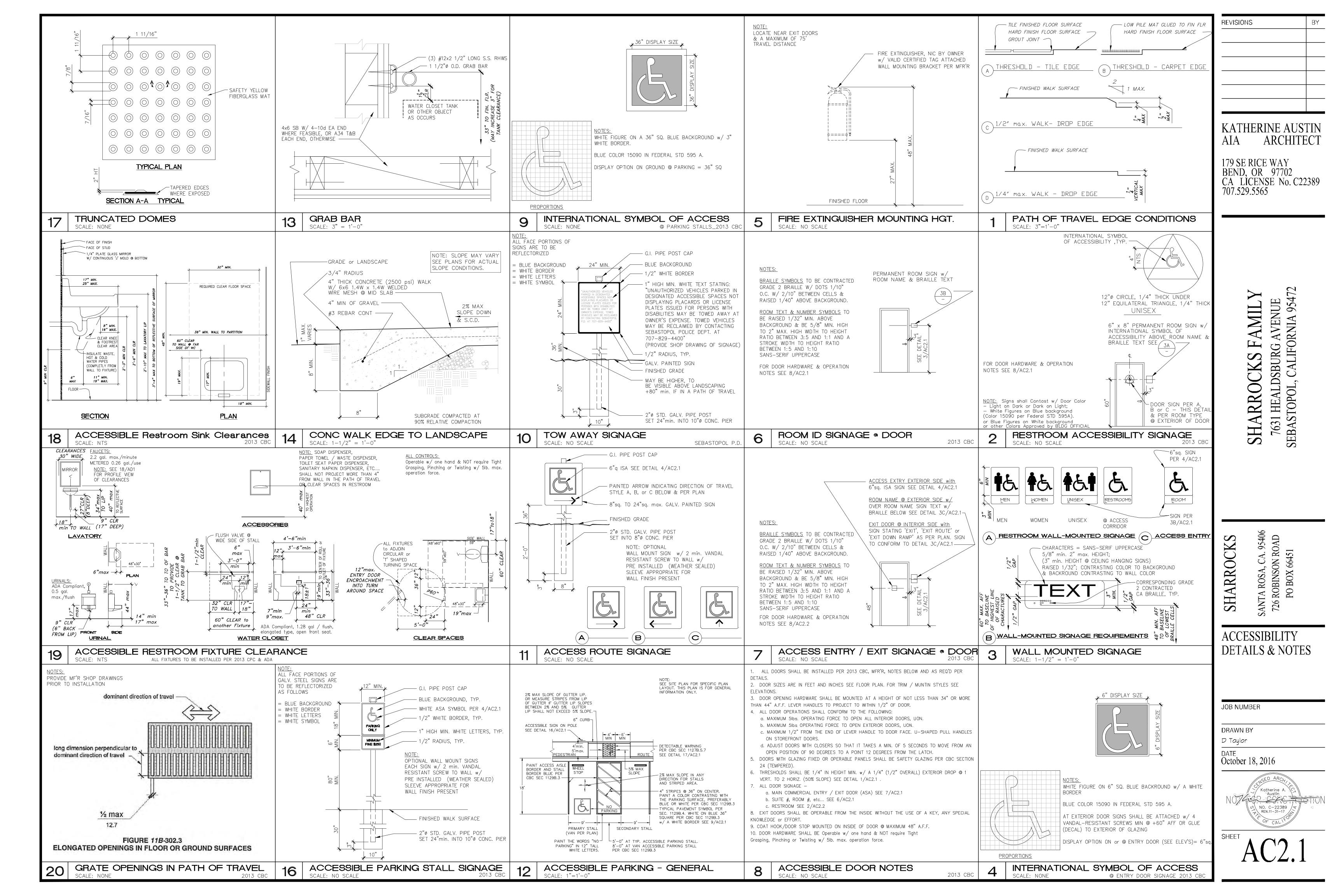
FRONT OF TOILET SEAT. (ADA: 36" MAX. FROM REAR WALL)

INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

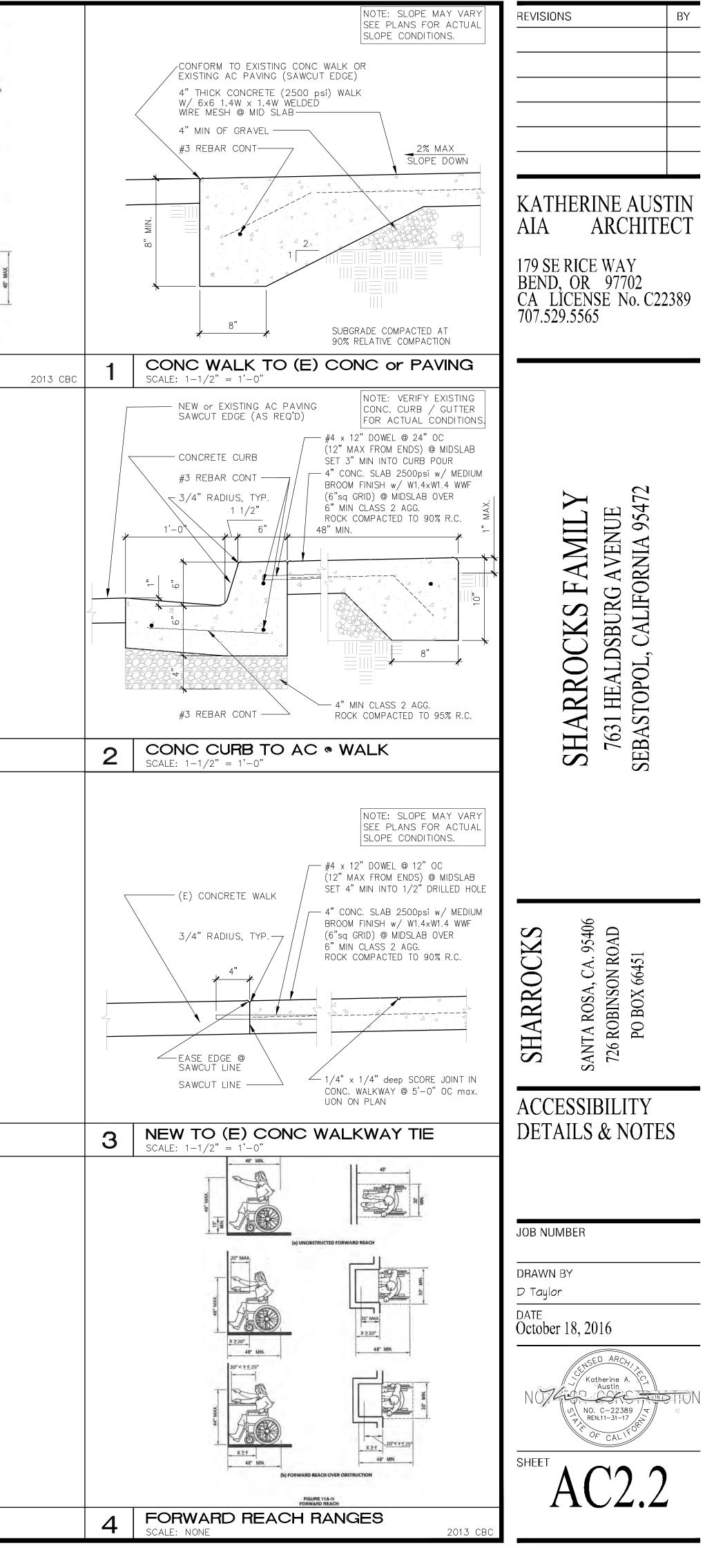
LAVATORY FAUCET CONTROLS ARE TO BE LEXER TYPE, PUSH TYPE OR ELECTRICALLY CONTROLLED. PROVIDE 18" CLEARANCE @ SIDE OF OPENING SIDE OF ALL

EXIT DOORS PER 2-3303 (1)2 DOOR CLOSERS SHALL BE ADJUSTED SO THAT THE OPENING EFFORT DOES NOT EXCEED 5 LBS FOR THE INTERIOR DOORS AND 8.5 LBS

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 PER CBC 1115B.4.1:5



			CLEAR FLOOR SPACE FOR PARALLEL APPROACH
			INCHARD LOW SIDE REACH LIMITS (a) UNOBSTRUCTED SIDE REACH 10" MAX. 10" MA
			(c) SIDE REACH OVER OBSTRUCTION 10" MINIMUM AND 24" MAXIMUM
		5	SIDE REACH RANGES SCALE: NONE



<u>GENERAL ELECTRICAL I</u>	_EGEND		
SWITCH		RECESSED DIRECTIONAL	HOSE B BACK F
OCCUPANCY SENSOR	т.v.	WALL WASH	PREVEN
SWITCH DIMMER SWITCH		INCANDESCENT	CEILING FAN
THREE WAY		DROP LIGHT	
4 FOUR WAY	PUSH BUTTON		
	CHIMES	RECESSSED LIGHT	OPTION, CEILING
	ILLUMINATED ADDRESS SIGN	WALL MOUNT	
GROUND FAULT	200 AMP ELECT.	UNDER CABINET FLUOR, LIGHT	
WP WATER PROOF GROUND FAULT DUPLEX	SMOKE ALARM & SD/CM CARBON MONOXIDE D110V COMBO W/ BATT. BACKUP	FIXTURE FLUOR, LIGHT BOX	
	SMOKE ALARM W/ BATTERY BACKUP	FLOURESCENT FL LIGHT LT	
	COLD AIR	WATERPROOF WP FLOURESCENT FL LIGHT LT	
FAN/VTO (50 cfm MIN.) (5) HUMIDISTAT CONTROLLED ENERGY STAR RATED	GARAGE DOOR S INFRARED SENSOR I	CEIL. REG.	
FLOUR. LT W/ FAN (50 cfm MIN. \$ 4"\$ DUCTING)	NATURAL GAS STUB	FLOOR REG.	
HUMIDISTAT CONTROLLED ENERGY STAR RATED CALIFORNIA ENERGY CODE COMPLIANT	THERMOSTAT (T)	WALL <u>É</u>	

GENERAL NOTES

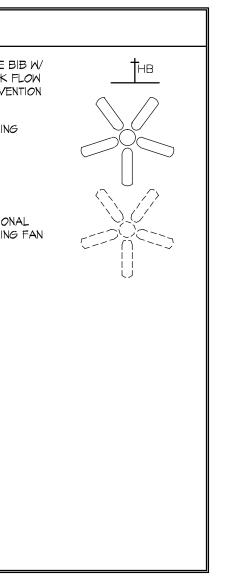
- PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE (I) ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.
- . CLOTHES CLOSET LIGHT FIXTURES SHALL BE LISTED & INSTALLED IN ACCORDANCE WITH IN ACCORDANCE WITH THEIR LISTING & CEC ARTICLE 410.16
- PROVIDE TANK WATER HEATER SEISMIC ANCHORAGE STRAPS.
- INSULATE ALL PIPING USED TO CIRCULATE HOT WATER
- WITH R-4 INSULATION OR EQUIVALENT. PROVIDE SMOOTH NON-ABSORBENT SURFACE TO BOTTOM OF SOFFIT AT SHOWER. PROVIDE WATER--RESISTANT CEMENT BACKING BOARD AT ALL
- SHOWER LOCATIONS. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- THE PRESSURE-ABSORBING DEVICE AT THE FOLLOWING QUICK-ACTING VALVES: DISHWASHERS # WASHING MACHINES IN DWELLING UNITS SHALL BE EITHER AIR CHAMBERS OR LISTED MECHANICAL DEVICES.
- . PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS, & LAWN SPRINKLER / IRRIGATION SYSTEMS.
- . TANK WATER HEATERS SHALL HAVE A COMBINATION PRESSURE & TEMPERATURE RELIEF VALVE. RELIEF VALVES SHALL EXTEND TO OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. NOR LESS THAN SIX INCHES ABOVE THE GROUND & POINTING DOWNWARD. (INSTANT 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 OF BUILDING.
- . 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, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, GARAGE, OUTDOOR OR SIMILAR ROOMS OR AREAS SHALL BE 24. DRYER DUCT RUN - TWO 90 DEGREE BENDS WITH A MAXIMUM 14'-O" PROTECTED BY LIGTED AECL COMBINATION-TYPE INSTALLED TO PROVIDE UNLESS THE MANUF. HAS DIFFERENT REQUIREMENTS PER THE PROTECTED BY LISTED AFCI, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS DOES NOT APPLY TO THE AREAS IN KITCHENS & BATHROOMS WHERE THE PROTECTION OF THE THE CIRCUIT IS REQUIRED TO BE BY GECI.
- 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 BATTERY BACKUP.
- 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 1
- 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 THAT ASSEMBLY.

- ELECTRICAL PANEL. CMC 504.3.1.2

- OF BUILDING.)

- INSTALLED OR NOT.



23. PROVIDE A MINIMUM 30" WIDE BY 36" DEEP BY 6.5' HIGH ILLUMINATED CLEAR WORKING AREA SHALL BE PROVIDED IN FRONT OF EACH

25. TANK WATER HEATERS LOCATED IN ATTIC:

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 &' ABOVE FLOOR LEVEL. (EXCEPTION: LADDER NOT REQUIRED FOR ATTIC LOCATED ON SINGLE-STORY PORTION

F. PROVIDE ACCESS FLOORING FROM OPENING TO WATER HEATER. G. PROVIDE SWITH & LIGHT PER CEC 210.70 (3)

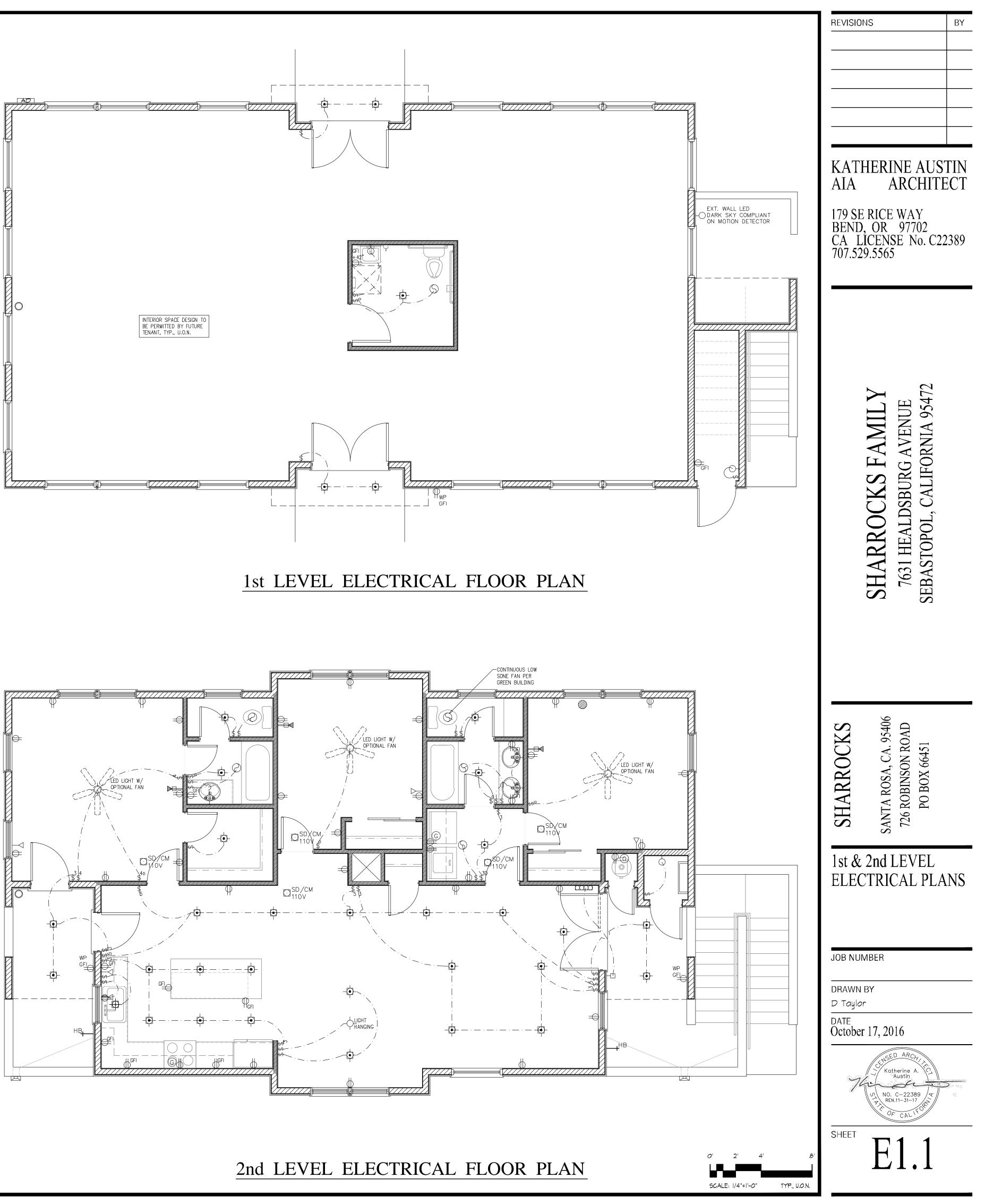
26. PROVIDE I 59.in. MIN. VENTING FOR EACH 4000 Blu/h INPUT FOR FAU UNITS @ GARĂGE OR ATTIC LOCATION PER PLAN FOR COMBUSTABLE AIR. 27. MINIMUM HEATING CAPACITY OF WATER HEATER EQUIVALENT TO NOT

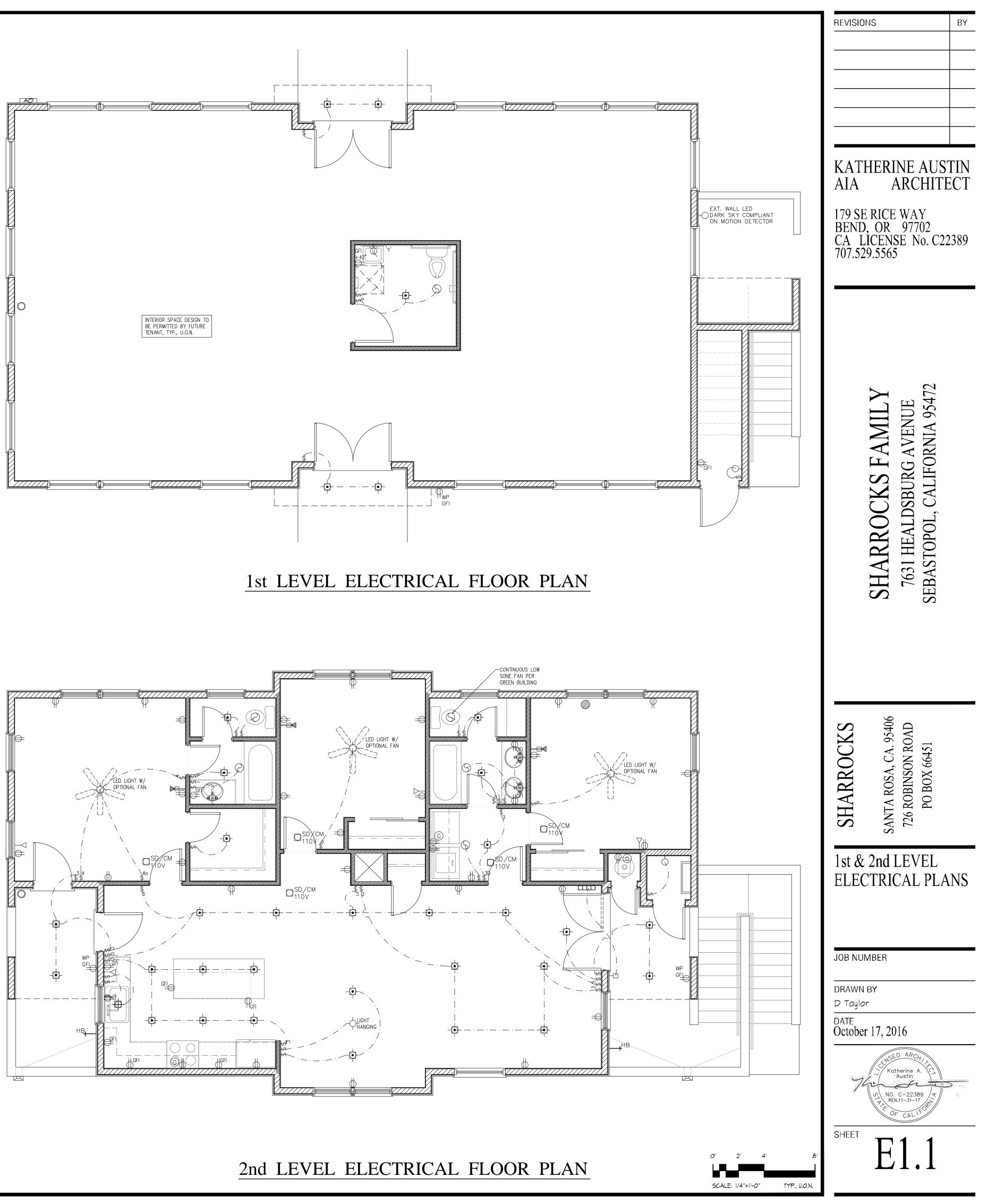
LESS THAN THE FIRST HOUR RATING OF 80 GALLONS. 28. PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL AREAS OF DWELLING UNITS AS REQURED. RECEPTACLE ABOVE 5'-6" ABOVE FINISHED SURFACES DO NOT HAVE TO BE TAMPER-RESISTANT PER CEC ART. 406.1 29. WHERE A DISCONNECTING MEANS IS NOT LOCATED WITHIN SIGHT FROM THE 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

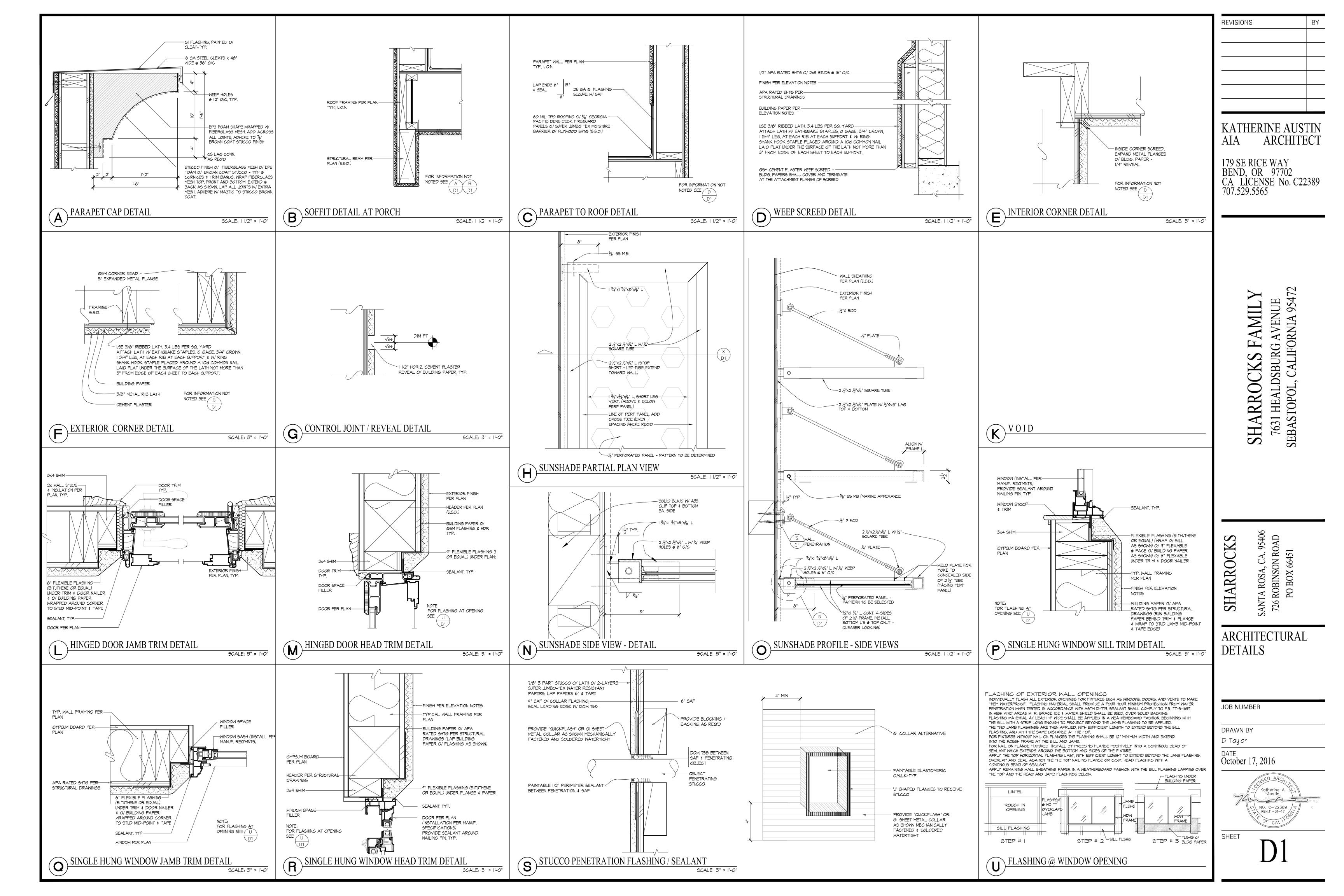
30. A 125V, SINGLE PHASE, 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE LOCATED IN AN ACCESSIBLE LOCATION \$ WITHIN 25 FEET FOR THE SERVICING OF ALL HVAC EQUIPMENT. 31. ALL INSTALLED APPLIANCES SHALL BE ENERGY STAR COMPLIANT IF THERE IS AN ENERGY STAR DESIGNATION FOR THAT APPLIANCE. 32. WHOLE HOUSE EXHAUST VENTILATION FAN SYSTEM REQUIREMENTS:

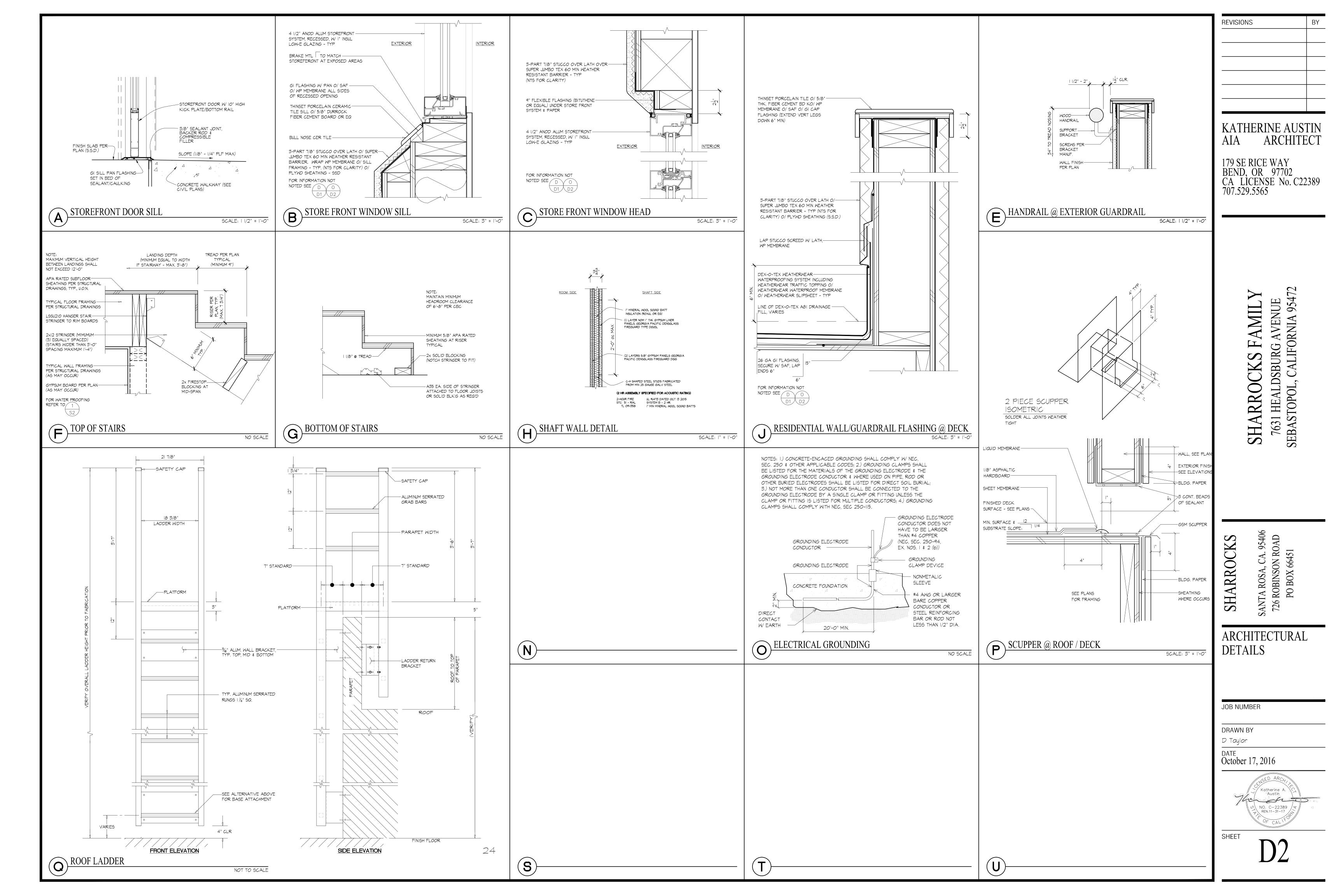
A. ENERGY STAR RATED EXHAUST FANS. B. DUCTED TO THE EXTERIOR OF THE BUILDING. C. HUMIDITY CONTROL FOR THE EXHAUST FANS, WHICH CAN BE INTEGRAL TO THE EXHAUST FAN OR A SEPERATE CONTROL SWITCH. 33. CEILING PADDLE FANS SHALL BE CONNECTED TO AN APPROVAL \sharp

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 (TO LBS)









Proje	ct Name:	Sharrocks Family Future Tenant Space					1-E	Page 1 of 17			
Proje	ct Address:	7631 Healdsburg A	ldsburg Avenue Sebastopol 95472 Calculation Date/Time: 10:24, Wed, Oct 05, 2016								
Com	pliance Scope:	NewEnvelopeAndN	Aechanical			Input File Na	ame:	Sharrocks Family Fi	uture Te	enant Space.cibdx	
	ROJECT GENERAL I										
	r									F 2045	
1.	Project Location (ci	ity)	Sebastopol 95472		8.	Standards V			<u> </u>	liance2015	
2.	CA Zip Code					<u> </u>	Software (ve			yPro 6.8	
3.	Climate Zone		2		10.		entation (deg		(N) 0 c	-	
4.	ļ	loor Area in Scope	1,594 ft ²		11.	+	cope of Work		<u> </u>	nvelopeAndMechani	cai
5.	Total Unconditione		0 ft ²		12.	Building Typ	e(s)			esidential	
6.	· · · · ·	labitable Above Gra	,		13	Gas Type			Natura	alGas	
7.	Total # of dwelling	units	0								
B. CO	OMPLIANCE RESUL	TS FOR PERFORM	IANCE COMPONENTS (Annu	al TDV Energy U	se. kBtu	ı/ft ²-vr)					§ 140.1
-				BUILDIN						[
<u> </u>									- 1		
<u> </u>	1. Energy Compo	nent	2. Standard Design (TDV)	3. Propos	ed Desig		4. Com	pliance Margin (TD\	·	5. Percent Better	
<u>ا</u> ن	e Heating		7.	_		9.0			-1.9		-26.8%
<u>ا</u> ن	Cooling		48.	-		54.7				-6.1 -12.6	
	or Fans		116.	5		75.6		40.9 35.		35.1%	
	Rejection			-							
<u> </u>	os & Misc.		-	-							
	estic Hot Water		9.	-	14.0			-5.0		-55.6%	
	Indoor Lighting 81.4				81.4					0.0%	
	COMPLIANCE TOTAL 262.6			234.7	ļ		27.9		10.6%		
<u> </u>	otacle		115.8			115.8			0.0		0.0%
Proce				-							
Othe	-		-	-							
TOTA	L		378.	1		350.5			27.9		7.4%

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

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

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						
Project Address:	631 Healdsburg Avenue Sebastopol 95472 Calculation Date/Time: 10:24, Wed, Oct 05, 2016						
Compliance Scope:	NewEnvelopeAndMechanical	Sharrocks Family Future Tenant	Space.cibdx				
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 (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.							
Building Component	Compliance Forms (required for submittal)	Compliance Forms (required for submittal)					
	NRCI-PRC-01-E Refrigerated Warehouse						
	NRCA-PRC-01-F- Compressed Air Systems						
	NRCA-PRC-02-F- Kitchen Exhaust						
	NRCA-PRC-03-F- Garage Exhaust						
Covered Process	NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor	NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor Controls					
	NRCA-PRC-05-F- Refrigerated Warehouse- Evaporative Condense	NRCA-PRC-05-F- Refrigerated Warehouse- Evaporative Condenser Controls					
	NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser	NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser Controls					
	NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compre	NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compressor					
	NRCA-PRC-08-F- Electrical Resistance Underslab Heating System						

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

1.	Total Conditioned Floor Area	1,594 ft ²	5.	Number of Floors Above Grade	1		rmed
2.	Total Unconditioned Floor Area	0 ft ²	6.	Number of Floors Below Grade	0		
3.	Addition Conditioned Floor Area	0 ft ²				P	_
4.	Addition Unconditioned Floor Area	0 ft²				Pass	Fail
7. Opaqu	e Surfaces & Orientation	8. Total Gross Sur	face Area	9. Total Fenestration Area	10. Window to Wall Ratio		
North Wa	all		702 ft ²	216 ft ²	30.8%		
East Wall			403 ft ²	28 ft ²	06.9%		
South Wa	all		702 ft ²	216 ft ²	30.8%		
West Wa			403 ft ²	112 ft ²	27.8%		
	Total		2,210 ft ²	572 ft ²	25.9%		
Roof			1,441 ft ²	0 ft ²	00.0%		

Project Name: Sharrocks Family Future Tenant Space				NRCC-PRF-01-E	Page 2 of 17
Project Address: 7631 Healdsburg Avenue Sebastopol 95472			2	Calculation Date/Time:	10:24, Wed, Oct 05, 2016
Compliand	e Scope:	NewEnvelopeAndMechanical		Input File Name:	Sharrocks Family Future Tenant Space.cibdx
C. PRIOR	ITY PLAN CHE	CK/ INSPECTION ITEMS (in order of hig	hest to lowest TDV energy saving	gs)	
1st	Indoor Fans: C	Check envelope and mechanical	Comp	liance 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	ejection	
4th	Indoor Lightin	g: Check lighting		& Misc.	
5th	Space Heating	: Check envelope and mechanical		Lighting	
6th	Domestic Hot	Water: Check mechanical	Domestic Ho	Heating of Water	
7th	th Space Cooling: Check envelope and mechanical		Space	Cooling	Penalty Energy Credit
	TIONAL COND				
		compliance, either envelope only or mecha criptive lighting compliance before operatio		s. The building must show	partial compliance including lighting or full new building
This proje	ct includes Dom	nestic Hot Water in the analysis. Please verif	y that Domestic Hot Water is include	ed in the design for the pe	rmitted scope of work.
F. HFRS \	/ERIFICATION				
This Section	on Does Not Ap	ріу			
F. ADDITI	ONAL REMAR	RKS			
None		ded			
	Provid				

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

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:

Project Name:	Sharrocks Family Fut	arrocks Family Future Tenant Space			NRCC-PRF-01-E	Page 3 of 17		
Project Address:	7631 Healdsburg Av	1 Healdsburg Avenue Sebastopol 95472			Calculation Date/Time:	10:24, Wed, Oct 05, 2016		
Compliance Scope:	NewEnvelopeAndM	echani	cal		Input File Name:	Sharrocks Family Future Ten	ant Space.cibdx	
				- BV		A.		
G. COMPLIANCE PATH								
				onents use the performance or pre				
	For con	nponer	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-Е			
			NA					
		\boxtimes	Performance	NRCC-PRF-MCH-DETAILS (section	NRCC-PRF-MCH-DETAILS (section of the NRCC-PRF-01-E)			
Mechanical			Prescriptive	NRCC-MCH-01 / 02 / 03 / 04 / 05				
			NA					
		\boxtimes	Performance	NRCC-PRF-PLB-DETAILS (section				
Domestic Hot Water			Prescriptive	NRCC-PLB-01-E				
			NA					
			Performance	NRCC-PRF-LTI-DETAILS (section of the NRCC-PRF-01-E)				
ighting (Indoor Conditio	ned)		Prescriptive	NRCC-LTI-01 / 02 / 03 / 04 / 05-E				
			NA					
Covered Presses			Performance	S2 (section of the NRCC-PRF-01-	E)			
Covered Process: Commercial Kitchens			Prescriptive	NRCC-PRC-01/03-E	NRCC-PRC-01/03-E			
			NA					
Covered Process: Computer Rooms			Performance	S3 (section of the NRCC-PRF-01-	E)			
			Prescriptive	NRCC-PRC-01/04-E	10			
			NA					
Covered Process: Laboratory Exhaust			Performance	S4 (section of the NRCC-PRF-01-	E)			
			Prescriptive	NRCC-PRC-01/09-E				
		\boxtimes	NA					

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Project Name:	Sharrocks Fan
Project Address:	7631 Healdsb
Compliance Scope:	NewEnvelope
H. CERTIFICATE OF II Documentation Auth (Retain copies and ve See Tables G. and H.	or to indicate verify forms are o
Building Component	Compli
Dumbing	
Plumbing	
	energiz
Indoor Lighting	
Outdoor Lighting	
Outdoor Lighting	
Sign Lighting	
Electrical	
Photovoltaic	

CA Building	Energy	Efficiency	Standards-	20

Project Name:	Sh	arrocks Fam	ily Future	Tenant S	Space			r	NRCC-PF	RF-01-E		Page 9 of 17								
Project Address:	76	531 Healdsbu	urg Avenue	Sebast	opol 95	472		0	Calculati	ion Date/T	ime:	10:24, Wed,	Oct 05, 2016							
Compliance Scope	e: No	ewEnvelope/	AndMecha	nical				1	nput Fil	e Name:		Sharrocks Fa	mily Future T	enant Sp	bace.cibdx					
														6 4 4 9						
M. HVAC SYSTE		ARY (see N	RCC-PRF-	MCH-D	EIAILS	for more info	rmation)							§ 110.	1/§110.	2				
				Dry S	ystem	Equipment ¹ (Far	n & Economize	r info incl	uded be	low in Tab	le N)			-			Confi	irmed		
1.		2.	3.		4.	5.	6.	7	<i>.</i>	8.		9			10.	11.				
Equip Name	Equi	р Туре	System (Simple	³ or	Qty	Total Heating Output	Supp Heat Source (Y/N	Out	theat Total Cooling tput Output tuh) (kBtu/h)		Output		Output		ency	Τe	eptance esting red? (Y/N)	Status ⁶	Pass	Fail
			Comple	ex *)		(kBtu/h)		(кв	tun)	(KBtu/	′") [Cooling	Heating	1	5	6				
HVAC	SZAC (Sp	lit1Phase)	Simp	le	1	80	No	(D	60	1	SEER-14.0 / EER-11.7	AFUE-80.0		Yes	N				
										1						_	<u> </u>			
				Wet	System	n Equipment ²							Pump)S			Confir	med		
12.		1	3.	14.	15.	16.		17.		18.	19.	20.	21.	22.	23.	24.				
Equip Na	ime	Equip	о Туре	Qty	Vol (g	al) Rated Capa (kBtu/h	1 F##	iciency	Star	ndby Loss	Tank Ext. F Value	l Qty	GPM	НР	VSD (Y/N)	Status ⁶	Pass	Fail		
15 gal elec wate	er heater2	Sto	rage	1	14	5	EF	: 0.930		NA	NA	NA	NA	NA	No	N				
 Dry System Equipment Wet System Equipment Simple Systems must of Complex Systems must A summary of which a Status: N - New, A – A 	t includes boi complete NRC t complete NR cceptance tes	lers, chillers, coc C-CXR-03-E com CC-CXR-04-E co ts are applicable	oling towers, w missioning de mmissioning d	vater heat sign revie lesign revi	ers, etc. w form iew form	DETAILS					<u>.</u>		· •		·					
Discrepancy betw	veen mode	led and desi	igned equi	pment s	sizing?	(if "Yes", see Tab	le F. "Addition	al Remark	s" for ar	n explanati	ion)			No						
	R & FAN S	VSTEMS SI	IMMARV ¹	l											δ 140 4		Confi	rmed		

iscrepancy betw	veen mode	led and de	signed equ	uipment siz	ting? (if "Ye	es", see Table F. "Additio	nal Remarl	ks" for an e	explanation	ı)		No		
I. ECONOMIZEI	R & FAN S	YSTEMS S	UMMAR	Y1								§ 140.4	Confi	rmed
1.	2.				3.					4.		5.		
	Outside Air			Supp	oly Fan				Retu	urn Fan		Economizer Type	Pass	Fail
Equip Name	CFM	CFM	HP	BHP	TSP (inch WC)	Control	CFM	HP	BHP	TSP (inch WC)	Control	(if present)	SS	=
HVAC	239	2000	1.000	1.000	1.90	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer		
Mechanical ventilation	n calculations	and exhaust f	ans are includ	ed in the NRC	C-PRF-MCH-D	ETAILS section								

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Compliance Scope: NewEnvelopeAndMechanical

Sharrocks Family Future Tenant Space

7631 Healdsburg Avenue Sebastopol 95472

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

NRCA-ENV-02-F- NFRC label verification for fenestration

NRCA-MCH-03-A – Constant Volume Single Zone HVAC

NRCA-MCH-07-A – Supply Fan Variable Flow Controls

NRCA-MCH-09-A – Supply Water Temp Reset Controls

NRCA-MCH-11-A – Auto Demand Shed Controls

NRCA-MCH-14-A- Distributed Energy Storage

NRCA-MCH-15-A – Thermal Energy Storage

NRCV-MCH-04-H- Duct Leakage Test

NRCA-MCH-12-A- Packaged Direct Expansion Units

NRCA-MCH-16-A- Supply Air Temp Reset Controls

NRCA-MCH-10-A- Hydronic System Variable Flow Controls

NRCA-MCH-13-A- Air Handling Units and Zone Terminal Units

NRCA-MCH-17-A – Condensate Water Temp Reset Controls

NRCA-MCH-18-A- Energy Management Controls Systems

NRCA-MCH-04-H- Air Distribution Duct Leakage

NRCA-MCH-06-A- Demand Control Ventilation

NRCA-MCH-05-A- Air Economizer Controls

NRCA-MCH-08-A- Valve Leakage Test

NRCI-MCH-01-E - For all buildings with Mechanical Systems

(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)

NRCI-ENV-01-E - For all buildings

NRCA-MCH-02-A- Outdoor Air

Project Name:

Project Address:

Building Component

velope

Mechanical

Project Name:	Sharrocks	Family Future Tenant Space		NRCC-PRF-01-E	Page 8 of 1	Page 8 of 17					
Project Address:	7631 Hea	ldsburg Avenue Sebastopol 95472		Calculation Date/Time:	10:24, Wed	10:24, Wed, Oct 05, 2016					
Compliance Scope: NewEnvelopeAndMechanical			Input File Name:	Sharrocks F	Sharrocks Family Future Tenant Space.cibdx						
J. FENESTRATION ASS	EMBLY SU	MMARY						§ 110.6		Confi	rmed
1,		2,	3.	4.	5.	6.	7.	8.	9.	_	
Fenestration Assembly Tag or I.D.	/ Name /	Fenestration Type	Certification Method ¹	Assembly Method	Area ft ²	Overall U-factor	Overall SHGC	Overall VT	Status ²	Pass	Fail
Stnd fixed .36/.25	/.42	VerticalFenestration	NFRCRated	Manufactured	340	0.36	0.25	0.42	N		
Stnd oper .46/.22	/.32	VerticalFenestration	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 defa e calculated per Nonresidential Appendix NA6 o		d Table 110.6-B. Center of Glass (COG) v	alues are for the	glass-only, del	termined by t	he manufactu	rer, and a	ire shown	for ease

² Status: N - New, A – Altered, E – Existing

DPAQUE SURFACE ASSEMBLY SUMMARY						§ 120.7/ § 140.3		Confi	irme
1.	2.	3.	4.	5.	6.	7.	8.	_	
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	U-Factor / F-Factor / C-Factor	Status ¹	Pass	
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		

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

REVISIONS	BY

KATHERINE AUSTIN AIA ARCHITECT

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

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ly Future Tenant Space	NRCC-PRF-01-E	Page 6 of 17		
rg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016		
ndMechanical	Input File Name:	Sharrocks Family Future Tenant S	Space.cibdx	
ETTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATE nich Certificates must be submitted for the features to be ompleted and signed to post in field for Field Inspector to Details Sections for Acceptance Tests and forms by equipr	recognized for complia verify).		Confi	rmed
nce Forms (required for submittal)			Pass	Fail
PLB-01-E - For all buildings with Plumbing Systems				
-PLB-02-E - required on central systems in high-rise residential,				
-PLB-03-E - Single dwelling unit systems in high-rise residential,	hotel/motel application.			
-PLB-21-E - HERS verified central systems in high-rise residentia	I, hotel/motel application.			
-PLB-22-E - HERS verified single dwelling unit systems in high-ri	se residential, hotel/mote	application.		
/-PLB-21-H- HERS verified central systems in high-rise residentia	al, hotel/motel application			
V-PLB-22-H - HERS verified single dwelling unit systems in high-r	rise residential, hotel/mote	el application.		
-STH-01-E - Any solar water heating				
LTI-01-E - For all buildings				
-LTI-02-E - Lighting control system, or for an Energy Manageme	nt Control System (EMCS)			
-LTI-03-E - Line-voltage track lighting integral current limiter, or only line-voltage track lighting	for a supplementary over	current protection panel used to		
-LTI-04-E - Two interlocked systems serving an auditorium, a co	nvention center, a confere	nce room, or a theater		
-LTI-05-E - Lighting Control Credit Power Adjustment Factor (PA	F)			
-LTI-06-E - Additional wattage installed in a video conferencing	studio			
A-LTI-02-A - Occupancy sensors and automatic time switch cont	rols.			
A-LTI-03-A - Automatic daylighting controls				
A-LTI-04-A - Demand responsive lighting controls				
-LTO-01-E – Outdoor Lighting				
-LTO-02-E- EMCS Lighting Control System				
A-LTO-02-A - Outdoor Lighting Control				
LTS-01-E – Sign Lighting				
ELC-01-E - Electrical Power Distribution				
SPV-01-E Photovoltaic Systems				

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SHARROCKS	
SANTA ROSA, CA. 95406	SHARROCKS FAMILY
726 ROBINSON ROAD	7631 HEALDSBURG AVENUE
PO BOX 66451	SEBASTOPOL, CALIFORNIA 95472

ENERGY DOCUMENTS TENANT SPACE

JOB NUMBER
DRAWN BY
D Taylor
DATE October 17, 2016
COND. C-22389 REN.11-31-17 OF CAL 1FOR
SHEET T24.1

Project Name:	Sharrocks Family Future Te	nant Space		NR	CC-PRF-01-E	Page 10 of 17				
Project Address:	7631 Healdsburg Avenue S	ebastopol 95472		Cal	culation Date/Time:	10:24, Wed, Oct 05, 2	2016			
Compliance Scope:	NewEnvelopeAndMechani	cal		Inp	ut File Name:	Sharrocks Family Fut	ure Tenant Space.	.cibdx		
O. EQUIPMENT CONT	ROLS						§ 12	0.2	Confi	rmed
	1.		2.			3.			P	77
Equ	ip Name		Equip Type			Controls			Pass	Fail
	HVAC		SZAC		No	No DCV Controls No Economizer Supply Air Temp. Con No Optimum Start	trol			
DHV	V1 - SHW	Service Ho	ot Water, Primary Only		Fixed T	emperature Control, N	lo DDC			
								-		
P. SYSTEM DISTRIBUT			1				§ 120.4/ § 140	.4(I)		
					Dry System Distri	1		\rightarrow	Confi	irmed
1.		2.	3.	_	4.				Pass	
Equip Name	Equi	р Туре	Duct Leakage and Sealing		uct Leakage will be erified per NA1 and	Du	cts			Fail
			Required per 140.4(I)		NA2	Insulation R-Value	Location			
HVAC	S	ZAC	No		No	0	Conditioned			
-	e Zonal Systems? (if "Yes", se		-	-					\perp	No
	e a Solar Hot Water System?								\rightarrow	No
Multifamily or Hotel/ M	lotel Occupancy? (if "Yes", se	e NRCC-PRF-MCH-DE	TAILS for DHW system inform	matio	n)					No
Q. INDOOR CONDITIC	ONED LIGHTING GENERAL	INFO (see NRCC-PRF	-LTI-DETAILS for more inf	io)						
This Section Does Not A	pply									
R. INDOOR CONDITIO	NED LIGHTING SCHEDUL	(Adapted from NRC	C-LTI-01-E)1						§	3 130.0
This Section Does Not A	pply									
¹ If lighting power densities were	used in the compliance model Buildi	ng Departments will need to a	check prescriptive forms for Luminai	re Sche	dule details.					
S1. COVERED PROCES	S SUMMARY – ENCLOSED	PARKING GARAGES					§ 140.9			
This Section Does Not A	pply									

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

Pro	oject Name:	Sharrocks Family Future Tenant Space	NRCC-PRF-01-E	Page 13 of 17
Pro	oject Address:	7631 Healdsburg Avenue Sebastopol 95472	Calculation Date/Time:	10:24, Wed, Oct 05, 2016
Co	mpliance Scope:	NewEnvelopeAndMechanical	Input File Name:	Sharrocks Family Future Tenant Space.cibdx

NRCC-PRF-ENV-DETAILS -SECTION START-

OPAQUE SURFACE ASS	EMBLY DETAILS					Conf	irmed
1.	2.			3.	4.	R	77
Surface Name	Surface Type		Description of	Assembly Layers	Notes	Pass	Fail
R-21 Wall9	ExteriorWall		Vapor permea Wood framed wall,	- 7/8 in. Ible felt - 1/8 in. 16in. OC, 5.5in., R-21 bard - 1/2 in.			
R-30 Rafter Roof42	Roof		Mastic asphalt (he Vapor permea Plywoo Air - Cavity - Wall Roo Wood framed roof, 2 Gypsum Bo				
Slab On Grade44	UndergroundFloor		Insulation Orie	eatedSlabOnGrade entation = None R-Value = R0			
OVERHANG DETAILS (A	Adapted from NRCC-ENV-0)2-E)				Confir	med
1.	2.			3.	4.		
			Overhang	Dimensions	Side fin	Pass	Fail
Fenestration Tag/ID	Fenestration Orient	ation	Horizontal Projection	Distance Above Window	Vertical Projection	м	
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.		

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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Project Name:	Sharrocks Family Future	a Tenant Space	NDC	C-PRF-01-E	Page 11 of 17		
-				ulation Date/Time:	10:24, Wed, Oct 05, 20	216	
Project Address:	7631 Healdsburg Avenu	-					
Compliance Scope:	NewEnvelopeAndMech	ianicai	Inpu	t File Name:	Sharrocks Family Futu	re Tenant Space.cibdx	
S2. COVERED PROC	ESS SUMMARY – COMM	ERCIAL KITCHENS				§ 140.9	
This Section Does Not	Apply					•	
S3. COVERED PROC	ESS SUMMARY – COMPL	JTER ROOMS			§ 140.9		
This Section Does Not							
S4. COVERED PROC	ESS SUMMARY – LABOR	ATORY EXHAUSTS				§ 140.9	
This Section Does Not	Apply						
T. UNMET LOAD HO	URS						
This Section Does Not	Арріу						
U. ENERGY USE SUN	MMARY						
Ener	gy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Sp	bace Heating				6.1	7.7	-1.6
SI	pace Cooling	1.5	2.3	-0.8			
I	ndoor Fans	8.1	5.3	2.8			
He	eat Rejection						
Ρι	Imps & Misc.						
Dom	estic Hot Water		0.8		8.8		
In	door Lighting	5.4	5.4	0.0			1
сом	PLIANCE TOTAL	15.0	13.8	1.2	14.9	7.7	7.2
	Receptacle	7.3	7.3	0.0	4.9	4.9	0.0
	Process						
	Other Ltg	TOTAL 22.3					

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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Project Name:	Sharro	cks Family Future Tenant Space		NRCC-PRF-01-E	Page 14 of 17			
Project Address:	7631 H	lealdsburg Avenue Sebastopol 954	72	Calculation Date/Time:	10:24, Wed, Oct 05, 2016			
Compliance Scope:	NewEn	NewEnvelopeAndMechanical Input File Name: Sharrocks Family Future Tenant S						
B. OVERHANG DETAI	LS (Adap	ted from NRCC-ENV-02-E)				Confi	rmed	
1.		2.		3.	4.	1		
Fenestration Tag	/ın	Fenestration Orientation	Overhang	Dimensions	Side fin	Pass	Fail	
renestration lag	טון	renestration Orientation	Horizontal Projection	Distance Above Window	Vertical Projection]		
20 fixed w/oh3	3	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.			
20 fixed w/oh3	5	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.			
20 fixed w/oh3	7	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.			
20 fixed w/oh3	9	West	2.0 ft.	None	Left: 0 ft., Right: 0 ft.			

This Section Does Not Apply

NRCC-PRF-MCH-DETAILS -SECTION START-

. MECHANICAL V	ENTILATION	AND REH	EAT (Ada	pted from	n 2013-N	RCC-MCI	H-03-	E)									Confi	rme
	1	L. 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	Fall
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

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

Project Name		Sharro	arrocks Family Future Tenant Space									NRCC-PRF-01-E								
Project Addre	ess:	7631 H	Healdsbur	g Avenue	Sebastop	ol 95472				Ca	Calculation Date/Time: 10:24, Wed, Oct 05, 2016									
Compliance S	cope:	NewE	nvelopeAndMechanical Input File Name: Sharrocks Family Future Tenant Space.cibdx																	
G. MECHAN	ICAL HV		PTANCE '	TESTS &	FORMS	Adapted	l from 20	013-NRC	с-мсн-о)1-Е)									§ RA	4
Declaration o	-	d Accepta	ance Cert	ificates (N	I RCA) — A	cceptance	e Certifica	tes that n	nay be sul	omitted. (Retain co	pies and v	erify form	ns are con	npleted a	nd signed	to post in	field for	Field	
Test Descri	iption	MCH-02A	MCH-03A	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	MCH-09A	MCH-10A	MCH-11A	MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MCH-17A	MCH-18A	Confi	irmed
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	Fail
					UN I											1 ¹²				
DHW1 - SHW	1		-				-				-					-				

This Section Does Not Apply

This Section Does Not Apply

NRCC-PRF-LTI-DETAILS -SECTION START-

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

Project Name	e:	Sharroc	ks Family F	uture T	enant Sp	ace	3 be to	NO R	NRCC-PRF-01-E]	Page 12 c	of 17	~	n manager and the second	(m. 16	
Project Addre	ess:	7631 He	ealdsburg A	venue	Sebastor	ool 95472	······································		Calculation Date	e/Time:		ed, Oct 05		с С		
Compliance S	Scope:	NewEnv	elopeAnd	Mechar	ical				Input File Name	::	Sharrocks	s Family Fu	iture Tenar	it Space.ci	bdx	
DOCUMENT	TATION	AUTHOR'S	DECLARA		TATEME	INT		ella da e de		V	- NØ.	§ 1(0-103			٥
						accurate and c	omplete.			in the state	12			P.	a E.C.	
Documentati	ion Auth	nor Name: Sar	ah Pernula	1 			0	1	<	~ 0	$\overline{\Delta}$					
		Energy Consul		и °а (4. 6.0	13	Signatur	e: Sara	h fer	mft			0	0	
Address: 223	35 Challe	enger Way, Su	ite 103					Signatur	e Date:			10)/10/16			
City/State/Zip	p: Santa	Rosa CA 9540	07					CEA Ider	tification (If app	olicable):						
Phone: 707.5	545.444	0		00 818	8	·							0 A M	<u></u>	O. E	
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C. EXH	UST FAN	SUMMARY															
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D. DHW	EQUIPM	IENT SUMM	ARY – (Add	pted	from	NRCC-PLB-01)							§ 110.3			Confi	me
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CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Project Name:	Sharrocks Family Future Tenant Space	NRCC-PRF-01-E	Page 17 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
D. GENERAL LIGHTI	NG POWER (Adapted from NRCC-LTI-04-E)			§ 140.6-D
This Section Does Not	Apply			
E. GENERAL LIGHTI	NG FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-	-LTI-04-E)		§ 140.6(c) 3H
This Section Does Not	Apply			
F. ROOM CAVITY R/	ATIO (Adapted from NRCC-LTI-04-E)			
This Section Does Not	Apply			
G. ADDITIONAL "US	SE IT OR LOSE IT" (Adapted from NRCC-LTI-04-E)			
This Section Does Not	Apply			
H. INDOOR & OUT	DOOR LIGHTING ACCEPTANCE TESTS & FORMS (Adapted fro	om NRCC-LTI-01-E and NRCC-LTO-01-E)	§ 130.4
This Section Does Not	. A			•

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

REVISIONS	BY

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

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

ENERGY DOCUMENTS TENANT SPACE

JOB NI	JMBER
DRAW D Tayl	
DATE	er 17, 2016
Ĭ	NO. C-22389 REN.11-31-17 OF CAL IFOR
SHEET	T24.2

SOL	OF CALIFORNIA AR READY ARI RCC-SRA-01-E (Revised 08		
	IFICATE OF COMPLIA		
Sola	r Ready Areas		
Project	Name: Sharrocks Fam	nily Future	e Tenant Spa
A. G	eneral Information		
Proje	t Address: 7631 Heale	dsburg A	venue
	ng Type:		
🗆 Ho	tel/Motel building with ter	n stories or fe	ewer
Solar-	ner nonresidential building ready requirements do no nore than three stories.		
Type	of Construction:	🖻 New	Construction
	ready requirements do no	ot apply to a	Iterations or addit
B. Sc	lar-Ready		
(Choo	se Path A, B, C, D, or E fro	m below)	
	located Solar Zone		
	NRCC-SRA-02-E Minimum	Solar Zone A	rea Worksheet is r
	num Solar Zone Area (sqft		ieu worksneet is i
	This is quantity [G] from N		E Minimum Solar
	osed Solar Zone Area (sqft		
-	This is quantity [S] from N	-	E Minimum Solar 2
	onstruction documents wil onnection with the electri n.		
A cop occup	y of the construction docu ant.	ments or a c	omparable docum
	he installer certifies that a Minimum Solar Zone Are		
B. Per	manently Installed Solar	Photovoltaic	(PV) System
	Total Ro	of Area (sqft [A])*
	* New construction: re	port total ro	of area; Additions
	ll the proposed building ha ting?	ive a permar	nently installed sol
	es, a NRCI-SPV-01-E Certifi final approval.	icate of Insta	llation: Solar Phot
Ple	ase check box to right if a	nswered yes	s to all questions i
C. Pe	ermanently installed	Solar Wat	er Heating Sys
Wi	Il the building have a perm	anently inst	alled solar water h
lf y	es, a NRCI-STH-01-E Certifi ndition of final approval.		
ls t	he annual solar savings fra	ction equal	to or greater than
	Annual Solar Savings	Fraction	
- 1			

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

STATE OF CALIFORNIA MINIMUM SOLAR ZONE AREA WORK CEC-NRCC-SRA-02-E (Revised 04/16)

CERTIFICATE OF COMPLIANCE Minimum Solar Zone Area Worksheet

Project Name: Sharrocks Family Future Tenant Space

Solar Zone Area (requirements in §110.10(b)1B) This worksheet applies to hotel/motel occupancies and high-ris stories or fewer that comply with the solar zone requirement t Ready Areas. The worksheet applies to all additions that increase the roof an

A. General Information Project Address: 7631 Healdsburg Avenue Total Roof Area: 🗹 Less than or equal to 10,000 ft² Greater than 10,000 ft²

Step 1: Determine Minimum Solar Zone Area

- Calculate the minimum solar zone area using one of the two op Method 1: Minimum Solar Zone Area Based on Total Roof New Construction: Total roof area (ft²)
- Additions: Total roof area added to building (ft²) New Construction: Area of roof covered with skylights(f Additions: Area of new roof area covered with skylights
- Minimum solar zone area Note: For additions, if $A \le 2,000 \text{ ft}^2$ then addition does not
- Method 2: Minimum Solar Zone Area Based on Potential So The enforcement agency may require additional documenta Method/Tool(s) used to quantify annual solar access: (for
- "CAD Tool Y" Area of low-sloped roof (ratio of rise to run of 2:12 or le access is 70 percent or greater.* (ft^2)
- Area of steep-sloped roof (ratio of rise to run is greater between 110 and 270 degrees and annual solar access is (ft²)
- Minimum solar zone area
- * For new construction consider total roof area; for additions consider newly added roof area
- Minimum solar zone area (either C or F) (ft²)

ATE OF CALIFORNIA OLAR READY AREAS C-NRCC-SRA-01-E (Revised 08/15)			CALIFORNIA	ENERGY COMMISSION	
ERTIFICATE OF COMPLIANCE			UNER OTHER	NRCC-SR	₹A-01-I
olar Ready Areas				(Page	1 of 3
oject Name: Sharrocks Family Future	Tenant Space	e	Date Prepared: 10/5	/2016	
. General Information					
roject Address: 7631 Healdsburg Av	enue				
uilding Type: Hotel/Motel building with ten stories or fe	WOF	High-rise multi-family building with	ton storios or fower		
Other nonresidential building with three st			ten stones of rewer		
-		gs and high-rise multifamily building with more	than ten stories or o	ther nonresidential build	lings
ype of Construction:	Construction	Addition that increases roof area by	more than 2 000 ft ²		
		ons that increase the roof area by 2,000 ft ² or k			
. Solar-Ready					
hoose Path A, B, C, D, or E from below)					
. Allocated Solar Zone					
NRCC-SRA-02-E Minimum Solar Zone Ar	ea Worksheet is re	quired to be submitted			
inimum Solar Zone Area (sqft)			216		
This is quantity [G] from NRCC-SRA-02-I	Minimum Solar Z	one Area Worksheet	210		
oposed Solar Zone Area (sqft)	Minimum Color 7	ana Avaa Maakshaat	216		
This is quantity [S] from NRCC-SRA-02-E			uting of conduit from	the color zone to the nei	int of
erconnection with the electrical service. The		s and metering equipment and a pathway for ro cuments will indicate a pathway for routing of p	-		
stem.					
copy of the construction documents or a co cupant.	mparable docume	ent indicating information about the solar zone a	nd interconnection p	athways will be provided	to the
If the installer certifies that all above requent the Minimum Solar Zone Area, the building		en met and the Proposed Solar Zone Area mee wise it does not comply.	s or exceeds	loes not comply 🛛 🗹 co	mplies
Permanently Installed Solar Photovoltaic	(PV) System				
Total Roof Area (sqft)	*	Minimum Nameplate DC Power	Rating (watts)		
[A]		[B] = A x 1watt/ft ²			
* New construction: report total roo					
Will the proposed building have a permane Rating?	ently installed sola	r electric system that meets or exceeds the Mini	mum Nameplate DC	Power 🗆 Ye	es □No
-	lation: Solar Photo	voltaic System documenting the installed system	n must be submitted a	as a condition	
Please check box to right if answered yes	to all questions in	this section.			EXEMPT
Permanently Installed Solar Wate	er Heating Svet	em			
Will the building have a permanently insta					
		r Heating System documenting the installed syst	em must be submitte	□ Yes □ d as	JNO
Is the annual solar savings fraction equal to	o or greater than 0	.2 in climate zones 1 through 9 or 0.35 in climate	zones 10 through 16	5? 🗆 Yes 🗆	⊐ No
		How was Annual Solar Savings Fraction Cal	culated?		
Annual Solar Savings Fraction					
Annual Solar Savings Fraction Please check box to right if answered yes	••••••••••••••••••••••••••••••••••••••	this souther			EXEMP

KSHEET				
		NRCC-SRA-02-E		
		(Page 1 of 3)		
се		Date Prepared: 10/5/2016		
		and all other nonresidential buildings with three n the NRCC-SRA-01-E Certificate of Compliance Solar		
Phase of Constru	ction: 🖌 New Constr	uction		
Phase of constru		at increases roof area by more than 2,000 ft ²		
options provided below. Use op	-	ind overhangs are shaded.		
Area (requirements in 110.10	(b)1B)			
	A	1,441		
(ft ²) s(ft ²)	В	0		
	C = 0.15 x (A - B)	216		
not need to comply with solar ze	one requirements			
Solar Zone (requirements in Ex tation that describes how the re				
for example, "Software X",				
ess) where the annual solar	D			
r than 2:12) that is oriented is 70 percent or greater.*	E			
	F = 0.5 x (D + E)	3		

G

August 2015

STATE OF CALIFORNIA SOLAR READY AREAS		4
CEC-NRCC-SRA-01-E (Revised 08/15)	CALIFORNIA ENERGY CC	MMISSION
CERTIFICATE OF COMPLIANCE		NRCC-SRA-0
Solar Ready Areas		(Page 2 o
Project Name: Sharrocks Family Future Tenant Space	Date Prepared: 10/5/2016	
D. Thermostats and High Efficacy Lighting		
Is the building a high-rise multifamily building with ten or stories or fewer?		🗆 Yes 🗆 No
Will all thermostats in each dwelling unit comply with Reference Joint Appendix 5 (JA5) and will they be ca Demand Response Signals prior to granting of an occupancy permit by the enforcing agency?	pable of receiving and responding to	🗆 Yes 🗆 No
Will all installed luminaires be classified as high efficacy in accordance with the applicable requirements in with TABLE 150.0-A or TABLE 150.0-B?	Section 130.0(c), and in accordance	🗆 Yes 🗆 No
Please check box to right if answered yes to all questions in this section.		
E. Roof is Designed for Vehicle Traffic or Parking or for Heliport		
Will the roof be designed and approved to be used for vehicular traffic or parking or for a heliport.		🗆 Yes 🗆 N
Please provide building plan reference		1
Please check box to right if answered yes to all questions in this section.		

August 2015

NRCC-SRA-02-E (Page 2 of 3)

CALIFORNIA ENERGY COMMISSION

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8

STATE OF CALIFORNIA MINIMUM SOLAR ZONE AREA WORKSHEET CEC-NRCC-SRA-02-E (Revised 04/16)

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

CERTIFICATE OF COMPLIANCE Minimum Solar Zone Area Worksheet

Subarea ID	Building Plan Reference	Slope of Roof or Overhang	If Steep Slope, roof or overhang oriented between 110 and 270 degrees	Subarea complies with Part 9 of Title 24 ^{&}	Plane containing the solar zone is free of obstructions ^B	Subarea is located the appropriate distance from obstructions ^c	Smallest dimension is greater than 5 feet	Subarea meet minimum area requirement ^D	Subarea Qualifies ^E	Area (sqft)
н	I	I	к	L	м	N	0	P	Q	R
	Sheet A4.1	< Low	🗆 Yes	🗹 Yes	🗷 Yes	🖉 Yes	🗹 Yes	🗹 Yes	🖻 Yes	216
	Sheet A4. I	🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	216
		🗆 Low	🗆 Yes	Yes	🗆 Yes	🗆 Yes	Yes	🗆 Yes	🗆 Yes	
		Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	Yes	🗆 Yes	🗆 Yes	Yes	Yes	Yes	🗆 Yes	
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	Yes	🗆 Yes	🗆 Yes	Yes	🗆 Yes	Yes	🗆 Yes	
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	Yes	Yes	Yes	🗆 Yes	Yes	Yes	🗆 Yes	
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	Yes	🗆 Yes	Yes	Yes	Yes	🗆 Yes	🗆 Yes	
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	🗆 Yes	🗆 Yes	🗆 Yes	Yes	Yes	Yes	🗆 Yes	
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		🗆 Low	🗆 Yes	Yes	Yes	Yes	🗆 Yes	Yes	Yes	-
		🗆 Steep	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	🗆 No	
		-			Prop	osed Solar Zone A	rea (sqft) (sum	of all qualifying	subareas) [S]	216

obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. D. If building roof area \leq 10,000 ft² then minimum area is 80ft². If building roof area >10,000 ft² then minimum area is 160ft². E. Check "yes" if answers to questions in columns K through P are "yes".

Building Complies with Minimum Solar Zone Area Requirement
 Check box if Proposed Solar Zone Area [S] is equal to or greater than the Min. Solar Zone Area [G]

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

STATE OF CALIFORNIA				
SOLAR READY AREAS CEC-NRCC-SRA-01-E (Revised 08/15)				
CERTIFICATE OF COMPLIANCE	NRCC-SRA-01-E			
Solar Ready Areas	(Page 3 of 3)			
Project Name: Sharrocks Family Future Tenant Space	Date Prepared: 10/5/2016			
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT				
1. I certify that this Certificate of Compliance documentation is accurat	e and complete.			
Documentation Author Name: Sarah Pernula	Barah provide			
Company: SOLDATA Energy Consulting	Signature Date: 10/5/2016			
Address: 2235 Challenger Way, Suite 103	CEA/ HERS Certification Identification (if applicable):			
^{City/State/Zip:} Santa Rosa, CA 95407	Phone: 707.545.4440			
RESPONSIBLE PERSON'S DECLARATION STATEMENT	ß			
I certify the following under penalty of perjury, under the laws of the Sta				
1. The information provided on this Certificate of Compliance is true a				
 I am eligible under Division 3 of the Business and Professions Code t identified on this Certificate of Compliance (responsible designer). 	to accept responsibility for the building design or system design			
	ponents, and manufactured devices for the building design or system			
design identified on this Certificate of Compliance conform to the re				
Regulations.				
4. The building design features or system design features identified on				
provided on other applicable compliance documents, worksheets, c agency for approval with this building permit application.	alculations, plans and specifications submitted to the enforcement			
	pliance shall be made available with the building permit(s) issued for the			
building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this				
Certificate of Compliance is required to be included with the docum	entation the builder provides to the building owner at occupancy.			
Responsible Designer Name: Katherine Austin	Responsible Designer Signature:			
Company Katherine Austin AIA Architect	Date Signed: 10-10-2016			
Address: 179 SE Rice Way	Ucense: C 22389			
City/State/Zip: Bend, OR 97702	Phone: 707.529.5565			

Ś

REVISIONS	BY
KATHERINE AUST AIA ARCHITE	

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

7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472

SHARROCKS FAMILY

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् च	6
Building Energy Efficiency Standards - 2013 Nonresidential Compliance	August 20
ATE OF CALIFORNIA	•
C-NRCC-SRA-02-E (Revised 04/16)	
ERTIFICATE OF COMPLIANCE	NRCC-SRA-02-
finimum Solar Zone Area Worksheet	(Page 3 of 3
roject Name: Sharrocks Family Future Tenant Space	Date Prepared: 10/5/2016
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
. I certify that this Certificate of Compliance documentation is accura ocumentation Author Name: Sarah Pernula	Documentation Author Signature:
^{ompany;} SOLDATA Energy Consulting	Signature Date: 10/5/2016
^{ddress:} 2235 Challenger Way, Suite 103	CEA/ HERS Certification Identification (if applicable):
^{ity/state/Zip:} Santa Rosa, CA 95407	Phone: 707.545.4440
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
certify the following under penalty of perjury, under the laws of the Sta	ate of California:
 The information provided on this Certificate of Compliance is true a l am eligible under Division 3 of the Business and Professions Code 	
 I am eligible under Division 3 of the Business and Professions Code identified on this Certificate of Compliance (responsible designer). 	to accept responsibility for the building design or system design
	nponents, and manufactured devices for the building design or system
design identified on this Certificate of Compliance conform to the r	equirements of fittle 24, fait 1 and fait 0 of the camornia code of
design identified on this Certificate of Compliance conform to the r Regulations.The building design features or system design features identified or	n this Certificate of Compliance are consistent with the information
design identified on this Certificate of Compliance conform to the r Regulations.The building design features or system design features identified or	

I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this				
Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.				
Responsible Designer Name: Katherine Austin	Responsible Designer Signature:			
Company Katherine Austin AIA Architect	Date Signed:			
Address: 179 SE Rice Way	License: 6.2.2.3.89			
City/State/Zip: Bend, OR 97702	Phone: 707.529.5565			

SHARROCKS	SANTA ROSA, CA. 95406 726 ROBINSON ROAD PO BOX 66451
ENER	GY DOCUMENTS NT SPACE
JOB NUM	1BER
DRAWN E D Taylor	
DATE October	17, 2016
76	NO. C-22389 REN.11-31-17 OF CAL IFOR
SHEET	Т24 З

April 2016



Project Address:	7631	Healdsb

Project Name:

Instructions:

- providing said services.
- Acknowledgements section at the end of this checklist and have the checklist printed on or attached to the approved plans for the project.
- inspection by City staff.

Column 1 Feature or Measur

See Chapter 4 and Appendix A4 of the 2013 California the local jurisdiction for complete descriptions of fe here.

Feature or Measure

4.106.8 Electric vehicle (EV) charging. Dwelli following requirements for the future installation of equipment (EVSE)

4.106.8.1 One- and two-family dwellings. In raceway (minimum size trade size 1", fastened a subpanel, terminating in close proximity to the charging system into a listed cabinet/box/enclos dedicated branch circuit.

4.106.8.1.1 Labeling requirement. A lab shall be posted in a conspicuous place at th subpanel and next to the raceway termination

4.106.8.2 Multifamily dwellings. At least 3% spaces, but not less than one, shall be capable electric vehicle supply equipment (EVSE)

4.106.8.2.1 Single charging space requi charging space is required, install listed race

4.106.8.2.2 Multiple charging spaces req charging spaces are required, plans shall inc and type of the EVSE, raceway method(s), v electrical calculations to verify that the electrical capacity to simultaneously charge all the ele designed EV charging spaces at their full ra design shall be based upon Level 2 EVSE a

ampacity. Only underground raceways and equipment are required to be installed at the (Support documentation required at application 4.106.8.2.3 Labeling requirement. A lab shall be posted in a conspicuous place at the subpanel and next to the raceway termination

Description of proposed measures: Prep for EV chargi

A4.106.9 Bicycle parking. Comply with Sectio A4.106.9.3 or meet local ordinance, whichever

Exception: Spaces may be reduced as approv due to building site characteristics, including bu from other development.

A4.106.9.1 Short-term bicycle parking. P anchored bicycle racks within 100 ft. of the of visitor motorized vehicle parking capacity 2-bike capacity.

A4.106.9.2 Long-term bicycle parking for Provide on-site conveniently reached bicycle least one bicycle per every 2 dwelling units

A4.106.9.3 Long-term bicycle parking for buildings. Provide one on-site convenient facilities for every 25,000 sq. ft., but not less

Description of proposed measures:

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 <u>newly constructed</u> 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.)

burg Avenue, Sebastopol 95472

Sharrocks - Residential Units

1. The Owner or the Owner's agent may employ a listed qualified Green Building Special Inspector to perform Green Building Special Inspector services and to verify and assure the Owner and the Building Division that all required work described herein is properly planned and implemented in the project. 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

3. The Green Building Special Inspector, in collaboration with the owner and the design professional, shall initially complete Columns 1 and 2 of this checklist, sign and date the CALGreen Building

4. Prior to final inspection by the Building Division, CALGreen Building Special Inspector, except where verification by City is noted, shall complete Column 3 and provide verification of completion prior to final

re	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
rnia Green Building Code and features or measures listed	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

Page 1 of 17

charging Dwellings shall comply with the	tives Verification by
charging. Dwellings shall comply with the	
ture installation of electric vehicle supply	Special Inspector
nily dwellings. Install a listed continuous As applicable size 1", fastened at the main service or proximity to the proposed located of the abinet/box/enclosure) to accommodate a Image: Content of the proposed located proposed proposed pr	
uirement. A label stating "EV CAPABLE" Cuous place at the service panel or aceway termination point.	
ings. At least 3% of the total parking □ shall be capable of supporting future ent (EVSE)	
ing space required. When only a single □ □ □	
rging spaces required. When multiple ed, plans shall include the locations(s) away method(s), wiring schematics and rify that the electrical system has sufficient charge all the electrical vehicles at all ces at their full rated amperage. Plan in Level 2 EVSE at its maximum operating ind raceways and related underground be installed at the time of construction. quired at application submittal)	
uirement. A label stating "EV CAPABLE"	
for EV charging at residence garage Sheet	: Detail:
omply with Sections A4.106.9.1 through ance, whichever is more stringent. educed as approved by enforcing agency, stics, including but not limited to, isolation	
cycle parking. Provide permanently hin 100 ft. of the visitor's entrance for 5% parking capacity with a minimum of one	
ycle parking for multifamily buildings. [ly reached bicycle parking facilities for at 2 dwelling units [
ycle parking for hotel and motel n-site conveniently reached bicycle parking q. ft., but not less than 2.	
Bike rake on site Grading Plan Sheet	: 1 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 Earti		City Plan Check staff
Site Preservation			
A4.104.1 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. 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.			Special Inspector
Deconstruction and Reuse of Existing Materials			
A4.105.1 Existing buildings on the site are deconstructed and the salvaged materials (which must comply with current building standards) are reused.			Special Inspector
A4.105.2 Materials which can be easily reused include but are not limited to the following:			Verify at least one
 Light fixtures Plumbing fixtures Doors and trim Masonry Electrical devices Appliances Foundations or portions of foundations 			
Site Development			
4.106.2 Storm water drainage and retention during construction. 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 &15.74	×		City Building Inspector
Description of proposed measures: Site less than one acre	Grading Plan	Sheet: 7 I	Detail:

Page 2 of 17

Feature or Measure	Required	Electives	Verification by
A4.106.10 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:			
 The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of California Administrative Code; and 			
 Backlight, Uplight and Glare (BUG) ratings as defined in IES TM- 15-11; and 			
 Allow BUG ratings not exceeding those shown in Table A4.106.10 			
Exceptions:			
 Luminaires that qualify as exceptions in the California Energy Code, 			
2. Emergency lighting			
3. One and two family dwellings			
Description of proposed measures:		Sheet: L	Detail:
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
ENERGY EFFICIENCY	items are		verified in the
A TOTAL AND A TOTAL AN	items are		verified in the

Page 4 of 17

Page 5 of 17

2	EVI	SIO	INS	

	1	I	I
Feature or Measure	Required	Electives	Verification by
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 staff
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)			
A4.106.2.2 Soil protection. The effect of development on the building sites is evaluated and the soil is protected by one or more of the following:			City Building Inspector
 Natural drainage evaluation and erosion controls implemented to minimize erosion. Site access is accomplished by minimizing the amount of cut and fill to install access roads/driveways. 			
 Underground construction activities are coordinated to utilize the same trench, minimize disturbed soil, and soil is replaced using accepted compaction methods. 			City Building Inspector
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: L	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 Inspector
Description of proposed measures: Final grade to slope away from building	Grading Plan	Sheet: 7 L	Dotail:
A4.1.6.3 Landscape design. Post construction landscape designs accomplish one or more of the following:			City Water Efficient Landscape Ordinance Staff
 Areas disrupted during construction are restored to be consistent with native vegetation Limit turf areas to not more than 50 percent (Tier 1). Utilize at least 75 percent native Californian or drought tolerant plant and tree species appropriate for the climate zone region. Hydrozoning irrigation techniques are incorporated into the landscape design. 			
Description of proposed measures:		Sheet: L	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)	\boxtimes		Special Inspector
Exception: Primary driveway, entry walkway and porch/landing or required accessible routes for persons with disabilities.			
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 Inspector
A4.106.7 Reduction of heat island effect for nonroof areas. Reduce nonroof heat islands for 50% of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed in $#1 - 5$.			Special Inspector

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	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			
4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: from other development.			Special Inspector
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 of or total <=2•	ne 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.	⊠ ní 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	y	
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 fauco <= 1.5 gpm	^{sts} X	Special Inspector
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 Inspector

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REVISIONS	BY
KATHERINE AUS AIA ARCHITE	

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

SHARROCKS FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 9547

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

GREEN DOCUMENTS APARTMENT

JOB NUMBER
DRAWN BY
D Taylor
DATE October 17, 2016
OF CALLFOR
SHEET GP1.1

Feature or Measure A4.303.3 Appliances. Dishwashers and clothes w buildings shall comply with the following:

buildings shall comply with the following: Install at least one qualified ENERGY STAR applian water use as follows: 1. Standard Dishwashers – 4.25 gallons per d

Compact Dishwashers – 3.5 gallons per c
 Clothes washers – water factor of 6 gallor capacity.

A4.303.4 Nonwater supplied urinals and waterless supplied urinals or composting toilets are installed. Note: Check with local jurisdiction on code requ

Outdoor Water Use

See Sebastopol City Code Chapter 15.74, W Landscape Ordinance 4.304.1 Irrigation controllers. Automatic irrigation the time of final inspection shall be weather-based of

A4.304.1 Low-water consumption irrigation syst consumption irrigation system which minimizes the

heads. Description of proposed measures:

A4.304.2 Rainwater systems. A rainwater capture system is designed and installed to use rainwater g 65% of the available roof area (per Cal Plumbing C Description of proposed measures:

A4.304.3 Water budget. A water budget shall be of landscape irrigation documentation required at application submittal)

A4.304.4 Potable water reduction. Reduce the u quantity that does not exceed 65% of ETo times th 1) (Support documentation required at application s

A4.304.5 Potable water elimination. A landscape which does not utilize potable water. (Support docu application submittal)

A4.304.6 Irrigation metering device. For new wate landscaped irrigated areas more than 2,500 sq. ft. si separate submeters or metering devices for outdoor

A4.405.2 Concrete floors. Floors that do not require used including but not limited to stained, natural floors.

A4.405.3.1 Recycled content. Use materials, et to virgin materials, with total (combined) recycled not less than 10% of the total material cost of the NOTE: See local jurisdiction for alternation unreasonable determination of this meass For the purposes of this section, materials used a structural frame shall not be used to calculate record

A4.405.3.1.1 Total material costs: The total estimated or actual cost of materials and asse project. The required total recycled content va

 dollars) shall be determined by Equation A4.4 Equation A4.4-1 Simplified method: To o project multiply the square footage of the str valuation established by the enforcing agen cost is 45% of the total cost of the project.
 Equation A4.4-2 Detailed method: To obt project, add the estimated and/or actual cost estimated costs shall not include fees, labor

estimated costs shall not include fees, labor overhead, appliances, equipment, furniture of A4.405.3.1.2 Determination of total recycled Total RCV may be determined either by dollar below.

Equation A4.4-4 Total RCV (in dollars): T value of the materials (RCVm) and/or assen The result may be directly compared to Equ determine compliance with Tier 1 prerequisi Equation A4.4-5 Total RCV (by percentag content value (percent) = [Total Recycled C Total Material Costs (dollars)] x 100. The re

may be directly compared for compliance with A4.405.3.1.3 Determination of recycled context (RCVm). The recycled content value of each calculated by multiplying the cost of material, a content. See equations A4.4-6 and A4.4-7. Equation A4.4-6 RCVm (dollars) = Material

(percent) **Equation A4.4-7** RCm (percent) = Postcon preconsumer content percentage. Note: If the manufacturer does not separate

consumer and post-consumer recycled cont reports it as a total single percentage, 1/2 of considered preconsumer and 1/2 shall be co

A4.405.3.1.4 Determination of recycled con assemblies (RCVa). The recycled content va is calculated by multiplying the total cost of as recycled content of the assembly (RCa), and s Equation A4.4-8

Required	Electives	Verification by
		Special inspector
		Special Inspector
		All Outdoor Water Use verified by City Water Efficient Landscape Ordinance Staff
⊠ dscaping plans		
	K	
	Sheet: L	Detail:
	Sheet: L	Detail:
⊠ dscaping plans		
	dscaping plans	Ascaping plans Ascapi

equire additional coverings tural, or stamped concrete			Special Inspector
equivalent in performance ed content value (RCV) for he project. (Tier 1) atives due to asure. d as components of the recycled content. tal material cost is the total sembly products used in the value for the project (in 4-1 or A4.4-2	⊠ Calculate usin estimated ma specs and cos	terials	Special Inspector
obtain the total cost of the structure by the square foot ency. The total material	⊠ or		
btain the total cost of the osts of materials. The total or and installation costs, e or furnishings.			
ed content value (RCV). ars or percentage as noted			
Total recycled content emblies (RCVa) in dollars. quations 4.4-1 or A4.4-2 to site.	⊠ or		
age): Total recycled Content Value (dollars) ÷ result of this calculation with Tier 1 prerequisite.			
n tent value of materials h material (RCVm) is , as defined by recycled			
ial costs (dollars) x RCm	or		
onsumer percentage + (1/2)			
ately identify the pre- ntent of a material but of the total shall be considered postconsumer.			
ontent value of value of assemblies (RCVa) assembly by the total I shall be determined by			

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 used for landscape irrigation.			Special Inspector
Innovative Concepts and Local Environmental Conditions			
A4.306.1 Innovative concepts and local environmental conditions. Items in this section are necessary to address innovative concepts or local environmental conditions. These items must be approved by the Building Division prior to listing here.			Chief Building Official
Item:			

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	1	1	
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
 Insulation Bamboo or cork 			
3. Engineer products			
 Agricultural based products. Other products acceptable to enforcing agency. 			
(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 spac 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:		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:
A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources of moisture.	Building mate shall be prot from moistur	ected	Special Inspector
A4.407.6 Door protection. 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

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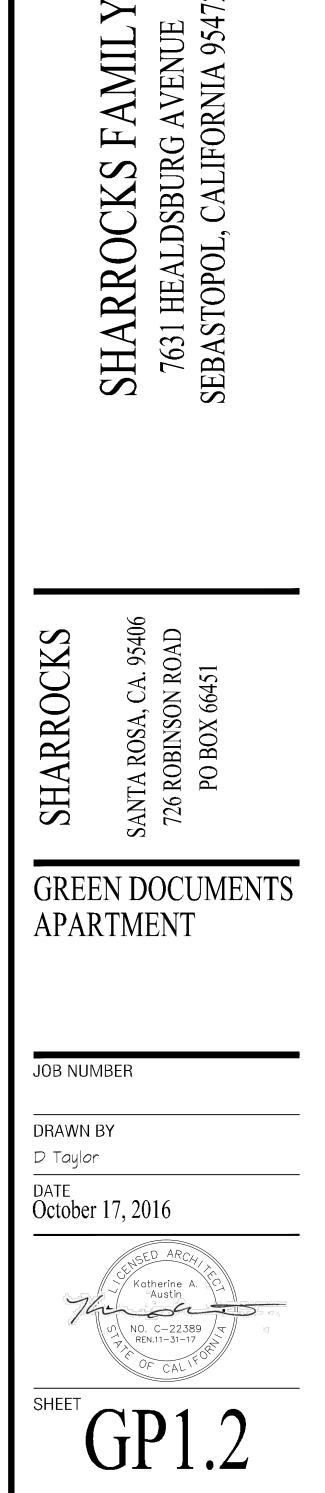
		REVISIONS	BY
lectives	Verification by		
Select at least two 2) elective measures from A4.4	Select all measures verified in the completed project	KATHERINE A AIA ARCH	
of ict	City Building Inspector	179 SE RICE WAY BEND, OR 97702 CA LICENSE No. 707.529.5565	C22389

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 pro	n of	City Building Inspector
Efficient Framing Techniques	aanmoure pro		
A4.404.1 Lumber size . 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. Building design dimensions in 2' increments Windows & doors are located at regular 16" or 24" o.c. stud positions. 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.			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	<u>K</u> 's	Special Inspector

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Constr	uction Waste Reduction, Disposal and Recycling		
euse n	Construction waste management. Recycle and/or salvage for onhazardous construction waste in accordance with Section <u>or</u> 4.408.3		City Plan Check Staff
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:		
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.	GC must provide waste management plan working toward	
2.	Determines if construction waste materials will be sorted on-site or bulk mixed.	goal of 65% waste 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 construe	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).		
	he owner or contractor shall make the determination if the ction waste material will be diverted by a waste management y.		
nonhaza	1 Enhanced construction waste reduction. At least 65% of ardous construction and demolition debris generated at the site is I to recycle or salvage. (Tier 1)		Special Inspector
enforc	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%	
		1	

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Build	ing Maintenance and Operation
spec	.1 Operation and maintenance manual tion, a manual which includes all of the ilding:
1.	Directions to the owner or occupant that
2.	with the building throughout the life cycl Operation and maintenance instructions
Ζ.	appliances, roof and yard drainage, spa
3.	landscape irrigation systems, and water Information on local recycle programs a
4.	Public transportation and/or carpool opt
5.	Educational material on the positive imp
	humidity between 30-60%.
6.	Information about water-conserving land and controllers which conserve water.
7.	Instructions for maintaining gutters and
	of diverting water at least 5ft. away from
8.	Information on required routine mainten
9.	caulking, painting, grading around the h Information about state solar energy an
9.	available.
10.	A copy of all special inspection verificat
	enforcing agency or this code.
nnov	vative Concepts and Local Environme
	4.4 lanevetive concents and local and
ems	1.1 Innovative concepts and local env in this section are necessary to address nmental conditions.
em:	

A4.5 ENVIRONMENTAL QU Fireplaces

4.503.1 Fireplaces. Install only a direct-vent or seal-ireplace. Wood-pellet stove shall comply with EPA F ordinances. (Support documentation may be required submittal)

Pollutant Control

4.504.1 Covering of duct openings and protection equipment during construction. At the time of rous storage on the site and until final startup of the HVA and other related air distribution component opening with tape, plastic, sheetmetal or other methods acce agency to reduce the amount of water, dust and det the system.

Ilowing shall be placed in □ he manual shall remain of the structure. O&M manual includes items or equipment and e conditioning systems. O&M manual includes items d locations. Image: Conditional operations available in the area. cs of interior relative C&M ccape and importance he foundation. C he measures including use, etc. C incentive programs C ns required by the C cal Conditions C novative concepts or local C JALITY All checked for (1) elective measures required by the required ealed-combustion gas All checked for (1) elective measures required JALITY Select all measures required Ction of mechanical required Select all measures required No Fireplaces Special Inspector No Fireplaces Special Inspector No Fireplaces * Duct openings must be covered throughout in the covered throughou				
Ilowing shall be placed in □ he manual shall remain of the structure. O&// manual includes items or equipment and e conditions systems, euse systems. 0 d locations. 10 ne available in the area. C&// manual includes items cts of interior relative C&// manual includes items ccape and irrigation design pownspouts and importance he foundation. C nee measures including use, etc. C incentive programs C ns required by the C all Conditions C novative concepts or local C JALITY All checked it at least one (1) elective measure required in the completed project select-combustion gas No Fireplaces AP Ahase II or local red at application Mo Fireplaces No Fireplaces C No Fireplaces *C No Rependent the covered browplant Special inspector red at application Mo Fireplaces *C				
onmental conditions. Chief Building Official inovative concepts or local Image: Chief Building Official Image:	llowing shall be placed in he manual shall remain of the structure. or; equipment and e conditioning systems, euse systems. d locations. ns available in the area. cts of interior relative ecape and irrigation design pwnspouts and importance he foundation. nce measures including use, etc. incentive programs	O&M manual includes item 1-9 to the la which are neu additions to traditional	eft w	Special Inspector
onmental conditions. Chief Building Official inovative concepts or local Image: Chief Building Official Image:	al Conditions			
JALITY All checked items are required t at least one (1) elective measure required Select all measures verified in the completed project Pealed-combustion gas PA Phase II or local red at application Image: Completed project Special Inspector Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at application Image: Complete I or local red at				Chief Building Official
JALITY All checked items are required t at least one (1) elective measure from A4 5 Select all measures verified in the completed project Pealed-combustion gas PA Phase II or local red at application Image: Complete Completed Project Image: Complete Complete Completed Project Image: Complete Comp				
PA Phase II or local red at application Image: Constraint of the second sec	JALITY	items are	t at least one (1) elective measure	verified in the
PA Phase II or local red at application Image: Constraint of the second sec				
Image: ction of mechanical Image: ction of mechanical rough installation, during Image: ction of mechanical IVAC equipment, all duct Image: ction of must be covered Image: ction of mechanical Image: ction of mechanical Image: ction of mechanical	PA Phase II or local			Special Inspector
rough installation, during Duct openings IVAC equipment, all duct must be covered nings shall be covered throughout acceptable to the enforcing coverturation				
	rough installation, during IVAC equipment, all duct nings shall be covered acceptable to the enforcing	Duct openings must be cove throughout		

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A4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either California Air Resources Board approved no- added formaldehyde resins or ultra-low emitting formaldehyde resins.		Special Inspector
4.504.2 Finish material pollutant control. Finish materials shall comply with this section:		
4.504.2.1 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.	Products list	
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits in <i>CALGreen</i> Table 4.504.3.	in this sectil used on proj 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)		*
Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.		
4.504.3 Carpet systems. Carpet and carpet systems shall meet the testing and product requirements of one of the listed items, $1 - 4$ in Section 4.504.3.		*
4.504.3.1 All carpet cushion installed shall meet the requirements of the Carpet and Rug Institute's Green Label program.		*
4.504.3.2 All carpet adhesive shall meet the requirements of Table 4.504.1		*
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)		*
Note: 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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condi select	.2. Heating and air-conditioning system design. Heating and air- tioning systems shall be sized, designed and have their equipment ted using the following methods: (Support documentation required at eation submittal)			City Plan Check staff
1.	Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004, ASHRAE handbooks or other equivalent methods.	\boxtimes		
2.	Size duct systems according to ANSI/ACCA 1 Manual D – 2009, ASHRAE handbooks or other equivalent methods.	\boxtimes		
3.	Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2004 or other equivalent methods.	\boxtimes		
	ption: Use of alternate design temperatures necessary to ensure the ems function are acceptable.			
Desci	ipfion of proposed measures: HVAC sub to provide load calculation and duct layout		Sheet: L	Detail:
Inno	vative Concepts and Local Environmental Conditions			
	19.1 Items in this section are necessary to address innovative apts or local environmental conditions.			Chief Building Official
ltem:				
	INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS			Select all measures verified in the completed project
Qual	ifications			
	Installer training. HVAC system installers are trained and certified proper installation of HVAC systems. or a contractor licensed to install HVAC	\boxtimes		Special Inspector
projec Inspe	Special inspection. The green building special inspector for this ct is listed by the local jurisdiction as an Approved CALGreen Special ctor and is qualified and able to demonstrate competence in the line they inspect and verify.			City Plan Check staff

REVI	21	\cap	M	C
	\mathbf{O}	U.	I V	J

BY

KATHERINE AUSTIN AIA ARCHITECT

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

SHARROCKS FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472

SHEET GP1.3

Interior Moisture Control		
4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, shall comply with this section.		City Building Inspector
4.505.2.1 Capillary break. A capillary break shall be installed in compliance 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	
Description of proposed measures:	Sheet:	Detail:
 4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 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 readings must be taken before sheetrock is installed	Special Inspector
Indoor Air Quality and Exhaust		
 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and ducted to terminate outside the buildings. 2. 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. 	⊠ Humidity control on bath exhaust fans• or is part of ventilation system	Special Inspector
Note: A bathroom is a room which contains a bathtub, shower, or combination shower/tub.		
A4.506.1 Filters. Return air filters with a value greater than MERV 6 shall be installed on HVAC systems. Pressure drop across the filter shall not exceed 0.1 inches water column.		Special Inspector
A4.506.2 Construction filter. Provide filters on return air openings rated at MERV 6 or higher during construction.		Special Inspector
A4.506.3 Direct-vent appliances. Direct-vent heating and cooling equipment shall be utilized if the equipment will be located in the conditioned space or install the space heating and water heating equipment in an isolated mechanical room.	HVAC & DHW equipment located outside of conditioned space	Special Inspector
Environmental Comfort		

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CALGreen Building Ackno	owledgments	٥	
Project Address:7631 Healdsburg Avenue, Sebastopol 9547.	2 F		
Project Description: Single family dwelling and apartment	a		
Section 1 - Design Verification Complete all lines of Section 1- "Design Verification" and submit the complete and building permit application to the Building Division.	pleted checklist (Columns 1 and 2) with the	<u>د</u> ۵	
The owner, design professional and the loc CALGreen Special Inspector have reviewed the items checked above are hereby incorpo plans and will be implemented into the proje	the plans and certify that prated into the project act in accordance with the		ANTA ROSA, CA. 95406 726 ROBINSON ROAD PO BOX 66451
requirements set forth in the 2013 California Standards Code as amended by the local ju			JXU SA,
Owner's Signature	Date		JIIAIKK ANTA ROSA, (726 ROBINSO PO BOX 66
Owner Name (Please Print)	п		
Amon	10.10.2016	J m	N AS
Design Professional's Signature	Date		
Design Professional's Name (Please Print)		G	REEN DOCUMF
Sarah Cemila	10/6/16	Ŭ	
Signature of Listed CAL Green Building Special Inspector	Date	A	PARTMENT
Sarah Pernula	707-545-4440		
Listed CALGreen Special Inspector's Name (Please Print)	Phone		
sarah@soldata·com			
Section 2 - Implementation Verification Complete, sign and submit the completed checklist, including Column 3, Section 2 – "Implementation Verification" to the Building Department prior I have inspected the work have received sufficient documentation identified above was constructed in accordance with this Green B the requirements set forth in the 2013 California Green Building S jurisdiction.	r to Building Division final inspection. to verify and certify that the project uilding Checklist and in accordance with	D	B NUMBER
Listed Approved CALGreen Special Inspector Signature	Date		Taylor
Green Building Special Inspector's Name (Please Print)	Phone (if different than above)	DA Oc	TE etober 17, 2016
Green Building Special Inspector's E-mail Address (if different than above)			NSED ARCHIN
Green Building Special inspector's E-mail Address (if different than above)	o		
	ο ο		Katherine A. Austin



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: <u>Future Tenant Space</u>

Building Permit #:

Instructions:

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

Feature or Measure	Project Requirements <u>Column 2</u> When checked, these items become a part of the approved plans and must be installed or incorporated into the project.		Verification	
<u>Column 1</u>			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		

<u></u>	1		r
Feature or Measure	Project Re	Verification	
A5.106.7.1 Fenestration. Provide vegetative or man-made shading devices for all fenestration on east-, south- and west-facing walls.			Special Inspector
A5.106.7.1.1 East and west walls. Shading devices shall have 30% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less.			пареско
A5.106.7.1.2 South walls. Shading devices shall have 60% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less.			
A5.106.7.2 Opaque wall areas. Use wall surfacing with SRI 2S (aged), for 7S% of opaque wall areas.			
5.106.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:			Special Inspector
 The minimum requirements of the California Energy Code for Lighting Zone 2 as defined in Chapter 10 of the California Administrative Code; and 			
 Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and 			
Allowable BUG ratings not exceeding those shown in Table 5106.8 Exceptions:			
 Luminaires that qualify as exceptions in the California Energy Code. Emergency lighting. 			
Description of proposed measures: See Lighting plans for energy compliance and BUG ratings of fixtures		Sheet: Detail:	
5.106.10 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.			Special Inspector
Description of proposed measures: On site swale and grading away from buildings to manage surface water flows		Sheet: 7 Detail:	
A5.106.11 Heat island effect. Reduce non-roof heat islands, and roof heat islands as follows:			Special Inspector
A5.106.11.1 Hardscape alternatives. 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.			
 Use light colored materials with an initial solar reflectance value of at least .30 as determined in accordance with ASTM Standards E1918 or C1549. 			
Use open-grid pavement system or pervious or permeable pavement system.			
A5.106.11.2 Cool Roof. 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			
or greater than the values shown in Table A5.106.11.2.2 - Tier 1. (Support documentation required at application submittal)	⊠ Minimum Solar Reflecta	nce 0.63	

Solar Reflectance 0.63 Thermal Emittance 0.75 or SRI 75

Feature or Measure

A5.103.1 Community connectivity. Locate project site within a 1/2 mile radius of at least ten basic servi A5.103.1. : (Support documentation required at appli

A5.103.2 Brownfield or greyfield site redevelopm development. Select for development a brownfield A5.103.2.1 or on a greyfield or infill site as defined i A5.103.3.1 Brownfield redevelopment. Develop contaminated and fully remediated or on a site def

SITE PRESERVATION

A5.104.1.1 Local zoning requirement in place. space requirement for vegetated open space on A5.104.1.2 No local zoning requirement in place space area adjacent to the building equal to the bu A5.104.1.3 No open space required in zoning of open space equal to 20 percent of the total project

DECONSTRUCTION AND REUSE OF EXIS

A5.105.1.1 Existing building structure. Maintain at building structure (including structural floor and roof d (exterior skin and framing) based on surface area. (\$ required at application submittal)

Exceptions:

- 1. Window assemblies and non-structural roofi 2. Hazardous materials that are remediated a A project with an addition of more than 2 tir existing building.
- A5.105.1.2 Existing non-structural elements. Restructural elements (interior walls, doors, floor cover at least 50 percent of the area of the completed b
- Exception: A project with an addition of more the footage of the existing building.

A5.105.1.3 Salvage. Salvage additional items in g fixtures, plumbing fixtures, and doors for reuse on storage area or for salvage in dedicated collection or number of the items salvaged.

SITE DEVELOPMENT

5.106.1 Storm water pollution prevention plan. N which disturb less than one acre of land shall preven runoff from the construction activities by complying water management and/or erosion control ordinance Code Chapter 13 and 15.77.

Description of proposed measures: site less than one

A5.106.2 Storm water design. Design storm water conformance with Section A5.106.3.1 and storm wate

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. 5.2.11 Install Photovoltaic System. See Sebastopol City Code Chapter 15.72 for complete descriptions of features or measures listed here. 			City Bldg Inspector
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
5.303.1.1 For buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:	⊠ n/a, less than 50	.000 sf	
 For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day. 			
Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:			
 Makeup water for cooling towers where flow through is greater than 500 gpm 			
b. Makeup water for evaporative coolers greater than 6 gpm			
 Steam and hot-water boilers with energy input more than 500,000 Btu/hr 5.303.1.2 Excess consumption. Any building within a project or space within 			
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.	X n/a, no showers		Special Inspector
Exception: 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 0·		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			

ro	Droject De	auiramanta	Verification
re	Project Re	quirements	vernication
ct on a previously developed rvices, listed in Section plication submittal)		X	Special Inspector
- *		Walkscore of 76	
ment or infill area Id in accordance with Section in Section A5.102.			City Plan Check staff∐
op a site documented as lefined as a brownfield.			
e. Exceed the zoning's open the site by 25 percent.			Special Inspector
ace. Provide vegetated open building footprint area.			
ordinance. Provide vegetated ect site area.			
TING STRUCTURES			
at least 75 percent of existing of decking) and envelope (Support documentation			Special Inspector
ofing material.			
as a part of the project. times the square footage of the			
Reuse existing interior non- overings and ceiling systems) in building (including additions).			
n good condition such as light on this project in an onsite on bins. Document the weight			
1			
Newly constructed projects ent the pollution of storm water with lawfully enacted storm ces. See Sebastopol City			City Plan Check staff
ne acre	Sheet: 7 Detail:		
er runoff rate and quantity in ater runoff quality by Section			City Plan Check staff

	Feature or Measure	Project Requirements	Verification
A5.106.	3.2, or by local requirements, whichever are stricter.		
mana	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, element a storm water management plan resulting in a 25 percent crease in rate and quantity.		
A5.10 contro storm based	D6.2.2 Storm water runoff quality . Use post construction treatment of best management practices (BMPs) to mitigate (infiltrate, filter, or treat) water runoff from the 85 th percentile 24-hour runoff event (for volume- d BMPs) or the runoff produced by a rain event equal to two times the 85 th intile hourly intensity (for flow-based BMPs).		City Plan Check staff
Descripti	ion of proposed measures:	Sheet: Deta	<i>i</i> 1:
with Seo 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 inagement 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 ordinan	Bicycle parking and changing rooms (or comply with local ce).		Special Inspector
visitor visitor	.4.1 Short-term bicycle parking. 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		
occup	4.2 Long-term bicycle parking . For buildings with over 10 tenant- bants, provide secure bicycle parking for 5 percent of motorized vehicle ng capacity, with a minimum of one space.	⊠ n/a, < 10 tenant-occupants	
Descripti	ion of proposed measures: Bike parking shown at back of 2-story bldg	Sheet: 7 Deta	<i>il:</i>
provid	06.4.3 Changing rooms. For buildings with over 10 tenant-occupants, de changing/shower facilities in accordance with Table 5.106.4.3, or nent arrangements with nearby changing/shower facilities.		Special Inspector
Descripti	ion of proposed measures:	Sheet: Deta	il:

Feature or Measure	Project Re	equirements	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
 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. 			
2. Dishwashers shall meet the criteria in A5.303.3(2)(a) & (b)			
3. Ice makers shall be air cooled.			
4. Food steamers shall be connection-less or boiler-less.			
The use and installation of water softeners shall be limited or prohibited by local agencies.			
Combination ovens shall not consume more than 10 gph in the full operations mode.			
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.			
5.303.4 Wastewater reduction . Each building shall reduce by 20% wastewater by <u>one</u> 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		
A5.303.5 Dual plumbing. 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 5.303/8. 1401-1 of <i>California Plumbing Code</i>			Special Inspector

Feature or Measure	Project Re	quirements	Verification
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
5.106.5.2.1 Parking stall marking. 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:			
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 spac	es = 0 required	for EV charging
Exception: 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.			
Note: Utilities and local enforcing agencies may have additional requirements for metering and EVSE installation, and should be consulted during the project design and installation.			
A5.106.5.3.3 Tier 1. 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).			
A5.106.5.3.5 Labeling requirement . 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			
Implementation and documentation of programs that encourage occupants to carpool, ride share, or use alternate transportation.			
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	Project Requirements		Verification
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.			
5.304.2 Outdoor potable water use. 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			
5.304.3 Irrigation design. 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.			
5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:	\boxtimes		
 Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 			
2. 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.			
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)	\boxtimes		
Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in A5.304.4.			
A5.304.4.3 Verification of compliance. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.	\boxtimes		
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.			
A5.304.6 Restoration of areas disturbed by construction. Restore all areas disturbed during construction by planting with local native and/or non-invasive vegetation.		⊠ native and non-invasive pla	nts
A5.104.7 Previously developed sites. 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.			
	All checked items are required for the project	Select at least one (1) elective measure from	Select all measures verified in the completed

the project

A5.4

proje

MATERIAL CONSERVATION AND RESOURCE

REVISIONS	BY

KATHERINE AUSTIN AIA ARCHITECT

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

SHARROCKS FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 954

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GREEN DOCUMENTS TENANT SPACE

JOB NUMBER
DRAWN BY D Taylor
DATE October 17, 2016
NO. C-22389 REN.11-31-17 OF CALLE
SHEET GP1.4

Feature or Measure	Project Re	quirements	Verification
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
A5.404.1.1 Structural or fire-resistance integrity. The OVE selected shall not conflict with structural framing methods or fire-rated assemblies required by the California Building code.			
MATERIAL SOURCES			
A5.405.1 Regional materials. 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.			
A5.405.2.2 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.			
A5.405.3 Reused materials. 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 specs and cost	terials	Special Inspector
Note: See local building department for alternative approval.	specs and cost		
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:		X	-
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.			
A5.405.5.2 Concrete. 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		X per concrete mix	

Feature or Measure	Project Re	quirements	Verification
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	
5.503.1. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, 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.			
A5.504.2.1.1 Maximum levels of contaminants. 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			

Feature or Measure	Project Re	quirements	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			
A5.406.1 Choice of materials. Compared to other products in a given product category, choose materials proven to be characterized by one or more of the following:			Special Inspector
A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use.		stucco siding	
A5.406.1.2 Reduced maintenance. Select materials that require little, if any, finishing.			
A5.406.1.3 Recyclability. Select materials that can be re-used or recycled at the end of their service life.			
WEATHER RESISTANCE AND MOISTURE MANAGEMENT	ĺ		
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 local ordinance, whichever is more stringent.	⊠ slab floor and stucco exterior		City Bldg Inspecto
5.407.2 Moisture control. Employ moisture control measures by the following methods;	irrigation desig	2	Special Inspector
5.407.2.1 Sprinklers. Prevent irrigation spray on structures.		18	_
5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.	⊠ inset entries		
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 <u>or</u> 5.408.1.2 (Support documentation required at application submittal. Note: Documentation may be provided prior to permit issuance.)			City Plan Check Staff
Exception: Excavated soil and land-clearing debris.			
5.408.1.1 Construction waste management plan. Submit a construction waste management plan that:	⊠ Management		
 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. 	of constructio waste to be determined	n	
 Determines if construction waste materials will be sorted on-site or bulk mixed. 			
 Identifies diversion facilities where construction waste material collected will be taken. 			
4. Specifies that the amount of construction and demolition waste materials			

- 5.408.1 waste n 1.
- 2.
- 3.
- Specifies that the amount of construction and demolition waste materials

Feature or Measur

- by 2 parts per million; 2. Formaldehyde: 27 parts per billion;
- 3. Particulates (PM10): 50 micrograms per c
- 4. 4-Phenylcyclohexene (\$-PCH): 6.5 microg
- 5. Total Volatile Organic Compounds (TVOC meter.

A5.504.2.1.2 Test protocols. Testing of indoo the elements listed in Items 1 through 4. **A5.504.2.1.3 Noncomplying building areas.** the building exceeding the maximum concentra A5.504.2.1.1, flush out with outside air and rete

same area. Repeat the procedures until testing

5.504.3 Covering of duct openings and protection during construction. At the time of rough installation construction site and until final startup of the heating equipment, all duct and other related air distribution covered with tape, plastic, sheet metal or other meth enforcing agency to reduce the amount of dust, wate the system.

- **5.504.4 Finish material pollutant control**. Finish m Sections 5.504.4.1 through 5.504.4.4.
- 5.504.4.1 Adhesives, sealants, caulks. Adhesi project shall meet the requirements of the following 1. Adhesives, adhesive bonding primers, adhesive
- primers, and caulks shall comply with local or r air quality management district rules where ap 1168 VOC limits, as shown in Tables 5.504.4.1
- 2. Aerosol adhesives, and smaller unit sizes of ad caulking compounds (in units of product, less p more than one pound and do not consist of more comply with statewide VOC standards and other prohibitions on use of certain toxic compounds Regulations, Title 17, commencing with Section
- 5.504.4.3 Paints and coatings. Architectural pai with Table 5.504.4.3.
- 5.504.4.3.1 Aerosol Paints and Coatings. Ae shall meet the Product-Weighted MIR Limits fo and other requirements, including prohibitions compounds and ozone depleting substances (et seq).
- 5.504.4.3.2 Verification. Verification of complia provided as requested by the enforcing agency
- 5.504.4.4 Carpet systems. All carpet installed in meet the testing and product requirements of one 5.504.4.4.
- 5.504.4.4.1 Carpet cushion. All carpet cushion interior shall meet the requirements of the Carpet Label program.
- 5.504.4.4.2 Carpet adhesive. All carpet adhes requirements of Table 504.4.1.

Feature or Measure	Project Rec	quirements	Verification
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	or ⊠		
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.	n		
5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 or 5.408.1.2.	GC to docume	ent	City Plan Check Staff
5.408.3 Excavated soil and land clearing debris. 100 % of trees, stumps, ocks 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
Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by lisease 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 vaste generated at the site. A5.408.3.1.2 Verification of compliance. A copy of the completed waste	€		Special Inspector
management report or documentation of certification of waste management company utilized shall be provided.	⊠ GC to provide		
Exceptions:	final construct waste report	ion	
 Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencie if diversion or recycle facilities capable of compliance with this item do not exist. 	of diversion		
IFE 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 issessment, including operating energy, showing that the building project issessment a 10 percent improvement for at least three of the impacts lister in Section A5.409.2.2, one of which shall be climate change, compared to a eference building of similar size.	d		
A5.409.3 Materials and system assemblies. 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.	t i i i i i i i i i i i i i i i i i i i		Special Inspector
A5.409.4 Substitution for prescriptive standards. Performance of a life cycle issessment completed in accordance with Section A5.409.2 may be substituted or other prescriptive provisions of Division A5.4, including those made mandator hrough local adoption of Tier 1 in Division A5.6.	y		
45.409.5 Verification of compliance . Documentation of compliance shall be provided as follows:			
• •			

3. A copy of the analysis shall be made available to the enforcement

ire	Project Requirements		Verification
cubic meter;			
ograms per cubic meter; and			
C): 300 micrograms per cubic			
oor air quality should include			
s. For each sampling area of trations specified in Section etest samples taken from the ng demonstrates compliance			
ion of mechanical equipment tition, or during storage on the ng, cooling and ventilation on component openings shall be ethods acceptable to the ater and debris which may enter	⊠ duct and othe must be cover construction		
n materials shall comply with		documentation from subs	
sives and sealants used on the ving standards.			
ive primers, sealants, sealant regional air pollution control or pplicable, or SCAQMD Rule .1 and 5.504.4.2.			
adhesives, and sealant or packaging, which do not weigh nore than 16 fluid ounces) shall her requirements, including ls, of California Code of on 94507.			
paints and coatings shall comply			
Aerosol paints and coatings for ROC in section 94522(a)(3) s on use of certain toxic (CCR, Title 17, Section 94520			
liance with this section shall be cy.			
in the building interior shall ne of the four standards listed in			
ion installed in the building rpet and Rug Institute Green			
esive shall meet the		\checkmark	
	1		I

	Feature or Measure	Project Re	quirements	Verification
medium exterior	5 Composite wood products. 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 ovided as requested by the enforcing agency. Documentation shall e 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 nt 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.			
	4.8 Thermal Insulation. Comply with all of the following: (Tier 1)	⊠ provide insulat	ion	\boxtimes
	Chapter 12-13 in Title 24, Part 12	specs		
2.	The VOC-emission limits defined in 2009 CHPS criteria and listed on its High performance Products Database.			
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.			
	4.8.2 Verification of compliance. Documentation shall be provided that thermal insulation materials meet the pollutant emission limits.			\boxtimes
Title 24,	4.9 Acoustical ceilings and wall panels. Comply with Chapter 8 in Part 2, the California Building Code and with the VOC-emission limits in the 2009 CHPS criteria and listed on its High Performance Products			
Data-ba	•			
	4.4.9.1 Verification of compliance. Documentation shall be provided ng 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 ng 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.			
	5.2 Isolation of pollutant sources. In rooms where activities produce us fumes or chemicals, exhaust them and isolate them from their			

Feature or Measure	Project Re	equirements	Verification
authority.4. A copy of the analysis and any maintenance or training recommendations shall be included in the operation and maintenance manual.			
BUILDING MAINTENANCE AND OPERATION			
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling.	⊠ located on site		Special Inspector
Description of proposed measures:		Sheet: Detail:	
5.410.2 Commissioning. 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 bidg less 10,000 ft2	than	Special Inspector
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.			
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.			
snall be completed and provided to the owner of 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 Inspector
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed 1-6 in 5.410.4.2. (Support documentation required at application submittal)	⊠ See NRCC- CXR-01 thru	05	
5.410.4.3 Procedures. 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			

Feature or Measure Project Requirements Verification adjacent rooms as listed in items 1 through 3 in A5.504.5.2. 5.04.3.3 Filters. In mechanically veniliated buildings, provide regularly occupied areas of the building with an iffication media for outside and return air prior to occupancy that provides at least 3 MERV 016. Image: Comparison of the com		1		r
5.504.3.3 Filters. In mechanically ventiliated buildings, provide regularly occupied regularly cocupied regularly cocupied regularly cocupied regularly cocupied regularly. <i>MERN 8 or higher</i> 1. After July 1, 2014, an ASHRAE 10 to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 Califonia Energy Code having 60K Buth or less capacity per fan coll, if the energy use of the air delivery system is 0.4 W/cm or less at design air flow. <i>MERN 8 or higher</i> 2. Existing mechanical equipment. A5504.53.1 Filters. In mechanically ventilisted buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to accupancy that provides at least a MERV of 11. 5.504.2 Environmental tobacco smoke (FS) control. Where outdoor areas are provided for somoting, orbibit media provides for the Califonia Stel to Huilding as a functions, or policies of any city, county, city and county, california community College, campus of the Califonia Stel to Huilding and the Califonia Stel University, or california building cocupates are not black or bailing code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and Chapter 14 (Exterior walls). NDOOR MOISTURE CONTROL California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and comparison or the califonia Stel or Unidermore with meet or exceed the provisions or a comparison or the califonia Stel or Participate 14 (Exterior walls). NDOOR MOISTURE CONTROL 5.06.1 Undor on issue control. Buildings equipped with demmad for a control with the metal meet or exceed the provision	Feature or Measure	Project Re	equirements	Verification
1. After July 1, 2014, an ASHRAE 10 to 15% efficiency filter shall be permitted for an HVAC with weeking the 2013 California Evaluation of the air delivery system is 0.4 W/Cht or less at design alr flow. California Evaluation of the air design all flow. California Evaluation modal for outside and return air prior to occupancy that provides at least a MERV of 11. S504.5.3.1 Filters. In mechanically ventilated buildings, provide regularity occupied areas of the building with air filterin to modal for outside and return air prior to occupancy that provides at least a MERV of 11. S504.7.5.4 Finvironmental tobacco smeke (FTS) control. Where outdoor areas are provided for amoking, mothis smeking with 25 feel of building entries, are provided for amoking, mothis smeking with 25 feel of building entries, are provided for amoking, mothis smeking with 25 feel of building entries, are provided to Cellege. campus of the California Community. College. campus of the California State University, or orgulations or policies are not in place, post signage to inform building occupants of prohibitions. INDOOR MOISTURE CONTROL Image: Control. 5.506.1 Inducer molisture control. Buildings shall meet or exceed the provisions of california Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and California Building Code, CCR, Title 24, Part 12 (Requirements for Verture and Control ventilated on the California Energy Code, CCR, Title 24, Part 6, Section 121 (Requirements for Verture and Control ventilation of the California Energy Code, CCR, Title 24, Part 6, Section 121 (Requirements for Verture and Control ventilation, CO2 sensors and ventilation controls shall be specified and installed in acordance with the requirements of the leatest edi	5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8.	MERV 8 or		
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 at 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 inkakes and operable windows where outdoor areas are provided for smoking, and in buildings as already prohibiled by other laws or regulations; or as entrored by originances, regulations, or policies of any city, county, city and county, California Community Collego, campus of the California State University, or campus of the University of California by, whichever are more stringent. When ordinances, regulations, or policies are not in place, post signage to inform building occupants of prohibitions. Image: CONTROL 5.505.1 Indoor moisture control. Image: CONTROL Image: CONTROL 5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 (Requirements for varias compliant. Image: CONTROL 5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the applicable local code, whichever is more stringent. Image: CONTROL 5.506.2 Carbon dioxide (CO2) monitoring. For buildings equipped with demand installed in accordance with the requirements of the latest edition of the California Energy Code, CCR, Title 24, Part 6, Section 121 (C). Image: Control Controls in the workplace as described in Section A5.507.1.1 and A5.507.1.2. A.507.1 Lighting and thermal comfort controls. Provide controls in the workplace as described	 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. 			
are provided for smoking, prohibit smoking within 25 feet of building entries, suddor 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 a county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ariting of the University of California, whichever are more stringent. Statistic university of California, the California State University, or campus of the University of California, whichever are more stringent. When ariting of the University of California State University, or campus of the University of California State University, 	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			
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and Chapter 14 (Exterior walls). Image: Code and C	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	is signage		X
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and Chapter 14 (Exterior walls). Image: Code and C	INDOOR MOISTURE CONTROL			
5.506.1 Outside air delivery. 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. Image: Provide balance report 5.506.2 Carbon dioxide (CO2) monitoring. 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). Image: Sheet: Detail: Description of proposed measures: Sheet: Detail: ENVIRONMENTAL COMFORT A5.507.1.1 Single-occupant spaces. Provide individual controls that meet energy use requirements in the 2010 California Energy Code in accordance with Scions A5.507.1.1.1 and A5.507.1.2. Image: Control california Energy Code in accordance with Scions A5.507.1.1.1 and A5.507.1.2. A5.507.1.1 Lighting. Provide individual task lighting and/or daylighting controls for at least 90 percent of the building occupants. Image: Controls in the building occupants. A5.507.1.1.2 Thermal comfort. Provide individual thermal comfort controls Image: Controls in the control controls in the building occupants.	5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (ventilation) and	No attic or under		X
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 balance report 5.506.2 Carbon dioxide (CO2) monitoring. 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). Image: Comparison of the california control of proposed measures: Image: Comparison comparison controls in the workplace as described in Sections A5.507.1.1 and A5.507.1.2. A5.507.1.1 Single-occupant spaces. 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. Image: Comparison	INDOOR AIR QUALITY			
control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California as required as required 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. A5.507.1.1 Single-occupant spaces. 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. A5.507.1.1.1 Lighting. 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	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	Provide balance	e	
ENVIRONMENTAL COMFORT Detail: 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. Image: Control in the cont	control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California			
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. A5.507.1.1 Single-occupant spaces. 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. A5.507.1.1 Lighting. 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	Description of proposed measures:		Sheet: Detail:	1
workplace as described in Sections A5.507.1.1 and A5.507.1.2. A5.507.1.1 Single-occupant spaces. 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. A5.507.1.1.1 Lighting. 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	ENVIRONMENTAL COMFORT			
energy use requirements in the 2010 California Energy Code in accordance Image: Control S 10, 20, 20, 20, 20, 20, 20, 20, 20, 20, 2				
controls for at least 90 percent of the building occupants. A5.507.1.1.2 Thermal comfort. Provide individual thermal comfort controls	energy use requirements in the 2010 California Energy Code in accordance			

REVISIONS	BY

KATHERINE AUSTIN AIA ARCHITECT

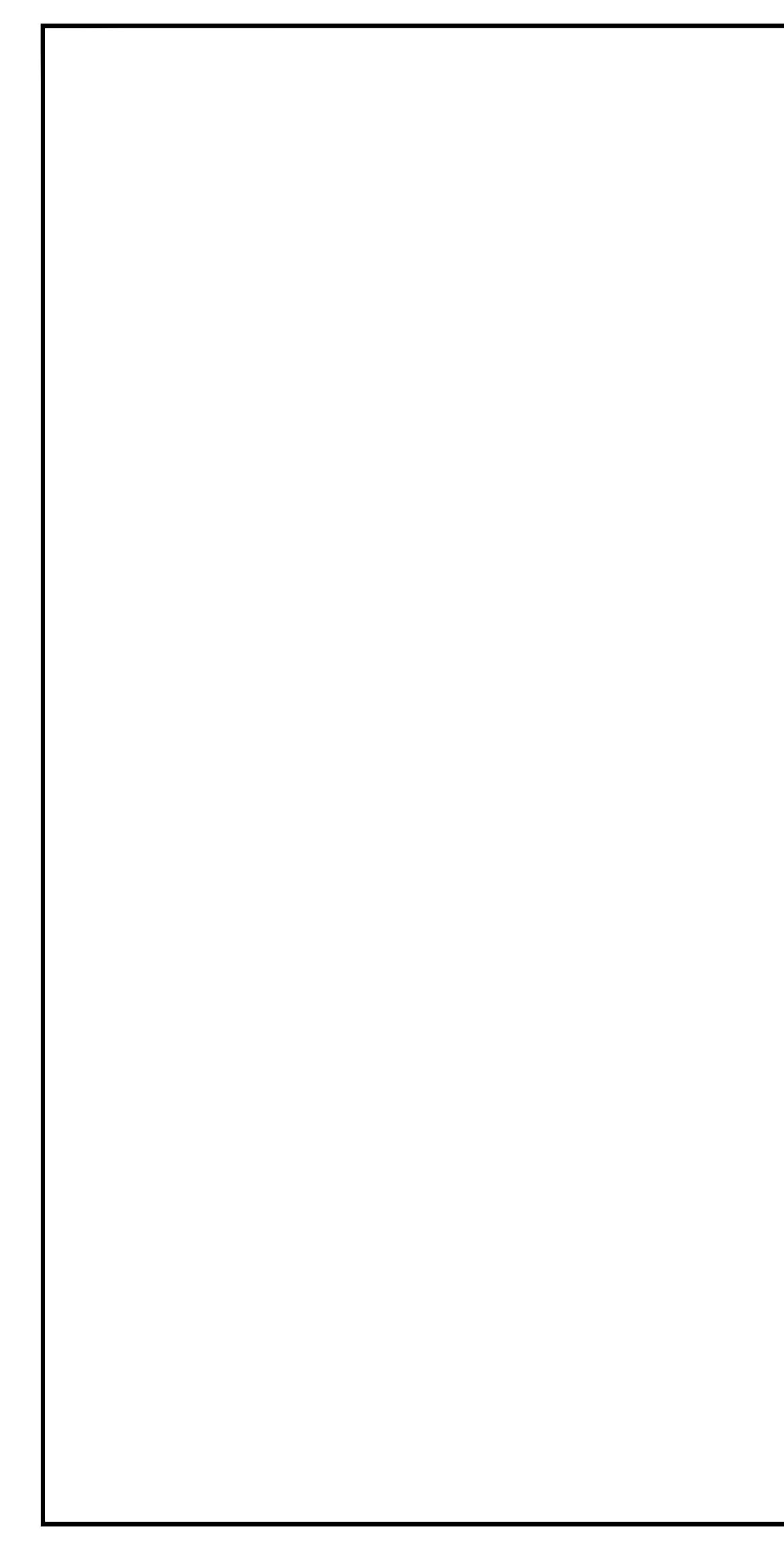
179 SE RICE WAY BEND, OR 97702 CA LICENSE No. C22389 707.529.5565

7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472 SHARROCKS FAMILY

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

GREEN DOCUMENTS TENANT SPACE

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Feature or Measure	Project Requirements		Verification	
A5.507.1.1.2. A5.507.1.2 Multi-occupant spaces. Provide lighting and thermal comfort system controls for all shared multi-occupant spaces such as classrooms and conference rooms.				
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.				
A5.507.3 Views. Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90 percent of all regularly occupied areas as demonstrated by plan view and section cut diagrams.		⊠ windows all around building		
A5.507.3.1 Interior office spaces. 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.				
A5.507.3.2 Multi-occupant spaces. Include in the calculation the square footage with direct line of sight to perimeter vision glazing.				
Exceptions to Section A5.507.2 and A5.507.3 . Copy/printing rooms, storage areas, mechanical spaces, restrooms, auditoria and other intermittently or infrequently occupied spaces or spaces where daylight would interfere with use of the space.				
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 Outdoor-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 contou	□ '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 , <u>Prescriptive Method</u> . Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof-ceiling assemblies meeting a composite STC rating of at least 50 or a composite OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 (military airports) and 2 (freeway, railroad, industrial source, etc).				
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{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).				
5.507.4.2 Exterior noise transmission , <u>Performance Method</u> . 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_{eq} -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		\vee		

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	All checked items are required for the project	Select all measures verified in the completed project
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.		Special Inspector
702.2 The green building special inspector for this project <u>is listed</u> 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 Cor	City Plan Check Staff

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Feature or Measure	Project Re	quirements	Verification
berms may be utilized as appropriate to the project to mitigate sound migration to the interior.			
5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.			
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.			
OUTDOOR AIR QUALITY			
5.508.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration, and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	As applicable		
5.508.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.	⊠ mechanical sch	edule	
5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons. ¹	⊠ fire extinguish	ers	
A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not contain HCFCs.			
A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following:			
 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. 			
 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. 			
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		
Exception: Refrigeration systems containing low-global warming potential (low GWP) refrigerant with GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants.			
Note: See all requirements for refrigerant piping, valves, refrigerated service cases, refrigerant receivers, pressure testing and system evacuation contained under section 5.508.2			
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.			Special inspector

Project Address:	7631 Healdsburg Avenue	8	an.	
Project Description:	Future Tenant Space	5)	ē	
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Complete all lines of plans and building p The owner, design that the items che the project in acco	Design Verification Section 1- "Design Verification" and submit the complermit application to the Building Department. In professional <u>and green building special inspector</u> cked above are hereby incorporated into the project rdance with the requirements set forth in the 201 by Chapter 18 of the Santa Rosa City Code.	or have reviewed the plans and certify ect plans and will be implemented into	C G	
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<u> </u>	Green Special Inspector			
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urah@soldata.con	a a a a a a a a a a a a a a a a a a a			
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	submit the completed checklist, including Column 3, to entation Verification" to the Building Department prior t			-
I have inspected t	he work have received sufficient documentation to	o verify and certify that the project		
	as constructed in accordance with this CALGreer ents set forth in the 2013 California Green Buildin			I
	Sebastopol Municipal Code.	g, standards, souce, as a monteed by		
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LGreen Special Insp	ector's Name (Please Print)	Phone (if different than above)		
- <u>1</u>	ector's E-mail Address (if different than above)			

REVISIONS	BY

KATHERINE AUSTIN AIA ARCHITECT

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

SHARROCKS FAMILY 7631 HEALDSBURG AVENUE SEBASTOPOL, CALIFORNIA 95472

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

GREEN DOCUMENTS TENANT SPACE

JOB NUMBER

DRAWN BY

D Taylor DATE October 17, 2016

