



NOT FOR CONSTRUCTION

DRB CONCEPT REVIEW PACKAGE
11/30/23

PROJECT DESCRIPTION

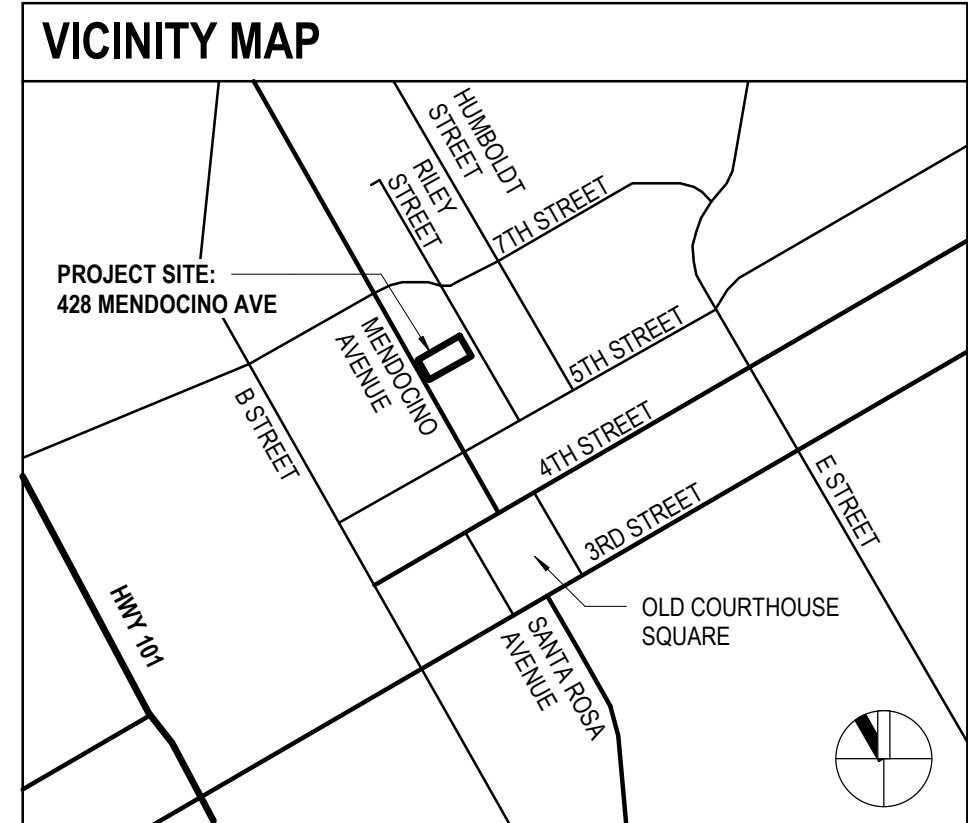
THE PROJECT SITE IS A LOT LOCATED AT 428 MENDOCINO AVENUE AND IS CURRENTLY OCCUPIED BY A 2-STORY COMMERCIAL BUILDING. THE SITE IS WITHIN THE SANTA ROSA DOWNTOWN STATION AREA SPECIFIC PLAN AND IS PART OF THE COURTHOUSE SQUARE OPPORTUNITY AREA.

ALL PORTIONS OF THE PROJECT ARE PRIVATELY FUNDED. OCCUPANCY: R2, A3, B, S2, S1, M CONSTRUCTION: TYPE IB SPRINKLERS: YES

ZONING INFORMATION

ADDRESS: 428 MENDOCINO AVENUE, SANTA ROSA, CA 95401
PARCEL: 029-028-012
LOT SIZE: 13,504 SF
PROPOSED LOT COVERAGE: 12,600 SF (93%)
ZONING: CMU

LAND USE DESIGNATION: FAR ALLOWABLE: 8.0 ACT: 7.84 FRONT SETBACK: 0-10 FEET (NON-RESIDENTIAL GROUND FLOOR) 5-12 FEET (RESIDENTIAL GROUND FLOOR) 0 FEET SIDE SETBACK: NOT APPLICABLE REAR SETBACK: NOT APPLICABLE HEIGHT: 10 STORIES 110'-4" TO HIGHEST OCCUPIED FLOOR* 124'-6" TO TOP OF ROOF* (MEASURED FROM THE LOWEST FIRE TRUCK ACCESSIBLE POINT)



DESIGN CONCEPT NARRATIVE

THE PROJECT LIES IN THE HEART OF A TRANSITIONAL AREA IN THE HEART OF DOWNTOWN SANTA ROSA THAT IS BRINGING A SIGNIFICANT NUMBER OF RESIDENTIAL UNITS TO DOWNTOWN. THE ADJACENT BUILDING TO THE SOUTH, 420 MENDOCINO IS AN 8-STORY 116-UNIT MULTIFAMILY RESIDENTIAL STRUCTURE CURRENTLY UNDER CONSTRUCTION.

THIS PROJECT WILL PROVIDE A NEW SANCTUARY FOR THE CHRISTIAN MISSION FELLOWSHIP CHURCH. HAVING OUTGROWN THEIR CURRENT FACILITY, THE NEW SANCTUARY WILL PROVIDE APPROXIMATELY TWICE THE CAPACITY, SEATING A TOTAL OF 350-400 BETWEEN GROUND FLOOR AND BALCONY SEATING.

THE DEEP CORRUGATIONS OF THIS SYSTEM AND ITS RICH, WARM COLOR REFERENCE SONOMA COUNTY'S LEGACY OF BOARD AND BATTEN CLADDING, WOODEN BARN, REDWOOD FORESTS, AS WELL AS THE MANY OLDER DOWNTOWN BRICK BUILDINGS.

THE OVERALL BUILDING ENVELOPE IS ENVISIONED AS A RECTANGULAR BLOCK, WITH SUBTRACTIVE SPACES (SPACES CUT OUT OF THE MAIN BUILDING BLOCK AT THE NORTH AND SOUTH FACADES) AND ADDITIVE FORMS (THE PROJECTING OFFICE SPACE AT MENDOCINO AVENUE AND THE 'BAY WINDOWS' AT THE RILEY STREET ELEVATION).

THE NORHERLY FORM IS CLAD WITH A REDDISHBROWNISHORANGE VERTICALLY RIBBED METAL PANEL SYSTEM.

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ALTHOUGH MODERN, THE BUILDING HAS A DISTINCT BASE, BODY AND TOP. THE STREETSCAPE AT MENDOCINO AVENUE IS LARGELY DEFINED BY SUBSTANTIAL, CLEAR VERTICAL CHANNEL GLASS ENCLOSING THE SANCTUARY. AN ART INSTALLATION IS ENVISIONED FOR SPACE OUTSIDE OF THE SANCTUARY, BETWEEN 10 AND 20 ABOVE THE SIDEWALK.

THE ROOFTOP IS DEFINED BY A STRONGLY EXPRESSED, ELEVATED LINEAR PHOTOVOLTAIC ARRAY (SOLAR PANELS) THAT ECHO THE SKYLINE OF THE BUILDING FORMS. THIS ARRAY PROVIDES A FUNCTIONAL, SUSTAINABLE, AND UTILITARIAN FUNCTION WHICH INCLUDES THE PROVISION OF SHADE AT PORTIONS OF THE ROOF TERRACE.

ALONG THE PROJECT'S TWO STREET FRONTAGES, NEW LANDSCAPING AND PAVING HIGHLIGHTS THE ARCHITECTURE, ENHANCES THE PEDESTRIAN EXPERIENCE, AND HELPS INTEGRATE THE PROJECT INTO THE EXISTING STREETSCAPE AND NEIGHBORHOOD.

SIMILARLY, THE RILEY STREET FRONTAGE INCLUDES A NEW CONCRETE SIDEWALK AND A "WELCOME MAT" OF DECORATIVE PAVERS AND LUSH LANDSCAPING WHICH HIGHLIGHT THE PROJECT'S LOBBY ENTRANCE.

ON THE THIRD FLOOR OF THE NORTH AND SOUTH ELEVATIONS, RAISED PLANTERS NESTLED INTO THE ARCHITECTURAL LIGHT WELLS PROVIDE POCKETS OF GREENERY FOR RESIDENTS IN ADDITION TO MEETING THE PROJECT'S STORMWATER TREATMENT OBLIGATIONS.

THE PROJECT WILL INCORPORATE SUSTAINABLE MEP SYSTEM DESIGNS THAT INCORPORATE ENERGY SAVING TECHNOLOGY. THE SYSTEMS ARE BEING DESIGNED FOR A NEARLY ALL-ELECTRIC BUILDING FOR BUILDING SPACE HEATING, SPACE COOLING, DOMESTIC HOT WATER HEATING, AND APARTMENT COOKING.

THE FOLLOWING ENERGY CONSERVATION MEASURES WILL BE USED IN THE MEP SYSTEMS TO REDUCE THE BUILDING'S ENERGY USAGE:
• REDUCED LIGHTING POWER DENSITIES IN NONRESIDENTIAL SPACES ALSO UTILIZING OCCUPANCY SENSORS
• REDUCED DOMESTIC HOT WATER DEMAND USING LOW-FLOW FIXTURES AND ENERGY STAR RATED EQUIPMENT IN RESIDENTIAL UNITS.

Table: UNIT SCHEDULE. Columns: NAME, COUNT, NET AREA (SF), GROSS FLOOR AREA (SF), TOTAL NET AREA (SF), TOTAL GROSS AREA (SF), UNIT MIX. Rows include UNIT TYPE A1, B1, B3, C1, S1, and TOTAL.

Table: GROSS AREA INFORMATION. Columns: GROSS FLOOR AREA, AREA RATIO. Rows include CIRCULATION, COMMON, DWELLING UNIT, GARAGE, MEP, OFFICE, STORAGE, TRASH/RECYCLING, VERTICAL CIRCULATION, and TOTAL.

Table: Residential, Service, Assembly, Garage, Total SF. Columns: Residential, Service, Assembly, Garage, Total SF. Rows include FLOOR B2, FLOOR B1, FLOOR 1 RILEY, FLOOR 2, FLOOR 3, FLOOR 4, FLOOR 5, FLOOR 6, FLOOR 7, FLOOR 8, FLOOR 9, FLOOR 10, ROOF, and TOTAL.

Table: OPEN SPACE. Columns: FLOOR, COMMON BALCONY, PRIVATE BALCONY, PRIVATE BALCONY, PRIVATE BALCONY, PRIVATE BALCONY, PRIVATE BALCONY, ROOF DECK, TOTAL. Rows include FLOOR 3, FLOOR 3, FLOOR 4, FLOOR 5, FLOOR 6, FLOOR 7, FLOOR 8, FLOOR 9, FLOOR 10, ROOF, and TOTAL.

Table: DRAWING INDEX - DRB. Columns: SHEET NUMBER, SHEET NAME. Rows include GENERAL, ARCHITECTURAL, ELECTRICAL, and PARKING INFORMATION.

Table: DRAWING INDEX - DRB. Columns: SHEET NUMBER, SHEET NAME. Rows include G-001 PROJECT INFORMATION, G-002 CONTEXT MAP, G-003 NEIGHBORHOOD PHOTOS, G-004 AERIAL VIEW, G-005 STREET VIEW - MENDOCINO AVE (NW), G-006 STREET VIEW - MENDOCINO AVE (SW), G-007 STREET VIEW - RILEY ST (NE), G-008 PARTIAL ELEVATION VIEWS, G-009 ENLARGED ENTRANCE VIEWS, G-010 ARCHITECTURE MATERIAL PALETTE, C-100 SITE PLAN, L-101 CONCEPTUAL LANDSCAPE PLAN - GROUND & FLOOR 3, L-102 CONCEPTUAL LANDSCAPE PLAN - ROOF AND SECTIONS / ELEVATIONS, A-101 SITE PLAN, A-201 FLOOR B1-2 - PLANS, A-202 FLOOR 1-2 - PLANS, A-203 FLOOR 3-10 PLANS, A-204 ROOF & HIGH ROOF PLAN, A-301 EXTERIOR ELEVATIONS, A-302 EXTERIOR ELEVATIONS, A-303 EXTERIOR ELEVATIONS, A-321 BUILDING SECTIONS, A-322 BUILDING SECTIONS, A-331 WALL SECTIONS, A-431 ENLARGED PLANS - TYPICAL UNIT TYPES, E-100 LUMINAIRE SCHEDULE, E-101 EXTERIOR PHOTOMETRICS, E-101 EXTERIOR LIGHTING OUTSHEETS. Grand total: 28.

Table: PARKING INFORMATION. Columns: ACCESSIBLE (MIN 2%), COMPACT (MAX 50%), STANDARD, TOTAL, GROSS TOTAL PARKING AREA, PARKING RATIO (PARKING STALLS TO UNITS), BICYCLE (MIN 1 SPACE PER 2 UNITS). Rows include ACCESSIBLE (MIN 2%), COMPACT (MAX 50%), STANDARD, TOTAL, GROSS TOTAL PARKING AREA, PARKING RATIO (PARKING STALLS TO UNITS), BICYCLE (MIN 1 SPACE PER 2 UNITS).

428 MENDOCINO AVE, SANTA ROSA, CA 95401

CITY HARVEST CENTER CHURCH

PROJECT NUMBER: 20230040 DATE: 10/20/2023

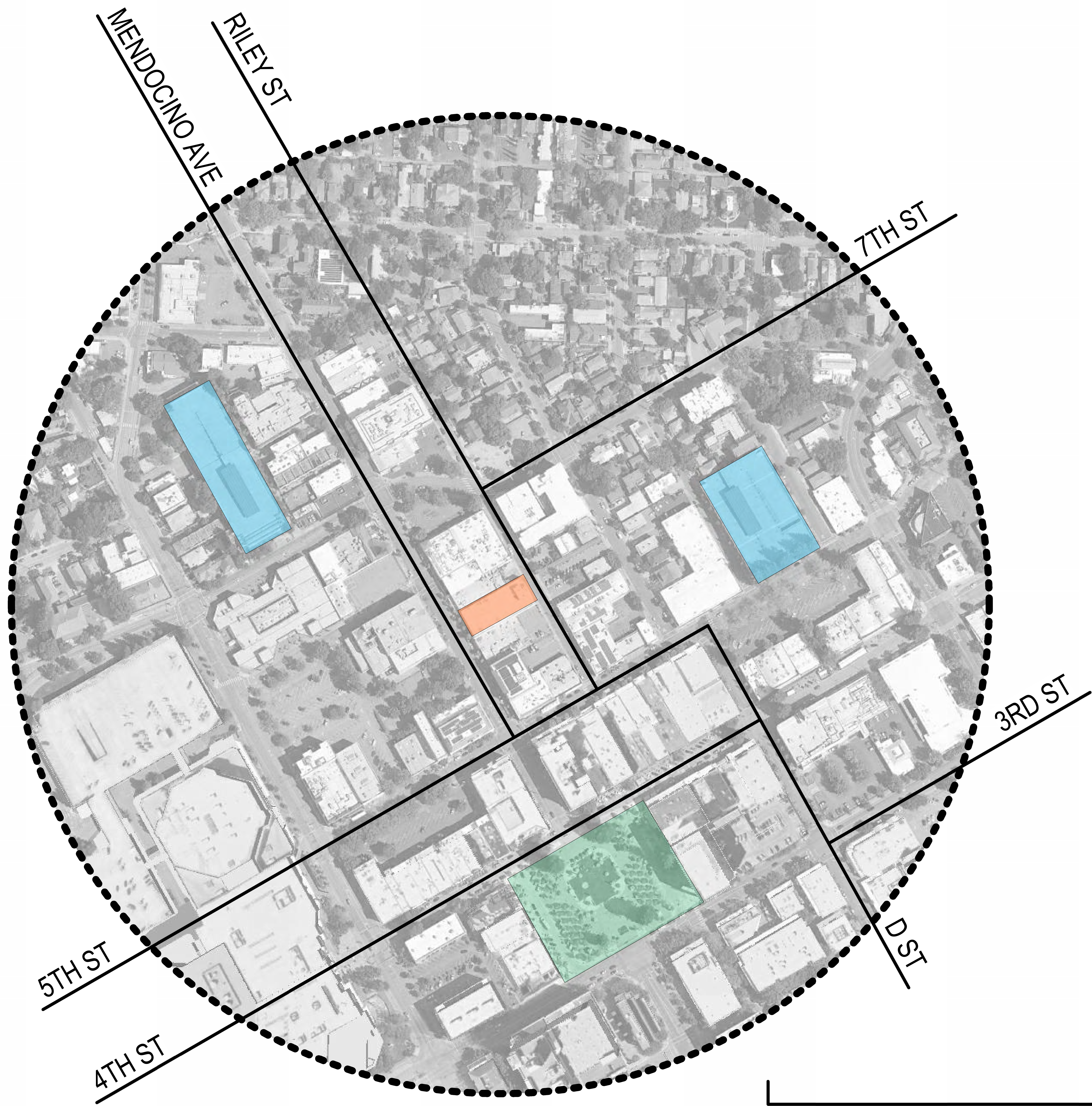
REVISIONS: Table with columns: Number, Date, Description.

PROJECT INFORMATION G-001

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF TLCD ARCHITECTURE. ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

LEGEND

- ADDITIONAL PARKING
- 428 MENDOCINO AVE. (SUBJECT PROPERTY)
- COURTHOUSE SQUARE
- 5 MIN WALKING REACH



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11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER
20230040
DATE
10/20/2023

REVISIONS:

Number	Date	Description

CONTEXT MAP
G-002

NOT FOR
CONSTRUCTION

DRB CONCEPT REVIEW PACKAGE
11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER:
20230040
DATE:
10/20/2023

REVISIONS:

Number Date Description

NEIGHBORHOOD PHOTOS

G-003

PROJECT SITE



MENDOCINO AVENUE (LOOKING EAST)

PROJECT SITE



RILEY STREET (LOOKING WEST)



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11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER
20230040
DATE
10/20/2023

REVISIONS:

Number	Date	Description

AERIAL VIEW
G-004

AERIAL VIEW - NORTHEAST

NOT FOR
CONSTRUCTION

DRB CONCEPT REVIEW PACKAGE
11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER
20230040
DATE
10/20/2023

REVISIONS:

Number	Date	Description
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STREET VIEW - MENDOCINO
AVE (NW)

G-005



MENDOCINO AVENUE - LOOKING SOUTHEAST

NOT FOR
CONSTRUCTION

DRB CONCEPT REVIEW PACKAGE
11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER:
20230040
DATE:
10/20/2023

REVISIONS:

Number	Date	Description

STREET VIEW - MENDOCINO
AVE (SW)

G-006



MENDOCINO AVENUE - LOOKING NORTHEAST

**NOT FOR
CONSTRUCTION**

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11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER

20230040

DATE

10/20/2023

REVISIONS:

Number	Date	Description

STREET VIEW - RILEY ST
(NE)

G-007



RILEY STREET - LOOKING SOUTHWEST

NOT FOR
CONSTRUCTION

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11/30/23

428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER
20230040
DATE
10/20/2023

REVISIONS:

Number Date Description

PARTIAL ELEVATION VIEWS

G-008



MENDOCINO AVENUE - PARTIAL ELEVATION VIEW



RILEY STREET - PARTIAL ELEVATION VIEW



MENDOCINO AVENUE - ENLARGED SOUTHWEST CORNER VIEW



MENDOCINO AVENUE - ENLARGED NORTHWEST CORNER VIEW



RILEY STREET - ENLARGED NORTHWEST CORNER VIEW

NOT FOR
 CONSTRUCTION

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 11/30/23

428 MENDOCINO AVE,
 SANTA ROSA, CA 95401

CITY HARVEST CENTER
 CHURCH

PROJECT NUMBER:
 20230040
 DATE:
 10/20/2023

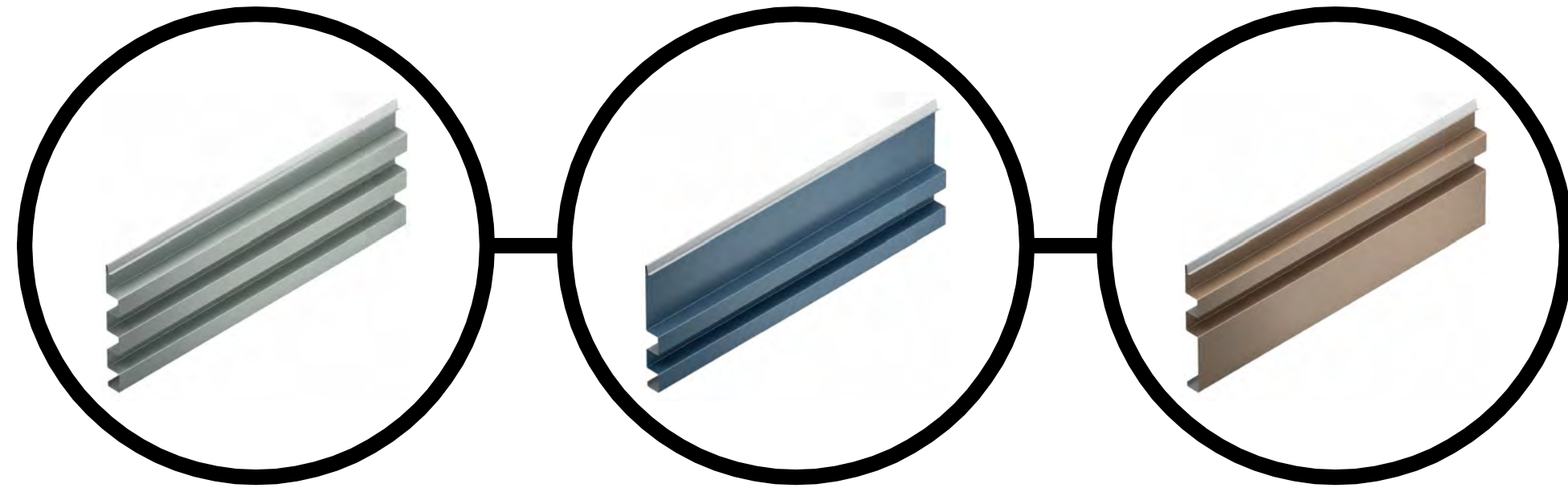
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Number	Date	Description

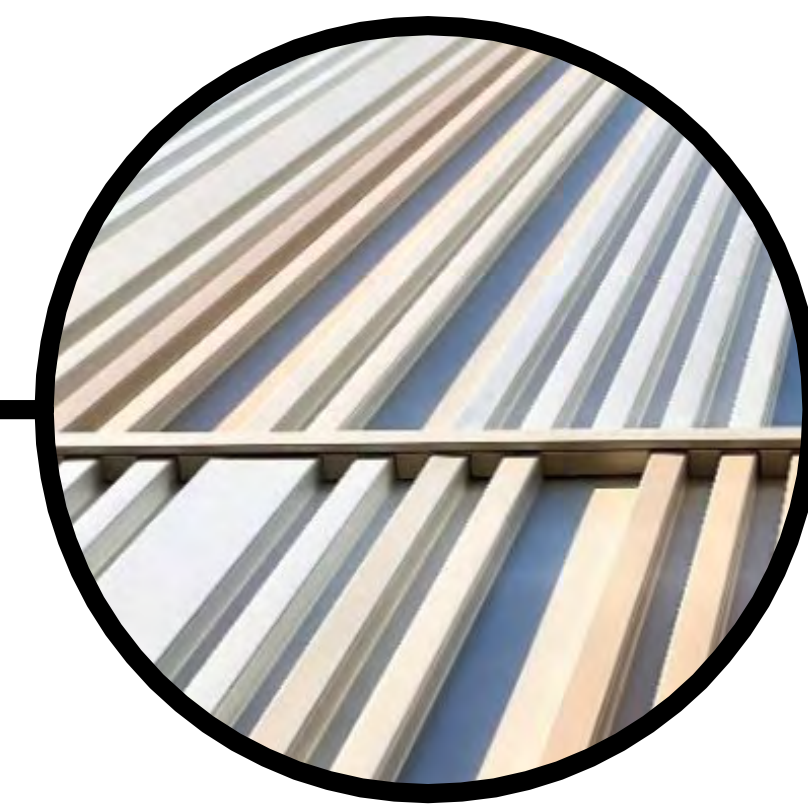
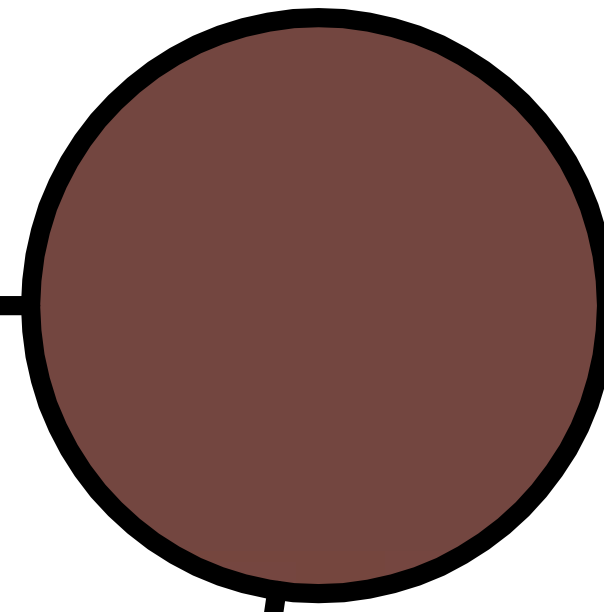
ENLARGED ENTRANCE
 VIEWS

G-009

CORRUGATED PANEL PROFILES

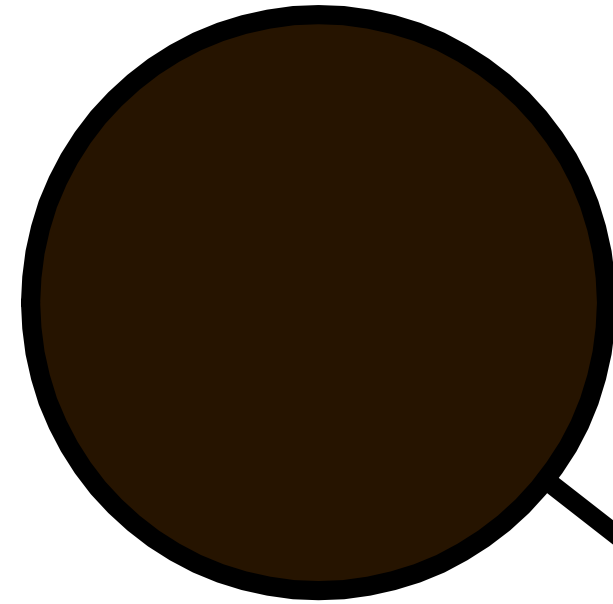


COLOR: REDWOOD



VERTICAL CORRUGATED METAL SIDING PANEL

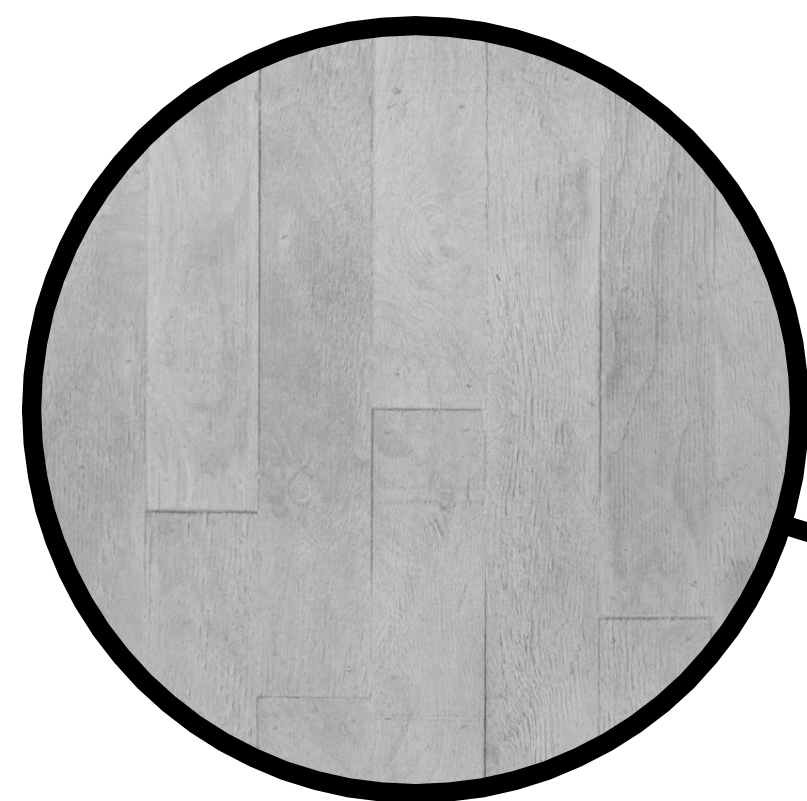
WINDOW FRAMES
DARK BRONZE ANODIZED ALUMINUM



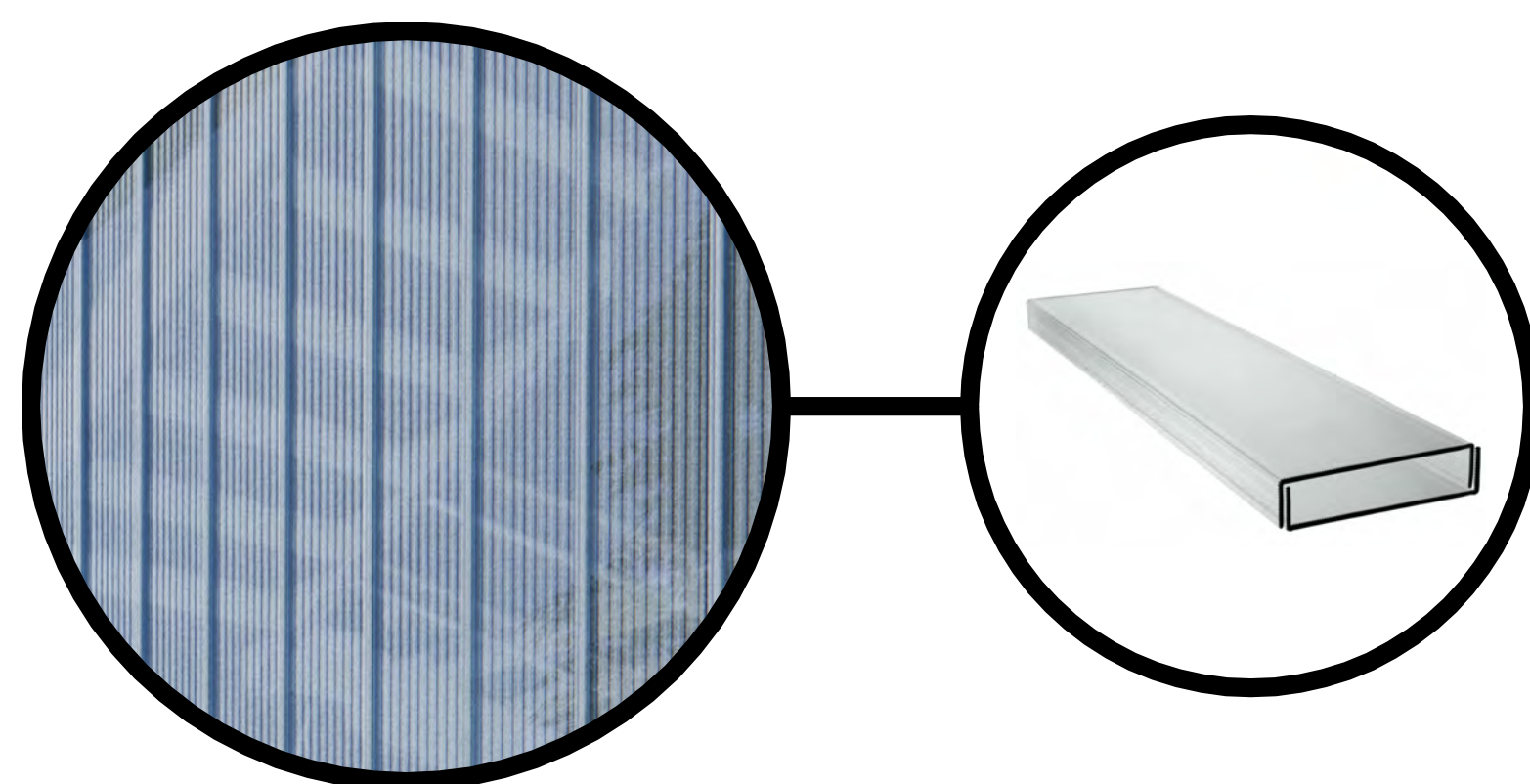
BALCONY VERTICAL PICKET RAILINGS
COLOR: SILVERSMITH



BOARD FORMED CONCRETE

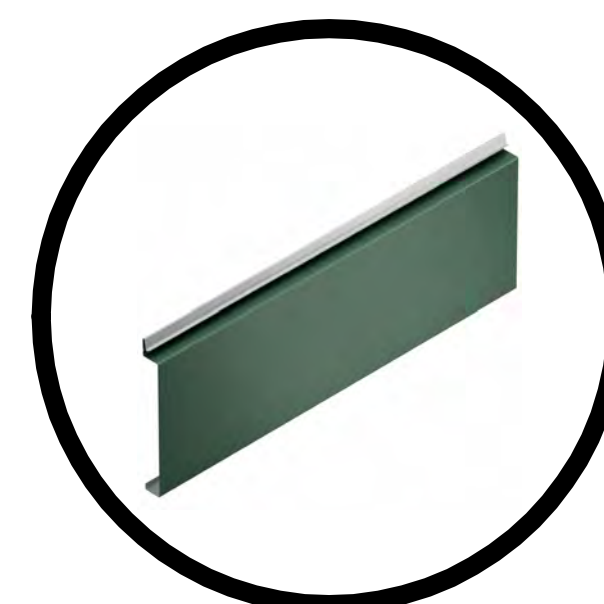


BACK-LIT CHANNEL GLASS

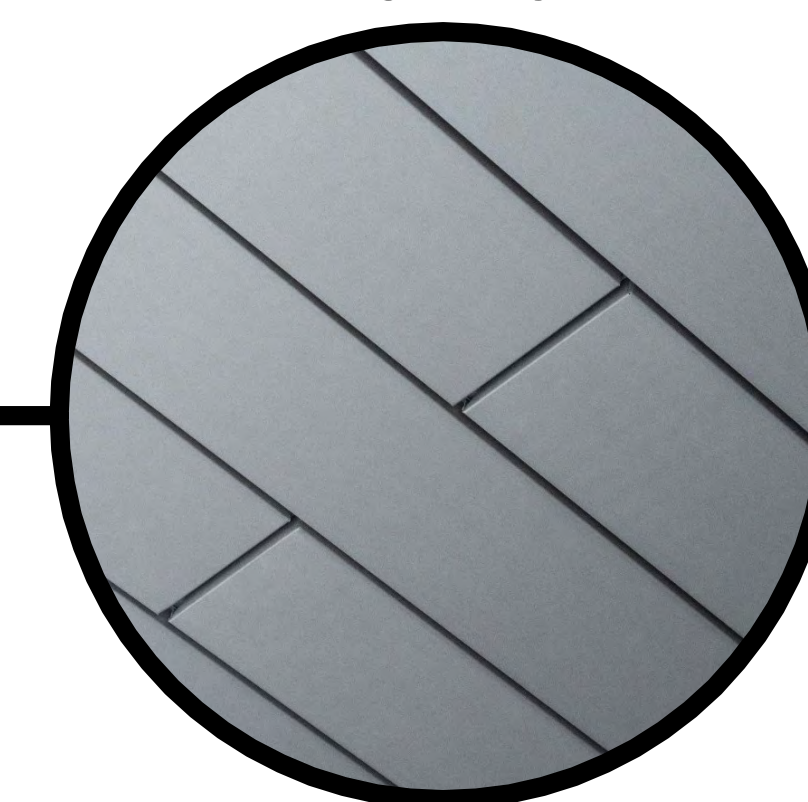


MENDOCINO AVE

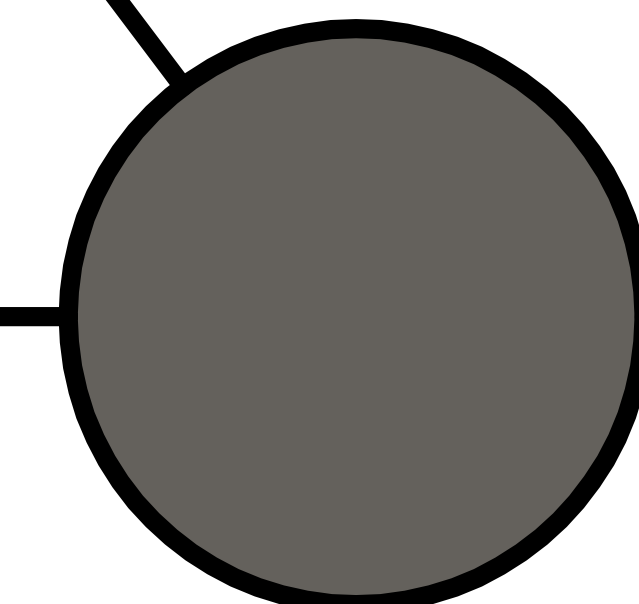
HORIZONTAL FLAT METAL SIDING PANEL



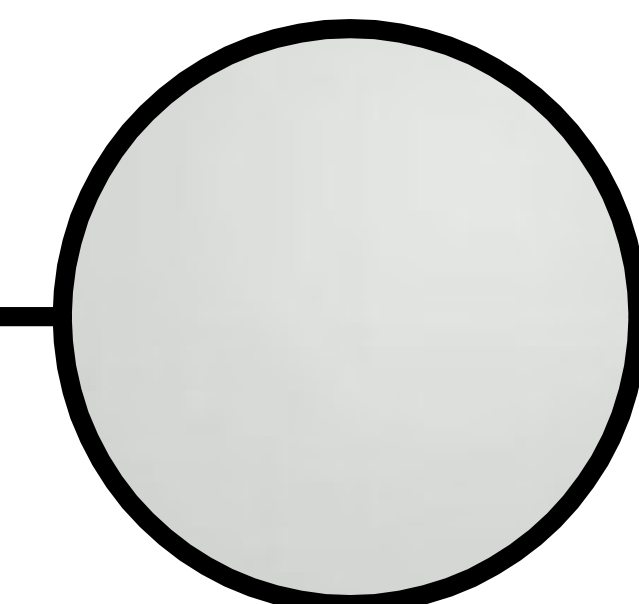
FLAT PANEL PROFILE



COLOR: ZINC GRAY

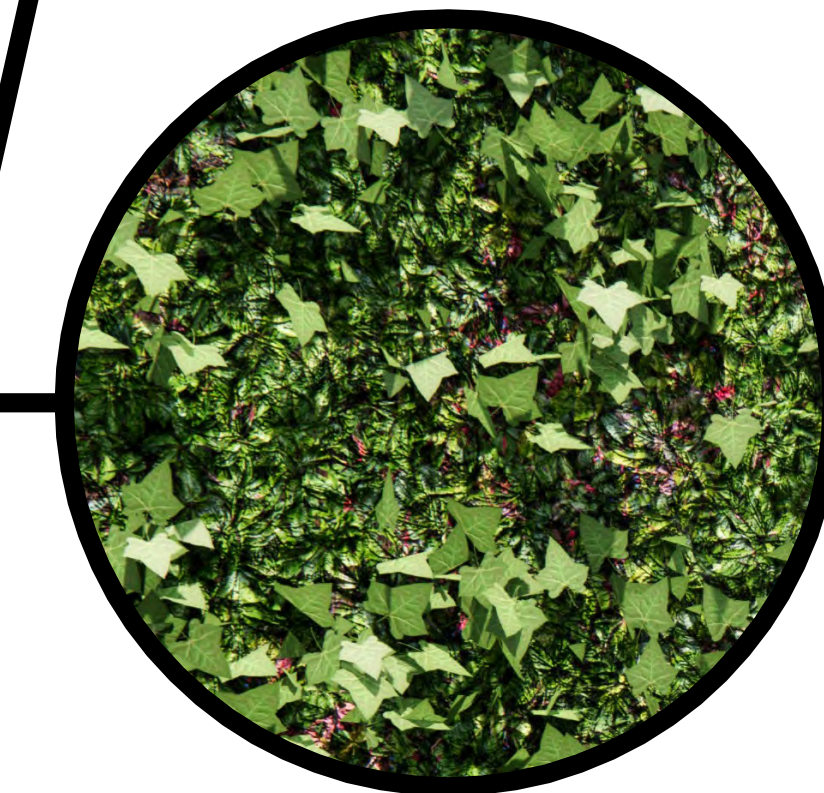


COLOR: SILVERSMITH



RILEY ST

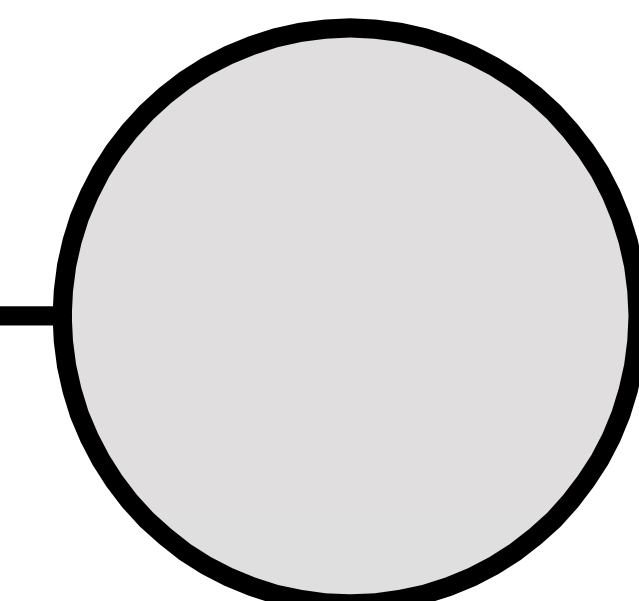
GREEN SCREEN



SOLAR PV CANOPY



WINDOW FRAMES
CLEAR ANODIZED ALUMINUM



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428 MENDOCINO AVE,
SANTA ROSA, CA 95401

CITY HARVEST CENTER
CHURCH

PROJECT NUMBER:
20230040
DATE:
10/20/2023

REVISIONS:

Number Date Description

ARCHITECTURE MATERIAL
PALETTE

G-010

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 11/28/2023

CONCEPT DESIGN REVIEW PACKAGE
 11/30/2023

428 MENDOCINO
428 MENDOCINO AVE
SANTA ROSA
CALIFORNIA
95401

CITY HARVEST
CENTER CHURCH

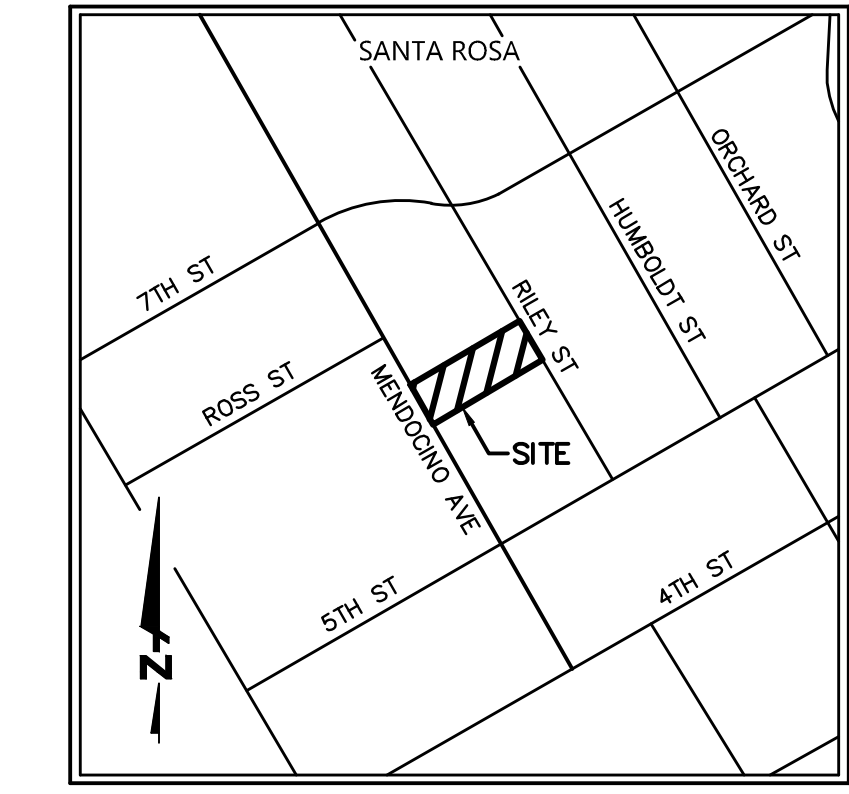
PROJECT NUMBER:
 20231571

DATE:
 NOVEMBER 30TH, 2023

REVISIONS

Number	Date	Description

SITE PLAN
C-100



VICINITY MAP
 NOT TO SCALE

KEYNOTES

- 1 ABANDON EXISTING WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS.
- 2 ABANDON EXISTING SEWER SERVICE IN ACCORDANCE WITH CITY STANDARDS.
- 3 EXISTING STREET TREES TO REMAIN, PROTECT IN PLACE DURING CONSTRUCTION.
- 4 NEW CURB AND GUTTER IN ACCORDANCE WITH CITY STANDARDS.
- 5 NEW SIDEWALK IN ACCORDANCE WITH CITY STANDARDS.
- 6 NEW NON-STANDARD 43.75 FOOT DRIVEWAY CURB CUT.
- 7 NEW COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS. FIRE SERVICE DOUBLE DETECTOR CHECK WILL BE LOCATED INSIDE THE BUILDING.
- 8 NEW FIRE SERVICE. DOUBLE DETECTOR CHECK WILL BE LOCATED INSIDE THE BUILDING.
- 9 DOMESTIC WATER SERVICE AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH CITY STANDARDS. BACKFLOW DEVICE WILL BE LOCATED INSIDE THE BUILDING.
- 10 IRRIGATION WATER SERVICE AND REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH CITY STANDARDS. BACKFLOW DEVICE WILL BE LOCATED INSIDE THE BUILDING.
- 11 NEW SEWER SERVICE IN ACCORDANCE WITH CITY STANDARDS.
- 12 NEW 3 INCH x 12-1/2 INCH CAST IRON SIDEWALK DRAIN IN ACCORDANCE WITH CITY STANDARDS.
- 13 ROOFTOP FLOW THROUGH PLANTER (THIRD FLOOR).
- 14 BIORETENTION AREA WITH STRUCTURAL SOIL. AREA EXTENDS UNDER SIDEWALK. OVERFLOWS TO CURB AND GUTTER ON LOW SIDE.

SYMBOLS & LEGEND

EXISTING		ABBREVIATIONS	
	RIVET & TAG, TAGGED AS NOTED	AC	ASPHALT CONCRETE
	VALVE	APN	ASSESSOR'S PARCEL NUMBER
	SIGN	BLDG	BUILDING
	STREET LIGHT	DW	DRIVEWAY
	TREE	E	ELECTRIC
	PROPERTY LINE	ELEV	ELEVATION
	CENTER LINE	FF	FINISHED FLOOR
	SANITARY SEWER	G	GAS
	WATER	INV	BOTTOM INSIDE OF PIPE
	UNDERGROUND ELECTRIC LINE	MH	MANHOLE
	UNDERGROUND GAS LINE	PG&E	PACIFIC GAS & ELECTRIC
	UNDERGROUND TELECOM LINE	SL	STREETLIGHT
	CONCRETE	SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEAN OUT
		SSMH	SANITARY SEWER MANHOLE
		TC	TOP FACE OF CURB
		TEL	TELECOMMUNICATION LINE
		UB	UTILITY BOX
		W	WATER
		WM	WATER METER

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRILLING DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD INFORMATION.

BASIS OF BEARINGS: RECORD OF SURVEY FILED FOR RECORD IN BOOK 807 OF MAPS, AT PAGE 45, SONOMA COUNTY RECORDS.

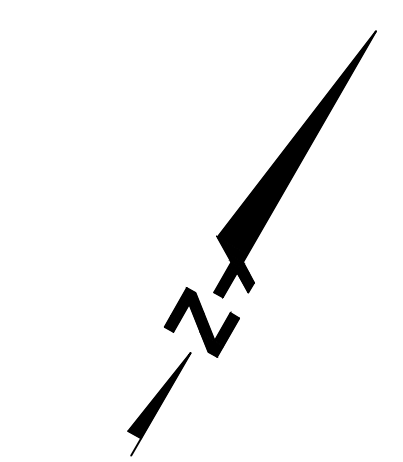
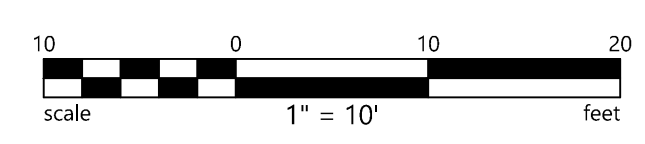
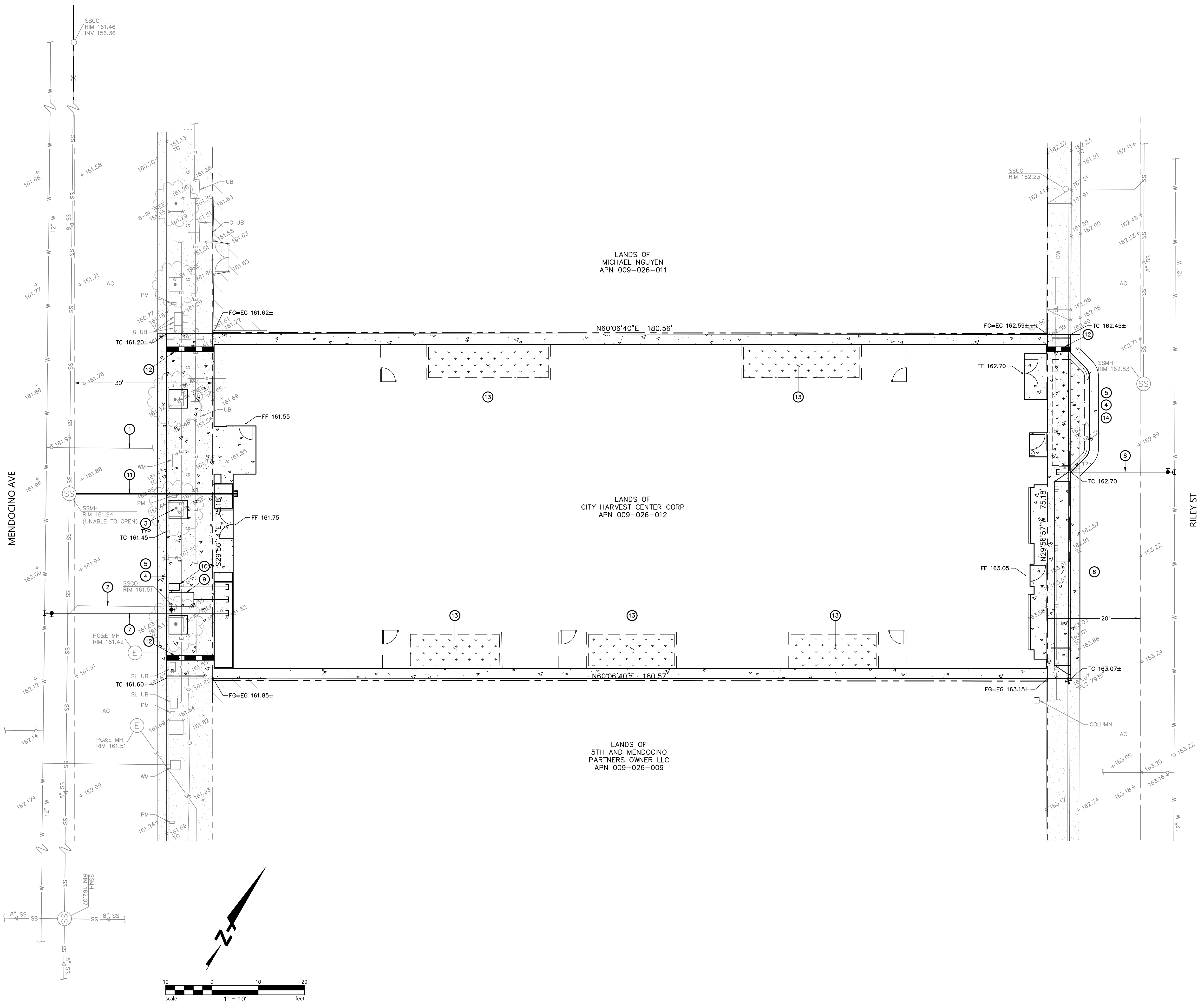
THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

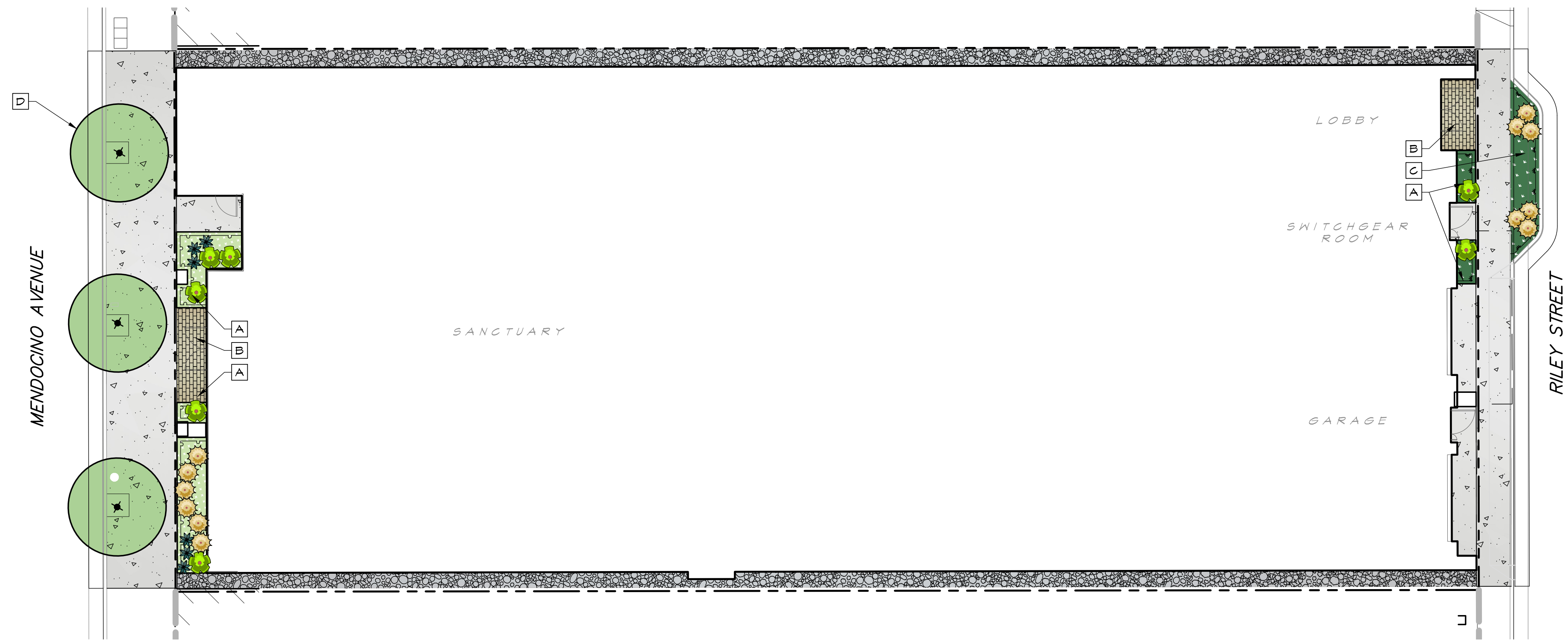
BENCHMARK: CITY OF SANTA ROSA BENCHMARK C173, MENDOCINO AVE AND ROSS ST. 1/2" IRON PIN INSIDE A 3/4" IRON PIPE, IN WELL MONUMENT, 5' EAST OF CENTERLINE INTERSECTION. ELEVATION: 160.59 (DATUM: NGVD 1929)

FIELD SURVEY DATE: 09/28/2023

NOTE: THE DOWNSTREAM STORM DRAIN SYSTEM HAS BEEN REVIEWED AT A PRELIMINARY LEVEL AND APPEARS TO HAVE SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED DEVELOPMENT. IF THE DOWNSTREAM STORM DRAIN SYSTEM IS FOUND TO BE OF INSUFFICIENT CAPACITY TO SUPPORT THE PROPOSED DEVELOPMENT, THE DEVELOPER WILL BE REQUIRED TO UPGRADE THE DOWNSTREAM SYSTEM TO SUFFICIENT CAPACITY.

IMPERVIOUS SURFACE LOT COVERAGE
 EXISTING IMPERVIOUS SURFACE LOT COVERAGE: 13,575 SQFT (100%)
 POST IMPROVEMENT IMPERVIOUS SURFACE LOT COVERAGE: 12,850 SQFT (+95%)

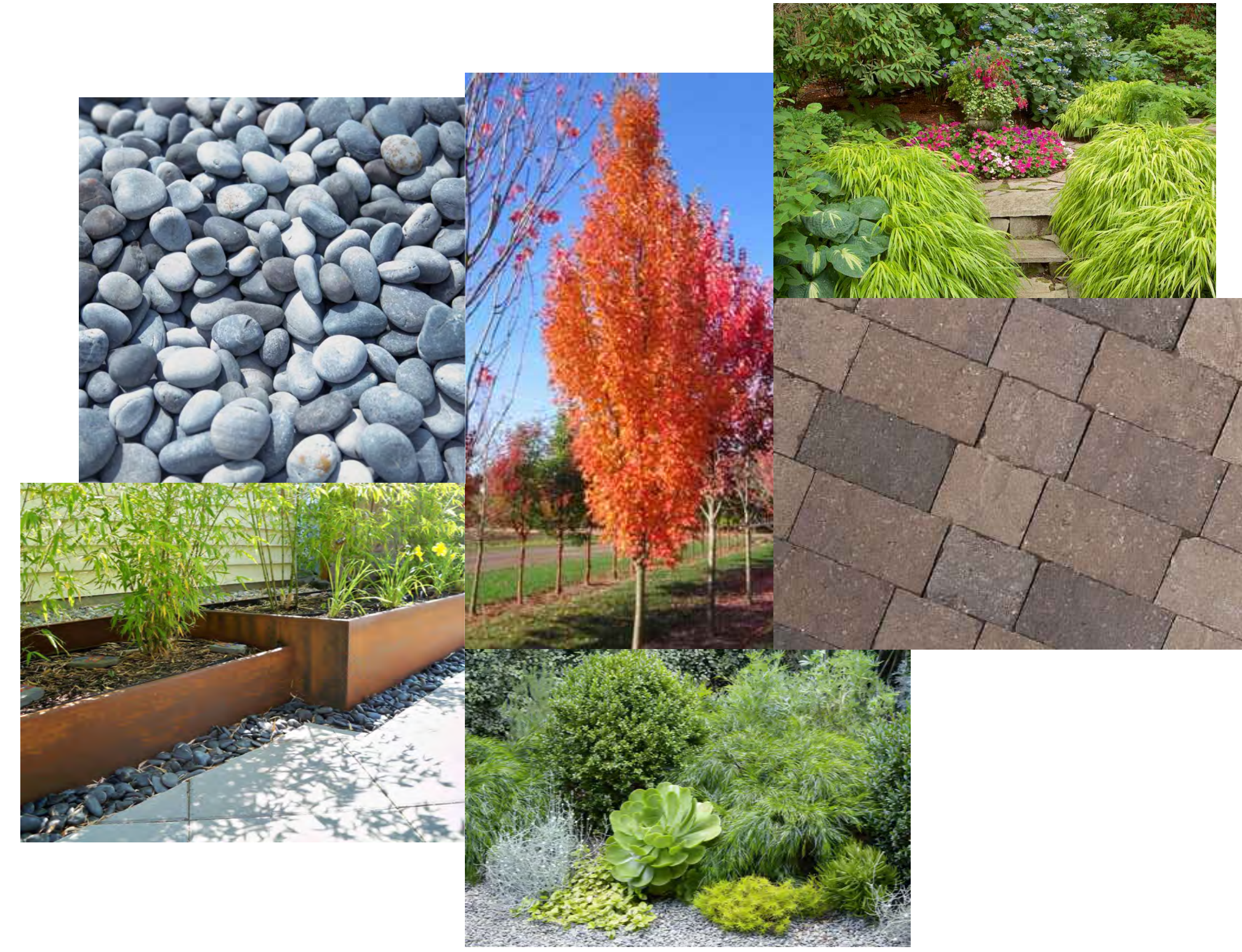




GROUND FLOOR
1"=10'



FLOOR 3
1"=10'



INSPIRATIONAL IMAGERY — GROUND FLOOR



INSPIRATIONAL IMAGERY — FLOOR 3

SITE LEGEND

SYMBOL	DESCRIPTION
[Line]	METAL SCREEN WALL
[Line]	GLASS GUARDRAIL
[Symbol]	PLANTERS / POTS
[Symbol]	STD CONCRETE PAVING
[Symbol]	WOOD ROOF DECKING
[Symbol]	PORCELAIN ROOF DECKING
[Symbol]	CONCRETE PAVERS
[Symbol]	DECORATIVE GRAVEL / ROCK

KEY

KEY	DESCRIPTION
[A]	RAISED PLANTER
[B]	"WELCOME MAT" PAVING
[C]	LID-COMPLIANT PLANTING
[D]	EXISTING STREET TREES
[E]	VERTICAL "GREEN SCREEN" WITH CLIMBING VINES
[F]	MECHANICAL EQUIPMENT AREA
[G]	NOT USED
[H]	COMMUNAL SEATING AREA
[I]	SEATING NOOK
[J]	FIRE PIT SEATING AREA
[K]	BARBEQUE COUNTER

IRRIGATION CONCEPT STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF SANTA ROSA WATER EFFICIENT LANDSCAPE ORDINANCE.
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
4. TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
5. SHRUBS AND GROUND COVER PLANTINGS SHALL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

CONCEPTUAL DESIGN NOTES

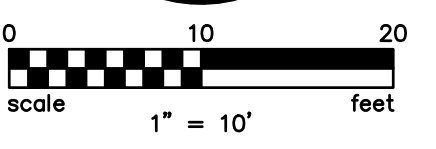
1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUND COVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
3. ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF SANTA ROSA WATER EFFICIENT LANDSCAPE ORDINANCE.
5. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND / OR ROTOTILL AS NEEDED.

CONCEPT PLANT SCHEDULE

SYMBOL	LATIN NAME / COMMON NAME	SIZE, WATER USE, SPACING, NATIVE	SYMBOL	LATIN NAME / COMMON NAME	SIZE, WATER USE, SPACING, NATIVE
[Green Circle]	SHRUB MEDIUM ACACIA COGNATA / RIVER WATTLE ARGYOSTAPHYLOS X 'GREENSPHERE' / GREENSPHERE MANZANITA LOROPETALUM CHINESE RUBRUM 'PEAK' / PURPLE PIXIE DWARF FRINGE FLOWER RIBES VIBURNIFOLIUM / EVERGREEN CURRANT WOODWARDIA FIMBRIATA / GIANT CHAIN FERN	5 GAL., LOW, 5' O.C. 5 GAL., YES, LOW, 2.5' O.C., YES 5 GAL., LOW, 5' O.C. 5 GAL., YES, LOW, 5' O.C., YES 5 GAL., MODERATE, 6' O.C.	[Star]	SUCCULENTS AEONIUM X 'SUNBURST' / SUNBURST AEONIUM AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE DUDLEYA BRITTONII / GIANT CHALK DUDLEYA SEDUM REFLEXUM 'BLUE SPRUCE' / BLUE SPRUCE-LEAVED STONECROP YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED SPANISH DAGGER	1 GAL., LOW, 3' O.C. 1 GAL., LOW, 3' O.C. 1 GAL., HYBRID, LOW, 1.5' O.C., YES 1 GAL., LOW, 1.5' O.C. 1 GAL., LOW, 2' O.C. 5 GAL., LOW, 4' O.C.
[Green Square]	ACCENT & PERENNIAL ASPIDISTRA ELATIOR / CAST IRON PLANT CLIVIA MINIATA 'MONYA' / FLAME BUSH LILY COPROSMIA REIFENS 'MARBLE QUEEN' / MARBLE QUEEN MIRROR PLANT HELLEBORUS ARGUTIFOLIUS 'SILVER LACE' / SILVER LACE HELLEBORE PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	1 GAL., LOW, 3' O.C. 1 GAL., MODERATE, 3' O.C. 1 GAL., MODERATE, 3' O.C. 1 GAL., LOW, 1.5' O.C. 15 GAL., LOW, 5' O.C.	[Green Square with Dots]	STORMWATER TREATMENT PLANTINGS LIMITED TO THE APPROVED LID PLANT LIST CAREX TUMIDUS / FOOTHILL SEDGE FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	1 GAL., YES, LOW, 3' O.C., YES 1 GAL., YES, LOW, 3' O.C., YES
[Green Triangle]	VINES JASMINUM POLYANTHUM / PINK JASMINE TRINBERGIA GREGORII / ORANGE CLOCK VINE TRACHELOSPERMUM JASMINOIDES 'SASSY' / SASSY STAR JASMINE	5 GAL., MODERATE, 5' O.C. 5 GAL., MODERATE, 5' O.C. 5 GAL., MODERATE, 5' O.C.	[Green Square with Dots]	LOW FLOWERING SHRUBS & FERNS FESTUCA MAIREI / ATLAS FESCUE HEUCHERA X 'CANYON DELIGHT' / CANYON DELIGHT CORAL BELLS IRIS DOUGLASIANA / DOUGLAS IRIS LAVANDULA STOECCHAS / SPANISH LAVENDER MIMULUS X 'TRISH' / TRISH MONKEYFLOWER	1 GAL., YES, LOW, 3' O.C., YES 1 GAL., HYBRID, MODERATE, 1.5' O.C., YES 1 GAL., HYBRID, LOW, 1.5' O.C., YES 1 GAL., LOW, 2' O.C., YES 1 GAL., HYBRID, LOW, 2' O.C., YES
[Green Circle]	GRASSES CAREX OSHIMENSIS 'EVERGOLD' / EVERGOLD JAPANESE SEDGE CHONDROPETALUM TECTORUM / SMALL CAPE RUSH HAKONEGLIOA MACRA 'AUREOLA' / GOLDEN VARIEGATED FOREST GRASS LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH MULLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	1 GAL., MODERATE, 1.5' O.C. 1 GAL., LOW, 5' O.C., YES 1 GAL., MODERATE, 2' O.C. 1 GAL., LOW, 5' O.C., YES 1 GAL., LOW, 4' O.C., YES			



PLANTING IMAGERY



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TEL (707) 542-6451 FAX (707) 542-5212

DRB CONCEPT REVIEW PACKAGE
CONCEPTUAL LANDSCAPE PLANS - GROUND FLOOR AND FLOOR 3

428 MENDOCINO

SANTA ROSA, CALIFORNIA

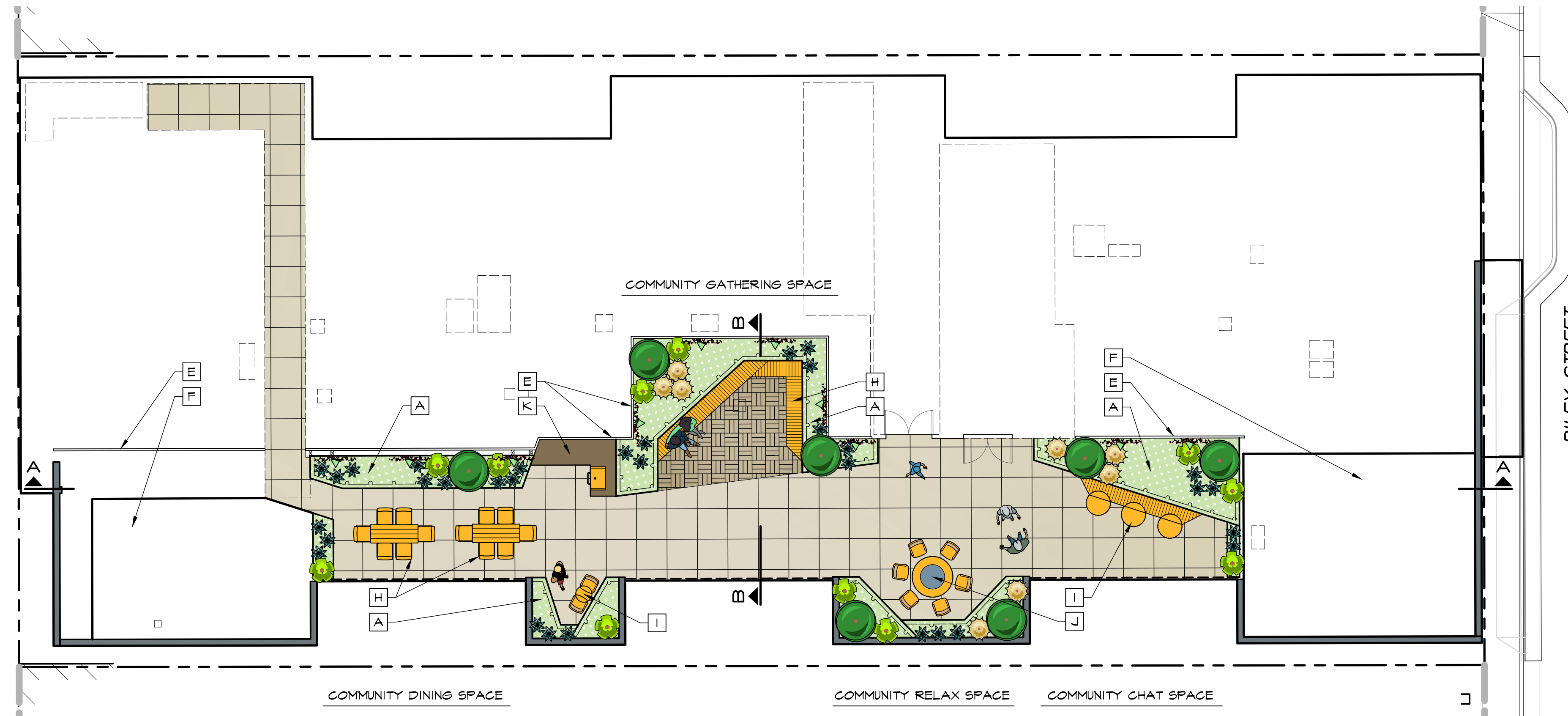
11/30/2023

PROJECT No. 202303.00

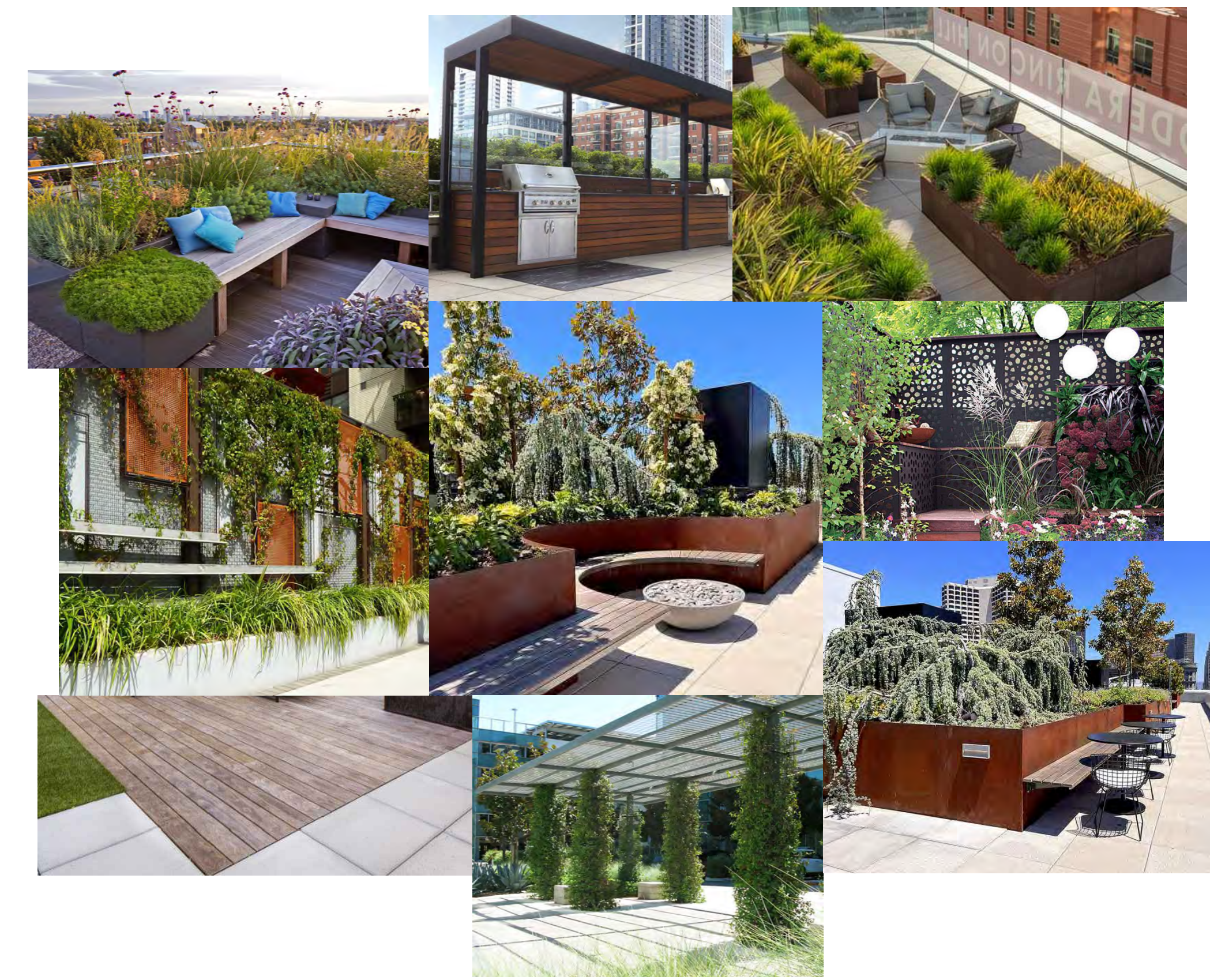
SHEET L-101
1 OF 2

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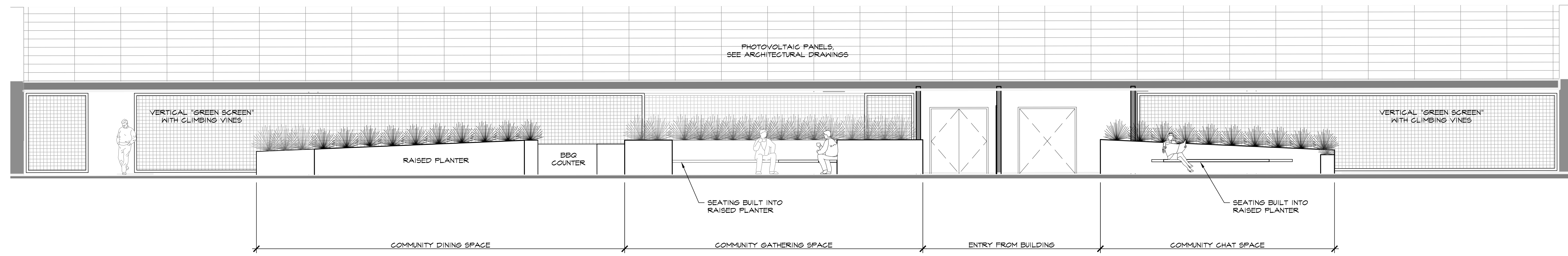
MENDOCINO AVENUE



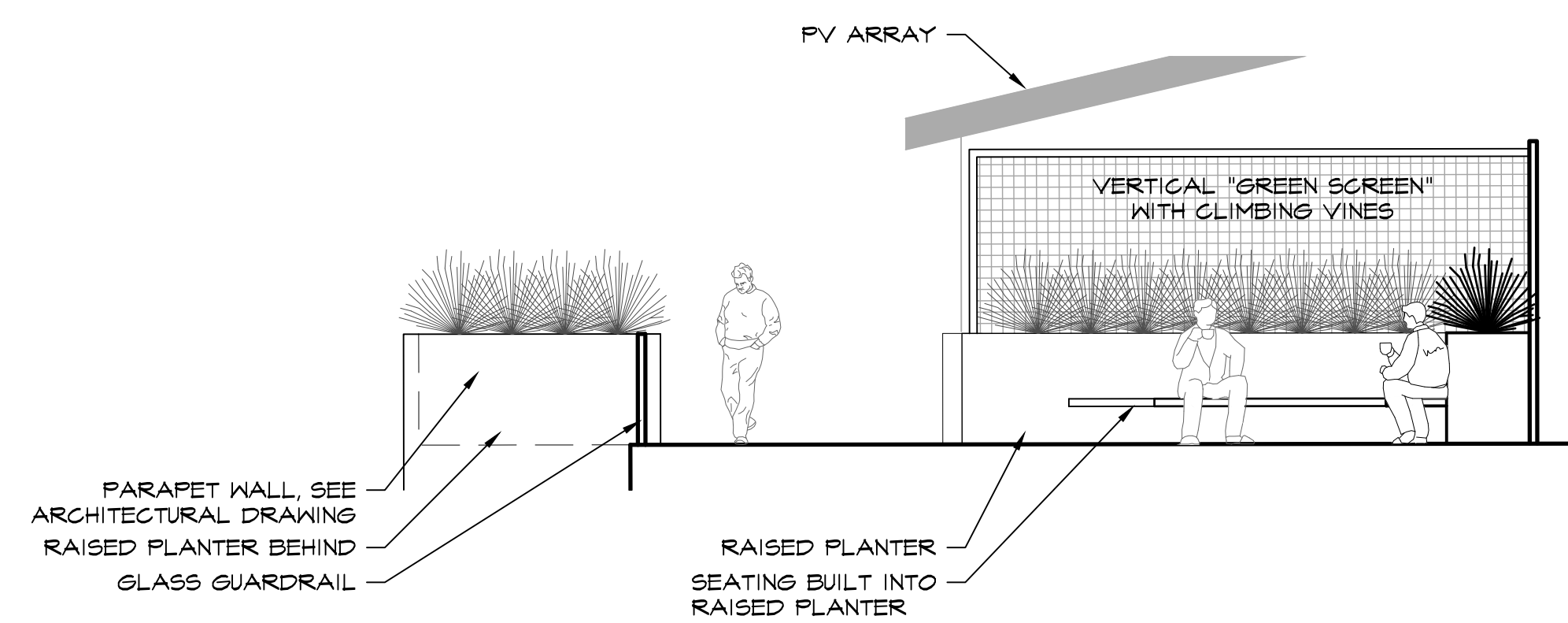
ROOF
1"=10'



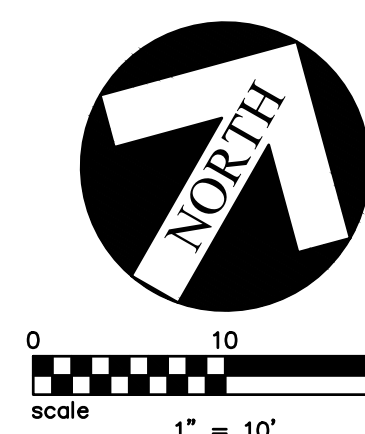
INSPIRATIONAL IMAGERY — ROOF



SECTION — ELEVATION A
1"=5'



SECTION — ELEVATION B
1"=5'



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CONCEPTUAL LANDSCAPE PLANS - ROOF AND SECTIONS / ELEVATIONS

428 MENDOCINO

SANTA ROSA, CALIFORNIA

11/30/2023

PROJECT No. 20230300

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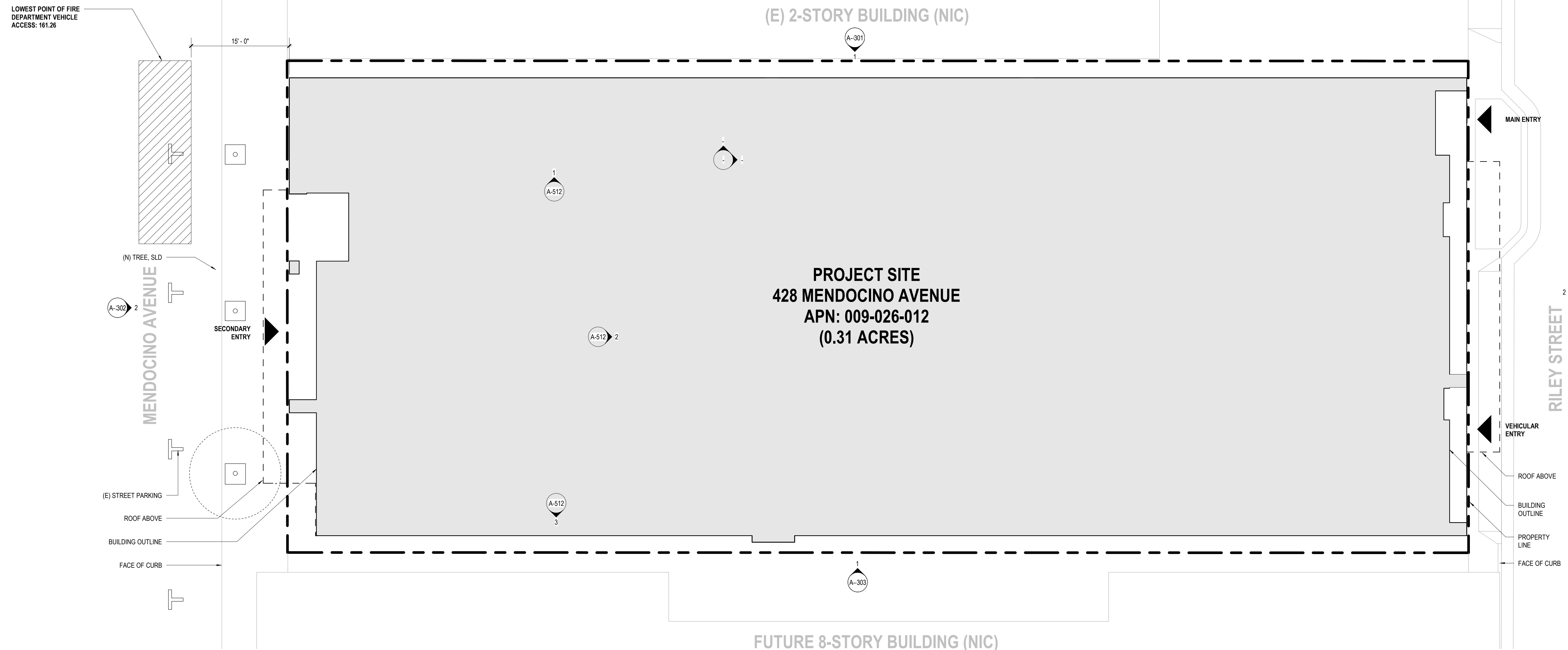
CITY HARVEST CENTER
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PROJECT NUMBER
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DATE
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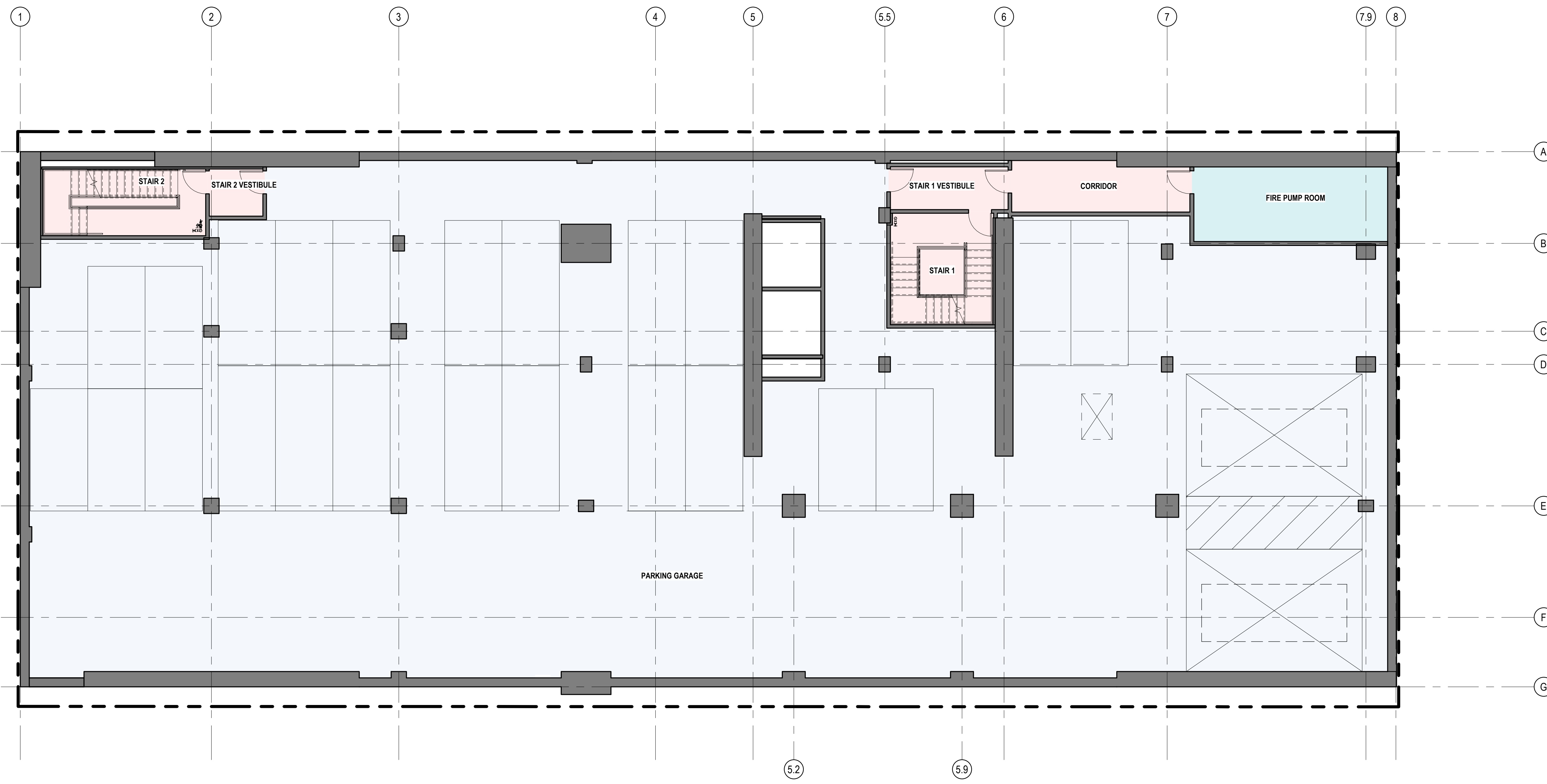
SITE PLAN
A-101



1 SITE PLAN
1/8" = 1'-0"

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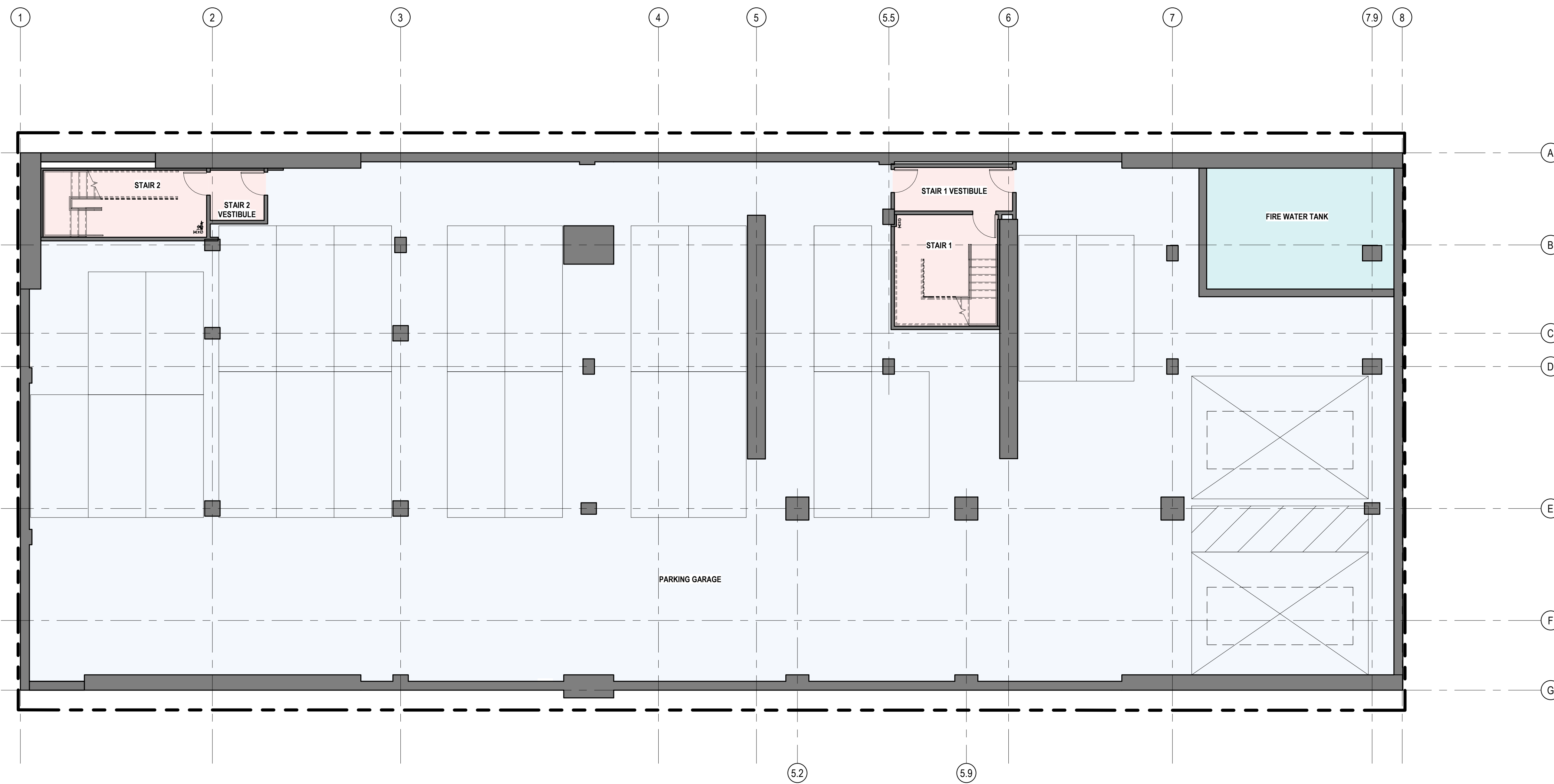
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LEGEND

- BALCONY / ROOF DECK
- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- GARAGE
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OFFICE
- TRASH/RECYCLING
- UNIT TYPE A1 - 1 BEDROOM
- UNIT TYPE B1 - 2 BEDROOM
- UNIT TYPE B2 - 2 BEDROOM
- UNIT TYPE B3 - 2 BEDROOM
- UNIT TYPE C1 - 3 BEDROOM
- UNIT TYPE S1 - STUDIO

2 FLOOR B1 PLAN
 1/8" = 1'-0"



1 FLOOR B2 PLAN
 1/8" = 1'-0"

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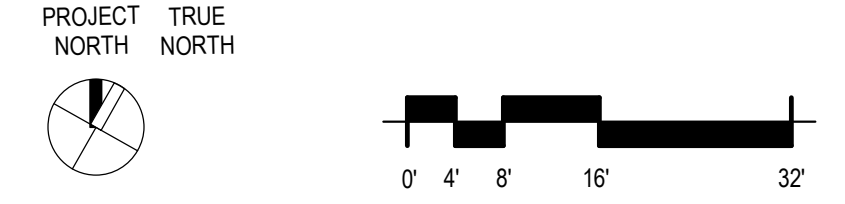
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Number	Date	Description

FLOOR 1-2 - PLANS

A-202

LEGEND

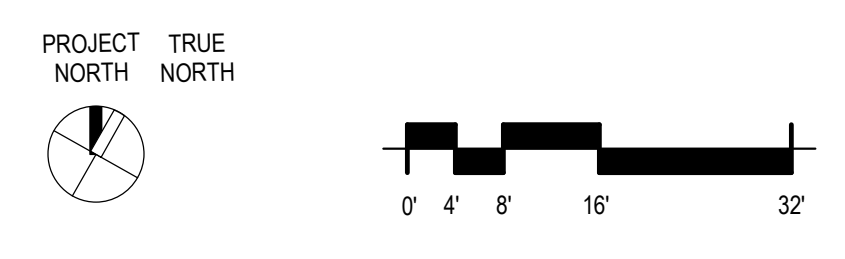
- BALCONY / ROOF DECK
- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- GARAGE
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OFFICE
- TRASH/RECYCLING
- UNIT TYPE A1 - 1 BEDROOM
- UNIT TYPE B1 - 2 BEDROOM
- UNIT TYPE B2 - 2 BEDROOM
- UNIT TYPE B3 - 2 BEDROOM
- UNIT TYPE C1 - 3 BEDROOM
- UNIT TYPE S1 - STUDIO



2 FLOOR 2 PLAN
 1/8" = 1'-0"



1 FLOOR 1 PLAN
 1/8" = 1'-0"



12/1/2023 3:58:31 PM

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LEGEND

- BALCONY / ROOF DECK
- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- GARAGE
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OFFICE
- TRASH/RECYCLING
- UNIT TYPE A1 - 1 BEDROOM
- UNIT TYPE B1 - 2 BEDROOM
- UNIT TYPE B2 - 2 BEDROOM
- UNIT TYPE B3 - 2 BEDROOM
- UNIT TYPE C1 - 3 BEDROOM
- UNIT TYPE S1 - STUDIO

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FLOOR 3-10 PLANS

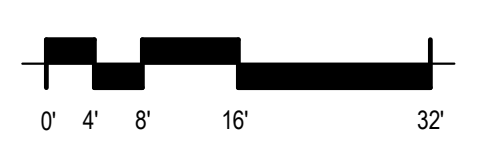
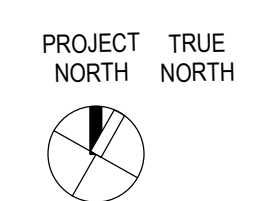
A-203



2 FLOOR 4-10 PLAN
1/8" = 1'-0"



1 FLOOR 3 PLAN
1/8" = 1'-0"



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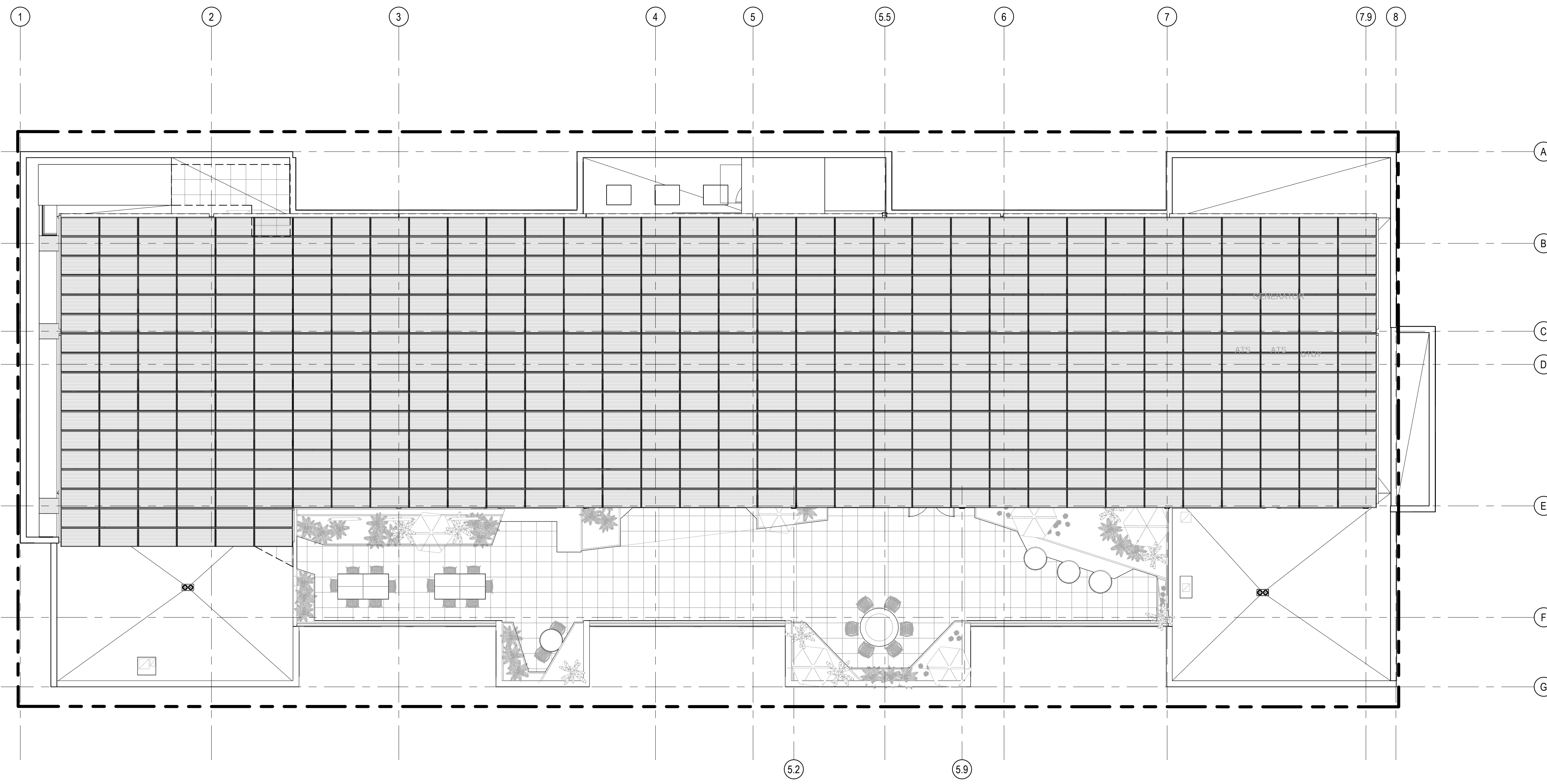
Number	Date	Description

ROOF & HIGH ROOF PLAN

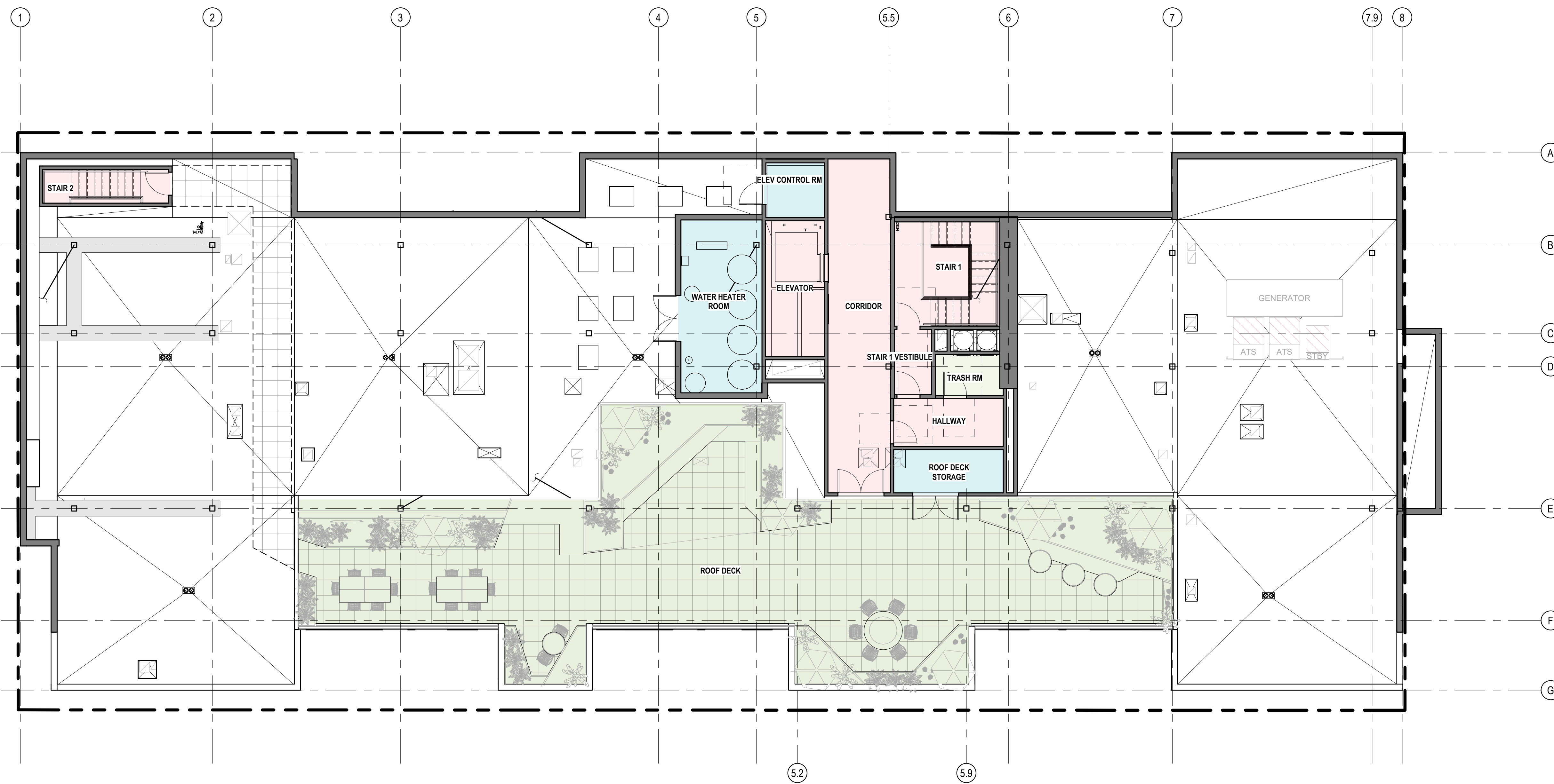
A-204

LEGEND

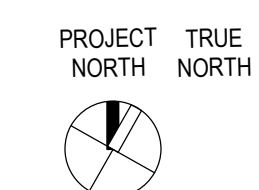
- BALCONY / ROOF DECK
- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- GARAGE
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OFFICE
- TRASH/RECYCLING
- UNIT TYPE A1 - 1 BEDROOM
- UNIT TYPE B1 - 2 BEDROOM
- UNIT TYPE B2 - 2 BEDROOM
- UNIT TYPE B3 - 2 BEDROOM
- UNIT TYPE C1 - 3 BEDROOM
- UNIT TYPE S1 - STUDIO




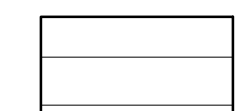



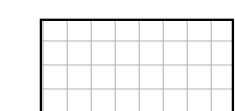
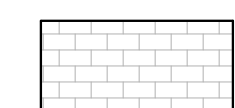
2 HIGH ROOF PLAN
 1/8" = 1'-0"



1 ROOF PLAN
 1/8" = 1'-0"



LEGEND - EXTERIOR FINISHES

-  CEMENT PLASTER
-  HORIZONTAL SMOOTH METAL PANEL
-  VERTICAL CORRUGATED METAL PANEL
-  CHANNEL GLASS
-  BOARD FORMED CONCRETE
-  GREEN SCREEN, SLD
-  CONCRETE OR CMU MASONRY WALL

DRAWING NOTES

- .026 ALUMINUM WINDOWS, TYP
- .027 METAL GUARDRAIL, TYP
- .029 SOLAR PV CANOPY
- .033 LINE OF BASEMENT BELOW
- .034 RAISED LID PLANTER

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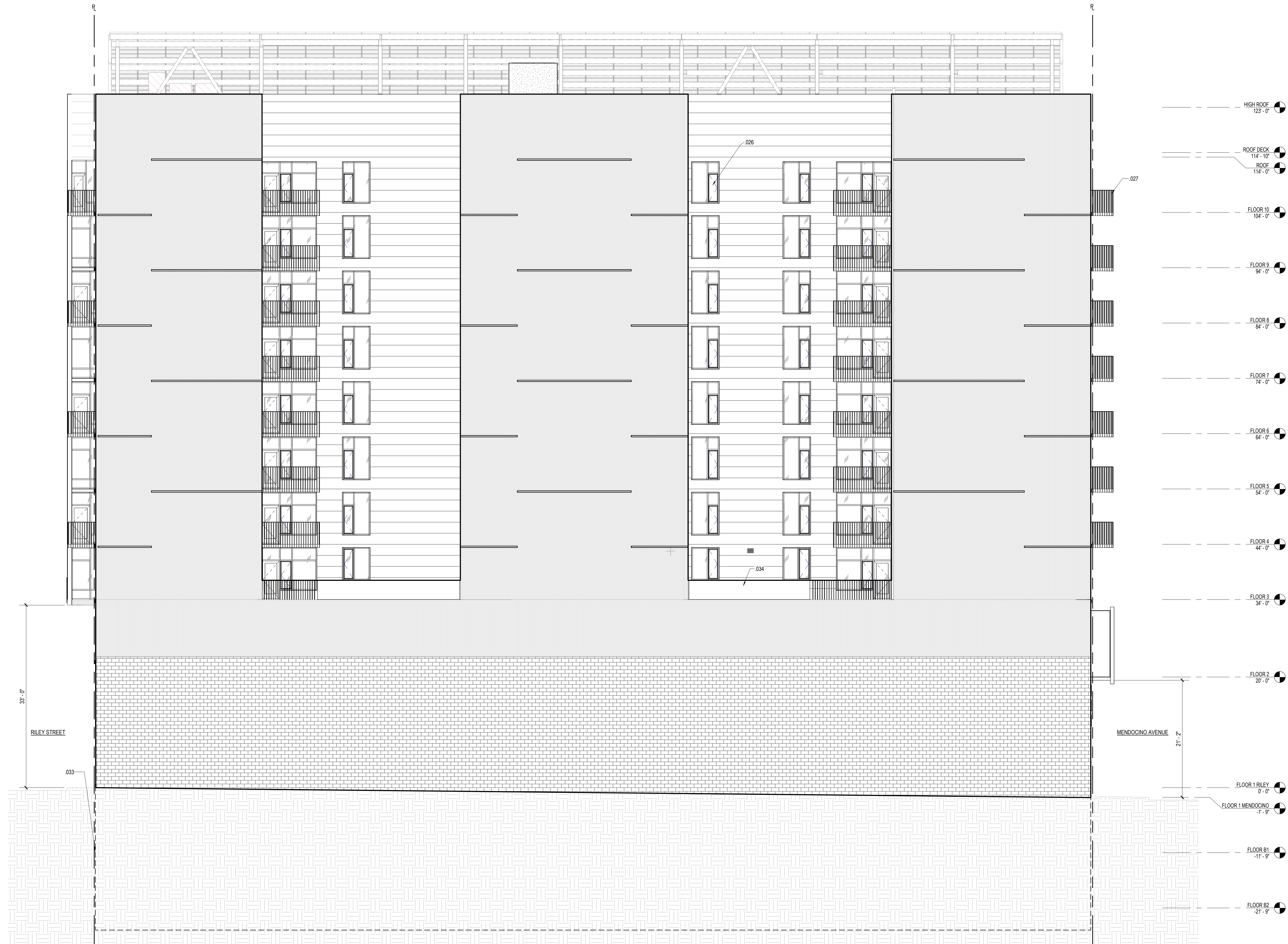
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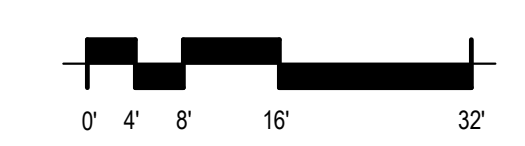
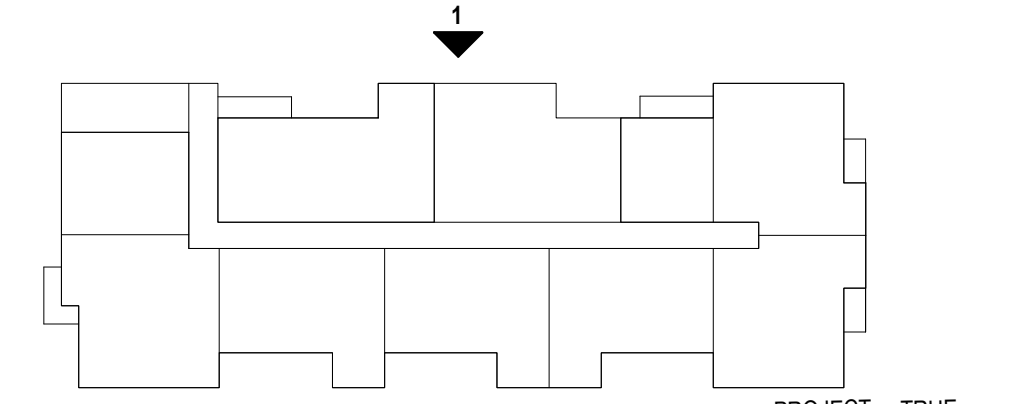
EXTERIOR ELEVATIONS

A-301


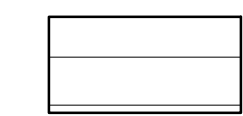
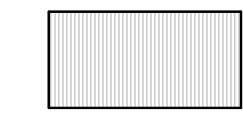

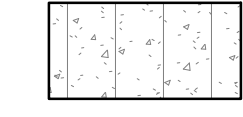
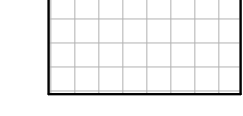



1 NORTH ELEVATION
 1/8" = 1'-0"

KEY PLAN



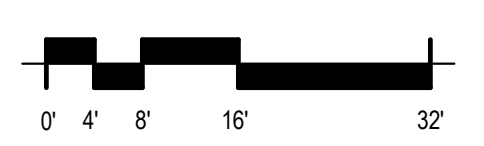
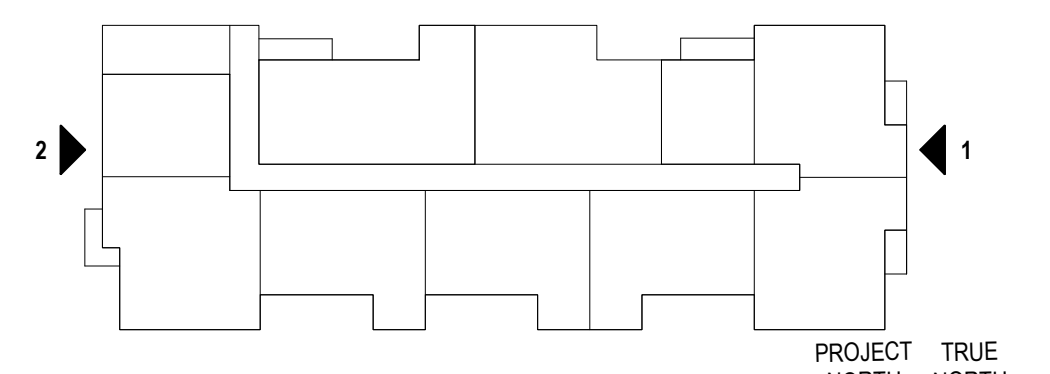
LEGEND - EXTERIOR FINISHES

-  CEMENT PLASTER
-  HORIZONTAL SMOOTH METAL PANEL
-  VERTICAL CORRUGATED METAL PANEL
-  CHANNEL GLASS
-  BOARD FORMED CONCRETE
-  GREEN SCREEN, SLD
-  CONCRETE OR CMU MASONRY WALL

DRAWING NOTES

- 026 ALUMINUM WINDOWS, TYP
- 027 METAL GUARDRAIL, TYP
- 029 SOLAR PV CANOPY
- 030 SECTIONAL ROLL-UP DOOR
- 033 LINE OF BASEMENT BELOW
- 036 ILLUMINATED BUILDING SIGNAGE

KEY PLAN



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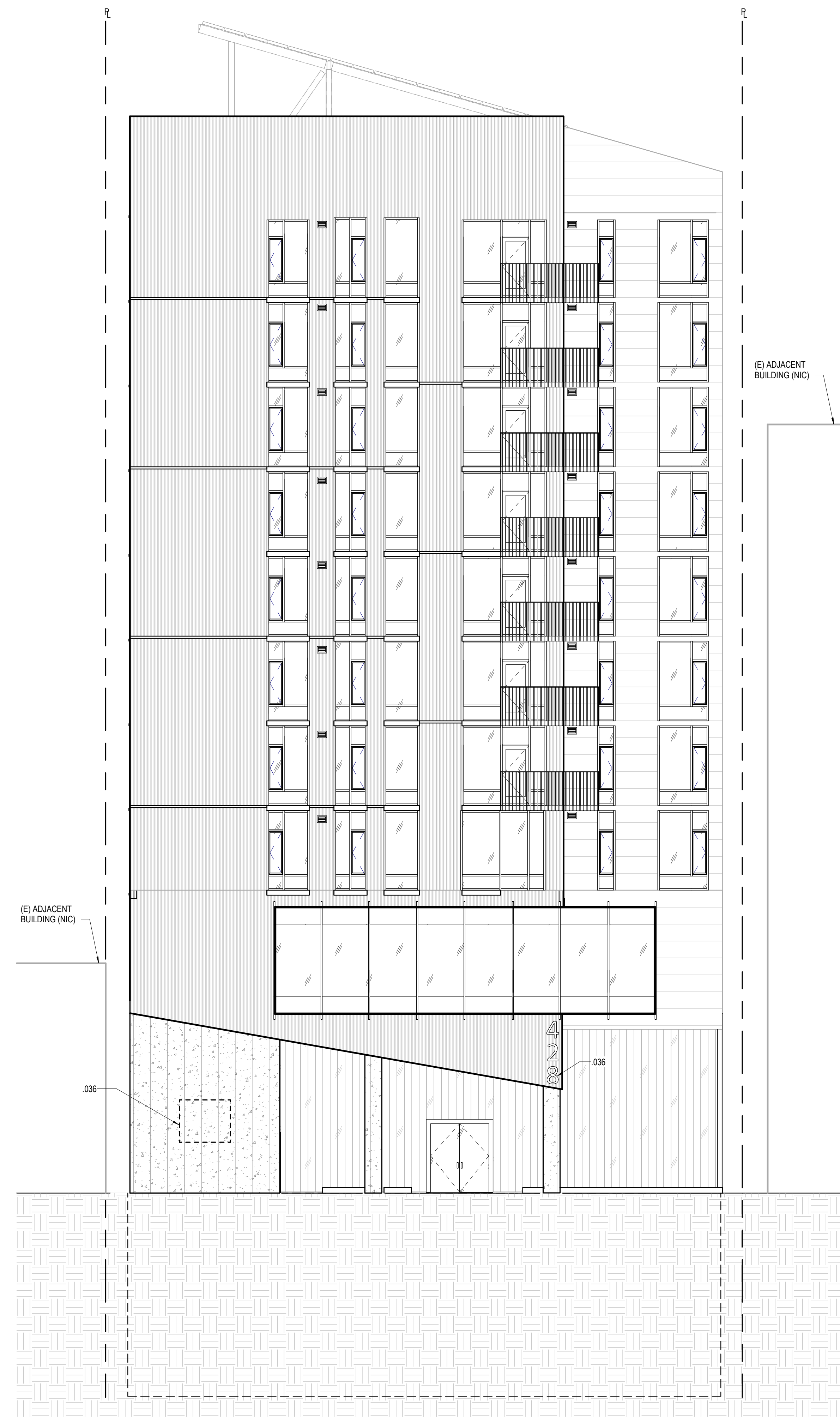
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Number	Date	Description

EXTERIOR ELEVATIONS

A-302


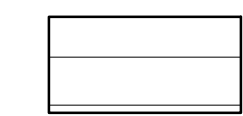
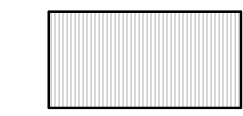

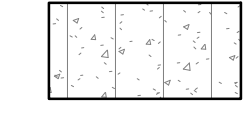
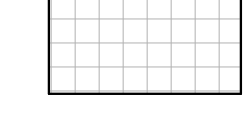



2 WEST ELEVATION
 1/8" = 1'-0"



1 EAST ELEVATION
 1/8" = 1'-0"

LEGEND - EXTERIOR FINISHES

-  CEMENT PLASTER
-  HORIZONTAL SMOOTH METAL PANEL
-  VERTICAL CORRUGATED METAL PANEL
-  CHANNEL GLASS
-  BOARD FORMED CONCRETE
-  GREEN SCREEN, SLD
-  CONCRETE OR CMU MASONRY WALL

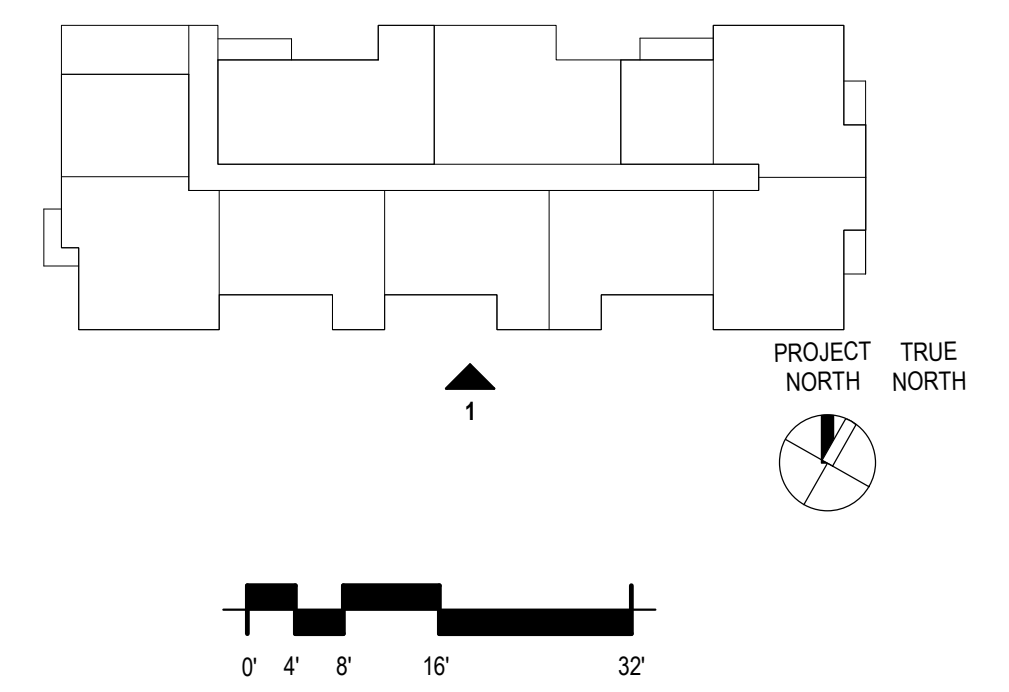
DRAWING NOTES

- 026 ALUMINUM WINDOWS, TYP
- 027 METAL GUARDRAIL, TYP
- 028 GLASS GUARDRAIL, TYP
- 029 SOLAR PV CANOPY
- 033 LINE OF BASEMENT BELOW
- 034 RAISED LID PLANTER



1 SOUTH ELEVATION
 1/8" = 1'-0"

KEY PLAN



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PROJECT NUMBER
 20230040
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Number	Date	Description

EXTERIOR ELEVATIONS
A-303

NOT FOR CONSTRUCTION

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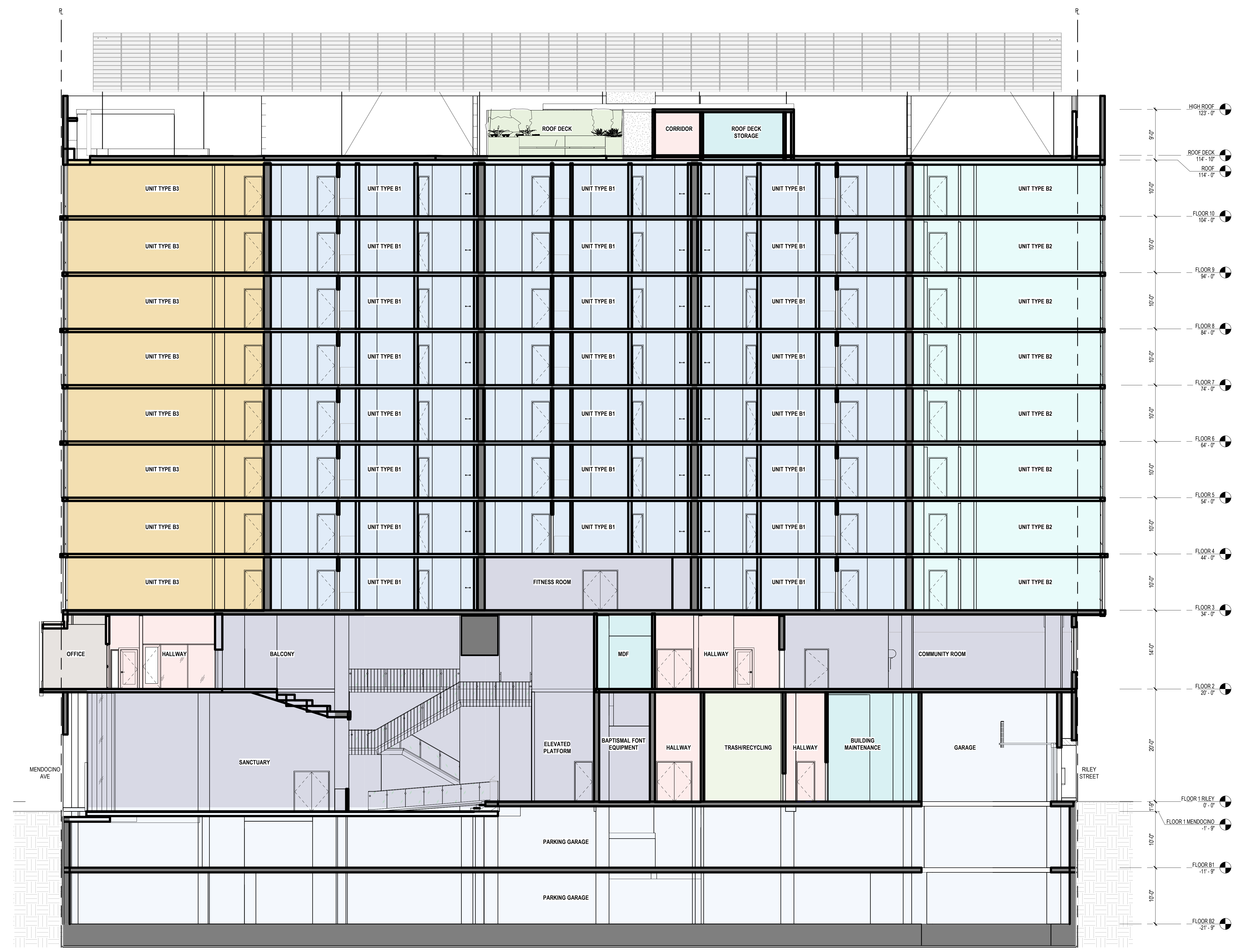
CITY HARVEST CENTER
 CHURCH

PROJECT NUMBER:
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 DATE:
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REVISIONS:

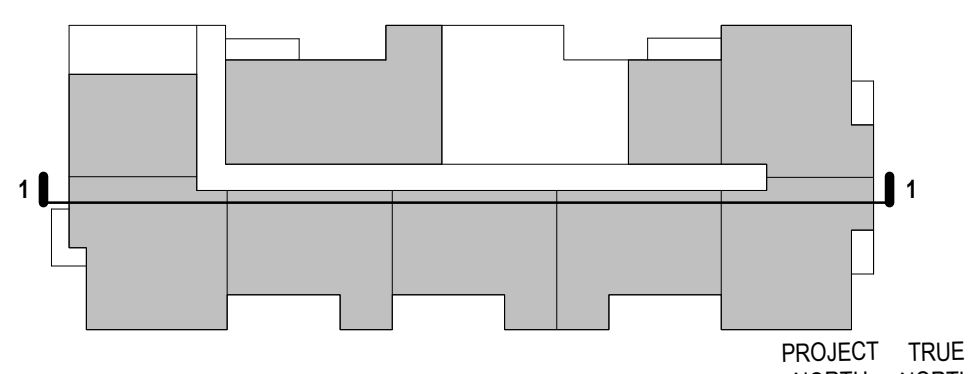
Number	Date	Description

BUILDING SECTIONS
A-321



- LEGEND**
- BALCONY / ROOF DECK
 - CIRCULATION
 - ENTRY LOBBY/MAIL ROOM
 - GARAGE
 - MEP/STORAGE
 - MULTI-PURPOSE AMENITY
 - OFFICE
 - TRASH/RECYCLING
 - UNIT TYPE A1 - 1 BEDROOM
 - UNIT TYPE B1 - 2 BEDROOM
 - UNIT TYPE B2 - 2 BEDROOM
 - UNIT TYPE B3 - 2 BEDROOM
 - UNIT TYPE C1 - 3 BEDROOM
 - UNIT TYPE S1 - STUDIO

KEY PLAN



1 BUILDING SECTION EAST - WEST
 1/8" = 1'-0"

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CITY HARVEST CENTER
 CHURCH

PROJECT NUMBER:
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 10/20/2023

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Number	Date	Description

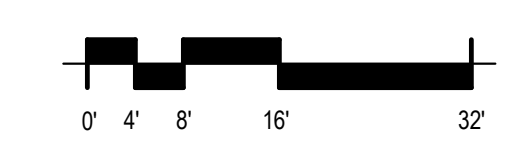
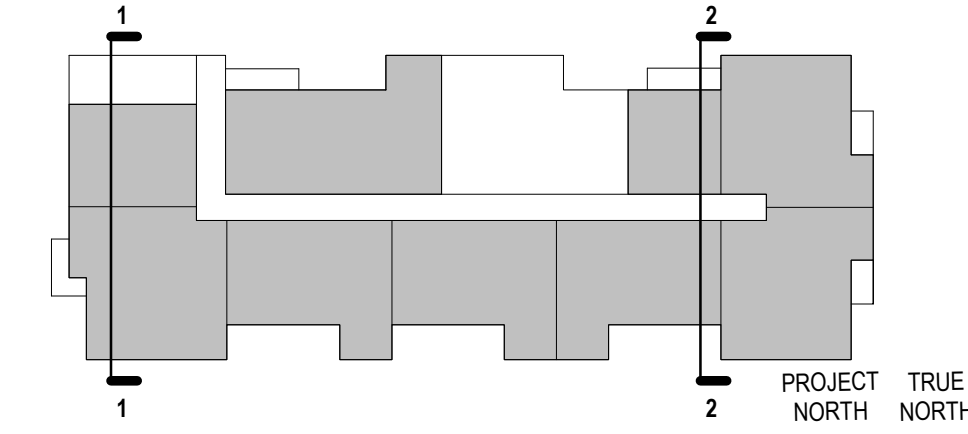
BUILDING SECTIONS

A-322

LEGEND

- BALCONY / ROOF DECK
- CIRCULATION
- ENTRY LOBBY/MAIL ROOM
- GARAGE
- MEP/STORAGE
- MULTI-PURPOSE AMENITY
- OFFICE
- TRASH/RECYCLING
- UNIT TYPE A1 - 1 BEDROOM
- UNIT TYPE B1 - 2 BEDROOM
- UNIT TYPE B2 - 2 BEDROOM
- UNIT TYPE B3 - 2 BEDROOM
- UNIT TYPE C1 - 3 BEDROOM
- UNIT TYPE S1 - STUDIO

KEY PLAN



2 BUILDING SECTION NORTH SOUTH PARKING
 1/8" = 1'-0"



1 BUILDING SECTION NORTH SOUTH SANCTUARY
 1/8" = 1'-0"

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 CHURCH

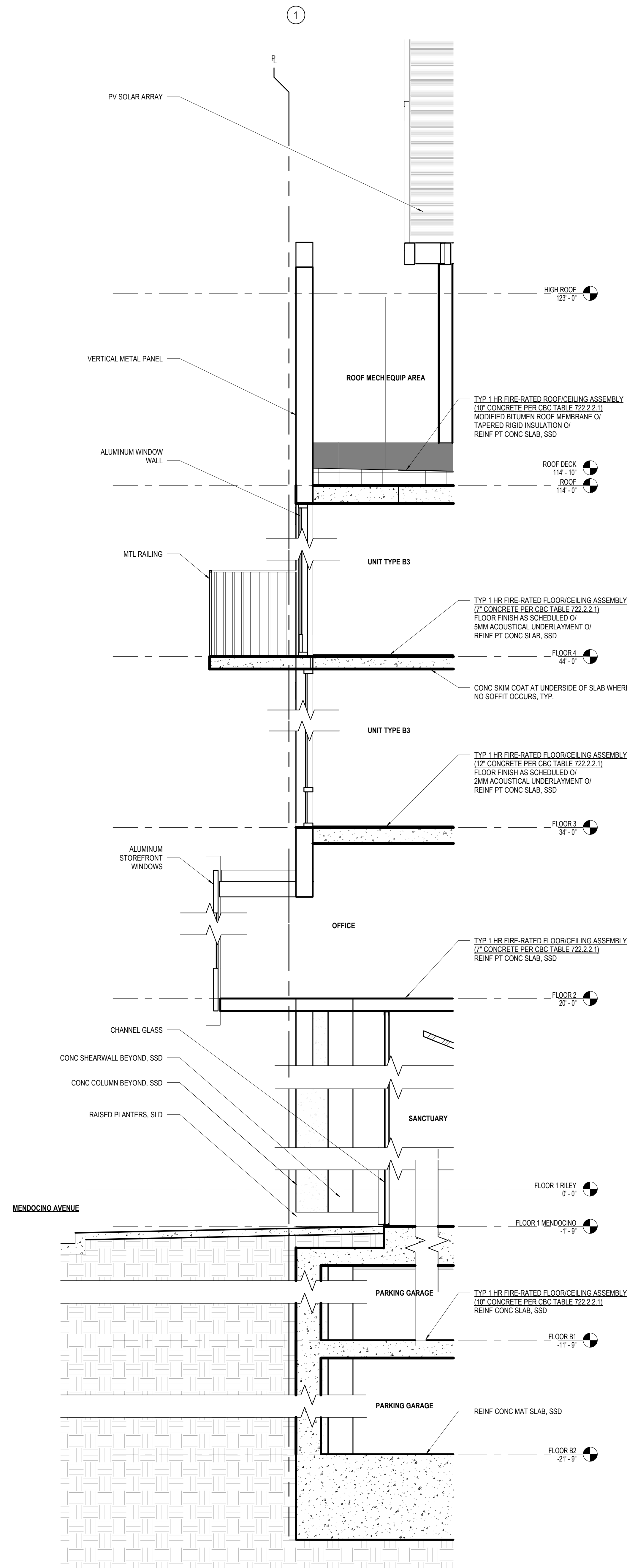
PROJECT NUMBER
 20230040
 DATE
 10/20/2023

REVISIONS:

Number	Date	Description

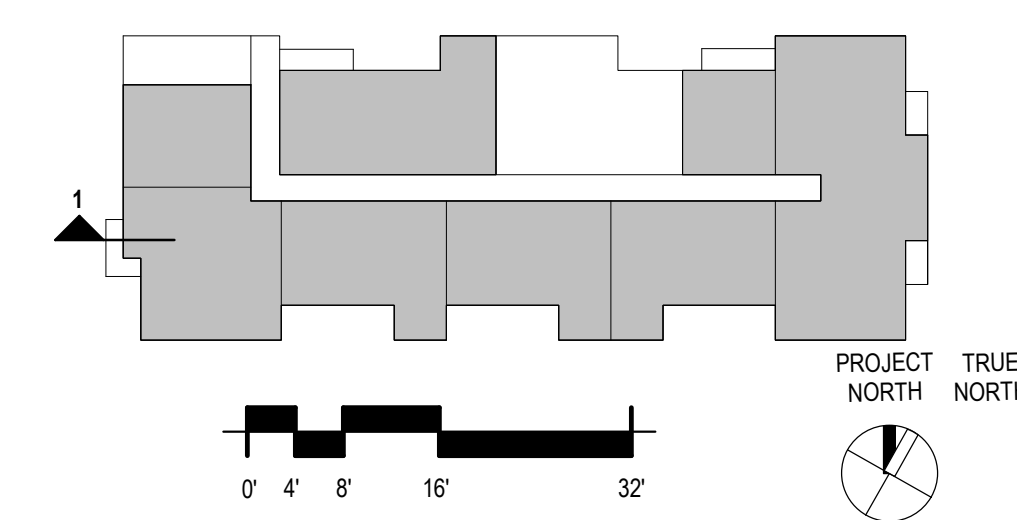
WALL SECTIONS

A-331



1 TYPICAL WALL SECTION
 3/8" = 1'-0"

KEY PLAN



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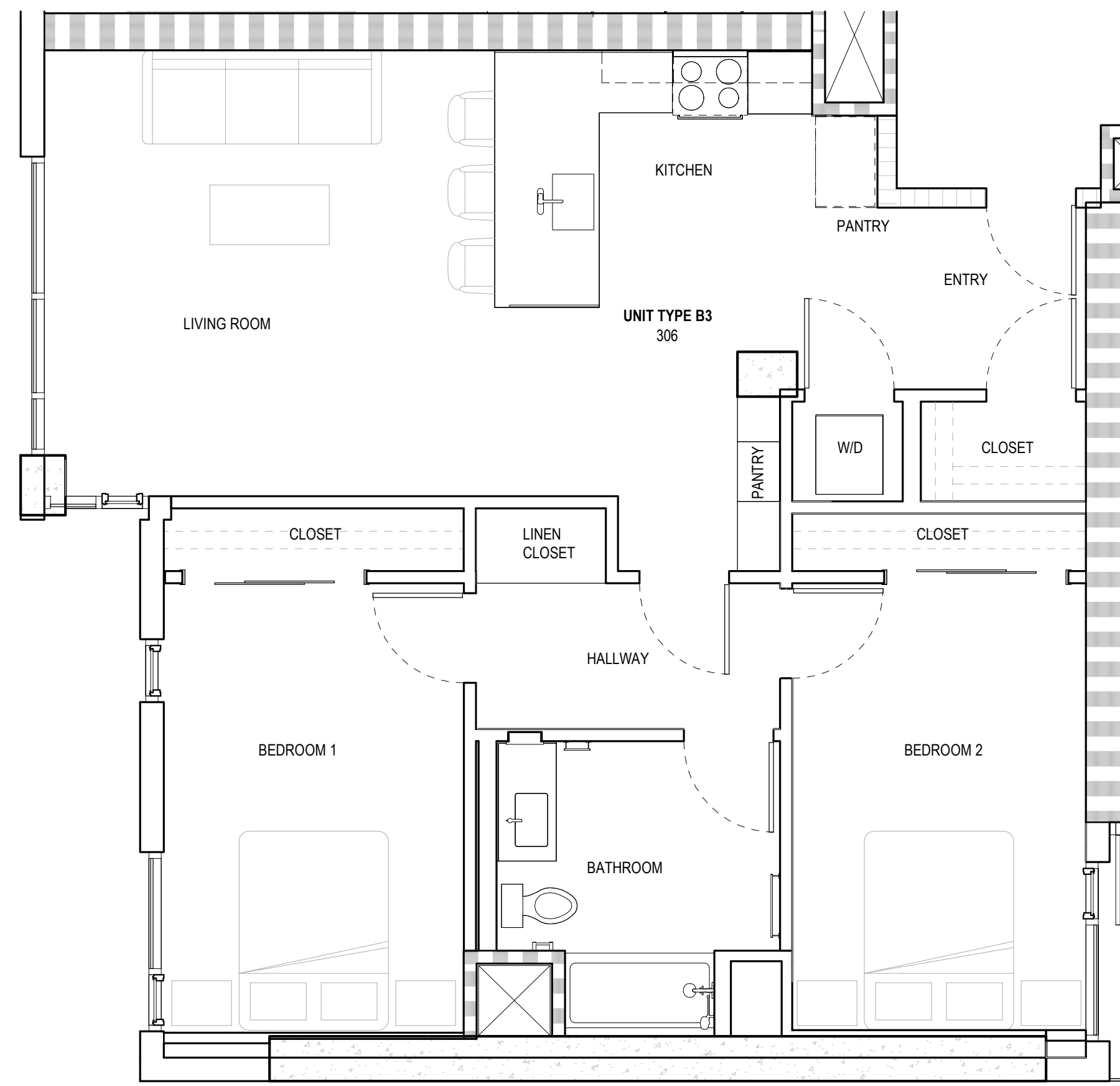
PROJECT NUMBER
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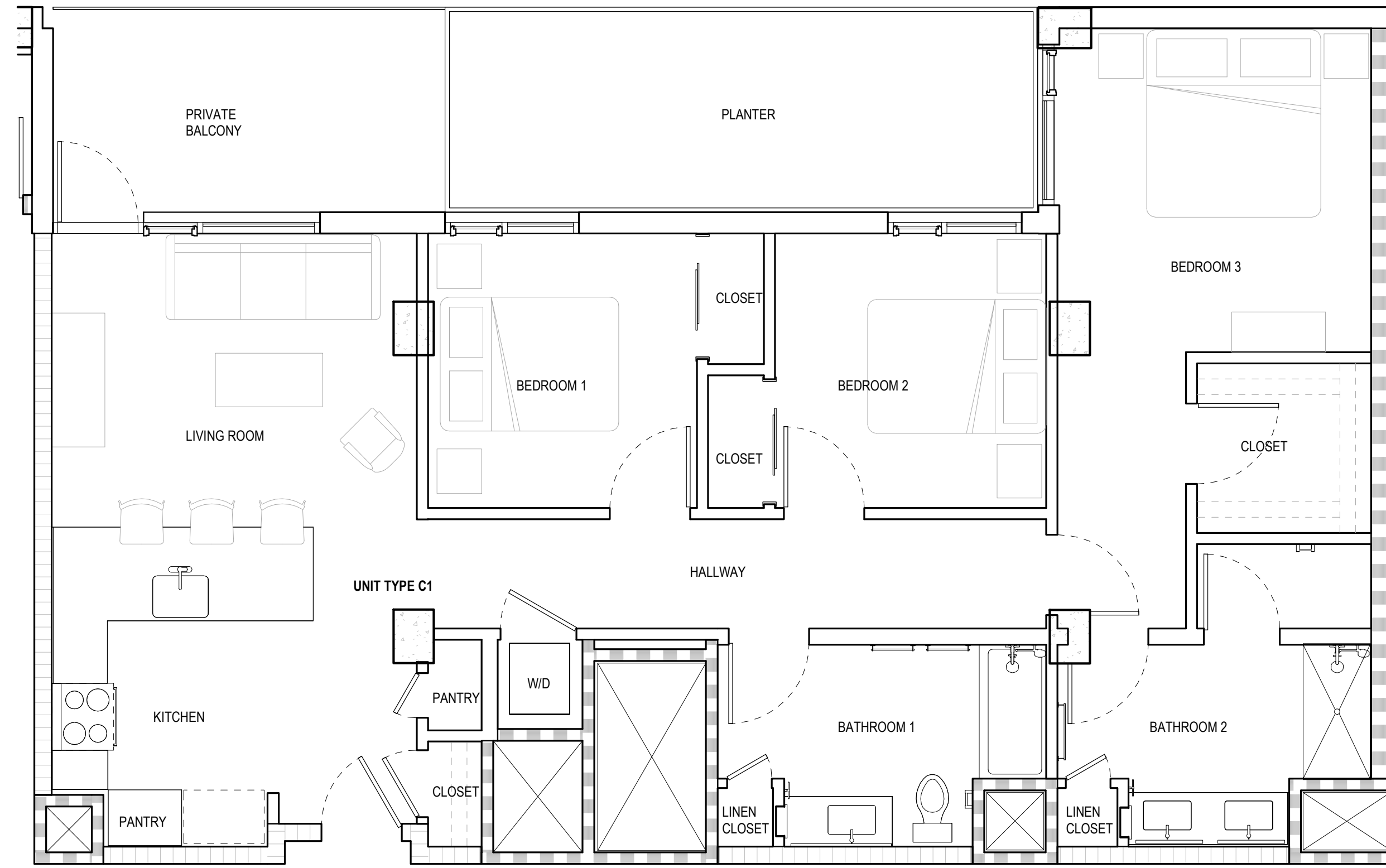
Number Date Description

ENLARGED PLANS -
TYPICAL UNIT TYPES

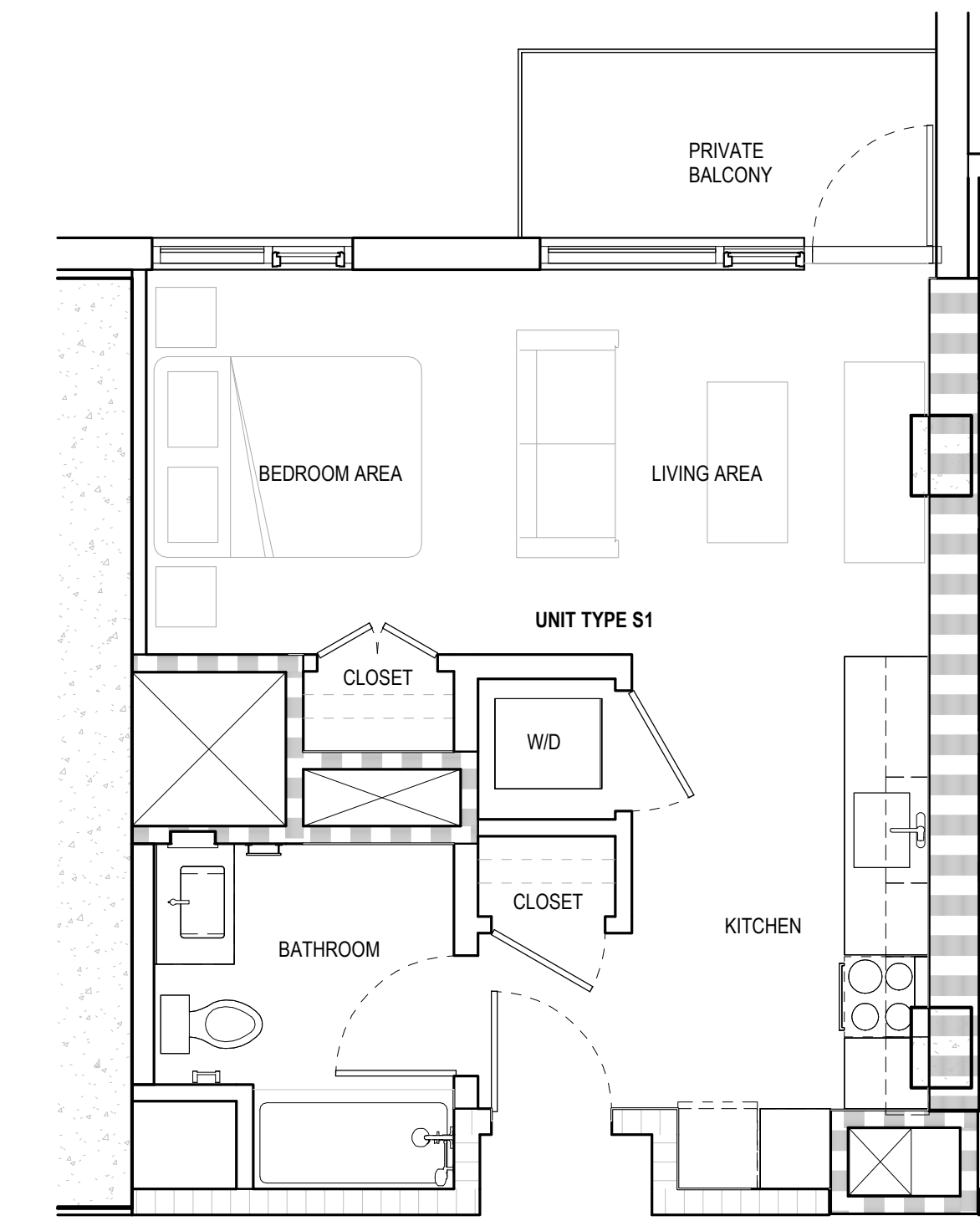
A-431



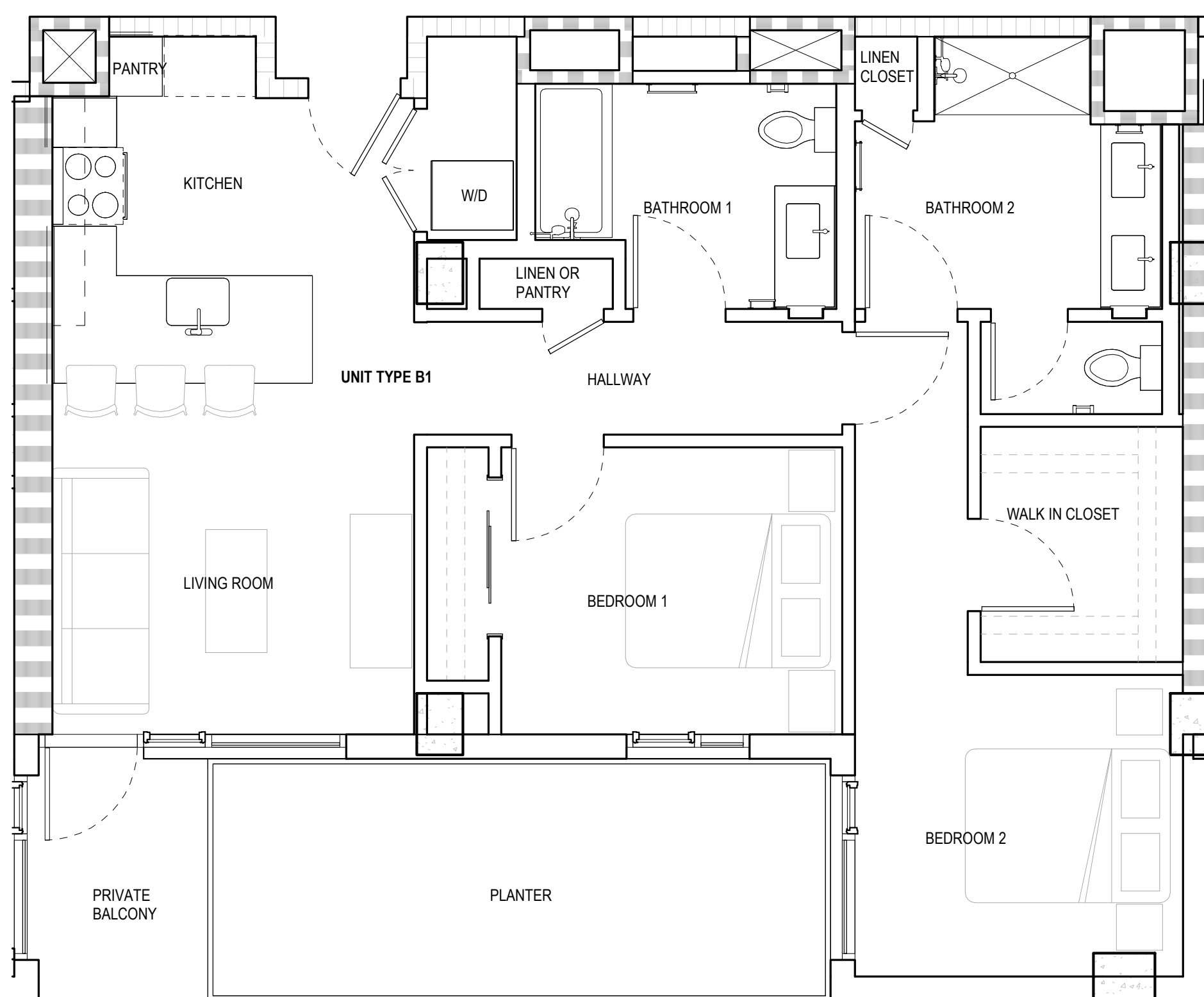
5 UNIT TYPE B3 - FLOOR PLAN
1/4" = 1'-0"



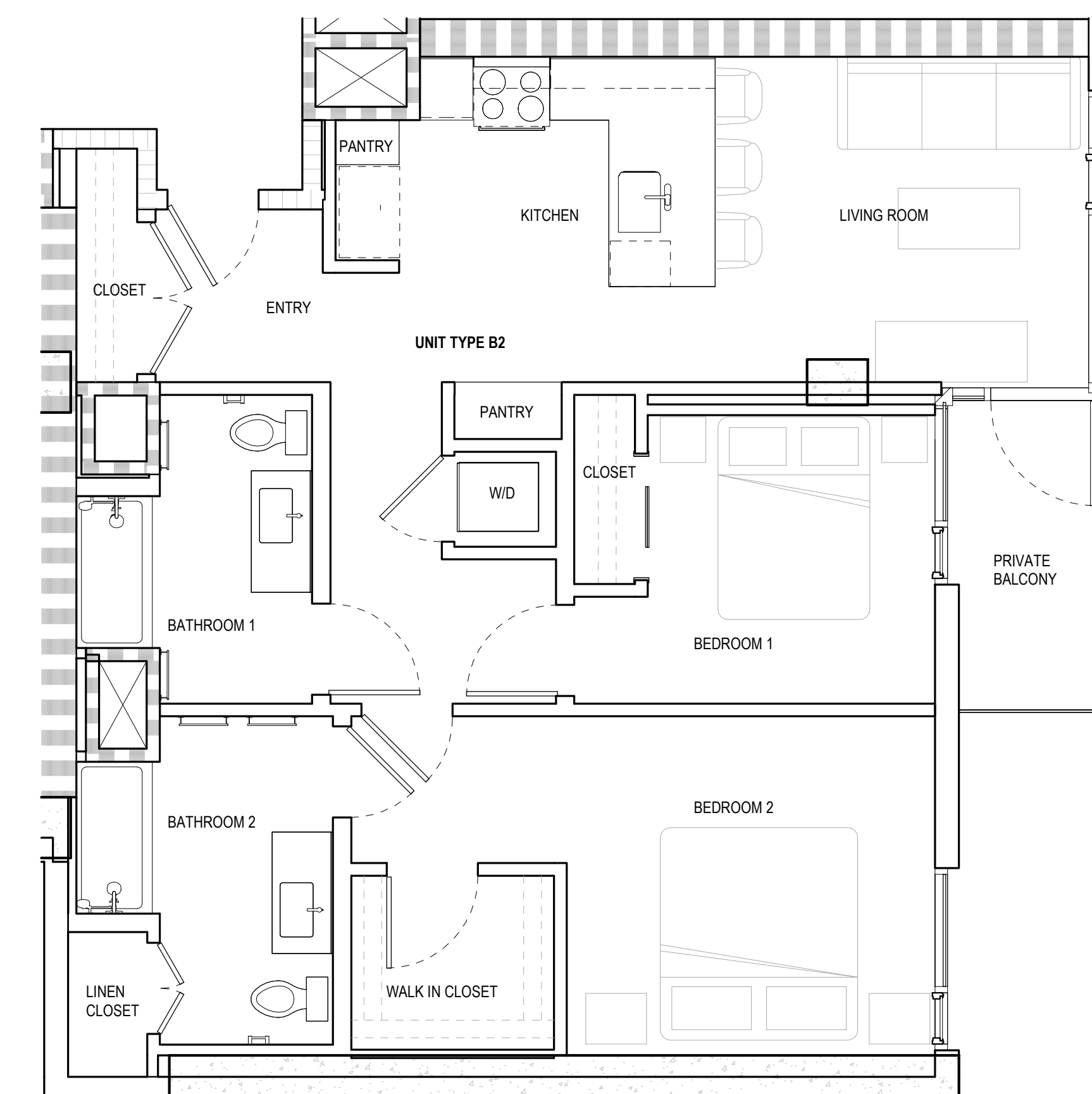
3 UNIT TYPE C1 - FLOOR PLAN
1/4" = 1'-0"



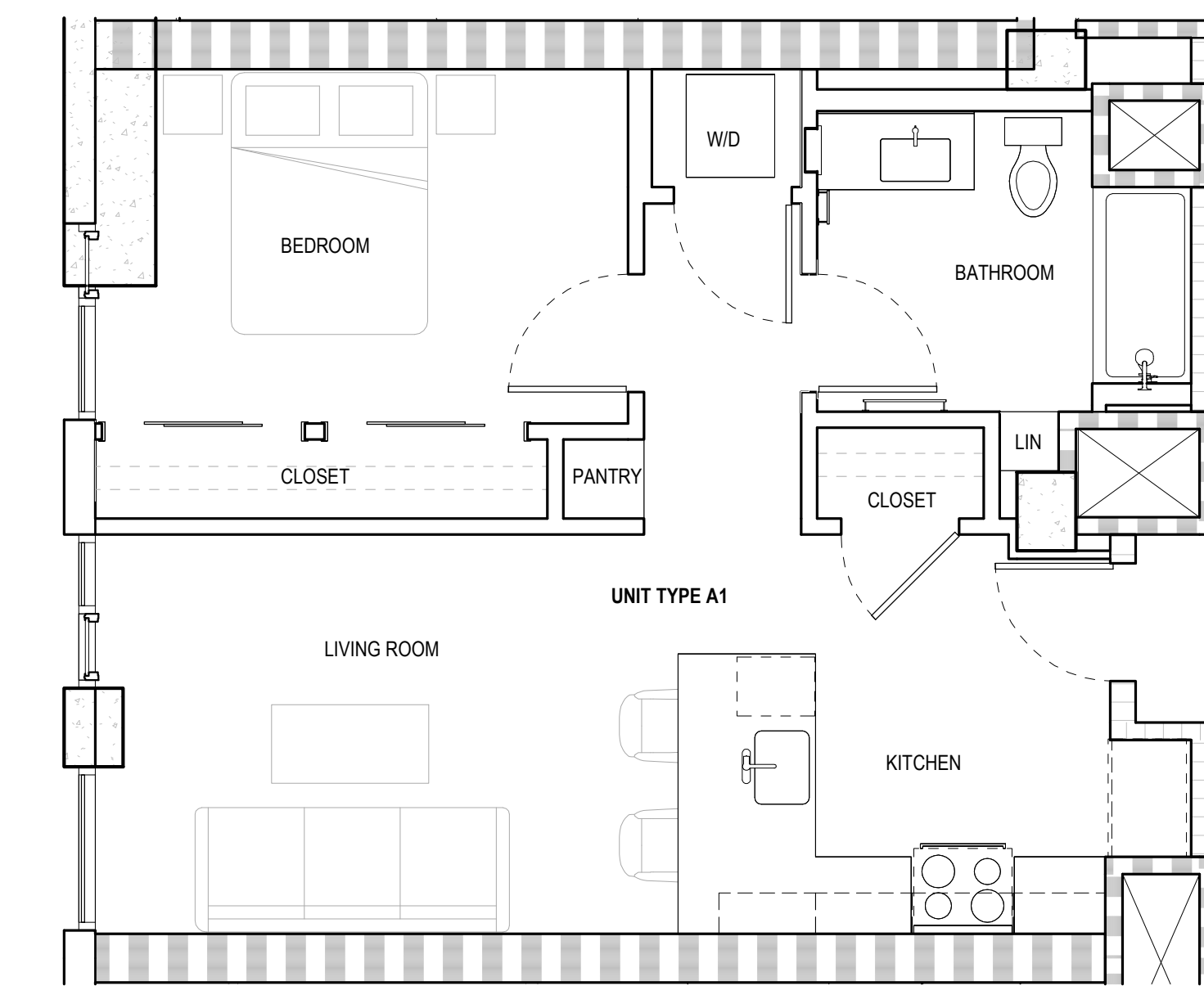
1 UNIT TYPE S1 - FLOOR PLAN
1/4" = 1'-0"



6 UNIT TYPE B1 - FLOOR PLAN
1/4" = 1'-0"

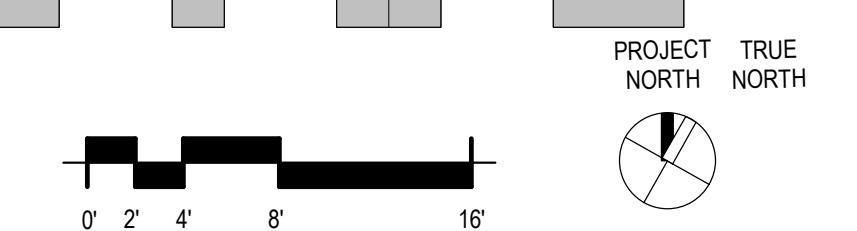
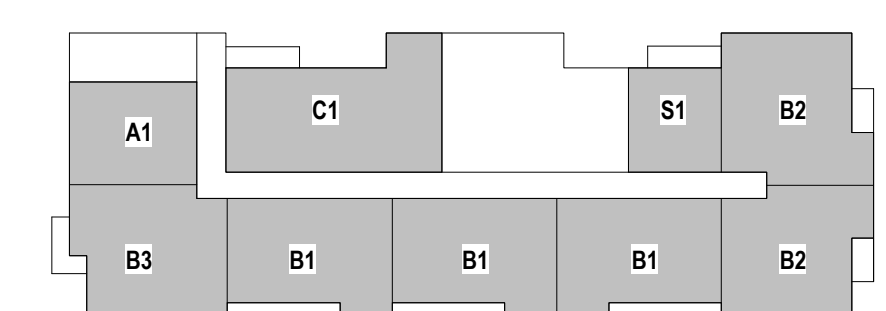


4 UNIT TYPE B2 - FLOOR PLAN
1/4" = 1'-0"



2 UNIT TYPE A1 - FLOOR PLAN
1/4" = 1'-0"

KEY PLAN





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CITY HARVEST CENTER CHURCH

PROJECT NUMBER:
2023040
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11/30/2023

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LUMINAIRE SCHEDULE
E-001

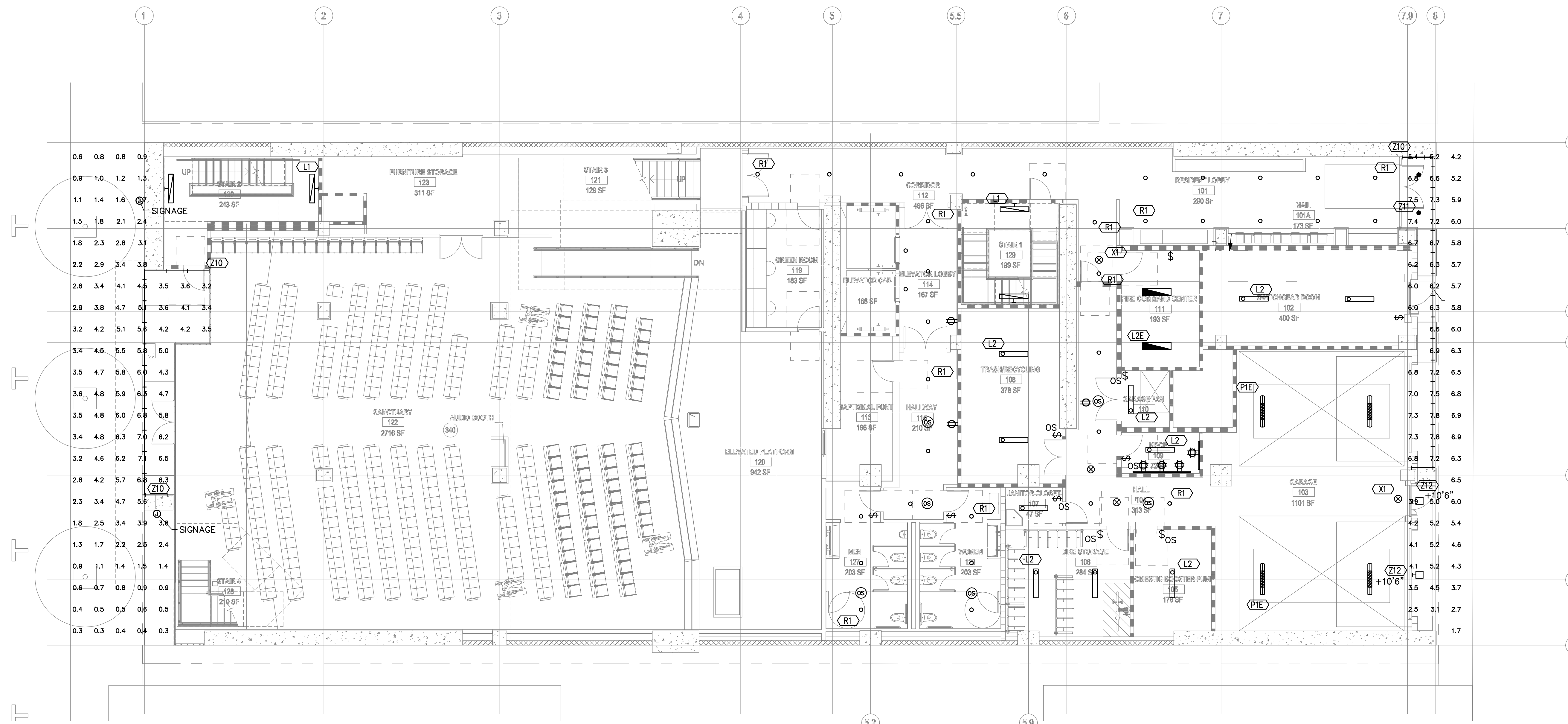
CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
L1		4' WALL MOUNTED LED STAIR LIGHT, DUAL TECHNOLOGY OCCUPANCY SENSOR, 1400 LUMEN EMERGENCY BALLAST	(1) 39.5W LED 4000K	STEP-DIMMING, W/BATTERY	WALL/CEILING	ATG LIGHTING #LSW-4FT-40-T1-W13-EE	39.5	MULTIPLE	STAIRWELLS, BUILT IN OCCUPANCY SENSOR, BUILT IN EMERGENCY BALLAST, FIXTURE TO DIM TO 50% WHEN UNOCCUPIED.
L2		48" X 2-1/8" LED WRAP, 3500K, 3900 LUMENS, DIMMABLE	(1) 33W LED 3500K	0-10V	SURFACE	PHILIPS DAY BRITE FSS 4 40L 835 UNV DIM	33	120V 1P 2W	BACK OF HOUSE
L2E		48" X 2-1/8" LED WRAP, 3500K, 3900 LUMENS, DIMMABLE, 1100 LUMEN EMERGENCY BALLAST	(1) 33W LED 3500K	0-10V, W/BATTERY	SURFACE	PHILIPS DAY BRITE FSS 4 40L 835 UNV DIM EMLD	33	120V 1P 2W	BACK OF HOUSE, EMERGENCY
P1		LED STRIP 4' SOLID REFLECTOR 4000K, INTEGRAL OCCUPANCY SENSOR, DIM TO 40% WHEN UNOCCUPIED	(1) 31.4W LED, 4000K, 3856 LUMENS	INTEGRAL STEP DIM	SURFACE	PHILIPS DAY-BRITE, FSW 4 40L 840 UNV SDIM L5XR10	31.4	MULTIPLE	PARKING GARAGE. FIXTURE TO BE MOUNTED NO HIGHER THAN 10-FT TO BOTTOM OF FIXTURE. SUSPEND FIXTURE WITH CABLE/CHAIN AS NEEDED. SET TIMER DELAY TO 20 MINUTES. WHEN UNOCCUPIED, DIM TO 40%, RAMP UP TO 100% WHEN OCCUPIED.
P1E		LED STRIP 4' SOLID REFLECTOR 4000K, INTEGRAL OCCUPANCY SENSOR, STEP DIM TO 40%, 1000 LUMEN INTEGRAL BATTERY	(1) 31.4W LED, 4000K, 3856 LUMENS	STEP DIM W/BATTERY	SURFACE	PHILIPS DAY-BRITE, FSW 4 40L 840 UNV SDIM L5XR10 EMLD	31.4	MULTIPLE	PARKING GARAGE, EMERGENCY. FIXTURE TO BE MOUNTED NO HIGHER THAN 10-FT TO BOTTOM OF FIXTURE. SUSPEND FIXTURE WITH CABLE AS NEEDED. SET TIMER DELAY TO 20 MINUTES. WHEN UNOCCUPIED, DIM TO 40%, RAMP UP TO 100% WHEN OCCUPIED.
R1		4 INCH LED DOWNLIGHT, 1500 LUMENS, 0-10V DIM, 80 CRI, 3000K, COMFORT CLEAR TRIM, WHITE FLANGE, NON IC RATED	(1) 16.8W LED 3000K, 80CRI	0-10V	CEILING	PHILIPS LIGHTOLIER P4R A, P4R DL 15 830 CC Z10 U	16.8	120V 1P 2W	TYPICAL DOWNLIGHT, 6-1/8" TALL
U6		LED STEP LIGHT, FULL CUTOFF	(1) 16W LED 3000K 90 CRI	ELECTRONIC	WALL	MODEL TBD	16	120V 1P 2W	UNIT, EXTERIOR PATIO LIGHT
X1		THERMOPLASTIC LED EXIT SIGN, UNIVERSAL 1-2 FACE, RED LETTERING	(1) 2W LED	ELEC W/BATTERY	WALL/CEILING	LITHONIA LQM S W 3 R MVOLT EL N SD	2	120V 1P 2W	FIXTURE TO BE TITLE 20 COMPLIANT. EXIT SIGNS, BACKUP BATTERY BALLAST PROVIDES SECONDARY POWER SOURCE.
X2		EXTERIOR RATED LED EXIT SIGN, SINGLE OR DOUBLE SIDED, UNIVERSAL MOUNT, RED LETTERING, WHITE HOUSING	(1) 2W LED	BATTERY	WALL	LITHONIA WLTE W 1/2 R EL	2	120V 1P 2W	FIXTURE TO BE TITLE 20 COMPLIANT. UNIVERSAL KNOCK-OUTS FOR DIRECTIONAL MARKERS. BACKUP BATTERY BALLAST PROVIDES SECONDARY POWER SOURCE. SINGLE SHADED OR DOUBLE SHADED QUADRANTS SHOWN ON ARCH PLANS DEPICT THE PATH OF EGRESS DIRECTION.
Z10		SLIM EXTERIOR LINEAR LED, CUSTOM LENGTH, 10 WATTS/METER, REMOTE XFMR	(1) 10W 3000K LED, 90 CRI	0-10V DIMMING	WALL	XOOLIGHT #HYD-HD15-W930-(LENGTH PER DWGS)-A-FS-T / REMOTE 24V-120V XFMR	10	120V 1P 2W	MOUNT BEHIND CLADDING, FOLLOWING DIAGONAL EDGE
Z11		4 INCH RECESSED LED DOWNLIGHT, EXTERIOR RATED, REMOTE XFMR	(1) 10W 3000K LED, 90 CRI	0-10V DIMMING	CEILING	COOPER LIGHTING - HALO HLBPH4-06-9FS-1E	10	120V 1P 2W	ENTRY DOOR CANOPY
Z12		EXTERIOR LED WEDGE LIGHT, FULL CUTOFF, WIDE THROW	(1) 10W 3000K LED, 90 CRI	0-10V DIMMING	WALL	LITHONIA WDGE2 LED P1 30K 90CRI VW MVOLT DMG	10	MULTIPLE	PARKING EXTERIOR

CA TITLE 24 2022 -- RESIDENTIAL LIGHTING

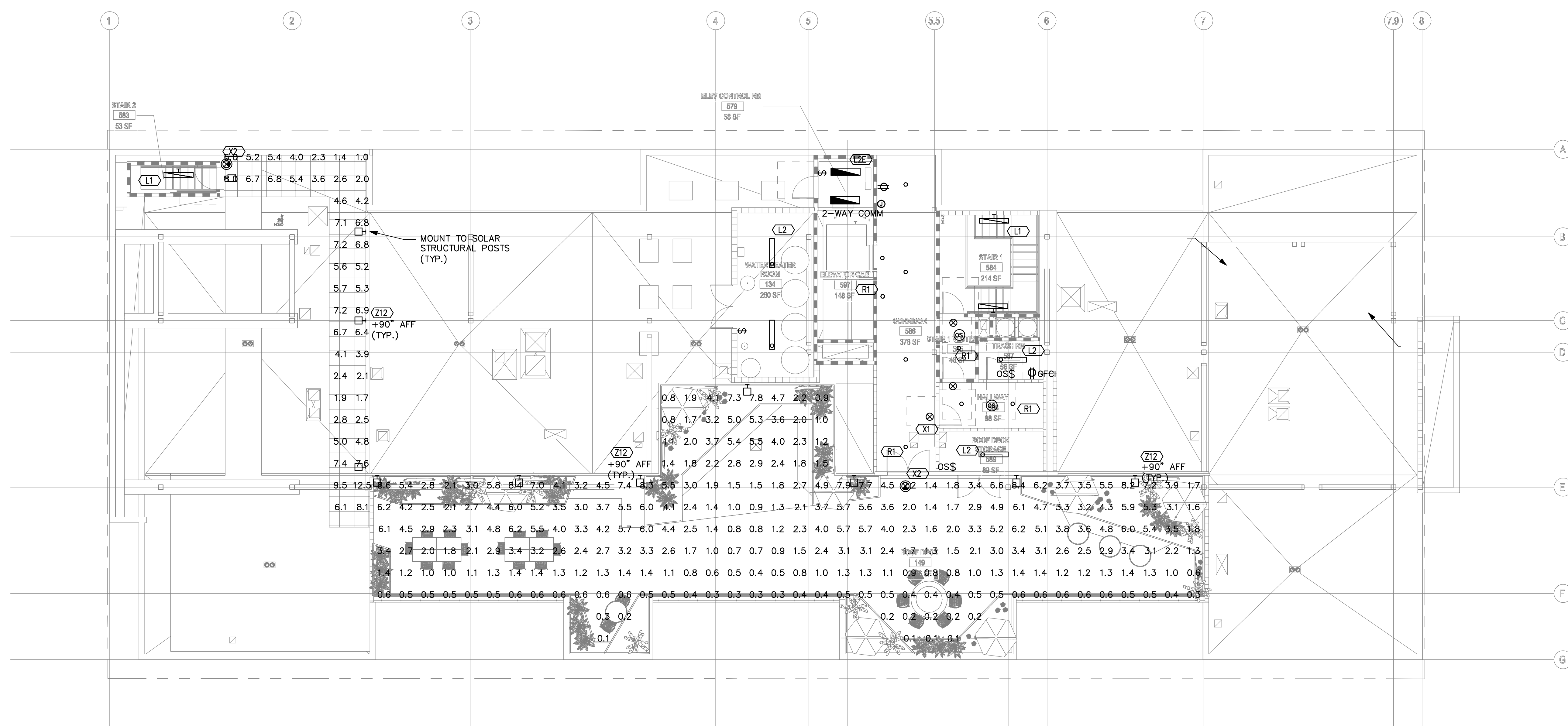
- ALL IN-UNIT FIXTURES TO BE HIGH EFFICACY.
- ALL INSEPERABLE LED'S TO BE JAB APPENDIX APPROVED.
- ALL MEDIUM BASED + GU24 LED LAMPS TO BE JAB-2019-E APPROVED (WITH MARKINGS)
- ALL RECESSED DOWNLIGHTS TO BE JAB APPENDIX APPROVED
- DOCUMENTATION FOR THE ABOVE JAB + JAB-2019-E REQUIREMENTS SHALL BE PROVIDED DURING SUBMITTAL PROCESS.
- ALL FORWARD PHASE OUT DIMMERS USED WITH LED SHALL COMPLY WITH NEMA SSL 7A

TYPE OF ROOM	TYPE OF CONTROL	CONTROLLER FUNCTIONALITY	OTHER NOTES
ENCLOSED ROOMS, BACK OF HOUSE (STORAGE ROOMS, MAINTENANCE, BIKE ROOM, BREAK ROOM, TRASH, LAUNDRY, ETC).	OCCUPANCY SENSORS, MANUAL CONTROLS, DIMMER (IF APPLICABLE)	MANUAL ON, AUTO OFF AFTER 20 MIN.	
ENCLOSED ROOMS, AMENITY OF HOUSE (MEETING, CONFERENCE, LOUNGES, DINING, FITNESS).	OCCUPANCY SENSORS, DIMMERS, PHOTOCELLS (IF APPLICABLE)	MANUAL ON, AUTO OFF AFTER 20 MIN. DELAY. PHOTOCELL TO DIM GENERAL LIGHTING WHEN DAYLIGHT PRESENT.	
ELECTRICAL, MECHANICAL, AND ELEVATOR CONTROL ROOMS	MANUAL CONTROLS ONLY	MANUAL ON, MANUAL OFF. OCCUPANCY SENSORS PROHIBITED	
SINGLE STALL RESTROOMS	OCCUPANCY SENSORS, MANUAL CONTROLS, DIMMER (IF APPLICABLE)	MANUAL ON, AUTO OFF AFTER 20 MIN.	
MULTI STALL RESTROOMS	OCCUPANCY SENSORS, MANUAL CONTROLS, DIMMER (IF APPLICABLE)	AUTO/MANUAL ON, AUTO OFF AFTER 20 MIN. KEYED SWITCH ALLOWED.	
ELEVATOR LOBBIES	MANUAL SHUTOFF CONTROL.	LIGHTING ON 24/7 AT FULL BRIGHTNESS, MANUAL SWITCH IS FOR MAINTENANCE ONLY 130.1(a)(2).	
CORRIDORS	OCCUPANCY SENSORS, MANUAL SHUTOFF CONTROL.	AUTO ON, AUTO DIM TO 50% AFTER 20 MIN. DELAY. ZONED AS DESCRIBED ON LIGHTING PLANS. MANUAL CONTROL IS ONLY FOR MAINTENANCE 130.1(a)(2), LOCATED ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY.	
STAIRS, INTERIOR, ENCLOSED	OCCUPANCY SENSORS, MANUAL SHUTOFF CONTROL.	AUTO ON, AUTO DIM TO 50% AFTER 20 MIN. DELAY. MANUAL CONTROL IS ONLY FOR MAINTENANCE 130.1(a)(2), LOCATED ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY.	
PARKING GARAGE (MORE THAN 1 STALL)	OCCUPANCY SENSORS, MANUAL SHUTOFF CONTROL.	AUTO ON, AUTO DIM TO 50% AFTER 20 MIN. DELAY. MANUAL CONTROL IS ONLY FOR MAINTENANCE 130.1(a)(2), LOCATED ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY.	
ENTRY LOBBY	MANUAL SHUTOFF CONTROL. OCCUPANCY SENSOR EXEMPT PER 160.5(b)(4)C	MANUAL CONTROL IS ONLY FOR MAINTENANCE 130.1(a)(2), LOCATED ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY.	

1. DAYLIGHT HARVESTING PER TITLE 24 ENERGY CODE 130.1(d)
2. IF EMERGENCY IS PROVIDED, PROVIDE UL 924 DEVICE TO RAMP LIGHTING TO FULL BRIGHTNESS IN A POWER OUTAGE EVENT.
3. FOR DIGITAL LIGHTING CONTROL SYSTEMS, REFER TO DETAIL 1/E6.03



LTG/PWR
LEVEL 1
 SCALE: 1/8" = 1'-0"



LTG/PWR
ROOFTOP
 SCALE: 1/8" = 1'-0"

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CITY HARVEST CENTER CHURCH

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