


# ONE SANTA ROSA AVE

1 Santa Rosa Ave
Santa Rosa, CA 95404
9/14/20

lowney arch

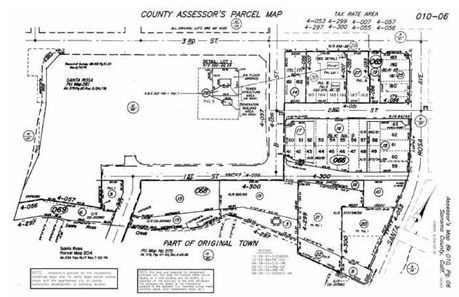
# ONE SANTA ROSA

## 1 SANTA ROSA AVE,
## SANTA ROSA, CALIFORNIA

## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ACOUS | ACOUSTICAL |
| ACS | ACCESSIBLE |
| ADJ | ADJUSTABLE/ADJACENT |
| AFF | ABOVE FINISHED FLOOR |
| AL | ALIGN |
| ALT | ALTERNATE |
| APROV | APPROVED |
| ARCH | ARCHITECTURAL |
| AUTO | AUTOMATIC |
| BD | BOARD |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| BO | BOTTOM OF |
| BS | BOTH SIDES |
| CAB | CABINET |
| CBC | CALIFORNIA BUILDING CODE |
| CER | CERAMIC |
| CI | CAST IRON |
| CIP | CAST IN PLACE |
| CJ | CONSTRUCTION JOINT |
| CL | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CON | CONNECTION |
| CONT | CONTINUOUS |
| CP | COMPLETE PENETRATION |
| CS | COUNTERSUNK |
| CTC | CENTER TO CENTER |
| CTR | CENTER |
| CW | COLD WATER |
| DBL | DOUBLE |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DF | DOUGLAS FIR |
| DIA | DIAMETER |
| DIV | DIVISION |
| DN | DOWN |
| DR | DOOR |
| DRWR | DRAWER |
| DS | DIAGONAL SHEATHING |
| DWG | DRAWING |
| (E) | EXISTING |
| EA | EACH |
| EF | EACH FACE |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EN | EDGE NAILING |
| ENG | ENGINEER |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EW | EACH WAY |
| EX | EXHAUST |
| EXP | EXPEDITE |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FAB | FABRICATE |
| FE | FIRE EXTINGUISHER |
| FF | FINISHED FLOOR |
| FIN | FINISH |
| FL | FLUSH |
| FLR | FLOOR |
| FLOUR | FLOURESCENT |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOS | FACE OF STUD |
| FOUND | FOUNDATION |
| FOW | FACE OF WALL |
| FR | FRAMING |
| FTNG | FOOTING |
| FUR | FURRING |
| GA | GAUGE |
| GALV | GALVANIZED, GALVANIZING |
| GL | GLASS, GLAZING |
| GLULAM | GLUE LAMINATED BEAM |
| GYP BD | GYPSUM BOARD |
| HD | HOLD DOWN |
| HORIZ | HORIZONTAL |
| HSB | HIGH STRENGTH BOLTS |
| HSR | HIGH STRENGTH RODS |
| HT | HEIGHT |
| HVAC | HEATING VENTILATION & AIR CONDITIONING |
| HW | HOT WATER |
| INC | INCLUDING, INCLUDED |
| INFO | INFORMATION |
| INT | INTERIOR |
| JH | JOIST HANGER |
| JT | JOINT |
| L | LONG, LENGTH |
| LB | POUND |
| LAM | LAMINATE |
| LH | LEFT HAND |
| LHR | LEFT HAND REVERSE |
| LT | LIGHT |
| LTW | LIGHT WEIGHT |
| MANF | MANUFACTURER |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MB | MACHINE BOLTS |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTL | METAL |
| MTD | MOUNTED |
| MUL | MULLION |
| (N) | NEW |
| NEG | NEGATIVE |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OP | OPENING |
| OPP | OPPOSITE |
| ORIG | ORIGINAL |
| PAF | POWDER ACTUATED FASTENER |
| PART | PARTITION |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PN | PLATE NAILING |
| PP | PARTIAL PENETRATION |
| PRES | PRESSURE |
| PS | PRESTRESSED |
| PT | PRESSURE TREATED |
| QUAL | QUALITY |
| QUAN | QUANTITY |
| RAD | RADIUS |
| RDWD | REDWOOD |
| RECPT | RECEPTACLE |
| REF | REFERENCE |
| REIN | REINFORECMENT |
| REQ | REQUIRED |
| REV | REVISION |
| RH | RIGHT HAND |
| RHR | RIGHT HAND REVERSE |
| RM | ROOM |
| RND | ROUND |
| RO | ROUGH OPENING |
| RWL | RAIN WATER LEADER |
| SAD | SEE ARCHITECTURAL DRAWINGS |
| SCD | SEE CIVIL DRAWINGS |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SED | SEE ELECTRICAL DRAWINGS |
| SFCD | SEE FINISHED CARPENTRY DRAWINGS |
| SHT | SHEET |
| SIM | SIMILAR |
| SJ | SEISMIC JOINT |
| SKD | SEE KITCHEN CONSULTANT DRAWINGS |
| SLD | SEE LANDSCAPE DRAWINGS |
| SM | SHEET METAL |
| SMD | SEE MECHANICAL DRAWINGS |
| SP | SPACE |
| SPD | SEE PLUMBING DRAWINGS |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SQFT | SQUARE FOOT/FEET |
| SS | SANITARY SEWER |
| SSD | SEE STRUCTURAL DRAWINGS |
| SSTL | STAINLESS STEEL |
| ST | STRAP TIE |
| STAG | STAGGERED |
| STAND | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SUS | SUSPENDED |
| SYM | SYMMETRICAL |
| SYS | SYSTEM |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE AND GROOVE |
| TD | TIE DOWN |
| TEMP | TEMPERED |
| TH | THICKNESS |
| THR | THREADED |
| TN | TRUE NORTH |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FINISH |
| TOP | TOP OF PLATE |
| TOS | TOP OF STEEL |
| TOW | TOP OF WALL |
| TYP | TYPICAL |
| UL | UNDER WRITERS LABORATORY |
| UON | UNLESS OTHERWISE NOTED |
| UTIL | UTILITY, UTILITIES |
| VER | VERIFY |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WH | WATER HEATER |
| YD | YARD |

## PARCEL MAP




APN: 010-063-025

## DEFERRED SUBMITTALS

1. FIRE SPRINKLERS

## GRAPHIC SYMBOLS

**DETAIL REFERENCE**
DRAWING NUMBER
SHEET NUMBER

**DETAIL SECTION REFERENCE**
DRAWING NUMBER
SHEET NUMBER

**BUILDING SECTION REFERENCE**
DRAWING NUMBER
SHEET NUMBER

**WALL SECTION REFERENCE**
DRAWING NUMBER
SHEET NUMBER

**EXTERIOR ELEVATION REFERENCE**
DRAWING NUMBER
SHEET NUMBER

**INTERIOR ELEVATION REVERENCE**
DRAWING NUMBER
SHEET NUMBER

**REVISION REFERENCE**

**DOOR REFERENCE**

**WINDOW REFERENCE**

**ELEVATION DATUM**

**ROOM NUMBER**

**PARTITION TYPE**

**FINISH CEILING HEIGHT**

**CENTER LINE**

## PROJECT DESCRIPTION

NEW CONSTRUCTION OF A SEVEN STORY MULTI-FAMILY RESIDENTIAL BUILDING INCLUDING 120 APARTMENT UNITS AND AMENITIES AT FIRST LEVEL AND ROOFTOP AMENITY DECK.

PROJECT WILL BE A COMBINATION OF SITE-BUILT AND MODULAR CONSTRUCTION:

THE FIRST TWO LEVELS, INCLUDING APROXIMATELY 31,000 SF OF APARTMENTS AND AMENITIES, WILL BE SITE-BUILT.

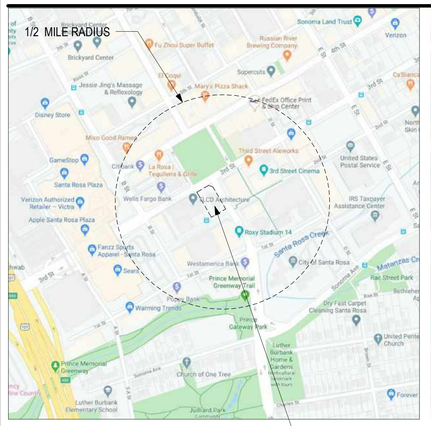
FLOORS 3-7, APPROXIMATELY 75,700 SF, WILL BE CONSTRUCTED OF FACTORY-BUILT MODULAR UNITS.

3,670 SF OF AMENITY ROOF DECK WILL BE PROVIDED.

## CONCESSIONS

1. GROUND FLOOR CEILING HEIGHTS TO 9'-6"

## PROJECT LOCATION




PROJECT LOCATION

N

## DRAWING LIST

| SHEET NUMBER | SHEET NAME |
|---|---|
| GENERAL | |
| G0 | COVER SHEET |
| G0.0 | PROJECT DATA SHEET |
| G0.1 | DATA SHEET |
| G0.2 | ACCESSIBILITY DIAGRAMS |
| G0.3 | CAL GREEN MANDATORY MEASURES |
| G0.4 | CAL GREEN MANDATORY MEASURES |
| G1.0 | EXISTING EXTERIOR PERSPECTIVES |
| G1.1 | EXTERIOR PERSPECTIVES |
| G1.2 | ARCHITECTURAL DIFFERENTIATION |
| CIVIL | |
| 1 of 2 | PROJECT INFORMATION |
| 2 of 2 | GRADING AND UTILITY PLAN |
| LANDSCAPE | |
| L00 | PLANT LIST |
| L01 | GROUND LEVEL PLAN |
| L02 | ROOF PLAN |
| L03 | SECTION |
| ARCHITECTURAL | |
| A0.2 | NEIGHBORHOOD CONTEXT MAP |
| A1.0 | SITE PLAN |
| A2.1 | GROUND FLOOR PLAN |
| A2.2 | LEVEL 2 FLOOR PLAN |
| A2.3 | LEVEL 3 FLOOR PLAN |
| A2.4 | LEVEL 4 FLOOR PLAN |
| A2.5 | LEVEL 5 FLOOR PLAN |
| A2.6 | LEVEL 6 FLOOR PLAN |
| A2.7 | LEVEL 7 FLOOR PLAN |
| A2.8 | ROOF PLAN |
| A2.9 | MODULES PLAN |
| A3.1 | EXTERIOR ELEVATION |
| A3.2 | EXTERIOR ELEVATION |
| A3.3 | EXTERIOR ELEVATION |
| A3.4 | EXTERIOR ELEVATION |
| A3.5 | MATERIAL BOARD |
| A3.10 | BUILDING SECTION |
| A3.11 | BUILDING SECTION |
| A3.12 | BUILDING SECTION |

SHEET TOTAL: 34

## PROJECT DATA

**ZONING INFORMATION**

| | |
|---|---|
| ASSESSOR'S PARCEL #: | 010-063-025 |
| ZONING DISTRICT: | CD-10-SA |
| DOWNTOWN COMMERCIAL, STATION AREA COMBINING DISTRICT COURTHOUSE SQUARE SUBAREA | 10 STORIES |

**PROPOSED PROJECT DATA**

| | |
|---|---|
| LOT AREA: | 21,600 SF |
| TOTAL COVERED AREA: | 15,249 SF |
| TOTAL UNITS: | 120 UNITS |
| TOTAL STORIES: | 5 OVER 2 STORIES |
| CONSTRUCTION TYPE: | IIIA MODULAR OVER IA |
| SPRINKLERED: | YES |
| OCCUPANCY CLASSIFICATION: | R-2: 85,602 SF<br>B: 1,039 SF<br>A-3: 1,1534 SF |

**ZONING ORDINANCES**

| | |
|---|---|
| ALLOWABLE STORIES: | 10 STORIES |
| PROPOSED STORIES: | 7 STORIES |
| ALLOWABLE HEIGHT: | 150' - 0" MAX |
| PROPOSED HEIGHT: | 74' - 11" |
| ALLOWABLE LOT COVERAGE: | 100% |
| PROPOSED LOT COVERAGE: | 15,249 / 21,600 = 71% |

**DENSITY**

| | |
|---|---|
| ALLOWABLE DENSITY: | NO MAXIMUM |
| ACTUAL NUMBER OF UNITS: | 120 UNITS |
| DWELLING UNITS/ACRE: | 120/.50 = 240 UNITS/ ACRE |

## OPEN SPACE

**PROVIDED OPEN SPACE:**

| | | |
|---|---|---|
| GROUND LEVEL: | 2,199 | SF COMMON |
| GROUND LEVEL: | 921 | SF PRIVATE |
| LEVEL 7: | 1,147 | SF PRIVATE |
| ROOF DECK: | 3,801 | SF COMMON |
| **TOTAL OPEN SPACE PROVIDED:** | **8,068** | **SF** |

## PARKING

**AUTO PARKING:**
20-36.040 TABLE 3-4:

MINIMUM PARKING REQUIRED:
1 RESERVED SPACE/ UNIT= 120

**TOTAL AUTO SPACES PROVIDED:**
90 SPACES TO BE RESERVED AT GARAGE 12-555 1ST STREET.

**BICYCLE PARKING**
MINIMUM REQUIRED: 1 SPACE/ 4 UNITS = 30 SPACES
PROVIDED: 84 LONG TERM BIKE SPACES
3 SHORT TERM BIKE RACKS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| | 04/14/202 | 100% SD | PS |
| 2 | 04/17/2020 | 100% SD UPDATES | PS |
| | 05/20/2020 | DESIGN REVIEW BOARD | PS |
| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |
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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

PROJECT DATA SHEET

SHEET NUMBER

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# GROSS BUILDING AREA

| LEVEL | GROSS FLOOR AREA |
|---|---|
| | |
| GROUND LEVEL | 15,707 SF |
| LEVEL 2 | 15,732 SF |
| LEVEL 3 PODIUM | 15,732 SF |
| LEVEL 4 | 15,732 SF |
| LEVEL 5 | 15,732 SF |
| LEVEL 6 | 14,593 SF |
| LEVEL 7 | 13,275 SF |
| ROOF LEVEL | 537 SF |
| Grand Total: | 107,039 SF |

# UNIT COUNT

| UNIT TYPE | NAME | AREA | COUNT |
|---|---|---|---|
| GROUND LEVEL | | | |
| A1 | STUDIO | 483 SF | 6 |
| A3 | STUDIO | 524 SF | 1 |
| A4 | STUDIO | 483 SF | 1 |
| B1 | 1 BR | 726 SF | 4 |
| C1 | 2 BR | 866 SF | 1 |
| C2 | 2 BR | 946 SF | 1 |
| | | | 14 |
| LEVEL 2 | | | |
| A1 | STUDIO | 483 SF | 5 |
| A2 | STUDIO | 696 SF | 1 |
| A3 | STUDIO | 528 SF | 1 |
| A5 | STUDIO | 431 SF | 1 |
| B2 | 1 BR | 611 SF | 1 |
| B3 | 1 BR | 640 SF | 1 |
| B4 | 1 BR | 731 SF | 4 |
| C1 | 2 BR | 846 SF | 1 |
| C4 | 2 BR | 956 SF | 1 |
| C5 | 2 BR | 898 SF | 1 |
| C6 | 2 BR | 1,031 SF | 1 |
| | | | 18 |
| LEVEL 3 PODIUM | | | |
| A1 | STUDIO | 484 SF | 5 |
| A2 | STUDIO | 700 SF | 1 |
| A3 | STUDIO | 531 SF | 1 |
| B2 | 1 BR | 622 SF | 1 |
| B3 | 1 BR | 641 SF | 1 |
| B4 | 1 BR | 739 SF | 4 |
| C1 | 2 BR | 851 SF | 1 |
| C3 | 2 BR | 930 SF | 1 |
| C4 | 2 BR | 964 SF | 1 |
| C5 | 2 BR | 877 SF | 1 |
| C6 | 2 BR | 1,026 SF | 1 |
| | | | 18 |
| LEVEL 4 | | | |
| A1 | STUDIO | 484 SF | 5 |
| A2 | STUDIO | 705 SF | 1 |
| A3 | STUDIO | 531 SF | 1 |
| B2 | 1 BR | 622 SF | 1 |
| B3 | 1 BR | 641 SF | 1 |
| B4 | 1 BR | 739 SF | 4 |
| C1 | 2 BR | 854 SF | 1 |
| C4 | 2 BR | 964 SF | 1 |
| C5 | 2 BR | 877 SF | 1 |
| C6 | 2 BR | 1,026 SF | 1 |
| C7 | 2 BR | 930 SF | 1 |
| | | | 18 |
| LEVEL 5 | | | |
| A1 | STUDIO | 484 SF | 5 |
| A2 | STUDIO | 705 SF | 1 |
| A3 | STUDIO | 531 SF | 1 |
| B2 | 1 BR | 622 SF | 1 |
| B3 | 1 BR | 641 SF | 1 |
| B4 | 1 BR | 734 SF | 4 |
| C1 | 2 BR | 853 SF | 1 |
| C4 | 2 BR | 964 SF | 1 |
| C5 | 2 BR | 877 SF | 1 |
| C6 | 2 BR | 1,026 SF | 1 |
| C7 | 2 BR | 930 SF | 1 |
| | | | 18 |
| LEVEL 6 | | | |
| A1 | STUDIO | 484 SF | 5 |
| A2 | STUDIO | 705 SF | 1 |
| A3 | STUDIO | 531 SF | 1 |
| B2 | 1 BR | 622 SF | 1 |
| B3 | 1 BR | 641 SF | 1 |
| B4 | 1 BR | 734 SF | 4 |
| C1 | 2 BR | 853 SF | 1 |
| C4 | 2 BR | 964 SF | 1 |
| C5 | 2 BR | 877 SF | 1 |
| C7 | 2 BR | 929 SF | 1 |
| | | | 17 |
| LEVEL 7 | | | |
| A1 | STUDIO | 488 SF | 5 |
| A2 | STUDIO | 712 SF | 1 |
| A3 | STUDIO | 531 SF | 1 |
| B2 | 1 BR | 628 SF | 1 |
| B5 | 1 BR | 583 SF | 4 |
| B6 | 1 BR | 499 SF | 1 |
| B7 | 1 BR | 711 SF | 1 |
| C5 | 2 BR | 883 SF | 1 |
| C8 | 2 BR | 713 SF | 1 |
| C9 | 2 BR | 816 SF | 1 |
| | | | 17 |
| Total Units | | | 120 |

# SCOPE OF WORK MATRIX

| LOCATION | BUILDING COMPONENT | SITE BUILT (SB) | FACTORY BUILT (FB) |
|---|---|---|---|
| Grade Level | Site Elements | Sidewalks and driveways; landscaping including at grade planting, mulching, trees, bike racks, pedestrian unit paving; irrigation; gates and gate operations equipment; trash enclosures; relocation of solar panels | N/A |
| | Utilities | Electrical transformer, utility connections | N/A |
| Podium Levels | Ceiling, Doors, Windows, Walls | Wood stud walls, furring walls, ceiling where occurs, doors, windows, folding glass wall | N/A |
| | Signage | Exit signage and exterior signage | N/A |
| | Exterior Finishes | Waterproofing, exterior wall finish assemblies | N/A |
| | Podium | Concrete superstructure. Light-gauge garage steel floor & wall framing. | N/A |
| | Interiors | Interior finishes; community kitchen, including appliances and cabinetry; restroom, including fixtures; laundry appliances | N/A |
| Above Podium | Stairs | Egress balconies, waterproofing, factory-built stair installation, guardrails and handrails | Stair run and treads, ship flat |
| | Units | Sleepers; MEP and Structural access close-ups and insulation; waterproofing membrane; sheathing close-up between Module connections; exterior finishes | Floor, ceiling, wall assemblies, MEP equipment and fixtures, exhaust fans, ducts, grilles, casework, appliances, finishes, doors and windows, flashing around openings |
| | Unit Balconies | Install Factory-Built balconies; composite decking over sleepers over waterproofing; guardrail; sidewalls; finishes on exposed wood | Floor assembly, waterproofing |
| | Signage | All signage, including Unit entry door signage | N/A |
| | Roof | Roof finish including insulation, roof curbs, installation of parapet walls; parapet support and caps; roof walkpads; stormwater management system: scuppers, leader boxes and rain-water leaders | Roof assembly at top units; partial height parapet to be shipped flat; blocking for parapet installation; blocking for solar systems; coordination with solar layout; "dog-house" roof structures, to be shipped loose |

# GENERAL NOTES

**CITY'S CLIMATE ACTION PLAN (CAP) CHECK LIST REQUIREMENTS:**

**SECTION:**

1.1.1: THIS PROJECT TO COMPLY WITH CALGREEN TIER 1 CHECKLIST
1.3.1: INSTALL REAL-TIME ENERGY MONITORS AT ALL PROJECT UTILITIES
6.1.3: GC TO INCREASE DIVERSION OF CONSTRUCTION WASTE BY DIVERTING 65% OF CONSTRUCTION WASTE
9.2.1: CONSTRUCTION EQUIPMENT IDLEING TIME TO BE NO MORE THAN 5 MUNITES
9.2.2: GC TO ENSURE CONSTRUCTION EQUIPMENT ARE MAINTAINED PER MANUFACTURER'S REQUIREMENTS
9.2.3: GC TO USE ELECTRICAL OR ALTERNATIVE FUELS FOR CONSTRUCTION EQUIPMENT TO REDUCE GHG EMISSIONS, PER CAP MEASURE 9.2


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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
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SHEET TITLE:

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SHEET NUMBER

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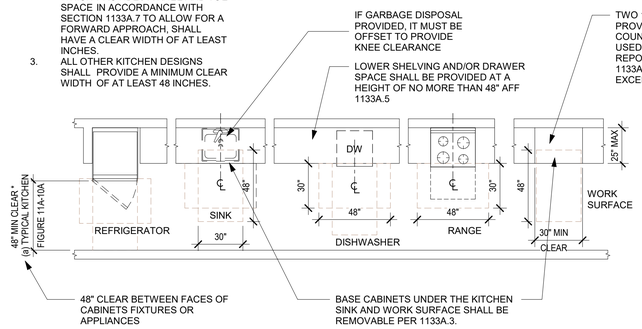
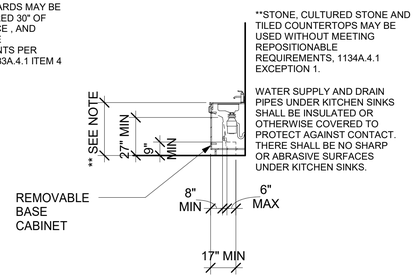
* CLEAR WIDTH PER 1133A.2.1.1-3:
1. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES.
2. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U, WHICH PROVIDES A KNEE AND TOE SPACE IN ACCORDANCE WITH SECTION 1133A.7 TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST INCHES.
3. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES.



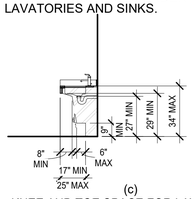

ADAPTABLE CABINET AT KITCHEN SINK

1 ACCESSIBLE PARKING
1/4" = 1'-0"

STRUCTURAL STRENGTH REQUIREMENTS PER CBC 1127A.4.4

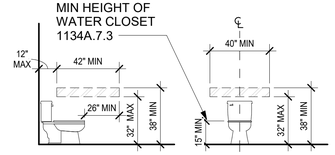
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT AND IF ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 200-POUND (1112 N) POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-POUND (1112 N) POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED OR PROTECTED AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.




(c)
KNEE AND TOE SPACE FOR LAVATORIES

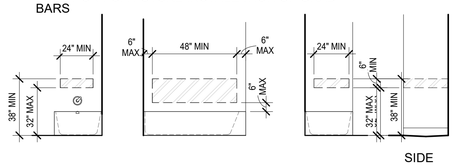
KNEE AND TOE SPACE
FIGURE 11A-9D




(a)
GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS

REINFORCEMENT FOR GRAB BARS
FIGURE 11A-9G

AREAS OUTLINED IN DASHED LINE REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

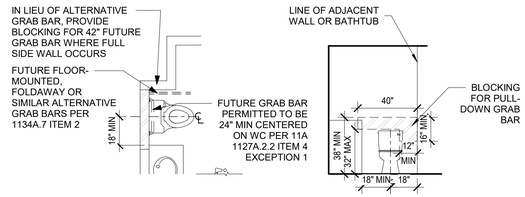



(b)
GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS

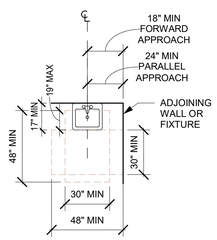
REINFORCEMENT FOR GRAB BARS
FIGURE 11A-9G

(c)
GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

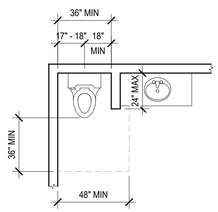
REINFORCEMENT FOR GRAB BARS
FIGURE 11A-9G



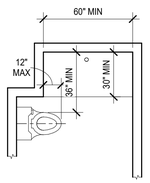

ALTERNATIVE GRAB BAR FOR WATER CLOSET WITH NO SIDE WALL



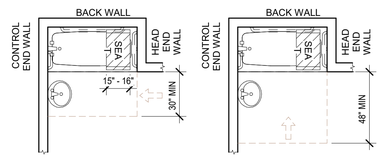

LAVATORY OR VANITY
1134A.8.4




WING WALL OR CABINET AT WATER CLOSET
FIGURE 11A-9M




SHOWER WITH WATER CLOSET
FIGURE 11A-9L

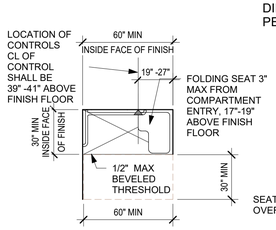



(b)
REMOVABLE SEAT IN TUB -
SIDE APPROACH

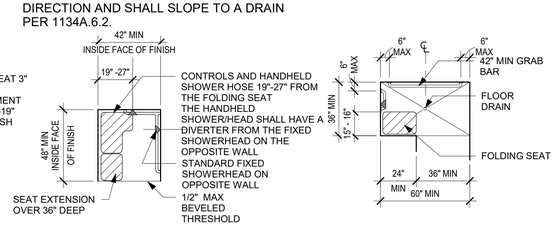
(a)
REMOVABLE SEAT IN TUB -
FRONT APPROACH

CLEAR FLOOR SPACE AT BATHTUBS
FIGURE 11A-9E

THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE 1/2 INCH PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN PER 1134A.6.2.




(a)
60"X30" ROLL-IN SHOWER




(b)
42"X48" ROLL-IN SHOWER

STANDARD ROLL-IN SHOWER
FIGURE 11A-9H

ALTERNATE ROLL-IN SHOWER
FIGURE 11A-9K

3 ACCESSIBLE PARKING
1/4" = 1'-0"

9/4/2020 6:05:50 PM


lowney arch
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STAMP

**NOT FOR CONSTRUCTION**

| # | DATE | ISSUES & REVISIONS | BY |
|---|---|---|---|
| | 04/14/202 | 100% SD | PS |
| 2 | 04/17/2020 | 100% SD UPDATES | PS |
| | 05/20/2020 | DESIGN REVIEW BOARD | PS |
| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |
| | | | |
| | | | |
| | | | |

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

# ACCESSIBILITY DIAGRAMS

SHEET NUMBER

# G0.2

# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

# CHAPTER 3
# GREEN BUILDING
## SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

## SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

| | |
|---|---|
| HCD | Department of Housing and Community Development |
| BSC | California Building Standards Commission |
| DSA-SS | Division of the State Architect, Structural Safety |
| OSHPD | Office of Statewide Health Planning and Development |
| LR | Low Rise |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

# CHAPTER 4
# RESIDENTIAL MANDATORY MEASURES
## DIVISION 4.1 PLANNING AND DESIGN
## SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

## 4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception : Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm),
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

| TOTAL NUMBER OF PARKING SPACES | NUMBER OF REQUIRED EV SPACES |
|---|---|
| 0-9 | 0 |
| 10-25 | 1 |
| 26-50 | 2 |
| 51-75 | 4 |
| 76-100 | 5 |
| 101-150 | 7 |
| 151-200 | 10 |
| 201 and over | 6 percent of total |

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.

## DIVISION 4.2 ENERGY EFFICIENCY

### 4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

## DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

### 4.303 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 sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

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 of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWER HEADS (RESIDENTIAL) | 1.8 GMP @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.2 GPM @ 60 PSI<br>MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.2 GAL/CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.125 GAL/FLUSH |

### 4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

## DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

### 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

### 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes :

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

### 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

## DIVISION 4.5 ENVIRONMENTAL QUALITY

## SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

## SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.


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PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
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CAL GREEN MANDATORY MEASURES

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# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

| Y | N/A | RESPON. PARTY |
|---|---|---|

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g $O^3$/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

### 4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

### 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2

(Less Water and Less Exempt Compounds in Grams per Liter)

| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
|---|---|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| **SPECIALTY APPLICATIONS** | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| **SUBSTRATE SPECIFIC APPLICATIONS** | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

| SEALANTS | VOC LIMIT |
|---|---|
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NONMEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| **SEALANT PRIMERS** | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS 1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

## DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, 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. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

### 4.506 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 be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

### 4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

## CHAPTER 7
## INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

### 702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.


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SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

CAL GREEN MANDATORY MEASURES

SHEET NUMBER

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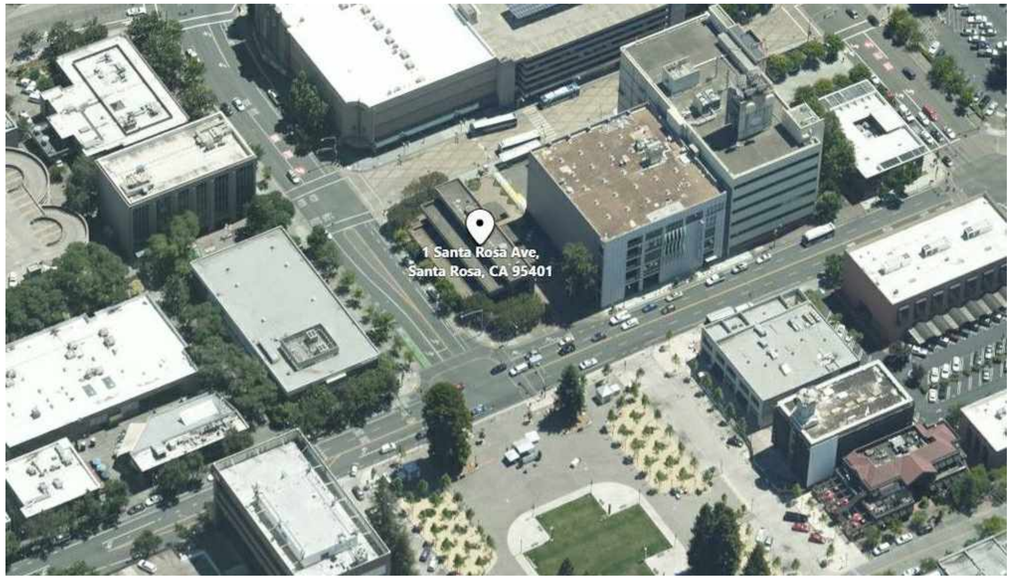
VIEW FROM SANTA ROSA AVENUE AND 3RD STREET

VIEW FROM SANTA ROSA AVENUE AND 4TH STREET

VIEW FROM SANTA ROSA AVENUE AND 2ND STREET




AERIAL VIEW FROM SANTA ROSA AVENUE AND 3RD STREET

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Phone: 510.836.5400

STAMP

**NOT FOR CONSTRUCTION**

| # | DATE | ISSUES & REVISIONS | BY |
|---|---|---|---|
| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |

N
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXISTING EXTERIOR PERSPECTIVES

SHEET NUMBER

G1.0



9/4/2020 6:05:51 PM

VIEW FROM SANTA ROSA AVENUE AND 3RD STREET

VIEW FROM SANTA ROSA AVENUE AND 4TH STREET

VIEW FROM SANTA ROSA AVENUE AND 1ST STREET

AERIAL VIEW FROM SANTA ROSA AVENUE AND 3RD STREET


lowney arch

TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612


# ONE SANTA ROSA AVE

## 1 SRA LLC

1 Santa Rosa Ave
Santa Rosa, CA 95404


**OWNER**
1 SRA LLC
PO Box 8001
Napa, CA 94559
Phone: 415.519.7574

**ARCHITECT**
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
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40810 County Center Dr Suite 110 Temecula, CA 92591
Phone: 951.226.4355

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**NOT FOR CONSTRUCTION**

| # | DATE | ISSUES & REVISIONS | BY |
|---|---|---|---|
| | 04/14/202 | 100% SD | PS |
| 2 | 04/17/2020 | 100% SD UPDATES | PS |
| | 05/20/2020 | DESIGN REVIEW BOARD | PS |
| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |
| | | | |
| | | | |
| | | | |

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXTERIOR PERSPECTIVES

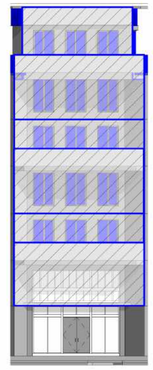
SHEET NUMBER

G1.1

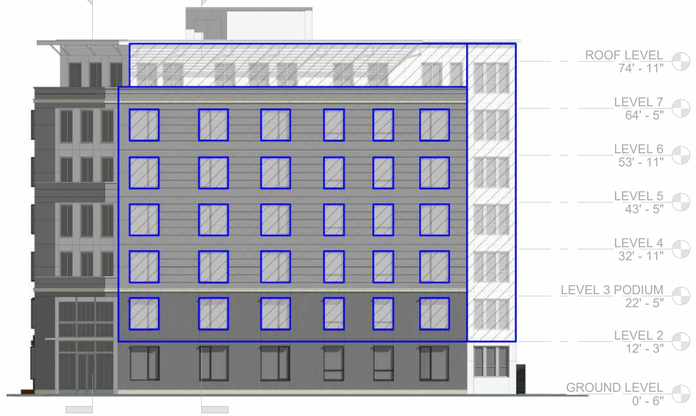


9/14/2020 8:59:34 AM

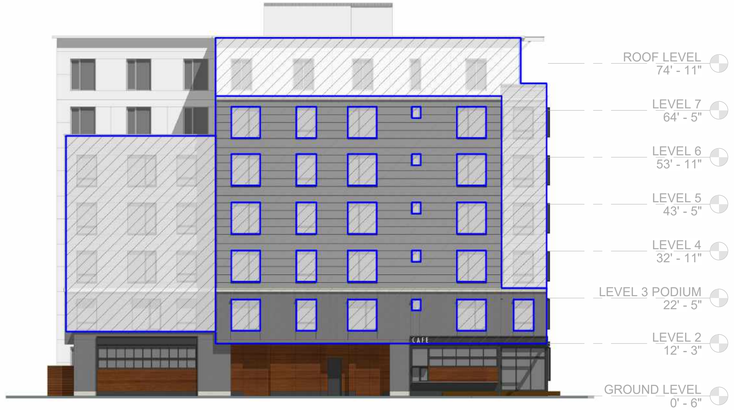

1 EXTERIOR ELEVATION - EAST - OPENING %
1/16" = 1'-0"



2 EXTERIOR ELEVATION - CHAMFER - OPENING %
1/16" = 1'-0"




3 EXTERIOR ELEVATION - NORTH - OPENING %
1/16" = 1'-0"




4 EXTERIOR ELEVATION - SOUTH - OPENING %
1/16" = 1'-0"

| | Wall Area (sq ft) | 50% Req'd (sq ft) | A.D. Area (sq ft) |
|---|---|---|---|
| **South Wall (Transit Mall)** | 6453 | | 3698.33 |
| **East Wall (Santa Rosa Ave)** | 10169.9 | | 4806.34 |
| **North Wall (3rd Street)** | 5909 | | 2687.8 |
| **Chamfer** | 1867.1 | | 1890.17 |
| **Total** | **24399** | **12199.5** | **13082.64** |

| **Chamfer** | sq ft |
|---|---|
| Total Wall Area | 1867.1 |
| Window Area | 0 |
| Balcony Area | 639 |
| Offset Planes | 1251.17 |
| **Total Arch Differ** | 1890.17 |

| **North Wall (3rd Street)** | sq ft |
|---|---|
| Total Wall Area | 5909 |
| Window Area | 1225 |
| Balcony Area | 729.8 |
| Offset Planes | 733 |
| **Total Arch Differ** | 2687.8 |

| **East Wall (Santa Rosa Ave)** | sq ft |
|---|---|
| Total Wall Area | 10169.9 |
| Window Area | 2681 |
| Balcony Area | 1369.04 |
| Offset Planes | 756.3 |
| **Total Arch Differ** | 4806.34 |

| **South Wall (Transit Mall)** | sq ft |
|---|---|
| Total Wall Area | 6453 |
| Window Area | 896.5 |
| Offset Planes | 2801.83 |
| **Total Arch Differ** | 3698.33 |

9/4/2020 6:05:54 PM

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

# ONE SANTA ROSA AVE

## 1 SRA LLC

1 Santa Rosa Ave
Santa Rosa, CA 95404

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360 17th Street, Suite 200
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Phone: 510.836.5400

STAMP

**NOT FOR CONSTRUCTION**

| # | DATE | ISSUES & REVISIONS | BY |
|---|---|---|---|
| | | | |

DRAWN BY: Author
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 04/11/17
SHEET TITLE:

# ARCHITECTURAL DIFFERENTIATION

SHEET NUMBER

# G1.2

# DESIGN REVIEW IMPROVEMENT DRAWINGS FOR

# 1 SANTA ROSA AVENUE

## SANTA ROSA, CALIFORNIA

## APN 010-063-025

## JULY 2020


OWNER: 1 SRA LLC
PO BOX 8001
NAPA, CA 94559
PH: (415) 519-7574

ARCHITECT: LOWNEY ARCH
360 SEVENTEENTH STREET, SUITE 200
OAKLAND, CA 94612
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CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA 95401
PH: (707) 583-8500
FAX: (707) 583-8539


**GENERAL NOTES**

THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THESE DRAWINGS. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS PRIOR TO MAKING CHANGES.

FURNISH AND INSTALL MATERIALS IN ACCORDANCE WITH THE CITY OF SANTA ROSA "DESIGN AND CONSTRUCTION STANDARDS".

OBTAIN RELEVANT PERMITS AND APPROVALS REQUIRED BY GOVERNING AGENCIES PRIOR TO COMMENCING WORK.

ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL FROM LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

IF REQUIRED, SUBMIT A TRAFFIC CONTROL PLAN TO THE DEPARTMENT OF PUBLIC WORKS AND OBTAIN APPROVAL PRIOR TO COMMENCING WORK IN THE PUBLIC RIGHT OF WAY.

PROVIDE A PROPERLY SIGNED ALTERNATE ACCESSIBLE ROUTE OF TRAVEL IF CONSTRUCTION ACTIVITIES IMPACT PEDESTRIAN ACCESS. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THRU FRIDAY, AND 8:00AM TO 6:00PM ON SATURDAYS. NO CONSTRUCTION IS PERMITTED ON SUNDAYS AND HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

REPAIR DAMAGE TO FACILITIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES TO RETURN THEM TO THEIR CONDITION PRIOR TO CONSTRUCTION.

MAINTAIN A CLEAN CONSTRUCTION SITE TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS INTO THE STORM WATER CONVEYANCE SYSTEM. REMOVE MATERIAL WHICH WILL NOT BE USED ON SITE AS IT IS EXCAVATED AND DISPOSE IN ACCORDANCE WITH THE GOVERNING AGENCY'S REQUIREMENTS.

PROVIDE DUST CONTROL THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT TO MINIMIZE AIRBORNE POLLUTANTS.

RETAIN THE SERVICES OF AN AUTHORIZED DESIGN PROFESSIONAL TO PREPARE A SEDIMENT CONTROL PLAN IF WORK WILL BE CONDUCTED BETWEEN OCTOBER 1 AND MAY 1 OF THE SUBSEQUENT YEAR.

**GRADING NOTES**

REMOVE MATERIAL WHICH WILL NOT BE USED ON SITE AS IT IS EXCAVATED AND DISPOSE IN ACCORDANCE WITH THE GOVERNING AGENCY'S REQUIREMENTS.

MAINTAIN A CLEAN CONSTRUCTION SITE TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS INTO THE STORM WATER CONVEYANCE SYSTEM. ACTIVITY DURING CONSTRUCTION WHICH RESULTS IN THE DISCHARGE OF POLLUTANTS TO THE STORM WATER CONVEYANCE SYSTEM IS IN VIOLATION OF THE CITY OF SANTA ROSA STORM WATER ORDINANCE AND STATE WATER RESOURCES CONTROL BOARD'S REGULATIONS.

STOP WORK IF CONTAMINATED MATERIAL IS ENCOUNTERED. PREPARE A WORK PLAN AND ACQUIRE APPROVAL IN WRITING FROM THE CITY OF SANTA ROSA FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO RESUMING WORK.

THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE FROM EXISTING UPSTREAM PROPERTIES. THE CONTRACTOR SHALL PLACE STOCKPILES AWAY FROM CREEK SETBACKS, AWAY FROM VEGETATION DESIGNATED TO REMAIN, A MINIMUM OF 10-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS, AND A MINIMUM OF 50-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS WHERE THE STOCKPILE DEPTH EXCEEDS 2.5-FEET.

**UTILITY NOTES**

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. UTILITY SIZES WERE TAKEN FROM PUBLIC SOURCES SUCH AS EXISTING IMPROVEMENT DRAWINGS. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.

EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THE ALIGNMENTS AND ELEVATIONS OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

CROSSING UTILITIES WHICH HAVE BEEN IDENTIFIED IN THE CONSTRUCTION DOCUMENTS MAY NOT BE CONSTRUED AS UTILITY CONFLICTS. THE CONTRACTOR SHALL INSTALL GRAVITY UTILITIES TO THE LINES AND ELEVATIONS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND INSTALL OTHER UTILITIES ABOVE OR BELOW GRAVITY UTILITIES WHILE COMPLYING WITH THE MINIMUM COVER REQUIREMENTS FOR EACH UTILITY INSTALLED.

UNLESS OTHERWISE NOTED, PROVIDE SCH40 PVC 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE AND ANNOTATED AS WATER (W) ON THIS DRAWING. THE PIPING SHALL INCLUDE THE MARKING "NSF-PW".

UNLESS OTHERWISE NOTED, PROVIDE SCH40 POLYVINYL CHLORIDE PIPE WHERE ANNOTATED AS SEWER (SS) ON THIS DRAWING.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER MATERIAL OR INSTALL IMPROVEMENTS UNTIL CONFLICTS ARE RESOLVED. IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER, THE DESIGN PROFESSIONAL, OR THE CITY OF SANTA ROSA.

UPON COMPLETION OF THE CURB AND GUTTER, THE CONTRACTOR SHALL LEGIBLY INSCRIBE 4-INCH TALL LETTERS, "S" TO DESIGNATE SEWER AND "W" TO DESIGNATE WATER, INTO THE CURB FACE AT EACH LOCATION WHERE THE UTILITY CROSSES BENEATH THE CURB.

THE USE OF CONTROLLED DENSITY BACKFILL (CDF) WITHIN ANY PUBLIC SEWER OR WATER TRENCH IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF WATER.

CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE TO ALLOW FOR VISUAL ONSITE INSPECTION OF WATER PIPE JOINTS, VALVES, CONNECTIONS, SERVICE SADDLES, HARNESSES, ANCHORS AND THRUST BLOCKS, PRIOR TO BACKFILLING.

CONTRACTOR SHALL NOTIFY INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE TO ALLOW FOR VISUAL INSPECTION OF CUT/TIE INS TO THE SEWER SYSTEM AND ALL ABANDONMENTS.

ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE VALVES ON THE EXISTING WATER SYSTEM.

RESTRAINED MECHANICAL JOINTS SHALL BE USED ON ALL TEES, FITTINGS, AND ASSOCIATED GATE VALVES UNLESS OTHER APPROVED OR DIRECTED BY THE INSPECTOR.

SUBMITTALS FOR ALL ITEMS USED FOR WATER AND SEWER CONSTRUCTION IN THE CITY RIGHT OF WAY ARE REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.

ALL VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS BETWEEN UTILITIES SHALL CONFORM TO THE MOST RECENT STATE WATER RESOURCES CONTROL BOARD REQUIREMENTS. THESE STATE REQUIREMENTS SUPERSEDE THE CITY STANDARDS.

THE CONTRACTOR SHALL CONTACT THE CITY OF SANTA ROSA WATER DEPARTMENT FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS, ALL SEWER MAINS AND LATERALS MUST BE CLEANED AND MANDRELED PRIOR TO CITY ACCEPTANCE.

IF DAMAGE OCCURS TO ANY WATER SERVICE DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE SERVICE FROM THE CORPORATION STOP AT THE MAIN TO THE WATER METER WITHOUT SPLICING.


## INDEX OF DRAWINGS



**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"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORD OF SURVEY FILED IN BOOK 352, PAGE 22 OF SONOMA COUNTY RECORDS.

BASIS OF BEARINGS: RECORD OF SURVEY FILED IN BOOK 352, PAGE 22 OF SONOMA COUNTY RECORDS.

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

BENCHMARK: POINT NO. 6. CITY OF SANTA ROSA BENCHMARK C332 BETTER DESCRIBED AS A 2-INCH BRASS DISK MARKED "CITY OF SANTA ROSA" IN A WELL MONUMENT AT THE WEST END OF A PLANTER AT THE BACK OF WALL, NORTHWEST CORNER OF THE INTERSECTION OF 3RD ST AND SANTA ROSA AVE. ELEV: 163.93 (NAVD88)

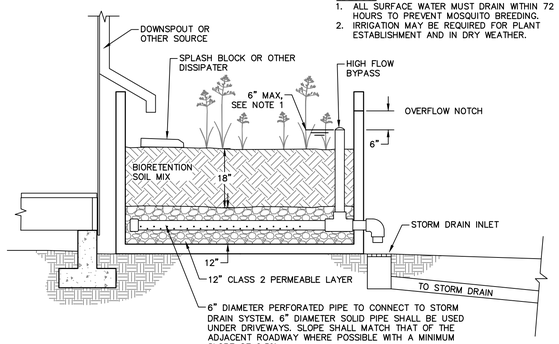
FIELD SURVEY DATE: 10/28/15

## SYMBOLS & LEGEND

| EXISTING | PROPOSED |
|---|---|
| ◉ | CENTERLINE MONUMENT |
| ○ | VALVE |
| ⌑ | FIRE HYDRANT |
| | DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY |
| | STREET SIGN |
| | STREET LIGHT |
| | TREE |
| | PROPERTY LINE |
| | EASEMENT |
| | CENTERLINE |
| | GRADE BREAK |
| X X | RETAINING WALL |
| | FENCE |
| SIZE" SS | SANITARY SEWER |
| SIZE" SD | STORM DRAIN |
| SIZE" W | WATER |
| E | UNDERGROUND ELECTRIC LINE |
| TEL | UNDERGROUND TELECOM LINE |
| | CONCRETE |
| | GRAVEL |
| | KEYNOTE |
| | DETAIL IDENTIFICATION |
| | SHEET WHERE DETAIL IS SHOWN |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ± | MORE OR LESS | SD | STORM DRAIN |
| APN | ASSESSOR'S PARCEL NUMBER | SDMH | STORM DRAIN MANHOLE |
| BLRD | BOLLARD | SS | SANITARY SEWER |
| BLDG | BUILDING | SSCO | SANITARY SEWER CLEAN OUT |
| COMM | COMMUNICATIONS | SSMH | SANITARY SEWER MANHOLE |
| CONC | CONCRETE | STLT | STREET LIGHT |
| DW | DRIVEWAY | TC | TOP FACE OF CURB |
| E | ELECTRIC | TG | TOP OF GRATE |
| FF | FINISHED FLOOR | TS | TRAFFIC SIGNAL |
| FG | FINISHED GRADE | TW | TOP OF WALL |
| GI | GRATE INLET | TYP | TYPICAL |
| MH | MANHOLE | UB | UTILITY BOX |
| MAX | MAXIMUM | UTIL | UTILITY |
| MIN | MINIMUM | W | WATER |
| PG&E | PACIFIC GAS & ELECTRIC | WM | WATER METER |




NOTES:
1. ALL SURFACE WATER MUST DRAIN WITHIN 72 HOURS TO PREVENT MOSQUITO BREEDING.
2. IRRIGATION MAY BE REQUIRED FOR PLANT ESTABLISHMENT AND IN DRY WEATHER.

1/— FLOW THROUGH PLANTER BIORETENTION
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
07/28/2020
DATE:
ANDREW J. DeZURIK C 85129

REGISTERED PROFESSIONAL ENGINEER ANDREW J. DeZURIK No. C-85129 CIVIL STATE OF CALIFORNIA


BKF
ENGINEERS / SURVEYORS / PLANNERS
200 4th Street, Suite 300, Santa Rosa, CA 95401
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1 SANTA ROSA AVENUE
APN 010-063-025
CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA

PROJECT INFORMATION

| No. | Revisions |
|---|---|
| | |

Date: JULY 2020
Scale: AS SHOWN
Design: AJD
Drawn: JEP
Approved: AJD
Job No: 20159140

Drawing Number:
1 OF 2

Plot: Jul 28, 2020 at 9:17am
159140_SITE.dwg

**KEYNOTES**

1. REMOVE EXISTING UTILITY.
2. RELOCATE EXISTING UTILITY.
3. COMBINATION WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD DETAIL 870.
4. PROBABLE LOCATION OF DISCONNECTED DOWNSPOUT.
5. PRIORITY 3 BIORETENTION FLOW THROUGH PLANTER. SEE DETAIL 1, SHEET 1.
6. CAST IRON SIDEWALK DRAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 406 B.
7. SEWER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 513.
8. CURB RAMP IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A88A CASE A.
9. REPLACE EXISTING SIDEWALK IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 237.
10. CURB AND GUTTER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 241.
11. CURB CUT IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 250B.

10 0 10 20
scale 1" = 10' feet

LANDS OF MUSEUM ON THE SQUARE, LLC
APN 010-063-019

1 SRA LLC
APN 010-063-025

2ND STREET / TRANSIT MALL

3RD STREET

SANTA ROSA AVENUE

BLDG

PLANTER

5TH FLOOR GREEN ROOF

2ND FLOOR GREEN ROOF

CROSSWALK SIGNAL

PG&E VAULT

SSMH RIM 163.86 INV IN 155.51 INV THRU 154.19

SSMH RIM 163.86 INV IN 154.06 INV THRU 152.86

SSMH RIM 164.24 INV 158.34

MH RIM 164.24 IN 159.09 OUT 158.49

COMM MH RIM 161.87

COMM MH RIM 162.52

COMM MH RIM 162.38

COMM MH RIM 162.23

COMM MH RIM 163.91

COMM MH RIM 163.41

COMM MH RIM 163.47

COMM MH RIM 163.83

PG&E MH RIM 163.20

SSCO RIM 163.67

SSCO RIM 164.07

BIKE RACK (TYP)

BOLLARD (TYP)

SERVICE UB

TS UB

TS/STLT

UTIL RISER

PG&E UB

STLT UB

COMM UB

E UB

PNT NO. 4 163.37

PNT NO. 5 163.53

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 07/28/2020
ANDREW J. DeZURIK C 85129

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DeZURIK
No. C-85129
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STATE OF CALIFORNIA

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FAX: (707) 583-8539

**1 SANTA ROSA AVENUE**
**APN 010-063-025**
**CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA**

# GRADING & UTILITY PLAN

| No. | Revisions |
|---|---|
| | |

Date: JULY 2020
Scale: AS SHOWN
Design: AJD
Drawn: JEP
Approved: AJD
Job No: 20159140

Drawing Number:
2 OF 2

Plot: Jul 28, 2020 at 9:19am
159140_SITE.dwg

## Planting Schedule - Ground Level

| Symbol | Image | Scientific Name | Common Name | Count | WUCOLS | Gallons | Size | Notes |
|---|---|---|---|---|---|---|---|---|
| ANI HAR |  | Anigazanthos 'Harmony' | Harmony Kangaroo Paw | 21 | Low | 1 Gal | 4' H X 2' W | |
| ARC GLA |  | Arctostaphylos glauca | Bigberry manzanita | 2 | Very Low | 24" Box | 15' H x 15' W | |
| ART IUD |  | Artemisa ludoviciana | White Sagebrush | 64 | Low | 1 Gal | 2'H X 2'W | aromatic |
| COT COG |  | Cotinus coggygria 'Golden Spirit' | Golden Spirit Smoke Tree | 5 | Low | 15 Gal | 15'H X 10'W | |
| EUP CHA |  | Euphorbia characias 'Wulfenii' | Spurge | 55 | Low | 5 Gal | 4'H X 4'W | |
| LOM LON |  | Lomandra longifolia 'Breeze' | Dwarf Mat Rush | 72 | Low | 1 Gal | 2'H X 2'W | |
| MAL SNO |  | Malus 'snowdrift' | Snowdrift Crab Apple | 8 | Moderate | 15 Gal | 15'H X 3'W | pruned to shape |
| MOR CAL |  | Morella californica | Pacific Wax Myrtle | 1 | Moderate | 24" Box | 25'H x 25' W | |
| POL CAL |  | Polypodium californicum | California polypody fern | 50 | Low | 1 Gal | 2'H X 2'W | |
| PYR CAL |  | Pyrus calleryana | Ornamental Pear | 2 | Moderate | 24" Box | 50' H X 50'W | |
| RIB SPE |  | Ribes speciosum | Fuschia-flowered Gooseberry | 16 | Low | 5 Gal | 5'H X 5'W | |
| TEU FRU |  | Teucrium fruticans | Bush Germander | 12 | Low | 5 Gal | 4'H X 4'W | clipped to shape |

Tree to Be Removed

Irrigation Design Intent
Irrigation System is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum mainteranace requirement. The system is a combination of subsurface irrigation and tree bubblers as appropriate to plant type, exposure, and slope conditions.

Control of the system is via a weather-enabled controller capable of daily self-adjustment based on real-time weather conditions as measured by an on-site weather sensor.

The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.

## Planting Schedule - Roof Level

| Symbol | Image | Scientific Name | Common Name | Count | WUCOLS | Gallons | Size | Notes |
|---|---|---|---|---|---|---|---|---|
| CIT LIM |  | Citrus Lime 'Bearss' | Persian Lime | 2 | Low | 15 Gal | 10'H X 6'W | |
| EUP CHA |  | Euphorbia characias 'Wulfenii' | Spurge | 14 | Low | 5 Gal | 4'H X 4'W | |
| LAV ANG |  | Lavandula angustifolia 'Hidcote Blue' | Hidcote Blue Lavender | 110 | Low | 1 Gal | 2'H X 2'W | |
| OLE EUR |  | Olea europaea 'Swan Hill' | Olive | 3 | Low | 24" Box | 25'H X 30'W | |
| ROS OFF |  | Rosmarinus officinalis 'Barbecue' | Rosmarinus officinalis | 11 | Low | 1 Gal | 4'H x 3'W | |
| TEU FRU |  | Teucrium fruticans | Bush Germander | 5 | Low | 5 Gal | 4'H X 4'W | clipped to shape |

Mixed Annuals and Herbs: Mint
Pansy
Violet
Melon


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# ONE SANTA ROSA AVE

Owner

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**LANDSCAPE ARCHITECT**
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REGISTERED LANDSCAPE ARCHITECT JAMES HANOVER LOWNEY STATE OF CALIFORNIA Date

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SHEET TITLE:

PLANT LIST

SHEET NUMBER

L00



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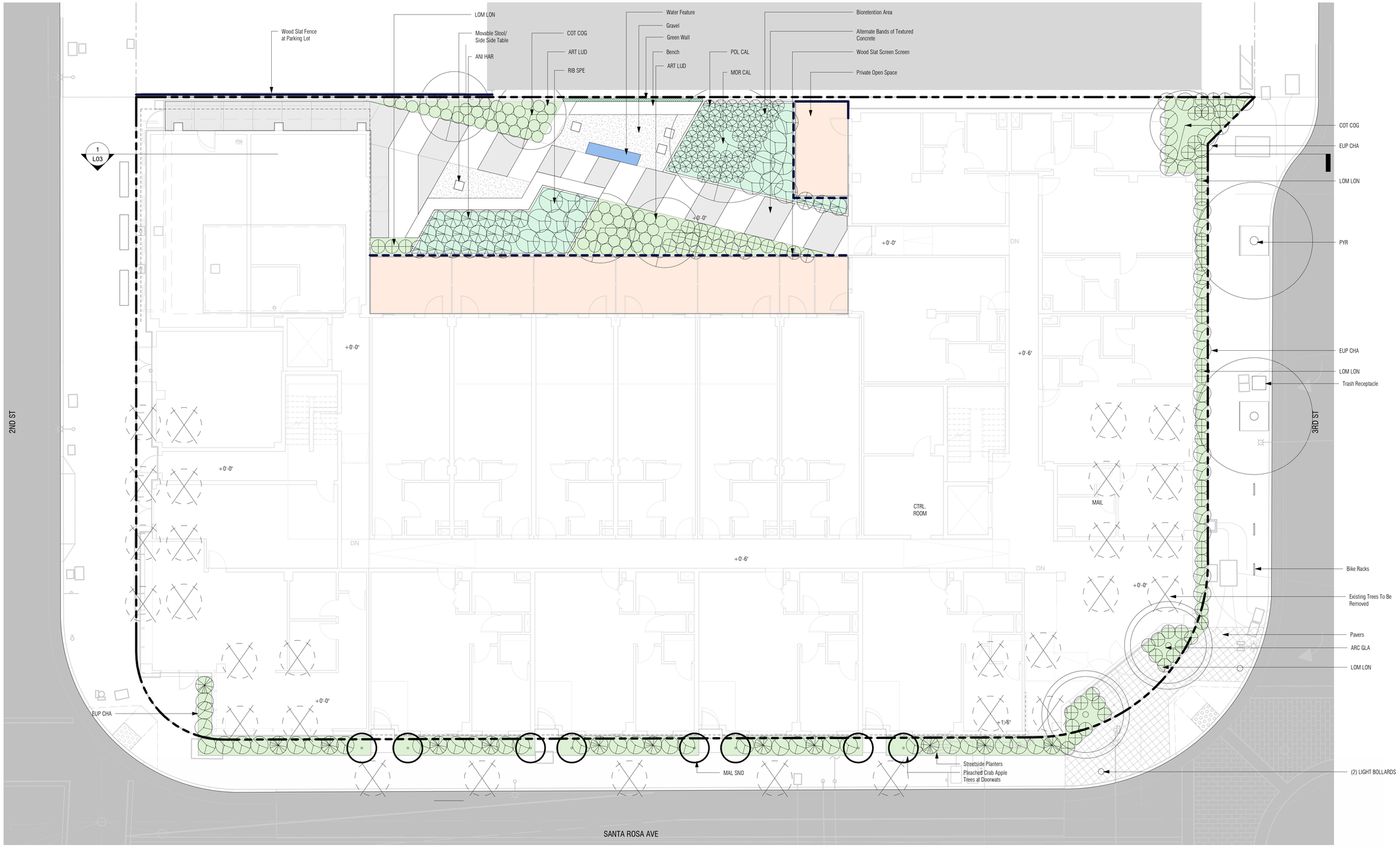



Linear Benches


Alternate Bands of Permeable Concrete and Impervious Concrete


Pavers


Water Fountain


Green Wall


Moveable Stool


Wood Slat Fence


Streetside Planters: Euphorbia and Clipped Trees and Shrubs

0 8' 16'

9/14/2020 9:36:01 AM

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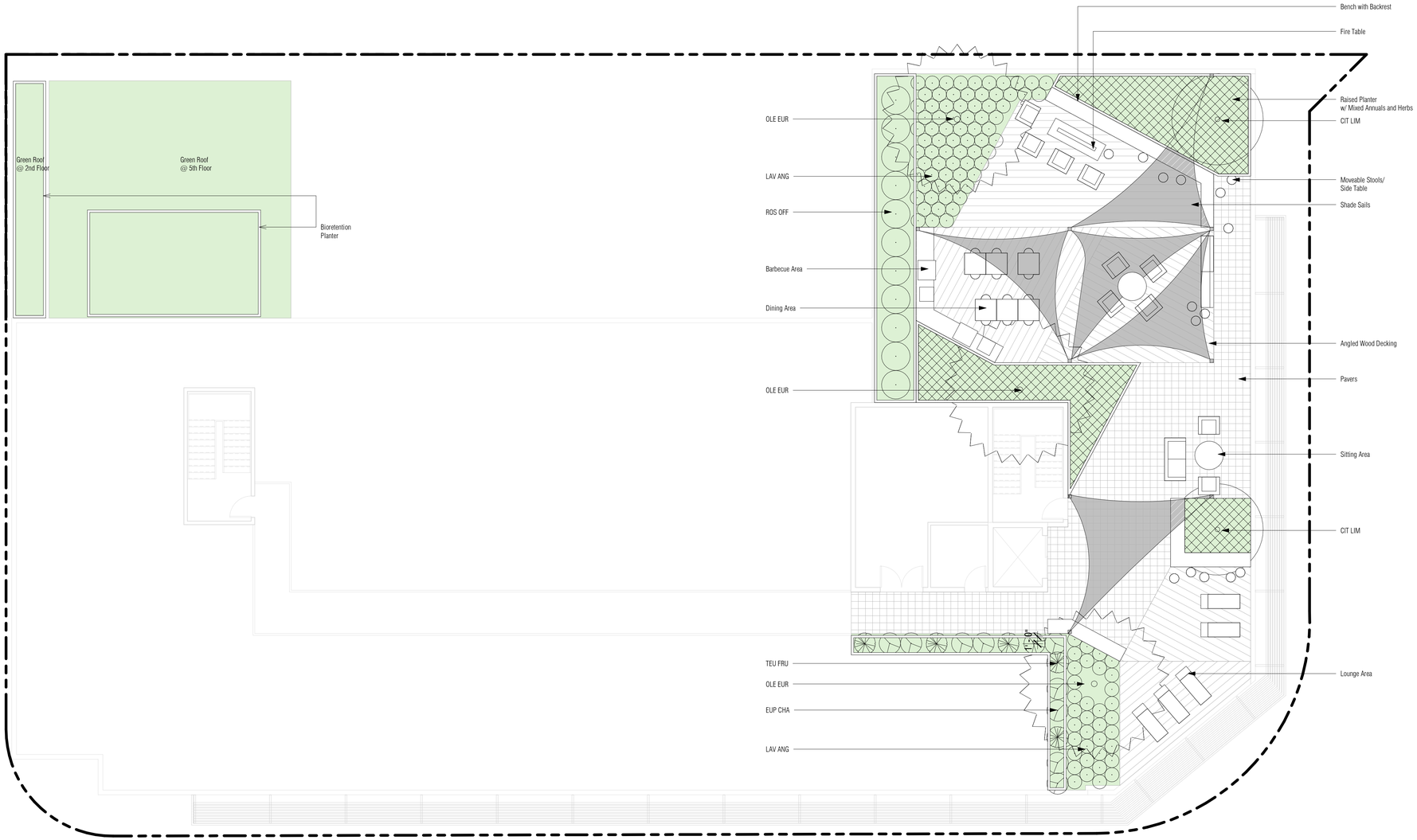
GROUND LEVEL PLAN

SHEET NUMBER

L01



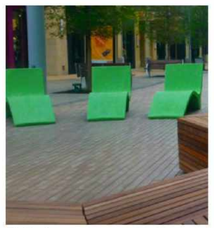


Angled Wood Decking


Shade Sail


Barbecue Area


Firepit Seating


Chaise Lounges


Green Roof


Citrus Trees:
Buddha's Hand

0 8' 16'

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## ROOF PLAN

SHEET NUMBER

# L02



9/11/2020 4:09:12 PM


Courtyard Section

0 10' 20'

9/11/2020 4:09:14 PM

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PROJECT NUMBER: 00-000
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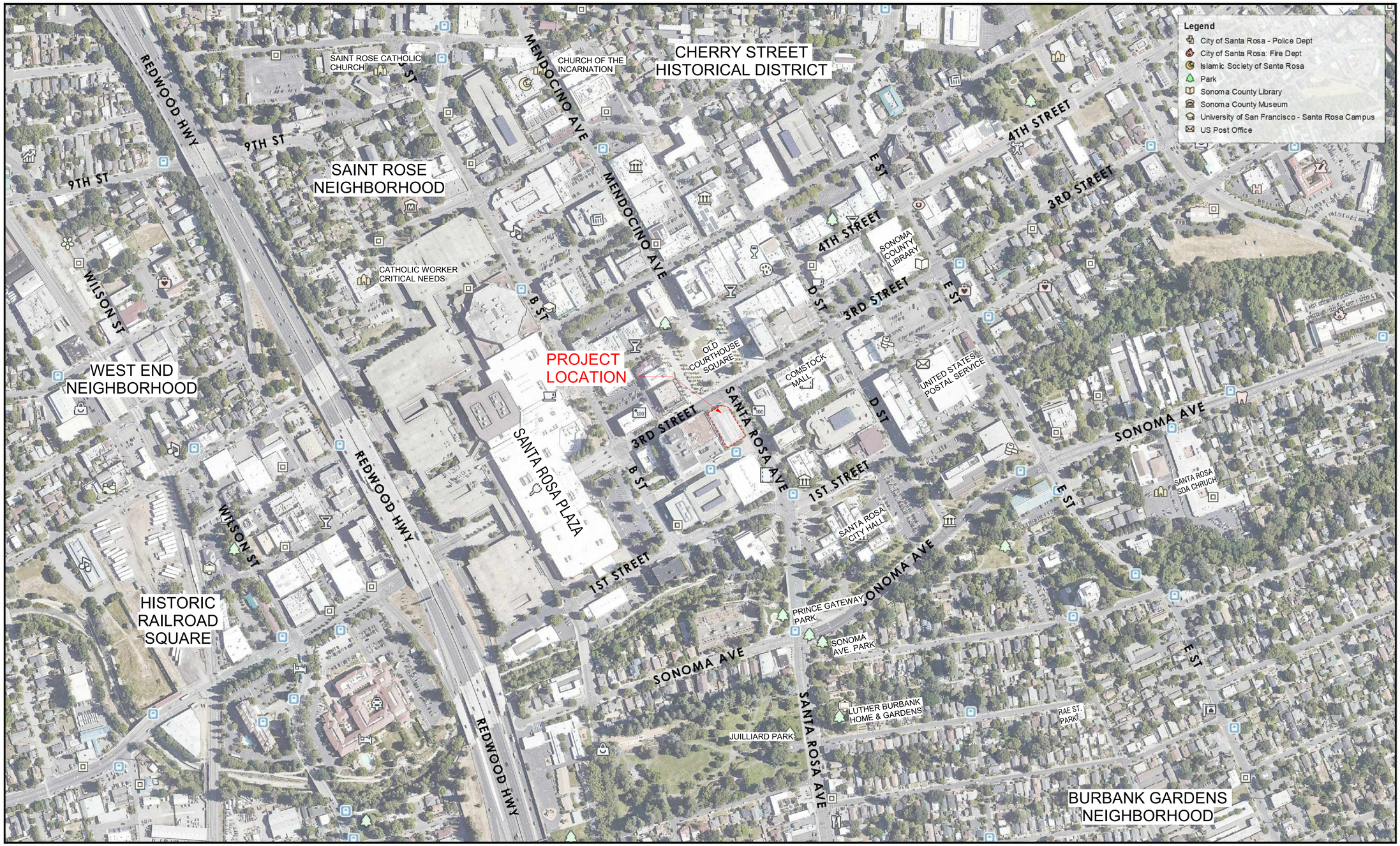
SECTION

SHEET NUMBER

L03

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SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

## NEIGHBORHOOD CONTEXT MAP

SHEET NUMBER

# A0.2



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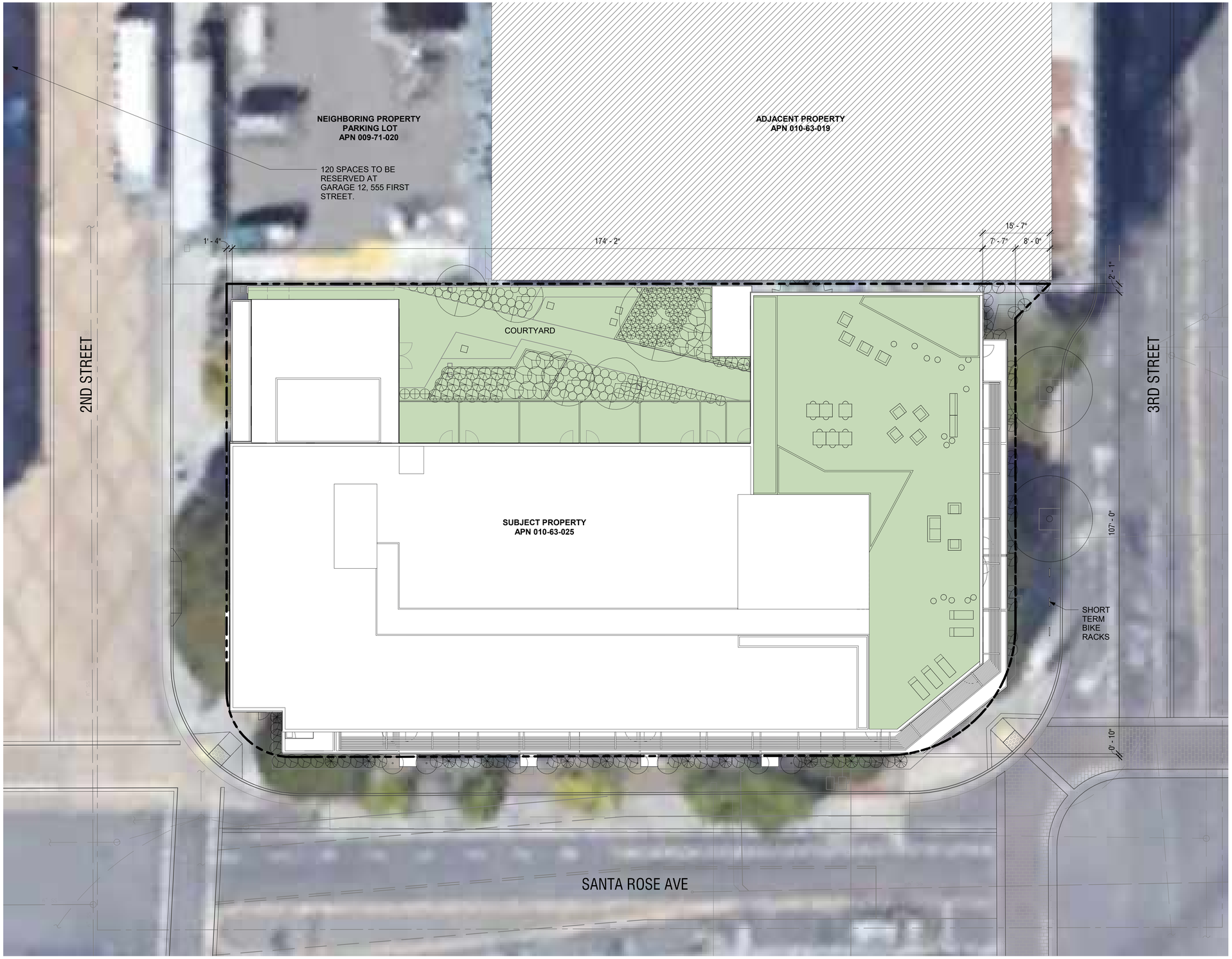


1 ROOF LEVEL SITE PLAN
3/32" = 1'-0"

0 20' 40'

## SHEET NOTES

1. ACCESSIBLE PATHS OF TRAVEL SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED ¼ INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS.

## LEGEND

- PROPOSED BUILDING
- PROPOSED OPEN SPACE
- PROPERTY LINE

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PROJECT NORTH
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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

SITE PLAN

SHEET NUMBER
A1.0



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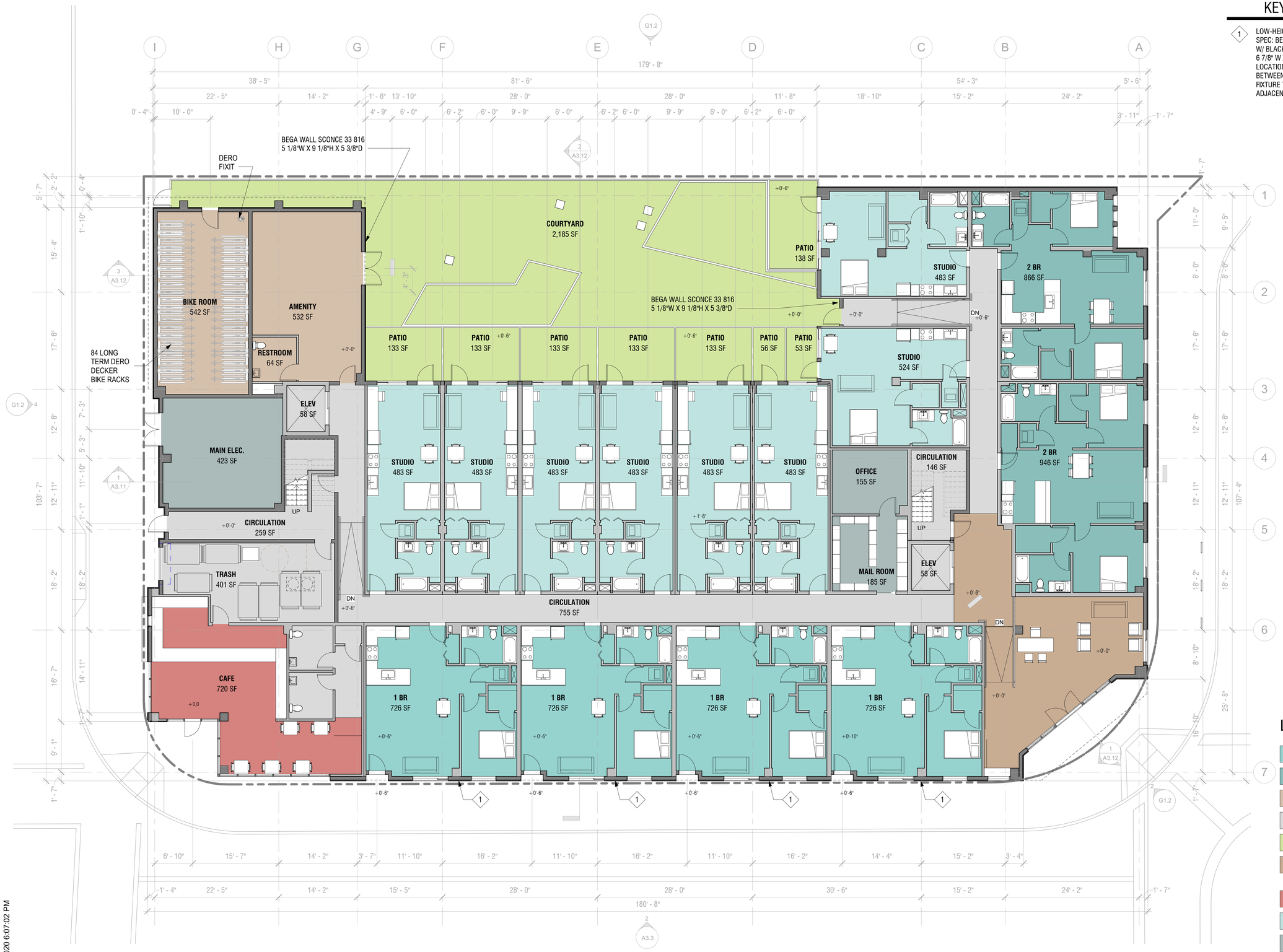


## KEY NOTES

1. LOW-HEIGHT LANDSCAPE WALL SCONCE
SPEC: BEGA 22 261 SCONCE
W/ BLACK TRIM FINISH.
6 7/8" W X 3 3/4"H 2 3/8" D
LOCATION: WALL MOUNT, CENTERED BETWEEN UNIT WINDOWS, BOTTOM OF FIXTURE TO ALIGN WITH BOTTOM OF ADJACENT WINDOW SILL

## Legend

- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- CIRCULATION
- OPEN SPACE
- RESIDENTIAL LOBBY
- RESTAURANT
- STUDIO
- UTILITY

0 8' 16'

1 GROUND LEVEL
1/8" = 1'-0"

9/4/2020 6:07:02 PM

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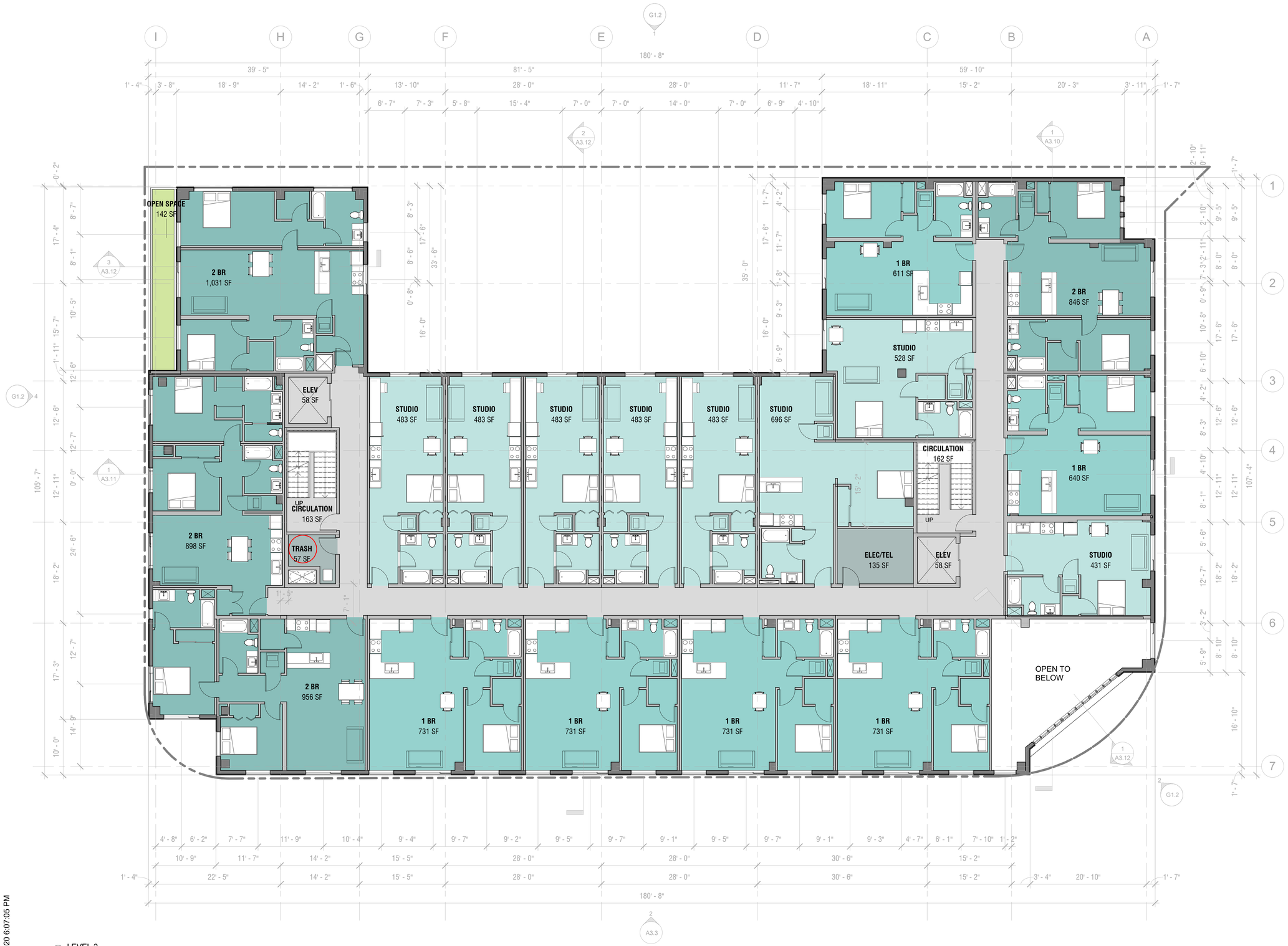
SHEET TITLE:

# GROUND FLOOR PLAN

SHEET NUMBER

# A2.1




Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

1 LEVEL 2
1/8" = 1'-0"

0 8' 16'

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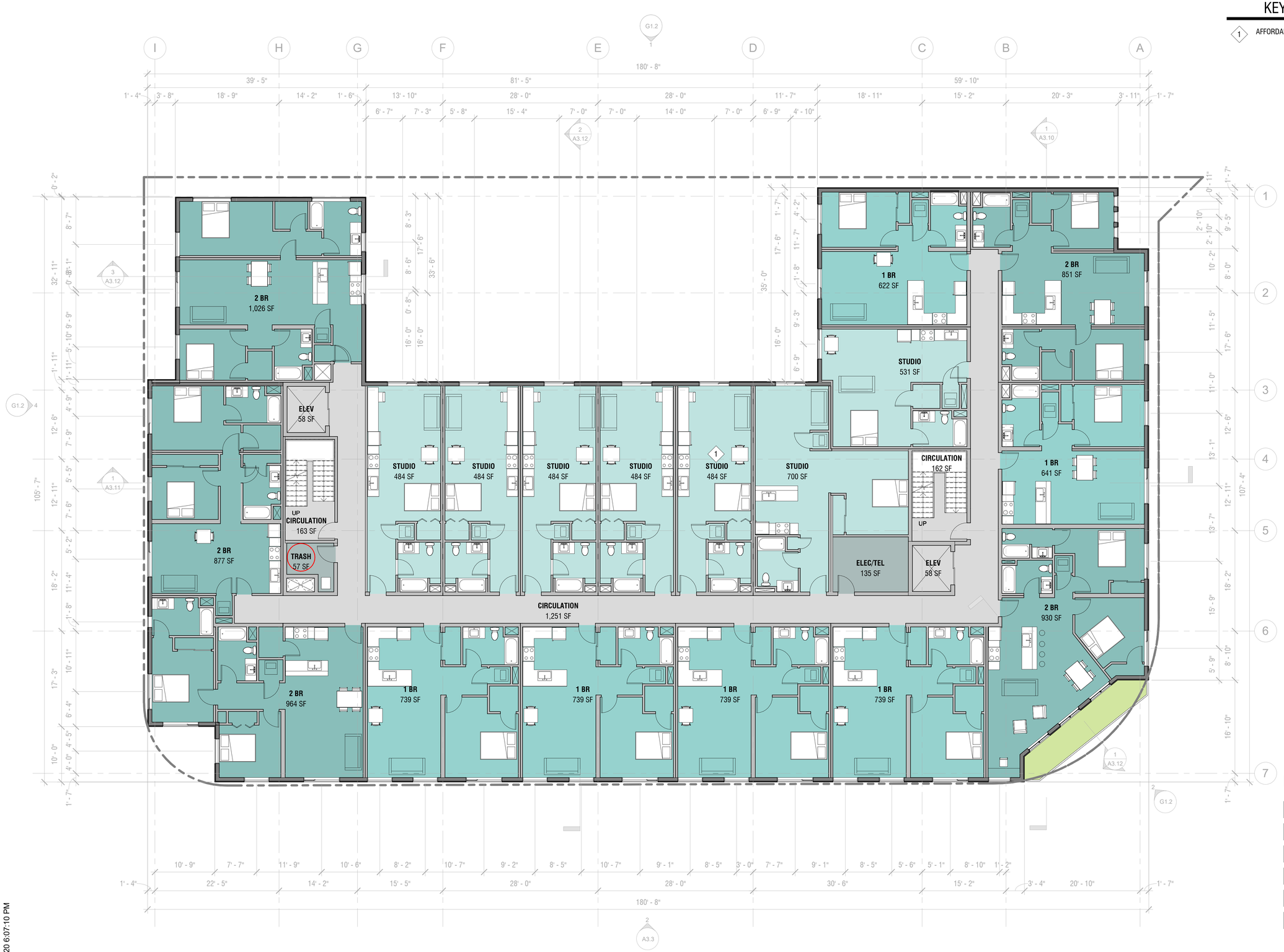
## LEVEL 2 FLOOR PLAN

SHEET NUMBER

# A2.2




## KEY NOTES

1 AFFORDABLE UNIT

## Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

1 LEVEL 3 PODIUM
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:10 PM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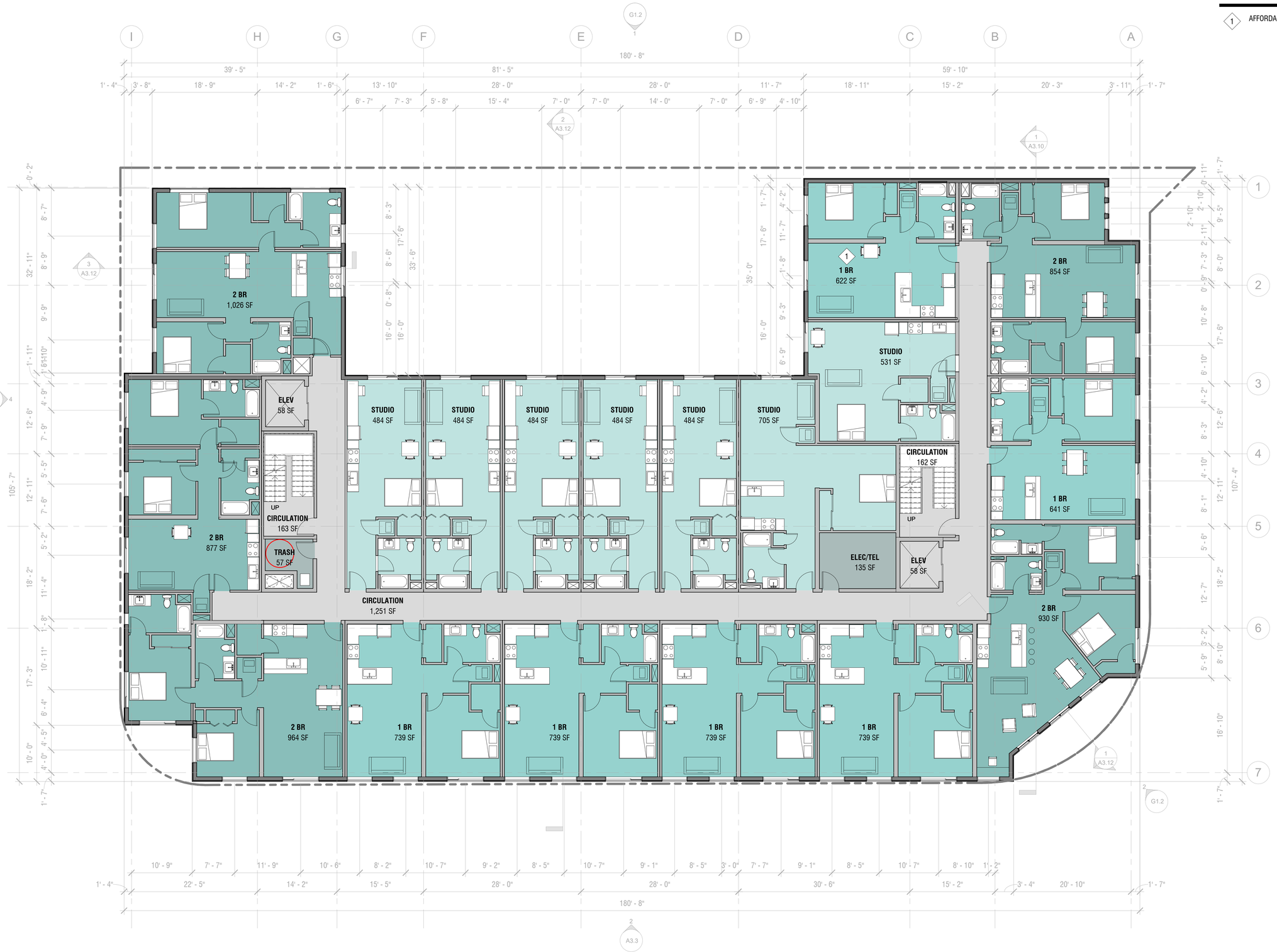
# LEVEL 3 FLOOR PLAN

SHEET NUMBER

# A2.3

## KEY NOTES

1 AFFORDABLE UNIT




## Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- STUDIO
- UTILITY

1 LEVEL 4
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:14 PM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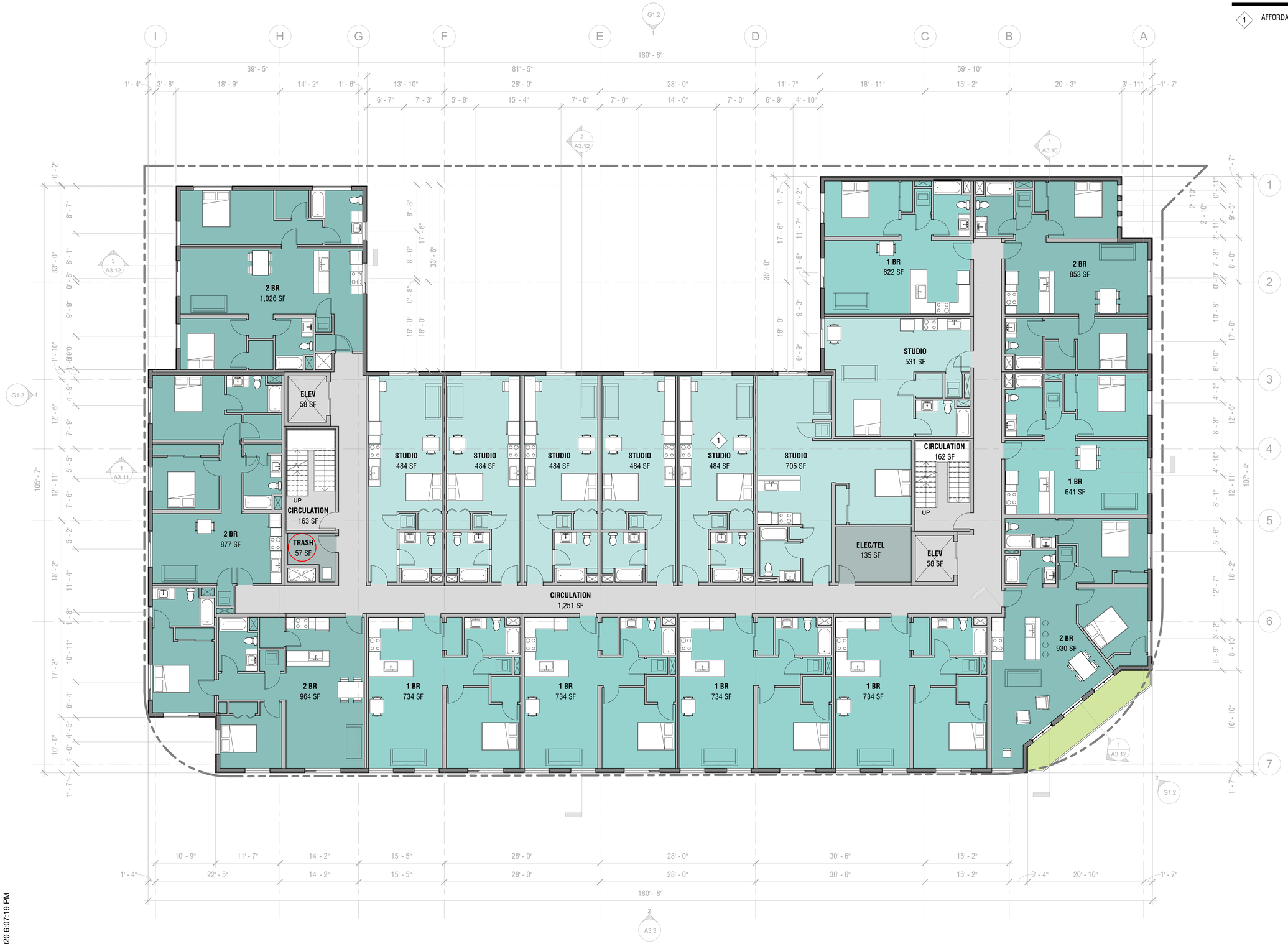
## LEVEL 4 FLOOR PLAN

SHEET NUMBER

# A2.4

## KEY NOTES

1 AFFORDABLE UNIT




1 LEVEL 5
1/8" = 1'-0"

## Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- OPEN SPACE
- STUDIO
- UTILITY

0 8' 16'

9/4/2020 6:07:19 PM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360 seventeenth street | suite 200 | oakland, california 94612


# ONE SANTA ROSA AVE

## 1 SRA LLC

1 Santa Rosa Ave
Santa Rosa, CA 95404


**OWNER**
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PO Box 8001
Napa, CA 94559
Phone: 415.519.7574

**ARCHITECT**
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Oakland, CA 94612
Phone: 510.269.1124

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**MEP**
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**LANDSCAPE ARCHITECT**
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N
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

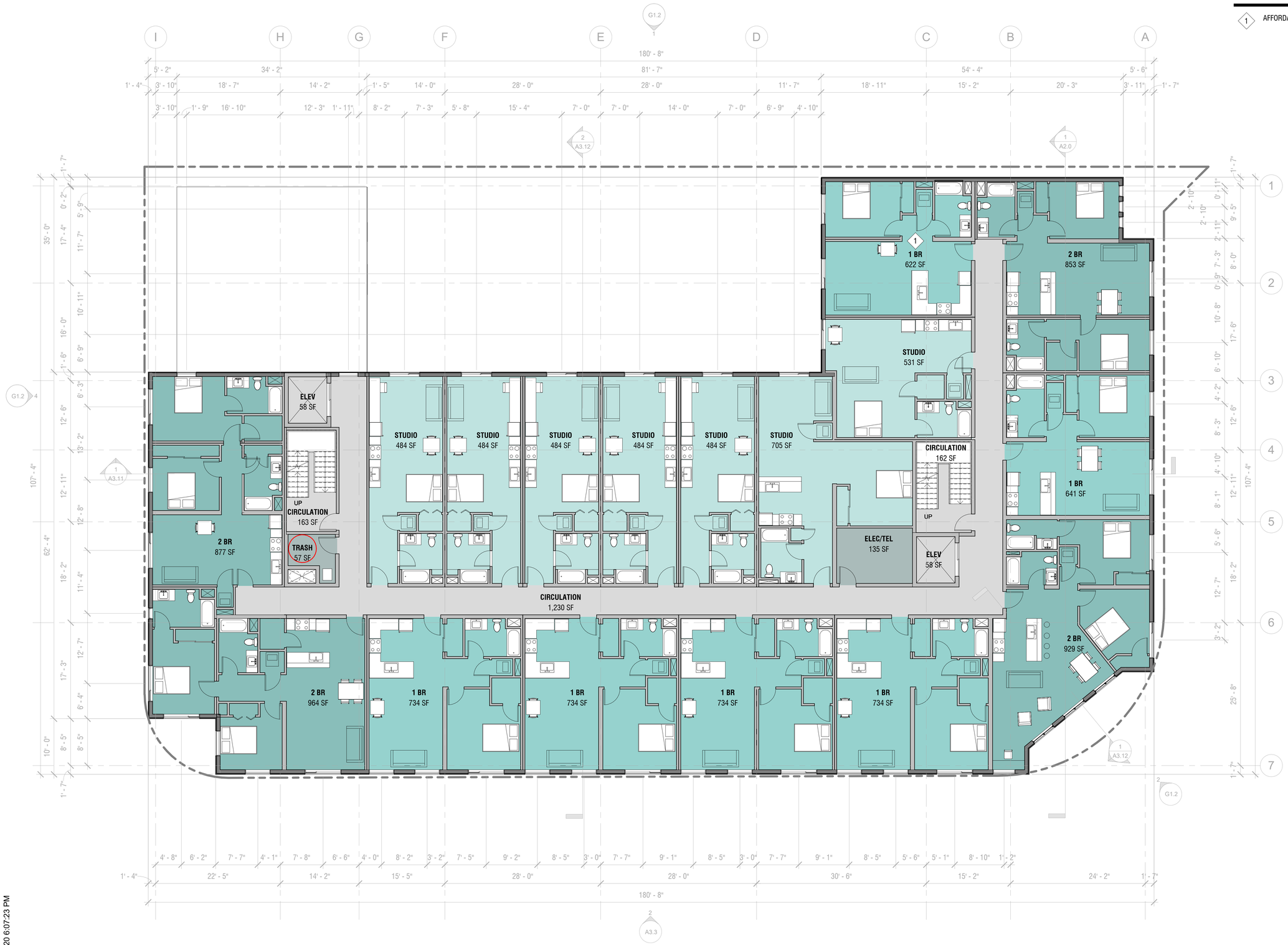
# LEVEL 5 FLOOR PLAN

SHEET NUMBER

# A2.5

## KEY NOTES

1 AFFORDABLE UNIT




## Legend

- 1 BEDROOM
- 2 BEDROOM
- CIRCULATION
- STUDIO
- UTILITY

1 LEVEL 6
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:23 PM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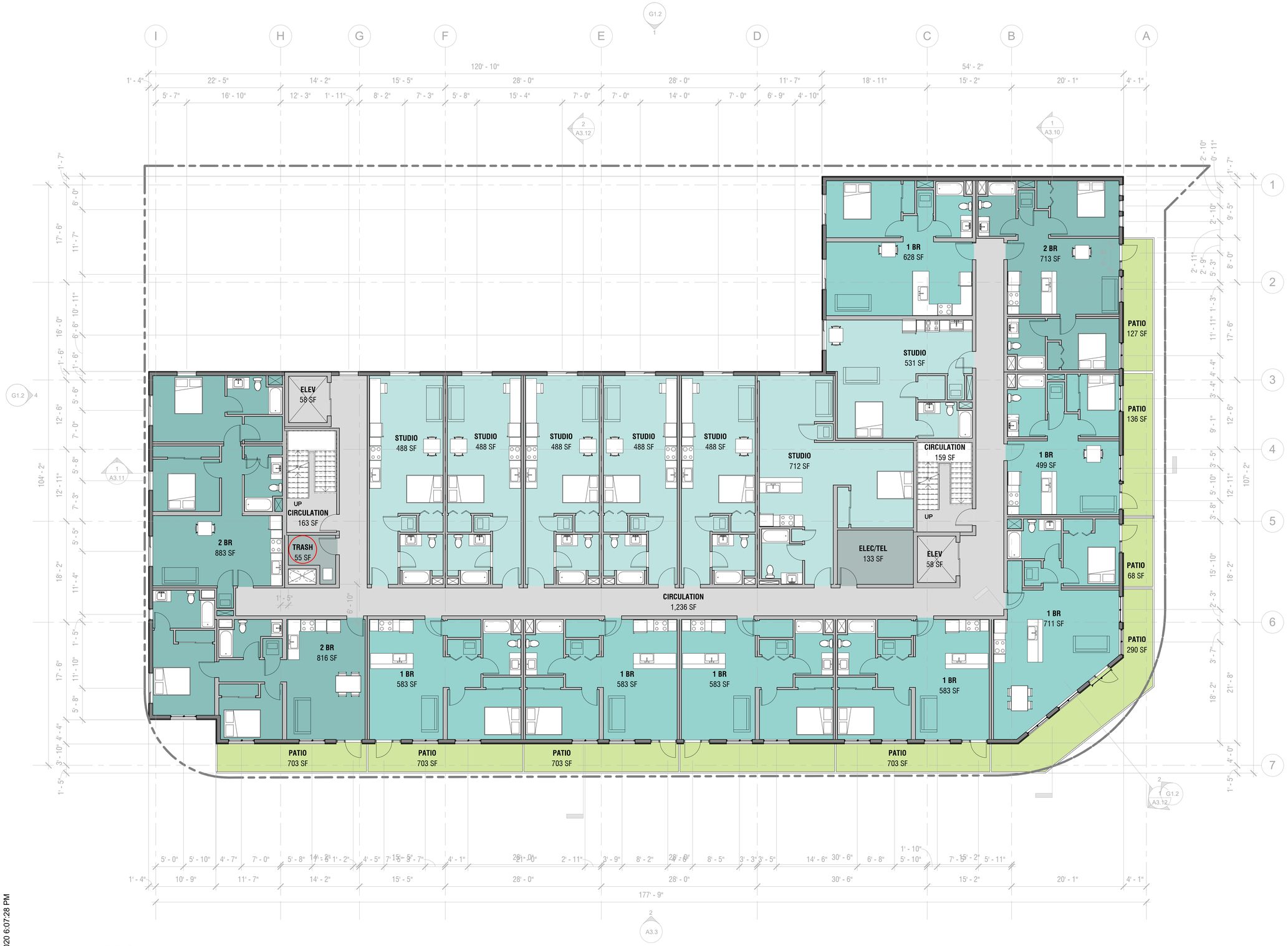
N
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

## LEVEL 6 FLOOR PLAN

SHEET NUMBER

# A2.6




1 LEVEL 7
1/8" = 1'-0"

9/4/2020 6:07:28 PM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| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |

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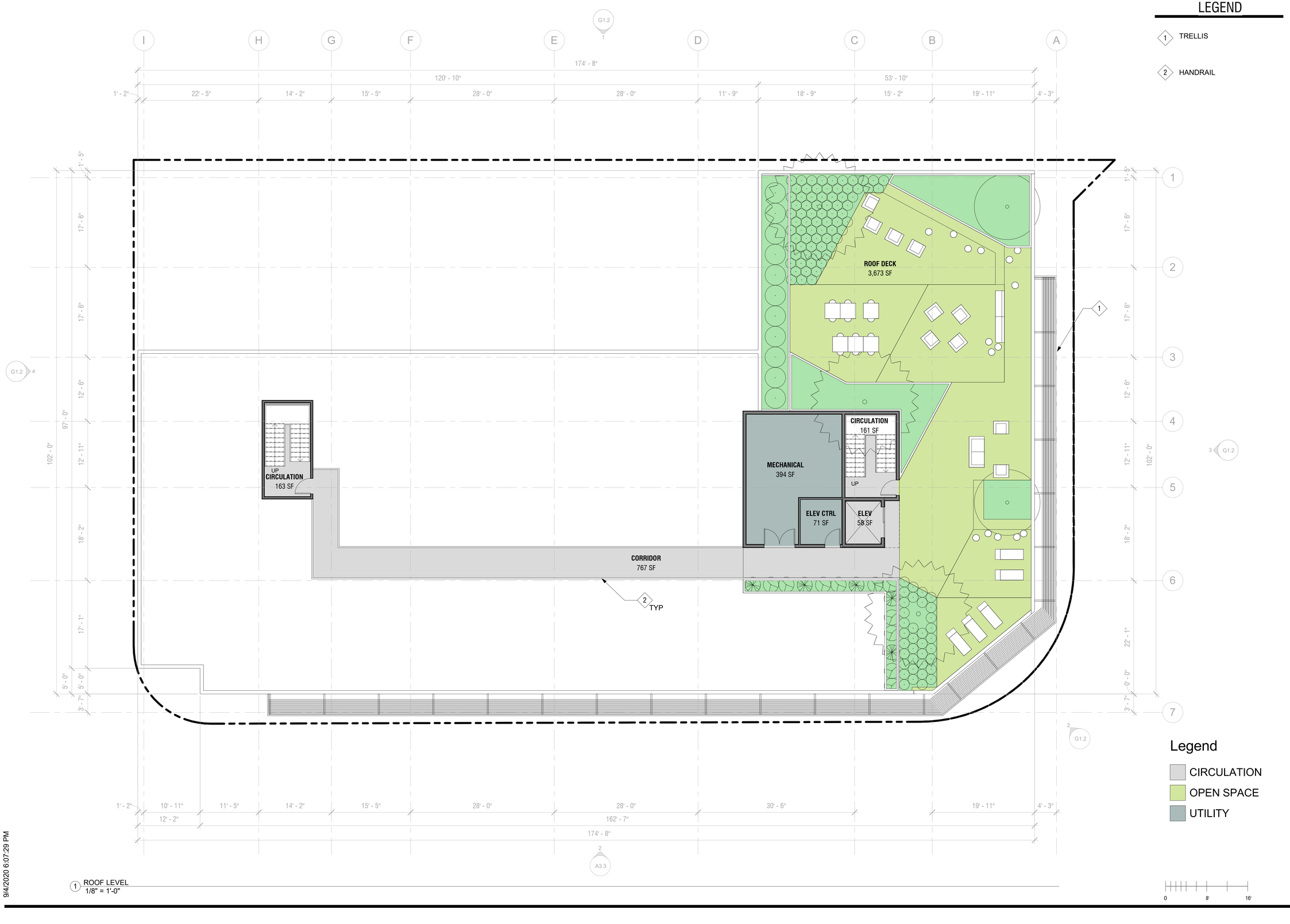
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

# LEVEL 7 FLOOR PLAN

SHEET NUMBER

# A2.7




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

9/4/2020 6:07:29 PM

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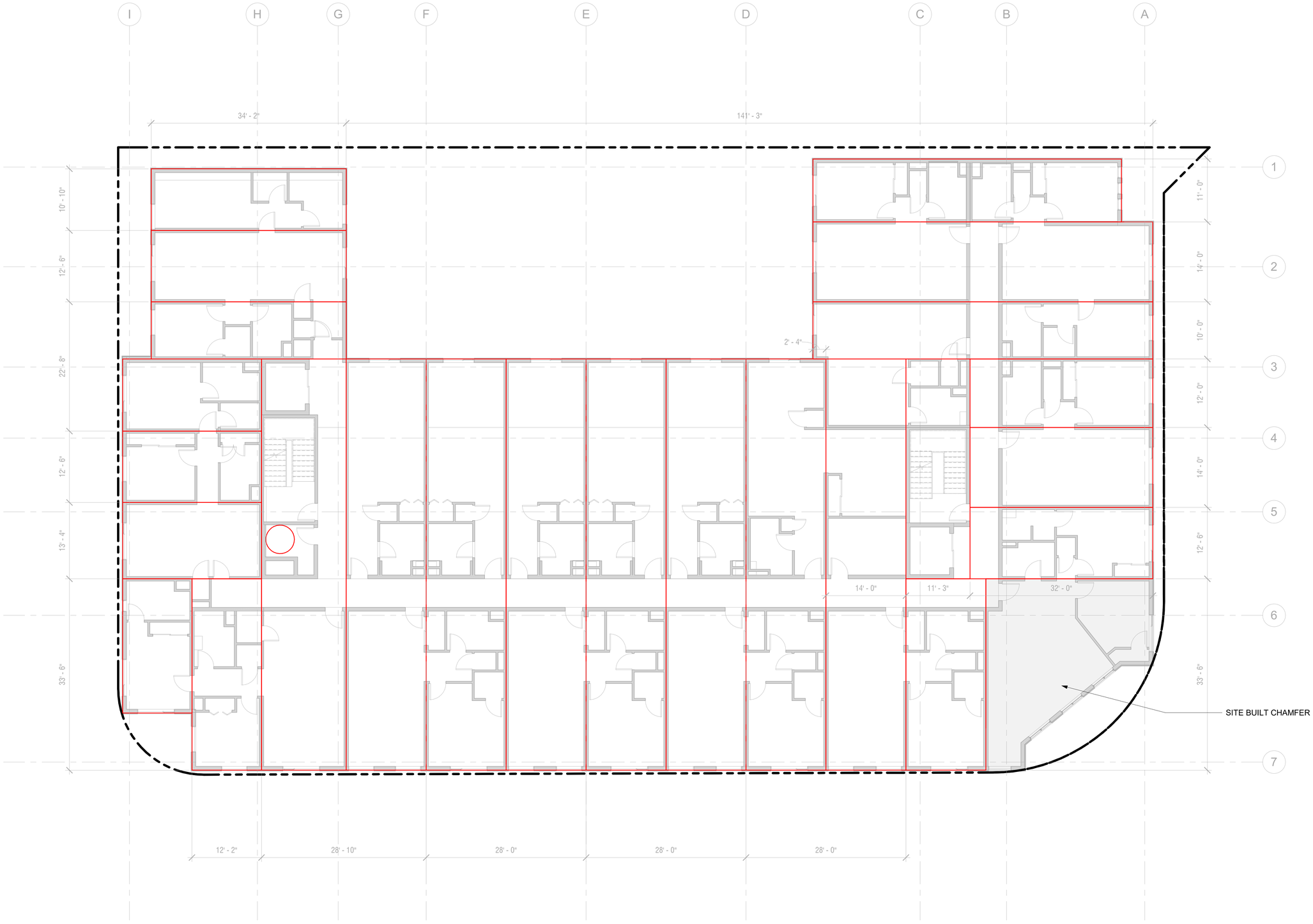
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

ROOF PLAN

SHEET NUMBER

A2.8




1 MODULES DIAGRAM
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:30 PM

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N
PROJECT NORTH
TRUE NORTH

DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

MODULES PLAN

SHEET NUMBER
A2.9


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

0 8' 16'

9/4/2020 6:07:32 PM

## MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256-C1
3. STOREFRONT GLAZING
4. 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR
5. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE
6. PRODEMA PRODEX PANEL - NUX
7. TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1
8. PER UNIT ENTRANCE BEGA 33 514 SCONCE WHITE FINISH, 2 1/8" W X 7 7/8" H X 2 3/8" D
9. BEGA 22 343 SCONCE 11" H X 11" W X 5 3/8" D
10. BEGA 24 374 SCONCE W/ BRONZE TRIM FINISH. 11 7/8" W X 4 3/8"H 3 3/8" D
11. FENCE PER LANDSCAPE DRAWINGS
12. BEGA WALL SCONCE 33 816 5 1/8"W X 9 1/8"H X 5 3/8"D
13. UV TOLERANT WATERPROOFING INSIDE BLIND-WALL CONDITION AT NEIGHBORING BUILDING
14. CEMENTITIOUS FACADE SYSTEM - ASPYRE REVEAL PANEL
15. PUBLIC ART INSTALLATION AREA

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# ONE SANTA ROSA AVE

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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXTERIOR ELEVATION

SHEET NUMBER

A3.1


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

0 8' 16'

## MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256-C1
3. STOREFRONT GLAZING
4. 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR
5. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE
6. PRODEMA PRODEX PANEL - NUX
7. TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1
8. PER UNIT ENTRANCE BEGA 33 514 SCONCE WHITE FINISH, 2 1/8" W X 7 7/8" H X 2 3/8" D
9. BEGA 22 343 SCONCE 11" H X 11" W X 5 3/8" D
10. BEGA 24 374 SCONCE W/ BRONZE TRIM FINISH. 11 7/8" W X 4 3/8"H 3 3/8" D
11. FENCE PER LANDSCAPE DRAWINGS
12. BEGA WALL SCONCE 33 816 5 1/8"W X 9 1/8"H X 5 3/8"D
13. UV TOLERANT WATERPROOFING INSIDE BLIND-WALL CONDITION AT NEIGHBORING BUILDING
14. CEMENTITIOUS FACADE SYSTEM - ASPYRE REVEAL PANEL
15. PUBLIC ART INSTALLATION AREA

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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXTERIOR ELEVATION

SHEET NUMBER

A3.2



9/4/2020 6:07:34 PM


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

0 8' 16'

## MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256-C1
3. STOREFRONT GLAZING
4. 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR
5. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE
6. PRODEMA PRODEX PANEL - NUX
7. TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1
8. PER UNIT ENTRANCE BEGA 33 514 SCONCE WHITE FINISH. 2 1/8" W X 7 7/8" H X 2 3/8" D
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11. FENCE PER LANDSCAPE DRAWINGS
12. BEGA WALL SCONCE 33 816 5 1/8"W X 9 1/8"H X 5 3/8"D
13. UV TOLERANT WATERPROOFING INSIDE BLIND-WALL CONDITION AT NEIGHBORING BUILDING
14. CEMENTITIOUS FACADE SYSTEM - ASPYRE REVEAL PANEL
15. PUBLIC ART INSTALLATION AREA

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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXTERIOR ELEVATION

SHEET NUMBER

A3.3



9/4/2020 6:07:36 PM


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

0 8' 16'

## MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256-C1
3. STOREFRONT GLAZING
4. 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR
5. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE
6. PRODEMA PRODEX PANEL - NUX
7. TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1
8. PER UNIT ENTRANCE BEGA 33 514 SCONCE WHITE FINISH, 2 1/8" W X 7 7/8" H X 2 3/8" D
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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

EXTERIOR ELEVATION

SHEET NUMBER

A3.4



9/4/2020 6:07:38 PM

1 CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)

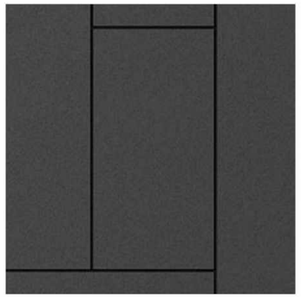


2 STUCCO, 20/30 SAND FINISH, PAINTED "HIGH REFLECTIVE WHITE", SW 7757-256-C1

4 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR



7 TRELLIS PT. "HIGH REFLECTIVE WHITE", SW 7757-256-C1



5 CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE

6 PRODEMA PRODEX PANEL - NUX

## MATERIAL LEGEND

1. CEMENTITIOUS FACADE SYSTEM - EQUITONE (NATURA N 074)
2. STUCCO, 20/30 SAND FINISH, PAINTED "LIGHT BEIGE", SW 7757-256-C1
3. STOREFRONT GLAZING
4. 1 PANEL PREMIUM WOOD PELLA® ENTRY DOOR
5. CEMENTITIOUS FACADE SYSTEM - ASPYRE ARTISAN V-GROOVE
6. PRODEMA PRODEX PANEL - NUX
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# ONE SANTA ROSA AVE

## 1 SRA LLC

1 Santa Rosa Ave
Santa Rosa, CA 95404

**OWNER**
1 SRA LLC
PO Box 8001
Napa, CA 94559
Phone: 415.519.7574

**ARCHITECT**
LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.269.1124

**STRUCTURAL**
INNOVATIVE STRUCTURAL ENGENEERING, INC.
40810 County Center Dr Suite 110 Temecula, CA 92591
Phone: 951.226.4355

**CIVIL ENGINEERING**
BFK ENGINEERS
200 4th Street, Suite 300,
Santa Rosa, CA 95401
Phone: 707.583.8528

**MEP**
FARD ENGINEERS, INC.
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**LANDSCAPE ARCHITECT**
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Phone: 510.836.5400

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| | 05/20/2020 | DESIGN REVIEW BOARD | PS |
| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |
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DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

MATERIAL BOARD

SHEET NUMBER

A3.5



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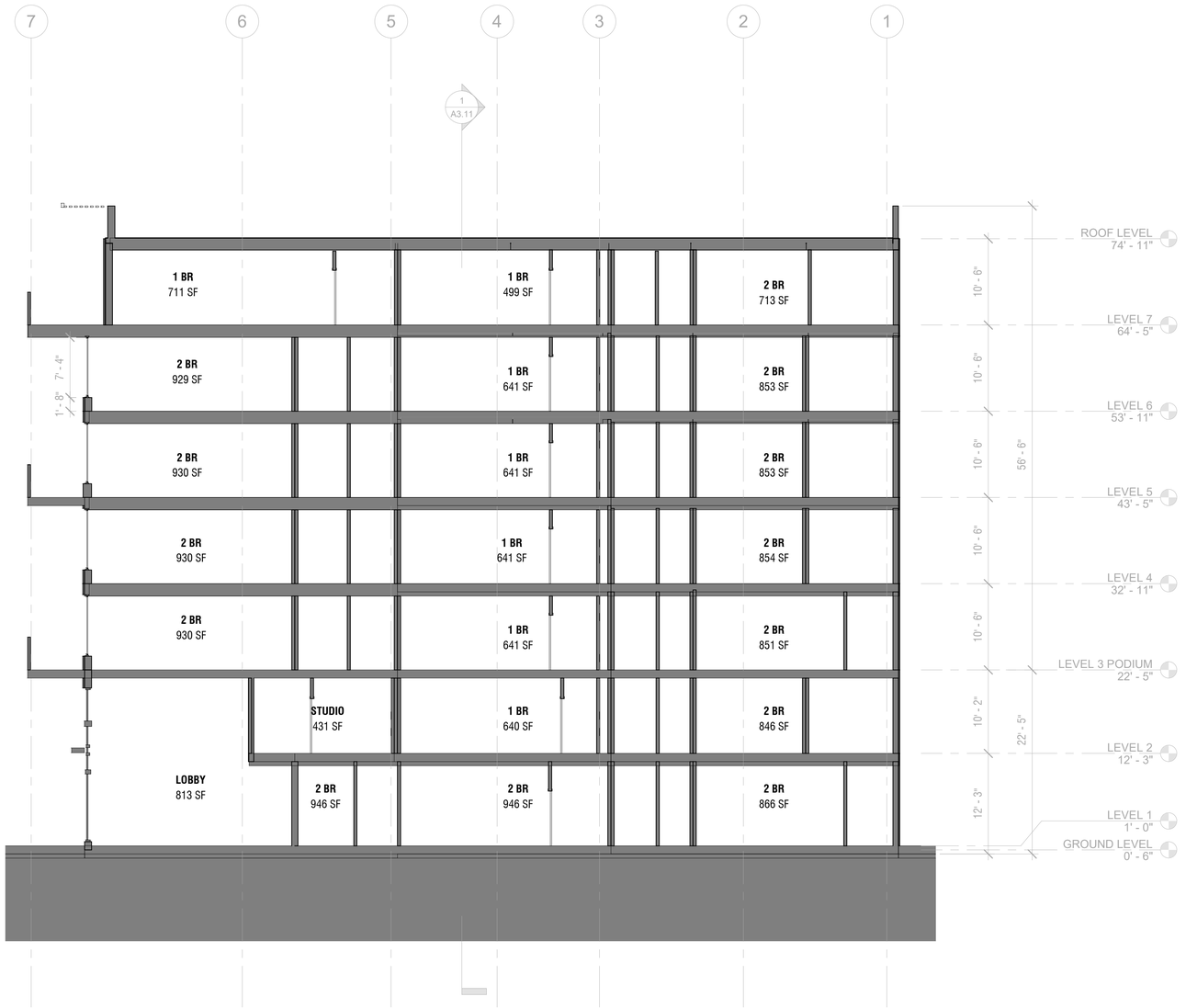


1 CROSS SECTION
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:39 PM

lowney arch
TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612

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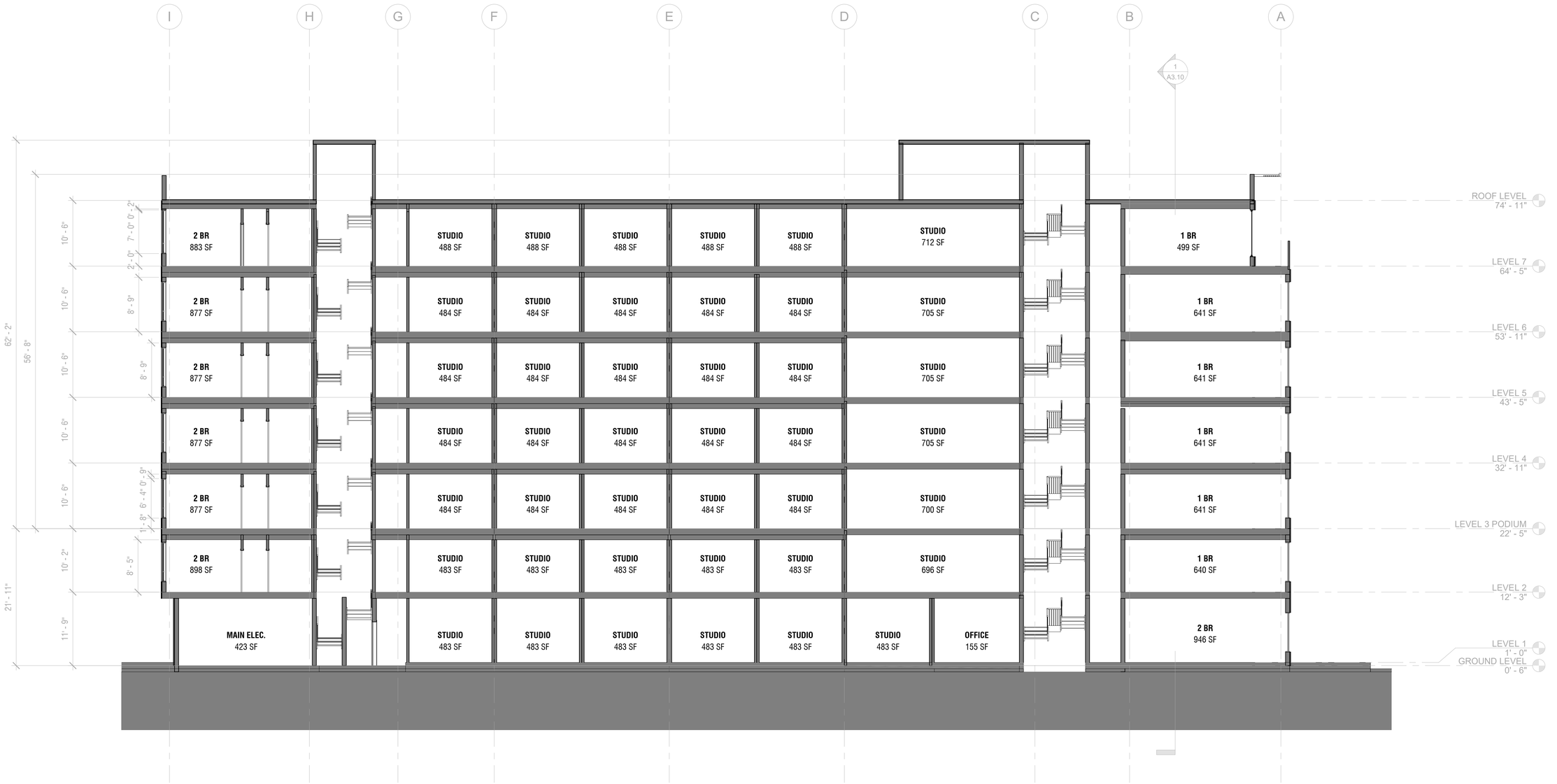
DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 07/02/20
SHEET TITLE:

BUILDING SECTION

SHEET NUMBER
A3.10




1 LONGITUDINAL SECTION
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:41 PM

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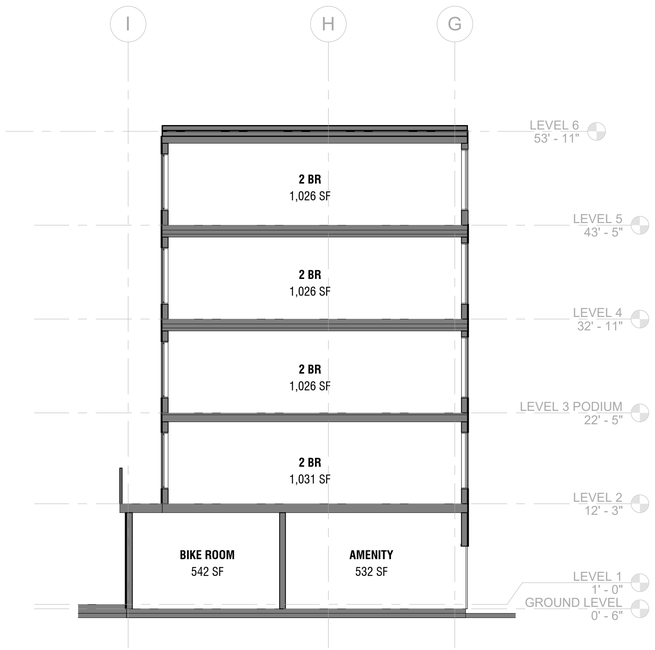
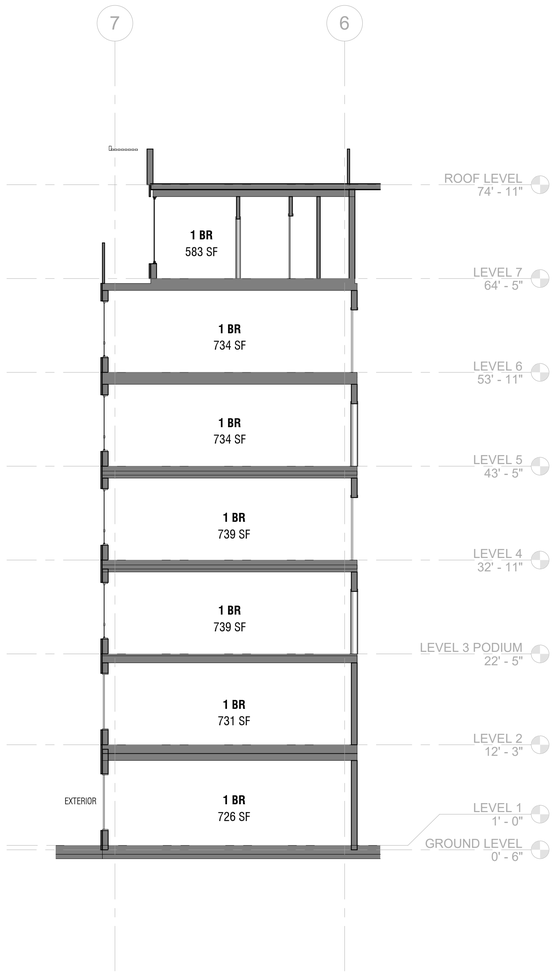
DRAWN BY: SDLP
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 03/18/2020
SHEET TITLE:

# BUILDING SECTION

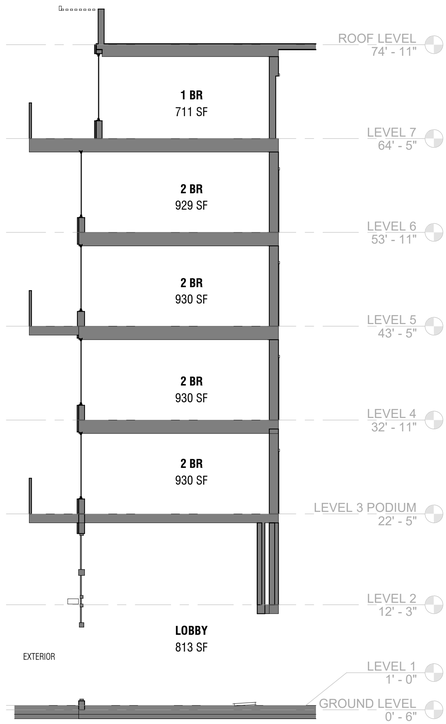
SHEET NUMBER
# A3.11




3 AMENITY SECTION
1/8" = 1'-0"




2 STOOP SECTION
1/8" = 1'-0"




1 CHAMFER SECTION
1/8" = 1'-0"

0 8' 16'

9/4/2020 6:07:42 PM

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| | 07/02/2020 | REDUCED REVIEW AUTHORITY DESIGN REVIEW | PS |
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PROJECT NORTH
TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 19-186
SHEET ISSUE DATE: 04/06/20
SHEET TITLE:

## BUILDING SECTION

SHEET NUMBER
# A3.12