“E”

Application Materials

Vinum Cellars / Greenwood Café P17-00019 & P17-00099
Planning Commission Hearing March 18, 2020

VINUM CELLARS

September 11, 2019

Erin Morris, AICP
Planning and Code Enforcement Manager
City of Napa Community Development Department
1600 First Street
Napa, CA 94559

RE: Greenwood Mansion Project
Project Revisions to Address Council Comments
499 Devlin Road

Dear Ms. Morris;

As you are aware, on Tuesday, May 21st, 2019 the Napa City Council considered my request to establish a small café with wine tasting facility within the old Victorian era former residence located in Napa County's airport area industrial park at 499 Devlin Road. My project is subject to review by the City of Napa because it involves an amendment to the County's specific plan to allow the café. The wine tasting component of the project is allowed under specific plan rules.

Council members expressed concern with the operating hours and events component of my proposal, questioning whether they were in keeping with a business park serving use. In response to their concerns as well as comments received from neighbors regarding parking, I have revised the project to address the concerns as follows:

1. The original application proposed 18 and then was redesigned to accommodate 25. We have redesigned it again to accommodate ***35 cars***.
2. ***The Café hours will now be Monday – Friday from 6am – 8pm.*** Additionally, the hours of amplified music will be reduced to 8am – 6pm daily, Monday – Friday.
3. ***All special events have been eliminated.***

I am hopeful that with these changes my project that the City will view my proposal as truly a business area serving use and will offer their support for the proposal. I believe there is tremendous need for a small café to serve businesses within the industrial area, and its operation will not be detrimental to the success of the City of Napa in any manner. I look forward to the City Council's review of my revised project.

Attached are revised draft conditions of approval from Napa County that limit the scope of the project, including incorporation of the changes noted above. Please review and comment. If these changes are acceptable to City Staff, I respectfully request that my revised proposal be forwarded for City Council consideration at your earliest convenience. Please contact me if you have any question or comments.

Sincerely,

Richard Bruno
President
Vinum Cellars
499 Devlin Rd.
Napa, CA 94114
707-254-8313

ABBOTT & KINDERMANN, INC.
ATTORNEYS AT LAW

October 24, 2018

VIA EMAIL AND U.S. MAIL

Rick Tooker
Community Development Director
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John McDowell
Napa County Planning Department
County of Napa
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Napa, CA 94559
John.McDowell@countyofnapa.org

Re: Greenwood Mansion Project
Devlin Road, Napa County

Dear Mr. Tooker and Mr. McDowell:

As you are aware, our firm represents Vinum Cellars ("Vinum"), the owner of 499 Devlin Road, Napa, California, located at the northwest corner of Devlin Road and Airport Boulevard ("Property"). There is an existing two-story 3,090 sq. ft. historic farmhouse located on the site that has been used as office space since the early 1990s. Vinum is seeking approval of a Conditional Use Permit ("CUP") to renovate the existing farmhouse and surrounding grounds to be used as a café, a wine-tasting room, and an office, as well as a new wine production facility of approximately 680 square feet ("Project"). The Project provides natural support for the Napa County Airport Industrial Area ("AIA") and gives life to an underutilized historic resource; the Greenwood Mansion.

The Project's proposed uses as requested in the refined application are the result of consultations with the County and City staff to shape a noble project that functionally serves the AIA, features a beautiful historic resource and is consistent with the Gateway Commercial Node designation ("Node"). The Property is located with the Napa Valley Business Park Specific Plan ("Specific Plan"), and is designated Business/Industrial Park ("B/IP"), which authorizes the proposed uses with the approval of a CUP within those B/IP areas designated as the Node. Because the Property is not located within the Node, Vinum is also seeking approval of a modification to the Specific Plan to include the Property within the Node.

As noted, the Property is also located within an area of Napa County ("County") known as the AIA. Properties located in the AIA are subject to the Memorandum of Agreement Between the City of Napa and Napa County Regarding Regional Housing Needs Allocations for Future Housing Element Planning Periods ("RHNA Agreement"). The RHNA Agreement requires the County to limit land uses within the AIA to those uses that are consistent with the applicable zoning in effect on October 8, 2013, unless the land use changes are mutually agreed to by the City of Napa ("City") and the County. For the reasons stated below, the Project is consistent with the intent of the RHNA Agreement, and Vinum respectfully requests the City to support the Project.

A. The Greenwood Mansion Project Is Designed To Serve The Needs of the AIA.

One of the stated purposes of the RHNA Agreement, which balances the allocation of 80% of the County's RHNA obligations to the City beginning in the 2022 Housing Element cycle with the County's willingness to preserve agricultural lands in the County, is to "prevent urban sprawl, direct growth and development into existing cities, and promote infill and smart growth." (RHNA Agreement, Recital E.) The Project is consistent with and in some cases even furthers the efforts to achieve these goals.

1. The Project Location Is a Natural Extension of the Existing, But Yet to be Realized Potential of the Gateway Commercial Node

The Specific Plan already recognizes that there is a need to allow for development of ancillary restaurant uses that are designed to serve the needs of the AIA. It contemplates the development of potentially several distinct restaurant uses of up to 6,500 square feet in size with up to 150 seats within the Node. But to date, only a Springhill Suites hotel (which does not include a restaurant) and a business services agency have located within the current Node boundaries. As the Project site is located adjacent to the western boundary of the Node, the extension of this boundary to include the Project site would allow for the Project to fulfill a need that was expected at this location in the Specific Plan, but has yet to see its first restaurant become operational. The Project café will be open as wine service is available, providing breakfast and lunch late into the afternoon, thereby supporting the tenants and visitors of the industrial park in the AIA.

Also, the Project applicant is considering the feasibility of bringing Jump Bikes to the AIA, with a station strategically placed at the Project and other locations throughout the AIA.

Furthermore, the Node already allows up to 35,000 square-feet of retail/service and restaurant commercial uses, with as much as 75,000 square-feet under specified circumstances, so long as they are "business park serving uses." Since the first "business-park-serving" retail/service and restaurant commercial use has not been built within the Node, the approval of

the Project would not actually increase the total amount of these commercial uses that are already allowed within the Node.

2. The Project Furthers the Goal of Directing Growth Into Existing Cities

While this may seem counter-intuitive on the surface, the Project furthers the long-term goal of directing growth to the City of Napa. The Napa County Airport is a shared community resource that the City and the County affirmed as a desired location for industrial development in the RHNA Agreement. Thus, the County has a strong interest in the success of the AIA and is undoubtedly a part of the County's willingness to enter into this mutually beneficial agreement. Part of the AIA's success is to make it an attractive place for new businesses to locate and existing ones to expand. As this occurs, these businesses will need to entice high-quality talent that will be attracted to the idea that they can grab a quick bite to eat or drink, network with colleagues, or sit down with current or potential clients at a place that is conveniently located from work. The Project helps to fill that need by providing variety to the options that these employees will demand when choosing to accept an employment offer.

3. The Project Promotes Smart Growth and Reduces Sprawl

The principles of smart growth and the reduction of sprawl encourage the location of complementary uses near each other. The Project café will support this by serving the employees and visitors of the industrial park. The benefits also include the reduction of vehicle miles travelled ("VMT") due to the reduced need to use one's car to reach the destinations that fulfill those day-to-day needs, such as grabbing a bite to eat for breakfast or lunch, buying that item that was forgotten at home, or just a place to relax for a little while before heading back to the office. Consequently, reduced VMT leads to improved air quality and the reduction in greenhouse gas emissions; reduced local road congestion; improved health through increased walking and biking; and an increase in overall economic activity through passer-by retail sales.

The Project will promote these goals by spurring the development of ancillary beneficial uses within the AIA. As a service that would be well located adjacent to an already vibrant multi-tenant facility, the Project will provide a much-needed service that will improve the options for existing area users to remain within the AIA for lunch; rather than jump in their cars to find somewhere to eat. This will lead to additional similar uses locating within the Node, thereby creating the kind of smart growth environment envisioned in the Specific Plan.

B. Conclusion

We appreciate the City and County's collaboration with us on this Project and the opportunity to discuss these points with you. Once again, based on the foregoing, the Project serves the needs of the AIA and is consistent with the principles of smart growth. Please let us know if there is any other information that we can provide and we look forward to presenting this matter to the City Council as soon as it can be placed on the calendar.

Very truly yours,

Diane G. Kindermann

DKH/wj

cc: Client

Project Description
for the
Greenwood Mansion Project

Submitted to:

Planning Division
1195 3rd St #210
Napa, CA 94559

Prepared For:

VINUM CELLARS

135 Camino Dorado, Suite 6
Napa, CA 94558
(707) 254-8313

Prepared By:

Galford Real Estate
144 Karen Drive
Napa, CA 94558
(707) 225-5644

December 22, 2017

1.0 Project Summary

Vinum Cellars (“Applicant”) seeks approval of Conditional Use Permit ("CUP"), a development permit as contemplated in the Permit Streamlining Act. The CUP would allow for the following uses: café, wine tasting, office and wine production in the County of Napa. The site is to be located on one improved parcel that totals 1.17 acres and has an existing two-story 3,090 SF farmhouse located near the center of the parcel.

The Greenwood Mansion ("Project") would establish a cafe, wine tasting room, and a small scale on-site wine production facility. Along with the proposed uses the applicant will continue to use the property as an office building. The café would service the local business community by providing casual dining and take-out food.

1.1 Project Location

The Project is located in an unincorporated area of Napa County, approximately 1/4 mile west of the intersection of Highway 12 and Highway 29. The Project is situated on the northwest corner of the intersection of Devlin Road and Airport Blvd., with frontage to both streets. The address is 499 Devlin Road, Napa, CA 94558 and is identified by the Napa County Assessor as APN 057-200-058. (See Figure 1)

1.2 Site History

The existing building is an 1880's farmhouse that was initially constructed and used as a residence for approximately 100 years at the site that is now used by the Doctors Company for their central offices. The farmhouse was relocated approximately ½ mile west onto the Project site in the early 90's. The farmhouse was used by the developers of the Napa Valley Business Park as their real estate office. Use Permit #U89-55 was approved by Napa County to allow the relocation of the farmhouse and use as an office at the new location.

1.3 Existing Land Uses

The existing site 1.17-acre Project site consists of a two-story 3,090 SF 1880's farmhouse with decking, 16 paved parking spaces, driveway, landscaping and walkways. The 3,090 SF farmhouse is configured to be utilized as an office building, however it is currently vacant.

Land uses immediately surrounding the Project a mix of office buildings, warehouses, wine bottling facilities, vacant land and a hotel. Devlin Road fronts the Project site on the east side and Airport Road runs along the south side of the Project boundary. To the west is a wine bottling facility and a mix of light industrial uses. North of the site is used as offices and contractor warehouses. The land use in the immediate Project vicinity is shown on Figure 2.

EnviroMINE Inc.

GREENWOOD MANSION PROJECT LOCATION

Figure 1

Project Parcel 057-200-028 (1.17 Acres)

Assessor Parcels

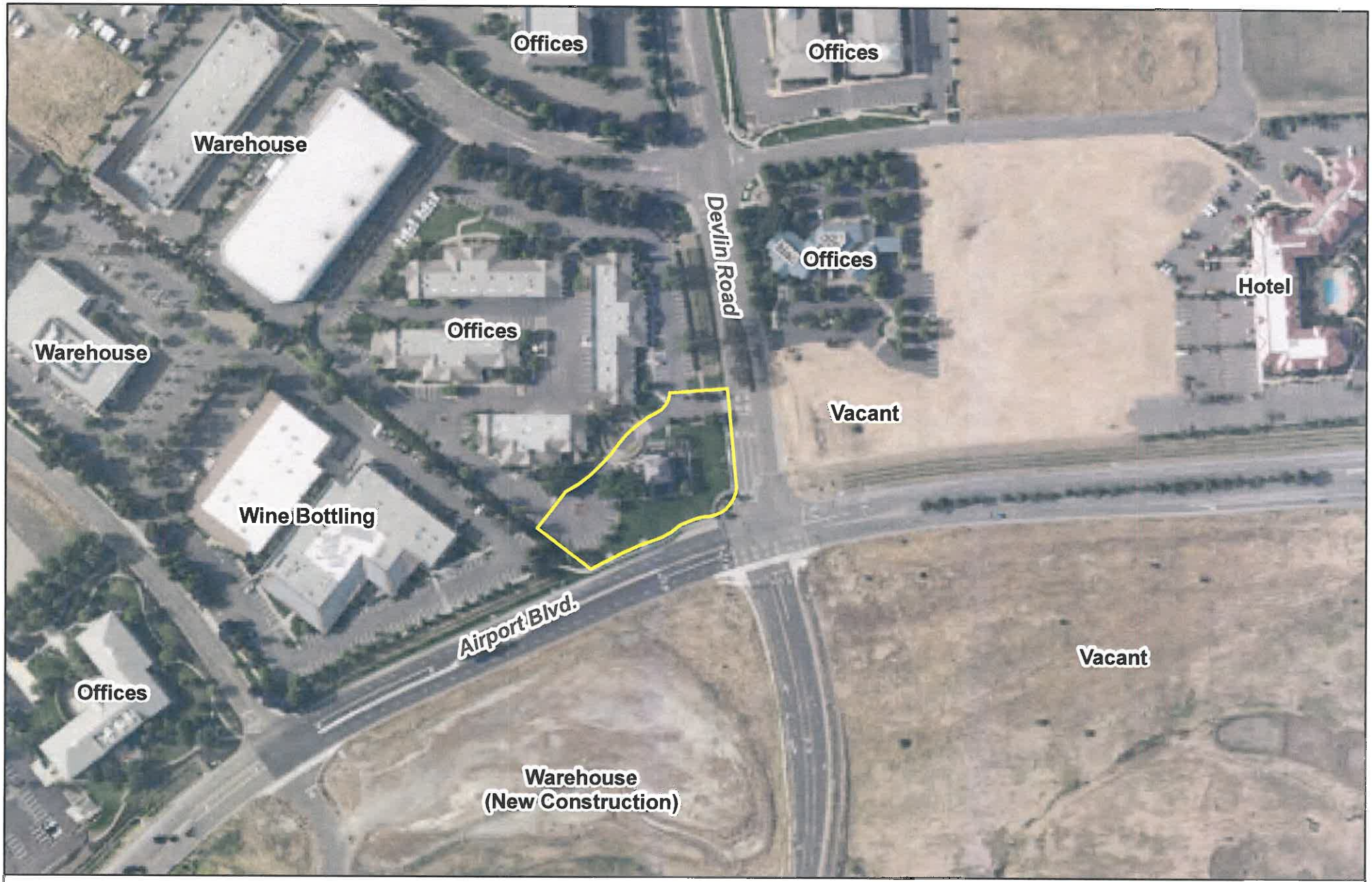
N

0 250 500

Feet

1 inch = 500 feet

Date: 1/13/17
Aerial: USDA 2016
Parcels: Napa County



EnviroMINE Inc.

GREENWOOD MANSION SURROUNDING LAND USE

Figure 2

N

0 100 200
Feet

1 inch = 200 feet

Date: 1/13/17
Aerial: USDA 2016
Parcels: Napa County

Project Parcel

1.4 Project Site General Plan Designation

The Project site is located on lands designated in the County of Napa General Plan as Industrial and within the limits of the Napa Valley Business Park Specific Plan. The Specific Plan was adopted in 1986 to set forth detailed land use and circulation standards, capital improvement requirements, associated financing, and improvement sequencing measures, as well as necessary supporting policies and regulatory procedures for the industrial area near Napa County Airport. The Specific Plan, as amended, implements the General Plan in the at the Project site and in the surrounding area.

1.5 Project Site Zoning

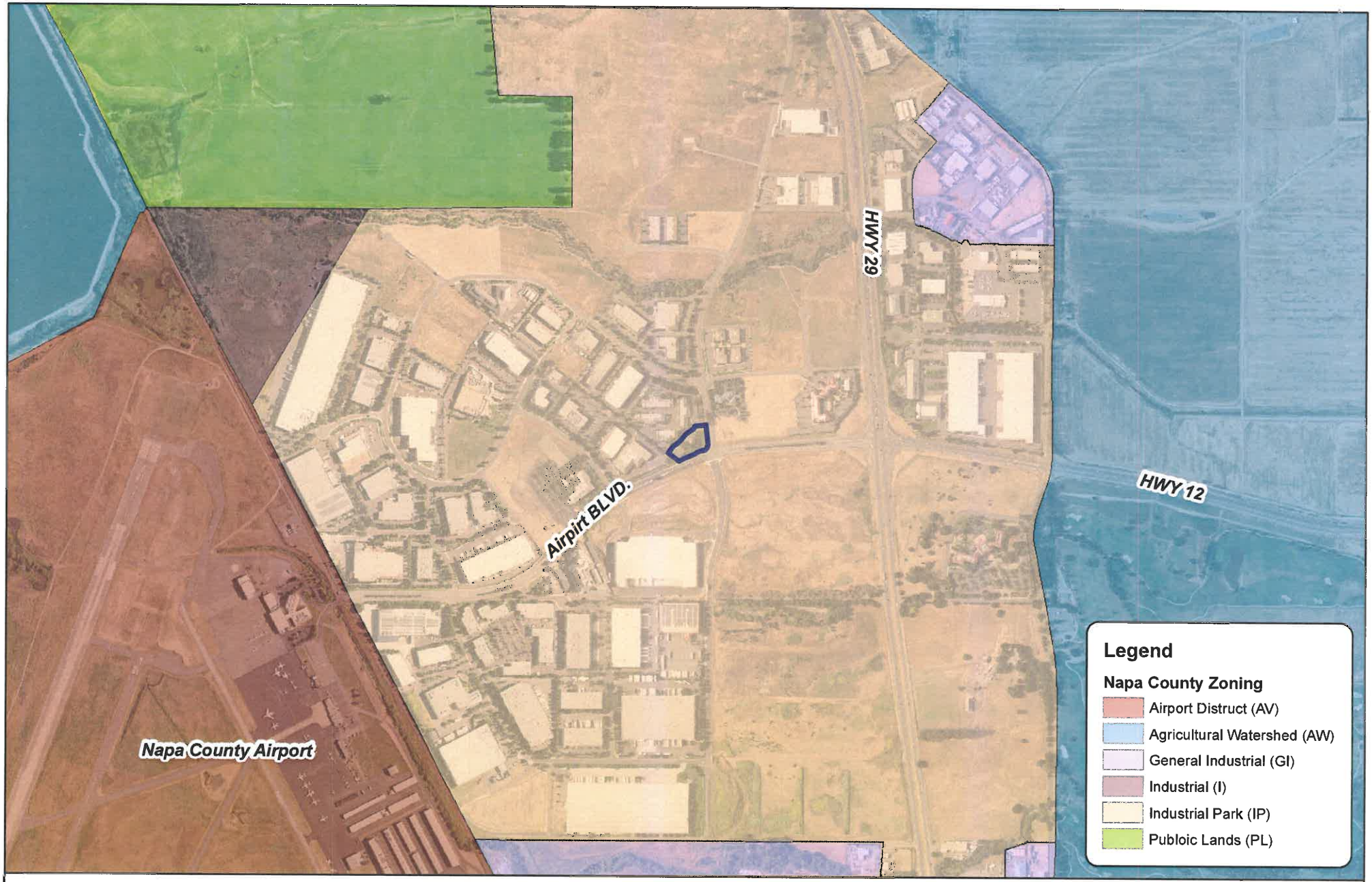
The Project site is located entirely on lands zoned by the County of Napa as Industrial Park (IP). The purpose of the IP zoning district is to provide areas exclusively for modern, non-nuisance light industrial and office uses which are compatible both with each other and with the adjoining nonindustrial areas including, but not limited to, the Napa County Airport, the Highway 29 corridor, and surrounding agricultural and open space areas, and which have no significant potential for major pollution, adverse visual impacts, or nuisance or hazard factors. The designation is intended to accommodate light industrial uses such as office research and development, light manufacturing, light assembly, warehousing and distribution, large administrative headquarters and other professional and administrative uses.

Development of a café, wine tasting facility and wine production is permitted in this zone with the approval of a Conditional Use Permit (CUP). Utilizing the property as an office is a use that is allowed by-right. No change to the existing zoning is proposed.

1.6 Project Site Specific Plan Area

The Project site is located entirely on lands identified in the Napa Valley Business Park Specific Plan as IP (Industrial Park). This designation is intended to provide exclusively for modern, well-planned, non-nuisance light industrial and business park uses which are compatible with each other, the airport, the S.R. 29 corridor, and surrounding open space areas. Land uses in these areas are subject to special development standards established in the plan to ensure a harmonious, optimal environment for industrial occupants. Allowable uses include research and development, light manufacturing, light assembly, warehousing and distribution, development, administrative headquarters, and other professional and administrative facilities. The Specific Plan was approved in 1986 and since then has been amended 10 times for a variety of Projects.

Development of a café, wine tasting facility is not permitted in areas of the Specific Plan that are designated IP. An amendment to the Specific Plan is proposed as part of this Project, although the Project is consistent with the Commercial Node area that is located on parcels to the east just across Devlin Road. To allow the proposed activities an amendment to the Napa Valley Business Park Specific Plan is required.



EnviroMINE Inc.

GREENWOOD MANSION ZONING

Figure 3

N

0 500 1,000
Feet

1 inch = 1,000 feet

Date: 1/13/17
Aerial: USDA 2016
Parcels: Napa County

Project Parcel

The applicant proposes that the plan be amended to include the 1.17-acre Project site into the Gateway Commercial Node. The site is currently identified in the Specific Plan as Business/Industrial Park, which allows use of the site as an office and wine production facility. Specifically, revisions to Figure S1 located on Page 16 and Figure 5 on page 46 would be required to along with revisions to Section V. Land Use; beginning on Page 49. Clean-up revisions would also be required to incorporate changes to any acreages or discuss on the commercial node that would be impacted by the proposed map and text changes. The following Specific Plan changes shown in strikethrough and underline are suggested:

A. Within the Gateway Commercial Node, consisting of 12 acres located at the northwest corner of State Routes 12 and 29, and Airport Boulevard. As well as a 1.2 acre parcel located on the northwest corner of Devlin Road and Airport Blvd. ~~and a~~ As shown on the Figure 5, provided that such commercial development and uses complies with the following standards:

3. Restaurant uses shall not exceed 25 seats and 3,000 sq. ft. in area, except that one restaurant is allowed with a maximum of 150 seats and 6,500 sq. ft. in area, and ~~one~~ two restaurants ~~is~~ are allowed with a maximum of 60 seats and 3,000 sq. ft. in area;

7. One wine tasting establishment shall be allowed; retail sales of wined produced off-site shall be allowed.

The location of the Project in relation to the Napa Valley Specific Plan limits and overlay areas is shown on Figure 4. As shown on the figure the Project is located across Devlin Road from the existing Gateway Commercial Node ("Node) area shown on Figure 4. In addition to Node area shown on the figure there have also been recent expansions to include two other areas for gas stations; which are not shown on the figure.

1.7 Project Objectives

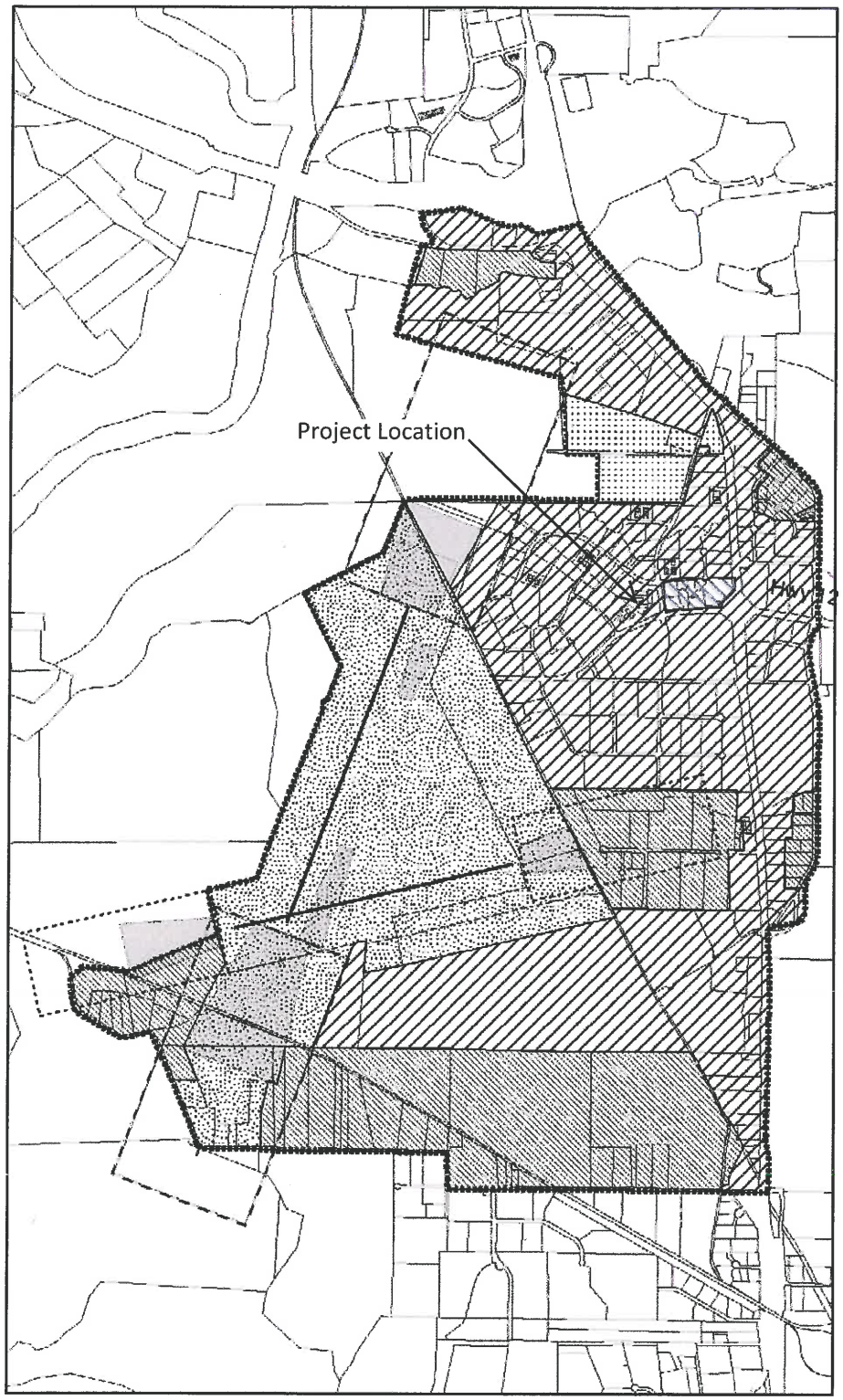
Project objectives include the following:

1. Develop the site to service the surrounding business community by establishing a café that will serve individuals within the Napa Valley Business Park and surrounding areas.

2. Establish a central office for Vinum Cellars in the Napa Valley Business Park.

3. Provide a direct to consumer sales opportunity for a established Napa Valley winemaker.

FIGURE 4



Plan Summary

Legend

NVBP 1986 Boundary

NVBP_Summary

Summary Areas

- Ag & Perm. Open Space
- Airport
- Bus/Industrial Park
- Devlin Resort Dvlp
- General Industrial
- Gateway Bus/Cmrcl

Approach_Zones

TYPE

- Primary
- Secondary
- Airport Clear Zone
- Parcels

Horizontal Datum: NAD 83, CA State Plane Coordinates, Zone II, feet

Disclaimer: This map was prepared for informational purpose only. No liability is assumed for the accuracy of the data delineated hereon.

0 0.125 0.25 0.5 0.75 1 Miles

Created Date: 01/03/2004

County of Napa
P. B. E. S.
1986 NVBP Plan Summary
Revised Date: 02/05/2014

2.0 PROJECT OPERATIONS

2.1 Project Scope

The Project would modify a developed parcel into a multi-use parcel that will serve the surrounding business community. The Project will modify the site to create a café, wine tasting area and a wine production area. The cafe will have a combination of indoor and outdoor seating; offering casual dining to service the business community. Wine tasting will be offered as a component of the Project, which will provide a central meeting place for the business community as well as service patrons from outside the area. In addition to the proposed uses, the site will continue to be used as an office.

2.2 Project Property

The Project covers an area of 1.17 acres and is comprised of one Assessors Parcels (APN) that is owned by the applicant; Vinum Cellars. (See Figure 5) The applicant is in escrow on the property and intends on owning the site in-fee once escrow is closed.

2.3 Site Development

The site is fully developed and is currently operating as an office building under a Napa County use permit (U-89-55). The Project will enhance the developed parcel, however no new disturbance is anticipated as part of the Project. As explained under each of the categories herein, there is no possibility that the Project will have a significant effect on the environment.

2.4 Site Access

Primary access to the Project Site is from Devlin Road, a public roadway which intersects Airport Boulevard, approximately 200 feet south of the Project site entrance. The existing 25' wide entrance along Devlin Road along the eastern limits of the Project site provides ingress and egress to the site, as well as other office buildings in the Napa Valley Gateway development area. A secondary driveway on Gateway Road, approximately 500' north of the Project limits provides emergency vehicles with multiple access points to the Project.

2.5 Project Components

Cafe:

The proposed cafe will be located on the northern half of the downstairs and will occupy roughly 1,410 SF of the farmhouse, along with approximately 1,000 SF of seasonal seating on a newly constructed deck The cafe will provide food options to serve the local business community. The cafe proposes to serve hot food prepared on-site, wine, beer, espresso and other items. The applicant currently has a Type 2 wine growers license from the ABC and would apply that license to this location as necessary. The cafe will be built out to accommodate 32 seats inside the farmhouse and 32 uncovered seasonal seats on the deck. ADA compliant restrooms would be constructed inside the existing building, adjacent to the cafe. ADA ramps on the

exterior of the building and an elevator to access the second floor are proposed to be installed as well.

Wine Tasting Room:

The proposed wine tasting room would be located on the southern half of the downstairs and will occupy roughly 350 SF of the farmhouse. The tasting room would serve wine produced by Vinum Cellars, who has been making wine in the Napa Valley for over 20 years.

Carriage House (Wine Production Area):

In order to comply with ABC license requirements, the applicant must have on-site wine production in order to conduct all proposed activities. To comply with this requirement, a small detached Carriage House will be constructed on the northern side of the existing farmhouse to make small batches of wine. The Carriage House will be built to replicate the architecture of the existing farmhouse and will be approximately 680 SF. The location of the Carriage House is shown on Figure 5.

Wine production will be conducted entirely within the proposed 680 SF Carriage House. Annually the Project will produce approximately 1,200 gallons of wine. Wine production will vary year to year based off variations in the market and agricultural production. Wine crushing and bottling is proposed to occur off-site at the Napa Wine Company (BW-CA-6334) in Oakville, CA.

Office:

The upstairs of the farmhouse occupies approximately 1,330 SF and is used as office space and a conference room. The office will accommodate between 3 to 5 full-time employees and the conference room will be used as needed or rented hourly to businesses in the surrounding area for meetings or events. The Project site currently has an existing use permit (U89-55) for use of the property as an office with two full-time employees and five part-time employees. Use of the Project site for office purposes has been previously analyzed and should be included as part of the baseline for the CEQA document. The configuration of the floor plan can be seen on Figure 6.

Events:

Approximately two events per month (28 events annually) are anticipated. Events will typically accommodate 30 to 40 people with occasional events up to 80 people. Events will primarily take place in the evenings and on weekends from the hours of 12 PM to 10 PM. The exact location on the property of the events will vary, however it is anticipated that most events will take place in the café and tasting room.

Occasionally, events will take place in the Carriage House. However, the primary use of the Carriage House is to make wine seasonally on the ground floor and provide storage for the Café and Tasting Room and possibly an employee break and changing room. It is possible that this room could be used for a special event use, such as winemaker dinners or private tastings. These would be small events that would accommodate 10 to 20 patrons seated at a long table in the breezeway.

Vineyard:

Approximately 15,000 SF of lawn would be converted to vineyards. The vineyards would have similar appearance to the vineyards located in some of the common areas of the business park. Grapes from the vineyards would be harvested and used by the applicant for estate wine making. The location of the proposed vineyard can be seen on Figure 5.

2.6 Site Improvements

Operations at the site will require the following new construction/improvements:

1. 680 SF Carriage House
2. Remodel and Upgrade 3,090 SF Farmhouse for Proposed Uses
3. 1,200 SF of Deck and Ramps
4. 90 SF Elevator Shaft
5. 2 Parking Spaces, 350 SF
6. Plant approximately 15,000 SF of vineyards

2.7 Operating Hours

The site is proposed to be open approximately 350 days per year with the operational hours for each proposed use varying. Occasional private events may be held on weekends and holidays until 10:00 PM. In general, the operating hours are shown below in Table 1.

Table 1 Proposed Hours of Operation

Wine Tasting, Weekdays	M, Th & F 11am - 6pm
Wine Tasting, Weekends	Sat & Sun 10am - 6pm
Café Hours, Weekdays	M-F 8am - 6pm
Café Hours, Weekends	Sat & Sun 10am - 6pm
Office Hours of Operation	M-F 10am - 6pm

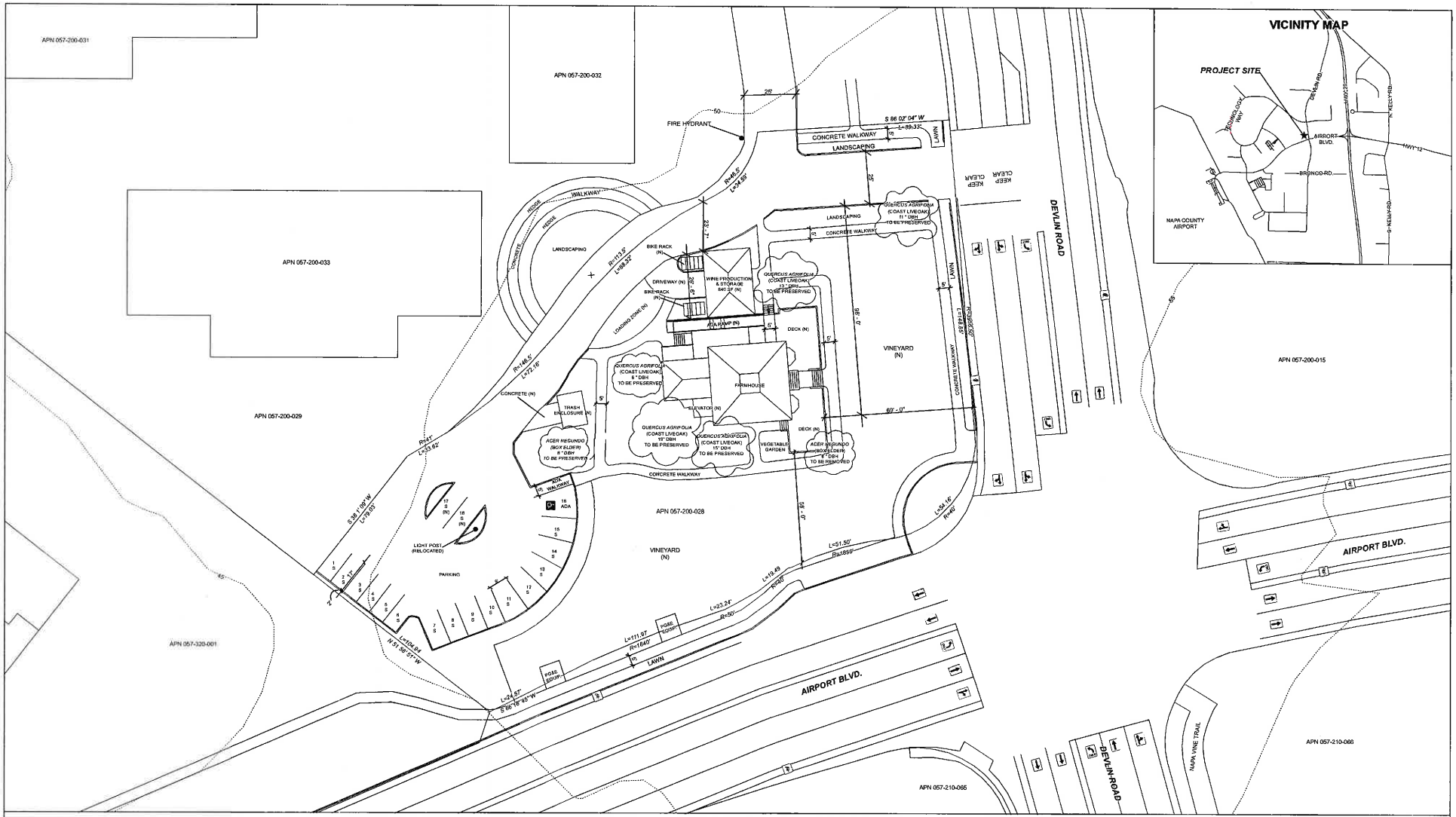
2.8 Employment

The Project would allow for the full-time employment of seven (7) employees. The table below provides a breakdown of the type of employees required for the proposed uses:

Table 2 Employees

Proposed Use	Number of Full-Time Employees
Cafe	3
Tasting Room	1
Office Staff	3

Office staff is included in the table above, however the current Use Permit (U-55-89) provides for two (2) full-time employees and five (5) part-time employees.



OWNER OF RECORD
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Vinum Cellars
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PLANNING CONSULTANT
Environine, Inc.
Damien Gelford, Project Manager
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Napa, CA 94558
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GREENWOOD MANSION SITE PLAN PROPOSED CONDITIONS
SHEET 2

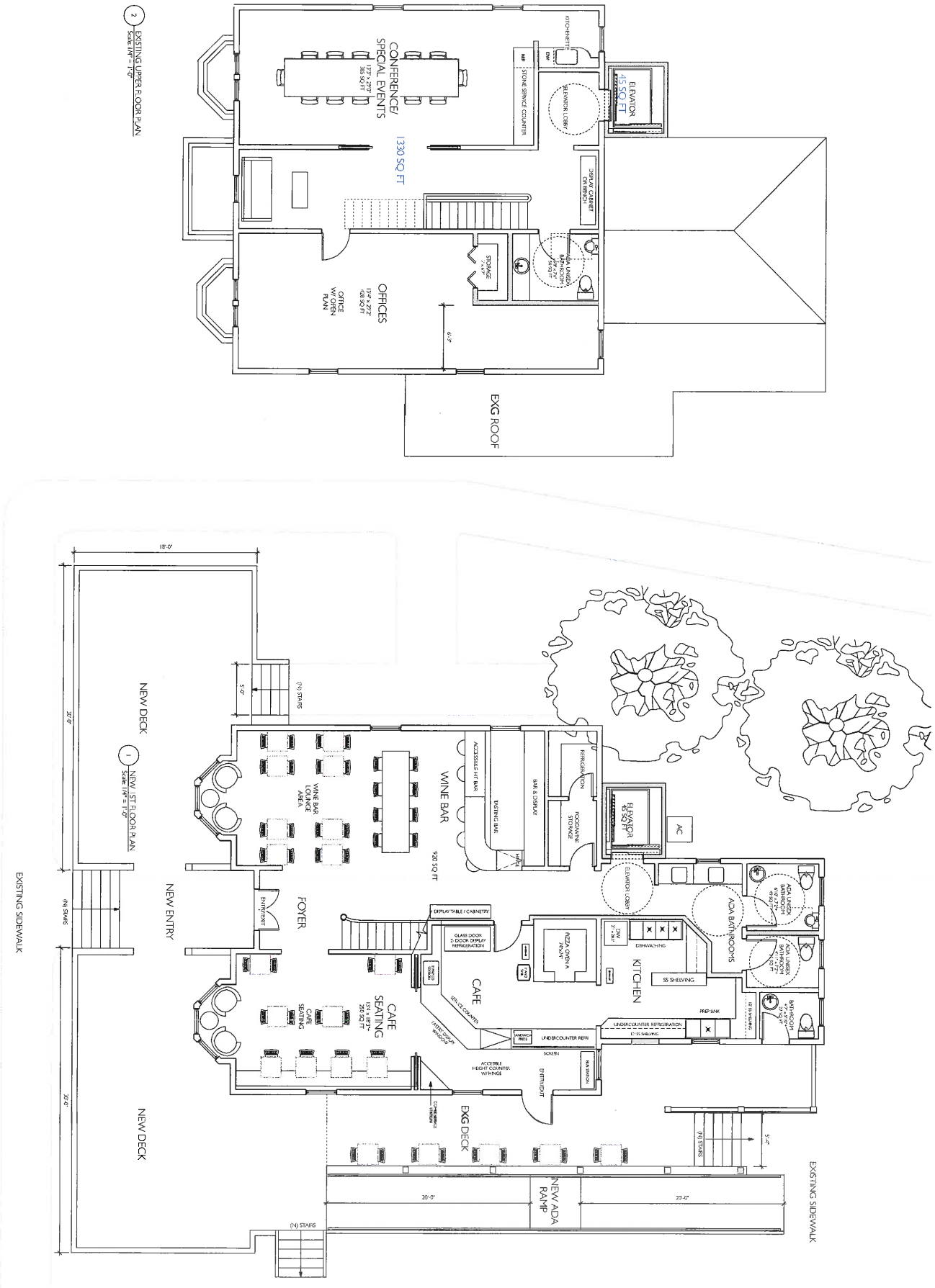
CBpedModifications
SitePLNMODIFICATIONS
Shrubs
5' Contours

N

0 20 40
Feet
1 Inch = 20 feet

Date: 3/2/17
Parcels: Napa County
Contours: Napa County 2002 DTM

Figure 6


2 EXISTING UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"
CONFERENCE/ SPECIAL EVENTS
1330 SQ FT
OFFICES
EXG ROOF
ELEVATOR 45 SQ FT
1 NEW 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"
NEW DECK
NEW ENTRY
FOYER
WINE BAR
920 SQ FT
CAFE SEATING
CAFE
KITCHEN
ADA BATHROOMS
EXG DECK
NEW ADA RAMP
EXISTING SIDEWALK
NEW LOWER FLOOR PLANS
VINUM CELLARS
499 Devlin Road
Napa, CA94558
415.260.6648
richard@vinumcellars.com
MCAI+ ARCHITECTURE & DESIGN
Michael Connell, Architect
1 Arkansas St, Suite D2
San Francisco, CA 94107
415.640.4905
mikeconnellarch@gmail.com
2.1B
Scale: 1/4" = 1'-0"

2.9 Traffic

Traffic from proposed operations will primarily be generated from passenger cars, with an occasional delivery by truck. Of the traffic generated by the Project the majority will be from patrons visiting the cafe. It is anticipated that the majority of visitors to the cafe will be from the business community in the Napa Valley Business park and will stop by on their way to work or visit the cafe for lunch. Serving the local community is anticipated to have a net reduction in traffic miles traveled when analyzed on a cumulatively.

A traffic letter has been drafted by Omni-Means to provide estimates of the Project trip generation and Peak AM and PM trips. At full capacity, traffic is anticipated to create 251 new daily trips on the weekdays and 365 daily trips on the weekends. Additional details on the traffic calculations and assumptions used to develop traffic numbers can be found the Omni-Means letter located in Attachment 1.

2.10 Parking

On the Project parcel there are 16 existing parking spaces and two (2) parking spaces are proposed to meet the Napa County minimum parking requirements. To calculate the square footage of each area the interior area was used. Downstairs the common areas were distributed evenly between the restaurant and wine tasting bar. Square footage associated with the proposed elevator was assigned to the office since the elevator is used to access the office space on the second floor of the building. County parking requirements by use for the Project are summarized below:

Table 3 parking Tabulation

Area	SF	Spots/SF County Requirement	Parking Spots Required
Restaurant	975	1 Per 120 SF	8.13
Wine Tasting (Retail)	730	1 Per 250 SF	2.92
Office	1,385	1 Per 250 SF	5.54
Wine Production (Manufacturing)	680	1 Per 500 SF	1.36
Total	**3,770**		**17.95**

In addition to the existing 16 parking spaces on the Project parcel there are 213 parking spaces in the parking lot for the Napa Valley Gateway Condominiums, which is contiguous to the parking area at the Project Parcel. The Project parcel has rights to utilize the parking spaces in the Napa Valley Gateway Condominiums per the Reciprocal Easement Agreement that was recorded with the Napa County Assessor's office on August 13, 2010. Below is the language from the easement that discusses use of the parking areas:

2.2 Parking Area Easements: Declarant grants to each Owner nonexclusive easements in favor of the Owner's Condominium and the Ranch House Parcel as the dominant tenements over the Parking Area as the servient tenement for each of the purposes set forth in this Section 2.2. The easements and rights described in this Section 2.2 are subject to the restrictions, conditions and Rules described in this REA. The

easements are effective automatically on the date Declarant first transfers title to a Condominium or to the Ranch House Parcel to a third party purchaser.

2.2.1 Access Easement: Vehicular and pedestrian ingress and egress over the entry way, drive aisles and walkways.

2.2.2 Parking Easement: The right to park vehicles within the parking spaces.

The Project will be designed to have adequate parking spaces on the Project Parcel to satisfy the Napa County minimum parking standards. However, as shown in the above easement language the Project Parcel, referred to as the "Ranch Parcel" has the ability to utilize approximately an additional 213 adjacent spaces.

In addition to the proposed parking spaces a loading zone along the north west side of the farmhouse will be constructed. The area is currently occupied by landscaping and encompasses approximately 700 SF. Landscaping will be removed and replaced with concrete, asphalt or other hardscape surfacing that can support vehicle traffic.

2.11 Noise

Napa County noise limits at the property lines for industrially zoned properties are stated to be identified in below in table 5.

Table 5 Napa County Noise Standards

Receiving Land Use Category	Time Period	Rural	Suburban	Urban
Residential	10 p.m. — 7 a.m.	45	45	50
	7 a.m. — 10 p.m.	50	55	60
Commercial	10 p.m. — 7 a.m.		60	55
	7 a.m. — 10 p.m.		65	60
Industrial, including wineries	Anytime	75		

Noise limits from the proposed Project are anticipated to be below the levels stated above.

2.12 Site Security and Safety

Public health and safety will be protected in accordance with local, state and federal standards. During the Project lifetime, public access will be controlled by locked doors.

2.13 Fire Protection

The existing farmhouse will be retrofitted with fire sprinklers as required by the current State and local regulations. The proposed carriage house will be equipped a fire sprinkler system that meets County and State requirements as well. An existing

fire hydrant is located on the north side of the Project site, approximately 70' from the existing farmhouse. All fire systems will be designed and installed to the satisfaction of the County Fire Marshall. Fire access to the Project site is provided by two existing 25-foot wide driveways.

2.14 Utilities

U-89-55 included anticipated levels of service for each utility; below is a summary of the levels outlined in the existing permit.

Table 6 Baseline Utilities

Utility Service	Service Entity	U-55-89 Level
Water Usage	City of American Canyon	4,000 Gallons Per Day
Sewer	Napa County Sanitation District	250 Gallons Per Day
Solid Waste Disposal	Napa County Sanitation District	Garbage Company

Water Consumption

Water is required for the all proposed uses as well as the existing uses on the Project parcel. Water for the Project will be provided by the City of American Canyon through an existing waterline connection. The City of American Canyon issued a will serve letter for the project on 12/12/17. The Water Supply Report prepared by the City of American Canyon assumes an average daily consumption of 542 gallons per day (GPD) and a maximum daily consumption of 1,570 GPD. Water for the proposed vineyard and all landscaping will be provided by recycled water provided by the Napa Snatiation District.

Sewage Disposal

The Project will utilize the existing connection to the Napa Sanitation District. The property has been utilized as an office building previously and any intensification of use will provide credit for the existing office use. The proposed wine making facility will not create any wastewater. Through communication with Napa Sanitation District there was not a need to include a sewer connection for the winemaking activities. A hold and haul system, will however be installed on the west side of the carriage house to accommodate future wine making activities if needed. The table below provides a summary of the types of uses proposed for the building and the SF per each use for the equivalent dwelling unit (EDU) calculation.

Table 8 EDU Calculation Inputs

Use	SF	Area
Office	1,330	Entire Upstairs
Food Service Establishment	2,840	Downstairs & Deck (Tasting Room & Café)
*Industrial	680	Carriage House

**No waster water is created from the industrial activities*

It is anticipated that the Project will have an increase in sewer disposal and will work with the Napa Sanitation District to purchase additional EDUs. No upgrades to the existing sewer infrastructure are anticipated.

Electricity & Natural Gas

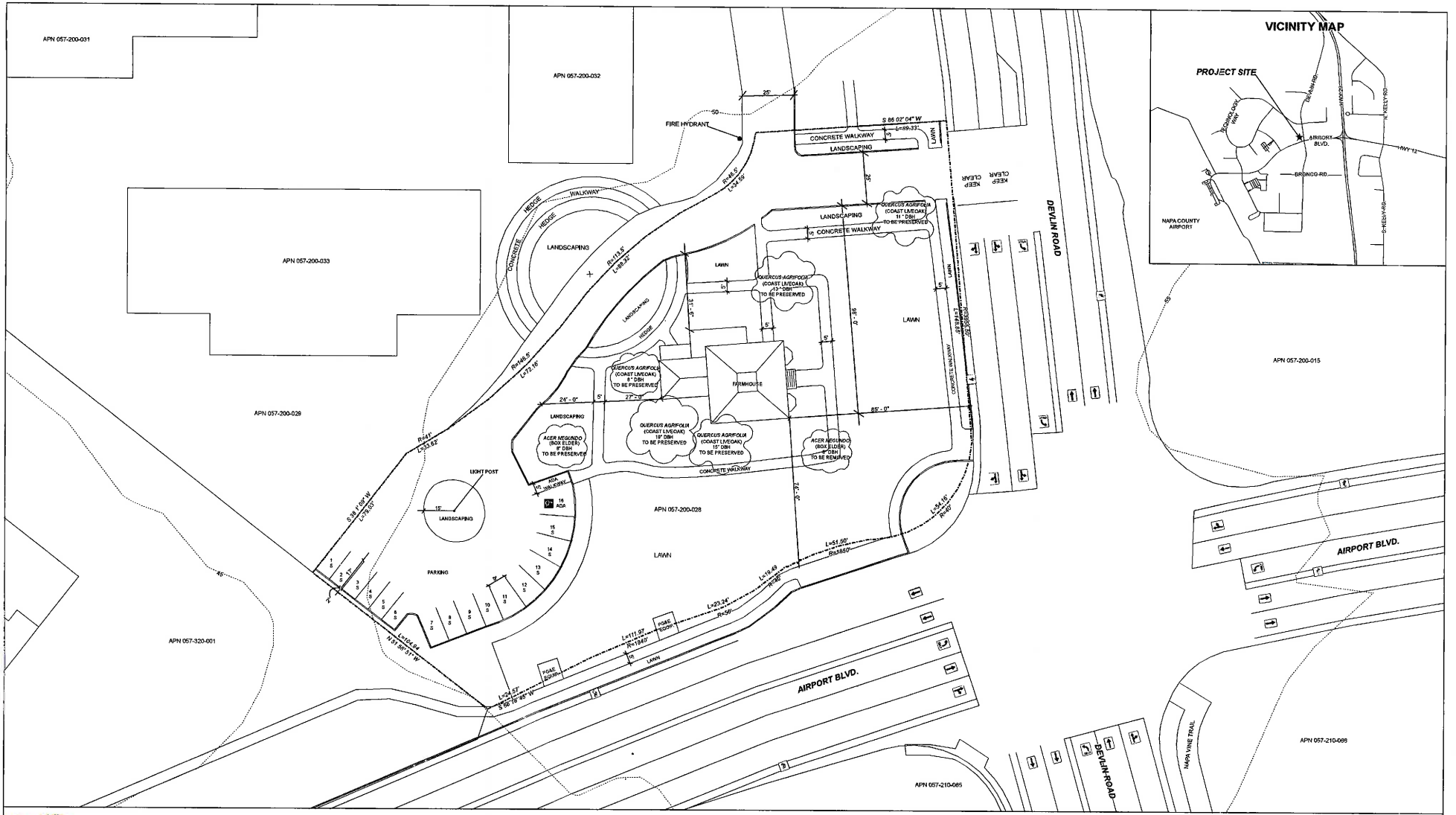
The Project requires electrical power and natural gas provided by PG&E through an existing underground distribution line. No upgrades to the power line would be required to satisfy the needs of the Project.

Solid Waste & Recycling

The project will contract with Napa Recycling and Waste Service to collect waste as needed, weekly collection of refuse is anticipated. Waste will be separated into recyclable and non-recyclable dumpsters and stored until collected by Napa Recycling and Waste Service. A 12' by 16' trash enclosure will be constructed on the west side of the existing farmhouse in an area that is currently occupied by landscaping. In addition to the enclosure approximately 120 SF of concrete paving will be required to provide the garbage truck access to the enclosure. The landscaping will be removed to accommodate the trash enclosure and driveway.

Table 9 Project Summary

General Site Information	
Applicant	Vinum Cellars
Property Owner	Vinum Cellars
Site Address	499 Devlin Road, Napa, CA 94558
APN	057-200-058
Property Area	1.17 Acres
Building Square Footage	Existing: Approximately 3,090 SF Proposed: Approximately 680 SF
Parking Spaces	Existing: 16 (1 Handicapped) Proposed: 2
Elevation	45' to 50' AMSL
General Plan Designation	IP - Industrial Park
Zoning	IP - Industrial Park
Specific Plan	Napa Valley Business Park (Business/Industrial Park)
Napa County Airport Land Use Compatibility Plan	Zone D
Current Land Use	Office Building, Use Permits #U89-55
Water Service	City of American Canyon
Sewer	Napa Sanitation District
Project Details	
Proposed Use	Tasting Room, Café, On-site Wine Production
Desired Entitlements	Amend Specific Plan to Gateway Business/Commercial and Use Permit
Hours of Operation Weekdays (Tasting Room)	M, Th, F, 11am - 6pm
Hours of Operation Weekends (Tasting Room)	Sat, Sun, 10am - 6pm
Hours of Operation Weekdays (Cafe)	M-F, 8am - 6pm
Hours of Operation Weekends (Cafe)	Sat, Sun, 10am - 6pm
Hours of Operation (Office)	M-F 10am - 6pm
Employees (Total & # On Shift at One Time)	Office: 3 Café: 3 Tasting Room: 1
Building Renovation Duration	4-6 Months
Anticipated Daily Trips During Construction	Avg. 12 per week, Peak 20 per week
Landscaping	Convert 15,000 SF of Lawn to Vineyard
New Building Construction	Approx. 680 SF Detached Carriage House
New Paved Areas	Approx 1,000 SF



OWNER OF RECORD
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APPLICANT
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Richard Bruno, Owner
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ARCHITECT
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PLANNING CONSULTANT
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Damien Galford, Project Manager
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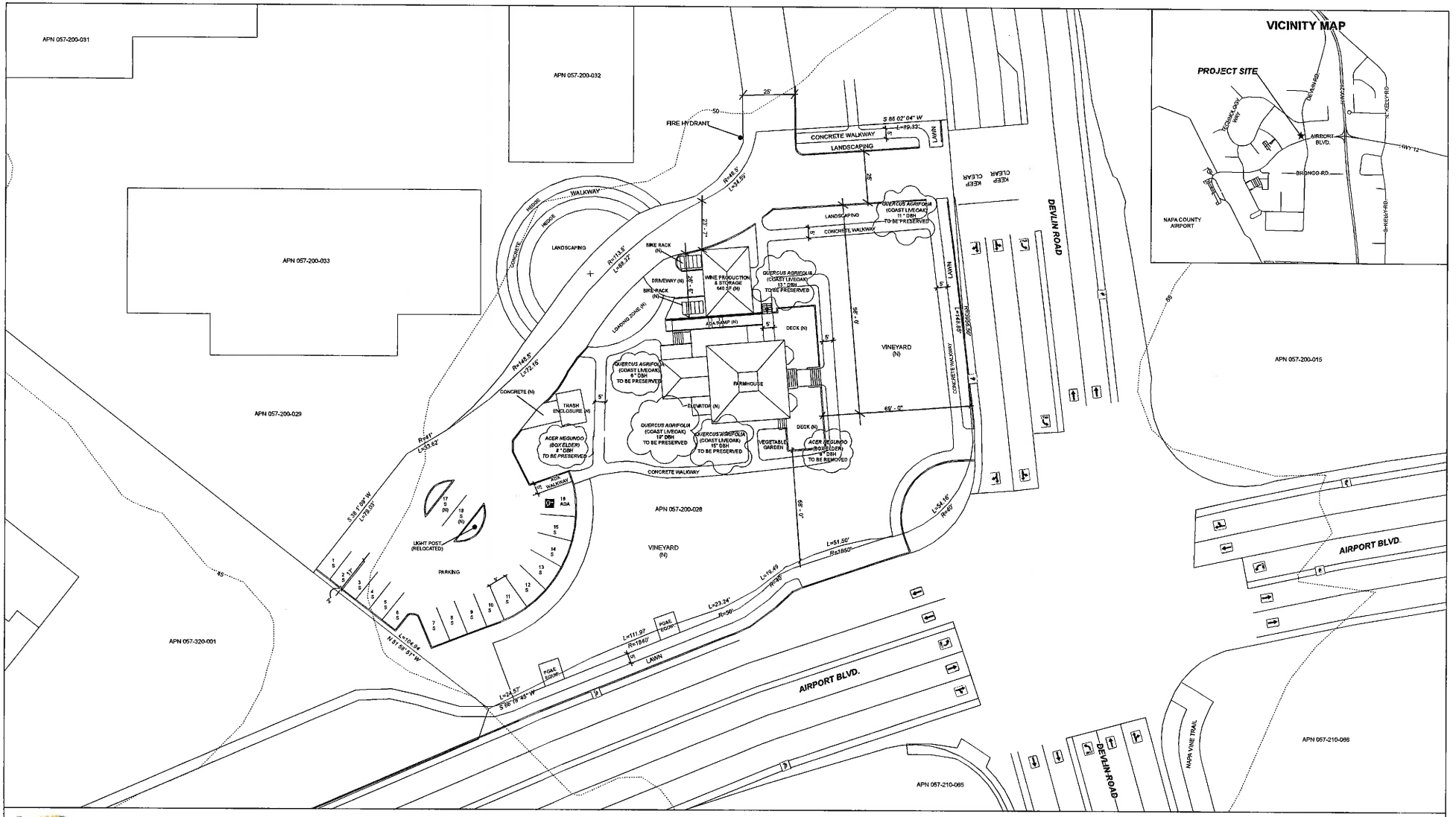
GREENWOOD MANSION SITE PLAN EXISTING CONDITIONS
SHEET 1

Shrubs
Existing Improvements
Parcel Boundary
5' Contours

0 20 40 Feet
1 inch = 20 feet

Date: 3/1/17
Parcels: Napa County
Contours: Napa County 2002 DTM



GREENWOOD MANSION SITE PLAN PROPOSED CONDITIONS
SHEET 2

OWNER OF RECORD	APPLICANT	ARCHITECT	PLANNING CONSULTANT
Gary Van Dam 85 Camino Alto Vallejo, CA 94590 (707) 226-2981	Vinum Cellars Richard Bruno, Owner 135 Camino Dorado, Suite 6 Napa, CA 94558 (707) 254-8313	MCAH Architecture & Design Michael Connell 9104 Red Hill Court Cotati, CA 94931 (415) 640-4906	Enviromine, Inc. Damien Galford, Project Manager 135 Camino Dorado, Suite 11 Napa, CA 94558 (707) 253-1723

Date: 3/2/17
Parcels: Napa County
Contours: Napa County 2002 DTM

— CitpedModifications
— SitePLNMODIFICATIONS
— Shrubs
····· 5' Contours

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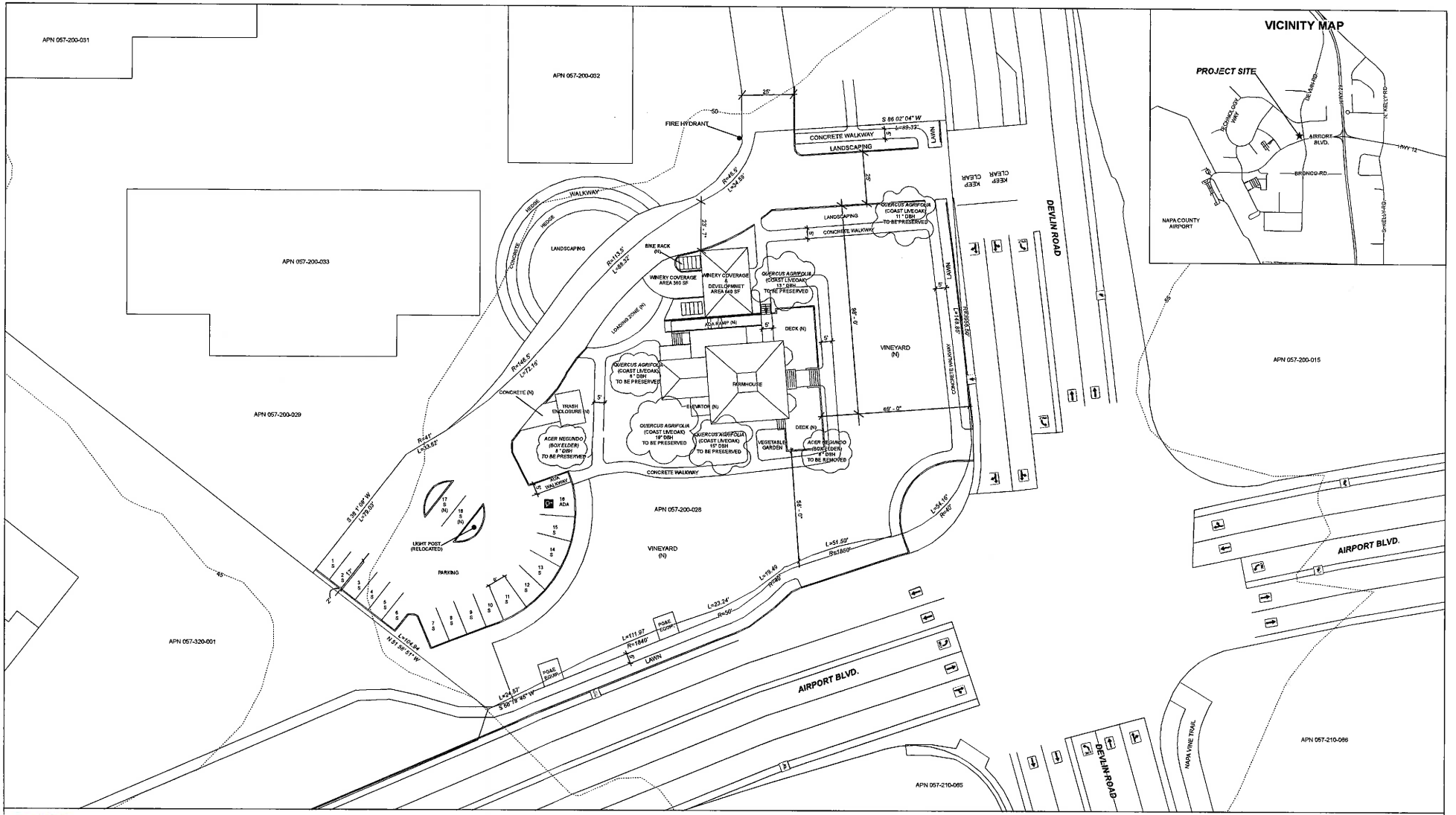
0 20 40 Feet
1 inch = 20 feet



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GREENWOOD MANSION SITE PLAN WINERY AREAS
SHEET 3

ClipedModifications
SitePLNMODIFICATIONS
Shrubs
5' Contours

N

0 20 40
Feet
1 inch = 20 feet

Date: 3/2/17
Parcels: Napa County
Contours: Napa County 2002 DTM

STRUCTURAL NOTES

1. GENERAL

A. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE.

B. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

C. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

D. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.

E. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

F. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, PROVIDING NECESSARY SHORING AND BRACING, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

G. CONTRACTOR SHALL BRING OMISSIONS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.

2. TESTS & INSPECTIONS

A. PROVIDE TESTS AND SPECIAL INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE 2016 EDITION SECTIONS 1704, 1707 AND 1708.

B. THE OWNER (NOT THE CONTRACTOR) SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND SPECIAL INSPECTIONS. A COPY OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER.

C. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB IN ACCORDANCE WITH SECTION 1704, 1707, AND 1708 OF THE 2016 CALIFORNIA BUILDING CODE.

ITEM	TESTING LAB	ENGINEER OF RECORD
CONCRETE PLACEMENT	X	
BOLTS INSTALLED IN CONCRETE		X
PLACEMENT OF REINFORCING STEEL		X
SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS		X
EPOXY ANCHORS – PERIODIC INSPECTION OF 25% OF ALL ANCHORS WITH A MINIMUM 25% OF ALTERNATING ANCHORS WITHIN A GROUP (SEE EPOXY ANCHOR INSTALLATION SECTION OF THESE NOTES)	X	

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AND ENSURING THAT ALL REQUIRED TESTING & INSPECTION IS PERFORMED TO THE SATISFACTION OF THE INSPECTOR.

**THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 3 WORKING DAYS PRIOR TO TIME OF INSPECTION.

3. PULL TEST 25% (U.O.N.) OF ALL EPOXY DOWELED REBARS INTO EXISTING CONCRETE WALLS OR FOUNDATION TO THE FOLLOWING FORCES:
   NO. 4 REBAR: 2,000 LBS
   NO. 5 REBAR: 5,000 LBS
   NO. 6 REBAR: 8,000 LBS

3. DESIGN BASIS – BUILDING STRUCTURES

A. CONSTRUCT IN CONFORMANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

B. GENERAL DESIGN DATA:

	DL (PSF)	LL (PSF)
ROOF	14	20
FLOOR	14	100

C. SEISMIC DESIGN DATA:
SEISMIC IMPORTANCE FACTOR I = 1.0, OCCUPANCY CATEGORY II
SITE COORDINATES: LATITUDE = 38° 13' 28"N LONGITUDE = 122° 24' 40"W
MAPPED SPECTRAL RESPONSE ACCELERATION Ss = 2.015 S1 = 0.719
SITE CLASS: ASSUMED D
SPECTRAL RESPONSE COEFFICIENTS: Sds = 1.343 Sd1 = 0.719
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC FORCE RESISTING SYSTEM(S): LIGHT PLYWOOD SHEAR WALLS
RESPONSE MODIFICATION FACTOR(S) R = 6.5
SEISMIC RESPONSE COEFFICIENT(S) Cs = 0.207 (STRENGTH)
DESIGN BASE SHEAR: 0.18IW (ASD)
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

4. SELECT FILL AND SITE PREPARATION

A. SITE WORK SHALL BE CARRIED OUT AS RECOMMENDED IN THE SOILS REPORT.

B. STRIP THE AREA TO BE BUILT OVER OF ALL ORGANIC MATERIAL AND TOP SOIL.

C. SCARIFY THE TOP 6" OF THE STRIPPED SURFACE; BRING TO THE CORRECT MOISTURE CONTENT, THEN RECOMPACTED TO AT LEAST 95% UNDER FOOTINGS AND 90% ELSEWHERE.

D. FILL MATERIAL TO BE PLACED IN 8" LAYERS AND COMPACTED.

E. FILL MATERIAL SHALL BE FREE OF PLASTIC CLAYS, VEGETATION, AND OTHER DELETERIOUS MATERIAL; IT SHALL BE OF SUCH QUALITY THAT IT WILL COMPACT THOROUGHLY WHEN WATERED AND ROLLED. THE FILL SHALL NOT CONTAIN ROCKS OR LUMPS OVER 2" IN GREATEST DIMENSION.

F. STEP CONTINUOUS FOOTINGS PER TYPICAL DETAILS. DO NOT SLOPE FOOTINGS.

5. FOUNDATION

A. THE FOUNDATION DESIGN IS BASED UPON CHAPTER 18 OF THE CALIFORNIA BUILDING CODE.
* VERTICAL BEARING = 1500 PSF

B. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

C. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

D. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND ARCHITECT PRIOR TO PLACING CONCRETE.

E. ALL TRENCHES AND EXCAVATIONS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION PRIOR TO THE PLACEMENT OF CONCRETE.

F. CONCRETE FOUNDATIONS SHALL NOT BE LOADED UNTIL 7 DAYS FROM POURING HAVE ELAPSED. UPON WRITTEN APPROVAL FROM THE ENGINEER, CONTRACTOR MAY LOAD FOUNDATIONS PRIOR TO THE 7 DAY LIMIT PROVIDED TEST RESULTS SHOW CONCRETE STRENGTH HAS ACHIEVED A MINIMUM OF 75% SPECIFIED ULTIMATE COMPRESSIVE STRENGTH.

6. CONCRETE

A. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.

C. CONCRETE SHALL BE HARD ROCK CONCRETE, USING PORTLAND CEMENT TYPE I OR II LOW ALKALINE AND SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
MINIMUM CEMENT CONTENT = 6 SACKS/CU.YD. SEE NOTE D.
MAXIMUM SLUMP = 4"
AGGREGATE SIZE = MAXIMUM SIZE APPROPRIATE FOR FORM & REBAR CLEARANCE.

D. CONTRACTOR MAY REPLACE PORTLAND CEMENT CONTENT WITH FLY ASH OR OTHER CEMENTITIOUS MATERIAL UNDER THE FOLLOWING CONDITIONS:
1. A MAXIMUM OF 25% OF PORTLAND CEMENT CONTENT (BY WEIGHT) MAY BE REPLACED WITH OTHER CEMENTITIOUS MATERIAL WITH NO BREAK TEST RECORDS SUBMITTED.
2. A MAXIMUM OF UP TO 50% OF PORTLAND CEMENT CONTENT (BY WEIGHT) MAY BE REPLACED WITH OTHER CEMENTITIOUS MATERIAL PROVIDED BREAK TEST RECORDS OF A MINIMUM OF 20 BREAKS WITHIN THE PAST YEAR ARE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO USE.
3. FLY ASH SHALL NOT COMPOSE MORE THAN 25% OF THE CEMENTITIOUS MATERIAL.

E. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXCEPTED FROM THIS REQUIREMENT.

F. LIGHT WEIGHT CONCRETE SHALL HAVE AN AIR-DRY WEIGHT OF NO MORE THAN 110 LBS. PER CUBIC FOOT. LIGHT WEIGHT AGGREGATE SHALL COMPLY WITH ASTM C-330-80 AND C-332-80. LIGHT WEIGHT CONCRETE SHALL COMPLY WITH MIX AND SLUMP REQUIREMENTS OF THE NORMAL WEIGHT CONCRETE SPECIFIED ABOVE.

G. CONDUITS OR PIPES (O.D.) WITHIN SLAB SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE SPACED AT LEAST FOUR-DIAMETER APART, UNLESS SPECIFICALLY DETAILED OTHERWISE.

H. VERIFY ALL CONCRETE WORK DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE POURING CONCRETE.

7. REINFORCING STEEL

A. ALL REINFORCING STEEL BARS SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615 OR A706 FOR SHEAR WALLS AND REINFORCING TO BE WELDED. ALL BARS SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.

B. WIRE MESH SHALL CONFORM WITH ASTM A185-64.

C. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING PLACING OF CONCRETE.

D. LAP SPLICE ALL BARS TO CLASS B SPLICE AND 2'-0" MINIMUM UNLESS OTHERWISE NOTED. PROVIDE 1½" CLEARANCE BETWEEN PARALLEL BARS.

E. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
1) 3" WHERE CONCRETE IS DEPOSITED AGAINST EARTH EXCEPT SLAB-ON-GRADE
2) 2" WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED
3) 1½" FOR BEAMS, COLUMNS AND EXTERIOR SURFACES
4) ¾" FOR INTERIOR SLABS, JOISTS AND WALLS

F. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS TO CREATE APPROXIMATELY 20-FOOT SQUARES, UNLESS OTHERWISE NOTED ON THE PLANS.

G. POUR SLABS OR WALLS WITH DIMENSIONS NOT EXCEEDING 60'-0". CONSTRUCT JOINTS PER CONSTRUCTION JOINT DETAILS PROVIDED.

H. UNLESS DETAILED OTHERWISE, REINFORCING STEEL IN THE CONTINUOUS BEAMS, GRADE BEAMS, AND SPANDRELS SHALL HAVE TOP STEEL SPLICED AT THE MIDSPAN, AND THE BOTTOM STEEL SPLICED OVER SUPPORTS (30 BAR DIAMETER SPLICE MINIMUM). AT DISCONTINUOUS ENDS, THE TOP STEEL SHALL BE BENT DOWN 12-DIAMETER OR 12" MINIMUM, WHICHEVER IS GREATER.

8. FRAMING LUMBER (UNLESS OTHERWISE NOTED)

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 16 WITH MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.

B. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1.

C. ALL FLOORS, ROOFS, AND CEILING JOISTS OR RAFTERS SHALL BE DOUGLAS FIR, #1.

D. ALL STUDS, PLATES, ETC. SHALL BE DOUGLAS FIR, #2 OR BETTER.

E. ALL FRAMING EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED DOUGLAS FIR UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.

F. ALL TIMBER PLACED AGAINST BRICK, MASONRY, OR CONCRETE CONSTRUCTION SHALL BE PRESSURE-TREATED. TREAT CUT ENDS, NOTCHES OR DISRUPTIONS IN FACTORY TREATMENT WITH COPPER NAPTHENATE SOLUTION OR EQUAL.

G. ALL EXTERIOR DECKING SHALL BE REDWOOD SELECT, PRESSURE-TREATED, ON MANUFACTURED DECKING; REFER TO THE ARCHITECTURAL DRAWINGS.

9. WOOD STRUCTURAL PANELS

A. ALL WOOD STRUCTURAL PANELS SHALL BE MARKED WITH THE APPROPRIATE TRADEMARK OF APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS1, VOLUNTARY PRODUCT STANDARD PS 2 OR APA PRP-108 PERFORMANCE STANDARDS. PANEL THICKNESS, GRADE AND GROUP NUMBER OR SPAN RATING SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF APA.

B. WOOD STRUCTURAL PANEL SHEETS SHALL HAVE THICKNESS AS SPECIFIED HEREIN OR AS NOTED ON DRAWINGS

C. WOOD STRUCTURAL PANEL SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS, UNLESS OTHERWISE SPECIFIED ON PLANS.

D. WOOD STRUCTURAL PANEL SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES. MINIMUM DIMENSION OF PANELS ON WALLS, FLOORS OR ROOF SHALL BE 24".

E. UNLESS OTHERWISE NOTED ON THE DRAWINGS, TYPICAL ROOF SHEATHING SHALL BE 5/8" THICK WITH SPAN RATING 40/20, EXPOSURE 1 WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FILED. PROVIDE PLYCLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.

F. UNLESS OTHERWISE NOTED ON THE DRAWINGS, TYPICAL FLOOR SHEATHING SHALL BE UNBLOCKED 3/4" STURD-I-FLOOR WITH SPAN RATING 48/24, EXPOSURE 1, T & G WITH 10D NAILS @ 6" O.C. @ PANEL EDGES AND WITH 10D NAILS @ 12" O.C. IN THE FIELD (CONTRACTOR MAY OMIT T & G WHERE BLOCKED EDGES ARE SPECIFIED ON THE DRAWINGS).

G. UNLESS OTHERWISE SPECIFIED IN A SHEARWALL SCHEDULE OR CDX ON THE DRAWINGS, ALL EXTERIOR SHEATHING SHALL BE 1/2" APA CDX 1 WITH SPAN RATING 24/0 EXPOSURE 1, NAILED WITH 10D @ 6" O.C. PANEL EDGES AND @ 12" O.C. FIELD. SEE SHEAR WALL SCHEDULE WHERE PROVIDED ON PLANS.

10. ENGINEERED LUMBER

A. ENGINEERED LUMBER SHALL BE AS MANUFACTURED BY TRUSS JOIST MACMILLAN OR AN APPROVED EQUIVALENT.

B. ALL MICROLAM (LVL) PARALLAM (PSL), AND TIMBER STRAND (LSL) SHALL HAVE THE FOLLOWING ALLOWABLE DESIGN STRESSES: (AN APPROVED EQUIVALENT MAY BE USED WITH EQUAL OR GREATER STRESS CAPACITIES)

LVL	PSL	LSL
Fb = 2600 PSI	Fb = 2900 PSI	Fb = 1700 PSI
Fc = 750 PSI	Fc = 750 PSI	Fc = 680 PSI
Fv = 285 PSI	Fv = 290 PSI	Fv = 400 PSI
E = 1,900,000 PSI	E = 2,000,000 PSI	E = 1,550,000 PSI

C. ALL PSL AND LSL BEAMS SHALL BE SOLID, DIMENSIONS AS SHOWN. ALL LVL BEAMS SHALL BE COMPRISED OF LAMINATED PLIES TO MEET THE DIMENSIONS AS SHOWN FASTENED PER THE MANUFACTURER'S SPECIFICATIONS OR THE DETAILS INCLUDED HEREIN. THE CONTRACTOR MAY USE A SOLID LVL BEAM WITH THE DIMENSIONS AS SHOWN IN-LIEU OF LAMINATED PLIES.

11. ROD & REBAR EPOXY INSTALLATION

A. DRILL ALL HOLES WITH ROTARY DRILL (NO IMPACT TOOLS ALLOWED) TO DEPTHS CALLED ON PLANS. HOLE DIAMETER SHALL BE 1/8 INCH LARGER THAN THE ROD OR BAR DIAMETER, UNLESS OTHERWISE NOTED ON PLANS. FOR INSTALLATION IN BRICK OR HOLLOW CELL CMU WITH A SCREEN TUBE, HOLE DIAMETER SHALL BE 1/4 INCH LARGER THAN THE ROD OR BAR DIAMETER, UNLESS NOTED OTHERWISE ON PLANS.

B. DO NOT DRILL THROUGH EXISTING REBARS. DRILL NEW HOLES WHERE REBAR IS ENCOUNTERED AND DRYPACK THE ABANDONED HOLE. FOR HOLES DRILLED INTO COLUMNS AND BEAMS, REMOVE THE REBAR COVER IN ORDER TO POSITIVELY IDENTIFY THE REBAR LOCATION SUCH THAT THE HOLES AVOID THE REBARS.

C. BRUSH ALL HOLES WITH CIRCULAR WIRE BRUSH ATTACHED TO A ROTARY DRILL AND BLOW OUT WITH OIL-FREE COMPRESSED AIR.

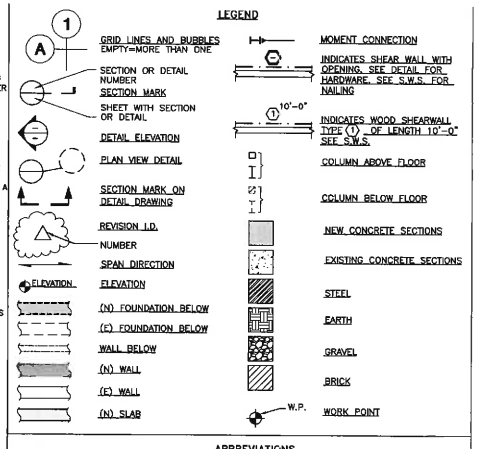
D. POUR A MEASURED AMOUNT OF EPOXY INTO THE HOLE, INSERT THE BAR, DISPLACING THE EPOXY, THEN SECURE THE BAR IN THE CENTER OF THE HOLE. REMOVE EXCESS EPOXY FROM AROUND THE HOLE BEFORE IT HARDENS. EPOXY SHALL FILL HOLE TO THE RIM.

E. EPOXY FOR ANCHORING BOLTS, RODS AND REINFORCING BARS SHALL BE HY-200 (ICC ESR 3187) OR EQUAL FOR CONCRETE AND HILTI HIT HY-70 (ICC ESR 3342) OR EQUAL FOR CMU/BRICK.

F. USE NON-SAG, NORMAL SET EPOXY (U.O.N.) FOR HORIZONTAL OR OVERHEAD APPLICATION. USE A CAULKING GUN FOR THE INJECTION OF NON-SAG EPOXY.

G. ALL EPOXY ANCHOR INSTALLATION SHALL HAVE SPECIAL INSPECTION AND SHALL BE PROOF LOAD TESTED IN ACCORDANCE WITH SECTION 2 OF THESE NOTES

LEGEND



ABBREVIATIONS

&	AND	KIP	1,000 POUNDS
L	ANGLE	KSI	KIPS PER SQUARE INCH
@	AT	LBS	POUNDS
AB	ANCHOR BOLT	LG	LONG
ACI	AMERICAN CONCRETE INSTITUTE	LL	LIVE LOAD
ADD'L	ADDITIONAL	LLH	LONG LEG HORIZONTAL
ADJ	ADJACENT	LLV	LONG LEG VERTICAL
AISI	AMERICAN IRON AND STEEL INSTITUTE	LN	LINE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LSL	TIMBERSTRAND LUMBER
ALT	ALTERNATE	LT	LIGHT
APPROX	APPROXIMATE	LVL	MICROLAM LUMBER
ARCH	ARCHITECT, ARCHITECTURAL	LWC	LIGHT WEIGHT CONCRETE
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	MATL	MATERIAL
AWS	AMERICAN WELDING SOCIETY	MAX	MAXIMUM
BETW	BETWEEN	MB	MACHINE BOLT
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BOF	BOTTOM OF FOOTING	MIN	MINIMUM
BOTT	BOTTOM	MISC	MISCELLANEOUS
BS	BOTH SIDES	MTL	METAL
BYD	BEYOND	#	NUMBER
C	CHANNEL PREFIX	(N)	NEW
CANT	CANTILEVER	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NO	NUMBER
CL	CENTERLINE	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
COL	COLUMN	NSG	NON-SHRINK GROUT
CONC	CONCRETE	NTS	NOT TO SCALE
CONN	CONNECTION	OC	ON CENTER
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS, CONTINUITY	OH	OPPOSITE HAND
CONT'D	CONTINUED	OPNG	OPENING
CTR	CENTER	OPP	OPPOSITE
CTSK	COUNTERSINK	PDF	POWER DRIVEN FASTENERS
CU	CUBIC	PL	PLATE
DBL	DOUBLE	PL	PROPERTY LINE
DBLR	DOUBLER	PLY	PLYWOOD
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PSL	PARALLAM LUMBER
DL	DEAD LOAD	PSI	POUNDS PER SQUARE INCH
DIAG	DIAGONAL	PT	POINT
DIST	DISTANCE	QTY	QUANTITY
DN	DOWN	REBAR	CONCRETE REINF
do	DITTO	REINF	REINFORCING
DP	DEEP	REQ'D	REQUIRED
DWG	DRAWING	RJ	ROOF JOIST
(E)	EXISTING	SCH	SCHEDULE
EA	EACH	SAD	SEE ARCHITECTURAL DRAWINGS
EF	EACH FACE	SCD	SEE CIVIL DRAWING
EN	EDGE NAILING	SECT	SECTION
EJ	EXPANSION JOINT	SED	SEE ELECTRICAL DRAWINGS
ELEV	ELEVATION	SHT	SHEET
ENGR	ENGINEER	SJ	SAW CUT JOINT
EQ	EQUAL	SIM	SIMILAR
ES	EACH SIDE	SMD	SEE MECHANICAL DRAWINGS
EW	EACH WAY	SMS	SHEET METAL SCREWS
EWB	EACH WAY BOTTOM	SPA	SPACING
EWM	EACH WAY MIDDLE	SQ	SQUARE
EWT	EACH WAY TOP	SSF	SIMPSON STRONG FRAME
EXP	EXPANSION	STAGG	STAGGER
EXT	EXTERIOR	STD	STANDARD
FF	FINISH FLOOR	STIFF	STIFFENER
FIN	FINISH	STL	STEEL
FJ	FLOOR JOIST	STRUCT	STRUCTURAL
FN	FIELD NAILING	S.W.S.	SHEAR WALL SCHEDULE
FLR	FLOOR	SYM	SYMMETRICAL
FOC	FACE OF CONCRETE	T&B	TOP AND BOTTOM
FOW	FACE OF WALL	THK	THICK, THICKNESS
FRM'G	FRAMING	THRD	THREAD, THREADED
FS	FAR SIDE	TOC	TOP OF CONCRETE
FT	FEET	TOF	TOP OF FOOTING
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAGE, GAUGE	TOW	TOP OF WALL
GALV	GALVANIZED	TS	STRUCTURAL TUBE (HSS SIM)
GDL	GRID LINE	TYP	TYPICAL
GB	GRADE BEAM	UBC	UNIFORM BUILDING CODE
GRD	GIRDER	UON	UNLESS OTHERWISE NOTED
GRD	GROUND	VB	VAPOR BARRIER
HD	HOLDOWN	VIF	VERIFY IN FIELD
HK	HOOK	W/	WITH
HORIZ	HORIZONTAL	WA	WEDGE ANCHORS
HP	HIGH POINT	WD	WOOD
HSS	HOLLOW STEEL SECTION	WF	WIDE FLANGE
ID	INSIDE DIAMETER	W/O	WITHOUT
IN	INCH	WP	WORK POINT
INT	INTERIOR	WT	WEIGHT, OR WT SECTION PREFIX
INV	INVERT	WWF	WELDED WIRE FABRIC
JT	JOINT	W	WIDE, WIDE FLANGE PREFIX
JST	JOIST		

DRAWN: JB
DATE: 07/09/17
PROGRESS 07/09/17

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Sheet Title:
STRUCTURAL NOTES, AND ABBREVIATIONS

Scale: AS NOTED

N

S1.0
JULY 2017

JYA 16171

SHEAR WALL SCHEDULE (1/2" STRUCTURAL 1 WOOD STRUCTURAL PANEL)

MARK	PLYWOOD (A)	EDGE NAILING (B)	FRAMING AT (2) PLYWOOD EDGES	SILL PLATE CONNECTION (D) TO CONCRETE (5)	TO WOOD (4)	TO LSL	BLKG/RIM TO TOP PL OF WALL A34 (E)	A35 (E)	LTP4 (E)
(1)	15/32" (340 PLF)	10d @ 6" o.c.	2x NOMINAL	⅝" A.B. @ 4'-0" o.c.	SDS SCREWS @ 14" o.c.	SDS SCREWS @ 12" o.c.	18" o.c.	24" o.c.	21" o.c.
(2) (17)	15/32" (510 PLF)	10d @ 4" o.c.	3x NOMINAL	⅝" A.B. @ 3'-8" o.c.	SDS SCREWS @ 9" o.c.	SDS SCREWS @ 8" o.c.	12" o.c.	16" o.c.	14" o.c.
(3) (17)	15/32" (665 PLF)	10d @ 3" o.c.	3x NOMINAL	⅝" A.B. @ 2'-10" o.c.	SDS SCREWS @ 7" o.c.	SDS SCREWS @ 6" o.c.	9" o.c.	12" o.c.	10" o.c.
(4) (17)	15/32" (870 PLF)	10d @ 2" o.c.	3x NOMINAL	⅝" A.B. @ 2'-2" o.c.	SDS SCREWS @ 6" o.c.	SDS SCREWS 2-ROWS @ 10" o.c. STAGGERED	7" o.c.	10" o.c.	8" o.c.
(5) (17)	15/32" EA SIDE (1020 PLF)	10d @ 4" o.c.	3x NOMINAL	⅝" A.B. @ 1'-10" o.c.	SDS SCREWS @ 5" o.c.	SDS SCREWS 2-ROWS @ 8" o.c. STAGGERED	6" o.c.	8" o.c.	7" o.c.
(6) (17)	15/32" EA SIDE (1330 PLF)	10d @ 3" o.c.	3x NOMINAL	⅝" A.B. @ 1'-5" o.c.	SDS SCREWS 2-ROWS @ 7" o.c. STAGGERED	SDS SCREWS 2-ROWS @ 6" o.c. STAGGERED	5" o.c.	6" o.c.	5" o.c.
(7) (17)	15/32" EA SIDE (1740 PLF)	10d @ 2" o.c.	3x NOMINAL	⅝" A.B. @ 1'-1" o.c.	SDS SCREWS 2-ROWS @ 3" o.c. STAGGERED	–	4" o.c.	5" o.c.	4" o.c.

LEGEND (SEE TYPICAL FRAMING DETAIL)

(A) STRUCTURAL PANEL SHEAR WALL, SEE PLAN FOR LOCATION AND TYP.

(B) STRUCTURAL PANEL EDGE NAILING AT PERIMETER OF EACH PLYWOOD SHEET.

(C) STRUCTURAL PANEL FIELD NAILING IS TYPICAL ON ALL STUDS, EXCEPT FOR PLYWOOD EDGES.

(D) SOLE (OR SILL AT FOUNDATION) PLATE ATTACHMENT.

(E) SIMPSON FRAMING CLIP AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE. WHERE CLIPS SPACING ARE LESS THAN 5" O.C., CLIPS ARE TO BE STAGGERED IN ALL BOTH SIDES OF THE WALL.

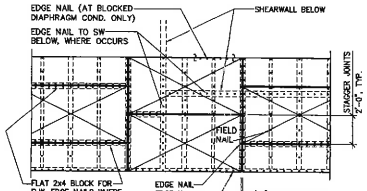
1 SHEAR WALL SCHEDULE (S.W.S.)
NTS

SHEARWALL NOTES:

1. ALL NEW EXTERIOR WALLS TO BE 1/2" 24/0 STRUCTURAL 1 PANEL SHEAR WALL TYPE (1), U.O.N.
2. PROVIDE 3x STUDS, PLATES AND BLOCKING AT ADJOINING PANEL EDGES FOR SHEAR WALLS TYPE (2) THRU (7). 2X SOLE PLATE IS OK AT UPPER FLOOR FOR ALL TYPES (2) THRU (4). SHEATHING APPLIED TO BOTH SIDES OF THE WALL SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. 2-2x's MAY BE USED IN-LIEU OF 3x MEMBERS PROVIDED THEY ARE ATTACHED TOGETHER WITH 10d AT THE SHEARWALL EDGE NAIL SPACING OR SDSx4½" PER THE SHEARWALL SCHEDULE.
3. PROVIDE 1/16" HORIZONTAL OR VERTICAL GAP BETWEEN ADJOINING PANEL EDGES. PROVIDE 1/2" GAP BETWEEN EDGE OF PANEL AND ANY CONCRETE OR MASONRY SURFACES.
4. SDS SHALL BE 4-1/2" LONG AT 2X PLATES AND 6" LONG AT 3X PLATES. SCREWS SHALL HAVE 1/2" MIN EDGE DISTANCE. MULTIPLE ROWS SHALL BE SPACED 1" APART, AND ROWS SHALL BE STAGGERED. BLOCKING/RIM BELOW TYPES (1) THRU (5) SHALL BE 2X OR 1 1/2" LSL MIN. BLOCKING/RIM BELOW TYPES (6) AND (7) SHALL BE 3X OR 3 1/2" LSL MIN.
5. SHEARWALLS FALLING OVER EXISTING FOUNDATION SHALL USE ALL THREAD RODS MATCHING THE SPECIFIED ANCHOR BOLT. SEE THE NOTE #11 AND THE EPOXY ANCHOR SECTION OF THE GENERAL NOTES.
6. STAGGER DOUBLE TOP PLATE NAILING TO ENGAGE EACH PLATE, TYPICAL.
7. ALL FIELD NAILING SHALL BE 10d @ 12" o.c.. ALL NAILS SPECIFIED SHALL BE COMMON NAILS. NAIL GUNS USING 'CLIPPED HEAD' OR 'SINKER NAILS' ARE NOT ACCEPTABLE.
8. FOUNDATION ANCHOR BOLTS IN ALL SHEAR WALLS SHALL HAVE 3"x3"x0.229 BEARING PLATES UNDER EACH NUT. THE EDGE OF THE WASHER SHALL NOT BE FURTHER THAN 1/2" FROM THE SHEATHED FACE. AT 2x6 WALLS WITH SHEATHING IN EACH FACE, ANCHOR BOLTS SHALL BE STAGGERED AS REQUIRED. NUTS SHALL BE TIGHTENED JUST PRIOR TO CLOSING WALL FRAMING.
9. BOLT HOLES DRILLED IN SOLE PLATES SHALL BE NO LARGER THAN 1/16" DIAMETER OF THE BOLT.

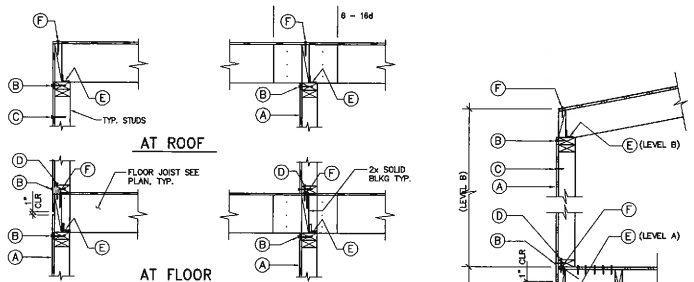
SHEARWALL NOTES (CONT'D):

10. SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR #2, SIZE PER THE SCHEDULE ABOVE. USE GALVANIZED ANCHOR BOLTS AND NAILS IN ALL PRESSURE TREATED WOOD.
11. MINIMUM ANCHOR BOLT AND EPOXIED ALL-THREAD ROD EMBEDMENT INTO CONCRETE SHALL BE 7" MINIMUM, U.O.N. ANCHORS SHALL HAVE 1-3/4 MINIMUM DISTANCE TO EITHER EDGE OF THE CONCRETE, AND 9-1/2" MINIMUM DISTANCE TO THE END OR CORNER OF THE FOUNDATION.
12. ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED WITH MINIMUM 2X BLOCKING, U.O.N. IN THE SCHEDULE ABOVE.
13. PROVIDE 3/8" MIN EDGE DISTANCES FOR ALL SHEATHING AND FRAMING MEMBER EDGE NAILING.
14. STUCCO AND/OR EXTERIOR VENEER OVER A WOOD SHEATHING SHEARWALL SHALL BE WATERPROOFED WITH A MINIMUM OF 2 LAYERS OF FELT PAPER.
15. THE SHEAR WALL LENGTH NOTED ON THE FLOOR PLANS INDICATES THE MINIMUM REQUIRED LENGTH REQUIRED BY ENGINEERING DESIGN. THE ACTUAL WALL LENGTH MAY EXCEED THIS LENGTH. PLEASE NOTIFY ENGINEER IF WALL LENGTH IS SHORTER THAN NOTED.
16. NAILS ARE TO BE DRIVEN FLUSH TO THE SHEATHING. ADD 1 NEW NAIL FOR EVERY 2 OVERDRIVEN NAILS IF MORE THAN 20% OF NAILS ARE 1/16" OVERDRIVEN OR IF ANY NAILS ARE 1/8" OVERDRIVEN. IF SPLITTING CONDITION OCCURS, USE STAPLES. IF ADDING NAILS WILL DECREASE SPACING TO 3" O.C. OR LESS, ADD ANOTHER STUD TO RECEIVE END NAILING FOR EACH PLYWOOD EDGE AND CONNECT STUDS WITH 10d @ 6" O.C.
17. WALL TYPES (2) THRU (7) REQUIRE PERIODIC SPECIAL INSPECTION OF HOLDOWN, SILL PLATE ANCHOR, SHEATHING AND FASTENER INSTALLATION.
18. AT SINGLE SIDED SHEAR WALLS, THE SHEATHING MAY BE APPLIED TO EITHER SIDE SO LONG AS THE MINIMUM SHEATHED LENGTH AS INDICATED ON THE PLAN IS MAINTAINED. COORDINATE PANEL PLACEMENT WITH THE ARCHITECT.

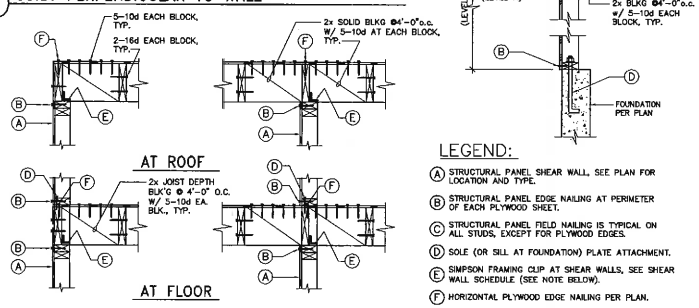


1. GLUE AND NAIL FLOOR PLYWOOD. NAIL COMPLETELY IMMEDIATELY AFTER GLUEING
2. ORIENT PLYWOOD WITH FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.
3. FLOOR PLYWOOD TO BE BLOCKED DIAPHRAGMS (BLOCKING AT ALL PANEL EDGES), WHERE SHOWN ON PLANS.
4. SEE PLANS FOR PLYWOOD NAILING.

4 DIAPHRAGM PLYWOOD PLAN ROOF OR FLOOR



A JOIST PERPENDICULAR TO WALL



B JOIST PARALLEL TO WALL

LEGEND:

(A) STRUCTURAL PANEL SHEAR WALL, SEE PLAN FOR LOCATION AND TYP.

(B) STRUCTURAL PANEL EDGE NAILING AT PERIMETER OF EACH PLYWOOD SHEET.

(C) STRUCTURAL PANEL FIELD NAILING IS TYPICAL ON ALL STUDS, EXCEPT FOR PLYWOOD EDGES.

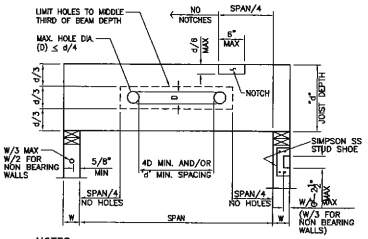
(D) SOLE (OR SILL AT FOUNDATION) PLATE ATTACHMENT.

(E) SIMPSON FRAMING CLIP AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE (SEE NOTE BELOW).

(F) HORIZONTAL PLYWOOD EDGE NAILING PER PLAN.

NOTE:
ALL LEGENDS CORRESPOND TO SHEAR WALL SCHEDULE, S.W.S. SEE PLANS FOR SHEAR WALL TYPE.

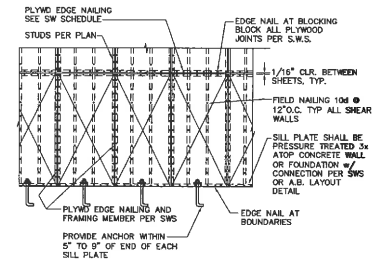
9 TYPICAL FRAMING DETAILS (RECTANGULAR SAWN OR ENGINEERED LUMBER)
NTS



NOTES:

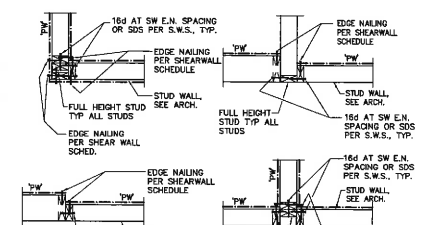
1. NO NOTCHING IS PERMITTED ON THE BOTTOM OF THE BEAM, NOR NEAR INTERIOR SUPPORT OF MULTI-SPAN BEAM.
2. NO HOLES OR NOTCHES IN GLULAM BEAMS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
3. AT FABRICATED FLOOR JOISTS, SEE MANUFACTURER'S INSTRUCTIONS FOR ALLOWABLE HOLES IN WEBS. DO NOT CUT FLANGES.
4. IF CONDITIONS ARE NOT MET ON STUDS, ADD NEW STUD NEXT TO (E) STUD AND NAIL TOGETHER WITH 10d @ 6" O.C.

7 ALLOWABLE PENETRATIONS
NTS (FOR JOISTS AND STUDS)

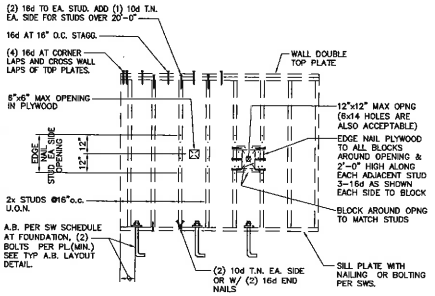


NOTE: PLYWOOD PANELS SHALL NOT BE LESS THAN 16" IN WIDTH

11 SHEARWALL PLYWOOD FRAMING
NTS



8 SW CONSTRUCTION - PLAN VIEW
NOTE: PROVIDE SOLID POST AT WALL INTERSECTION WHERE HOLDOWN OCCURS BELOW



12 MINOR OPENINGS IN SHEARWALLS
NTS

DRAWN: JB
DATE: 07/09/17
PROGRESS 07/09/17

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Sheet Title:
TYPICAL DETAILS

Scale: AS NOTED

N

S1.1
JULY 2017

JYA 16171

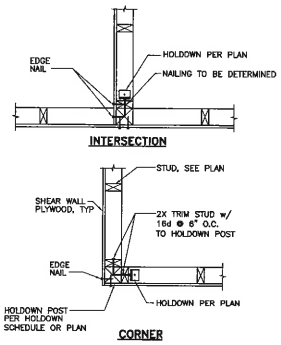
HOLDOWN SCHEDULE

HOLDOWN HARDWARE	ANCHOR DIAM.	UPLIFT CAPACITY	EXBEDMENT IN NEW CONCRETE U.O.N.	EXBEDMENT IN EXISTING CONCRETE
HDU2	5/8"	3075	SSTB14 OR THRD. ROD EMBEDDED 10" MIN.	8"
HDU4	5/8"	4565	SSTB16 OR THRD ROD EMBEDDED 12" MIN.	10"
HDU5	5/8"	5645	SSTB24 OR THRD ROD EMBEDDED 15" MIN.	12"
HDU8	7/8"	7870	SSTB28 OR THRD ROD EMBEDDED 18" MIN.	15"
HDU11	1"	11175	SB1x30 A.B.	N/A
HDU14	1"	14390	SB1x30 A.B.	N/A
HDC10	7/8"	9565	SSTB28 OR THRD ROD EMBEDDED 18" MIN.	N/A
MST37	N/A	2130	N/A	N/A
MST48	N/A	3420	N/A	N/A
MST60	N/A	4830	N/A	N/A
CMST14	N/A	6490	N/A	N/A
CMST12	N/A	9215	N/A	N/A
2-CMST14	N/A	12980	N/A	N/A
2-CMST12	N/A	18430	N/A	N/A

NOTES:
1. INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS. MINIMUM EMBEDMENT FOR SSTB BOLTS SHALL BE PER THE MANUFACTURER.
2. ONLY FULL-HEIGHT (TOP TO BOTTOM PLATE) POSTS SHALL BE USED FOR HOLDOWN CONNECTIONS.
3. PROVIDE SHEARWALL END NAILING (AS NOTED IN THE S.W.S.) TO ALL POSTS WITH HOLDOWNS AT THE TOP OR BOTTOM OF POST.
4. HOLDOWNS SHALL BE INSTALLED DIRECTLY ON TOP OF SILL PLATES U.O.N.
5. USE COMMON WIRE GAGE NAILS FOR ALL NAILED HOLDOWN CONNECTIONS.
6. AT UPPER FLOOR HOLDOWNS, PROVIDE SAME THICKNESS BLOCKING DIRECTION BELOW HOLDOWN POST IN JOIST SPACE. AT RAISED FLOOR CONDITIONS, POST BELOW SHALL MATCH POST ABOVE UNLESS INDICATED ON THE PLAN.
7. WHERE HOLDOWNS ARE CALLED OUT ON UPPER FLOORS, THEY SHALL BE CARRIED DOWN TO FOUNDATION WITH MATCHING HOLDOWN (OR ONE WITH GREATER CAPACITY) UNLESS A DIFFERENT HOLDOWN IS SPECIFIED ON PLAN.
8. HOLDOWN ANCHORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. BOLT NUT SHOULD BE FINGER-TIGHT PLUS 1/3 TO 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT.
9. WHERE HOLDOWNS ARE CONNECTED TO A WOOD MEMBER BELOW, A 3" SQUARE "BP" BEARING PLATE SHALL BE APPLIED TO THE BOTTOM OF THE MEMBER. NUT AND PLATE MAY BE COUNTERSUNK 1" MAX.
10. WHERE HOLDOWNS ARE CONNECTED TO A STEEL MEMBER BELOW, THREADED ROD ANCHOR SHALL BE WELDED TO STEEL MEMBER WITH A 1/4" FILLET WELD ALL AROUND OR FULL PEN GROVE BEVEL.
11. HOLDOWNS SHALL BE INSTALLED DIRECTLY ON TOP OF SILL PLATES U.O.N.

NOTES FOR PLACEMENT OF HOLDOWNS IN EXISTING CONCRETE CONDITION (PULL TEST REQUIRED):
1. FOR INSTALLATION INTO EXISTING CONCRETE, USE THREADED ROD AND REFER TO EPOXY SECTON OF GENERAL NOTES.
2. THE HOLE DIAMETER FOR THE ANCHOR SHALL BE DRILLED 1/8" OVERSIZED.
3. TEST 100% OF ALL EPOXIED HOLDOWNS TO 1.5 TIMES THE UPLIFT CAPACITY IN THE TABLE UNLESS OTHERWISE SPECIFIED ON PLANS.

1 HOLDOWN SCHEDULE
NTS

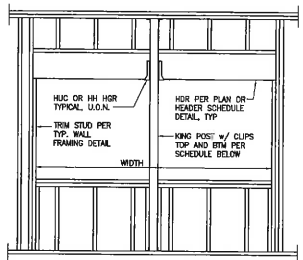


3 HOLDOWN AT CORNER
NTS

TYPICAL WOOD HEADER SCHEDULE		
OPENING	AT BEARING WALLS	AT NON-BEARING WALLS
≤ 4'-0"	T x 6	T x 6
4'-1" TO 8'-0"	T x 8	T x 8
8'-1" TO 10'-0"	T x 10	T x 8
8'-1" TO 12'-0"	T x 12	T x 8
10'-1" TO 12'-0"	T x 11 7/8 PSL	T x 8

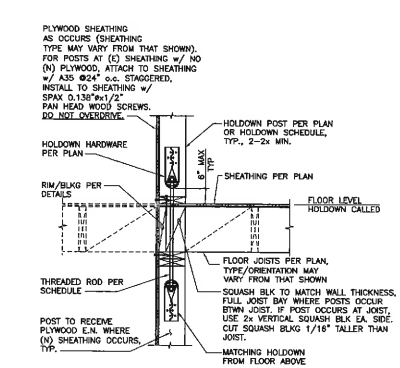
NOTES:
1) T = WALL STUD NOMINAL THICKNESS (EX: FOR 2x4 STUDS, T=4).
2) HEADERS SHALL BE DF#1, U.O.N.
3) FOR TYPICAL FRAMING DETAILS, SEE (1 / S1.1)

4 TYPICAL WOOD HEADER SCHEDULE
NTS

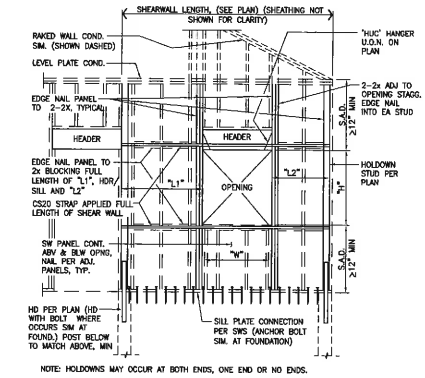


WIDTH	KING POST SIZE		CLIPS (TOP AND BOTTOM)
	4" STUD WALL	6" STUD WALL	
≤ 6'-0"	(2) 2x4	(2) 2x6	(2) A34
≤ 10'-0"	4x4	4x6	(2) A34
≤ 12'-0"	6x4	6x6	(2) L50

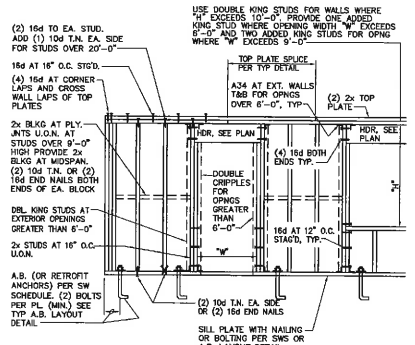
8 TYP. WALL FRAMING AT ADJ WINDOWS
NTS



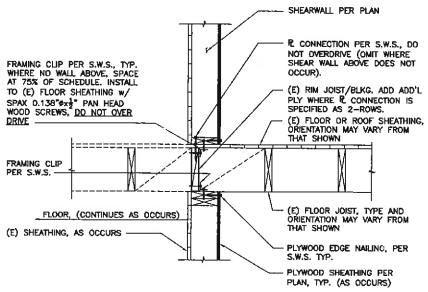
5 HOLDOWN AT FLOOR
1"=1'-0"



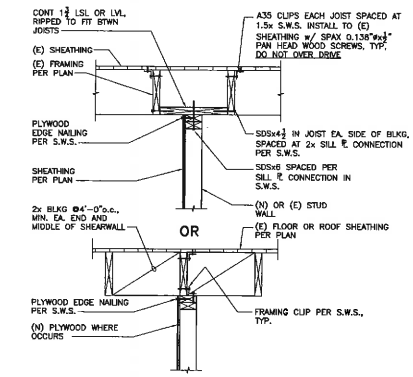
6 SHEARWALL WITH OPENING ELEVATION
NTS



7 TYPICAL WALL FRAMING WITH OPENING
NTS



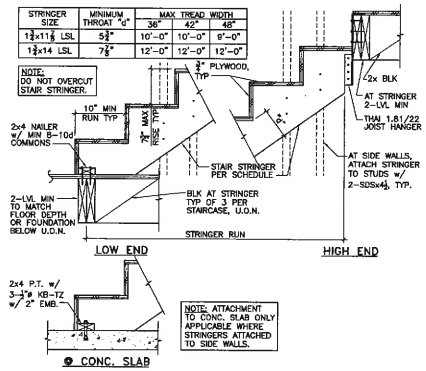
9 SHEARWALL AT EXISTING FLOOR OR ROOF
1"=1'-0"



10 TYPICAL INTERIOR STAIR
1"=1'-0"

STRINGER SIZE	MINIMUM THROAT "d"	MAX TREAD WIDTH		
		36"	42"	48"
1 3/4x11 7/8 LSL	5 3/8"	10'-0"	10'-0"	9'-0"
1 3/4x14 LSL	7 7/8"	12'-0"	12'-0"	12'-0"

NOTE: DO NOT OVERCUT STAIR STRINGER.



DRAWN: JB
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Sheet Title:
TYPICAL DETAILS

Scale: AS NOTED

N

S1.2
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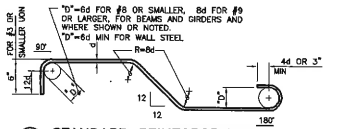
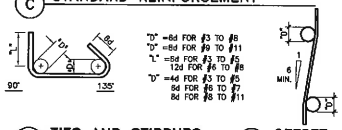


C STANDARD REINFORCEMENT



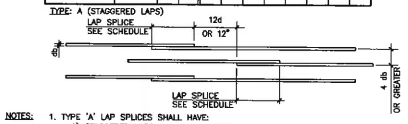
A TIES AND STIRRUPS B OFFSET

REINFORCEMENT NOTES:
1. ALL BENDS SHALL BE MADE COLD.
2. #14 AND #18 BARS SHALL BE BEND TESTED AND LAB APPROVED PRIOR TO BENDING.
3. DO NOT BEND BARS ALREADY CAST IN CONCRETE.

1 STANDARD REINFORCEMENT BENDS
NTS

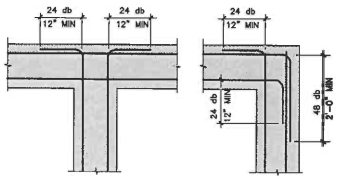
WALL AND FOOTING LAP SPLICE SCHEDULE

f'c CONCRETE STRENGTH	LAP TYPE	REBAR SIZE								
		GRADE 40	GRADE 60							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
		LAP SPLICE LENGTH, INCHES								
2500	A	12	16	24	30	36	53	60	68	77	85
	B	16	21	32	39	47	69	78	88	100	110



NOTES:
1. TYPE 'A' LAP SPLICES SHALL HAVE:
   A) STAGGERED LAPS AS SHOWN ABOVE
   B) AMOUNT OF CONCRETE BELOW BAR LESS THAN 12"
2. MULTIPLY ALL LENGTHS BY 1.5 IF EITHER OF THE FOLLOWING ARE TRUE
   A) CLEAR SPACING OF BARS IS LESS THAN TWICE THE BAR DIAMETER
   B) CLEAR COVER IS LESS THAN ONE BAR DIAMETER

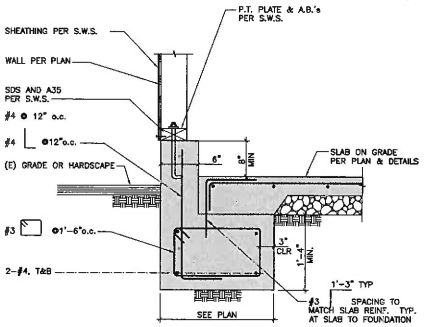
2 REINFORCEMENT LAP SPLICE
NTS



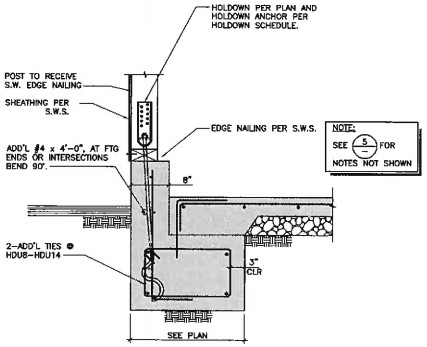
TEE CONDITION CORNER CONDITION

NOTES:
1. db = BAR DIAMETER
2. PLACE ALL BENDS HORIZONTALLY.
3. FOR SINGLE CURTAIN STEEL, PROVIDE SIMILAR BENDS AT 3" CLEAR FROM FAR FACE OF FOOTING, U.O.N.

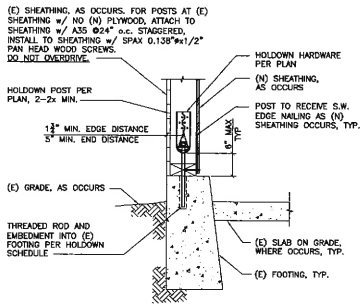
3 STANDARD REINFORCING HOOKS



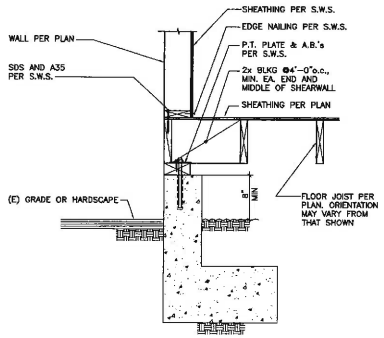
5 FOOTING AT SHEARWALL
NO SCALE



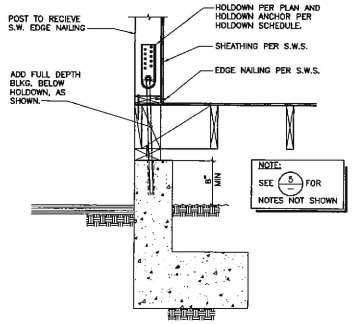
6 FOOTING AT HOLDOWN
NO SCALE



7 HOLDOWN TO EXISTING FOOTING
NTS



9 SHEARWALL AT EXISTING FOOTING
NO SCALE



10 HOLDOWN AT EXISTING FOOTING
NO SCALE

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STATE OF CALIFORNIA

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NAPA, CA 94558
415.260.6648

Sheet Title:
TYPICAL DETAILS

Scale: AS NOTED

N

S1.3
JULY 2017

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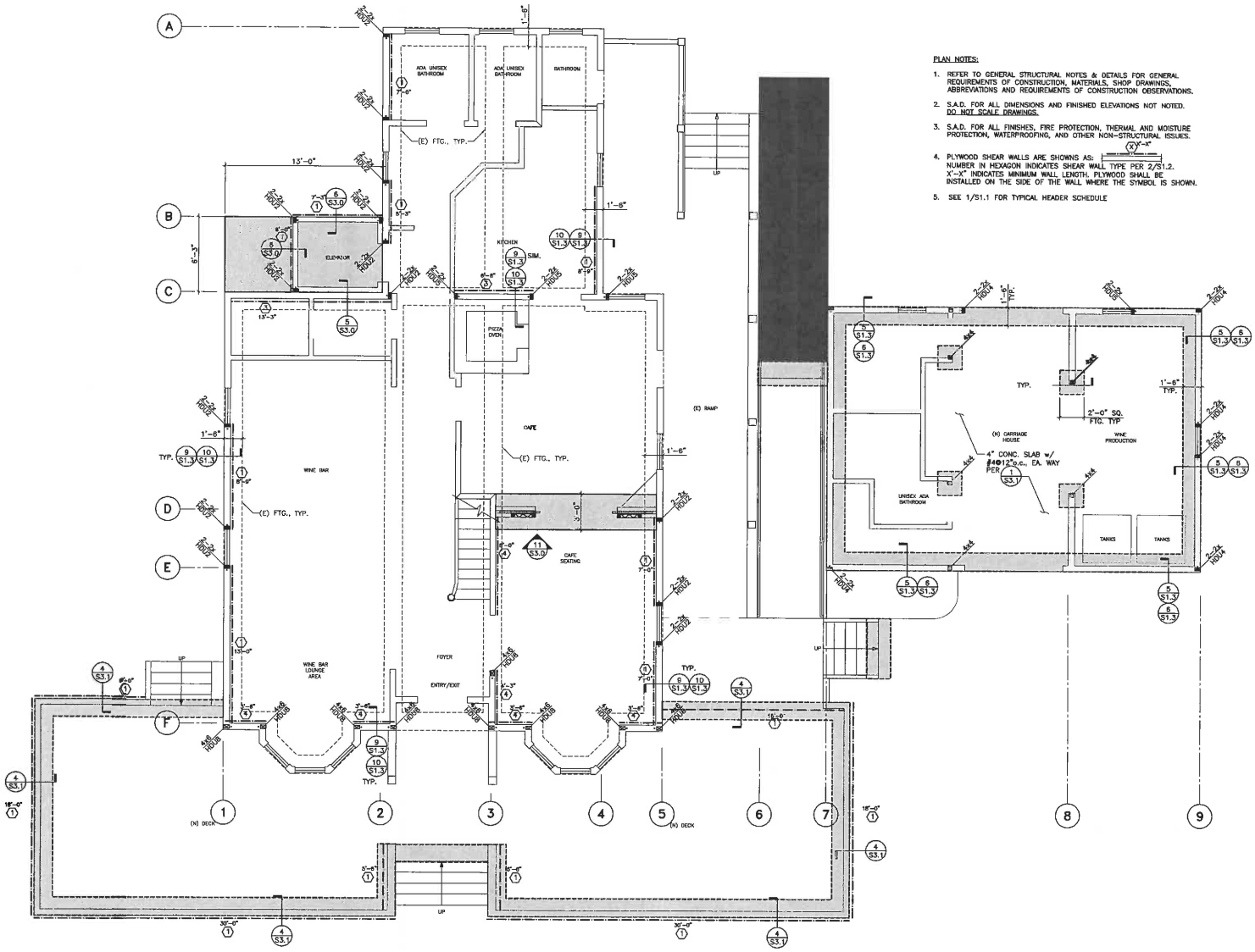

PLAN NOTES:

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS, ABBREVIATIONS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS.
2. S.A.D. FOR ALL DIMENSIONS AND FINISHED ELEVATIONS NOT NOTED. DO NOT SCALE DRAWINGS.
3. S.A.D. FOR ALL FINISHES, FIRE PROTECTION, THERMAL AND MOISTURE PROTECTION, WATERPROOFING, AND OTHER NON-STRUCTURAL ISSUES.
4. PLYWOOD SHEAR WALLS ARE SHOWNS AS: X'-X" / (#) NUMBER IN HEXAGON INDICATES SHEAR WALL TYPE PER 2/S1.2. X'-X" INDICATES MINIMUM WALL LENGTH. PLYWOOD SHALL BE INSTALLED ON THE SIDE OF THE WALL WHERE THE SYMBOL IS SHOWN.
5. SEE 1/S1.1 FOR TYPICAL HEADER SCHEDULE

A FOUNDATION PLAN
1/4"=1'-0"

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DATE: 07/09/17
PROGRESS 07/09/17

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FOUNDATION PLAN

Scale: AS NOTED

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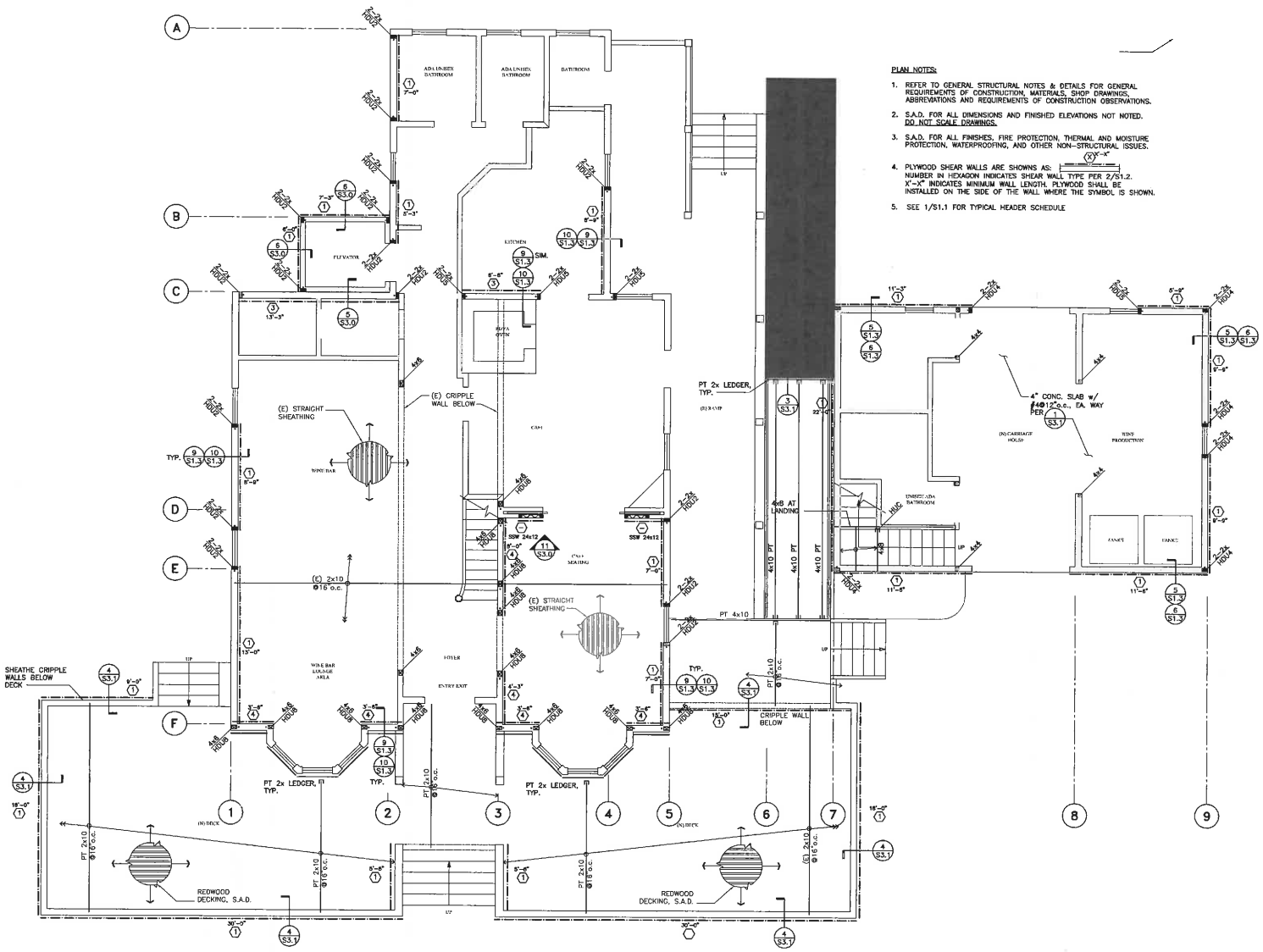
JYA 16171



A GROUND FLOOR FRAMING PLAN
1/4"=1'-0"

DRAWN: JB
DATE: 07/09/17
PROGRESS 07/09/17

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Sheet Title:
GROUND FLOOR FRAMING PLAN

Scale: AS NOTED

N

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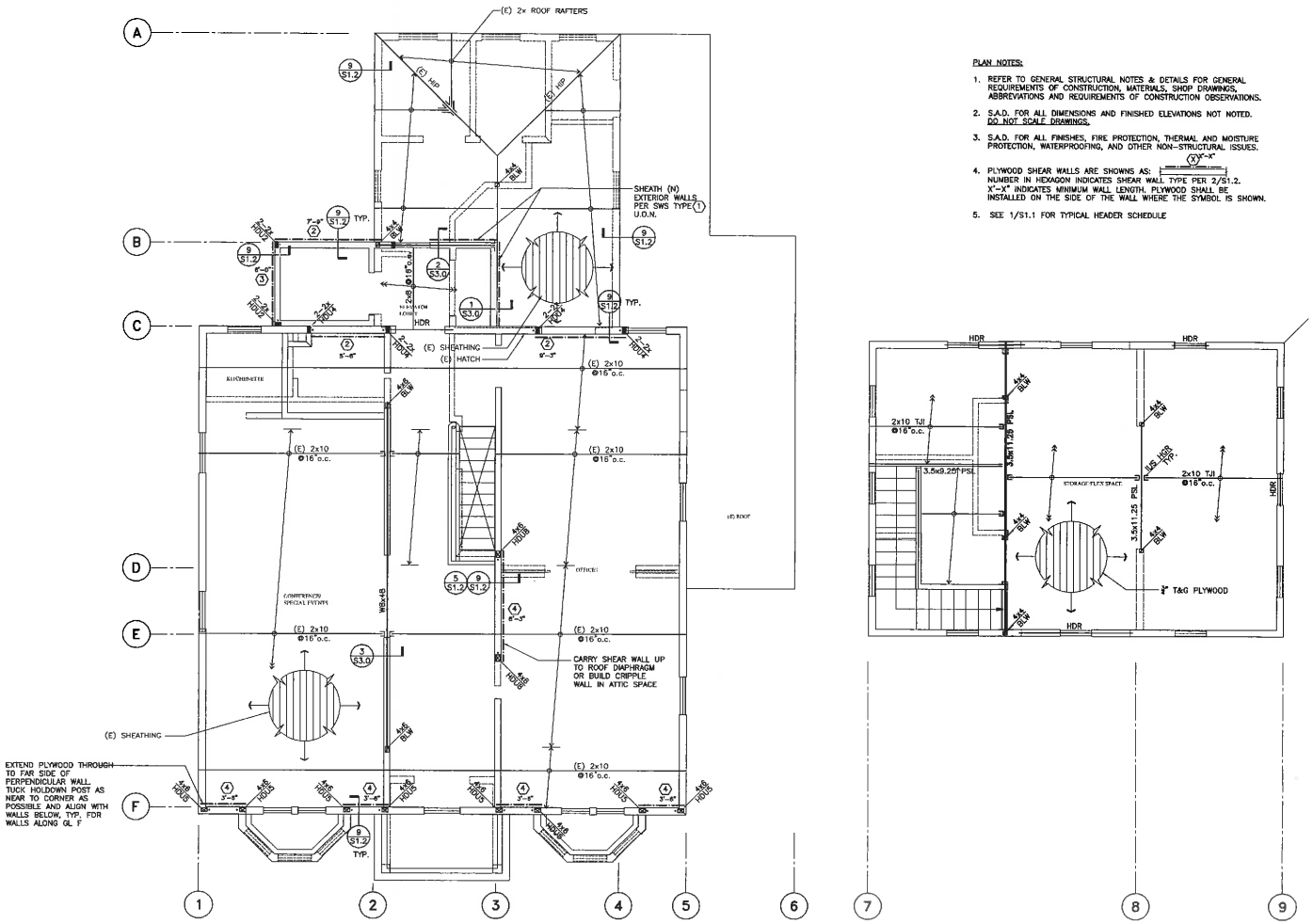
JYA 16171



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5. SEE 1/S1.1 FOR TYPICAL HEADER SCHEDULE

A UPPER FLOOR FRAMING PLAN
1/4"=1'-0"

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DATE: 07/06/17
PROGRESS 07/09/17

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Sheet Title:
UPPER FLOOR FRAMING PLAN

Scale: AS NOTED

N

S2.2
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PLAN NOTES:

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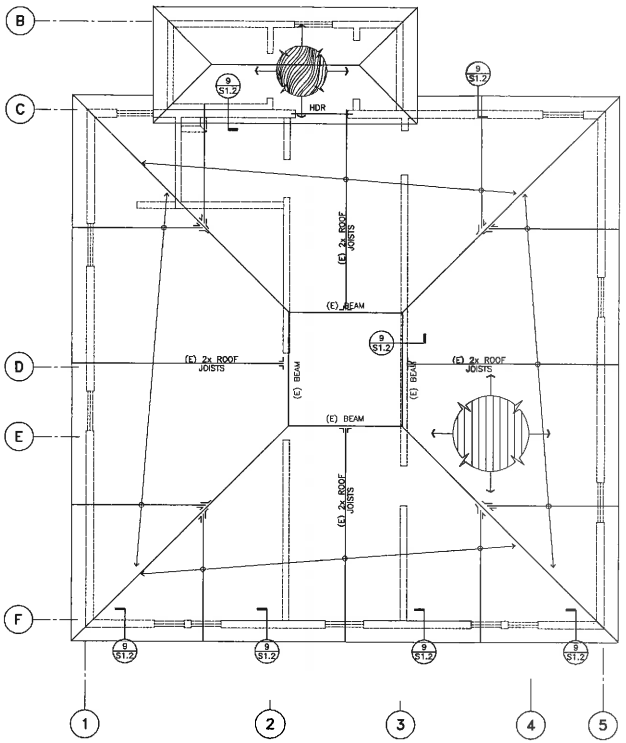
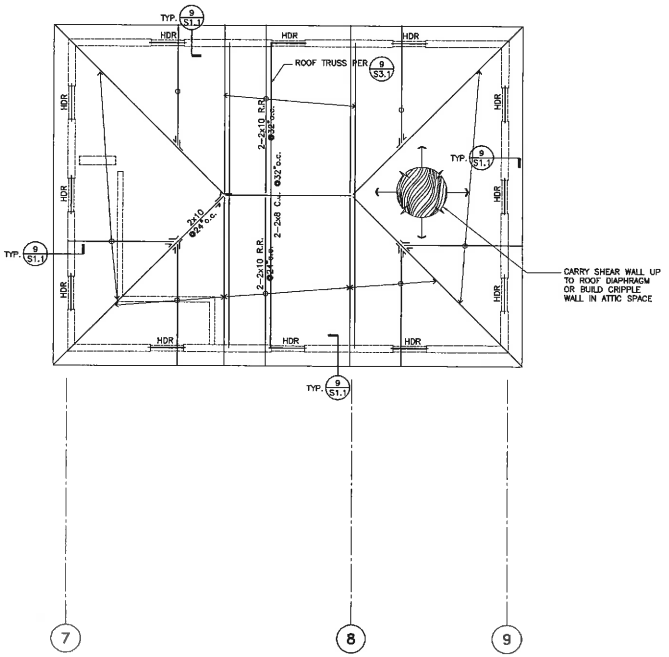
4. PLYWOOD SHEAR WALLS ARE SHOWNS AS: (X)Y'-X" NUMBER IN HEXAGON INDICATES SHEAR WALL TYPE PER 2/S1.2. X'-X" INDICATES MINIMUM WALL LENGTH. PLYWOOD SHALL BE INSTALLED ON THE SIDE OF THE WALL WHERE THE SYMBOL IS SHOWN.
5. SEE 4/S1.2 FOR TYPICAL HEADER SCHEDULE





A ROOF FRAMING PLAN
1/4"=1'-0"

DRAWN: JB
DATE: 07/09/17
PROGRESS 07/09/17

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Sheet Title:
ROOF FRAMING PLAN

Scale: AS NOTED

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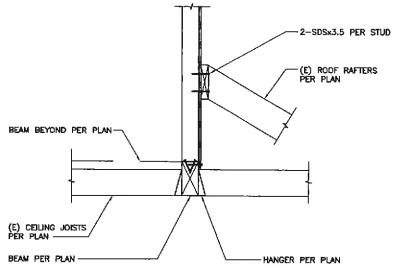
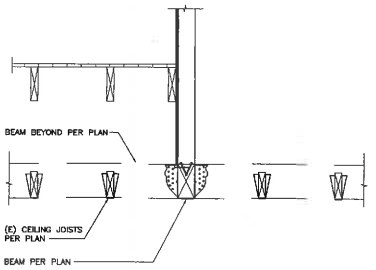
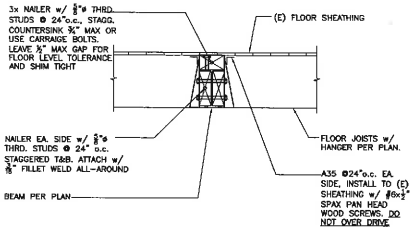
S2.3
JULY 2017



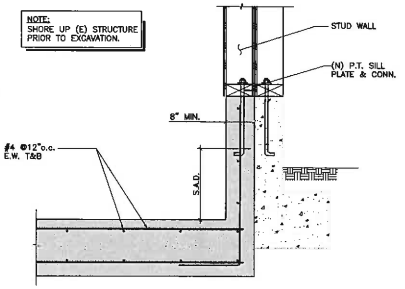
1 SECTION 1"=1'-0"



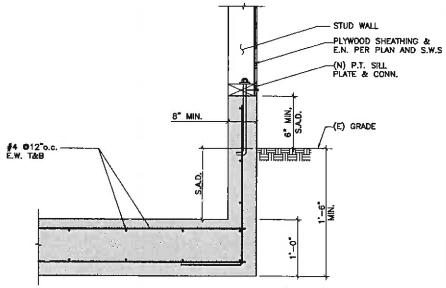
2 SECTION 1"=1'-0"



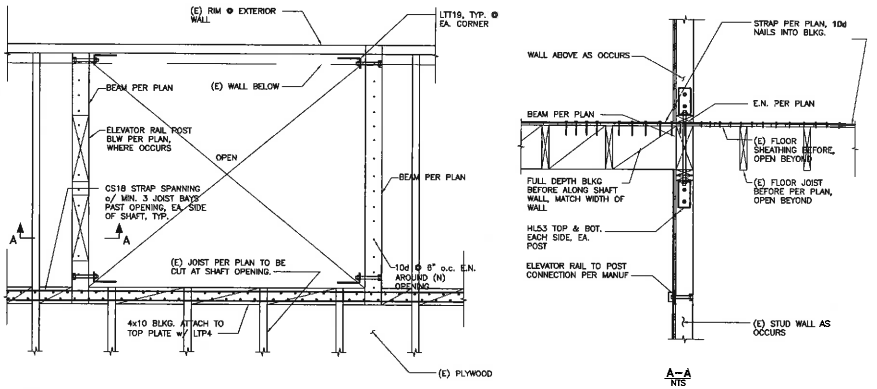
3 STEEL BEAM IN FLOOR 1"=1'-0"



5 SECTION AT ELEVATOR PIT 1"=1'-0"

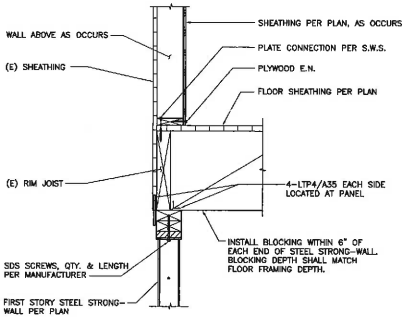


6 SECTION AT ELEVATOR PIT 1"=1'-0"

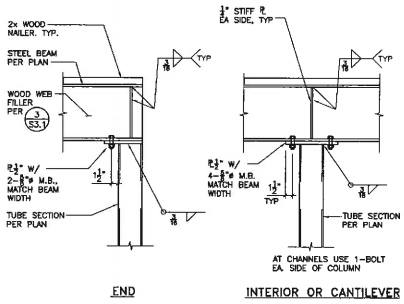


7 PLAN OF ELEVATOR SHAFT FRAMING AT FLOOR OPENING NO SCALE

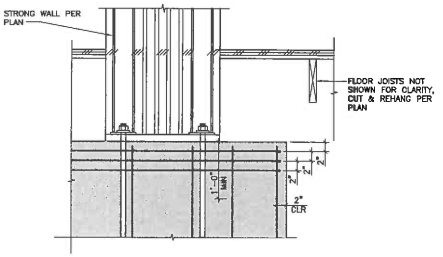
A-A NTS



9 STRONG WALL AT FLOOR 1"=1'-0"



10 BEAM TO COLUMN CONNECTION NTS



11 STRONG WALL FOUNDATION 1"=1'-0"

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PROGRESS 07/09/17

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SECTIONS AND DETAILS

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S3.0
JULY 2017

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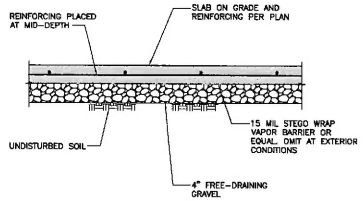
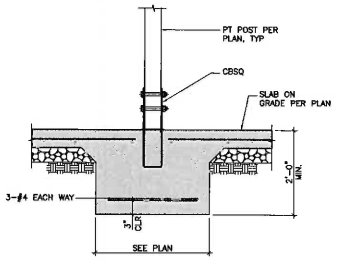
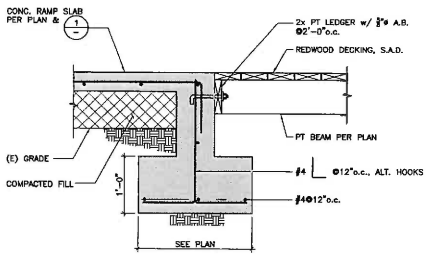


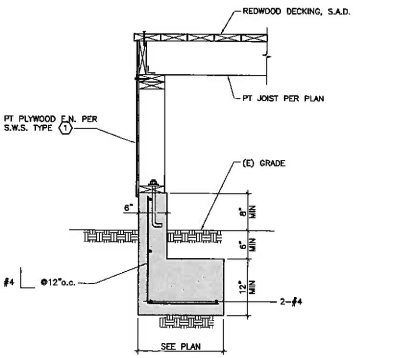
1 TYPICAL SLAB ON GRADE
NOT TO SCALE



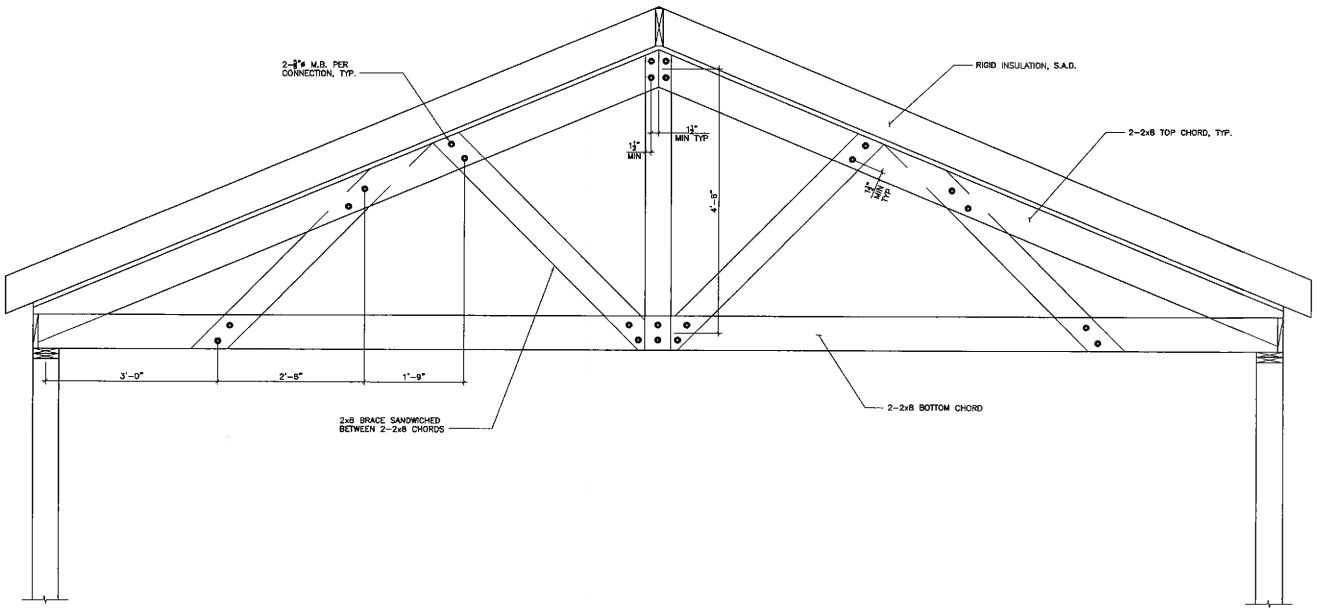
2 POST ON FOOTING
NTS



3 SECTION AT RAMP
1"=1'-0"



4 CRIPPLE WALL UNDER DECK
NO SCALE



9 ROOF TRUSS SECTION
NOT TO SCALE

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STATE OF CALIFORNIA

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Sheet Title:
SECTIONS AND DETAILS

Scale: AS NOTED

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S3.1
JULY 2017

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CODES

ALL WORK SHALL CONFORM TO THE
2016 CALIFORNIA BUILDING CODE,
2016 CALIFORNIA ELECTRICAL CODE,
2016 CALIFORNIA PLUMBING CODE,
2016 CALIFORNIA MECHANICAL CODE,
& ALL NAPA COUNTY CODE AMENDMENTS

ZONING

ZONING:	IP:AC
ASSESSORS PARCEL:	057-200-028-000
PARCEL SIZE: (51,000 SQ FT)	1.17 ACRES
MAXIMUM LOT COVERAGE:	35%
EXISTING: (2,520 SQ FT):	5%
NEW BUILDING: (680 SQ FT)	1%
NEW DECKS & RAMP: (1,500)	3%
TOTAL COVERAGE: (4,520 FT)	9%
REQUIRED FRONT SETBACK:	25' MIN/40' AVERAGE
SIDE/REAR SETBACKS	10'
PROPOSED SIDE SETBACK	39'+/-
BUILDING SIZE	3,100 SQ.FT
YEAR BUILT	1880

OCCUPANCY CALCULATIONS

OCCUPANCIES: A ASSEMBLY, B OFFICE, F WINE PRODUCTION

OCCUPANCY LOAD, "MANSION"
1ST FLOOR, A (CAFE/WINE BAR): 770 SQ FT = 52 OCCUPANTS
KITCHEN: 260 SQ FT = 2 OCCUPANTS
2ND FLOOR, B (OFFICES): 890 SQ FT = 9 OCCUPANTS

OCCUPANCY LOAD, "CARRIAGE HOUSE":
1ST FL, F (PRODUCTION/STORAGE): 270 SQ FT = 1 OCCUPANTS
2ND FL, A (ASSEMBLY): 575 SQ FT = 39 OCCUPANTS

RESTROOM FIXTURE REQUIREMENTS:
MANSION DOWNSTAIRS: 2 WATER CLOSETS, 1 LAVATORY,
MANSION UPSTAIRS: 1 WATER CLOSET, 1 LAVATORY
CARRIAGE HOUSE: 1 WATER CLOSET, 1 LAVATORY

SCOPE OF WORK

CONVERT EXISTING 2-STORY OFFICE BUILDING TO MIXED USE INCLUDING OFFICES, AND WINE TASTING AREA.

ADD NEW DECKS, AND NEW TWO STORY, 22'0 x 31'0" BUILDING FOR USE AS WINE PRODUCTION, STORAGE, AND CAFE SEATING.

ADD NEW ELEVATOR, BATHROOMS, AND RAMPS FOR ADA COMPLIANT ACCESSIBILITY.

INDEX

SITE

499 DEVLIN ROAD

DRAWN: AI/MC

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mikeconnellarch@gmail.com

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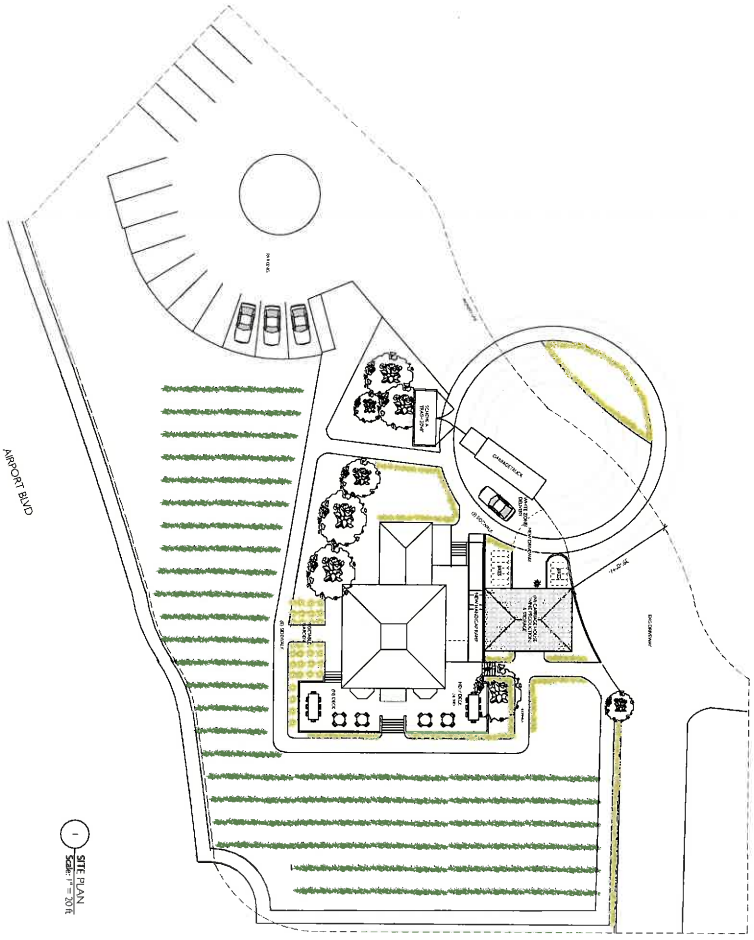
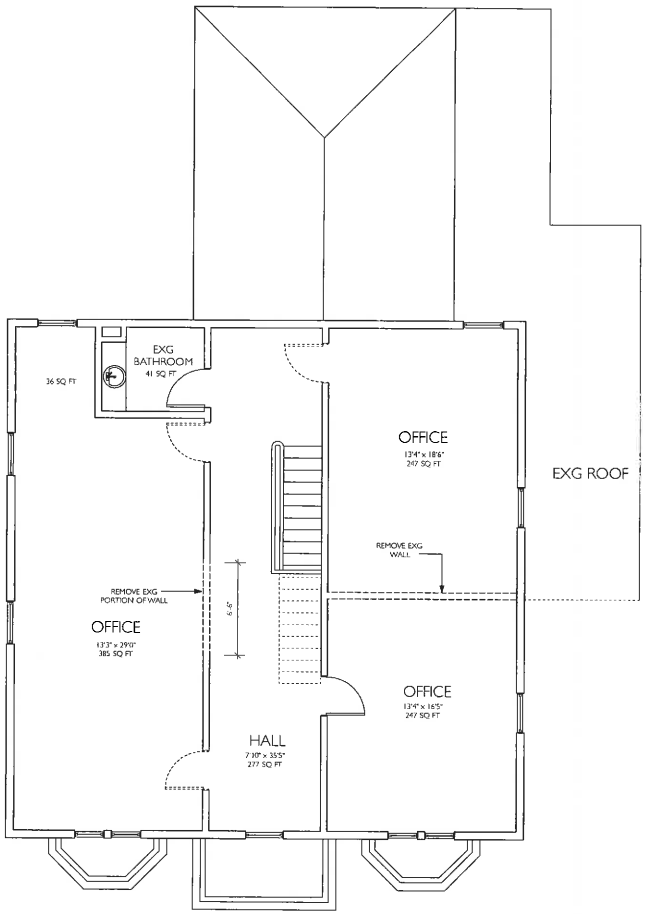
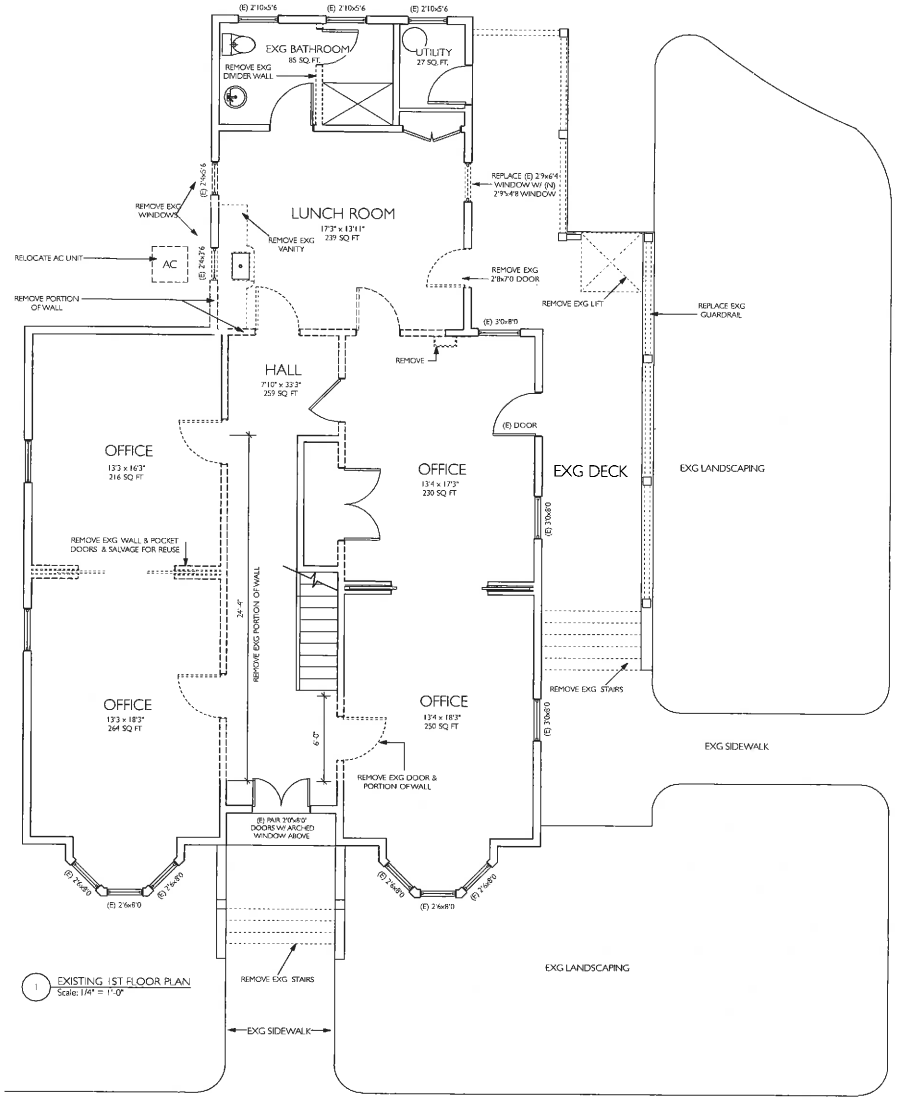
0.1
12.18.17



0.2 12.2017	N	Scale: 1" = 20' 0"	NEW SITE PLAN	VINUM CELLARS 499 Devlin Road Napa, CA94558 415.260.6648 richard@vinumcellars.com	MCAH ARCHITECTURE & DESIGN Michael Connell, Architect 1 Arkansas St, Suite D2 San Francisco, CA 94107 415.640.4905 mikeconnellarch@gmail.com



2 EXISTING UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"



1 EXISTING 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

DRAWN: AMMC

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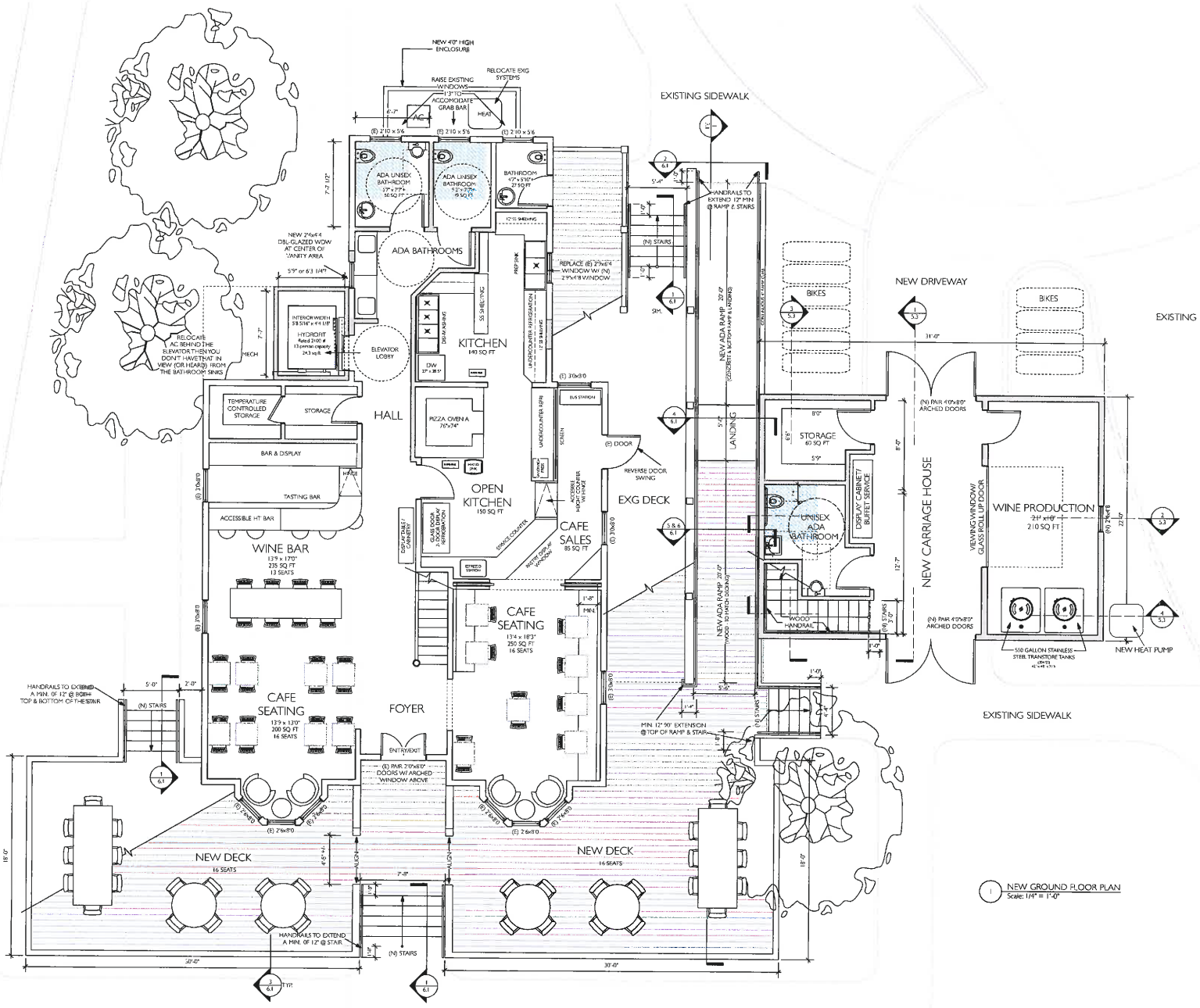
richard@vinumcellars.com

EXISTING FLOOR PLANS

Scale: 1/4" = 1'-0"

N

1.1
12.20.17



1 NEW GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

DRAWN: AI/MC

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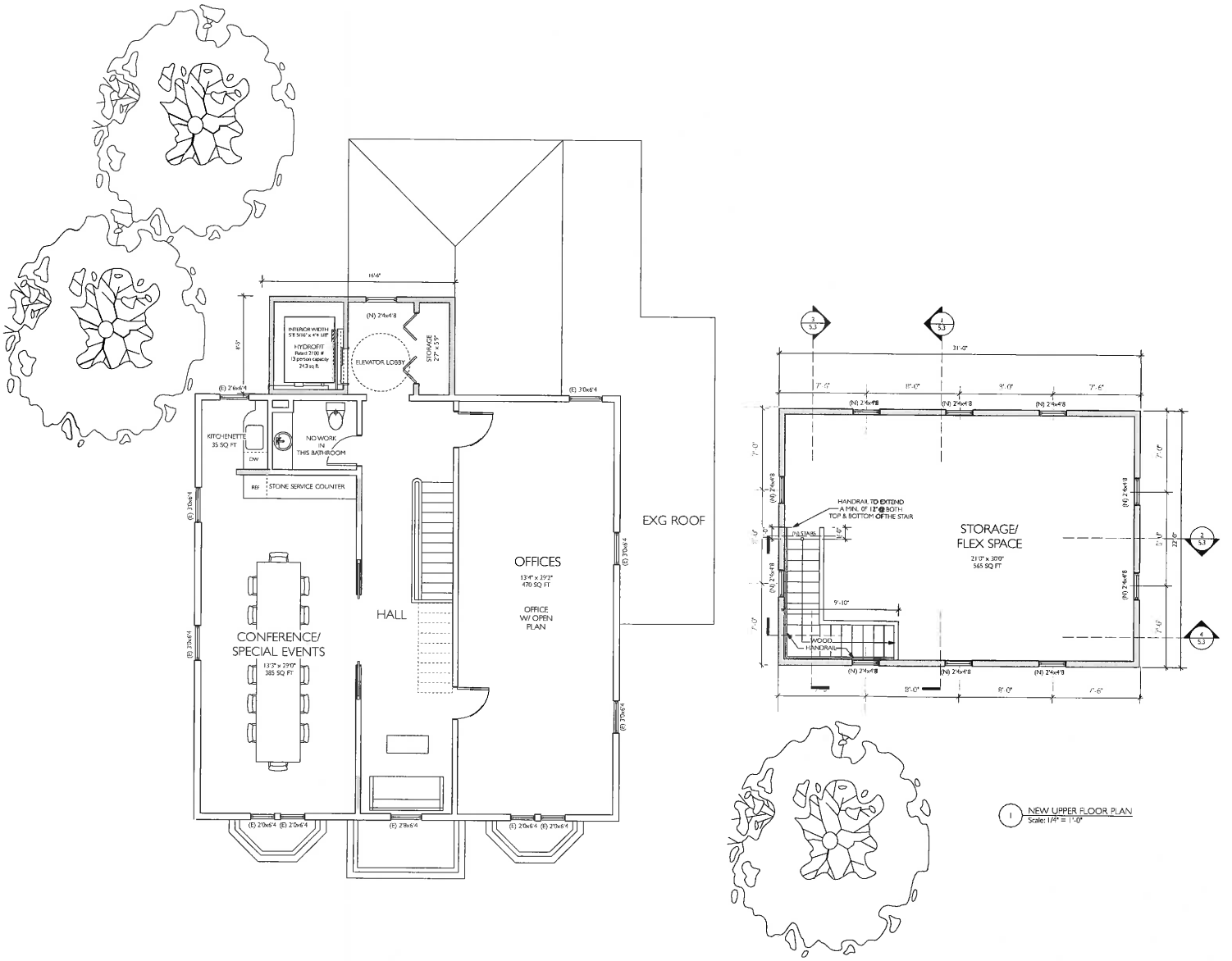
NEW LOWER FLOOR PLANS

Scale: 1/4" = 1'-0"

2.1
12.18.17



1 NEW UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

DRAWN: AMC

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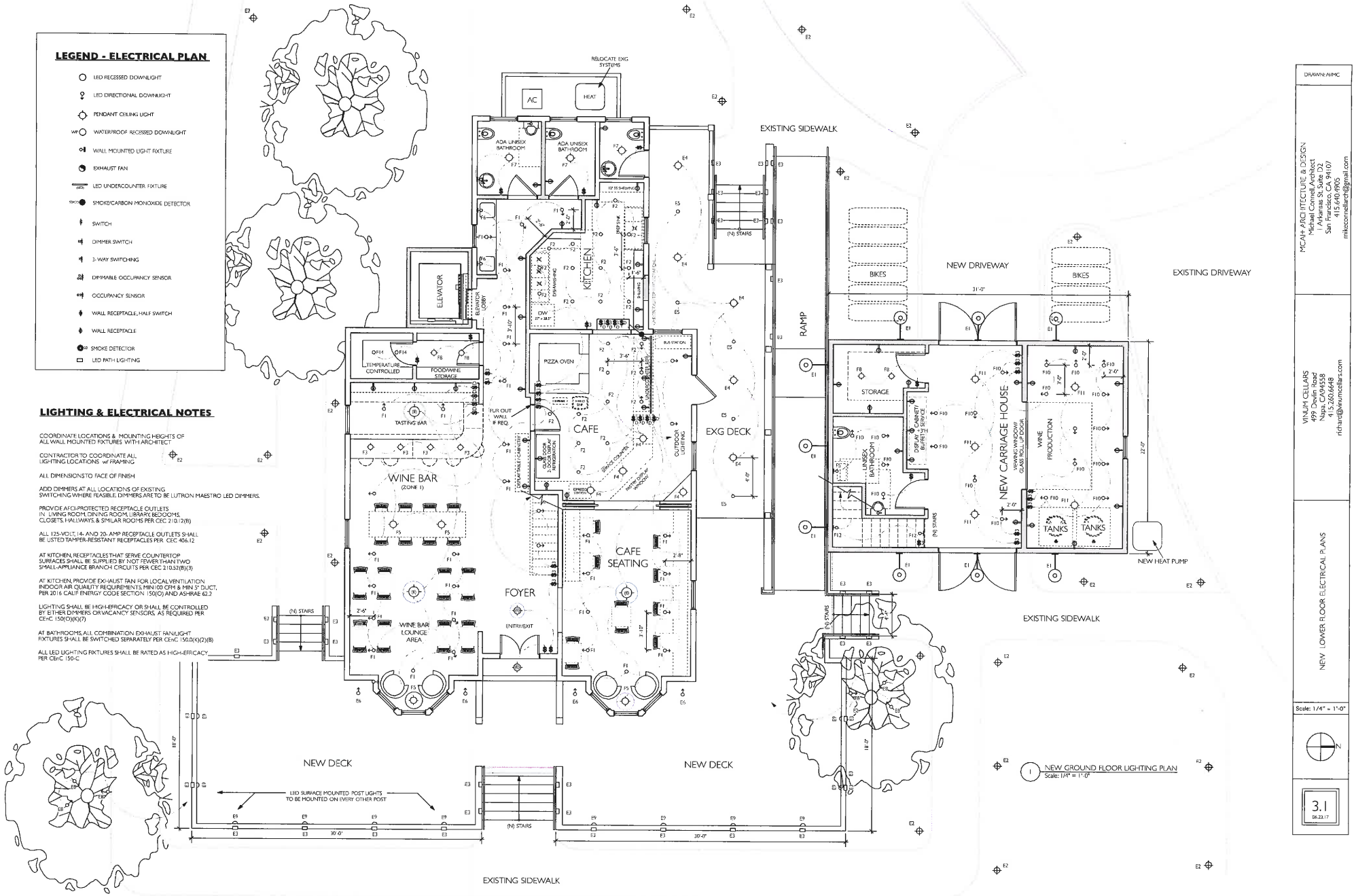
NEW UPPER FLOOR PLANS

Scale: 1/4" = 1'-0"

N

2.2
12.30.17


LEGEND - ELECTRICAL PLAN
LED RECESSED DOWNLIGHT
LED DIRECTIONAL DOWNLIGHT
PENDANT CEILING LIGHT
WATERPROOF RECESSED DOWNLIGHT
WALL MOUNTED LIGHT FIXTURE
EXHAUST FAN
LED UNDERCOUNTER FIXTURE
SMOKE/CARBON MONOXIDE DETECTOR
SWITCH
DIMMER SWITCH
3-WAY SWITCHING
DIMMABLE OCCUPANCY SENSOR
OCCUPANCY SENSOR
WALL RECEPTACLE, HALF SWITCH
WALL RECEPTACLE
SMOKE DETECTOR
LED PATH LIGHTING
LIGHTING & ELECTRICAL NOTES
COORDINATE LOCATIONS & MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT
CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS w/ FRAMING
ALL DIMENSIONS TO FACE OF FINISH
ADD DIMMERS AT ALL LOCATIONS OF EXISTING SWITCHING WHERE FEASIBLE. DIMMERS ARE TO BE LUTRON MAESTRO LED DIMMERS.
PROVIDE AFCI-PROTECTED RECEPTACLE OUTLETS IN: LIVING ROOM, DINING ROOM, LIBRARY, BEDROOMS, CLOSETS, HALLWAYS, & SIMILAR ROOMS PER CEC 210.12(B)
ALL 125-VOLT, 14- AND 20- AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12
AT KITCHEN, RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS PER CEC 210.52(B)(3)
AT KITCHEN, PROVIDE EXHAUST FAN FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS, MIN 100 CFM & MIN 5" DUCT, PER 2016 CALIF. ENERGY CODE SECTION 150(O) AND ASHRAE 62.2
LIGHTING SHALL BE HIGH-EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS, AS REQUIRED PER CEnC 150(K)(1)(K)7)
AT BATHROOMS, ALL COMBINATION EXHAUST FAN/LIGHT FIXTURES SHALL BE SWITCHED SEPARATELY PER CEnC 150.0(K)(2)(B)
ALL LED LIGHTING FIXTURES SHALL BE RATED AS HIGH-EFFICACY PER CEnC 150-C
RELOCATE EXG SYSTEMS
AC
HEAT
ADA UNISEX BATHROOM
ADA UNISEX BATHROOM
EXISTING SIDEWALK
KITCHEN
ELEVATOR
ELEVATOR LOBBY
(N) STAIRS
RAMP
NEW DRIVEWAY
EXISTING DRIVEWAY
BIKES
BIKES
31'-0"
OPEN TO BELOW
OFF
TEMPERATURE CONTROLLED
FOOD/WINE STORAGE
TASTING BAR
PIZZA OVEN
FUR OUT WALL IF REQ.
CAFE
EXG DECK
OUTDOOR LIGHTING
BUS STATION
WINE BAR
(ZONE 1)
CAFE SEATING
FOYER
ENTRY/EXIT
WINE BAR LOUNGE AREA
STORAGE
NEW CARRIAGE HOUSE
VIEWING WINDOW GLASS ROLL UP DOOR
WINE PRODUCTION
UNISEX BATHROOM
TANKS
TANKS
NEW HEAT PUMP
EXISTING SIDEWALK
NEW DECK
NEW DECK
LED SURFACE MOUNTED POST LIGHTS TO BE MOUNTED ON EVERY OTHER POST
30'-0"
30'-0"
EXISTING SIDEWALK
NEW GROUND FLOOR LIGHTING PLAN
Scale: 1/4" = 1'-0"
DRAWN: AMMC
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richard@vinumcellars.com
NEW - LOWER FLOOR ELECTRICAL PLANS
Scale: 1/4" = 1'-0"
N
3.1
06.23.17

LEGEND - ELECTRICAL PLAN

- LED RECESSED DOWNLIGHT
- LED DIRECTIONAL DOWNLIGHT
- PENDANT CEILING LIGHT
- WP WATERPROOF RECESSED DOWNLIGHT
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- LED UNDERCOUNTER FIXTURE
- SD/CO SMOKE/CARBON MONOXIDE DETECTOR
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCHING
- DIMMABLE OCCUPANCY SENSOR
- OCCUPANCY SENSOR
- WALL RECEPTACLE, HALF SWITCH
- WALL RECEPTACLE
- SD SMOKE DETECTOR

LIGHTING & ELECTRICAL NOTES

COORDINATE LOCATIONS & MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURES WITH ARCHITECT

CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS w/ FRAMING

ALL DIMENSIONS TO FACE OF FINISH

ADD DIMMERS AT ALL LOCATIONS OF EXISTING SWITCHING WHERE FEASIBLE

PROVIDE AFCI-PROTECTED RECEPTACLE OUTLETS IN: LIVING ROOM, DINING ROOM, LIBRARY, BEDROOMS, CLOSETS, HALLWAYS, & SIMILAR ROOMS PER CEC 210.12(B)

ALL 125-VOLT, 14- AND 20- AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12

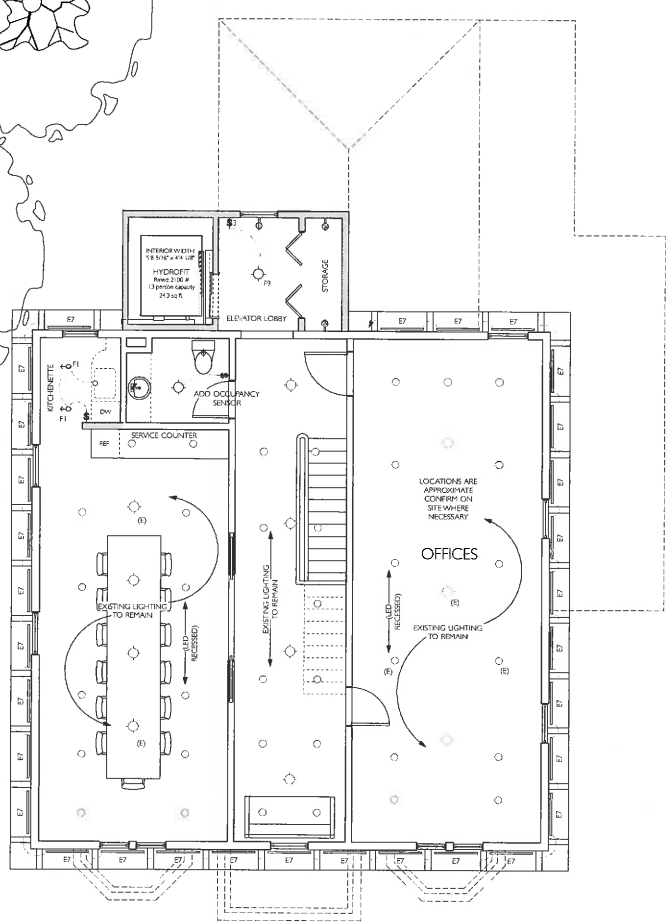
AT KITCHEN, RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL-APPLIANCE BRANCH CIRCUITS PER CEC 210.52(B)(3)

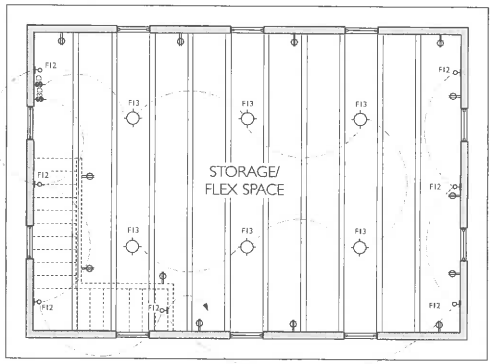
AT KITCHEN, PROVIDE EXHAUST FAN FOR LOCAL VENTILATION INDOOR AIR QUALITY REQUIREMENTS, MIN 100 CFM & MIN 5" DUCT, PER 2016 CALIF ENERGY CODE SECTION 150(O) AND ASHRAE 62.2

LIGHTING SHALL BE HIGH-EFFICACY OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS, AS REQUIRED PER CEnC 150(O)(K)(7)

AT BATHROOMS, ALL COMBINATION EXHAUST FAN/LIGHT FIXTURES SHALL BE SWITCHED SEPARATELY PER CEnC 150.0(K)(2)(B)

ALL LED LIGHTING FIXTURES SHALL BE RATED AS HIGH-EFFICACY PER CEnC 150-C





1 NEW UPPER FLOOR LIGHTING PLAN
Scale: 1/4" = 1'-0"

DRAWN: AMMC

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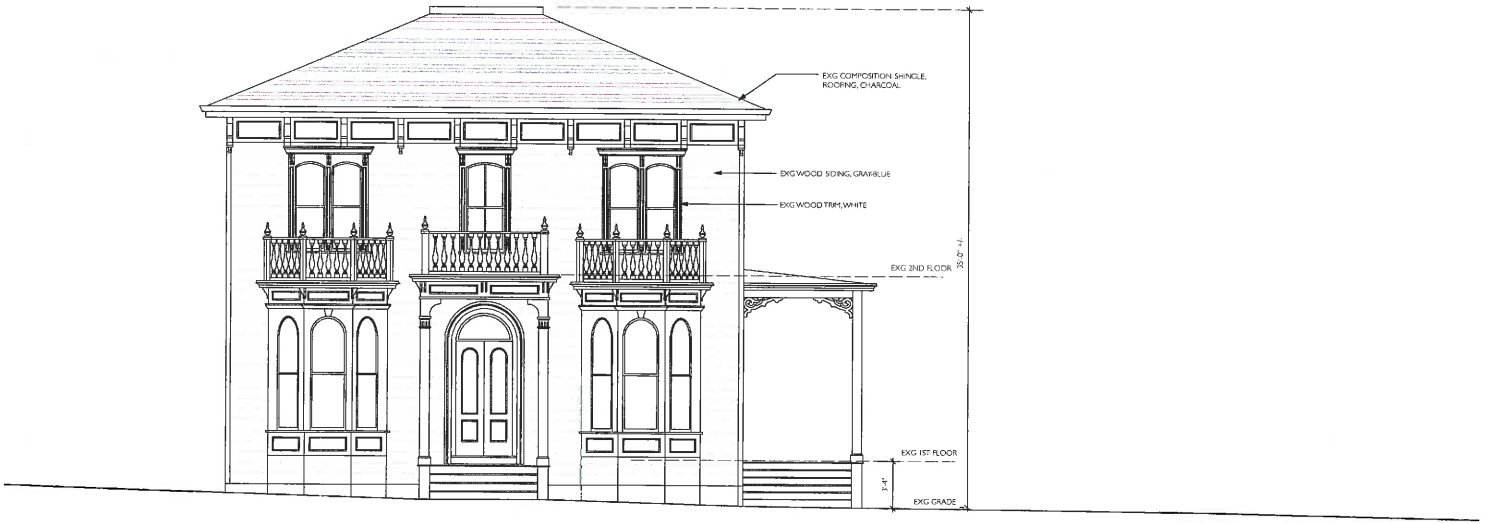
NEW UPPER FLOOR ELECTRICAL PLANS

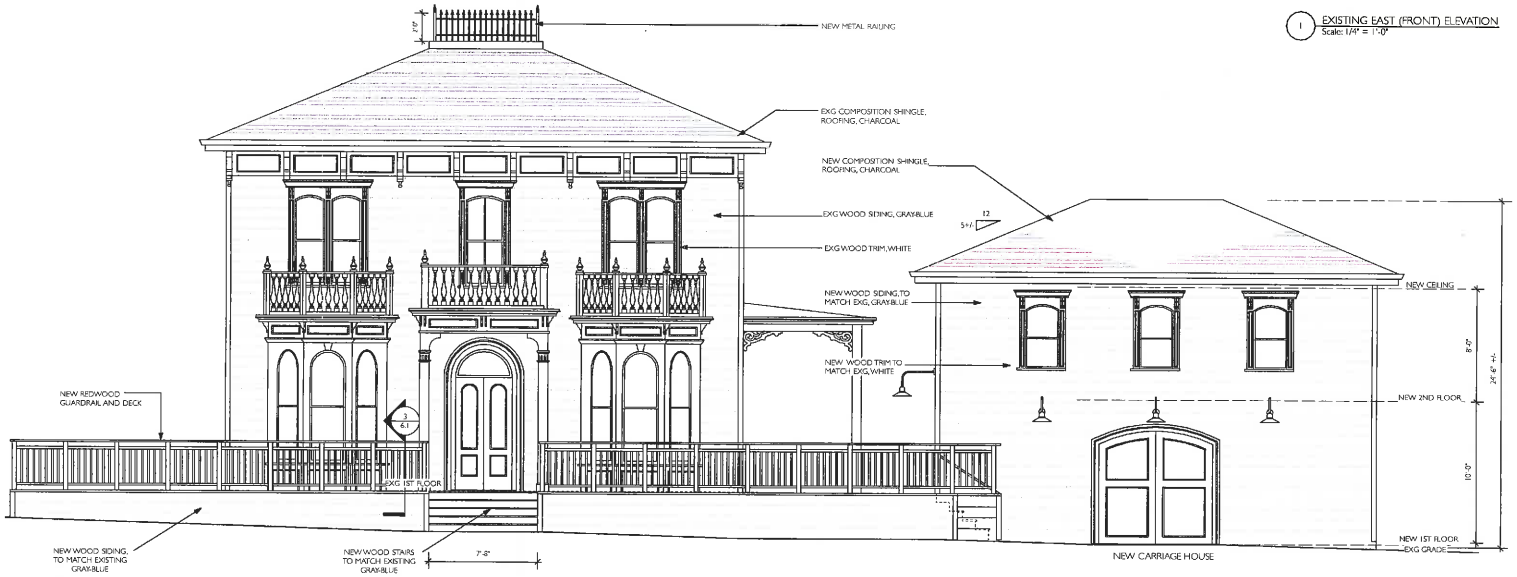
Scale: 1/4" = 1'-0"

N

3.2
06.23.17



1 EXISTING EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"



2 NEW EAST (FRONT) ELEVATION
Scale: 1/4" = 1'-0"

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DRAWN: AMC

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EXTERIOR ELEVATIONS AT FRONT

Scale: 1/4" = 1'-0"

4.1
06.18.17

1 EXISTING NORTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"

2 NEW NORTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"

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DRAWN: AMMC

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NORTH (SIDE) ELEVATIONS

Scale: 1/4" = 1'-0"

4.2
06.18.17

1 EXISTING WEST (REAR) ELEVATION
Scale: 1/4" = 1'-0"

2 NEW WEST (REAR) ELEVATION
Scale: 1/4" = 1'-0"

DRAWN: MMC

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EXTERIOR ELEVATIONS AT REAR

Scale: 1/4" = 1'-0"

4.3
06.18.17

1 SOUTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"

1 SOUTH (SIDE) ELEVATION
Scale: 1/4" = 1'-0"

DRAWN: AJM/C

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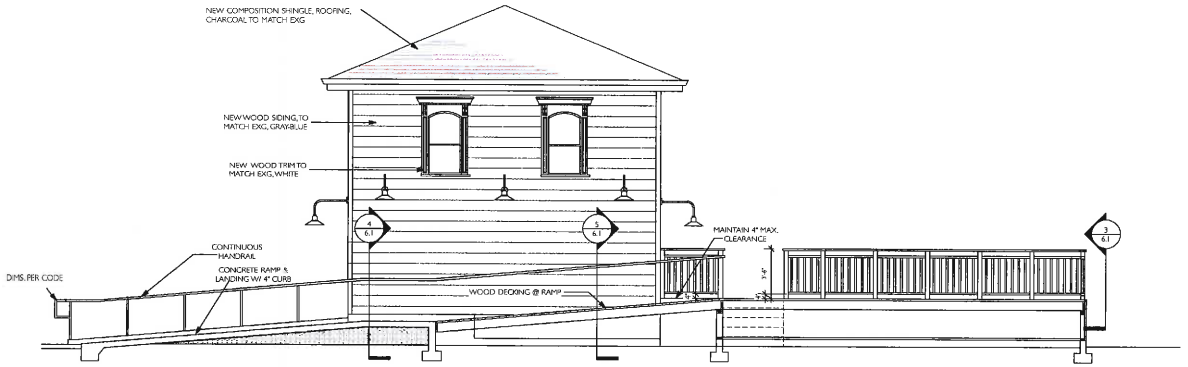
EXTERIOR ELEVATIONS AT SIDE

Scale: 1/4" = 1'-0"

4.4
06.18.17

2 ELEVATION @ RAMP - SOUTH
Scale: 1/4" = 1'-0"



1 ELEVATION @ RAMP - NORTH
Scale: 1/4" = 1'-0"

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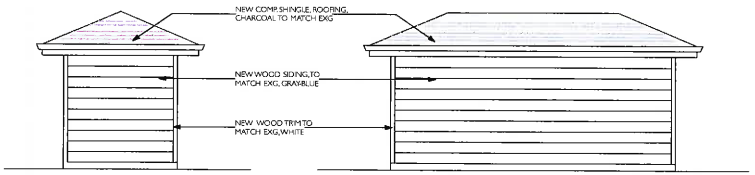
DRAWN: AJ/MC

SECTIONS/ELEVATIONS @ RAMP

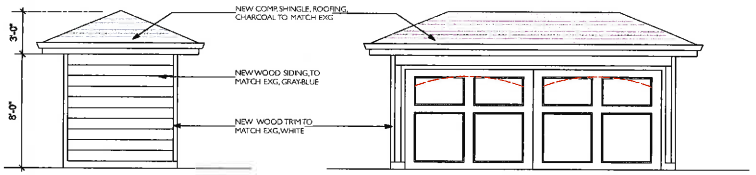
Scale: 1/4" = 1'-0"

4.5
06.10.17



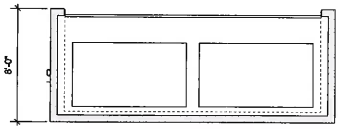
5 ELEV @ TRASH ENCLOSURE - WEST
Scale: 1/4" = 1'-0"

4 ELEVATION @ TRASH ENCLOSURE - SOUTH
Scale: 1/4" = 1'-0"



3 ELEV @ TRASH ENCLOSURE - EAST
Scale: 1/4" = 1'-0"

2 ELEVATION @ TRASH ENCLOSURE - NORTH
Scale: 1/4" = 1'-0"



1 PLAN @ TRASH ENCLOSURE
Scale: 1/4" = 1'-0"

DRAWN: AI/MC

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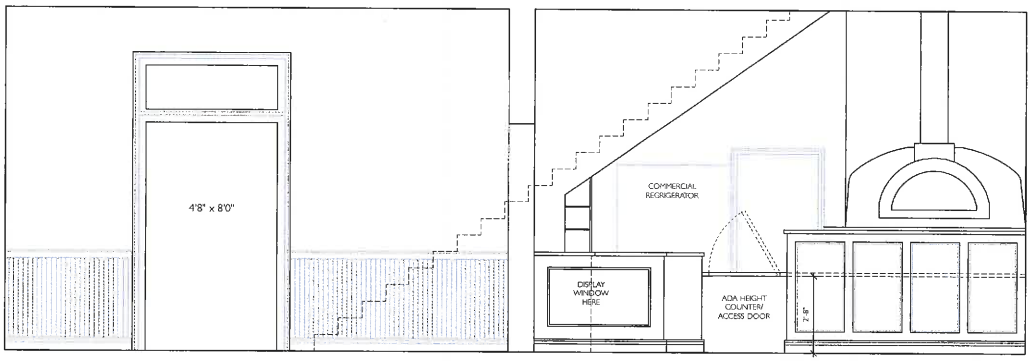
TRASH ENCLOSURE

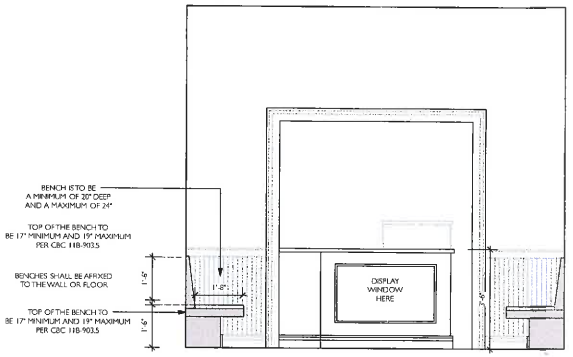
Scale: 1/4" = 1'-0"

N

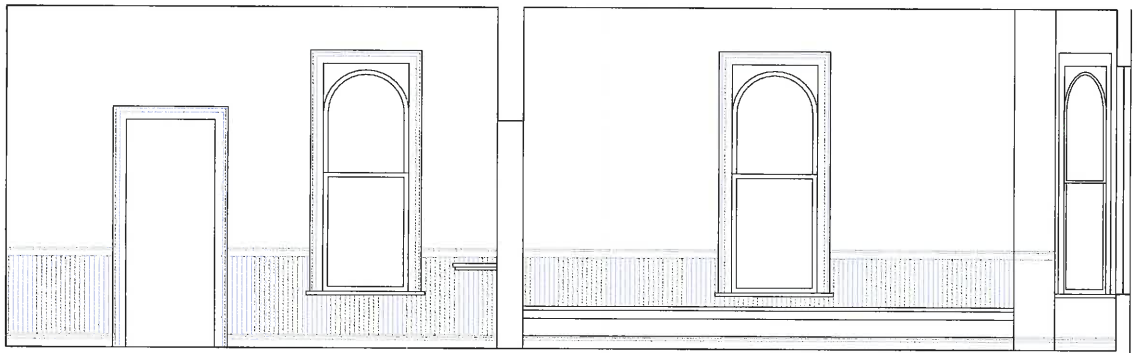
4.6
12.30.17



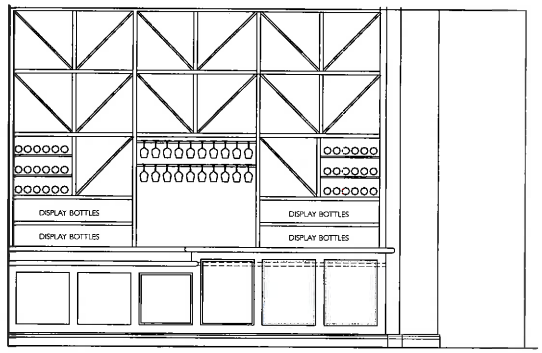
6 MAIN HOUSE ELEVATION @ CAFE - SOUTH
Scale: 1/2" = 1'-0"



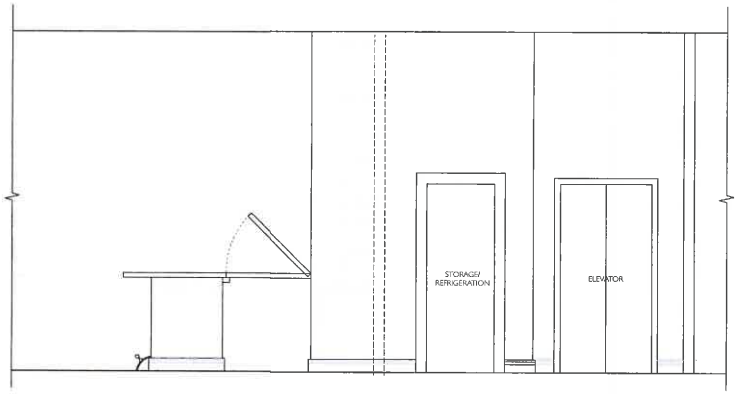
5 MAIN FLOOR ELEVATION @ CAFE - WEST
Scale: 1/2" = 1'-0"



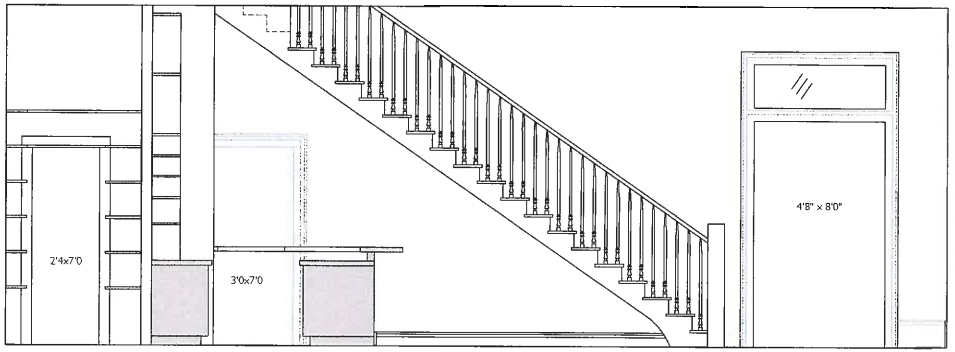
4 MAIN FLOOR ELEVATION @ CAFE - NORTH
Scale: 1/2" = 1'-0"



3 TASTING BAR ELEVATION - WEST
Scale: 1/2" = 1'-0"



2 TASTING BAR ELEVATION - SOUTH
Scale: 1/2" = 1'-0"



1 TASTING BAR ELEVATION - NORTH
Scale: 1/2" = 1'-0"

Drawn: AI/MC

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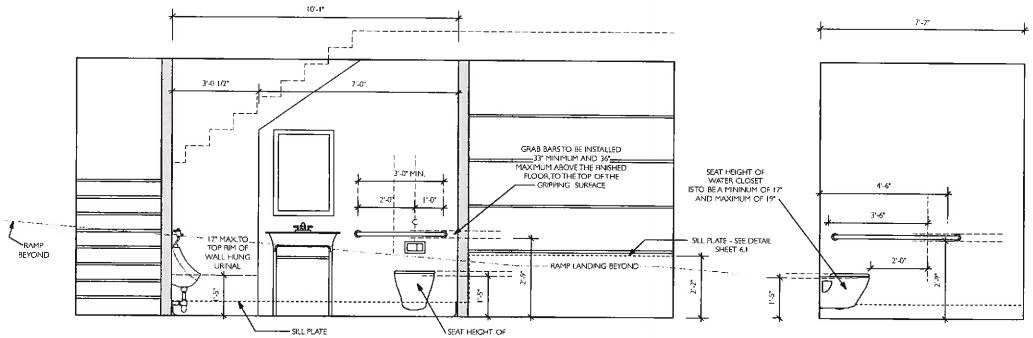
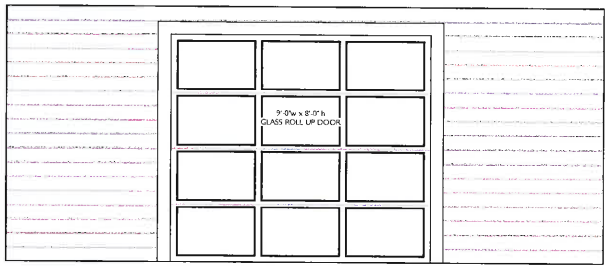
Interior Elevations

5.1
12.18.17

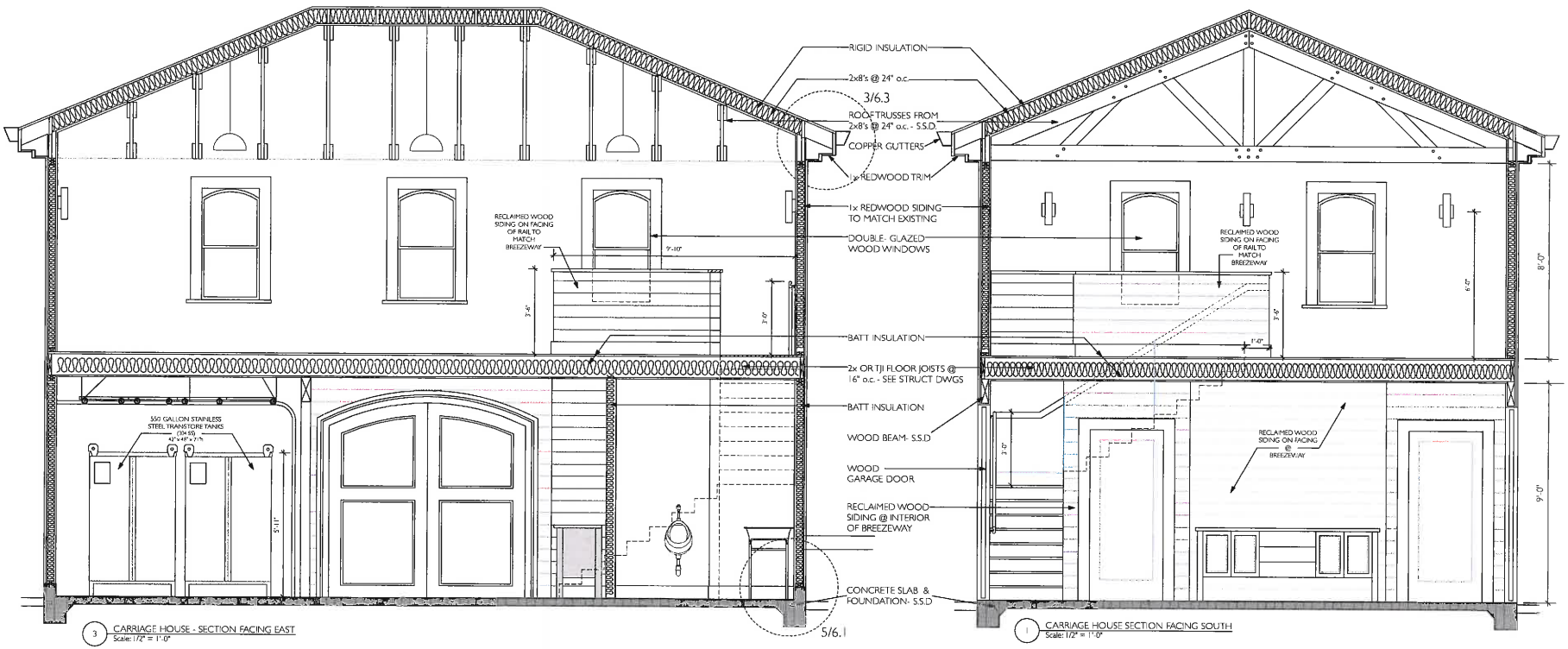


5 CARRIAGE HOUSE @ BATHROOM - SOUTH ELEVATION
Scale: 1/2" = 1'-0"

4 BATHROOM WEST ELEVATION
Scale: 1/2" = 1'-0"



3 CARRIAGE HOUSE - NORTH ELEVATION
Scale: 1/2" = 1'-0"



3 CARRIAGE HOUSE - SECTION FACING EAST
Scale: 1/2" = 1'-0"

1 CARRIAGE HOUSE SECTION FACING SOUTH
Scale: 1/2" = 1'-0"

Drawn: AI/MC

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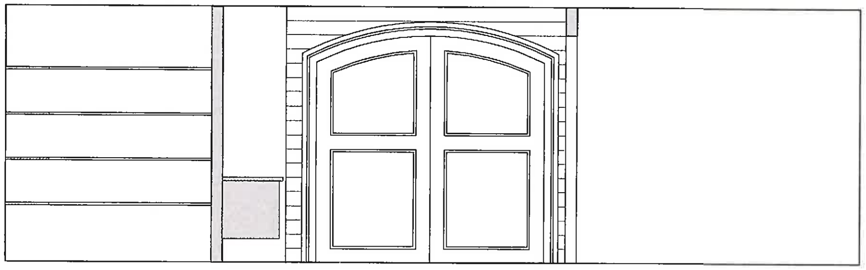
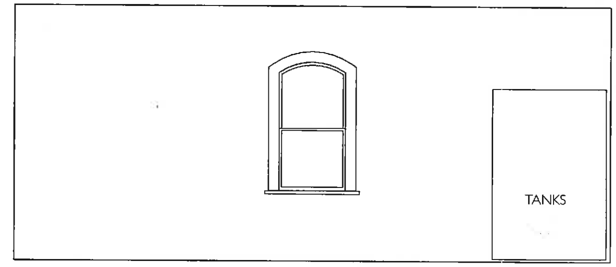
Sections & Elevations at Carriage House

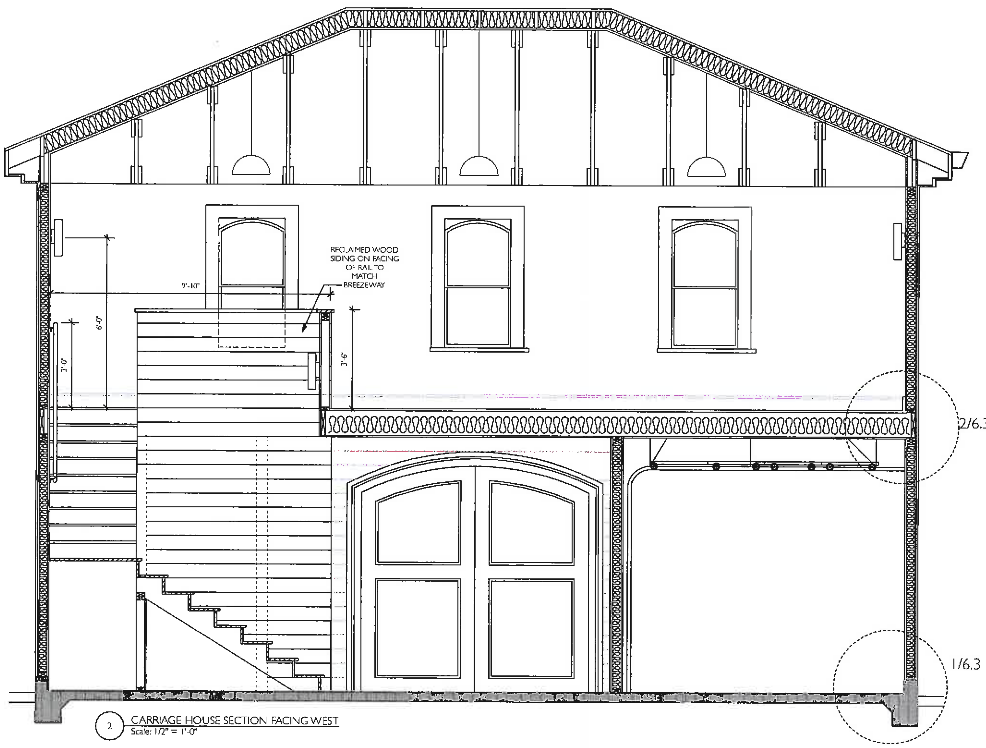
5.2
12.18.17



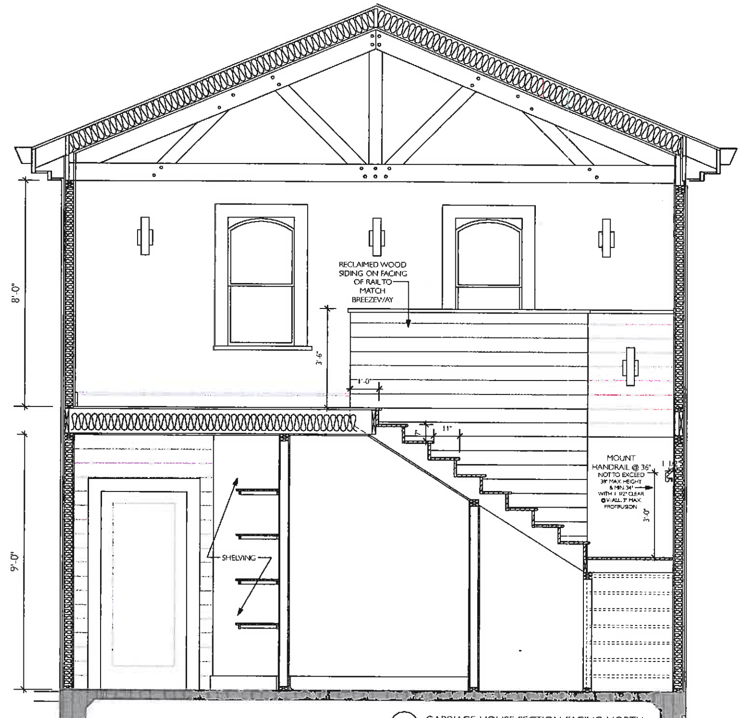
4 CARRIAGE HOUSE - WINE PRODUCTION WEST ELEVATION
Scale: 1/2" = 1'-0"



3 CARRIAGE HOUSE - WINE PRODUCTION NORTH ELEVATION
Scale: 1/2" = 1'-0"



2 CARRIAGE HOUSE SECTION FACING WEST
Scale: 1/2" = 1'-0"



3 CARRIAGE HOUSE SECTION FACING NORTH
Scale: 1/2" = 1'-0"

Drawn: AI/MC

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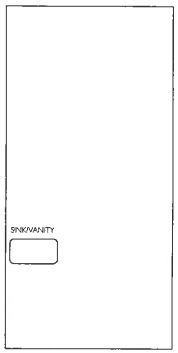
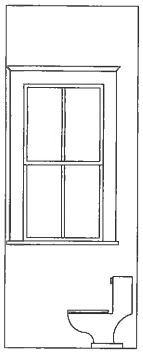
Sections & Elevations at Carriage House

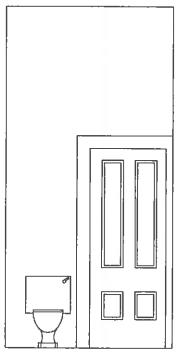
5.3
12.12.17



13 BATH #3 - SOUTH
Scale: 1/2" = 1'-0"

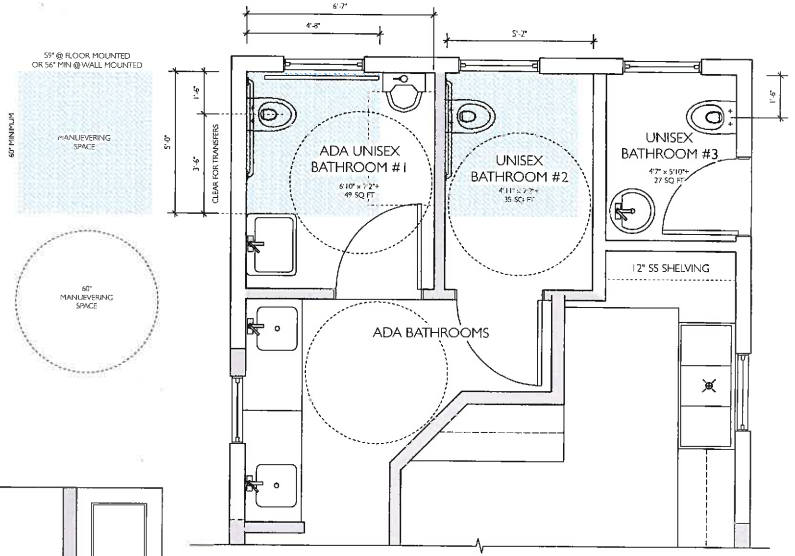


12 BATH #3 - WEST
Scale: 1/2" = 1'-0"

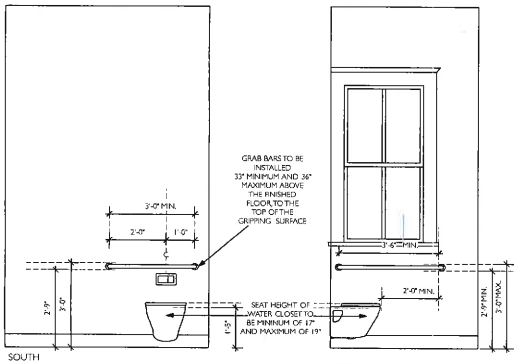


11 BATH #3 - NORTH
Scale: 1/2" = 1'-0"

10 BATH #3 - EAST
Scale: 1/2" = 1'-0"

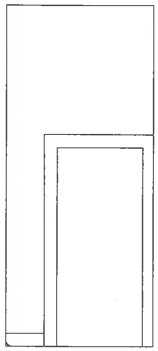


5 PLAN @ BATHROOMS
Scale: 1/2" = 1'-0"

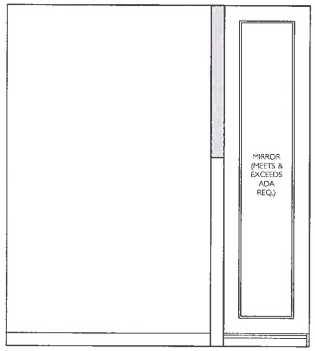


9 BATHROOM #2 - SOUTH
Scale: 1/2" = 1'-0"

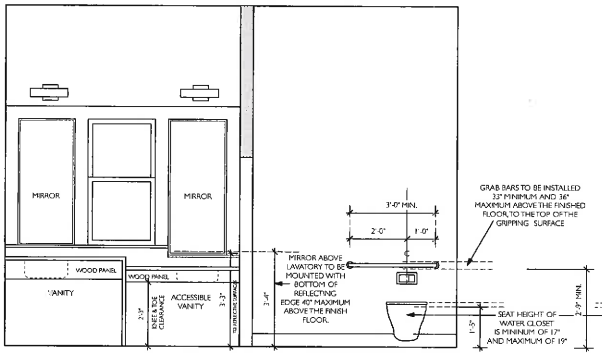
8 #2 BATHROOM - EAST
Scale: 1/2" = 1'-0"



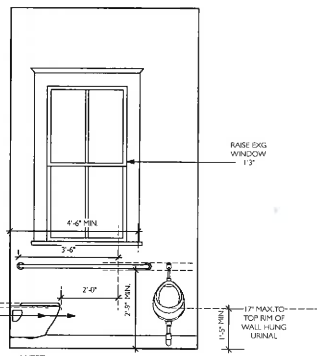
7 #2 BATHROOM - EAST
Scale: 1/2" = 1'-0"



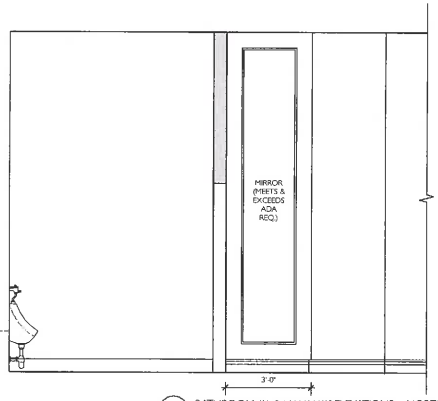
6 BATHROOM #2 ELEVATIONS - NORTH
Scale: 1/2" = 1'-0"



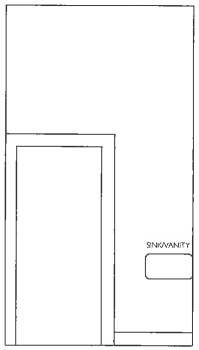
4 BATHROOM #1 & VANITY ELEVATIONS - SOUTH
Scale: 1/2" = 1'-0"



3 BATHROOM #1 ELEVATIONS - WEST
Scale: 1/2" = 1'-0"



2 BATHROOM #1 & HALLWAY ELEVATIONS - NORTH
Scale: 1/2" = 1'-0"



1 BATHROOM #1 ELEVATIONS - EAST
Scale: 1/2" = 1'-0"

Drawn: AI/MC

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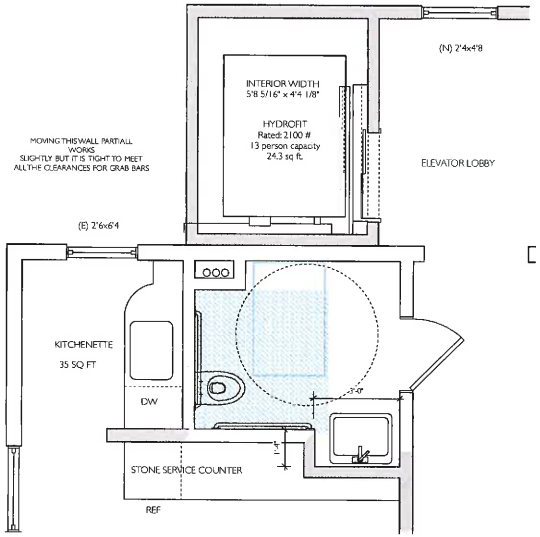
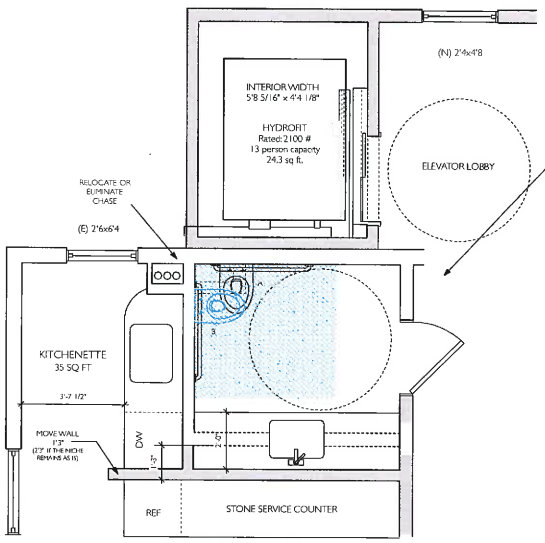
Interior Elevations at Bathrooms

5.4
12.18.17



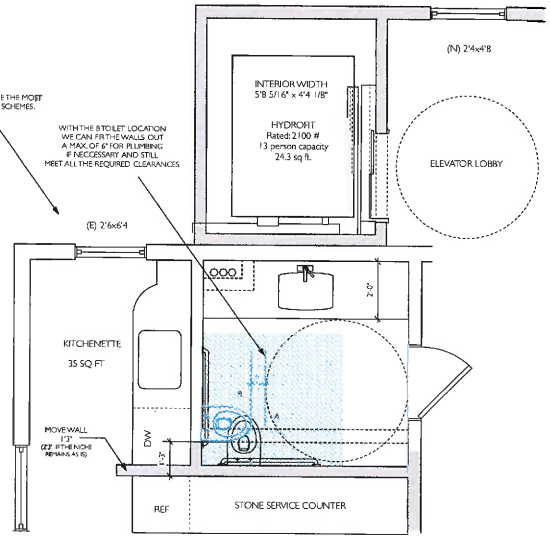
4 BATHROOM - C
Scale: 1/2" = 1'-0"



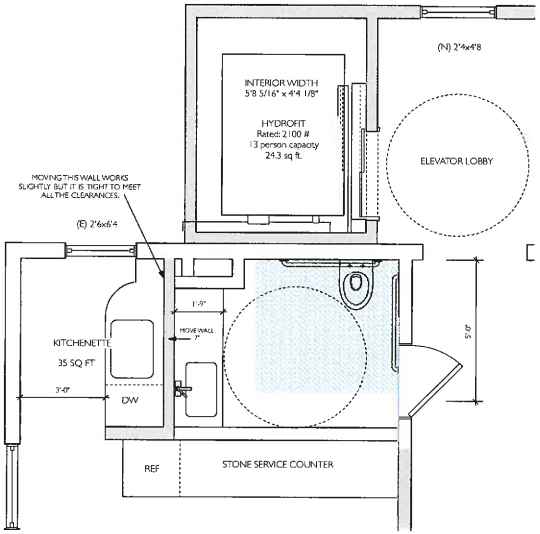
5 BATHROOM - D
Scale: 1/2" = 1'-0"

THESE ARE THE MOST
VIABLE SCHEMES.

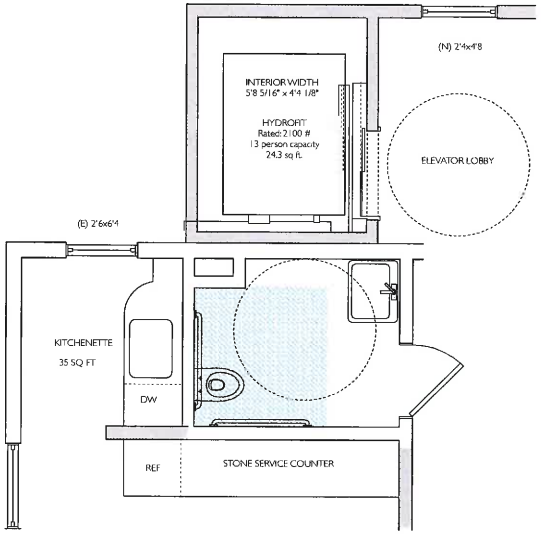
WITH THE BTO/LET LOCATION
WE CAN FIT THE WALLS OUT
A MAX. OF 6" FOR PLUMBING
IF NECESSARY AND STILL
MEET ALL THE REQUIRED CLEARANCES



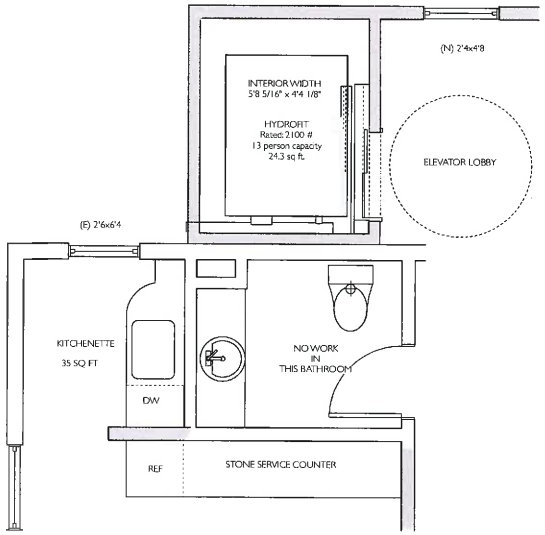
6 BATHROOM - E
Scale: 1/2" = 1'-0"



3 BATHROOM - B
Scale: 1/2" = 1'-0"



2 BATHROOM - A
Scale: 1/2" = 1'-0"



1 EXISTING UPPER FLOOR BATHROOM
Scale: 1/2" = 1'-0"

Drawn: AI/MC

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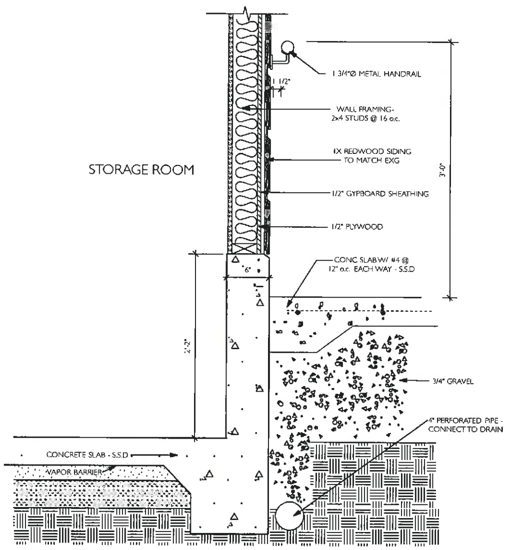
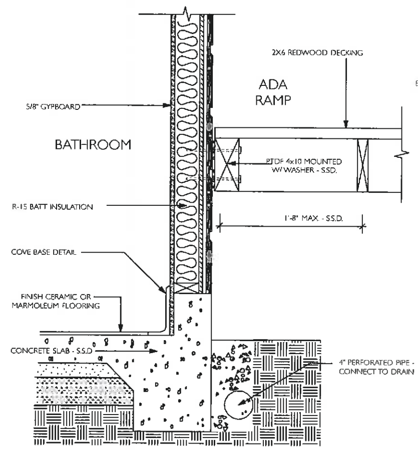
Interior Elevations at Bathrooms

N

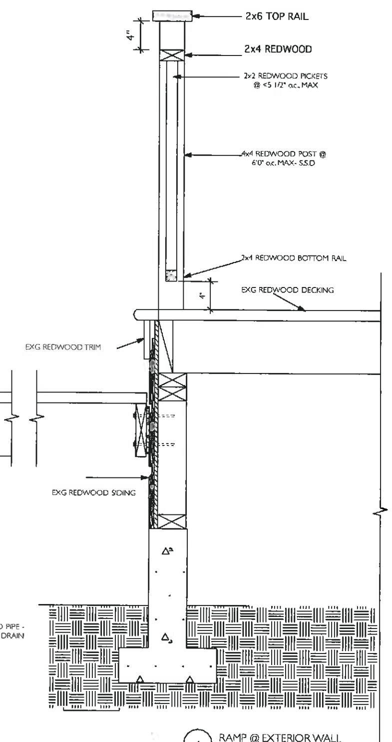
5.5
12.18.17



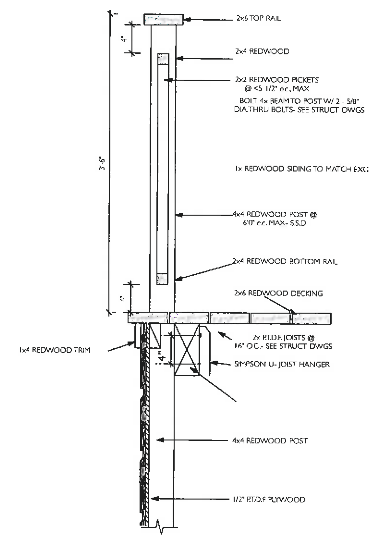
6 WALL SECTION @ CONCRETE RAMP
Scale: 1 1/2" = 1'-0"



5 RAMP @ EXTERIOR WALL
Scale: 1 1/2" = 1'-0"



4 RAMP @ EXTERIOR WALL
Scale: 1 1/2" = 1'-0"



3 GUARDRAIL @ DECK
Scale: 1 1/2" = 1'-0"

Drawn: AI/MC

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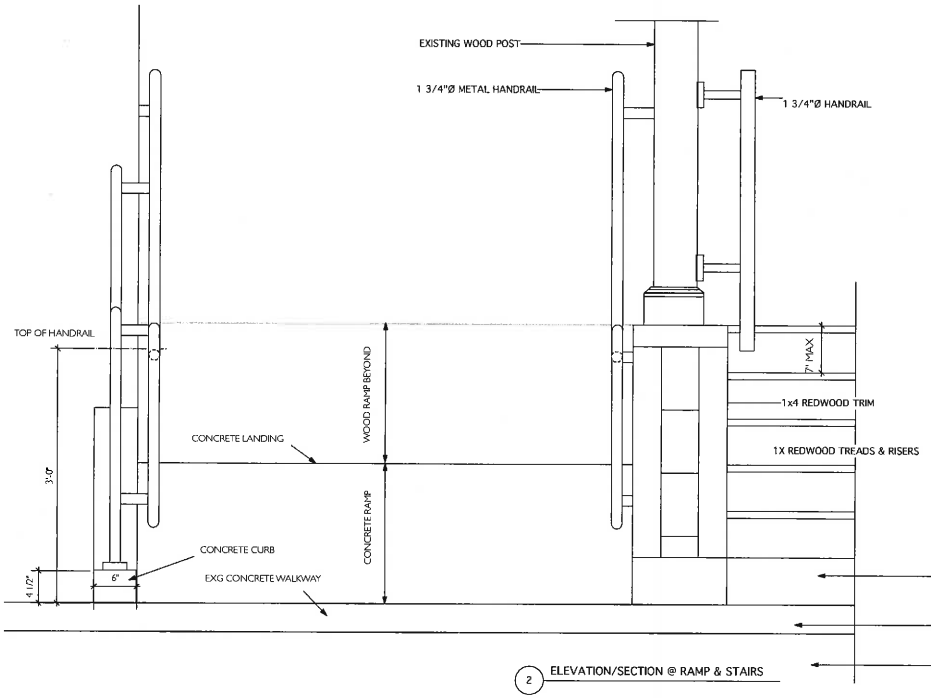
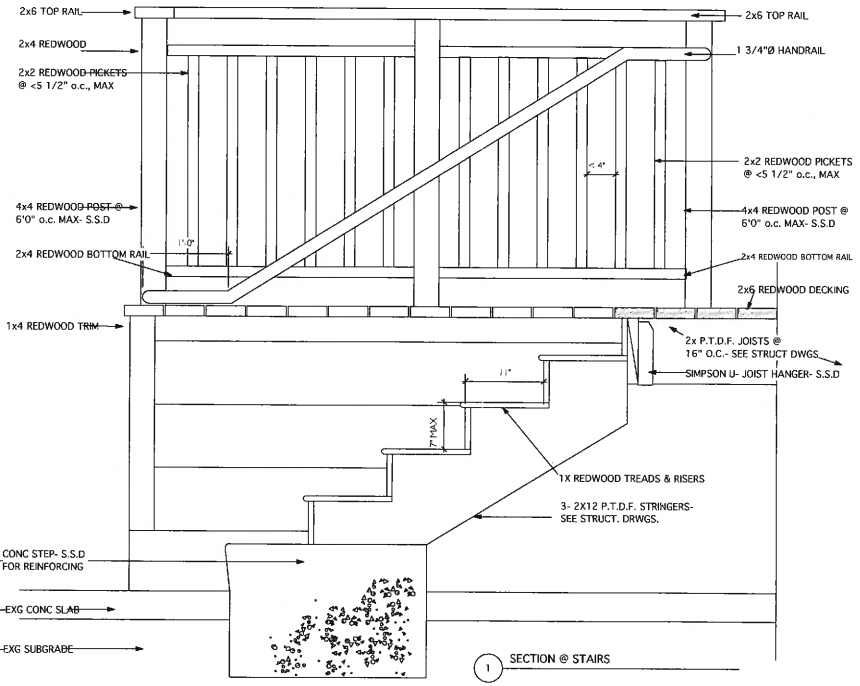
Exterior Ramp, Stair & Guardrail Details

6.1
12.18.17



2 ELEVATION/SECTION @ RAMP & STAIRS



1 SECTION @ STAIRS

Drawn: AI/MC

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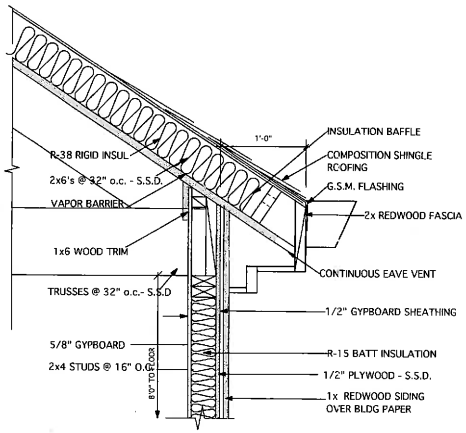
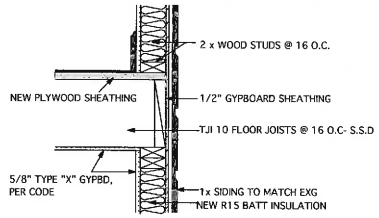
Exterior Ramp, Stair & Guardrail Details

6.2
12.18.17



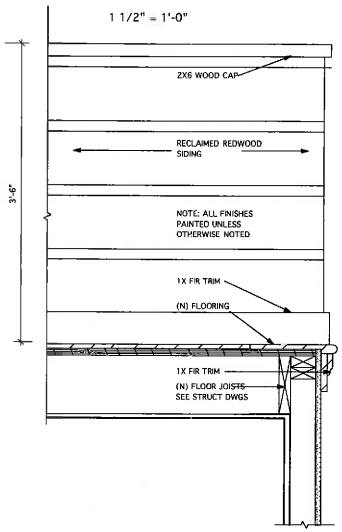
3 ROOF SECTION @ CARRIAGE HOUSE

1 1/2" = 1'-0"



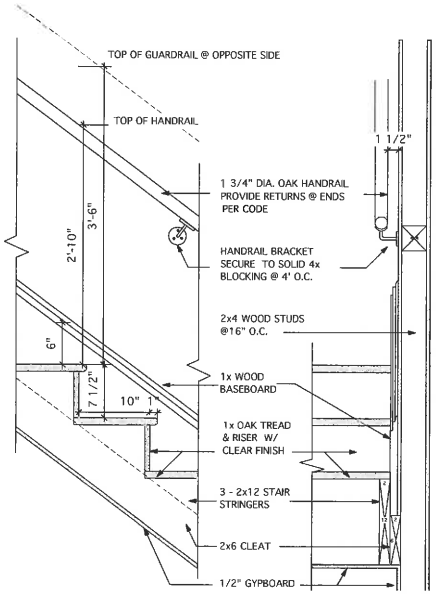
2 WALL SECTION @ CARRIAGE HOUSE

1 1/2" = 1'-0"



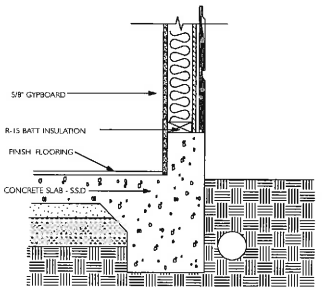
6 GUARDRAIL AT STAIRS

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



4 INTERIOR STAIR DETAIL

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



1 FLOOR @ CARRIAGE HOUSE

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

Drawn: AI/MC

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Exterior Details

6.3

12/8/17

SPECIFICATIONS

1. GENERAL NOTES:
All work shall comply with the California Building Code, 2016 edition, and any other codes, rulings, or regulations having jurisdiction. All work shall comply with industry standards, minimum, unless more restrictive tolerances require more rigid standards or workmanship. The General Contractor is responsible for checking Contract Documents, field conditions, grades, and dimensions for accuracy and confirming that work is buildable before proceeding with construction. The General Contractor shall obtain all necessary construction permits required. Any discrepancies shall be called to the attention of the Architect and Structural Engineer prior to construction. The General Contractor shall provide a weather-tight and secure enclosure at exterior openings for protection of the construction, and to prevent entry of unauthorized persons. Contractor to provide for removal of stains and foreign substances, cleaning of site, and removal of waste and surplus materials from the site. At time of final inspection, homeowner manual to be provided including green measures and benefits per CalGreen Section 4.410.1

2. SITEWORK:
All excavation shall be the responsibility of the Contractor. All excavation shall conform to the Building Code, the Structural specifications, and any other rules and regulations having jurisdiction. Contractor to notify Architect and Structural Engineer if field conditions differ from drawings. Damage to building, adjacent properties, or utilities shall be restored, repaired, or replaced. The Contractor shall provide temporary shoring to maintain integrity of the structure and protect life until new work is installed. Engineering of temporary shoring, shall be provided by the Contractor. Safety methods and techniques are the sole responsibility of the Contractor. Contractor to provide protection from inclement weather while building is exposed. CalGreen Site requirements: Separate debris so that it meets appropriate recycling standards. Separate concrete and masonry, wood, and metals for recycling. Recycle 50% of job site construction and demolition waste, and donate unused materials. Contractor to implement storm water drainage & retention during construction. Install automatic irrigation controllers, and minimize disruption of existing plants and trees during construction.

3. CONCRETE AND REINFORCEMENT:
Perform cast-in-place concrete work in accordance with applicable ACI standards, the California Residential Building Code, and the Structural Engineer's specifications. Exposed surfaces shall be kept moist or cured by protective coatings or coverings.
Reinforcing shall be in accordance with ASTM A615, grade 40, and the Structural Engineer's specifications, and shall be free from rust or other coatings that will reduce bond. Fabricate and place in accordance with the Manual of Standard of Practice, CRSI, and the California Building Code. Protect annular spaces around openings in exterior wall per Cal Green standards.

5. METALS:
Supply and install metal fabrications, complete with attachments necessary for installation. Take field measurements prior to preparation of shop drawings and fabrication, where possible. All work to comply with the Structural Engineer's specifications, the California Residential Building Code and the American Welding Society Structural Welding Code. Submit shop drawings for fabrication and erection of metal fabrications, to indicate profiles, sizes, connection, & reinforcing. Grind smooth all welds. Install all work square and level.

6. WOOD AND FASTENINGS:
Rough carpentry to conform with the California Building Code, and applicable recommendations of the National Forest Products Association standards for fabrication and installation. Install all work plumb and level. Provide solid 2x blocking between all joists over supports. In all wood stud walls and partitions, provide 2x continuous horizontal blocking placed at mid-height of studs. All framing lumber to be Douglas Fir or Truss Joists, per Structural Engineer's specifications.
Beams and headers to be PSL lumber, per structural engineers specifications. Light framing to be standard or better. Posts and all horizontal framing to be Doug Fir #1. Lumber to be without splits, warps, or otherwise defective. Reinforce members damaged by cutting or boring with metal straps, as required. Provide blocking as required for anchorage of accessories and fixtures.
Arrange all joists and horizontal members with crown up. Protect framing lumber, sheathing, and engineered wood products from moisture. Allow framing to dry for as long as feasible before enclosing to reduce conditions favorable to growth of mold, and check moisture content before enclosure. Bolts shall be in accordance with ASTM A307. Nailing and bolting shall be in accordance with the requirements of the California Building Code.
Timber fasteners are referred to by "Simpson Company" designation. Fasten in accordance with the manufacturer's specifications. Sheathing shall be as noted on Structural drawings. Glu-Lam & PSL beams shall be in accordance with the Structural Engineer's specifications. Finish carpentry to be installed plumb, level, and true. Scribe and cut for accurate fit to other finished work. Acceptable materials for interior millwork: poplar, finger-jointed pine or redwood. Sand work smooth and set exposed nails and screws, and apply wood filler. Finish in accordance with specified requirements.

7. THERMAL AND MOISTURE PROTECTION:
A) Furnish and install all labor and materials needed to provide a complete weathertight and waterproof system in compliance with all applicable building codes and the NRCA Roofing Manual. Roofing shall be composition shingle roofing to match existing. Install as recommended by manufacturer, over 75# asphalt impregnated felt. Acceptable manufacturers: CertainTeed, GAF, or approved equal. The complete installation of the roofing, incuding felts, flashing, and counterflashing, shall be in complete accordance with the manufacturer's and the National Roofing Contractors Association standards and recommendations, and the California Building Code.
Provide vapor barrier at concrete foundation, where shown on plans or otherwise required due to grade conditions. Install per manufacturer's recommendations and industry standards. Provide waterproofing at exterior of all below-grade walls. All sub-grade waterproofing and drainage to conform with the Soils Report recommendations.
B) Fabricate and install flashing in accordance with SMACNA Architectural Sheet Metal Manual. Apply sealing compound at junction of metal and felt flashing. Solder seams and end joints, and make surfaces straight and true.
C) Provide R-15 insulation at exterior wood stud walls, and R-30 batt insulation at ceiling, R-19 batt insulation at floor at new work, as shown on plans. Install foil-faced side in walls and ceiling toward interior. Install snugly between framing members. Carefully cut and fit insulation around pipes and other obstructions. Install after building is weather-tight and outside or rainy season. Insulation to be cotton batts. The complete installation of the insulation shall conform to the manufacturer's specifications and the California Residential Energy Conservation Standards.
D) Caulk all penetrations with suitable caulk and methods. Select materials for compatibility with surfaces and exposures. Comply with manufacturers instructions for installation and ASTM C804. Sealants and caulks to meet CalGreen standards.

8. DOORS AND WINDOWS:
Contractor to install new doors and windows to dimensions given on plans. Weatherstrip all exterior doors and windows. Provide all necessary hardware for proper hanging and operation of doors and windows. Install per manufacturer's recommendations for wood frame construction. Exterior windows and french doors to be double glazed low-E, wood or vinyl, as shown on plans. Acceptable manufacturers: Marvin, Pella, or Anderson. Interior doors to be panel doors, to match existing. Salvage existing doors as shown on plans. New windows in bathrooms to be vinyl, "Milgard." Skylights to be double-glazed glass, "Velux". Windows, skylights, and doors to meet industry quality certification standards. All windows, skylights, and doors shall have properly installed flashing systems and sealant at unit perimeter in accordance with accepted and proven construction methods. Coordinate all windows and doors with Architect. All windows and glazing shall conform to the California Building Code and the California Energy Conservation Standards.

9. FINISHES:
A. Contractor to provide new gypboard at all new walls and ceilings, to thickness as required by code. Gypboard to be taped, free from imperfections, with texture to match existing. Provide metal edges and "J" clips at all exposed edges. Install per U.S. Gypsum Construction Handbook guidelines and specifications, and ASTM C754 and ASTM C840.
B. Provide new wood flooring, and salvage existing wood flooring and reuse, where shown on drawings. Sand new wood floors in preparation for finish. Install all wood flooring per the National Oak Flooring Installation Manual and the manufacturer's recommendations. Provide new wood base and wood trim at interior walls, to match existing adjacent wood trim. Refinish all existing wood flooring.
C. Contractor to provide and install new "Marmoleum" sheet flooring at kitchen and adjacent laundry room and bathroom, as shown on plans. Installation to be in conformance with manufacturer's specifications and industry standards.
D. Contractor to provide and install ceramic or stone tile at bathrooms, where shown on plans. Installation to be thickset at floors, thin set at walls. Allow $10/sq ft for stone or tile material, materials as determined by Owner. Perform work neatly and accurately. Stone counters and backsplashes to be provided by Owner, installed by Contractor. Install per industry recommendations and specifications.
E. Provide new 1x redwood siding where shown on plans, pattern to match existing wood siding. Install over building paper, per code. Provide new redwood trim, as shown on drawings.
F. Provide paint or painted surfaces at all new and adjacent interior and exterior surfaces. Colors to be determined by Owner. Acceptable manufacturers: Kelly-Moore, Sherwin Williams, Benjamin Moore, Fuller-O'Brien, Glidden. Painting preparation and application to be per industry standards and manufacturer's specifications for substrate condition. Protect work of other trades, and correct damage by cleaning, repairing, or replacing, and repainting. Use low VOC, water based wood finishes. Aerosol paints and coatings to be compliant with product weighted MIR limits. Paints, coatings and adhesives to meet CALGReen VOC limits. Paint systems:
Flat finish on gypboard and plaster: one coat latex sealer, two coats flat latex.
Semigloss finish on gypsum wallboard at bathrooms: one coat latex sealer, two coats latex semi-gloss acrylic.
Semigloss finish on interior trim and doors: one coat acrylic enamel undercoater, two coats acrylic semi-gloss enamel.
Transparent finish on wood floor: three coats semi-gloss polyurethane.
Exterior: 1 coat exterior primer, 2 coats acrylic latex. Coordinate finishes with Owner prior to application.

11. CABINETRY:
Cabinets to be provided by Owner, installed by Contractor. Cabinets to be installed level, true, plumb and square, per industry standards. Protect finishes as required during construction. Any field work to join or match cabinetry shall be done to the standards of the Woodwork Institute of California Manual of Millwork, custom grade.
Provide built-in recycling center in cabinets, as shown on plans. All particleboard and MDF to be formaldehyde-free Composite wood products to conform with CalGreen Standards, section 4.504.5

15. PLUMBING AND MECHANICAL:
All mechanical and plumbing work shall be done in strict accordance with applicable code requirements. Provide all necessary connections, obtain all permits, and pay all fees required. Notching and boring of structural wood framing shall conform to the California Residential Building Code.
HVAC Contractor to provide new heat pump for new "Carriage House, and provide new ducts as required. HVAC Contractor shall provide proper information as required on sizing, insulation, operation, balancing, and any other pertinent information for conformance to all regulations and codes, including CalGreen section 4.507.2, and install accordingly. Cover duct and air distribution openings during construction, and use duct mastic on all duct joints. Final installation, sizing, and balancing of the entire heating system shall be the responsibility of the HVAC Contractor. Insulate ducts as required. Provide automatic setback thermostat. Heating system shall conform to the California Residential Energy Conservation Standards.
Owner to provide, Plumbing Contractor to install all fixtures as required, including sinks, faucets, toiletsr, and dishwasher. Vent dryer and range hood to outside, per code. Contractor shall verify all manufacturers and model numbers with Owner prior to installation.
Dishwasher, washing machine, and refrigerator to be Energy Star rated. Toilets to have max 1.28 gallon/flush, shower heads shall have a max flow of 2.0 GPM, lavatory faucets shall have a max flow of 1.5 GPM, and kitchen faucets shall have a max flow of 1.8 GPM. Showers or bathtubs with showerheads shall be finished with tile or stone to at least 6'0" above the floor per CRC R307.2.

16. ELECTRICAL:
All electrical work shall be done in strict accordance with applicable code requirements, and the California Residential Energy Conservation Standards. Electrical Contractor to install all electrical fixtrures as required, and as recommended by manufacturer. Provide dimmers at new and existing switches, and LED lighting, where shown on plans. Provide motion detectors and exhaust fans at baths, as required per code. Electrical Contractor to provide all necessary electrical service, wiring, circuits, switches, duplexes, and fixtures necessary to complete the work as shown on the plans or otherwise required. Coordinate location of light fixtures with Architect and Owner prior to installation. Electrical Contractor shall verify all manufacturers and model numbers with Architect and Owner prior to installation.

DRAWN: AI/MC
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Specifications
7.1
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County of Napa
Building Division

CALGREEN NON-RESIDENTIAL CHECKLIST-MANDATORY ITEMS

PURPOSE:

The non-residential provisions of the 2016 CalGreen Code outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties; establishes the means of conserving water used indoors, outdoors and in wastewater conveyance; outlines means of achieving material conservation and resource efficiency; and outlines means of reducing the quantity of air contaminants.

Project Name: Vinum Cellars

Project Address: 499 Devlin Road, Napa, CA 94558

Project Description: Offices, wine tasting & production, cafe

Instructions:

1. The Owner or the Owner's agent shall employ a licensed professional experienced with the 2016 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The licensed professional, in collaboration with the owner and the design professional shall initial Column 2 of this checklist, sign and date Section 1 - Design Verification at the end of this checklist and have the checklist printed on the approved plans for the project.
3. Prior to final inspection by the Building Department, the licensed professional shall complete Column 3 and sign and date Section 2 - Implementation Verification at the end of this checklist and submit the completed form to the Building Inspector.

MANDATORY FEATURE OR MEASURE	Column 2 Project Requirements	Column 3 Verification
CHAPTER 5 – NONRESIDENTIAL MANDATORY MEASURES		
General Requirements		
The project meets all the requirements of Divisions 5.101 through 5.508.	☐	☐
Division 5.1 PLANNING AND DESIGN		
Planning and Design - Site Development		
5.106.1 Storm water pollution prevention. For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit or local ordinance, whichever is stricter, as is required for projects over one acre. The plan should cover prevention of soil loss by storm water run-off and/or wind erosion, of sedimentation and/or of dust/particulate matter air pollution.	☐	☐

5.106.4 Bicycle parking. Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter.	☐	☐
5.106.4.1.1 Short-Term bicycle parking. If the qualified project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.	☐	☐
5.106.4.1.2 Long-Term bicycle parking. For qualified buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of tenant vehicle parking spaces being added, with a minimum of one space.	☐	☐
5.106.5.2 Designated parking for clean air vehicles. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2.	☐	☐
5.106.5.3 Electric vehicle (EV) charging. Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE).		
5.106.5.3.1 Single charging space requirements. When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*.	☐	☐
5.106.5.3.2 Multiple charging spaces requirements. When multiple charging spaces are required per Table 5.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*.	☐N/A	☐
5.106.5.3.3 EV charging space calculation. Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.	☐	☐
5.106.5.3.4 Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE".	☐	☐
5.106.5.3.5 Future EV spaces count as designated parking. Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.	☐	☐
5.106.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the *California Energy Code* for lighting zones 1 – 4 as defined in Chapter 10 of the *California Administrative Code*; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and 3. Allowable BUG rating not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.	☐	☐
5.106.10 Grading and paving. The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.	☐	☐

Division 5.2 ENERGY EFFICIENCY		
Performance Requirements		
5.201.1 Scope. The California Energy Commission will continue to adopt mandatory building standards.	☐	☐
Division 5.3 WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use		
5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 303.1.1 and 303.1.2.		
5.303.1.1 New building or additions in excess of 50,000 square feet. Separate submeters shall be installed as follows:		
1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day.	☐N/A	☐
2. Where separate submeters are unfeasible, for water supplied to the following systems: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input > 500,000 Btu/h.		
5.303.1.2 Excess consumption. A separate submeter shall be provided for any tenant within a new building or within an addition that is projected to consume > 1,000 gal/day.	☐N/A	☐
5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:		
5.303.3.1 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.	☐	☐
5.303.3.2 Urinals.		
5.303.3.2.1 Wall-mounted urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	☐	☐
5.303.3.2.2 Floor-mounted urinals. The effective flush volume of floor-mounted or other urinal shall not exceed .06 gallons per flush.	☐N/A	☐
5.303.3.3 Showerheads.		
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.	☐N/A	☐
5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	☐N/A	☐

5.303.3.4 Faucets and fountains.		
5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minutes at 60 psi.	☐	☐
5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.6 gallons per minute at 60 psi. Kitchen faucet may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minutes at 60 psi, and must default to a maximum flow rate of 1.6 gallons per minutes at 60 psi.	☐	☐
5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minutes/20 [rim space (inches) at 60 psi.	☐	☐
5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.	☐	☐
5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 [rim space (inches) at 60 psi.	☐	☐
5.303.4.1 Food waste disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.	☐	☐
5.303.5 Areas of additions or alteration. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alterations to the building.	☐	☐
5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code (CPC), and shall meet the applicable standards referenced in CPC Table 1401.1 and CalGreen Chapter 5.	☐	☐
Outdoor Water Use		
5.304.2 Outdoor use in landscape areas equal to or greater than 500 sq.ft.When water is used for outdoor irrigation for new construction projects, one of the following shall apply: ☐ 1. A local water efficient landscape ordinance that is based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR) ☐ 2. The California Department of Water Resource Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulation.	☐	☐
5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,500 sq.ft. Rehabilitated landscape projects shall comply with Section 5.304.2, item 1 or 2.	☐	☐
5.304.4 Outdoor water use in landscape areas of 2,500 sq.ft. or less. Any project with an aggregate landscape area of 2,500 sq.ft. or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measure contained in MWELO's Appendix D.	☐	☐

5.304.6 Graywater or rainwater use in landscape areas. For projects using treated or untreated greywater or rainwater captured on site, any lot or parcel within the projects that has less than 2,500 sq.ft. of landscape and meters the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated greywater or through stored rainwater captured on site is subject only to Appendix D Section (5).	☐	☐
Weather Resistance and Moisture Management		
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by *California Building Code* Section 1403.2 and *California Energy Code* Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.[1]	☐	☐
5.407.2 Moisture control. Employ moisture control measures by the following methods;		
5.407.2.1 Sprinklers. Prevent irrigation spray on structures.	☐	☐
5.407.2.2 Entries and openings. Design exterior entries and/or openings to prevent water intrusion into buildings;		
5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 ft around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 ft in depth. 2. The door is protected by a roof overhang at least 4 ft in depth. 3. The door is recessed at least 4 ft. 4. Other methods which provide equivalent protection.	☐	☐
5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.		
Construction Waste Reduction, Disposal and Recycling		
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.	☐	☐
5.408.1.1 Construction waste management plan. Submit plan per this section to enforcement authority.	☐	☐
5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with CalGreen Section 5.408.	☐	☐
5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposed that does not exceed two pounds per square foot of building area may be deemed to meet the 65 percent minimum requirement as approved by the enforcing agency.	☐	☐
5.408.1.4 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Section 5.408.1.1 through 5.408.1.3.	☐	☐

5.408.2 Universal waste. Addition and alteration to a building or tenant space that meet the scoping provision in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste material shall be included in the construction documents.	☐	☐
5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled.	☐	☐
Building Maintenance and Operation		
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.	☐	☐
5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project. All occupancies projects other than I-occupancies and L-occupancies shall comply with the *California Energy Code* as prescribed in *California Energy Code* Section 120.8. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the *California Energy Code* Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. Commissioning requirements shall include items listed in Section 5.410.2.	☐N/A	☐
5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.4.	☐	☐
5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project and updated periodically to cover the systems listed in Section 5.410.2.2.	☐	☐
5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall be started during the design phase of the building project and shall include items listed in Section 5.410.2.3.	☐	☐
5.410.2.4 Functional performance testing. Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications.	☐	☐
5.410.2.5 Documentation and training. A Systems manual and systems operations training are required.	☐	☐
5.410.2.5.1 Systems manual. The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1. **5.410.2.5.2 Systems operations training.** The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed in Section 5.410.2.5.2.	☐	☐
5.410.2.6 Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for post-construction phases of the building project shall be completed and provided to the owner or representative.	☐	☐

DRAWN: AI/MC

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Green Building Mandatory Measures

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5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 393.1.		
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.3.2.	☐	☐
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with industry best practices and applicable national standards on each system.	☐	☐
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in Section 5.410.3.3.1.	☐	☐
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.	☐	☐
5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guarantees/warranties for each system prior to final inspection.	☐	☐
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	☐	☐
Fireplaces		
5.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove and refer to residential requirements in the *California Energy Code*, Title 24, Part 6, Subchapter 7, Section 150.	☐N/A	☐
5.503.1.1 Woodstoves. Woodstoves shall comply with US 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.	☐N/A	☐
Pollutant Control		
5.504.1 Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.	☐	☐
5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling 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 dust or debris which may collect in the system.	☐	☐

5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.		
5.504.4.1 Adhesives, sealants, caulks. Adhesives and sealants used on the project shall meet the requirements of the following standards.		
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 Tables 5.504.4.1 and 5.504.4.2.	☐	☐
2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 18 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.	☐	☐
5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.	☐	☐
5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq.).	☐	☐
5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.	☐	☐
5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the standards listed in Section 5.504.4.4.	☐	☐
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.	☐	☐
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1	☐	☐
5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.	☐	☐
5.504.4.5.3 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 standards listed in Section 5.504.5.3.	☐	☐
5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following standards listed in Section 5.504.4.6.	☐	☐
5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8.	☐	☐

5.504.7 Environmental tobacco smoke (ETS) control. Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking and in buildings; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University or campus of the University of California, whichever are more stringent.	☐	☐
Indoor Moisture and Radon Control		
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.	☐	☐
Air Quality and Exhaust		
5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the *California Energy Code*, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8 or the applicable local code, whichever is more stringent.[1]	☐	☐
5.506.2 Carbon dioxide (CO2) monitoring. For buildings equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the *California Energy Code*, CCR, Title 24, Part 6, Section 121(c).[1]	☐	☐
Environmental Comfort		
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413.	☐	☐
5.507.4.1 Exterior noise transmission, prescriptive method. Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 and 2. Also applies to addition envelope or altered envelope.	☐	☐
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Leq-1Hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). Also applies to addition or alteration exterior wall.	☐N/A	☐
5.507.4.2 Performance method. For buildings located as defined in Sections A5.507.4.1 or A5.507.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope.	☐	☐
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. Also applies to addition envelope or altered envelope.	☐	☐
5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.	☐	☐

5.507.3 Interior sound. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	☐	☐
Outdoor Air Quality		
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.		
5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC and refrigeration equipment that does not contain CFCs.	☐	☐
5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons.	☐	☐
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global- warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.	☐N/A	☐
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.	☐	☐
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.	☐	☐
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than ¼ inch may be used in systems with a refrigerant charge of 5 pounds or less.	☐	☐
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.	☐	☐
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.	☐	☐
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibited use of long radius elbows.	☐	☐
5.508.2.2. Valves. Valves and fittings shall comply with the *California Mechanical Code* and as follows.	☐	☐
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.	☐	☐
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.	☐	☐

5.508.2.2.2 Access valve. Only Schrader access valves with a brass or steel body are permitted for use.	☐	☐
5.508.2.2.2.1 Valves caps. For system with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.	☐	☐
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.	☐	☐
5.508.3.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.	☐	☐
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.	☐	☐
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.	☐	☐
5.508.2.4 Refrigerated receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.	☐	☐
5.508.2.5. Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.	☐	☐
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.	☐	☐
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.	☐	☐
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.	☐	☐
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.	☐	☐
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.	☐	☐
5.508.2.6.2 Second vacuum. Pull second system vacuum to a minimum of 500 microns and hold for 30 minutes.	☐	☐
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.	☐	☐

CALGREEN SIGNATURE DECLARATIONS

Project Name: Vinum Cellars

Project Address: 499 Devlin Road, Napa, CA 94558

Project Description: Offices, wine tasting & production, cafe

SECTION 1 – DESIGN VERIFICATION

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

The owner and design professional responsible for compliance with CalGreen Standards have revised the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2016 California Green Building Standards Code as adopted by the County of Napa.

x Owner's Signature	x Date
Richard Bruno Owner's Name (Please Print)	
Michael Connell Design Professional's Signature	Sept 1, 2017 Date
Michael Connell Design Professional's Name (Please Print)	
Signature of License Professional responsible for CalGreen compliance	Date
Name of License Professional responsible for CalGreen compliance (Please Print)	Phone
Email Address for License Professional responsible for CalGreen compliance	

SECTION 2 – IMPLEMENTATION VERIFICATION

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

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2016 California Green Building Standards Code as adopted by the County of Napa.

Signature of License Professional responsible for CalGreen compliance	Date
Name of License Professional responsible for CalGreen compliance (Please Print)	Phone
Email Address for License Professional responsible for CalGreen compliance	

DRAWN: AMMC

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Green Building Mandatory Measures

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