

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:

DEZZ HOLDINGS LLC (PLN190314)

RESOLUTION NO.

Resolution by the Planning Commission to:

- 1) Find the project for installation of a laboratory in an existing building qualifies as a Class 1 categorical exemption pursuant to Section 15301 of the CEQA Guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA Guidelines; and;
- 2) Approve a Use Permit to allow a farm produce sample safety and quality testing laboratory in an existing structure as a use of a similar character, density and intensity to a hospital laboratory.

[PLN190314, DEZZ HOLDINGS LLC, 19055 Portola Drive, Salinas, Toro Area Plan (APN: 161-021-017-000)]

The Use Permit application (PLN190314) to allow a produce sample testing laboratory in an existing building came on for public hearing before the Monterey County Planning Commission on 13 January 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - *2010 Monterey County General Plan*;
 - *Toro Area Plan*; and
 - *Monterey County Zoning Ordinance (Title 21)*No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 19055 Portola Drive, Salinas (Assessor's Parcel Number 161-021-017-000), Toro Area Plan. The parcel is zoned "PQP-D" (Public/Quasi-public with a Design Control overlay).

Pursuant to Chapter 21.40.050.F of Monterey County Zoning ordinance (Title 21), uses of a similar nature to a hospital, require Use Permits. The sample safety and quality testing laboratory would handle potentially pathogenic materials and organic matter similarly to a hospital use. Therefore, the project is an allowed land use for this site.

- c) Public/Quasi-public use of a hospital in accordance with Chapter 21.40.050.E of Monterey County Zoning Ordinance (Title 21) requires approval of a Use Permit by the Planning Commission; therefore, the Planning Commission is the appropriate hearing body to consider the sample safety and quality testing laboratory that is of similar use to that of a hospital.
- d) The project was referred to the Toro Land Use Advisory Committee for review on 14 December 2020. Recommendation by the LUAC was not available before preparation of this resolution and will be provided prior to this 13 January 2021 hearing date. Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project includes a Design Approval subject to a public hearing. The project was referred to the Toro Land Use Advisory Committee for review on 14 December 2020. The LUAC voted 6 (ayes) – 0 (noes) to recommend approval of the project as proposed.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190314.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Public Works, Environmental Health Bureau, and HCD-Environmental Services. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The following technical report was prepared:
 - Trip Generation and VMT Analysis (LIB200179) dated 9 July 2020 prepared by Gary Black and Tim Chang of Hexagon Transportation Consultants, Inc., San Jose, California.

Upon independent review, staff concurs with conclusions of the report. There are no physical or environmental constraints that would indicate the site is not suitable for the use proposed.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190314.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the HCD-Planning, Monterey County Regional Fire Protection District, HCD-Public Works, Environmental Health Bureau, and HCD-Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The Environmental Health Bureau (EHB) applied Condition No. 3 requiring provision of documentation to EHB that the commercial level wastewater generation is acceptable to the sewer utility service, Cal Utilities.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190314.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and found no known violations existing on the subject property.

b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190314.

5. **FINDING:** **CEQA (Exempt):** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts interior alteration to an existing building. The proposed project would install a laboratory to the interior of an existing building. Therefore, the project is categorically exempt.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.

c) No adverse environmental effects were identified during staff review of the development application.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-

Planning for the proposed development found in Project File PLN190314.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Find the project for installation of a laboratory in an existing building qualifies as a Class 1 categorical exemption pursuant to Section 15301 of the CEQA Guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA Guidelines; and
- B. Approve a Use Permit to allow a farm produce sample safety and quality testing laboratory in an existing structure as a use of a similar character, density and intensity to a hospital laboratory.

Approval is subject to three (3) conditions, attached hereto, and incorporated herein, by reference.

PASSED AND ADOPTED this 13th day of January 2021 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

- 1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190314

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN190314) allows a farm produce sample safety and quality testing laboratory in an existing structure. The property is located at 19055 Portola Drive, Salinas (Assessor's Parcel Number 161-021-017-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 161-021-017 on [Date the permit was approved]. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. EHSP01: Modification of Sewer Service

Responsible Department: Health Department

Condition/Mitigation The address is served by Cal Utilities for wastewater.

Monitoring Measure: The proposed use to allow a farm produce sample safety and quality testing laboratory may cause commercial level wastewater that shall be accepted by the sewer utility.

Compliance or Prior to issuance of Construction Permit, the applicant shall provide documentation to
Monitoring EHB that the proposed wastewater generation is acceptable to the sewer utility.
Action to be Performed:

DEZZ HOLDINGS

19055 PORTOLA DRIVE

SALINAS, CA. 93901

= TENANT IMPROVEMENT =

ABBREVIATIONS & SYMBOLS

#	AND	FOF	FACE OF FIN	R	RISER
<	ANGLE	FOS	FACE OF STUDS	RAD	RADIUS
@	AT	FFRF	FIREPROOF	REINF	REINFORCED
C	CENTERLINE	FTG	FOOTING	REQ	REQUIRED
Ø	DIA OR ROUND	FURR	FURRING	RESIL	RESILIENT
I	PERPENDICULAR	FUT	FUTURE	RO	ROUGH OPENING
#	FOUND OR NO.			RWD	REDWOOD
ACOUS	ACOUSTICAL	GALV	GALVANIZED	SC	SOLID CORE
ADJ	ADJUSTABLE	GENL	GENERAL	SCD	SEAT COVER DISP.
AFF	ABOVE FINISHED FLOOR	GL	GLASS	SD	SOAP DISPENSER
AL	ALUMINUM	GR	GRADE	SHT	SHEET
APX	APPROXIMATE	GYP	GYPSUM	SIM	SIMILAR
ARCH	ARCHITECT			SND	SANITARY NAPKIN DISP.
		HC	HOLLOW CORE	SPEC	SPECIFICATION
DB	BOARD	HBD	HARDBOARD	(S) STL	STAINLESS STEEL
DOT	BOTTOM	HWD	HARDWOOD	SSK	SERVICE SINK
		HDW	HARDWARE	STD	STANDARD
CAB	CABINET	HOR	HORIZONTAL	SUSP	SUSPENDED
CPT	CARPET	HGT	HEIGHT	SURF	SURFACE
CEM	CEMENT			SM	SURFACE MOUNTED
CER	CERAMIC	ID	INSIDE DIAMETER	SW	SWITCH
CI	CAST IRON	INSUL	INSULATION	SWBD	SWITCH BOARD
CLG	CEILING	INT	INTERIOR	STM	SYMMETRICAL
CLKG	CAULKING				
CKT	CIRCUIT	JT	JOINT	T	TREAD
CLR	CLEAR			TB	TOWEL BAR
CONC	CONCRETE	LAM	LAMINATE	TC	TERMINAL CAN
C	CONDUIT	LAV	LAVATORY	TEL	TELEPHONE
CO	CONDUIT ONLY	LT	LIGHT	T&G	TONGUE AND GROOVE
CONST	CONSTRUCTION			THK	THICK
CONT	CONTINUOUS	MECH	MECHANICAL	TPD	TOILET PAPER DISP.
CONTR	CONTRACTOR	MEMB	MEMBRANE	TV	TELEVISION
CTR	CENTER	MC	MEDICINE CABINET	TYP	TYPICAL
		MTL	METAL		
DET	DETAIL	MIR	MIRROR	UNF	UNFINISHED
DIA	DIAMETER	MNT	MOUNT	UON	UNLESS OTHERWISE NOT
DIM	DIMENSION	MTD	MOUNTED	UR	URINAL
DISC	DISCONNECT				
DR	DOOR	NIC	NOT IN CONTRACT	VERT	VERTICAL
DBL	DOUBLE	NOM	NOMINAL		
DN	DOWN	NTS	NOT TO SCALE	WDW	WINDOW
DWG	DRAWING			W	WITH
		OBS	OBSCUR	WC	WATER CLOSET
EA	EACH	OC	ON CENTER	WD	WOOD
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER	WH	WATER HEATER
EMER	EMERGENCY	OPNG	OPENING	WO	WITHOUT
ENCL	ENCLOSURE	OPP	OPPOSITE	WP	WATERPROOF
EQ	EQUAL			WR	WATER RESISTANT
EQPT	EQUIPMENT	PRCST	PRECAST	WGT	WEIGHT
(E)	EXISTING	PL	PLATE		
EXPO	EXPOSED	P	PLASTIC		
EXP	EXPANSION	PLAS	PLASTER		
EXT	EXTERIOR	PLYWD	PLYWOOD		
		PR	PAIR		
		PNT	PAINT		
FDN	FOUNDATION	PTD	PAPER TOWER DISP.		
FIN	FINISH	PTN	PARTITION		
FIX	FIXTURE				
FL	FLOOR	QT	QUARRY TILE		
FLASH	FLASHING				
FLOUR	FLUORESCENT				
FOC	FACE OF CONCRETE				

	ROOM NUMBER		DETAIL REFERENCES		ITEM SHEET
	DOOR NUMBER		ITEM NUMBER SHEET NUMBER		
	WINDOW MARK		WALL SECTION		
	COLUMN LINE		ROOM OR CABINET ELEVATION		
	BORROW LITE		EXTERIOR ELEVATION		
	EXISTING SPOT GRADE		FLOOR DRAIN		
	NEW SPOT GRADE		WATER CLOSET		
	EXISTING CONTOUR				
	NEW CONTOUR				
	EXIT LIGHT				

GENERAL NOTES

- WORK SHALL CONFORM TO THE 2019 CBC REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
- CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY EXISTING DIMENSIONS AND CONDITIONS WHICH MAY AFFECT THEIR WORK AND SHALL REPORT ANY DISCREPANCIES OR UNANTICIPATED CONDITIONS TO THE DESIGNER PRIOR TO STARTING WORK. NO CLAIM FOR ADDITIONAL COST WILL BE CONSIDERED DUE TO FAILURE OF CONTRACTOR TO VERIFY SUCH CONDITIONS OR TO REPORT THEM BEFORE PROCEEDING.
- SUBMITTALS: CONTRACTOR SHALL PROVIDE SUBMITTAL MATERIALS, (SHOP DRAWINGS, MANUFACTURER'S DESCRIPTIVE LITERATURE, SAMPLES, ETC) WHEN REQUIRED BY THE PROJECT SPECIFICATIONS. DESIGNER'S REVIEW OF SUCH MATERIALS SHALL BE FOR GENERAL CONFORMANCE WITH THE CONTACT DOCUMENTS ONLY AND SHALL NOT RELIEVE THE CONTRACTOR OF CONFORMANCE WITH THE CONTRACT DOCUMENTS UNLESS SPECIFICALLY INDICATED OTHERWISE BY THE DESIGNER.
- CONTRACTORS SHALL PROTECT ALL EXISTING SURFACES AND OTHER ITEMS OR WORK SCHEDULED TO REMAIN FROM DAMAGE DURING NEW CONSTRUCTION. IF DAMAGE TO EXISTING WORK OCCURS, CONTRACTOR SHALL BE RESPONSIBLE FOR DESTROYING THOSE ITEMS TO THEIR ORIGINAL CONDITION WITH OUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL NEW WORK FROM DAMAGE FOLLOWING ITS INSTALLATION. DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE OWNER AND THE DESIGNER AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL WORK. IF OWNER - PROVIDED ITEMS OR EQUIPMENT ARE REQUIRED TO BE INSTALLED DURING CONSTRUCTION, EITHER BY THE CONTRACTOR OR BY THE OWNER, CONTRACTOR SHALL INFORM THE OWNER OF THE INSTALLATION SCHEDULE WITH ADEQUATE TIME FOR THE OWNER TO ARRANGE FOR THE DELIVERY OR INSTALLATION OF THE ITEMS OR EQUIPMENT.
- THESE DOCUMENTS ARE INTENDED TO REPRESENT A COMPLETE AND FINISHED INSTALLATION. ITEMS WHICH MAY NOT BE SPECIFICALLY DETAILED, NOTED OR SPECIFIED, BUT WHICH ARE REASONABLY ASSUMED TO BE NECESSARY FOR A NORMAL FINISHED INSTALLATION, SHALL BE PROVIDED AS THOUGH INCLUDED IN THE CONSTRUCTION DOCUMENTS.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SHOWN OR SPECIFIED SHALL MEAN THAT SUCH ITEM IS FURNISHED; INSTALLED AND CONNECTED AS REQUIRED, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA-10, (MINIMUM 2A-10BC, MAXIMUM TRAVEL DISTANCE 75 FEET). CFC SECTION 1002.1 AND THE FIRE MARSHALL.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL "DESIGN/BUILD" WORK SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT AND OWNER PRIOR TO COMMENCING THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN/BUILD CONTRACTOR TO SECURE ALL APPROVALS & PERMITS NECESSARY FOR THE CONSTRUCTION OR INSTALLATION OF THE DESIGN/BUILD WORK.
- SPRINKLERS: FOR AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLING CONTRACTOR SHALL PROVIDE DESIGN DRAWINGS AND CALCULATIONS TO THE LOCAL FIRE JURISDICTION FOR REVIEW, APPROVAL AND PERMIT ISSUANCE. ALL APPLICABLE REQUIREMENTS OF NFPA-13 AND PERTINENT CODES & REGULATIONS OF THE LOCAL FIRE JURISDICTION SHALL BE MET. INSTALLATION SHALL BE INSPECTED BY AND PERFORMED TO THE SATISFACTION OF THE FIRE INSPECTOR.

CODE COMPLIANCE

- ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE 2019 CBC
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN CODE

SHEET INDEX

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L-1	EXISTING LANDSCAPE PLAN

PROJECT DIRECTORY

TENANT:	DEZZ HOLDINGS 15300 BOTHELL WAY NE, LAKE FOREST PARK, WA 98155 (831) 236-8090
GENERAL CONTRACTOR:	COURDREY CONSTRUCTION PO. BOX 1072 CARMEL VALLEY, CA. 93924 (831) 626-0891
ELECTRICAL CONTRACTOR:	RINGER ELECTRIC AND SOLAR, INC. 494 MAR VISTA DR. MONTEREY, CA. 93940 (831) 236-2770

PROJECT DATA

SCOPE OF WORK:	1- REMOVE 2 INTERIOR WALLS & ELECTRICAL PLUGS IN 2 RM. 2- CLOSE IN LUNCH ROOM WALL 3- REPLACE (E) SHOWER WITH A WASH SINK 4- RELOCATE DOORS ON 2 ROOMS TO BACK SIDE & REWIRE PLUGS AND LIGHT SWITCHES. 5- REMOVE WALL & DOOR OFF OUTSIDE WALL & REFINISH WALL TO MATCH. 6- ADD 2 PORTABLE WALK-IN FREEZERS
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OCCUPANCY CLASSIFICATION:	B-5
SPRINKLERS:	YES
CONSTRUCTION TYPE:	VB
STORIES:	1
COVERED ROOF AREA	10,100 SF

APN #: 161-021-017-000

PER CBC TABLE 506.2: BUILDING TYPE ALLOWABLE LIMITS:

B: SPRINKLERED, 1 STORIES, 36,000 SF MAX, HEIGHT 40' MAX =OK

FLOOR AREA:	
OFFICE:	± 5,797 S.F.
STORAGE:	± 326 S.F.
OPEN COVER AREA:	± 3,977 S.F.
TOTAL AREA:	± 10,100 USEABLE S.F.

OCCUPANT LOAD:	
OFFICE: (100 S.F./OCC.):	58 OCC.
STORAGE: (300 S.F./OCC.):	2 OCC.

TOTAL OCCUPANT LOAD:	±60 OCC.
NO. OF EXITS REQUIRED:	2
NO. OF EXITS PROVIDED:	3

MAXIMUM TRAVEL DISTANCE M: 250'

EXISTING OFF STREET PARKING:	
STANDARD:	34
HC ACCESSIBLE:	3

PLUMBING FIXTURES REQUIRED:

AREA OF OCCUPANCY:	
B OFFICE	5,797 SF

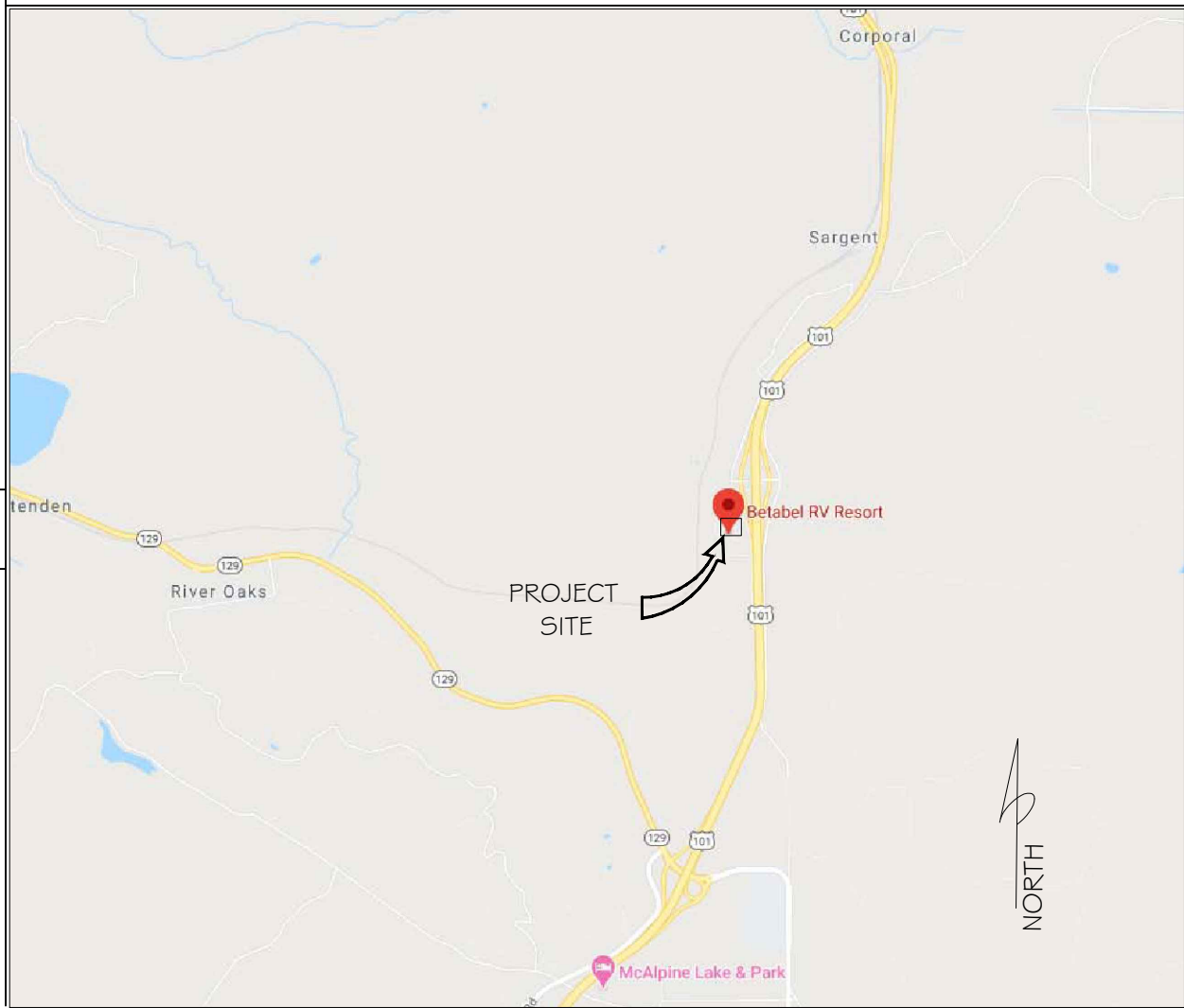
USING CPC TABLE A:

- THE OCCUPANT LOAD:
5,797 / 200 = 29 OCCUPANTS (15 MEN & 15 WOMEN)
- THE NUMBER OF FIXTURES REQUIRED USING THE FACTORY AND BUSINESS OFFICE OCCUPANCIES IN TABLE 422.1:
MEN 1: WATER CLOSET, 1: URINALS, 1: LAVATORIES
WOMEN 1: WATER CLOSET, 1: LAVATORIES
1 DRINKING FOUNTAIN REQUIRED OR BOTTLE WATER STATION

ACTUAL FIXTURES PROVIDED:

MEN 3: WATER CLOSET, 1: URINALS, 3: LAVATORIES
WOMEN 5: WATER CLOSET, 4: LAVATORIES
1: DRINKING FOUNTAIN REQUIRED OR BOTTLE WATER STATION

LOCATION MAP



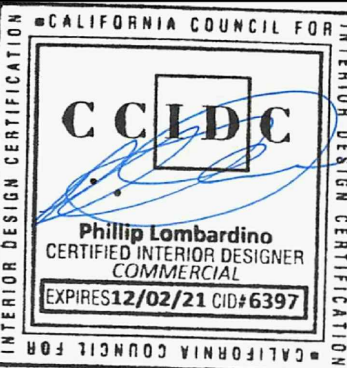
REVISION BLOCK	DESCRIPTION:	BY:
REV	DATE:	

SCALE:	NTS
DATE:	4/24/20
DRAWN:	PL
DESIGN:	PL
CHECKED:	



Phillip Lombardino Sr.
CPBD#5-630 / CID#6397
Cel: 831-521-6551
Email: PjHomeDesigns@gmail.com
Professional Member of: AIBD

Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.




TITLE SHEET
FOR
DEZZ HOLDINGS
19055 PORTOLA DRIVE, SALINAS CA. 93901

PROJ. NO.
SHEET NUMBER
A-01
OF 2 SHEETS

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

SCALE: AS NOTED		REV		DATE:		DESCRIPTION:		BY:	
DATE: 4/24/20									
DRAWN: P.L.									
DESIGN: P.L.									
CHECKED:									




Lavoro Partners Inc.
Building, Office & Equipment

Phillip Lombardino Sr.
CPBD#5-630 / CID#6397
Cel: 831-521-6551
Email: PjHomeDesigns@gmail.com
Professional Member of AIBD

Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

CALIFORNIA COUNCIL FOR
INTERIOR DESIGN CERTIFICATION



Phillip Lombardino
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPRES12/02/21 CID#6397

19055 PORTOLA DRIVE, SALINAS CA. 93901

CAL GREEN DATA SHEET

FOR

DEZZ HOLDINGS

19055 PORTOLA DRIVE, SALINAS CA. 93901

PROJ. NO.

SHEET NUMBER

CG-1

OF 2 SHEETS

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

Y	NA	RESPON PARTY	
<input type="checkbox"/>	<input type="checkbox"/>		
<p>SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT</p> <p>5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.</p>			
<p>5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.</p>			
<p>5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.</p>			
<p>5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:</p>			
<p>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 feet around and perpendicular to such openings plus at least one of the following:</p> <ol style="list-style-type: none"> 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. 			
<p>5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.</p>			
<p>SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p>			
<input type="checkbox"/>	<input type="checkbox"/>		
<p>5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous 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.</p>			
<p>5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:</p> <ol style="list-style-type: none"> 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 			
<p>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 this section.</p>			
<p>Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.</p>			
<p>Exceptions to Sections 5.408.1.1 and 5.408.1.2:</p> <ol style="list-style-type: none"> 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. 			
<p>5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.</p>			
<p>5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.</p>			
<p>Notes:</p> <ol style="list-style-type: none"> 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bcc.ca.gov/Home/CalGreen.aspx may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 			
<input type="checkbox"/>	<input type="checkbox"/>		
<p>5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions 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 materials shall be included in the construction documents.</p>			
<p>Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGGS_UWR_FinalText.pdf</p>			
<input type="checkbox"/>	<input type="checkbox"/>		
<p>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. For a phased project, such material may be stockpiled on site until the storage site is developed.</p>			
<p>Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.</p>			
<p>Notes:</p> <ol style="list-style-type: none"> 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov) 			
<input type="checkbox"/>	<input type="checkbox"/>		
<p>SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS</p>			
<p>5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.</p>			
<p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.</p>			
<p>5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.</p>			
<p>Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.</p>			
<p>5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the <i>Public Resources Code</i>. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).</p>			
<p>Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.</p>			

	Y	N/A	RESPONSE PARTY	
				<p>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.</p> <p>5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.</p> <p>5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.</p> <p>DIVISION 5.5 ENVIRONMENTAL QUALITY</p> <p>SECTION 5.501 GENERAL</p> <p>5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.</p> <p>SECTION 5.502 DEFINITIONS</p> <p>5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)</p> <p>ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.</p> <p>A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.</p> <p>1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.</p> <p>COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joints or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).</p> <p>Note: See CCR, Title 17, Section 93120.1.</p> <p>DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).</p> <p>DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.</p> <p>ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.</p> <p>ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.</p> <p>ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.</p> <p>ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.</p> <p>EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.</p> <p>FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.</p> <p>GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equal volume of carbon dioxide under a given period of time. Carbon dioxide is the reference compound with a GWP of one.</p> <p>GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.</p> <p>HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 62, sec. 82.3 (as amended March 10, 2009).</p> <p>LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.</p> <p>LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 62, sec. 82.3 (as amended March 10, 2009).</p> <p>MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.</p> <p>MAXIMUM INCREMENTAL REACTIVITY (MIR). Maximum ashmore weight in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p> <p>PRODUCT-WEIGHTED MIR (PWMIr). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIr is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p>PSIG. Pounds per square inch, gauge.</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>SCHRADER ACCESS VALVES. Access fittings with a valve core installed.</p> <p>SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.</p> <p>SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.</p> <p>VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508.(a)</p> <p>Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.</p> <p>SECTION 5.503 FIREPLACES</p> <div style="display: flex;"> <input type="checkbox"/> <input type="checkbox"/> </div> <p>5.503.1 FIREPLACES. Install only a direct vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to related requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.</p> <p>5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.</p> <p>SECTION 5.504 POLLUTANT CONTROL</p> <div style="display: flex;"> <input type="checkbox"/> <input type="checkbox"/> </div> <p>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% 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.</p> <div style="display: flex;"> <input type="checkbox"/> <input type="checkbox"/> </div> <p>5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.</p>

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Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

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 and caulks. Adhesives, sealants, and caulks 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. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,3}

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

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

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

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

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

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

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

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

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 buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CFR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown 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:

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

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E-1533. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

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:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

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 that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements for Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the *California Energy Code*, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet 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 following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L_n or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLUZ) plan.
2. L_n or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan element.
2. Within the 65 CNEL or L_n noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{dn} - 1-hr during any hour of operation shall have building, addition or alteration 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).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered 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.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toilbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 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, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do 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 low-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.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

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

Y	N/A	RESPON. PARTY
<input type="checkbox"/>	<input type="checkbox"/>	

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 1/4 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.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit 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 valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems 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.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

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 Refrigerant 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 a 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.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

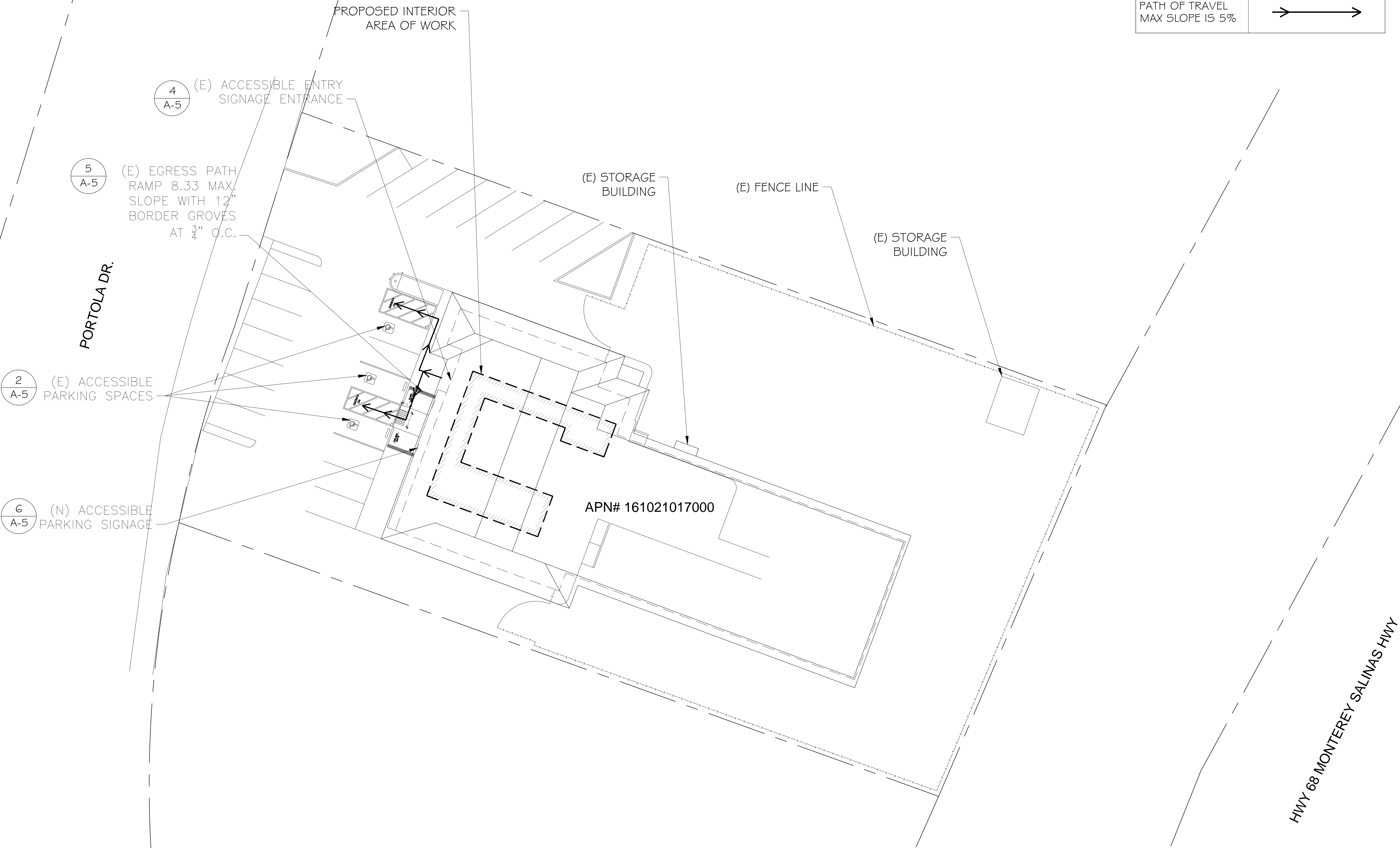
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SCALE:	AS NOTED
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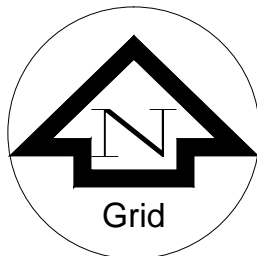


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TRAVEL LINE LEGEND	
LOCATION	IDENTIFICATION
PATH OF TRAVEL MAX SLOPE IS 5%	



SITE PLAN



REVISION BLOCK		BY:	
REV	DATE	DESCRIPTION	
1			
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3			
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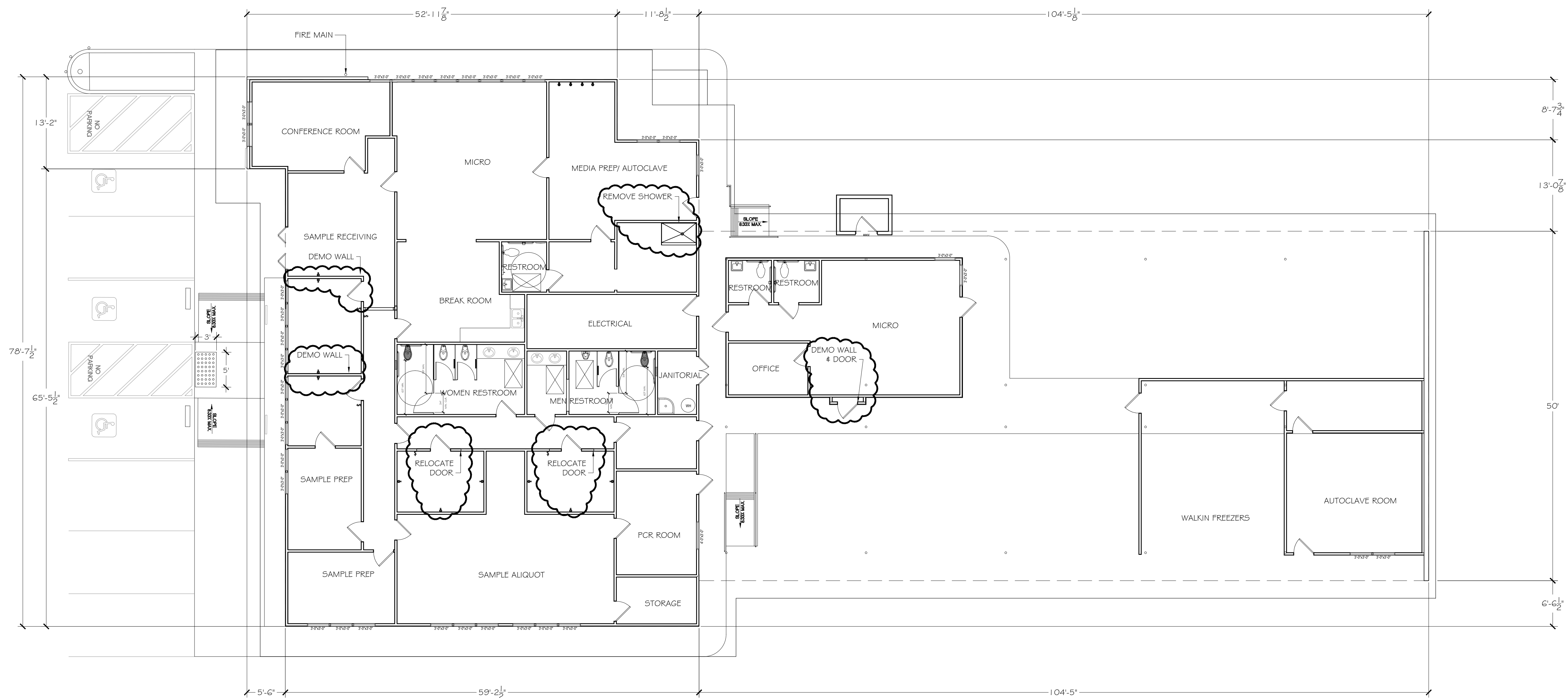
Lavoro Partners Inc.
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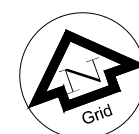
Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

CCIDC
 Phillip Lombardino
 CERTIFIED INTERIOR DESIGNER
 COMMERCIAL
 EXPIRES 12/02/21 CID#6397

SITE PLAN FOR DEZZ HOLDINGS 19055 PORTOLA DRIVE, SALINAS CA. 93901	PROJ. NO.
	SHEET NUMBER
A-1	
OF 2 SHEETS	



EXISTING FLOOR PLAN



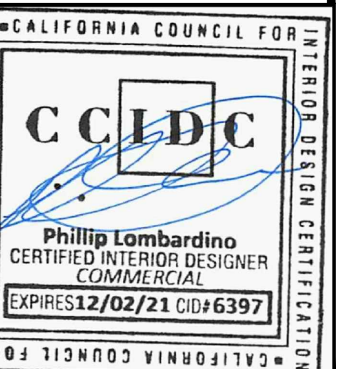
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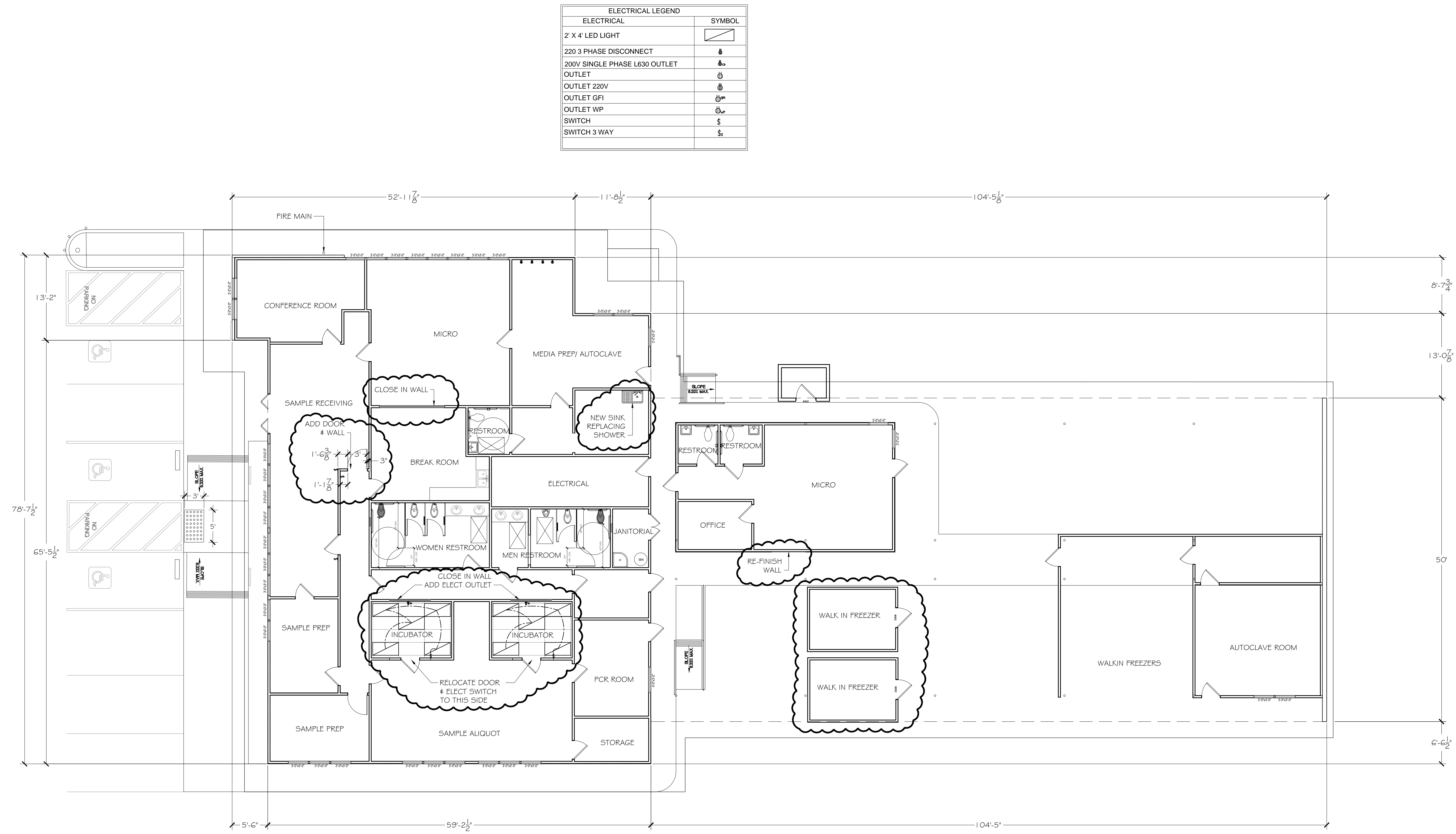


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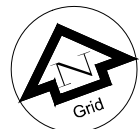


EXISTING FLOOR PLAN
FOR
DEZZ HOLDINGS
19055 PORTOLA DRIVE, SALINAS CA. 93901



ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
2' X 4' LED LIGHT	
220 3 PHASE DISCONNECT	
200V SINGLE PHASE L630 OUTLET	
OUTLET	
OUTLET 220V	
OUTLET GFI	
OUTLET WP	
SWITCH	
SWITCH 3 WAY	

PROPOSED FLOOR PLAN



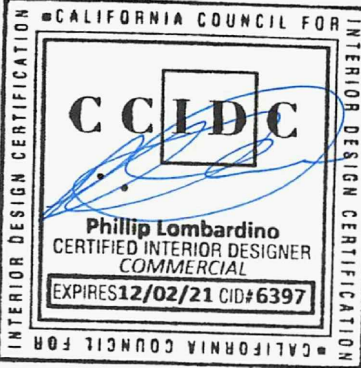
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SCALE: 1/8" = 1'-0"	DATE: 4/24/20	DRAWN: PL	DESIGN: PL	CHECKED: PL
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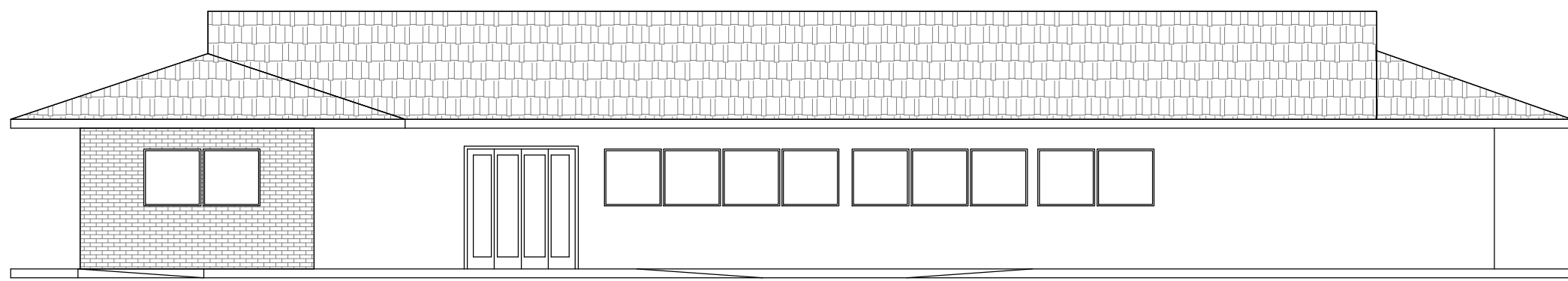
Phillip Lombardino Sr.
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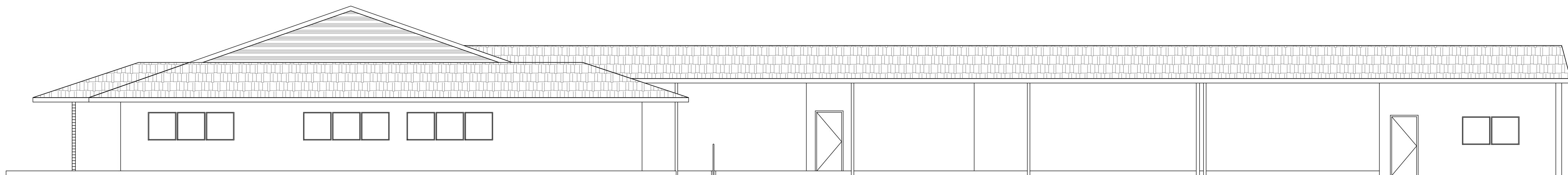


PROPOSED FLOOR PLAN
FOR
DEZZ HOLDINGS
19055 PORTOLA DRIVE, SALINAS CA. 93901

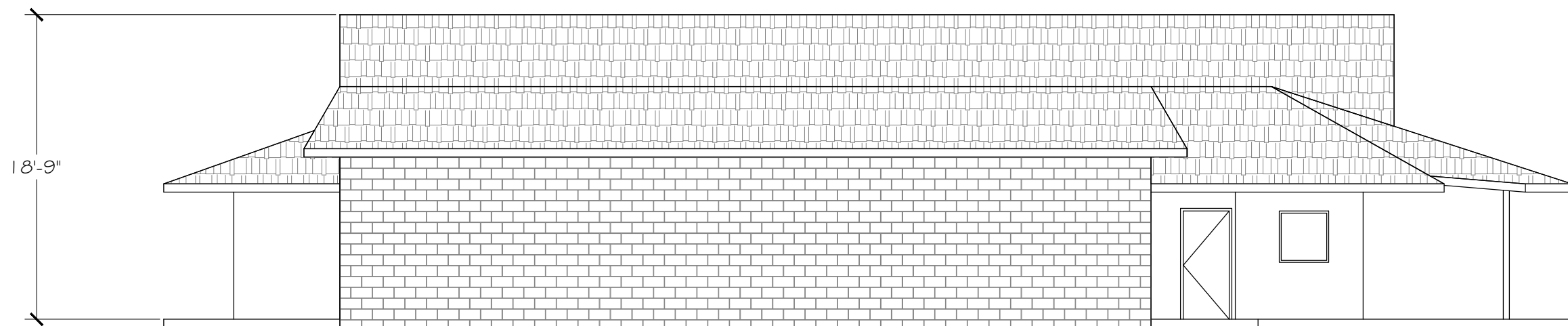
PROJ. NO.
SHEET NUMBER
A-3
OF 2 SHEETS



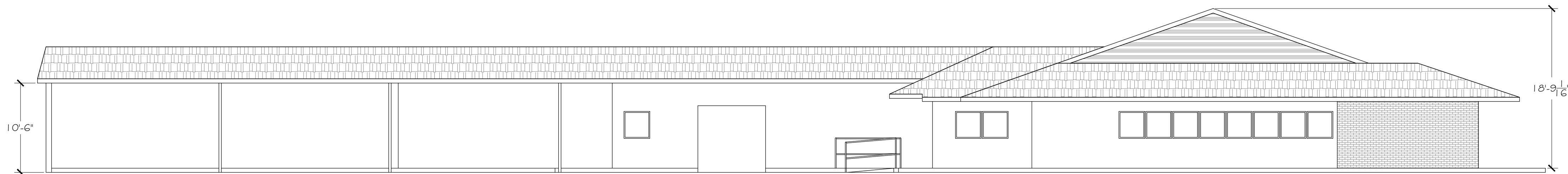
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

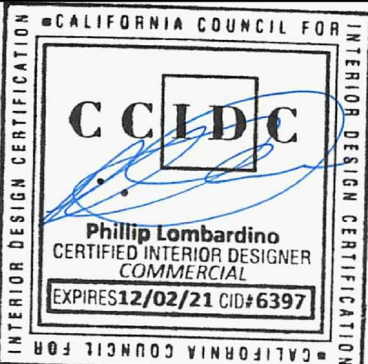
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DATE:	4/24/20
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DESIGN:	PL
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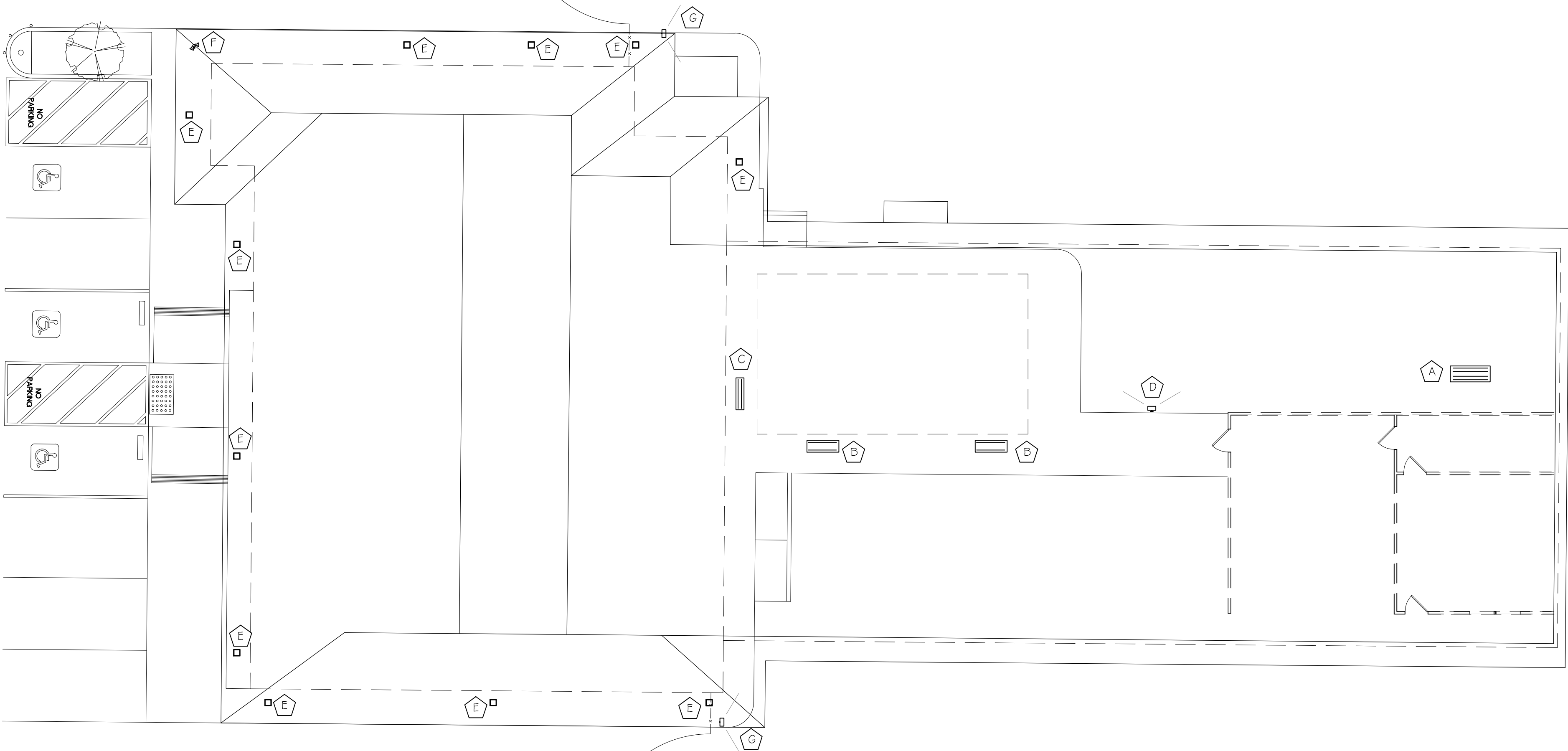
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ELEVATION VIEWS

FOR
DEZZ HOLDINGS
19055 PORTOLA DRIVE, SALINAS CA. 93901

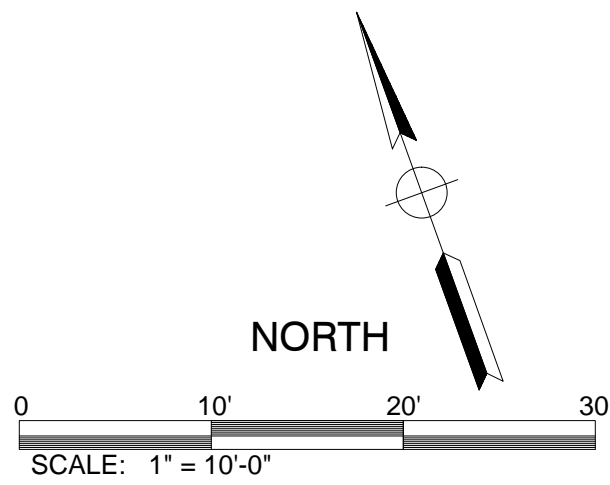
APN# 161021017000



EXISTING SITE LIGHTING PLAN

1" = 10'-0"

ELECTRICAL LEGEND		
ELECTRICAL	SYMBOL	#
GARAGE FLORESCENT 4-LIGHT		A
GARAGE FLORESCENT 2-LIGHT		B
OUTSIDE FLORESCENT WATERTIGHT 2-LIGHT		C
OUTSIDE FLOOD LIGHT		D
OUTSIDE EVE SQUARE FLORESCENT		E
EXTERIOR FLOOD LIGHT MOTION		F
EXTERIOR ROOF POLE MOUNT FLOODLIGHT		G



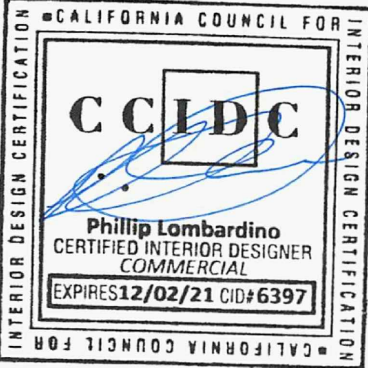
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SCALE: 1" = 10'-0"	DATE: 7/13/20	DRAWN: PL	DESIGN: PL	CHECKED:
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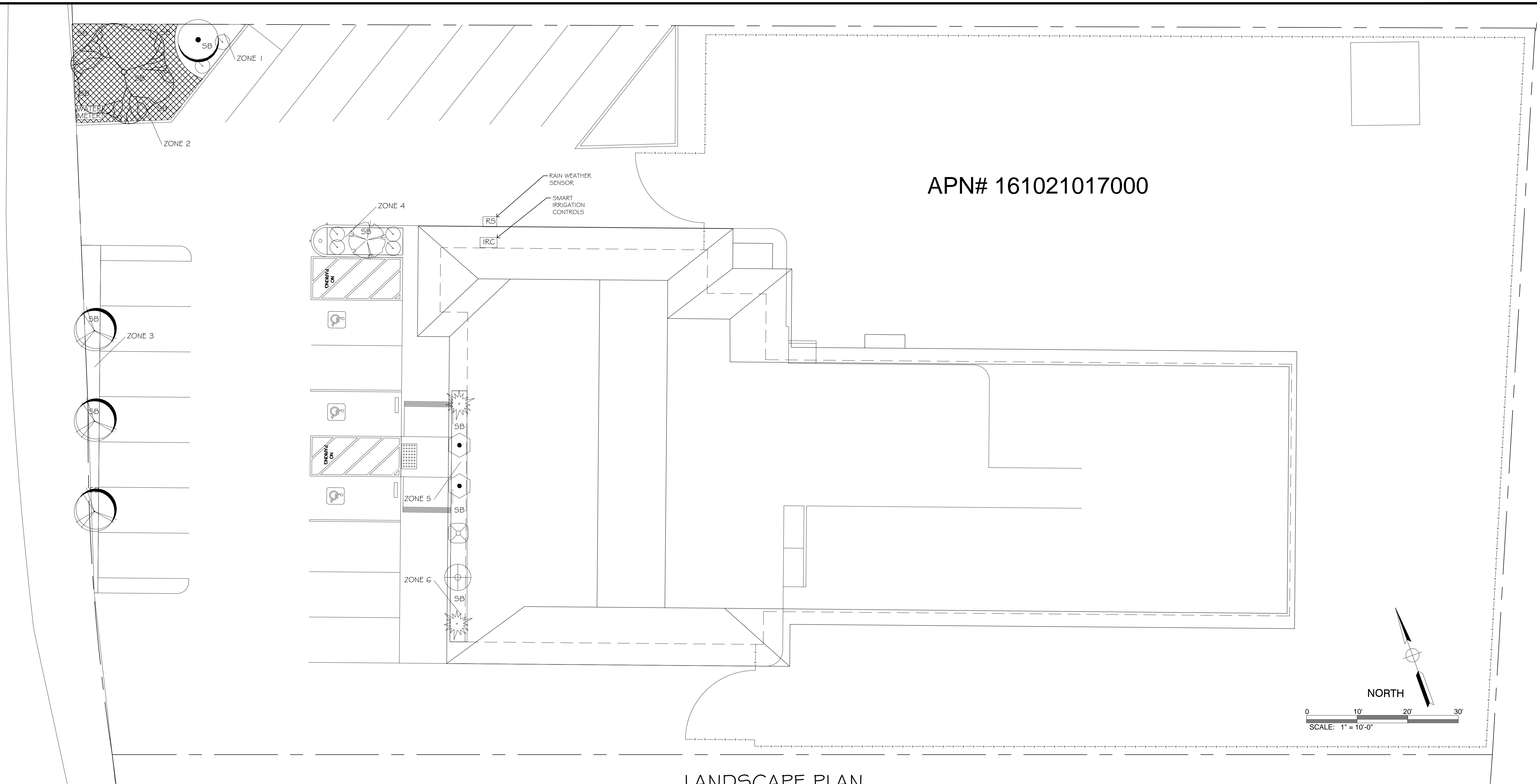
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EXISTING SITE LIGHTING PLAN
FOR
DEZZ HOLDINGS
19055 PORTOLA DRIVE, SALINAS CA. 93901

PROJ. NO.
SHEET NUMBER
E-1
OF 2 SHEETS



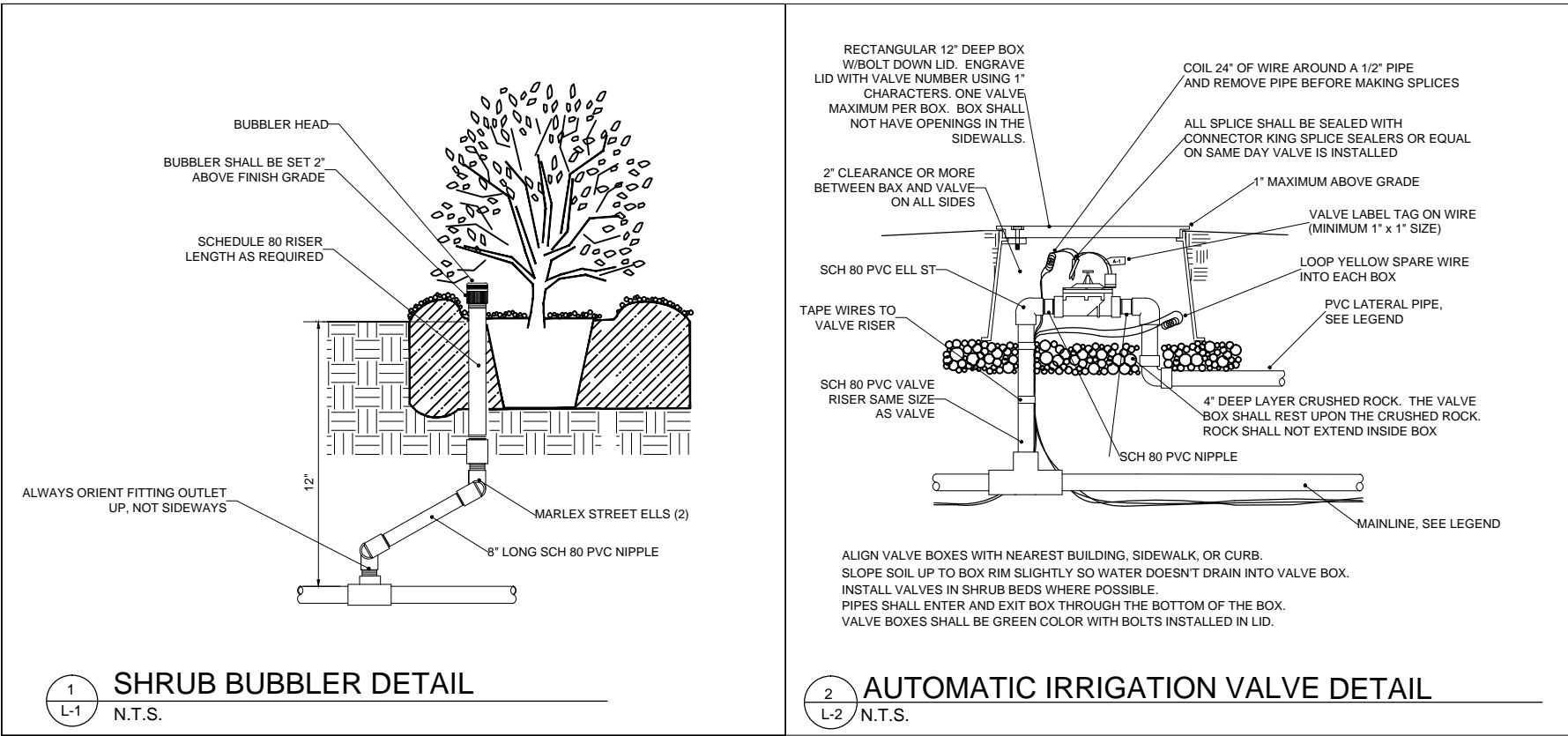
APN# 161021017000

LANDSCAPE PLAN

1" = 10'-0"

EXISTING PLANT LEGEND

SYMBOL	BOTANICAL NAME VARIETY COMMON NAME	MINIMUM CONTAINER SIZE	MATURE DIMENSIONS	FORM FUNCTION	ESTIMATED QUANTITY (CONFIRM)	DETAIL	WUCOLS RATING
	CHILOPSIS LINEARIS DESERT WILLOW SHRUB / TREE		40' HIGH 20' WIDE	WEeping STREET	1 EACH		LOW
	ACACIA PODALYRIIFOLIA TREE		22' HIGH 15' WIDE	ROUNDED SHADE	3 EACH		LOW
	CALLICARPA BODINIERI PROFUSION BUSH IN BLOOM TREE		10' HIGH 6' WIDE	MULTI STEM UMBRELLA	1 EACH		MOD
	SYZYGIUM AUSTRALE BUSH IN BLOOM TREE		65' HIGH 65' WIDE	MULTI STEM UMBRELLA	1 EACH		MOD
	JUNIPERUS SABINA HEDGES		6' HIGH 10' WIDE	UPRIGHT ACCENT	2 EACH		LOW
	PHOTO ROSE DUFTZAUBER		4' HIGH 3' WIDE	UPRIGHT ACCENT	6 EACH		MOD
	WHITE JASMINE		20' HIGH 7' WIDE	SPREADING GRNDCOVER	1 EACH		LOW
	ABELIA SCHUMANNII		7' HIGH 10' WIDE	VASE ACCENT	2 EACH		MOD
	GLOSSY ABELIA		6' HIGH 5' WIDE	MOUNDING SCREEN	1 EACH		MOD
	FESTUCA GLAUCA BOULDER BLUE FESCUE INSTALL A 2" LAYER OF MEDIUM-SIZE FIR OR REDWOOD BARK IN ALL SHRUB AND GROUNDCOVER PLANTER AREAS. BARK ONLY. RECYCLED LUMBER, YARD WASTE, OR OTHER NON-BARK WOOD PRODUCTS ARE NOT ACCEPTABLE. ALTERNATE GROUND COVER: INSTALL 2" DECOMPOSED GRANITE, INSTALL DECOMPOSED GRANITE OVER WEED BARRIER FABRIC		15" TALL 12" WIDE	MOUNDING ACCENT	12" O.C.		LOW



MAWA = (ETc) (0.62) [(0.55 x LA) + (0.3 x SLA)]

(39.0)(0.62) [(0.55 x 898) + (0.3 x 0)]

24.18 x [493.9 + 0]

24.18 x 493.9

11,942.50 GAL. PER. YR. OR 1,596.48 HUNDRED CUBIC FT. YR.

ETWU = (ETc) (0.62) (PF x HA + SLA)

(39.0)(0.62) (306.2 + 0)

0.81

(24.18) (378.03 + 0)

24.18 x 378.03

9,140.76 GAL. PER. YR. OR 1221.94 HUNDRED CUBIC FT. YR.

LANDSCAPE:

MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) 11,942.50 GAL PER YR.

ESTIMATED TOTAL WATER USAGE (ETWU) 9,140.76 GAL PER YR.

HYDROZONE #	WATER USE TYPE	(PF)	(HA)	PF x HA
1	MEDIUM	0.5	90	47.0
2	LOW	0.3	416	124.8
3	LOW	0.2	152	30.4
4	MEDIUM	0.5	80	40.0
5	MEDIUM	0.5	80	40.0
6	LOW	0.3	80	24.0
		TOTAL	898	306.2

REVISION BLOCK

REV	DATE	DESCRIPTION	BY

SCALE: 1" = 10'-0"

DATE: 7/13/20

DRAWN: PL

DESIGN: PL

CHECKED: PL

Lavoro Partners Inc.

Building, Office & Equipment

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CPBD#5-630 / CID#6397

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CALIFORNIA COUNCIL FOR

CCLDC

Phillip Lombardino

CERTIFIED INTERIOR DESIGNER

COMMERCIAL

EXPIRES 12/02/21 CID#6397

NO# 1124003 VIN#021192

EXISTING LANDSCAPE PLAN

FOR

DEZZ HOLDINGS

19055 PORTOLA DRIVE, SALINAS CA. 93901

PROJ. NO.

SHEET NUMBER

L-1

OF 2 SHEETS