

THE CONTRACTOR SHALL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.

IF ANY ASBESTOS, KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE BEGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK.

THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING, AS PER THE GUIDELINES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24; THE 2010 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT; THE 2010 CALIFORNIA FIRE CODE, THE 2010 CALIFORNIA ENERGY CODE, THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA MECHANICAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2010, THE 2010 NFPA 72 (FIRE ALARMS) AND THE 2010 NFPA 13/13R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2013 THEN THIS PROJECT MUST COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUTE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT, WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ARCHITECT BEFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LABOR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCT OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFORMANCE REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER; THE LOCAL ELECTRICITY PROVIDER; THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER, IF REQUIRED OR REQUESTED.

8. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED

STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES OR PROTECTION, AS NEEDED, TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

10. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS, UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT, OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

11. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT, AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERRORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL, AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTURER'S REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS.

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

16. IF THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OBJECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES, THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WRITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER, THE ARCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER.

21. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM		
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MTL.	METAL
B.O.	BOTTOM OF	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CLG.	CEILING		
CLR.	CLEAR	O.C.	ON CENTER
CONC.	CONCRETE		
		PL.	PLASTIC
DTL.	DETAIL	P.L.Y.	PLYWOOD
DWG.	DRAWING	REQ'D.	REQUIRED
(E)	EXISTING	SIM.	SIMILAR
ELEC.	ELECTRICAL	SHG.	SHEDDING
ELEV.	ELEVATION	S.S.D.	SEE STRUCTURAL DRAWINGS
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR		
F.F.	FINISH FLOOR	T.B.D.	TO BE DETERMINED
GA.	GAGE	T.O.P.	TOP OF
GSM.	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP.	GYPSPUM		
		U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HVAC	HEATINGS, VENTILATING, AND		
	AIR CONDITIONING	W.	WITH
HW	HOT WATER HEATER	W.C.	WATER CLOSET
		WD.	WOOD
INT.	INTERIOR	WP.	WATERPROOF

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 GENERAL NOTES
- A0.3 TITLE 24 REPORT
- A0.4 TITLE 24 REPORT
- A0.5 TITLE 24 REPORT
- A0.6 TITLE 24 REPORT
- A0.7 TITLE 24 REPORT
- A0.8 TITLE 24 REPORT
- A0.9 ENVELOPE COMPONENT APPROACH
- A0.10 ENVELOPE COMPONENT APPROACH
- A1.0 EXISTING / PROPOSED SITE/ROOF PLAN
- A1.1 EXISTING / DEMO FIRST AND SECOND FLOOR PLANS
- A2.1 PROPOSED BASEMENT AND FIRST FLOOR PLANS
- A3.0 EXISTING / PROPOSED ELEVATIONS
- A3.1 EXISTING / PROPOSED SECTIONS
- A6.0 INTERIOR ELEVATIONS
- A6.1 INTERIOR ELEVATIONS
- A6.2 INTERIOR ELEVATIONS
- A6.3 INTERIOR ELEVATIONS
- A6.4 INTERIOR ELEVATIONS
- A6.5 INTERIOR ELEVATIONS
- A6.6 INTERIOR ELEVATIONS
- A6.7 INTERIOR ELEVATIONS
- A6.8 INTERIOR ELEVATIONS
- A6.9 INTERIOR ELEVATIONS
- A6.10 INTERIOR ELEVATIONS
- A6.11 INTERIOR ELEVATIONS
- A6.12 INTERIOR ELEVATIONS
- A6.13 INTERIOR ELEVATIONS
- A6.14 INTERIOR ELEVATIONS
- S1.0 GENERAL NOTES
- S1.1A STRUCTURAL DETAILS
- S1.1B STRUCTURAL DETAILS
- S2 FOUNDATION AND FIRST FLOOR FRAMING PLAN
- S3 MEZZANINE AND ROOF FRAMING PLAN
- S4 STRUCTURAL DETAILS
- E2.0 ELECTRICAL PLANS

A map of San Francisco, California, showing the location of 1561 California St. The map is oriented with North at the top. A red pin marks the address 1561 California St, which is located on the east side of California St, between Larkin St and Pine St. The map shows several major streets, including Van Ness Ave (101) running vertically on the left, and California St running horizontally across the middle. Other streets shown include Franklin St, Pine St, Larkin St, and Leavenworth St. Various landmarks and businesses are labeled, such as the United States Post Office, Hotel Verano, and several bars and shops. The map also shows the San Francisco Bay Area, with the Golden Gate Bridge visible in the background.

New fitness studio (personal service) in existing retail building.
New ADA-compliant bathrooms. New ADA-complaint lift. New storefront. Design/build mechanical system under separate permit.
Design/Build sprinkler system under separate permit.

PARCEL:	1501 CALIFORNIA STREET
BLOCK:	645
LOT:	16
ZONING:	NCD
INTERSECTIONS:	CALIFORNIA ST AND POLK ST
LOT SIZE:	23'-7" WIDE x 136'-6" DEEP
OCCUPANCY TYPE:	B, 1-UNIT COMMERCIAL
CONSTRUCTION TYPE:	TYPE V-B
CODE USED:	2013 CALIFORNIA BUILDING CODE
	2013 CALIFORNIA MECHANICAL CODE
	2013 CALIFORNIA PLUMBING CODE
	2013 CALIFORNIA ELECTRICAL CODE
	2013 CALIFORNIA ENERGY CODE
	2013 CALIFORNIA FIRE CODE

ARCHITECT	CLIENT
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PERMIT SET

COVERSHEET

DATE 10.06.14

SCALE ASSESSED

DRAWN GG, MK, DP, DK,

DEMOLITION NOTES

3. THE DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW WORK, WHICH IS SHOWN ELSEWHERE. THE INTENT OF THESE DRAWINGS IS TO GENERALLY SHOW THE DEMOLITION SCOPE OF WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE ANY ADDITIONAL DEMOLITION WORK AND VERIFY THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO ACCOMMODATE ANY NEW WORK.
2. ALL THE DIMENSIONS SHOWN, OR NOT SHOWN BUT REQUIRED, MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE INFORMATION SHOWN ON THESE DRAWINGS WAS DERIVED BY THE ARCHITECT WITHOUT ANY SURVEYING OR ENGINEERING EQUIPMENT AND IS INTENDED TO BE HELPFUL, BUT NOT NECESSARILY ACCURATE.
3. ALL BIDS OR PROPOSALS MUST CLEARLY IDENTIFY WHAT WORK WILL BE PERFORMED AND WHAT WORK WILL NOT BE PERFORMED. THE CONTRACTOR WILL ALSO IDENTIFY ANY ALLOWANCES FOR WORK TOO UNCERTAIN TO BID FROM THE INFORMATION SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING PLUMBING FIXTURES, SPRINKLER SYSTEMS AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING ROUGH-IN SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW PLUMBING FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.
5. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE MECHANICAL SYSTEM AND RELATED DEVICES SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING ANY NEW MECHANICAL SYSTEM AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM OR EQUIPMENT. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.
6. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING ELECTRICAL FIXTURES AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW ELECTRICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.
7. THE CONTRACTOR WILL PROTECT EXISTING MATERIALS TO REMAIN, AS REQUIRED. DAMAGE TO EXISTING MATERIALS TO REMAIN, BECAUSE OF INADEQUATE PROTECTION SHALL BE FIXED, REPAIRED OR REPLACED, AS REQUIRED BY THE ARCHITECT, AT THE SOLE EXPENSE OF THE CONTRACTOR INCLUDING BUT NOT NECESSARILY LIMITED TO LABOR AND MATERIALS.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMITS, ENGINEERING, SHORING AND ANY CONSTRUCTION DOCUMENTS BY OTHERS RELATED TO THIS WORK, WHETHER OR NOT THEY ARE REQUIRED, FROM THE LOCAL AUTHORITIES.
9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY STORE AND PROTECT ANY MATERIAL DESIGNATED ON THE DRAWINGS TO BE SALVAGED AND RE-INSTALLED AS PART OF THE NEW WORK INTENT.

CONSTRUCTION NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.
2. THE CONTRACTOR WILL VERIFY THE ROUGH-IN DIMENSIONS AND REQUIREMENTS FROM THE APPROPRIATE MANUFACTURER OR FABRICATOR FOR DOORS, WINDOWS, EQUIPMENT, CABINETY, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES AND ANY OTHER DEVICES BEFORE PROCEEDING TO LAY OUT AREAS WHERE SUCH ITEMS ARE LOCATED.
3. ALL CONNECTIONS AND FASTENERS ARE INTENDED TO BE CONCEALED, UNLESS OTHERWISE NOTED. WHERE SUCH DEVICES CAN NOT BE CONCEALED AS INTENDED NOTIFY THE ARCHITECT FOR REVIEW OF DESIGN CONFORMANCE.
4. FIREBLOCKING SHALL BE PROVIDED IN ALL LOCATIONS IDENTIFIED IN SECTION 717.2 OF THE CALIFORNIA BUILDING CODE (CBC) AND IN ANY ADDITIONAL LOCATIONS IDENTIFIED BY THE LOCAL AUTHORITIES OR LOCAL ORDINANCES.
5. THE CONTRACTOR WILL VERIFY ALL ROOF AND FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR OR BY THE CBC AND PROVIDE THE APPROPRIATE NET FEE VENTILATION AREA, BUT IN NO CASE SHALL IT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE TO BE VENTILATED. WHEN THE MEANS OF THE VENTILATION IS VISIBLE FROM A COMMONLY USED SPACE, PASSAGEWAY, YARD OR PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL REVIEW THIS SITUATION WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE INSTALLING SUCH DEVICES, EQUIPMENT OR MATERIALS.
6. THE CONTRACTOR WILL VERIFY AND PROVIDE THE REQUIRED BLOCKING AND BACKING FOR ALL CABINETY, WALL-MOUNTED ACCESSORIES, BUILT-IN EQUIPMENT, LIGHT FIXTURES OR OTHER DEVICES REQUIRING BLOCKING OR BACKING.
7. THE CONTRACTOR WILL VERIFY AND PROVIDE ALL CODE REQUIRED FIREPROOFING AT ALL PENETRATIONS INTO AND THROUGH A FIRE RATED FLOOR, WALL, CEILING OR ROOF ASSEMBLY.
8. ALL CHANGES OR OFFSETS IN FLOOR FINISH MATERIAL WILL OCCUR UNDER A THRESHOLD, WHEN PROVIDED, OR AT THE CENTERLINE OF A DOOR TRANSITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. OTHER LOCATIONS OF THESE CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD FOR DESIGN CONFORMANCE BEFORE INSTALLING ANY MATERIAL.
9. THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, SIMILAR PRODUCTS AND REVIEW THESE CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE ARCHITECT FOR DESIGN CONFORMANCE.
10. COMPLETE ALL WORK REQUIRED TO MEET THE STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS IDENTIFIED IN THE TITLE 24 REPORT SUBMITTED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO ALL MANDATORY AND SPECIAL FEATURES, AS WELL AS ANY LOCAL ORDINANCES (CECO AND RECO) AND ANY NEW REQUIREMENTS IDENTIFIED BY THE LOCAL BUILDING FIELD INSPECTOR. IF A TITLE 24 REPORT WAS NOT REQUIRED FOR THIS PROJECT, THEN THE CONTRACTOR SHALL PROVIDE ALL MEASURES REQUIRED BY THE STATE APPROVED MANDATORY FEATURES REGULATIONS IDENTIFIED IN TITLE 24.
11. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL WHICH UTILITY TYPE (WATER, ELECTRICITY, TELEPHONE, INTERNET, ETC.) CONNECTIONS, USE AND RELATED COSTS WILL BE INCLUDED IN HIS OVERHEAD AND WHICH COSTS HE EXPECTS THE OWNER TO PROVIDE. ANY UTILITY TYPE COST WHICH IS NOT IDENTIFIED, AS AN OWNER PROVIDED ITEM, WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR'S OVERHEAD COST.
12. THE CONTRACTOR SHALL IDENTIFY AND PROVIDE THE REQUIRED SIDEWALK AND PUBLIC PASSAGE ENCLOSURE PROTECTION AT ANY AFFECTED RIGHT-OF-WAY AREAS OR PUBLIC ACCESS LOCATIONS. THE CONTRACTOR WILL REVIEW ALL INTENDED SIGNAGE WITH THE ARCHITECT FOR DESIGN CONFORMANCE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ANY DIRECTION FROM THE OWNER OR THE ARCHITECT SHALL NOT BE CONSTRUED TO OVER RIDE THIS RESPONSIBILITY UNLESS MUTUALLY AGREED TO IN A WRITTEN DOCUMENT IDENTIFYING A SPECIFIC AREA OF WORK FOR WHICH THE CONTRACTOR WILL NOT BE RESPONSIBLE.

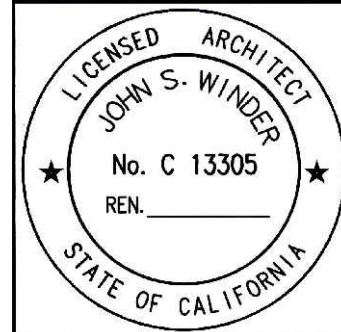
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351 ninth street, suite 301
san francisco, ca 94103



UFORIA STUDIOS
1561 CALIFORNIA ST
SAN FRANCISCO, CA 94109

PERMIT SET

GREENPOINTS CHECKLIST

A 0.1

DATE	10.06.14
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SCALE 15767

DRAWN GG, MK,

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Uforia Studios
1561 California St.
San Francisco, CA 94109

Project Designer:
Winder Gibson Architects
351 Ninth Street
San Francisco, CA 94103
415-318-8634

Report Prepared by:
Michael Kunz, CEPE
Energy Performance Services
P.O. Box 7483
South Lake Tahoe, CA 96158
888-828-9488

Job Number:
23188

Date:
10/2/2014

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2013 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC – www.energysoft.com.

EnergyPro 6.3 by EnergySoft User Number: 5748 ID: 23188

STATE OF CALIFORNIA INDOOR LIGHTING CEC-NRCC-LTI-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION NRCC-LTI-01-E (Page 2 of 5)	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting			
Project Name: Uforia Studios		Date Prepared: 10/2/2014	

5.	Complies ONLY if Installed \leq Allowed	↑ ↓	Complies ONLY if Installed \leq Allowed	↑ ↓
6.	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1	3,809	Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1	0

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)			
YES	NO	Form/Title	
X		NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
X		NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> Field Inspector
X		NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> Field Inspector

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)			
YES	NO	Form/Title	
X		NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> Field Inspector
X		NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/> Field Inspector
	X	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> Field Inspector

STATE OF CALIFORNIA INDOOR LIGHTING CEC-NRCC-LTI-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION 	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS Indoor Lighting		NRCC-LTI-01-E (Page 1 of 5)	
Project Name: Uforia Studios		Date Prepared: 10/2/2014	

Climate Zone: 3	Conditioned Floor Area : 4,140 Unconditioned Floor Area : 0
--------------------	--

General Information			
Building Type:	<input checked="" type="checkbox"/> Nonresidential	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> Hotel/Motel
<input type="checkbox"/> Schools	<input type="checkbox"/> Relocatable Public Schools	<input checked="" type="checkbox"/> Conditioned Spaces	<input type="checkbox"/> Unconditioned Spaces
Phase of Construction:	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Alteration
Method of Compliance:	<input type="checkbox"/> Complete Building	<input checked="" type="checkbox"/> Area Category	<input type="checkbox"/> Tailored

LIGHTING COMPLIANCE DOCUMENTS (select yes for each document included)			
For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.			
YES	NO	FORM	TITLE
YES		NRCC-LIT-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
YES		NRCC-LIT-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
YES		NRCC-LIT-03-E	Indoor Lighting Power Allowance
	NO	NRCC-LIT-04-E	Tailored Method Worksheets
	NO	NRCC-LIT-05-E	Line Voltage Track Lighting Worksheets

Summary of Allowed Lighting Power			
Conditioned and Unconditioned space Lighting must not be combined for compliance			
Indoor Lighting Power for Conditioned Spaces		Indoor Lighting Power for Unconditioned Spaces	
	Installed Lighting	Watts	
1.	NRCC-LTI-01-E, page 4	+	3,125
2.	PORTABLE ONLY FOR OFFICES NRCC-LTI-01-E, page 3	+	
3.	Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	327
4.	Adjusted Installed Lighting Power (row 1 plus row 2 minus row 3)	=	2,798
	Installed Lighting	Watts	
	NRCC-LTI-01-E, page 4	+	0
	Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	0
	Adjusted Installed Lighting Power (row 1 minus row 3)	=	0

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA INDOOR LIGHTING CEC-NRCC-LTI-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION NRCC-LTI-01-E (Page 2 of 5)	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS			
Indoor Lighting			
Project Name: Uforia Studios		Date Prepared: 10/2/2014	

5.	Complies ONLY if Installed \leq Allowed		Complies ONLY if Installed \leq Allowed	
6.	Allowed Lighting Power Conditioned NRCC-LTI-03-E, page 1	3,809	Allowed Lighting Power Unconditioned NRCC-LTI-03-E, page 1	0

Declaration of Required Installation Certificates – Declare by selecting yes for all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	
X		NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
X		NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> Field Inspector
X		NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> Field Inspector
	X	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> Field Inspector

Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	
X		NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> Field Inspector
X		NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/> Field Inspector
	X	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> Field Inspector

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
NRCC-LTI-01-E
(Page 3 of 5)

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS

Indoor Lighting

Project Name: **Uforia Studios**

Date Prepared: **10/2/2014**

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☐ **CONDITIONED SPACE**
☒ **UNCONDITIONED SPACE**

A. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

☐ The actual indoor lighting power listed on this page and on the next page includes all installed permanent and planned portable lighting systems.

☐ When Complete Building Method is used for compliance, list each different type of luminaire on separate lines.

☐ When Area Category Method or Tailored Method is used for compliance, list each different type of luminaire by each different function area on separate lines

☐ Also include track lighting in schedule, and submit the track lighting compliance form (NRCC-LTI-05-E) when line-voltage track lighting is installed.

B. Installed Portable Luminaires in Offices – Exception to Section 140.6(a)

☐ This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance form.

☐ This section is used to determine if greater than 0.3 watts of portable lighting is planned for any office

☐ Fill out a separate line for each different office. Small offices that are typical (having the same general and portable lighting) may be grouped together. This allowance shall not be traded between offices having different lighting systems.

Office Portable Luminaire Schedule	Office Installed Portable Luminaire Watts Per Square Foot						Accountable Watts	Office Location	Field Inspector	
A	B	C	D	E	F	G	H	I	J	
Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	Watts per Luminaire	Number of Luminaires	Installed portable luminaire watts in this office (B x C)	Square feet of this office	Watts per square foot (D / E)	If F ≤ 0.3, enter zero; If F > 0.3, (F-0.3)	E x G	Identify Office area in which these portable luminaires are installed	Pass	Fail
n/a									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
									<input type="checkbox"/>	<input type="checkbox"/>
Total installed portable luminaire watts that are greater than 0.3 watts per square foot per office:								Enter sum total of all pages into NRCC-LTI-01-E; Page 1		

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA INDOOR LIGHTING CEC-NRCC-LTI-01-E (Revised 06/14)						CALIFORNIA ENERGY COMMISSION 	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS						NRCC-LTI-01-E	
Indoor Lighting						(Page 4 of 5)	
Project Name: Uforia Studios						Date Prepared: 10/2/2014	

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☒ **CONDITIONED SPACE** ☐ **UNCONDITIONED SPACE**

C. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST									
Luminaire Schedule		Installed Watts				Location	Field Inspector ¹		
A	B	C	D		E	F	G	H	
Name or Item Tag	Complete Luminaire Description (i.e. 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	How wattage was determined		Number of Luminaires	Total Installed Watts in this area (C x E)	Primary Function area in which these luminaires are installed	Pass	Fail
			CEC Default from table	According to §16006(g)					
B	Wall Washer LED	55.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	715	Exercise, Gymnasium	<input type="checkbox"/>	<input type="checkbox"/>
	Recessed LED Dimmable	11.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	110	Corridor/Restroom/Support	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
INSTALLED WATTS PAGE TOTAL:						825	Enter sum total of all pages into NRCC-LTI-01-E; Page 2		

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance
June 2014

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS

Indoor Lighting

Project Name: Uforia Studios

NRCC-LTI-01-E

(Page 4 of 5)

Date Prepared: 10/2/2014

A separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for:

☒ **CONDITIONED SPACE** ☐ **UNCONDITIONED SPACE**

C. INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Luminaire Schedule		Installed Watts				Location	Field Inspector ¹		
A	B	C	D		E	F	G		
Name or Item from Table	Complete Luminaire Description (i.e., 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	How wattage was determined		Number of Luminares	Total installed Watts in this area (C x E)	Primary Function area in which these luminaires are installed	H	
			CEC Default from Table	According to §150.0(c)				Pass	Fail
B	Recessed LED Dimmable	11.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19	209	Exercise, Gymnasium	<input type="checkbox"/>	<input type="checkbox"/>
C	Hydrofloor Inground LED	10.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	60	Exercise, Gymnasium	<input type="checkbox"/>	<input type="checkbox"/>
	2x4 T8 Fluorescent (2-lamp)	64.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	64	Locker/Dressing Room	<input type="checkbox"/>	<input type="checkbox"/>
B	Recessed LED Dimmable	11.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15	165	Locker/Dressing Room	<input type="checkbox"/>	<input type="checkbox"/>
	Wall Sconce Dimmable	29.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	145	Locker/Dressing Room	<input type="checkbox"/>	<input type="checkbox"/>
	LED Tape Light 235' @ 4.39w/lf	1,032.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	1,032	Exercise, Gymnasium	<input type="checkbox"/>	<input type="checkbox"/>
B	Recessed LED Dimmable	11.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15	165	Lobby, Main Entry	<input type="checkbox"/>	<input type="checkbox"/>
	2x4 T8 Fluorescent (2-lamp)	64.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	320	Commercial, Industrial Storage	<input type="checkbox"/>	<input type="checkbox"/>
	Fourteen Pendant Chandelier	140.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	140	Lobby, Main Entry	<input type="checkbox"/>	<input type="checkbox"/>
INSTALLED WATTS PAGE TOTAL:						2,300	Enter sum total of all pages into NRCC-LTI-01-E, Page 2		

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

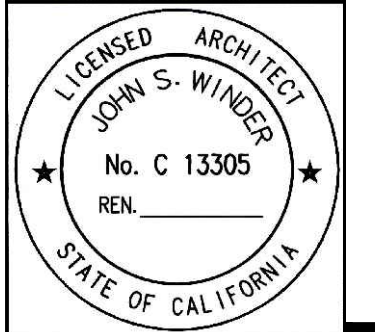
June 2014

STATE OF CALIFORNIA INDOOR LIGHTING CEC-NRCC-LTI-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION 	
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS		NRCC-LTI-01-E	
Indoor Lighting		(Page 5 of 5)	
Project Name: Uforia Studios		Date Prepared: 10/2/2014	


DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Michael Kunz, CEPE	Documentation Author Signature:
Company: Energy Performance Services	Signature Date: 10/2/2014
Address: P.O. Box 7483	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: South Lake Tahoe, CA 96158	Phone: 888-828-9488
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct.	
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).	
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name: Geoff Gibson	Responsible Designer Signature:
Company: Winder Gibson Architects	Date Signed:
Address: 351 Ninth Street	License:
City/State/Zip: San Francisco, CA 94103	Phone: 415-318-8634

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014



STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
CEC-NRCC-LTI-02-E (Revised 08/14)


CALIFORNIA ENERGY COMMISSION
NRCC-LTI-02-E
(Page 1 of 3)

CERTIFICATE OF COMPLIANCE Indoor Lighting - Lighting Controls		Date Prepared: 10/2/2014
Project Name: Uforia Studios		

The NRCC-LTI-02-E shall be used to document all mandatory and prescriptive lighting controls that are applicable to the project.

Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)		
YES	NO	Control Requirements
X		Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with Section 110.9.
X		Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b).
	X	One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.0. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b).
	X	A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 110.9 and Section 130.0. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b).
X		All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1.
X		All luminaires shall be functionally controlled with manually switched ON and OFF lighting controls in accordance with Section 130.1(a).
X		General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track lighting is used, general, display, ornamental, and special effects lighting shall each be separately controlled; in accordance with Section 130.1(a)4.
X		The general lighting of any enclosed area 100 square feet or larger, with a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b).
X		All installed indoor lighting shall be equipped with controls that meet the applicable Shut-OFF control requirements in Section 130.1(c).
X		Lighting in all Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylit zones are shown on the plans.
	X	Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Responsive Signal in accordance with Section 130.1(e).
	X	Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4 (a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shut-OFF controls, and demand responsive controls.

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA INDOOR LIGHTING – LIGHTING CONTROLS CEC-NRCC-LTI-02-E (Revised 06/14)															 CALIFORNIA ENERGY COMMISSION		
CERTIFICATE OF COMPLIANCE Indoor Lighting - Lighting Controls																	NRCC-LTI-02-E
Project Name: Uforia Studios															Date Prepared: 10/2/2014		(Page 2 of 3)

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following:

☒ **CONDITIONED SPACES**

 ☐ **UNCONDITIONED SPACES**

MANDATORY AND PRESCRIPTIVE INDOOR LIGHTING CONTROL SCHEDULE, PAF CALCULATION, and FIELD INSPECTION CHECKLIST																				
Lighting Control Schedule										Standards Complying With ¹ (✓ if all that apply, or enter "E" if Exempted)					PAF Credit Calculation ²				✓ if Acceptance Test Required	Field Inspector
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O						
Location in Building	Type/ Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc...)	# of Units	\$130.1(a)	\$130.0(b)	\$130.1(c)	\$130.1(d)	\$130.1(e)	\$140.6(a)2	\$140.6(d)						Pass	Fail				
Storage	Dimming - Manual	On plans	x	x	x	e	e	x	e	320	0.10	32	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Entry/Lobby	Dimming - Manual	On plans	x	x	x	e	x	e	x	165	0.10	17	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Entry/Lobby	Dimming - Manual	On plans	x	x	x	x	e	x	x	140	0.10	14	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Restroom/Corridor	Dimming - Manual	On plans	x	x	x	e	e	x	e	110	0.10	11	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Studio	Dimming - Manual	On plans	x	x	x	e	e	x	e	715	0.10	72	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Studio	Dimming - Manual	On plans	x	x	x	e	e	x	e	1,032	0.10	103	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Studio	Dimming - Manual	On plans	x	x	x	e	e	x	e	209	0.10	21	x	x	<input type="checkbox"/>	<input type="checkbox"/>				
Control Credit PAGE TOTAL (Sum of Column M):													269							
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all Column M):													327							
													Enter Control Credit total into NRCC-LTI-01-E; Page 1.							

1. \$130.1(a) = Manual area controls; \$130.0(b) = Multi Level; \$130.1(c) = Auto Shut-Off; \$130.1(d) = Mandatory Daylight; \$130.1(e) = Demand Responsive; \$140.6(d) = Additional lighting controls installed to earn a PAF; \$140.6(d) = Prescriptive Secondary Sidelit Daylight Controls.

2. Check Table 140.6-A for correct Factor. PAFs shall not be traded between conditioned and unconditioned spaces. As a condition to earn a PAF, an Installation Certificate is also required to be filled out, signed, and submitted.

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance
June 2014

STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
 CEC-NRCC-LTI-02-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
 NRCC-LTI-02-E
 (Page 2 of 3)

CERTIFICATE OF COMPLIANCE
 Indoor Lighting - Lighting Controls

Project Name: **Uforia Studios**

Date Prepared: **10/2/2014**

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following:

☒ **CONDITIONED SPACES** ☐ **UNCONDITIONED SPACES**

MANDATORY AND PRESCRIPTIVE INDOOR LIGHTING CONTROL SCHEDULE, PAF CALCULATION, and FIELD INSPECTION CHECKLIST

Lighting Control Schedule			Standards Complying With ¹ (✓ all that apply, or enter 'E' if Exempted)										PAF Credit Calculation ²			Control Credit (K x L)	Watts of Controlled Lighting	PAF	✓ if Acceptance Test Required	Field Inspector
			A	B	C	D	E	F	G	H	I	J	K	L	M					
Location in Building	Type/ Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc...)	# of Units	\$130.1(a)	\$130.0(b)	\$130.1(c)	\$130.1(d)	\$130.1(e)	\$140.6(a)2	\$140.6(d)									Pass	Fail	
Studio	Dimming - Manual	On plans	x	x	x	e	e	x	e	60	0.10	6					<input type="checkbox"/>	<input type="checkbox"/>		
Changing Area	Dimming - Manual	On plans	x	x	x	e	e	x	e	64	0.10	6					<input type="checkbox"/>	<input type="checkbox"/>		
Changing Area	Dimming - Multiscene	On plans	x	x	x	e	e	x	e	145	0.20	29					<input type="checkbox"/>	<input type="checkbox"/>		
Changing Area	Dimming - Manual	On plans	x	x	x	e	e	x	e	165	0.10	17					<input type="checkbox"/>	<input type="checkbox"/>		
																	<input type="checkbox"/>	<input type="checkbox"/>		
																	<input type="checkbox"/>	<input type="checkbox"/>		
Control Credit PAGE TOTAL (Sum of Column M):													58							
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all column M):													327							
													Enter Control Credit total into NRCC-LTI-01-E; Page 1.							

1. \$130.1(a) = Manual area controls; \$130.0(b) = Multi Level; \$130.1(c) = Auto Shut-Off; \$130.1(d) = Mandatory Daylight; \$130.1(e) = Demand Responsive; \$140.6(d) = Additional lighting controls installed to earn a PAF; \$140.6(d) = Prescriptive Secondary Sidelit Daylight Controls.
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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
CEC-NRCC-LTI-02-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
NRCC-LTI-02-E
(Page 2 of 3)

CERTIFICATE OF COMPLIANCE
Indoor Lighting - Lighting Controls

Project Name: Uforia Studios
Date Prepared: 10/2/2014

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following:
☐ CONDITIONED SPACES ☒ UNCONDITIONED SPACES

MANDATORY AND PRESCRIPTIVE INDOOR LIGHTING CONTROL SCHEDULE, PAF CALCULATION, and FIELD INSPECTION CHECKLIST

Lighting Control Schedule											PAF Credit Calculation ²				Control Credit (K x L)	PAF	Watts of Controlled Lighting	✓ if Acceptance Test Required	Field Inspector
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O					
Location in Building	Type/ Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc...)	# of Units	\$130.1(a)	\$130.0(b)	\$130.1(c)	\$130.1(d)	\$130.1(e)	\$140.6(a)2	\$140.6(d)								Pass	Fail	
n/a																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
																	<input type="checkbox"/>	<input type="checkbox"/>	
Control Credit PAGE TOTAL (Sum of Column M):											0								
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all Column M):											0								
															Enter Control Credit total into NRCC-LTI-01-E; Page 1.				

1. \$130.1(a) = Manual area controls; \$130.0(b) = Multi Level; \$130.1(c) = Auto Shut-Off; \$130.1(d) = Mandatory Daylight; \$130.1(e) = Demand Responsive; \$140.6(d) = Additional lighting controls installed to earn a PAF; \$140.6(d) = Prescriptive Secondary Sidelit Daylight Controls.

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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance
June 2014

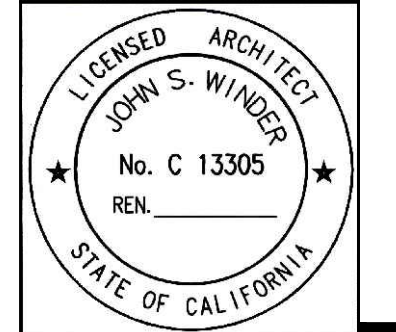
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PERMIT SET

TITLE 24 REPORT

A 0.5

DATE	10.06.14
SCALE	A5 (1:100)
DRAWN	GG, MK, DP, DK, DV

STATE OF CALIFORNIA OUTDOOR LIGHTING CEC-NRCC-LTO-01-E (Revised 06/14)		
CERTIFICATE OF COMPLIANCE		CALIFORNIA ENERGY COMMISSION NRCC-LTO-01-E
Outdoor Lighting		(Page 1 of 4)
Project Name: Uforia Studios	Date Prepared: 10/2/2014	

Project Address: 1561 California St. San Francisco, CA 94109	Total Illuminated Hardscape Area 0
General Information	
Phase of Construction: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration	
Outdoor Lighting Zone: <input type="checkbox"/> OL-1 <input type="checkbox"/> OL-2 <input checked="" type="checkbox"/> OL-3 <input type="checkbox"/> OL-4	
I have confirmed with the AHJ which OLZ applies to this site. For default lighting zone designations, see Title 24 Part 6, §10-114	

LIGHTING COMPLIANCE DOCUMENTS (check box for each document included)	
For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.	
<input checked="" type="checkbox"/> NRCC-LTO-01-E	Certificate of Compliance
<input type="checkbox"/> NRCC-LTO-02-E	Outdoor Lighting Controls Certificate of Compliance
<input type="checkbox"/> NRCC-LTO-03-E	Outdoor Lighting Power Allowance Certificate of Compliance

Summary of Allowed Outdoor Lighting Power			Watts	
1.	Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1	=		33
Complies ONLY if Installed ≤ Allowed				
2.	Sum Total INSTALLED Outdoor lighting Wattage from NRCC-LTO-01-E, page 3			33

Declaration of Required Installation Certificates – Declare by checking all Installation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)	
<input checked="" type="checkbox"/> NRCI-LTO-01-E - Must be submitted for all buildings	<input type="checkbox"/> Field Inspector
<input checked="" type="checkbox"/> NRCI-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> Field Inspector
Declaration of Required Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)	
<input checked="" type="checkbox"/> NRCA-LTO-02-A - Must be submitted for outdoor lighting controls.	<input type="checkbox"/> Field Inspector

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

STATE OF CALIFORNIA OUTDOOR LIGHTING CEC-NRCC-LTO-01-E (Revised 06/14)		
CERTIFICATE OF COMPLIANCE		NRCC-LTO-01-E
Outdoor Lighting		(Page 2 of 4)
Project Name: Uforia Studios	Date Prepared: 10/2/2014	

Schedule of luminaires exempt from the outdoor lighting power requirements in §140.7	
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

Schedule of luminaires exempt from the cutoff requirements in §130.2(b)	
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

[illegible]CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2013

STATE OF CALIFORNIA OUTDOOR LIGHTING CEC-NRCC-LTO-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION NRCC-LTO-01-E (Page 3 of 4)	
CERTIFICATE OF COMPLIANCE			
Outdoor Lighting Project Name: Uforia Studios		Date Prepared: 10/2/2014	

A. OUTDOOR LIGHTING SCHEDULE and FIELD INSPECTION CHECKLIST										
Luminaire Schedule		Installed Watts				Location	Cutoff	Field Inspector		
A	B	C	D		E	F	G	H	I	
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire	How wattage was determined		Number of Luminaires	Total installed Watts in area (Σ E.F.)	Primary Function area in which these luminaires are installed	BUG Rating	Pass	Fail
			CDC Default §130.0(c)	According to Manufacturer						
A	Halo LED H750RICAT	11.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	33	Main Entrance		<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
INSTALLED WATTS PAGE TOTAL:						33	Enter sum total of all pages (Sum Total INSTALLED Outdoor lighting wattage) into NRCC-LTO-01-E; Page 1	33		


CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

STATE OF CALIFORNIA OUTDOOR LIGHTING CEC-NRCC-LTO-01-E (Revised 06/14)		 CALIFORNIA ENERGY COMMISSION
NRCC-LTO-01-E		
(Page 4 of 4)		
CERTIFICATE OF COMPLIANCE		
Outdoor Lighting		
Project Name: Uforia Studios	Date Prepared: 10/2/2014	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name:	Michael Kunz, CEPE	Documentation Author Signature:	
Company:	Energy Performance Services	Signature Date:	10/2/2014
Address:	P.O. Box 7483	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	South Lake Tahoe, CA 96158	Phone:	888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct.	
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).	
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name:	Geoff Gibson
Company:	Winder Gibson Architects
Address:	351 Ninth Street
City/State/Zip:	San Francisco, CA 94103
Responsible Designer Signature:	
Date Signed:	
License:	
Phone:	415-318-8634

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance


STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS CEC-NRCC-LTO-02-E (Revised 06/14)		 CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE		NRCC-LTO-02-E
Outdoor Lighting Controls		(Page 1 of 3)
Project Name: Uforia Studios	Date Prepared: 10/2/2014	

Mandatory Outdoor Lighting Declaration Statements

Check all that apply:

- ☒ Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with §110.9.
- ☒ Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with §130.4(b).
- ☒ All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with §130.1
- ☐ Part-Night Outdoor Lighting Controls, as defined in Section 100.1, shall meet the requirements in Section 110.9(b)5
- ☐ All outdoor incandescent luminaires rated over 100 watts, determined in accordance with Section 130.0(c), shall be controlled by a motion sensor.
- ☐ All outdoor luminaires rated for use with lamps greater than 150 lamp watts, determined in accordance with Section 130.0(c), shall comply with Backlight, Uplight, and Glare (collectively referred to as "BUG") in accordance with Section 130.2(b)
- ☐ All installed outdoor lighting shall be controlled by a photocontrol or outdoor astronomical time-switch control in accordance with Section 130.2(c)1
- ☒ All installed outdoor lighting shall be circuited and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c)2
- ☒ All installed outdoor lighting, where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting controls in accordance with Section 130.2(c)3
- ☐ For Outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c)4
- ☐ For Building Facade, Ornamental Hardscape and Outdoor Dining lighting, an automatic lighting control in accordance with Section 130.2(c)5
- ☒ Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with §130.4.(a). Outdoor lighting controls shall comply with the applicable requirements of Section 130.2(c) and Reference Nonresidential Appendix NA.7.8

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA OUTDOOR LIGHTING CONTROLS <small>CEC-NRCC-LTO-02-E (Revised 06/14)</small>		 CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE		NRCC-LTO-02-E (Page 2 of 3)
Outdoor Lighting Controls Uforia Studios		Date Prepared: 10/2/2014

[illegible]

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

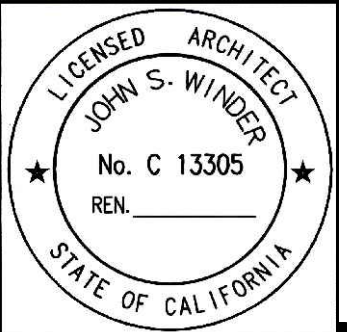
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PERMIT SET

TITLE 24 REPORT

[illegible]

A|0.7

DATE	10.06.14
SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-02-E
(Page 3 of 3)

Outdoor Lighting Controls

Project Name: Uforia Studios

Date Prepared: 10/2/2014

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Kunz, CEPE

Documentation Author Signature: 

Company: Energy Performance Services

Signature Date: 10/2/2014

Address: P.O. Box 7483

CEA/HERS Certification Identification (if applicable):

City/State/Zip: South Lake Tahoe, CA 96158

Phone: 888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Geoff Gibson

Responsible Designer Signature:

Company: Winder Gibson Architects

Date Signed:

Address: 351 Ninth Street

License:

City/State/Zip: San Francisco, CA 94103

Phone: 415-318-8634

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-03-E
(Page 4 of 4)

Outdoor Lighting Power Allowances

Project Name: Uforia Studios

Date Prepared: 10/2/2014

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Kunz, CEPE

Documentation Author Signature: 

Company: Energy Performance Services

Signature Date: 10/2/2014

Address: P.O. Box 7483

CEA/HERS Certification Identification (if applicable):

City/State/Zip: South Lake Tahoe, CA 96158

Phone: 888-828-9488

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Responsible Designer Name: Geoff Gibson

Responsible Designer Signature:

Company: Winder Gibson Architects

Date Signed:

Address: 351 Ninth Street

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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION
NRCC-LTO-03-E
(Page 2 of 4)

Outdoor Lighting Power Allowances

Project Name: Uforia Studios

Date Prepared: 10/2/2014

C. ADDITIONAL "USE IT OR LOSE IT" OUTDOOR LIGHTING POWER ALLOWANCES FOR SPECIFIC APPLICATIONS

☐ The additional specific outdoor lighting power allowance shall be the smaller of the allowed lighting power or the actual lighting power used.

☐ Use Outdoor Lighting Zone (OLZ) that is documented on page 1 of NRCC-LTO-01-E to calculate the specific wattage allowances.

C-1. WATTAGE ALLOWANCE PER APPLICATION – Table 140.7-B

☐ Available only for qualifying locations, which include Building Entrances or Exits; Primary Entrances to Senior Care Facilities, Police Stations, Hospitals, Fire Stations, and Emergency Vehicle Facilities; Drive Up Windows; Vehicle Service Station Uncovered Fuel Dispenser

☐ If more than one luminaire type is used per location, use multiple rows for that location

A	B	C	D	E	F	G	H	I	J
	ALLOTTED WATTS			DESIGN WATTS					
Name of Location for which allowance is claimed	Number of qualifying locations	Wattage Allowance per qualifying location	Allotted Watts (B x C)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per luminaire	Design Watts (G x H)	Allowed Watts (smaller of D or I)
Front Entrance	1	90	90	A	Halo LED H75ORICAT	3	11.0	33	33
Sum total allowance per application on this site:									

C-2. WATTAGE ALLOWANCE PER UNIT LENGTH (Sales Frontage) from Table 140.7-B

☐ If more than one luminaire type is used per location, use multiple rows for that location

A	B	C	D	E	F	G	H	I	J
	ALLOTTED WATTS			DESIGN WATTS					
Name of Location for which allowance is claimed	Linear feet of Sales Frontage	Wattage Allowance per linear foot	Allotted Watts (B x C)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per luminaire	Design Watts (G x H)	Allowed Watts (smaller of D or I)
Sum total allowance for sales frontage on the site: 0									

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

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SAN FRANCISCO, CA 94109

PERMIT SET


TITLE 24 REPORT

A0.8

DATE	10.06.14
SCALE	AS NOTED
DRAWN	GS, MK, DP, DK, DV

1421

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
CEC-NRCC-ENV-01-E (Revised 06/14)


CALIFORNIA ENERGY COMMISSION
NRCC-ENV-01-E
(Page 1 of 4)

CERTIFICATE OF COMPLIANCE
Envelope Component Approach

Project Name: Uforia Studios	Date Prepared: 10/1/2014
-------------------------------------	---------------------------------

A. GENERAL INFORMATION

1 Project Location: 1561 California St.	6 Compliance Method:	<input checked="" type="checkbox"/> Component <input type="checkbox"/> Unconditioned (file Affidavit)
2 CA City and Zip Code: San Francisco, CA 94109	7 Building Front Orientation (deg or cardinal):	North
3 Climate Zone: 3	8 Permitted Scope of Work:	<input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration
4 Total Conditioned Floor Area: 4140 ft2	9 Building Type(s)	<input checked="" type="checkbox"/> Nonresidential <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Hotel/Motel Guest Room
5 <input type="checkbox"/> Schools (Public School) <input type="checkbox"/> Relocatable Public School Bldg. <input checked="" type="checkbox"/> Conditioned Spaces <input type="checkbox"/> Unconditioned Spaces <input type="checkbox"/> Skylight Area for Large Enclosed Space > 5000 ft ² (if checked include the NRCC-ENV-04-E with submittal)		

B. ENVELOPE DETAILS – Framed

1	2	3	4	5	6	7	8	9	10	11
Tag/ID	Assembly Type	Frame Material	Frame Depth	Frame Spacing	Appendix JA4 Reference	Cavity R-value	Continuous Insulation R-value	Proposed U-Factor	Required U-Factor From Tables, B, C, D	Comments
	n/a									

C. ENVELOPE DETAILS – Non-framed

1	2	3	4	5	6	7	8	9	10
Tag/ID	Assembly Type	Assembly Materials	Thickness (inches)	Interior or Core Insulation R-value	Continuous Insulation R-value	Appendix JA4 Reference	Proposed U-Factor	Required U-Factor from Tables, B, C, D	Comments
	n/a								


D. ENVELOPE DETAILS – Mass

1	2	3	4	5	6	7	8	9	10	11
Tag/ID	Mass Type	Density (lb/ft ³)	Mass Thickness (inches)	Furring Strip Thickness (inches)	Interior Insulation R-value	Exterior Insulation R-value	Appendix JA4 Reference	Proposed Insulation U-factor	Required U-Factor from Tables, B, C, D	Comments
	n/a									

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
 CEC-NRCC-ENV-01-E (Revised 06/14)



CALIFORNIA ENERGY COMMISSION
 NRCC-ENV-01-E
 (Page 2 of 4)

CERTIFICATE OF COMPLIANCE
 Envelope Component Approach

Project Name: Uforma Studios	Date Prepared: 10/1/2014
-------------------------------------	---------------------------------

E. ROOFING PRODUCTS (COOL ROOF)

1	2	3	4	5	6	7	8	9	10	11
Mass Roof 25 lbs ft ² or greater	Roof Pitch	CRRC Product ID Number	Product Type	Proposed		SRI ² (Optional)	Aged Solar Reflectance	Minimum Required		Comments
				Aged Solar Reflectance	Thermal Emittance			Thermal Emittance	SRI (optional)	
<input type="checkbox"/>	n/a			<input type="checkbox"/>						
<input type="checkbox"/>				<input type="checkbox"/>						
<input type="checkbox"/>				<input type="checkbox"/>						
<input type="checkbox"/> An aged solar reflectance less than 0.63 is allowed provided the maximum roof / ceiling U-factor in TABLE 140.3 is not exceeded										
<input type="checkbox"/> High-rise residential buildings and Hotels and Motels with low-sloped roofs in Climate Zones 1 through 8, 12 and 16 are exempted from aged Solar Reflectance and emittance requirements;										
<input type="checkbox"/> High-rise residential buildings and Hotels and Motels with steep-sloped roofs in Climate Zones 1 and 16 are exempt from aged Solar Reflectance and emittance requirements.										
<input type="checkbox"/> The roof area covered by building integrated photovoltaic panels and building integrated solar thermal panels are exempt from aged Solar Reflectance and emittance requirements										
To apply Liquid Field Applied Coatings , the coating must be applied across the entire roof surface and meet the dry film thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §110.8(j)(4). Select the applicable coating:										
<input type="checkbox"/> Aluminum-Pigmented Asphalt Roof Coating <input type="checkbox"/> Cement-Based Roof Coating <input type="checkbox"/> Other _____										

NOTES:

- Check the box if the aged solar reflectance was not available in the Cool Roof Rating Council's Rated Product Directory, Then use the equation in Section 110.8(i)(2) where the Initial Reflectance value from the same directory and use the equation $(0.2+B)(\rho_{\text{paved}} - 0.2)$ to obtain a calculated aged value. Where ρ is the Initial Solar Reflectance and B is either set to 0.65 for Field-Applied Coatings or it is set to 0.70 for all other roofing products other than Field-Applied Coating.
- Calculate the SRI Value by using the SRI-Worksheet at (TBD) and enter the resulting value in the SRI Column above and attach a copy for the SRI-Worksheet NRCC-ENV-03-E to the to this form.

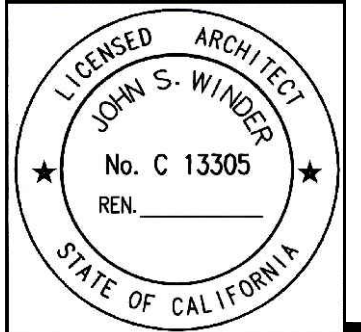
F. Air Barrier

1	2	3	4	5
Tag/ID	Air Barrier Material Type	Air Barrier Assembly Type	Whole Building Air Leakage Testing	Comments
	n/a			

[illegible]

STATE OF CALIFORNIA ENVELOPE COMPONENT APPROACH CEC-NRCC-ENV-01-E (Revised 06/14)		CALIFORNIA ENERGY COMMISSION NRCC-ENV-01-E (Page 4 of 4)	
CERTIFICATE OF COMPLIANCE Envelope Component Approach			
Project Name: Uforia Studios		Date Prepared: 10/1/2014	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete. Documentation Author Name: Michael Kunz, CEPE	
Company: Energy Performance Services Address: P.O. Box 7483 City/State/Zip: South Lake Tahoe, CA 96158	Documentation Author Signature: Michael Kunz Signature Date: 10/1/2014 CEA/ HERS Certification Identification (if applicable): Phone: 888-828-9488
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name: Geoff Gibson Company: Winder Gibson Architects Address: 351 9th Street, Suite 301 City/State/Zip: San Francisco, CA 94103	Responsible Designer Signature: Date Signed: License: Phone: 415-318-8634





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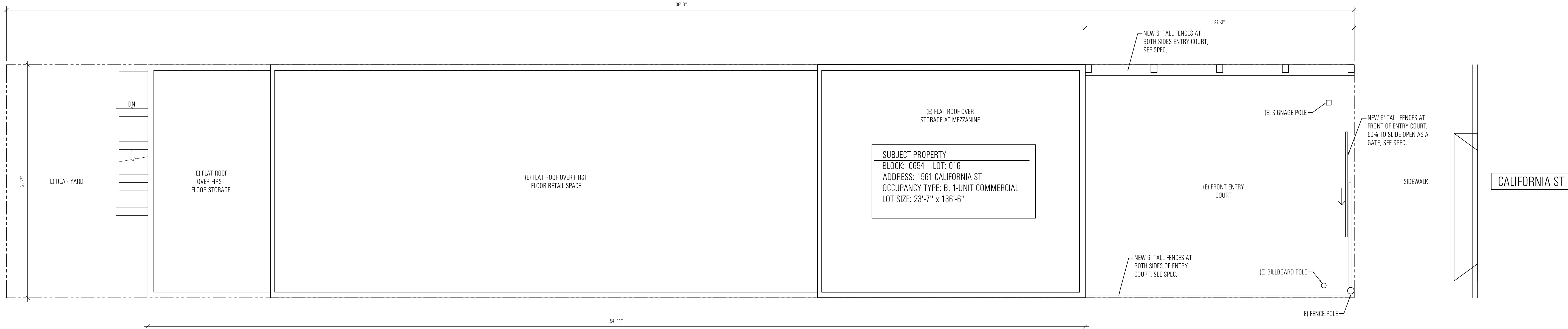
EXISTING / DEMOLITION SITE PLAN AND
PROPOSED SITE PLAN

A 1.0

DATE 10.06.14

SCALE AS NOTED

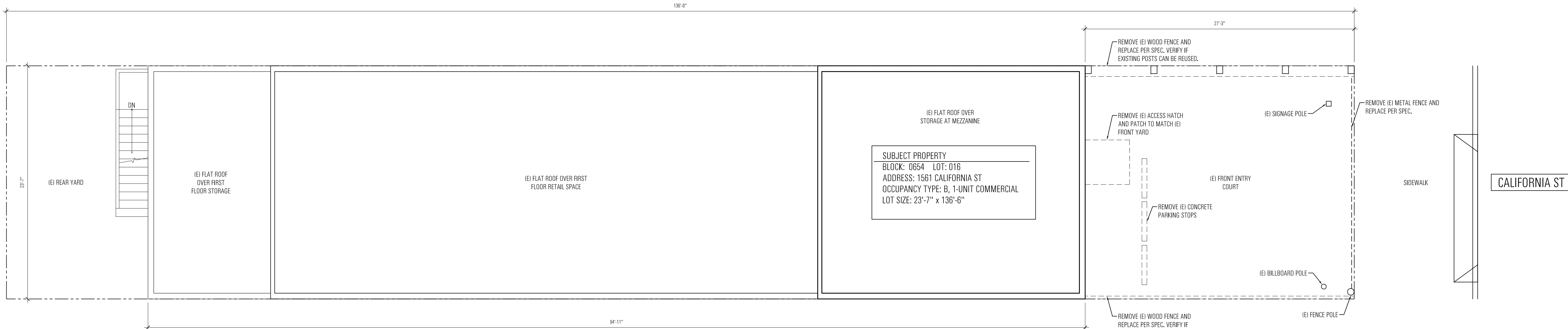
DRAWN GG, MK, DP, DK, DV



PROPOSED SITE/ROOF PLAN

3/16" = 1'-0"

2
A1.0

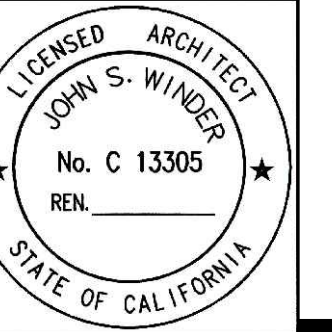


EXISTING SITE/ROOF PLAN

3/16" = 1'-0"

1
A1.0





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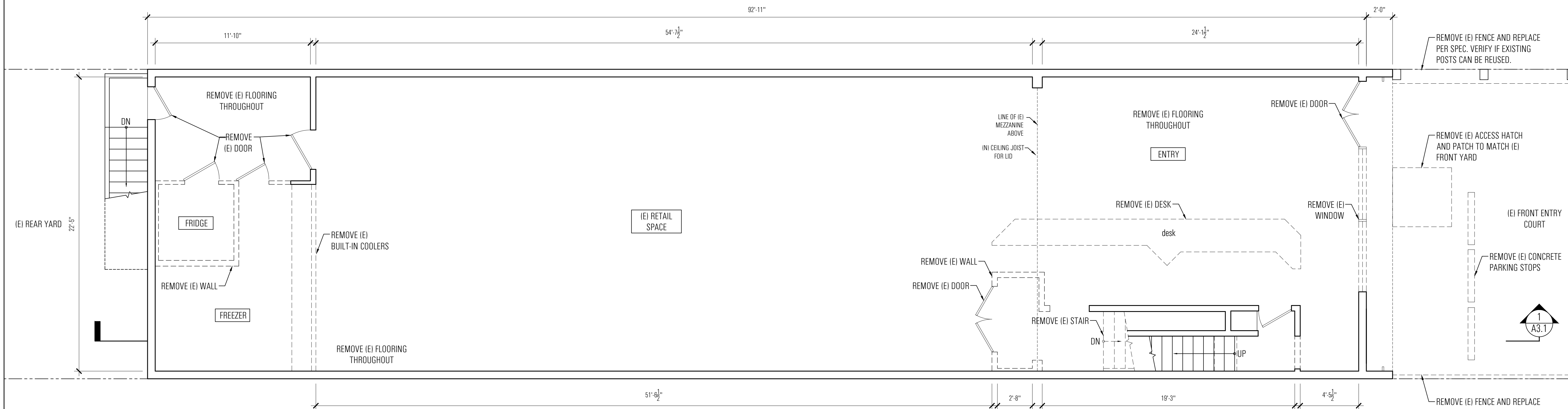
EXISTING / DEMOLITION FLOOR PLANS

[illegible]

A 1.1

DATE	10.06.14
SCALE	AS NOTED
AWN	GG, MK, DP, DK, DV

1



EXISTING/DEMO SECOND FLOOR PLAN

$$\underline{\underline{1/4'' = 1'-0''}}$$

	1
	A1.1



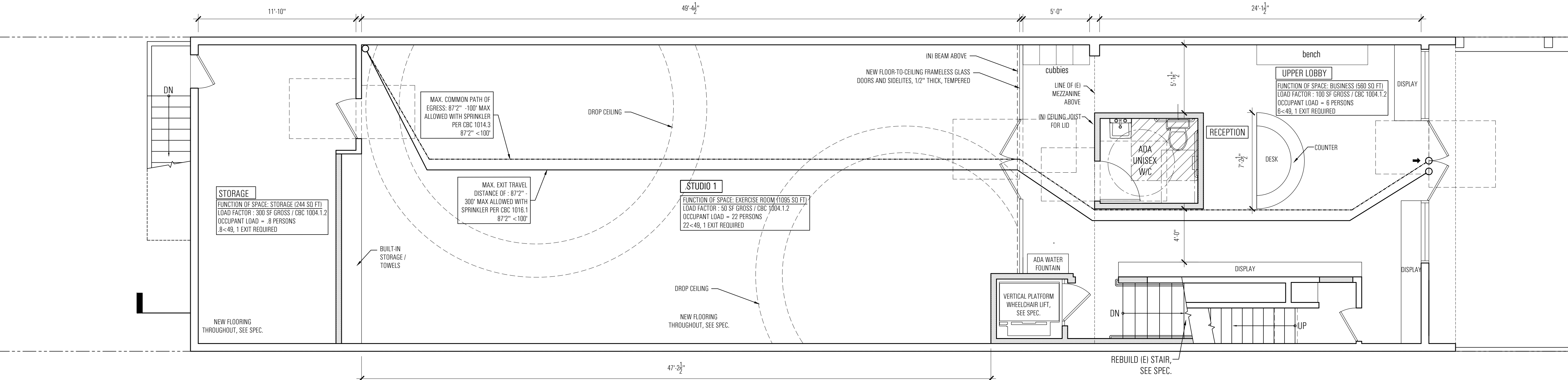
EXISTING/DEMO FIRST FLOOR PLAN

1/4" = 1'-0"

1
A1.1

WALL TYPES

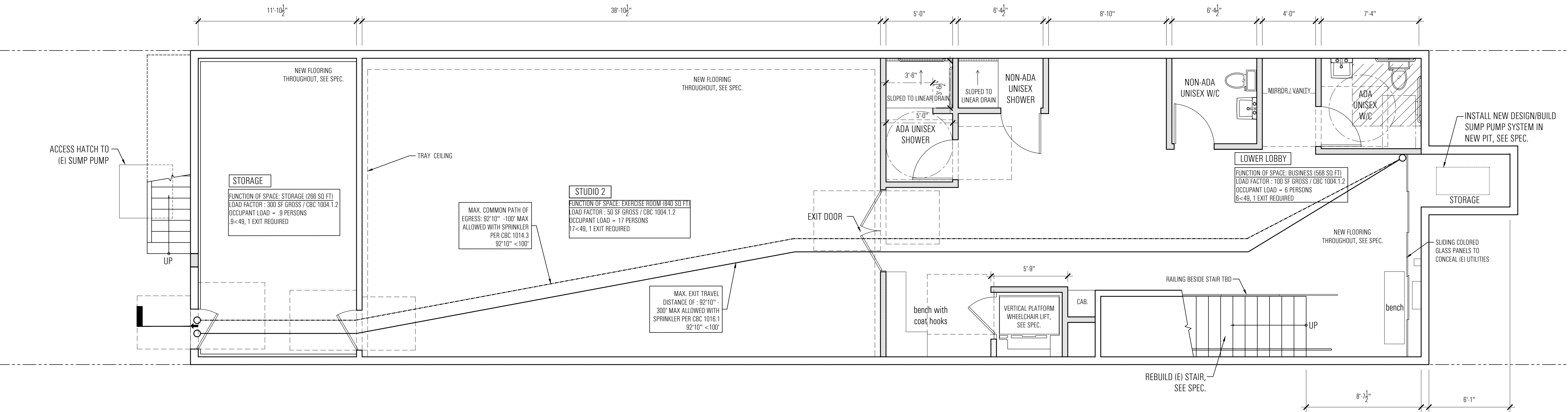




PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

2
A2.1



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

1
A2.1

CODE ANALYSIS		CODE PLAN LEGEND	
OCCUPANCY GROUP :	"B" PER CBC 304.1	OCCUPANT LOAD AND	USE: 77 = LOAD FACTOR 74 = OCCUPANT LOAD 75 = EXIT REQUIRED
FIRE PROTECTION :	FULLY SPRINKLERED	EGRESS REQUIREMENTS (CBC 1004.1)	
		EXIT DOOR	→
		COMMON PATH OF TRAVEL	○-----○
		MAX. TRAVEL PATH TO EXIT	○-----○

WALL TYPES	
	(I) INTERIOR 1 HOUR FIRE-RATED WOOD STUD WALL W/ 5/8" TYPE-X GYP. BD. ON BOTH SIDES.
	(I) HEAVY-DUTY VAPOR BARRIER OVER EXPOSED CONCRETE FOUNDATION AND FURR WITH FLAT-FRAMED PRESSURE TREATED 2X4 STUDS WITH RIGID INSULATION BETWEEN STUDS AND NEW MOLD RESISTANT SHEETROCK.
	(E) EXTERIOR OR INTERIOR WALL TO BE RETAINED

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PROPOSED FLOOR PLANS

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SCALE AS NOTED

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A2.1

NORTH

1421



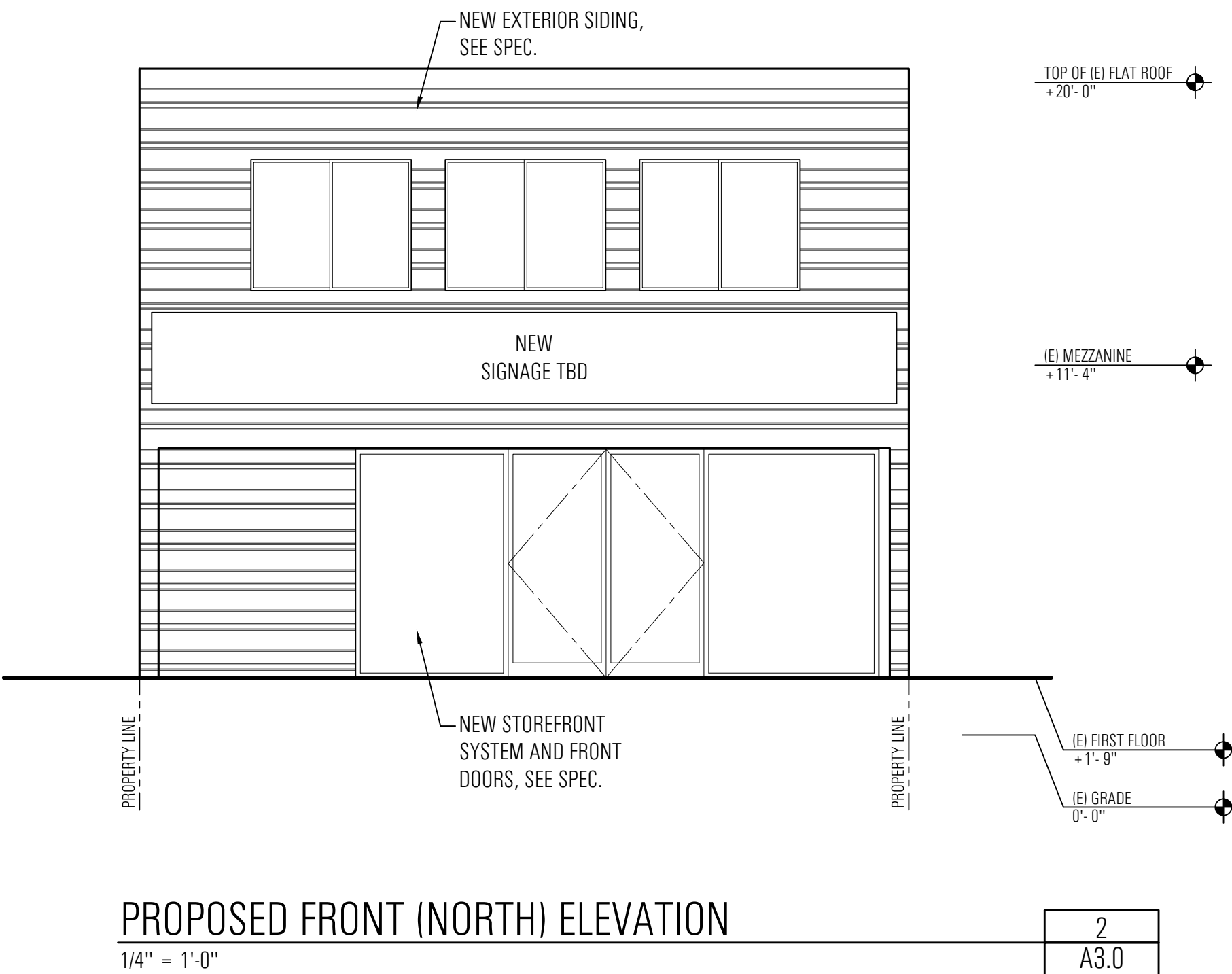
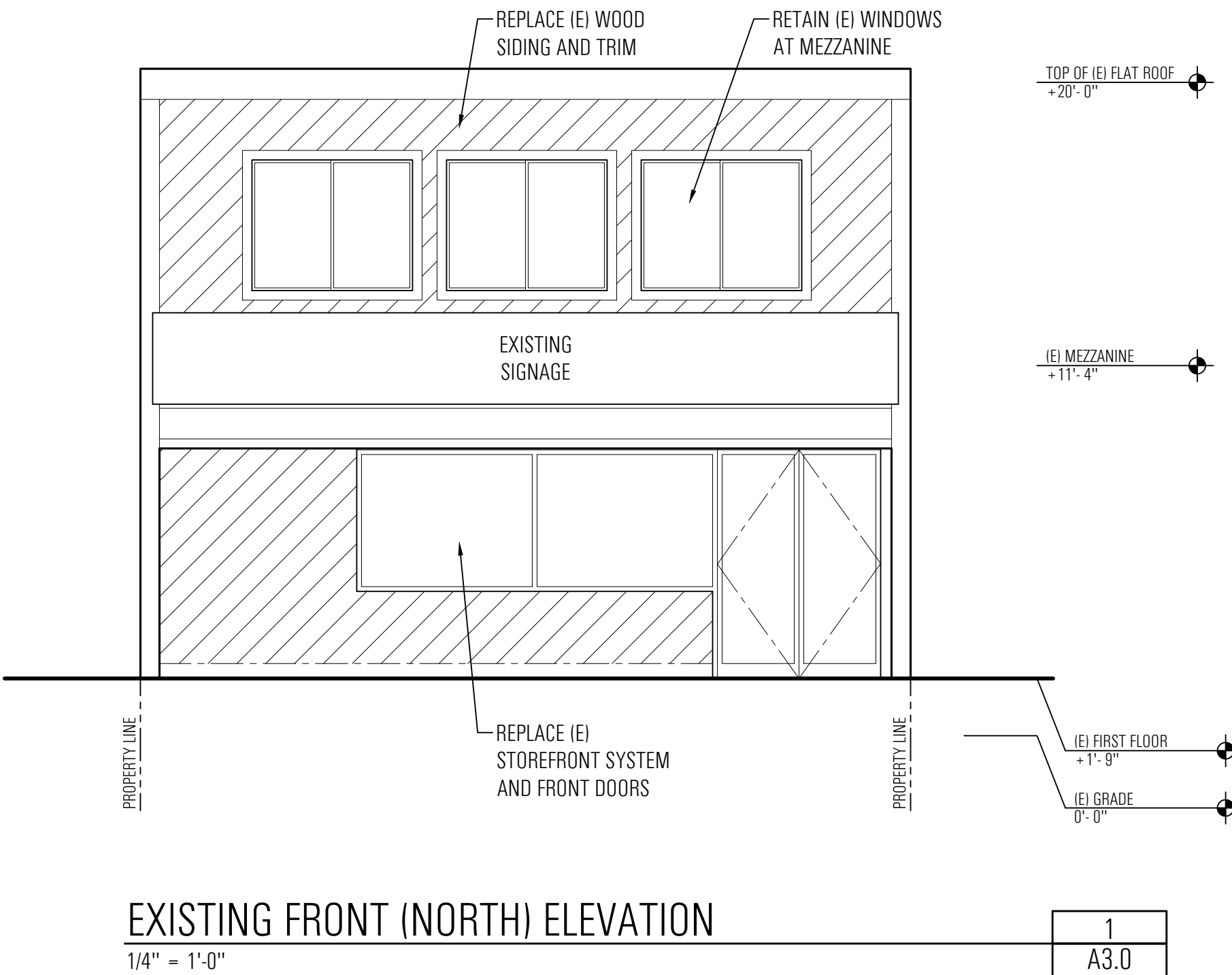
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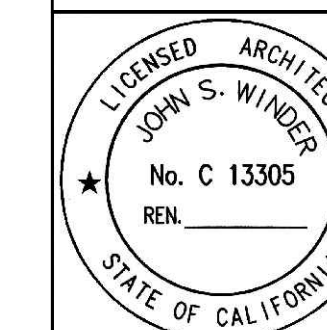
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EXISTING AND PROPOSED ELEVATIONS

A3.0

DATE	10.06.14
SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV





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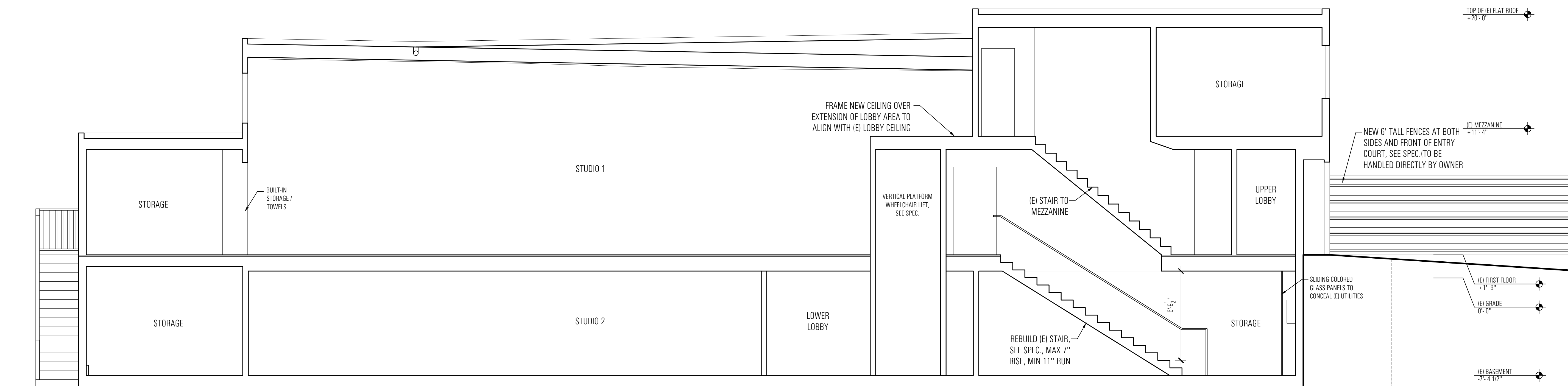
EXISTING / DEMOLITION AND PROPOSED
SECTIONS

[illegible]

A 3.1

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SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV

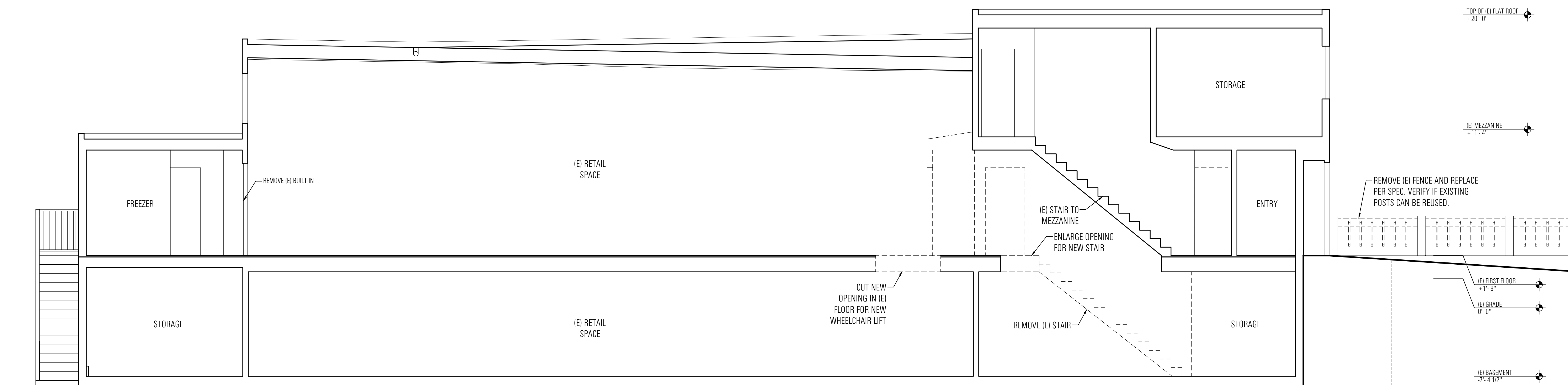
1421



PROPOSED LONGITUDINAL SECTION

$$1/4'' = 1'-0''$$

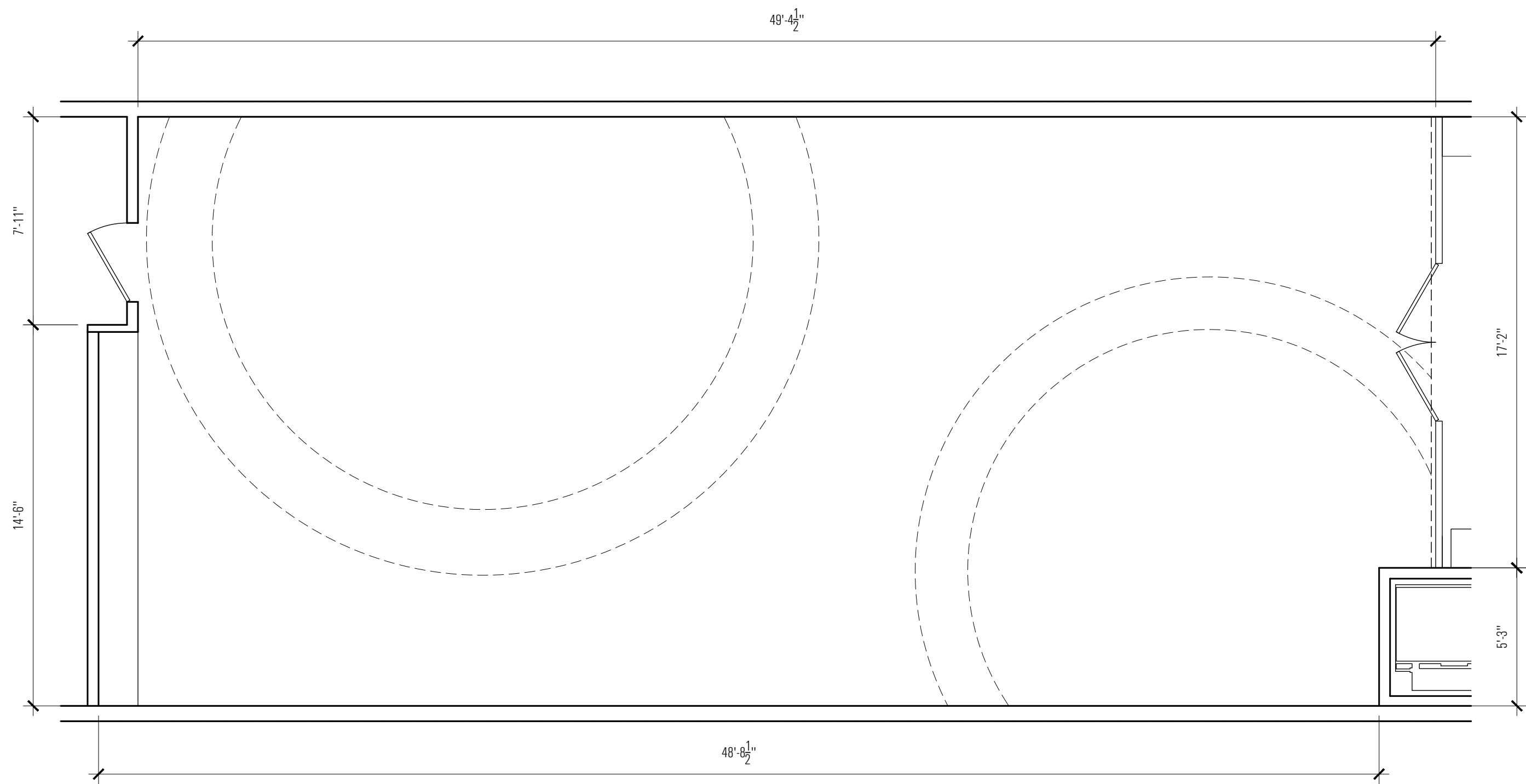
2
A3.



EXISTING / DEMOLITION LONGITUDINAL SECTION

1/4" = 1'-0"

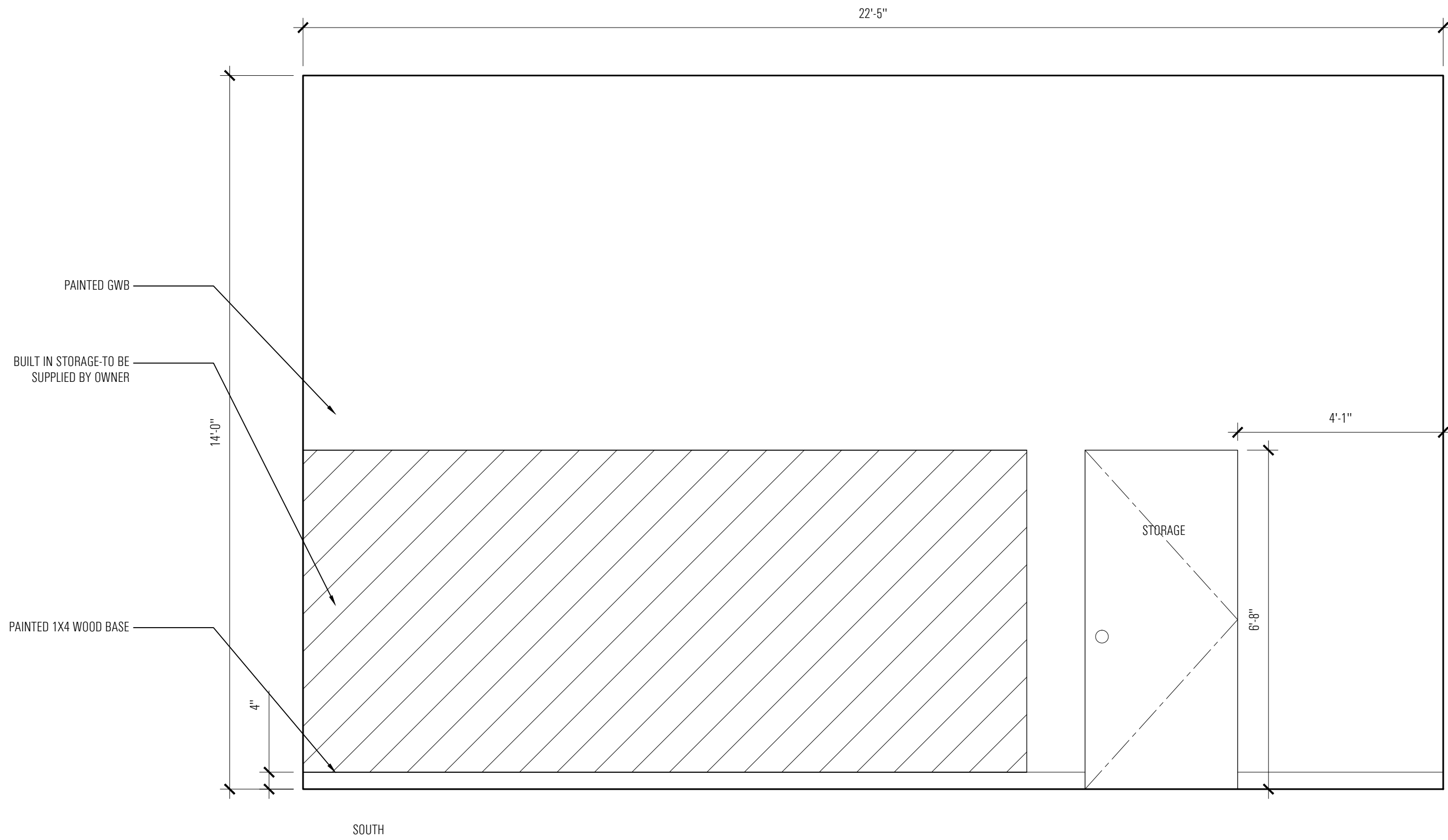
1
A3.



MAIN STUDIO PLAN

1/4" = 1'-0"

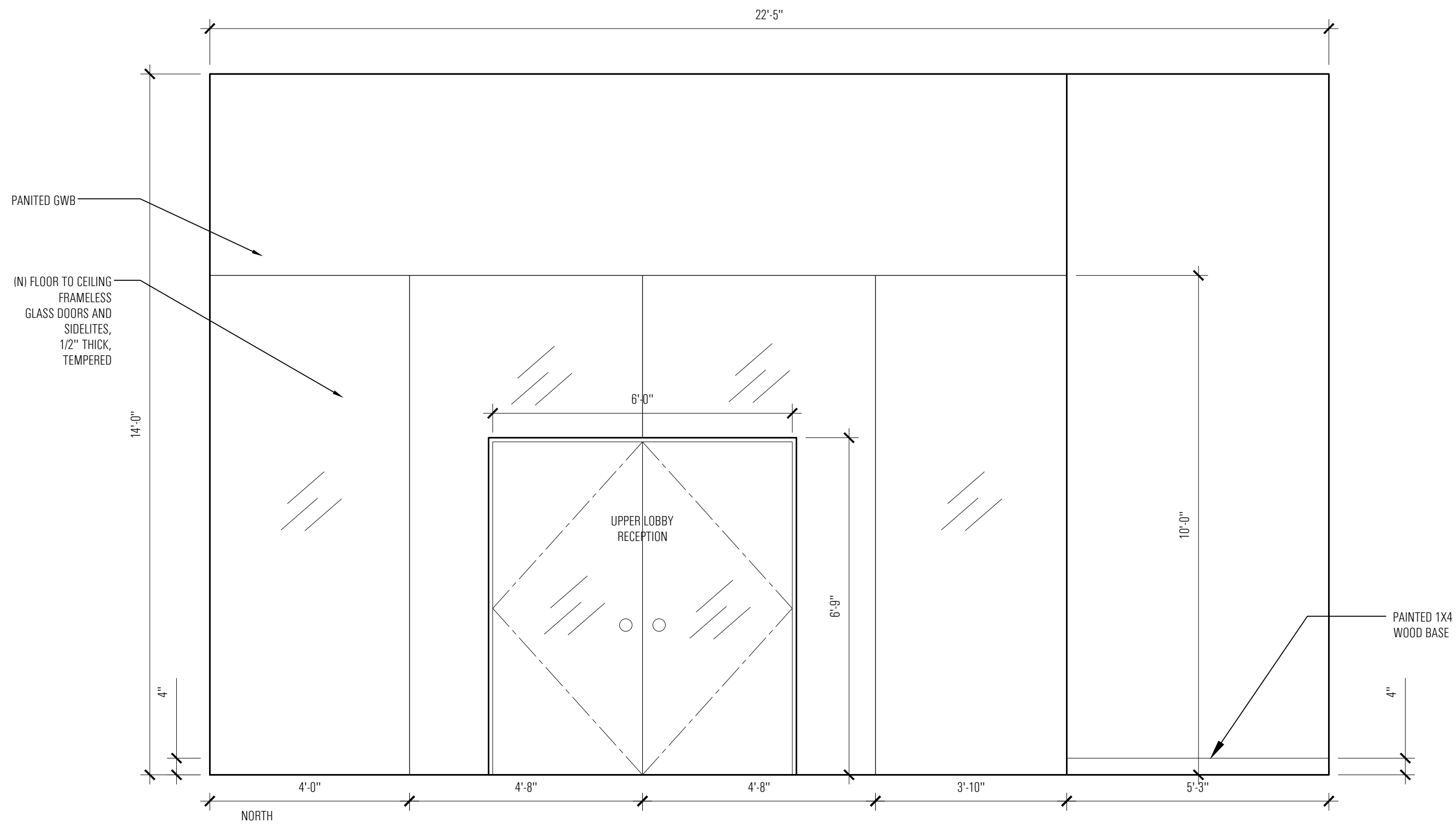
3
A6.0



MAIN STUDIO SOUTH ELEVATION

1/2" = 1'-0"

1
A6.0



MAIN STUDIO NORTH ELEVATION

1/2" = 1'-0"

2
A6.0

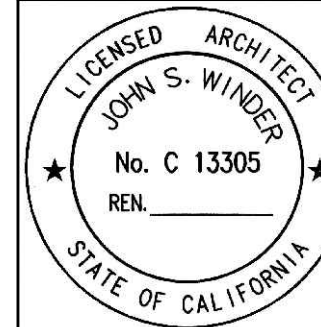


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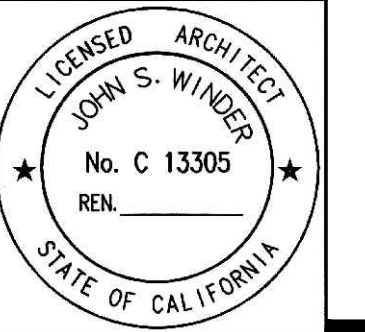
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INTERIOR ELEVATIONS

A6.0

DATE 10.06.14
SCALE AS NOTED
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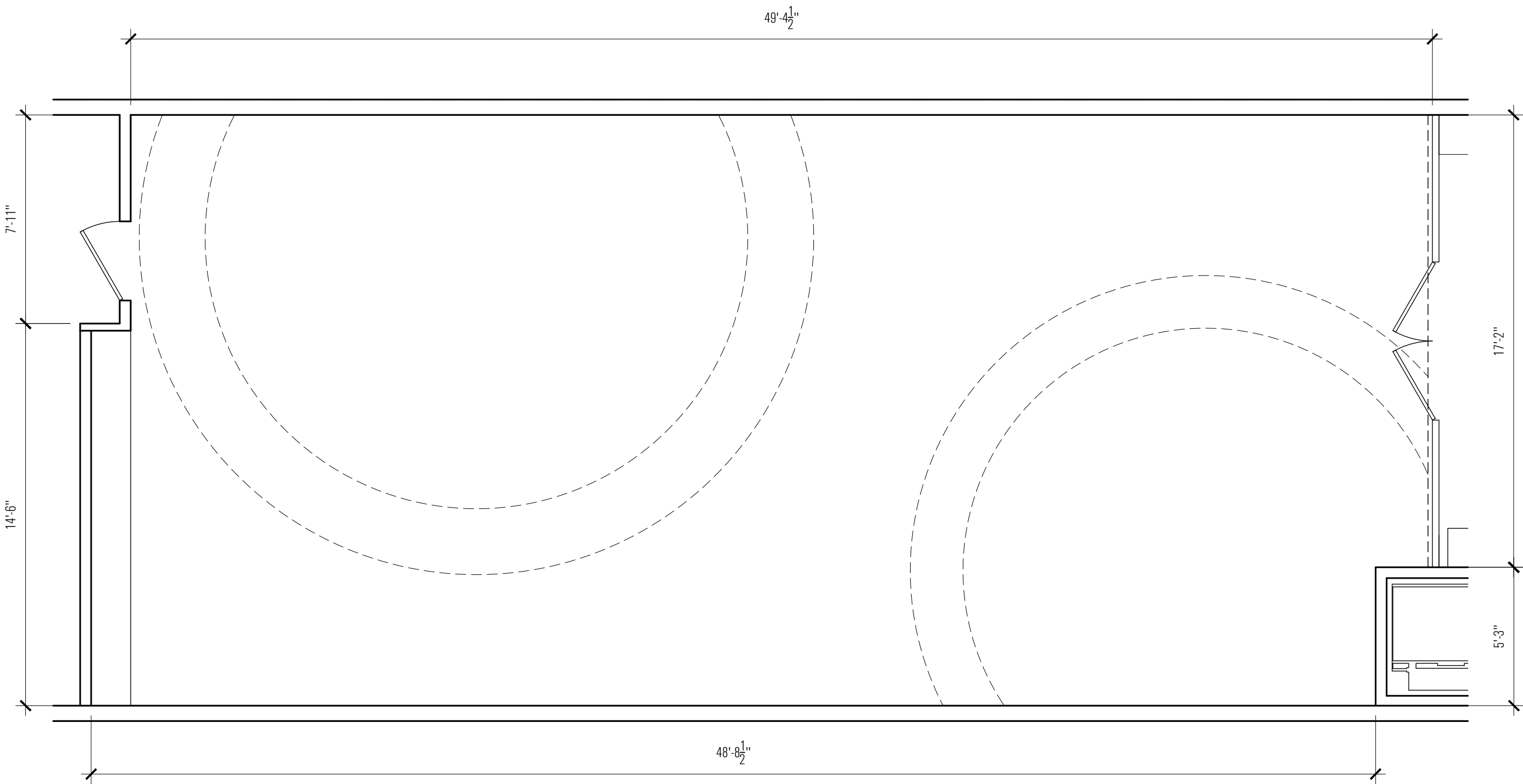
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INTERIOR ELEVATIONS

A6.1

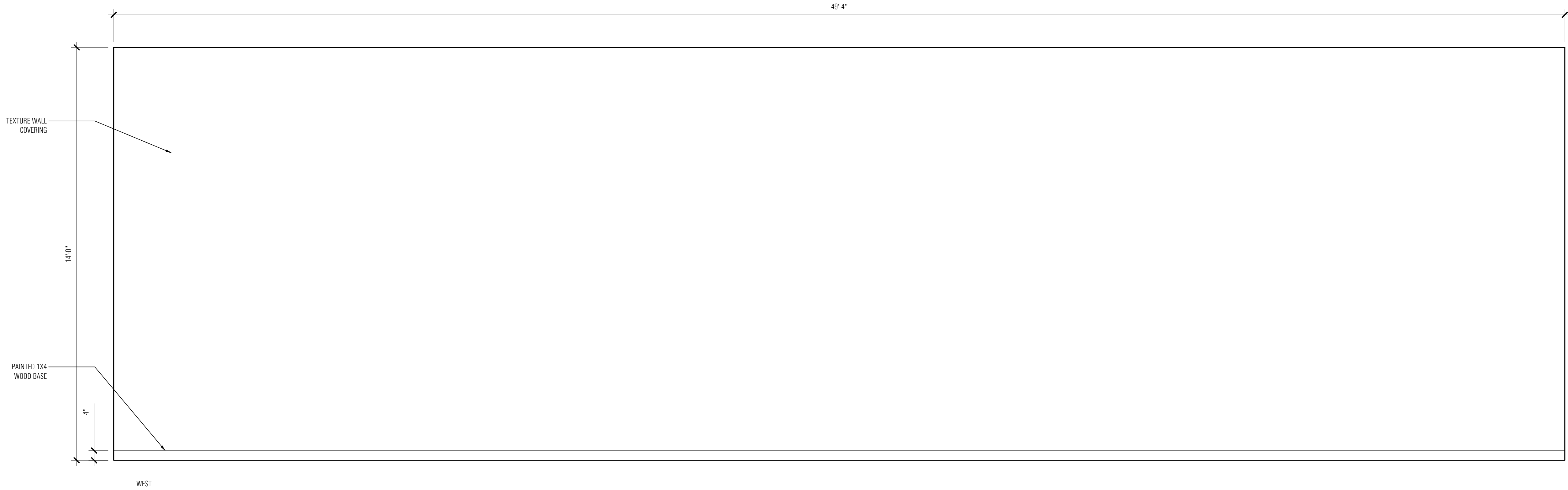
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MAIN STUDIO PLAN

1/4" = 1'-0"

2
A6.1

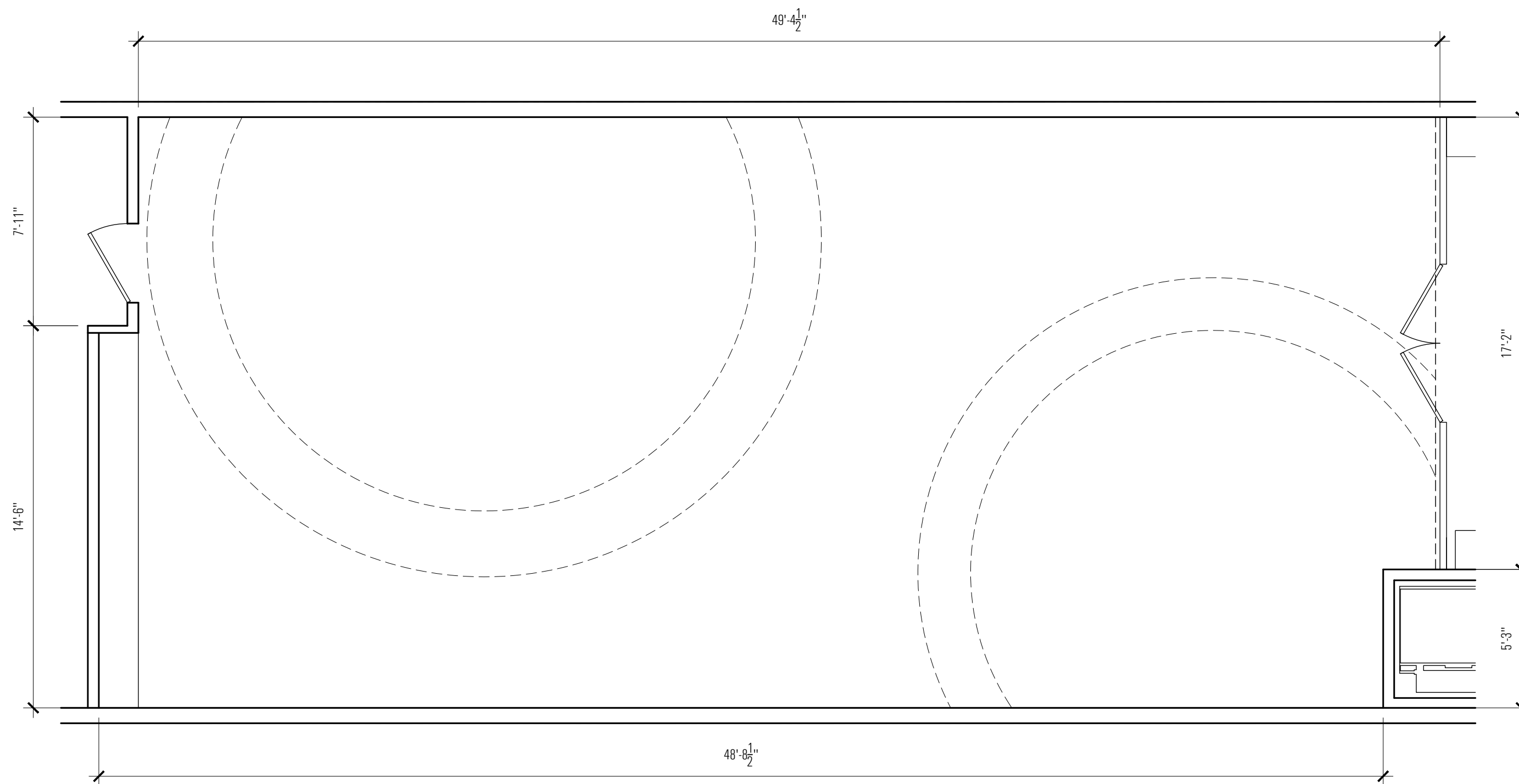


MAIN STUDIO WEST ELEVATION

1/2" = 1'-0"

1
A6.1

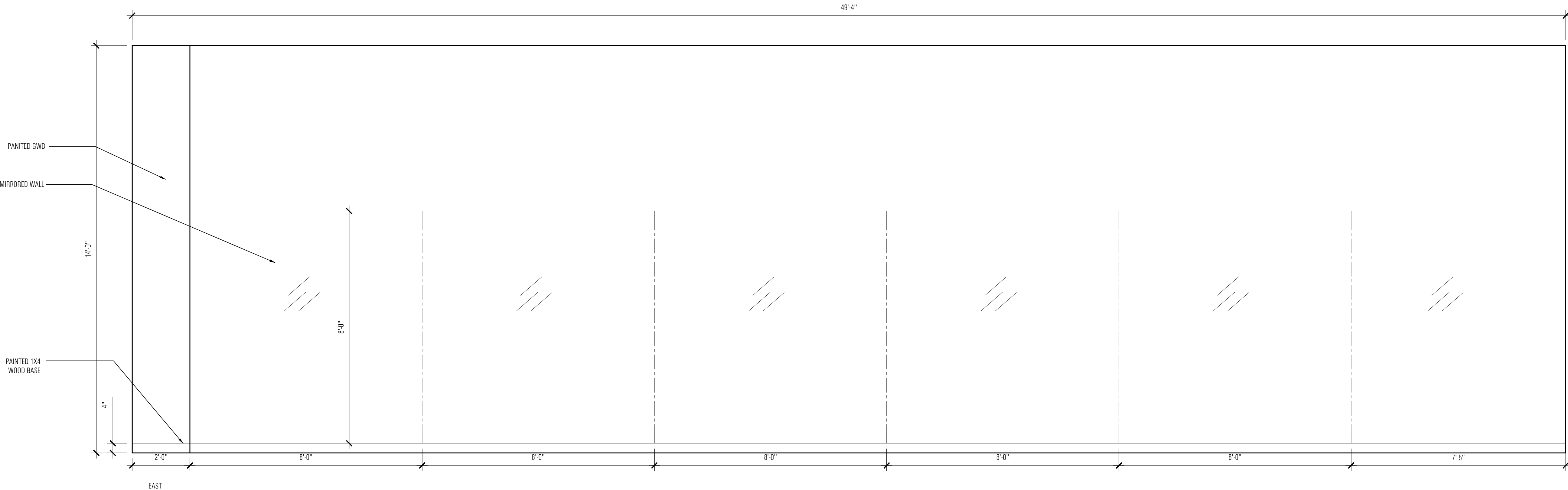




MAIN STUDIO PLAN

1/4" = 1'-0"

2
A6.2

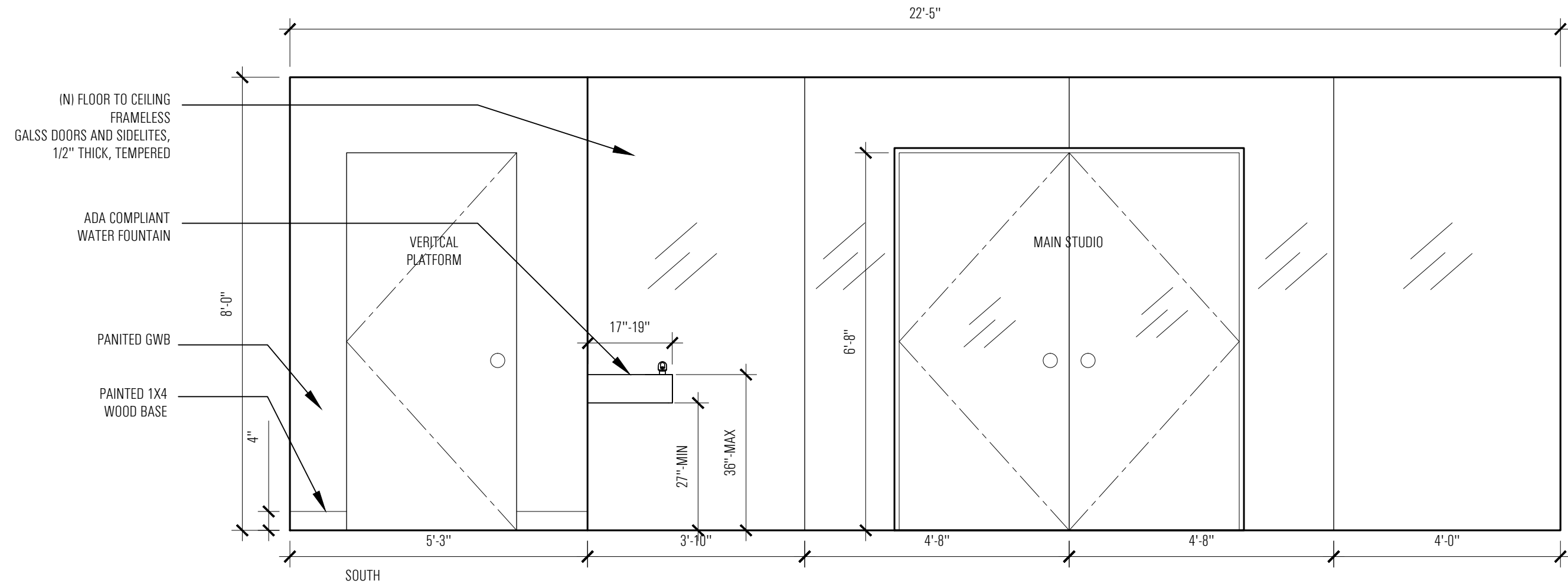


MAIN STUDIO EAST ELEVATION

1/2" = 1'-0"

1
A6.2

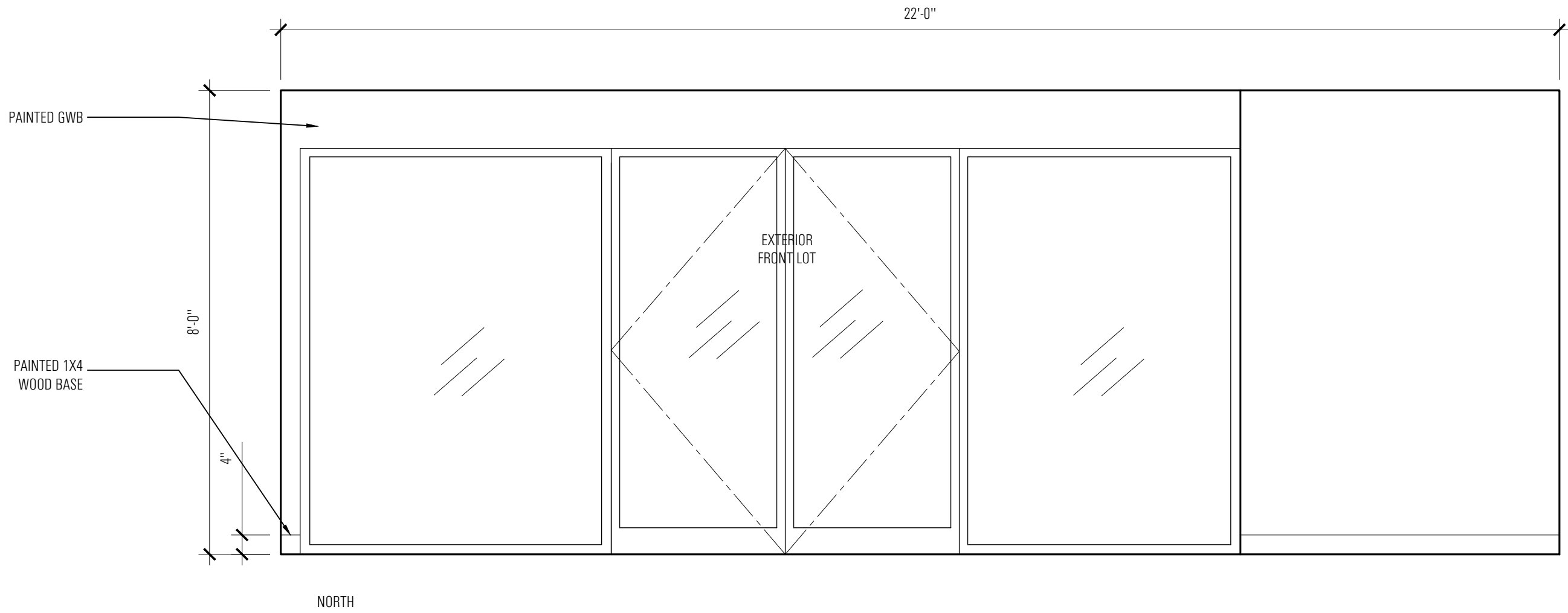




UPPER LOBBY SOUTH ELEVATION

1/2" = 1'-0"

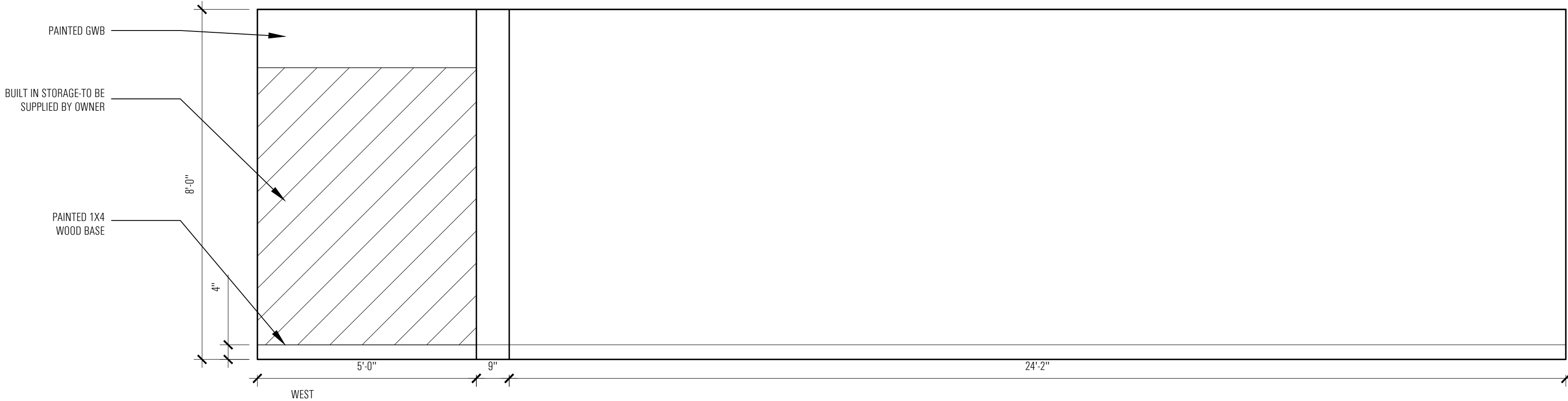
3
A6.3



UPPER LOBBY NORTH ELEVATION

1/2" = 1'-0"

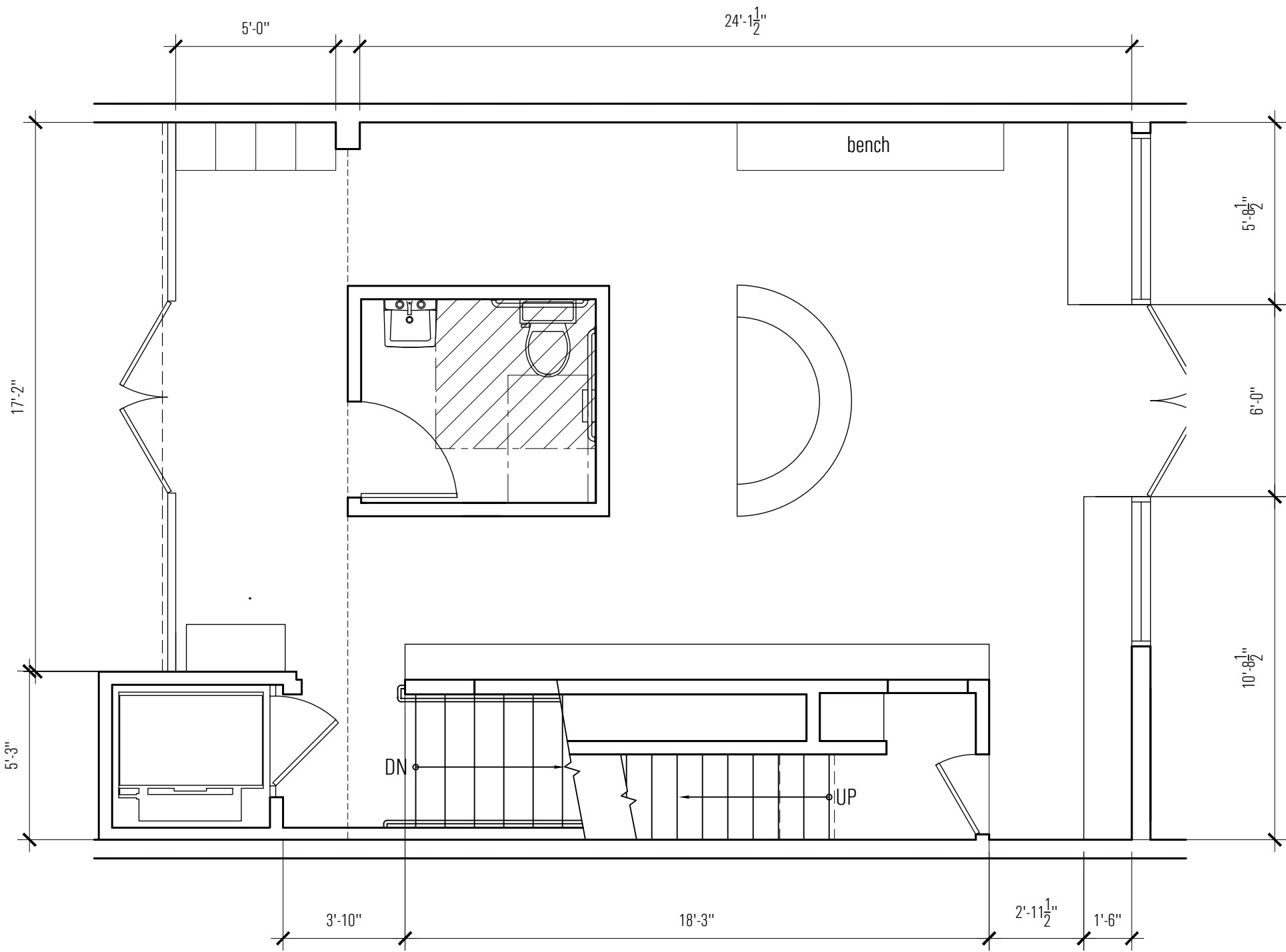
2
A6.3



UPPER LOBBY WEST ELEVATION

1/2" = 1'-0"

1
A6.3



UPPER LOBBY PLAN

1/4" = 1'-0"

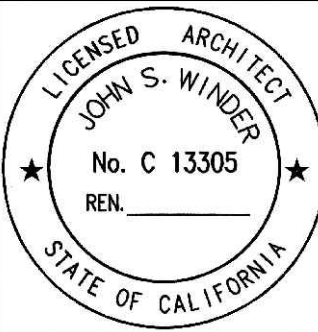
4
A6.3

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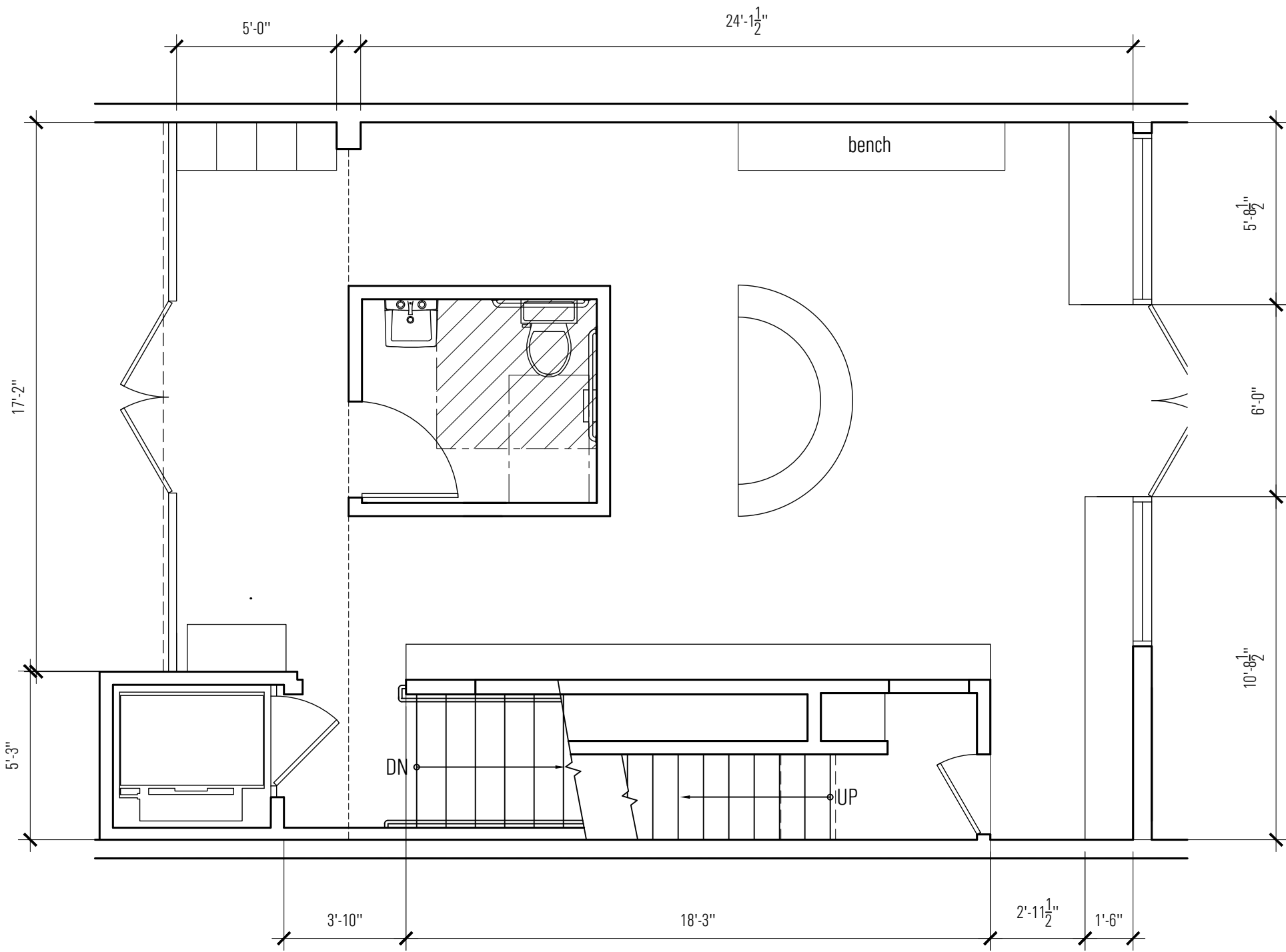
PERMIT SET

INTERIOR ELEVATIONS

A6.3

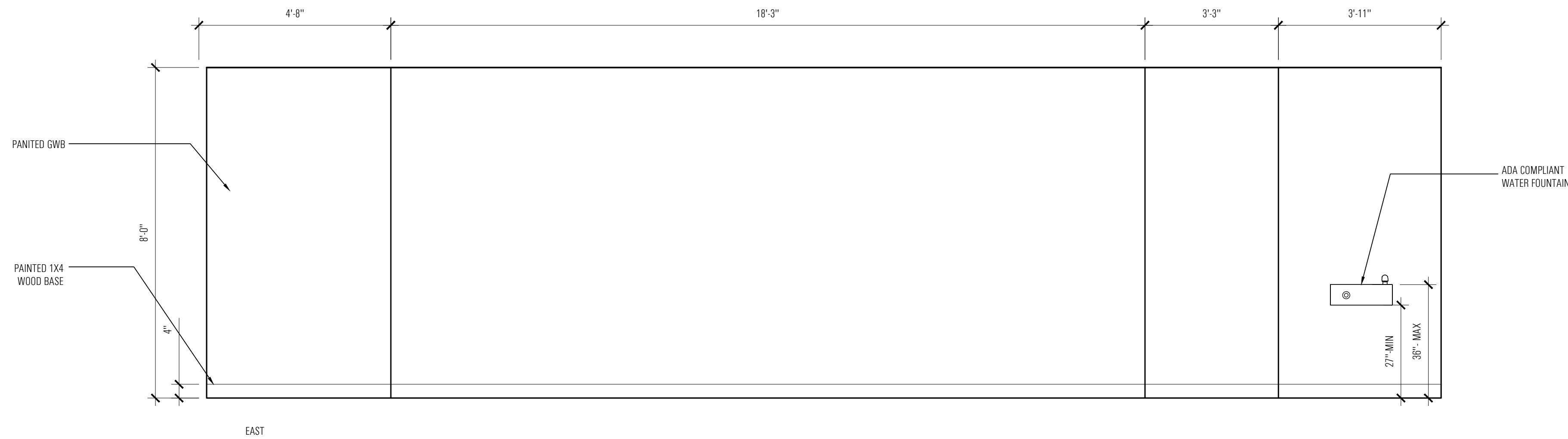
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SCALE AS NOTED
DRAWN GG, MK, DP, DK, DV





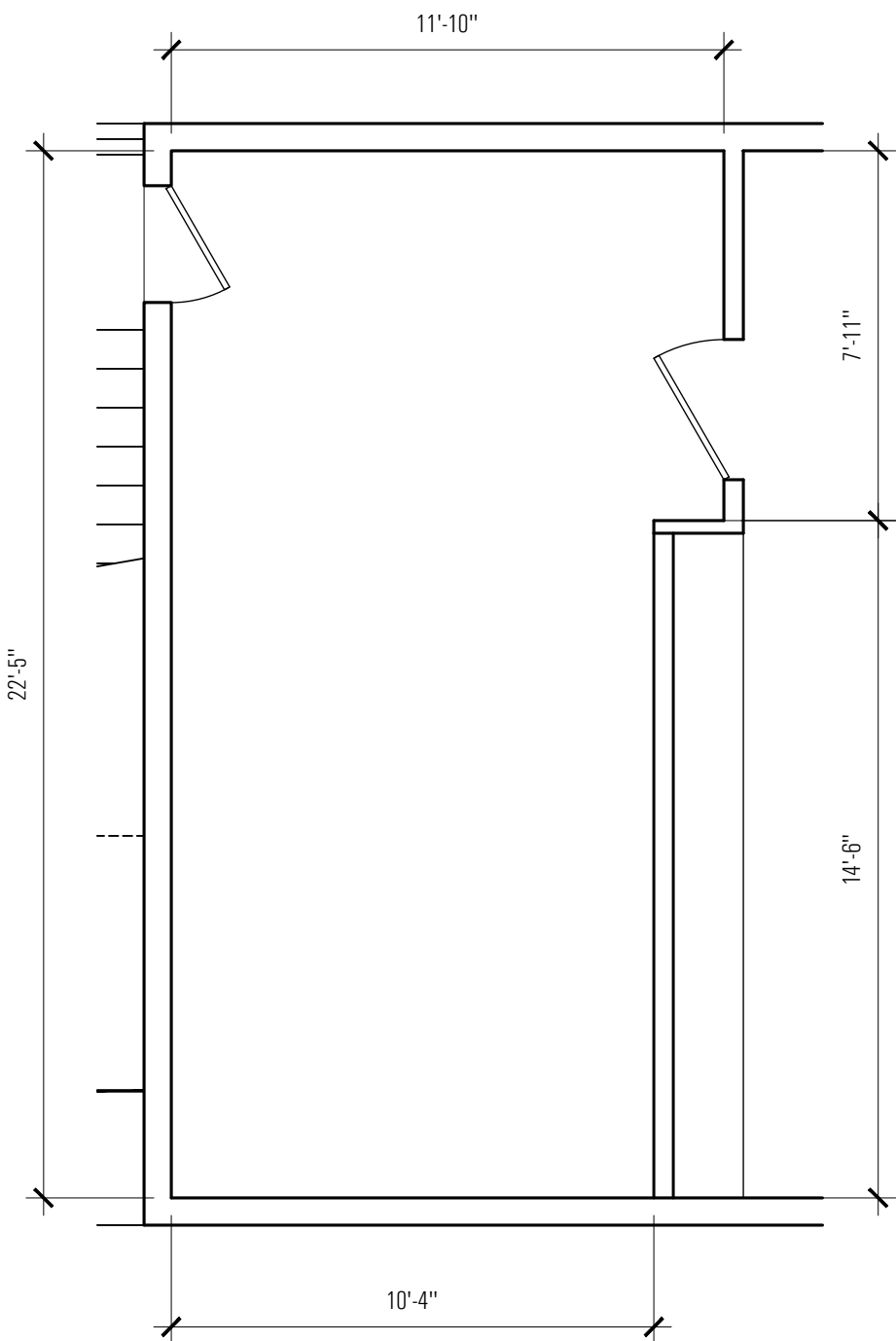
UPPER LOBBY PLAN
1/4" = 1'-0"

2
A6.4



UPPER LOBBY EAST ELEVATION
1/2" = 1'-0"

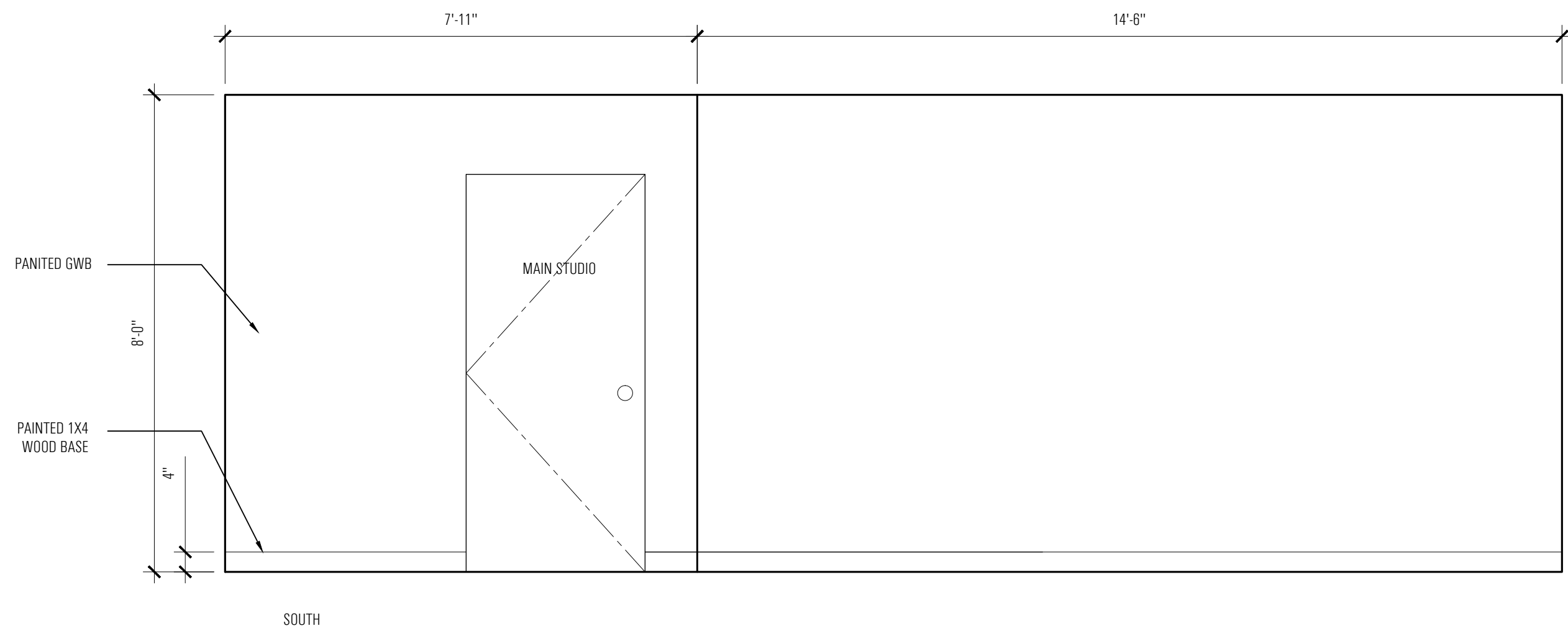
1
A6.4



STORAGE PLAN

1/4" = 1'-0"

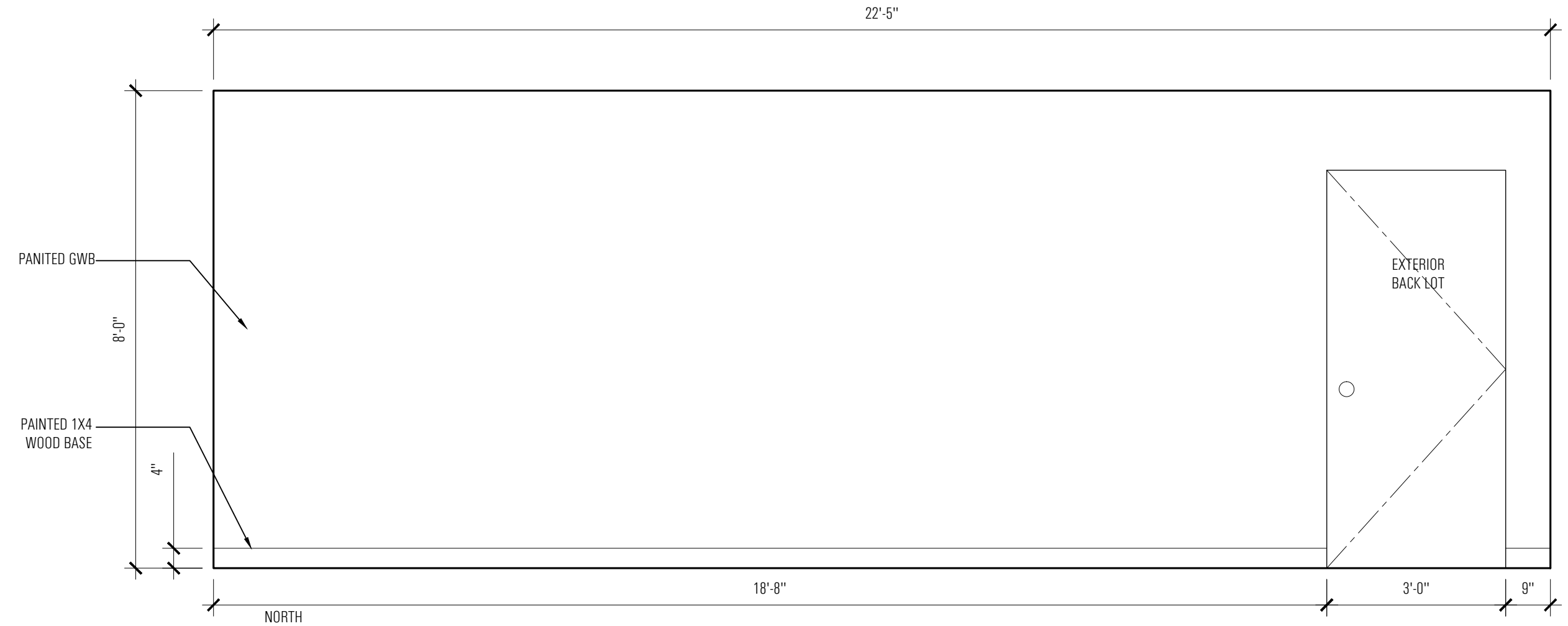
5
A6.5



STORAGE SOUTH ELEVATION

1/2" = 1'-0"

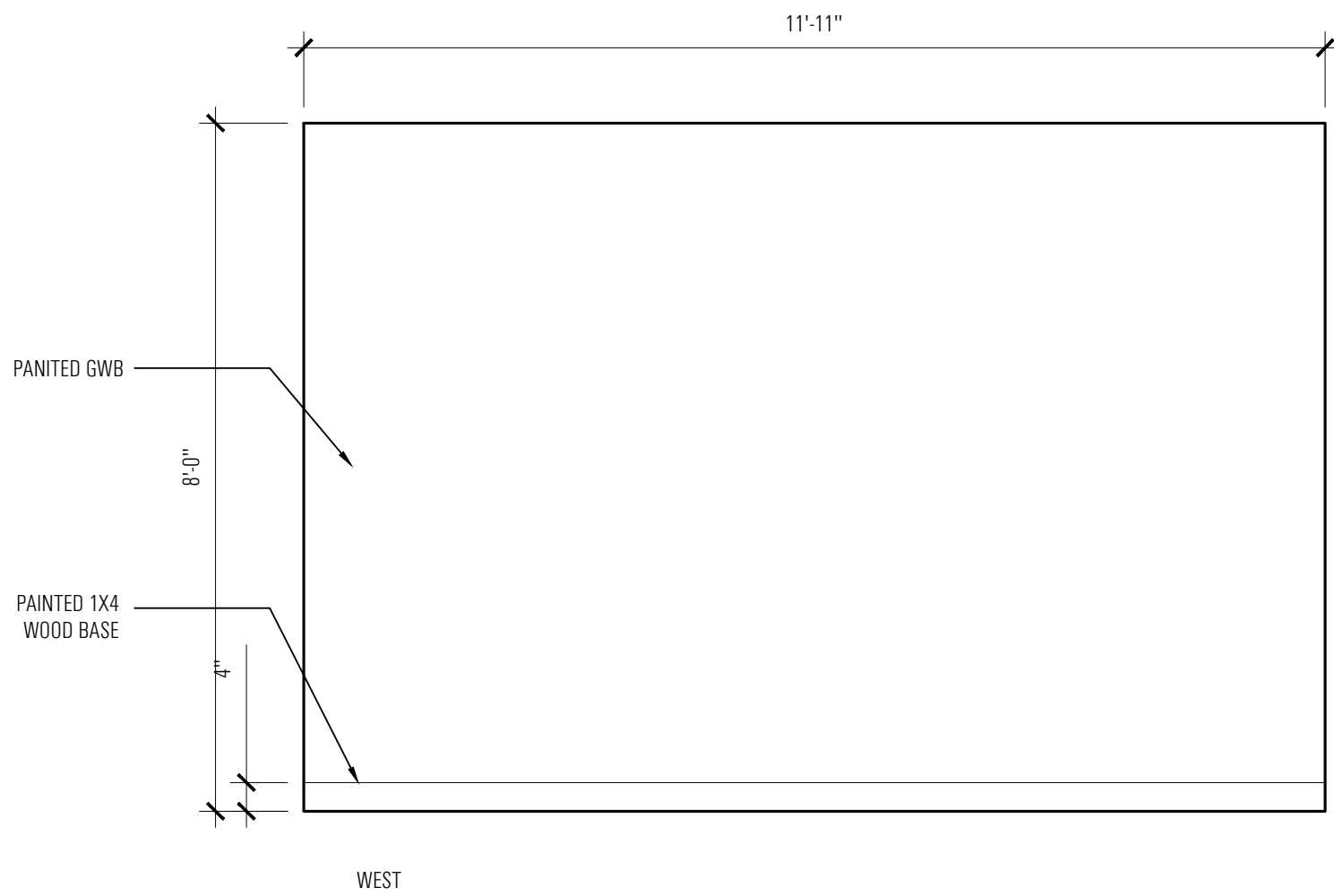
3
A6.5



STORAGE NORTH ELEVATION

1/2" = 1'-0"

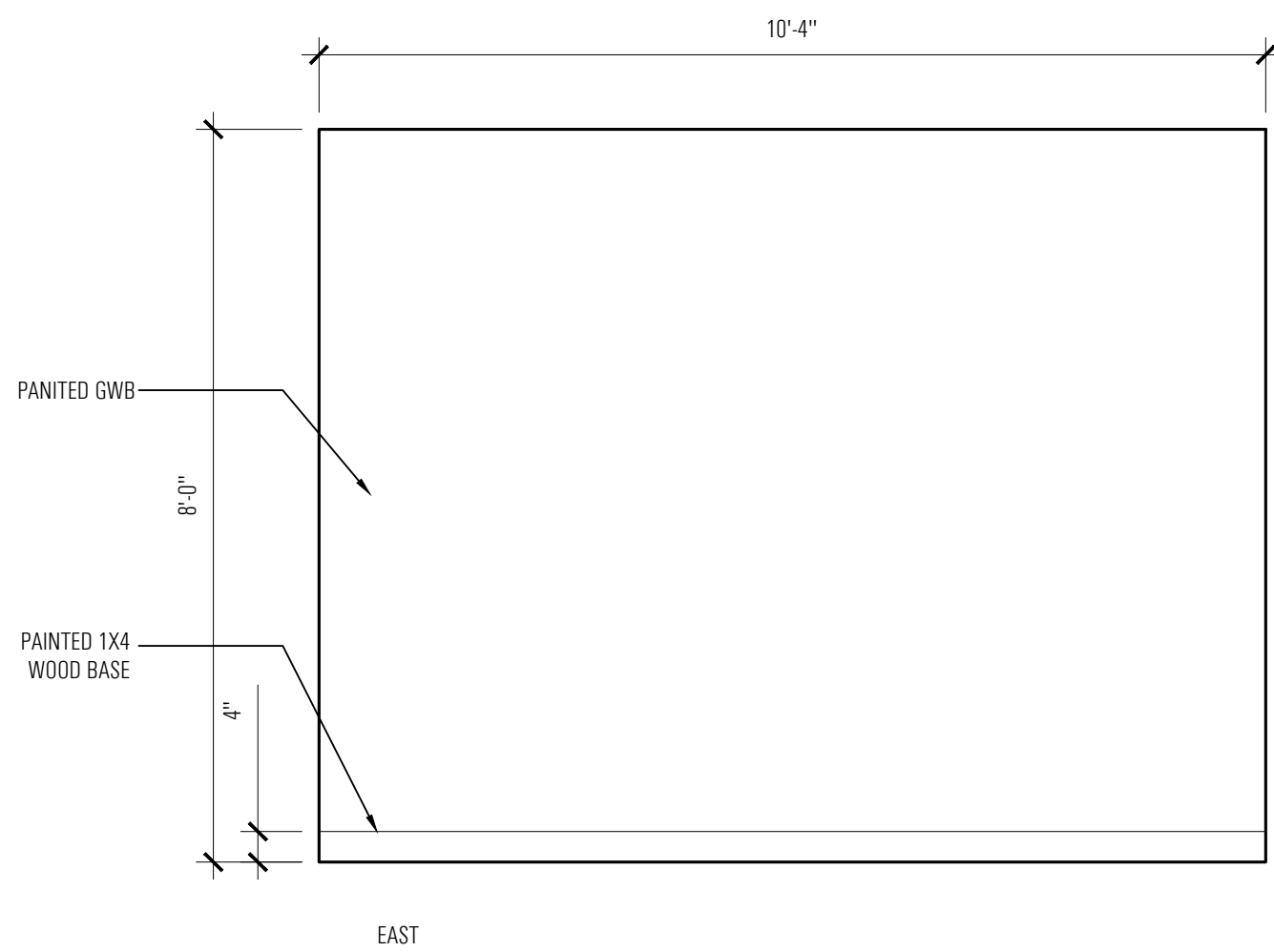
1
A6.5



STORAGE WEST ELEVATION

1/2" = 1'-0"

4
A6.5



STORAGE EAST ELEVATION

1/2" = 1'-0"

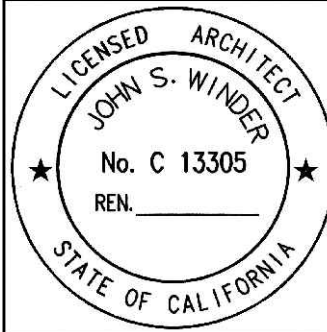
2
A6.5

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INTERIOR ELEVATIONS

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DATE 10.06.14
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5
A6.6



3
A6.6



4
A6.6



1
A6.6



2
A6.6



LICENSED ARCHITECT
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INTERIOR ELEVATIONS

[illegible]

A 6.6

SCALE AS NOTED

DRAWN GG, MK, DP, DK, DV

1421



1/4" = 1'-0"

UNDERGROUND STUDIO NORTH ELEVATION

1/2" = 1'-0"


$$\overline{1/2'' = 1'-0''}$$

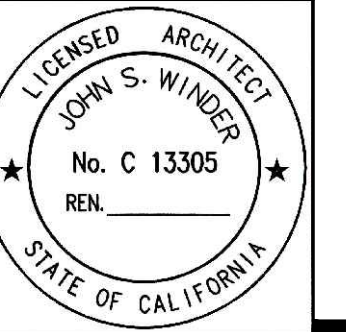

1/2" = 1'-0"

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INTERIOR ELEVATIONS

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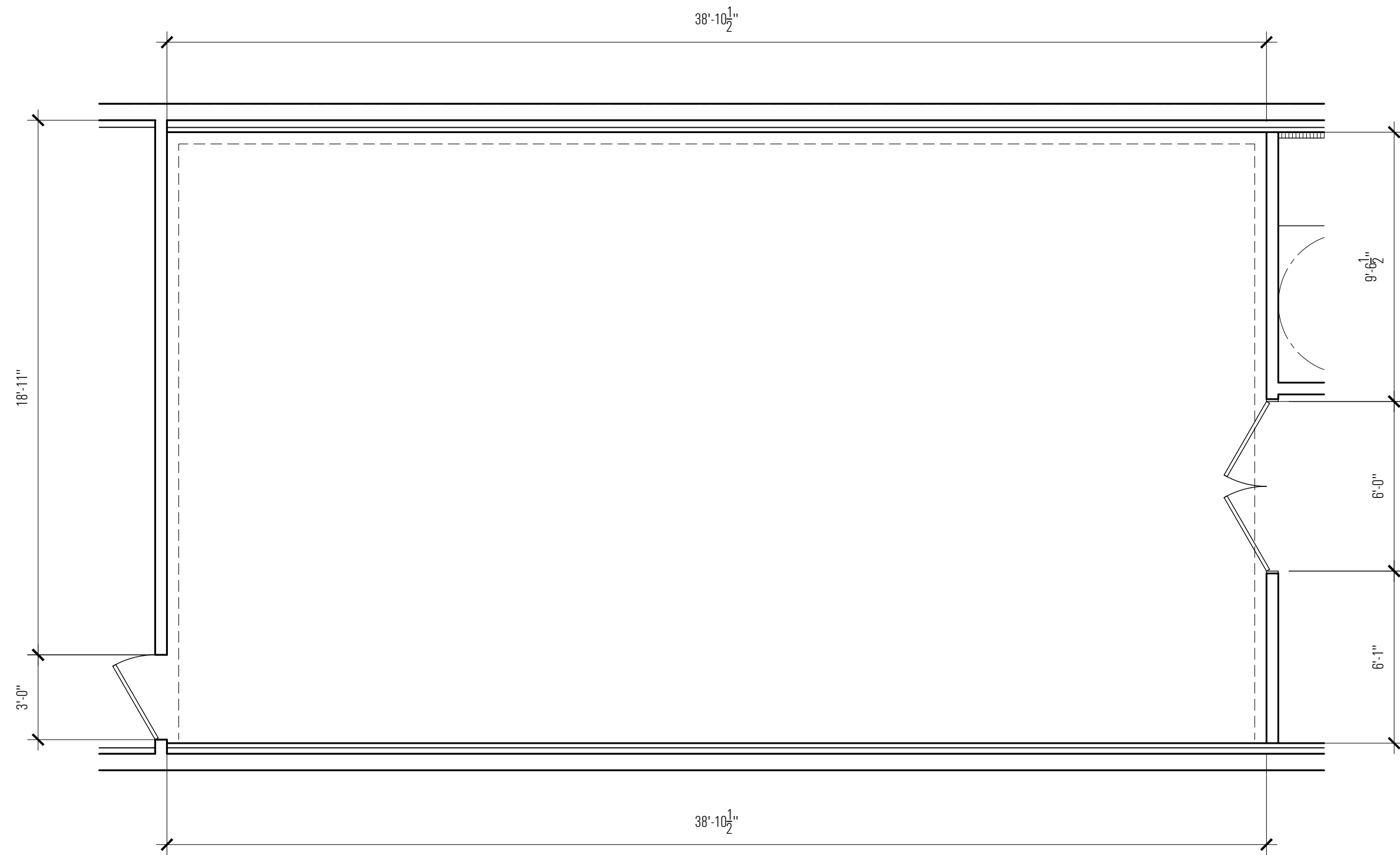
A 6.7

DATE	10.06.14
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SCALE AS NOTED

RAWN GG, MK, DP, DK, DV

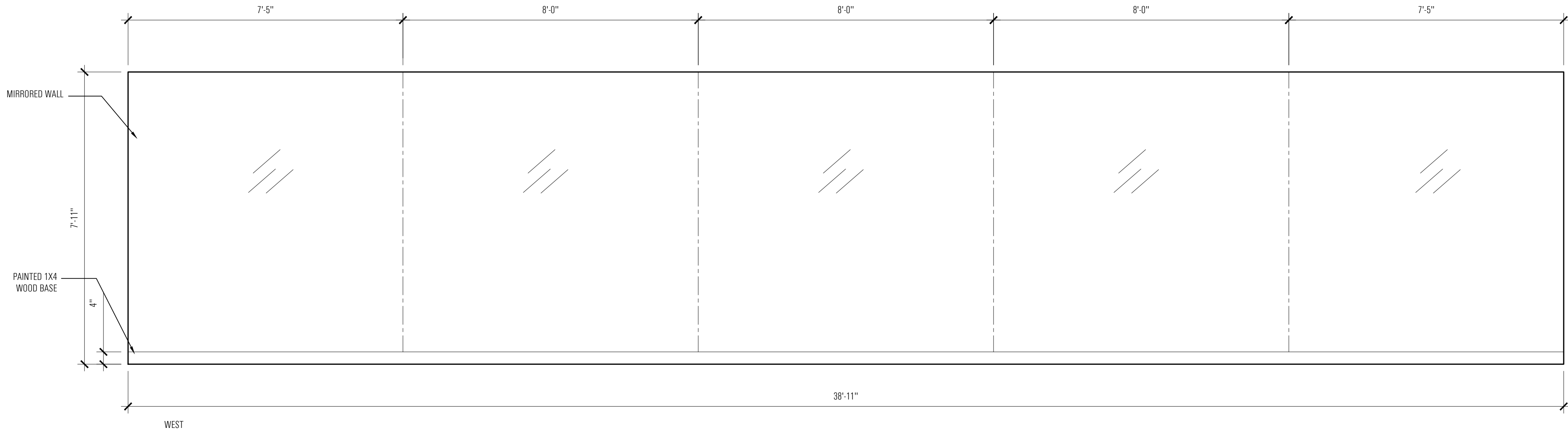
21



UNDERGROUND STUDIO PLAN

1/4" = 1'-0"

2
A6.8



UNDERGROUND STUDIO WEST ELEVATION

1/2" = 1'-0"

1
A6.8



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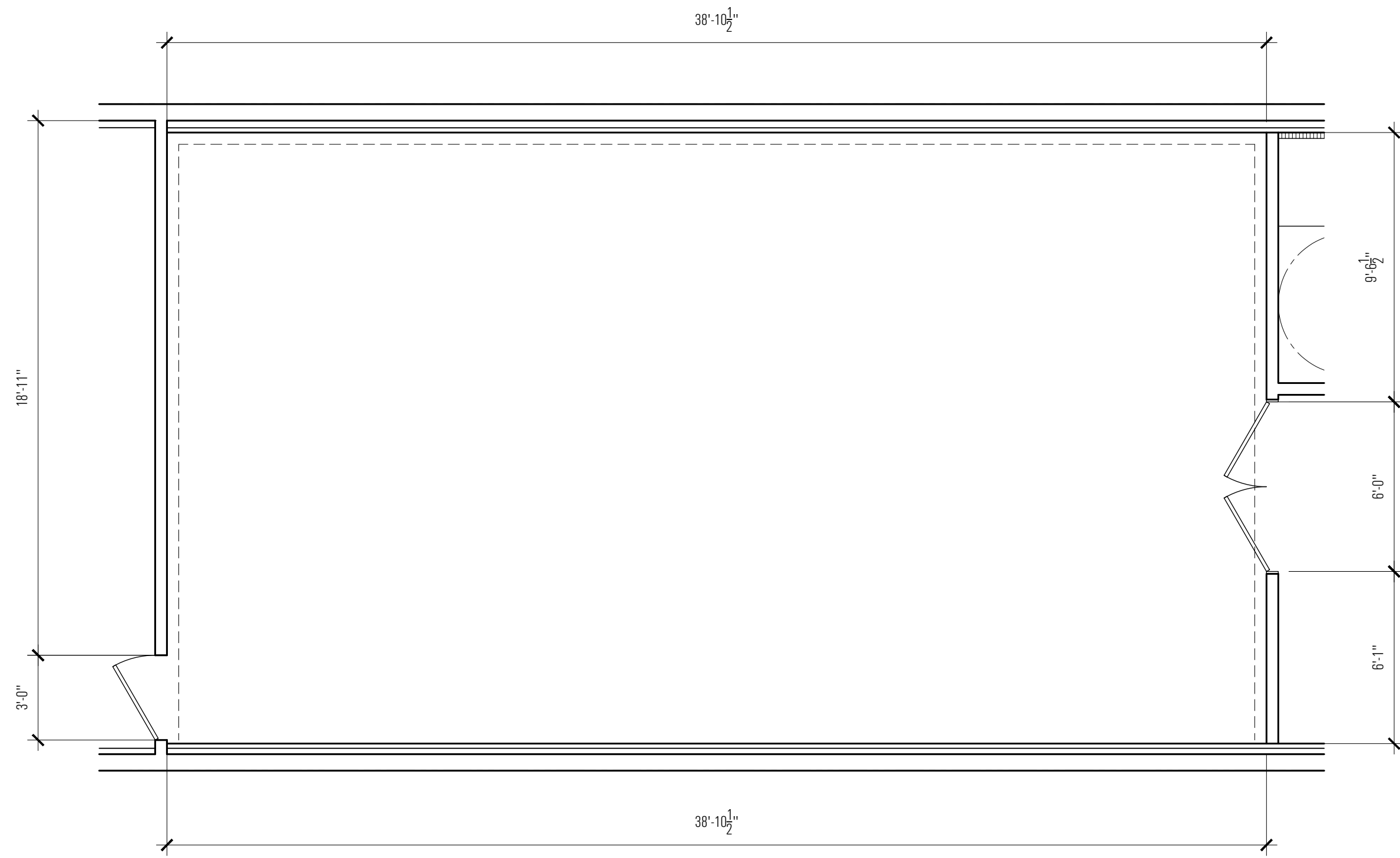
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INTERIOR ELEVATIONS

A6.8

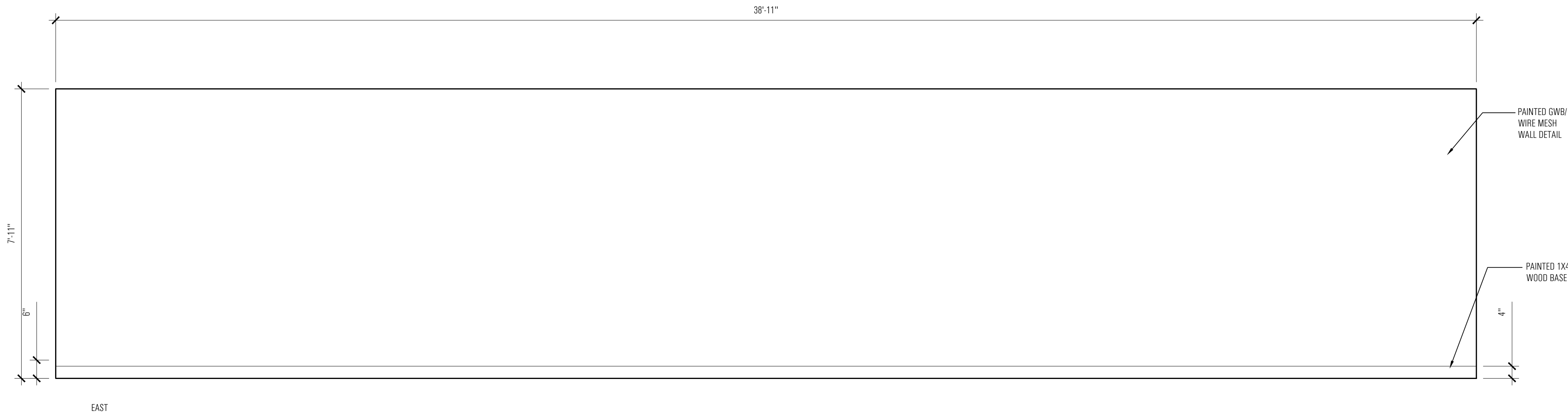
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SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV



UNDERGROUND STUDIO PLAN

1/4" = 1'-0"

2
A6.9



UNDERGROUND STUDIO EAST ELEVATION

1/2" = 1'-0"

1
A6.9



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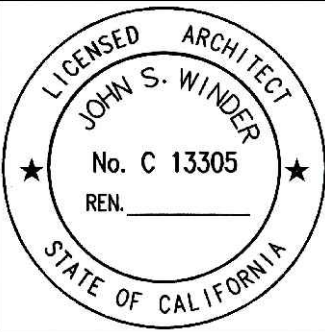
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INTERIOR ELEVATIONS

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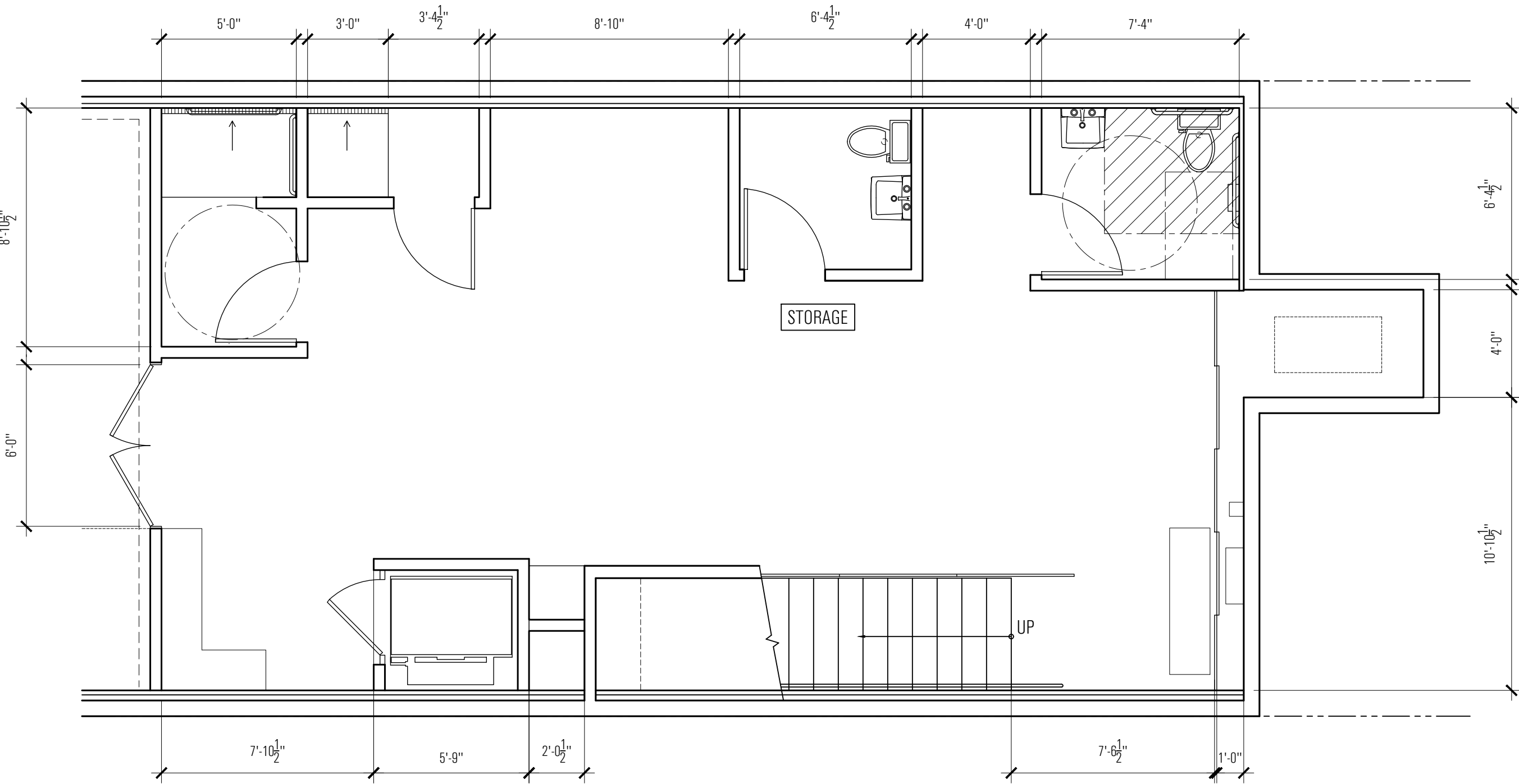
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INTERIOR ELEVATIONS

A6.10

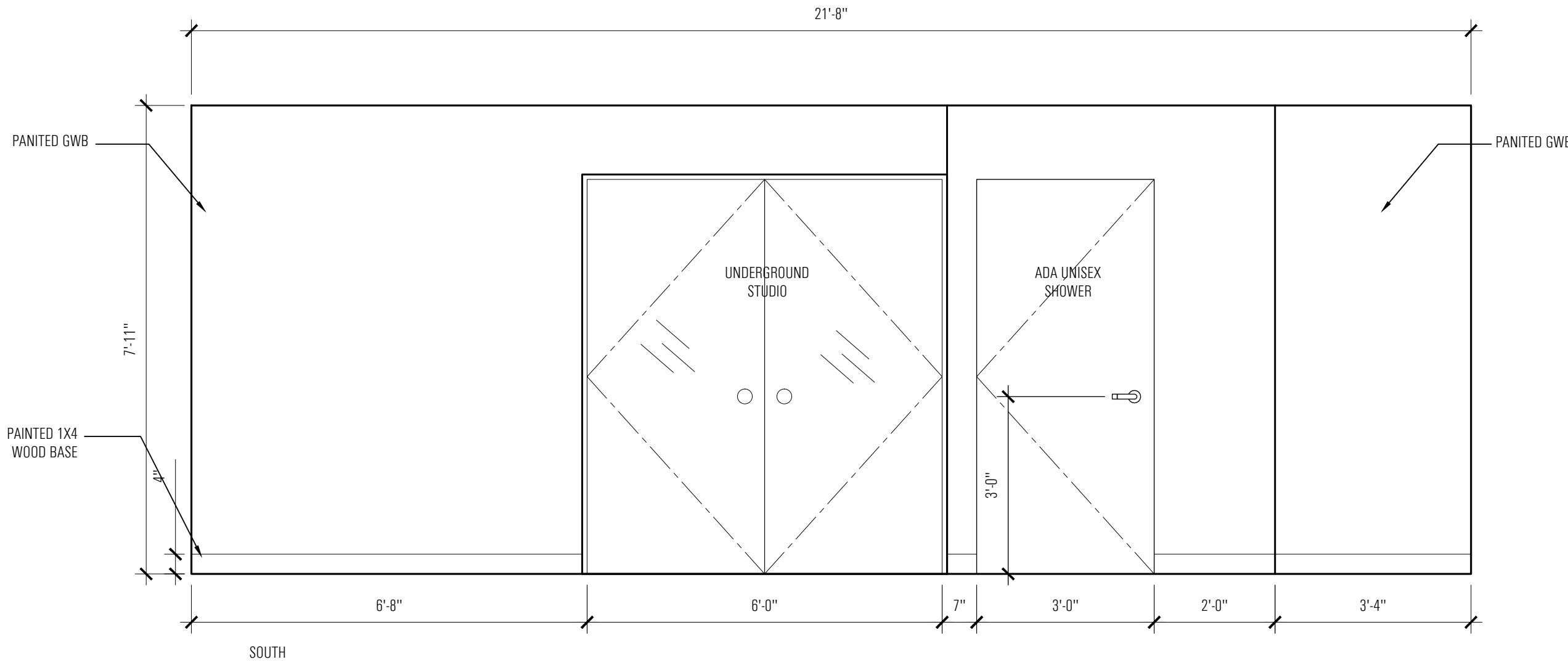
DATE	10.06.14
SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV



LOWER LOBBY PLAN

1/4" = 1'-0"

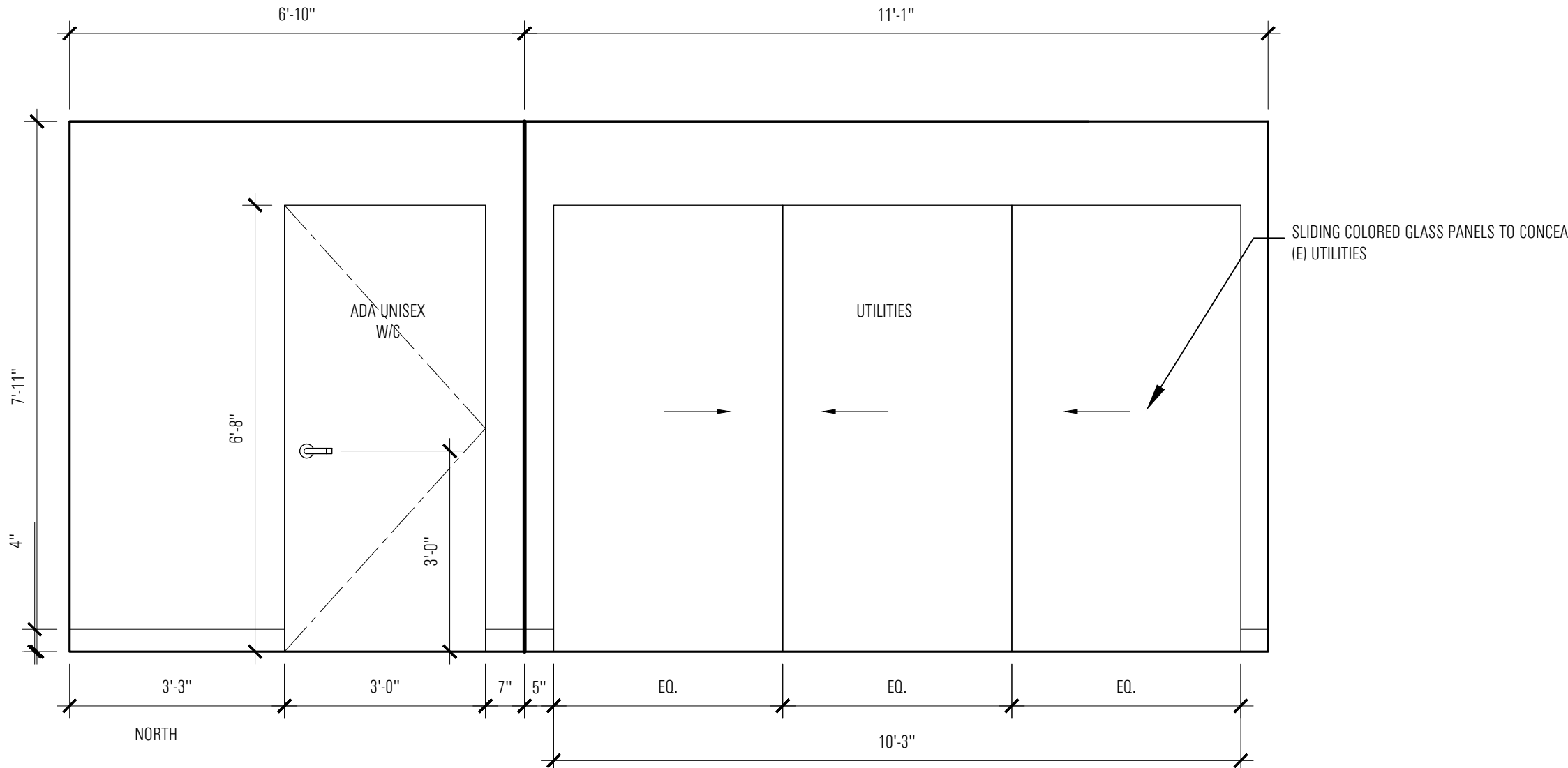
3
A6.10



LOWER LOBBY SOUTH ELEVATION

1/2" = 1'-0"

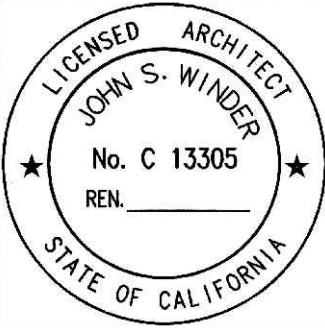
1
A6.10



LOWER LOBBY NORTH ELEVATION

1/2" = 1'-0"

2
A6.10



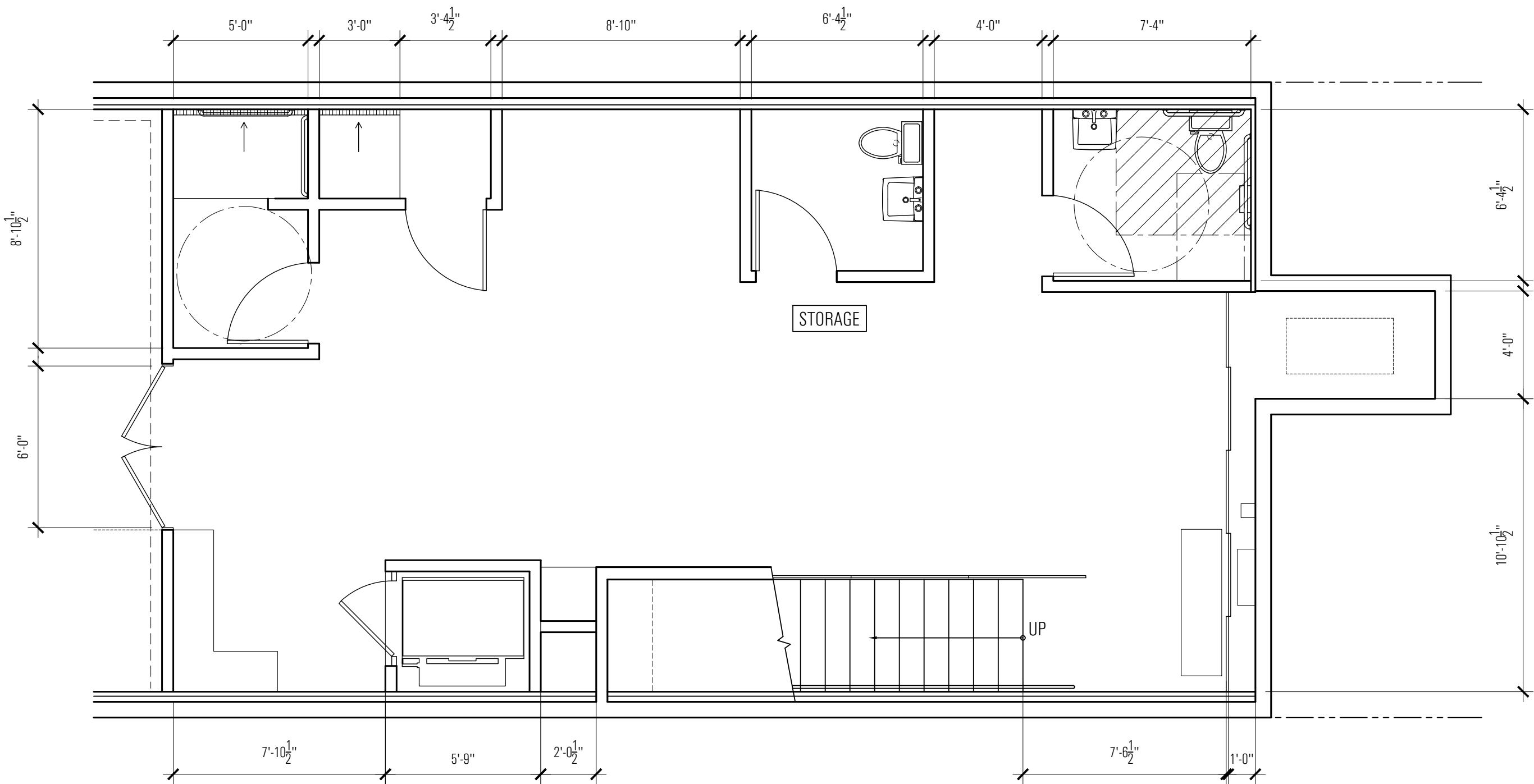
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INTERIOR ELEVATIONS

A6.11

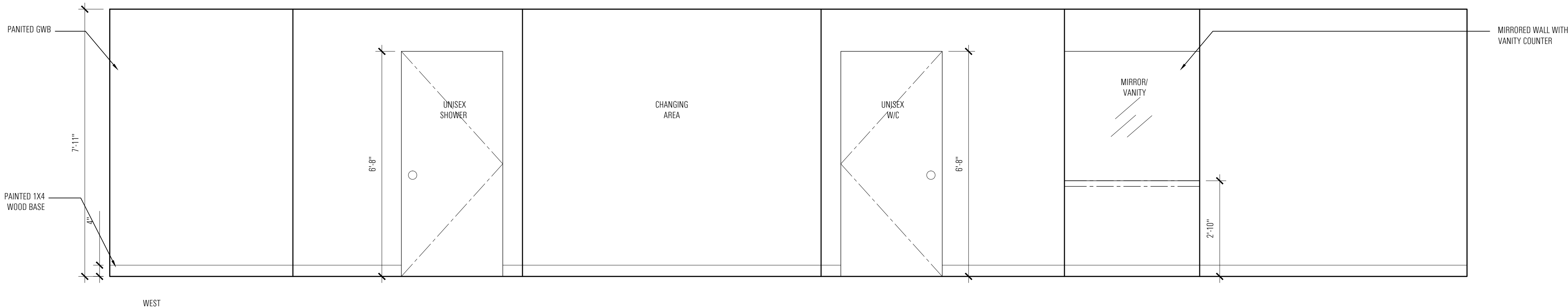
DATE	10.06.14
SCALE	AS NOTED
DRAWN	GG, MK, DP, DK, DV



LOWER LOBBY PLAN

1/4" = 1'-0"

2
A6.11

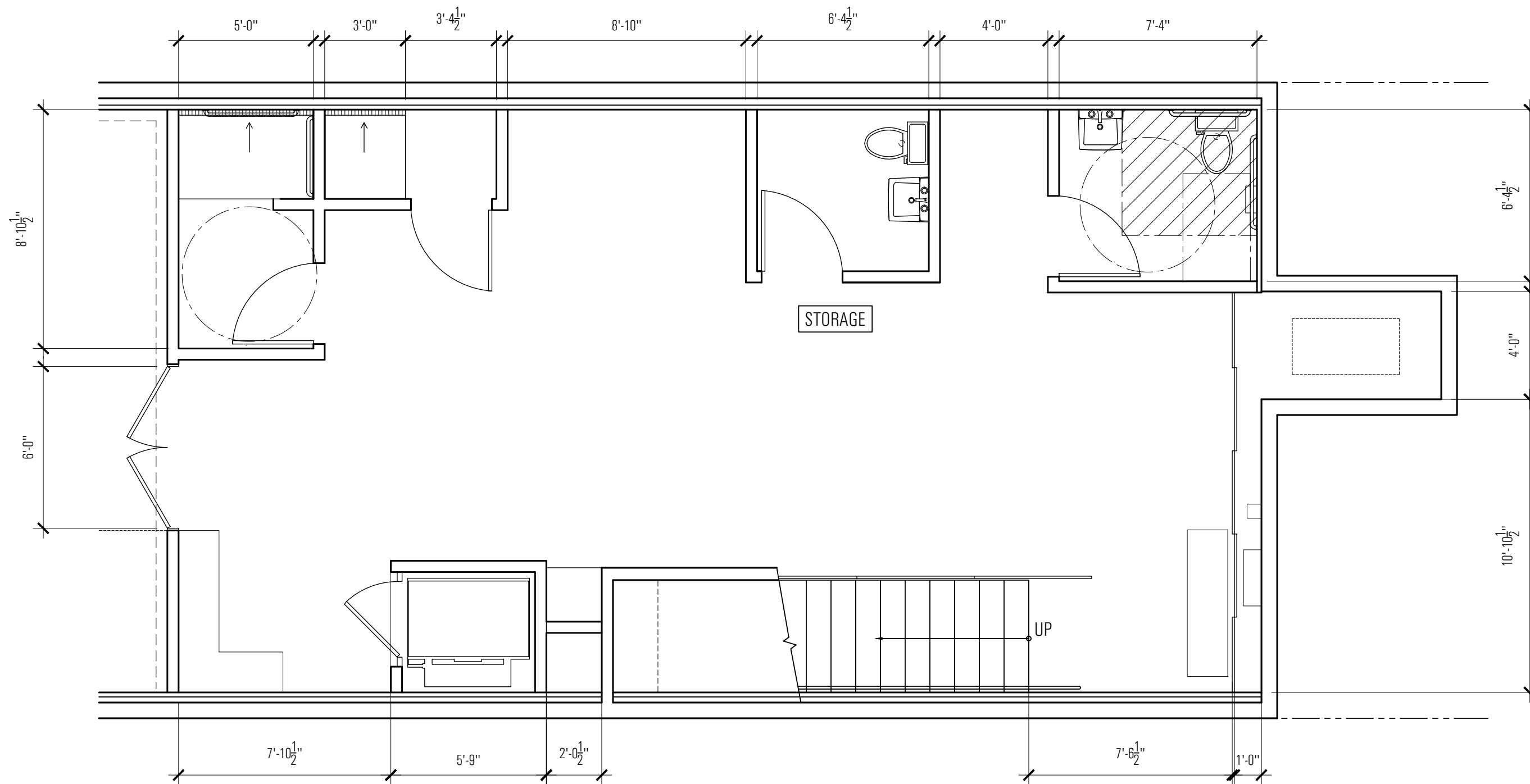


LOWER LOBBY WEST ELEVATION

1/2" = 1'-0"

1
A6.11

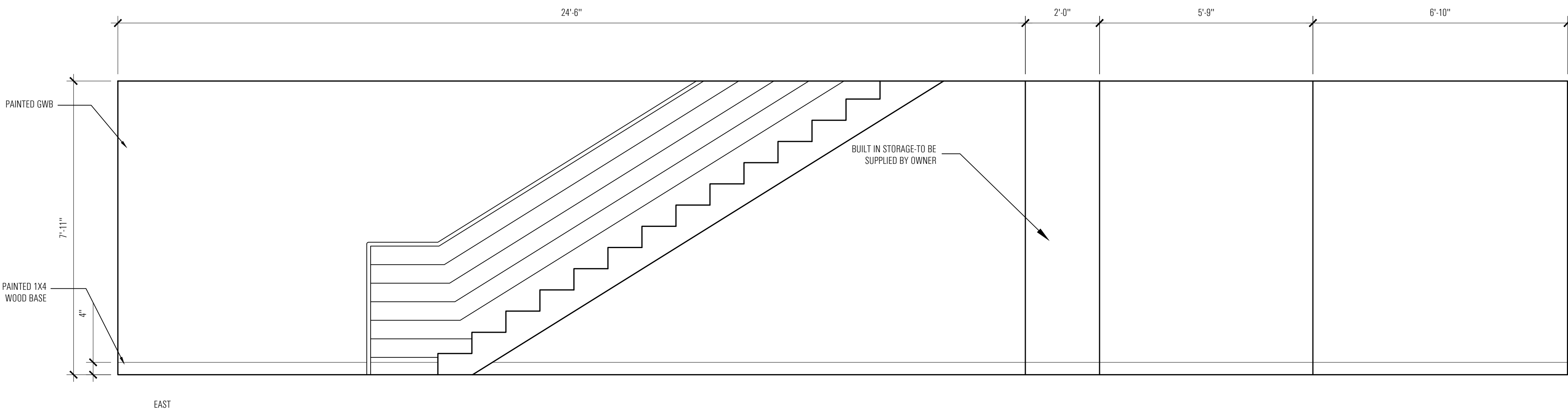




LOWER LOBBY PLAN

1/4" = 1'-0"

2
A6.12



LOWER LOBBY EAST ELEVATION

1/2" = 1'-0"

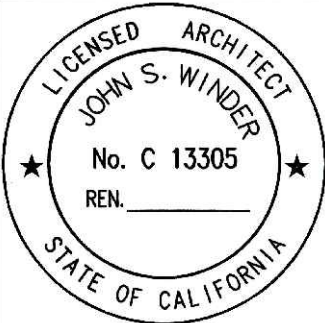
1
A6.12

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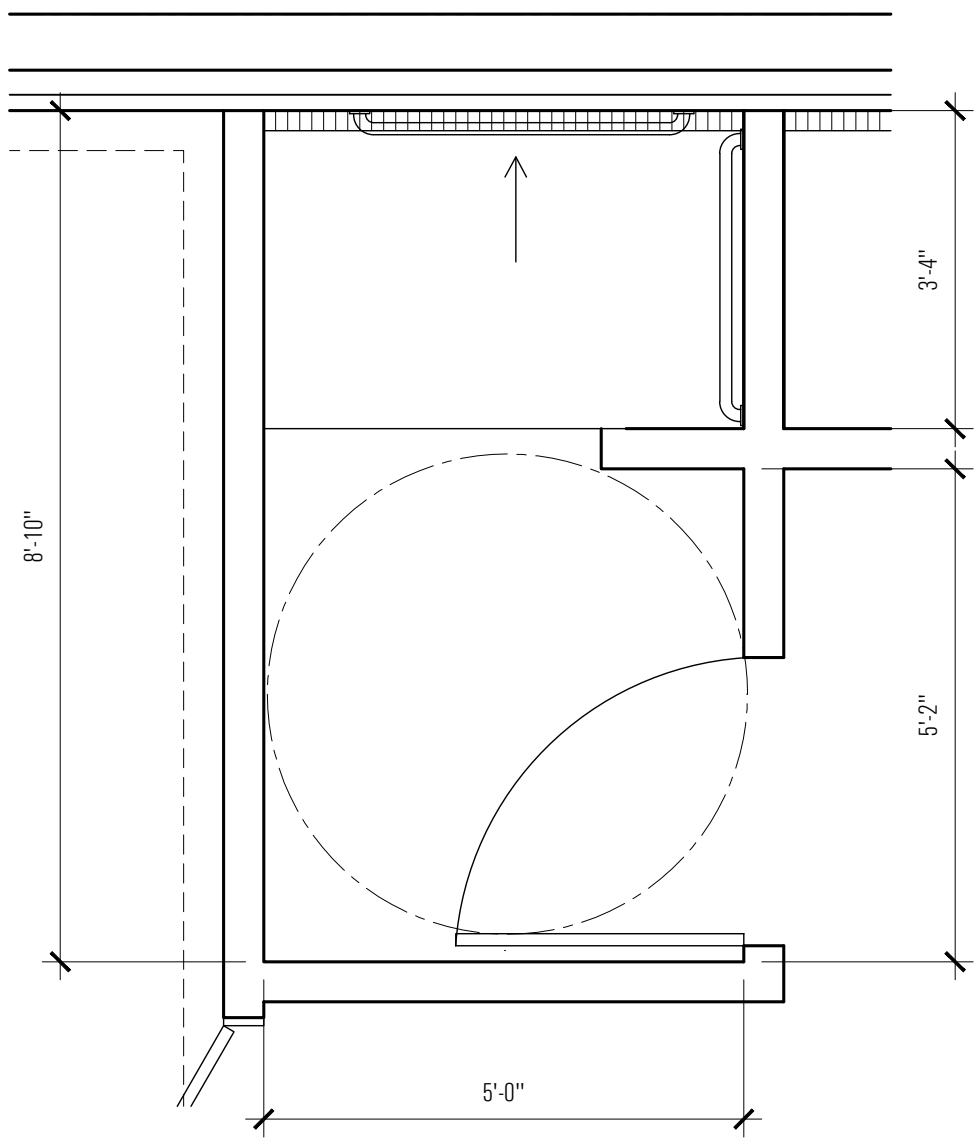
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INTERIOR ELEVATIONS

A6.12

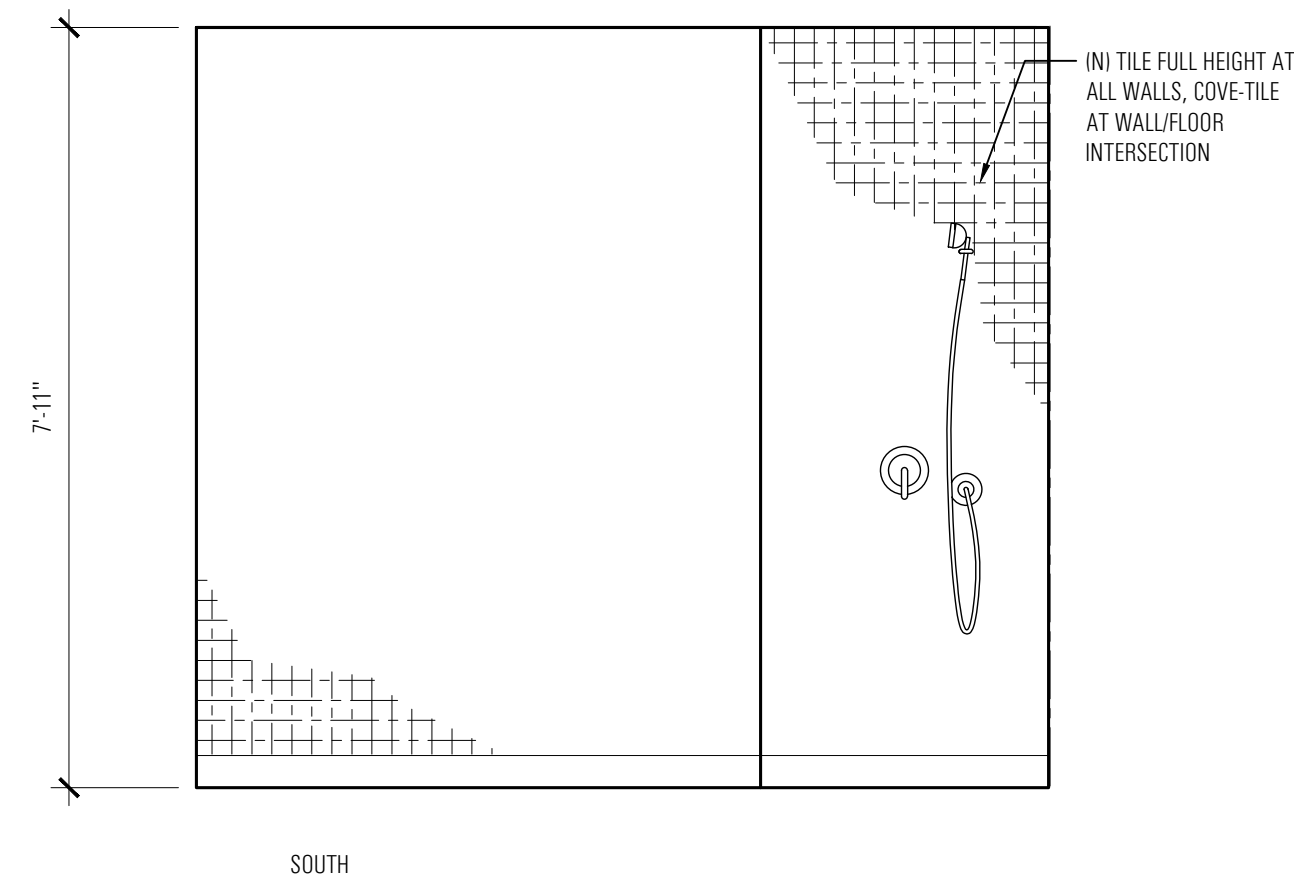
DATE 10.06.14
SCALE AS NOTED
DRAWN GG, MK, DP, DK, DV



ADA UNI-SEX SHOWER PLAN

5
A6.13

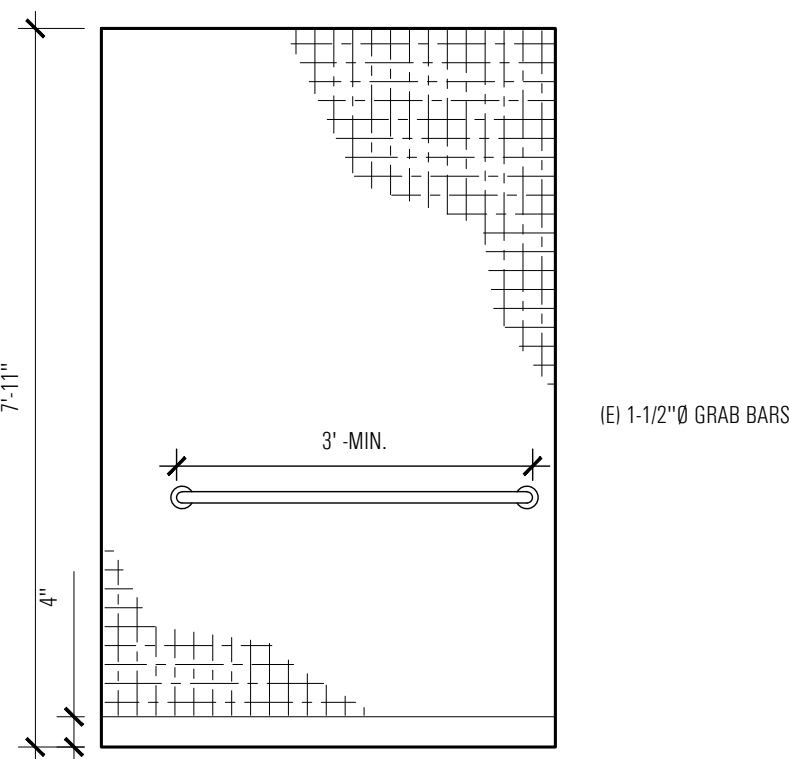
1/2" = 1'-0"



ADA UNI-SEX SHOWER SOUTH ELEVATION

3
A6.13

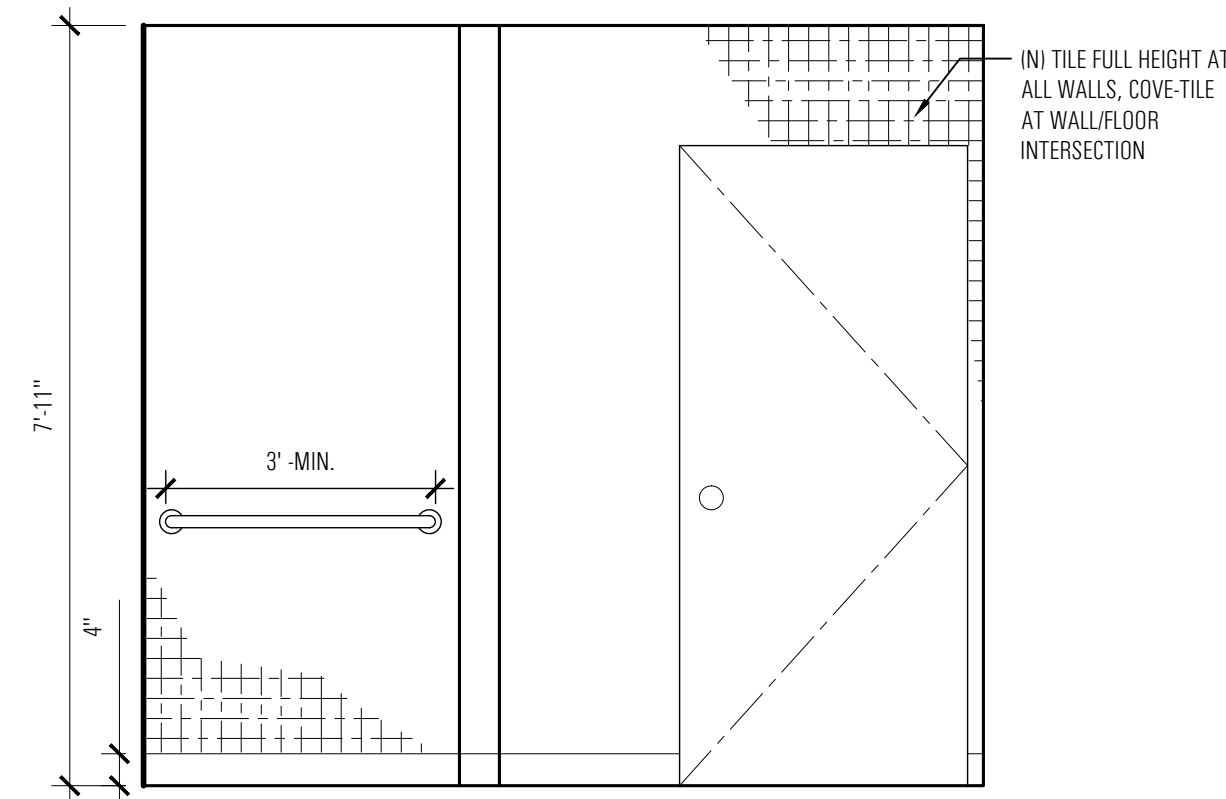
1/2" = 1'-0"



ADA UNI-SEX SHOWER WEST ELEVATION

4
A6.13

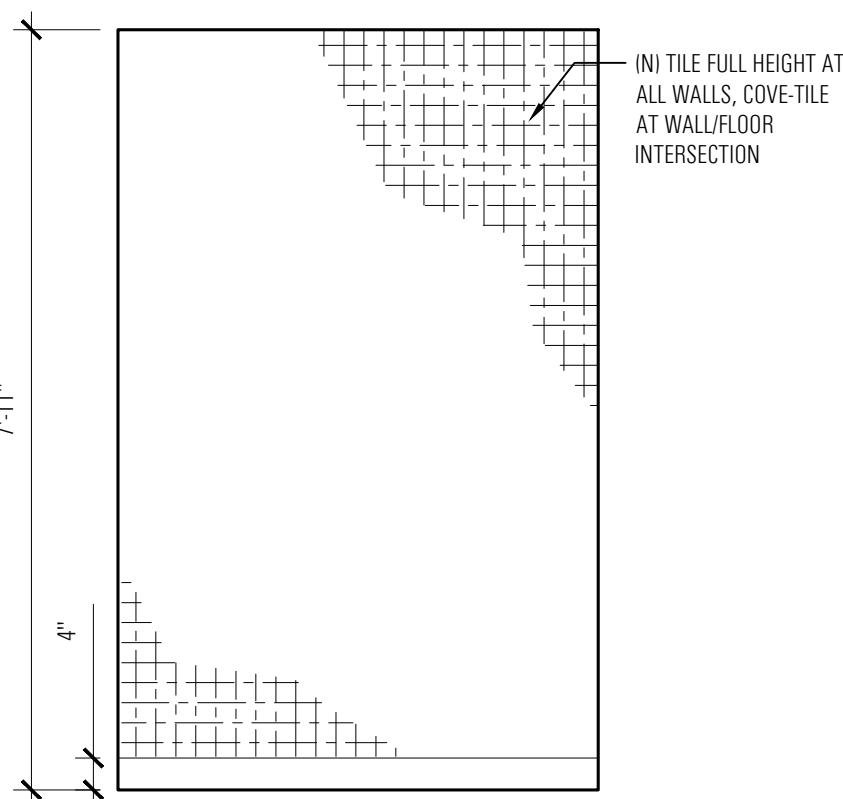
1/2" = 1'-0"



ADA UNI-SEX SHOWER NORTH ELEVATION

1
A6.13

1/2" = 1'-0"



ADA UNI-SEX SHOWER EAST ELEVATION

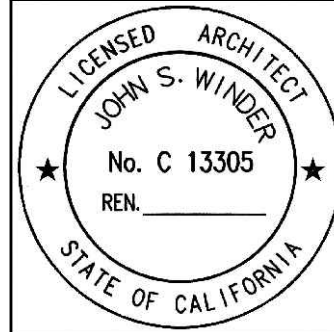
2
A6.13

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INTERIOR ELEVATIONS

A6.13



DATE 10.06.14
SCALE AS NOTED
DRAWN GG, MK, DP, DK, DV



5
A6.14



3
A6.14



4
A6.14



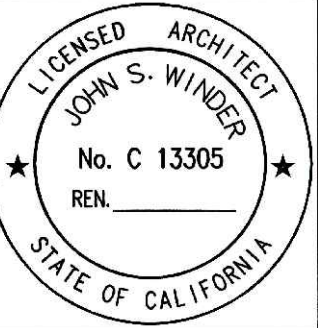
1
A6.14



2
A6.14

21







ELECTRICAL LEGEND

\$ (N) LIGHT SWITCH. DIMMER AT ALL NON-FLUORESCENT
FIXTURES. 3-WAY WHERE REQUIRED. OCCUPANT SENSOR
AT BATHROOMS.

\$m (N) MOTION SENSOR LIGHT SWITCH

⊗ (N) L.E.D. RECEPTION CHANDELIER PENDANT LIGHT

⊕_A (N) L.E.D. RECESSED DOWNLIGHT (TITILE24 COMPLIANT)

⊕_B (N) L.E.D. RECESSED DOWNLIGHT (TITILE24 COMPLIANT)

⊕_C (N) L.E.D. RECESSED DOWNLIGHT (TITILE24 COMPLIANT)

⊗ (N) INCANDESCENT, LED OR HALOGEN
SURFACE-MOUNTED CEILING LIGHT

(N) INCANDESCENT OR HALOGEN
SURFACE-MOUNTED WALL SCONCE

(N) LED DIMMABLE STRIP LIGHTING

(N) FLUORESCENT SURFACE-MOUNTED CEILING LIGHT

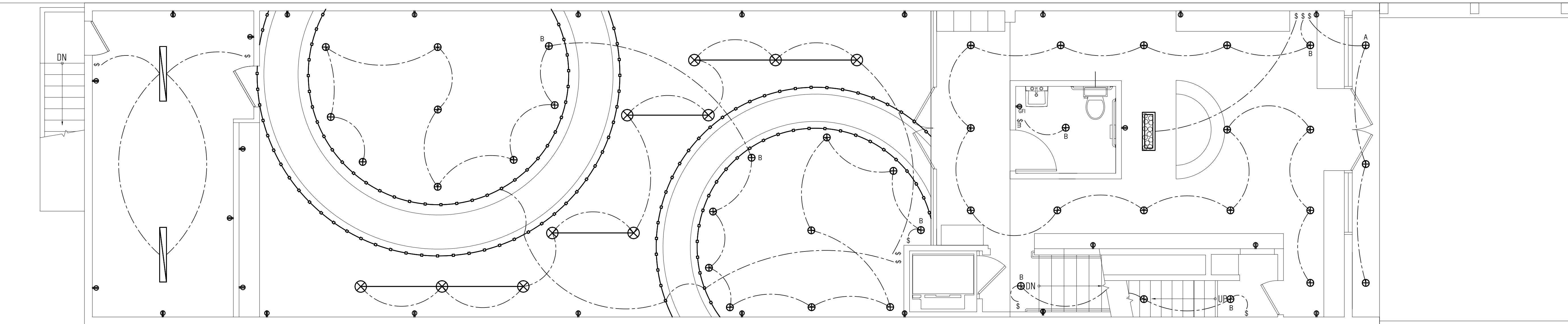
(N) FLUORESCENT SURFACE-MOUNTED CLOSET LIGHT

(N) DUPLEX ELECTRICAL OUTLET

(N) DUPLEX GFI ELECTRICAL OUTLET

PROPOSED FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



PROPOSED BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

