GENERAL NOTES

I. 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 HIREC BY THE CONTRACTOR RELATED TO THIS WORK

THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUS 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 A THE TIME OF DISCOVERY.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, 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 2013CALIFORNIA BUILDING CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE 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 $\,$ 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 THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW 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 CONFORMATION 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 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 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

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 IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND 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 ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; 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.

TEMPORARY CONSTRUCTION: AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTAL 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.

ABBREVIATIONS

ABOVE FINISH FLOOR

		MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM		
B.O.	BOTTOM OF	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CLG.	CEILING.		
CLR.	CLEAR	0.C.	ON CENTER
CONC.	CONCRETE		
		PL.	PLASTIC
DTL.	DETAIL	PLY.	PLYW00D
DWG.	DRAWING		
		REO'D.	REQUIRED
(E)	EXISTING		
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATION	SHTG.	SHEATHING
EQ.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	STL.	STEEL
 F.F.	FINISH FLOOR	T.B.D.	TO DE DETERMINED
Г.Г.	FINISH FLOUN	<u>т.в.р.</u> Т.О.	TO BE DETERMINED TOP OF
GA.	CALICE	<u>1.0.</u> TYP.	TYPICAL
GSM.	GAUGE GALVANIZED SHEET METAL	<u> 11F.</u>	TTPICAL
GYP.		U.O.N.	UNLESS OTHERWISE NOTED
טור.	GYPSUM	<u>U.U.IN.</u>	OINTERS OTHERMISE MOTER
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HVAC	HEATING, VENTILATING, AND		
	AIR CONDITIONING	W/	WITH
H/W	HOT WATER HEATER	W/C	WATER CLOSET
		WD.	WOOD
INT.	INTERIOR	WP.	WATERPROOF

DRAWING INDEX

- 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

UFORIA STUDIOS

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OF CAL

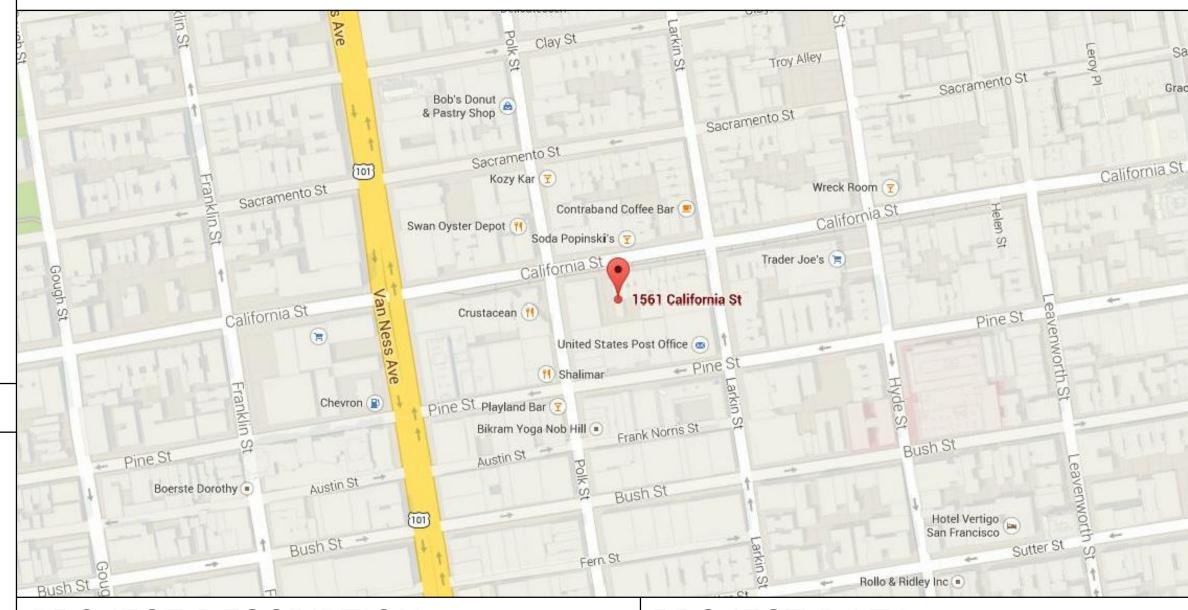
t: 415. 318.8634

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planning

architecture

VICINITY MAP



PROJECT DESCRIPTION

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.

2013 CALIFORNIA ENERGY CODE

EXISTING

CONSTRUCTION TYPE:

PROJECT DIRECTORY

CLIENT ARCHITECT

San Francisco, CA 94103

T: 415.318.8634 x 4003

Winder Gibson Architects Robert Hanson 351 Ninth Street, Suite 301 819 Ramona Street

CONTACT: CONTACT:

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Email: gibson@archsf.com Email: robert.hanson.sk@gmail.com

Palo Alto, CA 94301

T: 650.804.6521

PROJECT DATA

PARCEL:	1561 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

OCCUPANCY TYPE:	R-3	R-3	R-3
BUILDING HEIGHT:	20'0''	40'-0''	NO CHANGE
GROSS FLOOR AREA:	4186 S.F.	UL	6101 S.F.
STORIES/BASEMENTS:	2/1		NO CHANGE
FIRE SPRINKLERS	NO		YES

ALLOWABLE

V-B

PROPOSED

V-B

2013 CALIFORNIA FIRE CODE

FLOOR AREAS	EXISTING	CHANGE	NET PROPOSED
BASEMENT	2056 S.F.	NO CHANGE	NO CHANGE
FIRST FLOOR	2083 S.F.	NO CHANGE	NO CHANGE
SECOND FLOOR	583	NO CHANGE	NO CHANGE
TOTAL:	4722 S.F.		4722 S.F.

BUILDING DEPTH	EXISTING	CHANGE	NET PROPOSED
	92'-11"	N'-N"	92'-11"

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PERMIT SET

DEMOLITION NOTES

1. 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, CABINETRY, 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 CABINETRY, 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.

WINDER

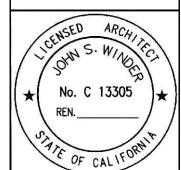
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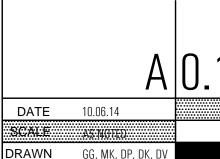
f: 415. 318.8638 351 ninth street, suite 301 san francisco, ca 94103



UFORIA STUDIOS 561 CALIFORNIA ST SAN FRANCISCO, CA 94109

PERMIT SET

GREENPOINTS CHECKLIST



- If more than one legend type appears under a designated condition, then more than one finish is required. To determine differing material locations, see the plans, elevations and sections elsewhere in this drawing set. For conditions which are not delineated elsewhere in this set, the Contractor will be responsible to review those conditions with the Architect for specific direction. This review must be resolved before any material is installed to avoid unnecessary demolition or reinstallation of
- 3. For base cabinets, countertops, wall cabinets, shelving, or other type cabinet work, see the cabinetry schedule and notes or additional information elsewhere in the drawings.
- 4. The Contractor will verify the transition details or thresholds required for all finish floor materials at termination or dissimilar material conditions. Review these locations with the Architect for design conformance before installing any affected materials or devices...
- 5. Typically, all gypsum wallboard will be primed within 48 hours of all finish preparation and sanding with one coat of a latex type primer. Verify finish painting or other finish treatment directions in the Finish Schedule.
- 6. Typically, all exposed woodwork, mill work and wood trim will be patched and sanded as required. After appropriate surface preparation, all exposed wood will be prime sealed and painted with two coats of a latex enamel with an eggshell sheen, to match the adjacent differing material finish color, U.O.N. for an intended natural appearance. The paint applicator will review their selected paint types and manufacturer's recommendations with the Architect for design conformance.
- 7. Typically, seal and paint all exposed wood window parts, as per exposed woodwork.
- 8. Typically, all interior paint grade doors will be sealed and painted as per exposed woodwork.
- 9. Typically, all stock type wood jamb frames will be sealed and painted as per exposed woodwork.
- 10. Typically, all exposed steel and ferrous metal, similar metal fabrications or devices will be shop prime painted. In the field, all prime painting will be patched and repaired to insure rust-proofing after all welding, grinding, and surface preparation is completed, Then all exposed metal primer will be painted with two coats of an appropriate paint type to match the adjacent differing material finish color, U.O.N. All concealed metal, which is accessible to water penetration will be sealed and prime painted to insure rust-proofing and prevent staining or surrounding surface materials. The painting and coating applicator will review their selected paint types and manufacturer's recommendations with the Architect for design conformance.
- 11. Typically, all exposed equipment and devices with factory or manufacturer's final finishes or coatings, which do not require any field finishing, will be protected for the application of adjacent field finishing, in order to remain as delivered, U.O.N. The Architect reserves the right to field paint certain appropriate equipment and devices to match adjacent surfaces when required to meet design conformance. The Contractor will be responsible to review these items with the Architect in order to avoid their discovery at the site.
- 12. Typically, at areas to receive tile, the installer will review with the Architect, their suggested special trim shapes for all the various conditions as required

DOOR NOTES

- Typically, see plans, exterior elevations, interior elevations and sections for the location and elevation views of the doors. Each door has an individual mark number. Notify Architect for any door not identified, or if there are any discrepancies with
- Nominal sizes are given, which should be the size of the actual door. U.O.N... It is the responsibility of the Contractor to verify the actual size of the door with the supplier and make allowances for final floor finish and threshold requirements, required undercutting, frame alignment with window head frames and additional space in rough openings for frame, shims and intended alignments. If the finish door size must change to accommodate any field conditions, review the changes with the Architect for design conformance before ordering doors from supplier.
- 3. Typically provide 3/8" min. (max allowed is 5/8") undercut of interior doors above the finished flooring. The Contractor will verify the field conditions and review the situation with the mechanical air distribution system installers for any air flow requirement to be achieved by door undercuts.
- 4. The Contractor will verify all 3/4 Hour fire-rated doors and any other fire-rated door assemblies shown and not shown. All shown and not shown, but required, fire-rated type doors will be labeled as per U.B.C. instructions and local building official's requirements.
- 5. The Contractor will verify that all appropriate doors will meet the C.E.C. standards for air leakage, certification and weather-stripping as specified in the State of California Title-24 regulations.
- 6. The Contractor will allow for bid or proposal purposes: lockets per written scope of work document, along with all other required hardware (i.e. hinges, lock sets, weather seals, and other misc, equipment); sliding, pocket, and bi-fold type interior door hardware (i.e. door pulls, hinges, and track assemblies); Specific information and direction for these items will be resolved later during construction with the Architect

HARDWARE GENERAL NOTES:

- 1. The hardware supplier will provide a list of all devises to be installed for review by the Architect for design conformance.
- 2. Typical finish will be per written scope of work document.
- 3. Typical hinges will be full mortise type with flat button tip pins at interior conditions and non-removable pins at exterior
- 4. Typically, a pair of doors will have flush bolts at the head and threshold locations on the strike side of the door, and will have the required dummy trim at the inactive leaf and an astragal at the meeting stiles.
- 5. Fire-rated doors will have hinges with ball-bearings, closers, gaskets and any required devices according to the specific labeling requirements and the local governing jurisdiction.
- 6. The Contractor will review any conditions not identified by the Architect above with the Architect before ordering.
- 7. Typical locksets shall be per written scope of work document.

ELECTRICAL DESIGN/BUILD REQUIREMENTS

1. Codes and Standards. A. All work included under this section shall conform with governing federal, state and local codes and regulations including but not limited to the latest edition of the National Electrical Code (NEC) with local amendments, the requirements of

the local Building Official, the rules and regulations of the Pacific Gas and Electric Company (PG&E) where applicable, and the Building Owner. B. All required materials, products and equipment, including components, shall be Underwriter's Laboratories

Permits, documents and fees:

approved, new, and of commercial quality.

A. The Contractor shall obtain all permits, pay all fees, give all notices, file all necessary plans, prepare all documents, and obtain all required approvals, as required for completion of the Work included under this section. B. All Work shall be inspected, tested, and approved as required before being concealed or placed into operation. C. Inspections required by local authorities shall be arranged by the Contractor, including any required payments for

3. Work included:

- A. The Work under this section shall include all labor and materials noted, required or necessary for the design and required modification to the existing electrical system, in order to provide a complete and fully functional commercial electrical system, described herein and as shown in part on the drawings.
- B. This work includes, but is not limited to. i. The required modifications to the existing incoming electrical service and metering, in order to provide a complete electrical service and metering system, including fees, permits, and all required provisions for metering equipment. ii. The required modifications to the existing electrical distribution system, in order to provide a complete system of distribution for the utilization of light and power.
- iii. The required modifications to the existing telephone system, in order to provide a complete telephone system. The Contractor will verify with the Owner the requirements of this system. If the Owner has an arrangement with a specified Telephone Vendor, the Contractor will verify the extent of work to be performed by this Vendor outside the scope of this contract and the extent of the work that the Contractor will perform in coordination with a designated Vendor. iv. The installation of new lighting fixtures and lamps, as well as the required changes and alterations to existing
- v. The required rough-in and final connections to any new mechanical equipment, as well as the required changes and
- alterations for electrical connections to the existing mechanical equipment required to maintain operation. vi. The rough-in, installation and final connection, as required, for any Owner-furnished fixtures and equipment. Verify these conditions with the Owner.

Design and Responsibility: A. The electrical system shall be designed, fabricated and installed by skilled and experienced Supplier/Subcontractors

the design intent shown on the drawings, these specifications and all applicable codes.

- specializing in the design, manufacture and installation of the specified systems with at least ten years experience, respectively, in the type of work indicated and specified. B. Contractor or Specialist Subcontractor shall design the respective specified systems complete in all their components and in accordance with industry design criteria appropriate for a high quality commercial installation and the requirements of
- C. The following is a list and description of some specific minimum requirements: i. Ensure that adequate operating or servicing space is maintained for all items. Include such requirements with design/build submittal.
- ii. Conduit where required shall be standard rigid IMC or EMT (thin wall) according to code requirements, 3/4-inch
- iii. Use only copper conductors. Aluminum conductors are not permitted. iv. Include all incidental work, material, and structural supports necessary for the secure mounting of equipment under
- v. Coordinate the installation of any required smoke detectors, their locations and type with the Architect.
- vi. Switches for all devices, as required and as indicated in plans.
- vii. Receptacles, required and as indicated in plans. viii. Wall devices including computer wiring, outlet connections and cover plates, as required.
- ix. Provide GFI safety and disconnect switches, as required by code, including all receptacles in bathrooms, and at all exterior receptacles. Also, provide weatherproof cover plates at all exterior receptacles x. Junction boxes, pull boxes and outlet boxes, as required with approved accessibility.
- xi. Label all functional distribution panels, lighting panels, time clocks and disconnect switches, where required, with engraved bakelite nameplates showing appropriate names or other information.
- 5. Submittal Requirements (Provide a minimum of two copies of the following): A. Submit an electrical design/build system layout indicating all circuitry and switching, panel location(s), and points of
- connection to all electrically based equipment and other system components, like smoke detection, controllers, pump, communication, etc., as may be required by Architect's Representative, during system review for determining conformity with the building design. Also, provide a single line diagram and all panel schedules, as required, as well as any installation details and equipment cut sheets.
- B. Provide a two-year system performance guarantee from activation of system after completion of work, covering all materials, components and workmanship, whereupon receipt of notice from the Owner of a failure of any partof this Contractor's installed equipment or system, the Contractor shall promptly replace the affected part with a new part at the Contractor's expense including related labor costs. Also, provide all manufacturer's operation and maintenance instructions and manuals for all operating components and equipment.

ELECTRICAL AND LIGHTING GENERAL NOTES

- 1. The Contractor and Electrical Subcontractor will review the final layout and requirements of the electrical system with the Architect and Owner for design conformance before ordering any materials for such work or beginning any related work in the
- 2. The Contractor will verify the final location in the field with the Owner and Architect for all switches, outlets, receptacle wall devices and light fixtures before starting any wire or required conduit installations. U.O.N., all fixtures, which appear to be centered are intended to be centered on this diagrammatic layout plan. The Contractor should consult with the Architect in the field for any unclear locations or discovered conditions, which will cause the Contractor serious problems in locating any fixtures at the intended locations shown on these diagrammatic layout plans.
- 3. The Contractor will verify the electrical connection requirements for all electrical equipment or devices to be installed in this contract with their respective manufacturers before starting any wire or required conduit installations. If a potential conflict develops with the intent of the work proposed in these drawings, then review the situation with the Architect for design
- 4. In all ceiling areas with exposed floor or roof structure and no concealed space above, review the location of any electrical devices, wiring, conduit, junction boxes or related electrical equipment with the Architect for design conformance. The intent will be to locate these items in such a way as to hide them from view as much as possible. This review will occur in the field before any work, which would affect the visual quality of the exposed ceiling area.
- 5. The Contractor will supply a separate branch circuit to all appliances or equipment, that is fastened in place permanently to the building, which is rated for that appliance or equipment or load being served.
- 6. The Contractor will verify all receptacles and outlets required to be ground fault circuit interrupter type, as per NEC Articles 210-8(a)5 and 210-52(b).
- 7. The Contractor will verify in the field with the Owner and Architect, which outlets will be switch controlled at all locations required by NEC Article 210-70(a).
- 8. The Contractor will verify and install any required blocking in the framing required to support a light fixture, as per NEC Article 410-16(a), or any other electrical equipment and devices related to the electrical system.
- 9. The Contractor will verify that all installed electrical Motors are accessible, as per NEC Article 430-14(a). Review the required means and devices with the Architect for design conformance before any related installation.
- 10. The Contractor will verify that all mandatory features for energy conservation, as per the CEC Standards, Title 24 Regulations and any local ordinances, relating to the electrical work, are installed as required. If any conflicts result between the required installations and the design intent as shown in these drawings, then the Contractor will review such conditions with the Architect before any related installation.
- 11. The Contractor will verify the need for acoustical gaskets and sealant for any electrical devices in acoustically sensitive locations in this project. Review this design intent with the Architect during the electrical system shop drawing review.
- 12. The Contractor will coordinate with all related trades in order to install all conduit, wire or other electrical devices in concealed appearance.
- 13. The partial layout of the electrical system shown on these drawings is intended to be diagrammatic, in order to convey the intent of the electrical system, as known. Refer to the drawings elsewhere in this set for dimensions, details and additional information not indicated on these drawings.
- 14. All dimmers to be rated according to maximum load on switching group.
- 15. Lamps shown on fixture schedule not necessarily maximum wattage. Contractor to verify maximum wattage.
- 16. Low voltage dimmers to be used with low voltage fixtures. Electronic low voltage dimmers to be used with electronic solid state transformers. Magnetic low voltage dimmers to be used with magnetic transformers.
- 17. Mounting heights of all wall mounted luminaries and pendant mounted luminaries (if not indicated on plans) to be determined by the Lighting Designer or Architect after fixture type has been determined.
- 18. All transformers to be rated according to manufacturer's maximum rated load. All transformers to be either fused or connected with circuit breakers on both the primary and secondary sides.
- 19. Location of all remote ballasts to be approved by Architect before purchase or installation.
- 20. Contractor to determine and notify Architect whether recessed fixtures need to be approved for zero-clearance insulation coverage to comply with Title 24 regulations before purchase of any recessed fixtures. If it is determined that some or all recessed fixtures must be approved for zero-clearance insulation coverage, then specifications for those fixtures must be
- 21. All allowances given on fixture schedule are for Contractor pricing, final pricing to be resolved by change order.
- 22. Substitutions: Lighting Design and Specifications are based on specifically selected equipment providing the required and necessary results to meet the Owner's needs. If alternative manufacturers are selected, due to desired or discovered changes by the Contractor, the 'Performance Liability' of the lighting system shall become the responsibility of the Contractor. The Contractor shall provide any additional wiring, equipment, etc. in order to make the lighting system equal (as determined by the Lighting Consultant and the Owner) to the originally specified design and products.
- 23. Electrical Subcontractor to verify that the locations of all transformers meet building/electrical code requirements.
- 24. Typically, all switches, dimmers mounted above the finish floor height to center of boxes at +44". At counter situations, the height and orientation of all switches, dimmers and receptacles will be determined by the drawings.
- 25. Typically all Wall receptacle outlets clear of desks, counters and cabinetry (Elect, Telephone, Cable) at +15" from finish floor to underside of box.
- 26. The Contractor will provide 110V "hardwired" Smoke Detectors with CO (carbon monoxide) monitoring, with battery backup, as per the 1997 UBC, sec. 420, 1210 and as required elsewhere. The product selected will be approved by the local Building Department having jurisdiction.
- 27. Provide Lutron 'Diva' series Wall switches, dimmers, outlets, telephone jacks, cable TV jacks, receptacles, and receptacle device, with screwless face plates in white (unless otherwise specified) plastic.
- 28. The Contractor will verify the duct route and termination devices at the exterior for all exhaust fans, range exhaust, or other electrical type equipment with the Architect for design and code conformance.
- 29. Provide single gang wall plate for all electronic devices unless otherwise noted.
- 30. Metal junction boxes to be used for all controls.
- 31. Fluorescent luminaries to be installed as the central lighting source in all Water Closets to comply with Title 24 Regulations. See plan and fixture schedule for further information

PLUMBING GENERAL NOTES

- 1. The Contractor will verify and identify all required blocking in the framing necessary for plumbing fixture support or
- ?. The Contractor will verify the route and termination at the roof for all vent stacks. Unless otherwise indicated on the drawings, it is the intention of the Designer, that all such terminations occur at locations not visible from the street.
- 3. The Contractor will review all plumbing related requirements of the California Energy Commission standards and verify that all new work will comply with all the provisions required of this project. If any conflicts exist with the design intent, the Contractor will review such situations with the Designer for design conformance before installing.
- 4. In all exposed ceiling areas, the Contractor shall review with the Designer any potential visible plumbing lines, drains, fixtrue supports, cutouts or any other plumbing related work for design conformance. This review will occur in the field prior to
- commencing any work, which would affect the visuall quality of the exposed ceiling area.
- 5. The Contractor will verify the following for all hot water heaters in this project:
- a. Required combustion air is provided as per U.P.C. Table 13-1. b. Required access is provided as per U.P.C Sec. 1311.
- c. Required temperature and pressure relief is provided as per U.P.C. Sec. 1007(e). d. Required seismic bracing is provided as per U.P.C. Sec. 1310(e). e. Required insulation is provided as per CEC Standards.

PLUMBING DESIGN-BUILD

- 6. The Contractor will provide non-removable back flow prevention devices at all new hose bibbs as per U.P.C. Sec. 1003 (n)
- 7. All dishwashers will be connected directly to the drainage system with an approved air gap fitting as per U.P.C. Sec. 608
- 8. The Contractor will provide an access panel to all hydromassage tub equipment as required by the product listing and U.P.C.
- 9. The Contractor will be responsible for coordinating the warranty information and responsibility with the Owner for all equipment. If special arrangements are not coordinated, the Contractor will be responsible for all fixtures and equipment he installs for a period of two years. Any repairs required and performed by the Contractor or his designated Subcontractor will be at no cost to the Owner, including parts and labor costs.
- 10. The fixtures and equipment listed is provided for the Contractor's benefit to coordinate the installation of the same. The Contractor can propose substitutes for all fixtures and equipment listed, if he can demonstrate an equal quality alternative and it is approved by the Owner.

HYDRONIC HEATING

REQUIREMENTS.

- A. All work included under this section shall conform with governing federal, state and local codes and regulations including, but not limited to applicable sections of the latest edition of the Uniform Building Code (UBC) and the Uniform Plumbing Code (UPC), both as locally amended; the requirements of the local sanitary and water districts, including water conservation regulations; the rules and regulations of the Pacific Gas and Electric Company (PG & E); the California Energy Commission Conservation and requirements affecting this work, the code or requirement affording the greatest protection shall
- B. All required materials, products and equipment, including any components, shall be new and of the highest quality.
- Permits, documents and fees.
- A. The Contractor shall obtain all permits, pay all fees, give all notices, file all necessary plans, prepare all documnets and obtain all required approvals, as required for completion of the Work included under this section. B. All Work shall be inspected, tested and approved, as required before being concealed or placed into operation.
- C. Inspections required by local authorities shall be arranaged by the Contractyor, including any required paymnets for related fees.
- Work included:
- A. The Work under this section shall include all labor, materials, equipment and appurtenances necessary for the design and required modification to the existing plumbing system, in order to provide a complete and fully functional plumbing system, as described herein and shown in part on the drawings. The Contractor will be responsible to select an appropriate item for fixtures, components and equipment, which are required, but not identified in the schedules and drawings. B. This work includes, but is not limited to:
- i. The required modifications of the existing water supply distribution system, in order to provide a complete water supply distribution system with related valves and drains from a point of connection with the local service to all water using appliances and fixtures, including rough-in and final connections thereto.
- ii. The required modifications of the existing soil, waste and vent systems, in order to provide complete soil, waste and vent systems with their devices and appurtenances from origins within the building to and including terminations or points of connection to local servieces or a private sentic system.
- iii. The required modifications of the existing storm drain system, in order to provide a complete storm drain system from the building roof gutters and site drains to and including termination at street or other outlet locations, as allowed by the local authorites having jurisdiction. iv. Any Modifications to the existing landscape irrigation system will be provided by others under a separate agreement coordinated by the Owner. Coordinate with the Owner under this scope of work any required stubbed and valved
- water sources from this plumbing system. The Owner or a designated Landscape Architect will provide a size and location for v. The required modifications of the existing gas piping system, in order to provide a complete gas piping system with
- its devices and appurtenances from a point of connection, as arranged with the local provider, to all gas-using appliances and equipment, including the rough-in and final connection thereto.
- vi. The Contractor will be responsible for the provision and setting of new gas and water meters, if required, or any nodifications to the existing meters to be maintained, including related fees, notices and documents. vii. The installation of all new bath and toilet plumbing fixtures, including fixtures and related fittings provided by the Owner, and the modification or reuse of any existing fixtures, as required for a complete and operable fixture including any drains, traps, shut off valves, faucets and related trim.
- viii. CEC certified gas water heaters, complete and operable with anodic protection, pans, drains, code required safety devices, combustion air openings and seismic support or any required modifications to any existing water heating equipment. Vent Flue ducting, if required shall be provided under HVAC section. Continuous hot water type equipment may be substituted, ix. All required insulation of hot water piping, which should be 1/2" thick flexible elstomeric closed-cell insulation with
- he maximum flame spread rating of 25 and smoke rating of 50, unless directed differently by the local governmental agency having jurisdiction over this area of work. x. All required building-mounted hose bibbs to be appearance grade with non-removable anti siphoning valves. xi. All required washing machine and dryer fittings to be sized and located as shown on the drawings. xii. Provide Z-1700 Shoktrol, or equal, water shock absorbers on hot and cold water branches to washing machine
- and solenoid operated water valves. The Contractor will verify the ned for any anti-hammering devices with the Owner, as xiii. All new fixtures, faucets and shower heads shall be certified by California Energy Commission and meet the
- requirements of the State and local water conservation ordinances, as required.
- A. The plumbing system shall be designed, fabricated and installed by skilled and experienced Supplier/Subcontractors specializing in the design, manufacture and installation of the specified systems with at least ten years experience, respectively, in the type of work indicated and specified.
- B. Contractor of specialist Subcontractor shall design the respective specified systems complete in all their components and in accordance with the industry design criteria appropriate for a high quality installation, including the requirements of the design intent shown on these drawings, these specifications and all applicable codes.
- 5. Submittal Requirements (provide a minimum of two copies of the following):
- A. Submit a plumbing design/build system layout indicating point of connection, terminations, for the system and catalog type cut sheets, as required by Architect for the plumbing fixtures and equipment not provided by Owner, for review by Architect to determine conformity with the building design.
- B. Provide a two-year system performance guarantee from system activation following completion of work, covering all materials, components and workmanship, whereupon receipt of notice from Owner of a failure of any part of this Contractor's installed equipment or system, the Contractor's expense including related labor costs. Also, provide all manufacturer's operation and maintenance instructions and manuals for all operating components and equipment.

review of the system layout submittal (See Design/Build Requirements).

2. All exterior an interior grilles and louvers shall be centered or alligned with significant architectural objects such as doors, windows or other adjacent elements. The Contractor will review with the Designer any conflicts with this intention during the

first floor. The Contractor will review with the Designer any conflicts with this intention before framing is enclosed or any

MECHANICAL GENERAL NOTES

1. It is the intention of the Designer, that all mechanical ducts, wiring, equipment and other mechanical work will be concealed within the wall, floor, ceiling or roof structure of the building, except in the garage, storage and laundry areas on the

- 3. The Contractor will verify the duct route and termination devices at the exterior for all exhaust fans, range exhaust or other similar mechanical-type systems with the Designer for design conformance during the system layout submittal review. Unless otherwise approved by the Designer, the intent for all terminations to these systems is to occur at roof surfaces, which can not be seen from the street or within a vertical rooftop surfaces, such as a parapet wall or exterior wall condition, which can not
- 4. The Contractor will review all mechanical-related requirements of the California Energy Commission regulations and comply with the provisions specified. If any conflicts result with the design intent, the Contractor will review such situations with the Designer for design conformance before installing.
- 5. The Contractor will verify and identify any required blocking in the framing necessary for mechanical device support or
- 6. The Contractor will provide ducts for the clothes dryer as required by S.F.M.C. Sec. 504.1, 504.2, 504.3,504.4, 504.5, Sec. 504.3.1, 504.3.2

WINDER **GIBSON**

architects

planning

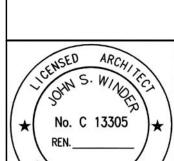
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351 ninth street, suite 301

san francisco, ca 94103



DESIGN/BUILD REQUIREMENTS

related fees.

3. Work included.

device is installed.

be seen from the ground.

- A. All work included under this section shall conform with governing federal, state and local codes and regulations, including, but not limited to the latest edition of the Uniform Mechanical Code (UMC) with local amendments, the requirements of the local Building Official and the Building Owner. Where differences exist between codes and requirements affecting this work, the code or requirement affording the greatest protection shall govern.
- B. All required materials, products and equipment, including components, shall be Underwriter's Laboratories approved, new and of the highest quality.
- 2. Permits, documents and fees.
- A. The Contractor shall obtain all permits, pay all fees, give all notices, file all necessary plans, prepare all documents, and obtain all required approvals, as required for completion of the Work included under this section. B. All Work shall be inspected, tested and approved, as required before being concealed or placed into operation. C. Inspections required by local authorities shall be arranged by the Contractor, including any required payments for
- A. The Work under this section shall include all labor and materials noted, required or necessary for the design and required modification to the existing mechanical system, in order to provide a complete and fully functional mechanical system, as described herein and as shown in part on the drawings. The Contractor will be responsible to select an appropriate item for devices, components and equipment, which are required, but not identified in the schedules and drawings.
- B. This work includes, but is not limited to: i. Plumbing and modifications to existing plumbing.
- ii. Plumbing accessories and modifications to existing accessories iii. Insulation and modifications to existing insulation
- iv. Boiler and recirculating pump equipment: New equipment, of the highest quality, with controls, safeties, thermostats, wiring, piping and accessories required for proper installation. Isolate boiler and pump from building structure with vibration isolators. Provide ventglass metal edge, or equal, flexible connection at inlet and outlet of boiler and pump. v. Required new condensate drainage piping to be ASTM B88 hard drawn Type "L" copper and wrought copper fittings. Solder joints with 50/50 solder.
 - vi. Venting of equipment and plumbing vii. Manifolds and required equipment for zoning of system
- 4. Design and Responsibility:
- A. The hydronic heating system shall be designed, fabricated and installed by skilled and experienced Supplier/Subcontractors specializing in the design, manufacture and installation of the specified systems with at least ten years experience, respectively, in the type of work indicated and specified.
- B. Contractor Specialist Subcontractor shall design the respective specified systems complete in all their components in accordance with the industry design criteria appropriate for high quality installation and the requirements of the design intent shown on the drawings, these specifications and applicable codes.
- C. The following is a list and description of some specific minimum requirements: i. No cutting of building walls, roofs or floors will be allowed, which could cause any weakening of the structure. ii. Determine that equipment can be installed in available space. Install equipment so that parts are readily accessible and the equipment can be serviced as recommended by the manufacturer.

iii. Keep the premises in a clean condition, removing all debris and rubbish as it accumulates and remove all debris,

- apparatus and surplus material upon completion of work and leave work site in a clean condition. 5. Submittal Requirements (provide a minimum of two copies of the following):
- A. Submit a hydronic heating design/build system layout, indicating zones, installation details and equipment cut sheets, as may be required by Designer during system review for determining conformity with the building design. B. Provide a two-year system performance guarantee covering all materials, components and workmanship, whereupon receipt of notice from the Owner of a failure of any part of the Contractor's installed equipment or system, the Contractor shall promptly replace the affected part with a new part at the Contractor's expense including related labor costs. Also, provide all manufacturer's operation and maintenance instructions and manuals for all operating components and

TUDIO RNIA UFORIA CAL

PERMIT SET

GREENPOINTS CHECKLIST

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:

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 1 of 5)
Project Name: Uforia Studios	Date Prepared: 10/2/2014

Climate Zone:	Conditioned Flo	oor Area: 4,140				
3	Unconditioned	Floor Area : 0				
General Information	•					
Building Type:	Ø	Nonresidential		High-Rise Residential		Hotel/Motel
□ Schools		Relocatable Public Schools		Conditioned Spaces		Unconditioned Spaces
Phase of Construction:		New Construction		Addition	Ø	Alteration
Method of Compliance:		Complete Building	0	Area Category		Tailored

LIGHTING COM	MPLIANCE DOCUI	MENTS (select yes fo	or each document included)	
For detailed in	structions on the	use of this and all Er	ergy 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	ting 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	

Conditioned and Unconditioned space Lighting must not be combined for compliance						
	Indoor Lighting Power for Conditioned Space	S		Indoor Lighting Power for Unconditione	d Spaces	
			Watts		Wa	atts
	Installed Lighting		3,125	Installed Lighting	٥	
1.	NRCC-LTI-01-E, page 4	+	3,123	NRCC-LTI-01-E, page 4	+ 0	
2.	PORTABLE ONLY FOR OFFICES	_				
2.	NRCC-LTI-01-E, page 3	т				
3.	Minus Lighting Control Credits		327	Minus Lighting Control Credits	0	
3.	NRCC-LTI-02-E, page 2	-	321	NRCC-LTI-02-E, page 2	- 0	
4	Adjusted Installed Lighting Power		2,798	Adjusted Installed Lighting Power	- 0	
4.	(row 1 plus row 2 minus row 3)	=	2,190	(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
CERTIFICATE OF COMPLIANCE – USER INSTRUCTIONS	NRCC-LTI-01-E
Indoor Lighting	(Page 2 of 5
Project Name: Uforia Studios	Date Prepared: 10/2/2014

5.	Complies ONLY in	f Installed ≤ Allowed	Complies ONLY if Installe	d ≤ 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	

complet	ed and sign	ed.)	
YES	NO	Form/Title	
Х		NRCI-LTI-01-E - Must be submitted for all buildings	☐ Field Inspector
х		NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Field Inspector
	Х	NRCI-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.	☐ Field Inspector
	х	NRCI-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.	☐ Field Inspector
Х		NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐ Field Inspector
	х	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐ Field Inspector

Declaration	on of Requ	ired Certificates of Acceptance – Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain o	copies and verify forms are
complete	d and signe	ed.)	
YES	NO	Form/Title	
Х		NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐ Field Inspector
Х		NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐ Field Inspector
	Х	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐ Field Inspector

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

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

5.	Complies ONLY if	Installed ≤ Allowed	Complies ONLY if Installe	d ≤ 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	

YES	NO	Form/Title	
Х		NRCI-LTI-01-E - Must be submitted for all buildings	☐ Field Inspector
Х		NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Field Inspector
	х	NRCI-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.	☐ Field Inspector
	х	NRCI-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.	☐ Field Inspector
Х		NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐ Field Inspector
	х	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐ Field Inspector

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Х		NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐ Field Inspector
Х		NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐ Field Inspector
	Х	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐ Field Inspector

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance	June 2014



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SAN FRANCISCO, CA 94109

PERMIT SET

TITLE 24 REPORT

A 0.3

DATE 10.06.14

SCALE AS NOTED

DRAWN GG, MK, DP, DK, DV

EC-NRCC-LTI-01-E (Revised 06/14)	TDUCTIONS							CALIFORNIA ENERGY COMMISS	
CERTIFICATE OF COMPLIANCE – USER INST ndoor Lighting	IRUCTIONS								CC-LTI- Page 3
Project Name: Uforia Studios							Date Prepared: 1	-	age 5
Oloria Studios							Date Frepared.	0/2/2014	
A separate Lighting Schedule Must Be Fill	ed Out for Co	nditione	d and Uncondi	tioned Spo	aces. Instal	led Liahtina Po	wer listed on thi	s Liahtina Schedule is only for:	
	CONDITIONED					.ou ingg . o			
A. INDOOR LIGHTING SCHEDULE	and FIELD	INSPEC	TION ENER	GY CHEC	KLIST				
☐ The actual indoor lighting power liste	d on this pag	e and on	the next page	includes :	all installed	permanent and	l planned portal	le lighting systems.	
☐ When Complete Building Method is u	ised for comp	liance, li	st each differe	nt type of	luminaire o	n separate line	s.		
☐ When Area Category Method or Tailo	red Method	s used fo	or compliance,	list each o	different typ	e of luminaire	by each differen	t function area on separate line	!S
☐ Also include track lighting in schedule	and submit	the track	k lighting comp	oliance for	m (NRCC-LT	T-05-E) when li	ne-voltage track	lighting is installed.	
B. Installed Portable Luminaires in	n Offices –	Excepti	on to Section	n 140.6	(a)				
							and deleted and a	Secondary II to deep constant and according	
☐ This section shall be filled out ONLY fo	r portable lui	ninaires	in offices (As o	defined in	9100.1). All	otner planned	portable lumina	aires shall be documented on ne	ext pag
this compliance form.									
This section is used to determine if gre			-		_				
lacksquare Fill out a separate line for each differe	ent office. Sm	all office	s that are typic	cal (having	the same g	eneral and por	table lighting) m	ay be grouped together. This al	lowan
shall not be traded between offices h	aving differe	nt lightin	g systems.						
	Ottion	nstalle	d Portable i	uminair		on Carrana	Accountable	Office Location	
Office Portable Luminaire	Unice :		a i di tabic i	Luiiiiiiaii	e Watts P	er square			
	Office				e Watts P	er Square	Watts		Fie
Schedule			F	oot		-	Watts		Insp
	В	С	F D		e Watts P	er square G	Mark Control	ı	
Schedule		С	D Installed	oot E	F	G	Watts	<u> </u>	Insp
Schedule		С	D Installed portable	oot E	F Watts	G If F ≤ 0.3,	Watts	Identify Office area in which	Inspo
Schedule A		С	D Installed portable luminaire	oot E	F Watts	G	Watts	<u> </u>	Insp
Schedule A Complete Luminaire Description	В		D Installed portable luminaire watts in this	oot E	F Watts per square	G If F ≤ 0.3, enter zero;	Watts	Identify Office area in which	Inspo
Schedule A Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted		С	D Installed portable luminaire watts in this office	oot	F Watts per square foot	G If F ≤ 0.3, enter zero; if F > 0.3,	Watts	Identify Office area in which these portable luminaires are	Inspo
Schedule A Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	B Watts per	С	D Installed portable luminaire watts in this	oot E	F Watts per square	G If F ≤ 0.3, enter zero;	Watts	Identify Office area in which these portable luminaires are	Inspo
Schedule A Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted	B Watts per	С	D Installed portable luminaire watts in this office	oot E	F Watts per square foot	G If F ≤ 0.3, enter zero; if F > 0.3,	Watts	Identify Office area in which these portable luminaires are	Inspe

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

Enter sum total of all pages into NRCC-

June 2014

LTI-01-E; Page 1

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

Total installed portable luminaire watts that are greater than 0.3 watts per square foot per office:

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

	Luminaire Schedule		Ins	talled W	/atts		Location	Field I	nspector 1
Α	В	С	ı)	E	F	G		Н
				tage was mined		To: Watts			
Name or Item Tag	Complete Luminaire Description (i.e, 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	CEC Default from NA8	According to §130.0(c)	Number Luminaires	Total Installed tts in this area (C x E)	Primary Function area in which these luminaires are installed	Pass	Fail
В	Recessed LED Dimmable	11.0		⊌	19	209	Exercise, Gymnasium		
С	Hydrofloor Inground LED	10.0		Ø	6	60	Exercise, Gymnasium		
	2x4 T8 Fluorescent (2-lamp)	64.0			1	64	Locker/Dressing Room		
В	Recessed LED Dimmable	11.0			15	165	Locker/Dressing Room		
	Wall Sconce Dimmable	29.0		v	5	145	Locker/Dressing Room		
	LED Tape Light 235' @ 4.39w/lf	1,032.0			1	1,032	Exercise, Gymnasium		
В	Recessed LED Dimmable	11.0		v	15	165	Lobby, Main Entry		
	2x4 T8 Fluorescent (2-lamp)	64.0		V	5	320	Commercial, Industrial Storage		
	Fourteen Pendant Chandelier	140.0		v	1	140	Lobby, Main Entry		
		INS	TALLED W	ATTS PAG	E 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 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

	Luminaire Schedule		Ins	talled V	Vatts		Location	Field In	spector 1
Α	В	С)	E	F	G		Н
				tage was		Wat			42
Name or Item Tag	Complete Luminaire Description (i.e, 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	CEC Default from NA8	According to §130.0(c)	Number Luminaires	Total Installed Watts in this area (C x E)	Primary Function area in which these luminaires are installed	Pass	Fail
	Wall Washer LED	55.0		Ø	13	715	Exercise, Gymnasium		
3	Recessed LED Dimmable	11.0		Ø	10	110	Corridor/Restroom/Support		
		INS	TALLED W	ATTS PAG	GE 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

CEC-NRCC-LTI-01-E (COMPLIANCE – USER INSTRUCTIONS		CALIFORNIA ENERGY COMMISSION NRCC-LTI-01
Indoor Lighting	CONTENTED OF MISTROCTIONS		(Page 5 of
Project Name: Ufo	oria Studios		Date Prepared: 10/2/2014
DOCUMENTATIO	N AUTHOR'S DECLARATION STATEMENT		
	this Certificate of Compliance documentation is accurate and comple		WhtII
Documentation Author	^{r 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	ı (if applicable):
City/State/Zip:	South Lake Tahoe, CA 96158	Phone: 888-828-9488	
RESPONSIBLE DE	RSON'S DECLARATION STATEMENT	000 020 0 100	
 (responsible The energy f Compliance The building documents, I will ensure 	under Division 3 of the Business and Professions Code to accept response designer). features and performance specifications, materials, components, and conform to the requirements of Title 24, Part 1 and Part 6 of the Califications features or system design features identified on this Certificat worksheets, calculations, plans and specifications submitted to the erthat a completed signed copy of this Certificate of Compliance shall be	manufactured devices for the building fornia Code of Regulations. te of Compliance are consistent with the inforcement agency for approval with the made available with the building per	design or system design identified on this Certificate of the information provided on other applicable compliance his building permit application. The information provided on other applicable to the information of the building, and made available to the
 I am eligible (responsible The energy f Compliance The building documents, I will ensure enforcement builder provi 	under Division 3 of the Business and Professions Code to accept respondesigner). features and performance specifications, materials, components, and conform to the requirements of Title 24, Part 1 and Part 6 of the Califications features or system design features identified on this Certifications worksheets, calculations, plans and specifications submitted to the erthat a completed signed copy of this Certificate of Compliance shall be tagency for all applicable inspections. I understand that a completed sides to the building owner at occupancy.	manufactured devices for the building fornia Code of Regulations. te of Compliance are consistent with the inforcement agency for approval with the made available with the building per	design or system design identified on this Certificate of the information provided on other applicable compliance his building permit application. The information provided on other applicable to the information of the building, and made available to the
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2. I am eligible (responsible 3. The energy f Compliance 4. The building documents, 5. I will ensure enforcement builder proving Responsible Designer I	under Division 3 of the Business and Professions Code to accept respondesigner). features and performance specifications, materials, components, and conform to the requirements of Title 24, Part 1 and Part 6 of the Califications features or system design features identified on this Certifications worksheets, calculations, plans and specifications submitted to the erthat a completed signed copy of this Certificate of Compliance shall be tagency for all applicable inspections. I understand that a completed sides to the building owner at occupancy.	manufactured devices for the building fornia Code of Regulations. the of Compliance are consistent with the inforcement agency for approval with the made available with the building per signed copy of this Certificate of Compares (Responsible Designer Signature).	design or system design identified on this Certificate of the information provided on other applicable compliance his building permit application. The information provided on other applicable to the information of the building, and made available to the
2. I am eligible (responsible 3. The energy from Compliance of Compliance of Compliance of Compliance of Compliance of Company: 2. I am eligible of Compliance of Compli	under Division 3 of the Business and Professions Code to accept response designer). features and performance specifications, materials, components, and conform to the requirements of Title 24, Part 1 and Part 6 of the Califications features or system design features identified on this Certificat worksheets, calculations, plans and specifications submitted to the erthat a completed signed copy of this Certificate of Compliance shall be tagency for all applicable inspections. I understand that a completed sides to the building owner at occupancy. Name: Geoff Gibson Winder Gibson Architects	manufactured devices for the building fornia Code of Regulations. te of Compliance are consistent with the inforcement agency for approval with the made available with the building per signed copy of this Certificate of Comp Responsible Designer Signature: Date Signed: License:	design or system design identified on this Certificate of the information provided on other applicable compliance his building permit application. The information provided on other applicable to the information of the building, and made available to the



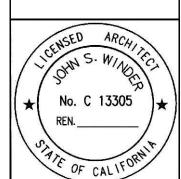
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PERMIT SET

TITLE 24 REPORT

A 0.4

 DATE
 10.06.14

 SCALE
 AS NOTED

 DRAWN
 GG, MK, DP, DK, DV

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

viaiiu	atory L	ighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)
YES	NO	Control Requirements
Х		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.
Х		Lighting shall be controlled by a lighting control a system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b).
	Х	One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 ar §130.0. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b).
	Х	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 instructions in accordance with Section 130.1.
Х		All luminaires shall be functionally controlled with manually switched ON and OFF lighting controls in accordance with Section 130.1(a).
х		General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornament 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.
Х		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).
Х		All installed indoor lighting shall be equipped with controls that meet the applicable Shut-OFF control requirements in Section 130.1(c).
Х		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.
	Х	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).
х		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-OF controls, and demand responsive controls.

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

June 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

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

edule B ription of Lighting occupancy sensor, ic time switch, tomatic daylight, etc) lanual	C # of Units	D §130.1(a)			Comply or ente		Exemp I	J	Watts of Controlled K	PAF L	Control Credit S (K×L)	✓ if Acceptance Test Required	(India Habacasa	Field Inspector
ription of Lighting occupancy sensor, ic time switch, tomatic daylight, etc)	# of Units		_				- §140	J §1	К	L	M	N	()
occupancy sensor, ic time switch, tomatic daylight, etc)	of Units	§130.1(a)	§130.0(b)	§130.1(c	§130.1	§130.:	§140	§1						l
	On plans			<u></u>	(d)	1(e)	§140.6(a)2	§140.6(d)					Pass	Fail
lanual	On plane	х	x	х	е	е	х	е	320	0.10	32	х		
lariaai	On plans	х	х	x	х	е	х	х	165	0.10	17	x		
lanual	On plans	х	х	х	х	е	х	х	140	0.10	14	x		
lanual	On plans	х	х	х	е	е	х	е	110	0.10	11	х		
lanual	On plans	х	х	х	е	е	х	е	715	0.10	72	х		
lanual	On plans	х	х	х	е	е	х	е	1,032	0.10	103	х		
lanual	On plans	х	х	х	е	е	х	е	209	0.10	21	х		
				Cc	ntrol Cr	edit PA	AGE TO	OTAL (Su	ım of Colum	n M):	269			
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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

CERTIFICATE OF COMPLIANO	CE												NRO	CC-LT
Indoor Lighting - Lighting Co	ntrols												(P	age
Project Name: Uforia Studios									Date Prepa	red: 10/2/20	14			
A separate document m	nust be filled out for Conditione	d and Un	condit	ioned	Spac	es. Thi	s page	e is u	sed or	ly for the	follow	/ing:		
☑ CONDITIONED SPACE	ES UNCONDITIONED	SPACES												
MANDATORY AND PRE	SCRIPTIVE INDOOR LIGHTING	CONTROL	SCHE	DULF	PΔF	CALCU	II ATIC)N. a	nd FIF	I D INSPE	CTION	CHECKI	IST	
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										1711 6160	T Care		V if	
										8 -			if Acceptance Test Required	
				Ct-		C	d VA/!-	.L. 1		Wat ntro Ligh		€ ^C c c	epta	
Ligh	nting Control Schedule		15			Comply or ente			otod)	Watts of Controlled Lighting	PAF	Control Credit (K x L)	ance	
A	B	С	D (* (E	appiy,	G	Н	l	J.	К	L	M	N	-
	Type/ Description of Lighting	+ -		_	•		<u> </u>	i ·		- "	+-			+
	Control (i.e.: occupancy sensor,	#	9	S	·ό	Ś	ω	§1	Ś					
Location in Building	automatic time switch,	of	§130.1(a)	§130.0(b)	§130.1(c)	§130.1(d)	§130.1(e)	§140.6(a)2	§140.6(d)					Pass
Location in Bananing	dimmer, automatic daylight,	Units	.1(a	d)0	.1(c	1(d	.1(e	6(a)	6(d					SS
	etc)		_		_)		2						
Studio	Dimming - Manual	On plans	х	х	х	е	е	х	е	60	0.10	6	х	
Changing Area	Dimming - Manual	On plans	Х	х	х	е	е	х	е	64	0.10	6	х	
Changing Area	Dimming - Multiscene	On plans	х	х	х	е	е	х	е	145	0.20	29	×	
Changing Area	Dimming - Manual	On plans	х	х	х	е	е	х	е	165	0.10	17	х	
					Co	ntrol C	redit P	AGE T	OTAL (S	um of Colun	nn M):	58		
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												Enter Co	ntrol Cre	edit :
												into NRO	CC-LTI-01	-Е;
												1.		
	controls; §130.0(b) = Multi Level; §130						-	Dayli	ght; §13	30.1(e) = Dei	mand R	esponsive,	; §140.6	(d) =
	installed to earn a PAF; §140.6(d) = Pr			-	-	_		A		itian to	045		mble - C	T: C.
also required to be filled out	orrect Factor. PAFs shall not be traded	petween c	onditio	nea an	a unco	naitione	ea spac	es. As	a cond	ition to earn	i a PAF,	an install	ation Cer	tiJic

CERTIFICATE OF COMPLIANO	CE CONTRACTOR OF THE CONTRACTO												COMMISS NRC	CC-LTI	-02
Indoor Lighting - Lighting Co														age 2	
Project Name: Uforia Studios									Date Prepar	red: 10/2/20	14			-B	-
A separate document m	oust be filled out for Conditione	d and Ur	ncondit	ioned	Spac	es. Thi	s pag	e is u	sed on	ly for the 1	follow	ving:			
☐ CONDITIONED SPACE	ES UNCONDITIONED	SPACES													
MANDATORY AND PRE	SCRIPTIVE INDOOR LIGHTING (CONTRO	L SCHE	DULE,	PAF	CALCU	ILATIC	ON, a	nd FIE	LD INSPEC	TION	CHECKI	IST		
										PAF Cred	it Calcı	ulation ²	. <		П
													if Acceptance Test Required		Field Inspector
										Watts of Controlled Lighting		6	cep		lnsp
						Comply				rolle	PAF	Control Credit (K×L)	tano		ect
Ligh	ting Control Schedule		(√	all that	apply,	or ente	r 'E' if	Exemp	ted)	18 pt	Ħ	다 를 o	g e		윽
Α	В	С	D	E	F	G	Н	ı	J	К	L	М	N		0
	Type/ Description of Lighting		ν _α	ν _α	LOD	w	L/M	ω	w						
Landing in Deliling	Control (i.e.: occupancy sensor, automatic time switch,	# of	§130.1(a)	§130.0(b)	§130.1(c)	§130.1(d)	§130.1(e)	§140.6(a)2	§140.6(d)					P	١.
Location in Building	dimmer, automatic daylight,	Units).1(a	0.0(k).1().1(c).1(.6(a).6(c					Pass	-
	etc)	Offics	<u> </u>	<u> </u>	3	3	(9))2	3						
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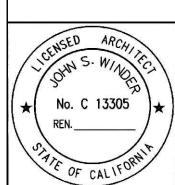
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PERMIT SET

TITLE 24 REPORT



CEC-NRCC-LTI-03-E (Revised 06/14)						
CERTIFICATE OF COMPLIANCE						NRCC-L
Certificate of Compliance - Indoor Lighting Power Allowance						(Page
Project Name: Uforia Studios		Date	repared:	10/2/2014		
ALLOWED LIGHTING POWER						
A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only	ly for:					
☑ CONDITIONED spaces ☐ UNCONDITIONED spaces						
A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES						
☐ If using Complete Building Method for compliance, use only the total in column (a) as total a	allowed build	ding watts.				
☐ If using Area Category Method, Tailored Method, or a combination of Area Category and Tailowed building watts	ailored Metho	od for complia	nce, us	e only the total i	n colur	mn (b) as the to
				(a)		(b)
1. Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below	v on this page	e)				
 Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below or 		e)	7			3,809
		e)				3,809
2. Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below or	on this page)		1			
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EC-NRCC-LTI-03-E (Revised 06/14) CERTIFICATE OF COMPLIANCE						RGY COMMISSION NRCC-LTI-03-
Certificate of Compliance - Indoor Lighting I	Power Allowance					(Page 2 of
Project Name: Uforia Studios		Dat	e Prepared:	10/2/2014		
	ditioned and Unconditioned Spaces. This page is only for:					
☑ CONDITIONED spaces	☐ UNCONDITIONED spaces					
_	ERAL LIGHTING POWER ALLOWANCE					
_	ces. Portable lighting for offices shall be documented only	in section B of NR	CC-LTI-01	l-E.		
→ Separately list lighting for each primary Output Description: Description:	function area as defined in §100.1 of the Standards.	В		С	ı	D
ADEA CATEGORY	A / (From §140.6 Table 140.6-C)	WATTS				ALLOWED
Location in Building	Primary Function Area per Table 140.6-C	PER (ft ²)	x	AREA (ft²)	=	WATTS
Storage	Commercial, Industrial Storage	0.60	^	535	┨¯	321
Entry/Lobby	Lobby, Main Entry	1.50		478	-	717
Restroom/Corridor	Corridor/Restroom/Support	0.60		586		352
Studio	Exercise, Gymnasium	1.00		1,935		1,935
Changing Area	Locker/Dressing Room	0.80		606		485
		тот		4,140		
Enter su	um total Area Category allowed watts into section C-1	of NRCC-LTI-03-	E (this c	ompliance form)	3,809
						WATTS

CEC-NRCC-LTI-03-E (Re	·	CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF CO		NRCC-LT
Project Name: Uforia S	pliance - Indoor Lighting Power Allowance	Date Prepared: 10/2/2014
Utoria S	otudios	Date Prepared: 10/2/2014
DOCUMENTATION	AUTHOR'S DECLARATION STATEMENT	
	is Certificate of Compliance documentation is accurate and com	nplete.
Documentation Author Na	me: 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: 999 929 0499
	·	^{Phone:} 888-828-9488
I certify the fol The informatio I am eligible ur (responsible de Compliance co The building de documents, wo I will ensure th	esigner). Itures and performance specifications, materials, components, and performance specifications, materials, components, and form to the requirements of Title 24, Part 1 and Part 6 of the Casign features or system design features identified on this Certifications, plans and specifications submitted to the at a completed signed copy of this Certificate of Compliance sha	esponsibility for the building design or system design identified on this Certificate of Compliance and manufactured devices for the building design or system design identified on this Certificate of California Code of Regulations. Ficate of Compliance are consistent with the information provided on other applicable compliance is enforcement agency for approval with this building permit application. all be made available with the building permit(s) issued for the building, and made available to the
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I certify the fol I. The informatio I am eligible ur (responsible de The energy fea Compliance co The building de documents, wo I will ensure th enforcement a builder provide Responsible Designer Nar Company:	lowing under penalty of perjury, under the laws of the State of n provided on this Certificate of Compliance is true and correct ider Division 3 of the Business and Professions Code to accept resigner). tures and performance specifications, materials, components, and form to the requirements of Title 24, Part 1 and Part 6 of the Cesign features or system design features identified on this Certifications, calculations, plans and specifications submitted to the at a completed signed copy of this Certificate of Compliance shapency for all applicable inspections. I understand that a complete to the building owner at occupancy. Geoff Gibson Winder Gibson Architects	esponsibility for the building design or system design identified on this Certificate of Compliance and manufactured devices for the building design or system design identified on this Certificate of California Code of Regulations. Ficate of Compliance are consistent with the information provided on other applicable compliance are enforcement agency for approval with this building permit application. all be made available with the building permit(s) issued for the building, and made available to the ted signed copy of this Certificate of Compliance is required to be included with the documentation the Responsible Designer Signature: Date Signed:

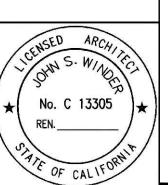


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TITLE 24 REPORT

DATE 10.06.14

SCALE AS NOTED

DRAWN GG, MK, DP, DK, DV

OUTDOOR LIGHTING DEC-NRCC-LTO-01-E (Revised 06/14) CERTIFICATE OF COMPLIANCE	CALIFORN	IA ENERGY COMMISS	SION LTO-01-E		FORNIA R LIGHTING -01-E (Revised 06/14)		
Outdoor Lighting			ge 1 of 4)	CERTIFICATE	OF COMPLIANCE		
oject Name: Uforia Studios	Date Prepared: 10/2	2/2014		Outdoor Ligh	nting foria Studios		
ct Address: 1561 California St. San Francisco, CA 94109		nated Hardscape <i>F</i> 0	Area	A. OUTD	OOR LIGHTING SCHEDU	LE and FIELD	INSPE
neral Information ase of Construction Addition	☐ Altono	tion.			Luminaire Schedul	e	
of Construction:	☑ Altera	□ OLZ-4		Α	В		
e confirmed with the AHJ which OLZ applies to this site. For default lighting zone de	esignations, see	Title 24 Part 6, §10	0-114				2
SHTING COMPLIANCE DOCUMENTS (shock boy for each document included)				Name or Item Tag	Complete Luminaire	Description	
FING COMPLIANCE DOCUMENTS (check box for each document included) etailed instructions on the use of this and all Energy Efficiency Standards compliance documen	nts, refer to the No	onresidential Manua	1				ā
hed by the California Energy Commission. NRCC-LTO-01-E Certificate of Compliance				Α	Halo LED H750RICAT		11.
NRCC-LTO-01-E Certificate of Compliance NRCC-LTO-02-E Outdoor Lighting Controls Certificate of Compliance							
NRCC-LTO-03-E Outdoor Lighting Power Allowance Certificate of Complian	nce						
nmary of Allowed Outdoor Lighting Power		Watts					
. 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					
claration of Required Installation Certificates – Declare by checking all	l Installation (Certificates that	t will				
e submitted. (Retain copies and verify forms are completed and signed.)							
NRCI-LTO-01-E - Must be submitted for all buildings		Field Inspector					
I NRCI-LTO-02-E - Must be submitted for a lighting control system, or for nergy Management Control System (EMCS), to be recognized for compliant		Field Inspector	'	<u> </u>			
eclaration of Required Certificates of Acceptance – Declare by checking		rtificates of					
cceptance that will be submitted. (Retain copies and verify forms are cor	mpleted and	signed.)					
NRCA-LTO-02-A - Must be submitted for outdoor lighting controls.		Field Inspector	r				
				CA Building Ene	ergy Efficiency Standards - 2013	Nonresidential Com	nliance
				CA Building Line	ergy Emclency Standards - 2013	vom esidential con	ipilance
					R LIGHTING		
					01-E (Revised 06/14) OF COMPLIANCE		
				Outdoor Ligh	nting foria Studios		
					TION AUTHOR'S DECLARATION rtify that this Certificate of Comp		ion is acc
Building Energy Efficiency Standards - 2013 Nonresidential Compliance			June 2014	Documentation A	uthor Name:	Michael Kı	
				Company: Address:		Energy Pe	
ITE OF CALIFORNIA JTDOOR LIGHTING			Y	City/State/Zip:		P.O. Box 7	
-NRCC-LTO-01-E (Revised 06/14)	CALIFORN	IA ENERGY COMMISS		RESPONSIBLE	PERSON'S DECLARATION STATE		- Tario
RTIFICATE OF COMPLIANCE utdoor Lighting			LTO-01-E ge 2 of 4)	1. The infor	the following under penalty of pormation provided on this Certific	ate of Compliance	is true a
uct Name: Uforia Studios	Date Prepared: 10/2	2/2014		designer			
nedule of luminaires exempt from the outdoor lighting power requirer	ments in §14	0.7		conform	rgy features and performance sp to the requirements of Title 24,	Part 1 and Part 6 o	f the Cali
ame or Symbol Description of exempt luminaire in accordance wi				workshe	ding design features or system de ets, calculations, plans and speci	fications submitted	d to the e
	-			5. I will ens	ure that a completed signed cop or all applicable inspections. I un	y of this Certificate	of Comp
					owner at occupancy.	Geoff Gibson	
				Company:		Winder Gibson	n Archit
				Address:		351 Ninth Stre	
				City/State/Zip:		San Francisco	
nedule of luminaires exempt from the cutoff requirements in §130.2(b		ations				_	
me or Symbol Description of exempt luminaire in accordance wi	ith the exemp	cions					
chedule of luminaires exempt from the outdoor lighting control require	ments in £13	80 2(c)					
lame or Symbol Description of exempt luminaire in accordance wi							
, and the second				CA Building Eng	ergy Efficiency Standards - 2013	Nonresidential Com	npliance
				on building Effe	o, Emelency Standards - 2013	Caldelludi CUIT	.p.idille
			-				
<u> </u>							
Building Energy Efficiency Standards - 2013 Nonresidential Compliance			June 2014				

STATE OF CALIFORNIA

Luminaire Schedule	Installed Watts	Locatio		Cutoff	Field
A. OUTDOOR LIGHTING SCHEDULE and FIELD IN	ISPECTION ENERGY CHECKLIST				
Froject Name: Office Octubros		Date Frepareu:	10/2/2014		
Project Name: Uforia Studios		Date Prepared:	10/2/2014		(Fage 3 0) 4
Outdoor Lighting					(Page 3 of 4
CERTIFICATE OF COMPLIANCE					NRCC-LTO-01-I
DUTDOOR LIGHTING CEC-NRCC-LTO-01-E (Revised 06/14)			CALIFO	RNIA ENERGY C	OMMISSION
STATE OF CALIFORNIA					

A. OUID	OOR LIGHTING SCHEDULE and FIELD	INSPECTION								
	Luminaire Schedule		Ins	talled W	atts		Location	Cutoff	1	eld ector
Α	В	С		D	E	F	G	Н		I
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire		ttage was mined According to \$130.0(c)	Number of Luminaires	Total Installed Watts in this area (C x E)	Primary Function area in which these luminaires are installed	BUG Rating	Pass	Fail
Α	Halo LED H750RICAT	11.0			3	33	Main Entrance			
		INS	TALLED W	ATTS PAG	E TOTAL:	33	Enter sum total of all pages (Sum INSTALLED Outdoor lighting watta NRCC-LTO-01-E; Page 1		33	

STATE OF CALIFORNIA OUTDOOR LIGHTING	
CEC-NRCC-LTO-01-E (Revised 06/14)	CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE	NRCC-LTO-01-E

June 2013

(Page 4 of 4)

June 2013

Project Name: Uforia Studios		D	ate Prepared:	10/2/2014
				500 - 19 <u>0</u> 0
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 applica	ible):	

South Lake Tahoe, CA 96158

RES	PONSIBLE PERSON'S DECLARATION STATEMENT
	I certify the following under penalty of perjury, under the laws of the State of Calif
1	The information provided on this Contificate of Compliance is true and correct

- The information provided on this Certificate of Compliance is true and correct. 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 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. 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.
- 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 ry for all applicable inspections. Lunderstand that a completed signed copy of this Certificate of Compliance is required to be included with the do

agency for all applicable inspe	ections. I understand that a completed signed copy of	this Certificate of Compliance is required	to be included with the documentation the builder pro
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

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

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

Mandatory Outdoor Lighting Control 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

Backlight, Uplight, and Glare (collectively referred to as "BUG") in accordance with Section 130.2(b)

- ☐ 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
- 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 NA7.8

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

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

Outdo	or Lighting Control Schedule		(~	Standards Complying With ¹ (✓ all that apply, or enter 'E' if Exempted)					✓ if Acceptance Test Required	- 1000	Field Inspector
Α	В	С	D	E	F	G	Н	I	N	0	
Location and Application of Luminaires being controlled	Type/ Description of Lighting Control (i.e. motion sensor, photocontrol, outdoor astronomical time-switch control, centralized time-based zone lighting control)	# of Units	§130.2(a)	§130.2(c)1	§130.2(c)2	§130.2(c)3	§130.2(c)4	§130.2(c)5		Pass	Fall
Exterior fixtures	Photocontrol or astronomical time switch	1	Е	Х	Х	Х	Е	Е	Х		С
											Ц
											П
											П П

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

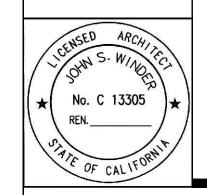
WINDER architects

architecture

www.archsf.com

t: 415. 318.8634 f: 415. 318.8638 351 ninth street, suite 301

san francisco, ca 94103



FORNIA SCO, CA 94109

PERMIT SET

TITLE 24 REPORT

DATE 10.06.14 SCALE AS NOTED

DRAWN GG, MK, DP, DK, I



CEC-NRCC-LTO-03-E (Re							CALI	FORNIA ENERGY CO	NRCC-LTO-03
Outdoor Lighting Po									(Page 2 of
Project Name: Uforia S						Date Prepar	red: 10/2/2014	1	, , ,
Oronia O	10.0						10/2/201		
. ADDITIONAL "U	SE IT OR LOSE	IT" OUTDOO	R LIGHTIN	G POWER	ALLOWANCES FOR SPECIFIC	APPLICATION	ONS		
					er of the allowed lighting power o			sed.	
	-	-			O-01-E to calculate the specific wa	_			
-1. WATTAGE ALI	OWANCE PER	APPLICATIO	N – Table 1	L40.7-B	·				
					Exits; Primary Entrances to Senior	Care Facilities	, Police Statio	ns, Hospitals, Fire	Stations, and
-			_		Jncovered Fuel Dispenser		,	,,,	,
☐ If more than one lu	minaire type is u	sed per location	, use multiple	e rows for th	at location				
Α	В	С	D	E	F	G	Н	1	J
	A	LOTTED WATTS			DESIGN	WATTS	I .	1	
		Wattage							
Name of Location for	Number of	Allowance per	Allotted	Luminaire					
which allowance is claimed	qualifying locations	qualifying location	Watts (B x C)	Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per Iuminaire	Design Watts (G x H)	Allowed W (smaller of D
Front Entrance	1	90	90	A	Halo LED H750RICAT	3	11.0	33	33
TOTAL ETITIBATICE	1	90	30		TIAIO EED TITOORIOAT		11.0	33	00
						Sum total allo	owance per app	lication on this site:	
-2. WATTAGE ALI	LOWANCE PER	UNIT LENGT	H (Sales Fr	ontage) fr	om Table 140.7-B				
I If more than one lum	inaire type is use	d per location, ι	ıse multiple ı	rows for that	location				
Α	В	С	D	E	F	G	Н	I	J
	A	LOTTED WATTS			DESIGN	WATTS	T		
Name of Location for which allowance is	Linear feet of	Wattage Allowance per	Allotted	Luminaire Code or		Lumainaina	Watts per	Design Wette	Allowed W
claimed	Sales Frontage	linear foot	Watts (B x C)	Symbol	Luminaire Description	Luminaire Quantity	luminaire	Design Watts (G x H)	(smaller of D
	zaisa i i aiiage		(- // 0)	57.11001		a district y		(2,717)	(S.I.Idiller of B
						Sum total allow:	ance for cales fr	ontage on the site:.	IΛ

CERTIFICATE OF COMP	PLIANCE		N	RCC-LTO-C
Outdoor Lighting Powe	er Allowances			(Page 4 c
Project Name: Uforia Stud	dios		Date Prepared: 10/2/2014	
DOCUMENTATION AUTH	HOR'S DECLARATION STATEMENT			
	rtificate of Compliance documentation is accurate and comp	lete.		
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	tion (if applicable):	
City/State/Zip:	South Lake Tahoe, CA 96158	Phone: 888-828-9488		
RESPONSIBLE PERSON'S	DECLARATION STATEMENT	I		
			ing design or system design identified on this Certificat	e of
Compliance conform 4. The building design documents, worksh 5. I will ensure that a conforcement agency builder provides to	n to the requirements of Title 24, Part 1 and Part 6 of the Ca features or system design features identified on this Certific leets, calculations, plans and specifications submitted to the completed signed copy of this Certificate of Compliance shall y for all applicable inspections. I understand that a complete the building owner at occupancy.	lifornia Code of Regulations. Tate of Compliance are consistent with enforcement agency for approval with I be made available with the building led as digned copy of this Certificate of Co	n the information provided on other applicable complia h this building permit application. permit(s) issued for the building, and made available to	ince the
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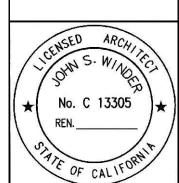


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UFORIA STUDIOS 1561 CALIFORNIA ST SAN FRANCISCO, CA 94109

PERMIT SET

TITLE 24 REPORT

A 0.8

 DATE
 10.06.14

 SCALE
 AS NOTED

 DRAWN
 GG, MK, DP, DK, DV

CERT	IFICATE OF	COMPLIANC	E										NRCC-ENV-02
Enve	ope Compo	onent Approa	ich										(Page 1 of
Project N	lame:	Uforia St	udios							Date	Prepared:	10/1/2014	
										<u> </u>			
۸ ۵	NEDAL IN	IFORMATIO	N										
	Project Loca			!f!- O!				6 Comp	oliance Method:			☑ Component □	Unconditioned (file
			1561 Cal	ifornia St.								Affidavit)	
_	CA City and 2	-		ncisco, CA	94109				Building Front Orientation (deg or cardinal): North				
_	Climate Zone		3						itted Scope of Wo			ction 🗆 Addition 🗵	
	Total Condit Area:	ioned Floor	4140 ft2					9 Build	ing Type(s)	☑ Nonreside	ntial 🗆 F	ligh-Rise Residential	☐ Hotel/Motel Guest Roo
					ool Bldg. 🏻 Co								
<u></u>	☐ Skylight A	rea for Large E	nclosed Space	> 5000 ft ² (If	f checked includ	e the NRCC-EN	IV-04-I	E with subr	nittal)				
s. EN	IVELOPE [DETAILS — Fr	amed										
1		2	3	4	5	6		7	8	9		10	11
									Continuous				
			Frame	Frame	Frame	Appendix J	A4	Cavity	Insulation	Proposed	Requir	ed U-Factor From	
Tag/	ID Ass	embly Type	Material	Depth	Spacing	Reference		R-value	R-value	U-Factor		ables, B, C, D	Comments
	n/a												
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	n/a												

	NV-01-E (Revised TE OF COMPL	•								- Cr	ALIFORNIA ENERGY COMMISSION NRCC-ENV-01
	Component A										(Page 2 of
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	1	TS (COOL ROO	-	_			_				T
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or greater	Roof Pitch	ID Number	Product Type	Reflect		Emittance	(Optional)	Reflectance	Emittance	(optional)	Comments
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CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance

June 2014

CERTIFICA	ATE OF COMPLIANCE										RGY COMMISSION NRCC-ENV-
	Component Approach										(Page 3 d
Project Name:	Uforia Studios							Date Prepared:	10/1/2	2014	
	Olona Gladios								10, 1,		
G. FENE	STRATION PROPOSED AREAS A	AND EFFIC	IENCIES	1			T		1		
1	2	3	4	5	6	7	8	9	10	11	12
			Orientation								
T/ID	Forestastica Type	A	N, S, W, E	# of	Max	0	Max	Min	Labal	Conditions	6
Tag/ID	Fenestration Type Storefront window/door sys.	Area 112 ft2	or Roof	Panes 2	U-Factor .41	Overhang	(R)SHGC	VT n/a*	Label	Status New	*<50 ft2 net add
	Storefront window/door sys.	112112	N		.41	n/a	n/a*	n/a	n/a	New	~50 ItZ het add
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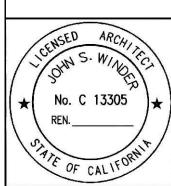




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ENVELOPE COMPONENT APPROACH

A 0.9

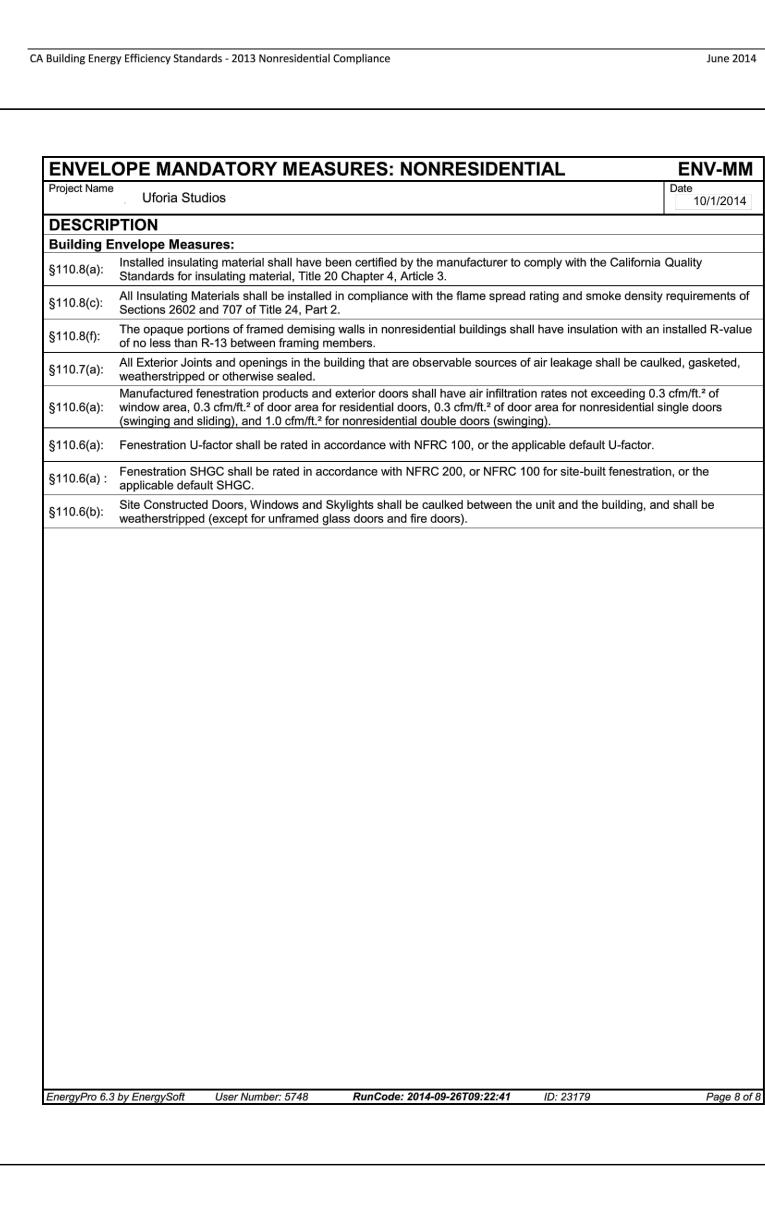
 DATE
 10.06.14

 SCALE
 AS NOTED

 DRAWN
 GG, MK, DP, DK, DV

June 2014

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance



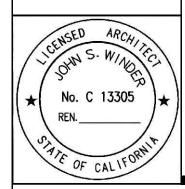


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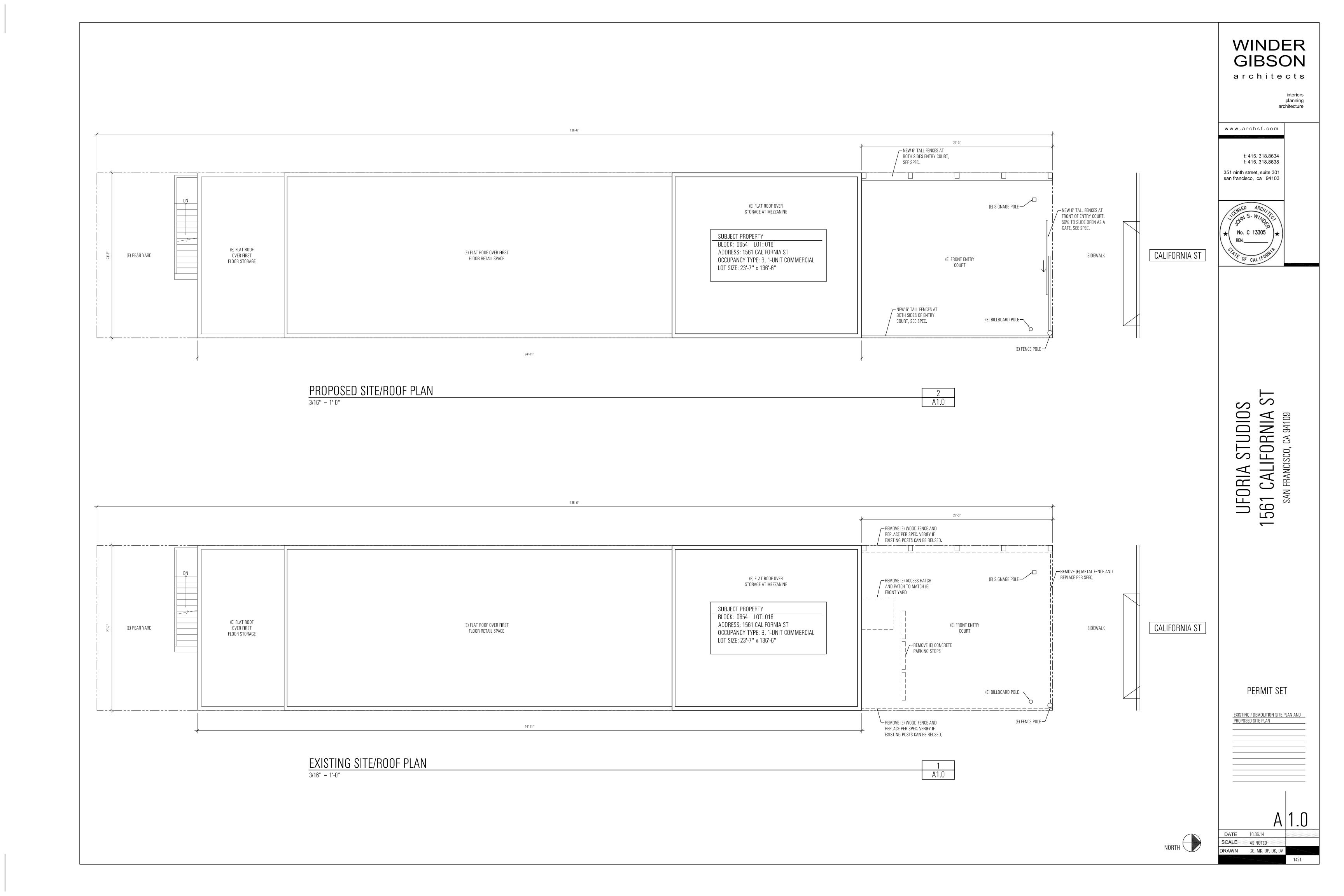


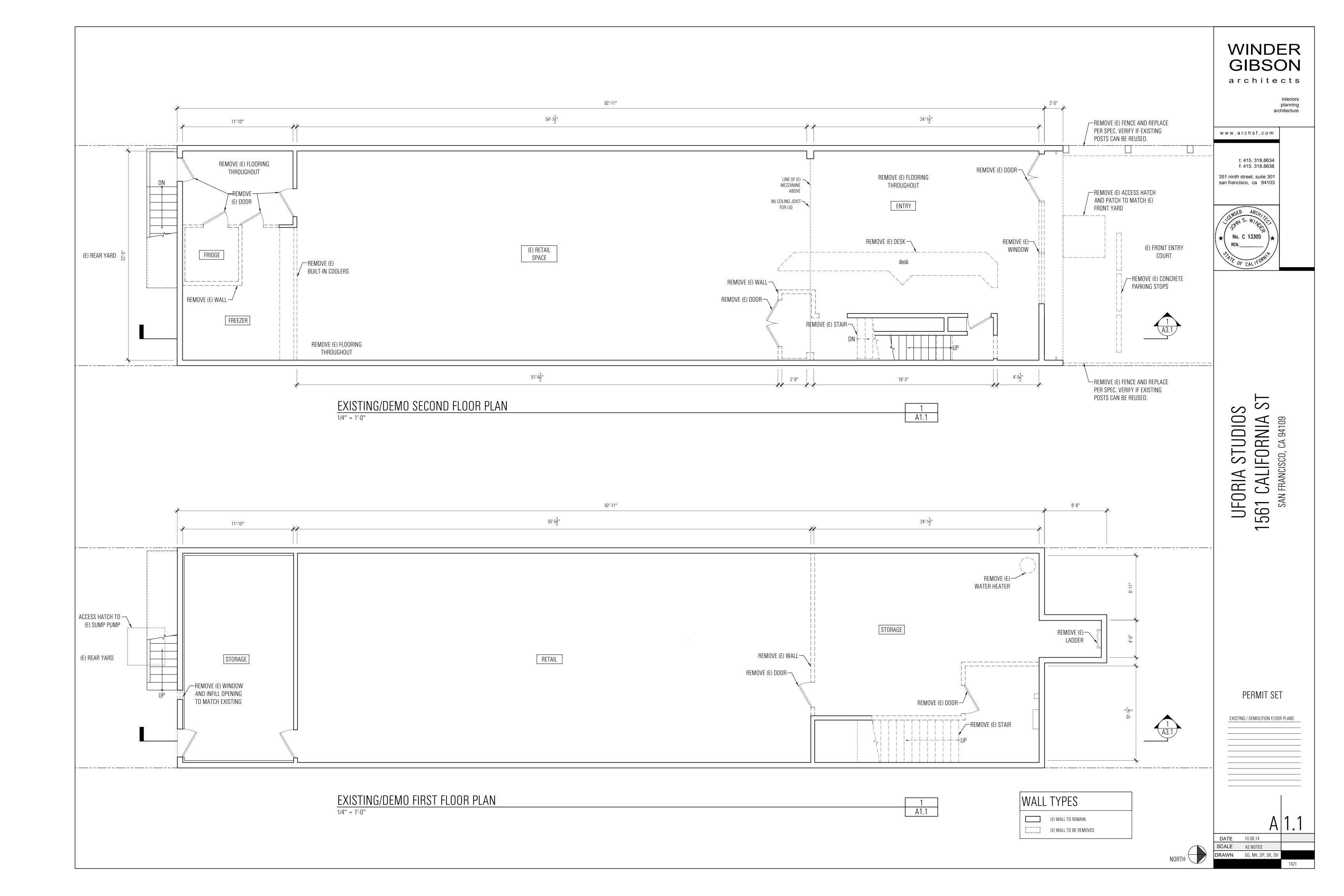
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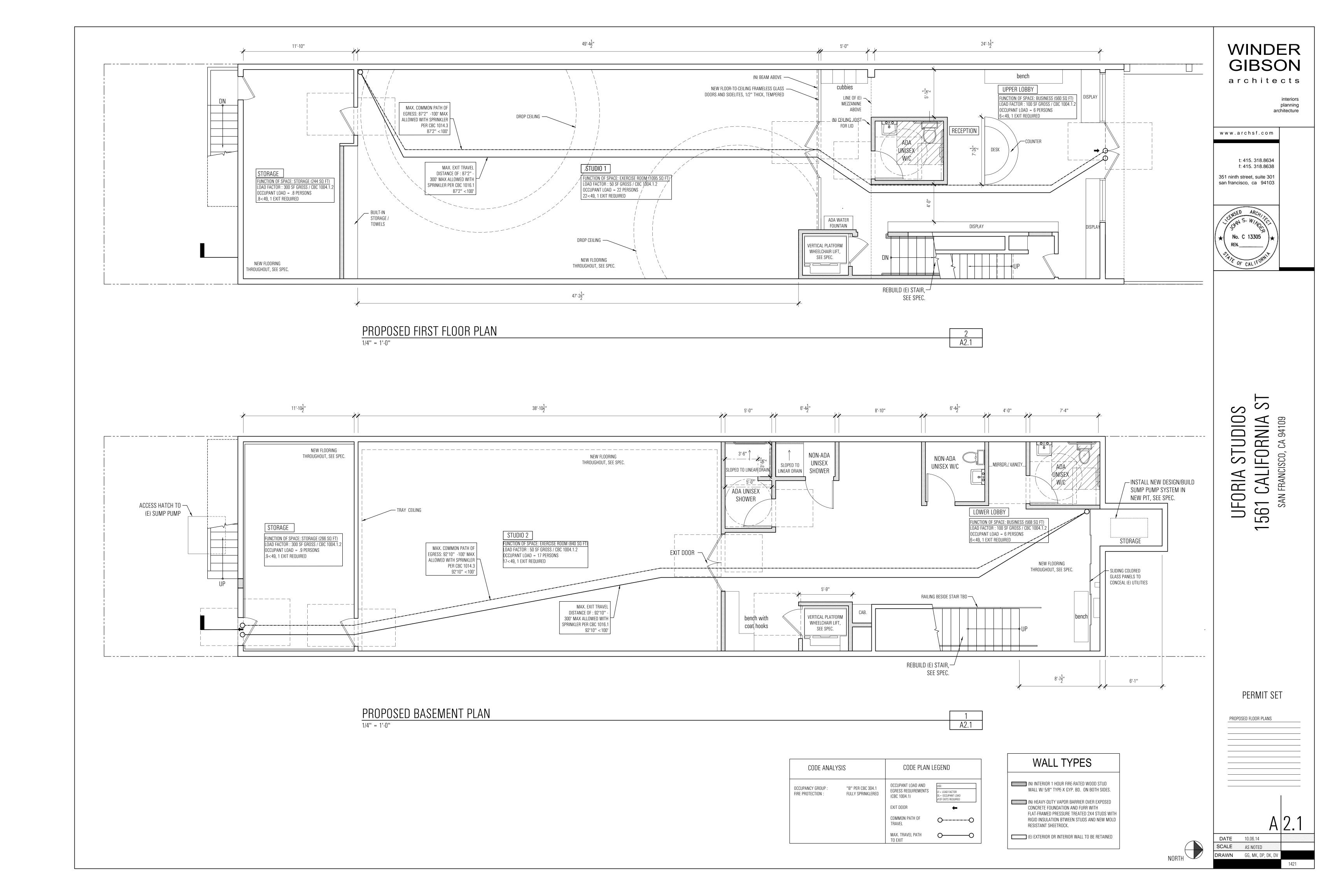
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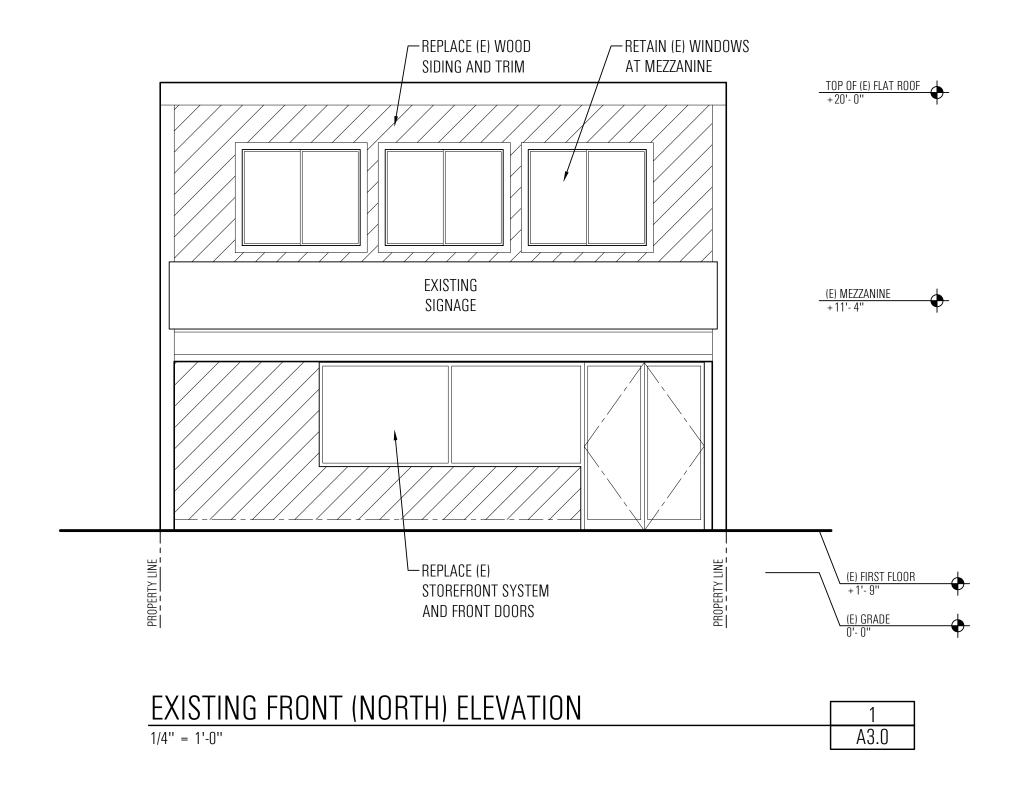
ENVELOPE COMPONENT APPROACH

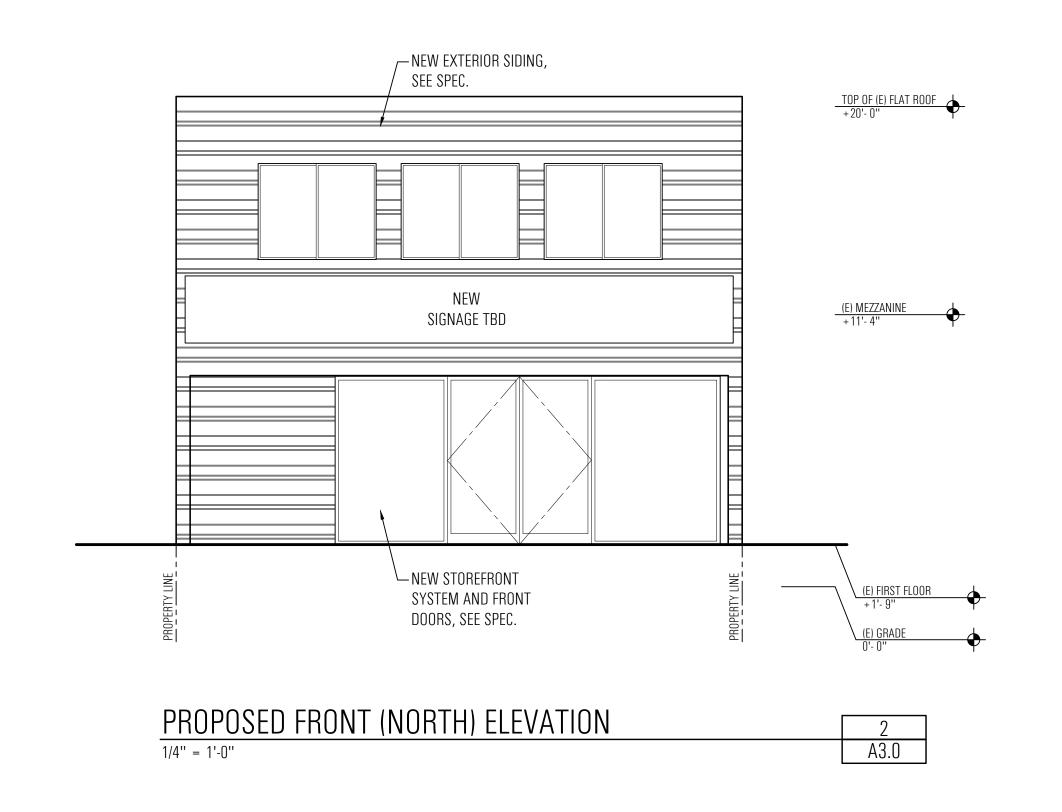










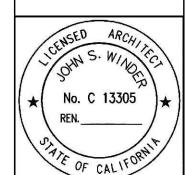


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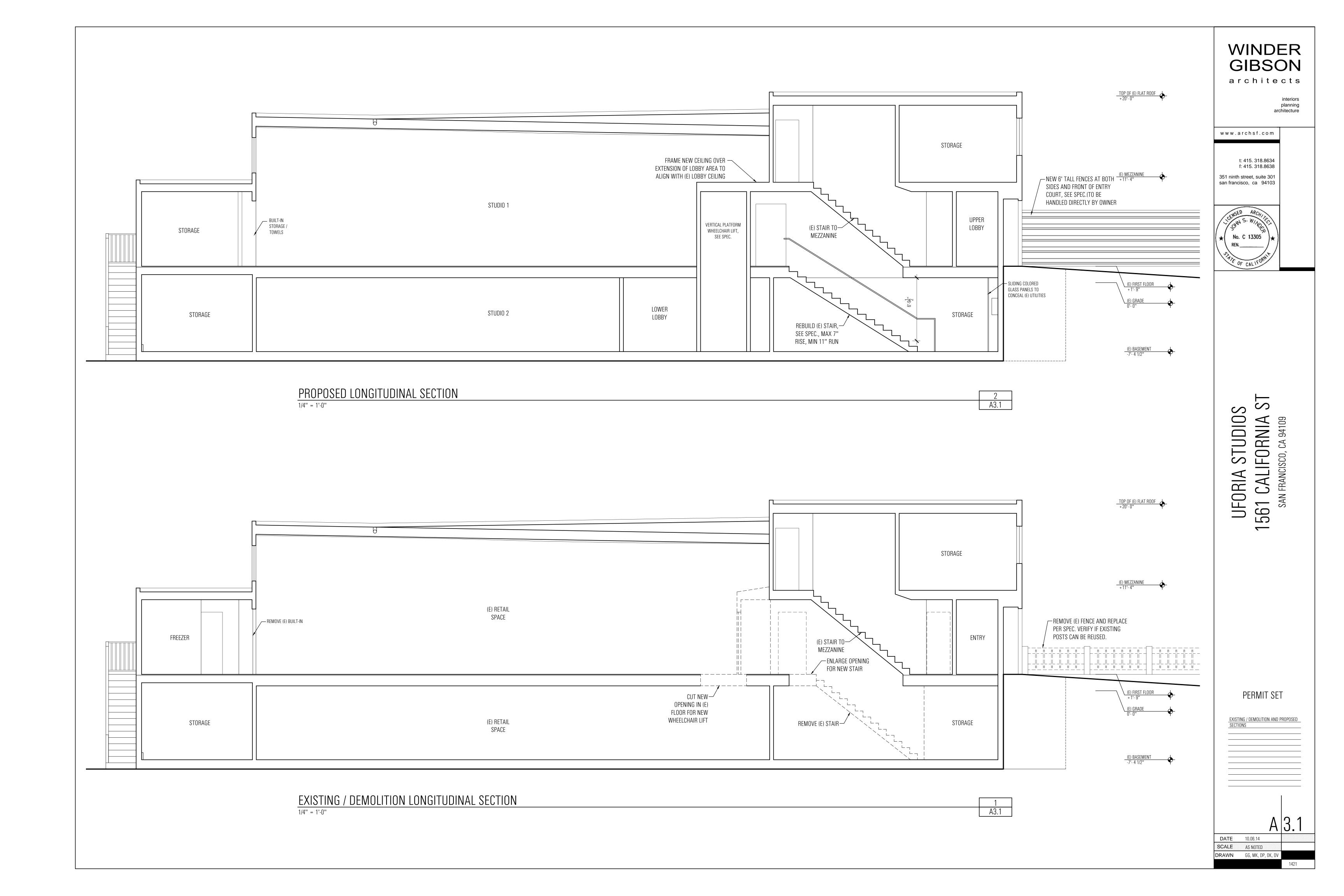
EXISTING AND PROPOSED ELEVATIONS

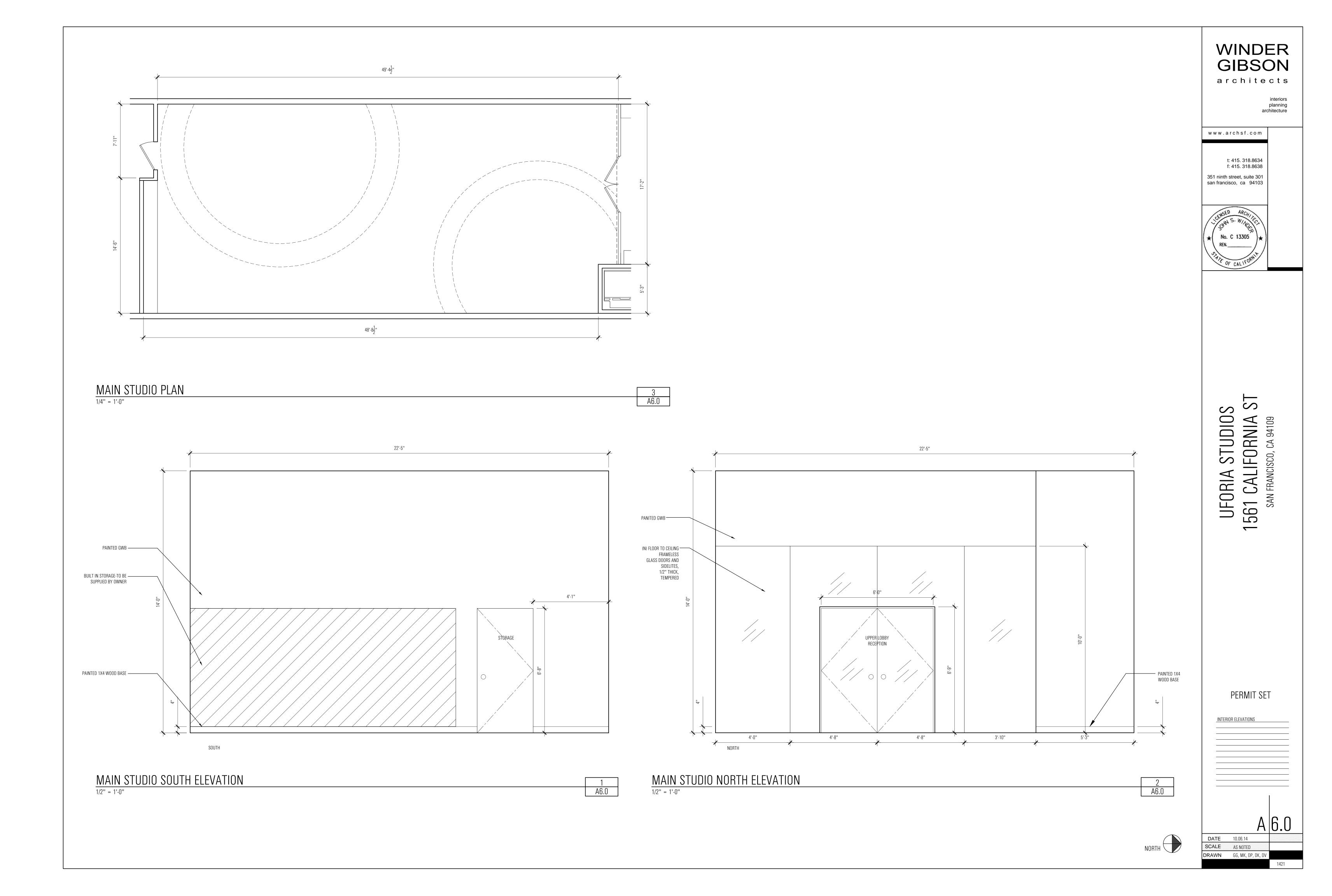
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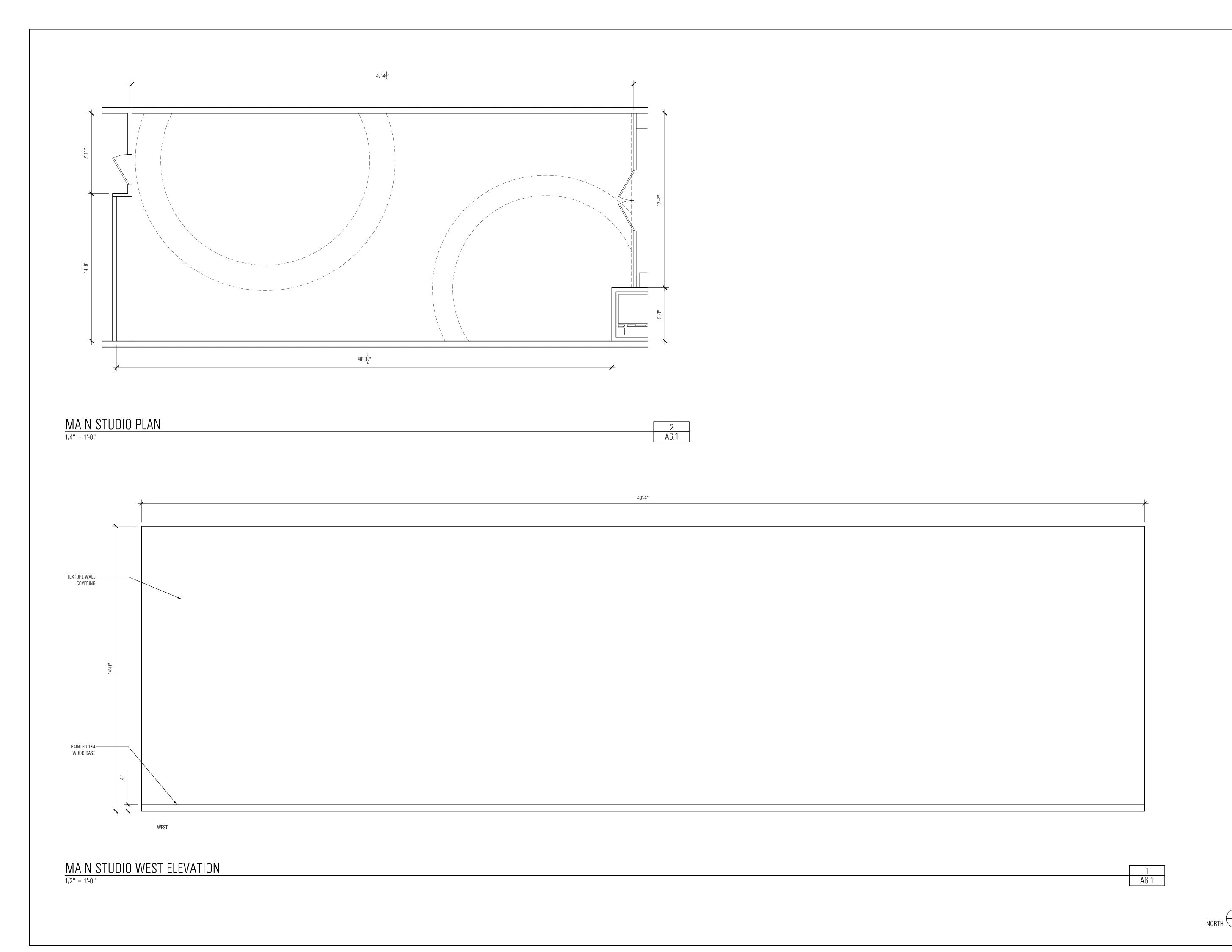
DATE 10.06.14

SCALE AS NOTED

DRAWN GG, MK, DP, DK, DV





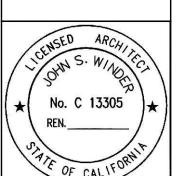


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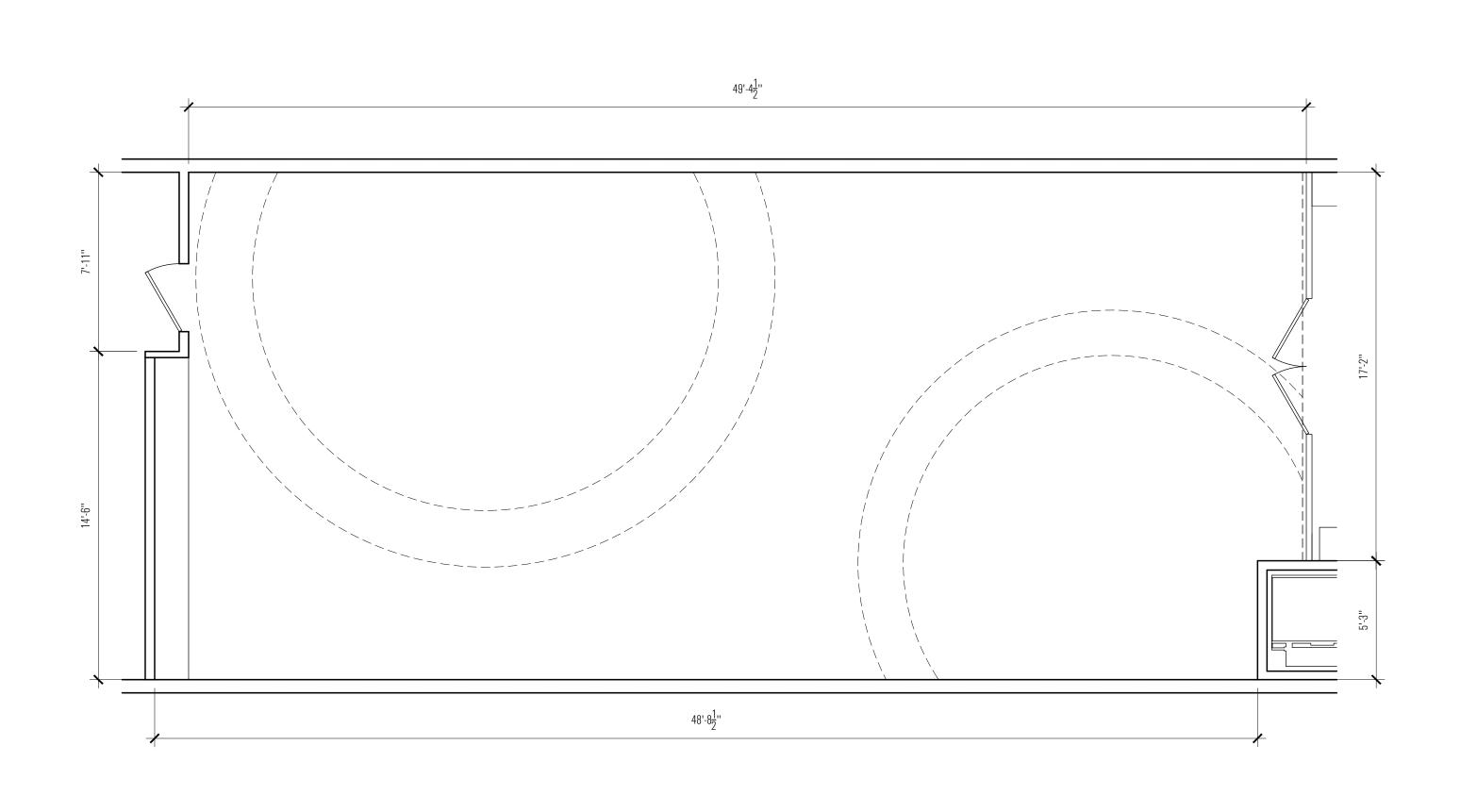


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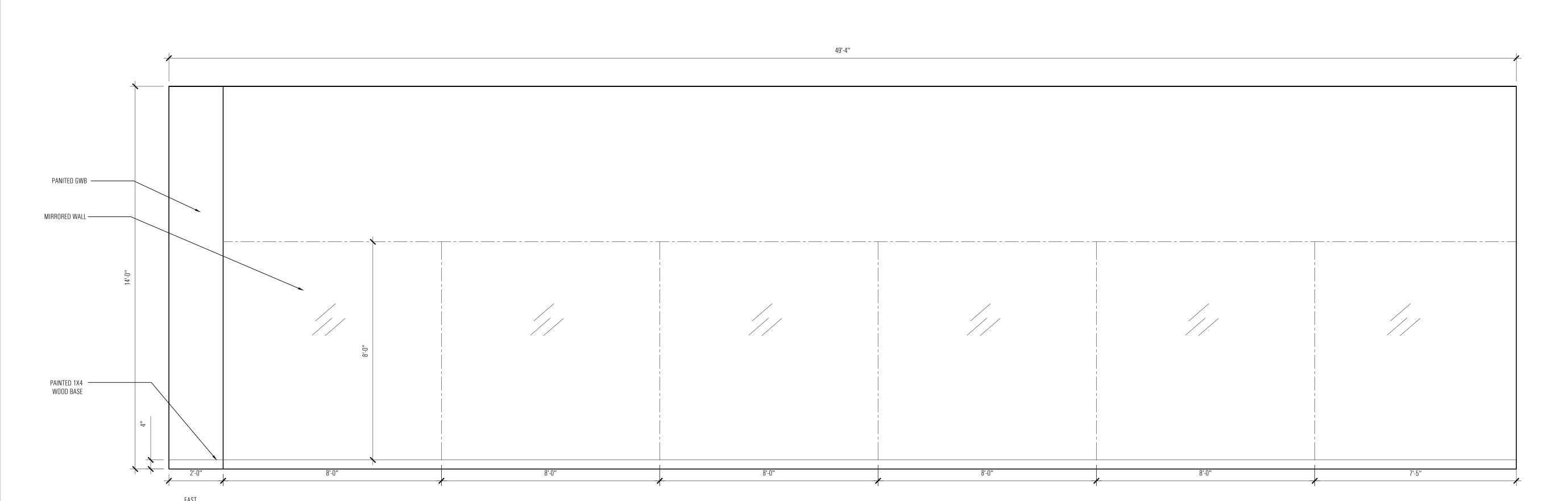
PERMIT SET

INTERIOR ELEVATIONS

A 6.1



MAIN STUDIO PLAN 2 A6.2 1/4" = 1'-0"



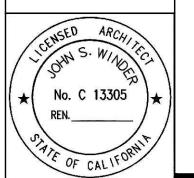
MAIN STUDIO EAST ELEVATION

1/2" = 1'-0"

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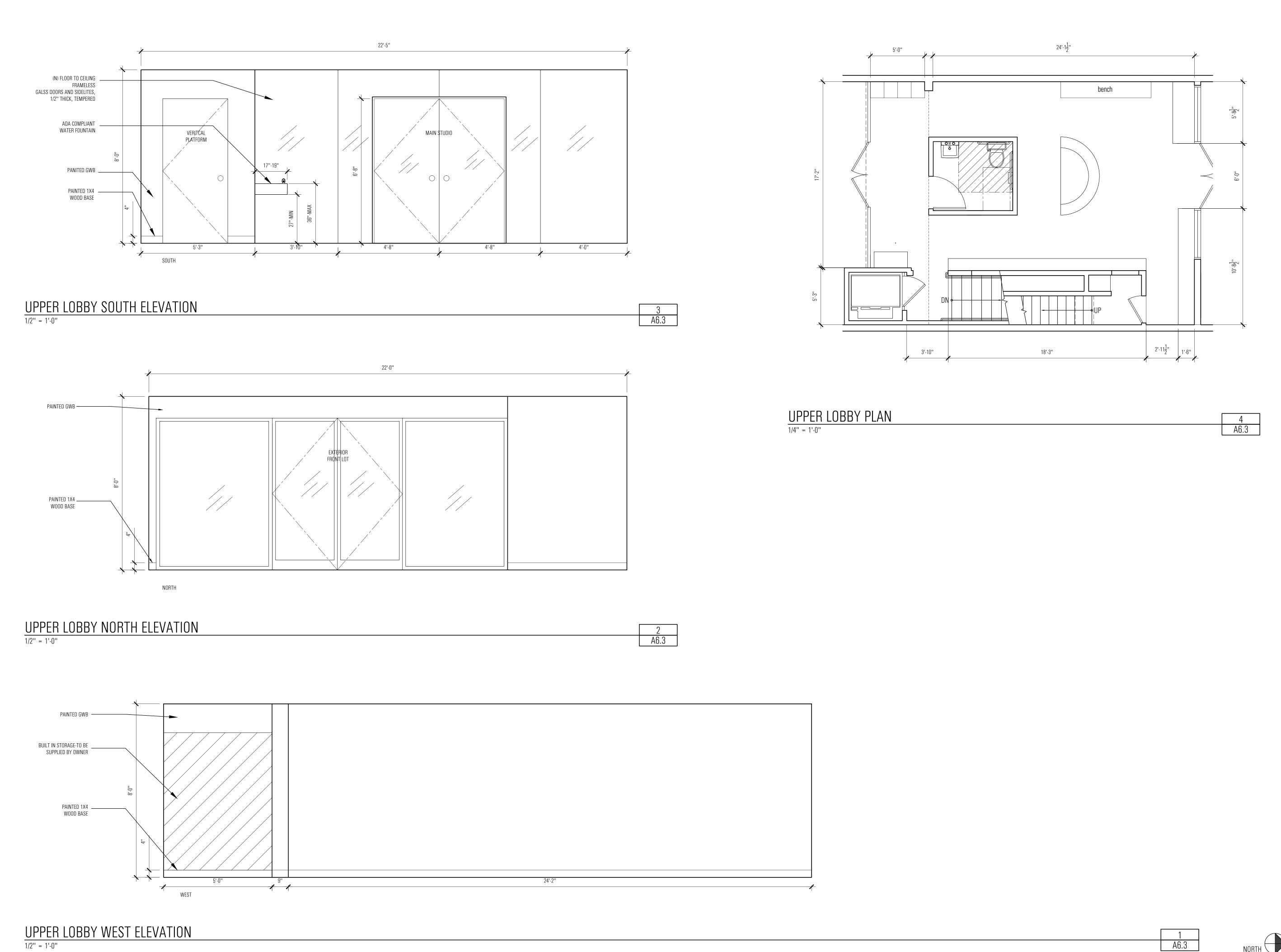
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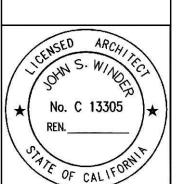


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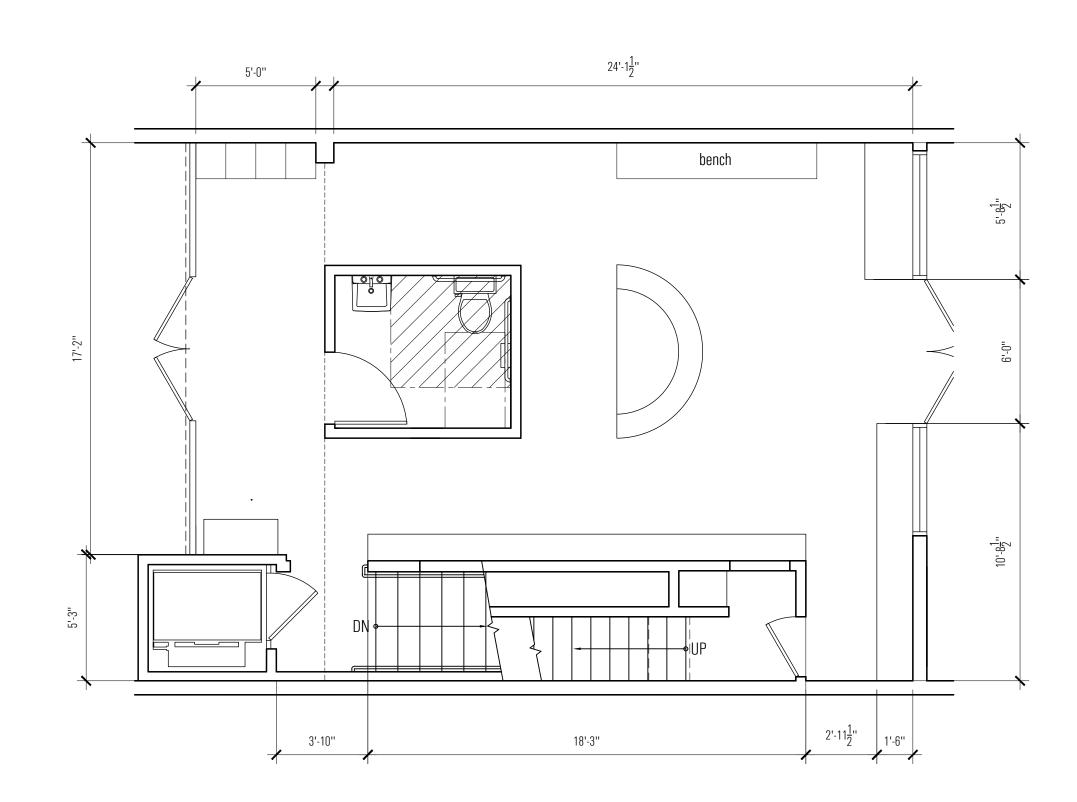
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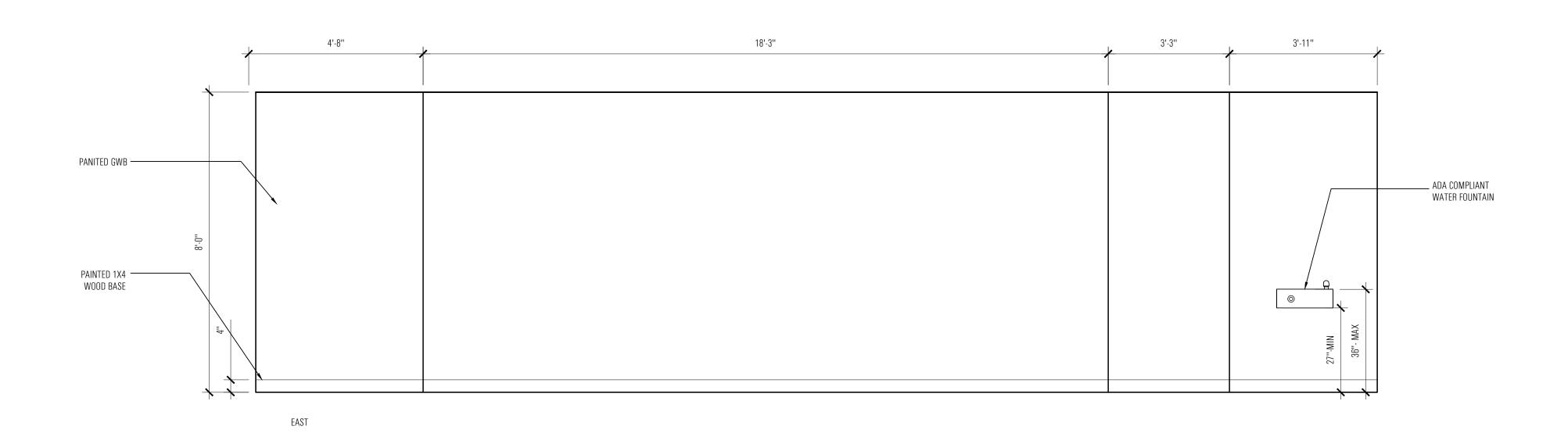
STUDIOS IFORNIA ST ISCO, CA 94109 UFORIA

PERMIT SET

INTERIOR ELEVATIONS



UPPER LOBBY PLAN 2 A6.4 1/4" = 1'-0"



UPPER LOBBY EAST ELEVATION

1/2" = 1'-0"

1 A6.4

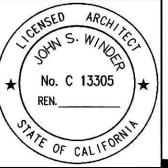
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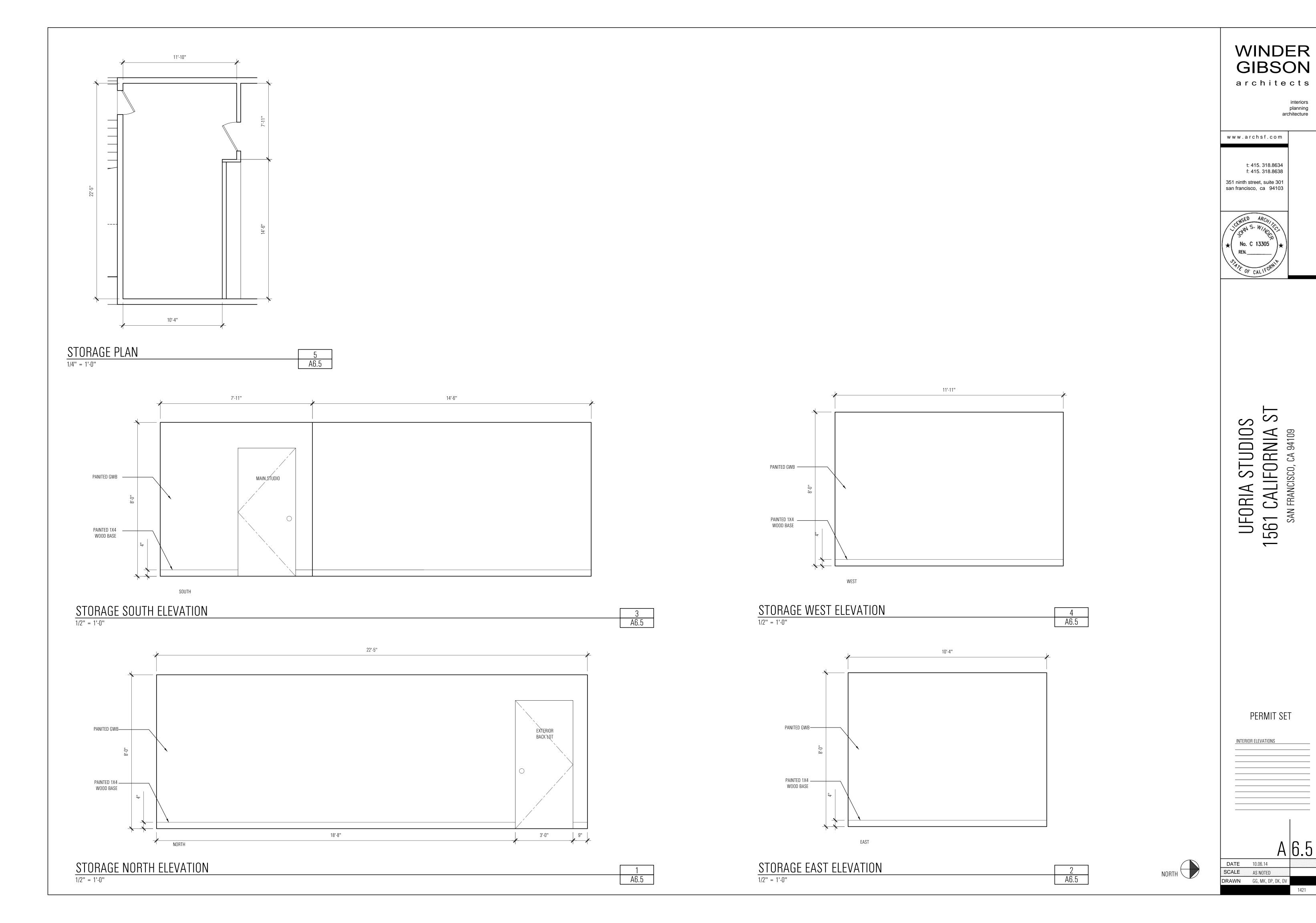


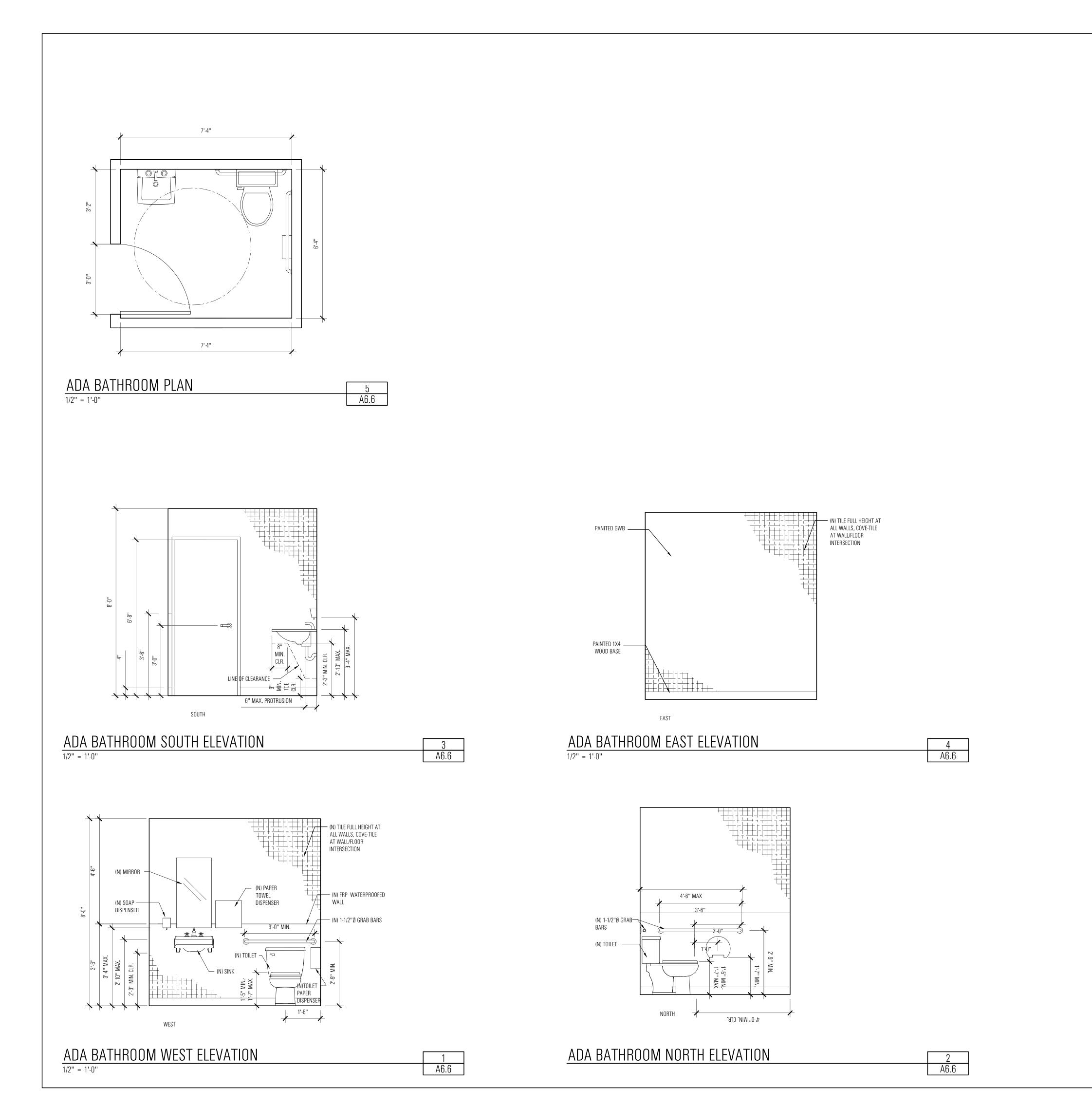


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PERMIT SET

INTERIOR ELEVATIONS



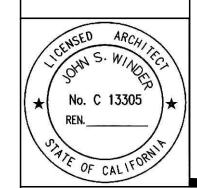


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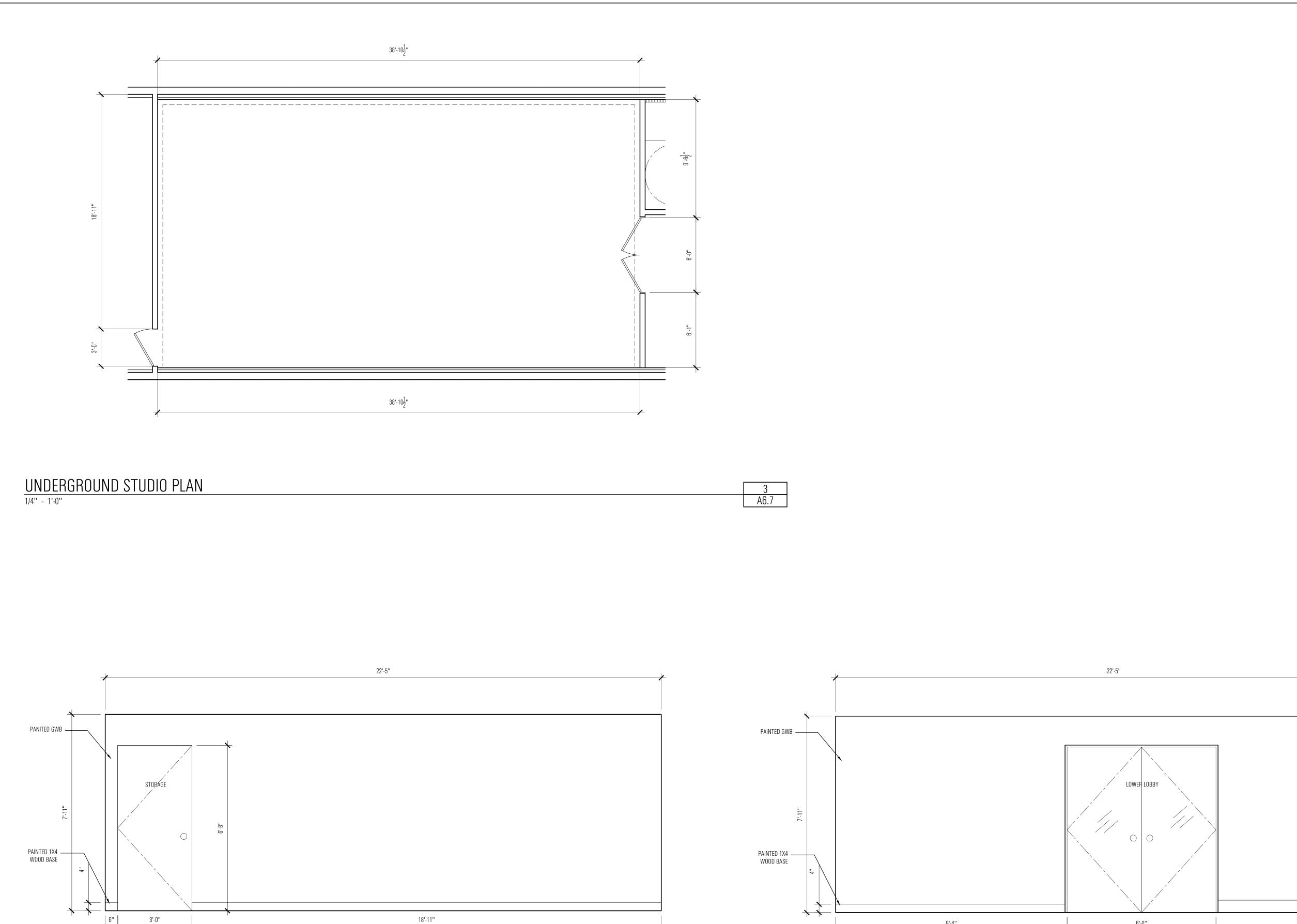


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PERMIT SET

INTERIOR ELEVATIONS

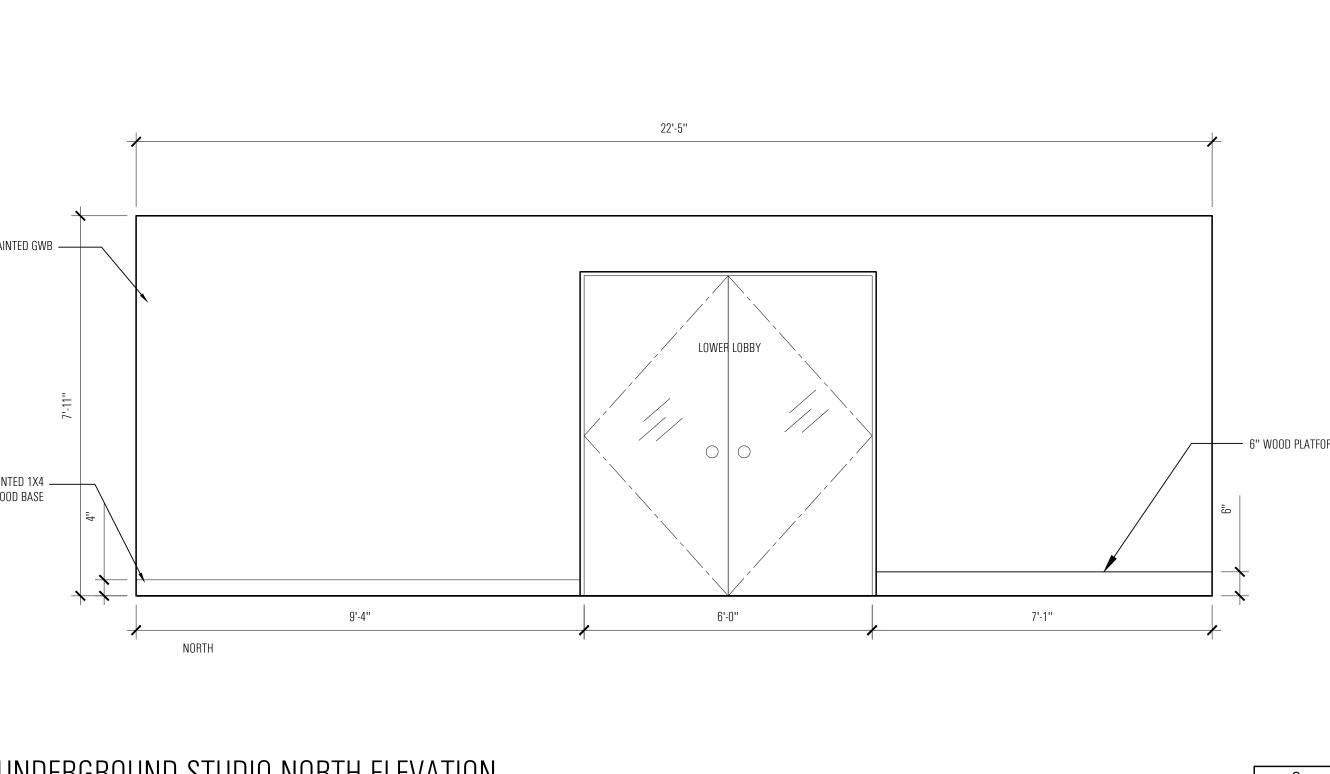
A 6.6



1 A6.7

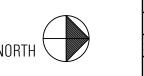
UNDERGROUND STUDIO SOUTH ELEVATION

1/2" = 1'-0"



UNDERGROUND STUDIO NORTH ELEVATION

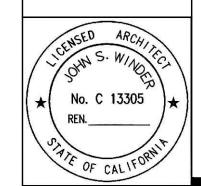
1/2" = 1'-0"



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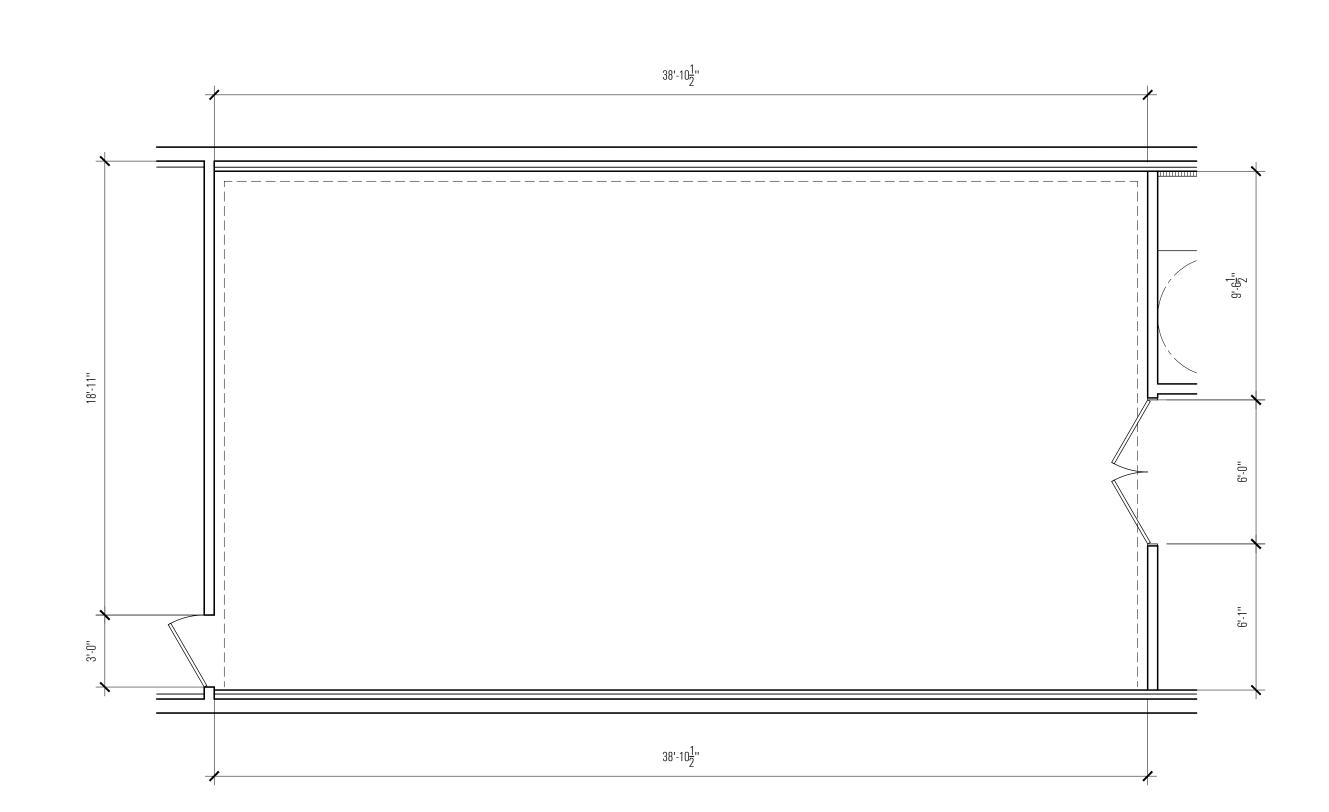
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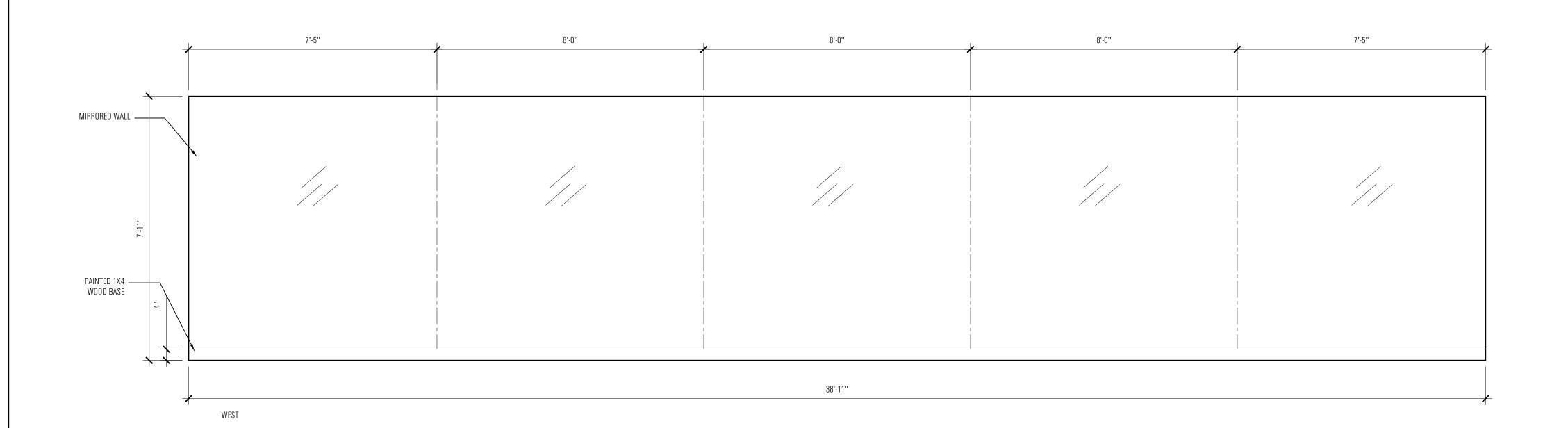
PERMIT SET

INTERIOR ELEVATIONS



UNDERGROUND STUDIO PLAN

1/4" = 1'-0"



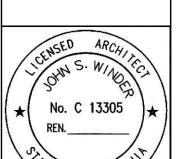
UNDERGROUND STUDIO WEST ELEVATION

1/2" = 1'-0"

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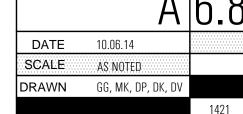
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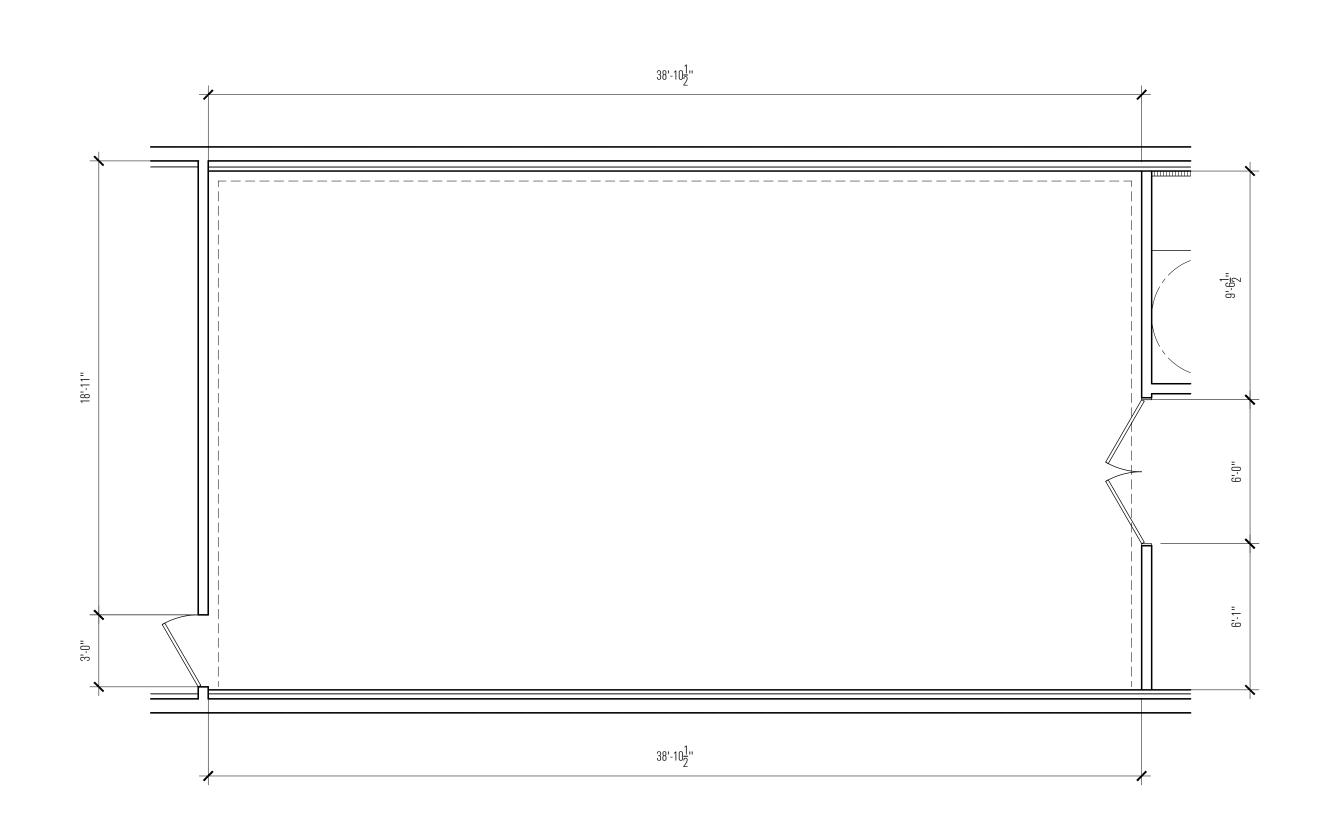
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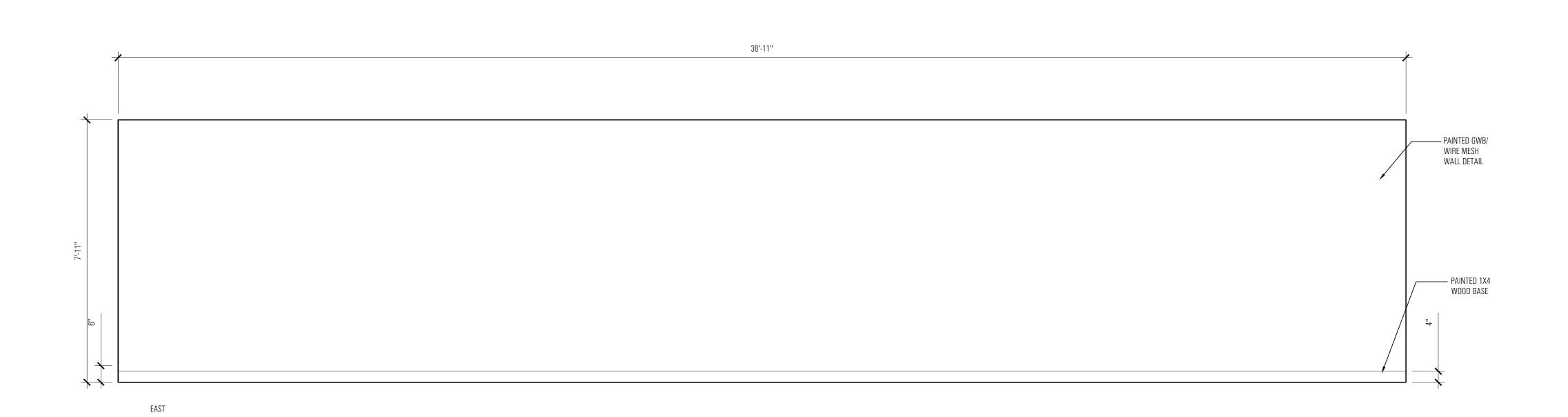




UNDERGROUND STUDIO PLAN

1/4" = 1'-0"

2 A6.9



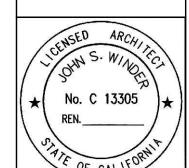
UNDERGROUND STUDIO EAST ELEVATION

1/2" = 1'-0"

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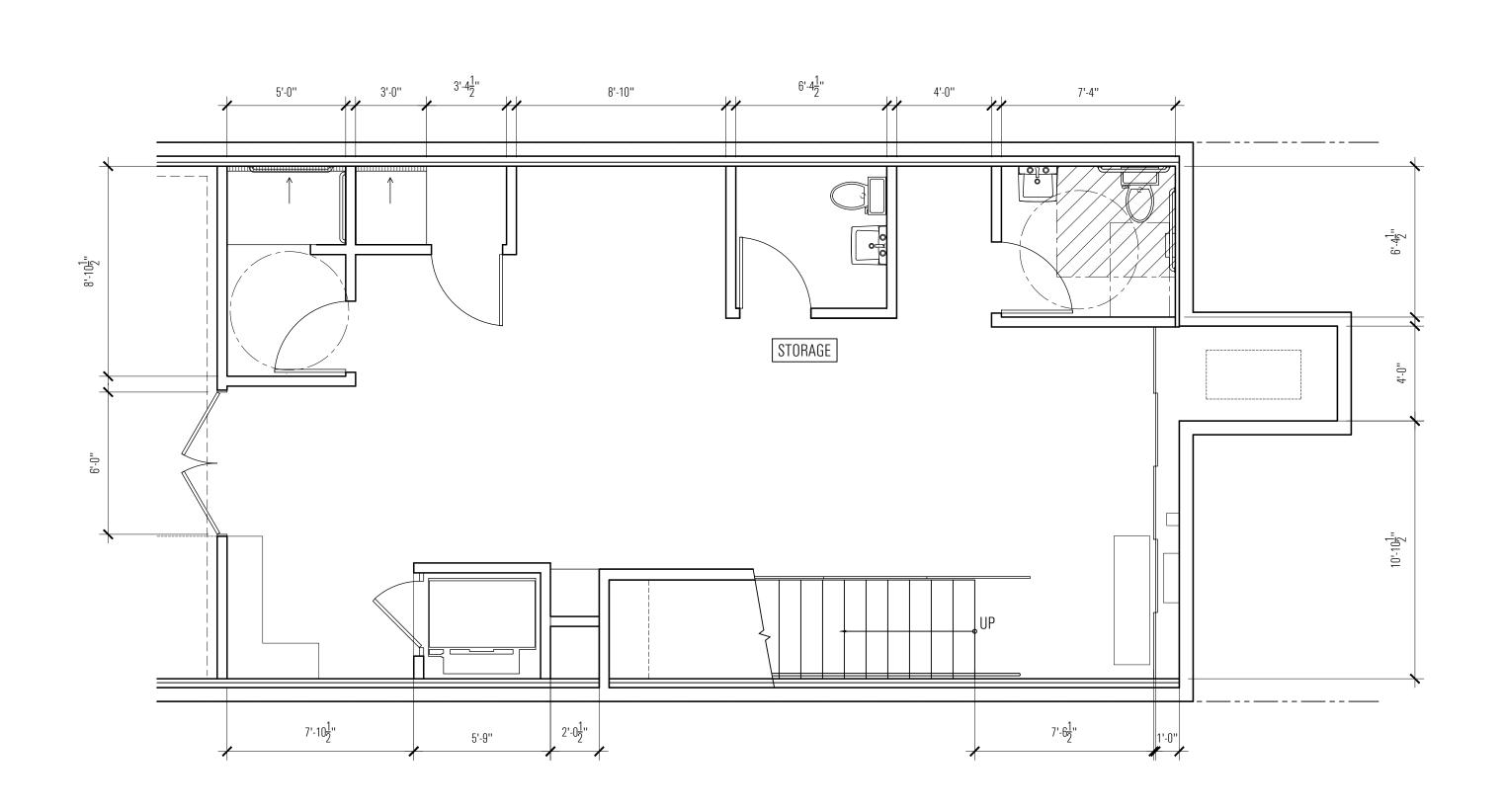
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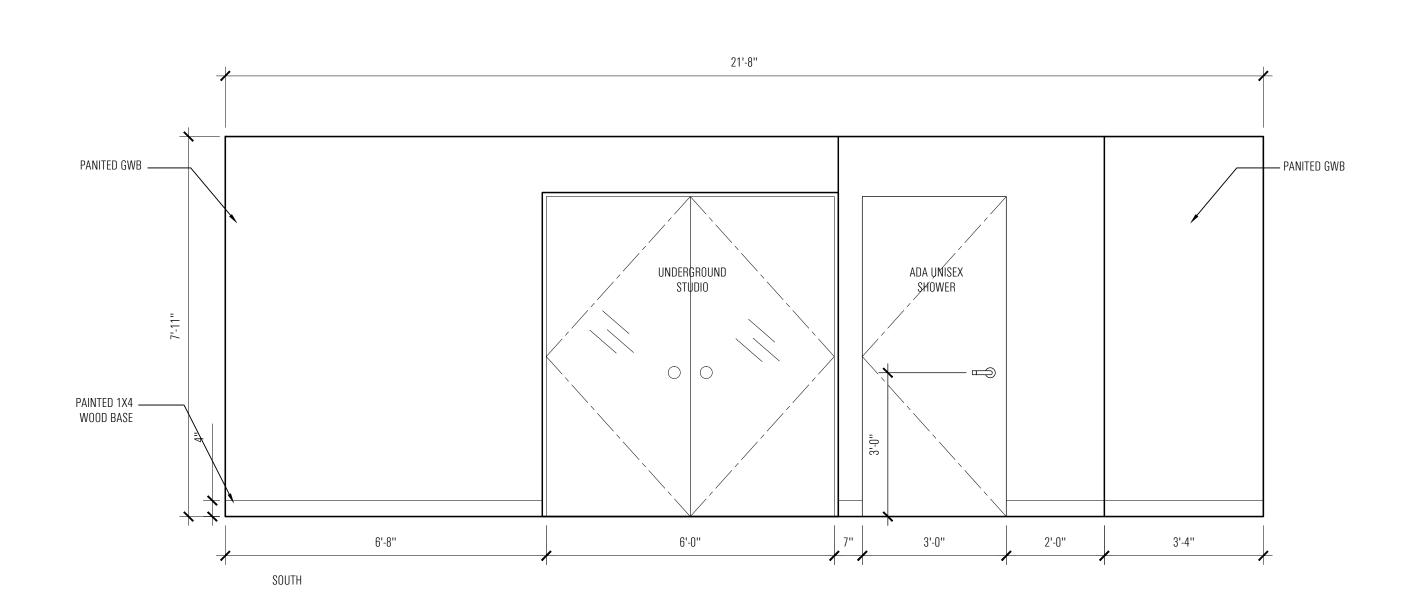
INTERIOR ELEVATIONS



LOWER LOBBY PLAN

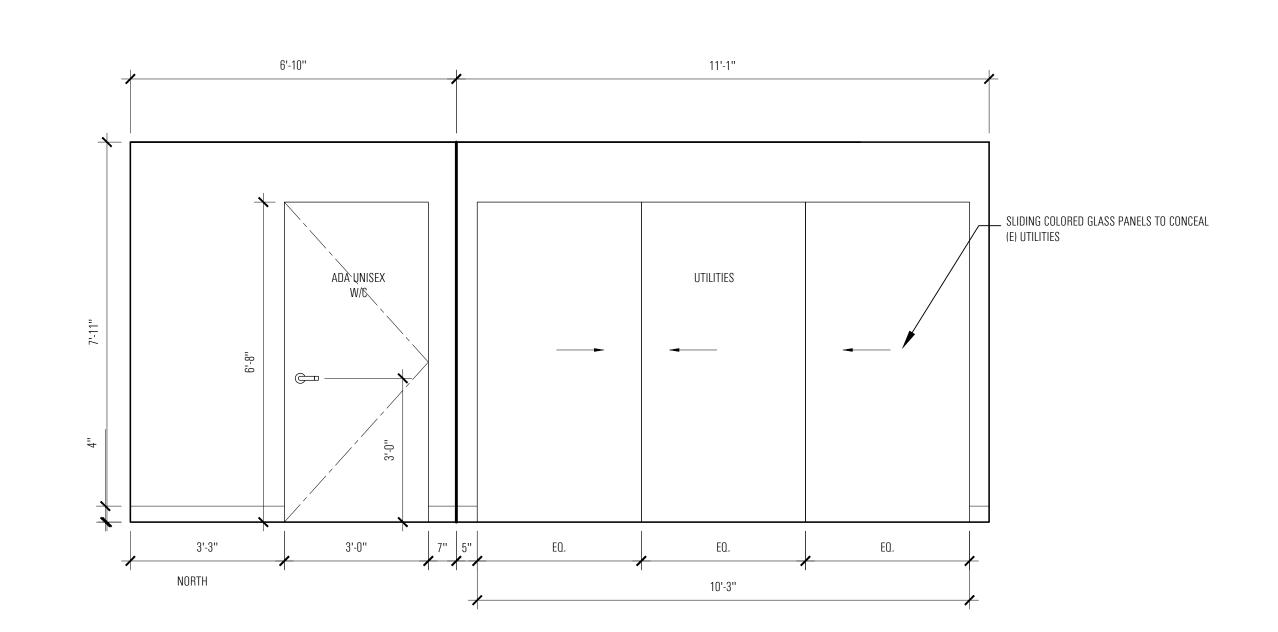
1/4" = 1'-0"

3 A6 10



LOWER LOBBY SOUTH ELEVATION

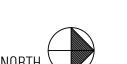
1/2" = 1'-0"



LOWER LOBBY NORTH ELEVATION

1/2" = 1'-0"

1 A6.10 NORTH ELEVATION

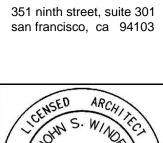


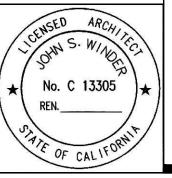
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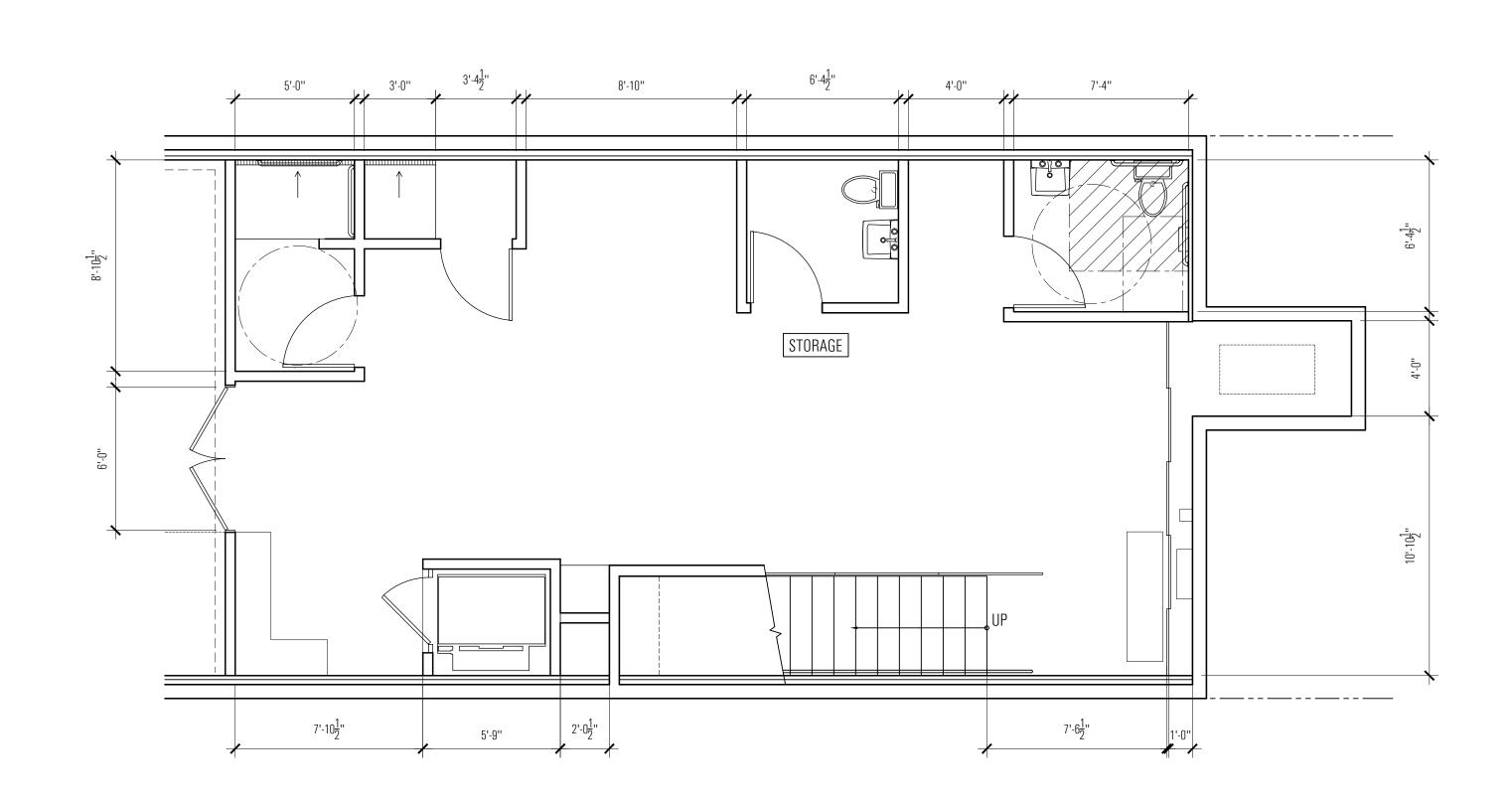


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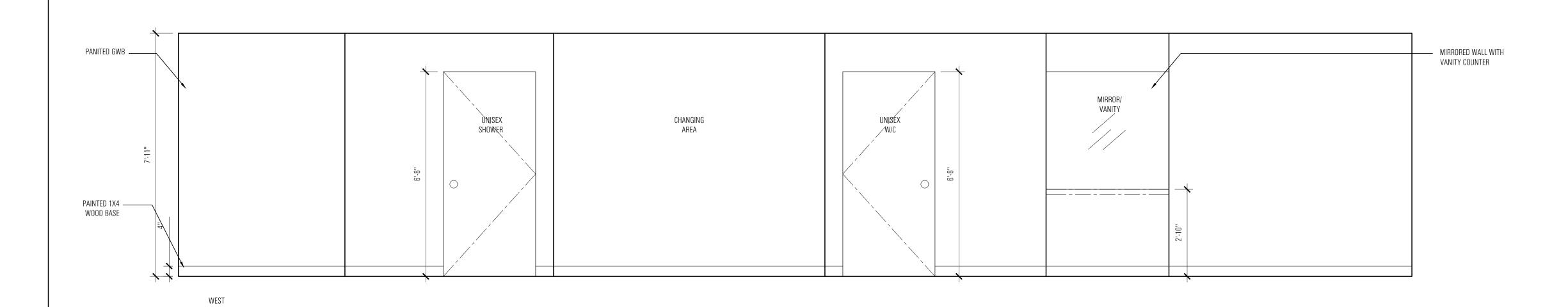
INTERIOR ELEVATIONS

A 6.10



LOWER LOBBY PLAN

1/4" = 1'-0"



LOWER LOBBY WEST ELEVATION

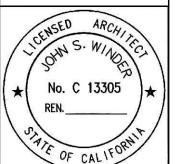
1/2" = 1'-0"

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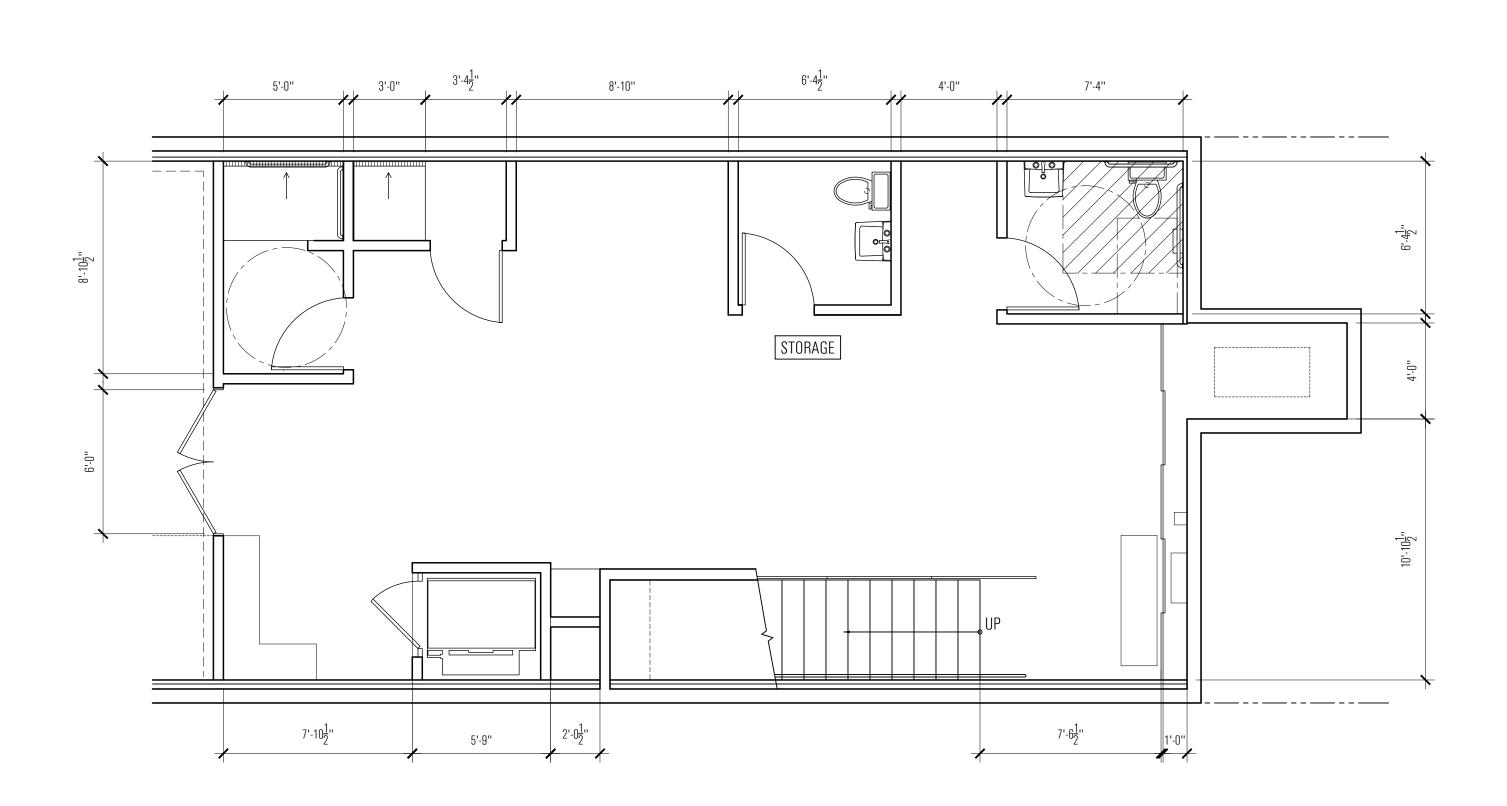


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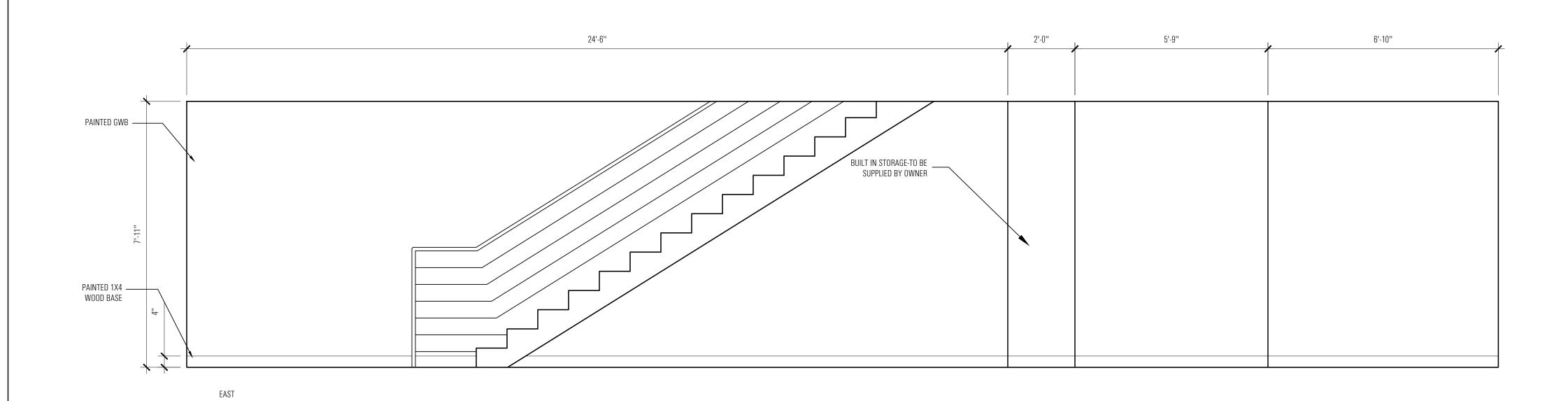
INTERIOR ELEVATIONS





LOWER LOBBY PLAN

1/4" = 1'-0"



LOWER LOBBY EAST ELEVATION

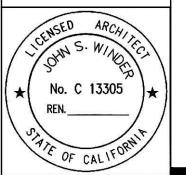
1/2" = 1'-0"



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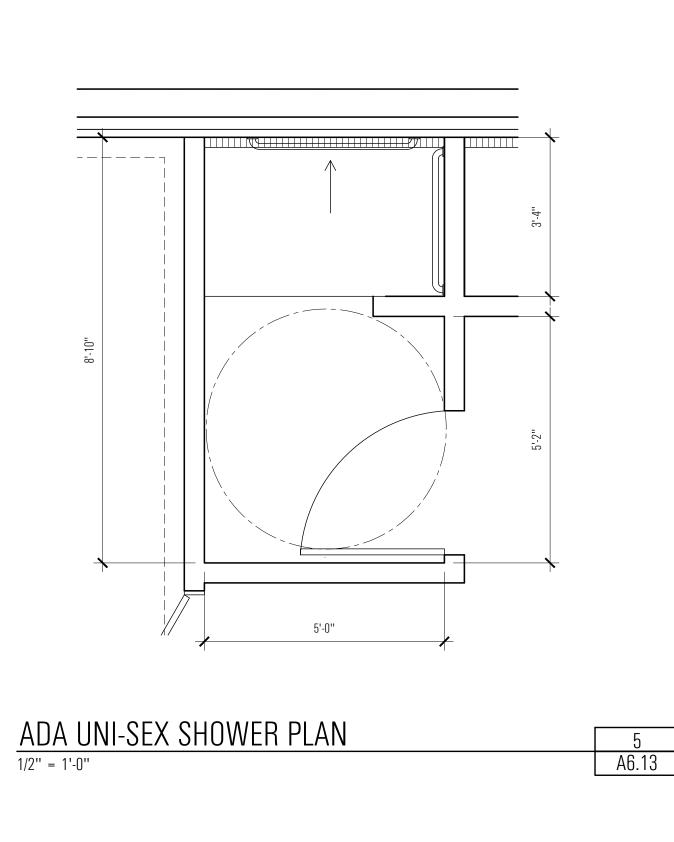
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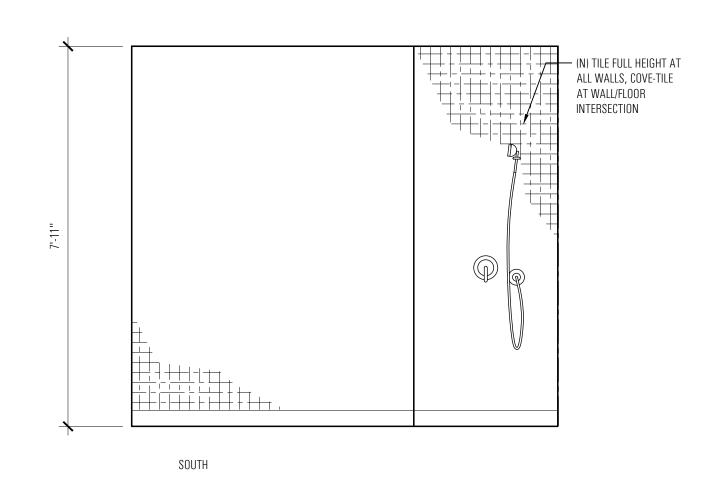


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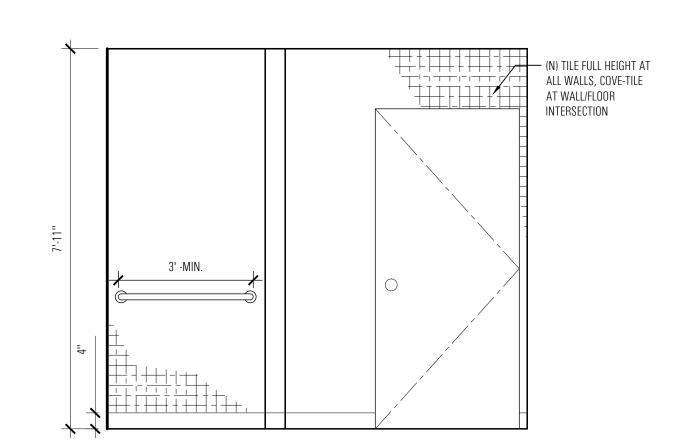






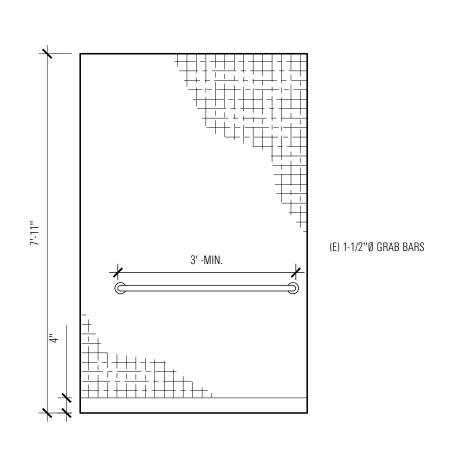
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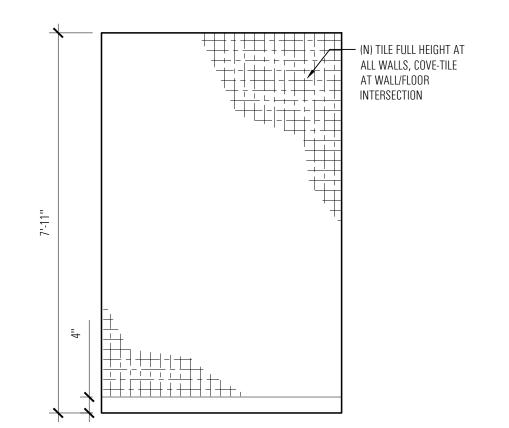
ADA UNI-SEX SHOWER NORTH ELEVATION

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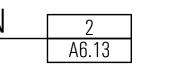


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ADA UNI-SEX SHOWER EAST ELEVATION



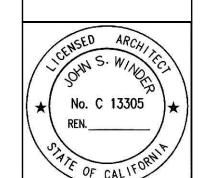
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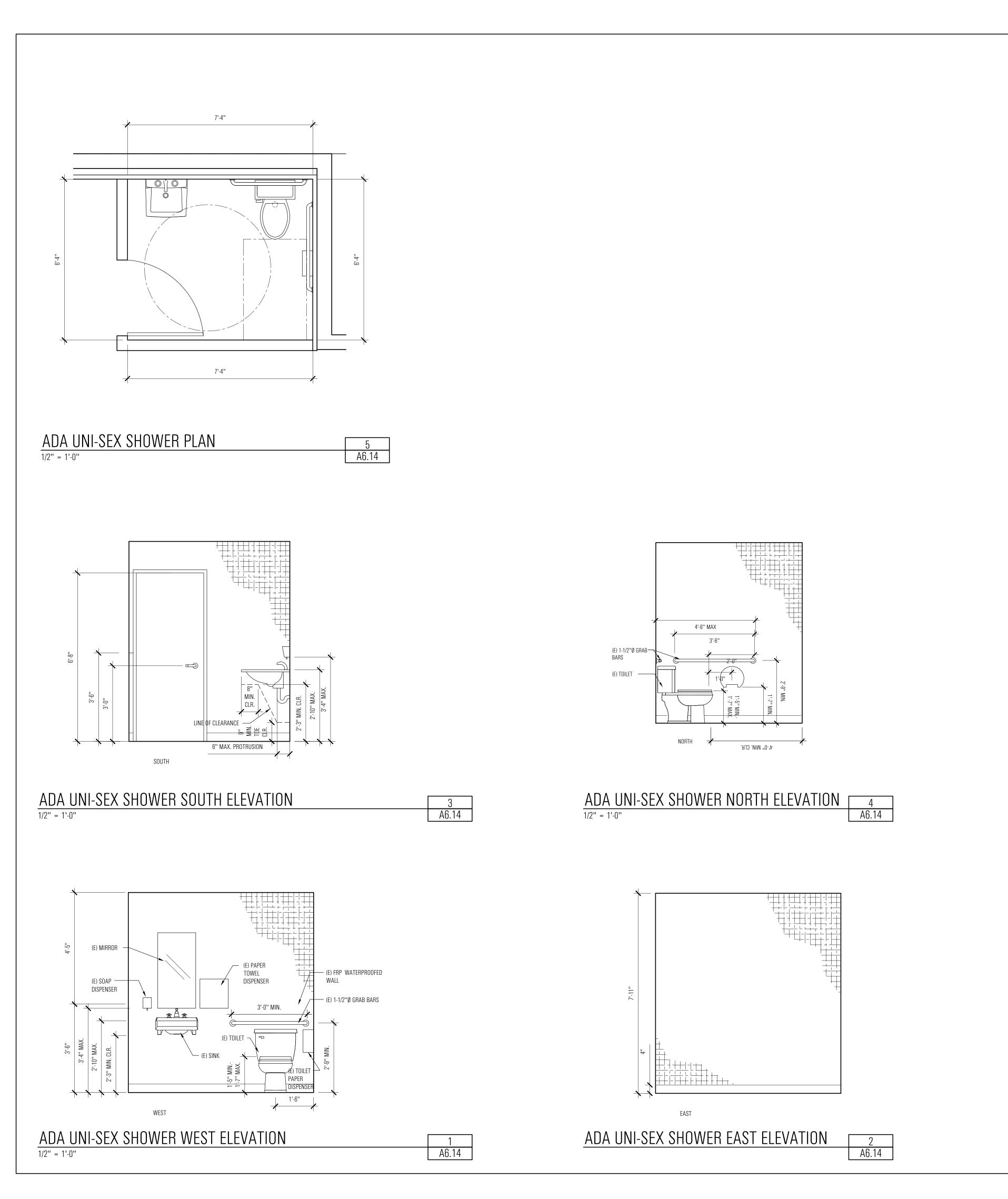


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INTERIOR ELEVATIONS

A 6.1

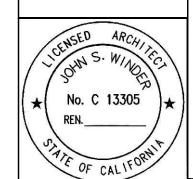




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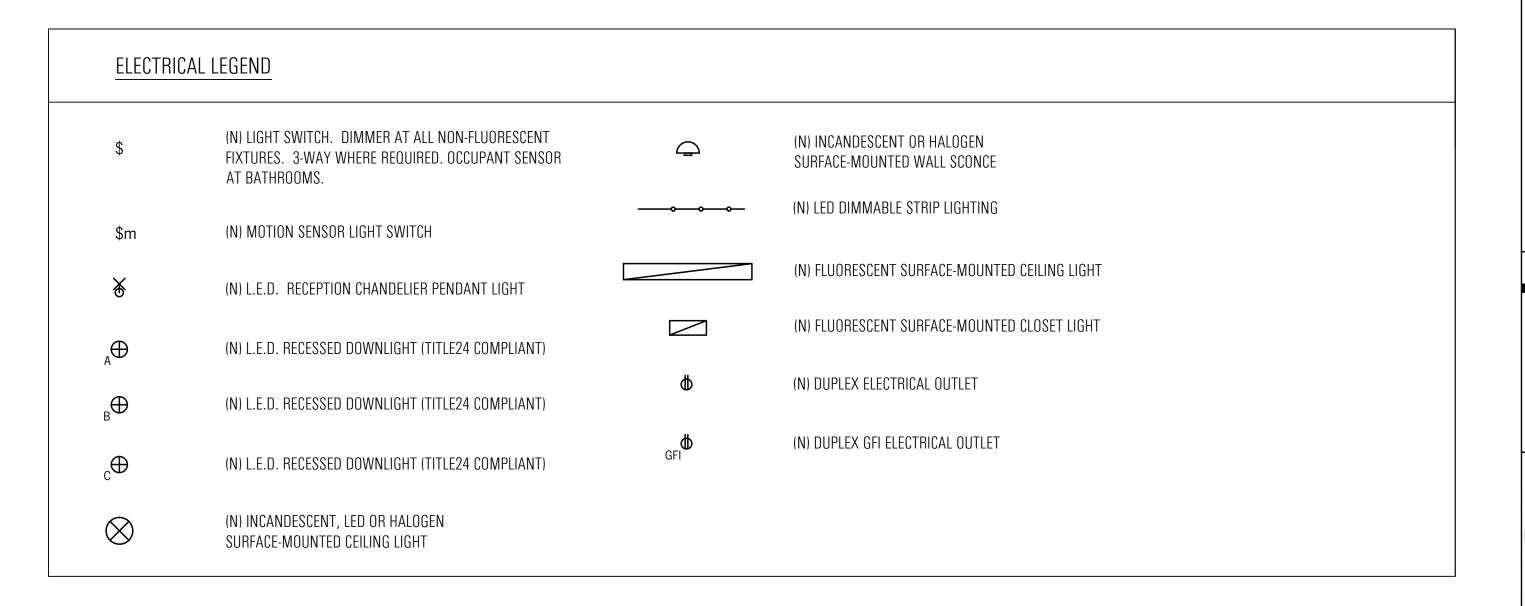
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SAN FRANCISCO, CA 94109

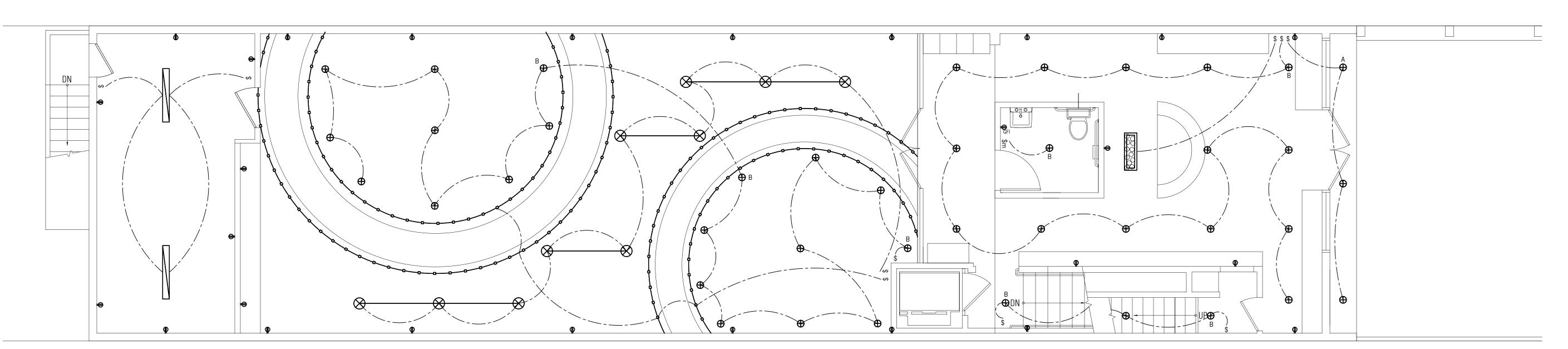
PERMIT SET

INTERIOR ELEVATIONS

Δ 6 1

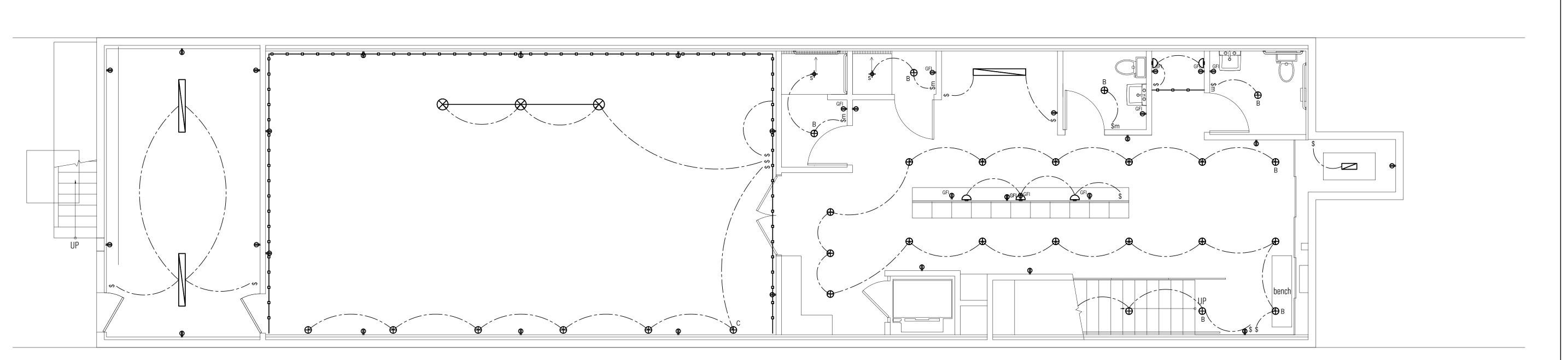






PROPOSED FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



PROPOSED BASEMENT ELECTRICAL PLAN

1/4" = 1'-0"

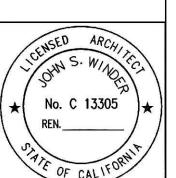
E2.0

WINDER GIBSON architects

> interior plannin architectur

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UFORIA STUDIOS
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SAN FRANCISCO, CA 94109

PERMIT SET

LEGERICAL DI AMO

NORTH **F**

DATE 10.06.14

SCALE AS NOTED

DRAWN GG, MK, DP, DK, DV

DK, DV 1421