Memo to the Planning Commission

HEARING DATE: SEPTEMBER 13, 2018
Continued from the November 2, 2017 Hearing

CONSENT

Date: September 4, 2018
Case No.: **2016-009062DRP**

Project Address: 505 GRAND VIEW AVE

Zoning: RM-1 (Residential-Mixed, Low Density)

40-X Height and Bulk District

Block/Lot: 2828/044

Project Sponsor: Kerman Morris Architects

137 Noe Street

San Francisco, CA 94114

Staff Contact: Nancy Tran – (415) 575-9174

nancy.h.tran@sfgov.org

Recommendation: Do not take DR and approve as revised

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

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415.558.6409

Planning Information: 415.558.6377

CURRENT PROPOSAL

Since publication of the November 2, 2017 staff report, the Project was revised to address the Commission's comments and the following changes have been made and reflected in the August 2018 plans. These plans are the final agreed upon plans by the DR requestor and Project Sponsor and are the subject of a private agreement also attached for recognition.

- Reduced massing per Commission Discretionary Review action
 - o 4th floor vertical addition and roof deck disapproved, existing height/stories maintained
- No longer proposes work to existing six units at 2nd and 3rd floors
- No longer proposes façade changes except those associated with proposed ADUs
- Reconfigure common areas
 - Relocate laundry and storage from 1st to basement floor
 - Maintain four vehicle parking spaces and existing meter location
 - o Reduce bicycle parking to five spaces and relocate to garage (prev. 8 in rear yard)
- Reconfigure accessory dwelling unit interiors
 - o Unit B01: now 1,254 sq. ft. (prev. 1,186 sq. ft)
 - o Unit 101: now 1,114 sq. ft. (prev. 1,118 sq. ft.), enlarge private deck from 50 sq. ft. to 170 sq. ft.
 - o Unit 102: now 723 sq. ft. (prev. 601 sq. ft.)
 - o Unit 103: unit no longer proposed

BACKGROUND

Original DR Hearing

Discretionary Reviews were filed against two separate building permit applications for work at 505 Grand View Avenue, an existing six-unit 3-story over basement residential building. The scope of work

under permit #2016.11.23.3441 originally proposed three new accessory dwelling units (ADUs) at the ground and basement levels as well as interior/exterior improvements in the common areas and existing dwelling units within the building. Permit #2016.06.30.1337 proposed to construct a fourth floor (vertical addition) with additional interior unit remodeling and new roof decks.

Activities since November 2, 2017 Hearing

On November 2, 2017, Planning Commission took Discretionary Review and disapproved Permit #2016.06.30.1337 due to the potential negative impacts to existing tenants, particularly in terms of occupant disruption and relocation. At the same hearing, the Commission continued the remaining Discretionary Review (for #2016.11.23.3441) to March 1, 2018 and instructed the Project Sponsor to revise the Project so that proposed ADUs will not affect existing units.

Upon the requests of the Project Sponsor, the Commission continued the hearing on March 1, 2018 to June 7, on June 7 to August 30 and on August 30 to September 13, 2018.

Since the November 2, 2017 hearing, ADU legislation has been amended and includes a change to minimum exposure for Zoning Administrator (ZA) waiver. The Project Sponsor previously proposed reduction of occupied Unit 201 to meet the then exposure requirement (for ADUs below - B01 and 101) that required "no less than 15' x 15' at any floor and open to the sky." Now, the Zoning Administrator may provide an exposure waiver "so long as windows are facing an open area that is 225 sq. ft. with no dimension smaller than nine feet." As proposed, the Project provides the minimum exposure at the rear yard and along Elizabeth Street without reducing the area of existing dwelling units.

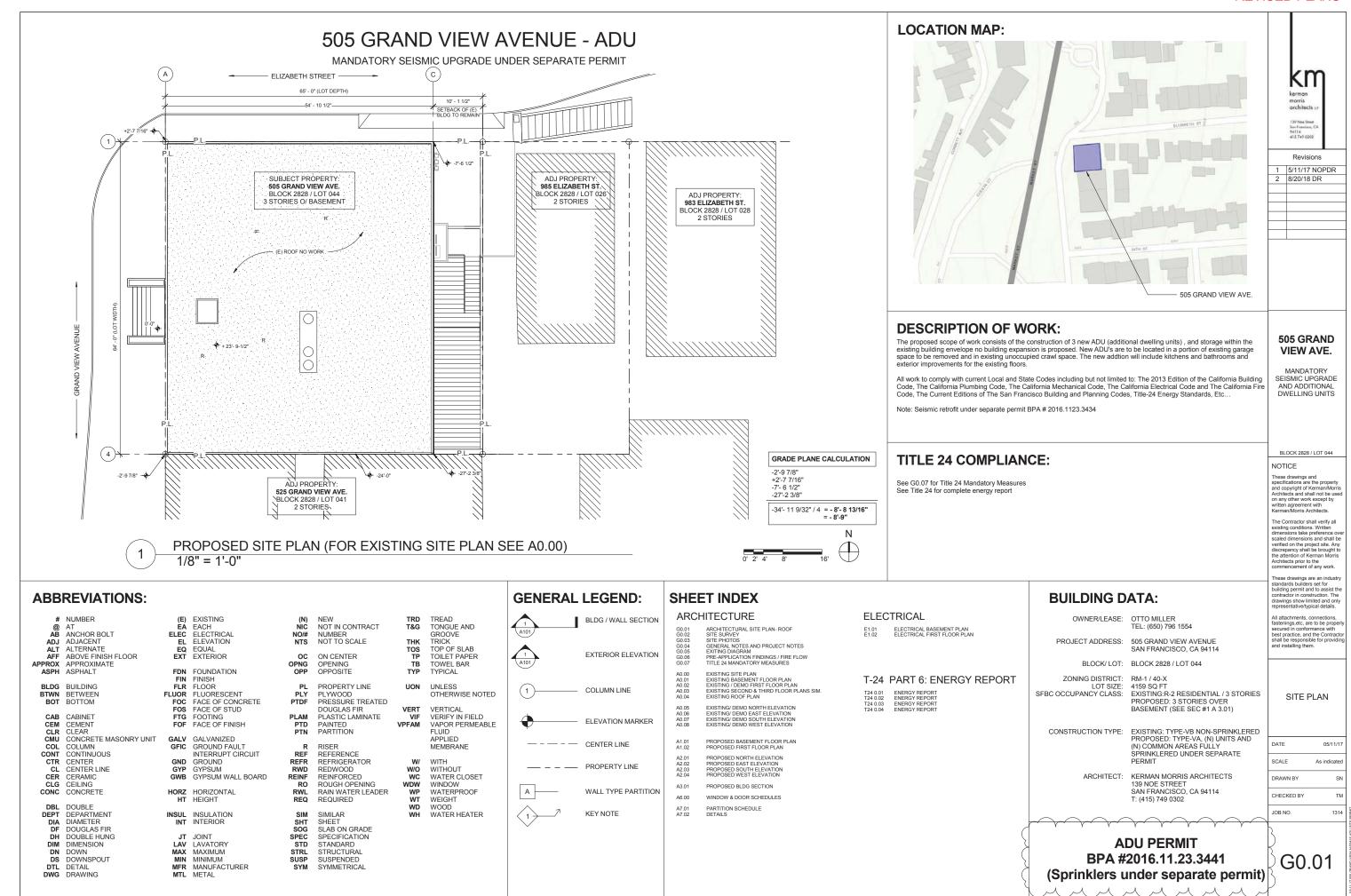
REQUIRED COMMISSION ACTION

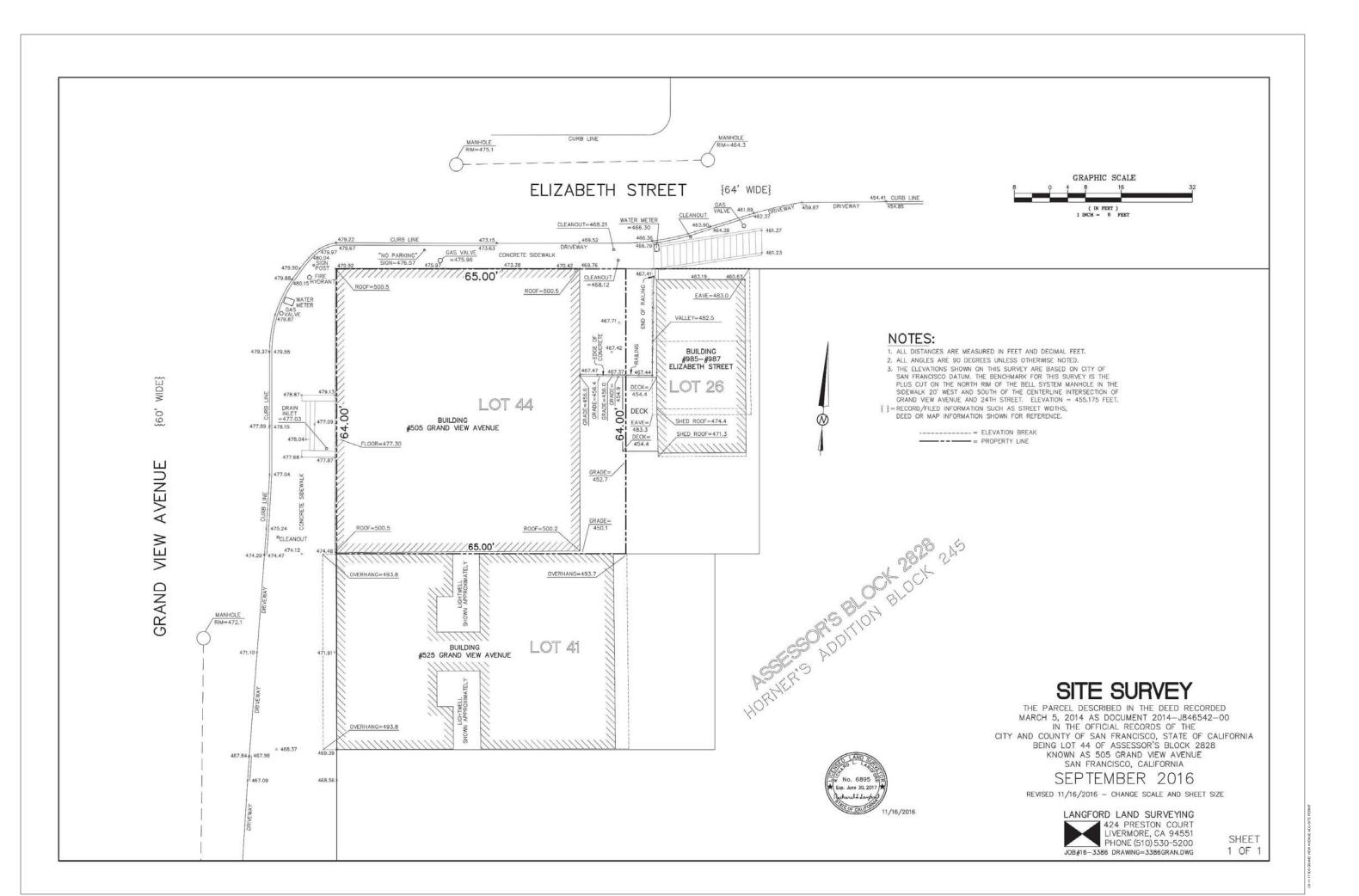
The Commission must determine whether or not to take Discretionary Review and approve/disapprove the proposed three Accessory Dwelling Units at 505 Grand View Avenue.

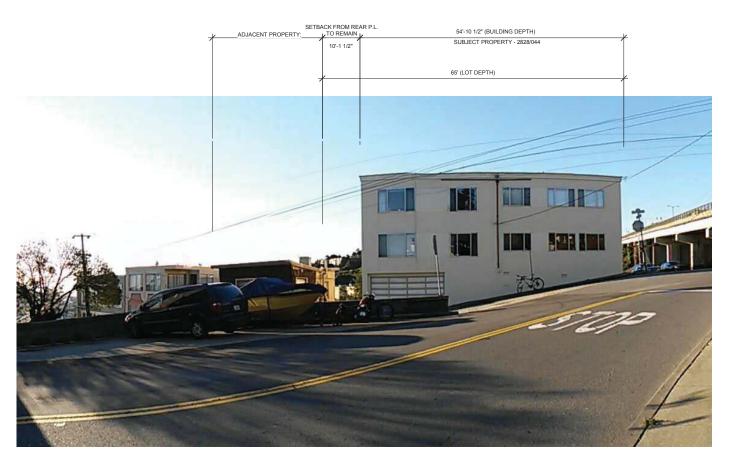
RECOMMENDATION:	Do not take DR and approve as revised recognizing the private agreement
	between the DR requestor and Project Sponsor

Attachments:

Revised Plan Set dated August 20, 2018 Private Agreement between DR Requestor and Project Sponsor dated September 4, 2018 Previous proposal plan set from November 2, 2017 Commission Packet







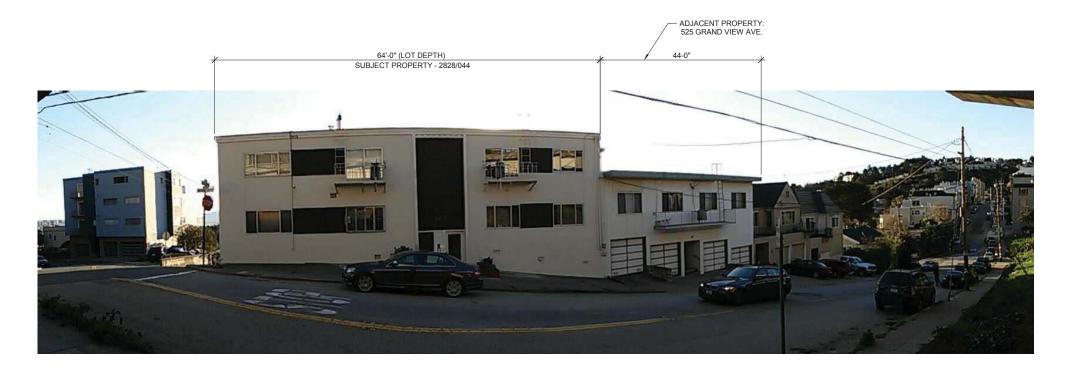
Grand Vision Ave

2 Grand Vision Ave

Admitted ext

SUBJECT PROPERTY / BUILDINGS ALONG ELIZABETH ST.





SUBJECT PROPERTY / BUILDINGS ALONG GRAND VIEW AVE.

kerman morris architects ur

139 Noe Stre Son Francisco 94114 415 749 030

Revisions

CHISTO ARCHIVE

505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

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All attachments, connections, fastenings, etc, are to be proper secured in conformance with best practice, and the Contract shall be responsible for providing and installing them.

SITE PHOTOS

DATE 05/11/17

SCALE

DRAWN BY

CHECKED BY

JOB NO.

G0.03

WATERPROOFING (DESIGN-BUILD BY CONTRACTOR):

- 1. ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.
- 2 PROVIDE GALVANIZED SHEET METAL ELASHING AT ALL WINDOW AND DOOR HEADS AND DOOR SILLS, INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDIN PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS.
- 3. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL/ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC
- 4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER

MISCELLANEOUS NOTES:

- 1. IN THE ABSENCE OF A CONTRACT FOR CONSTRUCTION ADMINISTRATION AND REGULAR SITE VISITS ADEQUATE TO ENSURE THAT THESE DRAWINGS AND SPECIFICATIONS ARE BEING GENERALLY FOLLOWED, ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETED WORK, SUCH RESPONSIBILITY BEING THAT OF THE GENERAL CONTRACTOR, OWNER'S REPRESENTATIVE, HIS/HER SUBCONTRACTORS AND ANY PARTIES RESPONSIBLE FOR SPECIAL INSPECTIONS.
- 2. ALL GLAZING WITHIN 18" OF FLOOR SHALL BE TEMPERED PER CBC 2406.3.
 3. WATER HEATERS SHALL BE STRAPPED TO WALL FOR LATERAL FORCE PROTECTION, AND RAISED 18" AT GARAGE AREAS
- 4. HEATING UNITS, INCLUDING FIREPLACE HEATERS TO BE U.L. LISTED AND INSTALLED PER MER'S SPECIFICATIONS.
- FER MIRES SPECIFICATIONS.

 5. FURNACES AND GAS HEATERS: DIRECT VENTED OR PROVIDE HI/LOW COMBUSTION AIR PER CALIF. MECHANICAL CODE.

 6. GARAGE TO BE VENTED AS PER SFBC SECTION 406.1.3

 7. BUILDING/PUBLIC HALLWAY VENTILATION REQUIREMENTS TO COMPLY WITH SECTION
- 1203.4 OR 1203.5.
- 8. BUILDING SECURITY TO COMPLY WITH CBC 1008.1.9, READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE. 9 SOFFITS SHALL BE VENTED
- 10. ROOFING SHALL BE CLASS-A
- 11. FIRE ALARM SYSTEM TO BE PROVIDED PER SFBC 907.2.9 FOR APARTMENT
- BUILDINGS OF 3 OR MORE STORIES OR MORE THAN 6 APARTMENTS.

 12. BATHROOM AND KITCHEN EXHAUST PER CALIF. MECHANICAL CODE AND/OR SF MECHANICAL CODE
- 13. ROOF DRAINS AND OVERFLOWS AT ROOF OR DECKS SHALL CONNECT TO THE CITY STORM/SEWER SYSTEM.
- 14. PROVIDE EXIT SIGNS PER CBC 1011.

GENERAL CONDITIONS:

- (SEE GENERAL LEGEND ON PLANS FOR RATED WALL DESIGNATIONS AND OTHER WALL TYPES) 1. PROVIDE MINIMUM 1-HR WALL AND FLOOR/ CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILING SECTIONS FOR DESIGNATIONS. AND STANDARD DETAILS FOR COMPLETE ASSEMBL
- 2. PROVIDE MINIMUM 50 STC RATED ASSEMBILES AT FLOORS, CEILINGS, AND WALLS, AND MINIMUM 50 IIC RATE ASSEMBLIES AT FLOORS AT THE FOLLOWING CONDITIONS: BETWEEN DWELLING UNITS, BETWEEN GUEST ROOMS. BETWEEN THESE AREAS AND PUBLIC/SERVICE AREAS PER CBC 1207. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS, AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS.

 3. INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS, R-30 AT ROOFS, R-19 AT WALLS, R 19 AT FLOORS, MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.
- 4. PROVIDE VENTILATION OF ALL JOIST, STUD, AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, AND PARAPET AND RAILING WALLS, ETC
- 5. ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING
- 6. ALL PROPERTY LINE WINDOWS (INDICATED ON DRAWINGS BY "PL") SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAR PROTECTION PER 2010 S.F. BUILDING CODE ADMINISTRATIVE BULLETIN
- 7. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONT VAPOR BARRIER BETWEEN MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB/SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS. USE 5/8" TYPE "X" GWB.
- 1 DO NOT SCALE DRAWINGS! ALL WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS
- 2. ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK 3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS
- TAKE PRECEDENCE OVER ALL DRAWINGS.

 4. REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING. CONTRACTOR'S RESPONSIBILITIES:
- 1. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2010 CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED
- ACCESS COMPLIANCE REGULATIONS.

 2. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING
- 3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT BEFORE PROCEEDING WITH
- 111L WORK.
 4. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY, WORK TO
- BE PERFORMED UNDER SEPARATE PERMIT.

 5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONTRUCTION.

 6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/ CAPPING OFF ALL EXISTING UTILITIES AND
- RE-CONNECTIONS WHERE RE-USE IS POSSIBLE
- 7. CONFIRM ALL WINDOW SIZES WITH ACTUAL/ EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
- 8. SLOPE ALL FLOORS/ ROOFS TO DRAIN IN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED 9. CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER
- 36° IN HEIGHT, INVOLVING EXCAVATION OVER 5' AND AS OTHERWISE REQUIRED.

 10. OWNER/ CONTRACTOR IS RESPONSIBLE FOR ALL WATERPROOFING DESIGN AND INSTALLATION FOR
- WEATHERTIGHT ASSEMBLIES/ INSTALLATIONS. DETAILS INCLUDED IN THIS SET ARE FOR CLARIFICATION OF INSTALLATION OF FINISH MATERIALS. 11 CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL SPECIAL INSPECTIONS INCLUDING BUT NOT LIMITED TO ORDERING INSPECTIONS AND TESTS AS REQUIRED FOR COMPLIANCE WITH SPECIAL
- INSPECTIONS/BUILDING PERMIT APPROVALS. 12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SOUND TRANSMISSION REQUIREMENTS PER CBC 1207, INCLUDING STC AND IIC RATINGS OF ASSEMBLIES AND EXTERIOR

FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS): UNDER SEPARATE PERMIT 1. CONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL

ASSEMBLY REQUIREMENTS FOR EXTERIOR SOUND TRANSMISSION CONTROL

- APPLICABLE BUILDING AND FIRE CODES INCLUDING, BUT NOT LIMITEDTO S.F. BUILDING CODE, S.F. FIRE CODE AND NFPA-13. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL SPRINKLER HEADS, PIPING, CONNECTIONS, FIRE DEPARTMENT PANELS, ALARMS, PULL STATIONS, VISUAL WARNING DEVICES.
- AUTOMATIC SYSTEM MONITORING CONNECTIONS (AS REQUIRED) AND ALL ELSE AS REQUIRED.

 2. THIS WORK SHALL BE UNDER A SEPARATE PERMIT. THE SYSTEM SHALL BE DESIGNBUILD, REQUIRING A COMPLETE SET OF CALCULATIONS AND DRAWINGS, AS NECESSARY FOR BUILDING AND FIRE DEPARTMENT
- 3. THE FIRE SPRINKLER SYSTEM IS NOT INCLUDED IN THE CALCULATION OF THE BUILDING PERMIT COST FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS): UNDER SEPARATE PERMIT
- ACONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL APPLICABLE BUILDING AND FIRE CODES INCLUDING, BUT NOT LIMITED TO S.F. BUILDING CODE, S.F. FIRE CODE AND NFPA-13. THE SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO: ALL SPRINKLER HEADS, PIPING. CONNECTIONS, FIRE DEPARTMENT PANELS, ALARMS, PULL STATIONS, VISUAL WARNING DEVICES, AUTOMATIC SYSTEM MONITORING CONNECTIONS (AS REQUIRED) AND ALL ELSE AS REQUIRED.
- 2. THIS WORK SHALL BE UNDER A SEPARATE PERMIT. THE SYSTEM SHALL BE DESIGNBUILD, REQUIRING A COMPLETE SET OF CALCULATIONS AND DRAWINGS, AS NECESSARY FOR BUILDING AND FIRE DEPARTMENT REVIEW / APPROVAL
- THE FIRE SPRINKLER SYSTEM IS NOT INCLUDED IN THE CALCULATION OF THE BUILDING PERMIT COST MECHANICAL AND ELECTRICAL:
- TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK. 2. ALL WORK TO BE PERFORMED UNDER THIS PERMIT.
- PARKNG GARAGE(S), COORIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.
- 4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL. AS REQUIRED PER CODE 5. ALL EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.
- 6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS NOT SERVED BY DAYLIGHTING WINDOWS SHALL BE PROVIDED WITH ELECTRICAL LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE 7 STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS RTWEEN UNITS
- TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATING. SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC REQUIREMENTS. 8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT CIRCUIT INTERRUPTER
- (GFCI) AS REQUIRED BY CODE. 9. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES.
- RECESSED CABINETS, BATHTUBS, SOFFITS OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED ACOUSTICAL (STC/IIC) RATING OF THE ASSEMBLY
- 10. VENTILATION DESIGNS SHALL NOT COMPROMISE A DWELLING UNIT'S INTERIOR ALLOWABLE NOISE LEVELS AS REO'D PER CBC 1207.11, WHERE INTERIOR ALLOWABLE NOISE LEVELS ARE MET BY REQUIRING THAT WINDOWS BE UNOPENABLE OR CLOSED, AN ALTERNATE COMPLYING VENTILATION SYSTEM (SUCH AS USAGE OF Z-DUCTS) IS TO BE PROVIDED.
- 11. ALL MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO COMPLY WITH TITLE 24 REQUIREMENTS AS

UNIT COUNT:

	EXISTING	PROPOSED
BASEMENT	-	1 ADU
1ST FLOOR	-	2 ADU
2ND FLOOR	3	3 EXISTING TO REMAIN
3RD FLOOR	3	3 EXISTING TO REMAIN
TOTAL	6	9

UNIT MIX:

UNIT MIX	EXISTING	PROPOSED	TOTAL
STUDIO	-	1	1
1-BR	2	1	3
2-BR	4	1	5
TOTAL	6	3	9

BUILDING DEPT. NOTES:

2013 C.B.C. With San Francisco Amendments and California State Code.

CONSTRUCTION TYPE: Existing: 3 Stories of Type-VB, Non-Rated Constuction Proposed: 3 Stories over Basement of Type-VA, New areas are Fully

OCCUPANCY CLASSIFICATIONS: Group R-2 Multi-unit Residential

OCCUPANCY LOAD / EXITING SCHEME:

One exit required for R-2 Apartment Building per Sec. 1021, Table 1021.2 (1) with maximum number of dwelling units per story not exceeding 4 units, and Maximum exit access travel distance greater than 125 ft.

BUILDING AREA SQ FT:

FLOOR	(E) GROSS SQ. FT.	(N) GROSS SQ. FT.	INCREASE
BASEMENT	0 sq ft	2,003 sq ft	2,003 sq ft
1ST FLOOR	2,800 sq ft	2,800 sq ft	0 sq ft
2ND FLOOR	3,340 sq ft	3,340 sq ft	0 sq ft
3RD FLOOR	3,340 sq ft	3,340 sq ft	0 sq ft
TOTAL:	9,480 sq ft	11,379 sq ft	1,889 sq ft

EXISTING SQ FT. UNIT SUMMARY

FLOOR	UNIT NUMBER	AREA		
2ND FLOOR	UNIT 201	1,144 sq ft		
2ND FLOOR	UNIT 202	1,033 sq ft		
2ND FLOOR	UNIT 203	724 sq ft		
3RD FLOOR	UNIT 301	1,144 sq ft		
3RD FLOOR	UNIT 302	1,033 sq ft		
3RD FLOOR	UNIT 303	724 sq ft		
TOTAL: 5,802 sq ft				

PROPOSED SQ FT. UNIT SUMMARY

FLOOR	UNIT NUMBER	AREA
BASEMENT	UNIT B01	1254 sq ft
1ST FLOOR	UNIT 101	1114 sq ft
1ST FLOOR	UNIT 102	723 sq ft
2ND FLOOR	UNIT 201	1144 sq ft
2ND FLOOR	UNIT 202	1033 sq ft
2ND FLOOR	UNIT 203	724 sq ft
3RD FLOOR	UNIT 301	1144 sq ft
3RD FLOOR	UNIT 302	1033 sq ft
3RD FLOOR	UNIT 303	724 sq ft
TOTAL:		8,893 sq ft

505 GRAND VIEW

PLANNING DEPARTMENT NOTES:

PROJECT LOCATION: 505 Grand View Avenue San Francisco, CA 94114

ZONING DISTRICT: RM-1

LOT SIZE: 4160 SQ FT (Lot Width - 64'; Lot Depth = 65')

CURRENT AND PROPOSED BUILDING USE: Existing:6 Unit Multi-family Dwelling

Proposed: 9 Unit Multi-family Dwelling

HISTORIC RESOURCE STATUS: C - NOT ELIGIBLE FOR THE CA REGISTER - PER 10/17/2016 CATEGORICAL

DENSITY:
Per SFPC, section 209.2, RM-1 Districts may have 1 dwelling unit per 800 square
Project may have 5 units pe feet of lot area. 4,159 sf / 800 sf = 5.19 dwelling units. Project may have 5 units per zoning, therefore the existing sixth unit is "existing non-conforming" to remain. Project proposes accessary dwelling units exceeding density in the zoning district per ADU regulation and mandatory seismic upgrade provisions.

ARTICLE 1: GENERAL ZONING PROVISIONS

Height Definition
Per Sec. 102. HEIGHT (OF A BUILDING OR STRUCTURE)

Height (of a building or structure). The vertical distance by which a building or structure rises above a certain point of measurement. See Section 260 of this Code for how height is measured

Sec. 132 FRONT SETBACKS

Required. Based on average of adjacent properties. No setback required as adjacent properties have zero front setback.

Rear Yard
Sec. 134 (a)(2) The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated;

Sec. 134 (c) The rear yard is subject to averaging, however it may not be thus reduced to less than a depth equal to 25 percent of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater.

Sec. 134(c)(1) Rear yard may be reduced to the average depth of the rear building walls of the two adjacent buildings; provided the last 10' of depth is limited to 30' in height. Project complies

Side Yard: None required for RM-1 zoning districts.

Residential Design Guidelines:
Sec. 311(c)(1) The construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines" as adopted and periodically amended for specific areas or conditions by the Planning Commission.

Street Trees:
Sec. 138.1 Addition exceeds 20% of existing so 1 street tree per 20' of street frontage is required = 6.45 therefore 6 trees are required. Project will pay in liue fee

Usable Open Space: Sec. 135 Table 135 A

In RM-1 districts, 100 S.F. private or 133 S.F. common open space is required per dwelling unit. 2 of the 6 existing units have complying usable open space while the other 4 have no access to open space. Two of the three new ADU have complying open space. The other ADU, under ADU legislation, may seek relief from open space requirements. Project Complies

Parking requirements:
Sec. 151. Generally a minimum of one space for every dwelling unit required. Per Sec. 150(e) Reduction and Replacement of Off-Street Parking Spaces. Notwithstanding subsection (d) above, off-street parking spaces may be reduced and replaced by bicycle parking spaces based on standards provided in Section 155.1(d) of this Code. Once bicycle parking spaces replace an automobile parking space, such bicycle parking shall not be removed or eliminated. (2) motor vehicle parking spaces are being removed and (3) ADU's are being added. Therefore the project shall provide (5) Class-1 bicycle parking spaces which can be found in the garage. Project

ARTICLE 2.5: HEIGHT AND BULK DISTRICTS

Height: Sec. 260: HEIGHT LIMITS: MEASUREMENT

Building Height is measured from one point on the street frontage from curb to top of flat roof. See height definition above. No additions to top of building. Project Complies

BICYCLE AND VEHICLE PARKING:

	# UNITS	VEHICLE PARKING	BICYCLE PARKING
EXISTING	6	6	-
PROPOSED	9	4	5
DELTA	+3	-2	+5

GENERAL NOTES AND PROJECT NOTES

DATE 05/11/1 SCALE RAWN BY

1314

CHECKED BY JOB NO.

G0.04



Revisions

5/11/17 NOPDR





505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EGRESS PLAN GENERAL NOTES

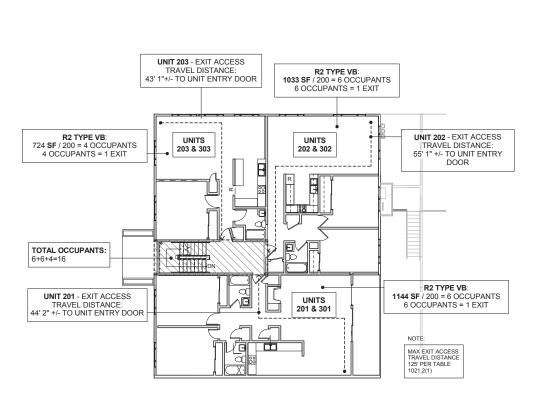
- CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH:
 ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
 GLUE-DOWN CARPET PER CBC SECTION 1110A.3
 LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
 SLOPES SHALL NOT EXCEED 5% PER CBC SECTIONS 1111A
 MINIMUM WINDT PER CBC SECTIONS 1120A 1 & 1138B.3
 EXIT DISCHARGE SHALL COMPLY WITH CBC SECTION 1027.1

- STAIRWAYS SHALL COMPLY WITH:
 ENCLOSURES PER ROB SECTION 1023
 SIGNAGE PER COS SECTION 1023
 TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
 STRIPING PER CBC SECTIONS 1123A
 STRIPING PER CBC SECTIONS 1123A
 WIDTH PER REATEST OCCUPANT LOAD
 TWO WAY COMMUNICATION SHALL BE PROVIDED AT STAIR 2 ALL LEVELS
- 3. AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8

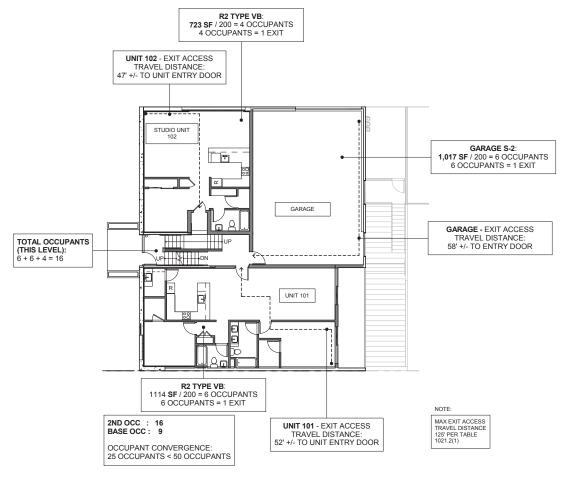
- AT1-HOUR WALLS:

 20-MINUTE FIRE-RATED DOORS CORRIDORS

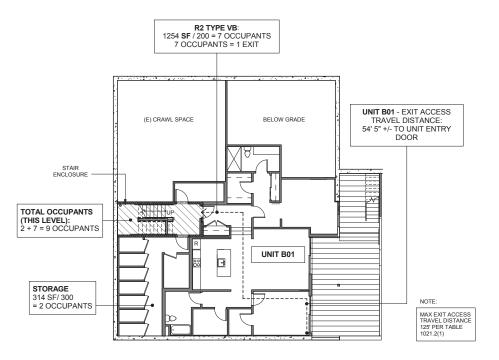
 45-MINUTE FIRE-RATED DOORS PROTECTED OPENINGS
- AT 2-HOUR WALLS:
 90-MINUTE FIRE-RATED DOORS STAIR ENCLOSURES



EXITING DIAGRAM SECOND & THIRD FLOOR SIM. 3/32" = 1'-0"



EXITING DIAGRAM FIRST FLOOR 2 3/32" = 1'-0"



EXITING DIAGRAM BASEMENT 3/32" = 1'-0"

Kn kerman morris architects

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXITING DIAGRAM

05/11/17 DATE SCALE As indicate DRAWN BY CHECKED BY

JOB NO.

G0.05

1314

7th of July, 2016

Department of Building Inspection San Francisco, CA 94103

PRE-APPLICATION MEETING REQUEST

CODE RULING REGARDING 505 GRAND VIEW AVE. Addition/ Alteration:
Existing: 6-unit residential and garage
Proposed: 10-Unit Residential and Private Garage 2013 California Building Code

Project Information: Property Address: 505 Grand View Ave, San Francisco Block/ Lot: 2828/ LOT 044

Type of Construction:

Existing: Type V-B (non-rated)

Proposed: Type V-A (1-hr rated), fully sprinklered per Soc. 903.3.1.1

(NFPA 13 sprinkler system)

Stories: Existing: 3 stories over basement

Proposed: 4 stories over basement

Use of Building:

Ose of buttoring:

This work consists of addition/ alteration to the existing 3-story, 6 unit, residential building. The scope of work includes, 4 additional units [1 new basement unit and 3 first floor units], and a fourth floor addition as an extension of an existing unit on the 3rd

Permit 1: mandatory seismic upgrade interior renovation; additional dwelling units Permit 2: fourth floor addition tied into one existing third floor unit; exterior skin

Please find attached a set of plans titled "505 Grand View Avenue Pre-App Review 07-07-16" that documents our proposal.

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General Building Height and Area
Please confirm that building additions to this fully sprinklered building may be up to 60°-0" tall and be constructed with 4 stories of Type V-A (rated), per Table 503 and Sec.504.2 Sprinkler Altowance. Confirmed.

Our Basic Code Assumptions to be Confirmed and Questions/ Code Ruling

 Story Count: please confirm that the subject building based on provided grade plane information meets both requirements 1 & 2 set forth by the CBC chapter 2 definition of "Story Above Grade Plan" and shall be considered as terraced structure with portion of building identified as 4 stories over basement and portion of building identified as 4 stories (see G0.01 and A3.01 in drawing set)

Fire-Resistance Rated Construction

Please confirm that in the conversion of this type V-B building to type V-A, the existing rease confirm that in the content on the system of unduring to system, the decision exterior walls may be considered 1-br construction by adding 1 Jayer of Type X 5/8" gypsum board on the interior face of the wall only. This occurs at locations where access to the existing exterior side of the wall is not possible (i.e. existing siding or blind wall conditions).

Confirmed.

 Please confirm private roof decks may be constructed of wood if less than 500 SF total between all decks. SFBC 1509,10. Confirmed.



Please confirm that interior exit stairway enclosure shall have a fire-resistance rating of not less than 2 hours where connecting four stories, per CBC section 1022.2. Confirmed.



Please confirm that sprinkler protection shall be provided for exterior balconies on all levels provided there is a roof or deck above per Sec. 903.3.1.2.1. [See Plans A1.01-A1.04, and Proposed East Elevation 1 / A2.02] Confirmed.



Egress
7. Please confirm that only one exit is required in this fully sprinklered building for units. Please confirm that only <u>one exit</u> is required in this fully sprinklered building for units on basement, first, second and third floors, per CGS exection 1021.2 and Table 1021.2[1], provided that the exit access travel distance does not exceed 125 feet and the maximum number of dwelling units does not exceed 4 units per story. NOTE: For top floor unit exit access travel distance has been calculated from most remote point on the roof deck to 3rd floor common stair entry. Confirmed.

km

8. No longer applicable

9. No longer applicable 10. Please confirm access to the roof from the exit enclosure/ stair shall be permitted to

be a roof hatch not less than 16 SF in area and having a minimum dimension of 2 feet where the roof access is going to an unoccupied roof, per CBC 1009.16.1, Exception, and where private roof access is provided through a separate access stair. Confirmed.

 Garage (U Occupancy 570 SF): Please confirm that only one exit is required from the private garage with access leading to the public way, per CBC section 1021.2 and Table 1021. 2(1), provided that the exit access travel distance does not exceed 75 feet and the occupant load does not exceed 49 persons. Confirmed.

 Please confirm emergency escape and rescue openings shall be provided for all units below the fourth floor for R-2 occupancies apartment, per CBC Section 1029. Confirmed.

13. Emergency Escape and Rescue: Please confirm the egress window in Studio Unit 103 complies with the emergency escape and rescue per Sec 1029. Egress window area is 10.6 SF, the bottom of the clear opening is 43.5" measured from the floor (See Proposed North Elevation 1/ A2.01



14. Please confirm that the exit stairs may be 36" wide, per Sec. 1009.4, exception #1 when the occupant load is less than 50. Confirmed.





SAN FRANCISCO FIRE DEPARTMENT BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR ISCO, CA. 94103

PROVIDE SKETCH HERE:

rflowSFFD@sfgov.org

DECLIEST FOR WATER	R FLOW INFORMATION
	Email: WaterflowSFFD@sfgov.o
	FAX # 415-575-6933
	SAN FRANCISCO, CA. 94103

DATE: <u>06 / 08 / 2016</u>	REQUEST IS FOR: FIRE FLOW SPRINKLER DESIGN
CONTACT PERSON: Toly Morris	ADDRESS: 139 Noe & SF. CA 94119 KERAAN AWRIS ARGUTEUS

PHONE NO. (415) 749 / 03-1 FAX NO. (415) 938 / 5152 EMAIL: toby @ Kerman Morris com OWNER'S NAME: 040 Ailler PHONE # (650) 796 / 1554

ADDRESS FOR WATER FLOW INFORMATION: 505 GRAND VIEW AVENUE

CROSS STREETS (BOTH ARE REQUIRED):

Thinks 4 GRAND VLEW AVE. / ELIZABETH ST. S 300 St SPECIFY STREET FOR POINT OF CONNECTION: GRAND VIEW AVE OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK COMMERCIAL OTHER_

HAZARD CLASSIFICATION: KIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER_ CAR-STACKER: YES NO

NUMBER OF STORIES: ____4 HEIGHT OF BLDG.: 36 FT. SUBMIT FORM WITH A \$120,00 CHECK MADE PAYABLE TO 'S F.F.D.'

REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$240.00 WILL BE NECESSARY.

WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
 INCOMPLETE FORMS WILL NOT BE PROCESSED.
 PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

Flow data provided by: W. Massed Date Forwarded 6-15-16 Flow data: FIELD FLOW TEST _____ STATIC 47 PSI RESIDUAL 40 PSI RECORDS ANALYSIS 🔀

Gate Page 100

6 " MAIN on GRAND VIOW

FLOW 825 GPM

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 9/05/2015

kerman architects

Kn

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference ow scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The

lasterlings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

PRF-APP FINDINGS AND FIRE (WATER) FI OW

05/11/17 DATE SCALE DRAWN BY CHECKED BY

JOB NO. 1314

G0.06



Accessibility
The proposed fourth floor addition will be an extension to an existing unit. Please
confirm that CBC Ch. 11A Accessibility will not be applicable to the penthouse/ fourth
floor level of this existing unit. NOTES: Furthermore. Please confirm that because no units are being added to the 4th floor (only expansion of an existing unit) and no more than 1 unit is added to the new floor at the basement level, no units are required to be accessible per CRC CH 11A Confirmed.

Interior Environment:

16. Please confirm that Studio Unit 103 meets requirements for Natural ventilation per Sec. CBC 1203.4.1 and meets requirements for Natural light per CBC Sec. 1205.2 and SF DBI into sheet IE-01. Total window area for natural light is 49 SF, 49SF/571 SF IUnit 1103 = 6.5% Total window area for natural light is 22.9. 25.9SF / 571 SF IUnit 103] = 4%. (See Proposed First Floor Plan 1/A1.02 and Proposed North Elevation 1/A2.01) to be verified dying

Reviewed and agreed by

TITLE 24 MANDATORY MEASURES SPACE CONDITIONING, WATER HEATING, AND PLUMBING SYSTEM

§ 110.0-§ 110.0-; CERTIFICATION. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) EQUIPMENT, WATER HEATERS, SHOWERHEADS, FAUCETS, AND ALL OTHER REGULATED APPLIANCES MUST BE CERTIFIED BY THE MANUFACTURER TO THE ENERGY COMMISSION.*

§ 110.2(A): HVAC EFFICIENCY, EQUIPMENT MUST MEET THE APPLICABLE EFFICIENCY REQUIREMENTS

§ 110.2(B): CONTROLS FOR HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS. HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS MUST HAVE CONTROLS THAT PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PREVIOUS OFF CLASSICS IN INVITED THE CUT-ON TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAT THE CUT-ON TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT-OFF TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT-OFF TEMPERATURE FOR SUPPLEMENTARY HEATING.*

§ 110.2(C): THERMOSTATS ALL LINITARY HEATING OR COOLING SYSTEMS NOT CONTROLLED BY A ENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MUST HAVE A SETBACK THERMOSTA

§ 110.3(c)5: WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS. WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS MUST MEET THE AIR RELEASE VALVE, BACKFLOW PREVENTION, PUMP PRIMING, PUMP ISOLATION VALVE, AND RECIRCULATION LOOP CONNECTION RECUIREMENTS OF § 110.3(c)5.

§ 110.3(c)?: ISOLATION VALVES. INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTLIHR (2 KW) MUST HAVE ISOLATION VALVES WITH HOSE BIBBS OR OTHER FITTINGS ON BOTH COLD WATER AND HOT WATER LINES OF WATER HEATING SYSTEMS TO ALLOW FOR WATER TANK FLUSHING WHEN THE VALVES ARE CLOSED.

§ 110.5: PILOT LIGHTS. CONTINUOUSLY BURNING PILOT LIGHTS ARE PRCHIBITED FOR NATURAL GAS: FANT-YPE CENTRAL FURNACES; HOUSEHOLD COOKING APPLIANCES (APPLI-ANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION WITH PILOT LIGHTS THAT CONSUME LESS THAN 150 BTUHR ARE EXEMPT); AND POOL AND SPA HEATERS.*

§ 150.0(H)1: BUILDING COOLING AND HEATING LOADS, HEATING AND/OR COOLING LOADS ARE CALCULATED IN ACCORDANCE WITH ASHRAE HANDBOOK, EQUIPMENT VOLUME, APPLICATIONS VOLUME, AND FUNDAMENTALS VOLUME, SMACNA RESIDENTIAL COMFORT SYSTEM INSTALLATION STANDARDS MANUAL; OR ACCA MANUAL JUSING DESIGN CONDITIONS SPECIFIED IN § 150.0(H)2.

§ 150.0(H)3A: CLEARANCES. INSTALLED AIR CONDITIONER AND HEAT PUMP OUTDOOR CONDENSING UNITS MUST HAVE A CLEARANCE OF AT LEAST 5 FEET FROM THE OUTLET OF ANY DRYER VENT.

§ 150.0(H)3B: LIQUID LINE DRIER. INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS MUST BE EQUIPPED WITH LIQUID LINE FILTER DRIERS IF REQUIRED, AS SPECIFIED BY MANUFACTURERS

§ 150.0(J)1: STORAGE TANK INSULATION. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, MUST HAVE R-12 EXTERNAL INSULATION OR R-16 INTERNAL INSULATION WHERE THE INTERNAL INSULATION R-VALUE IS INDICATED ON THE EXTERNO OF THE TANK.

§ 150.0(J)2A: WATER PIPING AND COOLING SYSTEM LINE INSULATION. FOR DOMESTIC HOT WATER SYSTEM PIPING, WHETHER BURIED OR UNBURIED, ALL OF THE FOLLOWING MUST BE INSULATED ACCORDING TO THE REQUIREMENTS OF TABLE 120.3-A: THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK; ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER; ALL PIPINA ASSOCIATED WITH A DOMESTIC HOT WATER RECIDILATION SYSTEM REGARDLESS OF THE PIPIE DIAMETER; PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS; PIPING BURIED BELOW GRADE; AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO KITCHEN FIXTURES.*

§ 150.0(J)2B: WATER PIPING AND COOLING SYSTEM LINE INSULATION. ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE.*

§ 150.0(J)ZC: WATER PIPING AND COOLING SYSTEM LINE INSULATION. PIPE FOR COOLING SYSTEM LINES MUST BE INSULATED AS SPECIFIED IN § 150.0(J)ZA. DISTRIBUTION PIPING FOR STEAM AND HYDRONIC HEATING SYSTEMS OR PHOT WATER SYSTEMS MUST MEET THE REQUIREMENTS IN TABLE

§ 150.0(J)3: INSULATION PROTECTION. INSULATION MUST BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND.

8.150 0(J)34: INSULATION PROTECTION INSULATION EXPOSED TO WEATHER MUST BE INSTALLED WITH COVER SUITABLE FOR OUTDOOR SERVICE. FOR EXAMPLE, PROTECTED BY ALUMINUM, SHEET METAL PAINTED CANVAS, OR PLASTIC COVER. THE COVER MUST BE WATER RETARDANT AND PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL

§ 150.0(J)3B: INSULATION PROTECTION. INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE A CLASS FOR CLASS ILVAPOR RETARDER

§ 150.0(N)1: GAS OR PROPANE SYSTEMS. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DIMELLING UNITS MUST INCLUDE ALL OF THE FOLLOWING: A 120V ELECTRICAL PROCEPTAGLE WITHIN 3 FEET OF THE WATER HEATER. A CATEGORY II OR IV VEYE, TO A 17YPE BY VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; A CONDENSATE DEARN THAT IS NO MORE THAN 2 INCHES HEIGHER THAN THE BASE OF THE WATER HEATER, WAS ALLED; A CONDENSATE DEARN THAT IS NO MORE THAN 2 INCHES HEIGHER THAN THE BASE OF THE WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND A GAS SUPPLY LIVE WITH A CAPACITY OF AT LEAST 200000 THUTHER.

 \S 150.0(N)2: RECIRCULATING LOOPS, RECIRCULATING LOOPS SERVING MULTIPLE DWELLING UNITS MUST MEET THE REQUIREMENTS OF \S 110.3(C)5.

§ 150.0(N)3: SOLAR WATER-HEATING SYSTEMS. SOLAR WATER-HEATING SYSTEMS AND COLLECTORS MUST BE CERTIFIED AND RATED BY THE SOLAR RATING AND CERTIFICATION CORPORATION (SRCC) OR BY A LISTING AGENCY THAT IS APPROVED BY THE EXECUTIVE DIRECTOR.

TITLE 24 MANDATORY MEASURES LIGHTING

§ 110.9: LIGHTING CONTROLS AND COMPONENTS. ALL LIGHTING CONTROL DEVICES AND SYSTEMS, BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.*

§ 110.9(E): JA8 HIGH EFFICACY LIGHT SOURCES. TO QUALIFY AS A JA8 HIGH EFFICACY LIGHT SOURCE FOR COMPLIANCE WITH § 150.0(K), A RESIDENTIAL LIGHT SOURCE MUST BE CERTIFIED TO THE ENERGY COMMISSION ACCORDING TO REFERENCE JOINT APPENDIX JA8.

§ 150.0(K)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

\$ 150.0(K)1B: BLANK FLECTRICAL BOXES THE NUMBER OF FLECTRICAL BOXES THAT ARE MORE THAN § ISBURY IB: BUNNE LECF INFOLE BOARS. THE WORRENCE OF ELECT INFOLE BOARS THAT ARE BOARS IN A MARE BOARS THAT ARE BOARD. SHE SHE BOARD AND THE BOARD AND THE

§ 150.0(K)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTROT (IC) LABELING; AIR LEARAGE: SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCE AD SECORIED BY \$150.0(K)C. A JAA-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALI RECESSED DOWNLIGHT LUMINAIRES IN CELLINGS.

§ 150.0(K)1D: ELECTRONIC BALLASTS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OF GREATER MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ

§ 150.0(K)1E: NIGHT LIGHTS. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAURES OR EXHAUST FANS MUST BE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER FER LUMINAURE OR EXHAUST FAN SO BETEMINED IN ACCORDANCE WITH § 130.0 (C). NIGHT LIGHTS DO NOT NEED TO BE CONTROLLED BY VACANCY SENSORS.

§ 150.0(K)1F: LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FA (SCOEPT WHEN INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS) MUST MEET THE APPLICABLE REQUIREMENTS OF § 150.0(K).*

§ 190.0(K)1G: SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES MUST NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CELLINGS AND MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAS. NSTALLED LAMPS MUST BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAS."

§ 150.0(K)1H: ENCLOSED LUMINAIRES, LIGHT SOURCES INSTALLED IN ENCLOSED LUMINAIRES MUST RE JAS COMPLIANT AND MUST BE MARKED WITH "JAS-2016-E."

§ 150.0(K)2A: INTERIOR SWITCHES AND CONTROLS, ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES MUST COMPLY WITH NEMA SSL 7A.

§ 150.0(K)2B: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY EDOMLIGHTING EVETENALS.

§ 150.0(K)2C: INTERIOR SWITCHES AND CONTROLS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.

§ 150.0(K)2D: INTERIOR SWITCHES AND CONTROLS. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

§ 150.0(K)2E: INTERIOR SWITCHES AND CONTROLS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH § 150.0(K).

§ 150.0(k)2F: INTERIOR SWITCHES AND CONTROLS. LIGHTING CONTROLS MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF § 110.9.

§ 150.0(K)2G: INTERIOR SWITCHES AND CONTROLS. AN ENERGY MANAGEMENT CONTROL SYSTEM EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IF IT: FUNCTIONS AS A DIMMER ACCORDING TO § 110.9; MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS OF § 130.4; MEETS THE EMCS REQUIREMENTS OF § 130.5(F); AND MEETS ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0 (K)2H: INTERIOR SWITCHES AND CONTROLS. AN EMCS MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN § 150.0 (K) IF IT MEETS ALL OF THE FOLLOWING: IT FUNCT AS A VACANCY SENSOR ACCORDING TO § 110.9; THE INSTALLATION CERTIFICATE REQUIREMENT § 130.4; THE EMCS REQUIREMENTS OF § 130.5(F); AND ALL OTHER REQUIREMENTS IN § 150.0(K)2.

§ 150.0(Q)2: INTERIOR SWITCHES AND CONTROLS. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN § 150.0(K) IF IT PROVIDES THE FUNCTIONALITY OF A DIMMER ACCORDING TO § 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN § 150.0(K)2.

§ 150.0(K)2.J: INTERIOR SWITCHES AND CONTROLS IN BATHROOMS GARAGES LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR.

§ 190.0(K)2K: INTERIOR SWITCHES AND CONTROLS. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JO APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN

§ 150.0(K)2L: INTERIOR SWITCHES AND CONTROLS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

OUTDOOR LIGHTING PERIAMENT. WOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDING ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3AI (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM § 150.0(K)3A: RESIDENTIAL OUTDOOR LIGHTING. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS.

§ 150.0(K)3B: RESIDENTIAL OUTDOOR LIGHTING. FOR LOW-RISE MULTIFAMILY RESIDENTIAL AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER § 150.0(K)3A OR WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3C: RESIDENTIAL OUTDOOR LIGHTING. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING LINES OF INFORMATION OF REGULATED BY

§ 150.0(K)3B OR § 150.0(K)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)3D: RESIDENTIAL OUTDOOR LIGHTING OUTDOOR LIGHTING FOR RESIDENTIAL PARKIN LOTS AND RESIDENTIAL CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE MUS COMPLY WITH THE APPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.2, 130.4, 140.7, AND 141.0.

§ 150.0(K)4: INTERNALLY ILLUMINATED ADDRESS SIGNS. INTERNALLY ILLUMINATED ADDRESS SIGNS MUST COMPLY WITH § 140.8; OR MUST CONSUME NO MORE THAN 5 WATTS OF POWER AS

§ 150.0(K)5: RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES. LIGHTING FOR RESIDENTIAL PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST COMPLY WITH THE APPLICABLE REQUIREMENTS FOR NONRESIDENTIAL GARAGES IN §§ 110.9, 130.0, 130.1, 130.4, 140.6, AND 141.0.

§ 150.0(K)6A: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY AN OCCUPANT SENSOR.

§ 150.0(K)6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. IN A

§ 19JUNJONES: IN IEHOUR COMMON ANEAS OF LOW-HISE MULLIF-AMILY RESIDENTIAL BUILDINGS. HIS LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL HISTORIC COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LICHTING INTERPLICABLE REQUIREMENTS IN §§ 110.9, 130.0, 130.1, 140.6 AND 1410. AND IL LICHTING INSTALLED IN CORRODOS AND STARWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LICHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

TITLE 24 MANDATORY MEASURES **ENVELOPE**

§ 110.6[A]1: AIR LEAKAGE. MANUFACTURED FENESTRATION, EXTERIOR DOORS, AND EXTERIOR PET DOORS MUST LIMIT AIR LEAKAGE TO A 3 CPIMET* OR LESS WHEN TESTED PER NFRC-400 OR ASTM E283 OR ARAMA/WIMACSA 101/18.24440-2011.*

§ 110.6(A)5: LABELING. FENESTRATION PRODUCTS MUST HAVE A LABEL MEETING THE REQUIREMENTS OF \$ 10-111(A)

§ 110.6(B): FIELD FABRICATED EXTERIOR DOORS AND FENESTRATION PRODUCTS MUST USE U-FACTORS AND SOLAR HEAT GAIN OCEFFICIENT (SHIGO) VALUES FROM TABLES 110.6 A AND 110.6 B FOR COMPLIANCE AND MUST BE CAULKED ANDOR WEATHERSTRIPPS A

§ 110.7: AIR LEAKAGE. ALL JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING VELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE MUST BE CAULKED. GASKETED OR

§ 110.8(A): INSULATION CERTIFICATION BY MANUFACTURERS. INSULATION SPECIFIED OR INSTALLED

§ 110.8(G): INSULATION REQUIREMENTS FOR HEATED SLAB FLOORS. HEATED SLAB FLOORS MUST BE INSULATED PER THE REQUIREMENTS OF § 110.8(G).

§ 110.8(): ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. THE THERMAL EMITTANCE AND AGE SOLAR REFLECTANCE VALUES OF THE ROOFING MATERIAL MUST MEET THE REQUIREMENTS OF § 110.8() WHEN THE NISTALATION OF A COOL ROOF IS SPECIFIED ON THE CITY.

§ 110.8(J): RADIANT BARRIER. A RADIANT BARRIER MUST HAVE AN EMITTANCE OF 0.05 OR LESS AND BE CERTIFIED TO THE DEPARTMENT OF CONSUMER AFFAIRS.

§ 150.0(A): CEILING AND RAFTER ROOF INSULATION. MINIMUM R-22 INSULATION IN WOOD-FRAME ČELIME, OR THE WEIGHTED AVERAGE U-FACTOR MUST NOT EXCEED 0.03. MINIMUM R-19 OR WEIGHTED AVERAGE U-FACTOR OF 0.054 OR LESS IN A RAFTER ROOF ALTERATION. ATTIC ACCESS DOORS MUST HAVE PERMANENTLY A TRACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS MUST BE GASKETED TO PREVENT ARIL LEAKAGE. INSULATION MUST BE INSTALLED IN DIRECT CONTRACT WITH A CONTINUOUS ROOF OR CELIMON WHICH IS SEALED IN UNIT INFLITATION AND EXFILTRATION AS SPECIFIED IN § 110.7, INCLUDING BUT NOT LIMITED TO PLACING INSULATION EITHER ABOVE OR BELOW THE ROOF DECK OR ON TOP OF A DRYWALL CEILING.*

§ 150.0(C): WALL INSULATION, MINIMUM R-13 INSULATION IN 2X4 INCH WOOD FRAMING WALL, R-19 § 1504(pt.) WALE INSOLATION: MINIMIDIANE'S INSOLATION OF A WALE NOT YOU PHYWNING WILL, NE 39 INSOLATION IN 256 INCH WOOD FRAMING WALL, OR HAVE A UFACTOR OF 0.102 OR LESS, RE9 IN 226 OR UFACTOR OF 0.074 OR LESS). OPAQUE NON-FRAMED ASSEMBLES MUST HAVE AN OVERALL ASSEMBLY UFACTOR NOT EXCEEDING 0.102, EQUIVALENT TO AN INSTALLED VALUE OF R-13 IN A WOOD FRAMED ASSEMBLY.

§ 150.0(D): RAISED-FLOOR INSULATION. MINIMUM R-19 INSULATION IN RAISED WOOD FRAMED FLOOR OR 0.037 MAXIMUM U-FACTOR.*

§ 150.0(F): SLAB EDGE INSULATION. SLAB EDGE INSULATION MUST MEET ALL OF THE FOLLOWING: HAVE A WATER ABSORPTION BATE, FOR THE INSULATION MATERIAL ALONE WITHOUT FACINGS, NO GREATER THAN 0.3%; HAVE A WATER VAPOR PERIMANCIS (OR GREATER THAN 2.0 PERMINNEL): BE POPTICOTED FROM PHYSICAL DAMAGE AND UV LIGHT DETERIORATION, AND, WHEN INSTALLED AS PART OF A HEATED SLAB FLOOR, MEET THE REQUIREMENTS OF § 110.62.

§ 150.0(G)1: VAPOR RETARDER. IN CLIMATE ZONES 1-16, THE EARTH FLOOR OF UNVENTED CRAW SPACE MUST BE COVERED WITH A CLASS I OR CLASS II VAPOR RETARDER. THIS REQUIREMENT ALSO APPLIES TO CONTROLLED VENTILATION CRAWL SPACE FOR BUILDINGS COMPLYING WITH THE EXCEPTION TO § 150.0(D).

§ 150.0(G)2: VAPOR RETARDER. IN CLIMATE ZONES 14 AND 16, A CLASS I OR CLASS II VAPOR RETARDER MUST BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS VENTED ATTICS AND UNVENTED ATTICS WITH AIR-PERMEARI F INSULATION

§ 150.0(Q): FENESTRATION PRODUCTS. FENESTRATION, INCLUDING SKYLIGHTS, SEPARATING

TITLE 24 MANDATORY MEASURES **DUCTS AND FANS**

§ 110.8(D)3: DUCTS, INSULATION INSTALLED ON AN EXISTING SPACE-CONDITIONING DUCT MUST COMPLY WITH § 60.4 O OF THE CALIFORNIA MECHANICAL CODE (CMC), IF A CONTRACTOR INSTALLS THE INSULATION, THE CONTRACTOR MUST CERTIFY TO THE CUSTOMER, IN WRITING, THAT THE INSULATION MEETS THIS REQUIREMENT.

§ 150.0(M)1: CMC COMPLIANCE. ALL AIR-DISTRIBUTION SYSTEM DUCTS AND PLENUMS MUST BE INSTALLED, SEALED, AND INSULATED TO MEET THE REQUIREMENTS OF CMC

\$\$ 601.0, 602.0, 603.0, 604.0, 605.0 AND ANSISMACNA-006-2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE 3RD EDITION. PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENMIS MUST BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR HIGHER IF REQUIRED BY CNC. § 605.0) OR A MINIMUM INSTALLED LEVEL OF R-2 WHEN ENTITIES! IN CONDITIONED SPACE AS CONFIRMED THROUGH FIELD VERIFICATION AND DIACNOSTIC TESTING (R8.3; 4.3.8), CONNECTIONS OF METAL DUCTS AND INNER CORE OF FLEXIBLE DUCTS MUST BE MECHANICALLY FASTERED, OPENINGS MUST BE SEALED WITH MASTIC, TAPE, OR OTHER DUCT-CLOSURE SYSTEM THAT MEETS THE APPLICABLE ROQUIREMENTS OF UL 73.1 IF MASTIC OR TAPE IS QUIED TO SEAL OPENINGS GREATER THAN INCH. THE REQUIREMENTS OF UL 72.3 IF MASTIC OR TAPE IS QUIED TO SEAL OPENINGS GREATER THAN INCH. THE CONDITION OF CONTINUOUS CO REQUIREMENTS OF UL 723. IF MASTIC OR TAPE IS USED TO SEAL OPENNISS GREATER THAN X INCH, THE COMBINATION OF MASTIC AND ETHERE MESH OR TAPE MUST BE USED. BUILDING CAVITES, SUPPORT PLATFORMS FOR AIR HANDLERS, AND PLENUMS DESIGNED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL DUCT BOARD OR FUSELED CUST UNITS HOT BE USED FOR CONVEYING CONDITIONED AIR. BUILDING CAVITIES AND SUPPORT PLATFORMS MAY CONTAIN DUCTS. DUCTS INSTALLED IN CAVITES AND SUPPORT PLATFORMS MUST NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE CROSS-SECTIONAL AREA OF THE DUCTS.*

§ 150.0/M)2: FACTORY-FABRICATED DUCT SYSTEMS FACTORY-FABRICATED DUCT SYSTEMS MUST S TSBURGHEZ PAR OTHER PARTICULED BOOL STSTEINS PARCITIONED PROBLEM TO BE SHOULD STORY THE STORY

§ 150.0(M)3: FIELD-FABRICATED DUCT SYSTEMS, FIELD-FABRICATED DUCT SYSTEMS MUST COMPLY WITH APPLICABLE REQUIREMENTS FOR: PRESSURE-SENSITIVE TAPES, MASTICS, SEALANTS, AND OTHER REQUIREMENTS SPECIFIED FOR DUCT CONSTRUCTION.

§ 150.0(M)8: GRAVITY VENTILATION DAMPERS. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE MUST HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION INLET AND OUTLET AIR OPENINGS AND ELEVATOR SHAFT VENTS.

§ 150.0(M)10: POROUS INNER CORE FLEX DUCT. POROUS INNER CORE FLEX DUCT MUST HAVE A NON-POROUS LAYER RETWEEN THE INNER CORE AND QUITER VAPOR RAPRIER

§ 150.0/M)11: DUCT SYSTEM SEALING AND LEAKAGE TEST, WHEN SPACE CONDITIONING SYSTEMS USE PROFES A TO USE STATE OF SEATON AND LEARNING HIST, WHEN SPACE CONDITIONING SYSTEMS, US FORCED AND DUCT SYSTEMS TO SUPPLY CONDITIONED AIR TO AN OCCUPABLE SPACE. THE DUCTS MUST BE SEALED AND DUCT LEAKAGE TESTED, AS CONFIRMED THROUGH FIELD VERIFICATION AND DIACNOSTIC TESTING, IN ACCORDANCE WITH § 150.0(M)11 AND REFERENCE RESIDENTIAL APPENDIX RAS

§ 150.0(M)12: AIR FILTRATION. MECHANICAL SYSTEMS THAT SUPPLY AIR TO AN OCCUPIABLE SPACE § 1900(m)(2: Air Full Waynum, MECHANICA STEIL STATE) THAT SUPPLEAR TO TAN OCCUPIED STATES. THE STATE STATES THAT STATES THAT SUPPLEAR THAT STATES THAT

§ 150.0(M)13: DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING. SPACE CONDITIONING SYSTEMS \$ 1900,MM3: DUCT SYSTEM SIZING AND AIR FILTER GRILLE SIZING. SPACE CONDITIONING SYSTEMS THAT USE FORCED AIR DUCTS TO SUPPLY COOLING TO AN OCCUPIENCE SPACE MUST HAVE A HOLE FOR THE PLACEMENT OF A STATIC PRESSURE PROBE (HSPP), OR A PERMANENTLY INSTALLED STATIC PRESSURE PROBE (PSPP) IN THE SUPPLY PLENUM. THE SPACE CONDITIONING SYSTEM MUST ALSO DEMONSTRATE AIRR. OW: 2 30 CPM PER TON OF NOMINAL COOLING CAPACITY THROUGH THE RETURN GRILLES, AND AIR ANHADILAN GUINT FAM EFFICACY O 5 8 WIFCH AS COMPRINED BY PIELD VERRICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RAS. 3 THIS APPLIED IS OBTH SINGE ZOOM CENTRALE OF STATISH APPLED TO SITH SAPPLES TO SITH S

§150.0(O): VENTILATION FOR INDOOR AIR QUALITY. ALL DWELLING UNITS MUST MEET THE OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS ARE PERMISSIBLE METHODS OF PROVIDING WHOLE-BUILDING VENTILATION

§ 150.0(0)1A: FIELD VERIFICATION AND DIAGNOSTIC TESTING, WHOLE-BUILDING VENTILATION AIRFLOW MUST BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH REFERENCE RESIDENTIAL APPENDIX RA3.7.

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505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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TITLE 24 MANDATORY **MEASURES**

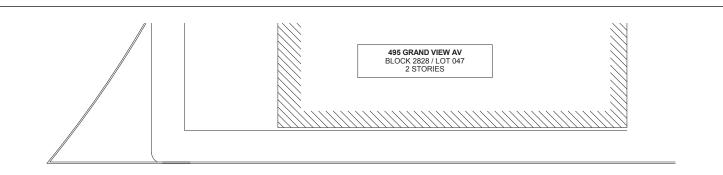
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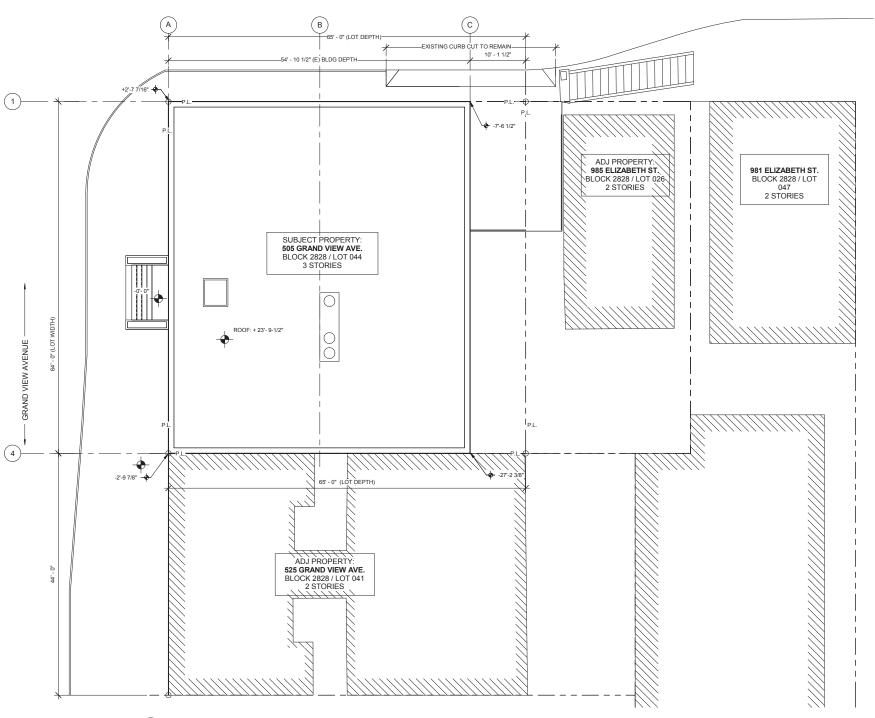
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——— ELIZABETH STREET ———



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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING SITE PLAN

DATE 05/11/17

SCALE As indicated

DRAWN BY SN

JOB NO. 13⁴

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0' 2' 4' 8' 16'

GRADE PLANE CALCULATION

-34'- 11 9/32" / 4 = - 8'- 8 13/16" = - 8'-9"

WALL TO REMAIN

NEW WALL (1-HR)

PARTITION / DEMO LEGEND

WALL TO BE REMOVED

2-HR RATED PARTITION

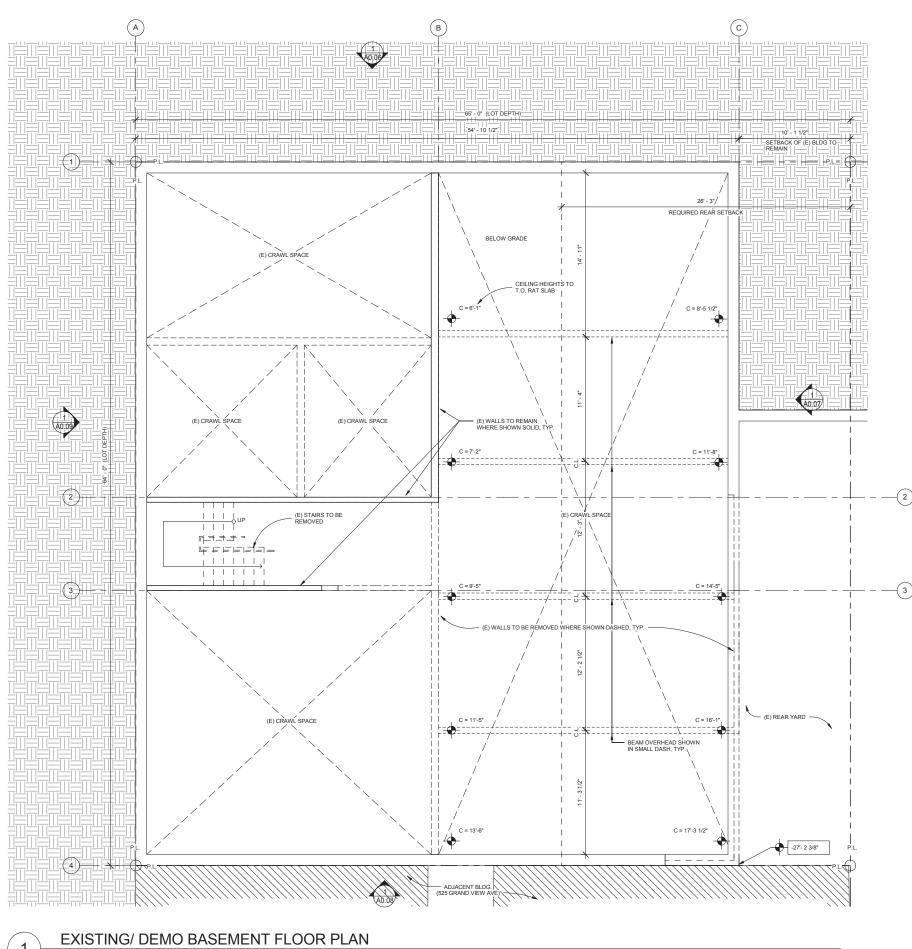
CONCRETE RETAINING WALL

FLOORPLATE / WALL AREA TO BE REMOVED

-2'-9 7/8" +2'-7 7/16" -7'- 6 1/2" -27'-2 3/8"

EXISTING SITE PLAN
1/8" = 1'-0"

N





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505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING & DEMO BASEMENT FLOOR PLAN

DATE 05/11/17 SCALE

CG, SN DRAWN BY

JOB NO. 1314

CHECKED BY

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CONCRETE RETAINING WALL

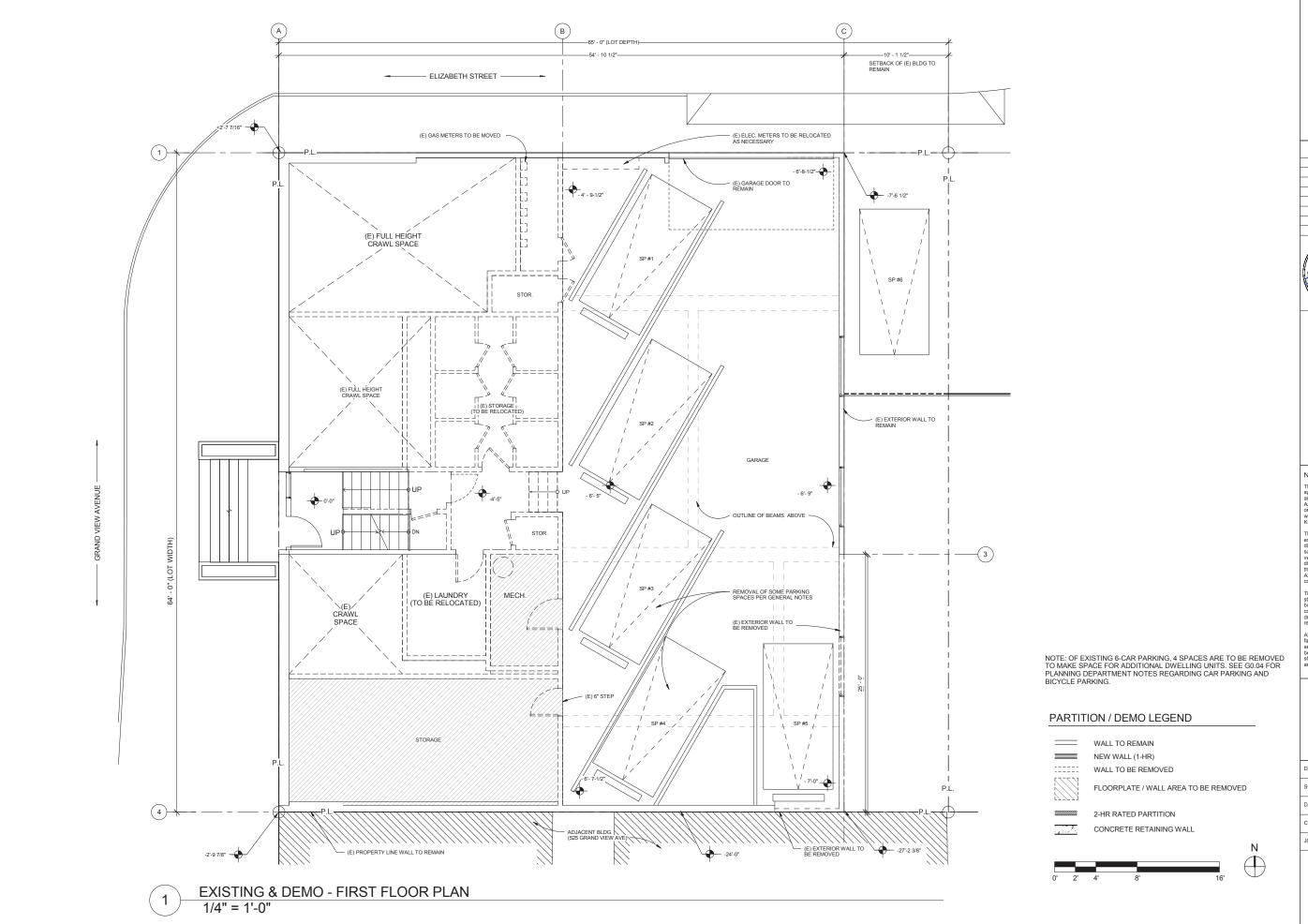
PARTITION / DEMO LEGEND

NEW WALL (1-HR)

WALL TO BE REMOVED

2-HR RATED PARTITION

FLOORPLATE / WALL AREA TO BE REMOVED



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BLOCK 2828 / LOT 044

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EXISTING & DEMO FIRST FLOOR PLAN

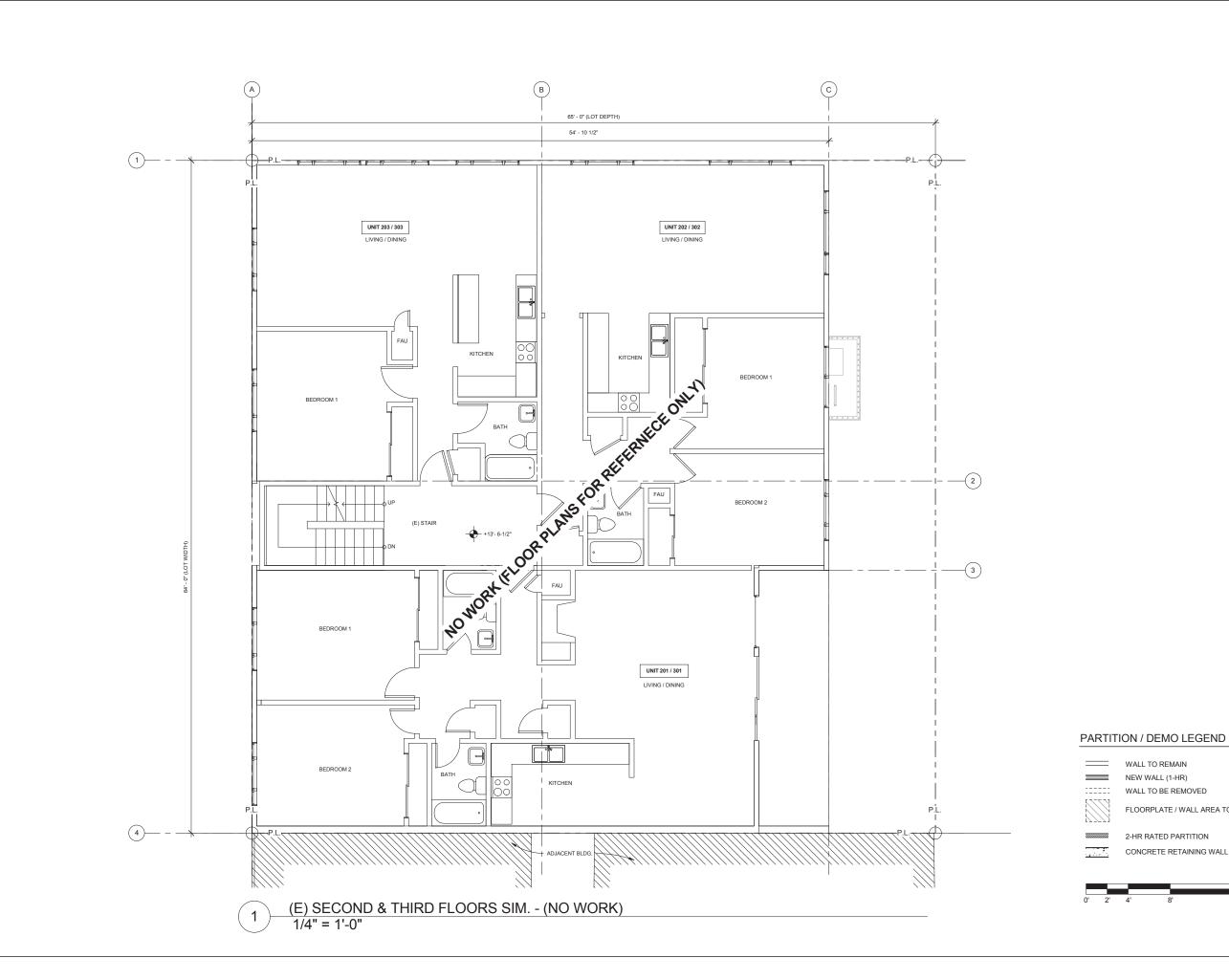
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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING SECOND & THIRD FLOOR PLANS

DATE 05/11/17 SCALE As indicate

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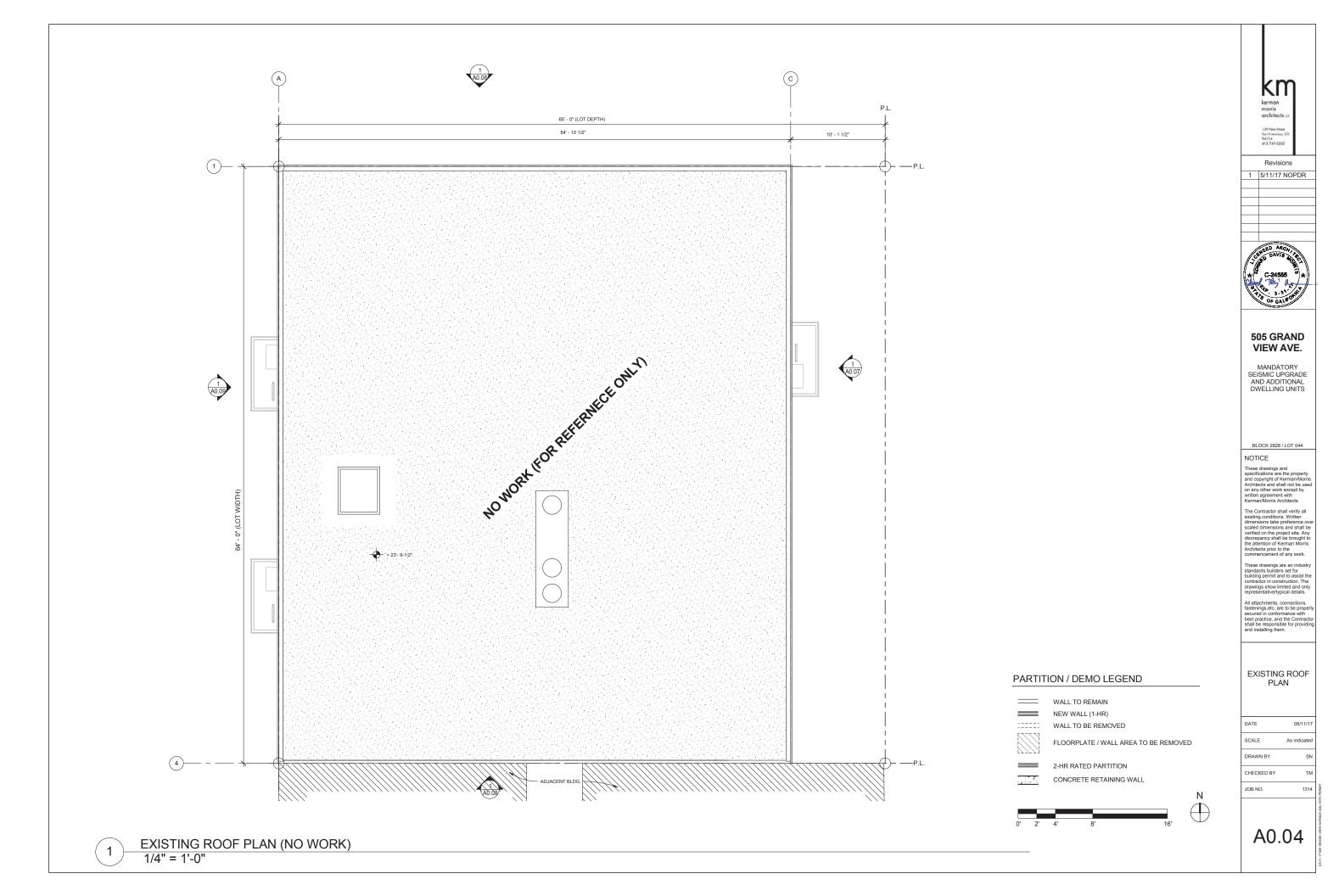
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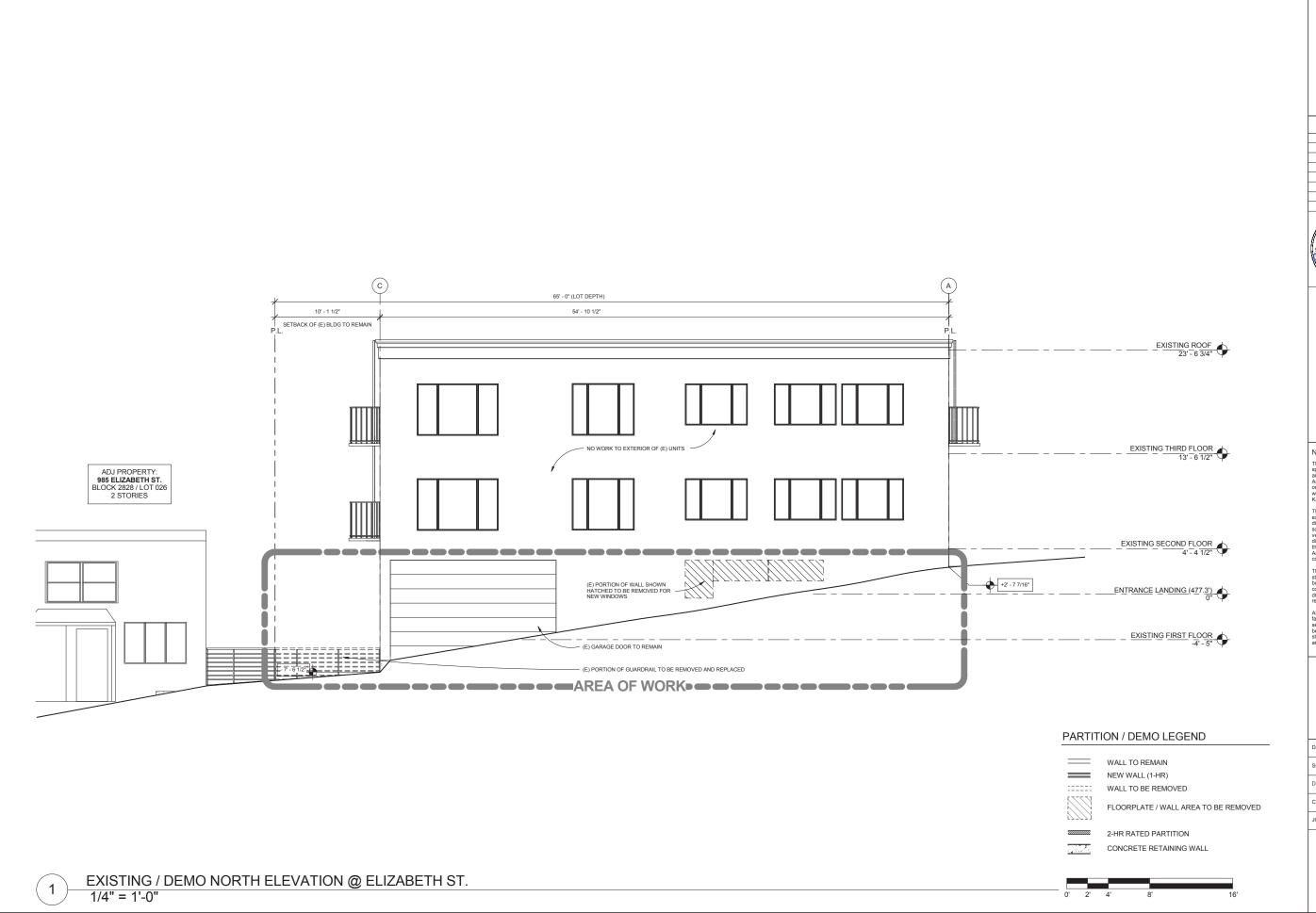
NEW WALL (1-HR)

WALL TO BE REMOVED

2-HR RATED PARTITION

FLOORPLATE / WALL AREA TO BE REMOVED





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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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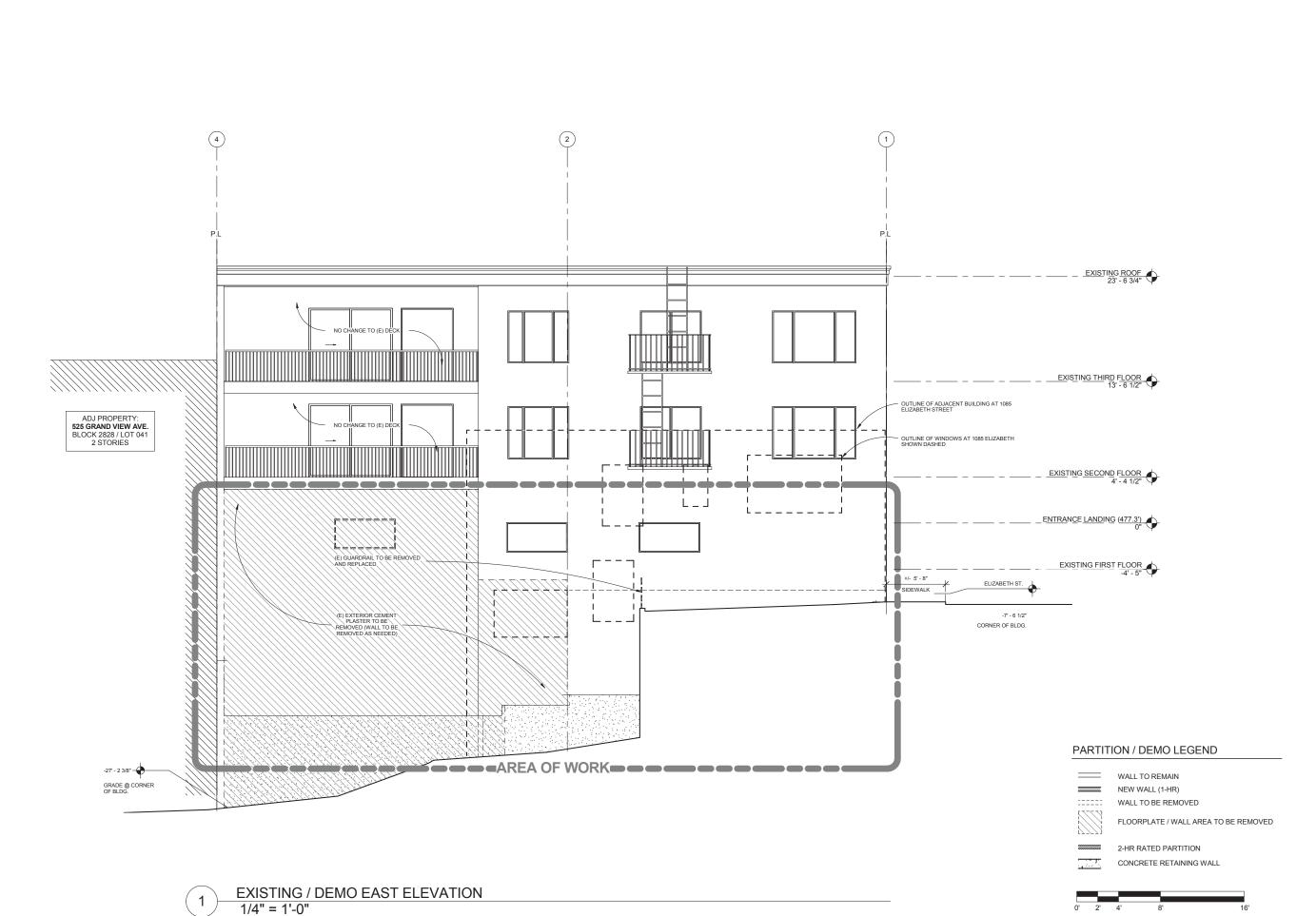
EXISTING / DEMO NORTH ELEVATION

DATE 05/11/17

SCALE As indicated

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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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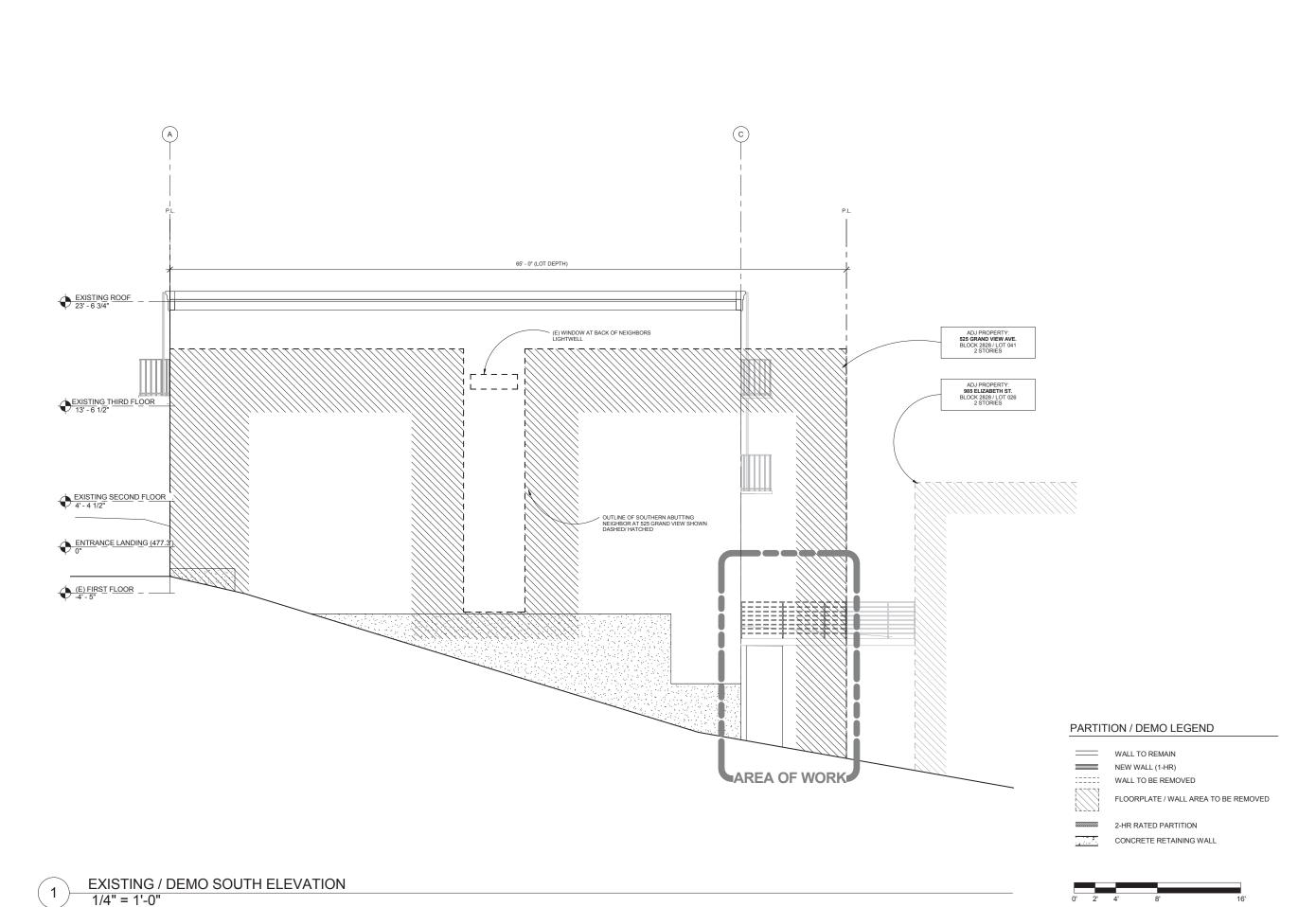
EXISTING / DEMO EAST ELEVATION

DATE 05/11/17

SCALE As indicated

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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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EXISTING / DEMO SOUTH ELEVATION

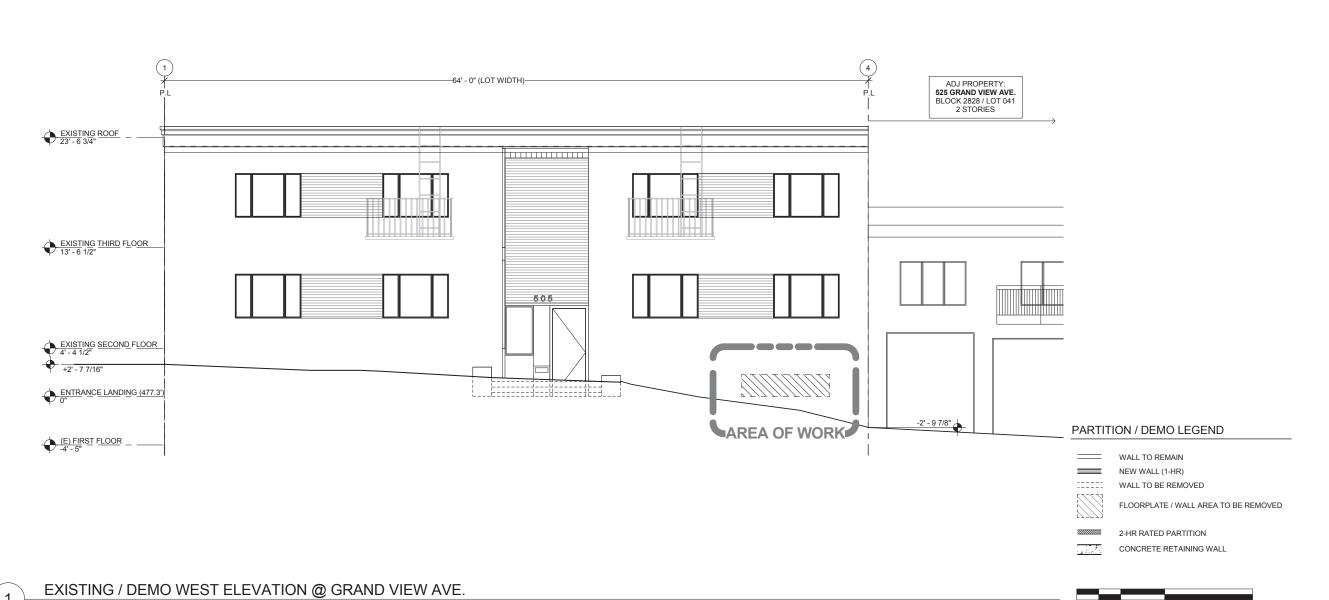
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1/4" = 1'-0"

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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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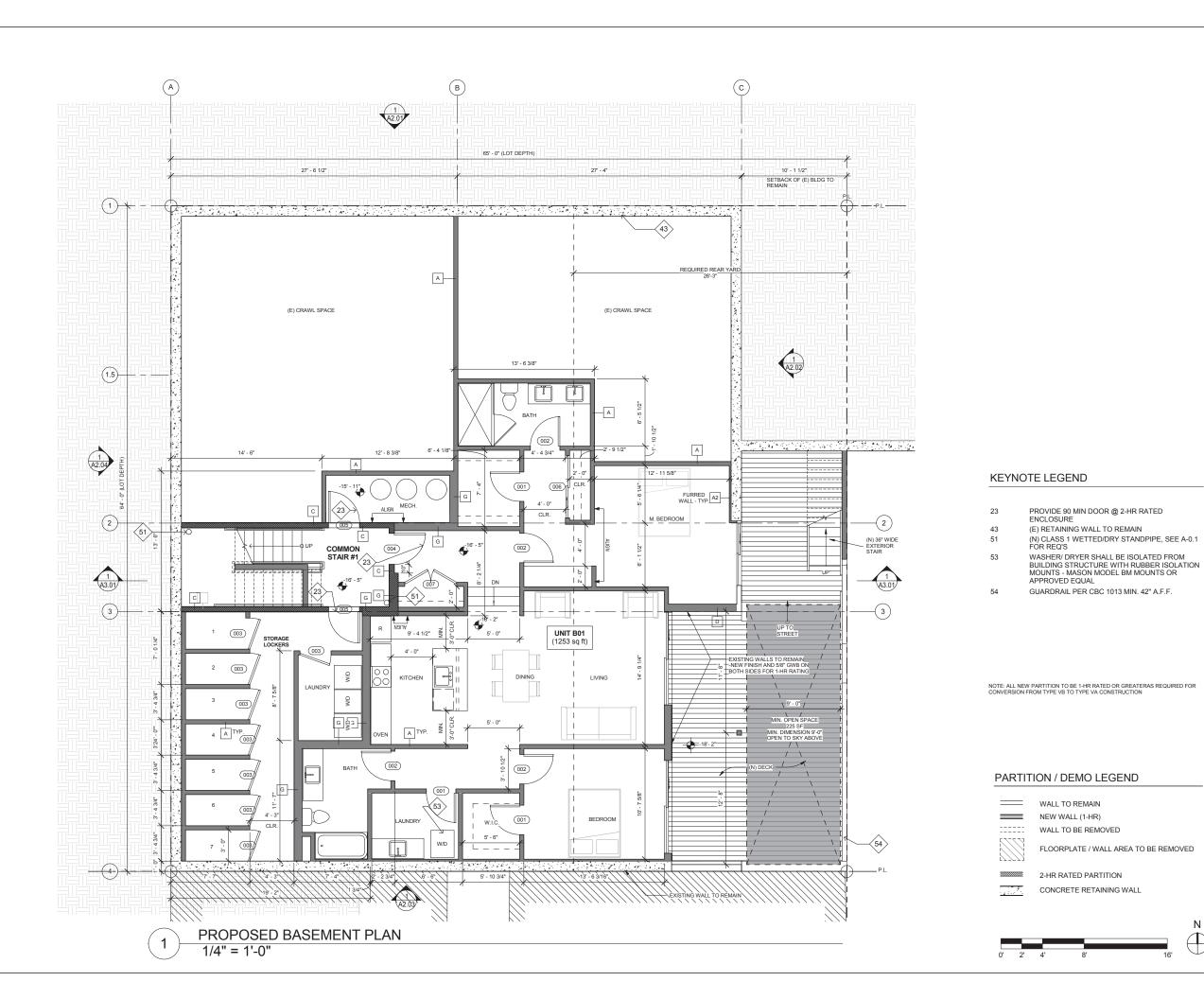
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05/11/17 As indicate

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BLOCK 2828 / LOT 044

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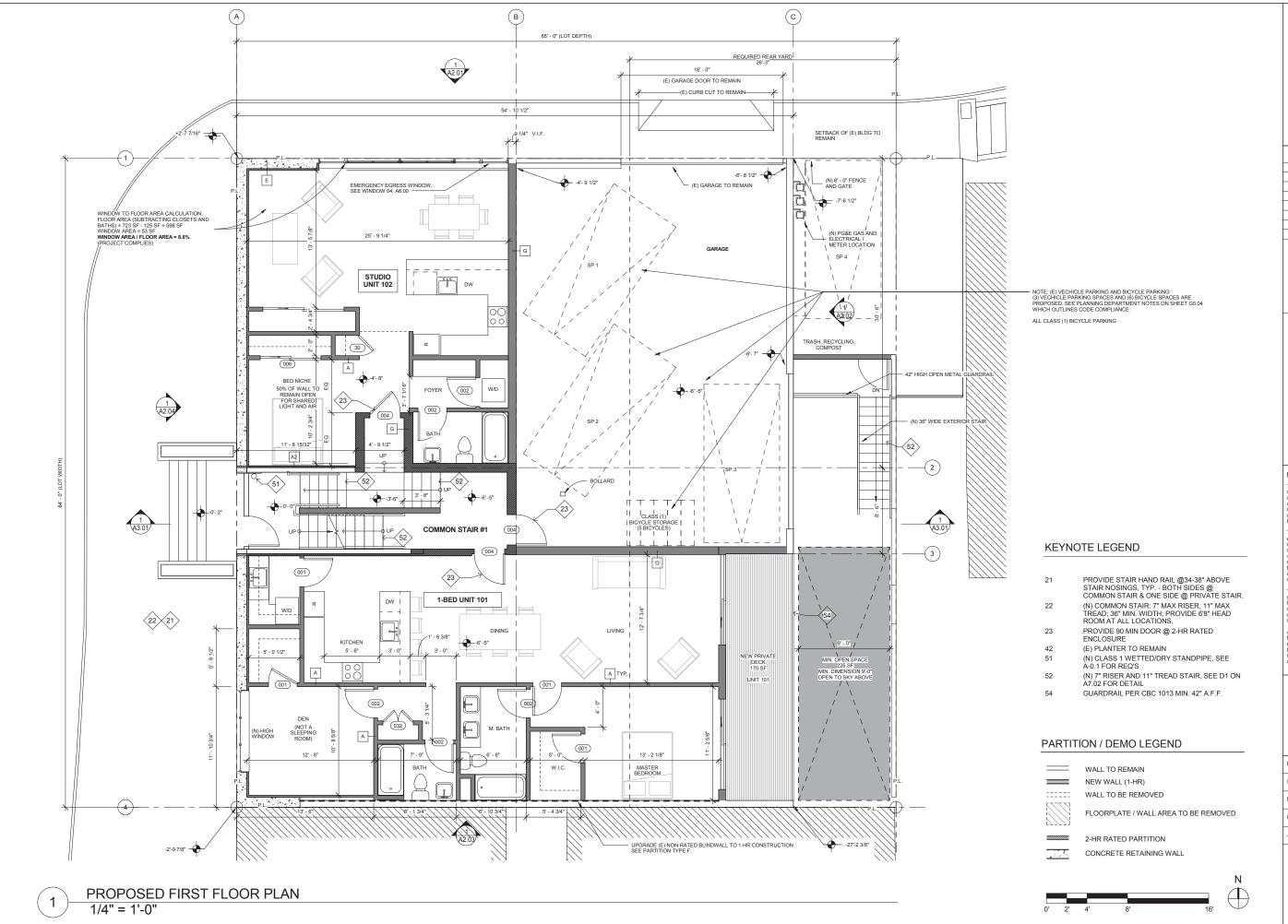
PROPOSED BASEMENT FLOOR PLAN

DATE 05/11/17 As indicate

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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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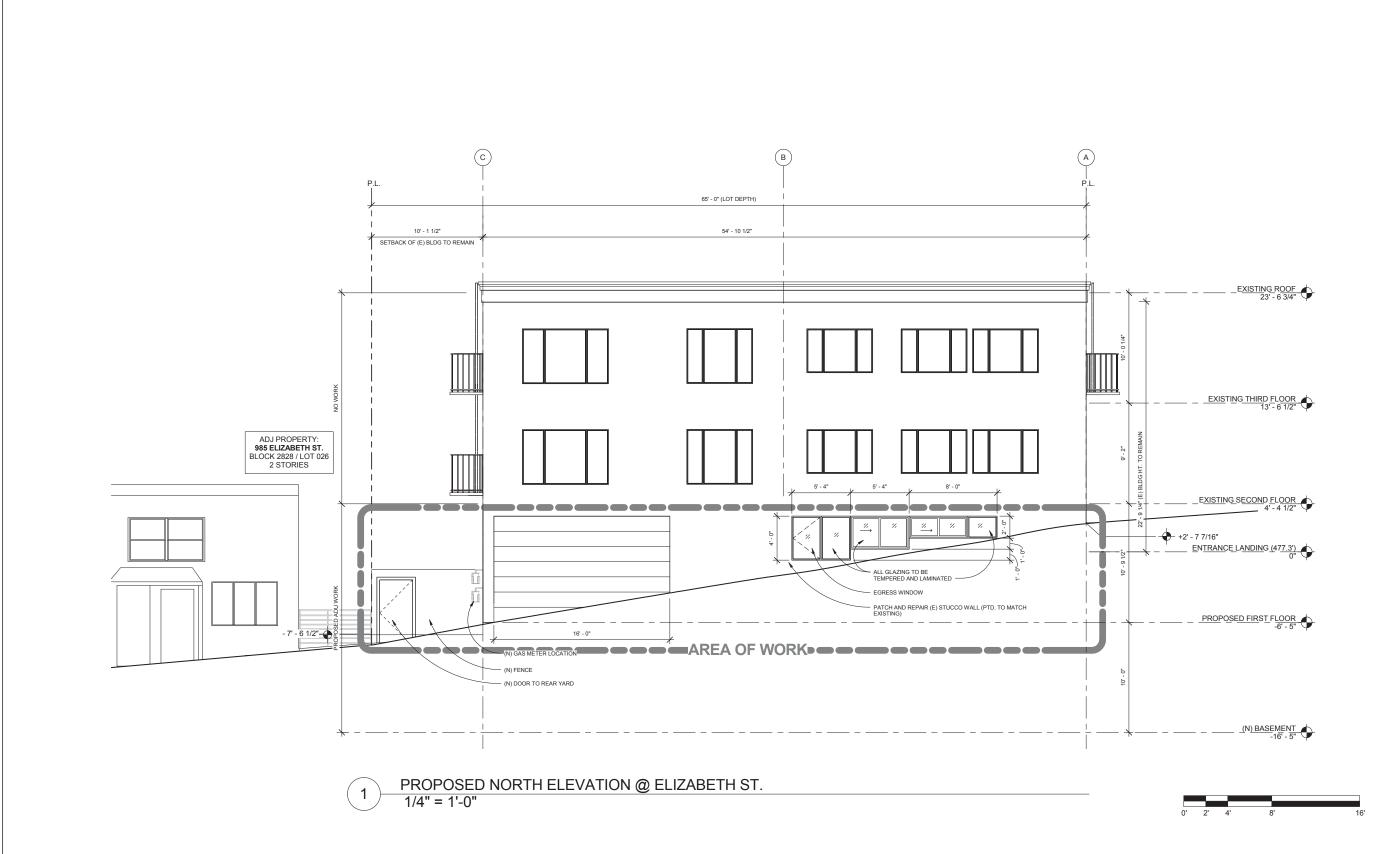
PROPOSED FIRST FLOOR PLAN

DATE 05/11/17
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PROPOSED NORTH ELEVATION

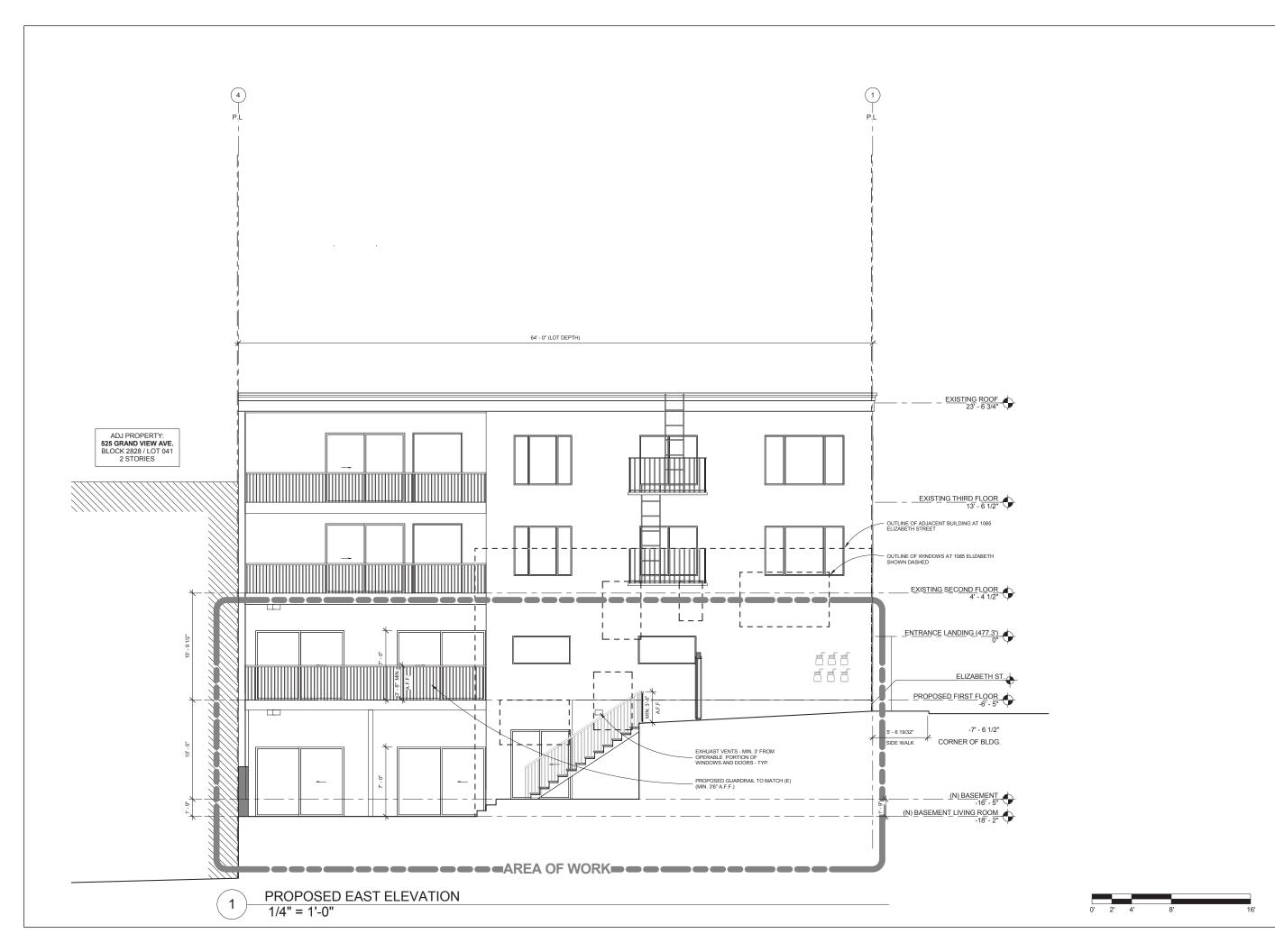
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SCALE 1/4" = 1'-0"

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505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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PROPOSED EAST ELEVATION

DATE 05/11/17

SCALE 1/4" = 1'-0"

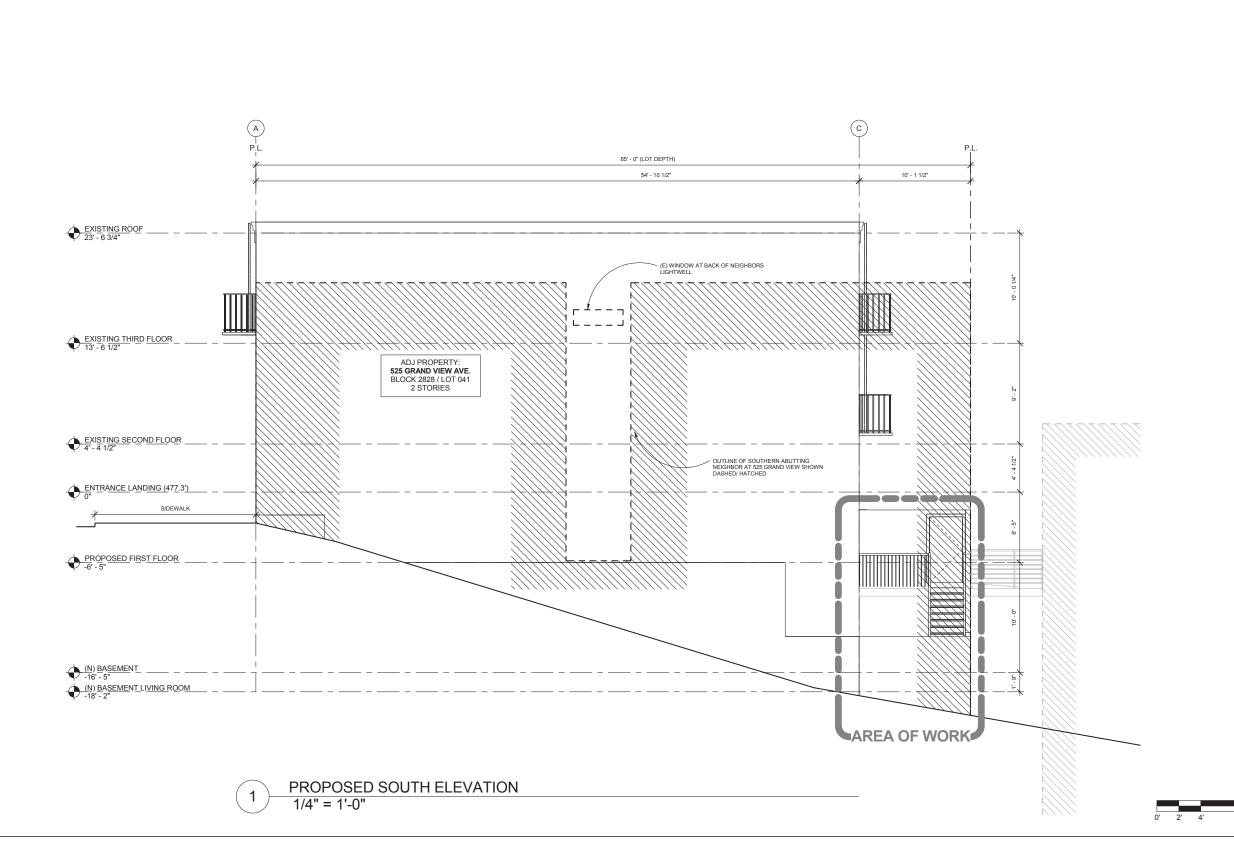
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BLOCK 2828 / LOT 044

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PROPOSED SOUTH ELEVATION

DATE 05/11/17

SCALE 1/4" = 1'-0"

DRAWN BY

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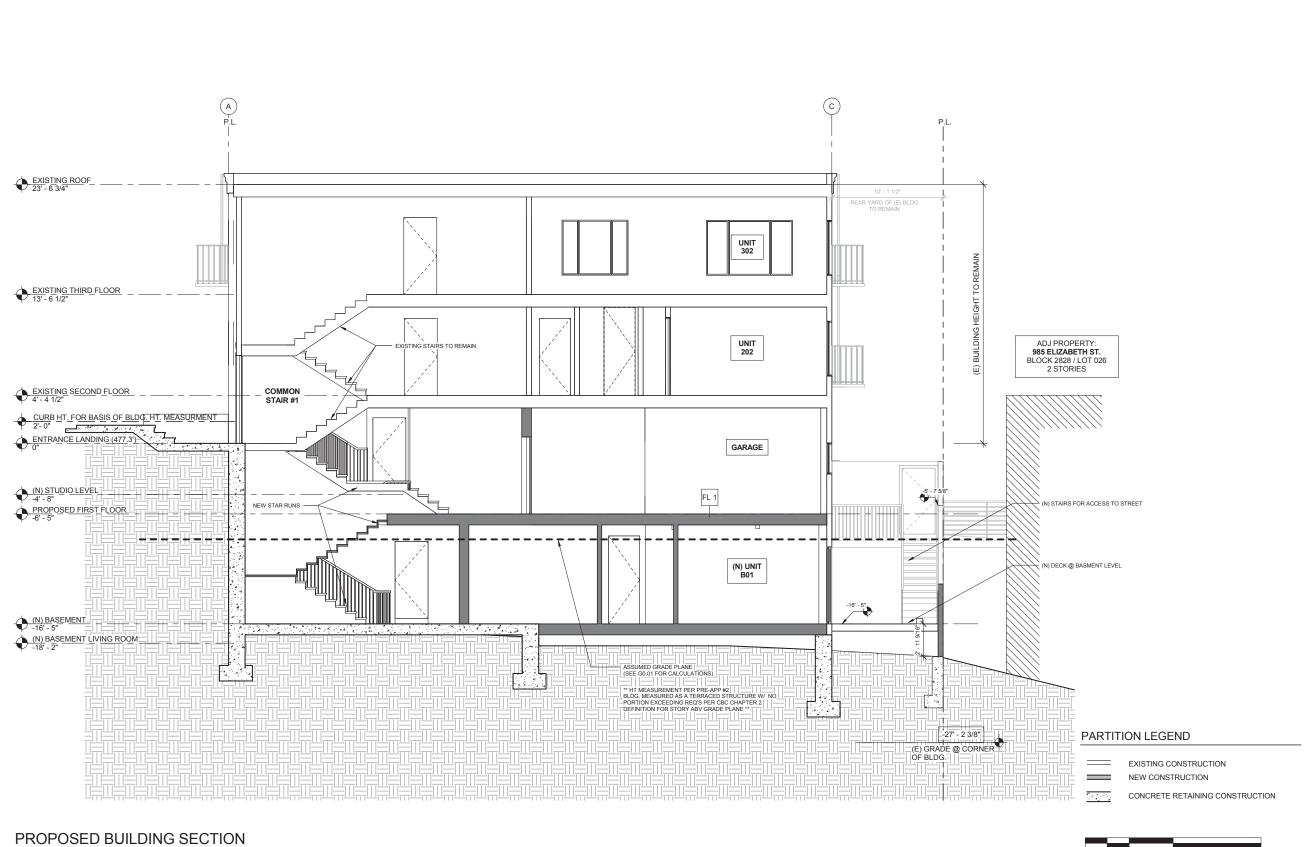
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1/4" = 1'-0"

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MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

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PROPOSED BUILDING SECTION

DATE 05/11/17

SCALE As indicated

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A3.01

GENERAL DOOR NOTES

- 1. ALL DOOR OPENINGS, DOORS, FRAMES AND HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODES AND U.L.
- 2. COORDINATE ALL DOORS AND DOOR DETAILS TO PROVIDE ADEQUATE CLEARANCE AND FRAME REINFORCEMENT FOR HARDWARE TYPES. SEE SPECIFICATIONS FOR HARDWARE MOUNTING HEIGHTS.
- 3. ALL HOLLOW METAL DOORS AND DOOR FRAMES TO BE PAINTED BOTH SIDES.
- 4. ALL GLASS SURFACES SHALL BE PREFINISHED.
- 5. ALL FIRE RATED DOORS TO RECEIVE LABELED CLOSING DEVICES. FRAMES AND AUTOMATIC LATCHES.
- 6. ALL DOOR SIZES ARE FRAME OPENING SIZE, U.O.N.
- 7. VERIFY ALL H.M. FRAME THROAT WIDTHS WITH SPECIFIC WALL WIDTHS AT EACH LOCATION.
- 8. ALL GLAZING TO BE SAFTY GLAZING AS REQUIRED BY CODE.
- 9. DOOR LATCH HARDWARE TO BE INSTALLED 40" A.F.F., U.O.N.
- 10. DOORS WILL NOT HAVE CLOSER HARDWARE U.O.N.
- 11. ALL GLAZED DOORS TO COMPLY WITH REQUIREMENTS OF T-24 ENERGY REPORT AND "WINDOW & DOOR ENERGY
- 12. HIGH-LOW VENTS IN ALL CLOSET DOORS THAT HOUSE WASHER/DRYER UNITS
- 13. PANIC HARDWARE REQUIRED ON DOORS 6, 16, & 15 PER CBC 1008.1
- 14. PROVIDE 10" SMOOTH SURFACE @ BOTTOM OF GATE (CBC 1125 A.7)

HARDWARE GROUPS

- 1 = INTERIOR PASSAGE (NO LOCK)

- INTERIOR PRIVACY LATCH AND LOCK
 CORRIDOR/EXTERIOR PASSAGE CLOSER AND LATCH
 CORRIDOR/EXTERIOR LOCKSET CLOSER, LOCKSET, DEADBOLT, & LATCH, SMOKE SEAL
- 5 = MAGNETIC HOLD OPEN
- 6 = FENCE GATE HARDWARE
- 7 = POCKET DOOR/PRIVACY HARDWARE 8 = AUTOMATIC DOOR OPENER
- 9 = ELEVATOR DOOR HARDWARE, W/ AUTOMATIC DROP DOWN SMOKE SEAL

R SCH	HEDU	LE								
S	IZE		DOOR PAI	NEL	FRAME	DATING		DETAILS	3	HARDWAR
WIDTH	HEIGHT	TYPE	MATERIAL	GLAZING	MATERIA L	(MINUTES)	HEAD	JAMB	THRESHOLD	E. GROUP
01 4011	71 011	014//110	MOOD	,	MOOD			1	T	
				1	WOOD	-				1
_						-				2
3' - 0"	7' - 0"	SWING	METAL			90 - MIN.				3
3' - 0"	7' - 0"	SWING	METAL	-	METAL	90 - MIN.				4
3' - 0"	7' - 0"	SWING	METAL	-	METAL	90 - MIN.				3
6' - 0"	7' - 0"	SLIDING	ALUM			-				1
5' - 0"	7' - 0"	DOUBLE SWING	WOOD		WOOD	-				1
6' - 0"	7' - 0"	SLIDING	ALUM							1
8' - 11"	7' - 0"									1
2' - 0"	7' - 0"									
3' - 0"	6' - 0"			-	METAL					1
3' - 0"	8' - 0"									
	S WIDTH 2' - 10" 2' - 10" 3' - 0" 3' - 0" 3' - 0" 6' - 0" 5' - 0" 6' - 0" 8' - 11" 2' - 0" 3' - 0"	SIZE WIDTH HEIGHT 2' - 10" 7' - 0" 2' - 10" 8' - 0" 3' - 0" 7' - 0" 3' - 0" 7' - 0" 3' - 0" 7' - 0" 6' - 0" 7' - 0" 6' - 0" 7' - 0" 6' - 0" 7' - 0" 8' - 11" 7' - 0" 2' - 0" 7' - 0" 3' - 0" 6' - 0" 3' - 0" 6' - 0"	WIDTH HEIGHT TYPE 2'-10" 7'-0" SWING 2'-10" 8'-0" SWING 3'-0" 7'-0" SWING 3'-0" 7'-0" SWING 3'-0" 7'-0" SWING 6'-0" 7'-0" SLIDING 5'-0" 7'-0" DOUBLE SWING 6'-0" 7'-0" SLIDING 8'-11" 7'-0" SLIDING 2'-0" 7'-0" SLIDING	SIZE	SIZE DOOR PANEL	SIZE	SIZE	SIZE	SIZE	SIZE

GENERAL WINDOW NOTES

- 1. ALL WINDOWS TO BE NFRC-RATED.
- 2. ALL WINDOWS TO BE NAIL-FIN, U.O.N.
- 3. ALL GLAZING BELOW +18"A.F.F., WITHIN 24" OF DOORS, OR OTHERWISE REQUIRED BY CODE TO BE
- 4. ALL WINDOWS TO INCLUDE LOW-E GLAZING.
- 5. ALL DIMENSIONS ARE TO ROUGH OPENING.
- 6. SEE ELEVATIONS FOR EXT. FINISH ADJACENT TO WINDOW
- 7. SEE ELEVATIONS FOR SUNSHADE & CANOPY LOCATIONS.
- 8. ALL BEDROOMS BELOW THE FOURTH STORY MUST BE EQUIPPED WITH AN ESCAPE WINDOW AS REQUIRED BY CBC SECTION 1029.
- 9. PAINT ALL EXPOSED G.S.M. FLASHING, COLOR T.B.D. BY ARCHITECT.
- 10. ALL WINDOWS TO COMPLY WITH REQUIREMENTS OF T-24 ENERGY REPORT AND "WINDOW & DOOR ENERGY COMPLIANCE NOTES."
- 11. PROVIDE WINDOW OPENING FALL CONTROL DEVICE (WITH EMERGENCY EGRESS OPERATION) MEETING ASTM F2090 AT ALL WINDOWS WHERE THE SILL IS 72" ABOVE EXTERIOR GRADE AND INTERIOR SILL IS LESS THAN 36" ABOVE THE FINISHED FLOOR
- 12. ALL FENESTRATION, INCLUDING SKYLIGHTS, SEPARATING CONDITION SPACE FROM UNCONDITION SPACE OR OUTDOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.58; OR THE WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION SHALL NOT EXCEED 0.58
- 13. ALL FENESTRATION PRODUCTS MUST HAVE A LABEL LISTING THE CERTIFIED U-FACTOR, CERTIFIED SOLAR HEAT GAIN COEFFICIENT (SHGC), AND INFILTRATION RATE

ENERGY NOTES

- 1. ALL WINDOWS/DOORS TO BE NFRC-RATED (OR EQUIVALENT SEE T-24 REPORT).
- 2. ALL WINDOWS AND GLAZED DOORS TO BE DUAL PANED METAL FRAMED (U-FACTOR = 0.34/ SHGC =0.30)
- 3. SLIDING GLAZED DOOR (D202) TO BE THERMALLY BROKEN DUAL PANED METAL (U-FACTOR = 0.34/ SHGC =0.30)
- 4. SKYLIGHT TO BE DUAL PANED METAL FRAMED (U-FACTOR = 0.48/ SHGC =0.33)
- 5. ALL WINDOWS TO INCLUDE LoE 172 GLAZING. SEE T-24 REPORT.

WINDOW SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	GLAZING	STC RATING	COMMENTS
	<u>'</u>					
01	FIXED	2' - 0"	5' - 4"			
04	CASEMENT	3' - 8"	2' - 8"			



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Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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WINDOW & DOOR **SCHEDULES**

DATE 05/11/17 3/16" = 1'-0

DRAWN BY

CHECKED BY Checke

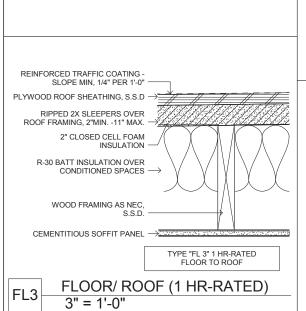
JOB NO.

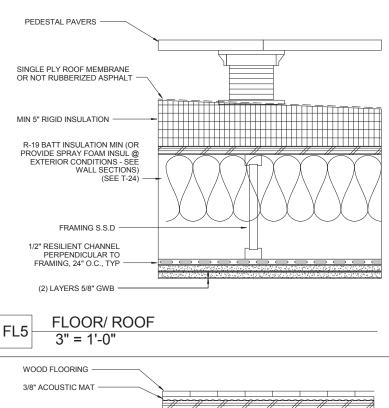
1314

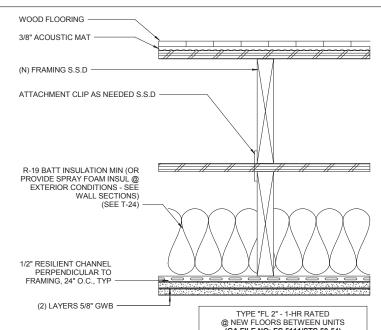
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GENERAL NOTES FOR WALL TYPES:

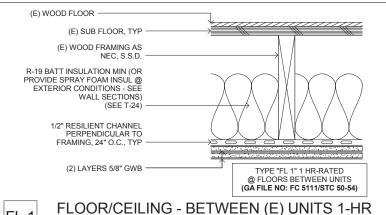
- 1. SEE STRUCTURAL DRAWINGS FOR FRAMING SIZES.
- 2. THE FOLLOWING CONDITIONS MAY OCCUR AT ANY OF THE WALL TYPES DESCRIBED ABOVE. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS
- 3. GLASS MESH MORTAR UNIT OVER WATER RESISTIVE GYPSUM WALL BOARD AT BATH SHOWER. SEE PLANS AND ELEVATIONS.
- 4. WATER RESISTIVE GYPSUM WALL BOARD REQUIRED FOR ALL LAYERS AT BATHROOMS, POWDER ROOMS, KITCHEN SINK, LAUNDRY AREA AND BEHIND COOK TOP. GYPSUM BOARD TO
 BE TYPE "X" WHERE REQUIRED FOR RATED WALLS. REFER TO PLANS.
- 5. EXTERIOR SIDING OVER PLYWOOD SHEATHING WHERE OCCURS. SEE STRUCTURAL DRAWINGS
- 6. PROVIDE AND INSTALL CONTINUOUS SHEAR PANELS WHERE REQUIRED
- 7. PROVIDE SOUND ATTENUATION INSULATION IN ALL INTERIOR BEDROOMS AND BATHROOM WALLS.
- 8. FURR WALLS ADJACENT TO SHEAR PANELS AS REQUIRED FOR CONTINUOUS SUBSTRATE FINISH SURFACES.
- 9. GYPSUM WALLBOARD REQUIRED FOR RATED ASSEMBLIES IS TO BE CONTINUOUS FOR FLOOR TO CEILING BEHIND FIXTURES (E.G. BATHTUBS) CABINETS, OTHER SUBSTRATE
- 10. GYPSUM BOARD OF SOUND-RATED ASSEMBLIES SHOULD BE HELD BACK 1/4" FROM ALL INTERSECTING SURFACES AND THE GAP CAULKED AIRTIGHT WITH ACQUISTICAL SEALANT
- WHERE SOUND-RATED ASSSEMBLIES MUST ALSO MEET A FIRE RATING, PROVIDE A FIRE-RATED ACOUSTICAL SEALANT
- 11. CBC REQUIRES WALLS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER UNITS OR FROM PUBLIC SPACES ACHIEVE A MIN. STC RATING OF 50. PARTY FLOOR-CEILING ASSEMBLIES MUST ACHIEVE A MINUMUM LIC RATING OF
- 12. ATTACH DROPPED CEILING AT BATHROOMS TO WALLS ONLY, NO CONNECTION TO CEILING ABOVE.
- 13. ALL SOUND RATED ASSEMBLIES SUCH AS ISOLATED CEILINGS, PARTY WALLS, CORRIDOR WALLS, ELEVATOR WALLS, STAIR WALLS, AND PLUMBING WALLS (INCLUDING INTERIOR NONDEMISING ASSEMBLIES) SHOULD BE FILLED WITH BATT INSULATION
- 14. GYPSUM BOARD OF SOUND-RATED ASSEBLIES SHOULD BE HELD BACK 1/4" FROM ALL INTERSECTING SURFACES AND THE GAP CAULKED
- AIRTIGHT WITH ACOUSTICAL SEALANT. WHERE SOUND-RATED ASSEMBLIES MUST ALSO MEET A FIRE-RATING, PROVIDE A FIRE-RATED ACOUSTICAL SEALANT SUCH AS USG SHEETROCK BRAND OF
- 15 OUTLIET BOXES ON OPPOSITE SIDES OF PARTY WALLS SHOULD BE SEPARATED BY 16 INCHES MINIMUM AND AN EMPTY STUD BAY. BOXES IN ALL SOUND-RATED PARTITIONS (INCLUDING PLUMBING WALLS) SHOULD BE FULLY WRAPPED WITH LOWRY'S PADS(SEE
- 6/A-5.3), LOW VOLTAGE DEVICES SUCH AS CABLE, DATA, AND TELEPHONE JACKS SHOULD BE PLACED IN OUTLET BOXES AND TREATED AS SUCH.
- 16 PANELS OR FIXTURES LARGER THAN FOUR-GANG OUTLET BOX IN PARTY OR CORRIDOR WALLS SHOULD BE FULLY ENCLOSED
- 17. TREAT PIPING AND CONDUIT PENETRATIONS IN PARTY AND PLUMBING WALLS PER X/A -XX.X.
- 18. ASSEMBLIES WITH RESILIENT CHANNELS AND/OR RESILIENT UNDERLAYMENTS ARE TO CONTINUE AT ALL UNIT PERIMETER WALLS TO ENSURE ACOUSTICAL PERFORMANCE



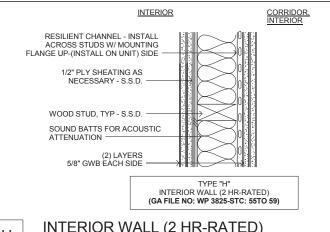




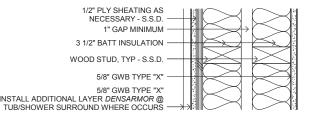




3" = 1'-0"







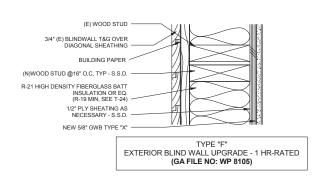
NOTE: WHERE DRAFT STOPS REQUIRED, PROVIDE MINERAL WOOL OR OTHER RESILIENT MATERIAL AND AVOID BRIDGING THE STUDS WITH BLOCKING OR OTHER ELEMENTS.

NOTE: THIS 2HR-RATED PARTITION TO BE BE USED WHERE 1HR-RATED DEMISING WALLS ARE REQUIRED BETWEEN DWELLING UNITS.

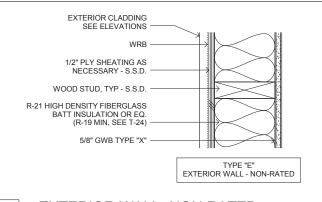
G

DEMISING WALL (1 HR-RATED/ STC 55) (GA FILE NO: WP 3820)

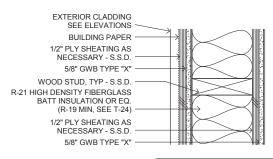
DEMISING WALL- 1 HR- RATED 3" = 1'-0"

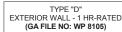




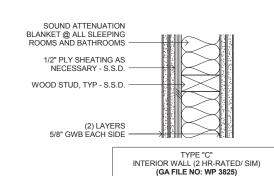




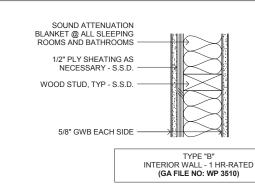




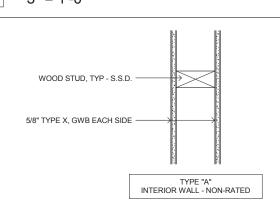












INTERIOR WALL- NON RATED 3" = 1'-0'







505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

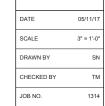
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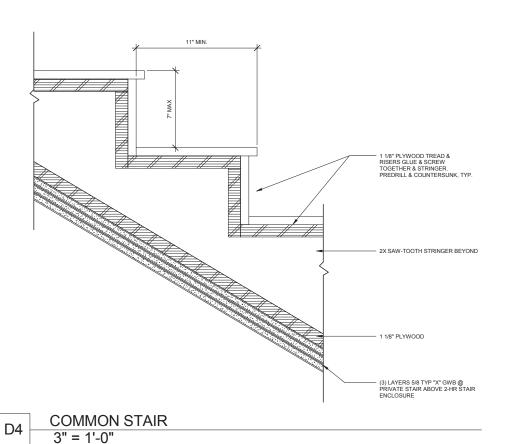
hese drawings are an industry tandards builders set for uilding permit and to assist the ontractor in construction. The

asternings, etc., are to be proper secured in conformance with sest practice, and the Contracts shall be responsible for providing and installing them.

PARTITION SCHEDULE



A7.01



FINISH PER ELEVATION

RIGID INSULATION

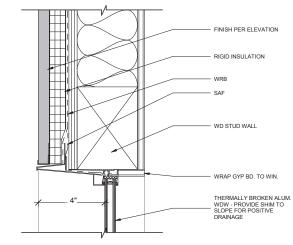
WRB

2 x 6 WD STUD

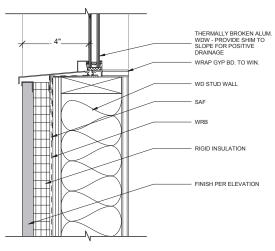
2 x 4 WD STUD

WRAP GYP BD. TO WIN.

D3 RECESSED PANEL WALL
3" = 1'-0"



D2 WINDOW HEAD DETAIL 3" = 1'-0"



D1 WINDOW SILL DETAIL 3" = 1'-0"

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> 139 Noe Street San Francisco, C 94114 415 749 0302

Revisions

1 5/11/17 NOPDR



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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DETAILS

DATE 05/11/17

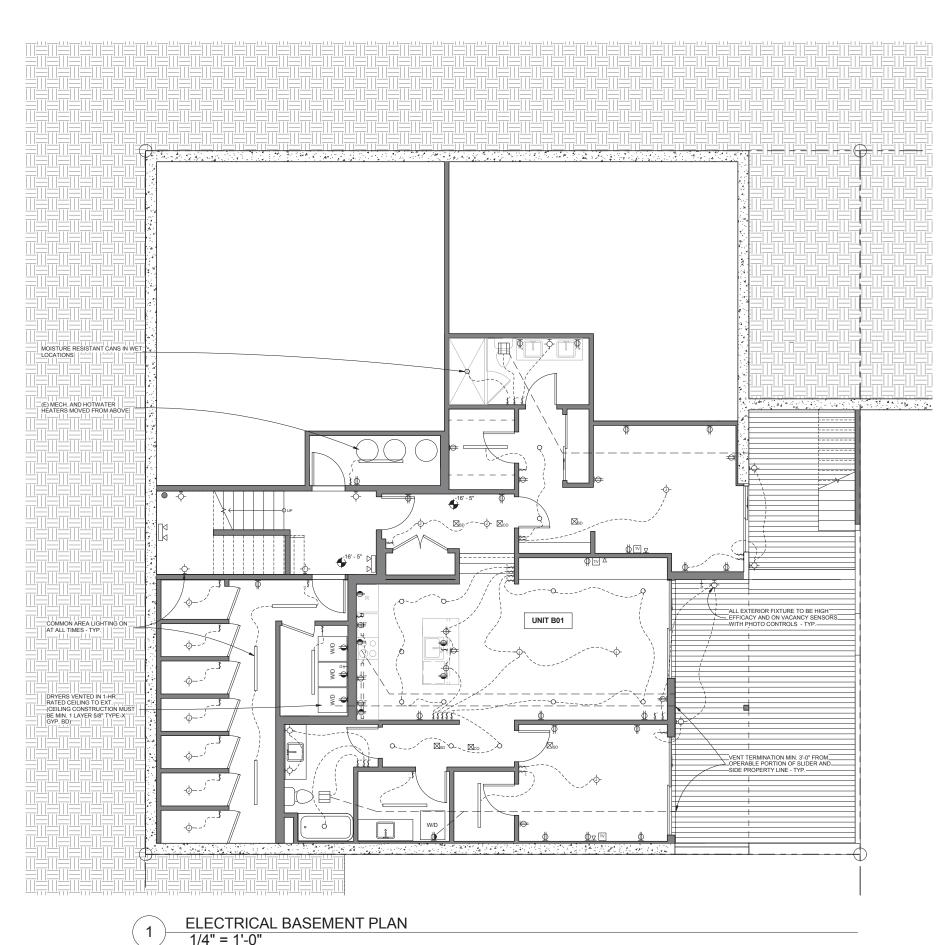
SCALE 3" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1314

A7.02



ELEC/ LIG	GHTING/ MECHANI	CAL SYME	OL LEGEND
	RECESSED LOW VOLTAGE DOWN LIGHT (SQUARE LENS)	⊠sp	SMOKE DETECTOR (POWERED)
IC	INTERCOM	⊠co	CARBON MONOXIDE SENSOR
φ-	EXT/INT WALL SCONCE	Φ	THERMOSTAT
	RECESSED CAN LIGHT W/ ADDITIONAL SOUND PROOF BOX	1	SINGLE POLE SWITCH
	WALL MTD LED STRIP	ſ	SWITCH WITH DIMMER
	CEILING MTD LED STRIP	<u>\$</u>	THREE-WAY-SWITCH
	FAN	Ĭ.,	SWITCH W/ VACANCY SENSOR
000	CEILING FAN	SWITCH W/ OCCUPANCY SENSOR	
-ф-	SURFACE MTD CEILING LIGHT	₽	DUPLEX RECEPTABLE
+	CEILING MTD LED PENDANT	₽	DUPLEX RECEPTABLE W/ FAULT CIRCUIT INTERUPTER
ЕХІТ	LIGHTED EXIT SIGN W/ BATTERY BACKUP PER CBC 1013& ILLUMINATED PER CBC 1011	M	PHONE & INTERNET
	RECESSED SPEAKER (CEILING)	TV	TV PORT
w+-	HOSE BIBB	0	RECESSED LOW VOLT LED
G+-	GAS LINE OUTLET	c = 3	UNDER CABINET LED
$\begin{array}{c c} \hline & \hline & \hline \\ \hline & \hline \\ \hline & \Delta & \Delta \\ \hline \end{array}$	LED CABLE TRACK LIGHTING	~~	EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP
D∏HS]	AUTOMATIC FIRE ALARM TYP.	₽	DEDICATED OUTLET
-	OUTDOOR WEDGE LIGHTING	8	FLOOR DUPLEX W/ REMOVABLE FLUSH COVER
СОМ	2 WAY COMMUNICATION DEVICE	-	LINEAR PENDANT

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C-24585 TAVIS OF TOP OF CALEBOARD

505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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ELECTRICAL BASEMENT PLAN

DATE 05/11/17

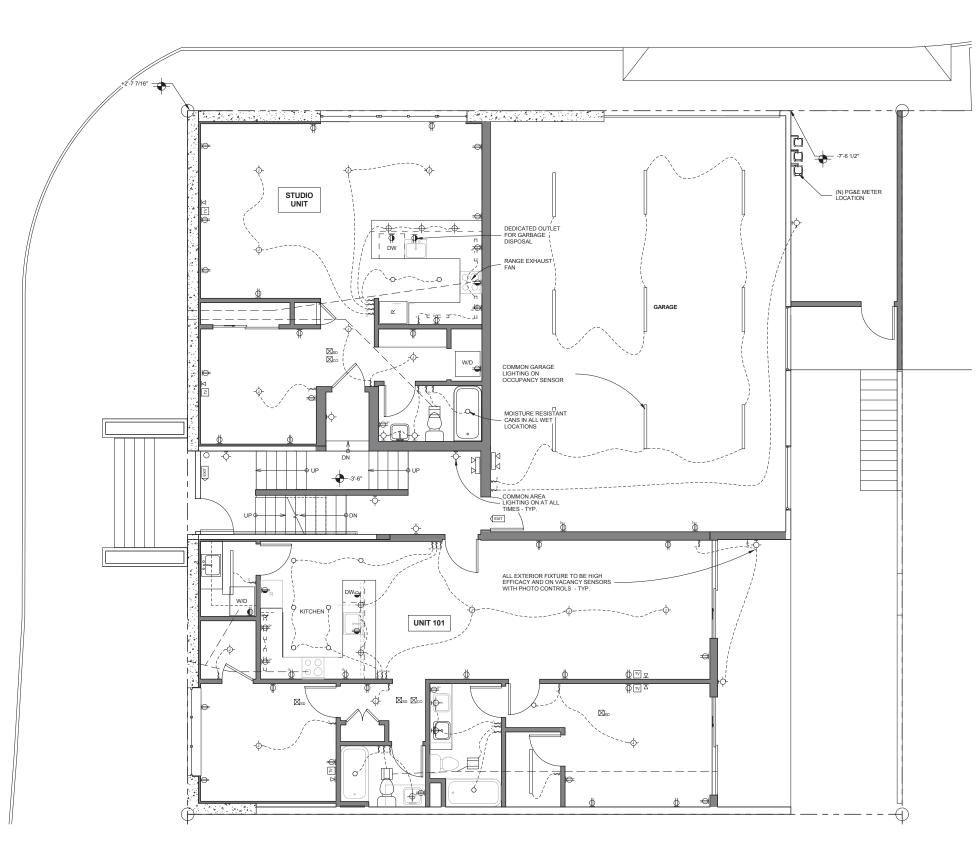
SCALE 1/4" = 1'-0"

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JOB NO.

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ELECTRICAL FIRST FLOOR PLAN

1/4" = 1'-0"

ELEC/ LIG	GHTING/ MECHAN	ICAL SYMB	OL LEGEND
	RECESSED LOW VOLTAGE DOWN LIGHT (SQUARE LENS)	⊠sp	SMOKE DETECTOR (POWERED)
ic	INTERCOM	⊠co	CARBON MONOXIDE SENSOR
ф-	EXT/INT WALL SCONCE	Φ	THERMOSTAT
	RECESSED CAN LIGHT W/ ADDITIONAL SOUND PROOF BOX	1	SINGLE POLE SWITCH
	WALL MTD LED STRIP	ſ	SWITCH WITH DIMMER
	CEILING MTD LED STRIP	1 .	THREE-WAY-SWITCH
	FAN	Ž ™	SWITCH W/ VACANCY SENSOR
∞∞	CEILING FAN	1™	SWITCH W/ OCCUPANCY SENSO
-ф-	SURFACE MTD CEILING LIGHT	₽	DUPLEX RECEPTABLE
+	CEILING MTD LED PENDANT	₽	DUPLEX RECEPTABLE W/ FAULT CIRCUIT INTERUPTER
EXIT	LIGHTED EXIT SIGN W/ BATTERY BACKUP PER CBC 1013& ILLUMINATED PER CBC 1011	М	PHONE & INTERNET
	RECESSED SPEAKER (CEILING)	TV	TV PORT
w+-	HOSE BIBB	0	RECESSED LOW VOLT LED
G -	GAS LINE OUTLET	c = 3	UNDER CABINET LED
$\begin{array}{c c} \hline & \hline & \hline \\ \hline & \hline \\ \hline & \hline \\ \hline \end{array}$	LED CABLE TRACK LIGHTING	27	EMERGENCY LIGHT FIXTURE W/ BATTERY BACK-UP
Des	AUTOMATIC FIRE ALARM TYP.	+	DEDICATED OUTLET
=	OUTDOOR WEDGE LIGHTING		FLOOR DUPLEX W/ REMOVABLE FLUSH COVER
[COM]	2 WAY COMMUNICATION DEVICE	-	LINEAR PENDANT

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ELECTRICAL FIRST FLOOR PLAN

05/11/17 DATE 1/4" = 1'-0" SCALE

DRAWN BY

CHECKED BY JOB NO. 1314

E1.02

Checker



TABI	LE OF CONTENTS	
Cover Page		
Table of Contents		
Form PRF-01-E Certificate of C		
Form ENV-MM Envelope Mand	atory Measures	2
gyPro 6. by EnergySoft	Job Number: ID: 16-111111	User Number: 6249

Proje	Project Name: Residential Building				NRCC-PRF-01-E	Page 1 of 19 10:50, Fri, Nov 11, 2016 Grand View Ave Addition.cibdx		
Proje	ect Address:	505 Grand View Avenue San Francisco 94114			Calculation Date/Time:			
Com	Compliance Scope: NewComplete				Input File Name:			
A. P	ROJECT GENERA	LINFORMATION				13	U	
1.	Project Location	(city)	San Francisco 8. Standards Version			Compliance2015		
2.	CA Zip Code		94114	9,	Compliance Software (ve	rsion)	EnergyPro 6.8	
3.	Climate Zone		3	10.	Building Orientation (deg)		(S) 180 deg	
4.	Total Conditione	d Floor Area in Scope	2,482 ft ²	11.	Permitted Scope of Work		NewComplete	
5.	Total Unconditio	ned Floor Area	0 ft ²	12.	Building Type(s)		High-Rise Residential	
6.	. Total # of Stories (Habitable Above Grade)		4	13	Gas Type		NaturalGas	
7.	. Total # of dwelling units		1					

	RFORMANCE COMPONENTS (Annual T			5 140.1				
BUILDING COMPLIES								
1. Energy Component	2. Standard Design (TDV)	3. Proposed Design (TDV)	4. Compliance Margin (TDV)	5. Percent Better than Standard				
Space Heating	13.4	14.2	-0.8	-6.0%				
Space Cooling	9.3	16.5	-7.2	-77.49				
ndoor Fans	16.8	9.6	7.2	42.99				
Heat Rejection	0.8	-	0.8					
Pumps & Misc.	3.9	74	3.9					
Domestic Hot Water	13.1	6.4	6.7	51.19				
ndoor Lighting	35,0	35.0	- 2	0.0%				
COMPLIANCE TOTAL	92.3	81.7	10.6	11.59				
Receptacle	36.1	36.1	0.0	0.09				
Process	544	340						
Other Ltg		-						
TOTAL	128.4	117.8	10.6	8.3%				

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Page 3 of 19 10:50, Fri, Nov 11, 2016 Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

Project Name: Residential Building		Residential Building	NRCC-PRF-01-E	Page 2 of 19
Project A	Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Ti	ime: 10:50, Fri, Nov 11, 2016
Compliance Scope: NewComplete		NewComplete	Input File Name:	Grand View Ave Addition.cibdx
C. PRIO	RITY PLAN C	HECK/ INSPECTION ITEMS (in order of highest	to lowest TDV energy savings)	¥1
1st	Indoor Fans	: Check envelope and mechanical	Compliance Margin By Er	nergy Component (from Table B column 4)
2nd	Domestic H	ot Water: Check mechanical	Indoor Fans	
3rd	Pumps & M	isc.: Check mechanical	Domestic Hot Water	
4th	Heat Reject	ion: Check envelope and mechanical	Pumps & Misc.	
5th	Indoor Ligh	ting: Check lighting	Heat Rejection Indoor Lighting	
6th	Space Heat	ing: Check envelope and mechanical	Space Heating	
7th	Space Cooli	ng: Check envelope and mechanical	Space Cooling	Penalty Energy Credit
	PTIONAL CO	NDITIONS omestic Hot Water in the analysis. Please verify that	Domestic Hot Water is included in the design for	the permitted scope of work.
	VERIFICATIO	N		
E. HERS				
	tion Does Not	Apply		
This Sect	tion Does Not			

	Identify wh	ich building com	ponents use the performance or prescriptive path for compliance. "NA"= not	in project
	For compone	nts that utilize th	e performance path, indicate the sheet number that includes mandatory note	s on plans.
Building Component	Com	pliance Path	Compliance Forms (required for submittal)	Location of Mandatory Notes o Plans
	Ø	Performance	NRCC-PRF-ENV-DETAILS (section of the NRCC-PRF-01-E)	
Envelope		Prescriptive	NRCC-ENV-01 / 02 / 03 / 04 / 05 / 06-E	
		NA:		
	2	Performance	NRCC-PRF-MCH-DETAILS (section of the NRCC-PRF-01-E)	
Mechanical		Prescriptive	NRCC-MCH-01 / 02 / 03 / 04 / 05 / 06 / 07-E	
		NA.		
	⊠	Performance	NRCC-PRF-PLB-DETAILS (section of the NRCC-PRF-01-E)	
Domestic Hot Water		Prescriptive	NRCC-PLB-01-E	
		NA.		
	⊠	Performance	NRCC-PRF-LTI-DETAILS (section of the NRCC-PRF-01-E)	
Lighting (Indoor Conditioned)		Prescriptive	NRCC-LTI-01 / 02 / 03 / 04 / 05-E	
		NA.		
		Performance	S2 (section of the NRCC-PRF-01-E)	
Covered Process: Commercial Kitchens		Prescriptive	NRCC-PRC-01/ 03-E	
	(X)	NA.		
200004		Performance	53 (section of the NRCC-PRF-01-E)	
Covered Process: Computer Rooms		Prescriptive	NRCC-PRC-01/ 04-E	
CLEAR THE CONTRACTORY	[2]	NA .		
		Performance	S4 (section of the NRCC-PRF-01-E)	
Covered Process: Laboratory Exhaust		Prescriptive	NRCC-PRC-01/ 09-E	
	⊠	NA.	1	

The following building components are only eligible for prescriptive compliance. Indicate which are relevant to the project.			The following building components may have mandatory requirements per Part 6. which are relevant to the project.				
Yes	NA	Prescriptive Requirement	Compliance Forms	Yes	NA	Mandatory Requirement	Compliance Forms
	⊠	Lighting (Indoor Unconditioned) 5140.6	NRCC-LTI-01 / 02 / 03 / 04 / 05-E			Commissioning: §120.8 Simple Systems Complex Systems	NRCC-CXR-01 / 02 / 03 / 05- NRCC-CXR-01 / 02 / 04 / 05-
	⊠	Lighting (Outdoor) §140.7	NRCC-LTO-01 / 02 / 03-E		⊠	Electrical: §130.5	NRCC-ELC-01-E
	⊠	Lighting (Sign) §140.8	NRCC-LTS-01-E		⊠	Solar Ready: §110.10	NRCC-SRA-01 / 02-E
	⊠	Solar Thermal Water Heating: §140.5	NRCC-STH-01-E	00000	RNNNN	Covered Process: §120.6 Parking Garage Commercial Refrigeration Warehouse Refrigeration Compressed Air Process Boilers	NRCC-PRC-01-E NRCC-PRC-02-E NRCC-PRC-05-E NRCC-PRC-06/07/08-E NRCC-PRC-10-E NRCC-PRC-11-E

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139 Noe Street San Francisco, C 94114 415 749 0302

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

NOTICE

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All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

ENERGY REPORT

DATE 04/18/17
SCALE
DRAWN BY OG

CHECKED BY

JOB NO. 1314

T24 0.01

Page 4 of 19 Time: 10:50, Fri, Nov 11, 2016

Project Name:	Residential Building	RCC-PRF-01-E	Page 5 of 19		
Project Address:	505 Grand View Avenue San Francisco 94114	alculation Date/Time:	10:50, Fri, Nov 11, 2016 Grand View Ave Addition.cibdx		
Compliance Scope:	NewComplete I	nput File Name:			
Documentation Auti (Retain copies and v	NSTALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION to indicate which Certificates must be submitted for the features to be erify forms are completed and signed to post in field for Field Inspector to vin McH and III Details Sections for Acceptance Tests and forms by equipment.	ecognized for complia erify).		Confi	rmed
Building Component	Compliance Forms (required for submittal)			Pass	Fail
Envelope	NRCI-ENV-01-E - For all buildings				
Envelope	☑ NRCA-ENV-02-F- NFRC label verification for fenestration				
	NRCI-MCH-01-E - For all buildings with Mechanical Systems	lechanical Systems			
	☐ NRCA-MCH-02-A- Outdoor Air	□ NRCA-MCH-02-A- Outdoor Air			
	NRCA-MCH-03-A − Constant Volume Single Zone HVAC				
	☑ NRCA-MCH-04-H- Air Distribution Duct Leakage				
	□ NRCA-MCH-05-A- Air Economizer Controls	Air Economizer Controls			
	□ NRCA-MCH-06-A- Demand Control Ventilation	☐ NRCA-MCH-06-A- Demand Control Ventilation			
	□ NRCA-MCH-07-A – Supply Fan Variable Flow Controls	☐ NRCA-MCH-07-A — Supply Fan Variable Flow Controls			
	☐ NRCA-MCH-08-A- Valve Leakage Test	NRCA-MCH-08-A- Valve Leakage Test			
	□ NRCA-MCH-09-A = Supply Water Temp Reset Controls	np Reset Controls			
Mechanical	□ NRCA-MCH-10-A- Hydronic System Variable Flow Controls	Controls			
	□ NRCA-MCH-11-A – Auto Demand Shed Controls				
	□ NRCA-MCH-12-A- Packaged Direct Expansion Units				
	□ NRCA-MCH-13-A- Air Handling Units and Zone Terminal Units				
	☐ NRCA-MCH-14-A- Distributed Energy Storage				
	□ NRCA-MCH-15-A = Thermal Energy Storage				
	☐ NRCA-MCH-16-A- Supply Air Temp Reset Controls				
	□ NRCA-MCH-17-A – Condensate Water Temp Reset Controls				
	□ NRCA-MCH-18-A- Energy Management Controls Systems				
	☐ NRCV-MCH-04-H- Duct Leakage Test	эүхинг			

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

A Building Energy Efficiency Standards, 2013 Nonresidential Compliance	Report Version: NRCC-PRE-01-E-09122016-2995	Report Generated at: 2016-11-11 10:51:19

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Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx	

J. FENESTRATION ASSEMBLY SUMMARY							5 110.6		Confirmed	
1,	2.	3,	4.	5.	6.	7.	8.	9.	-23	
Fenestration Assembly Name / Tag or I.D.	Fenestration Type	Certification Method ¹	Assembly Method	Area ft²	Overall U-factor	Overall SHGC	Overall VT	Status	SSR	Pass Fall
Double Non Metal Clear	VerticalFenestration	NFRCRated	SiteBuilt	672	0.32	0.25	0.50	N		

Taking compliance credit for fenestration shading devices? (if "Yes", see NRCC-PRF-ENV-DETAILS for more information)		
U ANALIS SUBSTRACTOR AND	4 + no m / 4 + + o n	4 6 4

OPAQUE SURFACE ASSEMBLY SUMMARY						120.7/ § 140.3		Confirme	
1.	2.	3.	4.	5.	6.	7.	8.		
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	U-Factor / F-Factor / C-Factor	Status ¹	ass	Fall
R-19 Floor No Crawlspace7	ExteriorFloor	2482	Wood	19	NA:	U-Factor: 0.049	N		
R-13 Wall9	ExteriorWall	2080	Wood	13	NA.	U-Factor: 0.102	N:		
R-30 Roof Cathedral25	Roof	2482	Wood	30	NA	U-Factor: 0.034	N.		

ROOFING PRODUCT SUMMARY							§ 140.3	Confi	rmed
1.	2.	3.	4.	5.	6.	7.		100	2004
Product Type	Product Density (lb/ft²)	Aged Solar Reflectance	Thermal Emittance	SRI	Cool Roof Credit	Roofing P Descrip		Pass	2
R-30 Roof Cathedral25	4.65104	0.08	0.75	NA	No	NA	1		

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

Project Name:	Residential Building	NRCC-PRF-01-E	Page 6 of 19
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx

Documentation Author ((Retain copies and verify	ALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) — to indicate which Certificates must be submitted for the features to be recognized for compliance of forms are completed and signed to post in field for Field inspector to verify). ACH and LTI Details Sections for Acceptance Tests and forms by equipment.	Confi	rmed
Building Component	Compliance Forms (required for submittal)	Pass	Fail
	□ NRCI-PLB-01-E - For all buildings with Plumbing Systems		
	☐ NRCI-PLB-02-E - required on central systems in high-rise residential, hotel/motel application.		
	□ NRCI-PLB-03-E - Single dwelling unit systems in high-rise residential, hotel/motel application.		
	□ NRCI-PLB-21-E - HERS verified central systems in high-rise residential, hotel/motel application.		
Plumbing	□ NRCI-PLB-22-E - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.		
	□ NRCV-PLB-21-H- HERS verified central systems in high-rise residential, hotel/motel application.		
	□ NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application.		
	☐ NRCI-STH-01-E - Any solar water heating		
	☑ NRCI-LTI-01-E - For all buildings		
	☐ NRCI-LTI-02-E - Lighting control system, or for an Energy Management Control System (EMCS)		
	NRCI-CTI-03-E - Line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting		
	☐ NRCI-LTI-04-E - Two interlocked systems serving an auditorium, a convention center, a conference room, or a theater		
ndoor Lighting	☐ NRCI-LTI-05-E - Lighting Control Credit Power Adjustment Factor (PAF)		
	□ NRCI-LTI-06-E - Additional wattage installed in a video conferencing studio		
	□ NRCA-LTI-02-A - Occupancy sensors and automatic time switch controls.		
	□ NRCA-LTI-03-A - Automatic daylighting controls		
	□ NRCA-LTI-04-A - Demand responsive lighting controls		
	□ NRCI-LTO-01-E - Outdoor Lighting		
Outdoor Lighting	□ NRCI-LTO-02-E- EMCS Lighting Control System		
	□ NRCA-LTO-02-A - Outdoor Lighting Control		
ign Lighting	□ NRCI-LTS-01-E – Sign Lighting		
lectrical	□ NRCI-ELC-01-E - Electrical Power Distribution		
hotovoltaic	☐ NRCI-SPV-01-E Photovoltaic Systems		

Project Name:	Residential Building	NRCC-PRF-01-E	Page 9 of 19	
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I. HVAC SYSTE	HVAC SYSTEM SUMMARY (see NRCC-PRF-MCH-DETAILS for more information)										5 110.1 / 5 110.2							
Dry System Equipment 1 (Fan & Economizer info included below in Table N)												Conf	irme					
1.	2.	3,	4.	5.	6.	7.	8.	9		10.	11.		Г					
Equip Name	Equip Type	System Type (Simple ³ or	Qty	Total Heating Output	Output	Output	Output	Output	Output	Supp Heat Source (Y/N)	Supp Heat Output	Total Cooling Output	Effici	ency	Acceptance Testing Required? (Y/N)	Status	Pass	781
		Complex 4)		(kBtu/h)		(kBtuh)	(kBtu/h)	Cooling	Heating	5								
HVAC System	SZAC (Split3Phase)	Simple	1	80	No	0	35	SEER-14.0 / EER-11.5	AFUE-80.0	Yes	N							

		Wet	System Eq	uipment?	700					Confirmed				
12.	13.	14.	15.	16.	17.	18.	19.	20.	21.	22.	23.	24.		
Equip Name	Equip Type	Qty	Vol (gal)	Rated Capacity (kBtu/h)	Efficiency	Standby Loss	Tank Ext. R Value	Qty	GPM	НР	VSD (Y/N)	Status ⁶	Pass	3
Tankless Water Heater2	Instantaneous	1	. 1	199	EF: 0.940	NA.	NA.	NA	NA.	NA.	No	N		

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

pancy between modeled and designed equipment sizing? (if "Yes", see Table F. "Additional Remarks" for an explanation

I. ECONOMIZER & FAN SYSTEMS SUMMARY ²									5 140.4	Confirme				
1.	2.				3.					4.		5.		
	Outside Air			Supp	ply Fan		Return Fan				CALL SECTION S		2	2
Equip Name	СРМ	CFM	НР	ВНР	TSP (inch WC)	Control	CFM	НР	ВНР	TSP (inch WC)	Control	(if present)	8	8 1 ≦
HVAC System	180	1200	0.150	0.150	0.40	ConstantVolume	NA.	NA	NA	NA.	NA.	NA.		

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx

Documentation Author (Retain copies and verif	ALLATION, CERTIFICATE OF ACCEPTANCE & CERTIFICATE OF VERIFICATION SUMMARY (NRCI/NRCA/NRCV) — to indicate which Certificates must be submitted for the features to be recognized for compliance y forms are completed and signed to post in field for Field Inspector to verify). MCH and LTI Details Sections for Acceptance Tests and forms by equipment.	Confi	rmed
Building Component	Compliance Forms (required for submittal)	Pass	Fail
	□ NRCI-PRC-01-E Refrigerated Warehouse		
	□ NRCA-PRC-01-F- Compressed Air Systems		
	☐ NRCA-PRC-02-F- Kitchen Exhaust		
	□ NRCA-PRC-03-F- Garage Exhaust		
Covered Process	☐ NRCA-PRC-04-F- Refrigerated Warehouse- Evaporator Fan Motor Controls		
	☐ NRCA-PRC-05-F- Refrigerated Warehouse- Evaporative Condenser Controls		
	☐ NRCA-PRC-06-F- Refrigerated Warehouse- Air Cooled Condenser Controls		
	☐ NRCA-PRC-07F- Refrigerated Warehouse- Variable Speed Compressor		
	☐ NRCA-PRC-08-F- Electrical Resistance Underslab Heating System		

1.	Total Conditioned Floor Area	2,482 ft ²	5.	Number of Floors Above Grade	4	Conf	firmed	
2.	Total Unconditioned Floor Area	0 ft ²	6.	Number of Floors Below Grade	0			
3.	Addition Conditioned Floor Area	Oft ²				- 20		
4.	Addition Unconditioned Floor Area	0 ft²	13	,		Pass	Fall	
7. Opaque Surfaces & Orientation		8. T	otal Gross Surface Area	9. Total Fenestration Area	10. Window to Wall Ratio			
North V	Wall		390 ft ²	144 ft ²	36.9%			
East Wa	Ille		650 ft ²	287 ft ²	44.2%			
South V	Wall		390 ft ²	0 ft ²	00.0%			
West W	/all		650 ft ²	241 ft ²	37.1%			
	Total		2,080 ft ²	672 ft ²	32.3%		E	
Roof		2,482 ft ²		0 ft² 00				

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Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx

O. EQUIPMENT CONTROLS		9 120	2	Confi	rmed
1.	2.	3.		9	-
Equip Name	Equip Type	Controls		22	=
DHW1 - SHW	Service Hot Water, Primary Only	Fixed Temperature Control, No DDC			

YSTEM DISTRIBUTION SUM	MARY				§ 120.4/ § 140.4(I)		
1			Dry System Distr	ibution	1	Confi	irmed
1.	2.	3.	4.				
10000000	25012	Duct Leakage and Sealing	Duct Leakage will be	Du		Pass	2
Equip Name	Equip Type	Duct Leakage and Sealing verified per NA1 and	Location				
HVAC System	SZAC	No	Yes	8	Unconditioned		

Does the Project Include Zonal Systems? (if "Yes", see NRCC-PRF-MCH-DETAILS for system information)	Yes
Does the Project Include a Solar Hot Water System? (if "Yes", see NRCC-PRF-MCH-DETAILS for system information)	No
Multifamily or Hotel/ Motel Occupancy? (if "Yes", see NRCC-PRF-MCH-DETAILS for DHW system information)	Yes

Q. INDOOR CONDITIONED	NDOOR CONDITIONED LIGHTING GENERAL INFO (see NRCC-PRF-LTI-DETAILS for more info) ³						40.6
			<u> 1</u> 11	80		Confi	irmed
1.	2.	3.	4.	5	L.		
Occupancy Type ¹	Conditioned Floor Area ² (ft ²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance		Pass	Fall
				Area Category Footnotes (Watts)	Tailored Method (Watts)		
High-Rise Residential Living Spaces	2,482		0	0	0		
Building Totals:	2,482		0	0	0		

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505 GRAND VIEW AVE.

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Revisions

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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ENERGY REPORT

04/18/17 DATE SCALE DRAWN BY CHECKED BY

JOB NO. 1314

> T24 0.02

Project Name:	Residential Building		NRCC	-PRF-01-E	Page 11 of 19		
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Compliance Scope:	NewComplete		Input	File Name:	Grand View Ave Additi	on.cibdx	
R. INDOOR CONDIT	IONED LIGHTING SCHEDULE (A	dapted from NRCC-LTI-0	1-E)1		<i>3</i> 2		5 130.0
This Section Does Not	Apply						
of lighting power densities w	ere used in the compliance model Building De	partments will need to check pres	riptive forms for Luminoire Schedu	le details.			
S1. COVERED PROC	ESS SUMMARY – ENCLOSED PA	RKING GARAGES				§ 140.9	
This Section Does Not	Apply					•	
S2. COVERED PROC	ESS SUMMARY – COMMERCIA	LKITCHENS				5 140.9	
This Section Does Not	Apply					7	
S3. COVERED PROC	ESS SUMMARY – COMPUTER R	OOMS			§ 140.9		
This Section Does Not	Apply						
S4. COVERED PROC	ESS SUMMARY – LABORATORY	EXHAUSTS				140.9	
This Section Does Not	Apply					100000	
T. UNMET LOAD HO	HIPS						
This Section Does Not							
U. ENERGY USE SUN	MMARY		20	41 10			
Ener	rgy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margi (MBt)
Sį	pace Heating	0.0	-		18.3	19.3	-1.0
S	pace Cooling	0.4	0.8	-0.4		-	**
	Indoor Fans	1.7	11	0.6		140	-
	eat Rejection	0.0	_				-

	(www)	[mwn]	(iotovn)	(watu)	(Metu)	[wietn]
Space Heating	0.0	-		18.3	19.3	-1.0
Space Cooling	0.4	0.8	-0.4	++	**	**
Indoor Fans	1.7	1.1	0.6	12.0	144	-
Heat Rejection	0.0	-		**	**	-
Pumps & Misc.	0.3			**	***	
Domestic Hot Water			77	19.9	9.7	10.2
Indoor Lighting	4.1	4.1	0.0	20	46	
COMPLIANCE TOTAL	6.5	6.0	0.5	38.2	29.0	9.2
Receptacle	4.1	4.1	0.0	1.8	1.8	0.0

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NRCC-PRF-ENV-DETAILS -SECTION START-

B. OVERHANG DETAILS (Adapted from NRCC-ENV-02-E)

This Section Does Not Apply

C. OPAQUE DOOR SUMMARY

A. OPAQUE SURFACE ASSEN	ABLY DETAILS			Confi	irmed
1.	2.	3.	4.	79	-
Surface Name	Surface Type	Description of Assembly Layers	Notes	Pass	Fail
R-19 Floor No Crawlspace7	Property of the Character of States	Wood framed floor, 16in. OC, 5.5in., R-19 Plywood - 1/2 in. Carpet - 3/4 in.			
R-13 Wall9	ExteriorWall	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 3.5in., R-13 Gypsum Board - 1/2 in.			0
R-30 Roof Cathedral25	Roof	Asphalt thingles - 1/4 in. Vasor permeable felt - 1/8 in. Plywood - 1/2 in. Plywood - 1/2 in. Air - Cavity- Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 11.2 Sin., R-30 Gypsum 8oard - 1/2 in.			0

	 7//	
		В.
		Н
.77		

Project Name:	Residential Building	NRCC-PRF-01-E	Page 12 of 19	
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ENERGY USE SUMMARY Energy Component Standard Design Site (MWh) Proposed Design Site (MWh) Standard Design Site (MWh) (MBtu) (MBtu) (MBtu) (MBtu)									
Energy Component									
Process	-		#						
Other Ltg	-	1.91	*		in the second	-			
TOTAL	10.6	10.1	0.5	40.0	30.8	9.2			

ry Component	(MWh)	(MWh)	(MWh)	(MBtu)	(MBtu)	(MBtu)	1 certify	that this Certificate of Compliance documentation is accurate and complete.	I certify that this Certificate of Compliance documentation is accurate and complete.				
Process	-	- (-	(mara)	(111010)	(moto)	Docume	entation Author Name: Timothy Carstairs, CEA, HERS, GPR	Signature:				
Other Ltg	_		- 3		-	100	Compar	ny: Carstairs Energy Calculations	Signature Date: Application				
100000000	-	7	0.5			10000	Address	s: PO Box 4736	Signature Date: In 1999				
TOTAL	10.6	10.1	0.5	40.0	30.8	9.2	City/Sta	nte/Zip: San Luis Obispo CA 93403	CEA Identification (If applicable): R13-06-10042				
							Phone:	(805) 904-9048					
							RESPO	NSIBLE PERSON'S DECLARATION STATEMENT		22			
							1 certify	the following under penalty of perjury, under the laws of the State of California:					
							1	I hereby affirm that I am eligible under the provisions of Division 3 of the Business a licensed in the State of California as a civil engineer, mechanical engineer, electrical		erson responsible for its preparation; and that I am			
							2	I affirm that I am eligible under the provisions of Division 3 of the Business and Prot preparation; and that I am a licensed contractor performing this work.	lessions Code by section 5537.2 or 6737.3 to sign thi	s document as the person responsible for its			
							3	l affirm that I am eligible under Division 3 of the Business and Professions Code to s Business and Professions Code Sections 5537, 5538 and 6737.1.	ign this document because it pertains to a structure	or type of work described as exempt pursuant to			
							Respons	sible Envelope Designer Name:	61				
							Compar	ny: Kermin Morris Architects	Signature:				
							Address	: 139 Noe Street	Date Signed:				
							City/Sta	ste/Zip: San Francisco CA 94114	Declaration Statement Type:				
							Phone:	415-749-0302	Title:	License #:			
							Respon	sible Lighting Designer Name:	el				
							Compar	ny:	Signature:				
							Address	K	Date Signed:				
							City/Sta	ite/Zip:	Declaration Statement Type:	_			
							Phone:		Title:	License #:			
							Respons	sible Mechanical Designer Name: - specify -	Signature:				
							Compar	ny:	Signature.				

Project Name:	Residential Building	NRCC-PRF-01-E	Page 15 of 19	
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016	
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx	

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

NRCC-PRF-MCH-DETAILS -SECTION START-

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

MECHANICAL	VENTILATION	AND REF	EAT (Add	pted from	m 2013-N	RCC-MC	H-03	-E)									Confi	rme
		L DESIGN	AIR FLOW	S						2.	VENTILAT	ION (§ 120	1)					
CONDITIONED ZONE NAME	HEATING / COOLING SYSTEM	DESIGN PRIMARY AIR FLOW (CFM)	DESIGN PRIMARY MINIMUM AIR FLOW (CFM)	MINIMUM PRIMARY AIR FLOW FRACTION	MAXIMUM HEATING AIR FLOW (CFM)	MAXIMUM HEATING AIR FLOW FRACTION	DDC CONTROL (Y/N)	VENT SYSTEM ID	CONDITIONED AREA (ft2)	MIN. VENT PER AREA (CFM/ft2)	DESIGN NUM. OF PEOPLE	MIN. YENT PER PERSON (CFM/person)	REQ'D VENT AIR FLOW (CFM)	DESIGN VENT AIR FLOW (CFM)	TRANSFER AIRFLOW (CFM)	DCV [Y/N]	Pass	Fail
1-Living Area	HVAC System	NA.	NA.	NA.	NA	NA.	N	HVAC System	2,482	NA.	6	29.0	180	180	NA	N		
177							T	TOTAL	2,482		NA.		NA	NA	NA			

ZONAL SYSTEM A	ND TERMINAL UN	IT SUN	IMARY				ZONAL SYSTEM AND TERMINAL UNIT SUMMARY											
1.	2.	3.	4	L.	5.	6.		7.			8.		Conf	irmed				
System ID	Contain Tons	000		Capacity tuh)	Economizer	Zone Name			Airflow (cfm)		Fan			Sall Sall				
System ID	System Type	Qty	Heating	Cooling	Economizer	Zone reame	Design	Min.	Min. Ratio	ВНР	Cycles	ECM Motor	SS	=				
HVAC System	SZAC	1	80.00	35.00	No	1-Living Area	1200	NA	NA	0.150								

C. EXHAUST FAN SUMMARY				- 1
This Section Does Not Apply				

Project Name:	Residential Building	NRCC-PRF-01-E	Page 16 of 19	
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016	
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx	

NRCC-PRF-01-E Page 13 of 19

Calculation Date/Time: 10:50, Frl, Nov 11, 2016

Input File Name: Grand View Ave Addition.cibdx

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

D. DHW EQUIPM	. DHW EQUIPMENT SUMMARY – (Adapted from NRCC-PLB-01)												Confirmed	
1.	2,	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	-	\Box	
DHW Name	Fuel	Туре	Qty	Distribution Type	Rated Input k8tuh	Efficiency	Pilot Energy (Btu/h)	External Tank Insulation	Vol	Standby Loss	Vol. of Suppl. Storage Tank	1 1	Fail	
Tankless Water Heater2	Gas	Instantaneou s	1	Nonrecirculating	199	EF: 0.940	0	NA	1	0	NA			

F. M	ULTI-FAMILY	CENTRAL	DHW 9	YSTEM	DETAIL	S

This Section Does Not Apply

F. SOLAR HOT WATER HEATING SUMMARY (Adapted from NRCC-STH-01)

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

This Section Does Not Apply

G. MECHAN	ICAL HVA	AC ACCEP	TANCE T	ESTS & F	ORMS (Adapted	from 20	13-NRC	с-мсн-о	1-E)									§ RA	1
Declaration o		d Accepta	nce Certi	ficates (N	RCA) – Ac	cceptance	Certifica	es that n	say be sul	omitted. (Retain cop	ies and v	erify forn	ns are com	pleted ar	nd signed	to post in	field for	Field	
Test Descri	ption	MCH-02A	WCH-G3A	MCH-04A	MCH-05A	MCH-06A	MCH-07A	MCH-08A	MCH-09A	MCH-10A	MCH-11A	MCH-12A	MCH-13A	MCH-14A	MCH-15A	MCH-16A	MOH-17A	MCH-18A	Confi	rmed
Equipment Requiring Testing or Verification	# of units	Outdoor Air	Single Zone Unitary	Air Dist. Ducts	Economizer Controls	BCV	Supply Fan VAV	Valve leakage	Supply Water Temp. Reset	Hyd. Variable Flow Control	Auto Demand Shed Control	FDD for DX Units	Auto FDO for Air & Zone	Dist. Energy Storage DX AC	TES Systems	Supply Air Temp. Reset	Condenser Water Reset Controls	ECMS	Pass	Fall

km kerman morris architects

Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

ENERGY REPORT

04/18/17 DATE SCALE DRAWN BY CHECKED BY

JOB NO. 1314

T24

0.03

Report Version; NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19 CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

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Project Name:	Residential Building	NRCC-PRF-01-E	Page 17 of 19	
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016	
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx	

NRCC-PRF-LTI-DETAILS -SECTION START-

A. INDOOR CONDITIONED LIGHTING CONTROL CREDITS (Adapted from NRCC-LTI-02-E) 5 140						
This Section Does Not Apply						
B. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS (Adapted from NRCC-LTI-02-E)	6 130.1					
B. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS (Adapted from NRCC-LTI-02-E) This Section Does Not Apply	§ 130.1					

C. TAILORED METHOD CONDITIONED LIGHTING POWER ALLOWANCE SUMMARY AND CHECKLIST (Adapted from NRCC-LTI-04-E)	5 140.6
General lighting power (see Table D)	0
General lighting power from special function areas (see Table E)	NA.
Additional "use it or lose it" (See Table G)	0
Total watts	0

D. GENERAL LIGHTING POWER (Adapted from NRCC-LTI-04-E)	§ 140.6-D
This Section Does Not Apply	***
E GENERAL LIGHTING FROM SPECIAL FUNCTION AREAS (Adapted from NRCC-LTL-04-E)	6 140 6(c) 3H

Room Number	Primary Function Area		Room Cavity Ratio (Table G)	Allowed LPD	Floor Area (ft ²)	Allowed Watts	Confirmed	
	Filling Function Face	(LUX)					Pass	Fail
NA	NA NA	NA NA	NA NA	NA:	NA.	NA		

Room Width (ft)

Room Length (ft)

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Task/Activity Description

Room Number

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

Room Cavity Height (ft)

RCR

Pass Fail

Project Name:	Residential Building	NRCC-PRF-01-E	Page 18 of 19
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx

Non-Rectangular Spaces

This Section Does Not Apply

ADDITIONAL "LISE IT OR LOSE IT" (Adapted from NRCC-IT)

1,	2.	3,	4.	The second second second	Confi	rmed
Wall Display	Combined Floor Display and Task Lighting	Combined Ornamental and Special Effects Lighting	Very Valuable Merchandise	Allowed Watts	Pass	Fall
0	0	0	0	0		

5. Wall Display

This Section Does Not Apply

6. Floor Display and Task Lighting

This Section Does Not Apply

7. Combined Ornamental and Special Effects Lighting

This Section Does Not Apply

8. Very Valuable Merchandise

This Section Does Not Apply

1. INDOOR & OUTDOOR LIG	MIING ACCEPTANCE	TESTS & FORMS (Adapted from	NACC-EIT-01-E and NAC	.C-E1O-01-E)		5 1	50.4
Declaration of Required Accep	tance Certificates (NRC	A) –Acceptance Certificates that mu Field I	ust be verified in the field. Inspector to verify).	(Retain copies and verify forms	are completed and signed	to post in f	field for
Test Description		Indoor			Outdoor	Confirmed	
		NRCA-LTI-02-A	NRCA-LTI-03-A	NRCA-LTI-04-A	NRCA-LTO-02-A		
Equipment Requiring Testing or Verification	# of units	Occ Sensors / Auto Time Switch	Auto Daylight	Demand Responsive	Outdoor Controls	SSEA	E E
Occupant Sensors	0						

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

Project Name:	Residential Building	NRCC-PRF-01-E	Page 19 of 19
Project Address:	505 Grand View Avenue San Francisco 94114	Calculation Date/Time:	10:50, Fri, Nov 11, 2016
Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx

Compliance Scope:	NewComplete	Input File Name:	Grand View Ave Addition.cibdx		
H INDOOR & OUTDO	OR LIGHTING ACCEPTANCE TESTS & FORMS (Adapted fr	am NRCC ITI O1 F and NRCC ITO O1	E)	6 130.4	1
H. INDOOR & COTDO	OR LIGHTING ACCEPTANCE TESTS & PORMS (Adapted II	OW MACC-FILL-01-E and MACC-FLO-01	e)	9 130.4	

		Field I	nspector to verify).				
Test Description		Indoor			Outdoor	Confirmed	
		NRCA-LTI-02-A	NRCA-LTI-03-A	NRCA-LTI-04-A	NRCA-LTO-02-A	1	
Equipment Requiring Testing or Verification	# of units	Occ Sensors / Auto Time Auto Daylight Demand Responsive Outdoor Contr	Outdoor Controls	Pass	Fall		
Demand Responsive	0						
Outdoor Controls	0						

Report Version: NRCC-PRF-01-E-08122016-3995 Report Generated at: 2016-11-11 10:51:19

CA Building Energy Efficiency Standards- 2013 Nonresidential Compliance



Revisions



505 GRAND VIEW AVE.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

BLOCK 2828 / LOT 044

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All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

ENERGY REPORT

DATE 04/18/17

SCALE

DRAWN BY

CHECKED BY

JOB NO. 1314

T24 0.04

ENVELOPE MANDATORY MEASURES: NONRESIDENTIAL

ENV-MM
Project Name

Charle

Grand View Ave Addition

DESCRIPTION

Building Envelope Measures:

Installed invulating material shall have been certified by the manufacturer to comply with the California Quality

Standards for installating material shall have been certified by the manufacturer to comply with the California Quality

Standards for installating materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2020 and 707 of Tite 24, Part 2.

\$110.8(c)

All insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2020 and 707 of Tite 24, Part 2.

\$110.8(c)

The opaque portions of flamed densiting walls in nonresidential buildings shall have insulation with an installed R-value of role lesis ham R-13 between framing members.

\$110.7(e):

All Estator Joints and openings in the building that are observable sources of air leakage shall be cauliked, gasketed, weatherstripped of offentive sealed.

Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 drift? of shall be rated of the standard of the part of the shall be rated of the standard of the shall be rated of the standard of the shall be rated of the shall be rated in accordance with NFRC 200, or the applicable default U-factor.

\$110.8(a):

Fenestration SHGC shall be rated in accordance with NFRC 200, or the Applicable default U-factor.

\$110.8(b):

Fenestration SHGC shall be rated in accordance with NFRC 200, or the Applicable default U-factor.

\$110.8(b):

Fenestration Observed the shall be a standard of the shall be activated between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).

September 4, 2018

ITEMS NEGOTIATED WITH SFTU

Project Information:

Property Address: 505 Grand View Ave, San Francisco

Block/ Lot: 2828/ LOT 044 BPA# 2016 1123 3441

The below numbered items (1-5) are to be included in the proposed project (BPA # 2016 1123 3441).

- Landlord will provide tenants in each affected unit with a 30-day written notice to temporarily (less than twelve hours) sever the specified utility, water or housing service (electricity, gas, water, laundry, storage, garage, parking, driveways, decks, patios, etc.) The notice must include the length of time the utility, water or housing service will be severed and landlord must have permits prior to serving notice.
- 2. Landlord will compensate tenants for each severed utility, water or housing service that is severed for more than twelve hours.
- 3. If electricity, gas or water is to be severed for more than twelve hours, but less than twenty days, each affected tenant household will receive a 60-day written notice to temporarily relocate with the right to return at the same rent prior to relocation. The notice must include the length of time the occupants are expected to be displaced. Compensation for temporary displacement of less than twenty days will be paid at the rate of \$360 per day per household plus actual moving expenses if it is necessary to move the possessions of the tenant household. Half of the compensation payment must be paid at the time of service of the notice and half when the occupants temporarily relocate.
- 4. Landlord states that no relocation of tenants is necessary based on the scope of work planned for 505 Grandview. If a temporary eviction in good faith becomes necessary for tenants in units that will be uninhabitable for twenty days or more, landlord is required to serve a 60-day written notice with tenants having the right to return at the same rent prior to relocation. Compensation is \$6627 per occupant. Seniors (over the age of 60), disabled occupants, and households with at least one child receive an additional \$4419. Half of the relocation payment must be paid at the time of service of the notice and half when the occupants temporarily vacate.

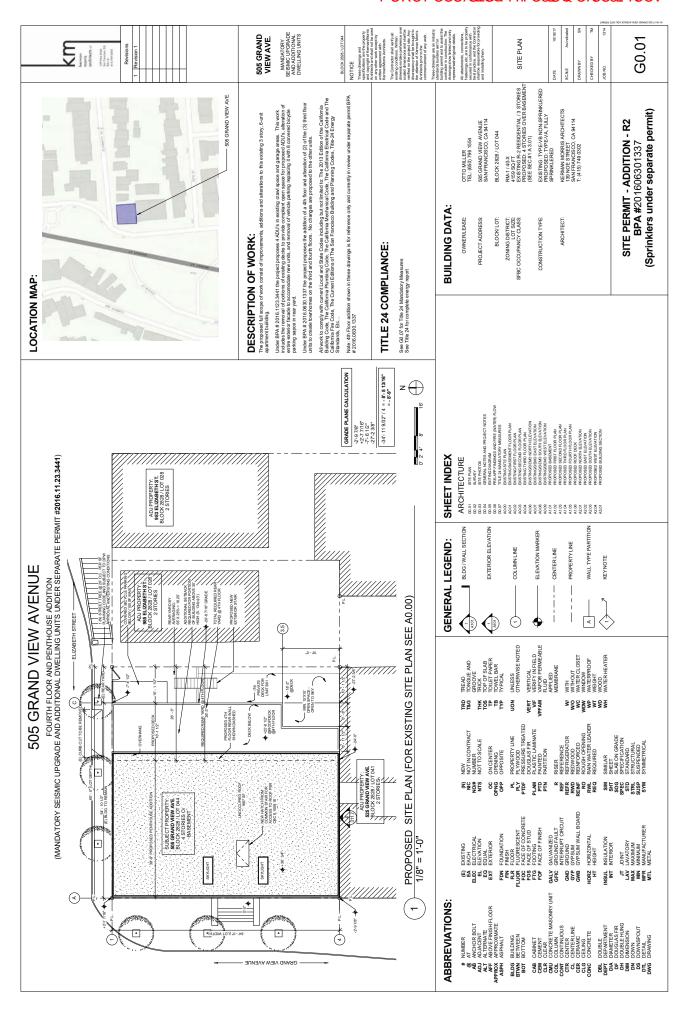
Landlord will make a good faith effort to prevent construction activities from
disrupting the occupants' peaceful enjoyment of their premises.
 Landlord will comply with these terms without requiring tenants to file petitions at
the Rent Board to protect their rights.

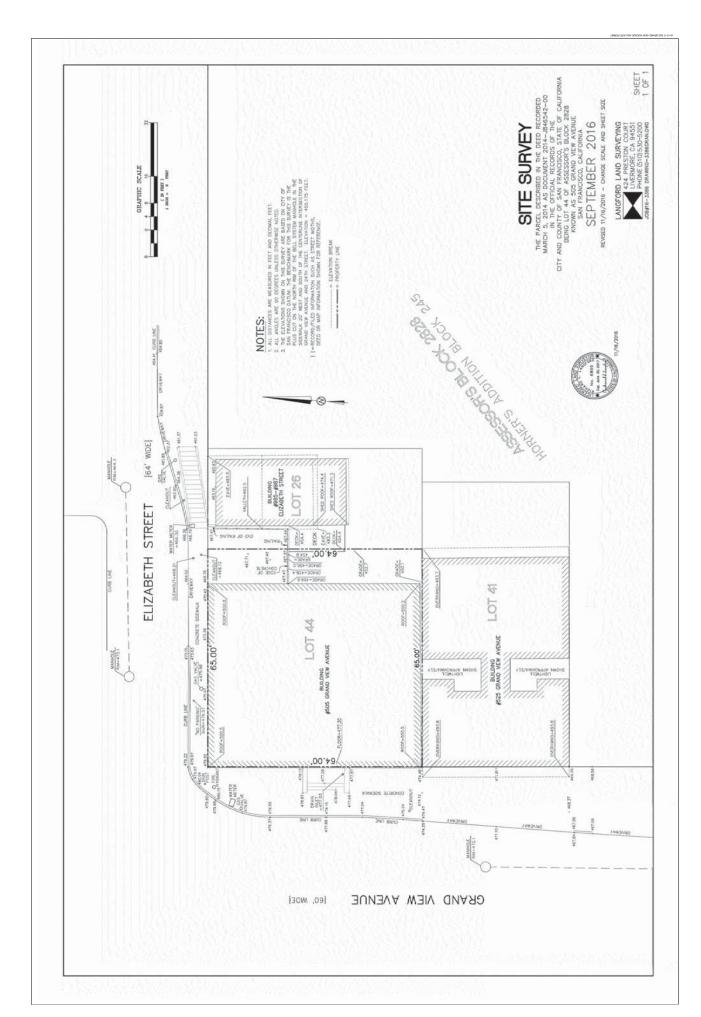
Sincerely,

Owner: Grandview JOC, LLC (Otto Miller) Address: PO Box 121, Burlingame, CA 94011

Phone: 650 340 8112

Ote dulla







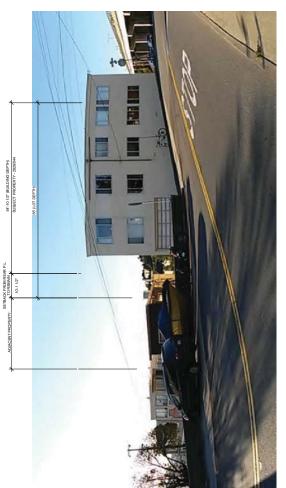


1 PHOTO LEGEND

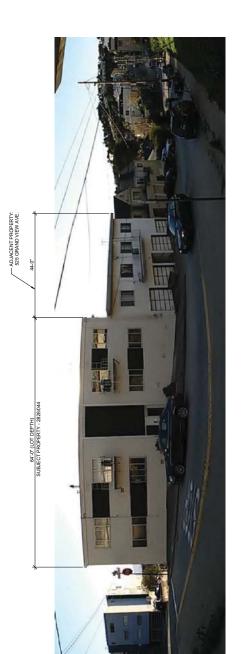
505 GRAND VIEW AVE.

SITE PHOTOS

G0.03







WATERPROOFING (DESIGN-BUILD BY CONTRACTOR):

SMACONA CHAIN SHEFT METHOR WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF SMACONA CHAIN SHEET WAS AND DOOR HEADS AND DOOR HEADS AND DOOR HEADS AND DOOR HEAD SMACONE SHEET WIS METHOR SHORE OR CHAIN TO ACCORD SMO WINDOW.

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MISCELLANEOUS NOTES:

1. IN THE ASSENCE OF A CONTRACT FOR CONSTRUCTION ADMINISTRATION AND REGLACAR STEW USING A SOCIATION AND REGLACE THE WAS ARROWN OF THE ASSENCE OF A CONTRACT FOR SOCIATION AND SECRETARY ASSENCES AND SECRETARY TO CONTRACT ASSENCES AND SECRETARY ASSENCES AND SECRETARY ASSENCES AND SECRETARY ASSENCES AND SECRETARY OF CONTRACT SERVICES AND SECRETARY ASSENCES ASSENCED ASSENCES ASSENCES ASSENCES ASSENCES ASSENCED ASSENCES ASSENCED ASSENCES ASSENCES ASSENCES ASSENCES ASSENCES ASSENCES ASSENCED ASSENCES ASSENCED ASSENCES ASSENCED ASSENCES ASSENCED ASSENCES ASSENCED ASSENCE

I E BLALLANDES CHEPT OCCUPATIVATION OF EACH ACRONICE FROM E FROM E E PROMISE CHESS SIGE WITHOUT USE OF REY OR SPECJAL NOWLEDED.

3. OFFETS SIGE WITHOUT USE OF REY OR SPECJAL NOWLEDED.

10. ROCHING SHALL BE UNETD.

10. ROCHING SHALL BE UNED.

10. ROCHING SHALL BE UNE SHALL BE UNE SHALL BE UNE SHALL CONNECT TO THE CHEST SHALL SHALL

GENERAL CONDITIONS:

| GREGIAL LEGEND ON PLAYS FOR BATED WALL D'STOAKTONS AND OTHER WALL TYPES INTO STOAKTON SAND STANDARD STOAKTON SET OF STOAKTON SET

DO NOT SCALE DRAWINGS ALL WRITTEN DIMENSIONS SUPERCEDE EXALED DIMENSIONS.

10 CONDITIONS CALLED DRAWINGS ALL WRITTEN DIMENSIONS SUPERCEDE EXALED DIMENSIONS.

21 CALD DIMENSIONS ARE THE TOTAL THE STATE OF THE STATE

DRDERING WINDOWS.

S. SLOPE ALL FLOORS' ROOFS TO DRAIN IN A MINIMUM OF 1/4" PER 1"-0", UNLESS SPECIFICALLY NOTED THE PROPERTY OF THE PROPERTY

OTHERWISE.

OTHERWISE RESPONSIBLE TO PROCURE STATE NOUSTRAL SAFETY PERMIT FOR ANY WORK OVER STATE WORK THE STATE WITHOUT SEED SAW AND STATE NOUS SAW AS SAFETY SAW AS SAFE THE STREAM OF TH

IN WALL PROVIDE COMPLETE AUTOMATO FINE SPRINKLER'S STEM TO COMPLY WITH ALL LIDING AND FIRE CODES MICLORIOR, BOTHOUT LINE TO SE A BUILDING CODE SIX CHARGE AND THE LIDING AND FINE CODES MICLORIOR, BOTHOUT RE LIMITED TO S.A. SPRINKLER HEGGS FINING. FINE COPARITY TARRES, ALMOST PARES, ALMOST PARES, ALMOST PARES, AND THE COPARITY TO PASSE, AND THE CONTROL OF STRONG FINING AND THE COPARISON OF STRONG FINING AND THE STRONG FINING FINING AND THE STRONG FIN

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TO COMPANY EACH A CACCULATOR OF THE SERVING THE CALCULATOR OF THE BULLING SERVING SERVING THE WORK OF THE SERVING SERV

JNIT COUNT:

	EXISTING	PROPOSED
BASEMENT		1 UNIT TADOS AND SPECIAL SPECI
1ST FLOOR		3 UNITS (3 UNITS ADDID UNDER BYAR 2016 1123 344)
2ND FLOOR	3	3 EXISTING TO REMAIN
3RD FLOOR	3	3 EXISTING TO REMAIN
TOTAL	9	10

ΞX		
XIIX	EXISTING	PROPOSED
0		
		2
	9	8
	9	10

BUILDING DEPT. NOTES:

2013 C.B.C. With San Francisco Amendments and California State Code. 2013 C.H.B.C.

CONSTRUCTION TYPE: Existing: 3 Stories of Type-VB, Non-Rated Constuction Proposed: 4 Stories over Basement of Type-VA, Fully Sprinklered

OCCUPANCY CLASSIFICATIONS: Group R-2 Multi-unit Residential

COCUPANICY LOAD EXTING SO-HEME:
One out required for K2 Aparmer landing per Sec. (1021, Table 102.2(1), With maximum furnities of dwelling units per story not acceeding 102.2(1), With maximum furnities of wheeling units per story not acceeding this, and Maximum end access them defanted greater than 128 ft. Topy 4th floor units, agrees through 3rd foor entirance greater than 128 ft. Topy

BUILDING AREA SQ FT:

FLOOR	PRIOR TO BOTH BINA 2016 1123 3441 A # 2016 0030 033)	PRIOR TO BOTH BANK 2016 1123 3441 WITE REICH BY AR 2016 (132 3441 & #	CHANGE
BASEMENT	0 sq ft	2,003 sq ft	2,003 sq ft
1ST FLOOR	2,938 sq ft	3,345 sq ft	407 sq ft
2ND FLOOR	3,340 sq ft	3,294 sq ft	-46 sq ft
3RD FLOOR	3,340 sq ft	3,340 sq ft	0 sqf
4TH FLOOR	0 sq ft	2,457 sqft	2,457 sq ft
TOTAL	9.618 saft	14.439 sq ft	4.821 saft

(E) SQ FT. UNIT SUMMARY

FLOOR	UNIT NUMBER	AREA	
2ND FLOOR	UNIT 201	1,151 sq ft	
2ND FLOOR	UNIT 202	1,023 sq ft	
2ND FLOOR	UNIT 203	800 sq ft	
3RD FLOOR	UNIT 301	1,151 sq ft	
3RD FLOOR	UNIT 302	1,023 sq ft	
3RD FLOOR	UNIT 303	788 sq ft	
TOTAL:		5,936 sq ft	

PROPOSED SQ FT. UNIT SUMMARY

FLOOR	UNIT NUMBER	AREA
BASEMENT	UNIT B01	1,186 sq ft
1ST FLOOR	UNIT 101	1,118 sq ft
1ST FLOOR	UNIT 102	601 sq ft
1ST FLOOR	UNIT 103	990 sq ft
2ND FLOOR	UNIT 201	1,092 sq ft
2ND FLOOR	UNIT 202	1,023 sq ft
2ND FLOOR	UNIT 203	724 sq ft
3RD FLOOR	UNIT 301	2,167 sq ft
3RD FLOOR	UNIT 302	1,023 sq ft
3RD FLOOR	UNIT 303	1,938 sq ft
TOTAL:		11,862 sq.ft

NOTE: ALL EXITING COMPLIES WITH TABLE 1021.2(1) FOR UP TO 3 STORYR-2 OCCUPANCY APARTMENT BUILDING FULLY SPRINKLERED -1 MEANS OF EGRESS ALLOWED / PROVIED.

505 GRAND VIEW PLANNING DEPARTMENT NOTES:

PROJECT LOCATION: 505 Grand View Avenue San Fran ZONING DISTRICT: RM-1

Æ

HEIGHT DISTRICT: 40-X HEIGHT LIMIT: 40 feet ma

LOT SIZE: 4160 SQ FT (Lot Width - 64; Lot Depth = 65")

CURRENT AND PROPOSED BUILDING USE:
Existing 6 Unit Mali-family Dwelling (4 Units added under BPA# 2016 17233411)
Proposed: 10 Unit Mali-family Dwelling (4 Units added under BPA# 20160301337)

DENSITY:

PERSPICE, eaction 209.2, RM-1 Districts may have 1 dwelling unit per 800 square feet of lot area 4,159 sf ,800 sf = 5,19 dwelling units. Project proposes no change to the number of units (ADU's not counted)

HISTORIC RESOURCE STATUS: C. NOT ELIGIBLE FOR THE CA REGISTER - PER 10/17/2016 CATEGORICAL E.C. MARTION

ARTICLE 1: GENERAL ZONING PROVISIONS

Height Definition
Per Sex. TCZ HEIGHT (OF A BUILDING OR STRUCTURE)
Per Sex. TCZ HEIGHT (OF A BUILDING TO Restruction by which a building or structure
rises above a certain point of measurement. Sex Section 2500 of this Code for how
height is neasured.

The same of the sa

Ford Setback - 1/25 FROUT SETBACKS Required. Based on average of adjacent properties. No setback required as adjacent properties have zero front serback.

Sec. (34) (b) The maintaining rest year deepth shells be equal to 46 percent of the total Sec. (34) (b) (b) The maintaining the building is settled to the control of the total of the control of the co

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

505 GRAND VIEW AVE.

Side Yard: None required for RM-1 zoning districts.

Sea. 31 (16(1)) The construction of westernial buildings and alteration of existing Sea. 31 (16(1)) The construction of row residential buildings and alteration of existing quidelines of the Search Sea and with the Seasch Seasch Seasch Seasch Seasch quidelines of the General Plan and with the Treadential Diseason Culturalisms's as opposite and principlesity amended for specific areas or confidents by the Planning Commission.

BLOCK 2828 / LOT 04

Streat Trees: Sec. 136.1 Addition does not exceeds 20% of existing so no new street trees Sec. 100.1 Compiles.

See: 197 Intel 13A.

The Arth Calester, 100. For Invalid or 4733.S.F. common open space is required per redwind the 13A.

The Arth Calester, 100. S.F. provide or 4733.S.F. common open space is required per deep find or the 13A.

The Arth Calester, 100. For Invalid or 10A. The 13A. The 13A.

TSC 15, Generally in element of one special or en exploration that relative the Per San. 1500 if Securism rand Registerment of Oldstear Per and Spaces. Novelmentarian and Registerment of Oldstear Per and Spaces. Novelmentarian and Per San Securism of the Companion of the Compan

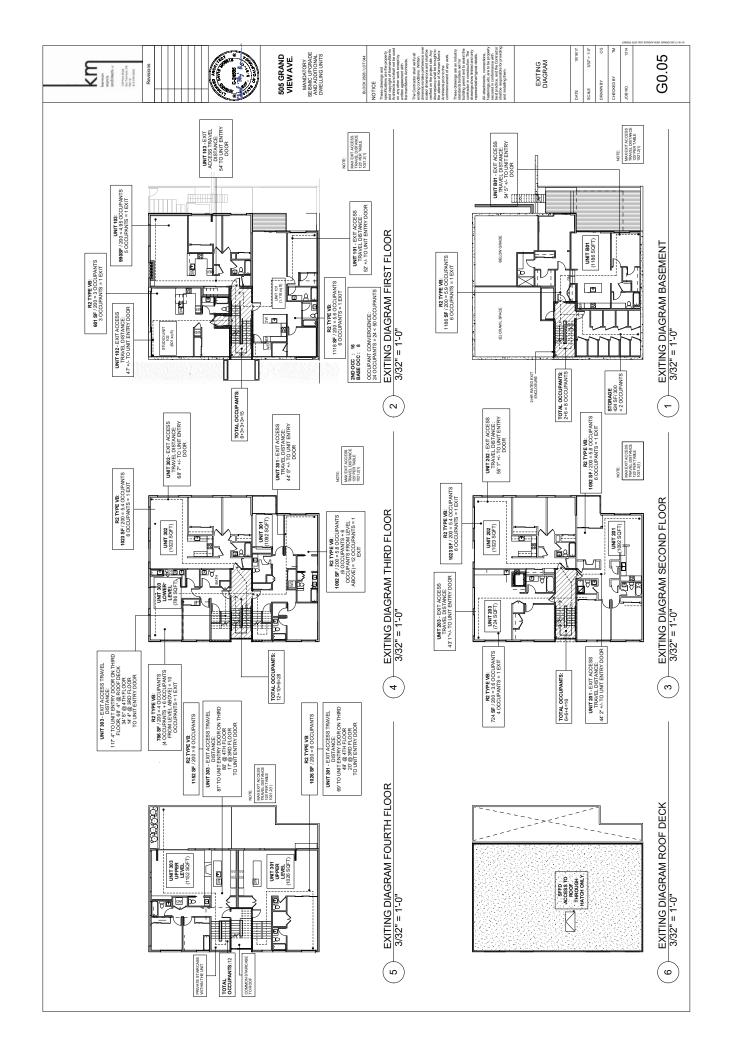
ARTICLE 2.5: HEIGHT AND BULK DISTRICTS

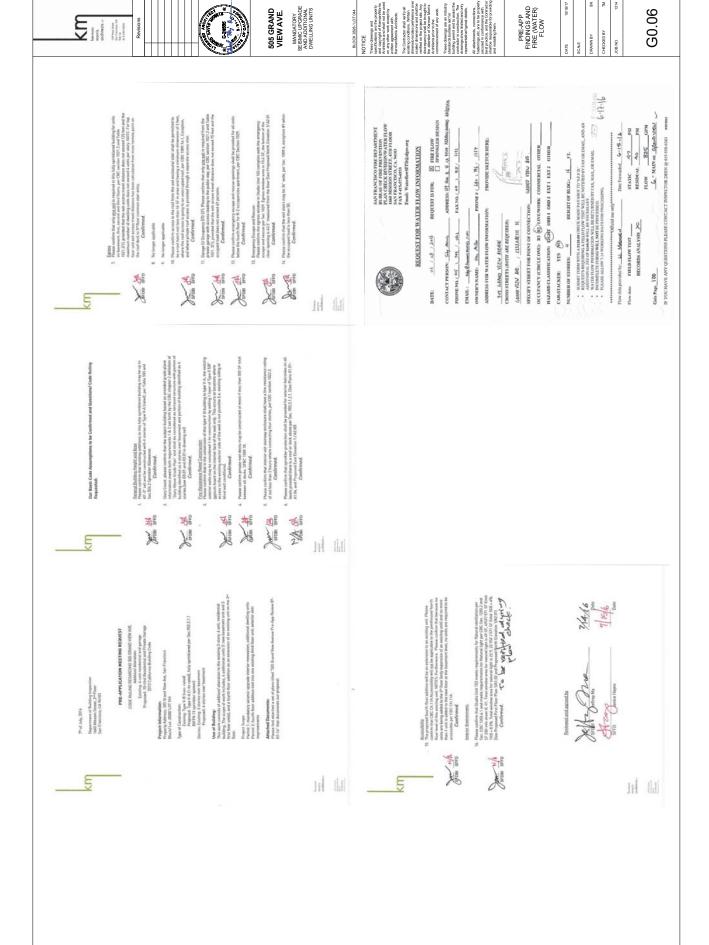
Sec. 780 + HEGHT UMITS: MEASUREMENT Sec. 780 + HEGHT UMITS: MEASUREMENT In the Company of the Company of the Street from Each from curb to top of Building shall be 401-01 from above.

GENERAL NOTES AND PROJECT NOTES

			BY SN	MT YBG	
	1 : 1	SCALE	DRAWNBY	CHECKED BY	

G0.04





TITLE 24 MANDATORY MEASURES SPACE CONDITIONING, WATER HEATING, AND PLUMBING SYSTEM WREHERS GORNEL MANDE AND ADDRESS AND ADDRES

§ 10.2A). HAG EFFICENCY EQUIPMENT MUST MEET THE APPLICABLE EFFICENCY R IN TABLE 102-ATHROUGH TABLE 10.2-K?

HEAT PARKS WITH STATE AND CHARGE AND EAT OF SERVICE SELECTIONS AND CHARGE AND EAT OF SERVICE SELECTION SEL

WATER HEATHO REORGIJATZALLOOPS SERWIOMALTINE DWELLAGUATS WATE ORCILATIOUL COOS SERWINAMLITE EDVELUGUATS MAST MEET THE AIR RELEAS OR CAPPERSERTOR, PAUR PRIMAS, PUMPISOLATON WALE, AND RECROLATIOUL CO NEQUERIENTS OF § 100,205. 1110,20; THEMOSTATS, ALLUNTARY HEATING OR COOLING SYSTEMSINOT COMPOLLED BY A CENTRAL EVERGY MANAGEMENT CONTROL SYSTEM (EMCS) MUST HAVE A SETEMOX THERMOSTAT.

6 9 MAÇID. ISOLATION VALVES INSTATIATEOUS WATER HEATERSWITH AN INDUT RATING GRED HOLD BURDLING TWAN MAST HAVE HESOLATON VALVES WITH HOSE BIBBS OR OTHER RITINGS OF BOTH OLD WATER AND HOT WATER LIKE SOF WATERHEATING SYSTEMS TO ALLOW FOR WATER! ILLUSHING MENTER! THE QUED.

§140.4 PILOT UGHTS CONTNUCUELY BERNINGPILOT LIGHTS ARE PROHBTED FOR INTERAL ACE FROHESTED FOR INTERAL ACE SUMMOUT ELECTRICAL SUPER YOUR CONTRICTOR WITH PLOT UGHTS THAT CONSUME LESS THAN 199 BILTH ARE DESIRYT, AND TOOL AND SWI ARETHES.

BULDNG COCLING AND HEATING LOADS HEATING AND CR COCLING LOADS ARE
NA ACCORDANCE WITH ASPAREE WINDDOCK BCALDINGRIT VICE, APPLICATIONS
NA MOCKETALIS VOLUME SWACH, RESIDEN MA, COMPORT SYSTEM INSTITUTING
MWALAL, OR ACCAMMALA, LUSING DESIGNG COLDITIONS SPECIFIED IN § 190 DIYLO
MWALAL, OR ACCAMMALA, LUSING DESIGNG COLDITIONS SPECIFIED IN § 190 DIYLO

§ KOLONION. CLEMPANCES INSTALLED AR CONDITIONER AND HEAT PUMP OUTDOOR CONDEN LANTS MAST HAVE ACLEARANCE OF AT LEAST 5 RET. ROM THE CULLET OF ANY DRIVER VENT. 1 \$40,0HJBE. LIQUID LINE DREIR, INSTALLED AR CONDITIONER AND HEAT PURP SYSTEMS MASS SOLDPPED WITH LIQUID LINE RILTER DREIRS IF PEQUIPED, AS SPECIATED BY MANAFACTURERS. SER FRACTORY

S WALLY.

STORACE TANK NISLATION LIFTED HOTWATER THINGS SLCH ASSTORACE TANK NED BOADE PROMET THANS FOR SCLAR WIREH-EATHGSYSTERG, MIST HAKEN-Z EXTERPAL, RISLATION OR AS INTERNAL INSLATION WHERE THE NIERWAL INSLATION R-MALIESING CAT THE GETRENOR OF THE WIR WINST PROPAUTOCA LOSTBALLERISA, ATON 450 DOMESTA. HOT WAN IN WHENER BIGHED ON UBARDA, JA, OF HE COLLOWING MASTER REMOUNT TO ESTIMATE BREADING THE STALLAN FERST SEET OF MACCOLD WIN HE STANDARDA DINKLAIN PRINTEN A MANUAL STEED A STALLAND ON AN TATA DINKLAIN CHARLES AND AND AND A STALLAND ON AND A STALLAND AND AND A STALLAND A STALLAND AND A STALLAND AND A STALLAND AND A STALLAND A STALLAN 190.0U.DB. WATER PICHAS AND COLD NO SYSTEMI. NE INSULATION, ALL DOMESTIC HOT WATER THY THE BIRED BELOW GRAZE MIST BE INSTILLED IN AWAITER PROOF AND INSUCASISH BE. SYSTIC OF SEERY.

FIGURAÇIAC: WATER PIPING AND COQUING SYSTEM UNE INSULATION PIPE FOR DOQUING SYSTEM AND SMESSYSTEM SAND SYSTEMS AND SYSTEMS AND SYSTEMS AND SYSTEMS SYSTEMS AND SYSTEMS SYSTEMS

§ MANJAK. INSLATION PROTECTION INSLATION DEVOSED TOWENTHER MAST BEINSTALED. THE CHANNES MANAGE FOR CONTONOS REVIEWED. PROTECTIONAL ALMINIUM, SHEET NE PANTED CHANNES CHASTIC COREN. THE CONSEN MASTER WINDER FERRODAR MAY PROVIDE SHELDING FROM SOLAR PUDATION THAT CHALOMSE DECARDATION OF THE MATERIAL. 1900(J): INSLATION PROTECTION INSULATION MUST BEPROTECTED FRO HAT DIE TO SUNLIGHT, MOSTURE, EQLIPMENT MAINITEWAGE, AND WIND.

§ \$40.04) SB. INSLATION PROTECTION, INSLATION COVERING CHILLED WATERPIPING AND PREPERFECTIVE SECTION OF CONTENT OF THE CONTITIONED SPACE MIST HAREA OLAS. INVERSE REPRETED.

190. QNZ - PECROLATIVSLOOPS, RECIRCUATIVGLOOPS SERVING MATTIPLE DIVELLING UNTS. AUST MEET THE PECULPEMENTS OF § 110.3(76.

TITLE 24 MANDATORY MEASURES LIGHTING

A MARIE, MA HON EFROACY LONG STOOLWLPY ASA, MA HON EFFICIACY LIGHT SOURCE OR COMPLIANCE, WITH § 80 DAY, A RESIDENTIAL LIGHT SOURCEMASTEE CERTIFIED TO THE PRESENCEMANS FOR ACCORDING TO REPERBEZE, JOHN TAPPEDDIN, MA 199 QKOJAC. LUMRARE EFFOXOY: ALLINSTALED LUMRAIRES MUST BEHIGH EFFOXOYIN. JOSOFOWICE WITHTABLE 193.0-A. \$110.0. LIGHTING CONTROL SAND COMPONENTS. ALL LIGHTING CONTROL DENICES AND : SALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE PECULPEMENTS OF § 110.9.*

14 STAR AND ACCESSED COMMULAL INJUNIVERS TO CELINES LIMITATED RECESSED IN TO STAR AND ACCESSED COMMULATOR STAR AND STAR AND ACCESSED IN STAR AND ACCESSED IN STAR AND ACCESSED IN STAR AND ACCESSED AND ACCESSED IN STAR AND ACCESSED ACCESSED IN STAR AND ACCESSED TO AND ACCESSED TO AC

140.0K/HD: ELECTRONIC BALLASTS BALLASTS FOR FLLORESCENT LAMPSRATED 13 WATTS OR THE ATER MUST BEEL ECTRONIC AND MUST HAVE AN OUTPUT REGULENCY NO LESS THAN 20 MPZ.

NGHTLIGHTS, PERAMERITY NISTALED NGHTLIGHTS AND NGHTLIGHTSINTER LLUMINNESS OR EDMIST PAUSAISTE BETTOTO COGNER NOMOVE THAN 5 WER FER LUMINUE OR EDMIST FAN AS DETERMIED IN ACCIONANCE WITH § TLIGHTS DONOT NEED TO GE CONTROLLED BY WAVAY'S SERSORS. STRANCYFE. LIGHTING INTEGRAL TO EDAMISTERNE, LIGHTING NIEGRAL TO EDAMISTERNE EDAGET WHEN INSTALLED BY THE IMMERCITUREN IN OTO ENEDHALIST HOOGS, IMSTREET VPLICABLE PECULREMENTS OF §1910 (N).

190/KNO. SCIEWBASED UJMAARES, SCIEWBASED UJMAARES MAST NOT BE RECESSED SCHALLAN MISSEN CELINES MODIUST CONTANT UARS THAT COARST WITH REFERENCE TO PREDIOUS MISSENSES, JOHN MPPEDON, MA. TO SCHALL ON THE WAS 2016 OF UAS 2016 F. AS PECIPIED IN REPREBELE, JOHN MPPEDON, MA.

FIND DAYNEL ENCLOSED LUMINAIRES, LIGHT SOLINCES INSTALLED IN ENCLOSED IS ELS COMPLIANT AND MIST BE MARKEDWITH "MR 2016.E".

\$140.0XQA: INTERIOR SWITCHES AND CONTROLS. ALL FORWARD PHASE CUT DIMJER: LED LIGHT SOURCES MUST COMPLY WITH NEW SSL. 7A.

11 10 0 KINC INTERIOR SWITCHES AND CONTROLS. LUMMINES MUST BE SWITCHED WITH READI.
ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARES TO BE MANUALLY SWITCHED ON AND OFF. § 190.0K/QD: INTERIOR SWITCHES AND CONTROLS, CONTROLS AND EQUPMENT MUST BE INSTITUTED BY ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

\$1900,00K,00B: INTERIOR SWITCHES AND CONTROLS. EXHAUST FAVS MUST BE SWITCHED SEPAR. ROWLUGHTRAS SYSTEMS.

\$1.00 OKTRO SMITCHES AND CONTROLS, LIGHTING CONTROL SMUST COMPLY WITH THE WPHICKELE PEQUIPEMENTS OF § 110.9. \$140.0K)QE. INTERIOR SWITCHES AND CONTROLS, NO CONTROL MIST BY PASS A DIMMER OR MANNY'S SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLYWITH § 190.0K).

\$19.00(X)20: INTERGY SMITCHES AND CONTROLS. AN BUENGY MANAGEMENT CONTROL, SYSTEM BURSONIM RE UESD TO COMEN, VAINTEN MARKE REQUIREMENTS BIF THOUTONER, SO DAIMERS ACCORDING TO \$1.09; MEETS THE NISHLATTON CRITICATE REQUIREMENTS OF \$3.04; MEETS THE BANCS REQUIREMENTS OF \$3.05.57; AND MEETS ALL OTHER REQUIREMENTS IN \$\$50.01(X).

\$19.00 KIZE INTERIOR SMITCHES AND CONTROLLS A MALTISCEE PROGRAMMALE CONTROLLER BY BEED TOOGRAMMALE CONTROLLER BY BEED TOOGRAM WITH DIMERS PROGRESSING IN \$10.00 KIT IT PROVINCES IN ENCINCENCE TO A DIMER ACCREDING TO \$1.00, AND COMPLIES WITH ALL OTHER APPLICABLE PEOLIREMENTS IN \$10.00 KIZE. §19.00KD#. INTEROR SMITCHES AND CONTROLS, AN BACSSANY BE USED TO COCAPLY WITH WACAYS SERVED REQUIRED BING § 30,000/FINEETSALLO FINEED CLANGEN FECUL REMAINS AN AWARDY SERVENCH COLORDAY TO § 1919. THE BISTALL ATOM CERTIFICATE FECUL REMAINS AN AWARDY SERVENCH SECUL REMAINS OF § 30.05/F, AND ALL CHER REQUIREMENTS N § 19.00 K/C

1904KUL INTERCR SWITCHES AND CONTROLS. IN BATHACORS, GARAGES, LANIDRY ROOMS, AND UTLIFF POOKS, ATENST CHELLUMNAREIN EACH OF THESE SPACES MIST BE CONTROLLED. IN A WARAY'S SERSON.

STANDAY, WE INTERCAS SWITCHES AND COMPOLE DIMINERS OR WICKWICK SENSORS MIST BOOK TROL ALL LIMINAMES REQUIRED TO HAVE LIGHT SOURCES COMPULANT WITH REFERENCE PREDUCTIONS, AS EXCEPT LIMINAMES IN QUSETS LESS THAY TO SQLAFE FEET AND LIMINAMES. THE LIMINAMES IN QUICKES THAY TO SQLAFE SHOW TO SQLAFE SHOW TO SQLAFE. 149.0,0X)21.: INTERIOR SWITCHES AND CONTROLS. UNDER CABINET LIGHTING MUST BEARATELY FROM OTHER LIGHTING SYSTEMS. STRANCE RECENTAL OUTDOOR LIGHTNG FOR SINGLEFAAL YRBIDENTAL BUIDINGS. TO THE SAME OF A MANNEY THE TO A RESIDENTIAL BUIDING, OR TO OTHER BULDING ON TO THE BULDING ON TO THE BULDING ON TO THE SAME OF THE REQUIREMENT IN ITEM § 150 DAYS A (ON AND OFF SHITCH, AND THE REQUIREMENTS IN BITHER ITEM. 190.0K; 3.M (PHOTOCEL LAD MOTION SENSOR) OR ITEM § 1500 (KSAN) (PHOTO CONTROL AND JUTOMATIC TIME SMITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR BIACS).

STATEMENT STREAM OF STREAM

1981 (1985 ORB) 1980 (1985 OW) TYWITH THE APPLICABLE FE CLIFE FENTS IN 185 1103, 13 30.2, 130.4, 140.7 AND 141.0. TROOK LOHINA CUIDOR LIGHTING CUIDOR LIGHTING FOR RESIDENTIAL PAROIK. OTS ARD RESIDENTIAL CARRONTS WITH A TOTAL OF EIGHT OR MORE. VEHICLES PER SITE AMST CARLY WITH THE APPLICABLE RECUIREMENTS 1193, 1103, 1301, 1302, 1301A, 1407, ARD 141.0. 1880/KW. INTERVALLY LLUMRATED ADDRESSIGNS; INTERVALY ILLUMRATED ADDRESSIGNS; INTERVALY WITH § MID 8; OR MUST CONSURE NO MORE THAN 5 WATTS OF POWER AS ETERMINED ACCORDING TO § (30) D(C). \$19.00KW. INTERGO COMMAN HEAS OF LOWER MI. 18-FAM YRESDETHU BLI DRGG. JOHNER MI. TIRMAY RESIDENTIA BLIDNOWHER THE TOTAL INTERGOR COMMON HEACH SHOULD BLIDNOG EQUAL 3. DI PRICAST ON LESS OF THE CLOSM MEAN. FEROMEDIATUR IN INSTALLE ALEATING FOR HEITERGOR COMMAN HEARIN HIN BLIDNOMAST BEHICH EFFOLY. MANUNESS AND CONTRALLED BY AN COCKIPAL ED BY AN COCKIPAL SHOW. HARROW RECORD CONTROLL WITHOUT CONTROL WITHOUT CONTROL WITHOUT CONTROL WITHOUT CONTROL WITH

TITLE 24 MANDATORY MEASURES ENVELOPE

§ HOB/AL. AR LEMAGE MANEACTURED ERESTRATION, EXTERIOR DOORS, AND EXTERIOR PET BOODOS MASTUMEN MALEMAGENOÙ 3 FMPT ORLESS WHEN TESTED PER NERCAU OR ASTIN EXIS OR AMANIMICAN ÚN 123 A 40 2011;

§ HOURS FELD FARRONTED EXTERNORDORS AND FERESTRATION PRODUCTS MUST USE UFAX WAND SOUTH FAIR TOWN OPERIORIFIC RESULTS. WILLES REAL TIME STIDS AND TIMES BE FOR COMPUTED AND MUST BE CALL INCD MOOSH WEATHERSTRIPED.

9 HB7: AR LEWAGE ALL JONIS, PERETRATORS, AND OTHER OPENINGS IN THE BULDING PREMIED OF THAT MEROPTENTIAL SOURCES OF AIR LEWAGE MIST BE CAULDED, GASGETED, OR

§ 1102/A; INSLATION CERTFICATON BY MANJEWCTURERS. INSLATION SPECIFIED OR NISTALLE MAST MEET STARDARDS FOR NISLATING MATERIAL

§ 110,80). INSLLATION REQUIREMENTS FOR HEATED SLABFLOORS, HEATED SLABFLOORS MUST EINSLLATED PER THE REQUIREMENTS OF § 110,8 (G). § 110.8): ROCHAGTROLUTS SOLAR RETECTANCE AND THERAUL BITTANCE. THE THERMAL BEATTANCE HAN DED SOLAR RETECTANCE, AND LISTOR THE ROCHARD MATERIAL MASS THEET THE BEATTANCE HAND SOFF STRONG WHEN THE NISTAL AITEN OF A COCK, ROCH ISSECTED ON THE CO

§ 1108,D: RADANT BARNER, A RADANT BARRIER MAST HAVE AN EMITTANCE OF 0.05 OR LESS AND ORTHED TO THE DEPARTMENT OF CONSUMER AFFARS.

S 1890G; WILL RELATION IMMULINS GIRELATION IL ZAN NO! VOCO FRANTGWILL R9 IRELATION TO ZICH WOOD WARMING WILL CONTINUE ALL ACCORD CONTION IS STATE U-ACCION OF DIA COLESSIS CHANGE IN VIEW SERBIE BLIST WILL RAY ON A SERBIE BLIST WE AN OFFICE ALL SERBIE VEROTORY TO ZICEDING DIE ZOLIVALET TO AN NETTLED YALLE OF PLIST A WOOD GRANED SESSIBLY: § 150.0(8): LOOSE-FILL INSULATION LOOSE FILL NSULA. PEQUIPED DENSITY FOR THE LABELED R-VALUE.

S 50,000; RAISED FLOOR NSJUATION INNIMJIMR-19 NSJLATION IN RAISED WOOD RRANED RLOOR OF 0.037 MAXAMJILU FACTOR* 9. SA B EDGERISUATON. SLAB EDGERISUATON MASTHEET ALL OF THE FOLLOWING: HOSSING MASTHEET ALL OF THE FOLLOWING: HOSSING MASTHEMAST ALACK WINDOWN PART SCHOOL SCHOOL MASTER MASTER MASTER ESPOSED BY HYSING MARKE AND UNITY ALD REMINACH, ESPOSED BY HYSING MARKE AND UNITY ESPOSED BY HIS MARKE AND UNITY ESPOSED BY HIS OF A THE COCK, RETTHE ESPOJED SCHOOL OF A RESTAURANCH AND WHEN INSTALLED AS PART OF A HIS OCCI, RETTHE ESPOJED SCHOOL MASTER AND S

1 16 DAQUE: WACR RETADER IN Q.MATEZONES M AND 16 A Q.ASSI OR CLASSII WAPOR THE TADER MASTE RISM, LED ON THE CONDITIONED SPACES SOCK ALL INSLATIONIN MALE DITEND WALLE, VERTED ATTICS, WITH ARPERMENE LEISAL, ATTICN § BODQUE: WOOR RETARDER IN CLAME ZONES FILE THE EARTH RICOR OF LUNDRITED COMM. SPOCK MAST RECORREDWIN A CLASS OR CLASS IN WOOR RETAKER THIS RECURREMENT ALSO HPPLIES TO COMPOLLED INSTITUTION CRAML SPACEFOR BULDINGS COMPLINES WITH THE EXCEPTION TOS § 810.00.

1900) FERESTRATION PRODUCTS. FENESTRATION, INCLUDING SYNUGHTS, SEPARATING SYNUTHORIS SAFE TRANI INCOLORINGES SPACE OR DUDONOS MAST HANKEN MUHANITAD TO BUS THE WESTHER WHENDER LIFED FOR OF ALL RENESTRATIONINGS TWO EXCELD 183".

§ 140.800; DUCTS, NSLATION INSTALLED ON AN EXISTING SPACE-CONDITIONNIC DUCT MUST COMEY WITH § 6440 OF THE CALIFORNIA MECHANICAL, CODE (DAC), FACOT INACION INSTALLS INSULATION, THE CONTROT MUST CERTIFY TO THE CUSTOMER, IN WITHING, THAT THE INSULA MEETS THIS REQUIREMENT. 1100,000 COX COMPLANCE, ALL AR DISTRIBUTION SYSTEM DUCTS AND PLENAMS MUST BINSTALED, SEALED, AND INSLATED TO MEET THE REQUIREMENTS OF CAIC.

TITLE 24 MANDATORY MEASURES DUCTS AND FANS

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IN THE WAY THE

IS SABOR FUTOR VERGENTED DUT SYSTEMS FATCHORF ARROUND DUT SYSTEMS. MIST COMEY WITH HAT LO BE REQUIRED FOR DUT TO SYSTEMS MIST COURSES, DUTS AND STANKED FOR DUT TO SYSTEMS AND THEN COUNTY ON SECTION TO SYSTEMS AND THEN COUNTY ON SYSTEMS AND THE SYSTEMS

11900MD: FELD-FARRCATED DUCT SYSTEMS, RELD-FARRICATED DUCT SYSTEMS, MAST COMPLY WITH APPLICABLE REQUESTANTS OR REPRESENTES RESTORS, WASTICS, SEAL, ANTS, AND THER REQUESTANT IS SPECIFED FOR DUCT COMSTRUCTION. 119JONNT: BACKDRAFT DAMPERS, ALL FAN SYSTEMS THAT EXCHANGE AR RETWEEN THE COURT OF DEPARTMENT OF ALL DAMS OF THE BALLDING MAST HAVE BACKDRAFT OR ALTOWATIC DAMS OF THE BALLDING MAST HAVE BACKDRAFT OR ALTOWATIC

The same of the sa

150.0Ms GRANTY VENTLATION DAMPERS. GRANTY VENTLATING SYSTEMS SERVING COLOTIONED SACKE MAY LY PREDICE ALTOMATIC OR REQUEN ACCESS BLE. IMMAN, LY PREMIED DAMPERS HALL OPENINS DE DICEPT COMBLISTON NAET AND OLITET AR PORMES, AND ELEVATOR SHAPT NETS.

S FADAMINI - DICT SYSTEM (SELLING MOLE HANGE TEST WHEN SPACE CONDITIONING SYSTEMS USE PROCESS HAND DICT SYSTEMS (TO SUPPLY CONDITIONED ART TO AN COLOUR SESSUE THE SYSTEM FED LIST DAY OF PRINCIPLE AND OUT LEWAGE TESTED, AS COVERING THROUGH RED. VERRICATION AND DIVISACION TESTING, IN ACCORDANCE WHIT § SUDJINI AND BETERACICE PRISIDENT, A PPREDAY. 1190,000 MINER CORE R. EXCUCT, PORCUS INVER CORE FLEX DUCT MUST HAVE A MON-COROUS LAYER BETWEEN THE INNER CORE AND CUTEN WHOR BARRIER.

MANDATORY SEISMIC UPGRADE AND ADDITIONAL DWELLING UNITS

505 GRAND VIEW AVE.

180,000 AND THE TRAITOR INCOMICAL SYSTEMS THAT SUPPLY AR TO AN OCCUPABLE SPACE PROJECTION TO MODIFIED STREET IN LEGICIA HOS TROCKEN A THERMAL COVERTION OF COMPONENT, EXCEPT FAVARATHINE COCKES, MAST BE PROVINCED WITH ARR INTER CENCES THAT ENTER THE PROPERTY RESTAURCH, PRESSARE DROP, AND JUBBLING REQUIREMENTS OF SETS.

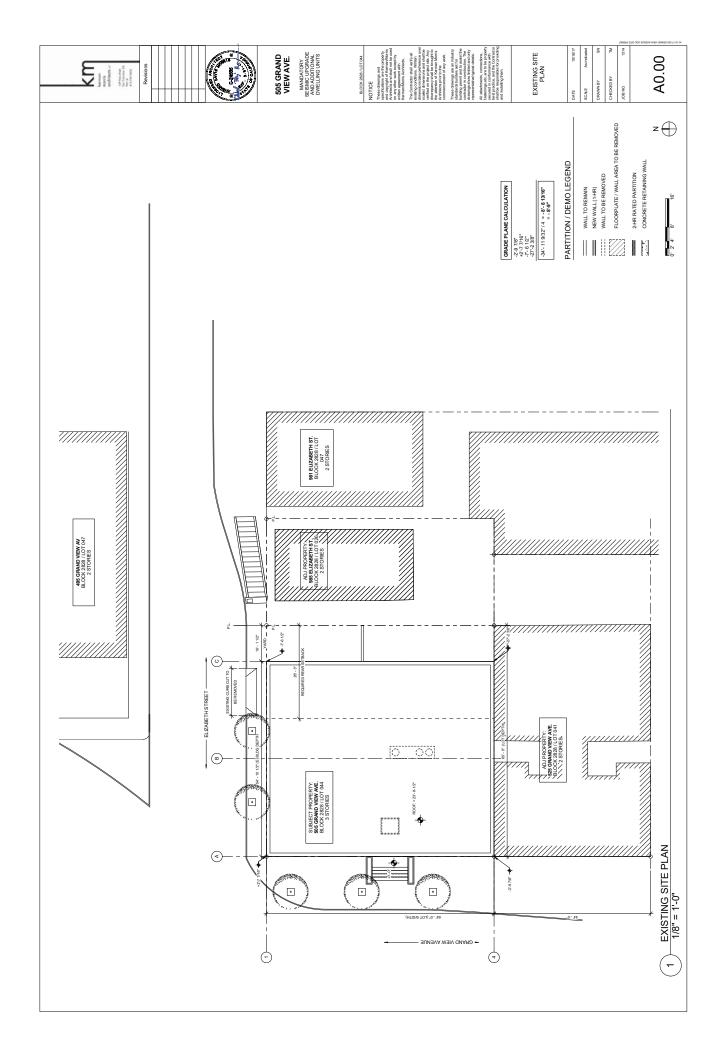
BLOCK 2828 / LOT 04

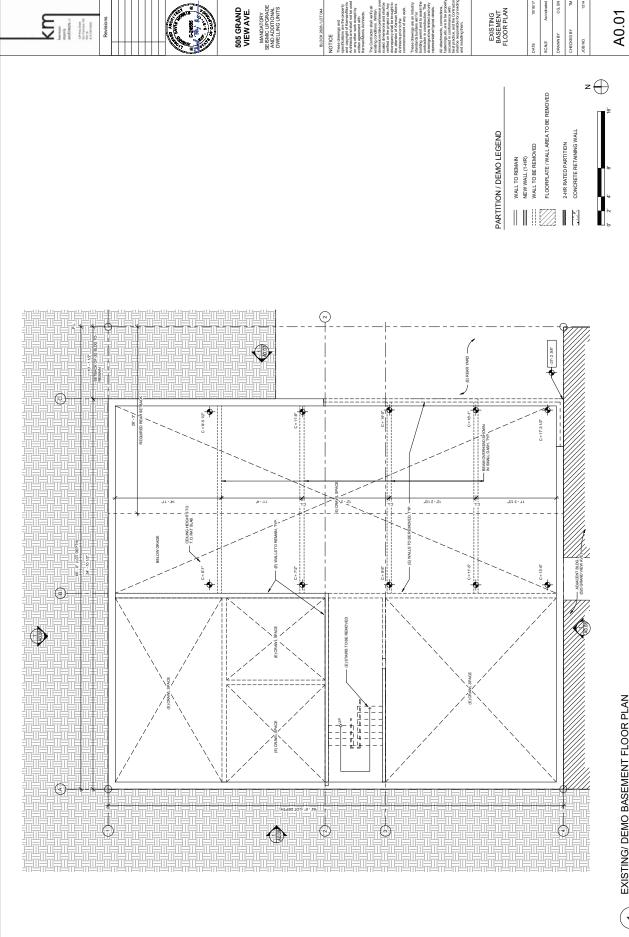
1190,000M. FELD VERFICATION AND DIVANCET TESTING, WHOLE-BULDING-VENTLATION AIPLOW MAISTER CONFEMED THROUGHED VERFICATION AND DIAGNOSTIC TESTING, IN ACCORDANCE WITH THE PRESENCE RESIDENTIAL APPENDIX RAJS.

TITLE 24 MANDATORY MEASURES

DRAWNBY

G0.07





EXISTING/ DEMO BASEMENT FLOOR PLAN 1/4" = 1'-0"

