2. AT ALL HABITABLE AREAS, RECEPTICLE OUTLETS ARE TO BE INSTALLED IN THE FOLLOWING LOCATIONS: A. AT 12" O.C. MAXIMUM AND WITHIN 6 FEET FROM END OF WALLS. B. ANY WALL SPACE 2 OR MORE FEET WIDE.

-AT EACH KITCHEN COUNTER SPACE WIDER THAN 12", AND LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS MORE THAN 24" FROM A RECEPTICLE -IN ANY HALLWAY MORE THAN 10' IN LENGTH -ADJACENT TO EACH BATHROOM BASIN LOCATION.

GROUND FAULT CIRCUT INTERRUPT (GFCI) OUTLETS SHALL BE INSTALLED IN REMODELED AREAS AT THE FOLLOWING LOCATIONS:

-GARAGE -BATHROOMS -ALL KITCHEN COUNTERTOPS -ALL EXTERIOR RECPTICLES -ALL UNFINISHED BASEMENT AREAS -WITHIN 6 FEET OF WET BAR SINKS

4. KITCHEN SHALL BE SUPPLIED WITH AT LEAST 2 SEPARATE 20 AMPERE SMALL APPLIANCE CIRCUTS.

5. LAUNDRY SHALL BE SUPPLIED WITH AT LEAST ONE 20 AMPERE CIRCUT FOR LAUNDRY APPLIANCES. 6. BATHROOM RECPTICLE OUTLETS SHALL BE ON A DEDICATED 20

AMPERE CIRCUT AND SEPARATED FROM BATHROOM LIGHTING CIRCUITRY.

7. PROVIDE A MINIMUM 100 SQ. IN. MAKE-UP AIR GRILL TO SERVE

8. WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE CERAMIC TILE TO A HEIGHT OF + 70", OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.

9. ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT. 10. GLASS ENCLOSURE DOORS AND PANELS SHALL BE LABELED

CATEGORY II, WITH ALL DOORS TO SHOWER SWINGING OUTWARD. 11. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN

1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. 12. ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE

CONTROLS. 13. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES.

14. ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING: A. A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS

B. THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.

C. INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH

D. HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS. E. HANDGRIP SURFACE SHALL BE 1-1/4" to 1-1/2" IN CROSS

SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.

F. HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE. 15. A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A

MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA CANNOT PASS THROUGH.

IN BATHROOMS OR KITCHENS: HIGH EFFICACY LAMPS SHALL HAVE LAMP EFFICACY AS FOLLOWS: < 15 W = MIN. 40 LM/W

15-40 W = MIN. 50 LM/W

WITH 4 OR MORE RISERS.

>40 W = 60 LM/W17. PROVIDE ATTIC VENTILATION AT PROPOSED WORK AS PER

18. PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" 19. WHERE ATTIC HEIGHT 30" OR GREATER, AS PER C.B.C. AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A

RESCUE WINDOW THAT COMPLIES WITH C.B.C.. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQUARE FEET, WITH A MINIMUMCLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

20. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

A. GLAZING IN EGRESS OR EGRESS DOORS B. GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

C. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING

SURFACE. D. GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.,

E. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES

F. WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

PROJECT DIRECTORY:

OWNER:

415.487.3300

Y.A. STUDIO

415.920.1839

LICENSE # C29776

ENGINEERING 350

3106 FILLMORE STREET,

CONTACT: RAY KEANE

CIVIL ENGINEER:

SAN FRANCISCO. CA 94123

RAY@ENGINEERING350.COM

Anacal Engineering Company

CONTACT: GLEN GWATNEY

388 BEALE STREET, STE 1910

SAN FRANCISCO. CA 94105

JOHNRAEBER@GMAIL.COM

GLEN@ANACALENGINEERING.COM

1211 N. TUSTIN AVENUE

ANAHEIM. CA 92807

SPECIFICATIONS:

John A Raeber

415.920.2244

714.774.1763

MEP ENGINEER:

415.354.0006

777 FLORIDA STREET, SUITE 301,

CONTACT: NATALIE RICCOMINI

SAN FRANCISCO, CA 94110

NATALIE@YA-STUDIO.COM

GENERAL CONTRACR EPISCOPAL COMMUNITY SERVICES Guzman Construction Group, Inc. 165 EIGHTH STREET 1501 MARIPOSA STREET, SUITE 316 SAN FRANCISCO, CA 94103 SAN FRANCISCO, CA 94107 415.821.2522 CONTACT: MIGUEL GUZMAN CONTACT: KEVIN KITCHINGHAM KKITCHINGHAM@ECS-SF.ORG MIGUEL@GUZMANGC.COM LICENSE# **ARCHITECTURAL DRAWINGS**

STRUCTURAL ENGINEER: SEDR Consulting 3805 BROADWAY OAKLAND, CA 94611 510.525.9491 **CONTACT: JOE IGBER** JOE@SEDRCONSULTING.COM LICENSE # C78132

LANDSCAPE ARCHITECT: PEDERSEN ASSOCIATES 24 H STREET SAN RAFAEL. CA 94901 415.456.2070 CONTACT: KAI OKADA KOKADA@PEDERSENASSOCIATES.COM

LICENSE CA NO. 2300

ACOUSTIC CONSULTANT: CSDA Design Group 364 BUSH STREET SAN FRANCISCO, CA 94104 415.321.1145 CONTACT: RANDY WALDECK RWALDECK@CSDADESIGNGROUP.COM LICENSE CA M.E. NO. 34245

SCOPE OF WORK:

CONVERSION OF AN EXISTING 1-STORY ASSISTED LIVING FACILITY INTO AFFORDABLE HOUSING. THE REHABILITATION PLAN INCLUDES SELECTIVE INTERIOR DEMOLITION & RE-USE OF EXISTING PATIENT AND OFFICE SPACE TO ACCOMMODATE 44 NEW STUDIO DWELLING UNITS, COMMUNITY AMENITY SUPPORTIVE SERVICES AND ACCESSORY USES. OUTDOOR IMPROVEMENTS INCLUDE LANDSCAPING TWO EXISTING INTERIOR COURTS AND RESTRIPING OF THE PARKING AREA. THE BUILDING WILL BE FITTED WITH NEW MECHANCIAL, ELECTRICAL, AND PLUMBING SYSTEMS. A SHOWER AND KITCHENETTE WILL BE ADDED TO EACH UNIT. ALL DWELLING UNITS WILL BE MOBILITY OR ADAPTABLE. AN EXISTING COMMUNITY KITCHEN WILL BE REMODELED. NO EXPANSION TO THE BUILDING'S ENVELOPE IS PROPOSED

PROJECT DATA:

ADDRESS: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 **APN:** 022-212-28 **ZONING:** ADMINISTRATIVE AND PROFESSIONAL (AP) **BUILDING TYPE:** V-B NUMBER OF FLOORS: 1 OCCUPANCY TYPE / USE: B (BUSINESS) / R-2 (MULTIFAMILY) / A-3 (ASSEMBLY)

SITE AREA 56,324 SF SQUARE FEET: ACRES: 1.29 ACRES

FLOOR AREA RATIO: LOT COVERAGE:

ALLOWABLE STORIES AND HEIGHT:

TOTAL

CONSTRUCTION TYPE V-B (R-2, A-2&3, B)

PROPOSED HEIGHT 17'-0" (NO CHANGE) **BUILDING AREA:**

24,314 SF CONDITIONED AREA EXTERIOR/COURT 2,365 SF 26,679 SF

<u>BUILDING AREA BY USE (SEE SHEET G1.01 FOR FULL BREAKDOWN):</u> RESIDENTIAL ASSEMBLY 1.568 SF 2,507 SF **BUSINESS**

<u>UNIT SUMMARY (SEE SHEET G0.03 FOR FULL BREAKDOWN AND DISPERSAL):</u>

MOBILITY (MIN 10%) 6 UNITS ADAPTABLE (86%) 36 UNITS 2 UNITS COMMUNICATION (MIN 4%) TOTAL UNITS 44 UNITS

APPLICABLE CODES:

THIS PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TWO VOLUMES OF THE CALIFORNIA BUILDING CODE (CBC) 2019 EDITION, INCLUDING:

26,679 SF

60FT (W AREA INCREASE)

2019 CALIFORNIA BUILDING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA MECHANICAL CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENT 2019 CALIFORNIA PLUMBING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA ELECTRICAL CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA GREEN BUILDING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA FIRE CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA ENERGY CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CALIFORNIA TCAC REGULATIONS FEDERAL FAIR HOUSING ACT- SAFE HARBOR: 1998 FAIR HOUSING DESIGN MANUAL THE CITY OF LARKSPUR MUNICIPAL CODE ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

DEFERRED SUBMITTALS

TO FACILITATE PLAN REVIEW APPROVAL, ISSUANCE OF THE BUILDING PERMIT, AND INITIAL PROGRESS ON THE PROJECT, THE FOLLOWING DESIGN, PLANS, CALCULATIONS AND/OR REPORTS ARE REQUESTED AS DEFERRED SUBMITTAL:

1. FIRE SPRINKLER PERMIT 2. FIRE ALARM PERMIT 3. ENCROACHMENT PERMIT

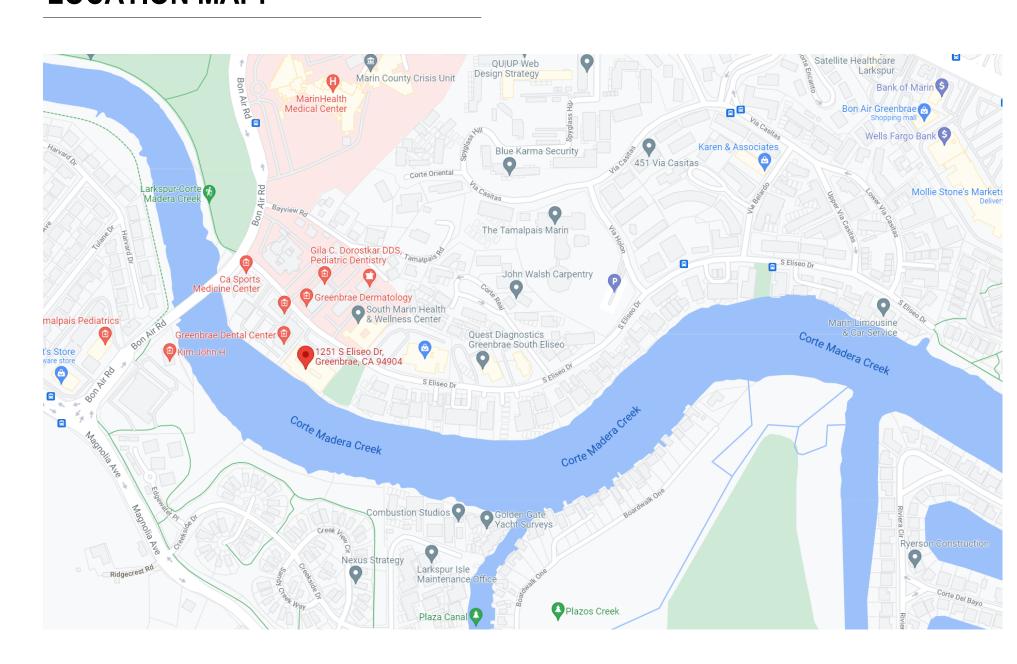
G0.01 ABBREVIATIONS & SYMBOLS PROJECT INFO AND INDEX STANDARD ACCESS. DETAILS G0.04 CAL GREEN CHECKLIST CODE ANALYSIS G1.01 **EXIT DIAGRAM** T-001 SURVEY T-002 SURVEY GRADING PLAN EROSION CONTROL PLAN LANDSCAPE MATERIAL PLAN PLANTING PLAN, LEGEND & NOTES/IRRIGATION NOTES/MAWA CALC. LANDSCAPE MATERIAL & PLANT IMAGES EXISTING SITE PLAN **EXISTING FLOOR PLAN** EC3.00 **EXISTING ROOF PLAN** EC4.00 **EXISTING ELEVATION** EC5.00 **EXISTING SECTION** A0.01 **DEMOLITION PLAN** A1.00 PROPOSED SITE PLAN A2.01 PROPOSED FLOOR PLAN A2.02 PROPOSED ROOF PLAN A3.01 BUILDING ELEVATIONS BUILDING SECTION ENLARGED UNIT PLANS & RCPS ENLARGED UNIT PLANS & RCPS **ENLARGED PLANS ENLARGED PLANS ENLARGED PLANS** A5.06 ENLARGED PLANS ENLARGED CORRIDOR PLANS & RCPS A5.08 ENLARGED CORRIDOR ELEVATIONS A5.10 ENLARGED KITCHEN PLANS & ELEVATIONS A5.11 **ENLARGED BATHROOM PLANS & ELEVATIONS** A5.12 ENLARGED BATHROOM PLANS & ELEVATIONS A6.01 ASSEMBLIES - PARTITION TYPES CASEWORK DETAILS CASEWORK DETAILS SIGNAGE DETAILS SIGNAGE PLAN DOOR SCHEDULE WINDOW AND STOREFRONT SCHEDULE ROOM, APPLIANCE, PLUMBING FIXTURE, AND ACCESSORY SCHEDULES FINISH SCHEDULE S1.01 FIRST FLOOR FRAMING AND FOUNDATION PLAN ROOF FRAMING PLAN DETAILS DETAILS | MECHANICAL LEGEND & NOTES MECHANICAL SCHEDULES MECHANICAL TITLE 24 MECHANICAL LEVEL 1 MECHANICAL ROOF PLAN MECHANICAL ENLARGED UNITS MECHANICAL DETAILS **ELECTRICAL LEGEND & NOTES** ELECTRICAL SCHEDULES LIGHTING SCHEDULES PANELBOARD SCHEDULES PANELBOARD SCHEDULES ELECTRICAL TITLE 24 **ELECTRICAL TITLE 24** ELECTRICAL LEVEL 1 ELECTRICAL ROOF PLAN E3.01 LIGHTING LEVEL 1 ELECTRICAL ENLARGED UNITS E4.02 ELECTRICAL ENLARGED PLANS ELECTRICAL SINGLE LINE DIAGRAM PLUMBING LEGEND & NOTES PLUMBING SCHEDULES PLUMBING LEVEL 1 PLUMBING ROOF PLAN PLUMBING ENLARGED UNITS PLUMBING DETAILS

GO SHEET INDEX

COVER, INDEX & PROJECT INFO

NUMBER

LOCATION MAP:





01/17/21

ISSUANCE:

NO. DESCRIPTION

PERMIT SUBMITTAL

SP

0

TITLE: **COVER, INDEX & PROJECT INFO**

ISSUE: TEAM:

SHEET NO.

1/19/2022 9:26:27 PM © Y.A. studio

ELISEO, LARKSPUR

1251 S ELISEO DR.

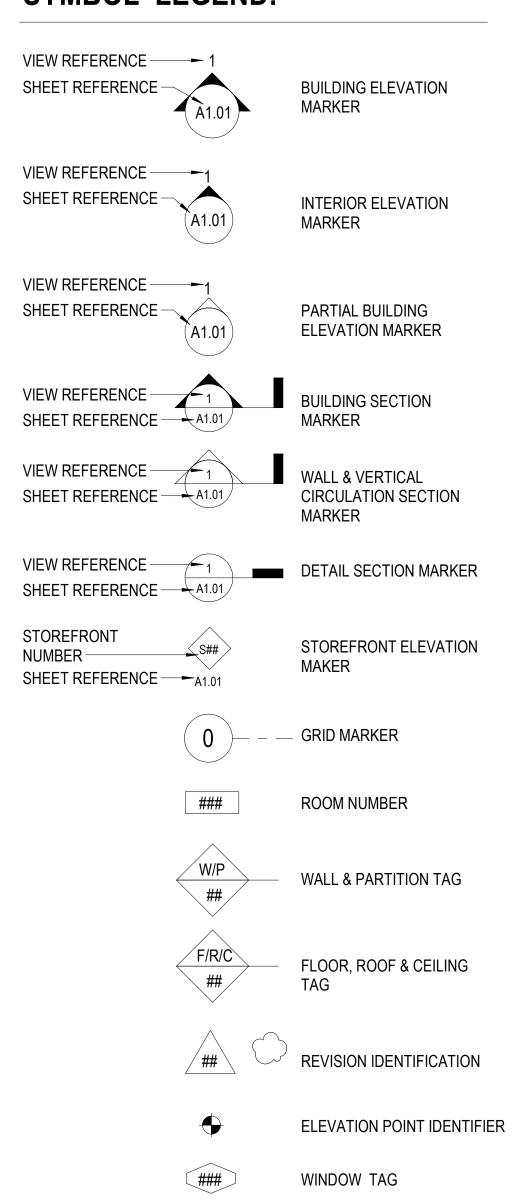
21018

PROGRESS SET

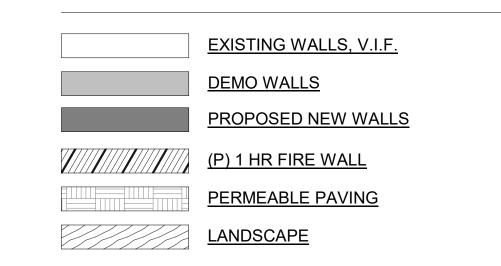
ABBREVIATIONS:

	REVIATIONS:						
<u>A</u> A.B.	ANCHOR BOLT	EXH EXP	EXHAUST EXPOSED	M MAS	MASONRY	<u>S</u> S S	SOUTH
ABV	ABOVE	EXT	EXTERIOR	MAT'L	MATERIAL	S.B.	SOLID BLOCKING
A.C. A/C	ASPHALT CONCRETE AIR CONDITIONING	<u>E</u>		MAX M.B.	MAXIMUM MACHINE BOLT	S.C. S.C.D.	SOLID CORE SEAT COVER DISPENSER
A.T.	ACOUSTICAL TILE	F.A.	FIRE ALARM	M.C.	MEDICINE CABINET	SCHED	SCHEDULE
A.C.P. ACOUST	ACOUSTICAL CEILING PANEL ACOUSTICAL	F.A.U. F.C.C.	FORCED AIR UNIT FIRE CONTROL CENTER	MECH MED	MECHANICAL MEDIUM	S.D. S.DR.	SOAP DISPENSER STORM DRAIN
A.D.	AREA DRAIN	F.C.U.	FAN COIL UNIT	MFD	MANUFACTURED	SECT	SECTION
ADJ A.F.F.	ADJUSTABLE / ADJACENT ABOVE FINISHED FLOOR	F.D. F.D.C.	FLOOR DRAIN FIRE DEPARTMENT CONNECTION	MFR MH	MANUFACTURER MANHOLE	S.E.D. S.F.	SEE ELECTRICAL DRAWINGS SQUARE FOOT
AGGR	AGGREGATE	FND	FOUNDATION	MICRO	MICROWAVE	S.F.B.	SPIT FACE BLOCK
ALUM ALT	ALUMINUM ALTERNATE	F.E. F.E.C.	FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	MIN MIR	MINIMUM MIRROR	S.F.S.D. S.G.D.	SEE FOOD SERVICE DRAWINGS SLIDING GLASS DOOR
ANC	ANCHOR / ANCHORAGE	F.F.	FINISHED FLOOR	MISC	MISCELLANEOUS	SHT	SHEET
ARCH	ARCHITECTURAL	F.F.B.	FINISHED FLOOR BREAK	M.O.	MASONRY OPENING	SHTH'G	
AVG AWN	AVERAGE AWNING	F.G. F.H.	FIXED GLASS FIRE HYDRANT	M.R. M.R.O.	MOISTURE RESISTANT MASONRY ROUGH OPENING	SHVLS SHWR	SHELVES / SHELVING SHOWER
Б		F.G.C.	FIRE HOSE CABINET	MOD	MODULAR	SIM	SIMILAR
<u>B</u> BD B0	OARD	F.H.V. FIN FI	FIRE HOSE VALVE NISH	MOV MTD	MOVABLE MOUNTED	SLR SLDR	SEALER SLIDER
B.F.	BOTH FACES	F.L.	FLOW LINE	MTL	METAL	S.M.D.	SEE MECHANICAL DRAWINGS
BLDG BLK	BUILDING BLOCK	F.J. FLSH'G	FLUSH JOINT FLASHING	MUL	MULLION	S.N.D. S.N.R.	SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE
BLKG	BLOCKING	FLR	FLOOR	<u>N</u>		SPEC	SPECIFICATIONS
BM B.P.	BEAM BUILDING PAPER	FLUOR F.O.C.	FLUORESCENT FACE OF CONCRETE		ORTH EW	S.P.D.	SEE PLUMBING DRAWINGS (. SPLASH BLOCK
BDRM	BEDROOM	F.O.M.	FACE OF MASONRY	N.I.C.	NOT IN CONTRACT		SQUARE
BLW	BELOW		FACE OF STUD	N.A.	NOT APPLICABLE	S.&R.	SHELF AND ROD
BRG BRKT	BEARING BRACKET	F.O.W. FP FI	FACE OF WALL REPLACE	NO. N.T.S.	NUMBER NOT TO SCALE	S.S. S.S.D.	SANITARY SEWER SEE STRUCTURAL DRAWINGS
BRZ	BRONZE	FPR	FIREPROOF			S.SK.	SERVICE SINK
BTM BTN	BOTTOM BATTEN	FRMG F.R.P.	FRAMING FIBER REINFORCED PLASTIC	<u>O</u> O/ O	VER	S.ST. STA	STAINLESS STEEL STATION
BTR	BETTER	FT F	OOT	O.C.	ON CENTER	S.T.C.	SOUND TRANSMISSION COEFFICIENT
BTWN B.U.R.	BETWEEN BUILT UP ROOFING	FTG FUR	FOOTING FURRED / FURRING	O.D. OFF	OUTSIDE DIAMETER OFFICE	STN STD	STAIN STANDARD
BVL	BEVELED	FUR	FURKED / FURKING	OFF	OVERHEAD	STL	STEEL
B.W.	BOTH WAYS	<u>G</u> G G	A C	OPNG	OPENING	STO	STORAGE
<u>C</u>			AS AUGE	OPP O.R.D.	OPPOSITE OVERFLOW ROOF DRAIN	STRUCT SUSP	STRUCTURE / STRUCTURAL SUSPENDED
C.B.	CATCH BASIN	GALV	GALVANIZED	O.S.B.	ORIENTED STRAND BOARD	S.W.	SHEAR WALL
CAB C.A.R.	CABINET COLD AIR	G.B. G.C.	GRAB BAR GENERAL CONTRACTOR	<u>P</u>		S.Y. SYS	SQUARE YARD SYSTEM
C.C.	CENTER TO CENTER		LASS	<u>L</u> PART	PARTITION	010	OTOTEM
C.F.	CUBIC FEET	G.I. GLB	GALVANIZED IRON	P.C.	PRE CAST CONCRETE	<u>T</u> T T	ΓREAD
C.G. C.I.P.	CORNER GUARD CAST IRON PIPE	GLB GND	GLU-LAM BEAM GROUND	P. C . F. PFB	POUNDS PER CUBIC FOOT PREFABRICATED	T.B.	TOWEL BAR
C.I.P.C.	CAST-IN-PLACE CONCRETE	GR	GRADE	PL PI	LATE	T.C.	TRASH COMPACTOR
C.J. CLKG	CONTROL JOINT CAULK / CAULKING	GRDR G.S.	GIRDER GYPSUM SHEATHING	P. D. F. P. L . F.	POWDER DRIVEN FASTENER POUNDS PER LINEAL FOOT	TEL TEMP	TELEPHONE TEMPERED
CLG	CEILING	G.W.B.	GYPSUM WALL BOARDED	P.LAM.	PLASTIC LAMINATE	T.O.C .	TOP OF CURB
CLR C.M.U.	CLEAR CONCRETE MASONRY UNIT	P	LASTIC	PLYWD P. H .	PLYWOOD PAPER HOLDER	T.& G. THK	TONGUE AND GROOVE THICK (NESS)
C.M.P.	CORRUGATED METAL PIPE	<u>H</u>		PNT	PAINT	THR	THRESHOLD
CNTR	COUNTER	H.B. H.C.	HOSE BIB HOLLOW CORE	PRJ P S E	PROJECT / PROJECTED	T.O.B.	TOP OF BEAM
C.O. C.O.T.G.	CLEAN OUT CLEAN OUT TO GRADE	H.C. H.D.	HOLLOW CORE HOLD DOWN	P. S . F. P.S.I.		T.O.BLK T.O.G.	TOP OF BLOCK TOP OF GRATE
COL	COLUMN	HDR	HEADER	P. T.	PRESSURE TREATED	T.O.PL.	TOP OF PLATE
CONC CONN	CONCRETE CONNECTION	HDWR HGR	HARDWARE HANGER		OINT PAPER TOWEL DISPENSER	T.O.S.	TOP OF SLAB . TOP OF STEEL
CONT	CONTINUOUS	H.M.	HOLLOW METAL	P. T. D. / I	R . PAPER TOWEL DISPENSER	T.O.W.	TOP OF WALL
CONTR CORR	CONTRACTOR CORRUGATED	HORZ H.P.	HORIZONTAL HIGH POINT			T.P.D. T.S.	TOILET PAPER DISPENSER TUBE STEEL
CPT	CARPET	HR H	OUR		P. POLYVINYL CHLORIDE PIPE	TV T	TUBE STEEL TELEVISION
CRS	COURSE / COURSES	HT H	EIGHT			TXT	TEXTURE
CSK.S. C.T.	COUNTERSUNK SCREW CERAMIC TILE	_	HEATING HEATING / VENTILATING / AIR	<u>Q</u>		TYP	TYPICAL
CTR	CENTER	С	ONDITIONING	<u>Q</u> .T.	QUARRY TILE	<u>U</u>	INTEGRAL BUTTON CONTRACTOR
C.W. C.Y.	COLD WATER CUBIC YARD	H.W.	HOT WATER	R		U.B.C. UNF	UNIFORM BUILDING CODE UNFINISHED
	JUDIO ITALI	<u>I</u>			ISER	U.O.N.	UNLESS OTHERWISE NOTED
<u>D</u> DBL	DOUBLE	Ī.B. I.D.	INFILTRATION BARRIER	R.A.	RETURN AIR	UR L	JRINAL
D.H.	DOUBLE HUNG		INSIDE DIAMETER ICH	RAD R.B.	RADIUS RUBBER BASE	<u>V</u>	
DEPT	DEPARTMENT	INCL	INCLUDED / INCLUDING	RUB	RUBBER	VAR	VARIES
DET D.F.	DETAIL DOUGLAS FIR	INFO INSUL	INFORMATION INSULATION / INSULATED	R/C ROOF		V.B. V.BR.	VINYL BASE VAPOR BARRIER
D.I.B.	DRILL IN BOLT	INT	INTERIOR	RDWD	REDWOOD	V.C .P.	VITRIFIED CLAY PIPE
DIA. DIAG	DIAMETER DIAGRAM	INTER INV	INTERMEDIATE INVERT	REINF.		RV.C .T. VENT	VINYL COMPOSITION TILE VENTILATION
DIM	DIMENSION	II V V	11 1 V L V	REF	REFERENCE	VERT	VERTICAL
DISP	DISPENSER	<u>J</u>	IANUTOD	REFR	REFRIGERATION / REFRIGERATION	VEST	VESTIBULE
DIV D.L.	DIVISION / DIVIDER DEAD LOAD	JAN JST	JANITOR JOIST	REG REQ'D		V.G.D.F. V.I.F.	VERTICAL GRAIN DOUGLAS FIR VERIFY IN FIELD
DN DO	NWC		DINT	RET	RETAIN / RETAINING	VIN	VINYL
DR DO	OOR DRAWING	<u>K</u>		REV RM		VNR V.T.	VENEER VINYL TILE
DR. FNT.	DRINKING FOUNTAIN	K.P.	KICK PLATE	R.O.	ROUGH OPENING		
DW	DISHWASHER	KIT	KITCHEN	R/S R.W.L.	REINFORCING STEEL RAIN WATER LEADER	<u>W</u> W V	WEST
<u>E</u>		<u>L</u>		IX.VV.L.	NOW WATEN LEADER	W/ V	WITH
	AST	LAM	LAMINATED			W.C.	WATER CLOSET
\ /	XISTING ACH	LAV L.B.	LAVATORY LAG BOLT			WD W/D	WOOD WASHER / DRYER
E.B.	EXPANSION BOLT	LB P	OUND			W.G.	WIRED GLASS
E.I.F.S.	EXTERIOR INSULATION NISH SYSTEM	L.F. L.L.	LINEAR FOOT LIVE LOAD			W.H. W.HYD.	WATER HEATER WALL HYDRANT
E.J. EX	KPANSION JOINT		GHT			WINDW	WINDOW
ELEC ELEV	ELECTRIC / ELECTRICAL	LTL	LOCKED			W/O W/P	WITHOUT WATERPROOF
ELEV EMER	ELEVATION EMERGENCY	LKR L.P.	LOCKER LOW POINT			WP WSCT	WATERPROOF WAINSCOT
E.N.	EDGE NAILING	LVR	LOUVER			WT	WEIGHT
ENCL E.O.S.	ENCLOSURE EDGE OF SLAB	L.V.L. LACQ	LAMINATED VENEER LUMBER LACQUER			W.W.F.	WELDED WIRE FABRIC
E.P.	ELECTRIC PANEL		~~ .			Y	
EQUIP E.W.C.	EQUIPMENT ELECTRIC WATER COOLER					YD Y	/ARD
L.VV.U.	LLLOTNIO WATER GOOLEK						

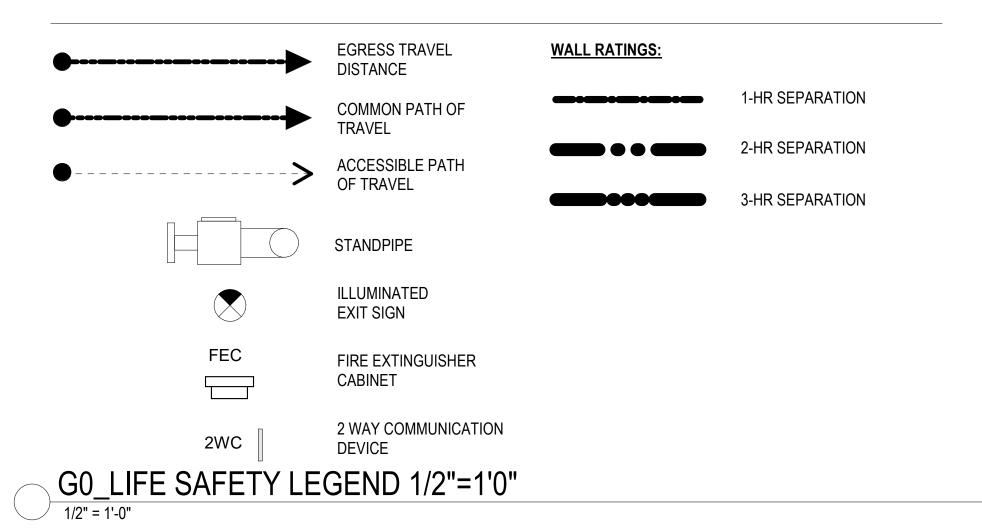
SYMBOL LEGEND:



WALL LEGEND:



LEGEND:



ABBREVIATIONS & SYMBOLS

SSUE: EAM:

SHEET NO.

1/19/2022 8:46:01 PM © Y.A. studio

2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK

4. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE AS TO COMPARE THEM WITH THE DRAWINGS AND SATISFY HIMSELF AS TO THE CONDITIONS OF THE EXISTING CONSTRUCTION AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE IN BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCLUDE THE COST OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SPECIALLY OR PARTICULARLY SHOWN OR NOTED BUT ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.

5. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.

ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY AND QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK

7. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTSIDE VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND "OWNER'S FORCES" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLE IMPLIED BY THE DRAWINGS AND SPECIFICATIONS. 8. CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOBSITE CONDITIONS INCLUDING SAFETY OF

PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT 9. CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, AND ERRORS OF THE SUBCONTRACTOR AND OF

PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM. 10. IN THE EVENT OF INCONSISTENCIES AMONG THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.

11. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.

12. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH

CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. ALL DIMENSIONS TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY, DIMENSIONS ARE NOT BE SCALED OFF 13. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED 14. THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY

CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILD-

15. WORK NOT PARTICULARLY DETAILED, NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, NOTED OR SPECIFIED.

16. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE

17. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF

18. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN OF THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS

19. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. 20. CONTRACTOR TO NOTIFY OWNER PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF

APPROXIMATE DELIVERY DATES. 21. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED BETWEEN THE

HOURS OF 6:00 PM TO 8:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER OWNER HAS BEEN GIVEN NOTICE ONE DAY IN ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY

22. ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

23. DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER. 24. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, CASEWORK, MECHANICAL, ELECTRICAL AND SIMILAR DEVICES OF WHATEVER

NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTOR'S PROPOSAL. 25. MAINTAIN FIRE RATING OF ALL EXISTING RATED CONDITIONS. 26. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS

DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL GUIDANCE OF PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOWING LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE. 27. WEATHER-STRIP ALL DOORS LEADING FROM UNHEATED TO HEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHER-STRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF THE DOORS MUST BE WEATHER-STRIPPED, INCLUDING THE THRESHOLDS.

28. CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR 1/8" OR GREATER PREVENT AIR INFILTRATION. 29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTION WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND/ OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND GOOD PRACTICE. 30. WORK AND/ OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY

OF THE BUILDING. 31. THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/ OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/ OR

EQUIPMENT. 32. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT RATED WHERE REQUIRED BY LOCAL BUILDING AND LANDLORDS REQUIREMENT'S. 33. THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND

FEDERAL CODES 34. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN THE CERTIFICATE OF OCCUPANCY

35. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND/ OR LANDLORD REQUIREMENTS.

STANDARDS AND CODES:

1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND/ OR ARCHITECT. NECESSARY CHANGES SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.

2. IF THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THEREWITH AND BEAR ALL COSTS ARISING THEREFROM. 3. CONFLICTS: INCASE OF CONFLICTS IN THE REQUIREMENTS OF AUTHORITIES HAVING

JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN 4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS. IT SHALL BE UNDERSTOOD THAT THEY APPLY THIS WORK AS FULLY AS IF CITED HEREIN.

5. REPAIR AND PATCH ALL PENETRATIONS THROUGH RATED ASSEMBLIES.

CONSTRUCTION STANDARDS:

. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTIONS $^{
m P.}$ ALL WOOD FRAMING TO BE EXECUTED IN ACCORDANCE WITH SEC.2320. CONVENTIONAL LIGHT-

FRAME CONSTRUCTION DESIGN PROVISIONS 3. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW DIMENSIONS

4. INSULATION SHALL MEET CALIFORNIA ENERGY COMMISSION QUALITY STANDARDS AND BE

CERTIFIED BY THE MANUFACTURER. 5. ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N 6. REFER TO SPECIFICATIONS - PROJECT MANUAL FOR EXACT PRODUCT TO BE

UTILIZED IN ALL DIVISIONS. 7. PROVIDE SOLID BLOCKING AT ALL BATH ROOM ACCESSORIES (TOWEL, BARS,

SOAP DISH, etc...) 8. PROVIDE WOOD BACKING IN ALL TUB & SHOWER WALLS AT 34" A.F.F. (FUTURE

GRAB BARS) GLASS BATH & SHOWER ENCLOSURES TO BE TEMPERED. 10. ALL SHOWERS TO HAVE TILE WALL PROTECTION TO A MINIMUM 84" ABOVE FLOOR-MOUNT FULL

MORTAR BED. 11. ALL KITCHEN AND BATHROOM FIXTURE, TILE FINISHES, MILLWORK SPECIFICATIONS TO BE

COORDINATED WITH OWNER. 12. ALL WATER CLOSET TO BE MAXIMUM 1.6 GALLONS PER FLUSH. 13. ALL TUB & SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE PER U.P.C. 420.0.

14. CAST IRON DRAINAGE LINES TO BE USED TO MITIGATE NOISE (VERTICAL & HORIZONTAL) 15. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, etc...MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENINGS, SKYLIGHTS OR ATTIC VENTS) CORE UMC 504.6. 16. LOCATIONS FOR HVAC EQUIPMENT CLEARANCES, CHASES & VENTING TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.

17. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE. 18. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR

APPLICATION OF NEW FINISHES. 19. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.

20. ALL CODE-REQUIRED LABELS SUCH AS "UL", FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED. 21. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO

RECEIVE FINISHES. 22. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF

ALL FURNITURE AND WALL-HUNG EQUIPMENT. 23. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.

24. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS. 25. ALL WOOD FRAMING TO BE DOUGLAS FIR #2. MIN fs1050 PSI.

TJI - TRUSS JOIST AS SPECIFIED

LVL - TRUSS JOIST MICRO LAM LVL 1.8 E. MULTIPLE MEMBERS NAILED. LSL - TRUSS JOIST TIMBER STRAND RIM JOIST AND HEADERS.

26. INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/ OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE

27. ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED. FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS 28. TUB AND SHOWER ENCLOSURES TO HAVE 5/8" WATER RESISTANT DRYWALL OR WATER

RESISTANT DRYWALL WITH MORTAR & TILE WITH FIXTURE PENETRATIONS SEALED.

PARTITION NOTES:

1. PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC TILE, VCT, ETC.

2. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8"ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE -TO FACE OF STUD

-TO CENTER OF DOORS AND OTHER OPENINGS

-TO TOP OF FINISHED FLOORS

-TO BOTTOM OF FINISHED CEILINGS -TO OUTSIDE FACE OF FINISHED MILLWORK

B. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.

4. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED. 5. FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES

AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 2"-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.

FIREPLACE/CHIMNEY:

1. GAS FIREPLACE TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS

ELECTRICAL NOTES:

1. ALL NEW ELECTRICAL ITEMS TO BE U.L. RATED.

2. FIXTURE SPECIFICATIONS TO BE COORDINATED W/ OWNER. 3. ELECTRICAL SPECIFICATIONS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS AND PROPER POWER LEVELS SHALL BE PROVIDED. 4. ALL NEW ELECTRICIAN EQUIPMENT AND APPLIANCES TO BE INSTALLED ACCORDING TO

MANUFACTURERS RECOMMENDATIONS. 5. CONTRACTOR TO NOTIFY OWNER PRIOR TO SETTING BOXES FOR RECESSED AND SURFACE MOUNT FIXTURES SWITCHES, OUTLETS, DATA AND CABLE OUTLETS. ALL LOCATIONS SHALL BE VERIFIED AND DETERMINED IN FIELD BY A "WALK-THROUGH" WITH OWNER & ARCHITECT.

6. USE HEAT PROTECTED FLOOR FIXTURES IN CLOSETS PER N.E.C. SECTION 410-1. 7. USE LOW-VOLTAGE LIGHTS IN GLASS CABINETS AS APPLICABLE

8. OUTLETS IN KITCHENS & BATHROOMS, IN GARAGE OUTDOORS, SHALL HAVE GROUND FAULT INTERCEPTORS; OUTDOOR OUTLETS TO BE WEATHER PROTECTED.

9. ALL EXTERIOR LIGHT FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS. 10. INFORMATION REGARDING SIZING OF ELECTRICAL PANELS, LOCATIONS OF SUBPANELS AND GROUNDING INFORMATION WILL BE SUBMITTED TO THE BUILDING INSPECTOR AND COPIED TO THE OWNER AND ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION. 11. STYLE OF SWITCHES TO BE COORDINATED WITH OWNER.

12. ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. 13. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED IN DRAWINGS.

14. TELEVISION CABLE JACK, VERTICALLY 12" TO CENTERLINE FROM FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN. 15. MOUNT ALL SWITCHES AND OUTLETS VERTICALLY AT +44" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN

16. OUTLETS DESIGNATED FOR APPLIANCES TO BE MOUNTED AT NECESSARY HEIGHT PRE REQUIREMENTS. 17. GENERAL LIGHTING (FIRST SWITCHED) IN KITCHEN & BATHROOM SHALL PROVIDE A MINIMUM OF 40

SOUND TRANSMISSION

LUMEN PRE WATT FLUORESCENT.

1. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL

ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT SEALANT. SURFACE MATERIALS (INCLUDING CARPETS) ARE PART OF THE FLOOR-CEILING AND MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED

3. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (T.V., TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)

4. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.) 5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLY SHALL BE

LINED. (EXCEPTION: DUCTS SERVING ONLY EXITS WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT. WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR

WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A

7. SPECIAL ATTENTION AT THE THEATER WALL ASSEMBLY AND PERFORMANCE.

PLUMBING NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 2. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SITE VERIFICATION OF EXISTING CONDITIONS AND PROPER ENGINEERING OF PLUMBING INSTALLATION. 3. ALL NEW PLUMBING FIXTURES AND FITTINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS

RECOMMENDATIONS. 4. PROVIDE AN R-6 INSULATION JACKET AT ALL WATER HEATERS. PRESSURE RELIEF VALES MUST BE PROVIDED PRIOR TO INSTALLATION OF JACKET.

- THE FIRST 4'-0" OF THE HOT WATER LINE MUST BE INSULATED TO A MINIMUM R-4 VALUE.

DEMOLITION GENERAL NOTES:

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/ OR LANDSCAPE TO REMAIN. 2. PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE

DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION. 3. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS

4. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS

5. AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N. AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N. 7. DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING,

DUCTWORK, VENTING BACK TO SOURCE. 8. PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc...) 9. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO

BE DEMOLISHED BEFORE PROCEEDING WITH WORK. 10. COORDINATE EXACT EXTENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON

CONSTRUCTION PLANS. 11. PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.

12. DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH. 13. REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

CONTRACTOR USE OF PREMISES:

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS. 2. TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH OWNER. 3. CONSTRUCTION WORK MAY BE SCHEDULED TO BE PERFORMED DURING NORMAL BUSINESS HOURS ONLY (UPON APPROVAL OF THE OWNER)

4. UTILITY OUTAGES AND SHUTDOWN SHALL BE COORDINATED WITH OWNER 5. AT ALL TIMES CONDUCT OPERATIONS TO INSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC AND COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY 6. ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON THE SITE UNDER THIS CONTRACT

PERFORM DEMOLITION WORK AND SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS, OR ANY WORK DISRUPTING TENANTS OR PUBLIC TRAFFIC WHEN OWNER WILL BE MINIMALLY IMPACTED OR AT TIMES AND IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.

COORDINATE USE OF PREMISES FOR WORK WITH THE OWNER 9. LIMIT USE OF SITE FOR WORK AND STORAGE TO AREAS DESIGNATED UNLESS SPECIFIC ADDITIONAL AREAS ARE ALLOWED IN WRITING BY THE OWNER.

OWNER FURNISHED PRODUCTS:

PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS "OWNER SUPPLIED" IN THE OUTLINING SPECIFICATION.

2. OWNER'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS:

 SUPPLY CONTRACTOR WITH OWNER REVIEWED PRODUCT LITERATURE. PRODUCT DATA AND SAMPLES.

PAY FOR PRODUCT DELIVERY TO SITE.

 REVIEW DAMAGED PRODUCTS PROMPTLY WITH CONTRACTOR. SUBMIT CLAIMS FOR TRANSPORTATION DAMAGE. REPLACE DAMAGED, DEFECTIVE

ARRANGE FOR MANUFACTURER'S WARRANTIES, INSPECTIONS AND SERVICE.

3. CONTRACTOR'S RESPONSIBILITIES FOR OWNER FURNISHED PRODUCTS

 REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLE TO ADEQUATELY ACQUAINT HIMSELF WITH THE SCOPE OF WORK

 REVIEW THE ORDER SCHEDULE DELIVERY, RECEIVE, UNLOAD AND STORE PRODUCTS AT SITE. INSPECT FOR COMPLETENESS OR DAMAGE. IF ITEMS ARE DAMAGED, GENERAL CONTRACTOR TO NOTIFY PROGRAM MANGER AND OWNER

 INSTALL AND FINISH PRODUCTS REPLACE ANY ITEMS DAMAGES AFTER RECEIPT S

0

PROJE **ELI**(1251 S



ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL

01/17/21

PROJECT INFO AND

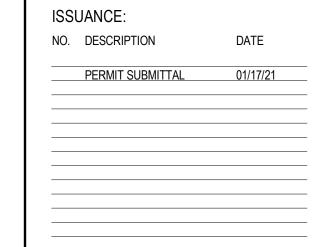
NOTE: MIN. EXTENT OF

LOAD (250 lbf) (DASHED) - ALIGN BLOCKING TO FACE OF ALCOVE

INTEGRAL REINFORCEMENT CAPABLE OF SUPPORTING

BACKING FULL

WIDTH OF WALL



STANDARD ACCESS. **DETAILS**

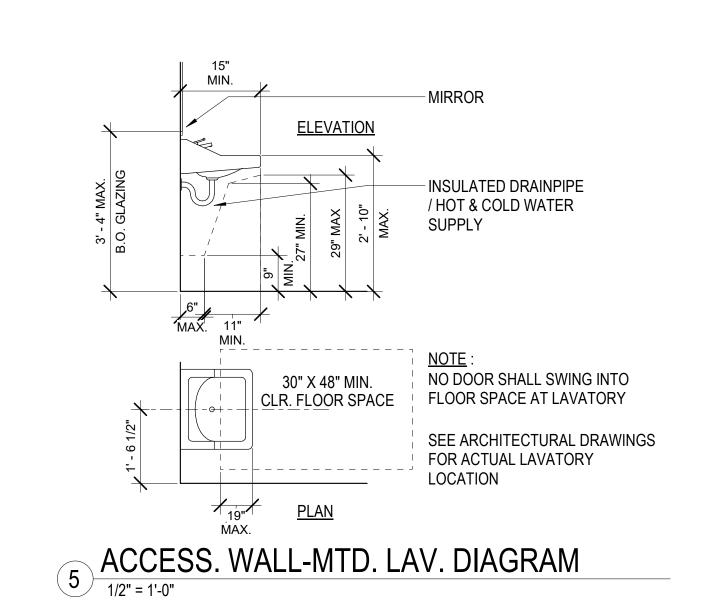
ISSUE: TEAM:

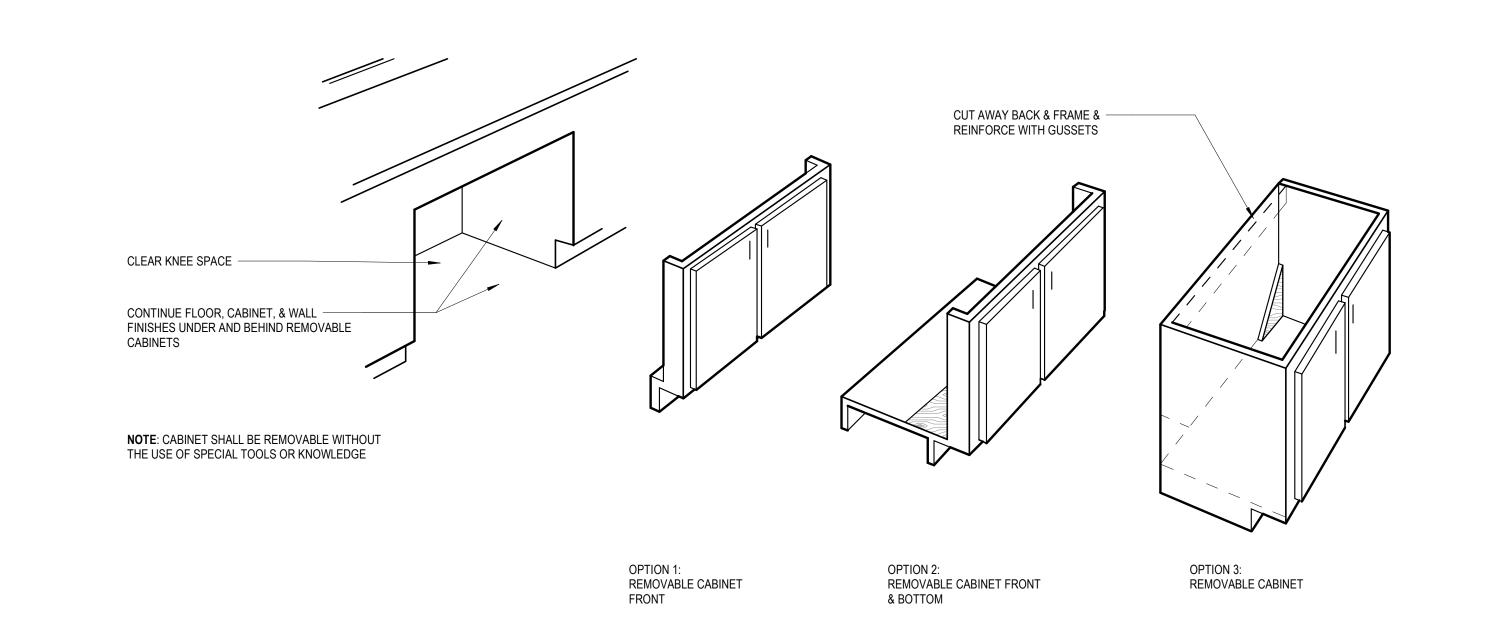
SHEET NO.

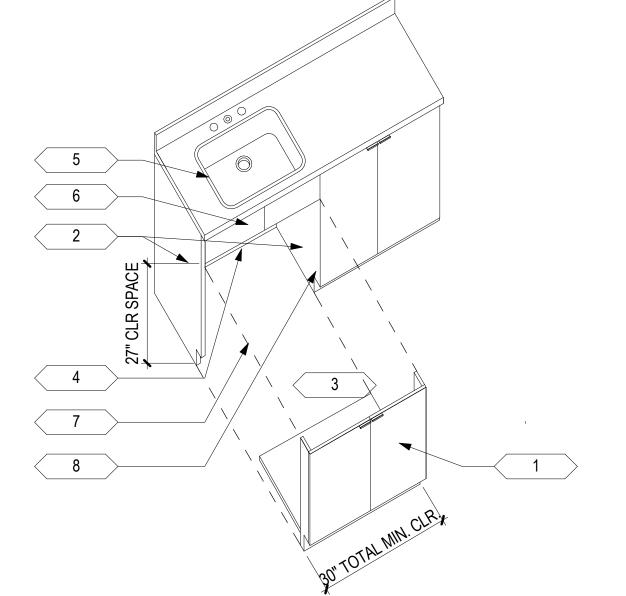
1/19/2022 8:46:01 PM © Y.A. studio

MOBILITY UNITS ONLY.

- DOOR AS SCHEDULED SLOPE NO LARGER THRESHOLD THAN 1:2-TOP OF FINISH FLOOR 6 ACCESS. THRESHOLD DIMENSIONS







8 MOBILITY KITCHEN SINK
1/2" = 1'-0"

- INSULATED DRAINPIPE / HOT WATER SUPPLY

1. REMOVAL OF THE CABINETS SHOULD BE ACHIEVABLE BY REMOVING A FEW SCREWS & NO SPECIALIZED TOOLS SHOULD BE REQUIRED IN THE PROCESS. 2. CABINET SIDE FACE FRAME AND END PANEL OF COUNTER TO BE REMOVED. CLEAR DIMENSION TO BE MEASURED TO INSIDE OF PANEL.

3. THE REMOVABLE CABINET UNIT BENEATH THE KITCHEN SINK CANNOT INCLUDE A REAR

4. PROVIDE FINISH TEXTURE & PAINT ON THE GYPSUM WALLS BEHIND THE REMOVABLE CABINETS BEFORE THEY ARE INSTALLED. INSTALL WALL BASE WHERE CABINETS ARE REMOVABLE

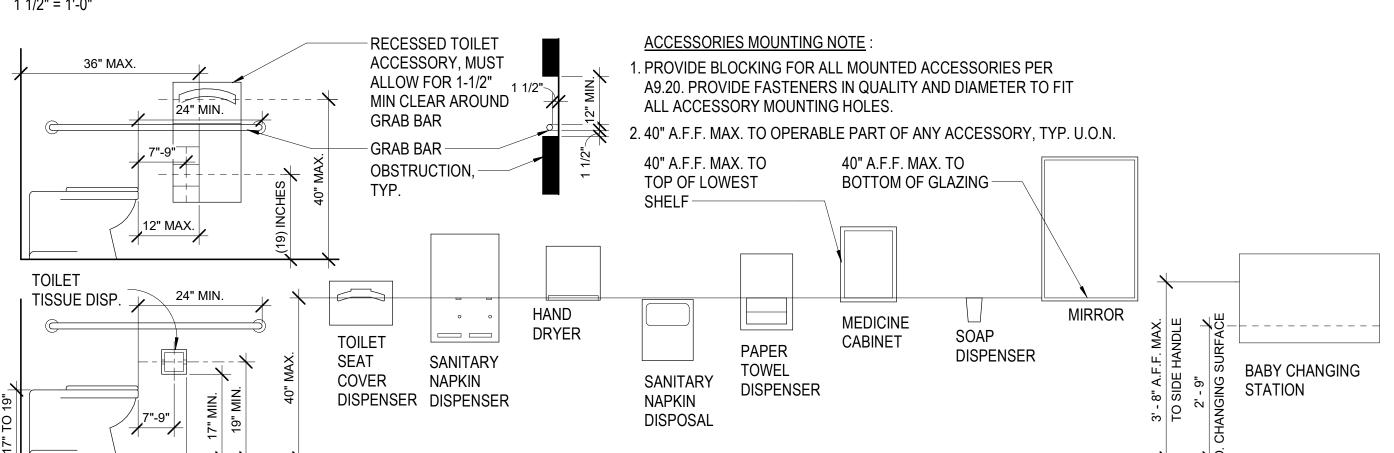
5. PROVIDE OFFSET DRAIN AT KITCHEN SINK & INSULATE ALL EXPOSED PIPING. 6. RE-INSTALL DRAWERS OR FALSE DRAWER PANELS IF THEY HAVE BEEN REMOVED DURING THE REMOVAL OF THE KITCHEN CABINETS. DRAWERS SHOULD ALLOW FOR THE MINIMUM REQUIRED CLEAR SPACE BENEATH CABINETS.

7. EXTEND FINISH FLOORING MATERIAL BENEATH REMOVABLE CABINETS BEFORE THEY ARE INSTALLED.

8. PROVIDE FINISH SURFACE ON INTERIOR & EXTERIOR OF SIDE PANELS. SIDE PANELS ARE TO MATCH THE FINISHED SURFACE OF THE CABINET DOORS.

AXONOMETRIC @ REMOVABLE CABINETS 1/2" = 1'-0"

CASEWORK - REMOVABLE BASE CABINET AXON
1 1/2" = 1'-0" ACCESSORY, MUST ALLOW FOR 1-1/2" 1 1/2" MIN CLEAR AROUND



BATHROOM ACCESSORIES - DIAGRAM 3 1/2" = 1'-0"

18" MIN. CLR. | 17 1/2" CLR. TO LAVATORY -LAV PERMITTED TO OVER LAP CLEAR SPACE AS LONG AS 18" MIN CLEAR 60" CLR. MIN. FROM EDGE OF LAV TO C.L. OF TOILET IS MAINTAINED SEE 17/- OR SEE ARCHITECTURAL 18/- FOR ADDITIONAL LAV. DIM.

GRAB BAR BACKING (GRAB BARS MAY BE POSITIONED

BATHTUB GRAB BAR AND BACKING - PLAN AND ELEVATION

1/2" = 1'-0"

ANYWHERE WITHIN SHADED AREA)

NOTE: GRAB BAR BACKING SHALL BE PROVIDED / INSTALLED IN ALL

UNITS. GRAB BARS SHOULD BE PROVIDED AND INSTALLED IN

TOILET CLEARANCES - PLAN

FOR BACKING

36" MIN.

24" MIN 12" MIN.

1 1/2" CLR

DRAWINGS FOR ACTUAL

WATER CLOSET LOCATION

15" MIN. 16" MAX.

BACKING FULL

WIDTH OF WALL

ÇLEAR ADJ.

TO FOOT END OF TUB

FULL LENGTH OF TUB

24" MIN 12" MAX

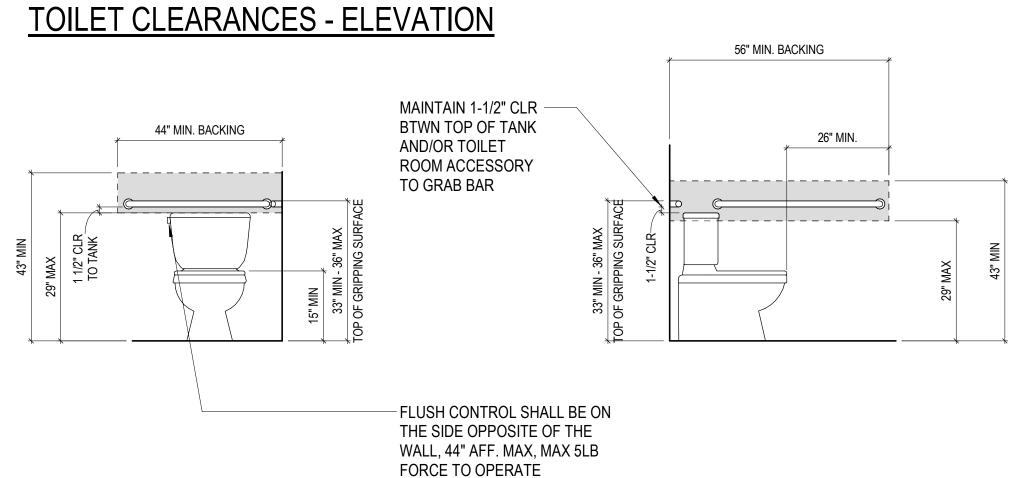
REMOVABLE, NON-PERMANENT SEAT AT MOBILITY UNITS ONLY

<u>______</u>

REMOVABLE, NON-PERMANENT SEAT IN MOBILITY UNITS ONLY

ALIGN BLOCKING TO FACE OF ALCOVE CONTROL AREA, 5LB. MAX FORCE TO

OPERATE



- MIN. CLEAR MANEUVERING CLR.

GRAB BAR BACKING (GRAB BARS MAY BE POSITIONED ANYWHERE WITHIN SHADED AREA) NOTE: GRAB BAR BACKING SHALL BE PROVIDED / INSTALLED IN ALL UNITS. GRAB BARS SHOULD BE PROVIDED AND INSTALLED IN

TOILET CLEARANCES - PLAN AND ELEVATIONS

1/2" = 1'-0"

400 Magnolia Avenue, Larkspur, California 94939 Telephone: (415) 927-5110 Fax: (415) 927-5022 Website: www.cityoflarkspur.org

City Of Larkspur 2019 CALGreen Checklist Residential Additions and Alterations

This checklist is effective January 1, 2017 and applies to Additions and Alterations of low-rise residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations, and accessory structures. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.

1251 Eliseo Dr., Greenbrae, CA 94904

Project Address:
Proiect Name:

1251 Eliseo

Conversion of an existing 1-story assisted living facility into affordable housing. The rehabilitation plan includes selective interior demolition & re-use of existing patient Description: and office space to accommodate 44 new studio dwelling units, community amenity, supportive services and accessory uses.

INSTRUCTIONS:

- 1. The Owner or the Owner's agent and the design professional, as required, shall initially complete Columns 1 and 2 of this checklist, sign and date the Design Verification section at the end of this checklist for submission of permit application. City of Larkspur plans examiners shall review checklist for compliance. The approved checklist shall be attached to the project plans as a prerequisite for plan approval.
- 2. Prior to final inspection by the Building Department, the Building Inspector shall complete **Column 3** and sign or initial, and date the **Implementation Verification** section at the end of this checklist.

<u>Column 1</u> 1 of 8 Feature or Measure	Column 2 Project Requirements	Column 3 Compliand Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete afte implementation prior to final inspe approval
See Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> <u>Code Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspe
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanation	tion of why the measure is not	t applicable (N/A):
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanation	tion of why the measure is not	t applicable (N/A):
4.504. 4 80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits shall comply with the VOC-emission limits established in section 4.504.4.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanation	l tion of why the measure is not	t applicable (N/A):
4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanation	tion of why the measure is not	t applicable (N/A):
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanation	tion of why the measure is not	t applicable (N/A):
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	⊠ or □ N/A	

<u>Column 1</u> Feature or Measure	Column 2 Project Requirements	Column 3 Compliance Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete after implementation and prior to final inspection approval
See Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> <u>Code Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspector
4.1 PLANNING AND DESIGN	All checked items are required for the project	Complete prior to Final Inspection
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction. See <u>Larkspur Municipal Code Chapter 9.11</u> (<u>Runoff Pollution Prevention</u>) for additional requirements.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explana-	ation of why the measure is not	applicable (N/A):
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.	⊠ or □ N/A	
4.106.4 [Not applicable to existing buildings] 4.2 ENERGY EFFICIENCY	All checked items are required for the project	Complete prior to Final Inspection
Performance Approach		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	⊠ or □ N/A	
	□ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explana-	_	applicable (N/A):
Indicate the plan sheet number where the above measure is noted on plans or provide expland 4.3 WATER EFFICIENCY AND CONSERVATION	_	applicable (N/A): Complete prior to Final Inspection
4.3	ation of why the measure is not All checked items are required for the	Complete prior to
4.3 WATER EFFICIENCY AND CONSERVATION	ation of why the measure is not All checked items are required for the	Complete prior to

2 of 8

<u>Column 1</u> Feature or Measure	Column 2 Project Requirements	Column 3 Compliance Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete after implementation and prior to final inspection approval
See Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> <u>Code Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspector
Indoor Air Quality and Exhaust		
4.506.1 Each bathroom (with tub or shower) must be mechanically ventilated with a humidity controlled Energy Star compliant exhaust fan which terminates outside of the building unless otherwise a component of a whole house ventilation system.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
Environmental Comfort		
4.507.2. Duct systems are sized and designed and equipment is selected using the following methods:	⊠ or	
Establish heat loss and heat gain values according to ANSI/ACCA Manual J-2004 or equivalent.	□ N/A	
2. Size duct systems according to ANSI/ACCA 1 Manual D - 2009 or equivalent.		
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.		
Indicate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
Innovative Concepts and Local Environmental Conditions		
Items necessary to address innovative concepts or local environmental		
conditions.	· · · · · · · · · · · · · · · · · · ·	1
Item 1:		

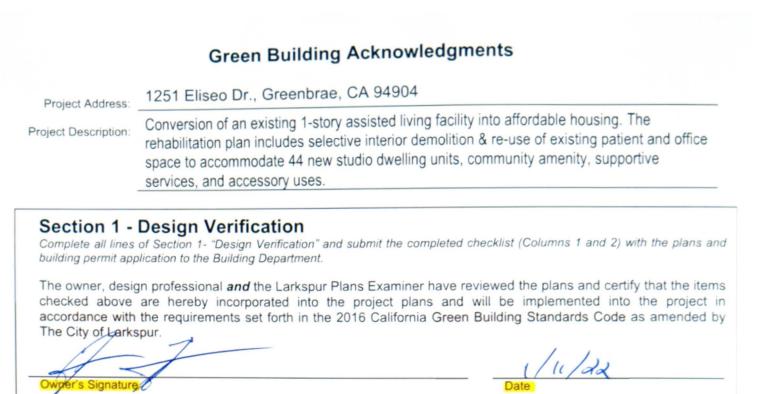
Column 1	Column 2	Column 3
Feature or Measure	Project Requirements	Compliance Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete after implementation and prior to final inspection approval
See Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> <u>Code Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspector
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	All checked items are required for the project	Complete prior to Final Inspection
Enhanced Durability and Reduced Maintenance		
4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Submit a construction waste management plan, per Section 4.408.2; or	⊠ or □ N/A	
☐ 2. Utilize a waste management company, per Section 4.408.3; or		
☐ 3. Utilize the waste steam reduction alternative, per Section 4.408.4.		
Indicate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	⊠ _ or	
	□ N/A	

<u>Column 1</u> Feature or Measure	Column 2 Project Requirements	Column 3 Compliance Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete after implementation and prior to final inspection approval
ee Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> ode <u>Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspector
INSTALLER QUALIFICATIONS		Complete prior to Final Inspection
ualifications		
2.1 HVAC system installers are trained and certified in the proper tallation of HVAC systems.	⊠ or □ N/A A	
icate the plan sheet number where the above measure is noted on plans or provide explanat	ion of why the measure is not	applicable (N/A):
rifications		
3.1 Verification of compliance with CALGreen may include construction cuments, plans, specifications builder or installer certification, inspection ports, or other methods acceptable to the enforcing agency which show estantial conformance. Implementation verification shall be submitted to a Building Department after implementation of all required measures and for to final inspection approval.	Mandatory	

3 of 8

<u>Column 1</u> Feature or Measure	Column 2 Project Requirements	Column 3 Compliance Verified
	Must be incorporated into project unless measure is Not Applicable "N/A".	Complete after implementation and prior to final inspection approval
See Chapter 4 of the 2016 California Green Building Code and <u>Larkspur Municipal</u> <u>Code Chapter 15.17</u> for complete descriptions of features or measures listed here	Mandatory Prerequisites	Building Inspecto
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	⊠ or □ N/A	
Indicate the plan sheet number where the above measure is noted on plans or provide explana	tion of why the measure is not	t applicable (N/A):
4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	All checked items are required for the project	Complete prior to Final Inspection
Enhanced Durability and Reduced Maintenance		
4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables,	\boxtimes	
conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	or N/A	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing	or □ N/A	t applicable (N/A):
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	or □ N/A	applicable (N/A):
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanation.	or □ N/A	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanation. Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one	or N/A tion of why the measure is not	t applicable (N/A):
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanation. Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Submit a construction waste management plan, per Section	or N/A tion of why the measure is not Solve the measure of the	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanation. Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Submit a construction waste management plan, per Section 4.408.2; or	or N/A tion of why the measure is not Solve the measure of the	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanate. Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Submit a construction waste management plan, per Section 4.408.2; or 2. Utilize a waste management company, per Section 4.408.3; or	or N/A tion of why the measure is not Solve or N/A	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explana. Construction Waste Reduction, Disposal and Recycling 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Submit a construction waste management plan, per Section 4.408.2; or 2. Utilize a waste management company, per Section 4.408.3; or 3. Utilize the waste steam reduction alternative, per Section 4.408.4.	or N/A tion of why the measure is not Solve or N/A	
against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. Indicate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate the plan sheet number where the above measure is noted on plans or provide explanate.	or N/A tion of why the measure is not Solve or N/A	

3 of 8



Hevin Kitchinghan	Date Date
Owner Name (Please Print) Design Professional's Signature	1-10-2022 Date
YAKUH ASKEW Design Professional's Name (Please Print)	-
Plans Examiner's Signature	Date

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements set forth in the 2016 California Green Building Standards Code as amended by the City of Larkspur. Inspector's Signature

Inspector's Name (Please Print)

ISSUANCE: NO. DESCRIPTION

CAL GREEN CHECKLIST

5 of 8 6 of 8 2019 CALIFORNIA PLUMBING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA ELECTRICAL CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA FIRE CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS

2019 CALIFORNIA ENERGY CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS 2019 CALIFORNIA GREEN BUILDING CODE WITH CURRENT LARKSPUR MUNICIPAL CODE AMENDMENTS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN CALIFORNIA FEDERAL FAIR HOUSING ACT- SAFE HARBOR: 1998 FAIR HOUSING DESIGN MANUAL

THE CITY OF LARKSPUR MUNICIPAL CODE ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

CHAPTER 3 - USE OR OCCUPANCY

Occupancy classifications - refer to diagram and table G1 "Occupant load" on sheet G1.01 for classifications and areas. For occupancy separation, refer to Chapter 5 summary

Section 302 Occupancy Classification & Use Designation

302.1 Structures containing multiple occupancy groups shall comply with Section 508.

Section 303 Assembly Group A

Small assembly spaces are classified as part of the occupancies of respected floors per 303.1.2. The Kitchen & Dining room will be classified as Assembly Group A-2 per 303.3. Interior Courts will be classified as Assembly Group A-3 per 303.4.

303.1.2 Small Assembly Spaces: The following rooms and spaces shall not be classified as assembly:

Space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as part of that occupancy. Space used for assembly purposes less than 750sf in area and accessory to another occupancy shall be classified as part of that occupancy The Community Room and Lounge will be classified as R-2 because they are less than 750 SF in area and the occupant load less than 50

Section 304 Business Group B

Offices, Maintenance and support spaces on first floor will be classified as Business per Section 304.1.

Section 310 Residential Group R

The primary classification of the building is Residential Group R-2 per 310.3. There will be apartments where the occupants are primarily permanent in nature.

CHAPTER 4 - SPECIAL REQUIREMENTS BASED ON OCCUPANCY

420.2 Separation Walls. Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordiance with Section 708.

420.3 Horizontal Separation. Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping

units in the same buildings and floor assemblies separating dwelling units in other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with section 711.

420.4 Automatic Sprinkler System. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8

420.5 Fire alarm systems and smoke alarms. Fire alarm systems and smoke alarms shall be provided in Group R-1, R-2 and R-2.1 occupancies in accordance with Sections 907.2.8, 907.2.9 and 907.2.10, respectively. Single or multiple station smoke alarms shall be provided in Groups R-2, R-2.1, R-3, and R-4 in accordance with Section 907.2.10.

420.9 Group R cooking facilities. In Group R occupancies, cooking appliances used for domestic cooking operations shall be in accordance with Section 917.2 of the California Mechanical Code.

CHAPTER 5 - GENERAL BUILDING LIMITATIONS

Construction Type: 1 story of 5B construction w/ 1-hour occupancy separation per chapter 4 (see above). Frontage increase used to increase allowable area.

504.3: Allowable Height in Feet Above Grade Plane (measured from grade plane to average top of roof surface) per Table 504.3:

Unlimited for Group A, B, M, R-2 building of Type IA construction 85' for Group R-2 building of Type IIIA construction equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

Allowable height shall not exceed the smaller allowable height as measured from the grade plane per 510.2.6.

504.4: Allowable number of Stories (CBC table 504.4):

Construction Type Occupancy Proposed Allowable A, B, R-2

506.2: Allowable Building Area (Allowable Area Factor per Table 506.2):

Floor	Function	Occupancy	Construction Type	Actual Area	Aa
1	Kitchen/Dining	A-2	5B	1,568	18,000
1	Court	A-3	5B	2,365	18,000
1	Office (incl. Incidental Uses)	В	5B	2,507	36,000
1	Residential (incl. Incidental Uses)	R-2	5B	20,239	23,000
TAL				26,679	28,000

506.3: Frontage Increase: Not less than 25% of building perimeter on a public way or open space.

Equation 5-5: If=[F/P - 0.25]W/30

W (Width of public way or open space, per 506.3.2) = 30' F (Building perimeter fronting public way or open space > 20') = 388 L.F. P (Perimeter of entire building) = 513 L.F.

If = [(388/513) - 0.25] 30/30 = .5

Section 508: Mixed Use and Occupancy

508.2 Accessory Occupancies

Building contains R-2 occupancy with A-2, A-3, B accessory occupancies per 508.2 for utility spaces. Aggregate accessory spaces occupy less than 10% of the floor area of the story in which they are located. Small assembly spaces (under 50 occupants and under 750 sf) on Level 7 are part of the R-2 occupancy per 303.1.2.

508.4 Separated Occupancies

Building contains mixed occupancies (R-2, B, A-2, A-3) and will be treated as separated occupancies per 508.4.

508.4.4 Separation - Individual occupancies shall be separated from adjacent occupancies in accordance w/ Table 508.4 508.4.4.1 Construction- Required separations shall be fire barriers constructed in accordance w/ Section 707 or horizontal assemblies constructed in accordance with

A-2 to R-2: 1 hour fire barriers, 1 hour horizontal assembly A-3 to R-2: 1 hour fire barriers, 1 hour horizontal assembly B to R-2: 1 hour fire barriers, 1 hour horizontal assembly

Section 711, or both, so as to completely separate adjacent occupancies

Table 509 - Incidental Uses

Separation/Protection Room or Area Laundry rooms over 100 sq.ft. 1 hr or provide automatic sprinkler system See California Electrical Code for protection & separation requirements Electrical transformers

509.4.1: Incidental use separation to be provided as fire barriers per CBC 707

Other Incidental Use Areas (misc code references) Room or Area Separation / Protection Main Switchgear Room

Construction supporting 1-hour fire barriers or horizontal assemblies used for incidental use separations in buildings of Type VB construction is not required to be fire-resistance rated unless required by other sections of this code.

CHAPTER 6 - TYPES OF CONSTRUCTION

Table 601: Fire-Resistance Rating Requirements for Building Elements

Type 5B Building Element Structural Frame Bearing Walls- Exterior Bearing Walls- Interior Non Bearing Ext. Walls Non Bearing Int. Walls Roof * Table 602: Fire rating of exterior walls - see plans for wall ratings.

** 3-hour separation will be provided per CBC 510.2

Table 602: Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance

Occupancy Groups: A, B, R at Type 5B Exterior Walls Type IA Fire Separation Distance

NA (1hr) 5' < x < 10' 1hr 10' < x < 30' x > 30'

CHAPTER 7 - FIRE RESISTANCE-RATED CONSTRUCTION

Table 705.8 - for sprinklered building with unprotected openings:

Distance from PL Allowable area of opening not permitted 3' - < 5' NA (15%) 5' - < 10' 25%

NA (45%)

15' - <20' NA (75%) NA (no limit) 20'+

10'- < 15'

Refer to elevations for tabulation of allowable opening area

708: Fire Partition (Corridors, Dwelling Unit Separation)

708.3: 1-hour resistance rating 708.4: In combustible construction where the fire partitions are not required to be continuous to the sheathing, deck or slab, the space between the ceiling and the sheathing above shall be fireblocked or draftstopped in accordance with Sections 718.2 and 718.3 at the partition line.

Type of Assembly

Table 716.1(2): Opening Fire Protection Assemblies, Ratings, and Markings: Required Assembly Rating Minimum Fire Door Rating Door vision panel size Sidelight rating Fire Partition (Corridor) 1 hour 20 minute max tested 45 minute 1 hour Fire Partition (other) 45 minute max tested 45 minute 1 hour 45 minute Exterior Walls 45 minute max tested

3/4hr

716.1(3): Fire Window Assembly Fire Protection Rating Required Assembly Rating Minimum Fire Window Assembly Rating Fire Partition (Corridor) 1 hour

CHAPTER 8 - INTERIOR FINISHES

Exterior Walls

Table 803.11 Interior Wall and Ceiling Finish Requirements by Occupancy

1 hour

Interior Exit Stairways Rooms and Enclosed Spaces **CHAPTER 9 - FIRE PROTECTION SYSTEMS**

903.2.8: An automatic sprinkler system installed in accordance with CBC 903.3 shall be provided throughout all buildings with a Group R fire area.

903.3.1.1: Sprinklers shall be installed throughout in accordance with NFPA 13.

905.3.1 Class I manual wet standpipe shall be provided at every floor. Class 1 allowable per Exception 1.

905.4: Standpipe locations (see plans for information)

906: Portable Fire Extinguishers: 2A rated. Max travel distance 75' to extinguisher.

907.2.9 Fire alarm systems and smoke alarms shall be installed in Group R-2 as required by 907.2.9.1 and 907.2.9.4

907.2.9.1 Manual Fire Alarm System that activates the occupant notification system in accordance with Section 907.5 shall be installed.

907.2.10.2 Group R-2 required single or multiple-station smoke alarms shall be installed and maintained at the following locations: 1. On ceiling or wall outside of each separate sleeping area in the immediate visinity of bedrooms

and maintained in front of and to the sides of wall-mounted fire department connections. Signange per 912.5 to be provided.

2. In each room used to sleeping purposes 912 - Fire Department Connections: Shall be located in a visible, unobstructed location on street side of building. A clear working space of not less than 36" in width, 36" in depth, and 78" in height shall be provided

CHAPTER 10 - MEANS OF EGRESS

Refer to egress diagrams on sheet G1.01 & G1.02 for means of egress information.

Refer to door schedules for door hardware and door operation information.

1003.2: Egress ceiling height: 7'-6" minimum, except protruding objects per 1003.3.1, allowed to be 80" A.F.F. for maximum 50% floor area. See 1011.3 for Headroom at stairways & 1207.2 for Minimum ceiling heights in occupiable spaces.

1004.5 Outdoors areas. The occupant load shall be assigned by the building official in accordance with the anticipated use. Both courts are for resident use only and shall be provided with means of egress as

1005: The capacity, in inches, of means of egress components; means of egress capacity factor of 0.15 inch per occupant.

1006.2.1 Maximum Occupant Load of Space with One Exit or Exit Access Doorway: Occupancy Group R-2: 20 occupants, B,A,M: 49 occupants

Maximum Common Path of Egress Travel Distance: Occupancy Group R-2: 125' Occupancy Group B: 100' Occupancy Group A: 75'

1007.1.1 Exceptions 1 & 2: The required exit separation shall be measured along the shortest direct line of travel within the corridor. The separation distance shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

1006.3.2 Occupant Load per Story: 1-500: 2 exits from story

1008.2.1 Illumination level under normal power. The means of egress illumination level shall be not less than 1 footcandle (11 lux) at the walking surface.

1010.1.9.4 Locks and Latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

2. In buildings in occupancy A having an occupant load of 300 or less, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.1 The locking device is readily distinguishable as locked. 2.2 A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1-

inch high on a contrasting background. 2.3 The use of the key-operated locking device is revocable by the building official for due cause.

4. Doors from individual dwelling units of Group R occupancies having an occupany load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

1010.1.10 Panic and fire exit hardware. Swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Electrical rooms with equipment rated 800 amperes or more and over 6' wide, and that contain overcurrent devices, switching devices or controls devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall wing in the direction of egress travel.

1016: Exit Access Travel Distance: Measured from the most remote point of each room, Table 1017.2; with sprinkler system: Group A,M,R-250'; Group B -200'

1020: Corridors

Fire Partition per Section 708

Fire-Resistance Rating: Per Table 1020.1, corridors shall be 1-hr fire resistance rated when serving more than 10 occupants

1020.4 Exception 2: Corridor dead ends shall not exceed 50'

1028: Exit Discharge: Exits shall discharge directly to the exterior of the building. The exit discharge shall not reenter a building. Not more than 50% of the number and minimum width or required capacity of interior exit stairways and ramps is permitted to egress through areas on the level of discharge.

1028.4 Egress Court: Required capacity determined by Section 1005.1, but minimum shall be not less than 44" width and unobstructed to a height of 7'. Where less than 10' wide, provide 1-hour fire resistance

1030.1: Emergency Escape and Rescue: Not required. Per 1030.1, Emergency escape and rescue openings shall be provided to Group R-2 occupancies located in stories with only one exit or access to only one

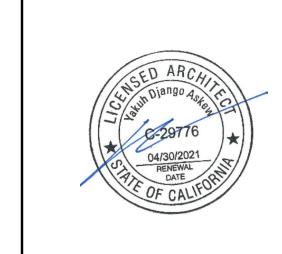
CHAPTER 12 - INTERIOR ENVIRONMENT

1206 Sound Transmission

1206.2 Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from eachother or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90.

1207 Interior Space Dimensions

1207.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall ahve a ceiling height of not less than 7'-6" above finished floor. Bathrooms, toilets rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7' above finished floor. 1207.3 Room Area. Every dwelling unit shall have not less than one room that shall have not less than 120 sq.ft. of net floor area. Other habitable rooms shall have a net floor area of not less than 70 sq.ft.



ISSUANCE:

NO. DESCRIPTION

PERMIT SUBMITTAL

ARKSPU

PROJECT ELISEO, 1251 S ELISEO DI

studio

DATE

CODE ANALYSIS

----ACCESSIBLE PATH OF TRAVEL STANDPIPE

ILLUMINATED EXIT SIGN FIRE EXTINGUISHER CABINET

LEGEND:

2 WAY COMMUNICATION DEVICE

OCCUPANCIES (2019 CBC TABLE 508.4)

ASSEMBLY FIRE RESISTANCE RATING:

- NR TYPE 5-A CONSTRUCTION NON-RATED AT NON-BEARING INTERIOR WALLS AND PARTITIONS (2019 CBC TABLE 601)
- TYPE 5-A CONSTRUCTION NON BEARING EXTERIOR WALLS WITHIN 30' OF PROPERTY LINE (2019 CBC TABLE 601 & 602) PROPERTY LINE (2019 CBC TABLE 601 & 602)
- TYPE 5-A CONSTRUCTION OF ONE-HOUR FIRE RESISTANCE RATING AT INTERIOR BEARING WALLS AND PRIMARY STRUCTURAL FRAME, FLOOR AND ROOF (2019 CBC BEARING WALLS AND PRIMARY STRUCTURAL FRAME, FLOOR AND ROOF (2019 CBC
- FIRE BARRIER: 1-HOUR FIRE RESISTANCE RATING AT THE FOLLLOWING LOCATIONS: 1. SEPARATED OCCUPANCIES PER CBC 707.3.9 AND REQUIRED SEPARATION OF
 - EXTEND FROM TOP OF FOUNDATION TO FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE (2019 CBC SECTION 707)
- FIRE PARTITION: 1-HOUR FIRE RESISTANCE RATING AT CORRIDORS AND SEPARATION WALLS. EXTEND FROM TOP OF FOUNDATION TO FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE (2019 CBC SECTION 708)

FIRE & LIFE SAFETY PLAN GENERAL NOTES

- 1. MEANS OF EGRESS ILLUMINATION SHALL BE CAPABLE OF PROVIDING A MINIMUM OF ONE FOOT-CANDLE AT FLOOR LEVEL ON THE PATH OF EGRESS TRAVEL. THE PATH OF EXIT TRAVEL INCLUDES PATHS OF EGRESS ON THE EXTRERIOR OF THE BUILDING TO THE ADJACENT PUBLIC WAY. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM PER SFBC 1606. SEE ELECTRICAL AND LIGHTING DRAWINGS 2. ALL DOORS USED IN PATH OF EGRESS TO BE 36" WIDE MINIMUM, COMMON EXIT PATHS TO
- BE 60" MINIMUM 3. ALL EXIT DOORS 36" WIDE MINIMUM

AS REQ'D BY SFFD.

- 4. SEE ELECTRICAL DRAWINGS FOR SMOKE ALARM & CARBON MONOXIDE DETECTORS. 5. PROVIDE 84" MIN CLEAR HEADROOM ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OG THE REQUIRED EGRESS SYSTEM PER SFBC 1125.A.2.
- 6. DWELLING UNIT SMOKE ALARMS SHALL BE INTERCONNECTED, SEE ELECTRICAL
- 7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SFBC Sec. 903.3.11 AND DWELLING UNIT NOTIFICATION DEVICE SHALL ACTIVATE UPON SPRINKLER FLOW. SEE PLUMBING DRAWINGS.
- 8. ALL DWELLING AND SLEEPING UNITS SHALL BE PROVIDED WITH INFRASTRUCTURE TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITHIN NFPA 72. SEE ELECTRICAL DRAWINGS.
- 9. CONSTRUCTION TO BE COORDINATED WITH DISTRICT FIRE INSPECTOR AND COMPLY WITH FIRE CODE CHAPTER 33.
- 10. SAFETY AND EVACUATION PLANS SHALL BE PROVIDED PER 2019 SFBC 404. 11. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM TO BE PROVIDED PER 2019 SFBC SECTION 510. 12. FIRE ALARM SYSTEM TO BE PROVIDED PER NFPA 72 AND SFBC SECTION 907. FIRE ALARM
- IS REQUIRED TO MEET SFFC 1103.7.6.1 SECTION FOR LOW FREQUENCY SOUNDERS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. 13. PROVIDE PANIC HARDWARE ON ALL DOORS SERVING 50 OR MORE PERSONS.
- 14. COMMON PATH OF EGRESS TRAVEL DISTANCE WITHIN UNITS DO NOT EXCEED 125' 15. FINISHES TO MEET SFBC CHAPTER 8, TYPICAL. 16. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS WITHIN UNITS AND RECESSED F.E.C'S
- 17. LEVEL 1 OCCUPANCIES (R-2, B, A-3) TO BE SEPARATED OCCUPANCIES PER CBC 508.4. SEE G1.00 FOR TABULATED ALLOWABLE HEIGHT, STORY AND AREA.

ROO					LOAD FACTOR	
M NUM		OCCUPANT		OCCUPANT	LOAD FACTOR (FOR	NUMBER OF
BER	ROOM NAME	GROUP	AREA	LOAD	FORMULA)	OCCUPANTS
1440	DININO	ACCEMBLY A C	054.05		4F 0F	F7
111B 111D	DINING KITCHEN	ASSEMBLY_A-2 ASSEMBLY_A-2	854 SF 714 SF		15 SF 200 SF	57 4
	MBLY_A-2	ASSLIVIDL I_A-Z	1568 SF		200 31	61
NOOL!	VIDET_/\ Z		1000 01			O1
156	RECEPTION	BUSINESS AREA	183 SF		150 SF	2
126B	OFFICE	BUSINESS AREA	170 SF		150 SF	2
126A	OFFICE	BUSINESS AREA	154 SF		150 SF	2
112C	OFFICE	BUSINESS AREA	170 SF		150 SF	2
112B	OFFICE	BUSINESS AREA	197 SF		150 SF	2
112A	OFFICE	BUSINESS AREA	148 SF		150 SF	1
154A	MAIL RESTROOM	BUSINESS AREA BUSINESS AREA	106 SF 65 SF		200 SF	1
113B 113A	RESTROOM	BUSINESS AREA	62 SF		150 SF 150 SF	1
142	WC	BUSINESS AREA	152 SF		150 SF	2
140	MAINTENANCE	BUSINESS AREA	304 SF		150 SF	3
139	OFFICE	BUSINESS AREA	252 SF		150 SF	2
138	OFFICE	BUSINESS AREA	169 SF		150 SF	2
137	OFFICE	BUSINESS AREA	156 SF		150 SF	2
136	OFFICE	BUSINESS AREA	227 SF		150 SF	2
	IESS AREA		2515 SF	I	I	24
_						
117	STUDIO TYPE A	RESIDENTIAL	254 SF		200 SF	2
121	STUDIO TYPE C	RESIDENTIAL	293 SF		200 SF	2
123	STUDIO TYPE A	RESIDENTIAL	295 SF		200 SF	2
125	STUDIO TYPE C	RESIDENTIAL	317 SF		200 SF	2
127	STUDIO TYPE A	RESIDENTIAL	275 SF		200 SF	2
131	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	280 SF		200 SF	2
133	STUDIO TYPE C (MIRRORED)	RESIDENTIAL	309 SF		200 SF	2
134	STUDIO TYPE C	RESIDENTIAL	309 SF		200 SF	2
135 132	STUDIO TYPE B STUDIO TYPE F (MIRRORED)	RESIDENTIAL RESIDENTIAL	315 SF 431 SF		200 SF 200 SF	3
130	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	257 SF		200 SF 200 SF	2
128	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	257 SF		200 SF	2
126	STUDIO TYPE D	RESIDENTIAL	270 SF		200 SF	2
124	STUDIO TYPE A	RESIDENTIAL	252 SF		200 SF	2
122	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	252 SF		200 SF	2
120	STUDIO TYPE A	RESIDENTIAL	252 SF		200 SF	2
118	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	253 SF		200 SF	2
116	STUDIO TYPE A	RESIDENTIAL	252 SF		200 SF	2
114	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	252 SF		200 SF	2
110	STUDIO TYPE A	RESIDENTIAL	252 SF		200 SF	2
108	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	251 SF		200 SF	2
106	STUDIO TYPE A	RESIDENTIAL	253 SF		200 SF	2
104	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	251 SF		200 SF	2
102	STUDIO TYPE A	RESIDENTIAL	251 SF		200 SF	2
100	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	251 SF		200 SF	2
152	STUDIO TYPE D (MIRRORED)	RESIDENTIAL	275 SF		200 SF	2
150	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	256 SF		200 SF	2
148	STUDIO TYPE B	RESIDENTIAL	255 SF		200 SF	2
146	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	256 SF		200 SF	2
144	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	264 SF		200 SF	3
145 147	STUDIO TYPE E STUDIO TYPE B	RESIDENTIAL RESIDENTIAL	422 SF 251 SF		200 SF 200 SF	2
147 149	STUDIO TYPE B	RESIDENTIAL	251 SF 251 SF		200 SF 200 SF	2
149 151	STUDIO TYPE B	RESIDENTIAL	251 SF 251 SF		200 SF 200 SF	2
153	STUDIO TYPE A	RESIDENTIAL	251 SF		200 SF	2
155	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	251 SF		200 SF	2
101	STUDIO TYPE B	RESIDENTIAL	259 SF		200 SF	2
103	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	252 SF		200 SF	2
105	STUDIO TYPE F	RESIDENTIAL	411 SF		200 SF	3
107	STUDIO TYPE F (MIRRORED)	RESIDENTIAL	414 SF		200 SF	3
109	STUDIO TYPE F	RESIDENTIAL	416 SF		200 SF	3
119	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	259 SF		200 SF	2
48	CIRCULATION	RESIDENTIAL	6093 SF		200 SF	31
19	COURT	RESIDENTIAL	1283 SF		50 SF	26
EΛ	COLIDT	DECIDENTIAL	40EE OE		FO OF	20

G1_OCCUPANT LOAD

59	STORAGE	RESIDENTIAL	63 SF	300 SF	1
111C	STORAGE	RESIDENTIAL	35 SF	300 SF	1
115	MANAGER'S UNIT	RESIDENTIAL	582 SF	200 SF	3
111A	COMMUNITY ROOM	RESIDENTIAL	591 SF	15 SF	4
113C	LAUNDRY	RESIDENTIAL	254 SF	200 SF	2
113E	MECH	RESIDENTIAL	70 SF	300 SF	1
113D	STORAGE	RESIDENTIAL	43 SF	300 SF	1
123A	STORAGE	RESIDENTIAL	105 SF	300 SF	1
143	MEP	RESIDENTIAL	303 SF	300 SF	1
141	JAN.	RESIDENTIAL	31 SF	300 SF	1
129	STUDIO TYPE A (MIRRORED)	RESIDENTIAL	257 SF	200 SF	2
RESID	DENTIAL		22641 SF		2
Grand	total		26724 SF		2
TOTA	L OCCUPANTS 297 LEVEL	. 2			
				1	

RESIDENTIAL

1055 SF

50 SF

EXITS PROVIDED = 3

COURT

TOTAL EXITS

EXITING WIDTHS - SECOND FLOOR						
EXIT COMPONENT	WIDTH PROVIDED	LOAD FACTOR	OCC. LOAD CAPACITY	ACTUAL OCC. LOAD	MIN. WIDTH REQ'D	
DOOR #1	32"	.15	214	99	14.85"	
DOOR #2	32"	.15	214	99	14.85"	
DOOR #3	32"	.15	214	99	14.85"	

 $3 \mid EXITS REQ'D = 2$



ARKSPUR

PROJECT ELISEO, 1251 S ELISEO D

10	201	JANCE:							
IS	330	UANCE.							
N	Ο.	DESCRIPTION		DATE					
_		PERMIT SUBMITT	AL	01/17/21					
_									
_									
_									

EXIT DIAGRAM

SHEET NO.

1 EGRESS DIAGRAM
1/16" = 1'-0"

113D 113A 115

112B 112A

44'-0"

4

_______.

111D

111B

111A

113C

123A

125

155 **| |** 153 |

129

130

132

135

136 |

___._.

DOOR#3

123

122 | 124 |

102 | | 100 |

DOOR#1

121

| 118 | | 120 |

GENERAL NOTES

- RECORD DISTANCES EQUAL MEASURED DISTANCES UNLESS OTHERWISE NOTED. ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET. DETAILS DRAWN NEAR PROPERTY LINE(S) ARE NOT NECESSARILY TO SCALE.
- ENCROACHMENTS AND OR CLEARANCES ARE SHOWN AT OR NEAR GROUND LEVEL UNLESS OTHERWISE NOTED.
- 6) VISIBLE ACCESSIBLE SURFACE ENCROACHMENTS UPON AND BY THE ADJOINING PROPERTIES IS HEREBY NOTED (ON DATE OF FIELD SURVEY) AND IT SHALL BE THE SOLE
 RESPONSIBILITY OF THE PROPERTY OWNER(S) INVOLVED TO RESOLVE ANY ISSUE WHICH
- MAY ARISE THEREFROM. 7) FIELD EVIDENCE WAS HELD AS SHOWN HEREON IN ACCORDANCE WITH STANDARD
- 8) CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT & FLOOR SPACE RESTRICTIONS & PARKING RESTRICTIONS IF SHOWN HEREON WAS NOT PROVIDED BY THE
- 9) NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF THE CLIENT PROVIDED TITLE REPORT IS ASSUMED BY THIS PLAT OR THE SURVEYOR, ONLY SURVEY RELATED ITEMS ARE SHOWN HEREON.
- 10) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF EPISCOPAL COMMUNITY SERVICES AND TO CERTIFIED PARTIES BELOW, USE BY ANY OTHER PARTY FOR ANY OTHER PURPOSE WHATSOEVER IS PROHIBITED.

SCOPE

SURVEY SCOPE STRICTLY DEFINED IN AGREEMENT FOR PROFESSIONAL SERVICES 21091 SURVEY INCLUDES THE FOLLOWING TABLE "A" CHECKLIST ITEMS: 2. __X___ ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

___X__ FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

__X___ GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). __ VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE. __X___ (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. __X___ (B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE. AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER __X MAJOR VISIBLE IMPROVEMENTS; SPECIFICALLY: BUILDINGS, DRIVEWAYS, SIGNS AT PROPERTY LINE, PARKING LOTS, BILLBOARDS SUBSTANTIAL AREAS OF REFUSE. (MODIFIED BY SURVEYOR AND ACCEPTED BY CLIENT) __X___ NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED (TYPE) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. _ AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND

SECTION 5.E.IV.) AS DETERMINED BY: (VISIBLE ACCESSIBLE SURFACE PRIMARY UTILITIES SERVICING THE PROPERTY.) _____ (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO

LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. 11. __X EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO

THE SOURCES OF INFORMATION) ____ (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A. ITEM 11. INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. 13. __X___ NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."

16. __X___ EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 18. __X___ PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE

19. _X____ PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$_1,000,000.00_____ TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MARIN, CITY OF GREENBRAE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 111 TO 114, INCLUSIVE, AS SAID LOTS ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BON AIR SUB. NO. SIX, LARKSPUR, MARIN COUNTY, CALIFORNIA", WHICH MAP WAS FILED ON FEBRUARY 4, 1964 IN BOOK 12 OF MAPS AT PAGE 60 AND PARCEL "A" AS SHOWN UPON THAT CERTAIN PARCEL MAP ENTITLED, "RESUBDIVISION OF LOTS 109, 109 AND 110, BON AIR SUB. NO. SIX. LARKSPUR. CALIFORNIA". FILED FOR RECORD ON DECEMBER 11. 1968. IN VOLUME 3 OF PARCEL MAPS AT PAGE 52, BOTH OF MARIN COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 114, SAID POINT BEING ON THE NORTHEASTERLY LINE OF THE CORTE MADERA CREEK: THENCE NORTH 39° 44' 20" EAST 217.71 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 114 TO THE MOST NORTHERLY CORNER OF SAID LOT AND A POINT ON A NON-TANGENT CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 830.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 42° 49' 17" EAST SAID POINT IS ALSO ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR SOUTH ELISEO DRIVE: THENCE SOUTHEASTERLY ALONG SAID CURVE 139.86 FEET THROUGH A CENTRAL ANGLE OF 9° 39' 17" TO A TANGENT LINE; THENCE SOUTH 56° 50' 00" EAST 101.11 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "A"; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 31° 10' 00" WEST 114.82 FEET; THENCE SOUTH 39' 44' 20" WEST 120.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL "A" AND THE NORTHEASTERLY LINE OF THE CORTE MADERA CREEK; THENCE NORTH 50° 15' 40" WEST 257.19 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN "LOT MERGER" RECORDED MARCH 14, 2017 IN THE OFFICIAL RECORDS OF MARIN COUNTY AS INSTRUMENT NO. 2017-0010968.

APN: 022-212-28

TITLE REPORT AND EXCEPTIONS

PRELIMINARY REPORT ORDER NO. FMNA-MTO2100862, DATED APRIL 14, 2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, 1200 CONCORD AVE., SUITE 400, CONCORD, CA 94520 TELEPHONE (925) 288-8000, CONTACT PERSON MITCH O'BRIEN

- [1] NOT A SURVEY MATTER
- [2] NOT A SURVEY MATTER
- [3] NOT A SURVEY MATTER
- [4] THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, AS FOLLOWS:

DISTRICT 2014-1 CLEAN ENERGY NO FOR

ASSESSMENT MAP (BOOK 2014, PAGE 124) AUGUST 28, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-0041880

FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING: CALIFORNIA HOME FINANCE AUTHORITY - MARIN

PLOTTED AND LABELED [D]

- [5] NOT A SURVEY MATTER
- [6] ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF SAID LAND LYING WITHIN THE BANKS OF CORTE MADERA CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF SAID LAND THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES.

NOT PLOTTED

[7] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HĒREIN AND INCIDENTAL PURPOSES AS SHOWN ON THE MAP FILED ON FEBRUARY 4, 1964 IN BOOK 12 OF OFFICIAL RECORDS, AT PAGE 60

FOR : DRAINAGE AFFECTS: NORTHWESTERLY 5.0 FEET OF LOT 114

PLOTTED AND LABELED [C]

[8] NOT A SURVEY MATTER

[9] NOT A SURVEY MATTER

[10] NOT A SURVEY MATTER

[11] NOT A SURVEY MATTER

[12] NOT A SURVEY MATTER

[13] NOT A SURVEY MATTER

[14] NOT A SURVEY MATTER

[16] NOT A SURVEY MATTER

[15] NOT A SURVEY MATTER

[17] NOT A SURVEY MATTER

[18] NOT A SURVEY MATTER

FLOOD ZONE

MAP NUMBER 06041C0458F MAP REVISED MARCH 16, 2016

OTHER SIGNIFICANT OBSERVATIONS

- TRIP AND FALL HAZARD ON THE SIDEWALK LABELED ON PAGE 2
 BROKEN WINDOWS ON THE REAR AND SIDE OF THE BUILDING LABELED ON PAGE 2 • INGRESS AND EGRESS ON THE WEST SIDE OF THE PROPERTY TO THE PARK LABELED ON PAGE
- COFFEE ROO VENDOR TRAILER ON SUBJECT PROPERTY IN PARKING LOT LABELED ON PAGE 2 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING
- ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. • FOR TREE SIZES AND CONFIRMATION TO CONDITION REFER TO ARBORIST FIELD REPORT BY ED GURKA, CONSULTING ARBORIST, REPORT DATED NOVEMBER 6, 2015.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF SOUTH ELISIO DRIVE BEARCIN N 56'50'00" W, PER RECORD OF SURVEY [A] REFERENCED IN MAP REFERENCES, ALL BEARINGS HEREIN MENTIONED ARE RELATED THERETO.

MAP REFERENCES

- [A] THAT CERTAIN MAP ENTITLED "BON AIR SUB NO. SIX". DATED DECEMBER 1963. ON FILE AS 12 RM 60. MARIN COUNTY RECORDS. [B] THAT CERTAIN MAP ENTITLED "PARCEL MAP RESUBDIVISION OF LOTS 108, AND 110 BON AIR SUB. NO. SIX". DATED DECEMBER 1968 ON FILE AS 3 PM 52. MARIN COUNTY
- BUILDING DESCRIPTION

ONE (1) 1-STORY BUILDING WITH BROKEN WINDOWS AND TWO COURTYARDS - 1251 S. ELISEO, GREENBRAE, CA. NO BASEMENT

CURRENT PARKING

33 SPACES COUNTED BY SURVEYOR. 31 SPACES & 2 (TWO) DISABLED SPACE

ZONING

AP ADMINISTRATIVE PROFESSIONAL

HEIGHT, SETBACK

FRONT SETBACK FROM STREET: 15 FEET SIDE SETBACK: 6 FEET STREET SETBACK: N/A REAR SETBACK: 20 FEET HEIGHT REQUIREMENTS: 25 FEET MAX

BASIS OF ELEVATION

BASED ON AN OPUS (ONLINE POSITIONING USER SERVICE) NAVD (NORTH AMERICA VERTICAL DATUM) 1988 (GEOID `2018)

VICINITY MAP

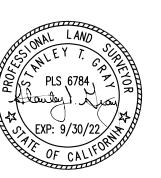


SURVEYOR'S CERTIFICATE

TO EPIISCOPAL COMMUNITY SERVICES & COMPANY, OLD REPUBLIC TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6,8 (SURVEYOR: SPECIFICALLY THESE ITEMS, BUILDINGS, DRIVEWAYS, SIGNS, PARKING LOTS, BILLBOARDS, SUBSTANTIAL AREAS OF REFUSE),9,10,11 (VISIBLE ACCESSIBLE SURFACE PRIMARY UTILITIES SERVICING THE PROPERTY),13,16,18,19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/7/2021. DATE OF PLAT OR MAP: 10/18/2021

STANLEY T. GRAY PROFESSIONAL LAND SURVEYOR 6784 EXPIRES 09/2022



MISSING CLIENT NAMES FOR CERTIFICATION AND ZONING INFO (TO BE PROVIDED BY CLIENT)

ALTA / NSPS LAND TITLE SURVEY

1251 SOUTH ELISEO DRIVE GREENBRAE. CA ASSESSOR'S PARCEL NUMBERS: 022-212-28

CLIENT: EPISCOPAL COMMUNITY SERVICES

MARIN COUNTY OCTOBER



MERIDIAN SURVEYING ENGINEERING, INC. 2958 VAN NESS AVENUE 777 GRAND AVENUE, #202 SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901

(415) 440–4131 (415) 456–5450
 SURVEY BY:
 EW
 PROJECT NO.:
 21091

 DRAWN:
 EFT
 REVISION DATE:
 10/18/2021

 APPROVED:
 STG
 SHEET

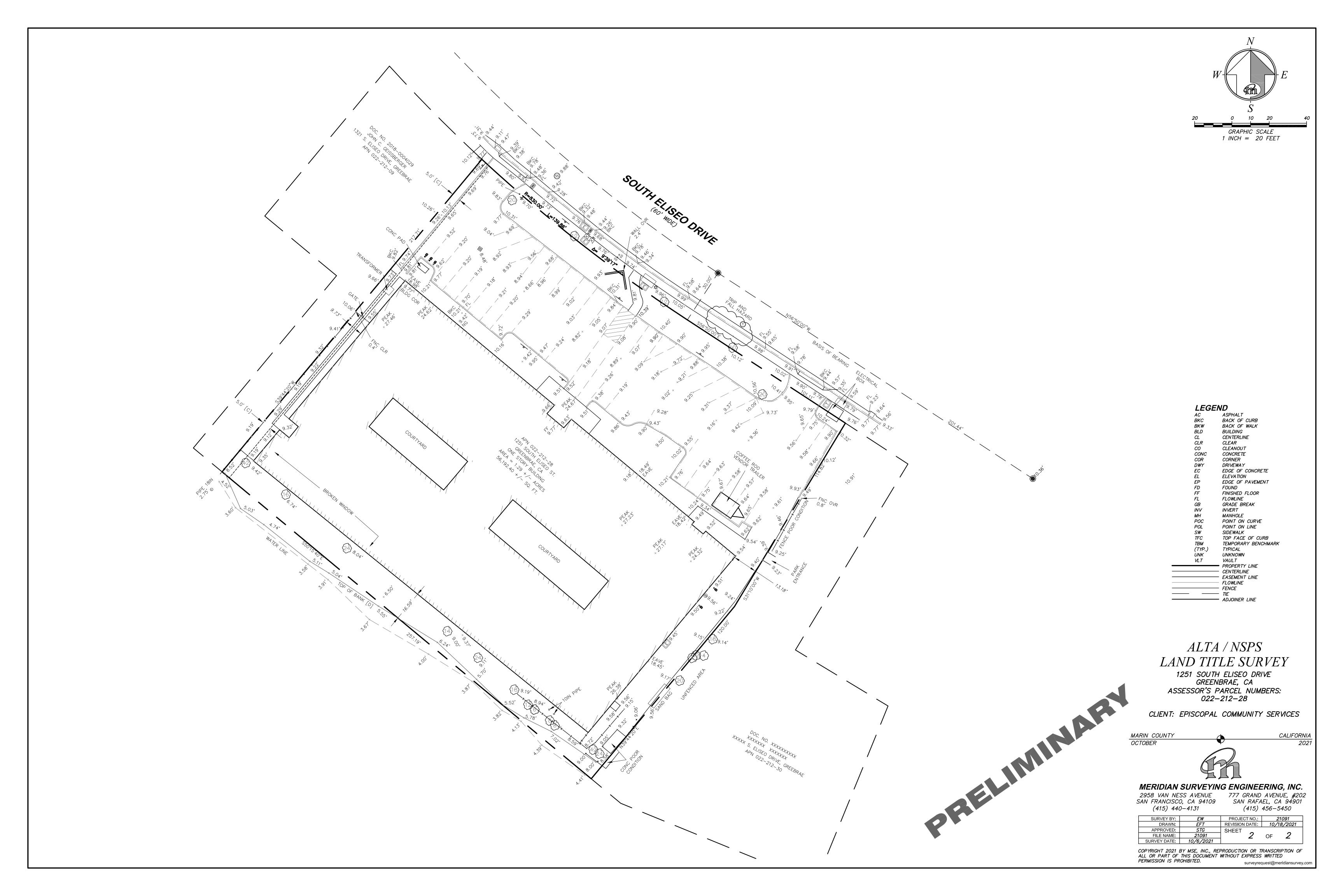
 FILE NAME:
 21091
 OF
 2

 SURVEY DATE:
 10/6/2021
 10/6/2021
 10/6/2021

COPYRIGHT 2021 BY MSE, INC., REPRODUCTION OR TRANSCRIPTION OF ALL OR PART OF THIS DOCUMENT WITHOUT EXPRESS WRITTED PERMISSION IS PROHIBITED.

surveyrequest@meridiansurvey.com

CALIFORNIA



PA — PLANTER AREA

PB — PULL BOX

BASIS OF BEARINGS

-*** -- CHAINLINK FENCE

WOOD FENCE

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF SOUTH ELISEO DRIVE BEARING NORTH 47°30'00" WEST AS SHOWN ON PARCEL MAP LOTS 111 TO 114 INCLUSIVE, AS SAID LOTS ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BON AIR SUB NO. SIX, LARKSPUR, MARIN COUNTY CALIFORNIA' FILED ON FEBRUARY 4, 1964 IN BOOK 12 OF MAPS PAGE 60, MARIN COUNTY RECORDS.

BENCH MARK

BENCHMARK NO. 2002

DESCRIPTION: SET BRASS DISK STAMPED "2002"

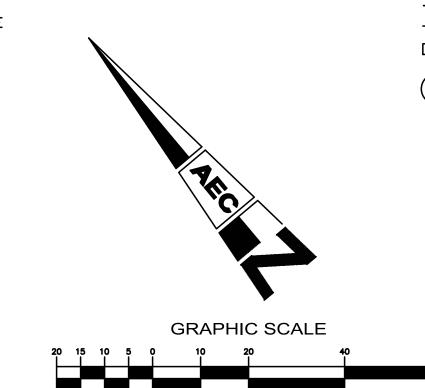
ELEVATION: 9.57'

DISTURBED AREA

REMOVE/REPLACE IMPERVIOUS SURFACE= 4,832 S.F.

GENERAL NOTES

- 1. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.
- 2. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR



(IN FEET)

1 INCH = 20 FT

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 3809-5061024 DATED DECEMBER 3, 2015 BY FIRST AMERICAN TITLE COMPANY:

AN EASEMENT FOR DRAINAGE AND INCIDENTAL PUPOSES AS DEDICATED ON MAP BOOK 12 PAGE 660. EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF GREENBRAE, COUNTY OF MARIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT MERGER RECORDED MARCH 14, 2017 AS INSTRUMENT NO. 2017-0010968, OFFICIAL RECORDS, COUNTY OF MARIN, CA.

MERGED PARCEL

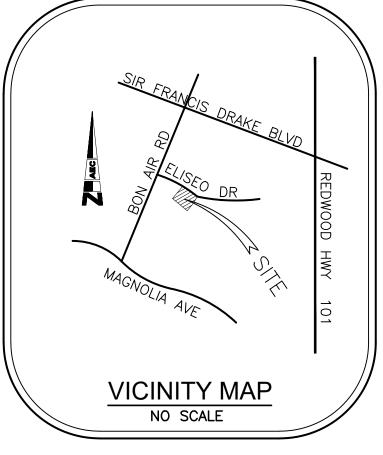
LOTS 111 TO 114 INCLUSIVE, AS SAID LOTS ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BON AIR SUB. NO. SIX, LARKSPUR, MARIN COUNTY CALIFORNIA" WHICH MAP WAS FILED ON FEBRUARY 04, 1964 IN BOOK 12 AND PARCEL "A", AS SHOWN UPON THAT CERTAIN PARCEL MAP ENTITLED, "RESUBDIVISION OF LOTS 108, 109 AND 110, BON AIR SUB. NO. SIX, LARKSPUR, CALIFORNIA." FILED FOR RECORD ON DECEMBER 11, 1968 IN VOLUME 3 OF PARCEL MAPS AT PAGE 52, MARIN COUNTY RECORDS.

APN: 022-212-28

LAND AREA

REGULAR STALLS - 31 ADA STALLS - 2

-----TOTAL STALLS - 33



<u>∀</u> 9

O K

SHEET INDEX

SHEET 1 - GRADING PAVING PLAN SHEET 2 - EROSION CONTROL PLAN

CONSTRUCTION NOTES & QUANTITIES

REMOVE & REPLACE EXISTING DRIVEWAY TO COUNTY STANDARD DWG NO. 125 (W=22')

2 CONSTRUCT FULL DEPTH AC PAVEMENT

CONSTRUCT VARIABLE THICKNESS ASPHALT

CONSTRUCT CONCRETE 6" CURB PER CO STD.

DWG. NO. 105. TYPE 'B' SAWCUT LINE

6 FEATHER TO JOIN

CONSTRUCT TRUNCATED DOMES PER DETAIL HEREON.

NEW PAINT STRIPING

INSTALL 6" PVC STORM DRAIN PIPE

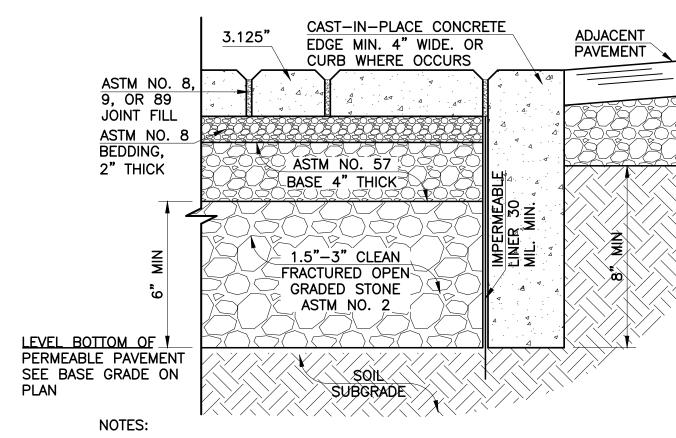
CONSTRUCT AREA DRAIN

CONSTRUCT PERMEABLE CONCRETE PER DETAIL HEREON

A PROTECT

ADJUST TO GRADE

RELOCATE (BY OTHERS)



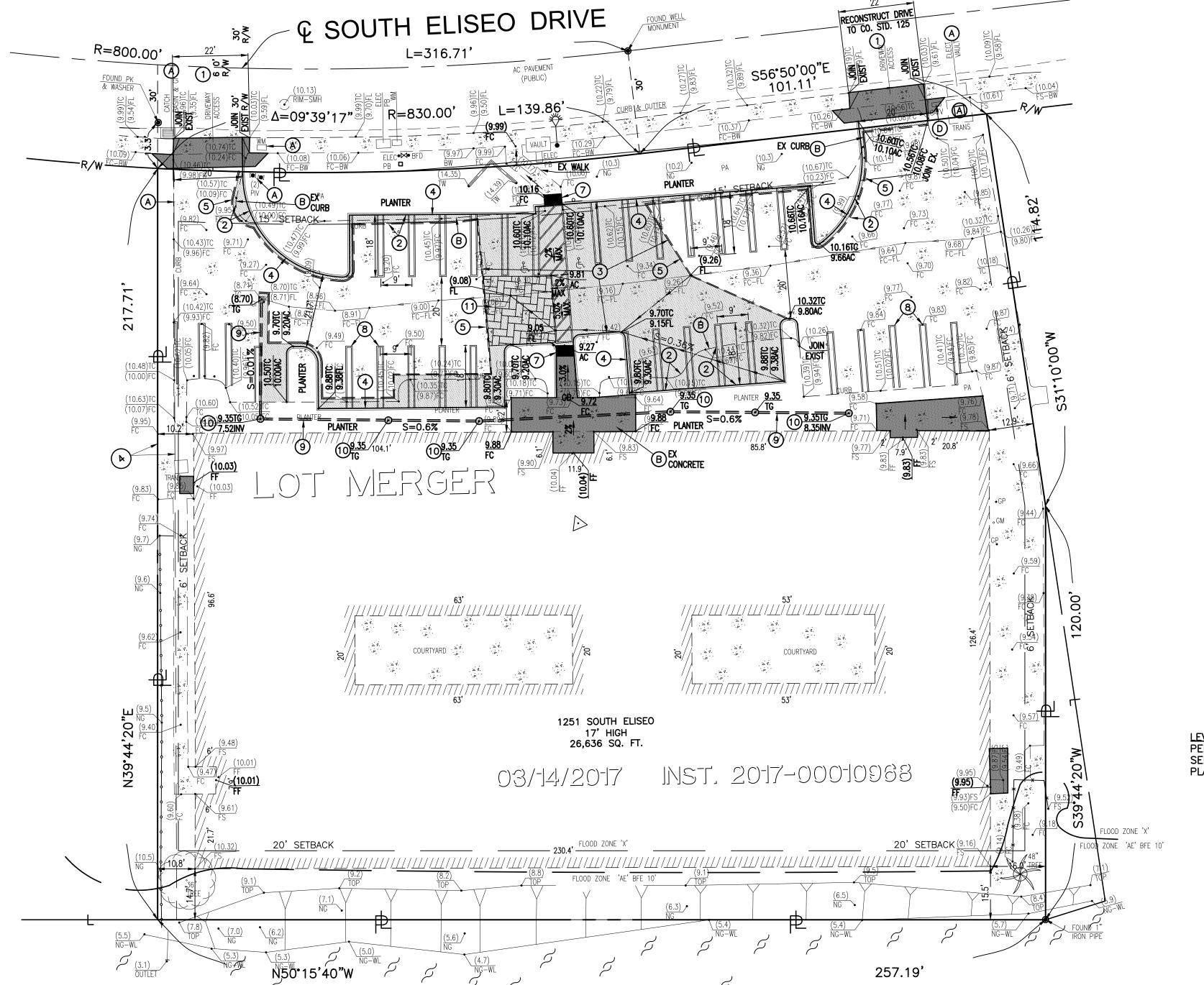
- 1. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS
- 2. DAYLIGHT DRAIN PIPE TO STORM SEWER.
- 3. ALL SOIL SUBGRADES SHALL SLOPE TOWARD STREET.
- 4. SUBGRADE SOIL MAXIMUM CROSS SLOPE IS 0.5%. MAXIMUM LONGITUDINAL SLOPE IS 2% TOWARD STREET.
- 5. USE SOIL BERMS FOR LONGITUDINAL SOIL SUBGRADE SLOPES EXCEEDING 2% TOWARD STREET.
- 6. 5% MAXIMUM SURFACE SLOPE.
- 7. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP, IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.

PERMEABLE INTERLOCKING

CONCRETE PAVEMENT DETAIL NO SCALE

4. IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR LOCAL AGENCY DIRECTLY.





CORTE MADERA CREEK

SHEET NO.

Ш

S

2

EROSION CONTROL NOTES

- 1. IN CASE OF EMERGENCY, CALL (RESPONSIBLE PERSON) AT (24-HOUR TELEPHONE).
- 2. POLLUTION AND EROSION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMPS), MUST BE INSTALLED PRIOR TO GRADING. THESE MEASURES, INCLUDING THE PREVENTION OF SEDIMENTATION OR FLOOD DAMAGE, TO OFFSITE PROPERTY SHALL BE ADEQUATE WHETHER OR NOT AN EROSION CONTROL PERMIT IS REQUIRED.
- 3. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE
- 4. EROSION CONTROL DEVICES SHALL BE FUNCTIONING AT ALL TIMES. IN CASE OF FAILURE, RAPID CONSTRUCTION OF EMERGENCY DEVICES SHALL BE IMPLEMENTED.
- 5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION—RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 6. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE
- 7. EXCESS OR WASTE CONCRETE MUST BE CONTAINED ONSITE. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 8. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO ENSURE ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY PER PLAN. PROPER PRECAUTION SHALL BE CONSIDERED WHEN 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING
- 9. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 10. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 11. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- 12. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- 13. ALL STORM WATER CAPTURE DEVICES SHALL BE PROTECTED AT ALL TIMES.

ATTACHMENT NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROTECT (ADDITIONAL MEASURES MY BE REQUIRED IF DEEMED APPROPRIATE BY INSPECTORS):

- NS-2 = DEWATERING OPERATIONS NS-3 = PAVING OPERATIONSNS-8 = VEHICLE AND EQUIPMENT CLEANING NS-9 = VEHICLE AND EQUIPMENT FUELING
- NS-10 = VEHICLE AND EQUIPMENT MAINTENANCE EC-3 = HYDRAULIC MULCH SC-42 = BUILDING REPAIR AND CONSTRUCTION EC-7 = GEOTEXTILES AND MATS WM-1 = MATERIAL DELIVERY AND STORAGEWM-2 = MATERIAL USEWM-4 = SPILL PREVENTION AND CONTROL
- WM-5 = SOLID WASTE MANAGEMENTWM-6 = HAZARDOUS WASTE MANAGEMENTWM-7 = CONTAMINATED SOIL MANAGEMENT
- WM-8 = CONCRETE WASTE MANAGEMENT WM-9 = SANITARY/SEPTIC WASTE MANAGEMENTEC-1 = SCHEDULING

R=800.00'

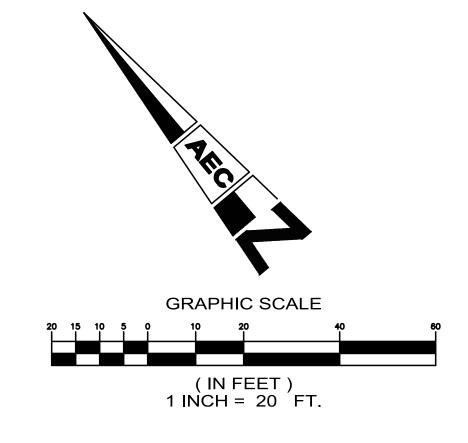
- EC-11 = SLOPE DRAINSTC-1 = STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 = STABILIZED CONSTRUCTION ROADWAYSE-7 = STREET SWEEPINGSE-8 = GRAVEL BAG BARRIER

SE-10 = STORM DRAIN INLET PROTECTION

EC-2 = PRESERVATION OF EXISTING VEGETATION

NPDES NOTES

- A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES
- B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- C. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- D. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- E. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- F. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- G. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.



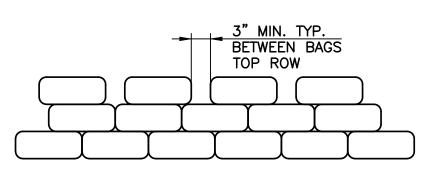
CONSTRUCTION NOTES & QUANTITIES

1)— INSTALL GRAVEL BAG BARRIERS

2 SANITARY FACILITIES

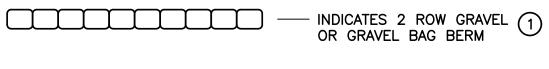
(3)— CONCRETE WASH OUT

(4)— STORMWATER PROTECTION

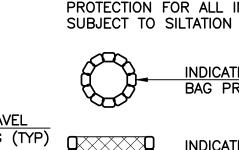


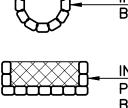
GRAVEL BAG DETAIL SECTION A

NO SCALE



PROVIDE GRAVEL BAG PROTECTION FOR ALL INLETS





INDICATES FILTER FABRI PROTECTION W/ GRAVEL BAG STABILIZERS

CATCH BASIN PROTECTION

NO SCALE

FLOOD ZONE 'X'

/ FLOOD ZONE 'AE' BFE 10'

20' SETBACK (9.16)

257.19'



1251 SOUTH ELISEO 17' HIGH

26,636 SQ. FT.

& SOUTH ELISEO DRIVE

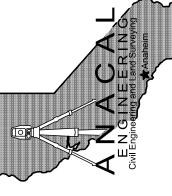
AC PAVEMENT

L=316.71'

THE STATE OF THE S

RB TO THE TOTAL TO

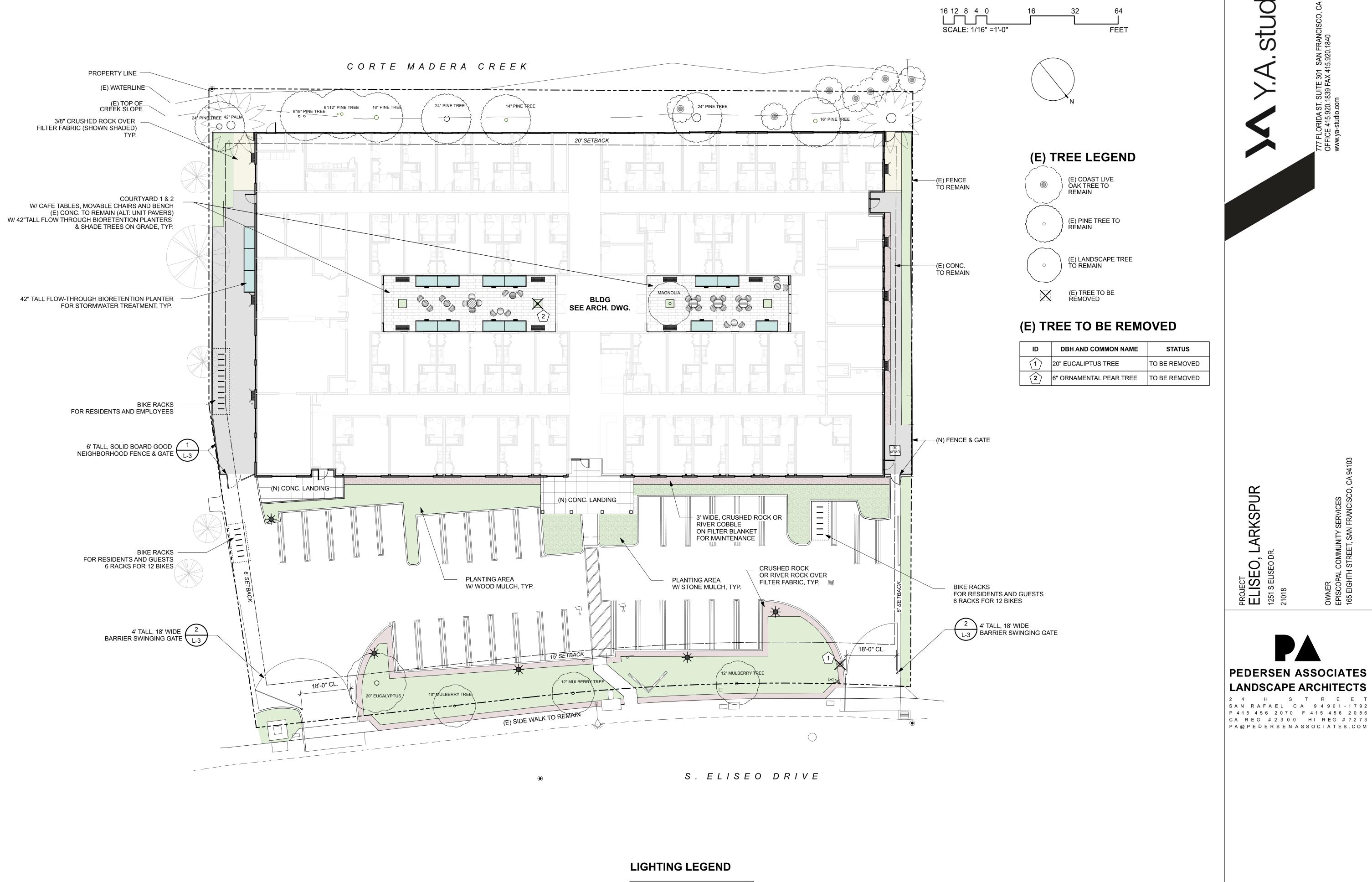




Ш

S 2

SHEET NO.



■ WALL/STEP LIGHT POLE LIGHT AREA SECURITY LIGHT SEE ARCH DWG FOR

LIGHT FIXTURES ON BLDG

LANDSCAPE LIGHTING TO BE RECESSED SO THAT THE LIGHT SOURCE IS SHIELDED. NO EXPOSED LAMPS SHALL BE SPECIFIED. STEP TYPE FIXTURES SHALL BE DIRECTED DOWNWARD, GARDEN AND PATHWAY FIXTURES SHALL BE SHROUDED OR HOODED. TYPE OF FIXTURE SHALL BE BY 'B-K LIGHTING,' 'WAC,' OR EQUIVALENT IN QUALITY.

studio

PEDERSEN ASSOCIATES LANDSCAPE ARCHITECTS 2 4 H S T R E E T SAN RAFAEL CA 94901-1792

ISSUANCE: NO. DESCRIPTION

TITLE: **LANDSCAPE MATERIAL PLAN**

ISSUE: TEAM:

SHEET NO. **L-1**

- ASP ELA

PEDERSEN ASSOCIATES LANDSCAPE ARCHITECTS

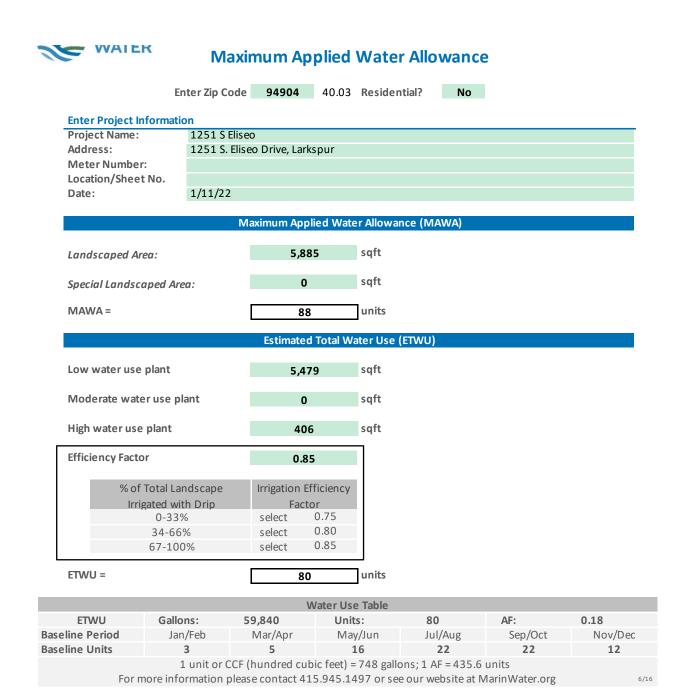
SAN RAFAEL CA 94901-1792

P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6 CA REG # 2 3 0 0 HI REG # 7 2 7 3

PA@PEDERSENASSOCIATES.COM

MAWA CALC. ISSUE: TEAM:

SHEET NO.



IRRIGATION NOTES:

IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMEN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND UNDER GROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. VERIFY POINT OF CONNECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR TO GUARANTEE COMPLETE IRRIGATION COVERAGE. THE CONTRACTOR SHALL SIZE AND LOCATE LATERAL LINES AND SLEEVE AS REQUIRED. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A THREE INCH HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE EIGHTEEN INCHES OF COVER OVER MAIN LINES AND CONTROL WIRE AND TWELVE INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF TWELVE INCHES. BACKFILL TRENCHES WITH MATERIAL FREE OF ROCKS.

INSTALL BACKFLOW PREVENTER PER MANUFACTURER'S SPECIFICATIONS. BACKFLOW PREVENTER SHALL BE INSTALLED PLUMB AND IN ALIGNMENT WITH ADJACENT PAVEMENT EDGES OR STRUCTURES.

USE ONLY ONE TYPE SERIES HEAD ON ANY CIRCUIT. DO NOT MIX HEAD TYPES OR MANUFACTURERS OR ZONES.

FLUSH MAIN SUPPLY LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS OR EMITTERS.

IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE TO BE WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES TO BE A COLOR OTHER THAN WHITE. SPLICES ARE TO BE MADE WITHIN A VALVE BOX USING A CRIMP TYPE COPPER WIRE CONNECTOR WITH A HEAT-SHRINK WATERPROOF JACKET. IN-LINE SPLICES SHALL BE SOLDERED. LEAVE 24" WIRE COILS AT EACH REMOTE CONTROL VALVE WIRE CONNECTION (TO ALLOW VALVE BONNET REMOVAL WITHOUT DISCONNECTING CONTROL WIRES.)

INSTALL REMOTE CONTROL VALVE BOXES ONE HALF INCH ABOVE GRADE, NOT NECESSARILY PLUMB. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES TO BE PLASTIC WITH A BOLT DOWN LID. EXCAVATIONS TO BE BACKFILLED TO 90% COMPACTION MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK. CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN

GATE VALVES SHALL BE INSTALLED BEFORE EACH VALVE OR VALVE MANIFOLD.

MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.

INSTALL A VALCON 5000 SERIES SPRING LOADED CHECK VALVE BELOW THOSE SPRINKLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

DRIPLINE FOR SHRUBS AND GROUNDCOVER

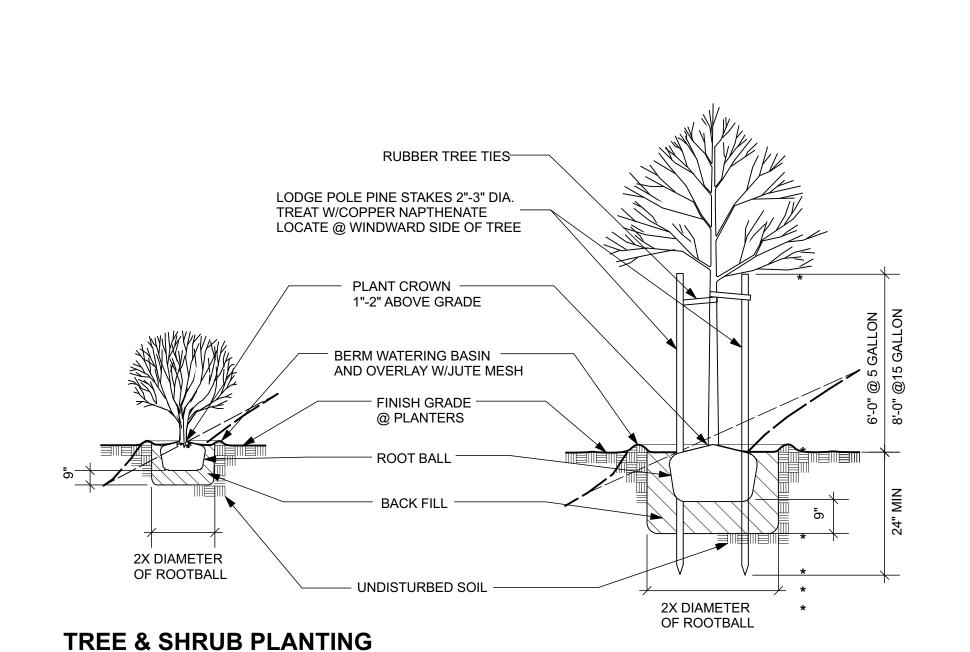
SLOPE CONDITION SHOWN DASHED

SECURE TO FINISH GRADE WITH 9" GALVANIZED JUTE MESH STAPLES.

FITTINGS AT EMITTER LINES TO BE COMPRESSION TYPE BY 'AGRICULTURAL PRODUCTS INC' OR APPROVED EQUAL.

PRESSURE REDUCING VALVE

VERIFY IF NEEDED. 600XL, VERIFY SIZE, 'WILKINS' LEAD FREE PRESSURE REDUCING VALVE.



NO SCALE

PLANTING NOTES

CHO TEC

CHO TEC

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY, THE PLAN WILL

- LOM BRE

CORTE MADERA CREEK

20' SETBACK

(E) MAGNOLIA –

LOM BRE

AGA ATT -

JUN PAT

STONE MULCH

STONE MULCH

AGA PAR

S. ELISEO DRIVE

JUN PAT

COT DAM -

/ 18'-0" CL.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED

REMOVE ALL EXISTING WEEDS, BROOM AND BRAMBLE BY THE ROOTS, AND DISPOSE OF AWAY FROM THE SITE.

THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8" A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO

SOIL PERMEABILITY RATE IN INCHES PER HOUR SOIL TEXTURE TEST

CATION EXCHANGE CAPACITY SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity) RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

PLANTING AREAS; AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

TOPSOIL TO BE 'GENERAL LANDSCAPE' AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE FROM SONOMA COMPOST. GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 15% TOPSOIL, 75% NATIVE SOIL. 10% COMPOST. CEXCESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.

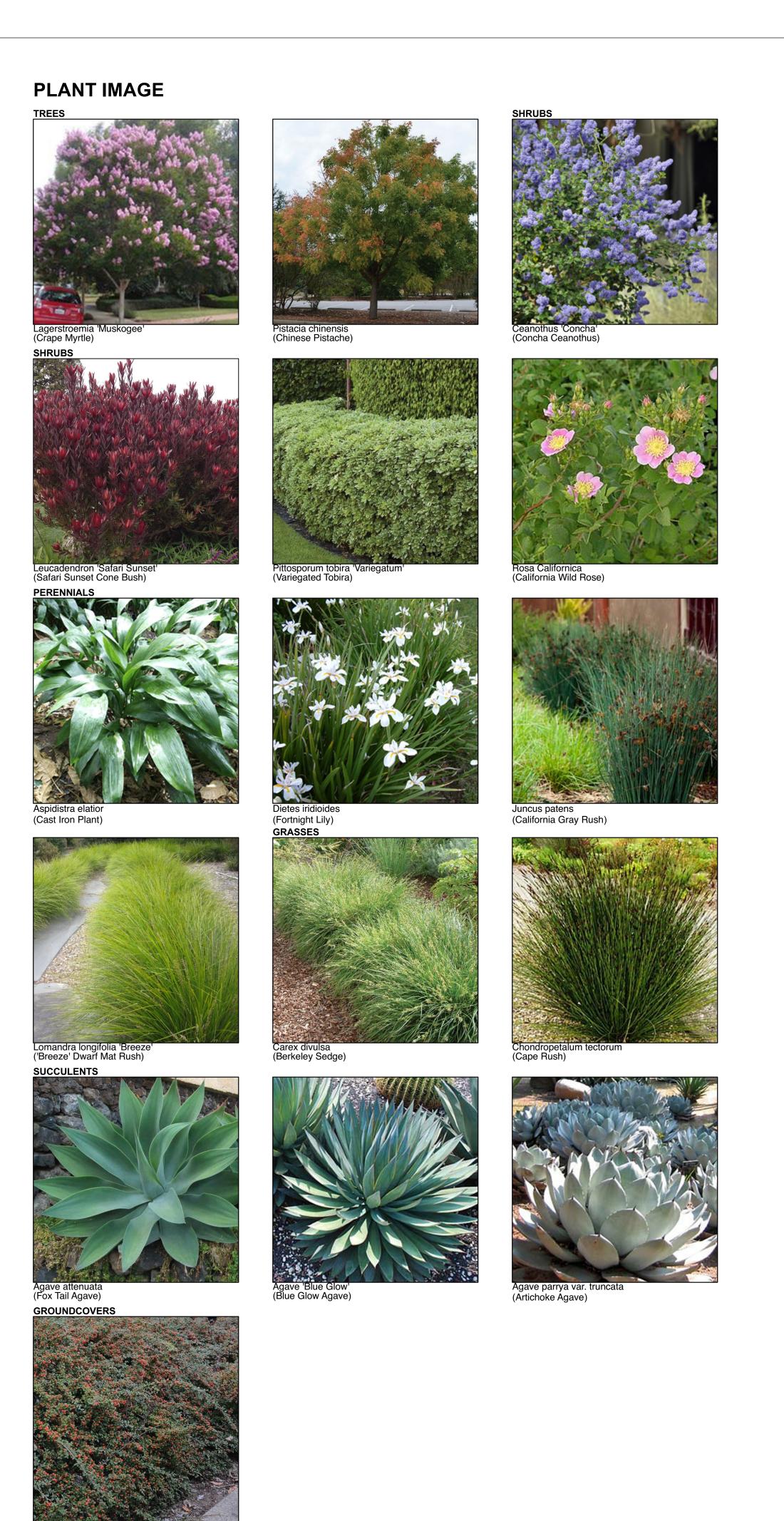
SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT. PRIOR TO MULCHING. MULCH WITH A 3" LAYER OF 'VINEYARD' MULCH FROM SONOMA COMPOST (PH# 707-664-9113) OR 'FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS. AROUND ALL PLANTINGS, 8CY/1000. HOLD 6"AWAY FROM STEM OR TRUNK. STAKE OR GUY TREES PER DETAILS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

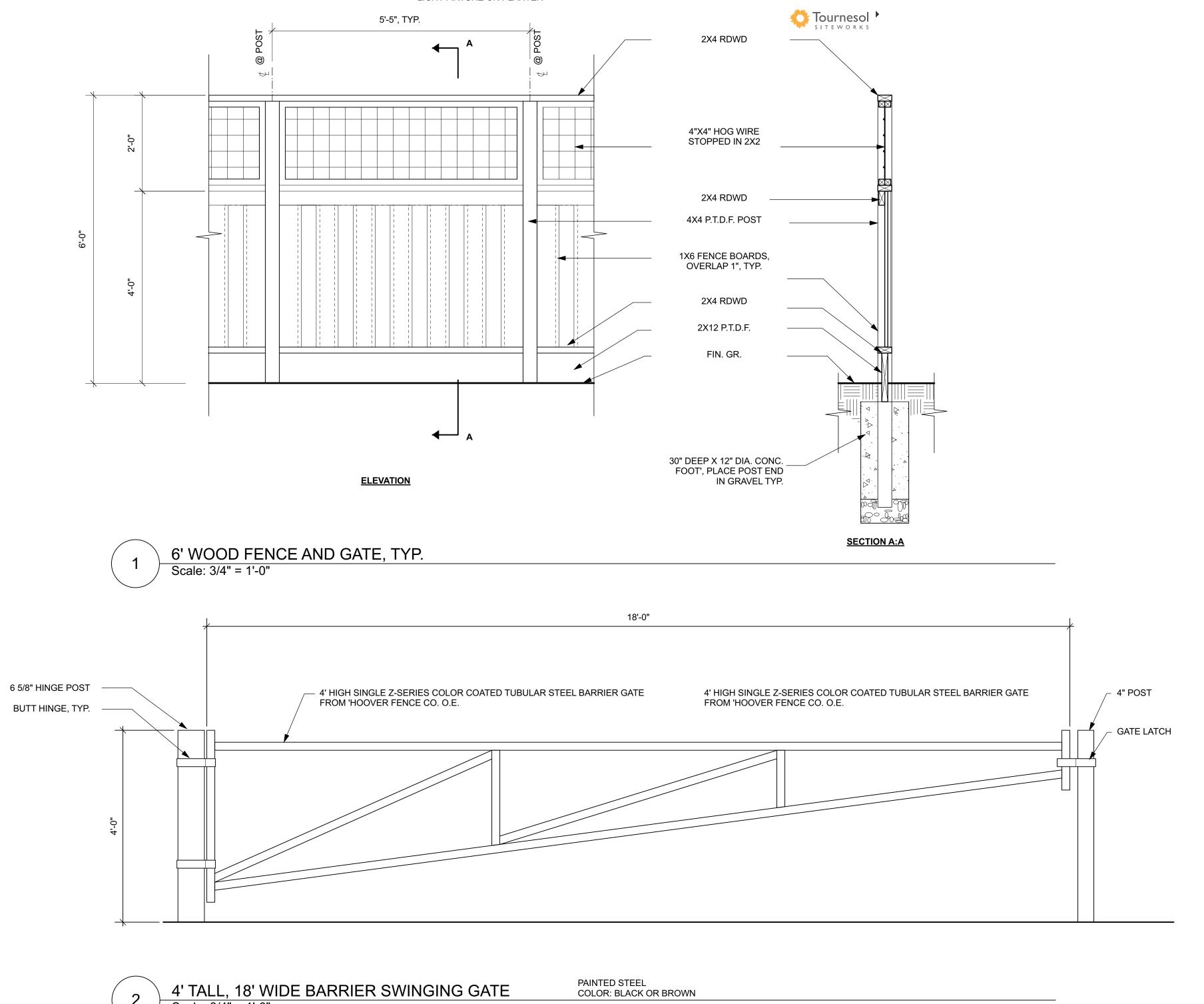
Symbol	Latin Name	Common Name	Quantity	Size	Mature Size	Water Use Rating	Native Plant	Remarks
•	Trees				(H X W)	VL, L, M, H	Yes(Y) or No(N)	
LAG MUS	Lagerstroemia 'Muskogee'	Crape Myrtle	3	24" Box	20' x 15'	Ĺ	N	Standard
PIS CHI	Pistacia chinensis	Chinese Pistache	11	24" Box	25' x 25'	L	N	Standard
	Shrubs							
CEA CON	Ceanothus 'Concha'	Concha Ceanothus	10	5 GAL.	6' x 8'	L	Υ	
LEU SAF	Leucadendron 'Safari Sunset'	Safari Sunset Cone Bush	12	5 Gal.	6' x 6'	L	N	
PIT VAR	Pittosporum tobira 'Variegatum'	Variegated Tobira	26	5 Gal.	5' x 5'	L	N	
ROS CAL	Rosa Californica	California Wild Rose	10	5 Gal.	5' x 6'	L	Υ	
	Perennials							
ASP ELA	Aspidistra elatior	Cast Iron Plant	30	5 Gal.	3' x 3'	L	N	
DIE IRI	Dietes iridioides	Fortnight Lily	41	1 Gal.	3' X 3'	L	N	
JUN PAT	Juncus patens	California Gray Rush	18	1 Gal.	2' x 2'	L	Υ	2' O.C.
LOM BRE	Lomandra longifolia 'Breeze'	'Breeze' Dwarf Mat Rush	102	1 Gal.	3'x3'	L	N	
	Grasses							
CAR DIV	Carex divulsa	Berkeley Sedge	40	1 Gal.	1'-6" x 3'-0"	L	N	
CHO TEC	Chondropetalum tectorum	Cape Rush	18	1 Gal.	3' x 4'	L	N	
	Succulents							
AGA ATT	Agave attenuata	Fox Tail Agave	21	5 Gal.	6' x 4'	L	N	
AGA BLU	Agave 'Blue Glow'	Blue Glow Agave	15	5 GAL.	2'-3'	VL	N	
AGA PAR	Agave parrya var. truncata	Artichoke Agave	24	1 Gal.	3' x 5'	L	N	
	Groundcovers							
COT DAM	Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster	49	1 Gal.	8" x 8'		N	4' O.C.

TITLE: PLANTING PLAN, LEGEND & NOTES/ IRRIGATION NOTES/









BIKE RACKS

HR100 & HR101 ECONOMIC BIKE RACKS groundcontrolsystems.com



BEST USED FOR

 Budget-conscious projects Outdoor Class 2 Bicycle Parking, such as street corrals or sidewalk parking

Easily recognizable

bike rack for straightforward

THE DETAILS

- 2 bike capacity Constructed of thick HSS 1.9" round
- steel tubing
- U-lock compatible 20-year standard limited warranty
- DuraPlas® Black Finish available
- 10-year standard limited warranty
- Hot-Dipped Galvanized Silver Finish available
- Available in rail-mounted options as 6 or 8 bike capacities

GROUND CONTROL SYSTEMS Innovative Bike & Board Parking



ISSUANC		DATE
NO. DESC	RMIT SET	DATE 1/17/22
	WIII OLI	1/ 17/22

TITLE: LANDSCAPE **MATERIAL & PLANT IMAGES**

ISSUE: PERMIT SET TEAM:

SHEET NO.

© Y.A. studio

(E) SITE PLAN
3/32" = 1'-0"

ISSUANCE: NO. DESCRIPTION

TITLE: EXISTING SITE PLAN

ISSUE:

EC1.00 1/19/2022 9:18:08 PM © Y.A. studio

Y.A. studio

SEO, LARKSPUR ELISEO DR.

SED ARCHITCH DATE OF CALIFORNIA OF CALIFORNIA DATE

ISSUANCE:

NO. DESCRIPTION DATE

PERMIT SUBMITTAL 01/17/21

PERWIT SUBMITTAL 01/17/21

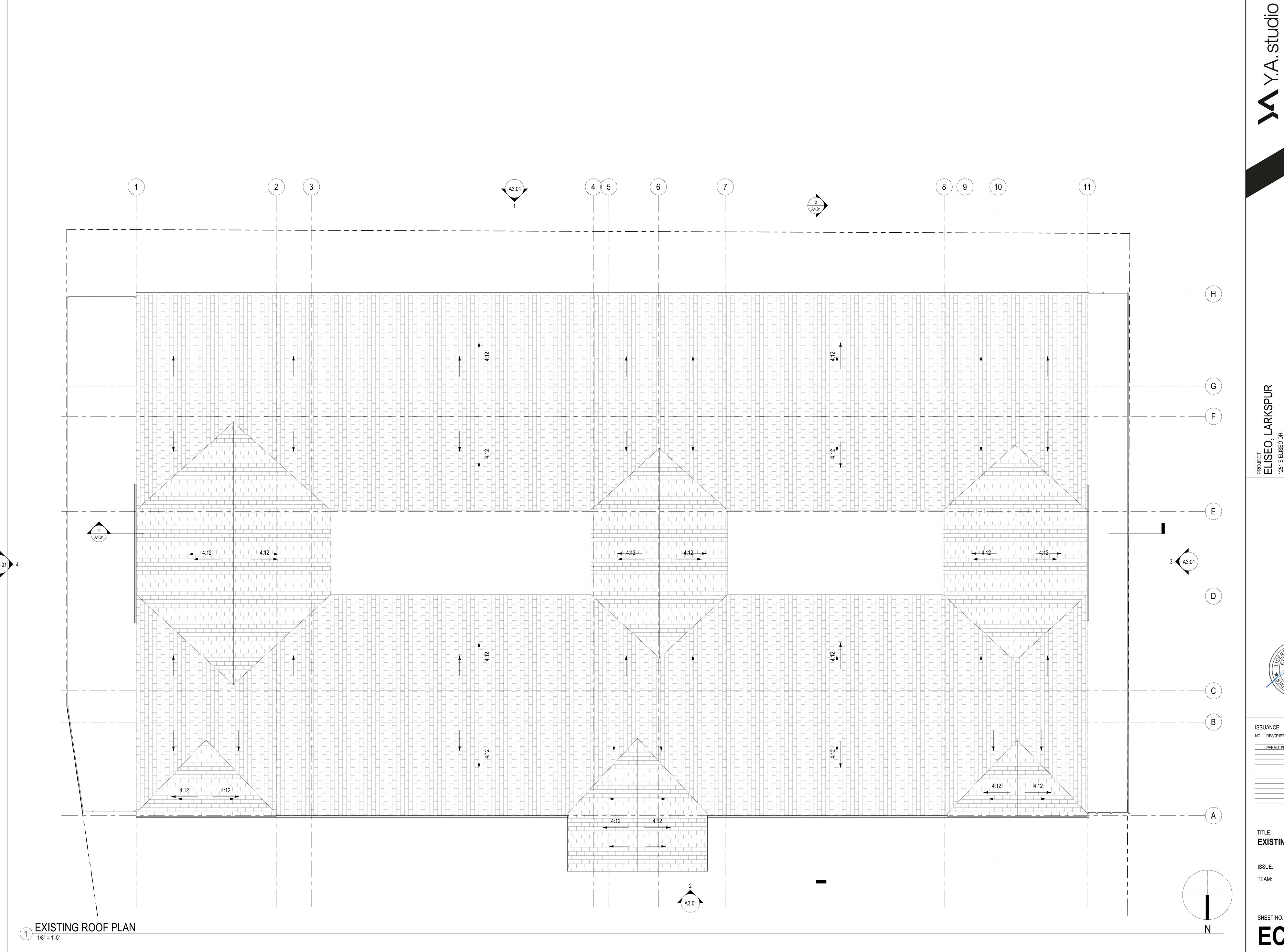
TITLE:
EXISTING FLOOR PLAN

ISSUE:

-FT NO

EC2.00

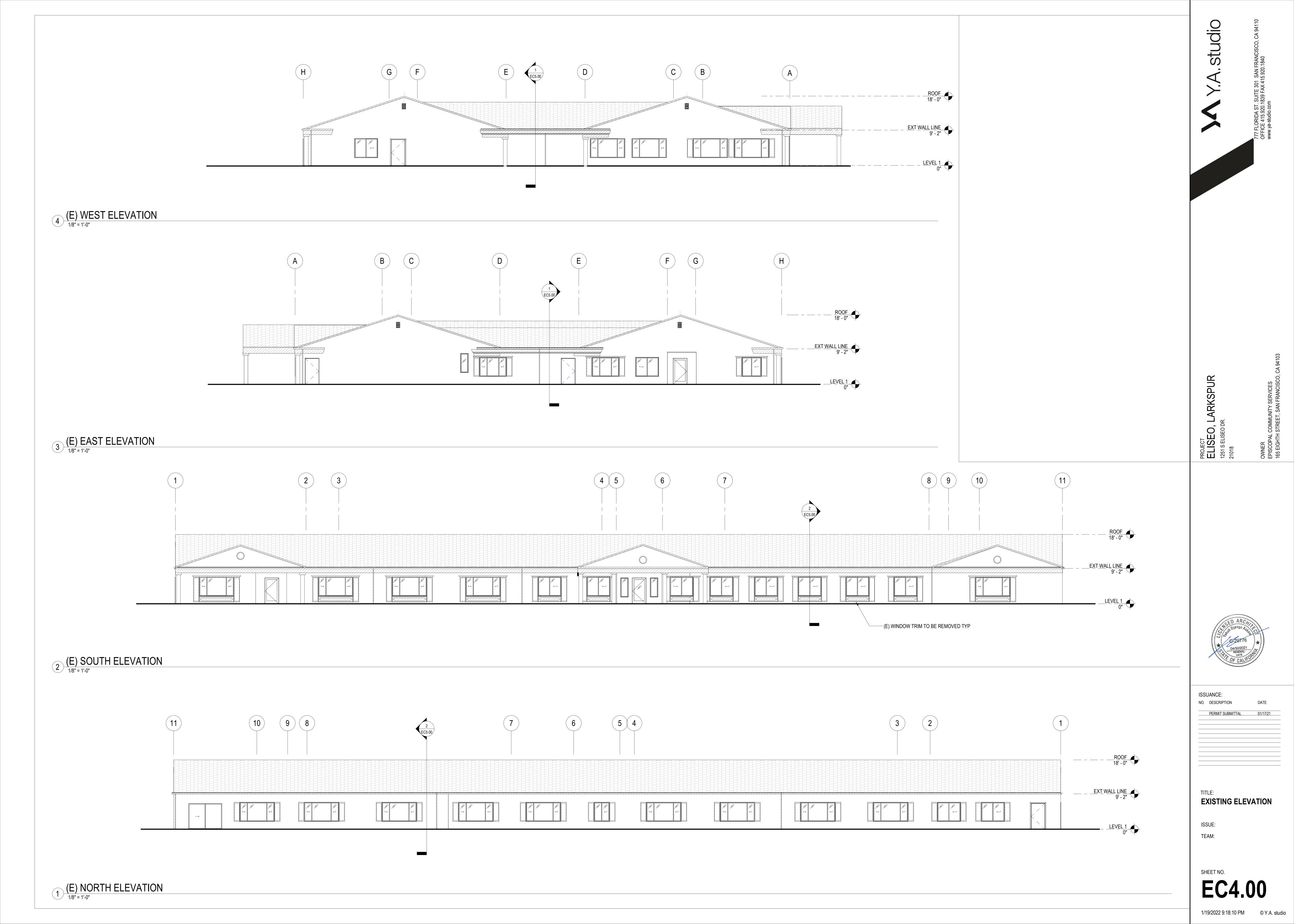
1/19/2022 9:18:08 PM © Y.A. studio



NO. DESCRIPTION

EXISTING ROOF PLAN

SHEET NO. EC3.00 1/19/2022 9:18:09 PM © Y.A. studio





WALL LEGEND:

[-----]

L _ _ _ _ _ _ J

WITNESSED BY FIELD INSPECTION

PORTION OF (E) WALL TO BE DEMO'D.

- AND REPLACED BY NEW WINDOW (SEE

SCHEDULE)

PARTITION TO BE DEMOLISHED

SEE PROJECT DATA G/G0.0X AND LIFE SAFETY G1/G1.0X SHEETS FOR ADDITIONAL

1. SPECIFY A LIVE FIRE WATCH FOR ALL HOT WORK INCLUDING THE STRUCTURAL

SPECIFY THE FIRE ACCESS AND FIRE SAFETY AS PER CHAPTER 33
 SPECIFY WHEN DEMOLITION OF EXISTING STANDPIPES IS TO OCCUR

GENERAL DEMOLITION FLOOR PLAN NOTES:

6. SPECIFY TEMPORARY STANDPIPES OR SPECIFY EXISTING TO REMAIN, PRIOR TO NEW STANDPIPES BEING INSTALLED, AND CONFIRMED FUNCTIONAL, HYDRO TESTED, AND

HORIZONATAL AND VERTICAL ASSEMBLY REQUIREMENTS.

ELEMENTS OF THE ELEVATOR, AND STAIRS CBC CHP 35

PROJECT ELISEO, 1251 S ELISEO DI

ISSUANCE:

NO. DESCRIPTION DATE

PERMIT SUBMITTAL 01/17/21

TITLE:

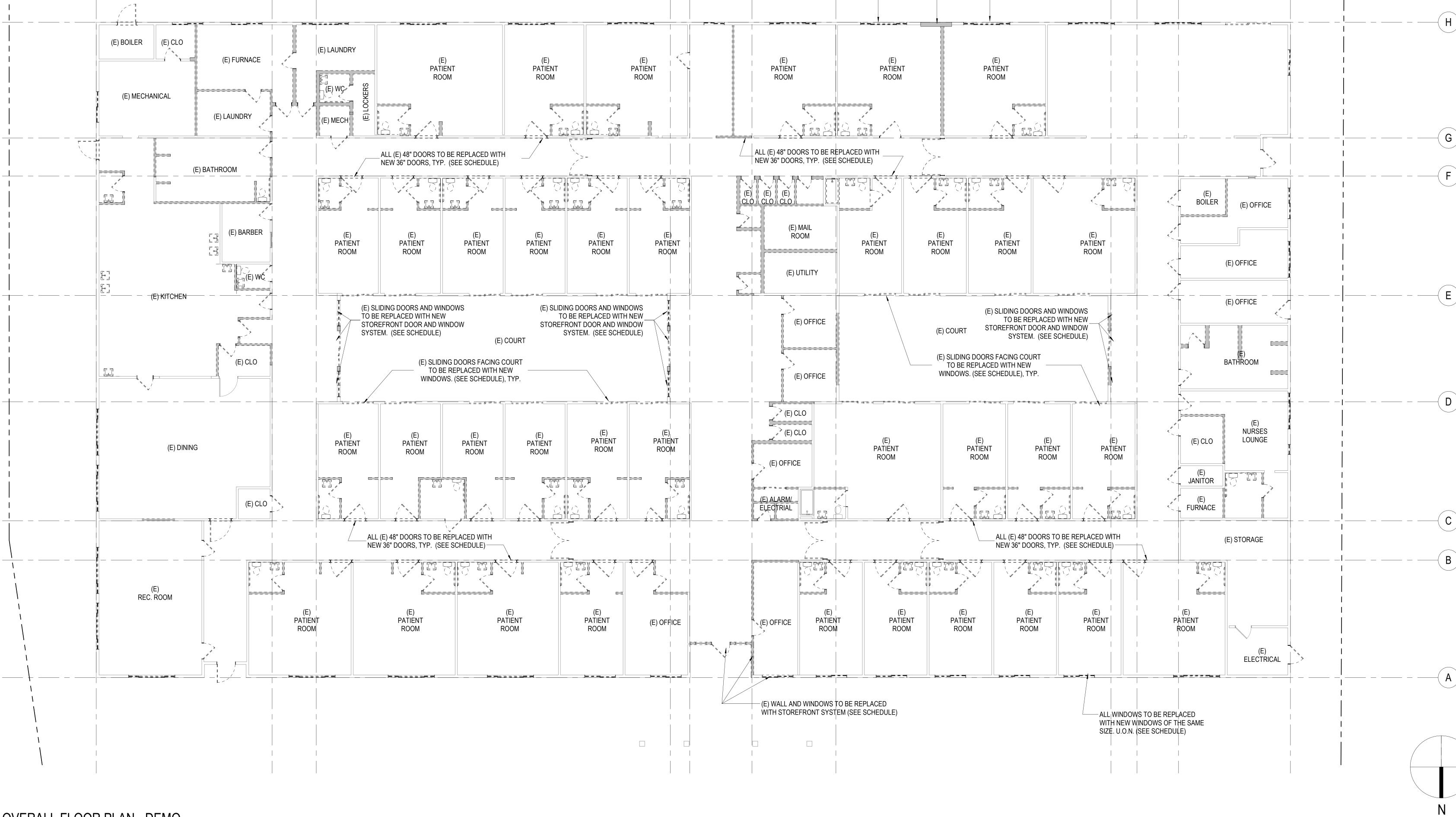
DEMOLITION PLAN

ISSUE:

TEAM:

SHEET NO.

1/19/2022 9:17:33 PM © Y.A. studio



(E) WINDOW TO BE DEMO'D. SMALLER NEW WINDOW TO BE INSTALLED IN R.O. (SEE SCHEDULE)

PROJECT
ELISEO, LARKSPU



ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL 01/17/21

PROPOSED SITE PLAN

SHEET NO.

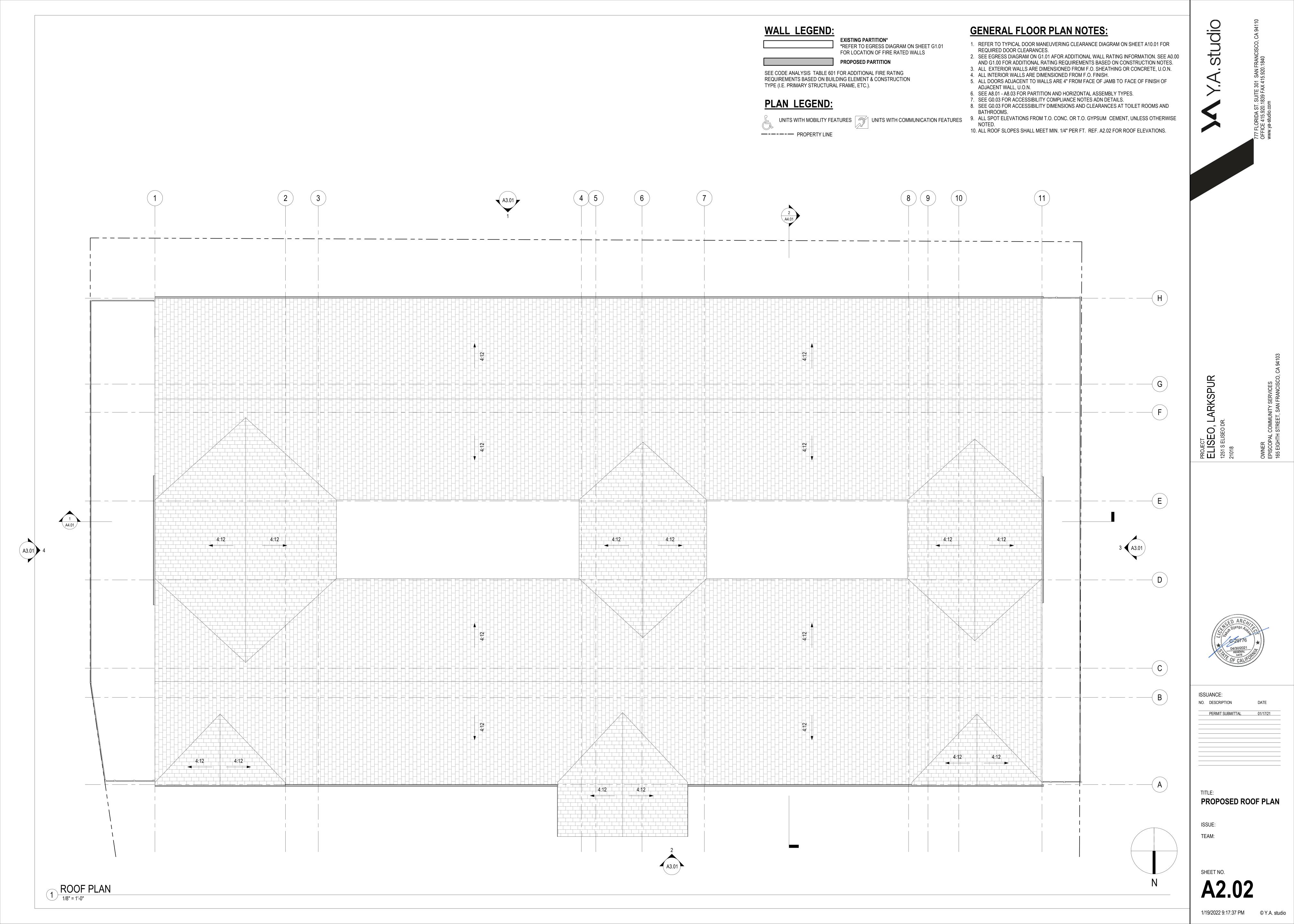
1/19/2022 9:17:34 PM © Y.A. studio

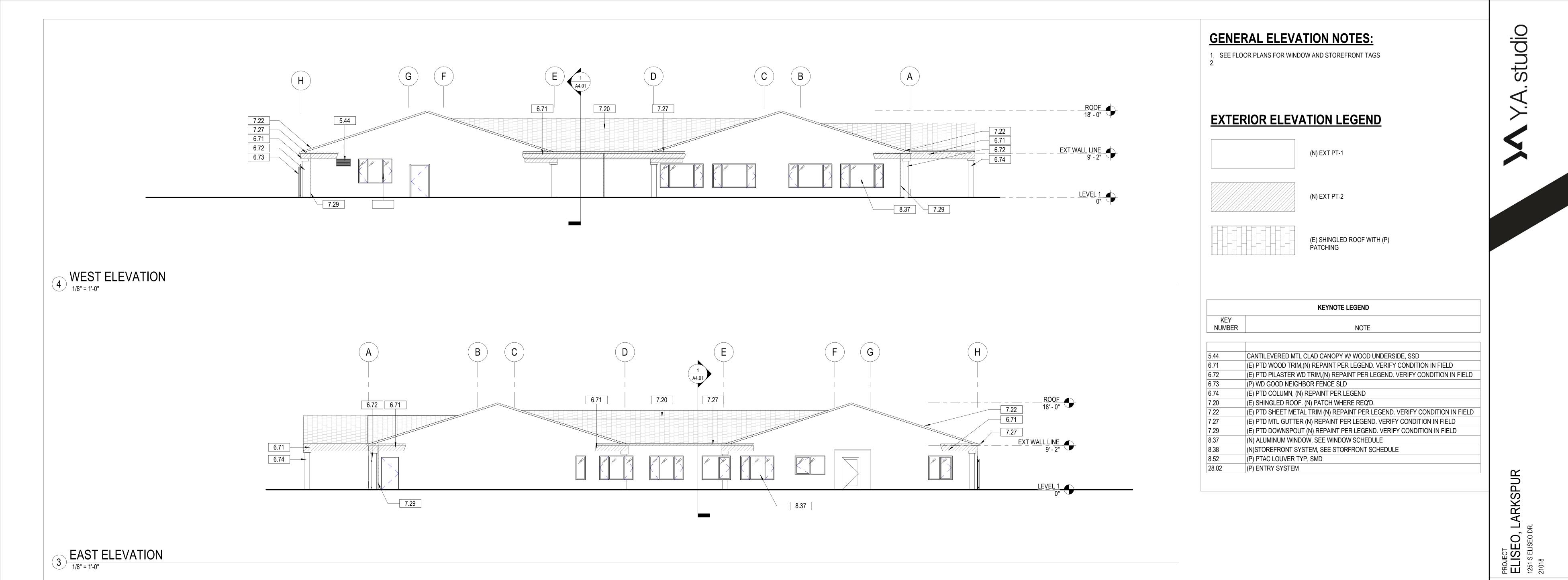
GENERAL FLOOR PLAN NOTES:

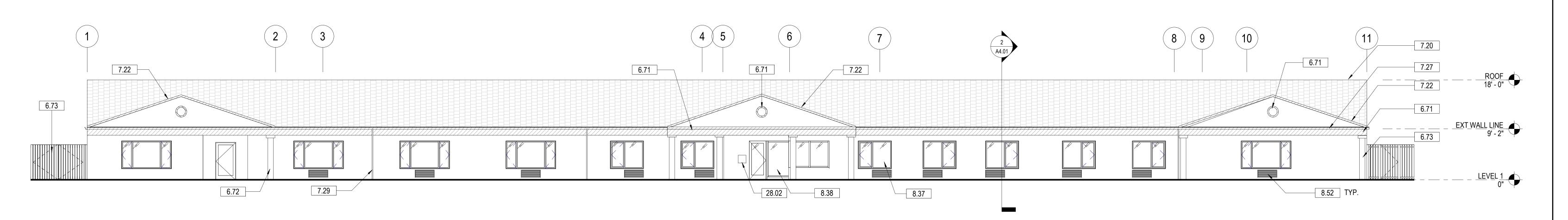
ISSUANCE: NO. DESCRIPTION

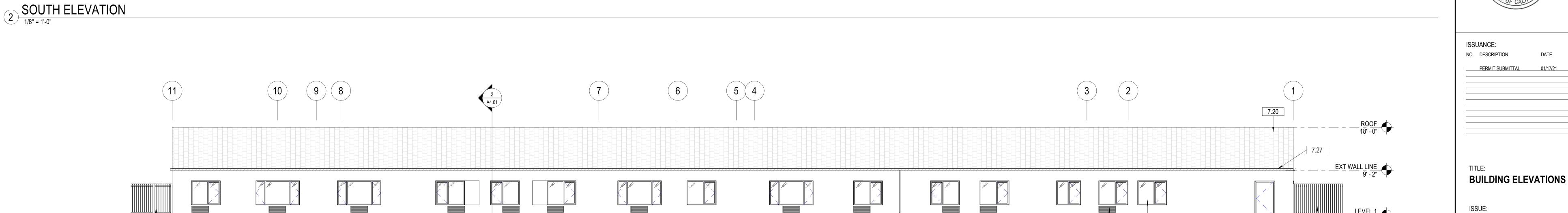
PROPOSED FLOOR PLAN

1/19/2022 9:17:36 PM © Y.A. studio









7.29

8.52 8.37

6.73

1 NORTH ELEVATION
1/8" = 1'-0"

SHEET NO.

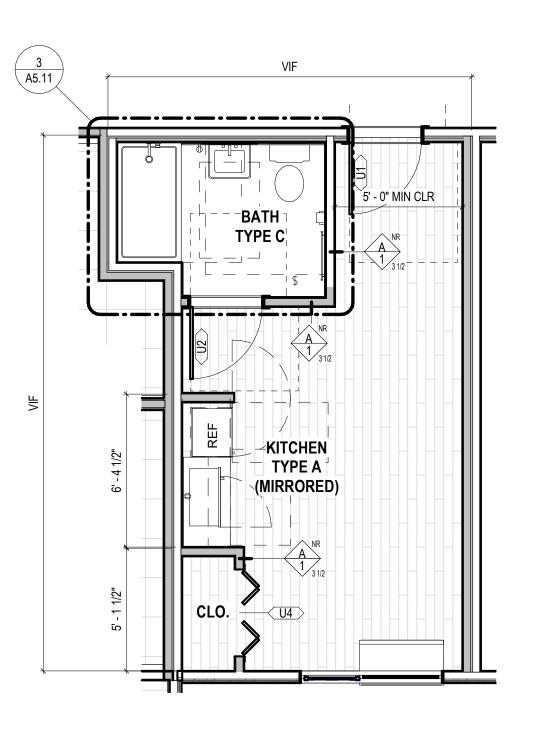
1/19/2022 9:17:41 PM © Y.A. studio





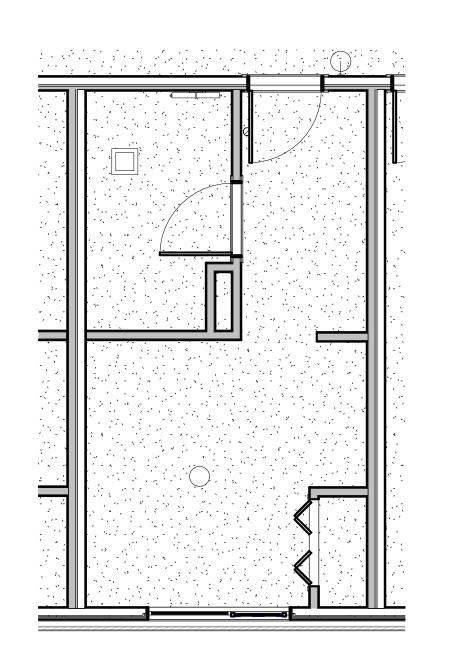


9 ENLARGED RCP - STUDIO TYPE C

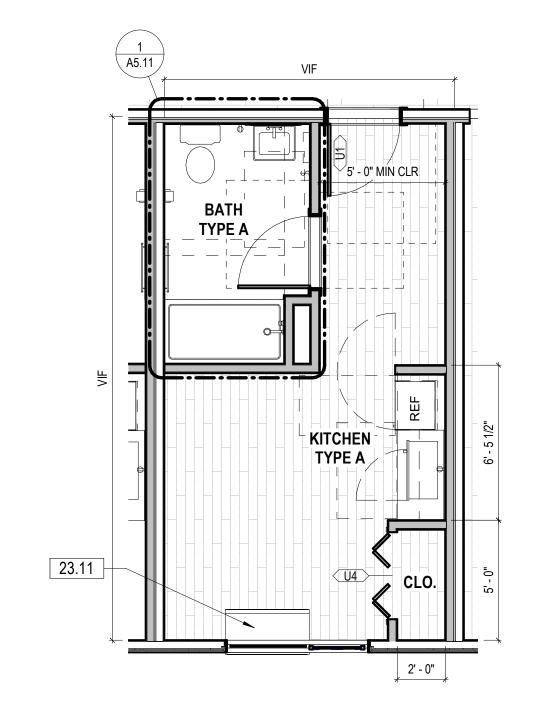


ENLARGED FLOOR PLAN - STUDIO TYPE D **COMMUNICATION UNITS: 126, 154**

TOTAL: 2 UNITS

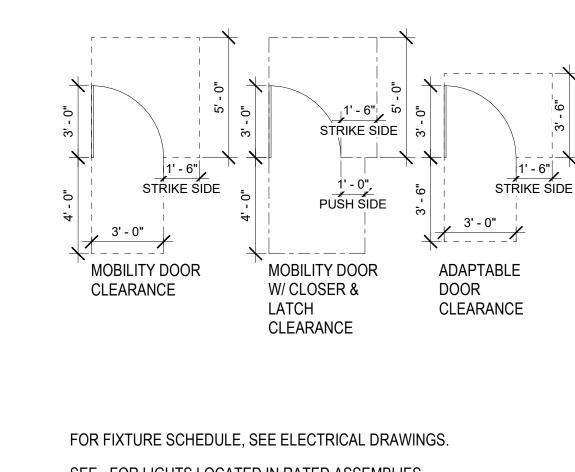


5 ENLARGED RCP - STUDIO TYPE B



ENLARGED FLOOR PLAN - STUDIO TYPE B **ADAPTABLE UNITS:** 136, 147, 150, 151

TOTAL: 4 UNITS



GENERAL UNIT PLAN NOTES:

2. REFER TO SHEET A10.03 FOR APPLIANCES, PLUMBING FIXTURES, AND

3. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR MORE CLEARANCE

4. INTERIOR & EXTERIOR WALLS VARY, REFER TO OVERALL PLANS FOR EXACT

7. ALL DIMENSIONS TO FACE OF FINISH FOR INTERIOR WALLS, TYP. DIMENSIONS

WHEELCHAIR USERS, SUBMIT TO MOD FOR APPROAL AND, WHEN APPROVED, PRESENT TO BUILDING OWNER. MOCK UP INSPECTION IS REQUIRED FOR

CONTROLS OR COOKING RANGE SHUTOFFS SHALL BE ACCESSIBLE IN UFAS / ADA UNITS, AND SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE. 11. KITCHEN CASEWORK ALONG PARTY WALLS TO HAVE SLOW CLOSING HINGES. RESILIENT MATERIAL SUCH AS FELT OR RUBBER TO BE PLACED AT CONTACT

12. PROVIDE A PACKAGE IN ALL ADAPTABLE UNITS DESCRIBING THE ADAPTABLE

1. PAGES SHOW ONLY DIAGRAMS OF LOWEST FLOOR-CEILING HEIGHT FOR 2019

13. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE AND RECEPTACLE

REFLECTED CEILING PLAN NOTES:

CBC 1208.2.1. NOT TO BE USED FOR CONTRUCTION.

ACCESSIBLE WEELCHAIR TURNING

RADIUS

5. ALL DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP. 6. ALL DIMENSIONS NOTED AS "CLR" OR "MIN" ARE MEASURED TO FINISHED

8. FOR WINDOW TYPES, SEE OVERALL FLOOR PLAN ON SHEET A2.01. 9. GENERAL CONTRACTOR TO CREATE AN ILLUSTRATIVE STEP BY STEP

REMOVABLE BASE CABINETS BEFORE INSTALLATION.

INSTRUCTION GUIDE FOR ADAPTING THE KITCHEN CABINETRY FOR

10. ALL CONTROLS AND OPERATING MECHANISMS SUCH AS WINDOW BLIND

1. REFER TO SHEET A10.01 FOR FINISHES PER UNIT.

TO FACE OF STUD FOR EXTERIOR WALLS, TYP.

FEATURES OF THE UNIT PER UFAS 4.34.4

INFORMATION ON SHEETS A5.10 - A5.11.

CONFIGURATIONS AND DIMENSIONS.

ACCESSORIES PER UNIT.

SURFACE, TYP.

LOCATIONS U.O.N.

PLAN LEGEND:

SEE - FOR LIGHTS LOCATED IN RATED ASSEMBLIES

SURFACE MOUNTED LED FIXTURE BATHROOM LIGHT FAN COMBO

WALL-MOUNTED LIGHT

SURFACE MOUNTED LED FIXTURE, PRICING ALTERNATE: CEILING FAN LIGHT COMBO

KEYNOTE LEGEND

NOTE

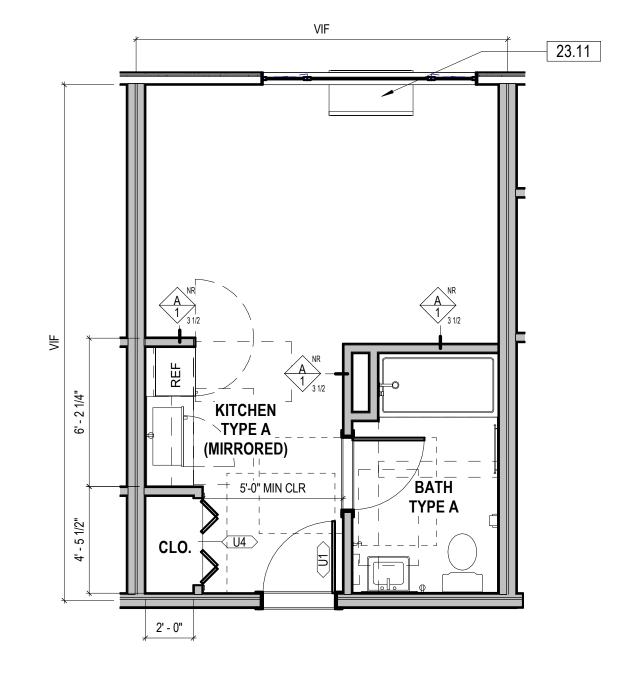
GYP BOARD

KEY

NUMBER

KEYNOTE LEGEND:

PTAC UNIT, SMD

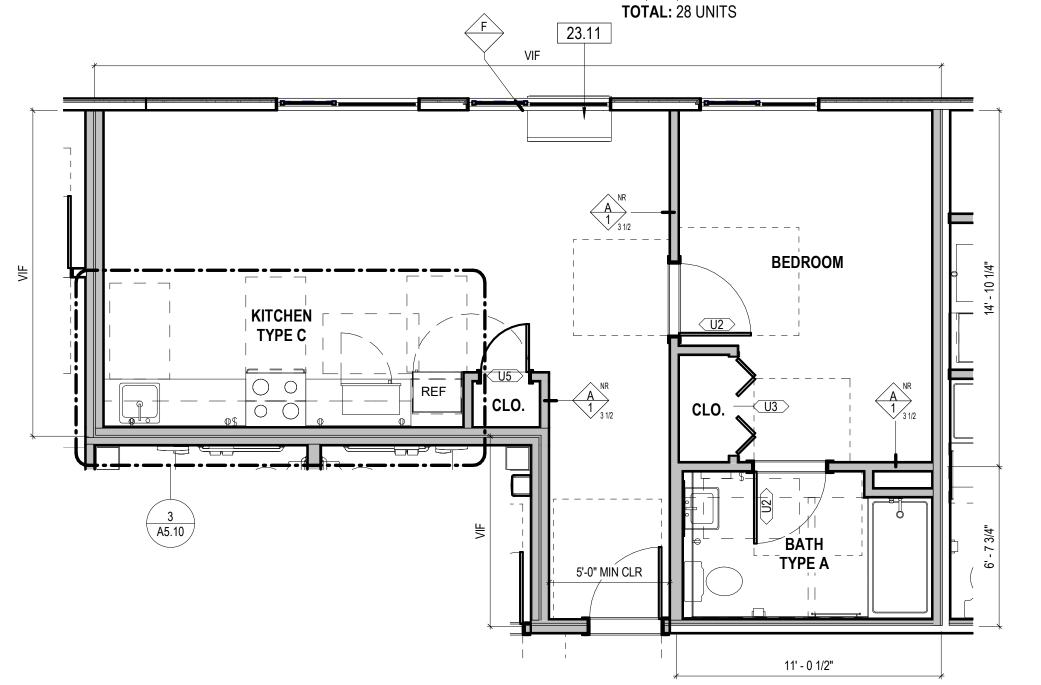


ENLARGED FLOOR PLAN - STUDIO TYPE C

ENLARGED RCP - STUDIO TYPE A

ENLARGED FLOOR PLAN - STUDIO TYPE A

ADAPTABLE UNITS: 100, 101, 102, 103, 104, 106, 108, 110, 114, 116, 117, 118, 119, 120, 122, 123, 124, 127, 128, 129, 130, 131, 146, 149,



MOBILITY UNITS: 115 TOTAL: 1 UNIT

ENLARGED FLOOR PLAN - MANAGER'S UNIT

studio

ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL

ENLARGED UNIT PLANS &

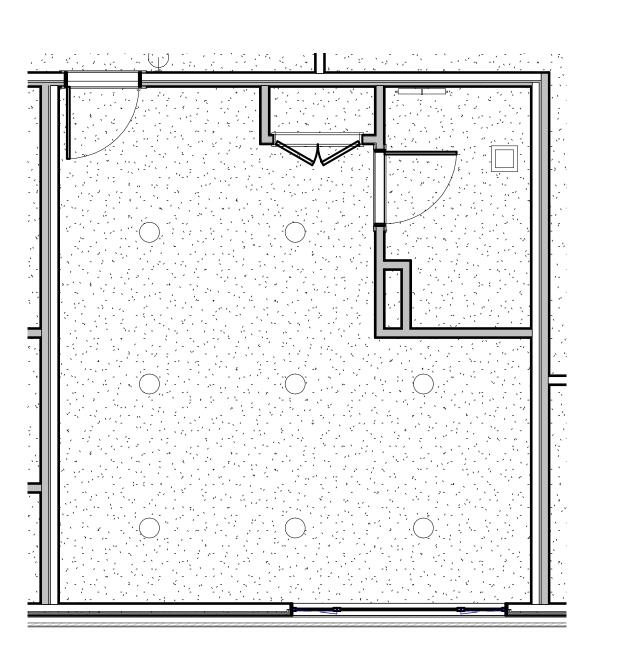
1/19/2022 9:17:43 PM

ADAPTABLE UNITS: 121, 125, 135, 133

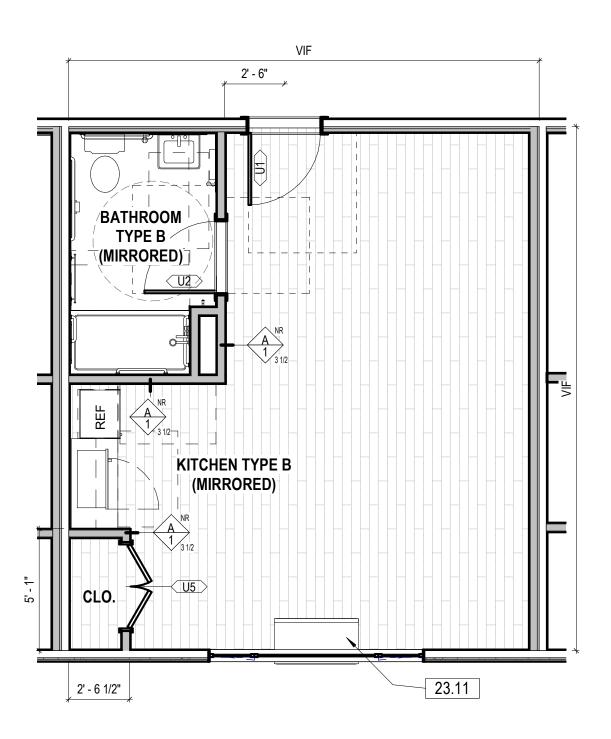
TOTAL: 4 UNITS

6 ENLARGED RCP - MANAGER'S UNIT

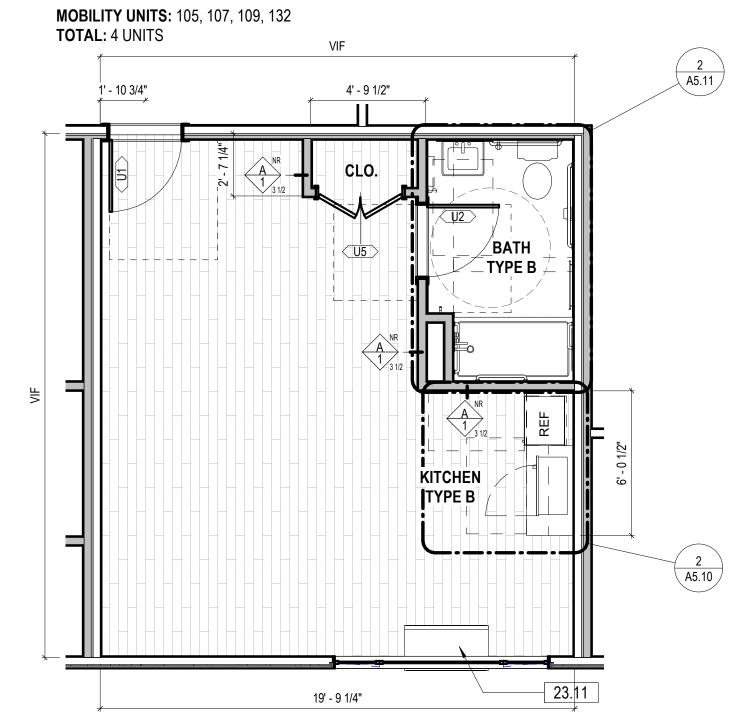




2 ENLARGED RCP - STUDIO TYPE E



3 ENLARGED FLOOR PLAN - STUDIO TYPE F



ENLARGED FLOOR PLAN - STUDIO TYPE E

1/4" = 1'-0"

MOBILITY UNITS: 145

TOTAL: 1 UNIT

GENERAL UNIT PLAN NOTES:

- REFER TO SHEET A10.01 FOR FINISHES PER UNIT.
 REFER TO SHEET A10.03 FOR APPLIANCES, PLUMBING FIXTURES, AND ACCESSORIES PER UNIT.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR MORE CLEARANCE INFORMATION ON SHEETS A5.10 - A5.11.
 INTERIOR & EXTERIOR WALLS VARY, REFER TO OVERALL PLANS FOR EXACT
- CONFIGURATIONS AND DIMENSIONS.

 5. ALL DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.

 6. ALL DIMENSIONS NOTED AS "CLR" OR "MIN" ARE MEASURED TO FINISHED
- SURFACE, TYP.

 7. ALL DIMENSIONS TO FACE OF FINISH FOR INTERIOR WALLS, TYP. DIMENSIONS
 TO FACE OF STUD FOR EXTERIOR WALLS. TYP.
- TO FACE OF STUD FOR EXTERIOR WALLS, TYP.

 8. FOR WINDOW TYPES, SEE OVERALL FLOOR PLAN ON SHEET A2.01.

 9. GENERAL CONTRACTOR TO CREATE AN ILLUSTRATIVE STEP BY STEP
- INSTRUCTION GUIDE FOR ADAPTING THE KITCHEN CABINETRY FOR
 WHEELCHAIR USERS, SUBMIT TO MOD FOR APPROAL AND, WHEN APPROVED,
 PRESENT TO BUILDING OWNER. MOCK UP INSPECTION IS REQUIRED FOR
 REMOVABLE BASE CABINETS BEFORE INSTALLATION.

 10. ALL CONTROLS AND OPERATING MECHANISMS SUCH AS WINDOW BLIND
- CONTROLS OR COOKING RANGE SHUTOFFS SHALL BE ACCESSIBLE IN UFAS / ADA UNITS, AND SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.

 11. KITCHEN CASEWORK ALONG PARTY WALLS TO HAVE SLOW CLOSING HINGES. RESILIENT MATERIAL SUCH AS FELT OR RUBBER TO BE PLACED AT CONTACT
- POINTS.

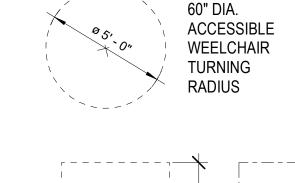
 12. PROVIDE A PACKAGE IN ALL ADAPTABLE UNITS DESCRIBING THE ADAPTABLE
- FEATURES OF THE UNIT PER UFAS 4.34.4

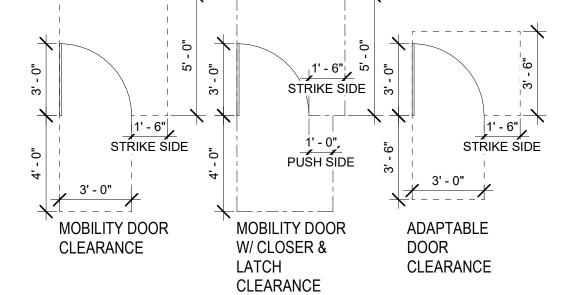
 13. SEE ELECTRICAL DRAWINGS FOR LIGHTING SCHEDULE AND RECEPTACLE LOCATIONS U.O.N.

REFLECTED CEILING PLAN NOTES:

1. PAGES SHOW ONLY DIAGRAMS OF LOWEST FLOOR-CEILING HEIGHT FOR 2019 CBC 1208.2.1. **NOT TO BE USED FOR CONTRUCTION.**

PLAN LEGEND:





FOR FIXTURE SCHEDULE, SEE ELECTRICAL DRAWINGS.

SEE - FOR LIGHTS LOCATED IN RATED ASSEMBLIES

SURFACE MOUNTED LED FIXTUREBATHROOM LIGHT FAN COMBO

WALL-MOUNTED LIGHT

SURFACE MOUNTED LED FIXTURE,
PRICING ALTERNATE: CEILING FAN LIGHT COMBO

GYP BOARD

KEYNOTE LEGEND:

	KEYNOTE LEGEND
KEY NUMBER	NOTE
23.11	PTAC UNIT, SMD

CALIFORNIA DE CALIFORNIA DATE

studio

ISSUANCE:

NO. DESCRIPTION DATE

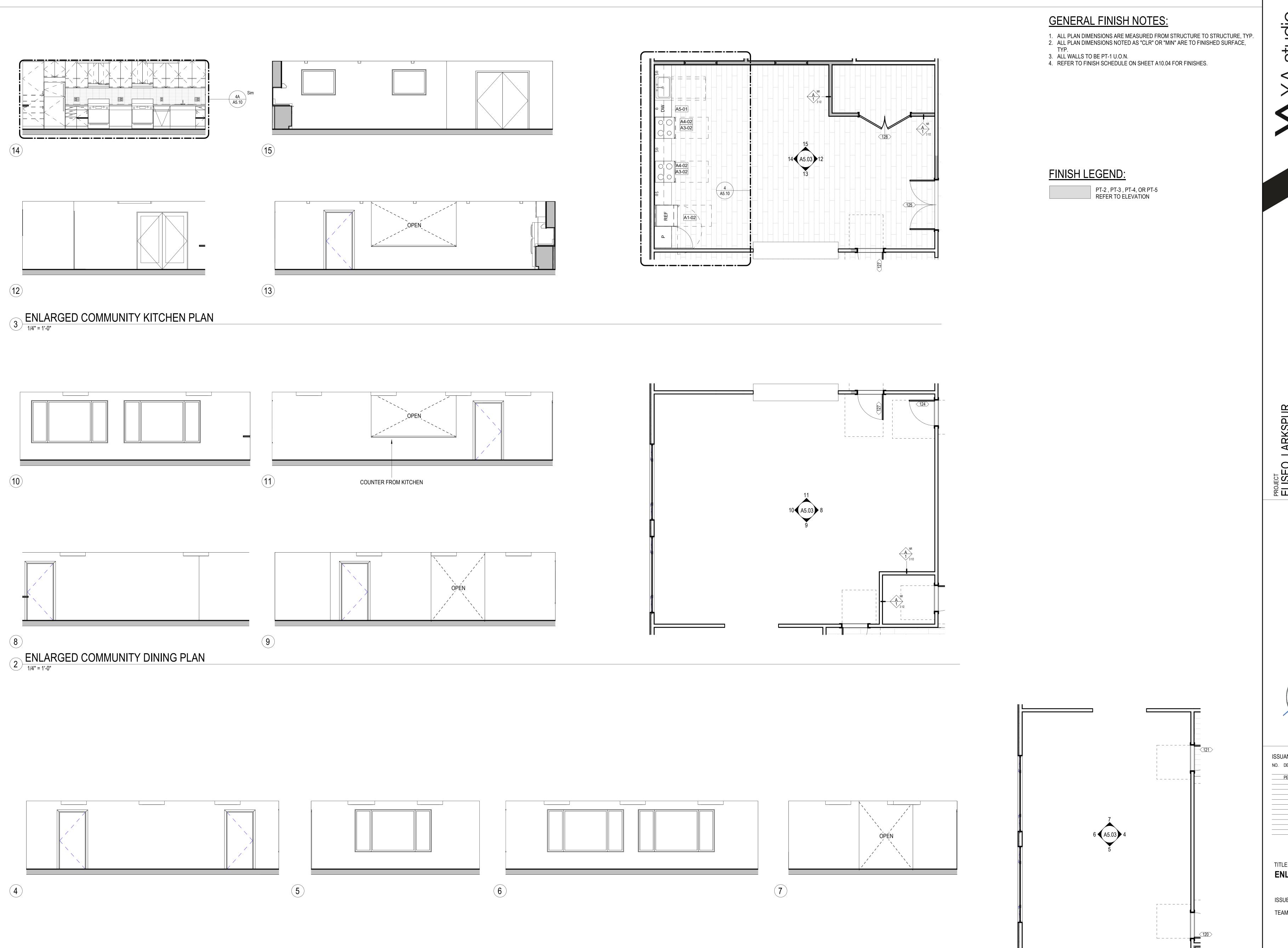
PERMIT SUBMITTAL 01/17./21

TITLE:
ENLARGED UNIT PLANS &

ISSUE: TEAM:

SHEET NO. **A5.02**

1/19/2022 9:17:43 PM © Y.A. studio



COMMUNITY ROOM - ENLAGED FLOORPLAN

1/4" = 1'-0"

Y.A. studio

777 FLORIDA ST. SUITE 301 SAN FRANCISCO, CA 94 OFFICE 415.920.1839 FAX 415.920.1840

251 S ELISEO DR. 21018 DWNER

Strum Diango Association

Control Renewal Date

OF CALIFORNIA

ISSUANCE:

NO. DESCRIPTION DATE

PERMIT SUBMITTAL 01/17./21

TITLE:
ENLARGED PLANS

SSUE:

A5.03

1/19/2022 9:17:44 PM © Y.A. studio

TITLE:
ENLARGED PLANS

ISSUE TEAM

A5.04

1/19/2022 9:17:44 PM © Y.A. studio

ENLARGED FLOOR PLAN AND INTERIOR ELEVATIONS

1/4" = 1'-0"

20 21 _ _ _ _ _ _ _

3

FINISH LEGEND:

GENERAL FINISH NOTES:

ALL WALLS TO BE PT-1 U.O.N.
 REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
 ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE,

PT-2 , PT-3 , PT-4, OR PT-5 REFER TO ELEVATION

GENERAL FINISH NOTES:

FINISH LEGEND:

ALL WALLS TO BE PT-1 U.O.N.
 REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

PT-2 , PT-3 , PT-4, OR PT-5 REFER TO ELEVATION

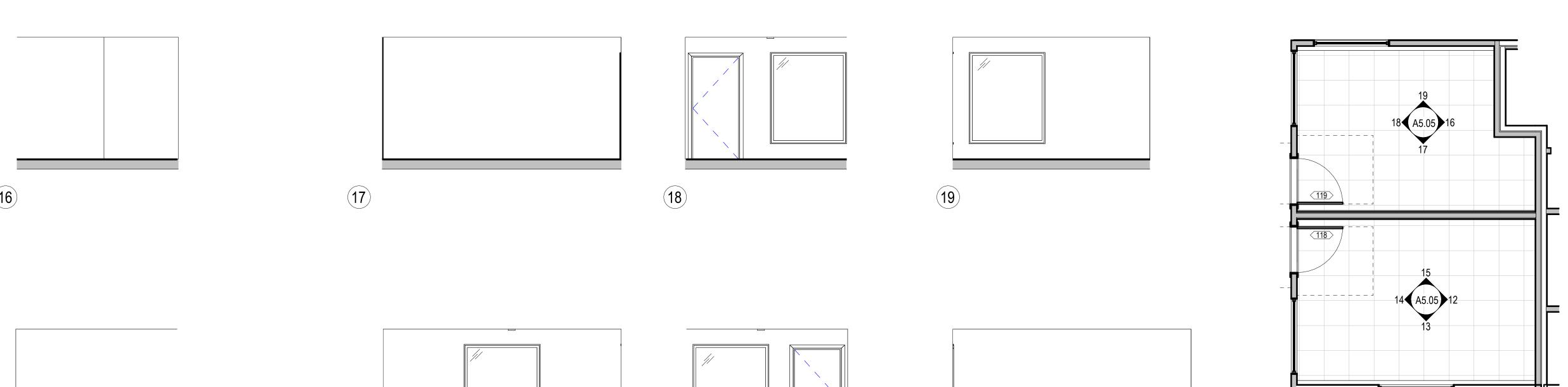
ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
 ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE,

TITLE:
ENLARGED PLANS

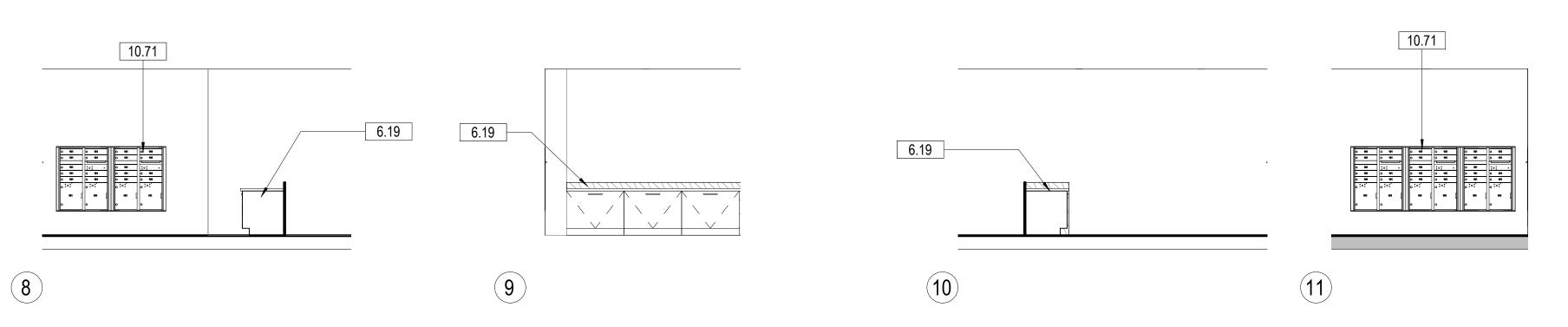
ISSUE:

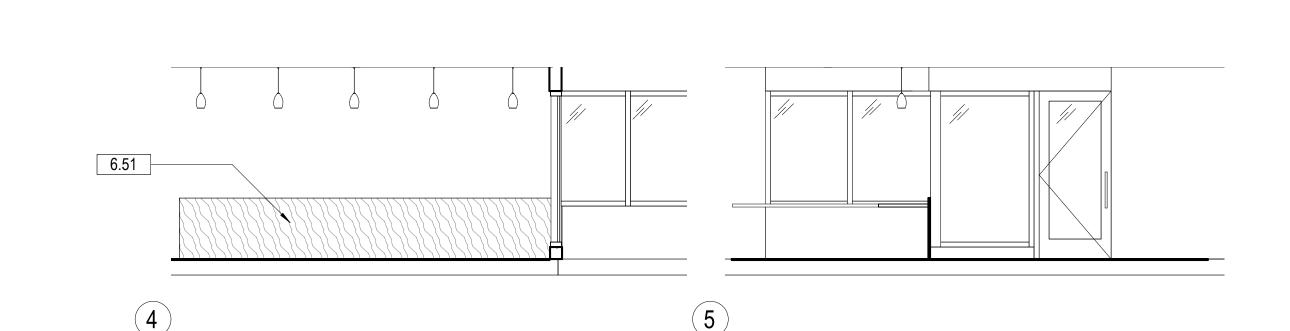
SHEET NO. **A5.05**

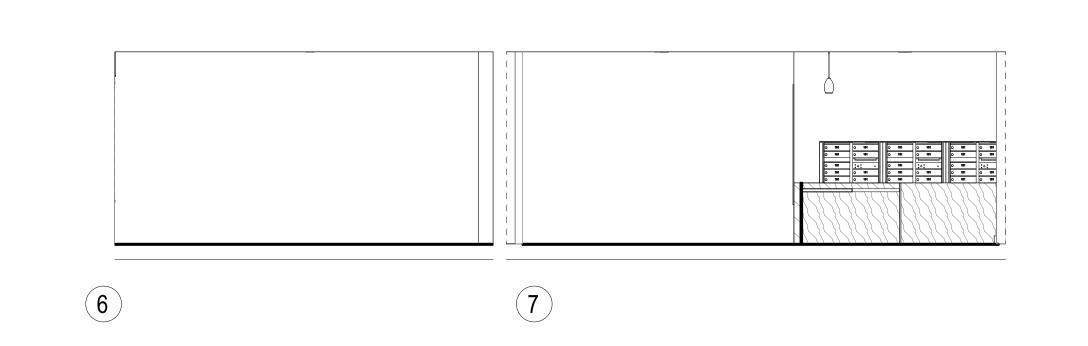


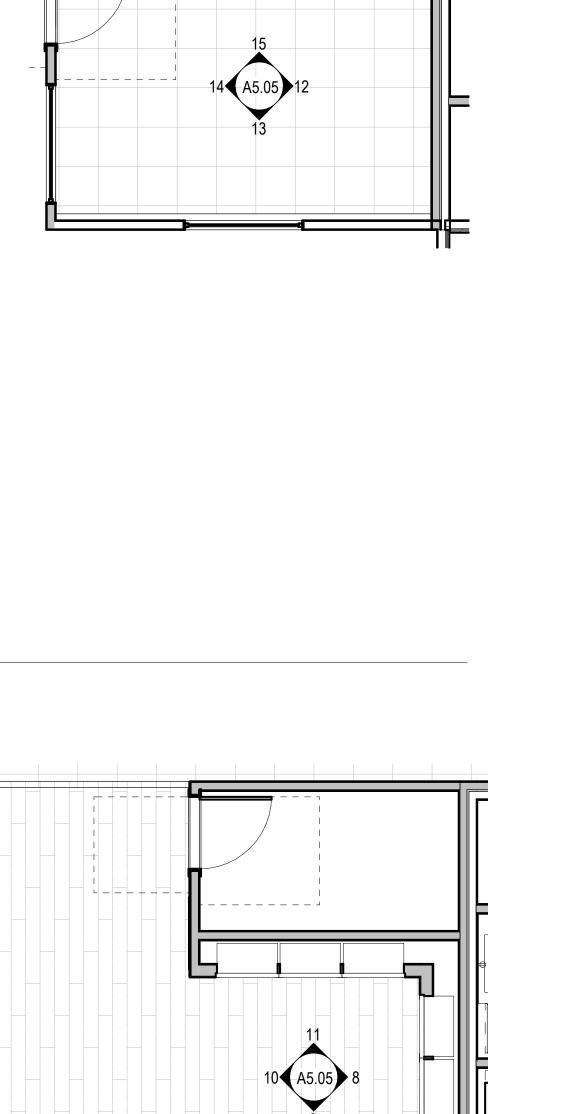


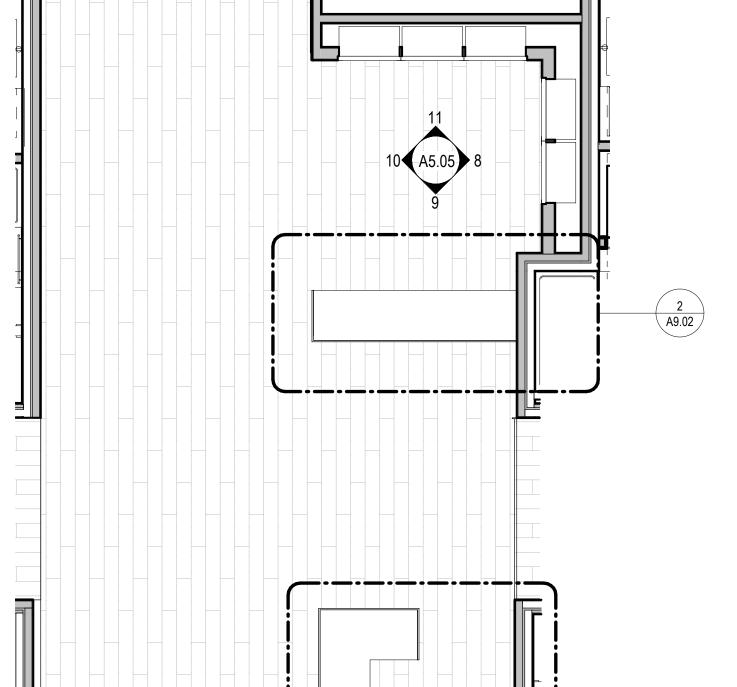
3 ENLARGED OFFICES PLAN 1/4" = 1'-0"











6 A5.05) 4
5

GENERAL FINISH NOTES:

- ALL PLAN DIMENSIONS ARE MEASURED FROM STRUCTURE TO STRUCTURE, TYP.
 ALL PLAN DIMENSIONS NOTED AS "CLR" OR "MIN" ARE TO FINISHED SURFACE,
- ALL WALLS TO BE PT-1 U.O.N.
 REFER TO FINISH SCHEDULE ON SHEET A10.04 FOR FINISHES.

FINISH LEGEND:

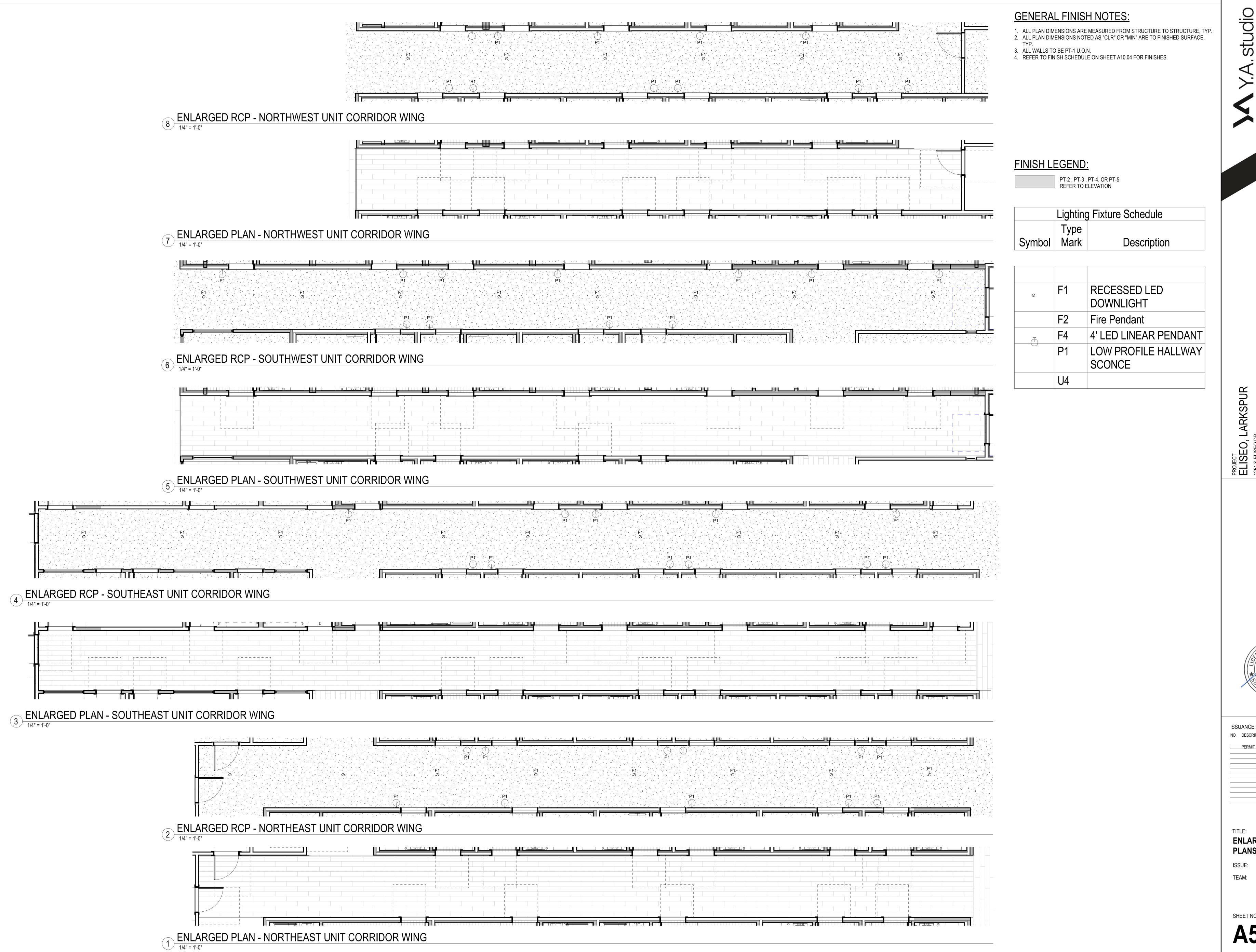
PT-2 , PT-3 , PT-4, OR PT-5 REFER TO ELEVATION

NO. DESCRIPTION

ENLARGED PLANS

SHEET NO.

1/19/2022 9:17:46 PM © Y.A. studio

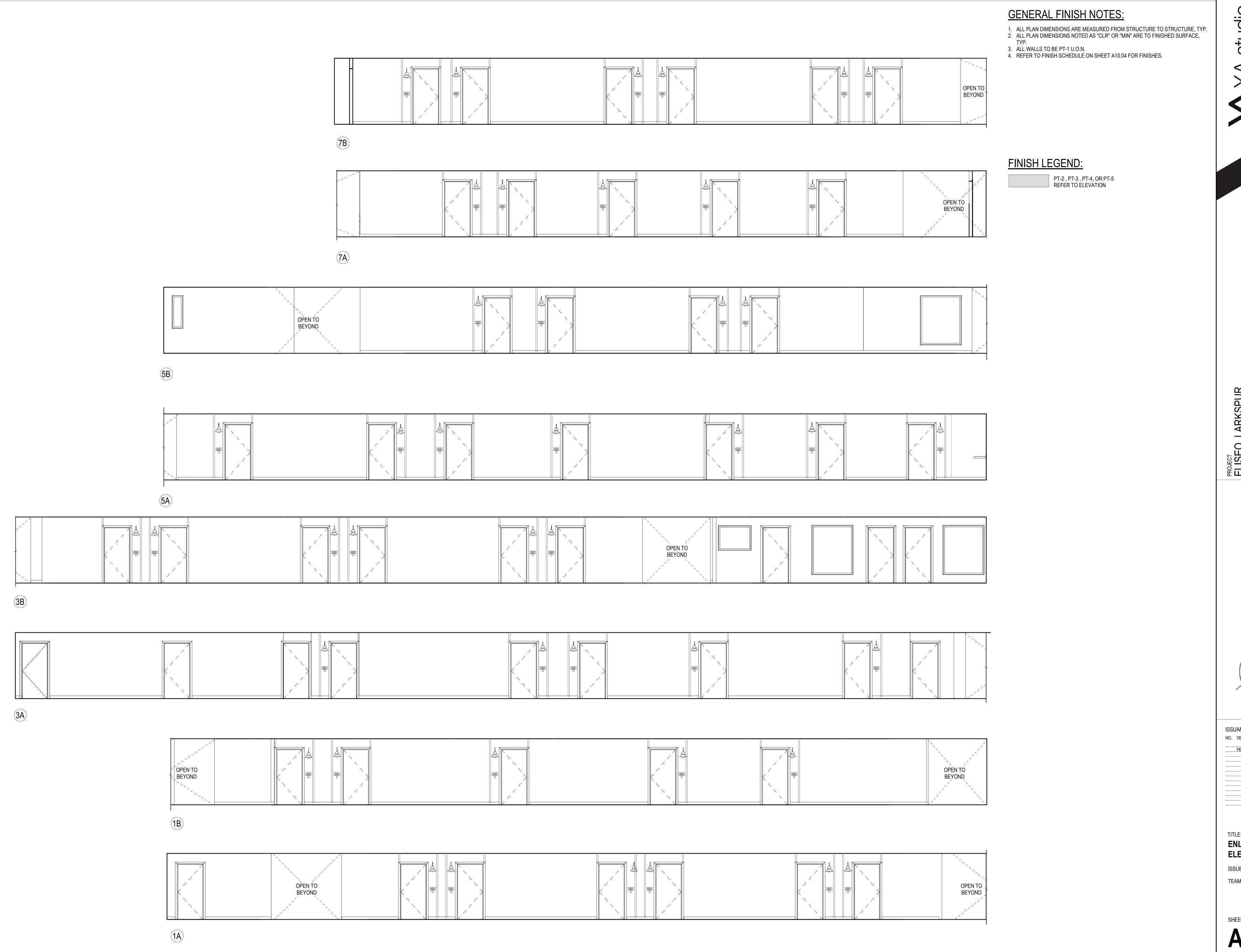


ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL 01/17./21

ENLARGED CORRIDOR PLANS & RCPS

SHEET NO.

1/19/2022 9:17:47 PM © Y.A. studio

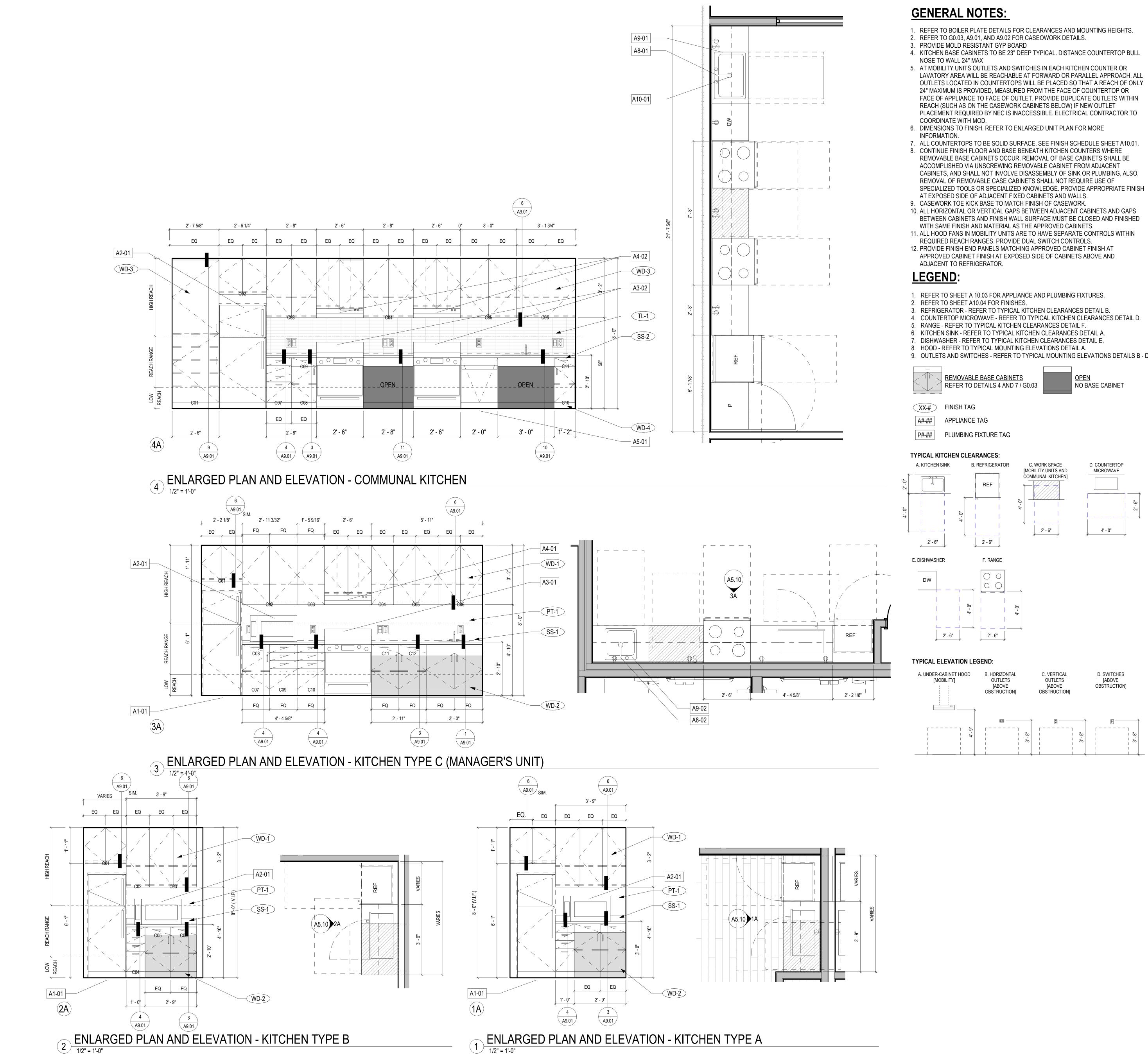


ISSUANCE: NO. DESCRIPTION

ENLARGED CORRIDOR ELEVATIONS

SHEET NO.

1/19/2022 9:17:50 PM © Y.A. studio



PROJECT
ELISEO,
1251 S ELISEO DI
21018

ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL

> **ENLARGED KITCHEN PLANS & ELEVATIONS**

SHEET NO. A5.10

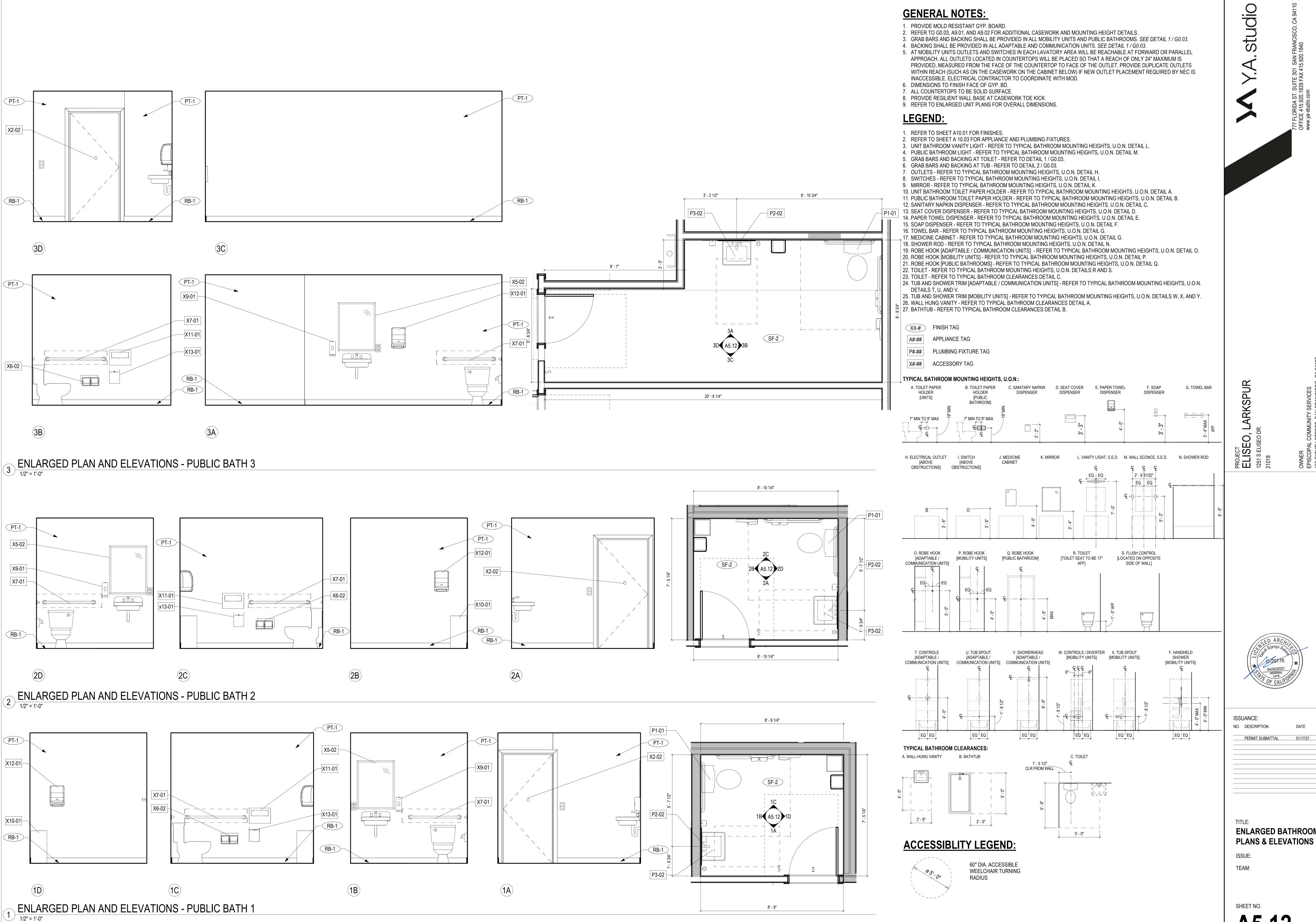
GENERAL NOTES:

ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL

ENLARGED BATHROOM PLANS & ELEVATIONS

SHEET NO.

1/19/2022 9:17:54 PM

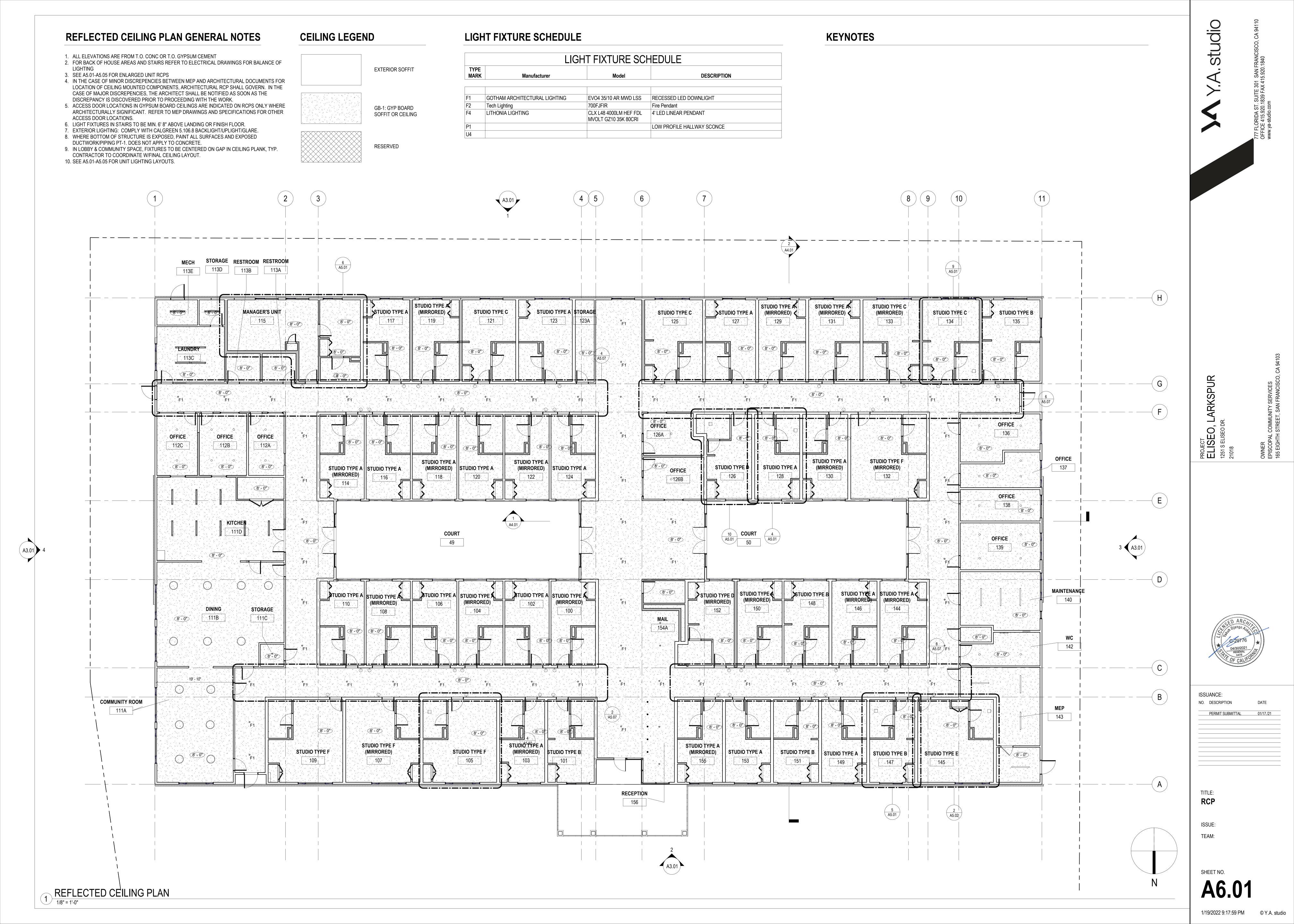


ISSUANCE: NO. DESCRIPTION PERMIT SUBMITTAL

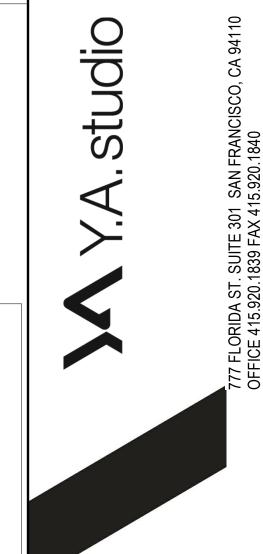
ENLARGED BATHROOM

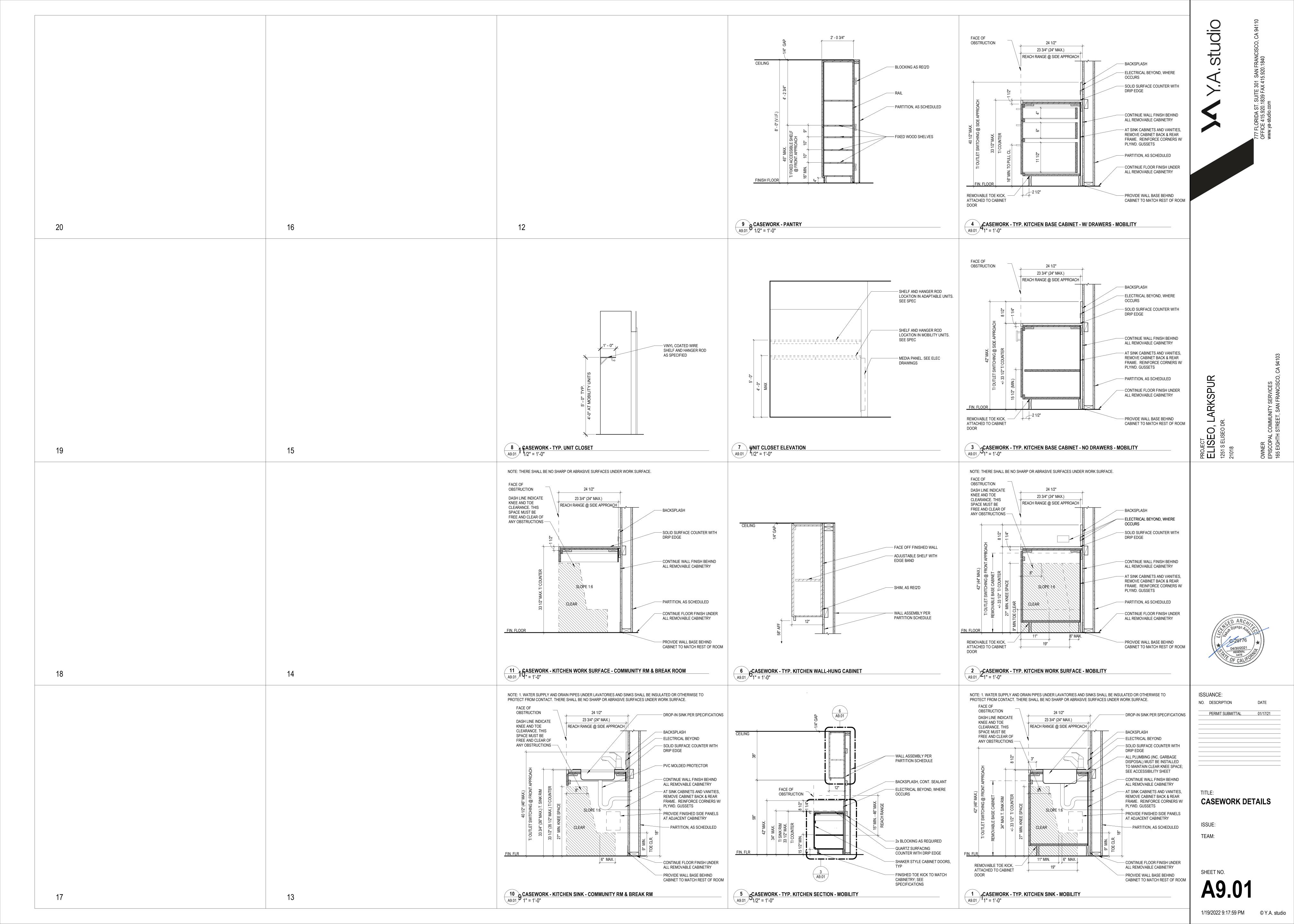
SHEET NO. A5.12

© Y.A. studio









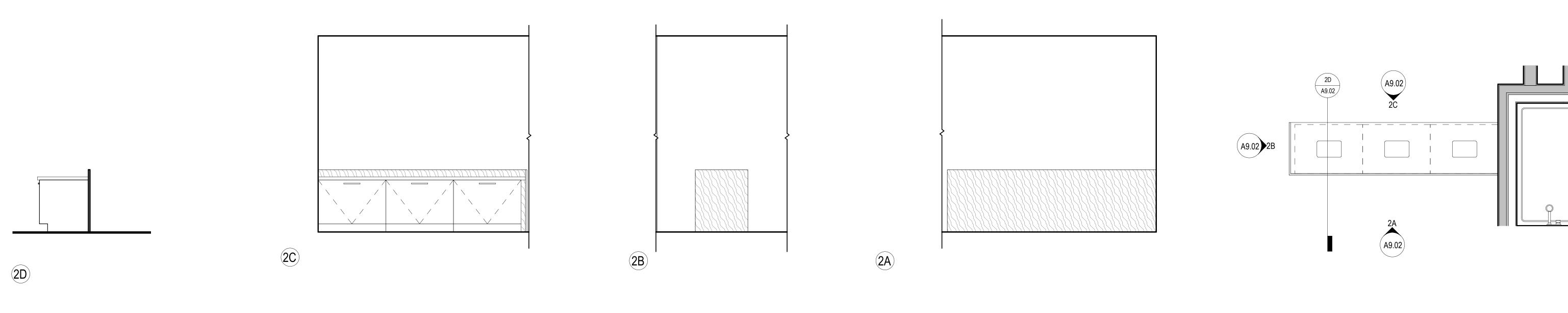
A9.02 1B

NO. DESCRIPTION

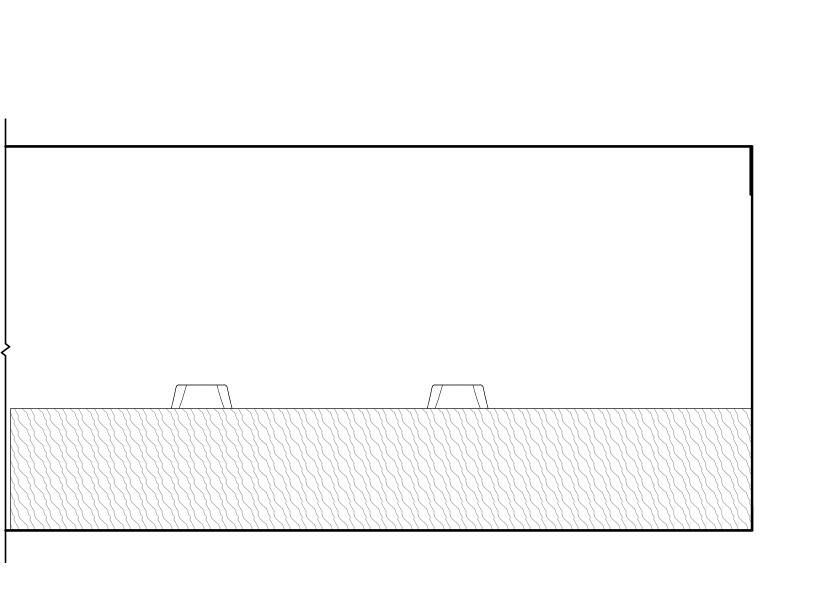
CASEWORK DETAILS

SHEET NO.

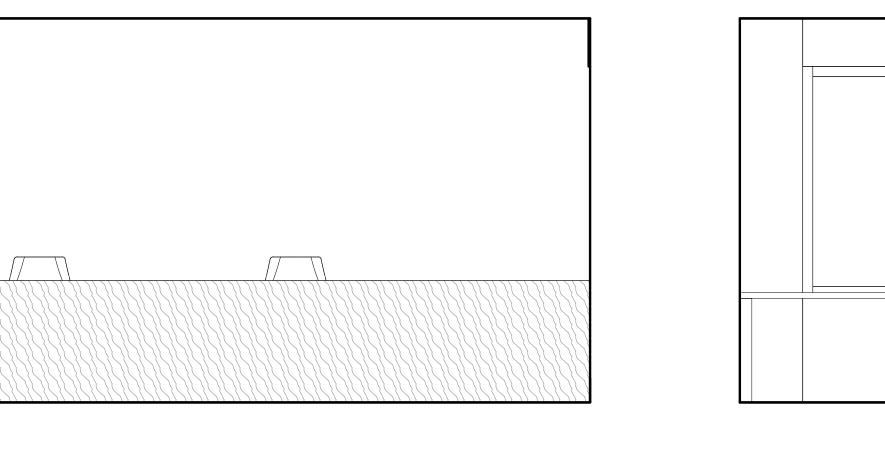
1/19/2022 9:18:00 PM © Y.A. studio

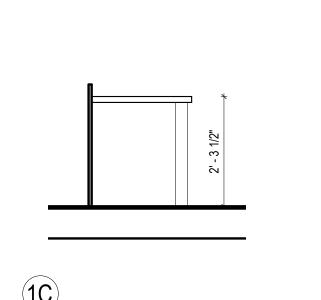


ENLARGED PLANS, ELEVATION, AND SECTION - MAIL ROOM COUNTER

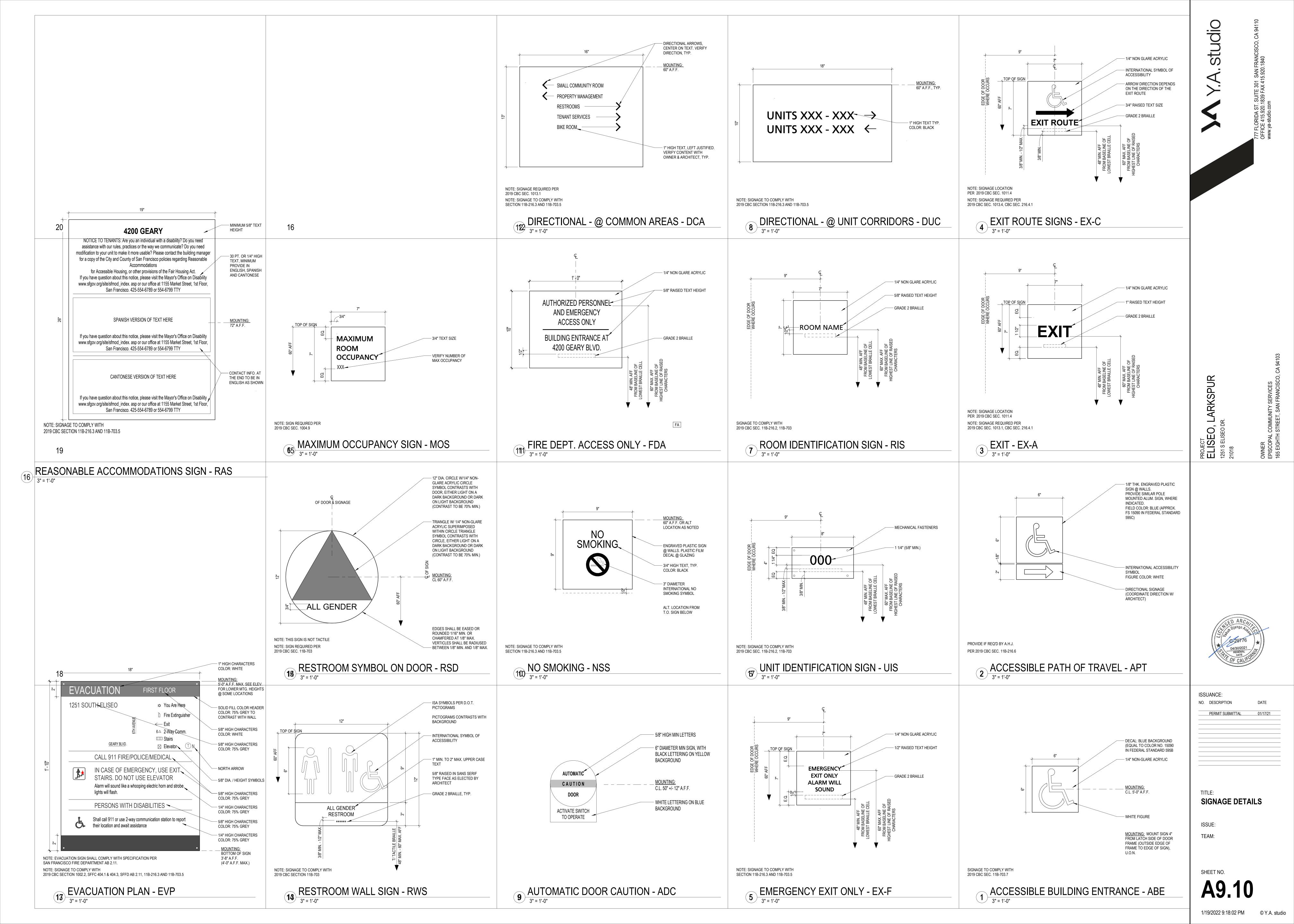


(1B)





ENLARGED PLAN, ELEVATIONS, AND SECTION - RECEPTION DESK



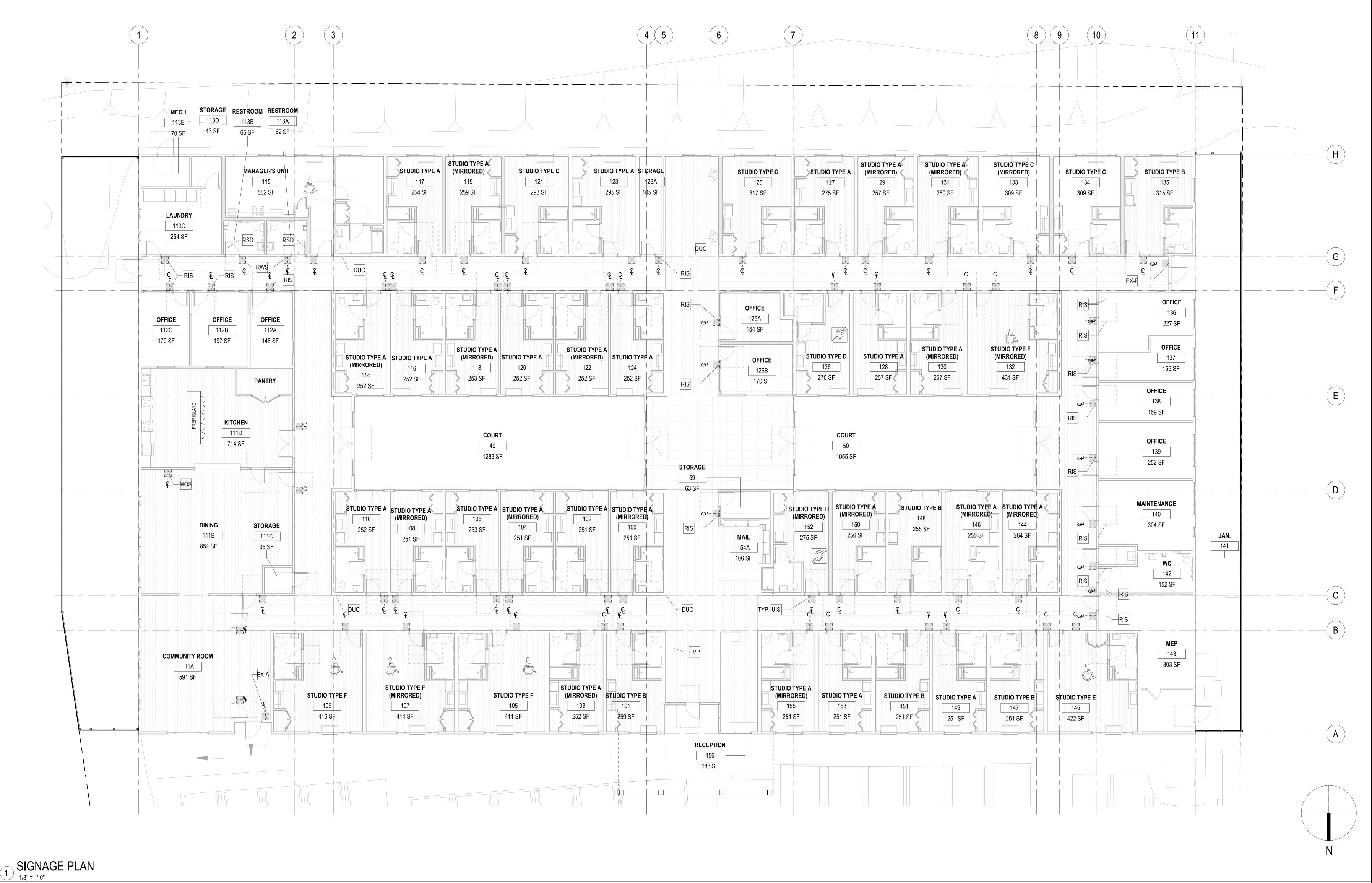
ISSI	JANCE:	
NO.	DESCRIPTION	DATE
	PERMIT SUBMITTAL	01/17/21

SIGNAGE PLAN

ISSUE:

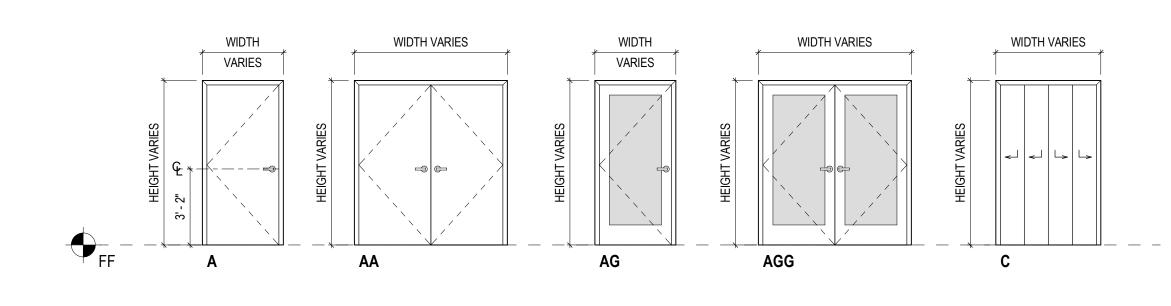
SHEET NO.

A9.11 © Y.A. studio 1/19/2022 9:18:04 PM

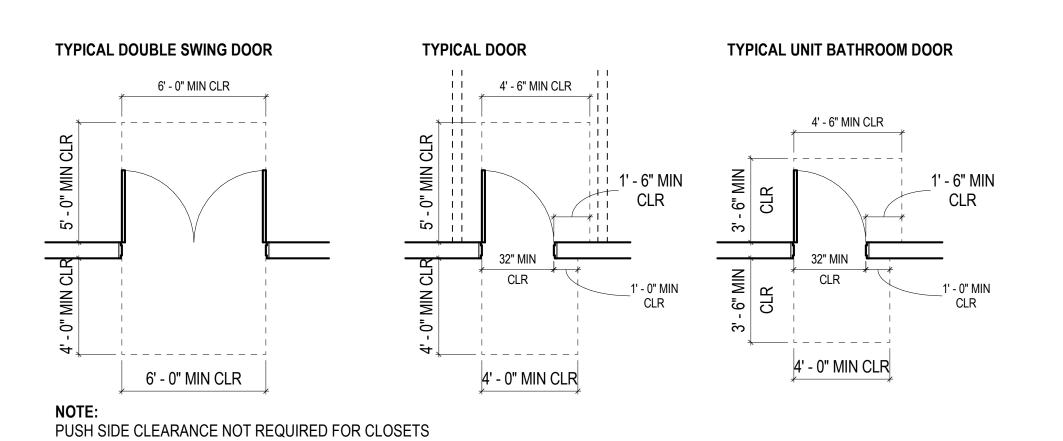


								DOOR	SCHEDU	JLE			
DOOR NUMBER	DOOR FIRE RATING	DOOR TYPE	WIDTH	HEIGHT	DOOR PANEL MATERIAL	DOOR PANEL FINISH	DOOR FRAME MATERIAL	DOOR FRAME FINISH	DOOR DETAIL THRESHOLD	DOOR DETAIL JAMB	DOOR DETAIL HEAD	DOOR HARDWARE GROUP	COMMENTS
99	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
100	45 MIN		3' - 0"	6' - 8"		PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
102	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
107	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
111	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
112	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
114	-	AGG	6' - 9 1/2"	7' - 0"	ALUM	FC	ALUM	FC					
115	-	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
117	-	AGG	6' - 9 1/2"	7' - 0"	ALUM	FC	ALUM	FC					
118	-	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
119	-	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
120	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
121	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
122	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
123	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
124	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
125	45 MIN	AGG	5' - 10"	6' - 8"	FR	FC	FR	FC					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
126	-	AGG	6' - 9 1/2"	7' - 0"	ALUM	FC	ALUM	FC					
127	-	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
128	-	AA	6' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
129	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
130	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
131	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
326	-	AGG	6' - 9 1/2"	7' - 0"	ALUM	FC	ALUM	FC					
387	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
388	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
389	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
390	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
392	45 MIN	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					DOOR WITH SOUND SEALS AND BOTTOM SEAL, SEE DETAIL 1 / A9.03
395	-	Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
403		Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
X100	-	Α	3' - 6"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
X101	-		3' - 6"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
X102	-	AG	3' - 6"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
X103	-		3' - 6"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
X104	-		3' - 0"	7' - 0"	ALUM, GL-2	FC	ALUM	FC					
X105	-	AG	3' - 6"	6' - 8"	ALUM, GL-2	FC	ALUM	FC					

	UNIT DOOR SCHEDULE												
DOOR NUMBER	DOOR FIRE RATING	DOOR TYPE	WIDTH	HEIGHT	DOOR PANEL MATERIAL	DOOR PANEL FINISH	DOOR FRAME MATERIAL	DOOR FRAME FINISH	DOOR DETAIL THRESHOLD	DOOR DETAIL JAMB	DOOR DETAIL HEAD	DOOR HARDWARE GROUP	COMMENTS
1		Α	3' - 0"	6' - 8"	SC-WD	PTD	SC-WD	PTD					
2	-	Α	3' - 0"	6' - 8"	HC-WD	PTD	HC-WD	PTD					
3	-	С	4' - 0"	6' - 8"	HC-WD	PTD	HC-WD	PTD					
4		AA	3' - 6"	6' - 8"	HC-WD	PTD	HC-WD	PTD					
5	-	AA	3' - 6"	6' - 8"	HC-WD	PTD	HC-WD	PTD					
3		Α	2' - 0"	6' - 8"	HC-WD	PTD	HC-WD	PTD					



DOOR TYPE LEGEND 1/4" = 1'-0"



TYPICAL DOOR MANEUVERING CLEARANCES

GENERAL DOOR NOTES

1. ALL EXISTING INTERIOR AND EXTERIOR DOORS TO BE REPLACED. 2. WIDTH AND HEIGHT DIMENSIONS ARE DOOR LEAF SIZE, TYP U.O.N. 3. ALL DOORS TO BE UNDERCUT PER FLOOR FINISHES AND SPECIFICATIONS.

5. PAINTED DOORS AND FRAMES TO MATCH ADJACENT WALL COLOR, U.O.N. 6. ALL RATED DOORS INSTALLED IN THIS PROJECT SHALL COMPLY WITH 2019 CBC SECTION 716. "LABEL" SHALL MEAN "FIRE ASSEMBLY" AS DEFINED IN THE APPROVED GASKETING MATERIAL TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THEREOF, FOLLOWED BY THE LETTER "S". FIRE RATED DOOR FRAMES SHALL BE INSTALLED STRICTLY PER

4. SEE SPECIFICATION FOR HARDWARE GROUPS AND GLASS TYPE OF DOORS.

MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S PRINTED INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INPECTING AUTHORITES. 7. PREPARE DOORS AND FRAMES FOR SPECIFIED SECURITY DOOR

HARDWARE AS NOTED. 8. ANY FIRE-RATED OR SOUND-RATED DOORS TO BE FULLY GASKETED WITH

DOOR BOTTOM. GASKETING TO BE MECHANICALLY FASTENED TYPE. 9. ALL INTERIOR DOORS WITH WOOD FRAMES TO HAVE 1" X 3" MITERED

10. FIRE-RATED DOORS AND FRAMES TO HAVE A MAXIMUM TRANSMITTED TEMPERATURE RISE OF NOT MORE THAN 450 DEGREES FAHRENHEIT ABOVE AMBIENT AT THE END OF 30 MINUTES OF STANDARD FIRE TEST EXPOSURE. 11. DOOR OPENING FORCE: THE FORCE FOR PUSHING OR PULLING OPEN

CASING JAMBS AND 1" X 3" MITERED HORIZONTAL CASING AT HEAD.

INTERIOR AND EXTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). 12. PROVIDE TWO ENTRY DOOR VIEWERS (PEEPHOLES), HIGH 58" AND LOW 48",

ENTRY DOOR VIEWERS TO BE PROVIDED AT ALL UNITS. PEEPHOLE VIEWERS TO HAVE A VIEWING RANGE OF 180 DEGREES. 13. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL ACCESS CONTROL AND

SECURITY INFORMATION.

14. ALL LOCKING / LATCHING HARDWARE TO BE OPERABLE WITH A SINGLE ACTION WITHOUT REQUIRING THE NEED TO PINCH OR GRASP. 15. ALL DOOR LATCH SETS, LOCK SETS, PULLS, PUSHES, AND EXIT DEVICES TO

BE 38" O.C. A.F.F. ANY ADDITIONAL LOCKING HARDWARE, INCLUDING FOBS, TO BE 40" - 44" A.F.F. 16. ALL DOORS WITH POWER OPERATORS SHALL COMPLY WITH BHMA A156.19

INCLUDING ALL REQUIRED SIGNS. 17. DOOR HARDWARE GROUPS SHALL COMPLY WITH ACCESSIBILITY

REGULATIONS ADAS / CBC 11B (SECTIONS 305, 307, 308, 309, 404) 18. INTERIOR UNIT DOOR HEIGHTS MUST BE 80" A.F.F. OR GREATER. 19. FOR SWING DOORS, DOOR STOPS SHALL NOT REDUCE THE OVERALL DOOR

CLEARANCE BY MORE THAN 1-INCH 20. FOR SLIDING DOORS, DOOR OPENING TO MAINTAIN 32" MIN. CLEARANCE

WHEN DOORS STACK. 21. U.O.N. ALL CLOSERS ARE TO BE FRAME MOUNTED.

22. FOR LOUVERS, SEE MECHANICAL DRAWINGS FOR DAMPER LOCATIONS. 23. DOORS WITH POWER, CONTRACTOR TO FIND LOCATION ON ADJACENT WALL NEAR DOOR TO INSTALL POWER SUPPLY.

DOOR MATERIAL LEGEND

HOLLOW METAL SC-WD SOLID CORE WOOD HC-WD HOLLOW CORE WOOD ALUM ALUMINUM FIRE RATED ALUM FR

FRAME MATERIAL LEGEND

SC-WD SOLID CORE WOOD HM HOLLOW METAL ALUM ALUMINUM FR FIRE RATED ALUMINUM

DOOR / FRAME FINISH LEGEND

PTD PAINTED FC FLUOROPOLYMER COATING

GLAZING LEGEND

GL-1 FIRE RATED GLAZING INSULATED GLAZING INSULATED GLAZING, OBSCURE

DOOR COMMENTS LEGEND

ACCESS CONTROL DOOR MONITOR AUTOMATIC DOOR OPENER, S.E.D. ALWAYS LOCKED ON OPPOSITE SIDE OF EGRESS ACTUATOR FOR POWER DOOR ASSIST ACCESSIBLE THUMB TURN

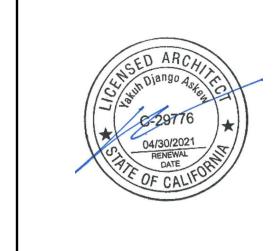
CARD READER **EXTERIOR**

INTEGRATED IN DOOR HARDWARE LOCKING BUTTON WITH HANDLE OVERRIDE LOUVER

MAGNETIC HOLD OPEN KICKPLATE OPPOSTE SIDE OF EGRESS ONLY

> ACCESS CONTROL REQUEST TP EXIT SOUND GASKET

PANIC HARDWARE



PROJECT **ELISEO**, | 1251 S ELISEO DE 21018

studio

ISSUANCE: NO. DESCRIPTION DATE PERMIT SUBMITTAL 01/17/21	NO. DESCRIPTION DATE			
		ISSI	UANCE:	
PERMIT SUBMITTAL 01/17/21	PERMIT SUBMITTAL 01/17/21	NO.	DESCRIPTION	DATE
			PERMIT SUBMITTAL	01/17/21

DOOR SCHEDULE

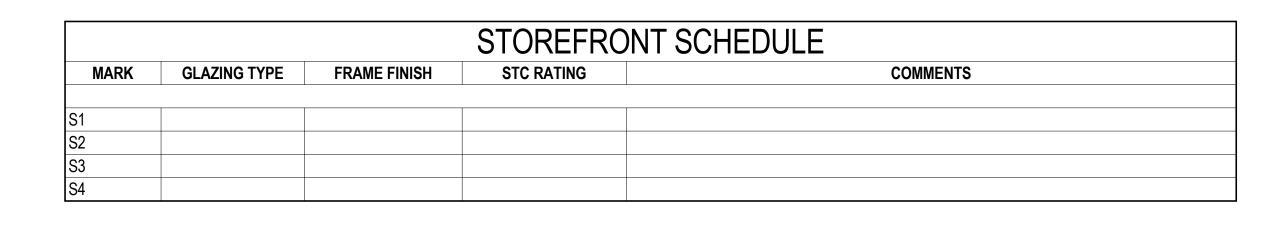
LARKSPU

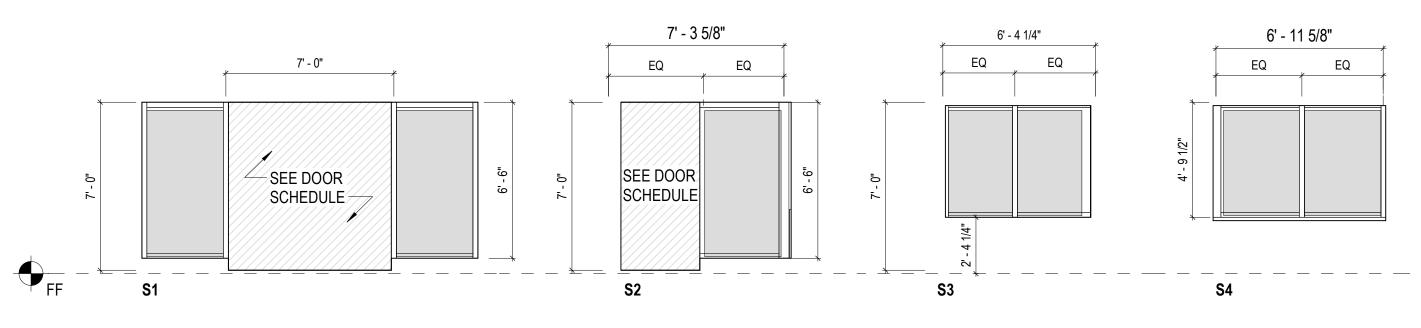
PROJECT
ELISEO,
1251 S ELISEO DE
21018

ISSUE: TEAM:

SHEET NO.
A10.02

1/19/2022 9:18:06 PM © Y.A. studio

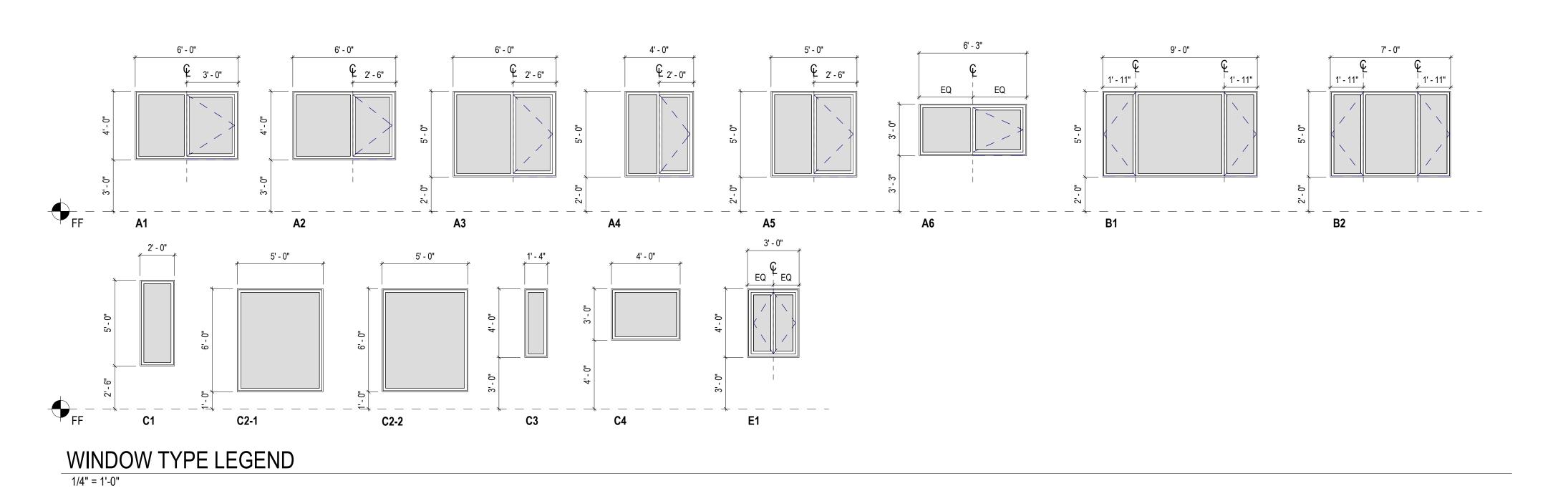




STOREFRONT TYPE LEGEND

1/4" = 1'-0"

						V	VINDOW SCI	HEDULE		
TYPE	DESCRIPTION	FIRE RATING	WIDTH	HEIGHT	SILL HEIGHT	FRAME MATERIAL	FRAME FINISH	GLAZING	STC RATING	WINDOW COMMENTS
A2	FIXED / CASEMENT		6' - 0"	4' - 0"	3' - 0"					
43	FIXED / CASEMENT		6' - 0"	5' - 0"	2' - 0"					
4 5	FIXED / CASEMENT		5' - 0"	5' - 0"	2' - 0"					
4.47		-	6' - 3"	4' - 0"	3' - 0"	ALUM	ALUM	GL-2		
B1	FIXED / CASEMENT		9' - 0"	5' - 0"	2' - 0"					
B2	FIXED / CASEMENT		7' - 0"	5' - 0"						
C1	FIXED	-	2' - 0"	5' - 0"		ALUM	ALUM	GL-2		
C2-1	FIXED	45 MIN	5' - 0"	6' - 0"	1' - 0"	FR	FR	GL-1		3/8" GLAZING
C2-2	FIXED	45 MIN	5' - 0"	6' - 0"	1' - 0"	FR	FR	GL-1		3/8" GLAZING
C3	FIXED	45 MIN	1' - 4"	4' - 0"	3' - 0"	FR	FR	GL-1		3/8" GLAZING
C4	FIXED	45 MIN	4' - 0"	3' - 0"		FR	FR	GL-1		
E1	DOUBLE CASEMENT	45 MIN	3' - 0"	4' - 0"	3' - 0"	FR	FR	GL-1		3/8" GLAZING



GENERAL STOREFRONT NOTES

- 1. ALL STOREFRONT DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO
- ORDERING.
 2. FOR FENESTRATION MINIMUM THERMAL PERFORMANCE REQUIREMENTS SEE TITLE 24 CALCULATIONS.
- 3. REFER TO DOOR SCHEDULE FOR ALL STOREFRONT DOORS.
- REFER TO OVERALL PLAN FOR QUANTITITES.
 PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AS DEFINED BY CBC: A) WITHIN 24" OF EITHER SIDE OF DOOR OR B) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND 36" HORIZONTALLY
- OF A WALKING SURFACE.

 6. DUAL GLAZED, EXTERIOR LITE TO BE LAMINATED CLEAR GLASS WITH .06 MIL CLEAR INTERIOR FILM FOR SECURITY PURPOSES.

STOREFRONT FRAME MATERIAL LEGEND

ALUM ALUMINUM
FR FIRE RATED ALUMINUM

STOREFRONT FRAME FINISH LEGEND

PTD PAINTED ALUM ALUMINUM FR FIRE RATED

GLAZING LEGEND

GL-1 FIRE RATED GLAZING
GL-2 INSULATED GLAZING
GL-3 INSULATED GLAZING, OBSCURE
GL-4 INSULATING GLASS UNIT

GENERAL WINDOW NOTES

- ALL EXISTING INTERIOR AND EXTERIOR WINDOWS TO BE REPLACED.
 ALL GLAZING IS REQUIRED TO COMPLY WITH SPECIFIED, NFRC RATED, AND CERTIFIED WINDOW ASSEMBLY THERMAL PERFORMANCE INCLUDING U-VALUE, SHGC COEFFICIENT VALUES, AND FIRE RATINGS NOTED IN WINDOW SCHEDULE.
- 3. ALL WINDOW DIMENSIONS SHOWN ARE ROUGH OPENING DIMENSIONS U.O.N., ALL WINDOW ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.
- PROVIDE VERTICAL BLINDS IN ALL WINDOW UNITS.
 PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AS DEFINED BY CBC: A) WITHIN 24" OF EITHER SIDE OF DOOR OR B) GREATER THAN 9 SQ. FT. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND 36" HORIZONTALLY OF A WALKING SURFACE.
- SEE OVERALL FLOOR PLAN FOR QUANTITIES. SEE BUILDING BUILDING ELEVATIONS TO DETERMINE WHICH WINDOWS ARE TO BE MIRROR VERSIONS OF THOSE SHOWN IN THE WINDOW TYPE LEGEND.
- 7. ALL WINDOWS TO HAVE LIMITORS SO WINDOWS CANNOT BE OPENED MORE THAN 4".
- 8. WINDOWS HAVE VARIED STC RATINGS. SEE ENVIRONMENTAL NOISE STUDY BY CSDA FOR STC RATINGS.
- REFER TO FINISH LEGEND ON SHEET A10.01 FOR MORE INFORMATION ABOUT ALUMINUM WINDOW FRAME FINISH.

WINDOW FRAME MATERIAL LEGEND

ALUM ALUMINUM
FR FIRE RATED ALUMINUM

WINDOW FRAME FINISH LEGEND

PTD PAINTED ALUM ALUMINUM FR FIRE RATED

GLAZING LEGEND

GL-1 FIRE RATED GLAZING
GL-2 INSULATED GLAZING
GL-3 INSULATED GLAZING, OBSCURE
GL-4 INSULATING GLASS UNIT

	ACCESSORY GROUP A										
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS						
X1-01	TOWEL BAR										
X2-01	ROBE HOOK										
X3-01	SHOWER ROD										
X4-01	MEDICINE CABINET										
X5-01	MIRROR										
X6-01	TOILET PAPER HOLDER										

	ACCESSORY GROUP B										
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS						
X1-01	TOWEL BAR										
X2-01	ROBE HOOK										
X3-01	SHOWER ROD										
X4-01	MEDICINE CABINET										
X5-01	MIRROR										
X6-01	TOILET PAPER HOLDER										
X7-01	TWO-WALL HORIZONTAL GRAB BAR										
X8-01	PORTABLE TUB BENCH										

ACCESSORY GROUP C										
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS					
X1-01	TOWEL BAR									
X2-01	ROBE HOOK									
X3-01	SHOWER ROD									
X4-01	MIRROR									
X6-01	TOILET PAPER HOLDER									

			ACCESSO	RY GROUP D	
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS
X2-02	ROBE HOOK				
X5-02	MIRROR				
X6-02	TOILET PAPER HOLDER				
X7-01	TWO-WALL HORIZONTAL GRAB BAR				
X9-01	AUTOMATIC SOAP DISPENSER				
X10-01	WASTE RECEPTACLE				
X11-01	SEAT-COVER DISPENSER				
X12-01	PAPER TOWEL DISPENSER				
X13-01	SANITARY NAPKIN DISPOSAL				

			APPLIA	NCE GROUP A	
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS
A1-01	REFRIGERATOR	GE	GPE12FGK/FSK	STAINLESS STEEL	
A2-01	COUNTERTOP MICROWAVE	GE	PEM31DF	STAINLESS STEEL	

			ΔΡΟΙ ΙΔΙ	NCE GROUP B							
	ALLIANOL OROOL D										
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS						
A1-01	REFRIGERATOR	GE	GPE12FGK/FSK	STAINLESS STEEL							
A2-02	COUNTERTOP MICROWAVE	GE	PEM31DF	STAINLESS STEEL							
A3-01	30" RANGE	GE	GDT226S	STAINLESS STEEL							
A4-01	30" HOOD	GE	JVX5300EJ/SJ/BJ	STAINLESS STEEL							

	APPLIANCE GROUP C									
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS					
A1-02	REFRIGERATOR	GE	GTE19JSN/JTN	STAINLESS STEEL						
A3-02	30" RANGE	GE	GDT226S	STAINLESS STEEL						
A4-02	30" HOOD	GE	JVX5300EJ/SJ/BJ	STAINLESS STEEL						
A5-01	24" DISHWASHER	GE	GDT226S	STAINLESS STEEL						

	APPLIANCE GROUP D								
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS				
A5-01	WASHER	SPEEDQUEEN	FF7005WN		INSTALL ON RUBBER MOUNTS (MASON BM OR EQUIVALENT)				
A5-02	DRYER	SPEEDQUEEN	DF7000WG		INSTALL ON RUBBER MOUNTS (MASON BM OR EQUIVALENT)				
A5-03	STACKED WASHER AND DRYER	SPEEDQUEEN	SF7003WG		INSTALL ON RUBBER MOUNTS (MASON BM OR EQUIVALENT)				

	PLUMBING FIXTURE GROUP A								
TAG	TAG DESCRIPTION MANUFACTERER PRODUCT COLOR OR FINISH COMMENTS								
P1-01	TOILET								
P2-01	BATHROOM SINK FAUCET								
P3-01	WALL HUNG LAVATORY								
P4-01	SHOWERHEAD								
P5-01	TUB SPOUT				DIVERTER SPOUT				
P6-01	BATHTUB								
P11-01	CONTROLS								

	PLUMBING FIXTURE GROUP B								
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS				
P1-01	TOILET								
P2-01	BATHROOM SINK FAUCET								
P3-01	WALL HUNG LAVATORY								
P5-02	TUB SPOUT			NON-E	DIVERTER SPOUT				
P6-01	BATHTUB								
P7-01	HANDHELD SHOWER								
P11-01	CONTROLS								
P12-01	DIVERTER								

	PLUMBING FIXTURE GROUP C								
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS				
P1-01	TOILET								
P2-02	BATHROOM SINK FAUCET								
P3-02	WALL HUNG LAVATORY								

	PLUMBING FIXTURE GROUP D						
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS		
P8-01	KITCHEN SINK FAUCET						
P9-01	KITCHEN SINK						
P10-01	GARBAGE DISPOSAL						

	PLUMBING FIXTURE GROUP E								
TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR OR FINISH	COMMENTS				
P1-01	TOILET								
P2-01	BATHROOM SINK FAUCET								
P3-01	WALL HUNG LAVATORY								
P5-01	TUB SPOUT								
P6-01	BATHTUB								
P7-01	HANDHELD SHOWER								
P8-02	KITCHEN SINK FAUCET								
P9-02	KITCHEN SINK								

	PLUMBING FIXTURE GROUP F								
TAG	TAG DESCRIPTION MANUFACTURER PRODUCT COLOR OR FINISH COMMENTS								
P13-01	MOP SINK WITH FAUCET								

		10.07.77.05	ACCESSORY	APPLIANCE	PLUMBING
NAME	NUMBER	UNIT TYPE	GROUP	GROUP	FIXTURE GROUP
JAN.	141	-	-	-	F
KITCHEN	111D	-	-	С	D
LAUNDRY	113C	-	-	D	-
MANAGER'S UNIT	115	UNIT W/ MOB. FEATURES	В	В	E
RESTROOM	113A	-	D	-	С
RESTROOM	113B	-	D	-	С
STUDIO TYPE A	102	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	106	ADAPTABLE UNIT	A	Α	Α
STUDIO TYPE A	110	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	116	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	117	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	120	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	123	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	124	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	127	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	128	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE A	149	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A	153	ADAPTABLE UNIT	Α	A	Α
STUDIO TYPE A (MIRRORED)	100	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	103	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	104	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	108	ADAPTABLE UNIT	A	Δ	A
STUDIO TYPE A (MIRRORED)	114	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	118	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	119	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	122	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	129	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	130	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	131	ADAPTABLE UNIT	A	A	
	144	ADAPTABLE UNIT			A
STUDIO TYPE A (MIRRORED)			A	A	A
STUDIO TYPE A (MIRRORED)	146	ADAPTABLE UNIT	A	A	A
STUDIO TYPE A (MIRRORED)	150	ADAPTABLE UNIT	A	Α	A
STUDIO TYPE A (MIRRORED)	155	ADAPTABLE UNIT	A	A	A
STUDIO TYPE B	101	ADAPTABLE UNIT	A	A	A
STUDIO TYPE B	135	ADAPTABLE UNIT	A	A	A
STUDIO TYPE B	147	ADAPTABLE UNIT	A	A	A
STUDIO TYPE B	148	ADAPTABLE UNIT	A	A	A
STUDIO TYPE B	151	ADAPTABLE UNIT	A	A	A
STUDIO TYPE C	121	ADAPTABLE UNIT	A	Α	A
STUDIO TYPE C	125	ADAPTABLE UNIT	A	Α	Α
STUDIO TYPE C	134	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE C (MIRRORED)	133	ADAPTABLE UNIT	Α	Α	Α
STUDIO TYPE D	126	UNIT W/ COMM. FEATURES	С	Α	Α
STUDIO TYPE D (MIRRORED)	152	UNIT W/ COMM. FEATURES	С	Α	Α
STUDIO TYPE E	145	UNIT W/ MOB. FEATURES	В	Α	В
STUDIO TYPE F	105	UNIT W/ MOB. FEATURES	В	Α	В
STUDIO TYPE F	109	UNIT W/ MOB. FEATURES	В	Α	В
STUDIO TYPE F (MIRRORED)	107	UNIT W/ MOB. FEATURES	В	Α	В
STUDIO TYPE F (MIRRORED)	132	UNIT W/ MOB. FEATURES	В	Α	В



ISSUANCE:

NO. DESCRIPTION DATE

PERMIT SUBMITTAL 01/17/21

ROOM, APPLIANCE,
PLUMBING FIXTURE, AND
ACCESSORY SCHEDULES

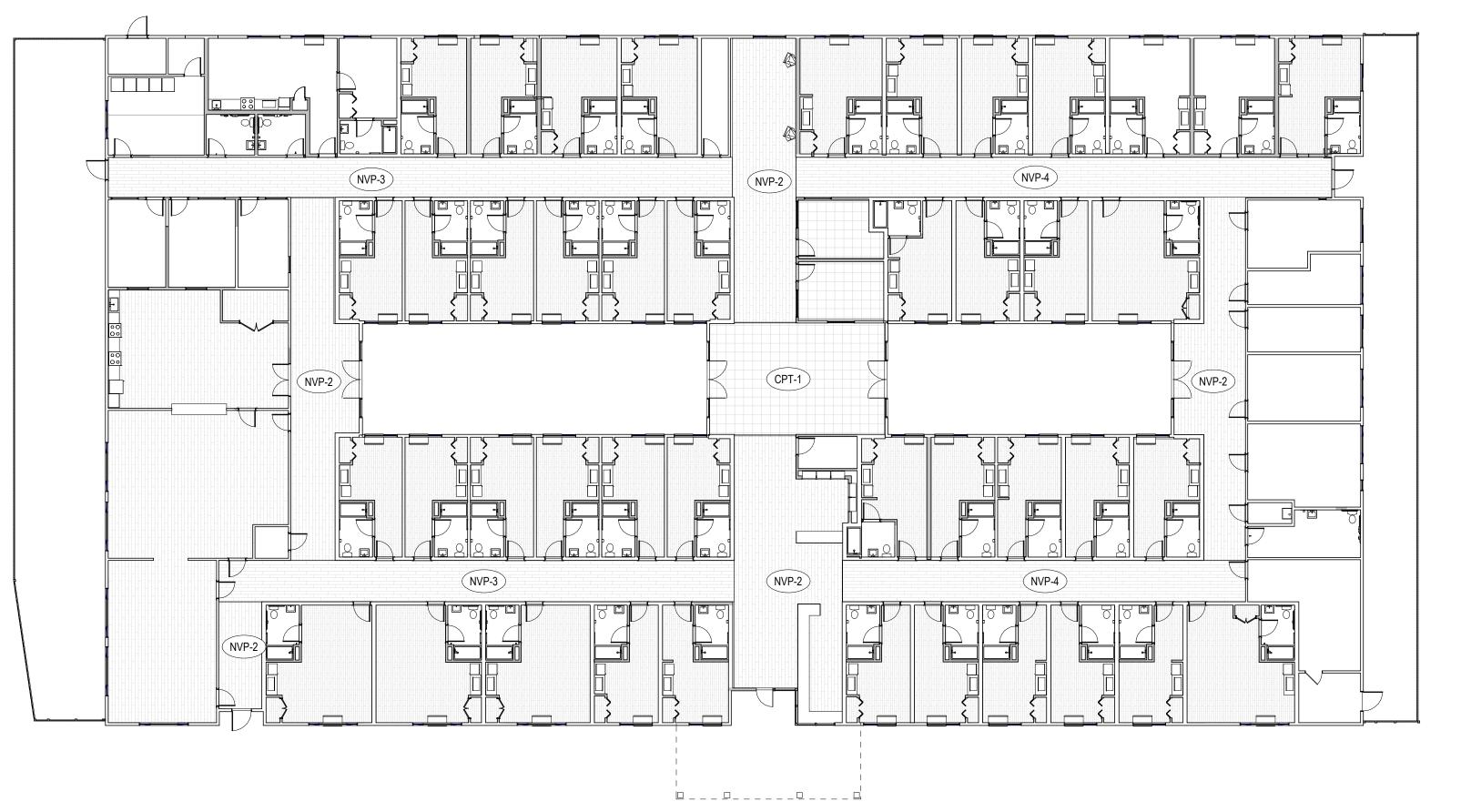
SHEET NO. **A1003**

1/19/2022 9:18:06 PM © Y.A. studio

	INTERIOR FINISH LEGEND								
TAG	MANUFACTURER	STYLE	COLOR OR FINISH	SIZE OR TYPE	COMMENTS				
BA-1		MDF WALL BASEBOARD	PAINTED TO MATCH WALL	3/4" X 4"					
CPT-1	INTERFACE	AE310	106574 MUSHROOM	50 CM X 50 CM					
NVP-1	MANNINGTON COMMERCIAL	CIRRO - WOOD	DR5W5990 WASHED TEAK	4.5" X 36"					
NVP-2	MANNINGTON COMMERCIAL	CIRRO - WOOD	DR5W7210 DORSET OAK	7.25" X 48"					
NVP-3	MANNINGTON COMMERCIAL	CIRRO - WOOD	DR5W7630 FARMHOUSE OAK	7.25" X 48"					
NVP-4	MANNINGTON COMMERCIAL	CIRRO - WOOD	DR5W7710 AGED OAK	7.25" X 48"					
PT-1	BENJAMIN MOORE	ULTRA SPEC 500	AF-45 COLLECTOR'S ITEM	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
PT-2	BENJAMIN MOORE	ULTRA SPEC 500	2055-30 CARRIBEAN BLUE WATER	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
PT-3	BENJAMIN MOORE	ULTRA SPEC 500	2034-40 CEDAR GREEN	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
PT-4	BENJAMIN MOORE	ULTRA SPEC 500	HC-122 GREAT BARRINGTON GREEN	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
PT-5	BENJAMIN MOORE	ULTRA SPEC 500	HC-11 MARBLEHEAD GOLD	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
PT-6	BENJAMIN MOORE	ULTRA SPEC 500	AF-565 MYSTERIOUS	ES / SG	WALLS / CEILINGS TO BE ES, BASEBOARDS TO BE SG				
RB-1	ARMSTRONG FLOORING COMMERCIAL	COVED ROLL OR COVED STICK	MATCH PT-1	4" HEIGHT					
SF-1	FORBO FLOORING SYSTEMS	MARMOLEUM MARBLED	3883 MOONSTONE	6' - 7" WIDE ROLL					
SF-2	FORBO FLOORING SYSTEMS	MARMOLEUM MARBLED	3257 EDELWEISS	6' - 7" WIDE ROLL					
SF-3	MANNINGTON COMMERCIAL	REVEAL	DC302 LUCK	9' - 0" WIDE ROLL					
SS-1	CAESARSTONE	INDOOR COUNTERTOP	4600 ORGANIC WHITE	30 MM	MITER EDGE				
SS-2	CAESARSTONE	INDOOR COUNTERTOP	1141 PURE WHITE	30 MM	MITER EDGE				
TL-1	DALTILE	REMEDY	RD21 HERBAL	3" X 9"	GROUT COLOR TO MATCH TILE				
TL-2	SWAN	SWANSTONE SW000029	SS00603.226 BIRCH	30" X 60" X 60"	SMOOTH GLUE UP TUB WALL KIT				
WD-1	GRANDVIEW CABINETS	FRAMELESS - VANCOUVER MAPLE	PAINTED: WHITE						
WD-2	GRANDVIEW CABINETS	FRAMELESS - VANCOUVER MAPLE	PAINTED: ADRIATIC SEA						
WD-3	GRANDVIEW CABINETS	FRAMELESS - VANCOUVER MAPLE	STAIN: TOFFEE						
WD-4	GRANDVIEW CABINETS	FRAMELESS - VANCOUVER MAPLE	PAINTED: BLACK FOX						

			WALL	BASEBOARD	CABINET	COUNTERTOP	
NAME	FLOOR MATERIAL	MATERIAL	COLOR	MATERIAL	MATERIAL	MATERIAL	COMMENTS
CIRCULATION	VARIES, SEE CORRIDOR FINISH PLAN 1 / A10.04	GYP	VARIES, SEE ENLARGED CORRIDOR ELEVATIONS A5.08	BA-1			
COMMUNITY ROOM	NVP-2	GYP	PT-1	BA-1			
DINING	NVP-2	GYP	PT-1	BA-1			
JAN.	SF-3	GYP	PT-1	RB-1			
KITCHEN	NVP-2	GYP, TL-1	PT-1	BA-1	WD-3, WD-4	SS-2	
LAUNDRY	SF-3	GYP	PT-1	RB-1			FOLDING TABLE
MAIL	NVP-2	GYP	PT-1	BA-1	WD-3, WD-4	SS-2	CUSTOM RECEPTION DESK
MAINTENANCE	SF-3	GYP	PT-1	BA-1			
MECH	SF-3	GYP	PT-1	RB-1			
MEP	SF-3	GYP	PT-1	RB-1			
OFFICE	CPT-1	GYP	PT-1	BA-1			
RECEPTION	NVP-2	GYP	PT-1	BA-1	WD-4	SS-2	CUSTOM RECEPTION DESK & MAIL COUNTER
RESTROOM	SF-2	GYP	PT-1	RB-1			
STORAGE	SF-3	GYP	PT-1	RB-1			
WC	SF-2	GYP	PT-1	RB-1			FRP WALL PANELS

TYPICAL UNIT INTERIOR FINISH SCHEDULE							
SPACE	FLOOR MATERIAL	MATERIAL	ALL COLOR	BASEBOARD MATERIAL	CABINET MATERIAL	COUNTERTOP MATERIAL	COMMENTS
BATHROOM	SF-1	GYP, TL-2	PT-1	RB-1	WD-1, WD-2	SS-1	
BEDROOM	NVP-1	GYP	PT-1	BA-1	-	-	
CLOSETS	NVP-1	GYP	PT-1	BA-1	-	-	
KITCHEN	NVP-1	GYP	PT-1	BA-1	WD-1, WD-2	SS-1	
IVING	NVP-1	GYP	PT-1, PT-6	BA-1	-	-	



1 CORRIDOR FINISH PLAN
1/16" = 1'-0"

GENERAL FINISH NOTES:

1. REFER TO ENLARGED PLANS AND ELEVATIONS FOR MATERIAL LOCATION. 2. VINYL PLANK, RUBBER MATERIAL, CONCRETE, AND EXTERIOR PAVING SHALL BE SLIP RESISTANT AND HAVE A COEFFICIENT OF FRICTION OF .6 OR BETTER AFTER APPLICATION OF FINAL SEALANT.

studio

- 3. SEE ELEVATIONS FOR EXTERIOR FINISHES.
- 4. SEE WINDOW SCHEDULE FOR WINDOW FINISHES. 5. SEE DOOR SCHEDULE, GENERAL DOOR NOTES, AND MATERIAL DOOR LEGEND FOR DOOR FINISHES.
- 6. ALL VERTICAL EXPOSED UTILITIES (CONDUITS, PIPES, DUCTS, PIPE INSULATION, ETC) TO BE PAINTED TO MATCH ADJACENT WALL FINISHES (EXCEPT IN UTILITY ROOMS). ALL HORIZONTAL EXPOSED UTILITIES TO BE PAINTED TO MATCH ADJACENT CEILING FINISH.
- 7. DOORS, DOOR FRAMES, WALL BASEBOARDS, WINDOW SILLS, AND OTHER
- TRIM TO BE PAINTED TO MATCH WALLS, U.O.N. 8. AT PAINTED WALLS W/ NO WALL BASE, PROVIDE J-BEAD 1/4" ABOVE THE
- FINISHED FLOOR, AND FIRE CAULKING SEALANT AT 1/4" GAP. 9. REFER TO ACOUSTICAL BOD REPORT FOR UNDERLAYMENT LOCATIONS AND REQUIREMENTS.

INTERIOR FINISH LEGEND:

	<u> </u>	RIOR FINISH LEG
	ACB	ACOUSTIC CEILING BAFFLES
	ACT	ACOUSTICAL CEILING BALLES
	CONC	CONCRETE
	CT	CERAMIC TILE
	CW	CASEWORK
_	ES	EGGSHELL
	FLG	FLOORING
	FRP	FIBER REINFORCED PLASTIC
	GSM	GALVANIZED SHEET METAL
	GYP	GYPSUM BOARD
	HDRL	HANDRAIL
	HDWR	HARDWARE
	NVP	NON-VINYL PLANK
	MTRL	MATERIAL
	PB	PINBOARD
	PF	PRIVACY FILM
	P-LAM	PLASTIC LAMINATE
	PTD	PAINTED
	RB	RUBBER BASE
	RES	RESILIENT
	SCHL	SCHLUTER STRIP
	SG	SEMIGLOSS
	SHT	SHEET
	SS	SOLID SURFACE MATERIAL
	SF	SHEET FLOORING
	TL	TILE
	WCOT	WAINSCOT
	WP	WALL PANEL
	WCP	WOOD CEILING PANEL
	WD	WOOD

WALL PANEL

WP

NO. DESCRIPTION

FINISH SCHEDULE

SHEET NO.

1/19/2022 9:18:07 PM © Y.A. studio

EPOXY ADHESIVE ANCHORS:

- 1. EPOXY ADHESIVE SHALL BE ONE OF THE FOLLOWING:
 - HILTI HIT-RE 500 ADHESIVE (ICC-ES REPORT ESR-2322)
- SIMPSON SET-XP ADHESIVE (ICC-ES REPORT ESR-2508) EQUIVALENT ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
- INSTALLATION OF EPOXY ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. THE ACCEPTABILITY OF CERTIFICATION OTHER THAN ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- INSTALLATION REQUIREMENTS: INSTALL ADHESIVE AND ANCHORS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL HAVE MANUFACTURER'S PRODUCT INSTALLATION LITERATURE AND PRODUCT EVALUATION REPORT ON SITE FOR REFERENCE DURING
- INSTALLATION.
- ANCHORS SHALL BE INSTALLED IN CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS PER ACI D5.5.2. HOLE PREPARATION: HOLES SHALL BE DRILLED, BLOWN OUT, AND BRUSHED PER MANUFACTURER'S SPECIFICATIONS.
- CARTRIDGE PREPARATION: EPOXY ADHESIVE SHALL BE MIXED AND DISPENSED PER MANUFACTURER'S SPECIFICATIONS.
- 4. VISUAL PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
- THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE TO VERIFY THE INITIAL INSTALLATIONS OF EACH TYPE AND SIZE OF ANCHOR BY CONSTRUCTION PERSONNEL. SUBSEQUENT INSTALLATIONS OF THE SAME TYPE AND SIZE BY THE SAME CONSTRUCTION
- PERSONNEL ARE PERMITTED TO BE PERFORMED IN THE ABSENCE OF THE SPECIAL INSPECTOR. ANY CHANGE IN THE PRODUCT OR PERSONNEL MUST REQUIRE AN INITIAL INSPECTION. FOR ONGOING INSTALLATION OVER AN EXTENDED PERIOD, THE SPECIAL INSPECTOR MUST MAKE REGULAR INSPECTIONS AT INTERVALS DETERMINED BY THE ENGINEER
- IF THE CONTRACTOR FAILS TO ENSURE VISUAL PERIODIC SPECIAL INSPECTION IS ADEQUATELY PERFORMED, OR THE LOCAL BUILDING AUTHORITY SPECIFICALLY REQUIRES TESTING, CONTACT THE ENGINEER FOR PROOF LOADING REQUIREMENTS.
- 5. QUALITY CONTROL REQUIREMENTS:
- SHEAR ANCHORS: 25% OF ANCHORS RESISTING SHEAR FORCES ONLY, SUCH AS SILL PLATE OR LEDGER ANCHORS, SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
- TENSION ANCHORS: 5% (BUT NOT LESS THAN TWO) OF ANCHORS RESISTING TENSION FORCES, SUCH AS HOLDOWN ANCHORS, SHALL BE SUBJECT TO DIRECT TENSION TESTS PER THE TYPICAL "HOLDOWN TO EXISTING CONCRETE" DETAILS. AN ADDITIONAL 20% (BUT NOT LESS THAN THREE) SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
- TORQUE TESTING REQUIREMENTS: TEST ANCHORS USING A TORQUE CALIBRATED WRENCH TO THE FOLLOWING MINIMUM TORQUE VALUES:

ANCHOR	TORQUE
1/2"Ø	40 FT-LBS.
5⁄8"Ø	50 FT-LBS.
3/4"Ø	60 FT-LBS.
7∕ ₈ "Ø	70 FT-LBS.
1"Ø	80 FT-LBS.

DEMOLITION AND SHORING WORKS

1. ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, AND SHALL BE SUBMITTED TO THE LOCAL DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.

STRUCTURAL OBSERVATIONS

- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS (EXCLUDING WEEKEND DAYS) PRIOR TO THE TIME OF A REQUIRED STRUCTURAL OBSERVATION.
- OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.

ABBREVIATIONS ON DRAWINGS:

						13.
A.B.	ANCHOR BOLT	FTG.	FOOTING	SIM.	SIMILAR	
BM	BEAM	GALV.	GALVANIZE	SQ.	SQUARE	
BOT.	BOTTOM	GA.	GAUGE	SECT.	SECTION	14.
B.O.	BOTTOM OF	GLB	GLULAM BEAM	S.O.G.	SLAB ON GRADE	
B/W	BETWEEN	HORIZ.	HORIZONTAL	SQ.	SQUARE	
Œ.	CENTER LINE	LVL	MICROLAM	STAGG.	STAGGERED	15.
COL.	COLUMN	M.B.	MACHINE BOLT	STD.	STANDARD	
CONT.	CONTINUOUS	MAX.	MAXIMUM	STL	STEEL	
CLR	CLEAR	MIN.	MINIMUM	STIFF.	STIFFENER	
CONC.	CONCRETE	MISC.	MISCELLANEOUS	STRUCT.	STRUCTURAL	
CONN.	CONNECTION	MECH.	MECHANICAL	S.W.	SHEAR WALL	17.
COLL.	COLLECTOR	M.F.	MOMENT FRAME	T&B	TOP AND BOTTOM	
Ø, OR d	DIAMETER	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROVE	
D.F.	DOUGLAS FIR	NO.	NUMBER	T.O.C.	TOP OF CONCRETE	
D.S.	DRAG STRUT	(N)	NEW	TYP.	TYPICAL	18.
DWG	DRAWING	0.C.	ON CENTER	THK	THICK	
DIAG.	DIAGONAL	O.H.	OPPOSITE HAND	THRD. ROD	THREADED ROD	
DN	DOWN	O.D.	OUTSIDE DIAMETER	T.O.	TOP OF	19.
EA.	EACH	PL.	PLATE	U.O.N.	UNLESS OTHERWISE	
EL.	ELEVATION	PLY.	PLYWOOD		NOTED	20.
EXT.	EXTERIOR	PSL	PARALLAM	VERT.	VERTICAL	
E.N.	EDGE NAILING	P.T.	PRESSURE TREATED	V.I.F.	VERIFY IN FIELD	
E.F.	EACH FACE	REINF.	REINFORCING	w/	WITH	21.
E.S.	EACH SIDE	REQ'D	REQUIRED	w/o	WITHOUT	
E.W.	EACH WAY	REV	REVISION	WT	WEIGHT	
EQ	EQUAL	S.A.D.	SEE ARCHITECTURAL	W.W.F	WELDED WIRE	
(E)	EXISTING		DRAWINGS		FABRIC	
FLR.	FLOOR	SCHED.	SCHEDULE	WF	WIDE FLANGE	22.

REINFORCING BAR

- 10. REINFORCING STEEL SHALL BE DEFORMED BARS PER ASTM A615 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATION SIZE. TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION:
 - a. #3 BARS AND SMALLER GRADE 40 OR GRADE 60 b. #4 BARS AND LARGER GRADE 60 ALL BARS TO BE WELDED GRADE A706
- REINFORCING SHALL HAVE A MINIMUM LAP IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. STAGGER SPLICES WHENEVER POSSIBLE. VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING
- DOWELS OF THE SAME SIZE BARS. BENDING OF REINFORCING SHALL BE IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. FIELD BENDING
- OF BARS THAT ARE IN PLACE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER. 4. ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- WELDED WIRE MESH (WWF) SHALL CONFORM TO ASTM A1064, EXCEPT AT SLABS ON GRADE WHICH MAY BE GR40. USE 6x6 W10/10 AND LAP

12" MIN. U.O.N.

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 CRC CHAPTER 1 9 AND 2015 NDS (NATIONAL DESIGN SPECIFICATION).
- ALL SOLID SAWN STRUCTURAL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. LUMBER SHALL BE DOUGLAS FIR WITH GRADE AS FOLLOWS:
- a. JOISTS: NO. 2, 2" TO 4" THICK **BEAMS & HEADERS:** NO. 1 POSTS: NO. 1, POST & TIMBERS STUDS: CONSTRUCTION
- PRESSURE TREATED: NO. 2
- TRUS JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER. ALL CUTTING, NOTCHING AND DRILLING OF TRUS JOISTS MAY BE DONE ONLY IN ACCORDANCE WITH THE DETAILS PROVIDED BY THE MANUFACTURER.
- ALL PARALLAM (PSL), MICROLAM (LVL), AND TIMBERSTRAND (LSL) MEMBER CALLOUTS REFER TO PRODUCTS OF WEYERHAEUSER. CUTTING, NOTCHING OR DRILLING OF MEMBERS MAY BE DONE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. GRADE SHALL BE AS FOLLOWS: 2.2E PARALLAM (PSL): Fb=2,900 PSI; Fv= 290 PSI; E= 2,200,000 PSI 2.0E MICROLAM (LVL): Fb=2,600 PSI; Fv= 285 PSI; E= 2,000,000 PSI
- ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT (MC): MCLESS THAN OR EQUAL TO 19% AT TIME OF INSTALLATION.
- ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC REPORTS.

1.55E TIMBERSTRAND (LSL): Fb=2,325 PSI; Fv= 310 PSI; E= 1,550,000 PSI

- ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0"o.c. MAXIMUM.
- WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHER, PRESSURE-TREATED ("P.T.") DOUGLAS FIR SHALL BE USED UNLESS NOTED OTHERWISE. WEATHER RESISTANT SPECIES SUCH AS REDWOOD, CEDAR, OR WOLMANIZED WOOD MAY BE USED WHERE SPECIFIED IN THE DRAWINGS OR APPROVED BY THE ENGINEER.
- UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED WITH #1554 ANCHOR BOLTS WITH 7" MINUMUM EMBEDMENT AND 3"x3"x.229" PLATE WASHERS AT 4'-0"o.c. PLATE WASHER SHALL EXTEND TO WITHIN/6" OF PLATE ON SHEATHED SIDE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT SPACING AND PLATE WASHER REQUIREMENTS.
- ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.
- 11. PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT
- 12. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
- PROVIDE SOLID BLOCK AT BEARING WALLS, UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER NDS SECTION 4.4.1 PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 8'-0"o.c. MAXIMUM SPACING.
- FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12"o.c. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.
- PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
- a. SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK. THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.
- PROVIDE FULL DEPTH SOLID BLOCKING AT A MAXIMUM OF 8'-0"o.c. FOR 2x10 MEMBERS AND LARGER (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH PER NDS SECTION 4.4.1.
- ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. UNLESS NOTED OTHERWISE. SEE NOTE AND ABOVE CONCERNING NAILING.
- RETIGHTEN ALL BOLTS BEFORE CLOSING IN.
- FASTENERS & CONNECTORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 CLASS C OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- FASTENERS & CONNECTORS IN CONTACT WITH WOOD TREATED WITH AMMONIA OR ACZA (CHEMONITE) OR OTHER CHEMICALS w/ CHEMICAL RETENTION > AWPA UC4A SHALL BE STAINLESS STEEL. FASTENERS & CONNECTORS IN CONTACT WITH OTHER PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS D OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.
- ALL STUDS SHALL BE ONE PIECE BETWEEN FLOORS AND FROM FLOOR TO ROOF, UNLESS NOTED OTHERWISE. ALIGN CENTERLINE OF STUDS WITH CENTERLINE OF FLOOR JOISTS. ALIGN CENTERLINE OF STUDS FOR FULL HEIGHT OF STRUCTURAL TYPICAL.
- 23. ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF, UNLESS NOTED OTHERWISE. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND OR FROM TOP OF BEAM OR HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST.

SHEATHING

STEEL SECTION

- ALL SHEATHING TO BE ORIENTED STRAND BOARD (OSB) OR PLYWOOD STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. SEE PLANS FOR THICKNESS AND NAILING PATTERN AT FLOOR AND ROOF SHEATHING. (MINIMUM SHEET SIZE 24"). SHEATHING SHALL BE DOUGLAS FIR AND AS FOLLOWS (U.O.N.):
 - 5/8" APA RATED 32/16, EXPOSURE 1* 3/4" APA RATED 48/24, T&G, EXPOSURE 1** 1/2" APA RATED 32/16, EXPOSURE 1
 - * PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED. ** CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED
- ALL EXTERIOR WALLS NOT NOTED AS SHEAR WALLS SHALL BE SHEATHED WITH SHEATHING AND CONSTRUCTED AS A TYPE-6 SHEAR WALL, INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND GABLED WALLS.
- GLUE FLOOR SHEATHING TO JOISTS WITH A CONTINUOUS BEAD OF CONSTRUCTION GRADE ADHESIVE (ASTM D3498) AND NAIL WITHIN 10 MINUTES OF GLUEING.
- 4. SHEATHING SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS AND EDGES SHALL HAVE A STAGGERED LAYOUT.
- SHEATHING SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL PANEL EDGES. PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL SHEATHING EDGES FOR SHEAR WALL WHERE NAILING IS EQUAL OR LESS THAN 26. C.
- EDGE OF SHEETS AND FRAMING. 7. SHEAR WALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR SHEATHING WITH APPROVED

6. SHEATHING SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM

- BLOCKING AS REQUIRED AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW. 8. WHERE SHEAR WALL CONNECTIONS ARE NOT SPECIFICALLY DETAILED ON THESE DRAWINGS, CONSTRUCTION
- DETAILS SHALL BE PER TYPICAL DETAILS AND SHEAR WALL SCHEDULE.

GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CRC
- ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY. AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
- NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS, AND SHEAR WALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.
- CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING. BUT NOT LIMITED TO. RECESSED AND SEMI-RECESSED LIGHTING. MECHANICAL DUCTS AND PIPING. FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.
- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.

DESIGN CRITERIA

1.	DEAD LOADS: a. ROOF (SLOPED) = 19 PSF b. WALL (EXTERIOR) = 18 PSF c. WALL (INTERIOR) = 10 PSF	
2.	LIVE LOADS: a. ROOF = 20 PSF b. ATTIC = 10 PSF	
3.	SEISMIC DESIGN PARAMETERS: a. IMPORTANCE FACTOR b. RISK CATEGORY c. SITE CLASS d. SEISMIC DESIGN CATEGORY	I = 1.0 II D D
4.	WIND DESIGN PARAMETERS: a. BASIC WIND SPEED b. RISK CATEGORY c. EXPOSURE CATEGORY d. WIND PRESSURES (STRENGTH LEVEL): MAIN WIND FORCE RESISTING SYSTEM:	95mph II B 16.7 PSF
5.	FOUNDATION DESIGN PARAMETERS: a. SPREAD FOOTING PARAMETERS	

	ALLOWABLE SOIL PRESSURE:	
	DEAD LOADS:	1,500 PSF
	DEAD PLUS LIVE LOADS:	1,500 PSF
	DEAD PLUS LIVE PLUS SEISMIC:	2,000 PSF
	PASSIVE PRESSURE	250 PCF
•	COEFFICIENT OF FRICTION	0.30

FOUNDATION

- INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.
- EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE.
- 3. ALL WATER, SOIL, AND OTHER DEBRIS SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- 4. ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY, UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT.

- 1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CRC CHAPTER 4 AND ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
- ALL CONCRETE SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.48 FOR FOUNDATIONS AND ALL STRUCTURAL ELEMENTS AND 0.45 FOR SLABS, 4"±1" SLUMP, AND SHALL OBTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
- FOOTINGS AND SLAB-ON-GRADE 3,000 PSI MISCELLANEOUS, CURBS, HOUSEKEEPING PADS ETC. 3,000 PSI NON-STRUCTURAL CONCRETE TOPPING SLAB 2,500 PSI
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, NOT WEIGHING LESS THAN 145 PCF, UNLESS OTHERWISE NOTED.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE II (OR ENGINEERED MAXIMUM DESIGN TO STRENGTH). REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLYASH CONFORMING TO ASTM C618 CLASS C OR F, OR GROUND GRANULATED BLAST FURNACE SLAG CONFORMING TO ASTM C989, CLASS 100 OR 120.
- HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED 1 1/2 INCHES FOR FOUNDATION CONCRETE AND 1 INCH FOR STRUCTURAL CONCRETE ABOVE THE FOUNDATION. SEE ALSO THE REQUIREMENTS IN ACI STANDARD SPECIFICATIONS. NOMINAL MAXIMUM SIZE SHALL ALSO BE SELECTED SUCH THAT WORKABILITY AND PLACEABILITY OF CONCRETE ARE FACILITATED.
- ALL ALTERNATE CONCRETE MIX DESIGN AND TEST STRENGTHS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION

_	0011		
7.	CON	CRETE COVER AT REINFORCING SHALL BE AS FOLLOWS:	
	a.	CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3" CLEAR
	b.	EXPOSED TO EARTH OR WEATHER BUT CAST AGAINST FORMS	2" CLEAR
	C.	SLABS	REBAR AT CENTER OF SLAB
	d.	BARS PARALLEL TO COLD JOINTS	2" CLEAR
	e.	NOT EXPOSED TO WEATHER OR EARTH SLABS, WALLS, JOISTS	3/4" CLEAR
	f.	NOT EXPOSED TO WEATHER OR EARTH BEAMS AND COLUMN	1½" CLEAR

- ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE. "WET SETTING" WILL NOT BE ALLOWED.
- DO NOT PLACE CONCRETE WHILE RAIN IS FALLING UNLESS ADEQUATE PROTECTION IS PROVIDED. DO NOT ALLOW RAIN WATER TO INCREASE WATER-CEMENT RATIO IN CONCRETE OR DAMAGE THE SURFACE OF THE CONCRETE.
- MAXIMUM VERTICAL DROP OF CONCRETE SHALL BE NO MORE THAN 2'-0" FROM END OF PLACEMENT DEVICE TO PLACEMENT SURFACE.
- THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN MORTAR MIX.
- 12. EPOXY ADHESIVE WILL BE USED AT ALL LOCATIONS WHERE EITHER THREADED STEEL ROD OR REBAR IS BEING EMBEDDED INTO EXISTING HARDENED CONCRETE OR MASONRY, U.O.N..



SEDR Consulting 237 Clara Street San Francisco California

Oakland California

T:510.525.9491

3805 Broadway

joe@sedrconsulting.com

DATE

ISSUANCE: NO. DESCRIPTION

TITLE:

ISSUE: TEAM:

SHEET NO.

237 Clara Street

T:510.525.9491



TITLE:

ISSUE:



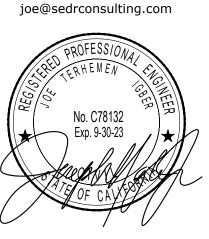
ELISEO, LARKSPUR
1251 S ELISEO DR.
21018



SEDR Consulting
SEDR Consulting
237 Clara Street
San Francisco
California

3805 Broadwa Oakland California

94611 T:510.525.9491



ISSUANCE:

NO. DESCRIPTION DATE

PERMIT SUBMITTAL 01.17.2

ISS

ISSUE: TEAM:

TITLE:

SHEET NO. **S2.02**

NOTES: PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

PIPE SLEEVE THOUGH (E) CONCRETE FOOTING OR STEM WALL

SCALE: 1"=1'-0"

SEDR Consulting SEDR Consulting 237 Clara Street San Francisco

T:510.525.9491 joe@sedrconsulting.com

ISSUANCE: NO. DESCRIPTION

TITLE:

APPLIES TO FULL LENGTH OF WALL U.O.N. AND ALL THE WAY ACROSS BLDG ALONG LINE OF WALL AND OVER OPENINGS SUCH AS DOORS AND WINDOWS.

- PIPE OR CONDUIT

STUDS -

SILL PLATE BOLTING

9" MAX. 6" MIN.

TOP PLATE SPLICE

SCALE: N.T.S.

— ADD'L A.B. EACH SIDE WHEN CONDUIT IS

MORE THAN D/3

SIMPSON (ST2215) MIN. OR AS NOTED ON

 HEADER ABOVE OPENING PER SCHEDULE w/ "A34"
 CLIP EACH SIDE AT 2x4 WALL AND "A35" CLIP EACH DOUBLE TOP PLATE SIDE AT 2x6 WALL, UNLESS OTHERWISE NOTED ON - PAIR OF SIMPSON "A34" CLIPS TOP AND BOTTOM TYP. AT EXTERIOR WALL S.A.D. FOR OPENING - (3) 20d NAILS AT EACH END AT EXTERIOR WALL AND (2) 16d NAILS AT INTERIOR WALL KING STUD TYP. DOUBLE KING STUD TYP. — FRAMING AT — WINDOW

WHERE SILL PLATE IS DRILLED OR NOTCHED MORE

THAN ⅓ PLATE WIDTH, INSTALL ANCHOR BOLT EACH

ANCHOR BOLT SIZE & SPACING PER PLANS & DETAILS

9" MAX. 9" MAX. 6" MIN.

	$\equiv \equiv $	WIDTH>6'-0" AT EXTERIOR WALL AND WIDTH>8'-0" AT INTERIOR WALL
	X 1 WIL	IPPLE STUD TYP. DOUBLE CRIPPLE AT DTH>4'-0" AT EXTERIOR WALL AND AT DTH>6'-0" AT INTERIOR WALL
	"A3	NDOW SILL PLATE, PER SCHEDULE w/ 34" CLIP EACH END AT 2x4 WALL AND
"WIDTH" OF OPEN		35" CLIP EACH END AT 2x6 WALL
MIN. HEADER SIZE	MIN. WINDOW SILL PLATE SIZE	NOTES:

PER PLAN

PER PLAN

CONNECTIONS, HEADER AND SILL PLATE SIZES ON THIS 2x6 STUD WALL DETAIL APPLY TO ALL OPENINGS UNLESS NOTED OTHERWISE.

SCALE: N.T.S.

\ HOLES & NOTCHES IN SILL PLATES

DRILL 1/2"Ø HOLES AT EACH —

CORNER BEFORE NOTCHING

SCALE: N.T.S.

TYPICAL OPENING IN STUD WALL

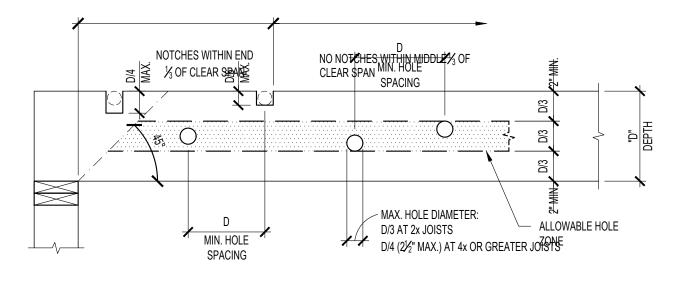
PER PLAN

PER PLAN

SILL OR SOLE PLATE

MAX. WIDTH
OF OPENING

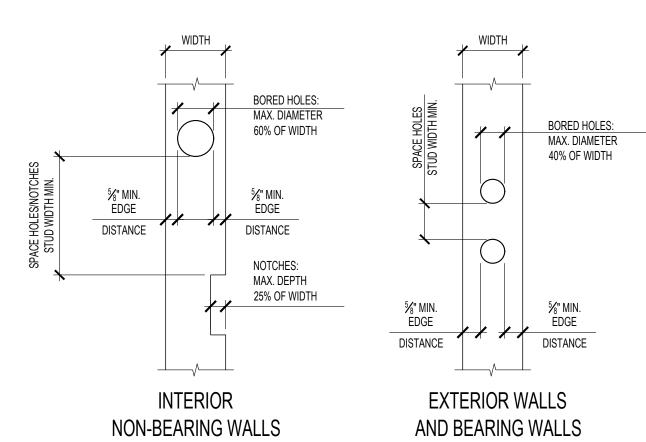
SCALE: N.T.S.



HOLES AND NOTCHES NOT PERMITTED IN THE BOTTOM EDGE.
 HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
 APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.

HOLES & NOTCHES IN SAWN LUMBER JOISTS

SCALE: N.T.S.



PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

\ HOLES & NOTCHES IN STUDS

SCALE: N.T.S.

11/24/2021 3:54:20 PM © Y.A. studio

SEDR Consulting

SEDR Consulting 237 Clara Street

> San Francisco California

3805 Broadway Oakland California 94611

T:510.525.9491 joe@sedrconsulting.com

ISSUANCE:

TITLE:

ISSUE:

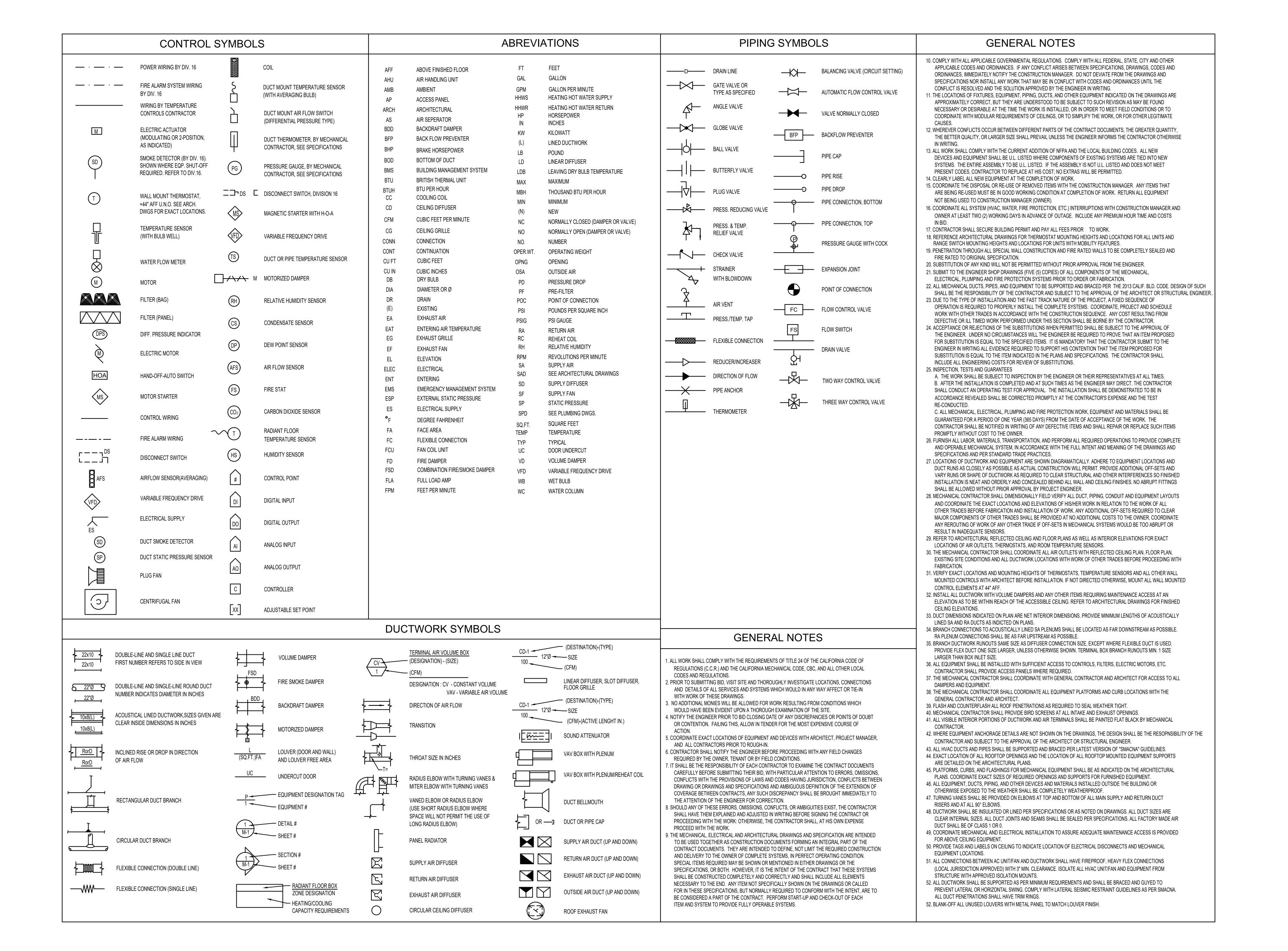
TEAM:

NO. DESCRIPTION

ISSUANCE:	
NO. DESCRIPTION	DATE
50% CD	12.20.21
PERMIT SET	01.17.22

MECHANICAL
LEGEND & NOTES
ISSUE:

SHEET NO.



1. SEE ELECTRICAL DRAWINGS FOR DISCONNECT AND POWER WIRING.

PROVIDE ALL FITTINGS AND FIXTURES FOR A COMPLETELY FUNCTIONAL SYSTEM. 3. UNIT TO BE MOUNTED ON SPRING ISOLATORS MODEL AMSON TYPE SLFH. SIZED AND INSTALLED FOR MIN. 2" STATIC DEFLECTION AND INDEPENDENT SNUBBERS SUCH AS MASON Z-1225.

					HEA	T PUMP U	NIT SCHED	JLE								_
	MANUICACTURER	ADEA		OUTDOOR	AIRFLOW	MIN OSA	ESP	CLG	HTG		ELE	ELECTRICAL DATA				
ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	LOCATION	UNIT SERVED	(CFM)	(CFM)	(IN WC)	(BTUH)	(BTUH)	VOLTS	HZ	PHASE	MCA	MOP	WEIGHT	NOTES
FCU-1A	DAIKIN FXFQ12TAVJU	COMMUNITY ROOM 111A	CLG	HP-1	440	160	0.2	12,000	13,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-1B	DAIKIN FXFQ12TAVJU	COMMUNITY ROOM 111A	CLG	HP-1	440	160	0.2	12,000	13,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-2A	DAIKIN FXFQ07TAVJU	DINING 111B	CLG	HP-1	420	55	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-2B	DAIKIN FXFQ07TAVJU	DINING 111B	CLG	HP-1	420	55	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-2C	DAIKIN FXFQ07TAVJU	DINING 111B	CLG	HP-1	420	55	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-2D	DAIKIN FXFQ07TAVJU	DINING 111B	CLG	HP-1	420	55	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-3A	DAIKIN FXFQ07TAVJU	KITCHEN 111D	CLG	HP-1	420	140	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-3B	DAIKIN FXFQ07TAVJU	KITCHEN 111D	CLG	HP-1	420	140	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-4	DAIKIN FXFQ07TAVJU	OFFICE 112C	CLG	HP-1	420	30	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-5	DAIKIN FXFQ07TAVJU	OFFICE 112B	CLG	HP-1	420	35	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-6	DAIKIN FXFQ07TAVJU	OFFICE 112A	CLG	HP-1	420	25	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-7	DAIKIN FXFQ07TAVJU	OFFICE 126A	CLG	HP-1	420	30	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU-8	DAIKIN FXFQ07TAVJU	OFFICE 126B	CLG	HP-1	420	30	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU9A	DAIKIN FXFQ12TAVJU	LOUNGE 154B	CLG	HP-1	440	90	0.2	12,000	13,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU9B	DAIKIN FXFQ12TAVJU	LOUNGE 154B	CLG	HP-1	440	90	0.2	12,000	13,500	208	60	1	0.3	15	42	1,2,3,4,5,6
FCU10	DAIKIN FXFQ07TAVJU	RECEPTION 146	CLG	HP-1	420	90	0.2	7,200	8,500	208	60	1	0.3	15	42	1,2,3,4,5,6

CONTRACTOR TO COORDINATE AND PROVIE DRAIN LINES. PROVIDE WITH L-CONNECTOR PIPE FOR CONDENSATE LINE.

CONTRACTOR TO PROVIDE CONDENSATE PUMP FROM MANUFACTURER.

PROVIDE WITH SRPING HANGER SUCH AS MASON TYPE 30N OR EQUAL, SIZED FOR MIN. 1" STATIC DEFLECTION.
 BRANCH SELECTION BOX TO SERVE AS CONNECTION BETWEEN HP & VRV UNITS.

6. PROVIDE WITH MERV-13 FILTERS.

PACKAGE TERMINAL AIR CONDITIONER UNIT SCHEDULE										
			COOLING	HEATING						
ITEM	MANUFACTURER	MODEL	(BTUH)	(BTUH)	EER/ COP	VOLTS	HZ	PHASE	MCA	NOTES
PTAC-1	G.E	AZ65H07DAM	6,700	6,000	12.0/3.5	208	60	1	9	1,2

NOTES:

1. TO BE PROVIDED WITH A REMOTE DIGITAL LINE VOLTAGE THERMOSTAT.

2. TO BE MOUNTED NO CLOSER THAN 2-1/2" FROM DRYWALL CEILING OR 6" FROM VINYL OR DROP CEILING. S.A.D. FOR EXACT LOCATIONS IN ALL CASES. 3. PROVIDE W/ MERV 13 FILTER OPTION.

	MANUICACTUDED 9					POWER	ELECTRICAL DATA				VIBRATIO		
ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	CFM	SONES	SP (IN WG)	(BHP)	MOTOR HP	VOLT	PHASE	WEIGHT	TYPE	DEFLECTION	NOTES
EF-1	PANASONIC WHISPERGREEN SELECT FV-05-11VKS1	UNIT RESTROOMS	50	0.8	0.25	-	9.8 W	120	1	12	NP HANGERS	0.3" MIN.	1,2,3,4
TF-1	BROAN 511	MANAGERS UNIT BEDROOM	100	4.5	0.1	-	108	120	1	30	-	-	1,2,3,4
NOTES:													

EXHAUST FAN SCHEDULE

1. ENERGYSTAR RATED. BACKDRAFT DAMPER.

SEE ELECTRICAL DRAWINGS FOR DISCONNECT AND POWER WIRING.

4. FAN TO RUN 24/7.

	ENERGRY RECOVERY VENTILATOR												
ITEM	MANUFACTUER & MODEL NO.	AREA SERVED	CFM	MAX. ESP. IN WC	SENSIBLE RECOVER Y @ 0°C	FILTER	VOLT	PHASE	WEIGHT	NOTES			
ERV-1	OXYGEN VENTUM H10	LOUNGE/ MAIL/ RECEPTION/ OFFICES	400	0.5	81.9%	MERV-13	208	1	250	1,2,3			
ERV-2	OXYGEN VENTUM H10	OFFICES	300	0.5	81.9%	MERV-13	208	1	250	1,2,3			
ERV-3	OXYGEN VENTUM H10	OFFICES	190	0.5	81.9%	MERV-13	208	1	250	1,2,3			
ERV-4	OXYGEN VENTUM H15	DINING/ COMMUNITY ROOM	1000	0.5	81.9%	MERV-13	208	1	250	1,2,3			

NOTES:

1. ELECTRICAL TO PROVIDE DISCONNECT. 2. PROVIDE WITH SPRING HANGER SUCH AS MASON TYPE 30N OR EQUAL SIZED FOR MIN. 1" STATIC DEFLECTION.

3. TO HAVE FULL BYPASS FOR SUMMER INTEGRAL IN THE UNIT.

REQUIRED VENTILATION CALCULATION - DWELLING UNITS												
UNIT	NO. BDRMS	OCCUPANT LOAD	PEOPLE OUTDOOR RATE [cfm/prsn]	AREA	AREA OUTDOR AIR RATE [cfm/ft2]	TOTAL REQUIRED VENT (cfm) with 30% ADDED	NO. OF VENTS	CFM PER VENT				
MANAGERS UNIT	1.00	3.00	5.00	525.00	0.06	55.95	2.00	30.00				
STUDIO TYPE A	0.00	2.00	5.00	260.00	0.06	30.28	1.00	35.00				
STUDIO TYPE B	0.00	2.00	5.00	305.00	0.06	33.79	1.00	35.00				
STUDIO TYPE C	0.00	2.00	5.00	305.00	0.06	33.79	1.00	35.00				
STUDIO TYPE D	0.00	2.00	5.00	260.00	0.06	30.28	1.00	35.00				
STUDIO TYPE E	0.00	2.00	5.00	410.00	0.06	41.98	1.00	45.00				





ISS	UANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

MECHANICAL SCHEDULES

SHEET NO.

11/24/2021 3:54:20 PM © Y.A. studio

LARKSPL PROJECT
ELISEO, |

CF1R-PRF-01E

(Page 3 of 38)

Report Generated: 2022-01-11 10:23:21

Existing

Existing

Existing

Existing

Existing

Report Generated: 2022-01-11 10:23:21

HERS Provider:

Existing

No

No

CalCERTS inc.

CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE CF1R-PRF-01E CF1R-PRF-01E CERTIFICATE OF COMPLIANCE Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 Calculation Date/Time: 2022-01-11T10:22:03-08:00 (Page 1 of 38) Project Name: 1251 South Eliseo Dr Project Name: 1251 South Eliseo Dr Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x Calculation Description: Title 24 Analysis GENERAL INFORMATION The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Project Name | 1251 South Eliseo Dr Run Title Title 24 Analysis

Registration Number:

CERTIFICATE OF COMPLIANCE

Registration Number:

222-P010005356A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Project Name: 1251 South Eliseo Dr

222-P010005356A-000-000-0000000-0000

Project Location | 1251 South Eliseo Dr Standards Version 2019 Software Version EnergyPro 8.2 Zip code Climate Zone 3 Front Orientation (deg/ Cardinal) 0 Building Type | Multifamily Number of Dwelling Units | 44 Project Scope | AdditionAlteration Number of Bedrooms 3 Number of Stories 1 Addition Cond. Floor Area (ft²) Fenestration Average U-factor 1.19 Existing Cond. Floor Area (ft²) 13926 Glazing Percentage (%) 8.75% Total Cond. Floor Area (ft²) 13926 21 ADU Conditioned Floor Area n/a ADU Bedroom Count n/a

COMPLIANCE RESULTS 01 Building Complies with Computer Performance This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider

O3 This building incorporates one or more Special Features shown below **ENERGY USE SUMMARY** Energy Use (kTDV/ft²-yr) Standard Design Proposed Design Compliance Margin -10.72 Space Heating Space Cooling 0.75 IAQ Ventilation 0.08 Water Heating Self Utilization/Flexibility Credit Compliance Energy Total 117.11 4.31

HERS Provider: Registration Date/Time: 222-P010005356A-000-000-0000000-0000 2022-01-11 11:48:28 CalCERTS inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2022-01-11 10:23:21 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x Calculation Description: Title 24 Analysis DWELLING UNIT INFORMATION **Dwelling Unit Type Dwelling Unit Name** DDU-3 STUDIO 10-(1/1) DU-3 STUDIO 10 Studio Zone DDU-4 STUDIO 14-(1/1) DU-4 STUDIO 14 Studio Zone DDU-5 STUDIO 15-(1/2) DU-5 STUDIO 15 DDU-5 STUDIO 15-(2/2) DU-5 STUDIO 15 Studio Zone DDU-6 STUDIO 18-(1/1) DU-6 STUDIO 18 Studio Zone DDU-7 STUDIO 20-(1/8) DU-7 STUDIO 20 Studio Zone DDU-7 STUDIO 20-(2/8) DU-7 STUDIO 20 Studio Zone DDU-7 STUDIO 20-(3/8) DU-7 STUDIO 20 Studio Zone DDU-7 STUDIO 20-(4/8) DU-7 STUDIO 20 Studio Zone DDU-7 STUDIO 20-(5/8) DU-7 STUDIO 20 Studio Zone DDU-7 STUDIO 20-(6/8) DU-7 STUDIO 20 Studio Zone DU-7 STUDIO 20 DDU-7 STUDIO 20-(7/8) Studio Zone DU-7 STUDIO 20 DDU-7 STUDIO 20-(8/8) Studio Zone DDU-8 STUDIO 31-(1/1) DU-8 STUDIO 31 Studio Zone DU-9 STUDIO 36 DDU-9 STUDIO 36-(1/3) Studio Zone DDU-9 STUDIO 36-(2/3) DU-9 STUDIO 36 Studio Zone

DDU-9 STUDIO 36-(3/3)

DDU-10 MANAGER 73-(1/1)

CA Building Energy Efficiency Standards - 2019 Residential Compliance

HERS Provider: Registration Date/Time: 222-P010005356A-000-000-0000000-0000 2022-01-11 11:48:28 CalCERTS inc. Report Generated: 2022-01-11 10:23:21 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300

Schema Version: rev 20200901

DU-9 STUDIO 36

DU-10 MANAGER 73

Studio Zone

Studio Zone

Report Generated: 2022-01-11 10:23:21

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x **OPAQUE SURFACES** 01 02 07 Window and Verified Existing Azimuth Orientation Status Gross Area (ft²) Door Area (ft2) Condition surface-253 Studio Zone New surface-248 Studio Zone N- R-15 Wall Back 97.626 none New surface-243 Back 97.626 Studio Zone N- R-15 Wall none New n/a Back 97.626 surface-235 Studio Zone N- R-15 Wall Back 105.761 none New Front 105.761 surface-260 Studio Zone N- R-15 Wall 24 90 none New n/a surface-263 Studio Zone Front none New surface-268 Studio Zone Front New 97.626 surface-273 Studio Zone Front 97.626 90 none New n/a surface-278 Studio Zone N- R-15 Wall New surface-168 Studio Zone 56.9485 New surface-357 Studio Zone 0 Front 65.084 23.5079 New surface-345 105.761 New Studio Zone N- R-15 Wall none surface-340 105.761 New Studio Zone N- R-15 Wall Front none n/a none 105.761 surface-23 Studio Zone N- R-15 Wall 180 Back 162.71 24 90 New none n/a surface-30 Studio Zone N- R-15 Wall 180 Back 105.761 surface-35 Studio Zone N- R-15 Wall 180 Back 105.761 surface-40 Studio Zone N- R-15 Wall 180 Back 105.761 surface-45 Studio Zone N- R-15 Wall 180 Back 105.761 surface-50 Studio Zone N- R-15 Wall 180 Back 105.761 N- R-15 Wall 180 Back 105.761 surface-97 Studio Zone 24 New n/a surface-100 Studio Zone N- R-15 Wall 90 Left 48.813 none surface-85 Studio Zone N- R-15 Wall 180 Back 105.761 24 New n/a surface-80 Studio Zone N- R-15 Wall 180 Back 162.71 36 none New Registration Number: Registration Date/Time: HERS Provider: 222-P010005356A-000-000-0000000-0000 CalCERTS inc.

2022-01-11 11:48:28

Report Version: 2019.1.300

Schema Version: rev 20200901

Multifamily: Recirculating demand control HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry Building-level Verifications: Kitchen range hood Cooling System Verifications:

Verified EER Heating System Verifications: Verified heat pump rated heating capacity HVAC Distribution System Verifications: -- None --Domestic Hot Water System Verifications: -- None --**BUILDING - FEATURES INFORMATION** 04 Number of Dwelling Number of Ventilation Number of Water Project Name Number of Zones **Cooling Systems** 1251 South Eliseo Dr 13926

Heating Systems ZONE INFORMATION 05 Zone Type Avg. Ceiling Height **Number of Dweilling Units** Zone Name Zone Floor Area (ft²)

Report Version: 2019.1.300 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Generated: 2022-01-11 10:23:21 Schema Version: rev 20200901

Registration Date/Time:

2022-01-11 11:48:28

Calculation Date/Time: 2022-01-11T10:22:03-08:00

HERS Provider:

CalCERTS inc.

CF1R-PRF-01E

(Page 5 of 38)

CF1R-PRF-01E

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x **DWELLING UNIT TYPES** 01 02 03 04 06 Number of Number in CFA (ft2) Space Conditioning Systems Assigned IAQ Vent Fan Name Bedrooms Building DDU-1 STUDIO 6- 1/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 2/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 3/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 4/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 5/22 | :Heat Pump System 1:::2:2 DU-1 STUDIO 6-286 0 Specify Individual IAQ Fans DDU-1 STUDIO 6- 6/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 7/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 8/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 9/22 | :Heat Pump System 1:::2:2 DDU-1 STUDIO 6- 10/22 | :Heat Pump System 1:::2:2 DDU-2 STUDIO 7- 1/4 | :Heat Pump System 1:::2:2 DDU-2 STUDIO 7- 2/4 | :Heat Pump System 1:::2:2 DU-2 STUDIO 7-Specify Individual IAQ Fans DDU-2 STUDIO 7- 3/4 | :Heat Pump System 1:::2:2 DDU-2 STUDIO 7- 4/4 | :Heat Pump System 1:::2:2 DDU-3 STUDIO 10 | :Heat Pump System 1:::2:2 DU-3 STUDIO 10 Specify Individual IAQ Fans DU-4 STUDIO 14 DDU-4 STUDIO 14 | :Heat Pump System 1:::2:2 Specify Individual IAQ Fans DDU-5 STUDIO 15 1/2 | :Heat Pump System 1:::2:2 DU-5 STUDIO 15 Specify Individual IAQ Fans DDU-5 STUDIO 15 2/2 | :Heat Pump System 1:::2:2 DU-6 STUDIO 18 DDU-6 STUDIO 18 | :Heat Pump System 1:::2:2 DHW Sys 1 Specify Individual IAQ Fans DDU-7 STUDIO 20 1/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 2/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 3/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 4/8 | :Heat Pump System 1:::2:2 DU-7 STUDIO 20 264 Specify Individual IAQ Fans DDU-7 STUDIO 20 5/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 6/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 7/8 | :Heat Pump System 1:::2:2 DDU-7 STUDIO 20 8/8 | :Heat Pump System 1:::2:2 DU-8 STUDIO 31 292 DDU-8 STUDIO 31 | :Heat Pump System 1:::2:2 Specify Individual IAQ Fans

Registration Number: Registration Date/Time: CalCERTS inc. 222-P010005356A-000-000-0000000-0000 2022-01-11 11:48:28 Report Version: 2019.1.300 Report Generated: 2022-01-11 10:23:21 CA Building Energy Efficiency Standards - 2019 Residential Compliance Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x **OPAQUE SURFACES** 01 Window and Verified Existing Gross Area (ft²) Tilt (deg) Door Area (ft2) Condition surface-75 Studio Zone n/a surface-69 Studio Zone N- R-15 Wall 170.845 90 n/a New surface-149 Studio Zone Front 105.761 N- R-15 Wall 90 none New n/a surface-187 Studio Zone 105.761 New n/a surface-178 Studio Zone N- R-15 Wall 292.878 90 none New n/a 105.761 surface-193 Studio Zone R-0 Wall n/a n/a n/a Existing No surface-194 Zone>>Studio n/a 178.981 surface-198 Studio Zone n/a 130.168 Existing No Zone>>Studio n/a Zone Studio Zone 105.761 Existing surface-204 Studio Zone Alt- R-0 Wall n/a 178.981 Altered 130.168 surface-160 Studio Zone R-0 Wall n/a n/a Existing No surface-161 Studio Zone Alt- R-0 Wall 178.981 Altered surface-155 Studio Zone 113.897 Existing surface-156 Zone>>Studio n/a 178.981 Existing No surface-145 Studio Zone R-0 Wall n/a n/a 105.761 Existing surface-146 Zone>>Studio n/a 178.981 n/a Alt- R-0 Wall Altered surface-140 Studio Zone Alt- R-0 Wall 130.168 Altered n/a n/a 0 n/a No surface-141 Zone>>Studio n/a n/a 178.981 n/a R-0 Wall Existing Zone

Registration Date/Time:

Report Version: 2019.1.300

Schema Version: rev 20200901

2022-01-11 11:48:28

Registration Number: 222-P010005356A-000-000-0000000-0000 HERS Provider: CalCERTS inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Generated: 2022-01-11 10:23:21

Interior Surface

surface-295

Studio Zone

Zone>>Studio

Interior Surface Studio Zone Alt- R-0 Wall

surface-296 Studio Zone

surface-298 Studio Zone

Alt- R-0 Wall

R-0 Wall

R-0 Wall

n/a

n/a

n/a

n/a

surface-297 | Studio Zone | R-0 Wall | n/a | n/a | 16.271 | 0

n/a

n/a

105.76

178.981

122.03

Registration Date/Time:

Report Version: 2019.1.300

Schema Version: rev 20200901

222-P010005356A-000-000-0000000 CA Building Energy Efficiency Standards - 2019 Residen Schema Version: rev 20200901 CERTIFICATE OF COMPLIANCE (Page 9 of 38) Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x **OPAQUE SURFACES** Window and Verified Existin Tilt (deg) Orientation Gross Area (ft² Status Door Area (ft2) Condition surface-135 Studio Zone 130.168 Altered surface-136 Zone>>Studio Alt- R-0 Wall 178.981 Zone 178.981 surface-11 Zone>>Studio surface-12 Studio Zone n/a n/a 81.355 R-0 Wall 0 Existing surface-222 Zone>>Studio 178.981 Existing Interior Surface Studio Zone 178.98 Existing Interior Surface Studio Zone Existing surface-284 R-0 Wall Zone>>Studio Interior Surface Alt- R-0 Wall 105.76 Studio Zone Existing

WELLING UNIT INFORMATION				
01	02	03		
Dwelling Unit Name	Dwelling Unit Type	Zone		
DDU-1 STUDIO 6(1/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(2/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(3/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(4/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(5/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6-(6/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(7/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(8/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(9/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(10/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(11/2 <mark>2)</mark>	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(12/ <mark>22</mark>)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(13 <mark>/22</mark>)	DU-1 STUDIO 6	Studio Zone		
DDU-1 STUDIO 6(14/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(15/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(16/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(17/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(18/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(19/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(20/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(21/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-1 STUDIO 6(22/22)	DU-1 STUDIO 6-	Studio Zone		
DDU-2 STUDIO 7(1/4)	DU-2 STUDIO 7-	Studio Zone		
DDU-2 STUDIO 7(2/4)	DU-2 STUDIO 7-	Studio Zone		
DDU-2 STUDIO 7(3/4)	DU-2 STUDIO 7-	Studio Zone		
DDU-2 STUDIO 7(4/4)	DU-2 STUDIO 7-	Studio Zone		

Calculation Date/Time: 2022-01-11T10:22:03-08:00

roject Name: 125: alculation Descrip				Calculation Date/Time: 2022-01-11T10:22:03-08:00 (Page 6 of Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x						
WELLING UNIT TYP	955	entrone Persons				- 11 1 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
01	01 02 03		04	05	06	07				
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name				
DU-9 STUDIO 36	440	0	3	DDU-9 STUDIO 36 1/3 :Heat Pump System 1:::2:2 DDU-9 STUDIO 36 2/3 :Heat Pump System 1:::2:2 DDU-9 STUDIO 36 3/3 :Heat Pump System 1:::2:2	DHW Sys 1	Specify Individual IAQ Fans				
DU-10 MANAGER 73	640	1	1	DDU-10 MANAGER 73 :Heat Pump System 1:::2:2	DHW Sys 1	Specify Individual IAQ Fans				

Report Version: 2019.1.300

Schema Version: rev 20200901

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
surface-192	Studio Zone	N- R-15 Wall	0	Front	105.761	24	90	none	New	n/a
surface-197	Studio Zone	N- R-15 Wall	0	Front	130.168	24	90	none	New	n/a
surface-202	Studio Zone	N- R-15 Wall	0	Front	105.761	36	90	none	New	n/a
surface-159	Studio Zone	N- R-15 Wall	0	Front	130.168	36	90	none	New	n/a
surface-154	Studio Zone	N- R-15 Wall	0	Front	113.897	24	90	none	New	n/a
surface-144	Studio Zone	N- R-15 Wall	0	Front	105.761	23.5079	90	none	New	n/a
surface-139	Studio Zone	N- R-15 Wall	0	Front	130.168	36	90	none	New	n/a
surface-134	Studio Zone	N- R-15 Wall	0	Front	130.168	36	90	none	New	n/a
surface-9	Studio Zone	N- R-15 Wall	90	Left	178.981	20	90	none	New	n/a
surface-10	Studio Zone	N- R-15 Wall	0	Front	122.032	36	90	none	New	n/a
surface-13	Studio Zone	N- R-15 Wall	180	Back	40.6775	0	90	none	New	n/a
surface-223	Studio Zone	N- R-15 Wall	180	Back	170.845	24	90	none	New	n/a
surface-282	Studio Zone	N- R-15 Wall	180	Back	105.761	24	90	none	New	n/a
surface-305	Studio Zone	N- R-15 Wall	180	Back	105.761	24	90	none	New	n/a
surface-293	Studio Zone	N- R-15 Wall	180	Back	105.761	24	90	none	New	n/a
surface-107	Studio Zone	N- R-15 Wall	180	Back	56.9485	24	90	none	New	n/a

	Registration Date/Time:	HERS Provider:	
00-0000	2022-01-11 11:48:28	TENS FIORIGE.	CalCERTS inc.
dential Compliance	Report Version: 2019.1.300	Report Generated: 2022-01-11	10:23:21
	Schoma Version: rev 20200901		

n/a

n/a

2022-01-11 11:48:28

PROJECT ELISEO,

NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

TITLE 24

SHEET NO.

TEAM:

CF1R-PRF-01E

Report Generated: 2022-01-11 10:23:21

 50% CD	12.20.21
PERMIT SET	01.17.22

SHEET NO.

TEAM:

OPAQUE SURFAC	cription: Title 24							- Res - New Ext Wa		
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
surface-105	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
surface-106	Studio Zone	R-0 Wall	n/a	n/a	48.813	0	n/a		Existing	No
Interior Surface 6	Studio Zone	Alt- R-0 Wall	n/a	n/a	178.98	0	n/a		Existing	No
Interior Surface 7	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
Interior Surface 8	Studio Zone	Alt- R-0 Wall	n/a	n/a	264	0	n/a		Existing	No
Interior Surface 9	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0	n/a		Existing	No
surface-250	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 10	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0 0	n/a		Existing	No
surface-245	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 11	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0	n/a		Existing	No
surface-240	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 12	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0	n/a		Existing	No
surface-234	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178,981	0	n/a		Existing	No

Schema Version: rev 20200901

CA Building Energy Efficiency Standards - 2019 Residential Compliance

surface-184 Studio Zone

Report Generated: 2022-01-11 10:23:21

Registration Number: 222-P010005356A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

roject Name:	1251 South Eliseo	Dr			Calcul	ation Date/Time	: 2022-01-11T10	0:22:03-08:00		(Page 13 of 38)	
Share overstory constant an	cription: Title 24				Input						
PAQUE SURFAC		No.5122CCAP NARADOE		50	The second second		Social Committee	ST MELLENZO PETERMENDARIO RESOLUTE DA MA	ALDER COPPOSITIONS STORY		
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition	
surface-25	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No	
surface-26	Studio Zone	R-0 Wall	n/a	n/a	73.2195	0	n/a		Existing	No	
surface-27	Studio Zone	R-0 Wall	n/a	n/a	89.4905	0	n/a		Existing	No	
surface-31	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-32	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No	
surface-36	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-37	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	T (0*	n/a		Existing	No	
surface-41	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-42	Studio Zone>>Studio Zone	R-0 Wall	n/a	E _{n/a}	178.981	o y'i	D F _{n/a} R		Existing	No	
surface-46	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-47	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No	
surface-51	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-98	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-99	Studio Zone	R-0 Wall	n/a	n/a	130.168	0	n/a		Existing	No	
surface-86	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No	
surface-87	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No	
surface-81	Studio Zone	R-0 Wall	n/a	n/a	162.71	0	n/a		Existing	No	

Registration Date/Time: 2022-01-11 11:48:28

Report Version: 2019.1.300

Schema Version: rev 20200901

alculation Des	1251 South Elise scription: Title 2	4 Analysis			Input	File Name: 1251		0:22:03-08:00 - Res - New Ext Wa	ıll.ribd19x	(Page 16 of 38
PAQUE SURFAC		and the second		U						
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existin
surface-247	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No
surface-242	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No
surface-237	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a	1	Existing	No
surface-231	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-256	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-262	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No
surface-267	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No
surface-272	Studio Zone	Def <mark>ault</mark> Roof Prior to 197	n/a	E n/a	264	O N/a	D n/a R		Existing	No
surface-277	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No
surface-164	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-354	Studio Zone	Default Roof Prior to 197	n/a	n/a	292	n/a	n/a		Existing	No
surface-344	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-339	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-334	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-225	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No

Schema Version: rev 20200901

OPAQUE SURFAC	cription: Title 24 A			36			Journ Ended Di	- Res - New Ext Wa		
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing
Interior Surface 13	Studio Zone	Alt- R-0 Wall	n/a	n/a	178.98	0	n/a		Existing	No
Interior Surface 14	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-259	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 15	Studio Zone	Alt- R-0 Wall	n/a	n/a	178.98	0	n/a		Existing	No
Interior Surface 16	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-265	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	To	n/a		Existing	No
Interior Surface 17	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0 % 1	n/a R		Existing	No
surface-270	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 18	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	o	n/a	81	Existing	No
surface-275	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 19	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0	n/a		Existing	No
Interior Surface 20	Studio Zone	Alt- R-0 Wall	n/a	n/a	97.63	0	n/a		Existing	No
surface-162	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No

oject Name: 1	1251 South Eliseo	Dr			Calcul	ation Date/Time	: 2022-01-11T1	0:22:03-08:00		(Page 14 of 38)
Iculation Des	cription: Title 24	Analysis		0	Input	File Name: 1251	South Eliseo Dr	- Res - New Ext Wa	ıll.ribd19x	
PAQUE SURFAC	ES			10		11				
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
surface-82	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
surface-76	Studio Zone	R-0 Wall	n/a	n/a	162.71	0	n/a		Existing	No
surface-77	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
surface-70	Studio Zone	R-0 W <mark>all</mark>	n/a	n/a	170.845	0	n/a		Existing	No
surface-71	Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
surface-72	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
surface-150	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No
surface-151	Studio Zone>>Studio Zone	Alt- R-0 Wall	n/a	n/a	178,981	00/			Altered	No
surface-188	Studio Zone	R-0 Wall	n/a	n/a	105.761	0	n/a		Existing	No
surface-189	Studio Zone>>Studio Zone	Alt- R-0 Wall	n/a	n/a	178.981	0	n/a		Altered	No
surface-175	Studio Zone>>Studio Zone	Alt- R-0 Wall	n/a	n/a	178.981	o	n/a		Altered	No
surface-179	Studio Zone	R-0 Wall	n/a	n/a	138.303	0	n/a		Existing	No
surface-180	Studio Zone	Alt- R-0 Wall	n/a	n/a	65.084	0	n/a		Altered	No
surface-181	Studio Zone	R-0 Wall	n/a	n/a	56.9485	0	n/a		Existing	No
surface-182	Studio Zone	R-0 Wall	n/a	n/a	56.9485	0	n/a		Existing	No
surface-183	Studio Zone	Alt- R-0 Wall	n/a	n/a	73.2195	0	n/a		Altered	No

Report Version: 2019.1.300

Schema Version: rev 20200901

Report Generated: 2022-01-11 10:23:21

Existing

egistration Number:	Registration Date/Time:	HERS Provider:	
222-P010005356A-000-000-0000000-0000	2022-01-11 11:48:28		CalCERTS
A Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300	Report Generated: 2022-01-11	10:23:21
	Schema Version: rev 20200901		

81.355

AND THE OWNER CONTROL OF THE	1251 South Elise					ation Date/Time				(Page 17 of
	cription: Title 2	4 Analysis		Į.	Input	File Name: 1251	South Eliseo Dr	- Res - New Ext W	all.ribd19x	
PAQUE SURFAC	ES		50078	L. SORES						
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Exist Condition
surface-22	Studio Zone	Default Roof Prior to 197	n/a	n/a	440	n/a	n/a		Existing	No
surface-29	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-34	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-39	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-44	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-49	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-96	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-84	Studio Zone	Default Roof Prior to 197	n/a	E n/a	286	O n/a	D In/a R		Existing	No
surface-79	Studio Zone	Default Roof Prior to 197	n/a	n/a	440	n/a	n/a		Existing	No
surface-74	Studio Zone	Default Roof Prior to 197	n/a	n/a	440	n/a	n/a		Existing	No
surface-68	Studio Zone	Default Roof Prior to 197	n/a	n/a	462	n/a	n/a		Existing	No
surface-148	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-186	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-177	Studio Zone	Default Roof Prior to 197	n/a	n/a	640	n/a	n/a		Existing	No

ration Number:	Registration Date/Time:	HERS Provider:	
222-P010005356A-000-000-0000000-0000	2022-01-11 11:48:28		CalCERT
ilding Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2022-01-11	10:23:21

OPAQUE SURFACI	ES			=\ =		11				
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
surface-167	Studio Zone	R-0 Wall	n/a	n/a	48.813	0	n/a		Existing	No
Interior Surface 21	Studio Zone	Alt- R-0 Wall	n/a	n/a	178.98	0	n/a		Existing	No
Interior Surface 22	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-356	Studio Zone	R-0 Wall	n/a	n/a	32.542	0	n/a		Existing	No
Interior Surface 23	Studio Zone	Alt- R-0 Wall	n/a	n/a	130.17	0	n/a		Existing	No
surface-347	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 24	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-342	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	00/	D E R		Existing	No
Interior Surface 25	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-337	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 26	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-228	Studio Zone>>Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No
Interior Surface 27	Studio Zone	Alt- R-0 Wall	n/a	n/a	178.98	0	n/a		Existing	No
Interior Surface 28	Studio Zone	Alt- R-0 Wall	n/a	n/a	105.76	0	n/a		Existing	No
surface-24	Studio Zone	R-0 Wall	n/a	n/a	178.981	0	n/a		Existing	No

CERTIFICATE OF COMPLIANCE

CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE

Registration Number: 222-P010005356A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Project Name: 1	COMPLIANCE 1251 South Elise cription: Title 24			30		lation Date/Time: File Name: 1251 S		10:22:03-08:00 r - Res - New Ext Wa	all.ribd19x	CF1R-PRF-018 (Page 15 of 38
PAQUE SURFAC	ES									_
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
surface-191	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-196	Studio Zone	Default Roof Prior to 197	n/a	n/a	352	n/a	n/a		Existing	No
surface-201	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-158	Studio Zone	Default Roof Prior to 197	n/a	n/a	352	n/a	n/a		Existing	No
surface-153	Studio Zone	Default Roof Prior to 197	n/a	n/a	308	n/a	n/a		Existing	No
NA 7000	(G2 1/00 (Z	Default Roof Prior to	-	1000	1/19/245	-42	46		120/10/125	200

Report Version: 2019.1.300

Schema Version: rev 20200901

Name	Zone	Construction	Azimuth	Offentation	Gross Area (ft ²)	Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Condition
surface-191	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-196	Studio Zone	Default Roof Prior to 197	n/a	n/a	352	n/a	n/a		Existing	No
surface-201	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-158	Studio Zone	Default Roof Prior to 197	n/a	n/a	352	n/a	n/a		Existing	No
surface-153	Studio Zone	Default Roof Prior to 197	n/a	n/a	308	n/a	n/a		Existing	No
surface-143	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-138	Studio Zone	Default Roof Prior to 197	n/a	n/a	352	n/a	n/a		Existing	No
surface-133	Studio Zone	Default Roof Prior to 197	n/a	E n/a	352 R	O n/a	D In/a R		Existing	No
surface-8	Studio Zone	Default Roof Prior to 197	n/a	n/a	330	n/a	n/a		Existing	No
surface-219	Studio Zone	Default Roof Prior to 197	n/a	n/a	462	n/a	n/a		Existing	No
surface-281	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-304	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-292	Studio Zone	Default Roof Prior to 197	n/a	n/a	300	n/a	n/a		Existing	No
surface-102	Studio Zone	Default Roof Prior to 197	n/a	n/a	286	n/a	n/a		Existing	No
surface-252	Studio Zone	Default Roof Prior to 197	n/a	n/a	264	n/a	n/a		Existing	No

Registration Number:	Registration Date/Time:	HERS Provider:
222-P010005356A-000-000-0000000-0000	2022-01-11 11:48:28	CalCERTS inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance	Report Version: 2019.1.300 Schema Version: rev 20200901	Report Generated: 2022-01-11 10:23:21

ATTIC														
01	Ti .	(02		03		04	(05	06	07	08	09	k i
Name		Const	ruction		Туре	3 10	Roof Rise (x in 12)	0.000	oof ctance	Roof Emittance	Radiant Barrier	Cool Ro	of Stat	us
Attic Studio Zone		Attic Roof	Studio Zone		Ventilat	ed	0	0	0.1	0.85	No	No	Exist	ing
FENESTRATION / GLAZ	ZING						-							
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Heigh (ft)	Mult.	Area (ft²)	U-facto	U-factor Source	SHGC	SHGC Source	Exterior Shading	Statu
Window 1	Window	surface-192	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 2	Window	surface-197	Front	0	1		1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 3	Window	surface-202	Front	0	IC	Æ	1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 4	Window	surface-159	Front	1-0 E	RS	. 1	PR	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 5	Window	surface-154	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 6	Window	surface-144	Front	0			1	23.51	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 7	Window	surface-139	Front	0			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 8	Window	surface-134	Front	0			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 9	Window	surface-9	Left	90			1	20	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 10	Window	surface-10	Front	0			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi
Window 11	Window	surface-223	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existi

Registration Date/Time: 2022-01-11 11:48:28

Report Version: 2019.1.300

Schema Version: rev 20200901

HERS Provider:

Report Generated: 2022-01-11 10:23:21

CalCERTS inc.

CF1R-PRF-01E

CF1R-PRF-01E

Report Generated: 2022-01-11 10:23:21

Report Generated: 2022-01-11 10:23:21

ARKSPL

NO.	DESCRIPTION	DATE
	50% CD	12.20.2
	PERMIT SET	01.17.2

TITLE 24

SHEET NO.

TEAM:

Project Name: 12									Santa Sa			2:03-08:00	xt Wall.ribd1		age 19 of 38)	Project Name: 12										: 2022-01-				7,50-10	Page 20 of
Calculation Descri		4 Analysis					input	riie iva	ime: 1251	South Ells	eo Dr - K	es - New E	xt wan.ribu1	98		Calculation Descr FENESTRATION / G		4 Analysis					input	riie Nai	ne: 1251	South Ells	eo Dr - Ke	es - New E	xt Wall.ribd1	9X	
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verifie Existin Condition
Window 12	Window	surface-282	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 27	Window	surface-357	Front	0			1	23.51	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 13	Window	surface-305	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 28	Window	surface-345	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 14	Window	surface-293	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 29	Window	surface-340	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 15	Window	surface-107	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 30	Window	surface-335	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 16	Window	surface-253	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 31	Window	surface-229	Front	0			1	23.51	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 17	Window	surface-248	Back	180	10	-	1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 32	Window	surface-23	Back	180	10	-	1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 18	Window	surface-243	Back	180		L	1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 33	Window	surface-30	Back	180	11	, L	1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 19	Window	surface-238	Back	180	RS	b P	K	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 34	Window	surface-35	Back	180	RS	P	R	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 20	Window	surface-235	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 35	Window	surface-40	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 21	Window	surface-260	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 36	Window	surface-45	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 22	Window	surface-263	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 37	Window	surface-50	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 23	Window	surface-268	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 38	Window	surface-97	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 24	Window	surface-273	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 39	Window	surface-85	Back	180			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 25	Window	surface-278	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 40	Window	surface-80	Back	180			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No
Window 26	Window	surface-168	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No	Window 41	Window	surface-75	Back	180			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	g No

Report Generated: 2022-01-11 10:23:21

09

Existing

Report Generated: 2022-01-11 10:23:21

Assembly Layers

Inside Finish: Gypsum Board

Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco

Inside Finish: Gypsum Board

Cavity / Frame: no insul. / 2x4

Inside Finish: Gypsum Board

Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

Roofing: Light Roof (Asphalt Shingle)

Roof Deck: Wood

Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

Over Ceiling Joists: R-1.9 insul.

Other Side Finish: Gypsum Board

HERS Provider:

CF1R-PRF-01E

(Page 22 of 38)

10

Verified Existing

Condition

No

CalCERTS inc.

CF1R-PRF-01E

(Page 25 of 38)

LAB FLOORS	iption: Title 24 An	,				: 1251 South Eliseo I			
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing
Slab-on-Grade 20	Studio Zone	264	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 21	Studio Zone	264	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 22	Studio Zone	264	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 23	Studio Zone	264	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 24	Studio Zone	286	0.1	none	0 0	80%	No	Existing	No
Slab-on-Grade 25	Studio Zone	292	0.1	none	ROV	80%	No	Existing	No
Slab-on-Grade 26	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 27	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 28	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 29	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 30	Studio Zone	440	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 31	Studio Zone	286	0.1	none	0	80%	No	Existing	No

Report Version: 2019.1.300

Schema Version: rev 20200901

Report Version: 2019.1.300

Schema Version: rev 20200901

CA Building Energy Efficiency Standards - 2019 Residential Compliance

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Generated: 2022-01-11 10:23:21

Report Generated: 2022-01-11 10:23:21

CERTIFICATE OF COMPLIANCE

CERTIFICATE OF COMPLIANCE

CA Building Energy Efficiency Standards - 2019 Residential Compliance

CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE Project Nam	1.43-000	8 122								Calcula	tion Dat	o/Tim	o. 202	2-01-11T1	0.22.02	00.00			F1R-PRF- age 26 of
Calculation (c													t Wall.ribd	7.5-10	age 20 OI
calculation			- ruidiya					Î		mputi		. 123		ii Elisco Di	163		ic vvaii.ii.ou.		Heatii Syste
DHW Sys 1	Domest Water (100000000000000000000000000000000000000	1	Rec	lti-fami irculati lemand control	ng Dist	andard ribution ystem		DHW Heate	er 1 (1)		n/a		None	n/a		Altered	Yes	
WATER HEATE	RS								ž										
01	02		03	04	05	06	0	7	08		09	1	.0	1	1		12	13	14
Name	Heating Element Type	Tar	nk Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input I		Tank Insulatio R-value (Int/Ext	n L	tandby oss or overy Eff	Ratio	Hr. ng or Rate	NEEA He Brand or		or	Location Ambient Indition	Status	Verifie Existin Conditie
DHW Heater 1	Gas	5750	nmercial torage	1	199	0.95-TE	> 2 kBtu		0	0.0	001000	n,	/a	n/	'a		n/a	Altered	No
RECIRCULATION	ON LOOPS				-	-	2	1	F	D.	TG		Ī,	20			i		
	01				02		Q I	1	0	-		1		04				05	
NE STATISTICS	ating System	n Name	N	umber		culation Loop	os	Loop	Insulation	2.5	ess (in)			ulation Loc		n	Recircul	ation Pump	Power (W)
y V	DHW Sys 1				1				1.	.5		1	C	onditioned	Space			654	
WATER HEATI	NG - HERS V	ERIFICA	TION												401				
01			02			03		04	(05			06			07		08
Name	2	Pipe	Insulation		Parall	el Piping	Comp	act Dis	tribution	Compa	ct Distrib Type	ution	Recir	culation Co	ntrol		tral DHW tribution		Drain Wat Recovery
DDU-1 STUDI DHW S		Not	Required		Not F	Required	N	ot Req	uired		None		ı	lot Require	d	Not	Required	Not	Required
DDU-1 STUDI DHW S		Not	Required	1000	Not F	Required	N	ot Req	uired		None		ı	lot Require	d	Not	Required	Not	Required
DDU-1 STUDI		Not	Required		Not F	Required	N	ot Req	uired		None		r	Not Require	d	Not	Required	Not	Required
DDU-1 STUDI		Not	Required		Not F	Required	N	ot Req	uired		None		ı	lot Require	d	Not	Required	Not	Required
Registration	222		5356A-000-0 ndards - 20						Registra			2-01-11 1	11:48:28	i.		IERS Pr		022-01-11	CalCERTS 10:23:21

ENESTRATION / GI			1960		11.5		T Cass		-	T 887 T	72722	_			-
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verifie Existin Condition
Window 42	Window	surface-69	Back	180			1	36	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 43	Window	surface-149	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 44	Window	surface-187	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 45	Window	surface-178	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 46	Window	surface-178	Front	0			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
Window 47	Window	surface-178	Front	0	10	E	1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
LAB FLOORS			10	40	111		n	1 0	$\mathcal{I}_{\mathcal{I}}$	1111	L.				
01	02	03		04	K :	05	K	06	VII	07	H	08	09		10
Name	Zone	Area (ft²) Pe	rimeter (ft)	R-va	e Insul. lue and epth	R-v	ge Insu alue an Depth	1/41	eted Fractio	n ł	leated	Status		rified Existi Condition
Slab-on-Grade	Studio Zone	286	j.	0.1	r	ione		0		80%		No	Existing	i i	No
Slab-on-Grade 2	Studio Zone	352	r.	0.1	г	none		0		80%		No	Existing	9	No
Slab-on-Grade 3	Studio Zone	286	i.	0.1	r	ione		0		80%		No	Existing		No
Slab-on-Grade 4	Studio Zone	352	2	0.1	ŗ	none		0		80%		No	Existing		No
Slab-on-Grade 5	Studio Zone	308	1	0.1	r	none		0		80%		No	Existing		No
Slab-on-Grade 6	Studio Zone	286	5	0.1	r	one		0		80%		No	Existing		No
Slab-on-Grade 7	Studio Zone	352		0.1	r	none		0		80%		No	Existing		No
Registration Numb		56A-000-000-000	0000-0000			Registra	ation Da		e: 2022-01-11 1	1:48:28		HERS P	rovider:		CalCERTS
CA Building Energy	Efficiency Stanc	lards - 2019 Re	sidential Com	pliance		A Company of the Comp	Version: Version		1.300 0200901			Report	Generated: 20	22-01-11	10:23:21

LAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade 32	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 33	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 34	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 35	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 36	Studio Zone	286	0.1	none	RIC	80%	No	Existing	No
Slab-on-Grade 37	Studio Zone	286	0.1 E	R none	ROV	80%	No	Existing	No
Slab-on-Grade 38	Studio Zone	440	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 39	Studio Zone	440	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 40	Studio Zone	462	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 41	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 42	Studio Zone	286	0.1	none	0	80%	No	Existing	No
Slab-on-Grade 43	Studio Zone	640	0.1	none	0	80%	No	Existing	No

Project Name: 1251 So				CONTRACTOR OF CONTRACTOR CONTRACTOR	e: 2022-01-11T10:22:03		(Page 27 of 3
Calculation Description WATER HEATING - HERS V	TACHER THE CONTROL OF			input File Name: 125	1 South Eliseo Dr - Res -	New Ext Wall.ribd1	Эх
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Wate Heat Recovery
DDU-1 STUDIO 6- 5/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 6/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 7/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 8/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 9/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 10/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 11/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 12/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 13/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 14/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 15/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 16/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 17/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 18/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 19/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Report Version: 2019.1.300

Schema Version: rev 20200901

10/22 DHW Sys 1	7 at 750 11 C2M - 100	Scarce Will			E		Li ventini in ita
DDU-1 STUDIO 6- 11/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 12/22 DHW Sys 1	Not Required	Not Required	Not Required	R None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 13/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 14/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 15/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 16/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 17/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 18/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 19/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Report Version: 2019.1.300

Schema Version: rev 20200901

Default Roof Prior to Ceilings (below Wood Framed 2x4 @ 16 in. O. C. R-11 None / None Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board BUILDING ENVELOPE - HERS VERIFICATION 01 High R-value Spray Foam Insulation CFM50 Quality Insulation Installation (QII) Building Envelope Air Leakage Not Required Not Required Not Required n/a WATER HEATING SYSTEMS Water Heater Solar Heating Compact Distributio Verificatio System Type Systems in Distribution Building Type Dwelling Unit Distribution Type Name (#) Registration Date/Time: Registration Number: 222-P010005356A-000-000-0000000-0000 2022-01-11 11:48:28 CalCERTS inc. CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Report Generated: 2022-01-11 10:23:21 Schema Version: rev 20200901

Report Version: 2019.1.300

Schema Version: rev 20200901

Depth

Calculation Date/Time: 2022-01-11T10:22:03-08:00

R-value and Carpeted Fraction Heated

80%

80%

80%

80%

80%

80%

80%

80%

80%

80%

80%

Calculation Date/Time: 2022-01-11T10:22:03-08:00

Total Cavity Interior / Exterior

R-value

R-15

R-0

Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

Continuous U-factor

None / None

None / None

None / None

2022-01-11 11:48:28

Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

08

No

CA Building Energy Efficiency Standards - 2019 Residential Compliance

03

Area (ft²)

352

330

462

286

286

300

264

286

286

04

Perimeter (ft)

0.1

0.1

0.1

0.1

0.1

0.1

0.1

0.1

Construction Type

Wood Framed Wall

Wood Framed Wall

Wood Framed Wall

Wood Framed Ceiling

R-value and

Depth

none

2x4 @ 16 in. O. C.

2x4 @ 16 in. O. C.

2x4 @ 16 in. O. C.

2x4 @ 24 in. O. C.

Registration Date/Time:

Report Version: 2019.1.300

Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE

01

Slab-on-Grade 9

Slab-on-Grade

Slab-on-Grade

Slab-on-Grade

Slab-on-Grade

Slab-on-Grade

Slab-on-Grade

Slab-on-Grade

16

Slab-on-Grade

Slab-on-Grade

18

Slab-on-Grade

CERTIFICATE OF COMPLIANCE

Project Name: 1251 South Eliseo Dr

OPAQUE SURFACE CONSTRUCTIONS

Construction Name

N- R-15 Wall

Alt- R-0 Wall

Attic RoofStudio Zone

Calculation Description: Title 24 Analysis

Project Name: 1251 South Eliseo Dr

Slab-on-Grade 8 Studio Zone

Registration Number: 222-P010005356A-000-000-000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Surface Type

Exterior Walls

Interior Walls

Interior Walls

Attic Roofs

Calculation Description: Title 24 Analysis

0	
0	
Stuc	
\triangleleft	

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-1 STUDIO 6- 2/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 3/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 4/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 5/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1.	1
DDU-1 STUDIO 6- 6/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 7/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	P n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 8/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 9/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 10/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 11/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 12/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 13/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1

Calculation Date/Time: 2022-01-11T10:22:03-08:00

Calculation Date/Time: 2022-01-11T10:22:03-08:00

06

n/a

n/a

Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

Setback

Setback

Setback

Setback

Setback

Setback

Registration Date/Time: 2022-01-11 11:48:28 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Schema Version: rev 20200901

Heating Unit | Cooling Unit

Heat Pump Heat Pump

Heat Pump Heat Pump

Heat Pump

Heat Pump

System 1

Heat Pump

05

6100

IAQ Watts/CFM

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

1.06667

Heat Pump

Heat Pump

System 1

System 1

Heat Pump

System 1

3.9

03 04

System 1

Heat pump heating cooling

Heat pump heating cooling

Heat pump heating cooling

eat pump heating cooling

Heat pump heating cooling

Heat pump heating cooling

Terminal Heat

222-P010005356A-000-000-0000000-0000

IAQ CFM

CA Building Energy Efficiency Standards - 2019 Residential Compliance

07 08 09 10

Altered

Altered

Altered

Altered

Altered

Thermostat Status Existing Equipment Equipment
Type Condition Count Count

CF1R-PRF-01E

(Page 33 of 38)

Report Generated: 2022-01-11 10:23:21

CF1R-PRF-01E

(Page 30 of 38)

LARKSPL PROJECT
ELISEO, 1

09 06 07 10 Zonally Compressor **HERS Verification** Controlled HSPF/COP Cap 47 Cap 17 SEER EER/CEER Single Speed Heat Pump System n/a Not Zonal 1-hers-htpump

No

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300

Schema Version: rev 20200901

IAQ Fan Type

Balanced HRV

1

n/a

05

HERS Provider: CalCERTS inc. Report Generated: 2022-01-11 10:23:21

	CF1R-PRF-01E
Calculation Date/Time: 2022-01-11T10:22:03-08:00	(Page 36 of 38)
Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.r	ibd19x

IAQ Recovery Effectiveness -

- SRE

n/a

Q Recovery Effectiveness (%) SREIAQ Recovery Effectivenes

	ISSI	JANC
	NO.	DESC
		50% C PERM

MECHANICAL TEAM:

SHEET NO.

CERTIFICATE OF COMP					2022 04 44740 22 0	2.00.00	CF1R-PRF-01
Project Name: 1251 Sc				AND THE STREET STREET,	e: 2022-01-11T10:22:0		(Page 28 of 38
Calculation Description WATER HEATING - HERS				Input File Name: 125	1 South Eliseo Dr - Res	New Ext Wall.ribd1	9x
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DDU-1 STUDIO 6- 20/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 21/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-1 STUDIO 6- 22/22 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 STUDIO 7- 1/4 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 STUDIO 7- 2/4 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 STUDIO 7- 3/4 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-2 STUDIO 7- 4/4 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-3 STUDIO 10 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-4 STUDIO 14 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-5 STUDIO 15 1/2 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-5 STUDIO 15 2/2 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-6 STUDIO 18 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-7 STUDIO 20 1/8 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-7 STUDIO 20 2/8 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required
DDU-7 STUDIO 20 3/8 DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.300 Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE

SPACE CONDITIONING SYSTEMS

DDU-2 STUDIO 7- 3/4 |

:Heat Pump System 1:::2:2

Project Name: 1251 South Eliseo Dr

Calculation Description: Title 24 Analysis

Registration Date/Time: 2022-01-11 11:48:28

05 06

Calculation Date/Time: 2022-01-11T10:22:03-08:00

Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

07

HERS Provider: Report Generated: 2022-01-11 10:23:21

08 09

CF1R-PRF-01E

(Page 31 of 38)

CF1R-PRF-01E

(Page 34 of 38)

CalCERTS inc. 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

CERTIFICATE OF COMPLIANCE

01

DDU-7 STUDIO 20 4/8

| DHW Sys 1 DDU-7 STUDIO 20 5/8

DHW Sys 1 DDU-7 STUDIO 20 6/8

DHW Sys 1 DDU-7 STUDIO 20 7/8

| DHW Sys 1

DHW Sys 1 DDU-8 STUDIO 31 |

DDU-9 STUDIO 36 1/3

DHW Sys 1 DDU-9 STUDIO 36 2/3

DHW Sys 1 DDU-9 STUDIO 36 3/3

DHW Sys 1

DHW Sys 1

SPACE CONDITIONING SYSTEMS

DDU-1 STUDIO 6- 1/22 |

:Heat Pump System 1:::2:2

Project Name: 1251 South Eliseo Dr

Calculation Description: Title 24 Analysis WATER HEATING - HERS VERIFICATION

Pipe Insulation

Not Required

Heat pump heating cooling

Parallel Piping

Not Required

Not Required

Not Required

Not Required

Compact Distribution

Not Required

Not Required

Not Required

Not Required

Not Required

Not Required

04

Name

System 1

Heat Pump Heat Pump

System 1

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Schema Version: rev 20200901

05

Fan Name

Calculation Date/Time: 2022-01-11T10:22:03-08:00

Compact Distribution

Type

None

None

None

None

None

None

None

Name

n/a

Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

Not Required

07

Type

Setback

HERS Provider: Report Generated: 2022-01-11 10:23:21

CF1R-PRF-01E

(Page 29 of 38)

08

Shower Drain Water

Heat Recovery

Not Required

CalCERTS inc.

Central DHW

Distribution

Not Required

Not Required

Not Required

Not Required

Not Required

Thermostat Status Existing Equipment Equipment

Count

CERTIFICATE OF COMPLIANCE

CERTIFICATE OF COMPLIANCE

SPACE CONDITIONING SYSTEMS

DDU-7 STUDIO 20 7/8 |

DDU-7 STUDIO 20 8/8 |

:Heat Pump System 1:::2:2

DDU-8 STUDIO 31 | :Heat

Pump System 1:::2:2

DDU-9 STUDIO 36 1/3 |

DDU-9 STUDIO 36 2/3 | :Heat Pump System 1:::2:2

DDU-9 STUDIO 36 3/3

DDU-10 MANAGER 73 |

HVAC - HEAT PUMPS

Heat Pump System 1

Registration Number:

CERTIFICATE OF COMPLIANCE

IAQ (INDOOR AIR QUALITY) FANS

Dwelling Unit

cnt 1/1

DDU-7 STUDIO 20 8/8 fan 1/1

cnt 1/1 DDU-8 STUDIO 31 1/1 fan 1/1

cnt 1/1 DDU-9 STUDIO 36 1/3 fan 1/1

Project Name: 1251 South Eliseo Dr

Calculation Description: Title 24 Analysis

:Heat Pump System 1:::2:2

:Heat Pump System 1:::2:2

:Heat Pump System 1:::2:2

:Heat Pump System 1:::2:2

Project Name: 1251 South Eliseo Dr

Calculation Description: Title 24 Analysis

Project Name: 1251 South Eliseo Dr

Project Name: 1251 South 6						2022-01-11T10			17.5	Page 32 of 38)
Calculation Description: Tit SPACE CONDITIONING SYSTEM	Ear-			Input File	Name: 1251 S	outh Eliseo Dr	- Res - Ne	w Ext Wall.r	ibd19x	
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-2 STUDIO 7- 4/4 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-3 STUDIO 10 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-4 STUDIO 14 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-5 STUDIO 15 1/2 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-5 STUDIO 15 2/2 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-6 STUDIO 18 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	p n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 1/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 2/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 3/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 4/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 5/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-7 STUDIO 20 6/8 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1

Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Schema Version: rev 20200901

HERS Provider: CalCERTS inc. Report Generated: 2022-01-11 10:23:21

Project Name: 1251 South Eli			Calculation Date/Time: 202	2-01-11T10-22-03-08-00	CF1R-PRF-01E (Page 35 of 38)
Calculation Description: Title				h Eliseo Dr - Res - New Ext Wal	VA-100004 The 5004 PARK 8
IAQ (INDOOR AIR QUALITY) FAN	SSSE STREET, PRODUCE				
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
DDU-1 STUDIO 6- 12/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 13/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 14/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 15/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 16/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 17/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 18/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	[C o 1	n/a
DDU-1 STUDIO 6- 19/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	ER i	n/a
DDU-1 STUDIO 6- 20/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 21/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-1 STUDIO 6- 22/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-2 STUDIO 7- 1/4 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-2 STUDIO 7- 2/4 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-2 STUDIO 7- 3/4 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-2 STUDIO 7- 4/4 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a

Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance 2022-01-11 11:48:28

CalCERTS inc.

DDU-3 STUDIO 10 1/1 fan 1/1 DDU-4 STUDIO 14 1/1 fan 1/1 DDU-5 STUDIO 15 1/2 fan 1/1 DDU-5 STUDIO 15 2/2 fan 1/1 DDU-6 STUDIO 18 1/1 fan 1/1 DDU-7 STUDIO 20 1/8 fan 1/1 DDU-7 STUDIO 20 2/8 fan 1/1 DDU-7 STUDIO 20 3/8 fan 1/1 DDU-7 STUDIO 20 4/8 fan 1/1 DDU-7 STUDIO 20 5/8 fan 1/1 DDU-7 STUDIO 20 6/8 fan 1/1 DDU-7 STUDIO 20 7/8 fan 1/1

> Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Schema Version: rev 20200901

HERS Provider: CalCERTS inc. Report Generated: 2022-01-11 10:23:21

Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Thermostat Type	Status	Existing Condition	Equipment Count	Equipment Count
DDU-1 STUDIO 6- 14/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 15/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 16/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 17/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 18/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 19/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	P n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 20/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 21/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-1 STUDIO 6- 22/22 :Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-2 STUDIO 7- 1/4 Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1
DDU-2 STUDIO 7- 2/4 Heat Pump System 1:::2:2	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	Altered	No	1	1

Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Heat pump heating cooling

Registration Date/Time: Report Version: 2019.1.300 Schema Version: rev 20200901

2022-01-11 11:48:28

n/a

Setback

HERS Provider: CalCERTS inc. Report Generated: 2022-01-11 10:23:21

Calculation Date/Time: 2022-01-11T10:22:03-08:00
Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

Heat Pump Heat Pump System 1 System 1

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heat Cap 47	ting Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Not Required	No	No	Yes	No
AQ (INDOOR AIR QU	ALITY) FANS							
01		02	03	Î	04	05		06
5-50 2556 75 5		Value A solve A and a	1784-042-0177 - 1897		1/48/52/1 (1.F)	States and the state of the sta	IAC	Q Recovery Effectiveness

01	02	03	04	05	06	
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	
DDU-1 STUDIO 6- 1/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 2/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 3/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	Co 1	n/a	
DDU-1 STUDIO 6- 4/22 fan 1/1 cnt 1/1		1.06667	Balanced HRV	ER 1	n/a	
DDU-1 STUDIO 6- 5/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 6/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 7/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 8/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 9/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 10/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	
DDU-1 STUDIO 6- 11/22 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a	

Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Schema Version: rev 20200901

HERS Provider: Report Generated: 2022-01-11 10:23:21

CalCERTS inc.

Registration Date/Time: Report Version: 2019.1.300 Schema Version: rev 20200901 **HERS Provider:** Report Generated: 2022-01-11 10:23:21

ISSI	JANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22
I		

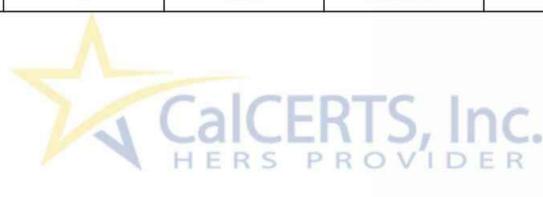
TITLE:
MECHANICAL TITLE 24 ISSUE:

SHEET NO.

11/24/2021 3:54:20 PM © Y.A. studio

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E Project Name: 1251 South Eliseo Dr Calculation Date/Time: 2022-01-11T10:22:03-08:00 (Page 37 of 38) Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x

IAQ (INDOOR AIR QUALITY) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE
DDU-9 STUDIO 36 2/3 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-9 STUDIO 36 3/3 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a
DDU-10 MANAGER 73 1/1 fan 1/1 cnt 1/1	30	1.06667	Balanced HRV	1	n/a



Registration Number: 222-P010005356A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Schema Version: rev 20200901

CalCERTS inc. Report Generated: 2022-01-11 10:23:21

Calculation Date/Time: 2022-01-11T10:22:03-08:00 (Page 38 of 38) Project Name: 1251 South Eliseo Dr Calculation Description: Title 24 Analysis Input File Name: 1251 South Eliseo Dr - Res - New Ext Wall.ribd19x DOCUMENTATION AUTHOR'S DECLARATION STATEMENT 1. I certify that this Certificate of Compliance documentation is accurate and complete. cumentation Author Name: Kim Zylker Kim Zylker Engineering 350 LLC 2022-01-11 11:37:02 CEA/ HERS Certification Identification (If applicable): 3106 Fillmore St San Francisco, CA 94123 415-328-1480 RESPONSIBLE PERSON'S DECLARATION STATEMENT certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

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

Responsible Designer Signature:

Ray Keane

Ray Keane Ray Keane Date Signed: 2022-01-11 11:48:28 Engineering 350 LLC

CERTIFICATE OF COMPLIANCE

3106 Fillmore St

Registration Number:

222-P010005356A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

City/State/Zip: San Francisco, CA 94123

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

M31584

415-328-1480

Registration Date/Time: 2022-01-11 11:48:28 Report Version: 2019.1.300 Report Generated: 2022-01-11 10:23:21 Schema Version: rev 20200901

Easy to Verify at CalCERTS.com HERS Provider: CalCERTS inc.

CF1R-PRF-01E

MECHANICAL LEVEL 1

11/24/2021 3:54:20 PM © Y.A. studio

MECHANICAL FLOOR PLAN SCALE: 1/8" = 1'-0"

M4.01

STUDIO TYPE E

M4.01

MANAGER'S UNIT 1

(TYP. 5) 7

1.8 SF (NFA) —

OSA LOUVER

16"Ø EA -

SG-1 100

_ 10"Ø SA -

6"Ø SA -FCU 2A

FCU 2C

12"Ø SA —

FCU 1A

COMMUNITY ROOM 8"Ø SA

PTAC

STUDIO TYPE A

PTAC SUDIO TYPE A (MIRRORED) 123A 123 6"Ø RA ─ → SG-1 85 12A FCU 10"Ø SA COURT 50

PTAC

UDIO TYPE C

RG-1

PTAC PTAC

STUDIO TYPE

M4.01

ETTAGO TYPE (MIRRORED)

M4.01

, LARKSPUR DR.

ering 350 llc
nore Street,
sisco, CA 94123
3-1450
ineering350.com

PROFESSIONAL STATE OF CALLED OF CALLED

TITLE:

MECHANICAL

ROOF PLAN

ISSUE:

TEAM:

SHEET NO. M2.02

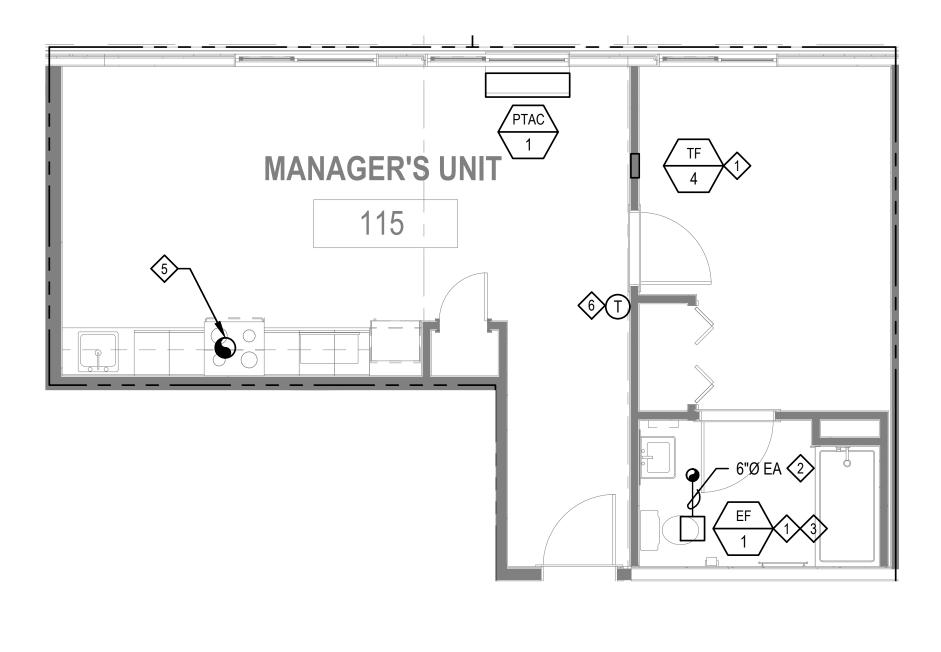
- 1. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND RCPS FOR EXACT PTAC, T-STAT, AND GRILLE LOCATIONS.
- 2. 3/4" CONDENSATE FROM PTAC UNIT TO BE ROUTED UP TO ABOVE THE CEILING AND OVER TO RESTROOM LAV. CONDENSATE TO DRAIN TO LAV TAILPIECE.

SHEET NOTES:

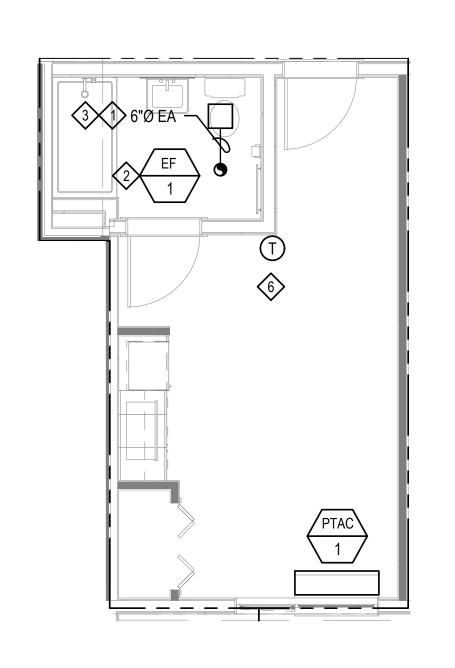
3. PROVIDE FIRE CAULKING AROUND ALL DUCTS THAT PENETRATE RATED CEILING OR WALL.

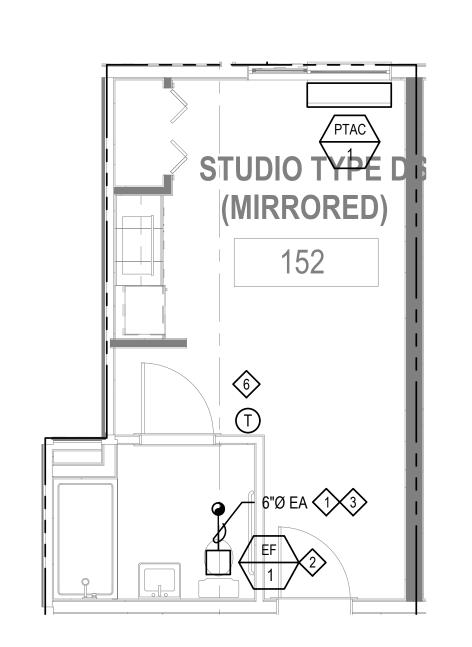
KEY NOTES:

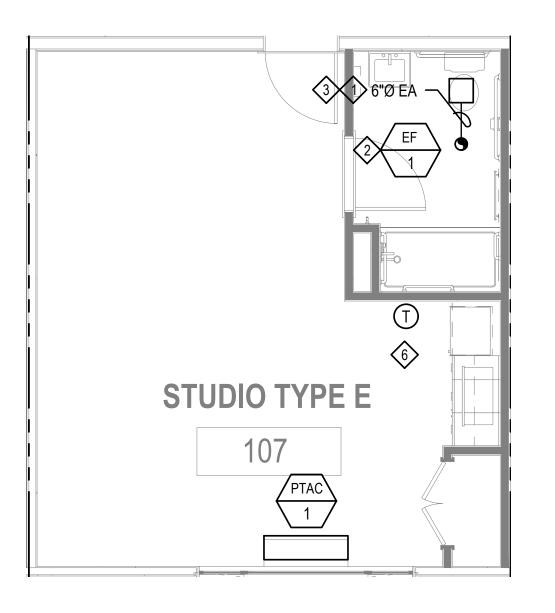
- 6"Ø EA DUCT ABOVE RATED CEILING TO BE A MINIMUM OF 26 GAUGE STEEL.
- 2 EXHAUST FAN IN RATED BOX. ACCESSED FROM BELOW.
- 3 6"Ø EA TO ROOF. TERMINATE ON ROOF WITH ROOF CAP.
- TRANSFER FAN <u>TF-1</u> IN WALL AT HIGH LEVEL TO TRANSFER AIR FROM LIVING ROOM TO BEDROOM.
- 5 7"Ø EA FROM RANGE HOOD TO ROOF. DUCT TO TERMINATE ON ROOF WITH ROOF CAP. EA DUCT ABOVE RATED CEILING TO BE A MINIMUM OF 26 GAUGE STEEL.
- PROGRAMMABLE THERMOSTAT TO BE CONNECTED TO PTAC-1 UNIT.

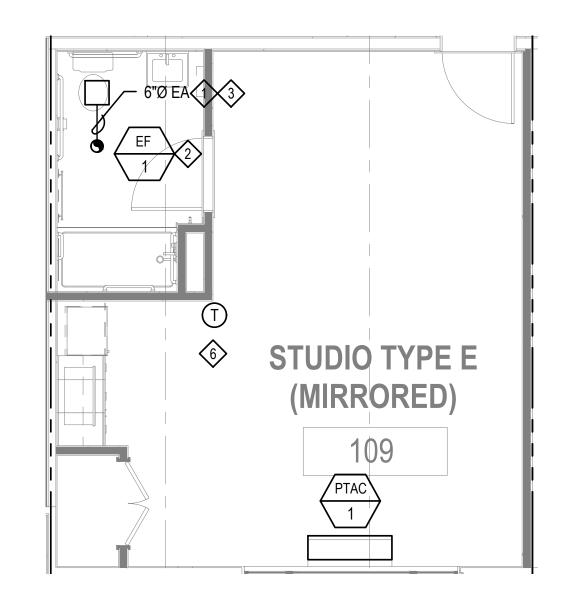


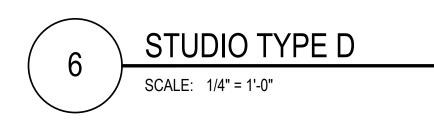


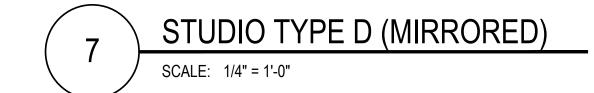






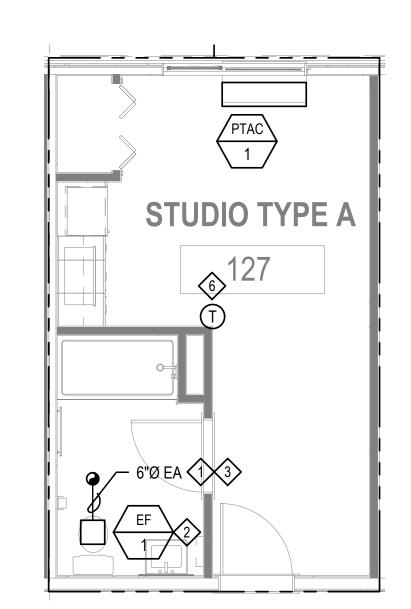




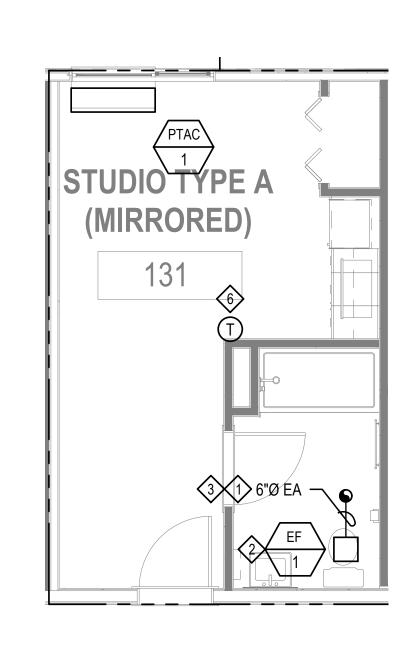




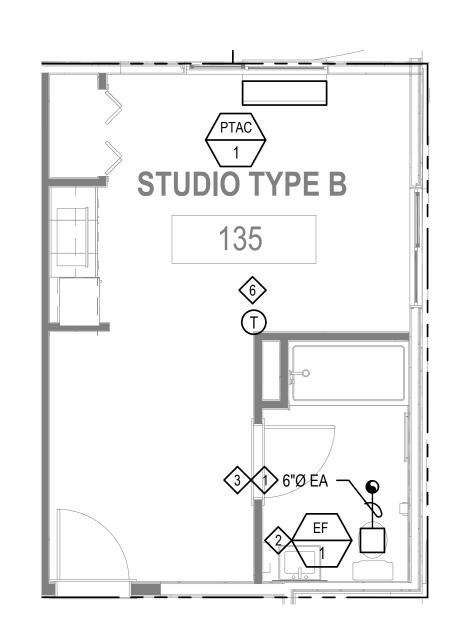




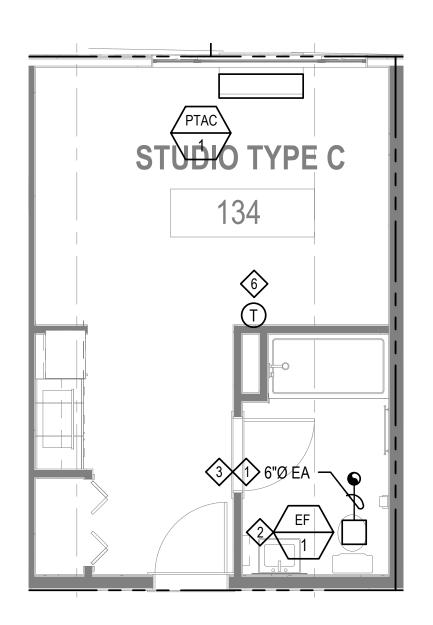




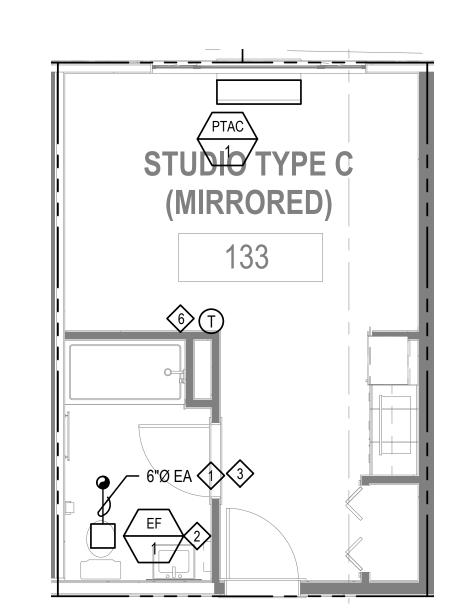
STUDIO TYPE A (MIRRORED)



STUDIO TYPE B SCALE: 1/4" = 1'-0"



STUDIO TYPE C



STUDIO TYPE C (MIRRORED)

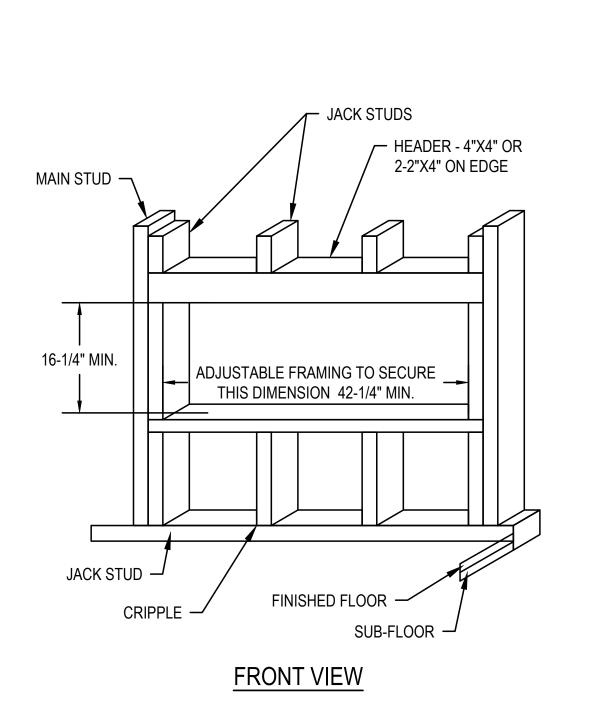


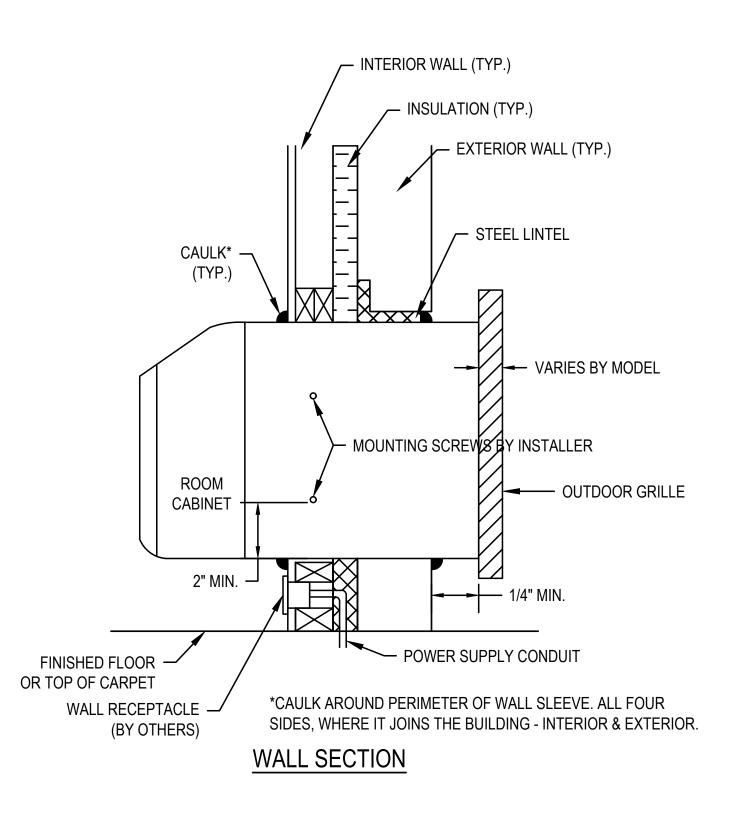


			DATE
	PERMITSET 01.17		12.20.2
PERMIT SET 01.17		PERMIT SET	01.17.2

MECHANICAL **ENLARGED UNITS**

SHEET NO. M4.01





NON HARDENING CAULK

ROOFING, S.A.D.

— ACOUSTICAL SEALANT

—DUCT, SEE FLOOR PLANS

BACKER ROD

-SHEET METAL ENCLOSURE - CROSSBREAK

- OR SLOPE FOR DRAINAGE. —INSULATE VOID TO PREVENT

——SLOPE PIPES DOWN AND AWAY

——SHEET METAL FLASHING RECEIVER. HIGH-DOMED CAPPED, GASKETED

---REMOVABLE SHEET METAL COUNTERFLASHING.

FASTENERS APPROX. 8" [203mm] O.C.

----MULTIPLE-PLY BUILT-UP ROOF MEMBRANE. —COVERBOARD INSULATION

THERMAL INSULATION

---ROOF DECK

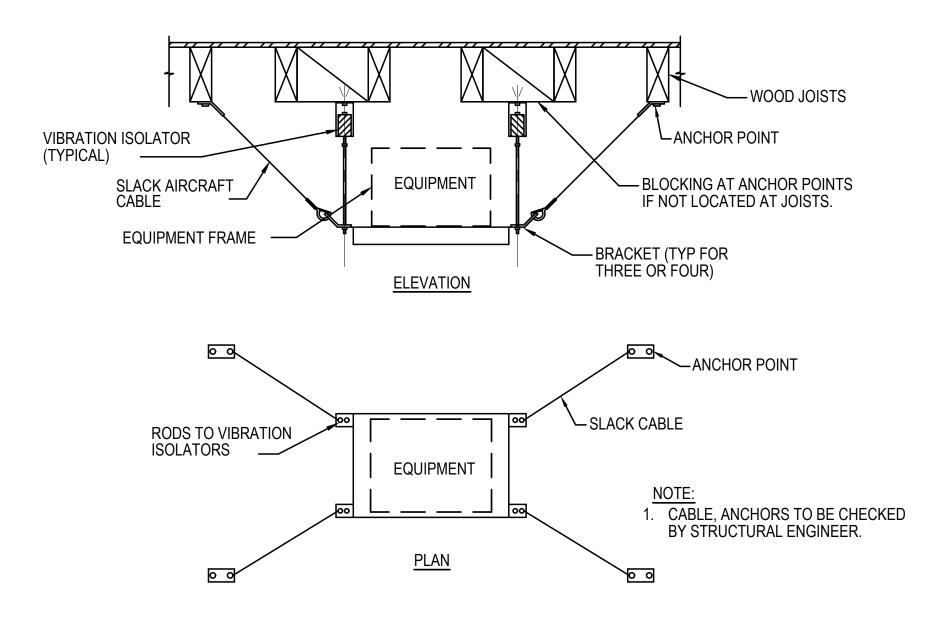
OPTIONAL EXTENSION OF FIELD PLIES ABOVE HEAD OF CANT.

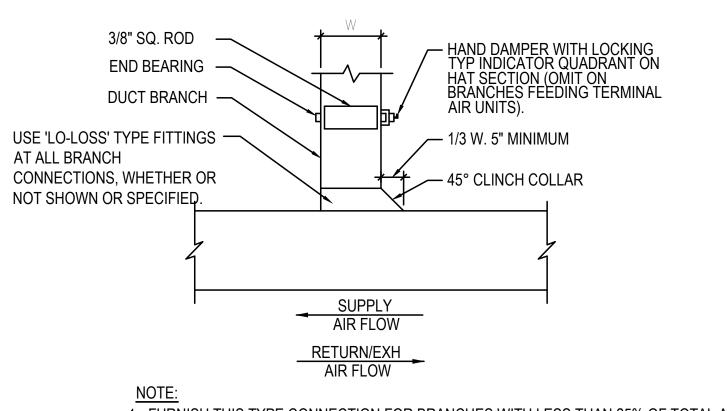
MULTIPLE-PLY MEMBRANE BASE FLASHING (8" [203mm] MIN. HEIGHT).

FASTENERS (APPROX. 18" [457mm] O.C.
DEPENDING UPON WIND ZONE AND LOCAL
CONDITIONS; MINIMUM TWO FASTENERS

------SHEET METAL OR FLEX-TUBE COLLAR.

CONDENSATION.





1. FURNISH THIS TYPE CONNECTION FOR BRANCHES WITH LESS THAN 25% OF TOTAL AIR FLOW.

RECTANGULAR DUCT CONNECTION

PTAC WALL MOUNTING DETAIL

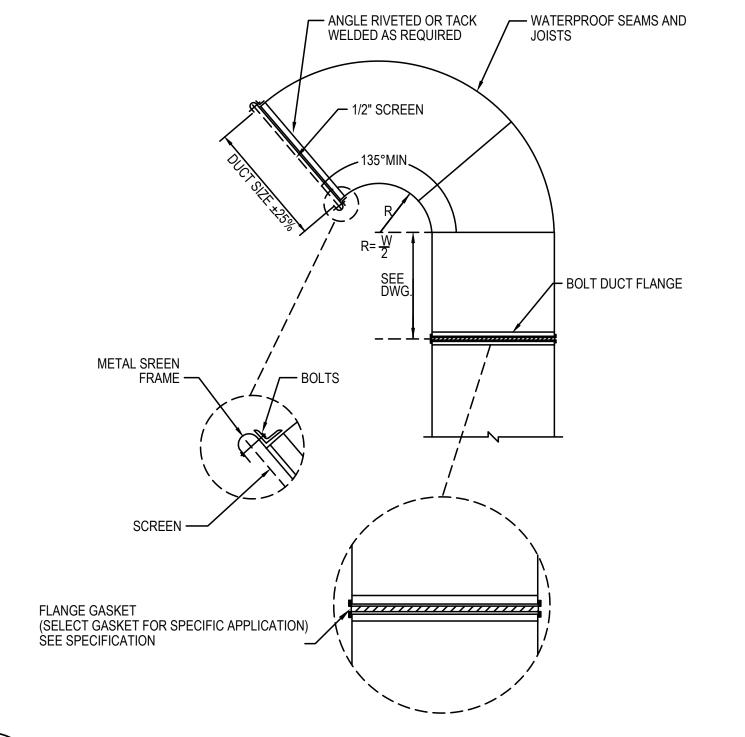
WATER TIGHT TO DUCT ALL AROUND.

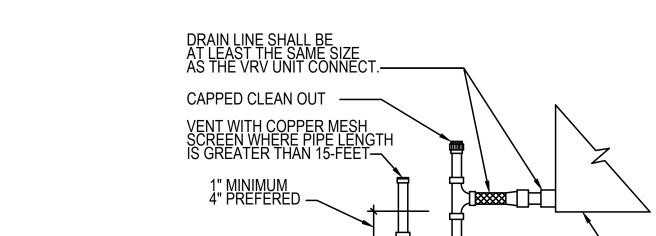
PERMA-FLASH FROM ROOFING UP 6" -

ONTO DUCT, CAPPED BY A DRAW-BANDED RAIN COLLAR, S.A.D.

M6.01 SCALE: NONE

FAN COIL UNIT SUPPORT DETAIL M6.01 SCALE: NONE





DUCT THROUGH ROOF DETAIL

SCALE: NONE

GOOSENECK DETAIL SCALE: NONE

FAN COIL UNIT CONDENSATE DRAIN

SCALE: NONE

SCALE: NONE

NOTE:

1. MANUALLY PRIME TRAP BEFORE START-UP
2. SUPPORT DRAIN LINES TO PREVENT SAG 3. ALLOW SUFFICIENT SPACE BELOW PAN FOR TRAP AND PITCH TO DRAIN

PROJECT
ELISEO, LARKSPUI

ISSUANCE: NO. DESCRIPTION

MECHANICAL DETAILS

SHEET NO. M6.01

TEAM:

M6.01 / SCALE: NONE

PIPE THROUGH ROOF DETAIL

CANT TO BRACE CURB ----

MIN. 4" [102mm] CLEARANCE FROM PIPE TO TOP OF CURB; MIN. 2" [51mm] BETWEEN PIPES.

7-6

ISSUANCE: NO. DESCRIPTION DATE PERMIT SET

ELECTRICAL LEGEND & NOTES

SHEET NO. E0.0²

TEAM:

.000	JANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

ELECTRICAL SCHEDULES

SHEET NO.

•			

			VOLTAGE DROP	CALCULATION			
FEEDER	MAX. CURRENT (A)	SUPPLYING BREAKER RATING (A)	FEEDER SIZE (AWG/kCM)	LENGTH (FT) FROM MAIN SWITCHBOARD (approx)	IMPEDANCE (Z) (OHMS/KFT)	VOLTAGE DROP (V)	% VD (MAX. 3%)
PNL R1	100	100	# 1	20	0.16	0.64	0.31
PNL R2	125	125	250	344	0.07	5.80	2.79
PNL L1	100	100	# 1	154	0.16	4.94	2.37
PNL M1	200	200	3/0	20	0.09	0.71	0.34
PNL DP1	125	125	1/0	20	0.13	0.63	0.30
PNL DP2	125	125	1/0	20	0.13	0.63	0.30
PNL DP3	125	125	2/0	154	0.11	4.14	1.99
PNL DP4	150	150	2/0	154	0.11	4.97	2.39
PNL MANAGER	100	100	# 1	170	0.16	5.45	2.62

LOAD CALCULATION - BUILDING

Number of Units 44 units

Total 29,033 sf

VA

Subtotal:

Subtotal:

14,730 sf 3.0 VA/sf

88 ea. 1,500 VA

1 ea. 750 VA

1 ea. 800 VA

14,730 sf 1.2 VA/sf

11,877 sf .6 VA/sf

11,877 sf .5 VA/sf

2 ea. 6,300 VA

1 ea. 1,000 VA

2 ea. 1,068 VA

2 ea. 300 VA

4 ea. 1,840 VA

4 ea. 5,000 VA

2,426 sf .3 VA/sf

1 ea. 39,631 VA

11,877 sf .5 VA/sf

VA

Dwelling Units Area 14,730 sf Common Area 11,877 sf Outdoor Area 2,426 sf

Residential Load Description

Small Appliance Circuits

Demand Calculation First 3000VA at 100%

Remainder at 25%

Fixed Appliances Refrigerator

Microwave

Heating(Elec)

House Loads Description

Receptacles

Trash Compactor

Community Kitchen

Disposal (1 HP)

Dishwasher

Kitchen Hood

Lig hting

Mechanical

Mechanical equipment

Plumbing System

3001 VA to 120,000 VA at 30%

SOUTH ELISEO DRIVE - ELECTRICAL LOAD ESTIMATION - STANDARD METHOD

Factor Connected Demand Reference

176,190 VA

100% 3,000 VA 3,000 VA 30% 117,000 VA 35,100 VA

25% 56,190 VA 14,048 VA 52,148 VA

75% 800 VA 600 VA

17,676 VA

1,550 VA 1,163 VA

17,676 VA 17,676 VA

195 kVA 71 kVA

Factor Connected Demand Reference

100% 7,126 VA 7,126 VA

100% 5,939 VA 5,939 VA

100% 12,600 VA 12,600 VA

100% 1,000 VA 1,000 VA

100% 2,136 VA 2,136 VA

100% 600 VA 600 VA

100% 7,360 VA 7,360 VA

100% 20,000 VA 20,000 VA

100% 728 VA 728 VA

100% 39,631 VA 39,631 VA

100% 5,939 VA 5,939 VA

SUBTOTAL: 103 kVA 103 kVA

RESIDENTIAL + HOUSE LOADS: 298 kVA 174 kVA

10% Spare TOTAL LOAD:

75% 750 VA 563 VA NEC 220.53

44,190 VA n/a NEC Table 220.12 Estimated 132,000 VA n/a NEC 220.52(A) Estimated

NEC Table 220.42

Estimated

Estimated

197 A @ 120/208V 3-phase, 4-wire

Estimated

Estimated

Estimated

Estimated

Estimated

Estimated

Estimated

Estimated

Estimated

531 A @ 120/208V 3-phase, 4-wire

Refer to Mechanical schedule

Refer to Plumbing schedule

Comment

SCALE: NONE

VOLTAGE DROP CALCULATION

SCALE: NONE

LIGHTING SCHEDULES

SHEET NO.

TEAM:

	COMMON AREAS LIGHTING FIXTURE SCHEDULE									
	<u></u>		COIVIIVION AREAS	LIGHTING	TINTUKE SU	HEDULE				
TYPE	DESCRIPTION	MANUFACTURER	CATALOGUE #	LAMP(S)	DRIVER / DIMMING TYPE	VOLTS	WATTS	MOUNTING	LOCATION	
F1	4" ROUND RECESSED DOWNLIGHT, 1000 LUMENS, 3500K. PROVIDE EMERGENCY DRIVER WHERE NOTED ON DRAWINGS.	GOTHAM	EVO4 35/10 AR MWD LSS + EM DRIVER WHERE NOTED ON DRAWINGS	LED	DIMMING LED DRIVER / 0-10V	120	8.8	SEE ARCHITECTURAL DRAWINGS	CORRIDORS	
F2	ALINA PENDANT, 360 LUMENS, 3000K, FREEJACK SYSTEM, PROVIDE POWER SUPPLY	TECH LIGHTING	700FJALI	LED	DIMMING LED DRIVER / ELV	120 / 12	6	SEE ARCHITECTURAL DRAWINGS	RECEPTION	
F3	24" ROUND SURFACE MOUNTED FIXTURE, 4100 LUMENS, 3500K. PROVIDE EMERGENCY DRIVER WHERE NOTED ON DRAWINGS.	PRUDENTIAL	P3920-LED35-MO-D1-SUR- DM01	LED	DIMMING LED DRIVER / 0-10V	120	54	SEE ARCHITECTURAL DRAWINGS	DINING ROOM	
F5	4" ADJUSTABLE DOWNLIGHT, 1754 LUMENS. COORDINATE FINISH WITH ARCHITECT.	DMF	DCD4M20935WF- DCD4TR4SWH	LED	DIMMING LED DRIVER / 0-10V	120	12	SEE ARCHITECTURAL DRAWINGS	OFFICES	
P1	CIRCULAR WALL SCONCE, 9" DIAMETER, BOWL SHAPE, 1500 LUMENS, 3000K. FIXTURE TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.	KONCEPT LIGHTING	RMW-12-SW-WOK-HW	LED	DIMMING LED DRIVER / ELV	120	17.5	SEE ARCHITECTURAL DRAWINGS	CORRIDORS	

				UNIT LIG	HTING FIXTUI	RE SCHED	ULE			
TYPE	DESCRIPTION	MANUFACTURER	CATALOGUE #	LAMP(S)	DRIVER / DIMMING TYPE	VOLTS	WATTS	MOUNTING	MOUNTING HEIGHT	LOCATION
U1	4" SQUARE DOWNLIGHT, SURFACE MOUNTED. 3000K. TITLE 24 COMPLIANT.	TECH LIGHTING	700FM-LTS-S-4"-LED930	LED	DIMMING LED DRIVER / ELV	120	10	SURFACE / CEILING	CEILING HEIGHT	KITCHEN
U2	4" ROUND DOWNLIGHT SURFACE MOUNTED. 3000K. TITLE 24 COMPLIANT.	JUNO	4RLS 07LM 30K 90CRI 120 FRPC WH	LED	DIMMING LED DRIVER / ELV	120	10	SURFACE / CEILING	CEILING HEIGHT	BATHROOM
U3	WALL MOUNTED VANITY LIGHT, 24" LENGTH, 3000K. TITLE 24 COMPLIANT.	LITHONIA	FMVCSLS-24IN-MVOLT	LED	DIMMING LED DRIVER / 0-10V	120	27	SURFACE / WALL	ABOVE VANITY, SEE ARCHITECTURAL DRAWINGS	BATHROOM
U4	11" CEILING MOUNTED FIXTURE, 3000K. TITLE 24 COMPLIANT.	WAC LIGHTING	FM-11RN-930	LED	DIMMING LED DRIVER / ELV	120	20	SURFACE / CEILING	CEILING HEIGHT	LIVING ROOM / BEDROOM
U5	LOW PROFILE UNDER CABINET FIXTURE, 3000K. TITLE 24 COMPLIANT.	LITHONIA	UCEL-LENGTH-30K	LED	DIMMING LED DRIVER	120	5/LF	SURFACE / WALL	UNDERCABINET, SEE ARCHITECTURAL DRAWINGS	KITCHEN UNDERCABINET

			BACK OF	HOUSE L	IGHTING FIXT	URE SCHE	EDULE			
TYPE	DESCRIPTION	MANUFACTURER	CATALOGUE#	LAMP(S)	DRIVER / DIMMING TYPE	VOLTS	WATTS	MOUNTING	MOUNTING HEIGHT	LOCATION
A1	FLUXSTREAM STRIP WRAPAROUND, 4' LENGTH, 4000 LUMENS, 80CRI, 3000K. PROVIDE EMERGENCY DRIVER WHERE INDICATED ON DRAWINGS.	PHILIPS DAYBRITE	FSS-4-40L-830-120-DIM- EMLED WHERE INDICATED ON DRAWINGS	LED	DIMMING LED DRIVER / 0-10V	120	31	SURFACE / CEILING	CEILING HEIGHT	UTILITY ROOMS
A1A	FLUXSTREAM STRIP WRAPAROUND 2' LENGTH, 2000 LUMENS, 80CRI, 3000K.	PHILLIPS DAYBRITE	FSS-2-20L-830-120-DIM	LED	DIMMING LED DRIVER / 0-10V	120	17	SURFACE / CEILING	CEILING HEIGHT	UTILITY ROOMS
A2	INDUSTRIAL WET LOCATION LIGHTING FIXTURE. POLYCARBONATE HOUSING. 3558 LUMENS, 4000K, 80CRI. CEILING OR WALL MOUNTED.	LITHONIA LIGHTING	XVML-L48-3500LM-40K	LED	STANDARD LED DRIVER / NON-DIM	120	33	SURFACE / WALL	COORDINATE WITH ELEVATOR MANUFACTURER	ELEVATOR PIT/SHAFT
А3	ROUGH SERVICE LIGHTING FIXTURE. WET LOCATION AND IMPACT RESISTANT RATED, POLYCARBONATE HOUSING. 4000 LUMENS, 3500K, 80CRI. PROVIDE EMERGENCY DRIVER.	LITHONIA LIGHTING	VAP-4000LM-WD-120-35K- 80RI- E15WCP	LED	STANDARD LED DRIVER / NON-DIM	120	33	SURFACE / CEILING	CEILING HEIGHT	ELECTRICAL ROOM
A4	WALL SCONCE LED LIGHTING FIXTURE. 3000K. TYPE 3 OPTICAL SYSTEM. FULL CUT-OFF PERFORMANCE WITH INTEGRATED PHOTOCELL.	PHILIPS GARDCO	121-16L-530-WW-G3-3- 120-PCB	LED	STANDARD LED DRIVER / NON-DIM	120	28	SURFACE / WALL	7.0' AFF, U.O.N.	EXTERIOR
A 5	STAIRWELL LIGHTING FIXTURE. 4' NOMINAL LENGTH. 5200 LUMENS, 80CRI, 3000K. FROSTED HIGH-IMPACT ACRYLIC SHIELDING. INTEGRATED HIGH/LOW SIDE-MOUNT OCCUPANCY SENSOR.	H.E. WILLIAMS	SLF-4-L52/830-HIA-OCCWS- FSP-311- L2 -120-DIM-UNV	LED	DIMMING LED DRIVER / 0-10V	120	37.2	SURFACE / WALL	7.0' AFF, U.O.N.	STAIRS
EX1	PRESTIGE ECONOMIZER SERIES. DIE-CAST ALUMINUM EDGE-LIT EXIT SIGN. SELF POWERED DIAGNOSTIC. SINGLE FACE. UNIVERSAL SURFACE MOUNTING.	EMERGI-LITE	HOUSING COLOR-PEN-1-GM	LED	N/A	120	3	SURFACE / WALL	7.0' AFF, U.O.N.	TYPICAL
EX2	PRESTIGE ECONOMIZER SERIES. DIE-CAST ALUMINUM EDGE-LIT EXIT SIGN. SELF POWERED DIAGNOSTIC. NUMBER OF FACES AS SHOWN ON DRAWINGS. UNIVERSAL SURFACE MOUNTING.	EMERGI-LITE	HOUSING COLOR-PEN-2-GM NUMBER OF FACES AS SHOWN ON DRAWINGS	LED	N/A	120	3	SURFACE / CEILING	CEILING HEIGHT	TYPICAL
EX3	EXIT SIGN, BACK MOUNT, WET LOCATION. SINGLE FACE, NICKEL-CADMIUM BATTERY OPERATION AND TEST SWITCH.	LITHONIA LIGHTING	WLTE-B-1-G-EL	LED	N/A	120	2.7	SURFACE / WALL	7.0' AFF, U.O.N.	EXTERIOR

LIGHTING NOTES:

- 1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES. CONTRACTOR SHALL VERIFY CEILING TYPE COMPATIBILITY WITH LIGHTING FIXTURES PRIOR TO ORDERING. VERIFY COLOR AND TRIMS REQUIRED WITH ARCHITECT PRIOR TO ORDERING.
- 2. ALL LIGHTING FIXTURES SHALL BE SUPPLIED WITH THE MOUNTING ACCESSORIES, TRIMS AND/OR SHROUDS NECESSARY TO PROPERLY AND COMPLETELY INSTALL THE FIXTURES IN THE TYPE OF CEILING SHOWN ON THE ARCHITECTURAL
- REFLECTED CEILING PLANS. CONTRACTOR SHALL VERIFY WITH ARCHITECT THE COLOR AND FINISH OF FIXTURES TO THE CLOSEST STANDARD COLOR AND FINISH BEFORE ORDERING.
- 3. ALL LUMINAIRES IN LOBBY, STAIRWELLS, CORRIDORS, UTILITY AND STORAGE ROOMS, EXCEPT MECHANICAL AND ELECTRICAL ROOMS, ARE CONTROLLED BY THE AREA OCCUPANCY SENSOR. ALL ROOMS REQUIRE WALL OR CEILING OCCUPANCY SENSOR. SELECT THE TYPE OF OCCUPANCY SENSOR PER MANUFACTURER RECOMMENDATION TO AVOID NUISANCE TRIPPING AND ACTIVATION.

 4. STAIRS AND CORRIDOR LIGHTING FIXTURES ARE ALWAYS ON AT THE HALF LEVEL WHEN THE AREA IS UNOCCUPIED. OCCUPANCY SENSOR SHALL TURN LIGHTING FIXTURES IN THEIR AREA TO FULL BRIGHTNESS PER TITLE 24 REQUIREMENTS.
- LIGHTING FIXTURE SCHEDULE

SCALE: NONE

ROOMTYPE / FUNCTION	OCCUPANCY SENSOR-AUT O ON	OCCUPANCY SENSOR-MAN UAL OFF	OCCUPANCY SENSOR-AUT O OFF	OCCUPANCY SENSOR- PARTIAL ON/OFF	ON/OFF SWITCH	DAYLIGHT SENSOR + AUTO DIMMING	MANUAL DIMMING	ASTRONOMICAL TIME CLOCK
ENCLOSED ROOM >100 SF		•	•		•		•	
ENCLOSED ROOM <100 SF		•	•		•			
STAIRS,CORRIDORS				•				
RESTROOMS	•	•	•		•			
ROOMS WITH DAYLIT AREA*		•	•		•	•	•	
PARKING GARAGE				•	•			
EXTERIOR LIGHTING						•		•

LIGHTING SEQUENCE OF OPERATION

*ONLY APPLIES IF THE TOTAL INSTALLED GENERAL LIGHTING POWER IN DAYLIT AREA IS OVER 120W AND ROOM GLAZING AREA OVER 24 SF

LIGHTING SEQUENCE OF OPERATION

SCALE: NONE

ISSI	JANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

PANELBOARD SCHEDULES TEAM:

SHEET NO.

NAME:		(E)MSB	VOLTAGE:	1	208/	120	BUS SIZI	E:	60	00A	MIN. AIC :	SEE NO	OTES	NAME	:
MOUNT:		SURFACE	PHASE/WII	RE:	3PH	4W	MAIN:		60	00A	SERVED FROM:	UTILI	TY	MOUN	T:
CKT NO.	BKR/ POLE	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	к	DESCRIPTION	BKR/ POLE	CKT NO.	CKT NO.	
1			2.8						2.82				2	1	
'			4.2						4.2						
3	(N) 200/3	(N)PNL M1		2.0					1.99		(N)PNL R1	(N) 100/3	4	3	
	()	()		4.4					4.4			()			_
5					2.8				2.79		1		6	5	
					4.9				4.90						_
7			0.0						0.00		4		8	7	
			13.9	0.0			-		13.9		4			<u> </u>	_
9	(N) 100/3	(N)PNL L1		0.0					0.00		(N)PNL R2	(N) 125/3	10	9	
				14.9	0.0				0.00		-			<u> </u>	_
11					10.9		+		10.94		+		12	11	
			17.1		10.9		1		17.12					<u> </u>	_
13			1.2						1.2		-		14	13	
			1.2	17.1	1				17.12		1				_
15	(N) 125/3	(N)PNL DP1		0.0	1				0.0		(N)PNL DP2	(N) 125/3	16	15	
					17.1				17.12		†				_
17					0.0				0.00		1		18	17	
			17.1						17.12				00	40	_
19			0.0						0.0		1		20	19	
21	(N) 125/3	(N)PNL DP3		17.1					17.12		(N)PNL DP4	(N) 125/3	22	21	
21	(14) 123/3	(IN)FINE DF3		0.0					0.0			(14) 123/3	22		
23					17.1				17.12				24	23	
					0.0				0.00				27		_
25			0.0								_		26	25	
			0.0								1		-		_
27	(N) 100/3	(N)FUTURE PV		0.0							4		28	27	
				0.0							4			.	_
29					0.0						-		30	29	
CONNEC	TED LOAD	SUBTOTALS	56	56	53	0.0	0.0	0.0	164.8	0.0					_
	TED LOAD			164.8	I				10	1	1			31	
		CONNECTED LOAD (AMPS):		457.45		_					65% OF CONNECTED	0.0	KVA		_
		DEMAND LOAD (AMPS):		457.45							100% OF CONNECTED	164.8	KVA	33	
			•							1	CONNECTED + 25% LARGEST	0.0	KVA	25	
											125% OF CONNECTED	0.0	KVA	35	
											FIRST 10KVA + 50% REMAINDER	0	KVA	CONN	E
									TOTA	L CALCU	LATED DEMAND LOAD PER NEC	164.8	KVA	CONN	E
														1	

20/1 20/1 40/2 20/1 20/1 20/1 20/1 20/1 20/1 20/1	DISHWAS OFFICE R CORRIDO DAD SUBTOTAL DAD (KVA) CONNE	SHER RECEP RECEP DR RECEP		1.2 0.2 0.7 1.2 4.0 0.0 4.0 15 39.8 110.37 96.13	0.5 0.4 0.7 0.7 0.7 1.2 4.0 1.0 0.0 1.0	0.34 0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90 0.90	0.0	1.00	1.20	4.00 4.00 0.80 4.00 4.00	OFFICE RECEP COM RECEP RANGE RANGE DISPOSAL 65% OF CONNECTED 100% OF CONNECTED CONNECTED + 25% LARGEST	14.4	+
20/1 20/1 40/2 20/1 20/1 20/1 20/1 20/1 20/1 20/1	RECEP OFFICE R DINING RI DISHWAS OFFICE R CORRIDO OAD SUBTOTAL OAD (KVA)	CHEN RECEP RECEP RECEP RECEP RECEP RECEP LS	0.7 0.9 0.9 0.9 0.0	1.2 0.2 0.7 1.2 4.0 0.0 4.0 0.0 0.0 39.8	0.4 0.7 0.7 0.7 1.2 4.0 1.0 0.0 0.0 0.0	0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90	0.0		1.20	4.00 0.80 4.00 4.00	- COM RECEP - RANGE - RANGE - DISPOSAL	20/1 20/1 40/2 20/1	1 1 1 1 2 2 2 2 3 3 3 3 3 3 3
20/1 20/1 20/1 40/2 20/1 20/1 20/1 20/1 20/1	DRYER DISHWAS OFFICE R CORRIDO	CHEN RECEP RECEP RECEP RECEP RECEP OR RECEP	0.7 0.9 0.9 0.8 4.0 0.9 0.0	1.2 0.2 0.7 1.2 4.0 0.0 4.0	0.4 0.7 0.7 0.7 1.2 4.0 1.0 0.0 0.0 0.0	0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90	0.0		1.20	4.00 0.80 4.00 4.00	- COM RECEP - RANGE - RANGE	20/1 20/1 40/2 40/2	1 1 1 1 2 2 2 2 2 3 3 3 3 3 3
20/1 20/1 20/1 40/2 20/1 20/1 20/1 20/1	DRYER DISHWAS OFFICE R OFFICE R CORRIDO	CHEN RECEP RECEP SHER RECEP RECEP	0.7 0.9 0.9 0.8 4.0	1.2 0.2 0.7 1.2 4.0 0.0 4.0	0.4 0.7 0.7 0.7 1.2 4.0 1.0 0.0	0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90		1.00		4.00 0.80 4.00	- COM RECEP - RANGE - RANGE	20/1 20/1 40/2 40/2	1 1 1 1 2 2 2 2 2 3 3 3 3 3 3
20/1 20/1 20/1 40/2 20/1 20/1 20/1	DINING RIDO	CHEN RECEP RECEP SHER RECEP RECEP	0.7 0.9 0.9 0.8 4.0	1.2 0.2 0.7 1.2 4.0 0.0 4.0	0.4 0.7 0.7 0.7 1.2 4.0	0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90		1.00		4.00 0.80 4.00	- COM RECEP - RANGE - RANGE	20/1 20/1 40/2 40/2	1 1 1 2 2 2 2 2 3 3 3
20/1 20/1 20/1 40/2 20/1 20/1	DISHWAS OFFICE R OFFICE R OFFICE R	CHEN RECEP RECEP SHER RECEP RECEP	0.7 0.9 0.9 0.8 4.0	1.2 0.2 0.7 1.2 4.0	0.4 0.7 0.7 0.7 1.2 4.0	0.36 0.90 0.72 0.18 0.72 0.72 0.90 0.90		1.00		4.00 0.80 4.00	- COM RECEP - RANGE - RANGE	20/1 20/1 40/2 40/2	
20/1 20/1 20/1 40/2 20/1 20/1	DRYER DISHWAS OFFICE R	CHEN RECEP RECEP SHER RECEP	0.7 0.9 0.9 0.8 4.0	1.2 0.2 0.7 1.2 4.0	0.4 0.7 0.7 0.7 1.2 4.0	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90		1.00		4.00 0.80 4.00	- COM RECEP - RANGE - RANGE	20/1 20/1 40/2 40/2	
20/1 20/1 20/1 40/2 20/1	RECEP OFFICE R DINING RI DRYER DISHWAS	CHEN RECEP RECEP SHER	0.7	1.2 0.2 0.7 1.2 4.0	0.4 0.7 0.7 0.7 1.2 4.0	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90				4.00 0.80 4.00	- COM RECEP - RANGE	20/1 20/1 40/2	
20/1 20/1 20/1 40/2	RECEP OFFICE R DINING RI DRYER	CHEN RECEP RECEP	0.7	1.2 0.2 0.7 1.2 4.0	0.4	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90				4.00	- COM RECEP - RANGE	20/1 20/1 40/2	
20/1 20/1 20/1	RECEP OFFICE R DINING RI	CHEN RECEP	0.7	0.2 0.7	0.4	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90				4.00	- COM RECEP	20/1	
20/1 20/1 20/1	RECEP OFFICE R DINING RI	CHEN RECEP	0.7	0.2 0.7	0.4	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90				4.00	- COM RECEP	20/1	
20/1	RECEP OFFICE R	CHEN RECEP	0.7	0.2	0.4	0.36 0.90 0.72 0.18 0.72 0.72 0.72 0.90			1 20			20/1	
20/1	RECEP OFFICE R	CHEN RECEP	0.7	0.2	0.4	0.36 0.90 0.72 0.18 0.72 0.72						20/1	
20/1	RECEP	CHEN RECEP		0.2	0.4	0.36 0.90 0.72 0.18 0.72 0.72					OFFICE RECEP		
				0.2		0.36 0.90 0.72 0.18						20/1	
20/1	COM KITO			1.2		0.36 0.90 0.72					OFFICE RECEP		<u> </u>
	OOM KITO		0.9			0.36					COM KITCHEN RECEP	20/1	
00/4		CHEN RECEP	-								OOM KITOUEN DEOED	00/4	
20/1	СОМ КІТС				1	0.54					COM KITCHEN REF	20/1	
					-				1.20				
40/2	DRYER		1.2	1					1.20		DRYER	40/2	T
			12		1.2								
20/1	WASHER		1		1.2				1.20		DRYER	40/2	
20/1	WASHER			1.2	-			1	1.20 1.20				Ī
00/4	I												
				20/1 WASHER	20/1 WASHER 1.2 20/1 WASHER	20/1 WASHER 1.2	20/1 WASHER 1.2 1.2	20/1 WASHER 1.2 1.2	20/1 WASHER 1.2 20/1 WASHER 1.2 1.2	20/1 WASHER 1.2 1.2 1.20 1.20 20/1 WASHER 1.2 1.2 1.20 1.20 1.20 1.20	20/1 WASHER 1.2 1.2 1.20 20/1 WASHER 1.2 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20	1.2 1.20 DRYER 20/1 WASHER 1.2 1.20 1.20	20/1 WASHER 1.2 1.20 DRYER 40/2

SEE NOTES

BKR/ CKT POLE NO.

* = PROVIDE LOCKABLE CIRCUIT BREAKER

SURFACE

VOLTAGE:

PHASE/WIRE:

VOLTAGE:

PHASE/WIRE:

SURFACE

NAME:		L1	VOLTAGE	<u> </u>	208/	120	BUS SIZ	E:	10	0A	MIN. AIC:	SEE NO	OTES
MOUNT:		SURFACE	PHASE/WI	RE:	3PH	4W	MAIN:		10	0A	SERVED FROM:	MS	В
CKT NO.	BKR/ POLE	DESCRIPTION	ФА	ФВ	ФС	R	L/C	M	N	к	DESCRIPTION	BKR/ POLE	CK
4	00/4	17015/514	0.3				0.25				LTO LEVEL 4	00/4	
1	20/1	LTG LEVEL 1	0.2				0.18				LTG LEVEL 1	20/1	
3	20/1	LTG LEVEL 1		0.1			0.12				LTG LEVEL 1 WALL	20/1	
	20/1			0.4			0.39				LI O LL VLL I WALL	20/1	
5	20/1	LTG DINING/COMM			0.2		0.16				LTG LEVEL 1 WALL	20/1	
					0.4		0.39						
7	20/1	LTG KITCHEN	0.3	-			0.30				LTG OFFICE/LAUNDRY	20/1	
			0.3	0.2	-		0.27						
9	20/1	LTG OFFICES		0.2	-		0.23				LTG UTILITY	20/1	
				0.0	0.2		0.15						\vdash
11	20/1	LTG OUTDOOR			0.2		0.15				LTG OFFICES	20/1	
13	20/1	SPARE	0.0								SPARE	20/1	
13	20/1	SPARE	0.0		_						SPARE	20/1	
15	20/1	SPARE		0.0							SPARE	20/1	
	20/1	0.711.2		0.0							0.711.2		L
17					0.0								
			0.0		0.0								┡
19			0.0	-							-		
			0.0	0.0	-								\vdash
21				0.0	-						-		
				0.0	0.0								十
23					0.0								
CONNEC	TED LOAD	SUBTOTALS	1	1	1	0.0	2.9	0.0	0.0	0.0			
CONNEC	TED LOAD			2.9									
		CONNECTED LOAD (AMPS):		8.11		_					65% OF CONNECTED	0.0	+
		DEMAND LOAD (AMPS):		10.13		_					100% OF CONNECTED	0.0	+
											CONNECTED + 25% LARGEST	0.0	-
											125% OF CONNECTED	3.7	1
									TOT 4		FIRST 10KVA + 50% REMAINDER ILATED DEMAND LOAD PER NEC	0.0	-
									IUIA	L CALCU	LATED DEIVIAND LOAD PER NEC	ა./	K۷

MIN	. AIC	NOT	ES:

48

0.0 KVA

0.0 KVA

8.2 KVA

0.0 KVA

0 KVA

8.2 KVA

65% OF CONNECTED

100% OF CONNECTED

125% OF CONNECTED

CONNECTED + 25% LARGEST

FIRST 10KVA + 50% REMAINDER

TOTAL CALCULATED DEMAND LOAD PER NEC

- STUDY SHALL BE BASED ON THE INFORMATION OBTAINED FROM THE UTILITY'S AIC LETTER THAT SPECIFIES AVAILABLE FAULT CURRENT AT THE MAIN SWITCHBOARD. COORDINATE WITH OWNER TO
- PROCUREMENT AND INSTALLATION, IN ADDITION, THE AIC LETTER (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO AHJ PRIOR TO INSTALLATION.
- PROPOSED ELECTRICAL EQUIPMENT (I.E. THE MAIN PANEL) IS ADEQUATELY SIZED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.

	M1	VOLTAGE	:	208/	120	BUS SIZ	E:	20	00A	MIN. AIC:	SEE N	OTES
	SURFACE	PHASE/WI	RE:	3PH	4W	MAIN:		20	00A	SERVED FROM:	MS	В
BKR/ POLE	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	К	DESCRIPTION	BKR/ POLE	CKT NO.
		0.0										2
		0.0					0.03			FCU-1A	15/2	
	HP-1											4
			0.0				0.03					
										_		6
				0.0						FCU-1B	15/2	
			_				-			4		8
15/2	FCU-2A	0.0										
										4		10
			0.0							FCU-2B	15/2	<u> </u>
				-	1	1				4		12
15/2	FCU-2C			0.0	<u> </u>		-					
			-							4		14
		0.0								FCU-2D	15/2	-
										4		16
15/2	FCU-3A		0.0	0.0	-							
					<u> </u>					4		18
		0.0		0.0	<u> </u>					FCU-3B	15/2	
			1							4		20
15/2	FCU-4	0.0	0.0									
										4		22
			0.0	0.0	<u> </u>					FCU-5	15/2	
										4		24
15/2	FCU-6			0.0								
			-							4		26
		0.0	0.0							FCU-7	15/2	-
										4		28
15/2	FCU-8		0.0	0.0	+							-
					1	+				\dashv		30
		0.0		0.0	1	1	-			FCU-9A	15/2	
			1			+				+		32
15/2	FCU-9B	0.0	0.0	}						+		1
				1		1				\dashv		34
	1		0.0	0.8	+	+			1	FCU-10	15/2	
					1	+			1	+		36
15/2	ERV-1	0.8			1	+	-					
			1			+				+		38
			0.8	1		1	-			ERV-2	15/2	
				1		+				-		40
15/2	ERV-3		- 3.0	0.8	1	1						+
										-		42
		0.0			1		2.55			ERV-4	15/2	
			1				0.83			1		44
	1		0.0	1						+		\vdash
										1		46
		\dashv	—		+				 	- SPARE	15/2	-
	15/2 15/2 15/2 15/2 15/2	SURFACE DESCRIPTION	SURFACE PHASE WIND DESCRIPTION OA	SURFACE PHASE/WIFE PHASE PHAS	SURFACE PHASE/WITTON OA OB OC BKRV POLE DESCRIPTION 0.0	SURFACE PHASE/FITON POLE - OA - OB - OC - R BKR/POLE DESCRIPTION 0 0.0 0.0 - O.0 - O.	BIRY POLE DESCRIPTION 9A 9B 9C R LIC BIRY POLE 100 9A 9B 9C R LIC BIRY POLE 0.0 0.0 0.0 1.0	BRRY POL DESCRIPTION PAS PAS PAS LIC M BRRY POL DESCRIPTION 0	Result of the properties of the	Book Properties Propert	Pout	No. Pub Pub

0.0

7.6

21.10

22.82

2 3 0.0 0.0 7.6 0.0 0.0

CONNECTED LOAD SUBTOTALS

CONNECTED LOAD (AMPS):

DEMAND LOAD (AMPS):

CONNECTED LOAD (KVA)

											TINOT TORVIT : 30 /0 INEIW/ MINDER	7.00	10070		
									TOTA	L CALCU	JLATED DEMAND LOAD PER NEC	34.6	KVA		
AME:		L1	VOLTAGE	<u>.</u>	208/	120	BUS SIZ	 'E:	10	00A	MIN. AIC :	SEE N	OTES	NAME:	
OUNT:		SURFACE	PHASE/WI	RE:	3PH		MAIN:		+	00A	SERVED FROM:	MS		MOUN'	
CKT	BKR/	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	К	DESCRIPTION	BKR/	СКТ	СКТ	ВК
NO.	POLE											POLE	NO.	NO.	POI
1	20/1	LTG LEVEL 1	0.3				0.25		<u> </u>		LTG LEVEL 1	20/1	2	1	20/
			0.2	0.4			0.18		<u> </u>						_
3	20/1	LTG LEVEL 1		0.1			0.12				LTG LEVEL 1 WALL	20/1	4	3	20,
			1	0.4	0.2	-	0.39							<u> </u>	+
5	20/1	LTG DINING/COMM		-	0.2		0.10				LTG LEVEL 1 WALL	20/1	6	5	20/
			0.3		0.4		0.30								+
7	20/1	LTG KITCHEN	0.3				0.27				LTG OFFICE/LAUNDRY	20/1	8	7	20/
			1	0.2			0.23								+
9	20/1	LTG OFFICES		0.3			0.33				LTG UTILITY	20/1	10	9	20/
			1		0.2	†	0.15								+
11	20/1	LTG OUTDOOR			0.2		0.15				LTG OFFICES	20/1	12	11	20/
12	20/4	CDADE	0.0								CDADE	20/1	14	12	700
13	20/1	SPARE	0.0								SPARE	20/1	14	13	20/
15	20/1	SPARE		0.0							SPARE	20/1	16	15	20/
10	20/1	OI AILE]	0.0							OI AINE	20/1	10		20/
17					0.0								18	17	20/
					0.0										
19			0.0	.							_		20	19	20/
			0.0											<u> </u>	
21				0.0							4		22	21	20/
			-	0.0	0.0	<u> </u>			<u> </u>					<u> </u>	+
23					0.0	<u> </u>					-		24	23	20/
ONNE	TED LOAD	_) Subtotals	1	1	1	0.0	2.9	0.0	0.0	0.0				<u> </u>	+
	CTED LOAD		•	 2.9	•	0.0	2.3	0.0	0.0	0.0	\dashv			25	20/
		CONNECTED LOAD (AMPS):		8.11		-					65% OF CONNECTED	0.0	KVA		+
		DEMAND LOAD (AMPS):		10.13		+					100% OF CONNECTED		KVA	27	20/
		<u> </u>				1					CONNECTED + 25% LARGEST		KVA		+
											125% OF CONNECTED	3.7	KVA	29	20,
											FIRST 10KVA + 50% REMAINDER	0.0	KVA	05	- 00
									TOTA	L CALCU	JLATED DEMAND LOAD PER NEC	3.7	KVA	25	20/
														27	20,
														21	20/
														29	20,
														23	20/
	N / I N I	AIO NOTEO:												25	20/
	<u>IVIIIV.</u>	AIC NOTES:													
		NTRACTOR SHALL PROVIDE S												27	20/
		JIPMENT RATINGS AS NECES													

- OBTAIN AIC LETTER.
- 2. THE INTERRUPTING RATING OF THE MAIN PANEL SHALL BE VERIFIED WITH PG&E AND AHJ PRIOR TO
- UPON RECEIPT OF THE AIC LETTER, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE

NAME:		R1	VOLTAGE:		208/		BUS SIZ	E :	10	0A	MIN. AIC :	SEE N	
MOUNT:		SURFACE	PHASE/WI	RE:	3PH	4W	MAIN:		10	0A	SERVED FROM:	MS	В
CKT	BKR/	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	K	DESCRIPTION	BKR/	CKT
NO.	POLE		ΨΛ	,	+0			.,,	,,			POLE	NO.
1	20/1	OFFICE RECEP	1.1			1.08					OFFICE RECEP	20/1	2
<u>'</u>	20/1	OT TOE NEOLI	0.9			0.90					OTTIOE REGEL	20/1	
3	20/1	OFFICE RECEP		0.7		0.72					OFFICE RECEP	20/1	4
<u> </u>				0.9		0.90					G. 1.102 1.202.		
5					0.8				0.75		1		6
	20/2	PTAC-1			0.8				0.75		PTAC-1	20/2	
7			0.8						0.75				8
·			0.8						0.75				
9				0.8					0.75		1		10
	20/2	PTAC-1		0.8					0.75		PTAC-1	20/2	
11					0.8				0.75				12
					0.8				0.75				
13			0.8						0.75		RECEP	20/1	14
	20/2	PTAC-1	0.0								1,202		
15	20/2			0.8					0.75		RECEPTION RECEP	20/1	16
.,			_	0.5		0.54					1,2021 110111,2021		
17	20/1	FACP*			1.0		1.00				CORRIDOR RECEP	20/1	18
					0.9	0.90							
19	20/1	SPARE	0.0								- SPARE	20/1	20
.,		0.711.2	0.0								0171112	20, .	
21	20/1	SPARE		0.0							- SPARE	20/1	22
		0.711.2	_	0.0							0171112		
23	20/1	SPARE			0.0						- SPARE	20/1	24
		0.711.2			0.0						0171112	20, .	
25			0.0								1		26
			0.0										
27				0.0							1		28
			_	0.0									
29					0.0						1		30
					0.0								
31			0.0								1		32
			0.0										
33				0.0							_		34
			4	0.0									
35					0.0						1		36
					0.0		<u> </u>						
		SUBTOTALS	4	4	5	5.0	1.0	0.0	7.5	0.0	_		
CONNEC	TED LOAD			13.5									1
		CONNECTED LOAD (AMPS)		37.58		_					65% OF CONNECTED		KVA
		DEMAND LOAD (AMPS):		38.28							100% OF CONNECTED	7.5	KVA

BUS SIZE:

CONNECTED + 25% LARGEST

FIRST 10KVA + 50% REMAINDER

TOTAL CALCULATED DEMAND LOAD PER NEC

MIN. AIC:

125% OF CONNECTED

1.3 KVA

5.04 KVA

SEE NOTES

MSB

16.61 KVA

FIRST 10KVA + 50% REMAINDER

TOTAL CALCULATED DEMAND LOAD PER NEC

		OOM / NOL	1 11/10=/1111	_ :	"		1417 1114.		٠. ٠	0/1	OLIVED I IVOIII.	"""	_
СКТ	BKR/	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	К	DESCRIPTION	BKR/	СКТ
NO.	POLE		471	45	+0	1		141	'`	- 1		POLE	NO.
1	20/1	RM 119 RECEP, LTG, SD	1.18			1.08	0.10						2
1	20/1	TRIVITI'S REGEL , ETG, GD	0.75						0.75		RM 119 PTAC	20/2	
3	20/1	RM 119 KITCHEN RECEP		1.60		1.50	0.10				_ KWI 119 FTAC	20/2	4
J	20/1	KWI 119 KITOHEN RECEP		0.75					0.75				4
5	20/1	RM 120 RECEP, LTG, SD			1.18	1.08	0.10						6
5	20/1	INVI 120 NEGEF, ETG, 3D			0.75				0.75		RM 120 PTAC	20/2	
7	20/1	RM 120 KITCHEN RECEP	1.60			1.50	0.10				T RIVI 120 PTAC	20/2	8
7	20/1	RIVI 120 KITCHEN RECEP	0.75						0.75				0
9	20/1	RM 121 RECEP, LTG, SD		1.18		1.08	0.10						10
9	20/1	TRIW 121 REGEL , ETG, OB		0.75					0.75		RM 121 PTAC	20/2	10
11	20/1	RM 121 KITCHEN RECEP			1.60	1.50	0.10					20/2	12
11	20/1	KW 121 KITCHEN RECEP			0.75				0.75				12
13	20/1	RM 122 RECEP, LTG, SD	1.18			1.08	0.10						14
13	20/1	TAW 122 INCOLL, LTG, OD	0.75						0.75		RM 122 PTAC	20/2	14
15	20/1	RM 122 KITCHEN RECEP		1.60		1.50	0.10				TRIVI 122 PTAC	20/2	16
13	20/1	RIVI 122 KITOHEN RECEP		0.75					0.75				10
17	20/1	RM 123 RECEP, LTG, SD			1.18	1.08	0.10						18
17	20/1	RIVI 123 RECEP, LTG, 3D			0.75				0.75		RM 123 PTAC	20/2	10
19	20/1	DM 102 KITCHEN DECED	1.60			1.50	0.10				T KIWI 123 PTAC	20/2	20
19	20/1	RM 123 KITCHEN RECEP	0.75						0.75				20
24	20/4	RM 124 RECEP, LTG, SD		1.18		1.08	0.10						22
21	20/1	KIVI 124 RECEP, LTG, SD		0.75					0.75		DM 404 DTAC	20/2	22
22	20/4	DM 404 KITCHEN DECED			1.60	1.50	0.10				RM 124 PTAC	20/2	24
23	20/1	RM 124 KITCHEN RECEP			0.75				0.75				24
٥٢	20/4	RM 125 RECEP, LTG, SD	1.18			1.08	0.10						26
25	20/1	KIVI 125 RECEP, LTG, SD	0.75						0.75		DM 405 DTAC	20/2	20
27	20/1	RM 125 KITCHEN RECEP		1.60		1.50	0.10				RM 125 PTAC	20/2	28
21	20/1	RIVI 123 KITOHEN RECEP		0.75					0.75				20
29	20/1	RM 127 RECEP, LTG, SD			1.18	1.08	0.10						30
29	20/1	RIVI 127 RECEP, LTG, 3D			0.75				0.75		RM 127 PTAC	20/2	30
25	20/1	RM 127 KITCHEN RECEP	1.60			1.50	0.10				RIVI 127 PTAC	20/2	32
20	20/1	RIVI 127 KITCHEN RECEP	0.75						0.75				32
27	20/4	DM 120 DECED LTC OD		1.18		1.08	0.10						24
27	20/1	RM 129 RECEP, LTG, SD		0.75					0.75		DM 120 DTAC	20/2	34
29	20/1	RM 129 KITCHEN RECEP			1.60	1.50	0.10				RM 129 PTAC	20/2	36
29	ZU/ I	IVINI 172 KITOUEN KECEL			0.75				0.75				J0
25	20/1	SPARES	0.00										38
20	ZU/ I	SEANES	6.00]				6.00		MANAGERS UNIT	100/2	36
27	20/1	SPARES		0.00							INIANAGENS UNII	100/2	40
۷1	ZU/ I	OF AINLO		6.00					6.00				40
29	20/4	SPARES			0.00								42
29	20/1	JEANES			0.00								42
CONNEC	CTED LOAD	SUBTOTALS	19	19	13	23.2	1.8	0.0	25.5	0.0		<u> </u>	
CONNEC	CTED LOAD	O (KVA)		50.5									
		CONNECTED LOAD (AMPS):		140.23							65% OF CONNECTED	0.0	KVA
		DEMAND LOAD (AMPS):		123.13							100% OF CONNECTED	25.5	KVA
											CONNECTED + 25% LARGEST	0.0	KVA
											125% OF CONNECTED	2.3	KVA
l								•			FIDOT 4010/A FOO/ DEMAINDED	40.04	10.74

AME:		DP1	VOLTAGE		208/		BUS SIZ	E:		0A	MIN. AIC :	SEE N	
OUNT:		SURFACE	PHASE/WI	RE:	3PH	4W	MAIN:		12	5A	SERVED FROM:	MS	B
CKT NO.	BKR/ POLE	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	К	DESCRIPTION	BKR/ POLE	CKT NO.
		D	1.18			1.08	0.10						
1	20/1	RM 131 RECEP, LTG, SD	0.75						0.75		RM 131 PTAC	20/2	2
3	20/1	RM 131 KITCHEN RECEP		1.60		1.50	0.10				- INWINITAGE	20/2	4
			_	0.75	1.18	1.08	0.10		0.75				<u> </u>
5	20/1	RM 133 RECEP, LTG, SD			0.75	1.06	0.10		0.75		_		6
7	00/4	DM 422 KITOLIEN DEGED	1.60			1.50	0.10				RM 133 PTAC	20/2	
7	20/1	RM 133 KITCHEN RECEP	0.75						0.75				8
9	20/1	RM 134 RECEP, LTG, SD		1.18		1.08	0.10		0.75				10
			_	0.75	1.60	1.50	0.10		0.75		RM 134 PTAC	20/2	
11	20/1	RM 134 KITCHEN RECEP			0.75	1.50	0.10		0.75		_		12
12	00/4	DM 125 DECED LTC CD	1.18			1.08	0.10						14
13	20/1	RM 135 RECEP, LTG, SD	0.75						0.75		RM 135 PTAC	20/2	14
15	20/1	RM 135 KITCHEN RECEP		1.60		1.50	0.10				111111111111111111111111111111111111111	20/2	16
			_	0.75	1 10	1.00	0.10		0.75				├
17	20/1	RM 126 RECEP, LTG, SD			1.18 0.75	1.08	0.10		0.75		_		18
40	00//		1.60		""	1.50	0.10				RM 126 PTAC	20/2	
19	20/1	RM 126 KITCHEN RECEP	0.75						0.75				20
21	20/1	RM 128 RECEP, LTG, SD		1.18		1.08	0.10					20/2	22
		, ,		0.75	4.00	4.50	0.40		0.75		RM 128 PTAC		
23	20/1	RM 128 KITCHEN RECEP			1.60 0.75	1.50	0.10		0.75		_		24
		D14 400 DE0ED 1 TO 0D	1.18		0.70	1.08	0.10		0.70				
25	20/1	RM 130 RECEP, LTG, SD	0.75						0.75		RM 130 PTAC	20/2	26
27	20/1	RM 130 KITCHEN RECEP		1.60		1.50	0.10				TRIM 130 FTAC	20/2	28
			_	0.75	4.40	4.00	0.40		0.75				
29	20/1	RM 132 RECEP, LTG, SD			1.18 0.75	1.08	0.10		0.75				30
0.5	00/4	D14 400 14/T01/T11 DE0ED	1.60		0.70	1.50	0.10		0.70		RM 132 PTAC	20/2	
25	20/1	RM 132 KITCHEN RECEP	0.75						0.75				32
27	20/1	RM 144 RECEP, LTG, SD		1.18		1.08	0.10						34
			_	0.75	1.60	1.50	0.10		0.75		RM 144 PTAC	20/2	
29	20/1	RM 144 KITCHEN RECEP			0.75	1.50	0.10		0.75				36
0.5	00.44	DM 445 DECED LTC OD	1.18			1.08	0.10						1 00
25	20/1	RM 145 RECEP, LTG, SD	0.75]					0.75		RM 145 PTAC	20/2	38
27	20/1	RM 145 KITCHEN RECEP		1.60		1.50	0.10					20/2	40
			\dashv	0.75	1.18	1.08	0.10		0.75				
29	20/1	RM 146 RECEP, LTG, SD			0.75	1.00	0.10		0.75		1		42
OF.	00/4	DM 446 KITOLIEN DECED	1.60			1.50	0.10				RM 146 PTAC	20/2	4.4
25	20/1	RM 146 KITCHEN RECEP	0.75						0.75				44
27	20/1	RM 147 RECEP, LTG, SD		1.18		1.08	0.10				4		46
			_	0.75	1.60	1.50	0.10		0.75		RM 147 PTAC	20/2	
29	20/1	RM 147 KITCHEN RECEP			0.75	1.50	0.10		0.75		1		48
ONNEC	TED LOAD	SUBTOTALS	17	17	17	31.0	2.4	0.0	18.0	0.0		1	1
NNEC	TED LOAD	(KVA)		51.4	-							_	
		CONNECTED LOAD (AMPS	S):	142.57							65% OF CONNECTE	D 0.0	KVA

NAME:		DP2	VOLTAGE:		-	/120	BUS SIZ	t:		0A	MIN. AIC :	SEE NO	
MOUNT:		SURFACE	PHASE/WII	RE:	3PH	I 4W	MAIN:		12	5A	SERVED FROM:	MSI	В
CKT NO.	BKR/ POLE	DESCRIPTION	ФА	ФВ	ФС	R	L/C	М	N	K	DESCRIPTION	BKR/ POLE	CKT NO.
1	20/1	RM 148 RECEP, LTG, SD	1.18			1.08	0.10						2
			0.75	1.60	-	1.50	0.10		0.75		RM 148 PTAC	20/2	
3	20/1	RM 148 KITCHEN RECEP		0.75	-	1.00	0.10		0.75				4
5	20/1	RM 149 RECEP, LTG, SD			1.18 0.75	1.08	0.10		0.75		1		6
7	20/1	RM 149 KITCHEN RECEP	1.60		0.75	1.50	0.10				RM 149 PTAC	20/2	8
9	20/1	RM 150 RECEP, LTG, SD	0.75	1.18		1.08	0.10		0.75				10
	20/1	NW 100 NEOLI , ETO, OD	-	0.75	1.60	1.50	0.10		0.75		RM 150 PTAC	20/2	10
11	20/1	RM 150 KITCHEN RECEP			0.75	1.30	0.10		0.75				12
13	20/1	RM 151 RECEP, LTG, SD	1.18 0.75			1.08	0.10		0.75		-		14
15	20/1	RM 151 KITCHEN RECEP	3.70	1.60	1	1.50	0.10		0.70		RM 151 PTAC	20/2	16
	20/1	IOT INTONEITINEOLI	-	0.75	1.18	1.08	0.10		0.75				10
17	20/1	RM 152 RECEP, LTG, SD			0.75	1.00	0.10		0.75			20/2	18
19	20/1	RM 152 KITCHEN RECEP	1.60 0.75			1.50	0.10		0.75		INVI 192 FIAC	20/2	20
21	20/4	DM 153 DECED LTC CD	0.75	1.18	1	1.08	0.10		0.75				22
۷۱	20/1	RM 153 RECEP, LTG, SD	_	0.75	1.00	4.50	0.40		0.75		RM 153 PTAC	20/2	
23	20/1	RM 153 KITCHEN RECEP			1.60 0.75	1.50	0.10		0.75		-		24
25	20/1	RM 155 RECEP, LTG, SD	1.18 0.75			1.08	0.10		0.75		_		26
27	20/1	RM 155 KITCHEN RECEP	0.75	1.60	1	1.50	0.10		0.75		RM 155 PTAC	20/2	28
<u></u>		THE TOTAL STIENT THE SELECTION OF THE SE	-	0.75	1.18	1.08	0.10		0.75				20
29	20/1	RM 101 RECEP, LTG, SD			0.75	1.00	0.10		0.75		- RM 101 PTAC	20/2	30
25	20/1	RM 101 KITCHEN RECEP	1.60 0.75	_		1.50	0.10		0.75			LVIL	32
27	20/1	RM 103 RECEP, LTG, SD	3.70	1.18	1	1.08	0.10						34
			-	0.75	1.60	1.50	0.10		0.75		RM 103 PTAC	20/2	
29	20/1	RM 103 KITCHEN RECEP			0.75				0.75				36
25	20/1	RM 105 RECEP, LTG, SD	1.18 0.75	_		1.08	0.10		0.75		_		38
27	20/1	RM 105 KITCHEN RECEP	30	1.60	1	1.50	0.10				RM 105 PTAC	20/2	40
			-	0.75	0.00				0.75				
29	20/1	SPARE			0.00						- SPARE	20/2	42
25	20/1		0.00	-							-	_	44
27	20/1			0.00	1								46
20	20/4		-	0.00	0.00								40
29 CONNEC	20/1	CUIDTOTAL C	15	45	0.00	25.0	2.0	0.0	45.0	0.0			48
	TED LOAD) SUBTOTALS) (KVA)	10	15 42.8	13	25.8	2.0	0.0	15.0	0.0	-		
		CONNECTED LOAD (AMPS):		118.80							65% OF CONNECTED	0.0	KVA
		DEMAND LOAD (AMPS):		98.26							100% OF CONNECTED	15.0	
			•			1					CONNECTED + 25% LARGEST	0.0	KVA
									•		125% OF CONNECTED	2.5	KVA
								•		I	FIRST 10KVA + 50% REMAINDER	17.9	KVA
							1		TOTA	L CALCU	LATED DEMAND LOAD PER NEC	35.4	KVA

NAME:		DP3	VOLTAGE:		208/		BUS SIZ	Ľ,	150		MIN. AIC :	SEE NO	
MOUNT:		SURFACE	PHASE/WII	RE:	3PH	4W	MAIN:	i	12	5A 	SERVED FROM:	MS	B
CKT NO.	BKR/ POLE	DESCRIPTION	ΦА	ФВ	ФС	R	L/C	М	N	К	DESCRIPTION	BKR/ POLE	CI N
			1.18			1.08	0.10						
1	20/1	RM 100 RECEP, LTG, SD	0.75	1					0.75		-		2
	0014	DM 400 WTOUEN DEOED		1.60	1	1.50	0.10				RM 100 PTAC	20/2	
3	20/1	RM 100 KITCHEN RECEP		0.75					0.75				4
5	20/1	RM 102 RECEP, LTG, SD			1.18	1.08	0.10						
		, , , , ,			0.75				0.75		RM 102 PTAC	20/2	
7	20/1	RM 102 KITCHEN RECEP	1.60			1.50	0.10		0.75		-		8
			0.75	1.18	-	1.08	0.10		0.75				
9	20/1	RM 104 RECEP, LTG, SD		0.75	-	1.00	0.10		0.75		-		1
				0.70	1.60	1.50	0.10		0.70		RM 104 PTAC	20/2	
11	20/1	RM 104 KITCHEN RECEP			0.75				0.75		1		1
42	004	DM 400 DECED LTC CD	1.18			1.08	0.10						
13	20/1	RM 106 RECEP, LTG, SD	0.75						0.75		RM 106 PTAC	20/2	1
15	20/1	RM 106 KITCHEN RECEP		1.60		1.50	0.10				TAW 1001 1AO	20/2	1
. `	_0/1			0.75					0.75				<u> </u>
17	20/1	RM 107 RECEP, LTG, SD			1.18	1.08	0.10		0 7-				1
			1.60		0.75	1.50	0.10		0.75		RM 107 PTAC	20/2	
19	20/1	RM 107 KITCHEN RECEP	0.75	1		1.50	0.10		0.75		-		2
			0.70	1.18	1	1.08	0.10		0.70				
21	20/1	RM 108 RECEP, LTG, SD		0.75	1				0.75		1	00/0	2
00	004	DM 400 KITOLIEN DEOED			1.60	1.50	0.10				RM 108 PTAC	20/2	
23	20/1	RM 108 KITCHEN RECEP			0.75				0.75				2
25	20/1	RM 109 RECEP, LTG, SD	1.18			1.08	0.10						2
20	20/1	,	0.75						0.75		RM 109 PTAC	20/2	_
27	20/1	RM 109 KITCHEN RECEP		1.60		1.50	0.10						2
				0.75	1.18	1.08	0.10		0.75				
29	20/1	RM 110 RECEP, LTG, SD			0.75	1.08	0.10		0.75		-		3
			1.60		0.73	1.50	0.10		0.73		RM 110 PTAC	20/2	
25	20/1	RM 110 KITCHEN RECEP	0.75						0.75		1		3
07	2014	DM 444 DECED LTC CD		1.18	1	1.08	0.10						١,
27	20/1	RM 114 RECEP, LTG, SD		0.75					0.75		RM 114 PTAC	20/2	3
29	20/1	RM 114 KITCHEN RECEP			1.60	1.50	0.10				- INWITHEFTAC	2012	3
					0.75				0.75				
25	20/1	RM 116 RECEP, LTG, SD	1.18			1.08	0.10		0.75		-		3
			0.75	1.60]	1.50	0.10		0.75		RM 116 PTAC	20/2	
27	20/1	RM 116 KITCHEN RECEP		0.75]	1.50	0.10		0.75		1		4
	. -	DW 447 DECET 152 25		· · · · ·	1.18	1.08	0.10		<u> </u>				
29	20/1	RM 117 RECEP, LTG, SD			0.75				0.75		DM 147 DT 40	00/0	4
25	20/1	DM 117 KITCHEN DECED	1.60			1.50	0.10				RM 117 PTAC	20/2	4
25	∠U/ I	RM 117 KITCHEN RECEP	0.75						0.75				4
27	20/1	RM 118 RECEP, LTG, SD		1.18		1.08	0.10						4
		, -,		0.75		<u> </u>			0.75		RM 118 PTAC	20/2	<u> </u>
29	20/1	RM 118 KITCHEN RECEP			1.60	1.50	0.10		0.75				4
CONNEC	TED I OAD	SUBTOTALS	17	17	0.75 17	31.0	2.4	0.0	0.75 18.0	0.0			
	TED LOAD		- 11	51.4	L''	31.0	2.7	0.0	10.0	0.0	†		
		CONNECTED LOAD (AMPS):		142.57							65% OF CONNECTED	0.0	KVA
		DEMAND LOAD (AMPS):		115.14							100% OF CONNECTED	18.0	
	_		_	_	_						CONNECTED + 25% LARGEST	0.0	KVA
											125% OF CONNECTED	3.0	KVA
						1	1				FIRST 10KVA + 50% REMAINDER	20.48	Lizin

N	AME:	LCP1 - LIGHTING CONTROL PANEL							
RELAY	PNL./ CIRCUIT	DESCRIPTION	SENSOR/CONTROL	NOTES					
R1	L1 / 11	WALL MOUNTED LIGHTING LEVEL 1	ASTRONOMICAL TIMER/DIMMER	1,2,3					
R2	L1 / 11	WALL MOUNTED LIGHTING COMMUNITY ROOM L1	ASTRONOMICAL TIMER/DIMMER	1,2,3					
R3		SPARE							
R4		SPARE							
NOTES:	•	•	•	•					

65% OF CONNECTED 100% OF CONNECTED

125% OF CONNECTED

FIRST 10KVA + 50% REMAINDER 20.48 KVA

CONNECTED + 25% LARGEST

TOTAL CALCULATED DEMAND LOAD PER NEC 41.5 KVA

18.0 KVA

3.0 KVA

1. EXTERIOR EGRESS LIGHTING SHALL TURN ON AT FULL BRIGHTNESS AT DUSK, DIM DOWN TO A PRESET LEVEL AT A PRE-PROGRAMMED TIME WHEN

DAYLIGHT IS NOT AVAILABLE AND TURN OFF AT DAWN.	
2. COORDINATE WITH OWNER FOR TIME SCHEDULING OF EACH ZONE.	

DEMAND LOAD (AMPS):

115.14

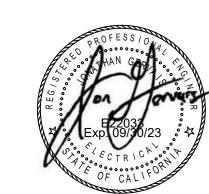
NAME:		MANAGER UNIT		MIN. AIC:	10),000	
MOUNT:		RECESSED		SERVED FROM:	I	OP4	
VOLTAGE:		120/208		BUS SIZE:	100 MLO		
PHASE/WIRE	:	1PH 3W		MAIN:			
CKT NO.	BKR/ POLE	DESCRIPTION	Φ	DESCRIPTION	BKR/ POLE	CKT NO.	
1	20/1	SMALL APPLIANCE	А	SMALL APPLIANCE	20/1	2	
3	20/1	LIGHTS + SD	В	BATHROOM OUTLET	20/1	4	
5	20/1	KITCHEN HOOD	А	RANGE	40/2	6	
7	20/1	DISPOSAL	В	KANGE	40/2	8	
9	20/1	RECEPTACLE	А	RECEPTACLE	20/1	10	
11	20/1	RECEPTACLE	В	SPARE	20/1	12	

MIN. AIC NOTES:

OBTAIN AIC LETTER.

- 1. CONTRACTOR SHALL PROVIDE SHORT CIRCUIT COORDINATION AND ARC FLASH STUDIES AND ADJUST EQUIPMENT RATINGS AS NECESSARY. PROVIDE ARC FLASH RATING LABELS AS REQUIRED BY CODE. STUDY SHALL BE BASED ON THE INFORMATION OBTAINED FROM THE UTILITY'S AIC LETTER THAT SPECIFIES AVAILABLE FAULT CURRENT AT THE MAIN SWITCHBOARD. COORDINATE WITH OWNER TO
- 2. THE INTERRUPTING RATING OF THE MAIN PANEL SHALL BE VERIFIED WITH PG&E AND AHJ PRIOR TO PROCUREMENT AND INSTALLATION, IN ADDITION, THE AIC LETTER (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO AHJ PRIOR TO INSTALLATION.
- 3. UPON RECEIPT OF THE AIC LETTER, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE PROPOSED ELECTRICAL EQUIPMENT (I.E. THE MAIN PANEL) IS ADEQUATELY SIZED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.





NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

PANELBOARD SCHEDULES

SHEET NO.

ELECTRICAL TITLE 24

11/24/2021 3:54:20 PM © Y.A. studio

Electrical Power Distribution Electrical Power Distribution NRCC-ELC-E (Created 01/20) NRCC-ELC-E (Created 01/20) CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE This document is used to demonstrate compliance with mandatory requirements in §130.5 for electrical systems in newly constructed nonresidential, high-rise residential and Project Name: ELISEO, LARKSPUR hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use this document to demonstrate compliance per §141.0(a) or Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 <u>§141.0(b)2P</u> for alterations.

Project Name: ELISEO, LARKSPUR D. EXCEPTIONAL CONDITIONS Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. A. GENERAL INFORMATION Table B indicates the project is exempt from §130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that 01 Project Location (city) 02 Occupancy Types Within Project: indicates instantaneous kW demand and kWh for a utility-definied period. / Hotel/ Motel ✓ Support Areas Parking Garage High-Rise Residential Relocatable Healthcare Facilities Other (Write In): E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction. B. PROJECT SCOPE Table Instructions: Include any electrical service systems that are within the scope of the permit application. 04 Demand Response Controls F. SERVICE ELECTRICAL METERING Where required, demand response controls must This Section Does Not Apply Provided | subject to CA | be specified which are capable of receiving and Metering Elec Code automatically responding to at least one Electrical Service G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING Scope of Work¹ System Article 517 standards based messaging protocol which Designation/ (kVA) This Section Does Not Apply Exception to Exception to enables demand response after receiving a Description §130.5(a)² §130.5(a)&(b) demand response signal. Sections §120.2, §130.1 H. VOLTAGE DROP and §130.3 and compliance documents NRCC-Table Instructions: Please complete this table for entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both MCH, NRCC-LTI and NRCC-LTS will indicate when feeders and branch circuits to demonstrate compliance with §130.5(c). For alterations, only the altered circuits must demonstrate compliance per §141.0(b)2Piii. Add/Alt to feeders and branch circuits demand response controls are required. MAIN SWITCHBOARD 'MSB' Sheet Number for Voltage Drop nbined Voltage Drop on Installed Feeder/Branch Location of Voltage Drop Field Inspector Electrical Service Calculations in Construction FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c), no other requirements from 130.5 are required. Circuit Conductors Compliance Method Designation/ Description Calculations1 Documents ² Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period. Permitted by CA Elec C. COMPLIANCE RESULTS §130.5(c))* Table Instructions: If this table says "DOES NOT COMPLY" refer to Table D. for guidance and review the Table that indicates "No". *NOTES If "Permitted by CA Elec Code*" is selected under Compliance Method above, please indicate where the exception applies in the space provided below. FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible". Service Electrical Separation for Controlled Voltage Drop Metering Monitoring Receptacles §130.5(c) Compliance Results §130.5(a) §130.5(b) §130.5(d) I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES (See Table I) (See Table F) (See Table G) (See Table H) This Section Does Not Apply **COMPLIES with Exceptional Conditions** CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards January 2020 CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards January 2020 STATE OF CALIFORNIA STATE OF CALIFORNIA **Electrical Power Distribution Electrical Power Distribution** CALIFORNIA ENERGY COMMISSION NRCC-ELC-E (Created 01/20) NRCC-ELC-E (Created 01/20) CALIFORNIA ENERGY COMMIS CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE Project Name: ELISEO, LARKSPUR Project Name: ELISEO, LARKSPUR Report Page: Page 4 of 4 Report Page: Page 3 of 4 Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 Date Prepared: Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 Date Prepared: 1/11/2022 J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION DOCUMENTATION AUTHOR'S DECLARATION STATEMENT Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in I certify that this Certificate of Compliance documentation is accurate and complete. Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/ Documentation Author Name: Documentation Author Signature: title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/ **ENGINEERING 350** Signature Date: 1/11/2022 Company: Field Inspector Pass Fail 3106 FILLMORE ST CEA/ HERS Certification Identification (if applicable): NRCI-ELC-01-E - Must be submitted for all buildings. City/State/Zip: SAN FRANCISCO, CA 94123 RESPONSIBLE PERSON'S DECLARATION STATEMENT K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE I certify the following under penalty of perjury, under the laws of the State of California: There are no Certificates of Acceptance applicable to electrical power distribution requirements. 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer) 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. Responsible Designer Name: RAY KEANE Responsible Designer Signature: I de Alens ENGINEERING 350 Date Signed: 1/11/2022

City/State/Zip:

January 2020

STATE OF CALIFORNIA

STATE OF CALIFORNIA

YES

3106 FILLMORE ST

SAN FRANCISCO, CA 94123

January 2020

M31584

415-354-0006

License:

Page 3 of 6

Date Prepared:

ELECTRICAL TITLE 24

ISSUANCE:

NO. DESCRIPTION

11/24/2021 3:54:20 PM © Y.A. studio

H. INDOOR LIGHTING CONTROLS (Not Including PAFs) Controls Compliance (See Table H for Details) COMPLIES with Exceptional Conditions Rated Power Reduction Compliance (See Table Q for Details) Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. D. EXCEPTIONAL CONDITIONS **Building Level Controls** This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. Shut-Off Controls Field Inspector Mandatory Demand Response Table H Indoor Lighting Controls Permit Applicant Notes: §110.12(c) §130.1(c) Pass Fail MECHANICAL ROOM 113E: AREA IS LESS THAN 100 SF AND CONSIDERED A MECHANICAL/ELECTRICAL ROOM. Not Required ≤ 10,000 SF See Area/Space Level Controls Area Level Controls Selections made in Table U have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation. Primary/Skylit Secondary Interlocked Field Inspector Multi-Level Complete Building or Area Category | Area Controls E. ADDITIONAL REMARKS Area Description Controls Controls Daylighting Daylighting Systems Primary Function Area §130.1(a) This table includes remarks made by the permit applicant to the Authority Having Jurisdiction. §130.1(b) §130.1(c) §130.1(d) §140.6(d) §140.6(a)1 Pass Fail NRCC-LTI-E FORM SUBMITTED ONLY FOR UNCONDITIONED AREAS. CONDITIONED AREAS ARE INCLUDED IN PERFORMANCE METHOD REPORT, REFER TO MECHANICAL MECHANICAL ROOM Manual ON/ All Other Building Exempt* Exempt* 113E *NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. F. INDOOR LIGHTING FIXTURE SCHEDULE Plan Sheet Showing Daylit Zones: EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; Table Instructions: Include all permanent designed lighting and all portable lighting in offices. EXCEPTION 1 to §130.1(d)2 Designed Wattage: Unconditioned Spaces AREA IS LESS THAN 100 SF AND CONSIDERED A MECHANICAL/ELECTRICAL ROOM. Modular | Small Aperture | Watts per | How Wattage is | Total number | Exempt per Complete Luminaire Description (Track) Fixture & Color Change¹ luminaire² determined luminaires <u>§140.6(a)3</u> I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS A1A 2' STRIP WRAPAROUND Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power Total Designed Watts UNCONDITIONED SPACES: 17 allowances per §140.6(c) or adjustments per §140.6(a) are being used. Unconditioned Spaces ¹ FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05. Additional Allowances / Allowed Allowed Complete Building or Area Category Area ² Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the Density Adjustment Wattage Area Description Primary Function Area (Watts) Area Category PAF (W/ft^2) 0.4 63 25.2 MECHANICAL ROOM 113E All Other Building G. MODULAR LIGHTING SYSTEMS 25.2 See Tables J or P for detail This Section Does Not Apply CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards STATE OF CALIFORNIA **Indoor Lighting** CALIFORNIA ENERGY COMMISSION NRCC-LTI-E (Created 04/21) CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE Project Name: ELISEO, LARKSPUR Project Name: ELISEO, LARKSPUR Page 6 of 6 Page 5 of 6 Date Prepared: Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904 DOCUMENTATION AUTHOR'S DECLARATION STATEMENT Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www2.energy.ca.gov/ I certify that this Certificate of Compliance documentation is accurate and complete title24/2019standards/2019 compliance documents/Nonresidential Documents/NRCI/ Documentation Author Name: Documentation Author Signature: Field Inspector Form/Title **ENGINEERING 350** Company: 1/11/2022 Pass Fail Address: 3106 FILLMORE ST CEA/ HERS Certification Identification (if applicable): O NRCI-LTI-01-E - Must be submitted for all buildings City/State/Zip: SAN FRANCISCO, CA 94123 415-354-0006 NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the laws of the State of California: NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference L. The information provided on this Certificate of Compliance is true and correct. room, a multipurpose room, or a theater to be recognized for compliance. . I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance. Compliance (responsible designer) 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. . The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE . I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an documentation the builder provides to the building owner at occupancy. Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html Responsible Designer Name: RAY KEANE Responsible Designer Signature: Toda acens Field Inspector Form/Title **ENGINEERING 350** Date Signed: 1/11/2022 Pass Fail 3106 FILLMORE ST M31584 NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls. City/State/Zip: SAN FRANCISCO, CA 94123 415-354-0006 NRCA-LTI-03-A - Must be submitted for automatic daylight controls. NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls. NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF). NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMIS

Date Prepared:

Indoor Lighting

NRCC-LTI-E (Created 04/21)

CERTIFICATE OF COMPLIANCE

Project Name: ELISEO, LARKSPUR

Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards

CERTIFICATE OF C		7 Y Y		The second second	4.4	2/1	0.00	10.4.00.00	10000 000		A 11 A	15211 50	NRCC-
This document is i prescriptive path.	used to demons	trate compliance	e with requireme	nts in <u>§110.9,</u> <u>§</u>	110.12	2(c), §130.0	0, 513	30.1, <u>§140.6,</u> an	d <u>§141.0(b)2</u> fo	or inc	door lighting scop	oes using th	ie
Project Name:	ELISEO, LARKSP	The state of the s					Repo	rt Page:					Page 1
roject Address:	1251 SOUTH EL	ISEO DRIVE, LAR	KSPUR, CA 94904	1	-			Prepared:					1/11/
A. GENERAL INF	ORMATION												
01 Project Local			LARK	SPUR		04 Tota	al Cor	nditioned Floor	Area (ft ²)				
02 Climate Zone				2				conditioned Flo	CALL OF THE STREET, ST		(1)	63	
	ypes Within Pro	oject (select all ti		Marahaura			Stori	ies (Habitable A	The state of the s		77.6	1	
Office Parking Gai	rage [Retail High-Rise Res	and the second s	Warehouse Relocatable			althc	STREET, STREET	School Other (write	in)	100000	ort Areas	
3. PROJECT SCO	A-100000	nec						0270					
Table Instructions 5140.6 or <u>5141.0(</u> calculation metho	: Include any lig <u>b)2</u> for alteratio d, please open	ons. WARNING: on a new form or use of Work	Changing the Cal	하네요 한다면 하는데 이번 보이 잘하는데 뭐요? 한다면 하다.	d in th	his table wi	II resu	ult in the deletio	THE PARTY OF THE PROPERTY OF THE PARTY OF TH		y input. If you ne	ed to chan	ge the
MAY C	Project Consists	of (shock all tha	t apply):	Ca		02	4	03	2) (alcu	04 Ilation Method		05
New Lighting	All the graph of the state of t	of (check all tha	r ahhià):	Ca	IJBIDJII	ion Method	ч	Area (ft	ar. ==	11,122.00	plete Building	A	rea (ft 63
T HEAVE ENTINE	J,5teill									-0111	Piece panding		U.J
Altered Light	ing System												
			= 152					9			V500 (200)	**	
		To	tal Area of Work	(ft ²)							63		
C. COMPLIANCE	RESULTS												
able Instructions		his table says "D	OES NOT COMPL	Y" or "COMPLIE	ES with	h Exception	al Co	nditions" refer t	to Table D. for	guid	ance.		
			ting Power per §								10.6(a) (Watts)	Complian	nce Re
Lighting in conditioned and	01	02	03	04		05		06	07		08		09
unconditioned spaces must not be combined for compliance per	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	= To	otal Allowe (Watts)	ed ≥	Total Designed (Watts)	Adjustments PAF Control Credits §140.6(a)2	_	Total Adjusted (Watts) *Includes	05 Mu:	st be ≥ .40.6
§140.6(b)1.	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(-) (See Table P)		Adjustments		
Conditioned:					=		>			=			
Unconditioned:	200							444			4	2.200	APR
able Continued A Building Energy	25.2 Efficiency Standa	rds - 2019 Nonresi	dential Compliance	e: http://www.er	= nergy.c	25.2 ca.gov/title2	4/201			=	17	CON	
TATE OF CALIFORNIA	Efficiency Standa	rds - 2019 Nonresi	dential Compliance	e: http://www.er		15 A 2 2 2 2 2 2 3 2 3 2 3 2 3 2 3 2 3 2 3				=	17 CALIFORNIA EN		Apri
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0-CERTIFICATE OF C	efficiency Standa ng 1/21) OMPLIANCE		dential Compliance	e: http://www.er		ca.gov/title2	4/201	9standards					Apri SSION NRCC
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created OCERTIFICATE OF C	efficiency Standar ng 1/21) OMPLIANCE ELISEO, LARKSP	PUR				ca.gov/title2	4/201 Repo	9standards rt Page:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created OCERTIFICATE OF C	efficiency Standar ng 1/21) OMPLIANCE ELISEO, LARKSP	PUR				ca.gov/title2	4/201 Repo	9standards					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0-CERTIFICATE OF C	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL	'UR ISEO DRIVE, LAR	KSPUR, CA 9490 ²	1	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0- CERTIFICATE OF CO Project Name: Project Address:	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL	'UR ISEO DRIVE, LAR	KSPUR, CA 9490 ²	1	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA INCC-LTI-E (Created 0-CERTIFICATE OF COPT) Project Name: Project Address:	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL	'UR ISEO DRIVE, LAR	KSPUR, CA 9490 ²	1	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
TATE OF CALIFORNIA ndoor Lighti RCC-LTI-E (Created O- CERTIFICATE OF C Project Name: Project Address: ADDITIONAL I	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALLI Not Apply	OWANCE: ARE	KSPUR, CA 9490 ² A CATEGORY M	I IETHOD QUAL	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0- CERTIFICATE OF CO Project Name: Project Address: I. ADDITIONAL I This Section Does C. TAILORED ME	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALLI Not Apply	OWANCE: ARE	KSPUR, CA 9490 ² A CATEGORY M	I IETHOD QUAL	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0-CERTIFICATE OF C	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL IGHTING ALLI Not Apply ETHOD GENER Not Apply	OWANCE: AREA	KSPUR, CA 94904 A CATEGORY M	I IETHOD QUAL	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA INCOLTI-E (Created OF CONTINUE) Project Name: Project Address: I. ADDITIONAL INTRINS Section Does K. TAILORED ME This Section Does	ng 1/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL	OWANCE: AREA	KSPUR, CA 94904 A CATEGORY M	I IETHOD QUAL	nergy.c.	ca.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					April SSION NRCC Page 1/11
Table Continued CA Building Energy TATE OF CALIFORNIA INCOLTI-E (Created OF COPTO) CERTIFICATE OF COPTO) Project Name: Project Address: I. ADDITIONAL INTRINS Section Does K. TAILORED METHIS Section Does L. ADDITIONAL INTRINS Section Does L. ADDITIONAL INTRINS Section Does L. ADDITIONAL INTRINS Section Does This Section Does	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALLI Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply	OWANCE: AREA OWANCE: AREA OWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M POWER ALLOWA ORED WALL DI	IETHOD QUAL ANCE SPLAY	JIFYIN	ia.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					April SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA INCC-LTI-E (Created Or CERTIFICATE OF COPTO) Project Name: Project Address: C. ADDITIONAL INTERPRETATION ALITHIS Section Does C. TAILORED METALS This Section Does M. ADDITIONAL INTERPRETATION ALITHIS SECTION DOES M. ADDITIONAL INTERPRETATION DOES M. ADDITIONAL IN	ng 1/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL IGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply	OWANCE: AREA OWANCE: AREA OWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M POWER ALLOWA ORED WALL DI	IETHOD QUAL ANCE SPLAY	JIFYIN	ia.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA ndoor Lighti IRCC-LTI-E (Created 0- CERTIFICATE OF CO Project Name: Project Address: I. ADDITIONAL I This Section Does K. TAILORED ME This Section Does L. ADDITIONAL I	ng 1/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL IGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply	OWANCE: AREA OWANCE: AREA OWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M POWER ALLOWA ORED WALL DI	IETHOD QUAL ANCE SPLAY	JIFYIN	ia.gov/title2	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA INCC-LTI-E (Created Or CERTIFICATE OF COPTO) Project Name: Project Address: C. ADDITIONAL INTERPRETATION ALITHIS Section Does C. TAILORED METALS This Section Does M. ADDITIONAL INTERPRETATION ALITHIS SECTION DOES M. ADDITIONAL INTERPRETATION DOES M. ADDITIONAL IN	ng 4/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply	OWANCE: ARE OWANCE: TAIL LOWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M POWER ALLOW ORED WALL DI	IETHOD QUAL ANCE SPLAY AND TASK LIG	JIFYIN	IG LIGHTII	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
TATE OF CALIFORNIA INCOLUTIONAL I CA Building Energy TATE OF CALIFORNIA INCOLUTIONAL I CONTROL C	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply	OWANCE: ARE OWANCE: TAIL LOWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M POWER ALLOW ORED WALL DI	IETHOD QUAL ANCE SPLAY AND TASK LIG	JIFYIN	IG LIGHTII	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
Table Continued CA Building Energy TATE OF CALIFORNIA INCOLTI-E (Created OF COPTO) CONTINUES CONTINUES CADDITIONAL INTERMEDIAL INTERM	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL IGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply	OWANCE: AREA OWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M OWER ALLOW ORED WALL DI ILORED FLOOR LORED ORNAM	IETHOD QUAL ANCE SPLAY AND TASK LIG	JIFYIN SHTIN	IG LIGHTII	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
TATE OF CALIFORNIA INCOLUTIONAL I CA Building Energy TATE OF CALIFORNIA INCOLUTIONAL I CERTIFICATE OF CO Project Name: Project Address: I. ADDITIONAL I This Section Does II. ADDITIONAL I This Section Does III. ADDITIONAL	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL	OWANCE: AREA OWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M OWER ALLOW ORED WALL DI ILORED FLOOR LORED ORNAM	IETHOD QUAL ANCE SPLAY AND TASK LIG	JIFYIN SHTIN	IG LIGHTII	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
TATE OF CALIFORNIA IN ADDITIONAL IN Section Does M. ADDITION DOES M. ADDITION DOES M. ADDI	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL	OWANCE: AREA OWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL	KSPUR, CA 94904 A CATEGORY M OWER ALLOW ORED WALL DI ILORED FLOOR LORED ORNAM	IETHOD QUAL ANCE SPLAY AND TASK LIG	JIFYIN SHTIN	IG LIGHTII	4/201 Repo Date	9standards rt Page: Prepared:					Apri SSION NRCC Page
TATE OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CONTROL OF CONTR	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply	OWANCE: AREA COWANCE: AREA COWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL	A CATEGORY M OWER ALLOW ORED WALL DI LORED FLOOR LORED ORNAM	ETHOD QUAL ANCE SPLAY AND TASK LIG	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					Apri SSION NRCC Page
TATE OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CONTROL INDUSTRIES OF CONTR	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply	OWANCE: AREA COWANCE: AREA COWANCE: TAIL LOWANCE: TAIL	A CATEGORY M OWER ALLOW ORED WALL DI LORED FLOOR LORED ORNAM LORED VERY VA	ANCE SPLAY AND TASK LIGHT ALUABLE MER VER ADJUSTIV	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					April SSION NRCC Page
TATE OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CALIFORNIA INDUSTRIES OF CONTROL OF CONTR	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply	OWANCE: AREA COWANCE: AREA COWANCE: TAIL LOWANCE: TAIL	A CATEGORY M OWER ALLOW ORED WALL DI LORED FLOOR LORED ORNAM LORED VERY VA	ANCE SPLAY AND TASK LIGHT ALUABLE MER VER ADJUSTIV	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					Apri SSION NRCC Page
TATE OF CALIFORNIA INDUSTRIES CONTINUED IN TATE OF CALIFORNIA INDUSTRIES CONTINUED IN TATE OF CALIFORNIA INDUSTRIES CONTINUED IN TATE OF CALIFORNIA IN THE SECTION DOES IN ADDITIONAL IN THE SECTION DOES IN THE SECTION	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply LIGHTING ALL Not Apply EIGHTING ALL Not Apply LIGHTING ALL Not Apply ER REDUCTION Not Apply ER REDUCTION Not Apply	OWANCE: AREA COMANCE: TAIL LOWANCE: TAIL	A CATEGORY M OWER ALLOW ONED WALL DI LORED FLOOR LORED ORNAM LORED VERY VA	ANCE SPLAY AND TASK LIGHT ALUABLE MER VER ADJUSTIVE IONS	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					Apri SSION NRCC Page
Table Continued Table Of California RCC-LTI-E (Created Occentificate Of Continue) Troject Name: Troject Address: This Section Does	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL NOT APPL	OWANCE: AREA COMANCE: TAIL LOWANCE: TAIL	A CATEGORY M OWER ALLOW ONED WALL DI LORED FLOOR LORED ORNAM LORED VERY VA	ANCE SPLAY AND TASK LIGHT ALUABLE MER VER ADJUSTIVE IONS	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					Apri SSION NRCC Page
TATE OF CALIFORNIA INDOOR LIGHTI CONTROL CONTR	ng A/21) OMPLIANCE ELISEO, LARKSP 1251 SOUTH EL LIGHTING ALL Not Apply ETHOD GENER Not Apply LIGHTING ALL Not Appl	OWANCE: AREA COWANCE: AREA COWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL LOWANCE: TAIL COMPLIANCE R ALTERATIONS	A CATEGORY M OWER ALLOW ORED WALL DI LORED FLOOR LORED ORNAM LORED VERY VA OL CREDIT (POV E FOR ALTERATI	ANCE SPLAY AND TASK LIGHT ALUABLE MER VER ADJUSTIVE IONS	IFYIN AL EF	IG LIGHTII	A/201 Repo Date	9standards rt Page: Prepared: YSTEM					Apri SSION NRCC Page

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards

STATE OF CALIFORNIA

DRAWINGS.

luminaire, not the lamp.

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 04/21)

YES

YES

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards

NO

Indoor Lighting

NRCC-LTI-E (Created 04/21)

CERTIFICATE OF COMPLIANCE

Project Name: ELISEO, LARKSPUR

Project Address: 1251 SOUTH ELISEO DRIVE, LARKSPUR, CA 94904

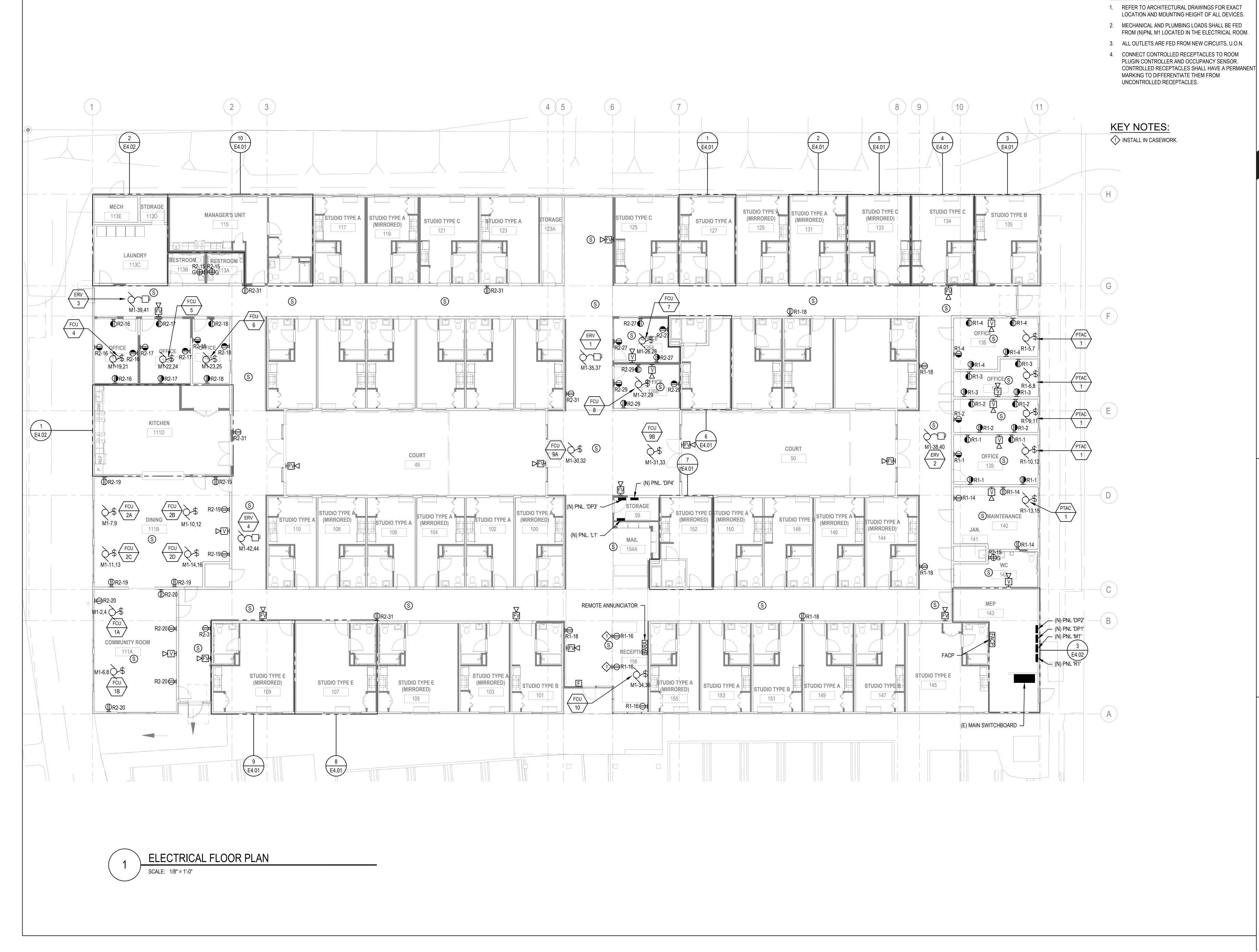
STATE OF CALIFORNIA

SHEET NOTES:

TITLE:
ELECTRICAL

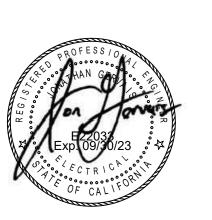
ELECTRICA
LEVEL 1
ISSUE:
TEAM:

SHEET NO. **E2.0**1



ELISEO, LARKSPUR





	JANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.21
	PERMIT SET	01.17.22

TITLE:
ELECTRICAL
ROOF PLAN
ISSUE:

SHEET NO.

E2.02

PROJECT
ELISEO, LARKSPU
1251 S ELISEO DR.
21018

studio



ISSUANCE:

LIGHTING LEVEL 1

SHEET NO.

SHEET NOTES:

OTHER TRADES.

WHEELCHAIR REACH.

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT

2. UNIT LOADS ARE FED FROM PNL. 'DP1', PNL. 'DP2', PNL. 'DP3', AND PNL. 'DP4'. REFER TO PANEL SCHEDULES.

3. DEVICES REQUIRING REACH OVER OBSTRUCTION SHALL

4. ALL SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.

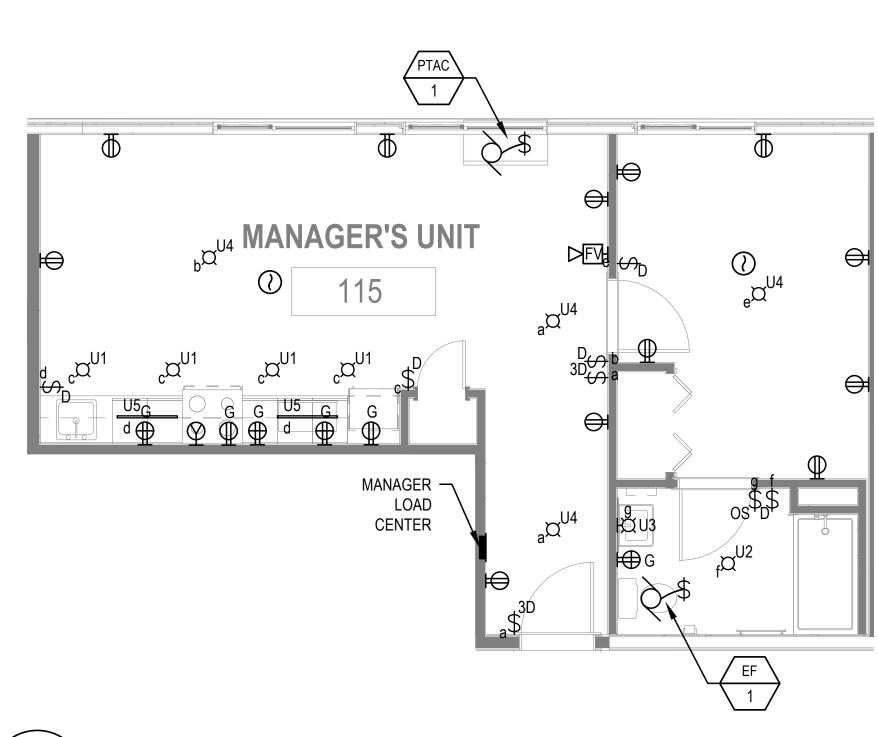
BE PLACED AT MAX. 44" AFF TO TOP OF BOX. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE PLACED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" AFF TO BOTTOM OF BOX. ALL OUTLETS SHALL BE WITHIN

LOCATION AND MOUNTING HEIGHT OF ALL DEVICES PRIOR TO INSTALLATION TO AVOID CONFLICT WITH

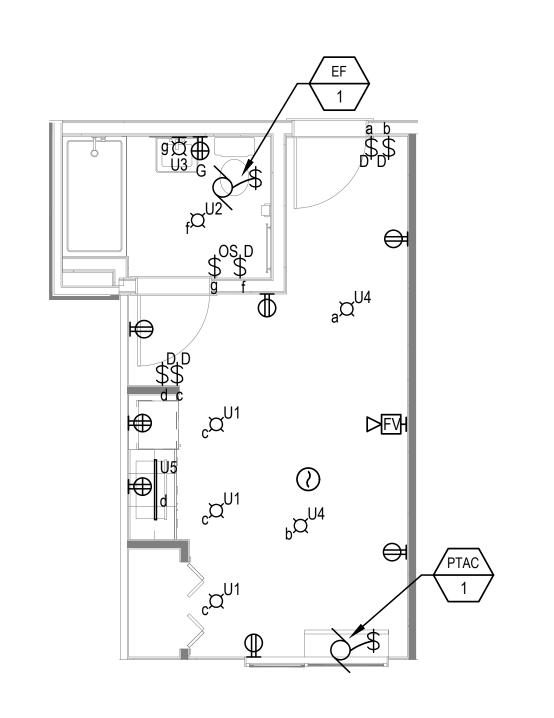
ELECTRICAL

ENLARGED UNITS

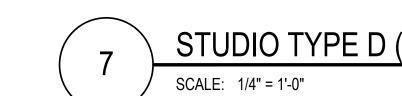
SHEET NO. E4.01

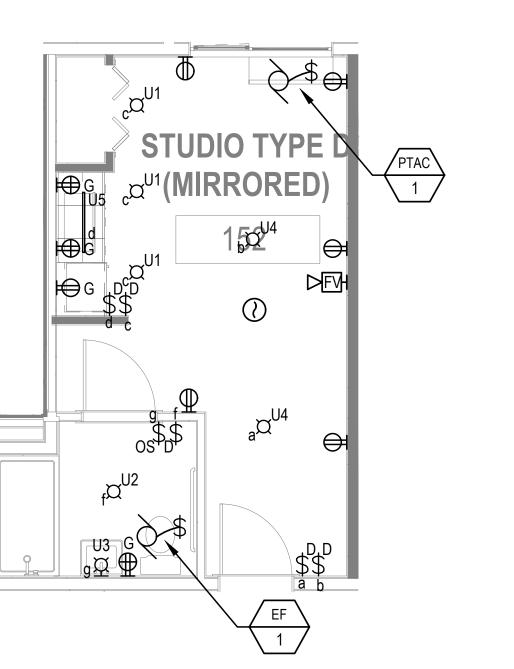


MANAGER'S UNIT SCALE: 1/4" = 1'-0"

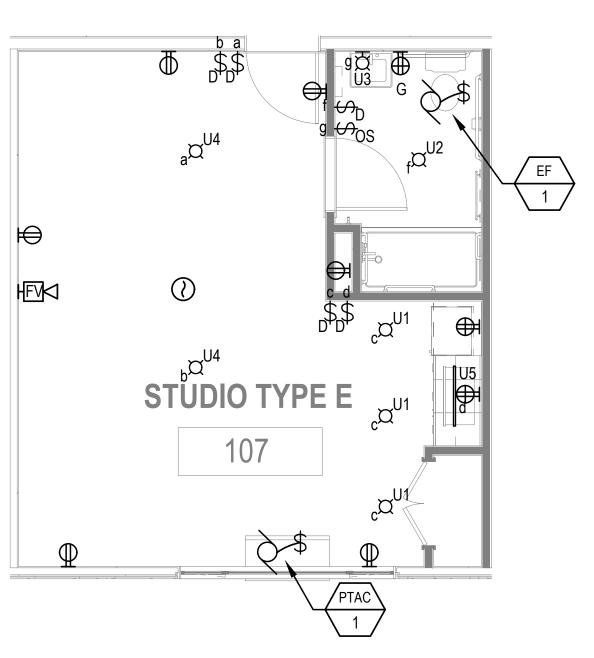


STUDIO TYPE D

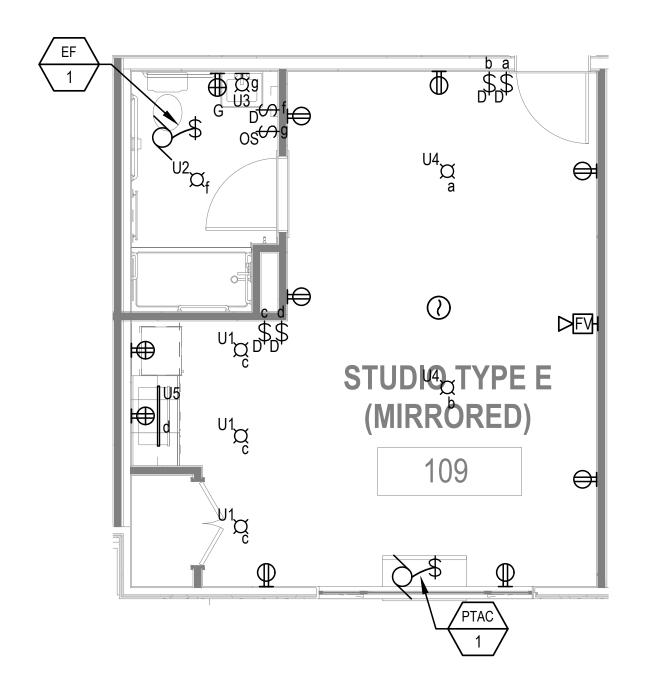




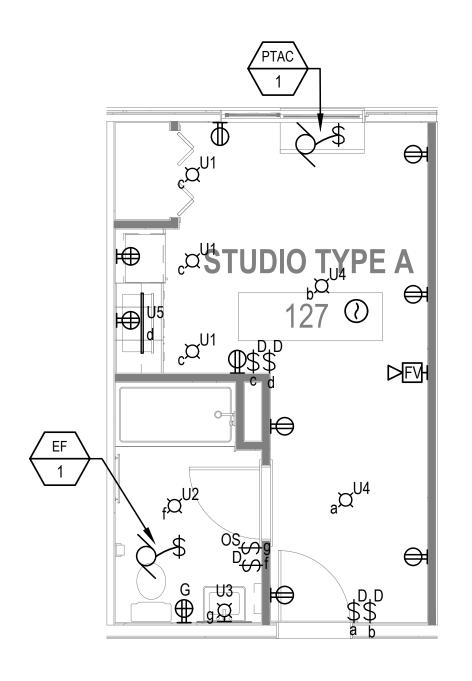




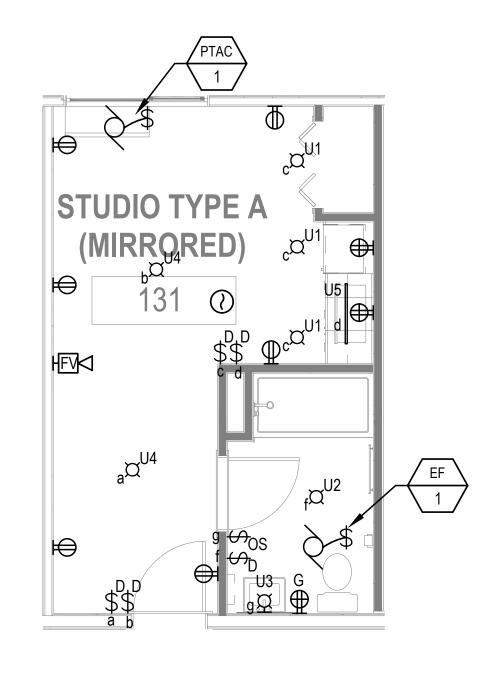
Q	STUDIO TYPE E
	SCALE: 1/4" = 1'-0"



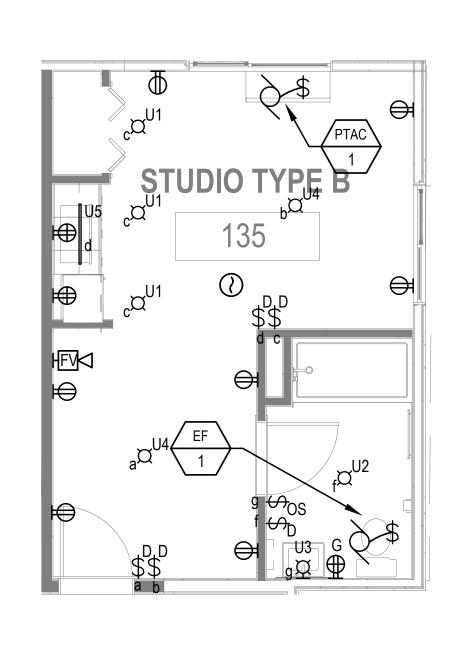
STUDIO TYPE E (MIRRORED)

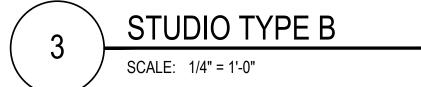


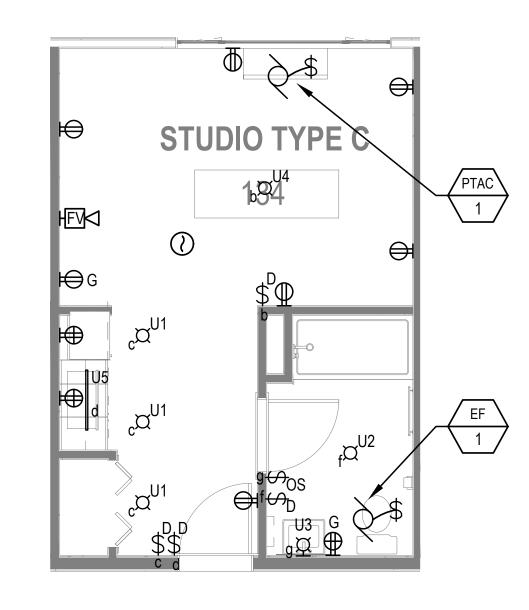




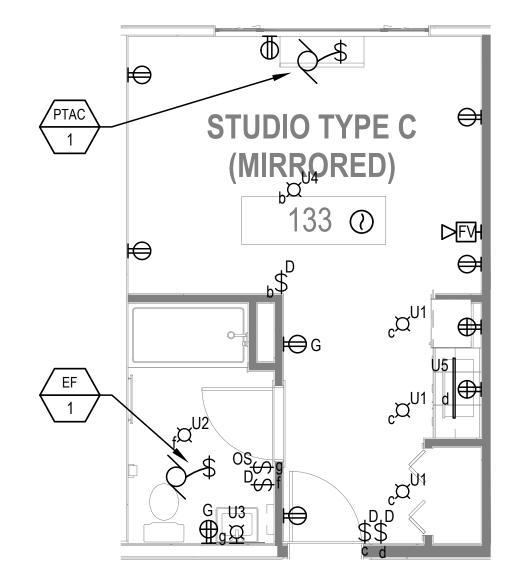
STUDIO TYPE A (MIRRORED)







STUDIO TYPE C
SCALE: 1/4" = 1'-0"



STUDIO TYPE C (MIRRORED) SCALE: 1/4" = 1'-0"

ELECTRICAL

ENLARGED PLANS

SHEET NO. E4.02

KEY NOTES:

KITCHEN HOOD ABOVE RANGE. COORDINATE EXACT LOCATION WITH ARCHITECT.

DRAWINGS.

2 UNDERCABINET LIGHTING FIXTURE LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL

OTHER TRADES. 2. COMMON AREA OUTLETS SHALL BE FED FROM (N)PNL R1 LOCATED IN ELECTRICAL ROOM.

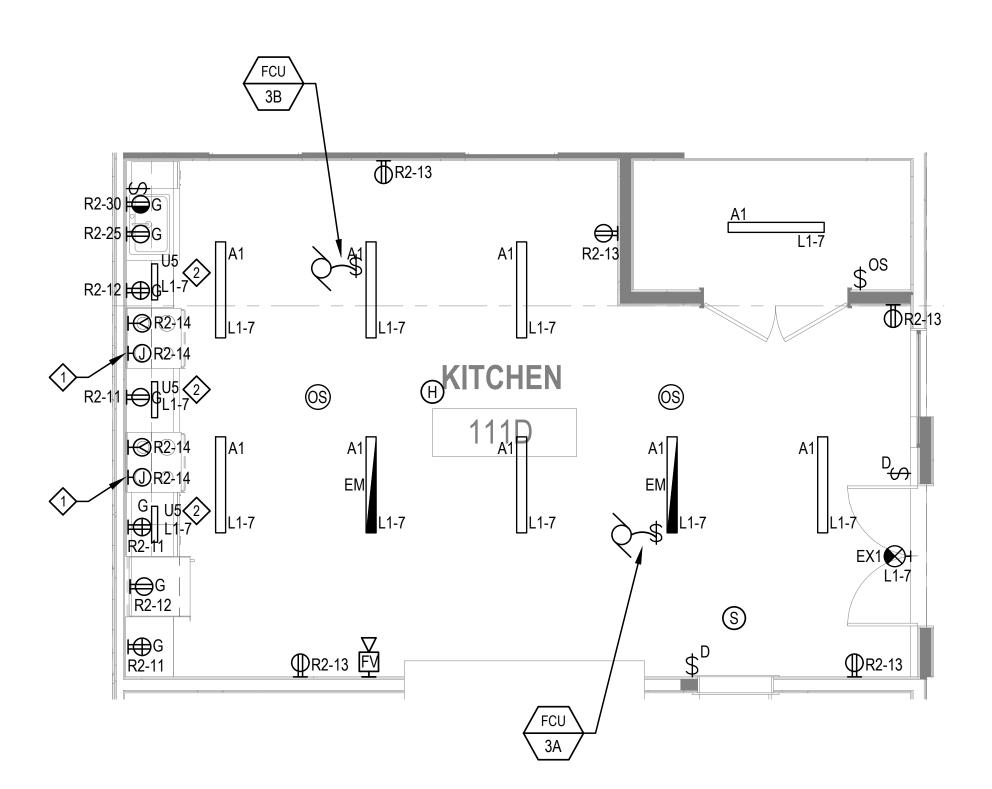
3. MECHANICAL AND PLUMBING LOADS SHALL BE FED FROM (N)PNL M1 LOCATED IN ELECTRICAL ROOM.

SHEET NOTES:

4. DEVICES REQUIRING REACH OVER OBSTRUCTION SHALL BE PLACED AT MAX. 44" AFF TO TOP OF BOX. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE PLACED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" AFF TO BOTTOM OF BOX. ALL OUTLETS SHALL BE WITHIN WHEELCHAIR REACH.

5. ALL SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE.

6. ALL OUTLETS ARE FED FROM NEW CIRCUITS, U.O.N.

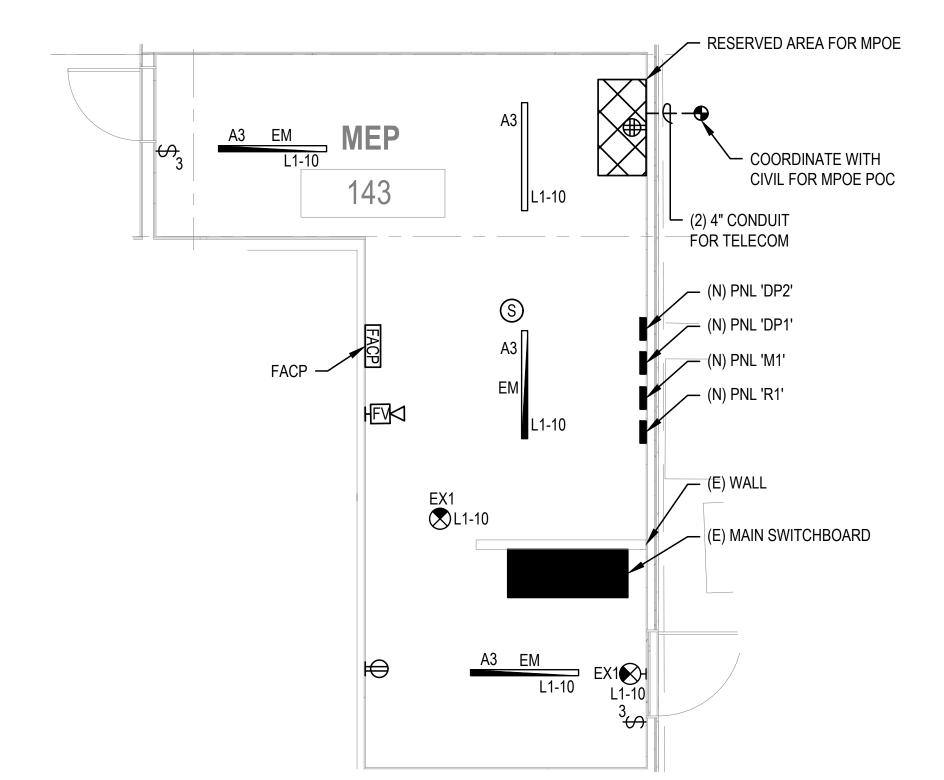


ELECTRICAL ENLARGED FLOOR PLAN - KITCHEN

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

/- (N) PNL. 'R2' - CLEARANCE REQUIRED PER CEC

ELECTRICAL ENLARGED FLOOR PLAN - LAUNDRY SCALE: 1/4" = 1'-0"



ELECTRICAL ENLARGED FLOOR PLAN - MEP ROOM SCALE: 1/4" = 1'-0"

	SUBSCRIPT KEY
SUBSCRIPT	CONDUCTORS PER CONDUIT
NONE	3 PHASE CONDUCTORS, CONDUIT GROUND
G	3 PHASE CONDUCTORS, 1 GROUNDING CONDUCTOR
N	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, CONDUIT GROUND
NG	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR
NGI	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR
NNG	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR
NNGI	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR

PARALLEL CONDUCT ARE INDICATED, PRO FOLLOWING TABLE:						
CIRCUIT RATING	15	20	30	40	50	60
SINGLE NEUTRAL CONDUCTOR SIZE	10	8	4	2	1	1/0
CIRCUIT RATING	70	80	90	100	125	
SINGLE NEUTRAL CONDUCTOR SIZE	2/0	3/0	4/0	250	250	
		E	XAMPLES			
SOURCE	- P225NG LOAI		CIRCUIT RAT		T	SCRIPT
			NOTES			

MODIFY IF USE OF 600MCM CONDUCTORS ARE DESIRED CONFIRM LUG SIZES ARE AVAILABLE.

REDUCE NUMBER OF WIRES FOR SINGLE PHASE AND 2-POLE CIRCUITS.

WIRING SCHEDULE

CIRCUIT

RATING

125

150

200

300

NONE G

1 1.25

2 | 2.5 |

2.5 3

3 | 3.5 |

WIRING SCHEDULE - COPPER CONDUCTORS (0-600V)

CONDUIT SIZE (INCHES)

15 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 12

NGI

1 | 1.25 | 1.25 | 1.25 | 1.25

1.5

2

2.5

2.5

2.5

3.5

2@3

6@4

NG

0.75 0.75 0.75 0.75 0.75

0.75 0.75 0.75 0.75 0.75

1.25 1.25

2 2

2 2.5

2.5 2.5

3 3.5

3.5 4

2@2 | 2@2.5 | 2@2.5 | 2@2.5 | 2@3

2@3 | 2@3.5 | 2@4 | 2@4 |

400 | 2@2 | 2@2 | 2@2.5 | 2@2.5 | 2@2.5 | 2@3

600 | 2@2.5 | 2@3 | 2@3 | 2@3.5 | 2@3.5 | 2@3.5 | 2@4

800 | 3@2.5 | 3@3 | 3@3 | 3@3.5 | 3@3.5 | 3@3.5

3000 8@3.5 8@3.5 8@3.5 8@4 8@4 8@4 8@4

4@2.5 | 4@3 | 4@3 | 4@3.5 | 4@3.5 | 4@4

0.75 | 0.75 | 0.75 | 1

1 | 1.25 | 1.25 | 1.25 |

1.25 | 1.25 | 1.5

1.25 | 1.25 | 1.5

1.25 | 1.5 | 1.5 | 2

1.25 | 1.5 | 1.5 | 2

1.25 | 1.5 | 1.5 | 2

2.5 | 2.5 | 2.5 | 3

2@2.5 | 2@2.5 | 2@2.5 | 2@3

1000 | 3@3 | 3@3 | 3@3.5 | 3@4 |

1600 | 5@3 | 5@3 | 5@3.5 | 5@4

2000 | 6@3.5 | 6@3.5 | 6@4

2500 | 7@3.5 | 7@3.5 | 7@4

CONDUCTOR SIZE

GND/* IG

12

PHASE/

12

10

6

4

4

2

1/0

1/0

2/0

3/0

4/0

250

350 500

3/0

4/0

250

350

500

300

400

350

400

500

500

500

4/0

250

350

400

NNGI

1.5

2.5

2.5

NNG

1.5

1.5

0.75 0.75

0.75 0.75

2 2

2 2.5

2.5 2.5

2.5 2.5

3 3.5

2@3 2@3

2@3 2@3.5

2@4 2@5

3@4 3@4

5@4 5@4

7@4 7@4

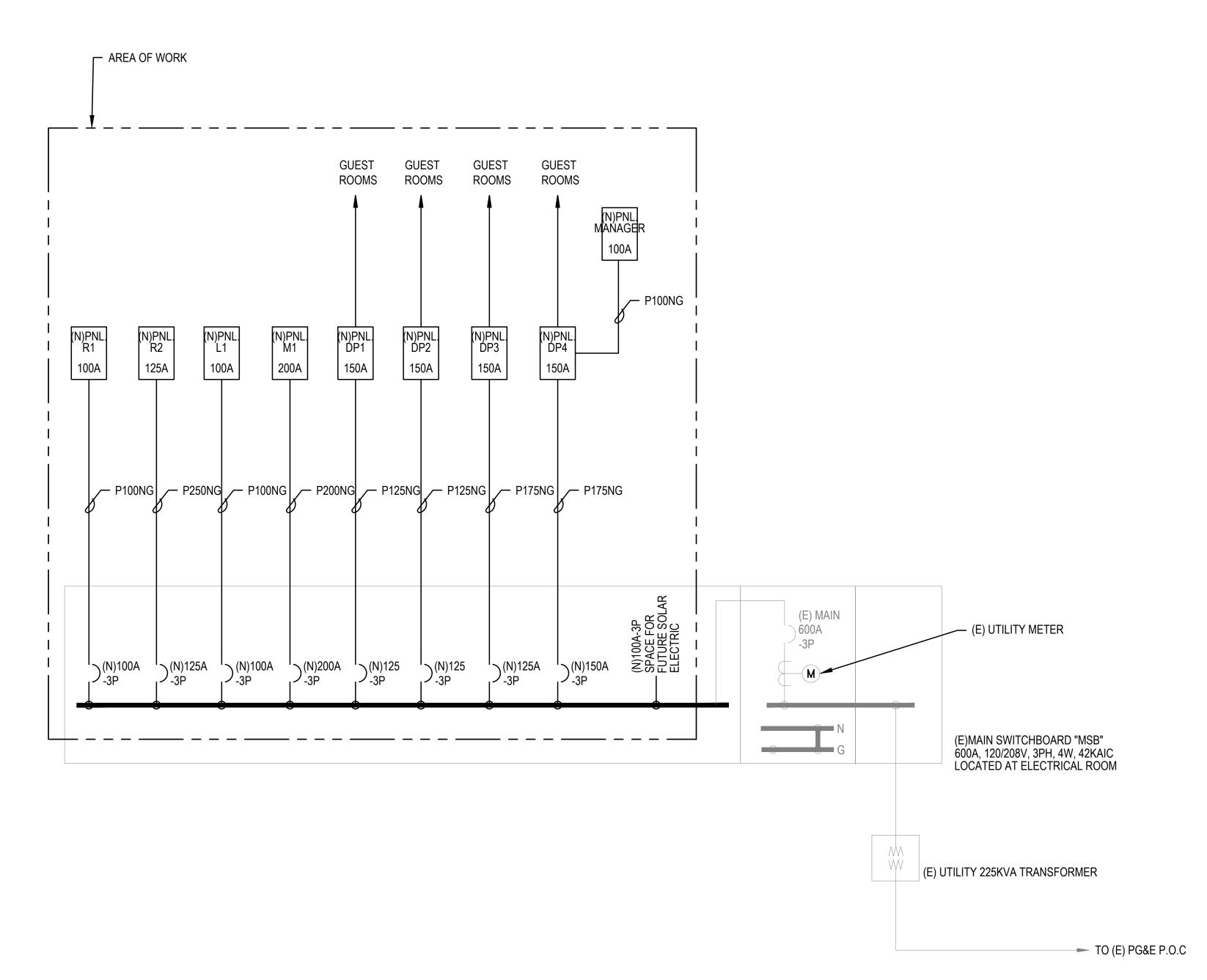
6@5

6@4

2.5

3.5

SCALE: NONE



1. ALL EQUIPMENT ARE EXISTING TO REMAIN, UON.

SHEET NOTES:

- 2. SINGLE LINE IS BASED ON PROVIDED AS-BUILTS AND LIMITED FIELD SURVEY. FIELD VERIFY INSTALLATION PRIOR TO BEGINNING WORK AND NOTIFY DESIGN TEAM OF ANY DISCREPANCIES IMMEDIATELY.
- 3. PROVIDE SHORT CIRCUIT, ARC-FLASH, AND COORDINATION STUDIES OF POWER DISTRIBUTION TO DETERMINE FINAL SYMMETRICAL INTERRUPT CAPACITY, ARC-FLASH PROTECTION, AND COORDINATION SETTINGS OF SWITCHBOARDS, METER CENTERS, DISTRIBUTION BOARDS, PANELBOARDS, AND LOAD CENTERS.
- 4. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF EQUIPMENT.

777 FLORIDA S OFFICE 415.92(www.ya-studio.c

studio

PROJECT
ELISEO, LARKSPUR
1251 S ELISEO DR.
21018

engineering 350 llc
3106 Fillmore Street,
San Francisco, CA 94123
T:415-328-1450
www.engineering350.com



NO.	DESCRIPTION	DATE
	50% CD	12.20.2
	PERMIT SET	01.17.22

TITLE:
ELECTRICAL SINGLE
LINE DIAGRAM
ISSUE:

EAW.

SHEET NO.

E5.0

1 SINGLE LINE DIAGRAM
SCALE: NONE

OVERFLOW DRAIN PIPING CONDENSATE DRAIN

— — — — G — — — — NATURAL GAS PIPING (LOW PRESSURE) NATURAL GAS PIPING (MEDIUM PRESSURE) LIQUIFIED PETROLEUM GAS

RAINWATER LEADER PIPING FIRE MAIN PIPING AUTOMATIC FIRE SPRINKLER PIPING SUMP PUMP DISCHARGE

SEWAGE EJECTOR PUMP DISCHARGE INDUSTRIAL COLD WATER PIPING _____ ICW _____ IRRIGATION WATER _____ |W _____

---- MG ----

GREASE WASTE FIRE WATER SUPPLY COMBINED SPRINKLER STAND PIPE FUEL OIL SUPPLY

DRAIN PIPING

FUEL OIL RETURN FUEL OIL FILL FUEL OIL VENT FLOOR CLEAN OUT

PLUG CLEAN OUT SPRINKLER DRAIN MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER.

DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.

7. PIPES SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING

HOUSEKEEPING PADS SHALL BE 4 INCHES HIGH WITH A MINIMUM OF 6 INCHES CLEAR AROUND EQUIPMENT.

ALL CLEANOUTS SHALL BE INSTALLED PER SECTION 707.0 AND SECTION

719.0 OF THE CALIFORNIA PLUMBING CODE, 2013 EDITION. LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE HOT WATER CONTROLS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:

MAXIMUM FLOW RATE OF 0.5 GPM.

• FLOW RATE (GAL/CYCLE) FOR SELF- CLOSING VALVES OF

MAXIMUM OUTLET TEMPERATURE OF 110°F.

 CIRCULATING SERVICE WATER HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED.

SANITARY PIPING SHALL BE SLOPED AT 2% MINIMUM AND STORM DRAINAGE PIPING SHALL BE SLOPED AT 1% MINIMUM.

PLUMBING AND FIRE PROTECTION PIPING IS NOT TO BE INSTALLED IN ELECTRICAL ROOMS OR CLOSETS. TELEPHONE ROOMS, OR ELEVATOR EQUIPMENT ROOMS, EXCEPT PIPING SERVING THAT SPECIFIC ROOM.

13 DRAWINGS ARE ESSENTIAL DIAGRAMMATIC TO THE EXTENT THAT ALL OFF-SETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. EXAMINE DRAWINGS AND PREMISES IN ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING CONSTRUCTIONS. INSTALL APPARATUS AND EQUIPMENT IN ACCESSIBLE LOCATIONS.

14 FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATIONS OF PLUMBING EQUIPMENT.

ALL PIPING IN FINISHED AREAS SHALL BE PAINTED. EXPOSED PIPING, WHERE NECESSARY, SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO PLUMBING FIXTURES.

INSULATE ALL WATER PIPING PER TITLE 24 REQUIREMENTS.

ABSOLUTE ACCURACY OF DRAWING AND SPECIFICATIONS CANNOT BE GUARANTEED. THE DRAWINGS ARE SCHEMATIC IN NATURE AND WHILE EVERY EFFORT HAS BEEN MADE TO COORDINATE THE LOCATIONS OF EQUIPMENT PIPING, DUCT, AND ETC. WITH OTHER TRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE EXACT REQUIREMENTS GOVERNED BY ACTUAL JOB CONDITION.

25 ALL FLOOR DRAINS AND FLOOR SINKS WILL HAVE TRAP PRIMERS AND VENT PIPE CONNECTION. CONTRACTOR TO PROVIDE 1/2" TP AND MINIMUM 2"V PIPING TO ALL FD'S AND FS'S.

26 PENETRATION OF RATED ASSEMBLY SHALL BE FIRE-STOPPED. FOR STOPPING SYSTEM (MATERIAL AND DESIGN) SHALL CONFORM TO BOTH FLAME(F) AND TEMPERATURE(T) RATING AS REQUIRED BY LOCAL BUILDING CODE AND AS TESTED BY NATIONALLY ACCEPTED TEST AGENCIES PER ASTM E814 OR REPRESENTABLE OF FIELD CONDITION.

27 IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL WORK TO MEET OR EXCEED MINIMUM REQUIREMENTS STIPULATED IN CURRENT ISSUE OF APPLICABLE STANDARDS, CODES, OR REGULATIONS.

ALL PIPING SHALL BE HELD BACK 1 1/2" FROM FACE OF STUD GRAB BAR BLOCKING LOCATIONS (EVEN THOUGH BLOCKING IS SHEET METAL), SO SCREWS DON'T HIT PIPES. AS REQUIRED BY THE S.F MAYOR'S OFFICE ON DISABILITY. S.A.D FOR BAR BLOCKING LOCATIONS.

HORIZONTAL PIPING THROUGH METAL STUDS SHALL BE EQUIPPED WITH ACOUSTIC ESCUTCHEONS.

COMPLETION, THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE

CITY FIRE MARSHAL. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF CONSTRUCTION.

COORDINATE ELECTRICAL EQUIPMENT PRIOR TO ORDERING EQUIPMENT TO MATCH AVAILABLE VOLTAGES AT EQUIPMENT LOCATION.

SPRINKLER CONTROL VALVE ASSEMBLIES AND OTHER SPRINKLER EQUIPMENT SHALL BE INSTALLED DIRECTLY IN FRONT OF ACCESS DOOR. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ACCESS DOORS.

COORDINATE LOCATIONS OF ALL SPRINKLERS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING LAY-OUT. PRIOR TO FABRICATION SUBMIT LAYOUT DRAWINGS FOR ARCHITECTURAL ACCEPTANCE. COORDINATE LOCATIONS OF ALL SPRINKLER MAINS, BRANCH PIPING, ETC. WITH OTHER TRADES.

FIRE SPRINKLER CONTRACTOR SHALL OBTAIN APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION FOR THE SPRINKLER SYSTEM PRIOR TO INSTALLATION.

10. ALL REFERENCES TO FIRE SPRINKLER, UNDERGROUND FIRE SERVICE MAINS, STANDPIPE SYSTEMS, OR SPECIAL FIRE SUPPRESSION SYSTEMS ON THESE DRAWINGS SHALL BE USED FOR BIDDING NOT BE USED FOR CONSTRUCTION.

CONTRACTOR TO COORDINATE SPRINKLER HEAD LOATIONS WITH

ARCHITECTURAL REFLECTED CEILING PIPING.

THE SPACING AND DETAILS OF THE SUPPORT AND BRACING OF FIRE SPRINKLER PIPING SHALL COMPLY WITH THE LATEST EDITION OF NFPA 13. PROVIDE ANCHORAGE DETAILS AND CALCULATIONS FOR THE CONNECTION OF SWAY BRACING TO THE STRUCTURE. DESIGN LOADS FOR THE ANCHORAGE MAY BE COMPUTED PER APPENDIX A-3-10.3.5.1 OF NFPA 13, 2013 EDITION, OR BY TABLE 3-5,3.5.1 0F NFPA 13, 2013 EDITION.

18. SYSTEM SHALL BE DESIGNED FOR THE PROPER CLASSIFICATION FOR THE OCCUPANCY TYPE INTENDED. VERIFY EXACT CLASSIFICATION WITH THE CITY FIRE MARSHAL PRIOR TO SYSTEM DESIGN.

19. THE FIRE PROTECTION SYSTEM IS DESIGN/BUILD AND IT IS THE SOLE RESPONSIBILITY OF THE DESIGNING SUB-CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.

PROVIDE UPRIGHT AND/OR SIDEWALL SPRINKLER HEADS WHERE THERE IS NO CEILING. PROVIDE PENDENT SPRINKLER HEADS WHERE CEILING OCCURS.

FURNISH AND INSTALL AND INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

MATERIAL SPECIFICATIONS

SANITARY SEWER AND STORM DRAIN BELOW GRADE: CPVC ABOVE GRADE: DWV

2

 BELOW GRADE: CPVC ABOVE GRADE: DWV

DOMESTIC WATER & RECLAIMED WATER BELOW GRADE: CPVC ABOVE GRADE: COPPER TYPE "L"

HOT WATER SUPPLY AND RETURN PIPE: COPPER TYPE "L"

 FITTINGS: WROUGHT COPPER/ JOINTS: LEAD FREE SOLDER/ SOLVENT. VALVES: BALL TYPE, NIBCO #S-580 OR EQUAL.

NATURAL GAS

 PIPE: 1/2" THRU 4", GALVANIZED THREADED PIPE 5" AND LARGER ARE WELDED WITH BUTT WELD FITTINGS.

 FITTINGS: 150 LBS THREADED FITTINGS. GAS COCK: MILWAUKEE BUTTER BALL BB2-100, OR EQUAL AGA AND UL APPROVED.

CONDENSATE PIPING SYSTEM

PIPE: CPVC OR DWV

PROJECT ELISI





1001	LANGE	
1551	JANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.2
	PERMIT SET	01.17.2
	PERMII SET	01.17.2

PLUMBING LEGEND & NOTES

SHEET NO.

			PLUMBI	NG FIXT	TURE S	CHEDUL	LE
			ROUG	6H-IN			
ITEM	DESCRIPTION	SAN	V	CW	HW	FLOW	REMARKS
WC-1	WATER CLOSET (ADA)	4"	2"	1/2"	-	0.8 GPF	SEE ARCHITECTURAL FIXTUER SCHEDULE A10.03
LAV-1	LAVATORY	2"	1-1/2"	1/2"	1/2"	1.0 GPM	SEE ARCHITECTURAL FIXTUER SCHEDULE A10.03
BT/SH-1	BATH TUB / SHOWER	2"	1-1/2"	1/2"	1/2"	1.0 GPM	SEE ARCHITECTURAL FIXTUER SCHEDULE A10.03
SK-1	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	1.5 GPM	SEE ARCHITECTURAL FIXTUER SCHEDULE A10.03
SK-2	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	1.5 GPM	SEE ARCHITECTURAL FIXTUER SCHEDULE A10.03
WSB-1	WASHING MACHINE HOOK-UP BOX	2"	1-1/2"	1/2"	1/2"	-	LSP MODEL #0B-508 WHITE ENAMELED 20 GAUGE STEEL RECESS WALL UNIT. 2" DRAIN OPENING-1/2" MP VALVE & EXPOSED SHOCK ABSORBER- OVERFLOW GUARD PROVIDE. PROIVDE OATEY REMOVABLE DRAIN PLUG ON DRAIN OPENING.
MS-1	MOP SINK	2"	1-1/2"	3/4"	3/4"	3.2 GPM	STERN WILLIAMS STB-2424 WITH EYEWASH FAUCET COMBO SPEAKMAN SEF-9000-FM
HB-1	HOSE BIB	-	-	3/4"	-	-	ZURN Z-1341-BFP WALL HYDRANT WITH INTEGRAL BACKFLOW PREVENTER

DOME	STIC WATER	LOAD SUPPLY	
FIXTURE	NO. OF FIXTURE	FIXTURE WFU	TOTAL WFU
WATER CLOSET	47	2.5	117.5
LAVATORY	47	1.0	47.0
BATHTUB/SHOWER	44	4.0	176.0
KITCHEN SINK	2	1.5	3.0
DISHAWASHER	2	1.5	3.0
CLOTHES WASHER	4	4.0	16.0
JAN SINK	1	3.0	3.0
HOSE BIBB	1	2.5	2.5
HOSE BIBB, additional	2	1.0	2.0
		BUILDING TOTAL	370.0
		CAPACITY IN GPM	115
		METER SIZE	3"

SANI	TARY SEWER	LOAD SUPPLY	,
FIXTURE	NO. OF FIXTURE	FIXTURE DFU	TOTAL DFU
WATER CLOSET	47	3	141
LAVATORY	47	1	47
BATHTUB/SHOWER	44	2	88
KITCHEN SINK	2	2	4
CLOTHES WASHER	4	3	12
LAUNDRY SINK	0	2	0
JAN SINK	1	3	3
FLOOR DRAIN	4	2	8
		BUILDING TOTAL	303
		PIPE SIZE	6"

	DRAIN SCHEDULE						
FIXT. ID	MANUFACTURER	MODEL	SERVICE	SAN	VENT	CW	
FD-1	ZURN	Z461	SEE DRAWINGS	2"	1 1/2"	1/4"	FLOOR DRAIN WITH 6"x6" STRAINER. SEE PLUMBING DRAWINGS FOR PIPE SIZE. PROVIDE AND CONNECT TRAP PRIMER.

	CLEANOUT SCHEDULE					
CODE	CODE DESCRIPTION MANUFACTURER CLAMP'G COVER PIPING MATERIAL REMARKS					
WCO	WALL CLEANOUT	ZURN Z1441-BP	-	S.S.	C.I.	SEE FLOOR PLANS FOR SIZES, NO HUB CONNECTION
FCO	FLOOR CLEANOUT	ZURN Z1400-KC	YES	C.I.	C.I.	SEE FLOOR PLANS FOR SIZES, NO HUB CONNECTION
GCO	GRADE CLEANOUT	ZURN Z1400	-	C.I.	C.I.	SEE FLOOR PLANS FOR SIZES, NO HUB CONNECTION

ITEM	MISCELLANEOUS EQUIPMENT
TRAP PRIMER (TP-1)	ZURN Z-1022 ALL BRONZE BODY TRAP PRIMER WITH INTEGRAL VACUUM BREAKER.
HWR BALANCING VALVE	(2) 2" ETV PLATINUM PLUS - ELECTRONIC TEMPERING VALVE CONTROL, STRAINER AND SHUTOFF VALVE.
EXPANSION TANK (EXP-1)	EXPANSION TANK. WESSLES MODEL TXA-130.

	WATER HAMMER ARRESTER SCHEDULE					
MARK	MANUFACTURER/ MODEL#	FIXTURE UNITS	INLET SIZE	REMARKS		
WHA-A	PPP SC-500	1-11	1/2"	PER PDI STANDARD PDI-WH 201		
WHA-B	PPP SC-750	12-32	3/4"	PER PDI STANDARD PDI-WH 201		
WHA-C	PPP SC-1000	33-60	1"	PER PDI STANDARD PDI-WH 201		
WHA-D	PPP SC-1250	61-113	1-1/4"	PER PDI STANDARD PDI-WH 201		



ISSI	UANCE:	
NO.	DESCRIPTION	DATE
	50% CD	12.20.2
	PERMIT SET	01.17.2

PLUMBING
SCHEDULES
ISSUE:

SHEET NO. **P0.02**

PU.UZ

EO, LARKSPUR SEO DR.

studio

ngineering 350 llc

Of Fillmore Street,

n Francisco, CA 94123

415-328-1450

PROFESSIONAL DISEPHARE CHANICAL OF CALIFORNIA

ISSUANCE:

NO. DESCRIPTION DATE

50% CD 12.20.21

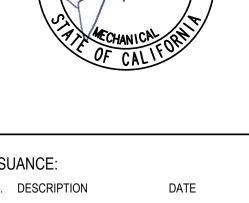
PERMIT SET 01.17.22

TITLE:
PLUMBING
LEVEL 1

SHEET NO.

P2.01





PLUMBING ROOF PLAN ISSUE:

SHEET NO. P2.02

KEY NOTES:

ALL (E) UTILITIES BEFORE CONSTRUCITON.

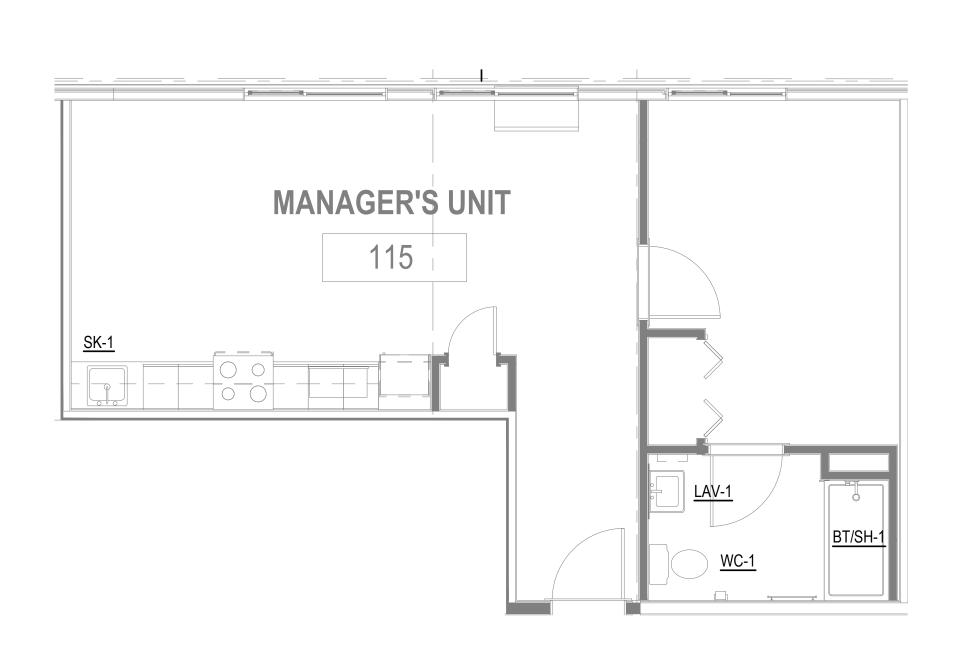
CONNECT (N) SANITARY LINE UNDERSLAB TO (E) SANITARY LINE. V.I.F.

CONNECT ALL (N) FXTURES TO (E) SAN AND V LINE IN WALL/SLAB.

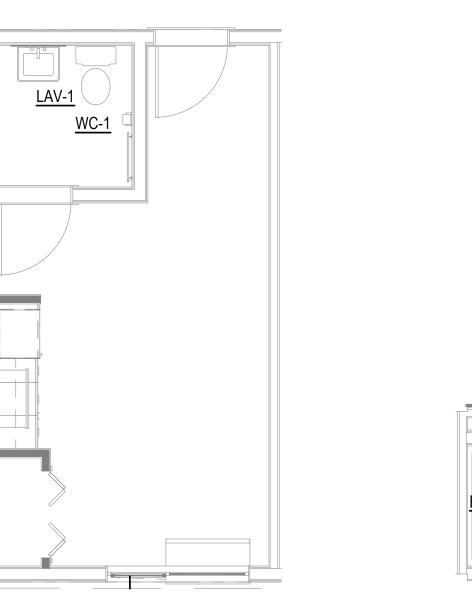
PLUMBING ENLARGED UNITS

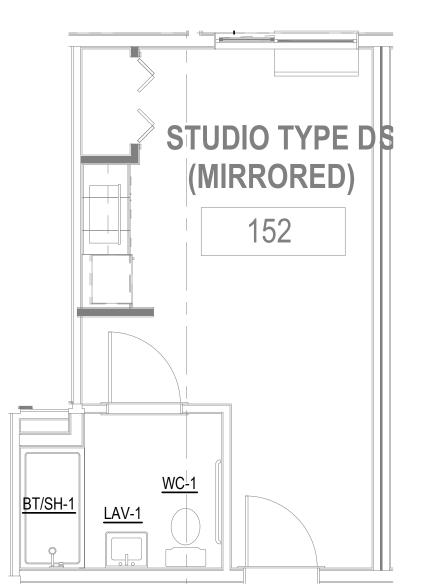
SHEET NO.

P4.01 11/24/2021 3:54:20 PM © Y.A. studio



MANAGER'S UNIT SCALE: 1/4" = 1'-0"





STUDIO TYPE A

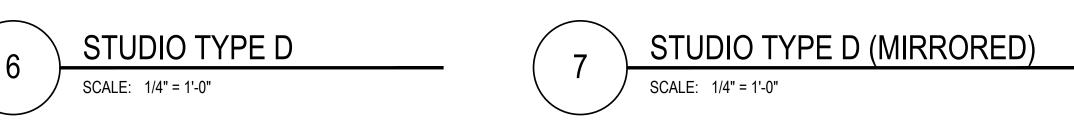
(MIRRORED)

131

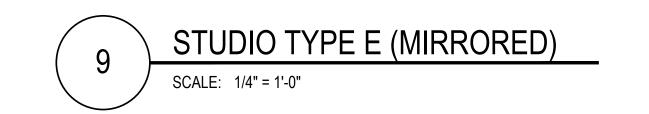
BT/SH-1

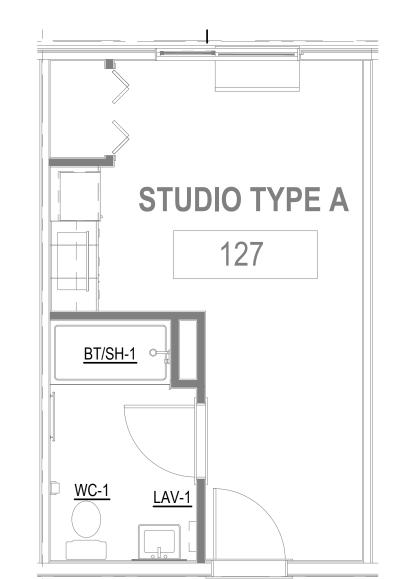


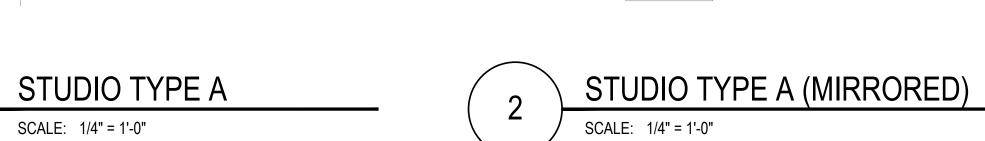


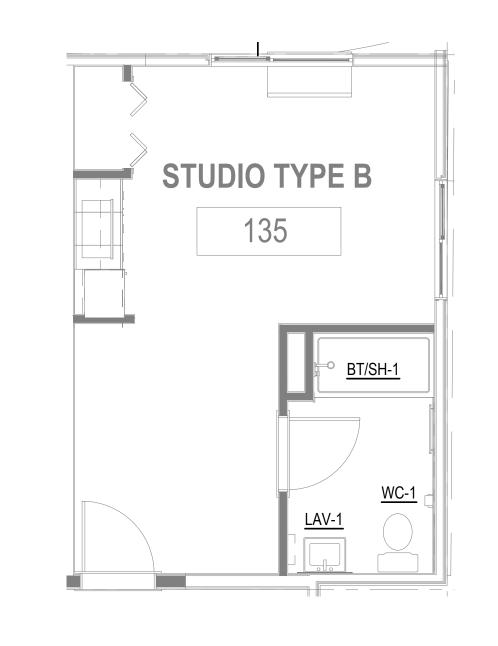


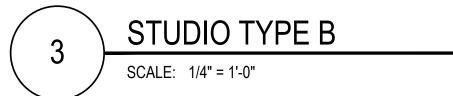


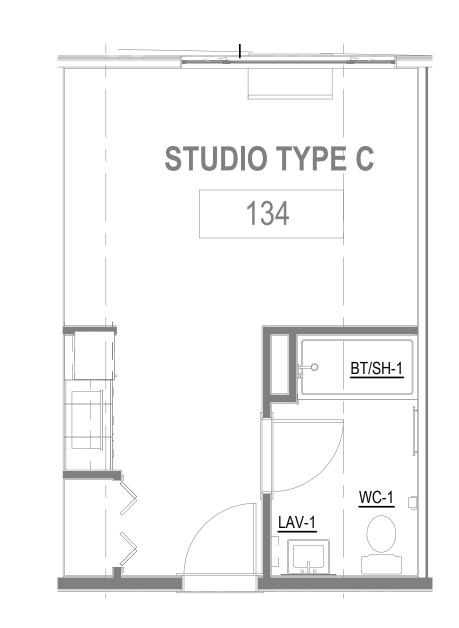




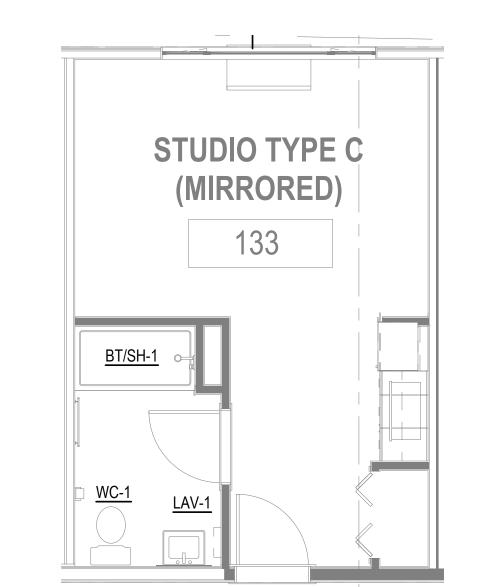








	STUDIO TYPE C
4	SCALE: 1/4" = 1'-0"



STUDIO TYPE C (MIRRORED) SCALE: 1/4" = 1'-0"







* 2"x 2"x12 GA. CHANNEL MAY BE ANCHOR BOLTS OR INSERTS

BENT PLATE OF EQUAL THICKNESS MAY

BE SUBSTITUTED FOR LONGITUDINAL ANGLE CLIP TO FACILITATE ANCHORAGE TO SLAB TROUGHS. PROVIDE EQUAL

NUMBER OF ANCHOR BOLTS TO THAT *** PROVIDE MINIMUM EMBEDMENT OF 1 1/2" ABOVE TOP OF METAL DECK FOR ALL

3"x3"x1/2"x1'-4" 3"x3"x1/2"x1'-4" 5"x3"x1/2"x1'-4" 2-5x3x1/2x1'-4" 2-5x3x1/2"x1'-4"

DECK SPAN. FIELD DRILL HOLES IN

OVER 3'-0" LONG WITH

2"x2"x1/2" VERTICAL ANGLE BRACE WELD 1" AT 24" SPACING

ANGLE CLIP FOR ANCHOR BOLTS

TO SET IN DECK TROUGH

CONDENSATE DRAIN CONNECTION SCALE: NONE

1-1/2" TAILPIECE

1-1/2"x1-1/2"x1"

WALL PENETRATION INSTALLATION

TUB/SHOWER VALVE INSTALLATION

SCALE: NONE

ACOUSTO-PLUMB SYSTEM INSTALLATION EXAMPLES

FROM FAN COIL UNIT

1" COPPER COUPLING

COPPER TO INCH

CHROME PLATED

ESCUTCHEON

PIPE SIZE

JOIST BAY INSTALLATION

VERTICAL STUD BAY INSTALLATIONS

NOTE: LOCATE

PIPING 1 1/2" MIN.

CLEARANCE OF

GYPSUM BOARD

DISHWASHER DRAIN CONNECTION DETAIL

FOOD WASTE DISPOSER

COUNTER TOP

SCALE: NONE

PIPE SUPPORT DETAIL

SCALE: NONE

ANCHOR BOLT, TYP.

ANGLE BRACE

LONGITUDINAL

ANGLE BRACE

12 GA. CLIP PIPE SLEEVE OVER BOLT

2"x2" 16 GA.

2"x2" 16 GA.

2.5"x2.5" 16 GA.

3"x3" 12 GA.

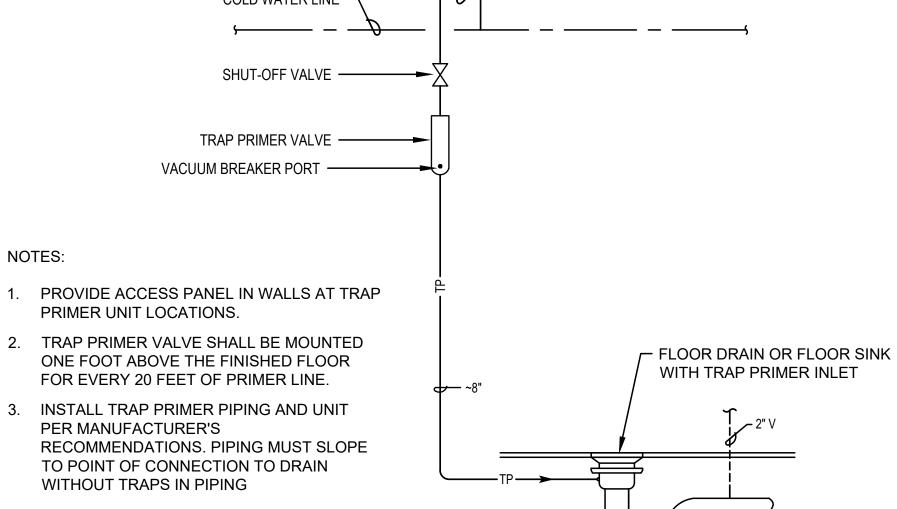
3"x3" 12 GA.

SLOPE 1/1

COLD WATER LINE -SHUT-OFF VALVE ——— TRAP PRIMER VALVE ——— VACUUM BREAKER PORT —— NOTES: 1. PROVIDE ACCESS PANEL IN WALLS AT TRAP PRIMER UNIT LOCATIONS. 2. TRAP PRIMER VALVE SHALL BE MOUNTED ONE FOOT ABOVE THE FINISHED FLOOR FOR EVERY 20 FEET OF PRIMER LINE. 3. INSTALL TRAP PRIMER PIPING AND UNIT PER MANUFACTURER'S RECOMMENDATIONS. PIPING MUST SLOPE

TRAP PRIMER VALVE INSTALATION

SCALE: NONE





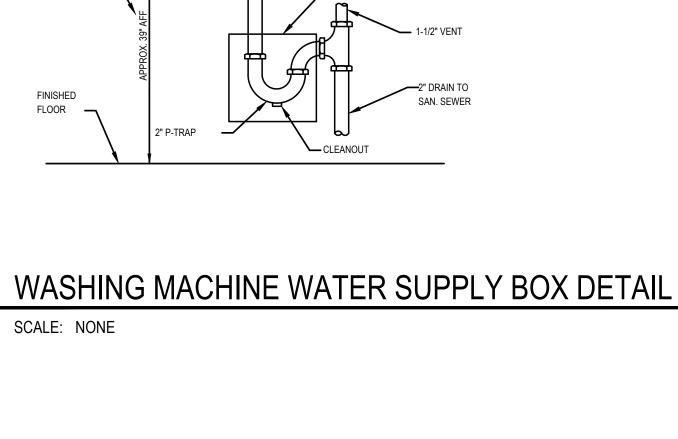


ISSUANCE:	
NO. DESCRIPTION	DATE
50% CD	12.20.21
PERMIT SET	01.17.22

PLUMBING DETAILS

SHEET NO. P6.01

11/24/2021 3:54:20 PM © Y.A. studio



ROUGH-IN UNIT

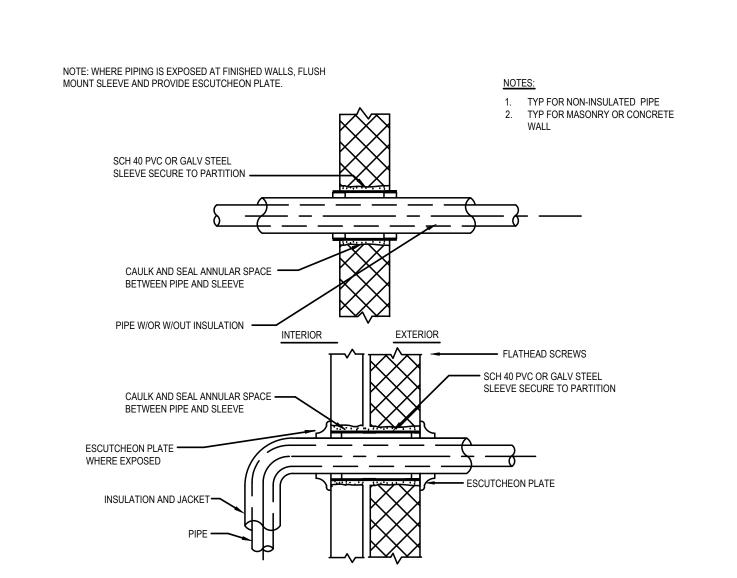
- 12" x 12" ACCESS PANEL

SUPPLY FITTINGS

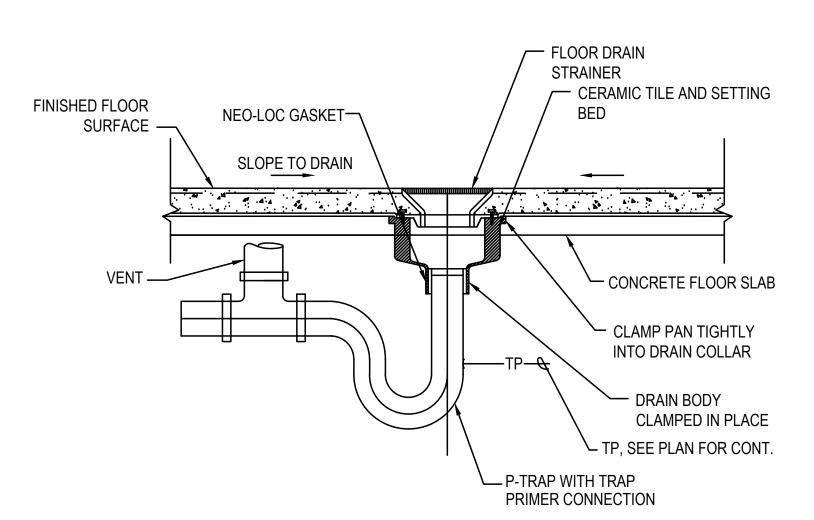
FOR WASHERS UNDER

WINDOW, LOCATE——

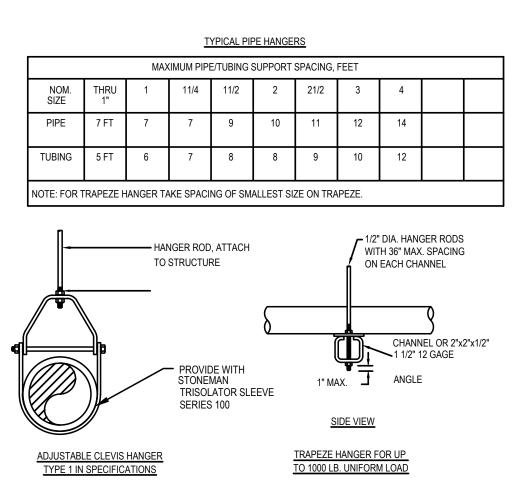
UNDER COUNTER.



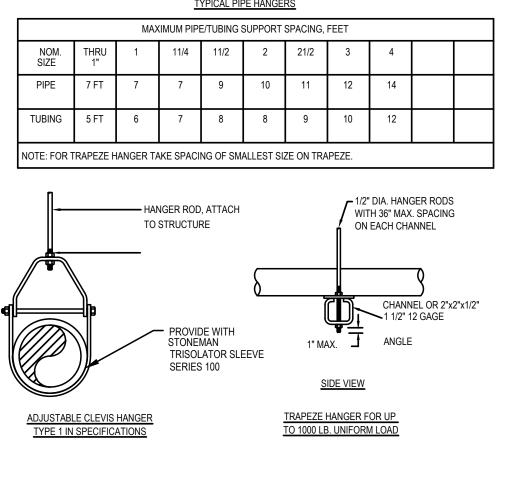




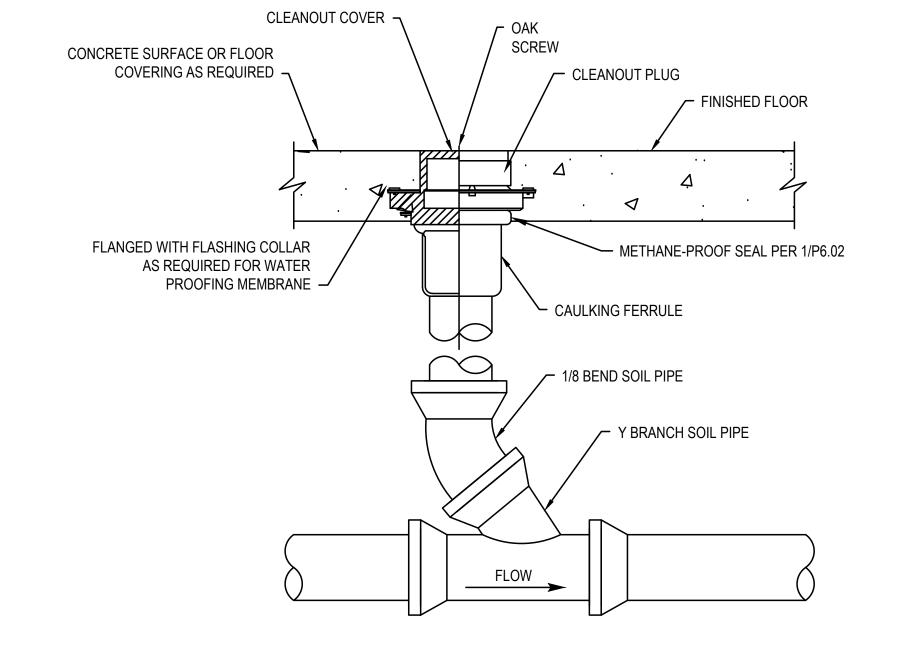












FLOOR CLEANOUT DETAIL