



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception:
415.558.6378

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Information:
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**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, March 22, 2017**
 Time: **Not before 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 240 Chattanooga Street	Case No.: 2016-008777VAR
Cross Street(s): 23rd and 24th Streets	Building Permit: 2016.07.07.1765
Block /Lot No.: 3650/050	Applicant: Michael Harris
Zoning District(s): RH-2 / 40-X	Telephone: (415) 243-8272
Area Plan: N/A	E-Mail: mharris@mbh-arch.com

PROJECT DESCRIPTION

The proposal is for six Accessory Dwelling Units (ADU) within the existing building envelope. Additionally, the proposal includes façade alterations.

PER SECTION 140 OF THE PLANNING CODE each Dwelling Unit is required to have at least one room facing directly onto a qualifying open area such as a public street, rear yard, or side yard. In the case of ADUs, the Zoning Administrator may issue a reduced exposure waiver if the Dwelling Unit faces onto an open area that is 15 feet by 15 feet in size and unobstructed to the sky. Three of the proposed ADUs do not face onto a reduced open space area; therefore, the project requires a variance.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: [**http://notice.sfplanning.org/2016-008777VAR.pdf**](http://notice.sfplanning.org/2016-008777VAR.pdf)

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: [**veronica.flores@sfgov.org**](mailto:veronica.flores@sfgov.org)

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

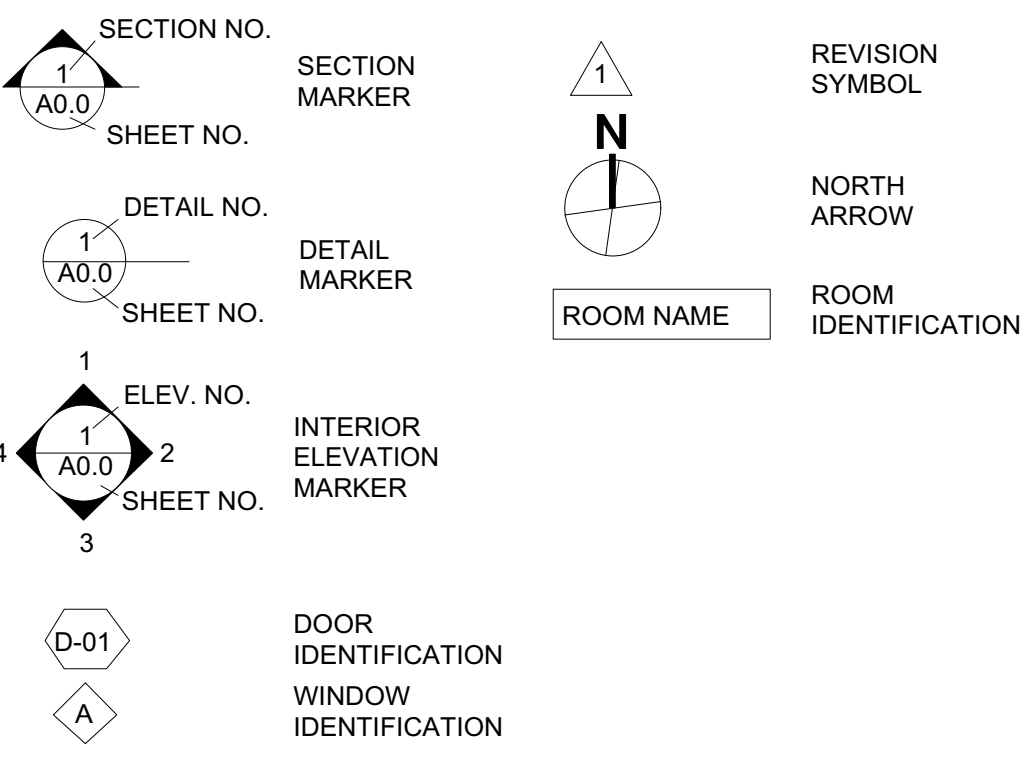


04 PROJECT IMAGE



08 PROJECT LOCATION

SYMBOLS



12 PROJECT SYMBOLS

IT IS MY PROFESSIONAL JUDGEMENT WITH MY SIGNATURE ON THIS SET OF DRAWINGS, THAT THE DESIGN DESCRIBED IN THIS SET OF DRAWINGS AND SPECIFICATIONS DOES NOT ADVERSELY INFRINGE ON THE BASIC LIFE-SAFETY SYSTEMS OF THE BUILDING.

16 SCOPE OF WORK

ARCHITECTURE

	A	B
A0.00	TITLE SHEET, PROJECT INFORMATION, SITE PLAN	X
A0.01	SITE PICTURES / PRE-APPLICATION DOCUMENTATION	X
A1.10	EXISTING / DEMO PLANS	X
A1.11	EXISTING / DEMO PLANS	X
A1.12	EXISTING / DEMO PLANS	X
A2.10	PROPOSED PLANS	X
A3.10	NORTH AND EAST ELEVATIONS + SECTION	X
A3.11	SOUTH AND WEST ELEVATIONS	
A6.00	ELEC / LIGHTING NOTES; LIGHT AND VENT CALCS; KITCHEN CALCS	
A6.10	ELM PLAN	
A8.10	DOOR AND WINDOW SCHEDULE	
A10.10	DETAILS, TYPICAL	
T24.0	ENERGY INSPECTION FORMS	
T24.1	TITLE 24	
C7	GREEN BUILDING	

STRUCTURAL

	A	B
S-1.0	GENERAL NOTES	
S-1.1A	TYPICAL WOOD DETAILS	
S-1.1B	TYPICAL WOOD DETAILS	
S-1.2A	TYPICAL CONCRETE DETAILS	
S-2	FOUNDATION PLAN	
S-3	1ST FLOOR FRAMING PLAN	
S-4	STRUCTURAL DETAILS	

20 SHEET INDEX

OWNER: SF NOE VALLEY APARTMENTS LP
240 CHATTANOOGA ST
SAN FRANCISCO, CA 94114
415-989-1717

ARCHITECT: MICHAEL HARRIS AIA
135 SOUTH PARK
SAN FRANCISCO, CA 94107
PH (415) 243.8272

STRUCTURAL ENGINEER: SANTOS AND URURUTIA
1251 HARRISON
SAN FRANCISCO, CA 94110
PH (415) 642.7722

CONTRACTOR:

03 PROJECT DIRECTORY

	EXISTING	PROPOSED
BUILDING OCCUPANCY	R-2	R-2
TYPE OF CONSTRUCTION	V-B	V-B
ZONING	RH-2	RH-2
BLOCK #	3650	3650
LOT #	050	050
NEIGHBORHOOD	NOE VALLEY	NOE VALLEY
YEAR BUILT	1964	1964
STORIES	4	4
UNITS	32	38
[E] BUILDING AREA	17,740	21,435
NEW RESIDENTIAL AREA	2900	2900
LOT AREA	4,375	4,375
OFF-STREET PARKING	26	13
BICYCLE PARKING	0	31
HEIGHT	40'-X	40'-X
SLOPE	SLOPE OF 20% OR GREAT	SLOPE OF 20% OR GREATER
HISTORIC	B	B
HISTORIC DISTRICT	N/A	N/A
SPECIAL RESTRICTIONS	N/A	N/A

NEW UNIT SQUARE FOOTAGES

EXISTING SPACE	SF	PROPOSED SPACE	SF
1ST FLOOR			
[E] GARAGE	475	APT 33	475
	318	APT 34	318
		APT 35 1ST LEVEL	552
		APT 35 2ND LEVEL	564
		TOTAL	1116
		APT 36 1ST LEVEL	655
		APT 36 2ND LEVEL	612
		TOTAL	1267
		APT 37 1ST LEVEL	425
		APT 37 2ND LEVEL	258
		TOTAL	683
		APT 38 1ST LEVEL	442
		APT 38 2ND LEVEL	187
		TOTAL	629
[E] OPEN PARKING	N/A		

01 PROJECT INFO

BICYCLE CALCULATION

	# OF UNITS	OFF-STREET PARKING	RATIO OF [E] PARKING TO REQD PARKING	# OF BIKES REQD	# OR VERTICAL BIKES PROVIDED	% VERT (MAX 33%)
EXISTING	32	22	0.688	0	0	
PROPOSED	38	9		26.125	8	31%

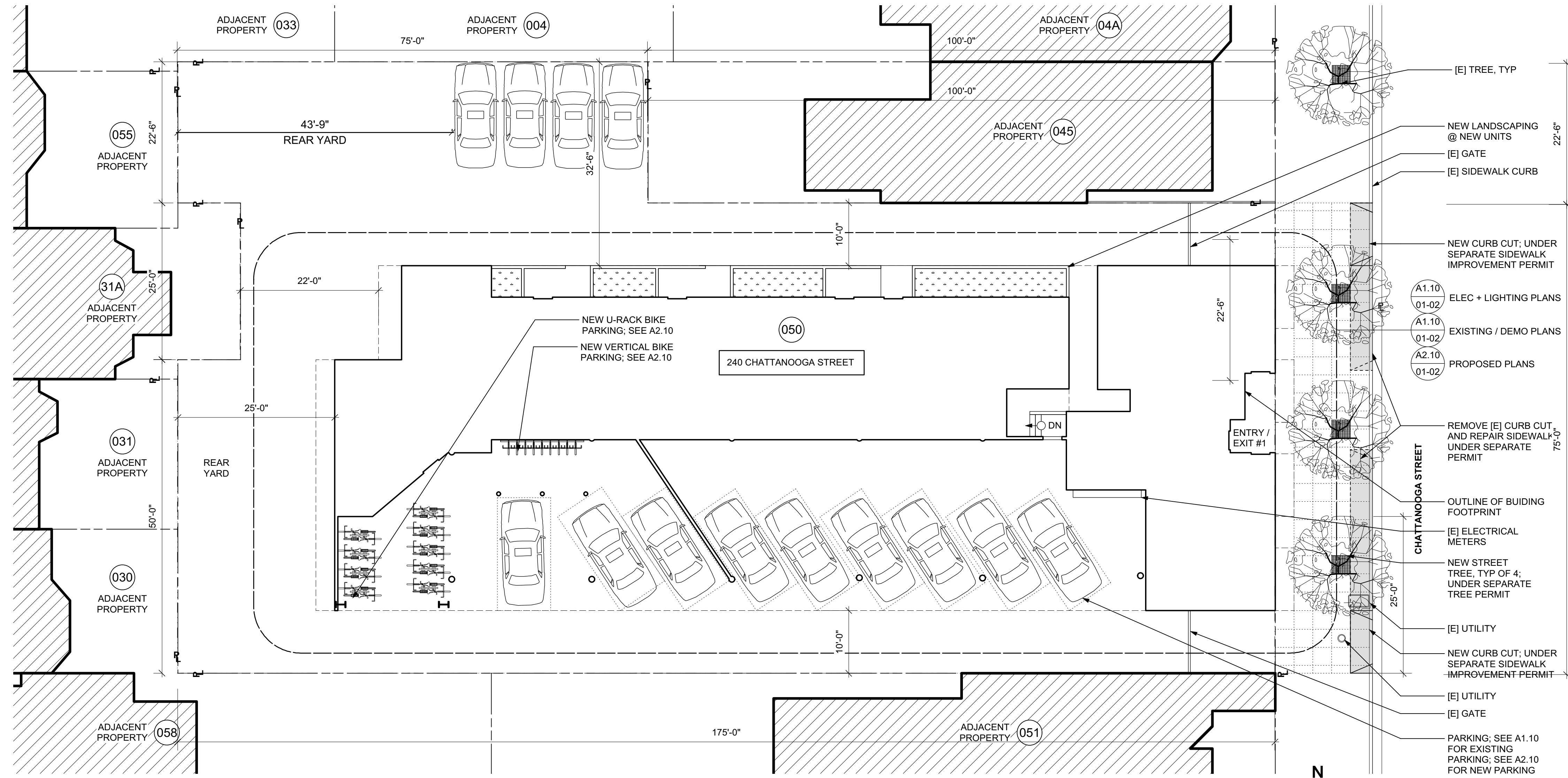
15 BICYCLE CALCULATION

APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF:
2013 SAN FRANCISCO FIRE CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 SAN FRANCISCO BUILDING CODE AMENDMENTS
2013 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2013 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2013 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
CALIFORNIA HEALTH AND SAFETY CODE
SAN FRANCISCO PLANNING CODE
2013 SAN FRANCISCO GREEN BUILDING CODE

19 APPLICABLE CODES

07 REQD SEPARATION TABLE



05 SITE PLAN
3/32"=1'-0"

MH
a
Michael Harris Architecture

135 SOUTH PARK
SAN FRANCISCO
CA 94107
415 243 8272
MBH - ARCH.COM

240 CHATTANOOGA STREET
SAN FRANCISCO, CA 94114

No. / Date	Issue And Revision	By
23 JUNE 2016	PERMIT	
9 NOV 2016	PERMIT REV	

Prepared By:

Project Name
240_CHATTANOOGA

Graphic Scale
Project Number

Sheet Description

Ref. North
Sheet Number

A0.00
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NEIGHBORS VIEW: FACING NORTH WEST



NEIGHBORS VIEW: FACING SOUTH EAST



SOUTH SIDE YARD SETBACK



FRONT FACADE



NEIGHBORS VIEW: FACING EAST



NORTH SIDE YARD SETBACK



NEIGHBORS VIEW: FACING SOUTH WEST


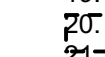
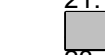


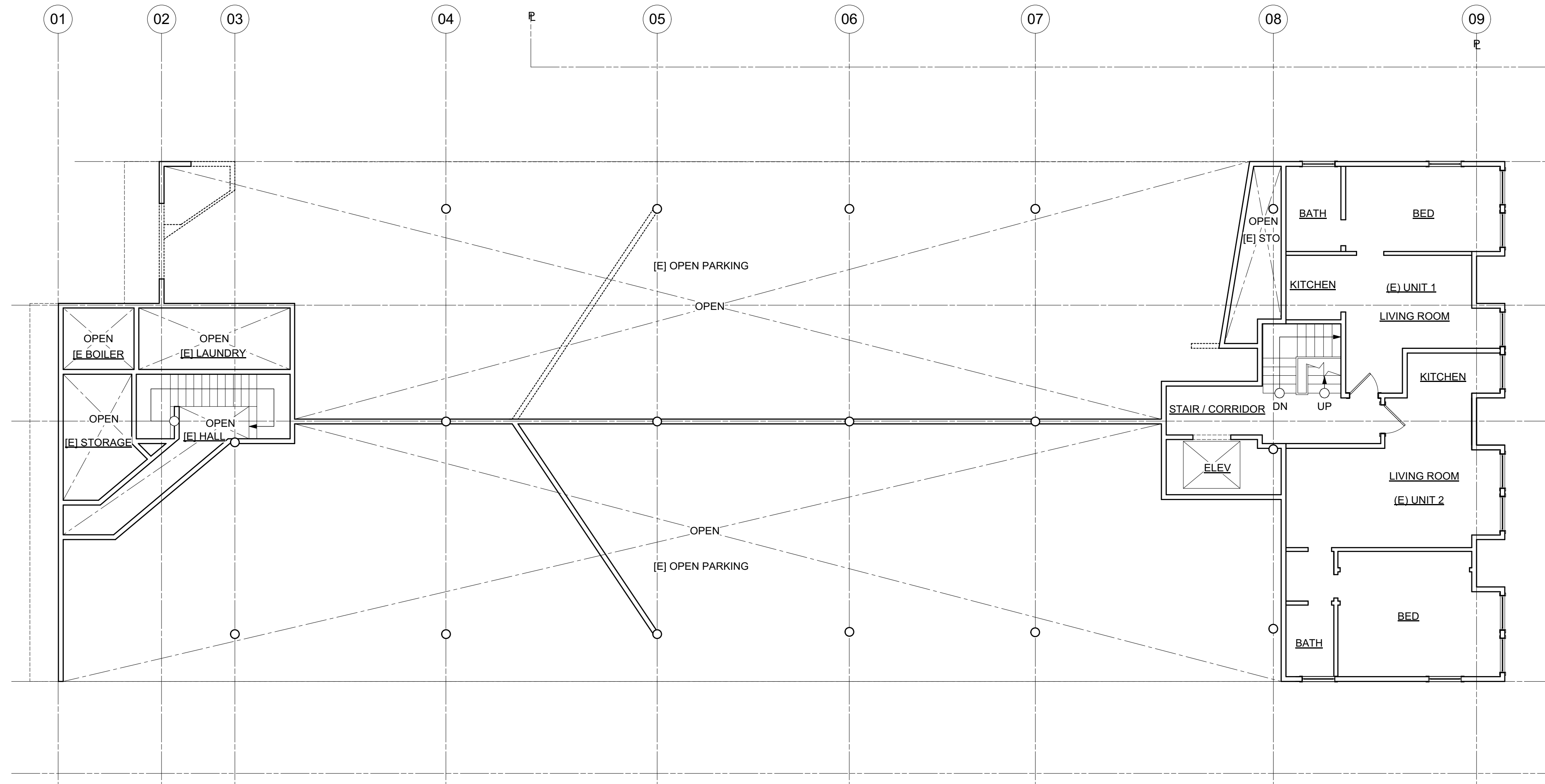
NEIGHBORS VIEW: FACING NORTH EAST

DEMOLITION NOTES

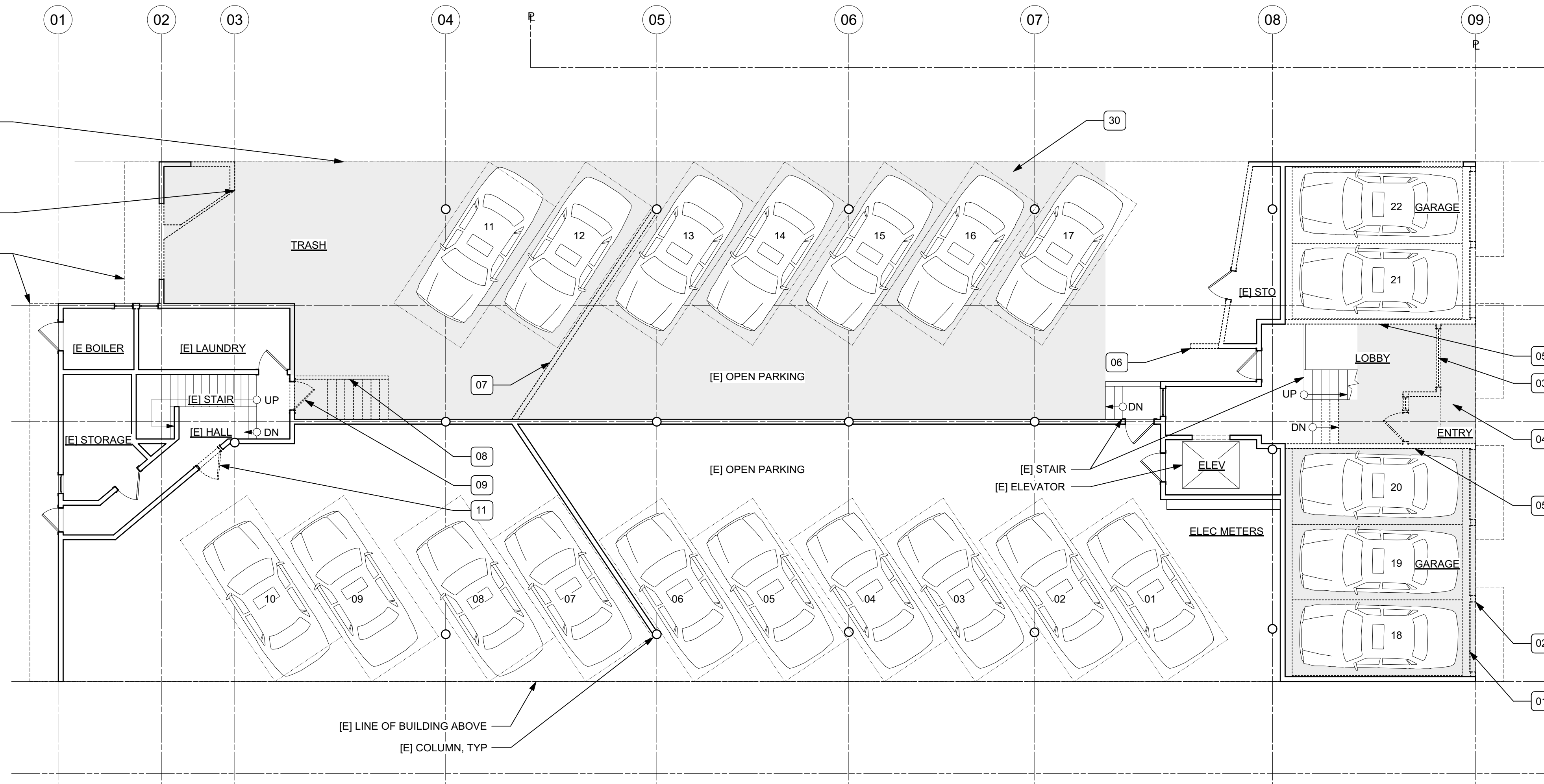
01. REMOVE [E] EXTERIOR WALL AS REQUIRED
02. REMOVE [E] GARAGE; TYP OF 5
03. REMOVE NON-BEARING WALL, DOOR AND WINDOW
04. EXCAVATE @ LOBBY AND GARAGES AS REQD FOR ENTRY TO NEW UNITS
05. REBUILD WALL @ [E] LOCATION
06. REMOVE PORTION OF NON-BEARING WALL P/PROPOSED
07. REMOVE BEARING WALL; SEE STRUC
08. REMOVE STAIR
09. REMOVE [E] DOOR
10. REMOVE PORTION OF WALL AS REQD P/PROPOSED
11. REMOVE AND REPLACE DOOR P/PROPOSED
12. N/A
13. N/A
14. N/A
15. N/A
17. N/A
20. N/A
21. N/A
23. N/A
24. N/A
25. N/A
26. N/A
27. N/A
28. N/A
29. N/A
030. EXCAVATE AS REQD FOR NEW UNITS; SSD

LEGEND

-  EXISTING WALL
-  DEMO WALL
-  EXCAVATE GROUND



03 EXISTING PLAN - 2ND FLOOR
1/8"=1'-0"



01 EXISTING PLAN - 1ST FLOOR
1/8"=1'-0"



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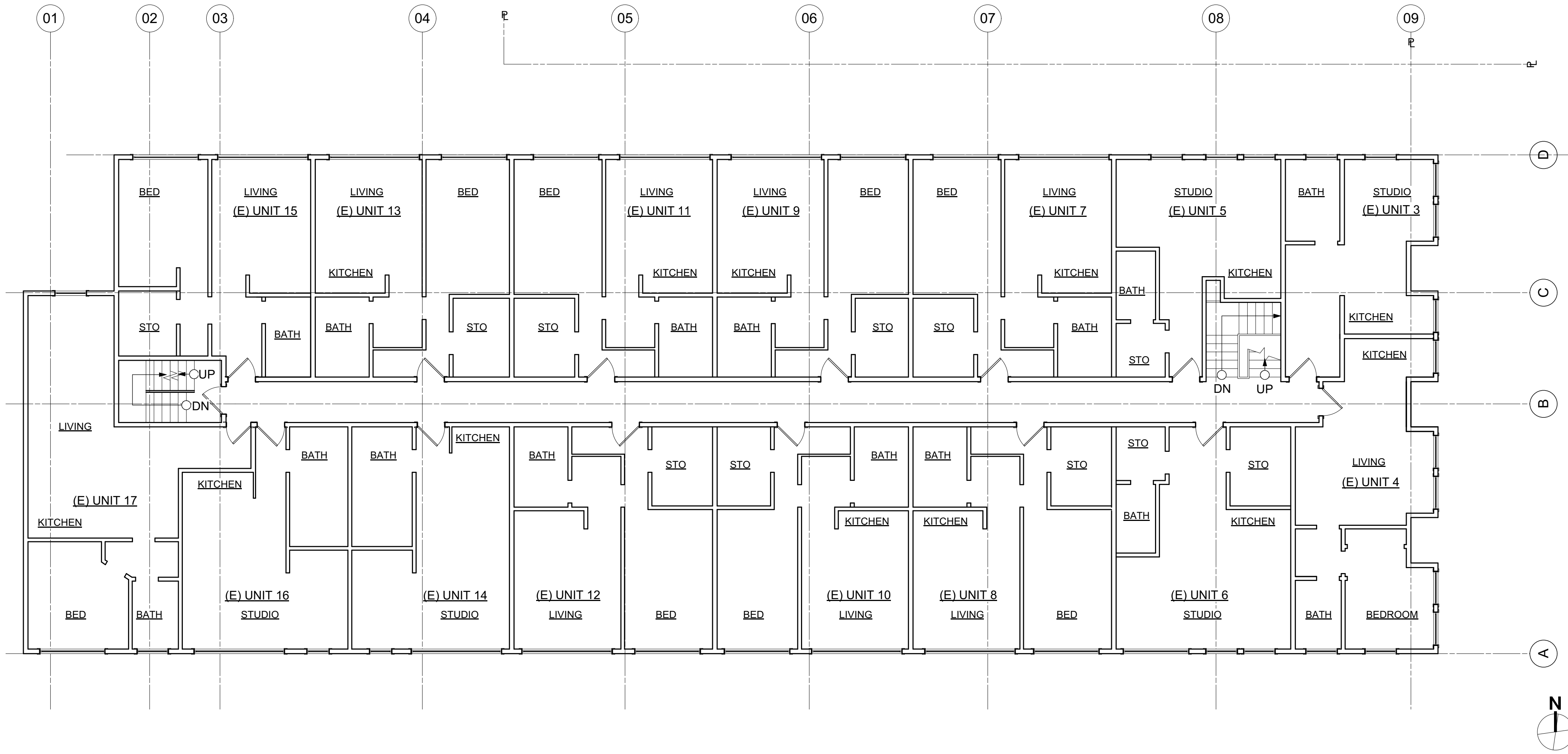
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LEGEND

- EXISTING WALL
- DEMO WALL
- EXCAVATE GROUND



03 EXISTING PLAN - 4TH FLOOR; NO WORK
1/8"=1'-0"

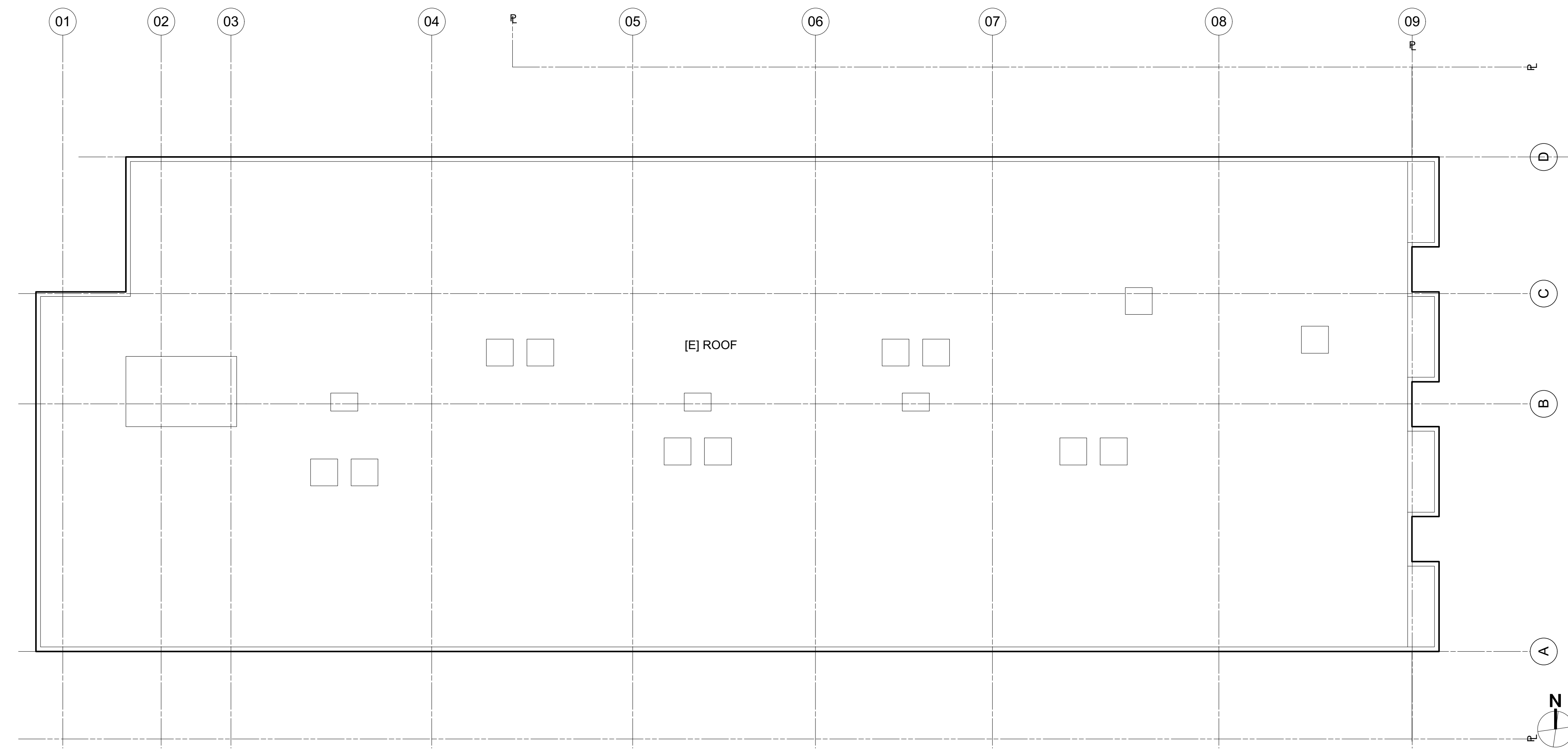


01 EXISTING PLAN - 3RD FLOOR; NO WORK
1/8"=1'-0"




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LEGEND

-  EXISTING WALL
-  DEMO WALL
-  EXCAVATE GROUND

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Sheet Number _____

01 EXISTING PLAN - ROOF PLAN; NO WORK
1/8"=1'-0"

PROPOSED NOTES

- NEW FULL HT 1 HR RATED WALL, WHERE SHOWN; SEE WALL TYPES; WRAP ALL COLUMNS AND STRUCTURE TO BE 1HR
- [E] FULL HT WALL; ADD FINISHES TO MAKE 1HR; SEE WALL TYPES; WRAP ALL COLUMNS AND STRUCTURE TO BE 1HR
- FURR OUT WALL @ ALL BATHROOMS AND KITCHENS AS REQD FOR NEW PLUMBING
- NEW HYDRONIC HEATING @ ALL NEW UNITS; CONNECT TO [E] BOILER
- NEW PRE-FABRICATED SPIRAL STAIR; P/MANUF; ATTACH PER STRUC;
- INFILL @ [E] DOOR OPENING
- ADD 5 NEW ELEC METERS FOR NEW UNITS @ [E] METER LOCATION
- NEW FULL HT NON-RATED PARTITION; SEE PARTITION SCHED
- KITCHEN W/ APPLIANCES, PLUMBING + FINISHES; VENT HOOD TO EXTERIOR 3'-0" FROM AND DOOR, WINDOW, OR PROPERTY LINE; TYP
- ADD WASHER AND DRYER; PROVIDE VENTLESS SYSTEM
- NEW BATHROOM PLUMBING, FIXTURES, AND FINISHES; VENT FAN TO EXTERIOR 3'-0" FROM AND DOOR, WINDOW, OR PROPERTY LINE; TYP
- NEW 2' X 6' SPACE W/ 24"-36" U RACK FOR LOCKING TYP; 32"-34" HIGH; 2" TUBE STEEL, MOUNTED TO SOCS; CLASS 1; 2 BIKES PER RACK; ADD BIKE SIGNAGE AS REQD P/ ZONING BULLETIN NO. 9. SEE BICYCLE CALCULATION ON 15.A0.00
- NEW VERTICAL BIKE RACK, MOUNTED TO WALL; SEE BICYCLE CALCULATION ON 15.A0.00
- NEW BOLLARD, TYP OF 3. SEE DETAIL XX / A10.10
- NEW STEEL COLUMN; TYP OF 2; SEE STRUC
- NEW PARTIAL HT WALL, TYP; 42" AFF
- [E] CONC ASPHALT
- PROVIDE LEVEL LANDING @ ENTRY DOORS; SLOPE @ 2% MAX
- NEW 100 SUB-PANEL; 1 PER UNIT
- NEW WOOD FLOORING, TYP
- NEW DOOR, TRIM + HARDWARE; SEE SCHED
- NEW LANDSCAPING, TYP
- NEW 4" CONCRETE CURB, TYP; 4" AFF MIN
- WD STAIR CONSTR; W/ HANDRAILS @ ONE SIDE ONLY
- NEW WINDOW + TRIM, SEE SCHED

PARTITION TYPES, WALL TYPES, CEILING TYPES AND ROOF TYPES: SEE 01/A10.10

DOOR + WINDOW SCHEDULES SEE 01 + 06/A8.10

**POWER AND SIGNAL NOTES SEE A6.00
VENTILATION AND LIGHTING REQMTS
LIGHTING NOTES, MANDATORY MEASURES, AND
KITCHEN LIGHTING SCHED, SEE 13/A6.00**

LEGEND

- NEW WALL
- EXISTING WALL
- NEW WALL 1 HR RATED
- FINISHES + INSULATION ADDED TO EXISTING WALL TO BE 1 HR RATED

NEW UNIT SQUARE FOOTAGES

EXISTING SPACE	SF	PROPOSED SPACE	SF
1ST FLOOR			
[E] GARAGE	475	APT 33	475
	318	APT 34	318
		APT 35 1ST LEVEL	552
		APT 35 2ND LEVEL	564
		TOTAL	1116
		APT 36 1ST LEVEL	655
		APT 36 2ND LEVEL	612
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[E] OPEN PARKING	N/A	APT 37 1ST LEVEL	425
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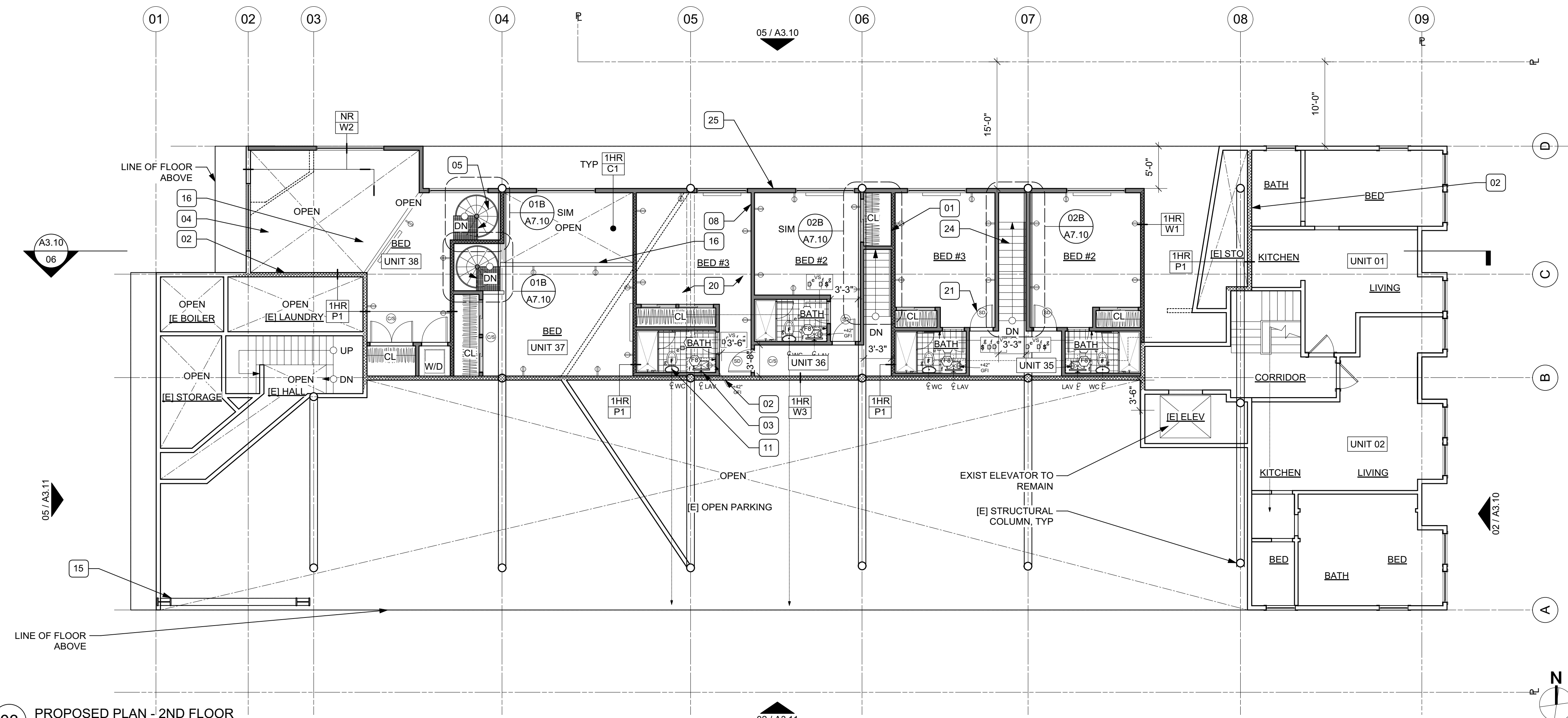
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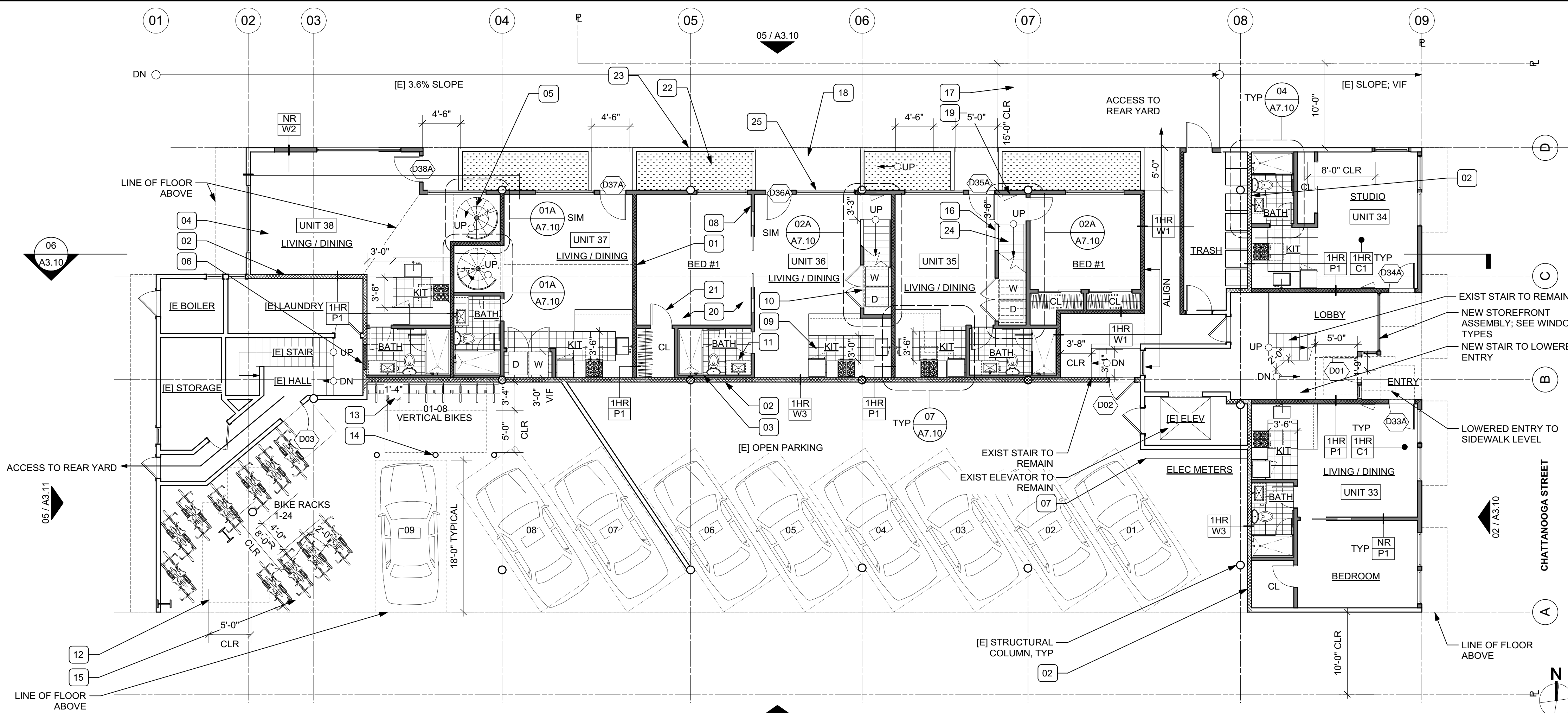
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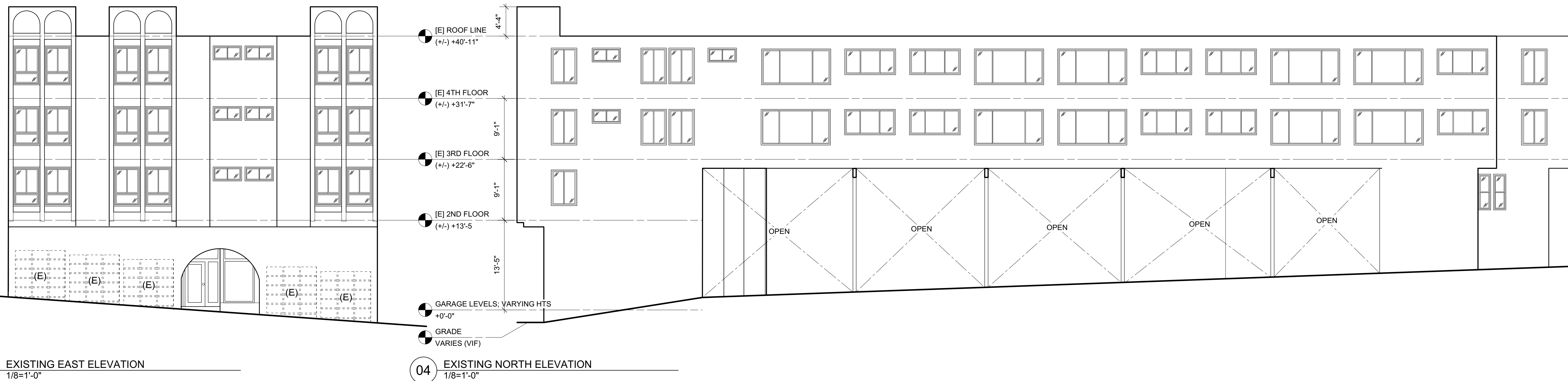
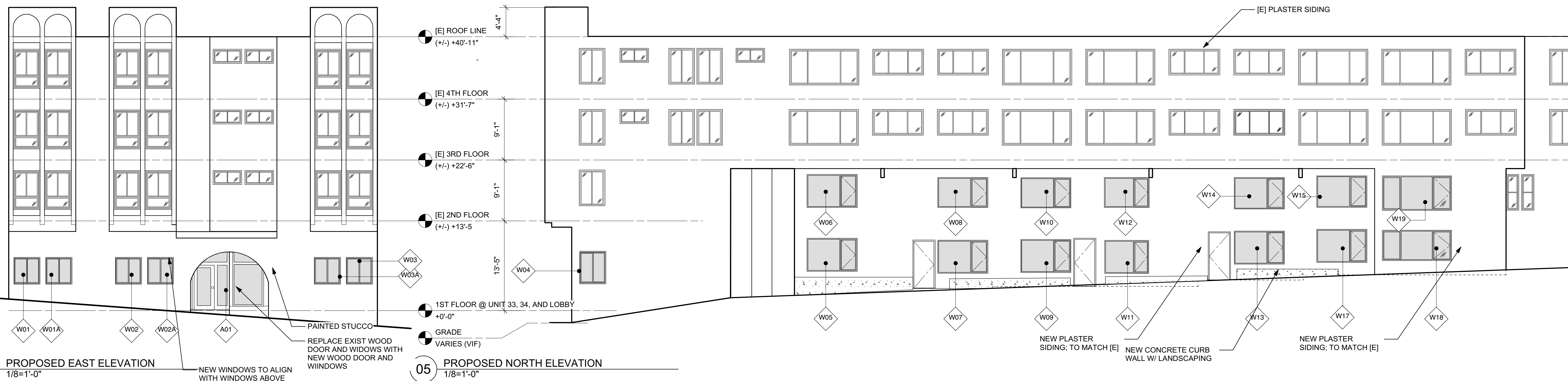
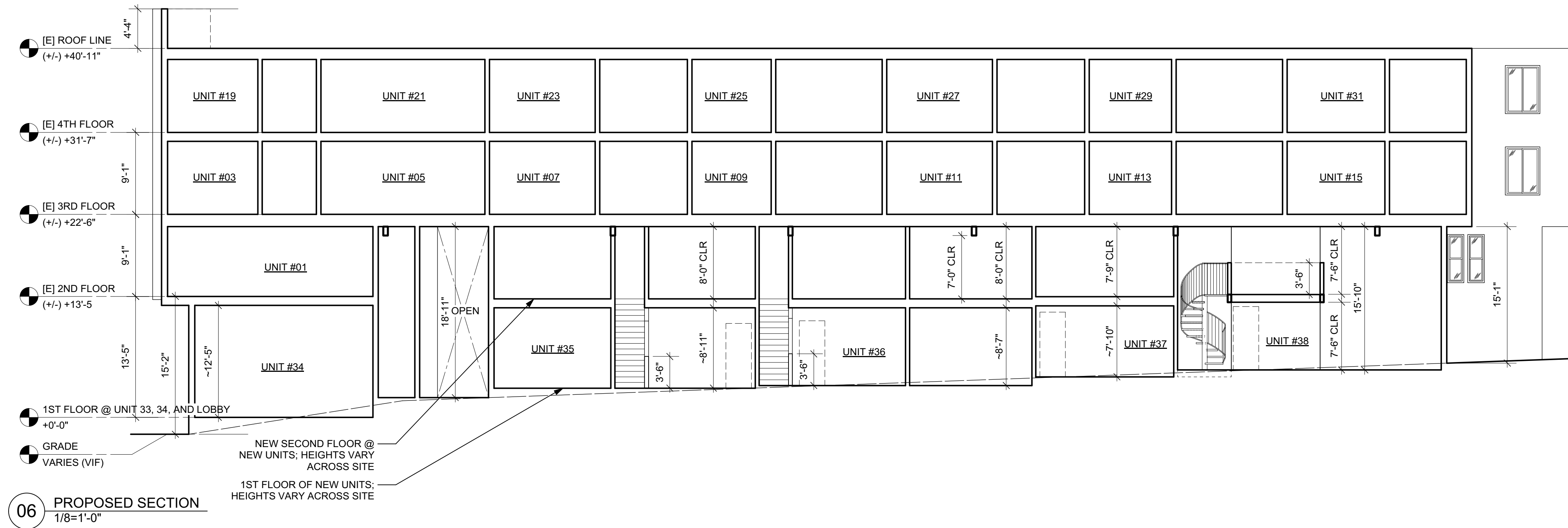


03 PROPOSED PLAN - 2ND FLOOR
1/8"=1'-0"



01 PROPOSED PLAN - 1ST FLOOR
1/8"=1'-0"

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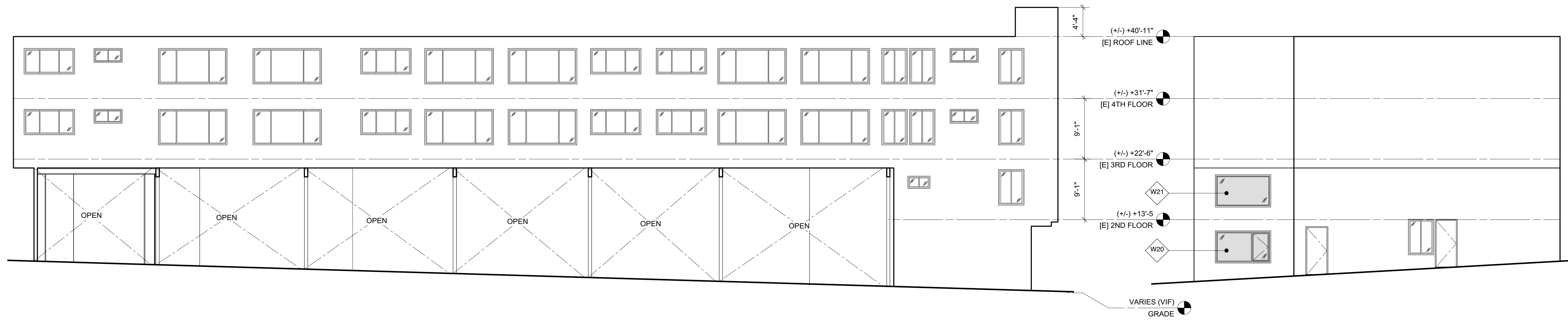


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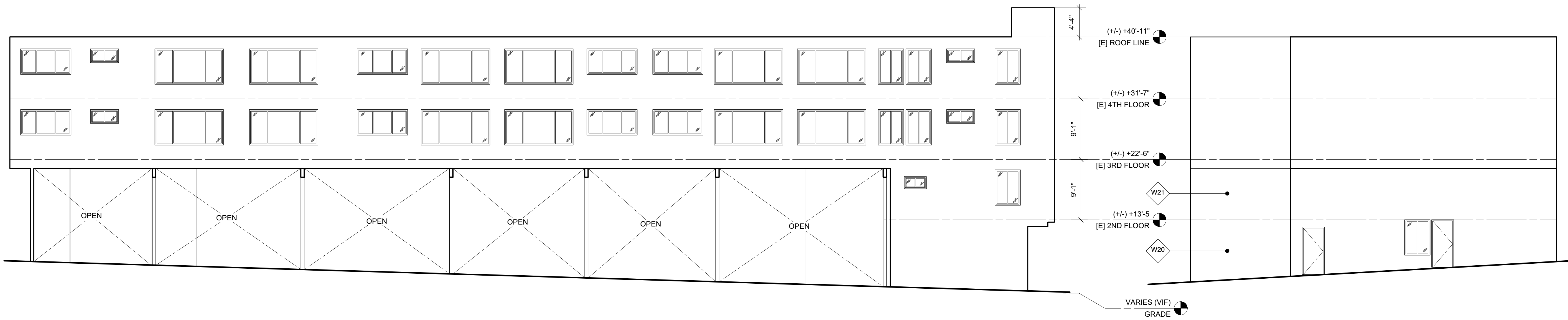
A3.10
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02 PROPOSED WEST ELEVATION
1/8"=1'-0"

05 PROPOSED SOUTH ELEVATION
1/8"=1'-0"



01 PROPOSED WEST ELEVATION
1/8"=1'-0"

04 EXISTING SOUTH ELEVATION
1/8"=1'-0"

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A3.11
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2013 INTERIOR LIGHTING MANDATORY MEASURES FOR HIGH-RISE RESIDENTIAL BUILDINGS (ALL COMMON SPACES)

CERTIFICATION AND COMPLIANCE (SEE CEC 5.2 FOR DETAILED INFO)

- ALL BALLASTS AND LUMINAIRES SUBJECT TO CERTIFICATION AND SPECIFIED ARE CERTIFIED. THEY ALL COMPLY WITH THE CALIFORNIA APPLIANCE EFFICIENCY REGULATIONS
 - ALL AUTOMATIC CONTROL DEVICES SUBJECT TO CERTIFICATION AND SPECIFIED ARE CERTIFIED. ALL ALTERNATE EQUIPMENT SHALL BE CERTIFIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER.

LUMINARY CLASSIFICATION + INSTALLED POWER (SEE CEC 5.3 FOR DETAILED INFO)

- LABELING LUMINAIRES P/MANUFACTURER: MAX RELAMPING RATED WATTAGE ON A PERMANENT FACTORY-INSTALLED LABEL.
 - LUMINAIRES WITH LINE VOLTAGE LAMP HOLDERS NOT CONTAINING PERMANENTLY INSTALLED BALLASTS ARE ALWAYS CLASSIFIED AS INCANDESCENT LUMINAIRES.
 - LUMINAIRES WITH PERMANENTLY INSTALLED OR REMOTELY INSTALLED BALLASTS WILL BE EITHER FLUORESCENT OR HIGH INTENSITY DISCHARGE LUMINAIRES.
 - LUMINAIRES MANUFACTURED OR RATED FOR USE WITH LOW-VOLTAGE INCANDESCENT LAMPS, INTO WHICH HAVE BEEN INSTALLED LED MODULES OR LED LAMPS, SHALL NOT BE RECOGNIZED AS A LED LUMINAIRE.
 - LED LUMINAIRES ARE NOT REQUIRED TO BE CERTIFIED BY THE ENERGY COMMISSION FOR NONRESIDENTIAL APPLICATIONS.

INDOOR LIGHTING CONTROLS (SEE CEC 5.4 FOR DETAILED INFO)

AREA CONTROLS:

- ALL LUMINAIRES IN EACH AREA ENCLOSED BY CEILING-HEIGHT PARTITIONS SHALL BE INDEPENDENTLY CONTROLLED FROM LUMINAIRES IN OTHER AREAS, WITH FULLY FUNCTIONAL MANUAL ON AND OFF LIGHTING CONTROLS OR OCCUPANCY SENSOR DEVICES. CONTROLS TO BE READILY ACCESSIBLE TO OCCUPANTS.
 - UP TO 0.2 WATTS PER SQUARE FOOT OF LIGHTING IN ANY AREA WITHIN A BUILDING MAY BE CONTINUOUSLY ILLUMINATED DURING OCCUPIED TIMES TO ALLOW FOR EMERGENCY EGRESS, PROVIDED THE AREA IS DESIGNATED AN EMERGENCY EGRESS AREA AND THE CONTROL SWITCHES FOR THE EGRESS LIGHTING ARE NOT ACCESSIBLE TO UNAUTHORIZED PERSONNEL.

MULTI-LEVEL CONTROLS:

- ALL ROOMS AND AREAS LARGER THAN 100 SQUARE FEET AND WITH A CONNECTED GENERAL LIGHTING LOAD GREATER THAN 0.5 W/ SQUARE FEET SHALL BE CONTROLLED WITH MULTI-LEVEL SWITCHING FOR UNIFORM REDUCTION OF LIGHTING, EXCEPT WHEN AN AREA ENCLOSED BY CEILING HEIGHT PARTITIONS HAS ONLY ONE LUMINAIRE WITH NO MORE THAN 2 LAMPS. GENERAL LIGHTING DOES NOT INCLUDE TASK LIGHTS, DISPLAY, OR ORNAMENTAL LIGHTING.
 - LIGHTING CONTROL STEPS P/ LUMINAIRE REQUIRED P/ CEC TABLE 5-2; CONTROLS SHALL NOT OVERRIDE THE FUNCTIONALITY OF OTHER LIGHTING CONTROLS REQD.

AUTOMATIC SHUT-OFF:

- THE BUILDING LIGHTING SHUT-OFF SYSTEM CONSISTS OF ONE OR MORE OF THE FOLLOWING: OCCUPANCY SENSOR CONTROL, AUTOMATIC TIME-SWITCH CONTROL, SIGNAL FROM ANOTHER BUILDING SYSTEM, OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL THE LIGHTS W/ SEPARATE ZONE CONTROL, ON EACH FLOOR.
 - THE AUTOMATIC BUILDING SHUT-OFF SYSTEM IS PROVIDED WITH A MANUAL ACCESSIBLE OVERRIDE SWITCH IN SIGHT OF THE LIGHTS. THE AREA OF OVERRIDE IS NOT TO EXCEED 5,000 ft².
 - SINGLE-STEP BATHROOMS SMALLER THAN 70 ft² MAY USE COUNTDOWN TIMER SWITCHES WITH MAX 10 MIN SETTING AS AN ALTERNATIVE TO AN AUTOMATIC SHUT-OFF SYSTEM; MANUAL OVERRIDE LOCATED IN ROOM REQD.

DAYLIGHT CONTROLS (SEE CEC 5.5 FOR DETAILED CONTROL REQMTS):

- AUTOMATIC DAYLIGHTING CONTROLS SHALL PROVIDE FUNCTIONAL MULTI-LEVEL LIGHTING LEVELS SPECIFIED IN CEC TABLE 5-2, EXCEPT WHERE THE CONTROLLED LIGHTING HAS A LIGHTING POWER DENSITY LESS THAN 0.3 W/ft².
 - ALL ROOMS THAT ARE GREATER THAN 250 ft² AND CONTAIN WINDOWS AND SKYLIGHTS, THAT ALLOW FOR THE EFFECTIVE USE OF DAYLIGHT IN THE AREAS SHALL HAVE 50% OF THE LIGHTING POWER IN EACH DAYLIT AREA CONTROLLED BY A SEPARATE SWITCH; OR
 - THE EFFECTIVE USE OF DAYLIGHT THROUGHOUT CANNOT BE ACCOMPLISHED BECAUSE THE WINDOWS ARE CONTINUOUSLY SHADED BY A BUILDING ON THE ADJACENT LOT.

DEMAND RESPONSIVE CONTROLS:

- LIGHTING POWER IN BUILDINGS LARGER THAN 10,000 ft² SHALL BE CAPABLE OF BEING AUTOMATICALLY REDUCED IN RESPONSE TO A DEMAND RESPONSIVE SIGNAL.

CERTIFICATE OF INSTALLATION REQD (SEE CEC 5.4.6 FOR DETAILED INFO)

CERTIFICATE OF ACCEPTANCE REQD (SEE CEC 5.4.7 FOR DETAILED INFO)

GENERAL LIGHTING NOTES

- VERIFY REQUIRED MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES ABOVE COUNTERS, INSTALLED IN CABINETS, DRAWERS, CLOSETS BELOW DESKS.
- MANY OF THE LIGHT FIXTURES SELECTED ARE SPECIFICATION GRADE QUALITY REQUIRING LEAD TIME PRIOR TO SHIPMENT. CONTRACTOR SHALL ORDER LIGHT FIXTURES AND RELATED HARDWARE EARLY IN THE PROJECT TO AVOID DELAYS IN CONSTRUCTION.
- SUBSTITUTIONS: LIGHTING DESIGN AND SPECIFICATIONS ARE BASED ON SPECIFICALLY SELECTED EQUIPMENT PROVIDING THE REQUIRED AND NECESSARY RESULTS TO MEET THE CLIENTS NEEDS. IF ALTERNATIVE MANUFACTURERS ARE SELECTED, DUE TO THE DESIRED AND/OR DISCOVERED CHANGES BY THE CONTRACTOR, THE "PERFORMANCE LIABILITY" OF THE LIGHTING SYSTEM SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL WIRING EQUIPMENT, ETC. IN ORDER TO MAKE THE LIGHTING SYSTEM EQUAL (AS DETERMINED BY THE LIGHTING CONSULTANT AND OWNERS) TO THE ORIGINALLY SPECIFIED DESIGN AND PRODUCTS. ANY COST ASSOCIATED WITH THE CHANGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMMERS TO BE RATED ACCORDING TO MAXIMUM LOAD ON SWITCHING GROUP.
- LAMPS GIVEN ON FIXTURE SCHEDULE NOT NECESSARILY MAXIMUM WATTAGE. CHECK CUT SHEETS FOR MAXIMUM WATTAGE. ELECTRICAL CONTRACTOR TO WIRE FOR MAXIMUM WATTS.
- LOW-VOLTAGE DIMMERS TO BE USED WITH LOW-VOLTAGE FIXTURES. ELECTRONIC LOW-VOLTAGE DIMMERS TO BE USED WITH ELECTRONIC SOLID STATE TRANSFORMERS. MAGNETIC LOW-VOLTAGE DIMMERS TO BE USED WITH MAGNETIC TRANSFORMERS.
- MOUNTING HEIGHTS OF ALL WALL MOUNTED LUMINAIRES AND PENDANT MOUNTED LUMINAIRES (IF NOT INDICATED ON PLAN) TO BE DETERMINED BY THE LIGHTING DESIGNER OR INTERIOR DESIGNER AFTER FIXTURE TYPE HAS BEEN DETERMINED.
- METAL JUNCTION BOXES TO BE USED FOR ALL CONTROLS.
- ALL SWITCHES AND DIMMERS TO BE MOUNTED 42" A.F.F. OR MATCH THE MOUNTING HEIGHT OF EXISTING DIMMERS AND SWITCHES TO CENTER OF BOX AND 1 1/2" FROM THE DOOR MOLDING TO THE EDGE OF THE WALLPLATES UNLESS OTHERWISE INDICATED ON THE PLAN OR BY INTERIOR DESIGNER.
- PROVIDE SINGLE WALLPLATE FOR ALL ELECTRICAL DEVICES.
- ALL RECEPTACLES IN BATHROOMS AND KITCHEN TO BE GFCI RATED RECEPTACLES ON A SEPARATE GFCI CIRCUIT. ALL EXTERIOR RECEPTACLES TO BE RATED FOR WET LOCATIONS AND ON A SEPARATE GFCI CIRCUIT.
- ALL TRANSFORMERS TO BE RATED ACCORDING TO MANUFACTURER'S MAXIMUM RATED LOAD. ALL TRANSFORMERS TO BE EITHER FUSED OR CONNECTED WITH CIRCUIT BREAKERS ON BOTH THE PRIMARY AND SECONDARY SIDES.
- LOCATION OF ALL REMOTE TRANSFORMERS AND GAUGE OR LOW-VOLTAGE WIRE USED TO EACH TO BE APPROVED BY LIGHTING DESIGNER BEFORE PURCHASE OR INSTALLATION.
- LOCATION OF ALL REMOTE BALLASTS TO BE APPROVED BY LIGHTING DESIGNER BEFORE PURCHASE OR INSTALLATION.
- ELECTRICAL SUB-CONTRACTOR TO VERIFY THAT THE LOCATIONS OF ALL REMOTE TRANSFORMERS AND REMOTE BALLAST MEET BUILDING/ELECTRICAL CODE REQUIREMENTS.
- ALL ALLOWANCES GIVEN ON FIXTURE SCHEDULE ARE BASED UPON CONTRACTOR PRICING. UNLESS OTHERWISE NOTED, ALLOWANCES DO NOT INCLUDE TAX, SHIPPING AND HANDLING.
- ELECTRICAL CONTRACTOR TO DETERMINE AND NOTIFY LIGHTING DESIGNER (IN AMPLE TIME TO MAKE SPECIFICATIONS) WHETHER RECESSED FIXTURES NEED TO BE APPROVED FOR ZERO-CLEARANCE INSULATION COVERAGE TO COMPLY WITH TITLE 24 REGULATIONS BEFORE PURCHASE OF ANY RECESSED FIXTURES. IF IT IS DETERMINED THAT SOME OR ALL RECESSED FIXTURES MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVERAGE, THEN SPECIFICATIONS FOR THOSE FIXTURES WILL BE CHANGED TO AN I.C. HOUSING AND SPECIFICATIONS WILL BE PROVIDED BY THE LIGHTING DESIGNER.
- MANY OF THE LIGHT FIXTURES SELECTED ARE SPECIFICATION GRADE QUALITY REQUIRING MOUNTING HARDWARE TO BE ORDERED SEPARATELY. CONTRACTOR SHALL DETERMINE NECESSARY MOUNTING HARDWARE AND PROVIDE AS PART OF BID AND INSTALLATION.

2013 Low-Rise Residential Mandatory Measures Summary (ALL NEW DWELLINGS)

§110.4(b)1:	Any pool or spa heating equipment shall be installed with at least 36 inches of pipe between filter and heater or dedicated suction and return lines, or built-up connections for future solar heating.
§110.4(b)2:	Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§110.4(b)3:	Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§110.5:	Natural gas pool and spa heaters shall not have a continuous burning pilot light.
§150.0(k)p):	Residential pool systems or equipment shall meet specified pump sizing, flow rate, piping, filters, and valve requirements.
Lighting Measures:	
§110.9:	All lighting control devices and systems, ballasts, and luminaires shall meet the applicable requirements of §110.9.
§150.0(k)1A:	Installed luminaires shall be classified as high-efficacy or low-efficacy for compliance with §150.0(k) in accordance with TABLE 150.0-A or TABLE 150.0-B, as applicable.
§150.0(k)1B:	When a high efficacy and low efficacy lighting system are combined in a single luminaire, each system shall separately comply with the applicable provisions of §150.0(k).
§150.0(k)1C:	The wattage and classification of permanently installed luminaires in residential kitchens shall be determined in accordance with §130.0(c). In residential kitchens, the wattage of electrical boxes finished with a blank cover or where no electrical equipment has been installed, and where the electrical box can be used for a luminaire or a surface mounted ceiling fan, shall be calculated as 180 watts of low efficacy lighting per electrical box.
§150.0(k)1D:	Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150.0(k)1E:	Permanently installed night lights and night lights integral to installed luminaires or exhaust fans shall be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with §130.0(c). Night lights do not need to be controlled by vacancy sensors.
§150.0(k)1F:	Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) shall meet the applicable requirements of §150.0(k).
§150.0(k)2A:	High efficacy luminaires must be switched separately from low efficacy luminaires.
§150.0(k)2B:	Exhaust fans shall be switched separately from lighting systems.
§150.0(k)2C:	Luminaires shall be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§150.0(k)2D:	Controls and equipment are installed in accordance with manufacturer's instructions.
§150.0(k)2E:	No control shall bypass a dimmer or vacancy sensor function if the control is installed to comply with §150.0(k).
§150.0(k)2F:	Lighting controls comply with applicable requirements of §110.9.
§150.0(k)2G:	An Energy Management Control System (EMCS) may be used to comply with dimmer requirements if: it functions as a dimmer according to §110.9; meets Installation Certificate requirements of §130.4; the EMCS requirements of §130.5; and all other requirements in §150.0(k)2.
§150.0(k)2H:	An Energy Management Control System (EMCS) may be used to comply with vacancy sensor requirements of §150.0(k) if: it functions as a vacancy sensor according to §110.9; meets Installation Certificate requirements of §130.4; the EMCS requirements of §130.5; and all other requirements in §150.0(k)2.
§150.0(k)2I:	A multiscene programmable controller may be used to comply with dimmer requirements of this section if it provides the functionality of a dimmer according to §110.9, and complies with all other applicable requirements in §150.0(k)2.
§150.0(k)3A:	A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
§150.0(k)3B:	Kitchen lighting includes all permanently installed lighting in the kitchen except internal lighting in cabinets that illuminate only the inside of the cabinets. Lighting in areas adjacent to the kitchen, including but not limited to dining and nook areas, are considered kitchen lighting if they are not separately switched from kitchen lighting.
§150.0(k)4:	Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150.0(k)5:	A minimum of one high efficacy luminaire shall be installed in each bathroom; and all other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.
§150.0(k)6:	Lighting installed in attached and detached garages, laundry rooms, and utility rooms shall be high efficacy luminaires and controlled by vacancy sensors.
§150.0(k)7:	Lighting installed in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy, or shall be controlled by either dimmers or vacancy sensors. Luminaires recessed into ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; have a label that certifies that the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and allow ballast maintenance and replacement without requiring cutting holes in the ceiling. For recessed compact fluorescent luminaires with ballasts to qualify as high efficacy for compliance with §150.0(k), the ballasts shall be certified to the Energy Commission to comply with the applicable requirements in §110.9.
§150.0(k)9A:	For single-family residential buildings, outdoor lighting permanently mounted to a residential building or other buildings on the same lot shall be high efficacy, or may be low efficacy if it meets all of the following requirements: i. Controlled by a manual ON and OFF switch that does not override or ON the automatic actions of Items i or iii below; and ii. Controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily bypasses the motion sensing function and automatically reactivates the motion sensor within 6 hours; and iii. Controlled by one of the following methods: a. Photocontrol not having an override or bypass switch that disables the photocontrol; or b. Astronomical time clock not having an override or bypass switch that disables the astronomical time clock, and which is programmed to automatically turn the outdoor lighting OFF during daylight hours; or c. Energy management control system which meets all of the following requirements: At a minimum provides the functionality of an astronomical time clock in accordance with §110.9; meets the Installation Certification requirements in §130.4; meets the requirements for an EMCS in §130.5; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
§150.0(k)9B:	For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site shall comply with one of the following requirements: i. Shall comply with §150.0(k)9A; or ii. Shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)9C:	For low-rise residential buildings with four or more dwelling units, outdoor lighting not regulated by §150.0(k)9B or 150.0(k)9D shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)9D:	Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site shall comply with the applicable requirements in §110.9, §130.0, §130.2, §130.4, §140.7 and §141.0.
§150.0(k)10:	Internally illuminated address signs shall comply with §140.8; or shall consume no more than 5 watts of power as determined according to §130.0(c).
§150.0(k)11:	Lighting for residential parking garages for eight or more vehicles shall comply with the applicable requirements for nonresidential garages in §110.9, §130.0, §130.1, §130.4, §140.6, and §141.0.
§150.0(k)12A:	In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
§150.0(k)12B:	In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall: i. Comply with the applicable requirements in §110.9, §130.0, §130.1, §140.6 and §141.0; and ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.

RESIDENTIAL KITCHEN LIGHTING WORKSHEET

Project Title	240 CHATTANOOGA	Date	06.22.16
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At least 50% of the total rated wattage of permanently installed luminaires in the kitchen must be in luminaires that are high efficacy luminaires as defined in Table 150-C. Luminaires that are not high efficacy must be switched separately.

Kitchen Lighting Schedule. Provide the following information for all luminaires to be installed in kitchens.

UNIT #33

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	10'6"L	=	58.5	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	78.5
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

UNIT #34

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	8'-6"L	=	47.6	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	67.6
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

UNIT #35

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	10'-6"L	=	58.5	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	78.5
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

UNIT #36

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	12'-6"L	=	70	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	90
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

UNIT #37

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	11'-0"L	=	61.6	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	81.6
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

UNIT #38

Luminaire Type	High Efficacy?	Watts	x	Quantity	=	High Efficacy Watts	or	Other Watts
F6 LED STRIP	Yes? <input type="radio"/> No? <input type="radio"/>	5.6w / Lft	x	8'-6"L	=	47.6	or	
F5 LED PENDANT	Yes? <input checked="" type="radio"/> No? <input type="radio"/>	20	x	1	=	20	or	
						Total:	A:	67.6
						COMPLIES IF A≥B		Yes? <input checked="" type="radio"/> No? <input type="radio"/>

LIGHT FIXTURE SCHEDULE - ALL UNITS - KITCHEN ONLY						
NO.	DESCRIPTION	MODEL	LAMP	WATTS	VOLT	REMARKS
F6	SURFACE MOUNTED UNDER-CABINET LED STRIP FIXTURE WITH A REMOTE DRIVER/TRANSFORMER	AION LED; #8924-30-LE LIGHT ENGINE; #AT801 TRACK HOUSING IN ANODIZED SILVER FINISH AND FROSTED LENS EITHER THE D50-DC OR D100-DC DEPENDING ON VERIFIED LENGTH	LED 2950° K	5.6 W/ FT	120/12	KITCHEN (UNDERCABINET); ELECTRICAL CONTRACTOR TO VERIFY LENGTH AND DETERMINE TRANSFORMER / DRIVER SIZE AND WIRE OPTIONS AND QUANTITIES OF JUMPER CABLES
F5	SURFACE MOUNTED LED CEILING FIXTURE	TECH LIGHTING #700QSLLED	LED 2700° K (2)	10 (2)	120	KITCHEN

LIGHT AND VENT CALCS FOR RES HABITABLE SPACES

TYPE OF SPACE	AREA	AREA GLAZING	AREA OPERABLE	% LIGHT (8% OR GREATER)	% VENT (4% OR GREATER)	COMMENTS
UNIT 33 KIT + LIVING	240	32.00	10.00	13%	4%	
UNIT 33 BEDROOM	145	29.00	9.00	20%	6%	
UNIT 34 KIT + STUDIO	250	64.00	20.00	26%	8%	
UNIT 35 KIT+LIVING	243	32.00	10.00	13%	4%	
UNIT 35 BED #1	146	32.00	10.00	22%	7%	
UNIT 35 BED #2	194	32.00	10.00	16%	5%	
UNIT 35 BED #3	182	32.00	10.00	18%	5%	
UNIT 36 KIT+LIVING	292	32.00	10.00	11%	3%	
UNIT 36 BED #1	168	24.00	10.00	14%	6%	
UNIT 36 BED #2	212	32.00	10.00	15%	5%	
UNIT 36 BED #3	40	24.00	10.00	60%	25%	
UNIT 37 KIT + LIVING	330	32.00	10.00	10%	3%	
UNIT 37 BED	222	32.00	10.00	14%	5%	
UNIT 38 KIT + LIVING	350	130.00	30.00	37%	9%	
UNIT 38 BED	148	88.00	10.00	59%	7%	

02 VENTILLATION AND LIGHT CALCULATIONS



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 415 243 8272
 MBH - ARCH.COM

240 CHATTANOOGA STREET
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No. / Date	Issue	And Revision	By
23 JUNE 2016	PERMIT		
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Prepared By:

Project Name	240_CHATTANOOGA
Project Number	
Sheet Description	
Sheet Number	

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01 LIGHTING AND ELECTRICAL INFO

PROPOSED NOTES

- NEW EXHAUST FAN ABOVE; VENT TO EXTERIOR 3'-0" FROM ANY WINDOW, DOOR, OR PROPERTY LINE (EXCEPT STREET-FACING PROPERTY LINES); TYP @ ALL BATHROOMS; TO INCLUDE HUMIDISTAT;
- PROVIDE POWER @ REF
- PROVIDE POWER @ RANGE HOOD; VENT HOOD TO EXTERIOR 3'-0" FROM AND DOOR, WINDOW, OR PROPERTY LINE; TYP
- PROVIDE POWER @ GARBAGE DISPOSAL
- PROVIDE POWER @ DISHWASHER
- NEW DUPLEX RECEPTACLE, TYP
- PROVIDE POWER @ WASHER AND DRYER; DRYER TO HAVE VENTLESS SYSTEM
- NEW SMOKE ALARM DETECTOR AND CARBON MONOXIDE DETECTOR / ALARM; HARD-WIRED W/ BATTERY BACKUP; INSTALL 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT; 1 PER UNIT; COMPLY WITH CBC 420, UL 2075, AND NFPA 720
- NEW SMOKE DETECTOR @ EACH BEDROOM; HARD-WIRED W/ BATTERY BACKUP; 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT;
- NEW HYDRONIC BASEBOARD FANCOIL; 1 PER HABITABLE ROOM; CONNECT TO NEW HEATING BOILER
- MAIN BATHROOM LIGHTS ON VACANCY SENSOR AS INDICATED
- ALL COMMON LIGHTING TO BE ON DAYLIT + ASTRONOMICAL CLOCK SENSORS AS REQD; ALL COMMON LIGHTING TO MEET 2013 MANADATORY MEASURES FOR HIGH-RISE RESIDENTIAL

LEGEND

- NEW WALL
- EXISTING WALL
- NEW WALL 1 HR RATED
- FINISHES + INSULATION ADDED TO EXISTING WALL TO BE 1 HR RATED

LIGHTING LEGEND

- CENTER-LINE
- CEILING MOUNTED FIXTURE
- SURFACE MOUNTED WALL FIXTURE
- PENDANT MOUNTED FIXTURE
- RECESSED DOWN-LIGHT FIXTURE
- LOW-VOLTAGE LINEAR FIXTURE
- LOW-VOLTAGE TRACK
- FIXTURE TYPE SEE SCHEDULE-SWITCHING GROUP
- WALL SWITCH
- 3-WAY WALL SWITCH
- SWITCH WITH VACANCY SENSOR
- DIMMER
- 3-WAY DIMMER
- DIMMER WITH VACANCY SENSOR
- DIMMER W/ SWITCHING GROUP
- DUPLEX RECEPTACLE
- 1/2 SWITCHED DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- RECESSED RFLOOR ECEPTACLE
- RECESSED FAN
- SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP IN ALL BEDROOMS MIN 3' FROM BATHROOM DOOR OR AIR INTAKE
- CARBON MONOXIDE/SMOKE DETECTOR HARDWIRED W/ BATTERY BACK UP COMPLY W/ UL2075 & NFPA 720 MIN 3' FROM BATHROOM DOOR OR AIR INTAKE

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9 NOV 2016	PERMIT REV	

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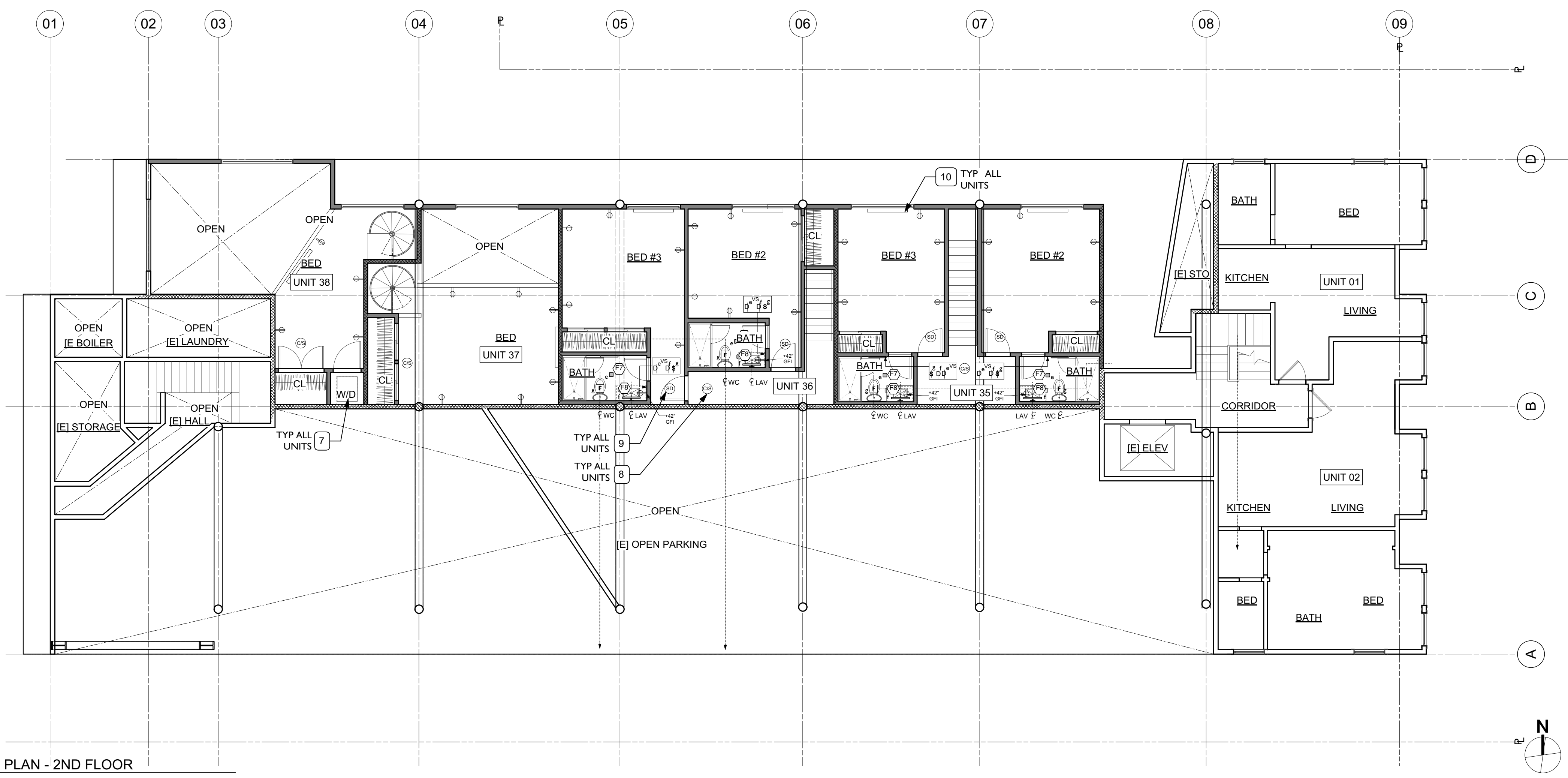
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240_CHATTANOOGA

Graphic Scale
Project Number

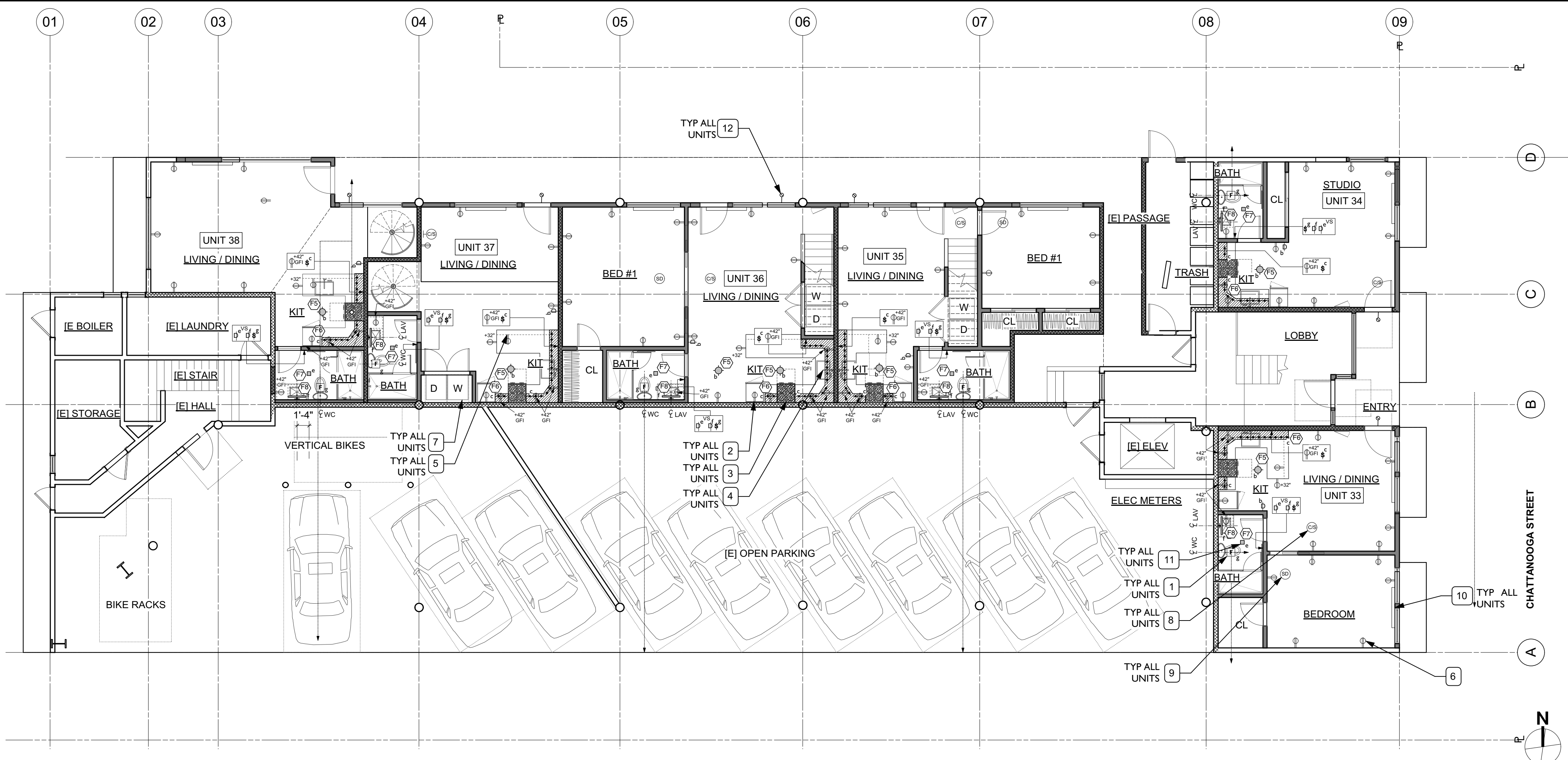
Sheet Description

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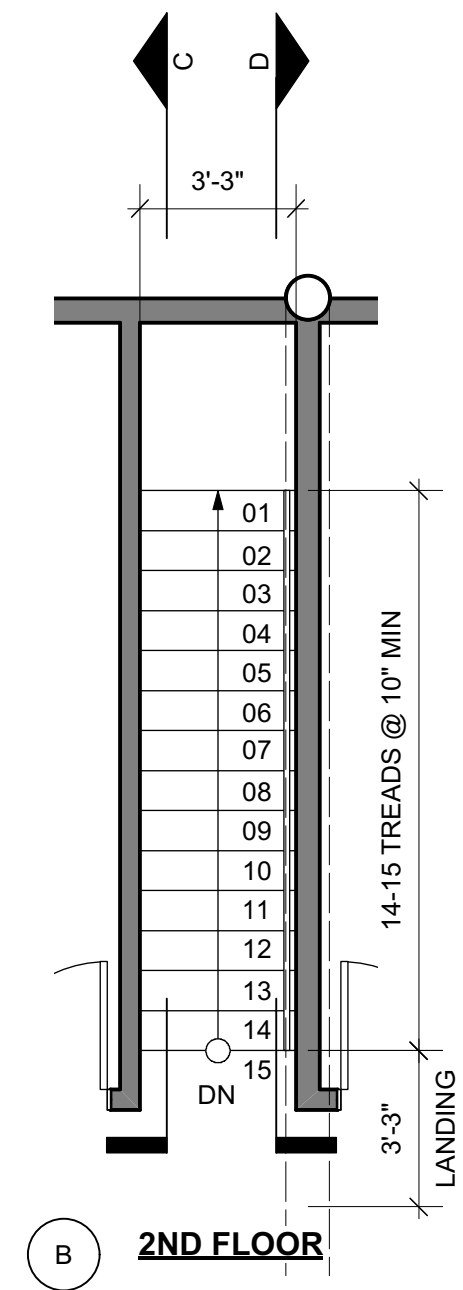
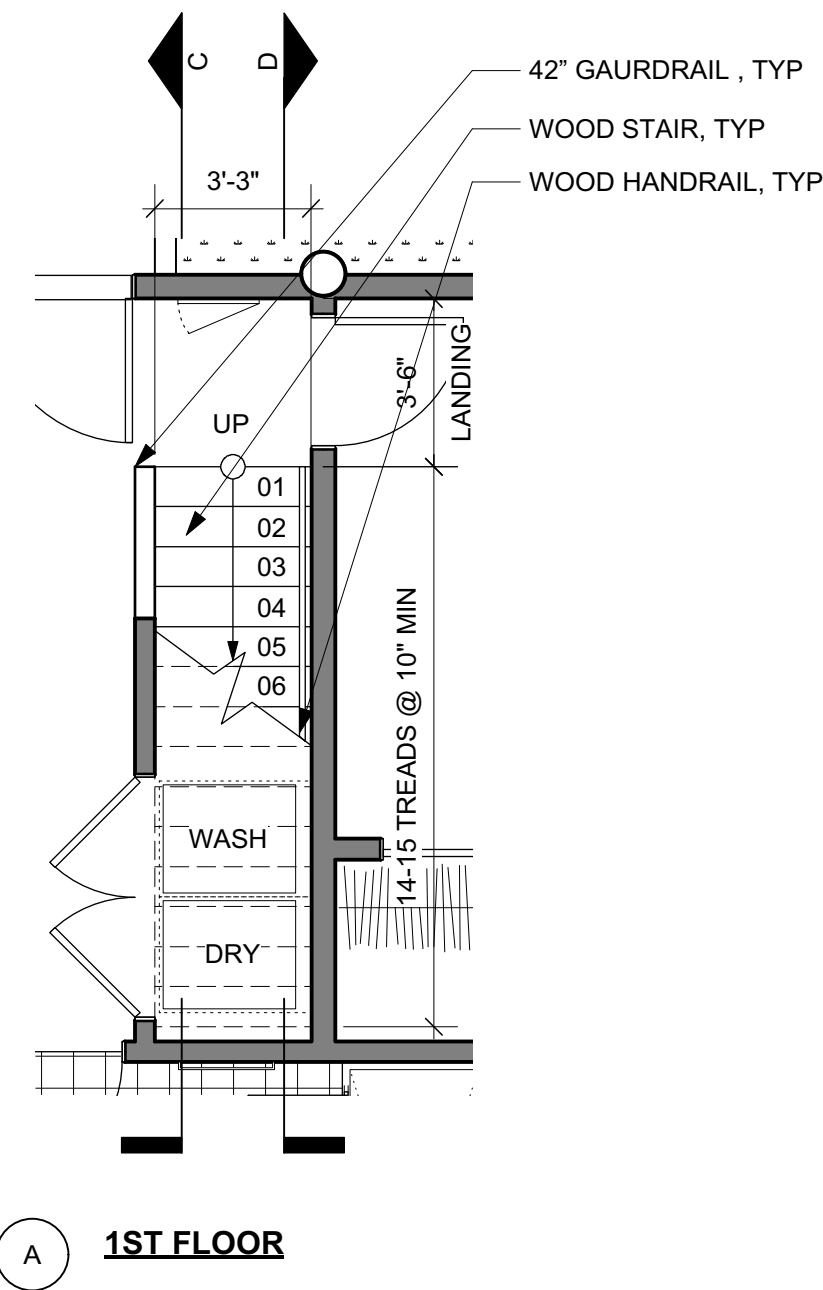
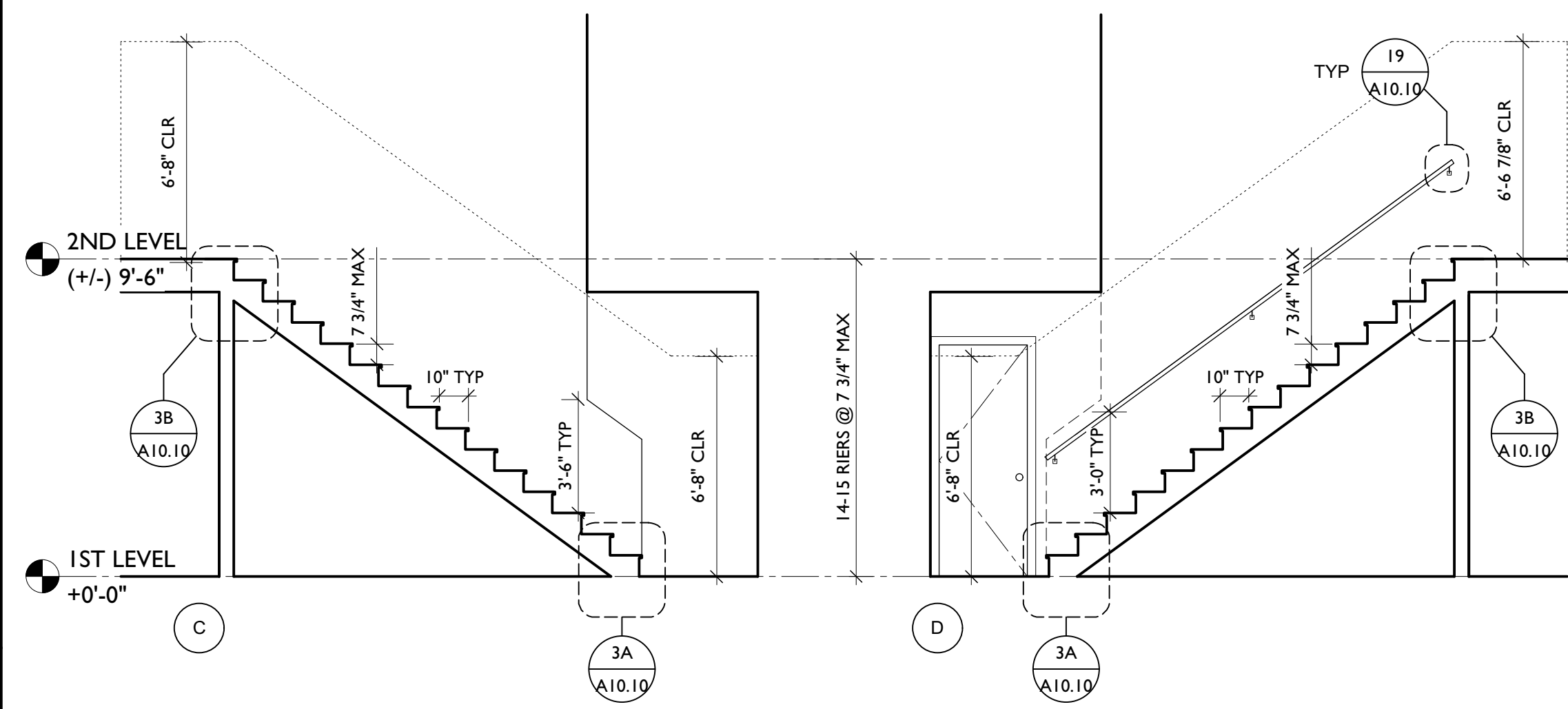


03 PROPOSED PLAN - 2ND FLOOR
1/8"=1'-0"

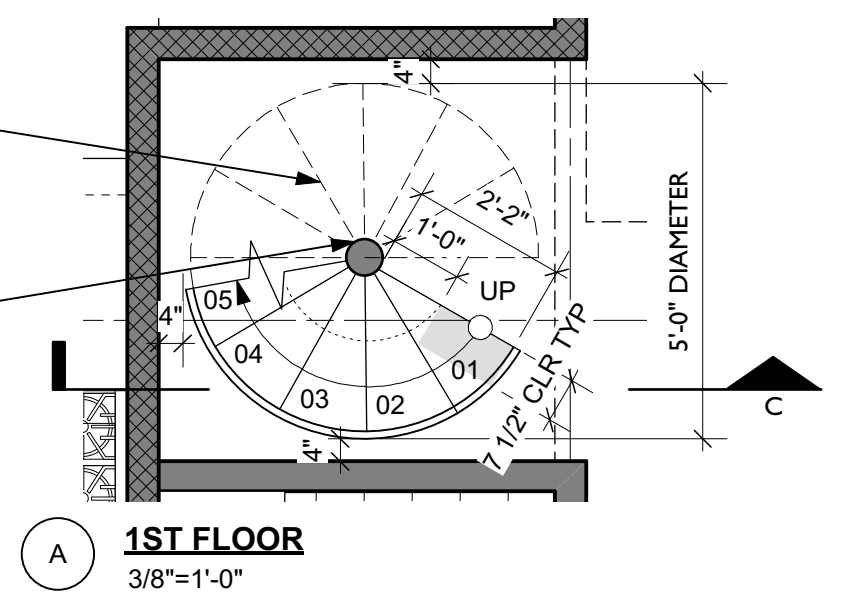
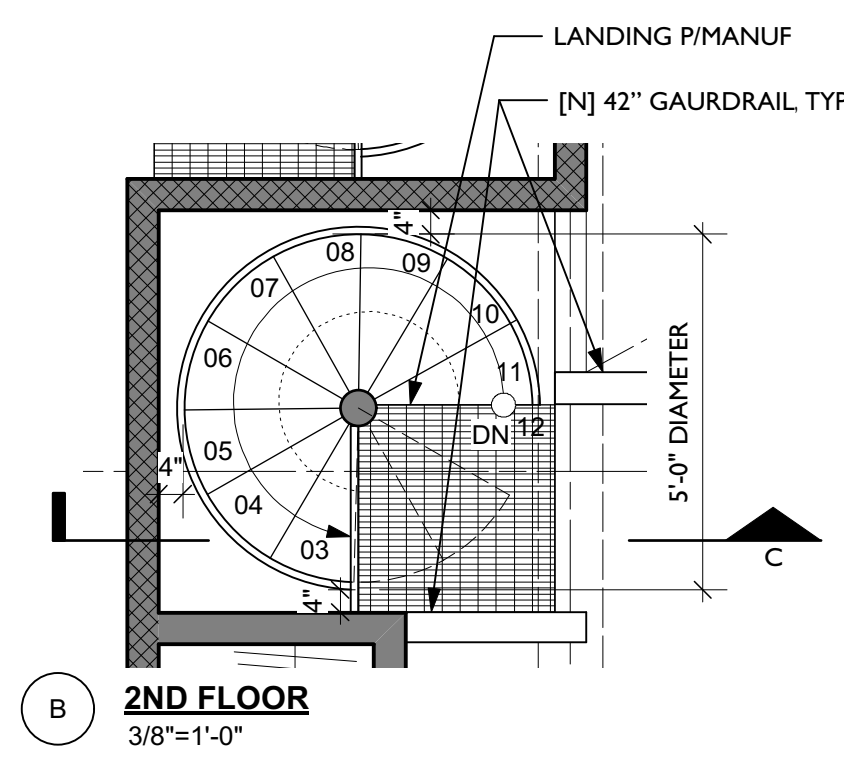
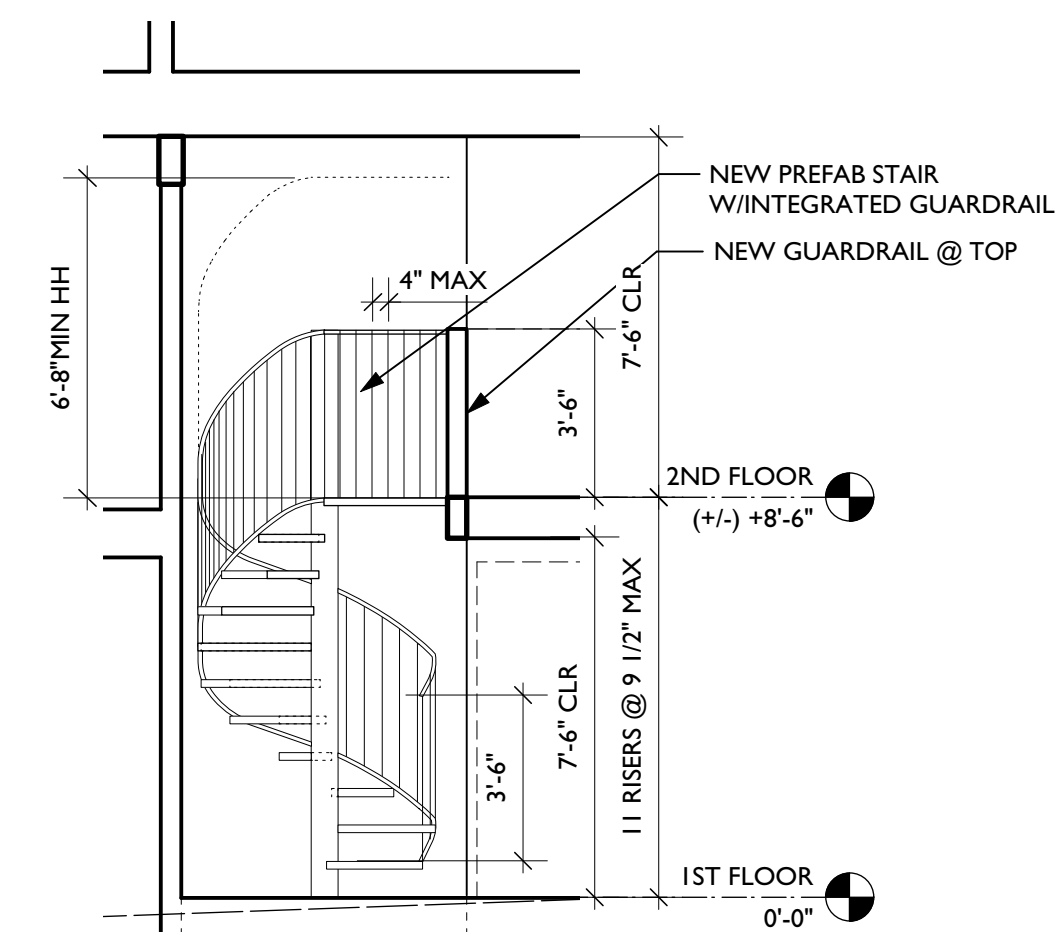


01 PROPOSED PLAN - 1ST FLOOR
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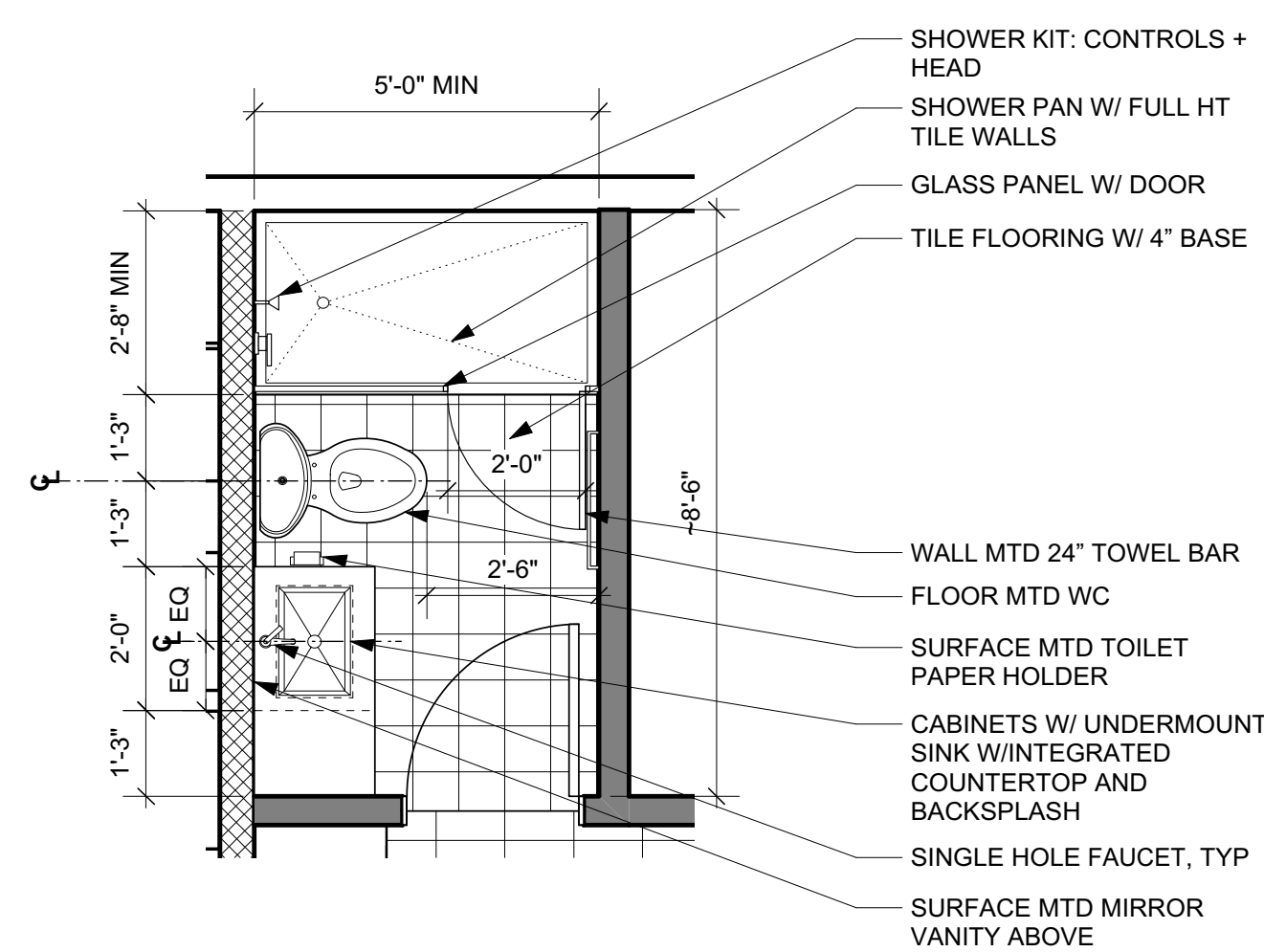
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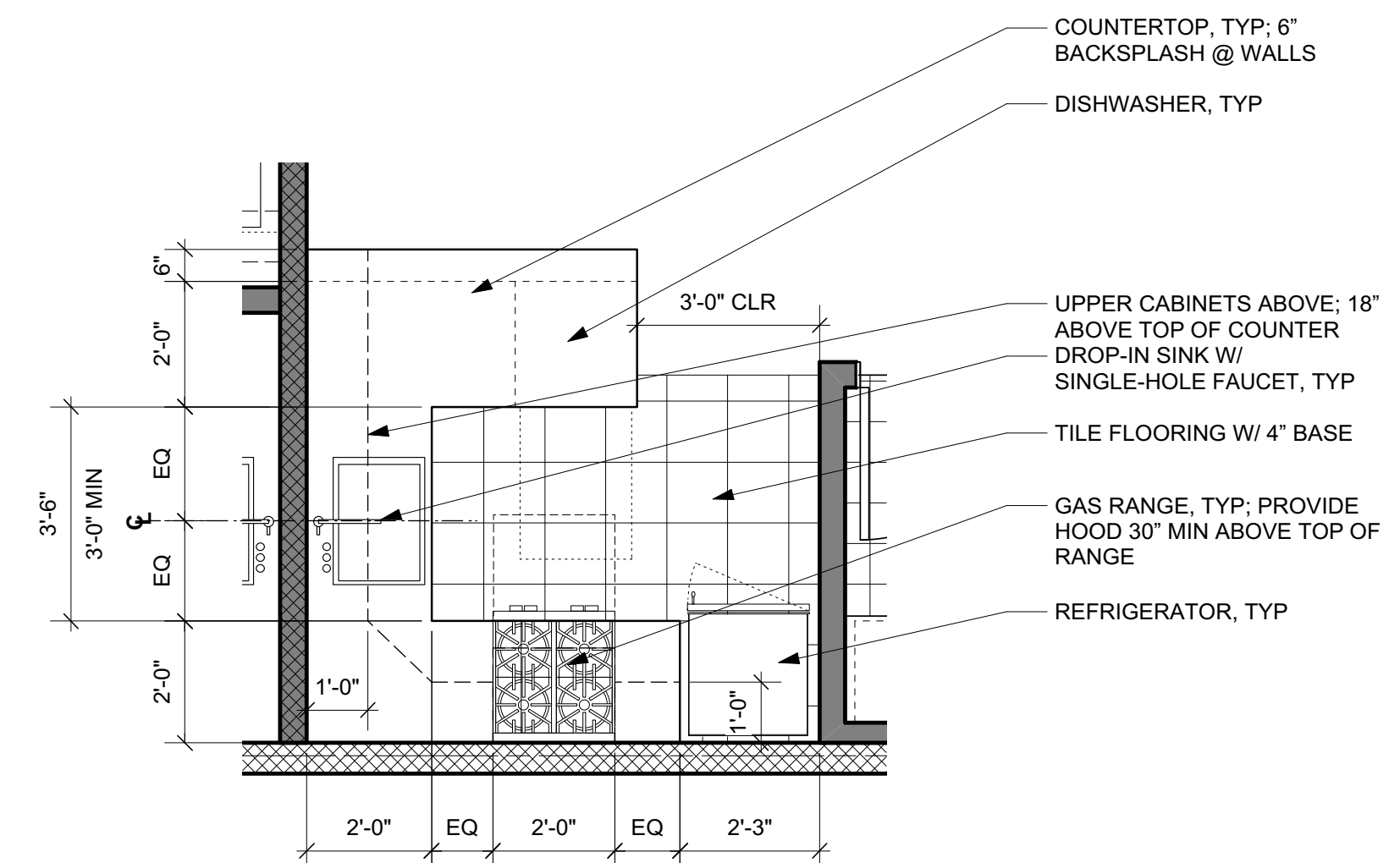
02 PROPOSED WOOD STAIR, TYP
1/4"=1'-0"



01 PROPOSED CIRCULAR STAIR
3/8"=1'-0"



04 TYPICAL ENLARGED BATHROOM



07 TYPICAL ENLARGED KITCHEN

Prepared By:

Project Name
240_CHATTANOOGA

Graphic Scale Project Number

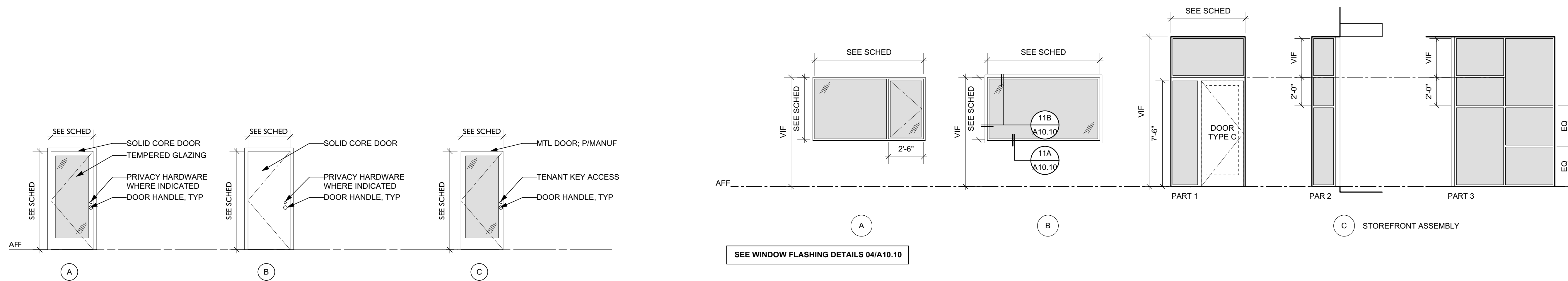
Sheet Description

Ref. North

Sheet Number

A7.10
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.

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KITCHEN APPLIANCE SCHEDULE

NO.	DESCRIPTION	MODEL
01	REFRIGERATOR	TBD
02	DISH WASHER	BOSCH SHE3ARL5UC DISHWASHER 24" SS
03	RANGE	BOSCH HGS3053UC 30" Gas Range SS/BLACK TOP
04	EXHAUST FAN	ZEPHYR AK1200S 400 cfm Range Hood w/ ElectCont SS ZEPHYR 0AK11-21001 Recirculating Kit (incl 1 charc filter)
05	KITCHEN SINK	AMERICAN STANDARD; 17SB.251900.073
06	GARBAGE DISPOSAL	TBA
07	KITCHEN FAUCET	DELTA; 467-DST

PLUMBING SCHEDULE

GROUP	FIXTURE	BRAND	GALLONS	MODEL
SINKS / LAVS				
P-3 (BATHROOM)	ADA LAV	TBD		TBD
P-3 (BATHROOM)	LAVATORY	KOHLER		K-2210 OR EQUIV
P-4 (BATHROOM)	FAUCET	DELTA	1.20 GPM	B510LF OR EQUIV
P-5 (KITCHEN)	SINK	A/ S	1.80 GPM	20SB.251900.073 OR EQUIV
P-6 (KITCHEN)	FAUCET	DELTA		467-DST OR EQUIV
TOILETS				
P-7	TOILET	TOTO	1.28 GPF	CST744EL OR EQUIV
WASHER / DRYER				
P-8 (STAIR)	TBD	TBD		TBD
SHOWERS				
P-9	SHWR HEAD	TBD	1.8 GPM (MAX)	TBD
P-10	CONTROLS	TBD		TBD

I) SPECIFY WATER CLOSETS THAT DO NOT USE MORE THAN 1.28 GALLONS PER FLUSH PER CPC 403.2.1. PLEASE ADD A NOTE TO THIS EFFECT ON THE PLANS.

II) SPECIFY THAT KITCHEN SINKS DO NOT USE MORE THAN 1.8 GALLONS PER MINUTE PER CPC 403.6. PLEASE ADD A NOTE TO THIS EFFECT ON THE PLANS.

III) SPECIFY THAT LAVATORY FAUCETS DO NOT USE MORE THAN 1.5 GALLONS PER MINUTE PER CPC 403.6.

IV) SPECIFY THAT SHOWERS DO NOT USE MORE THAN 1.8 GALLONS PER MINUTE PER CPC 408.2. PLEASE ADD A NOTE TO THIS EFFECT ON THE PLANS. A GAS PRESSURE TEST OF 10 PSI GAUGE PRESSURE SHALL HOLD FOR 15 MINUTES WITH NO PERCEPTIBLE DROP IN PRESSURE PER CPC 1213.3.

Prepared By:

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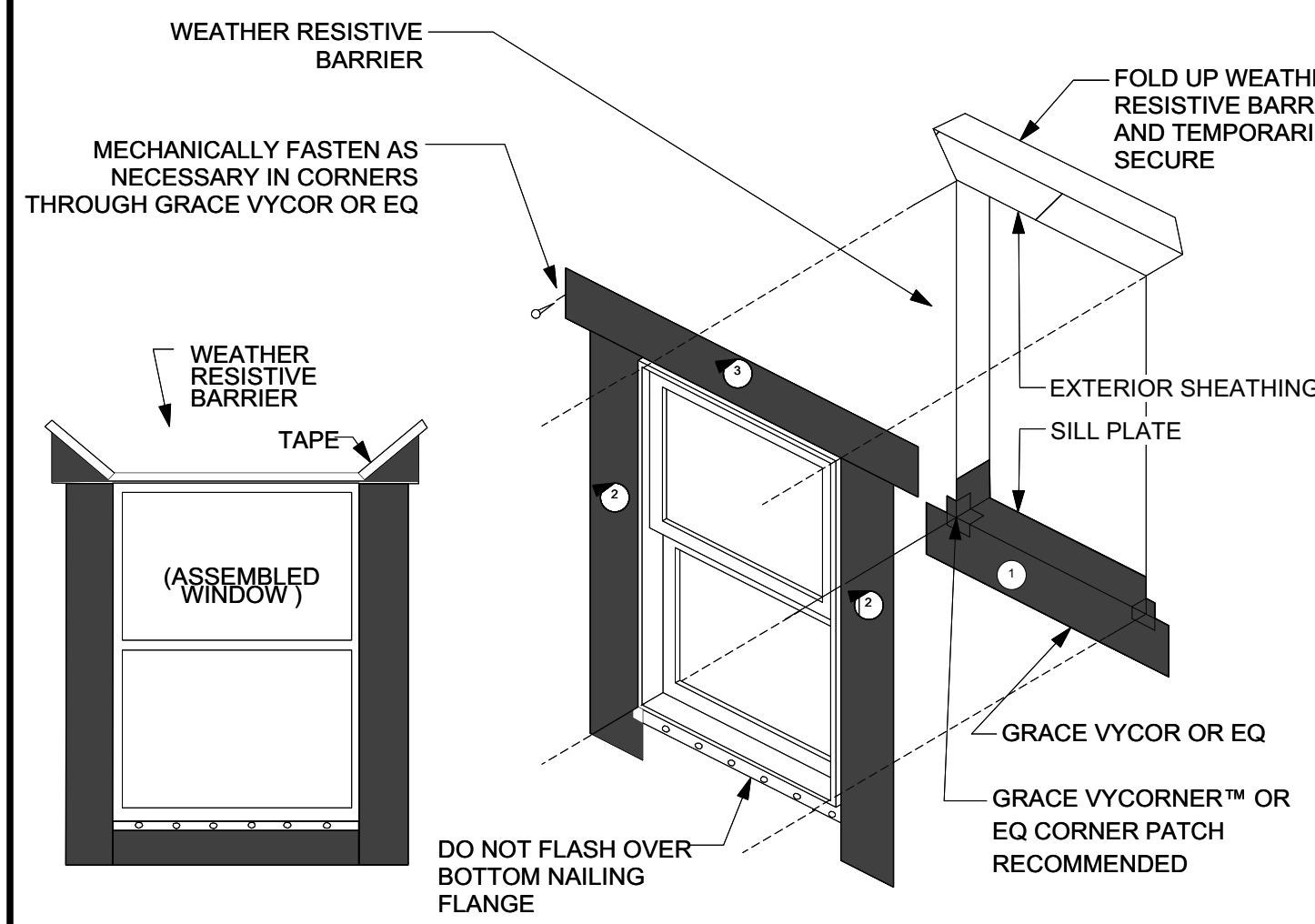
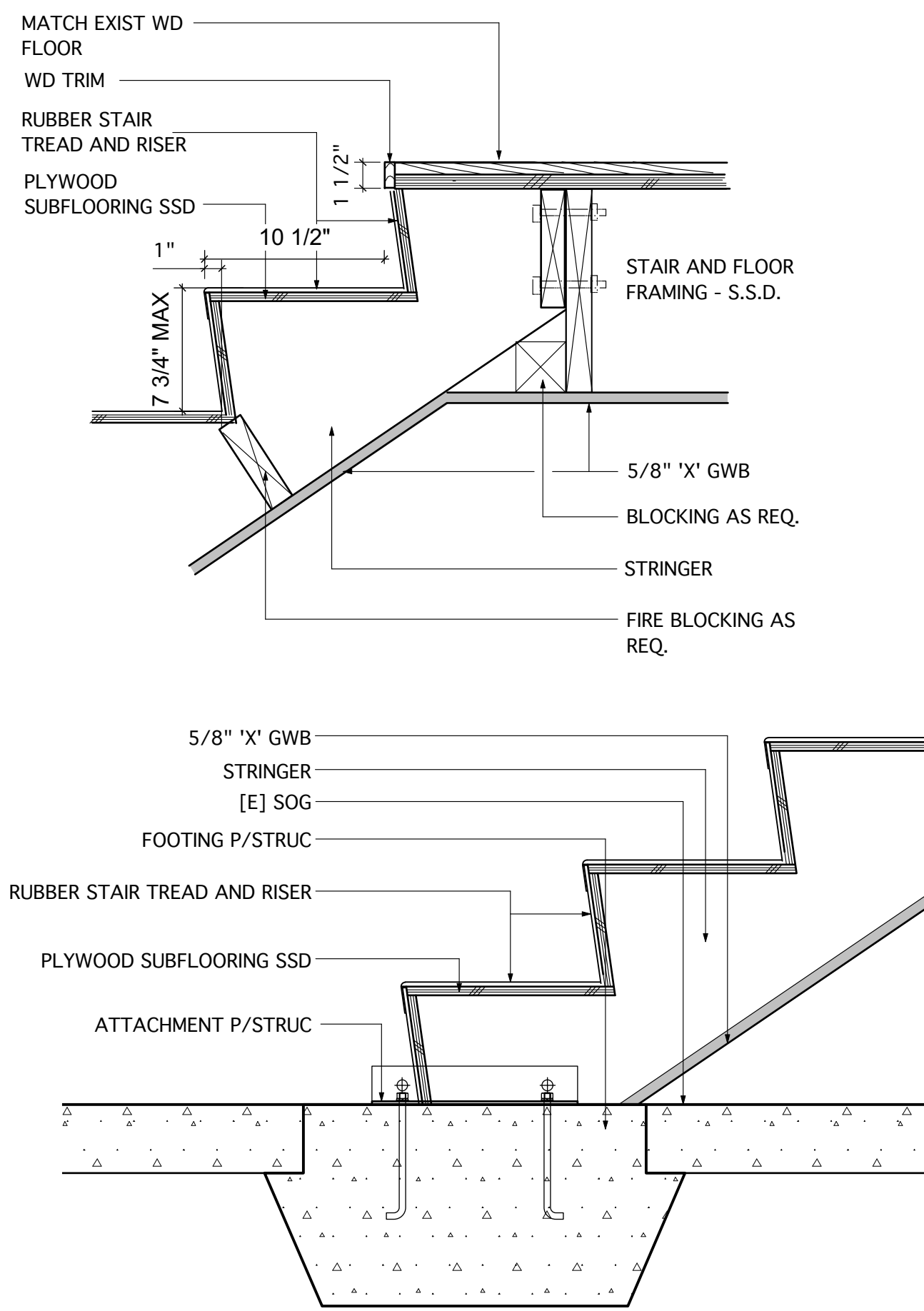
Graphic Scale Project Number

Sheet Description

Ref. North

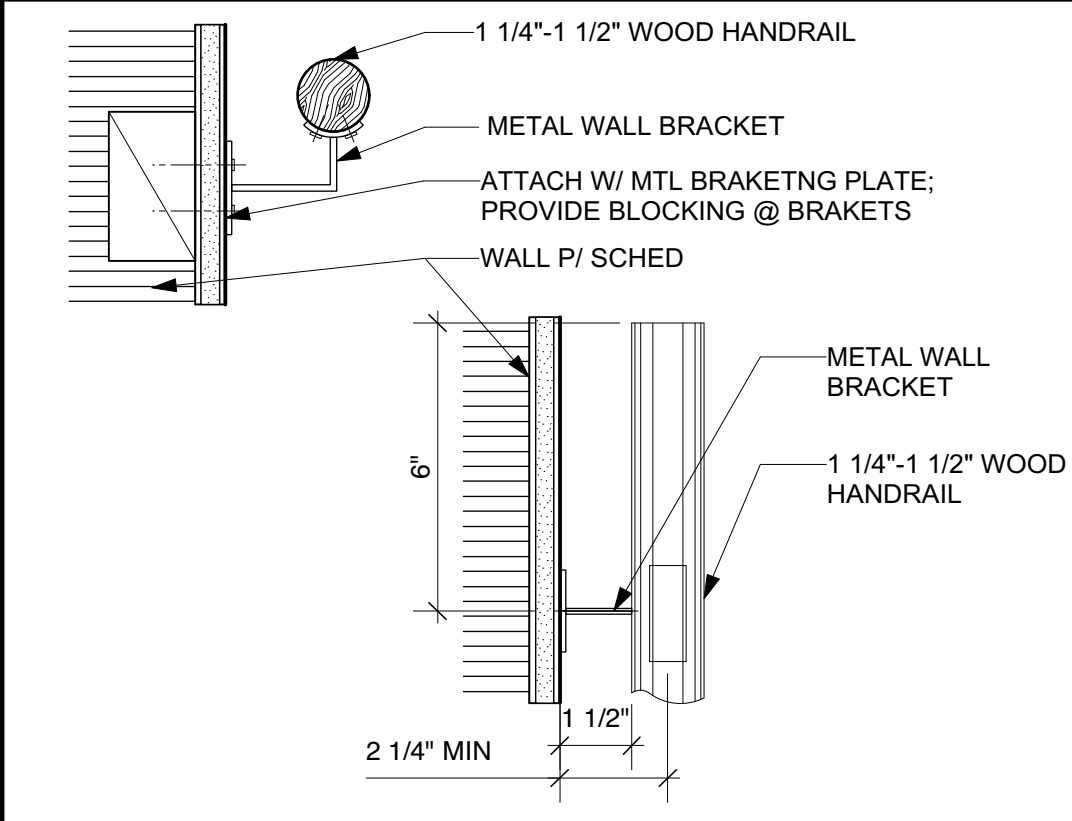
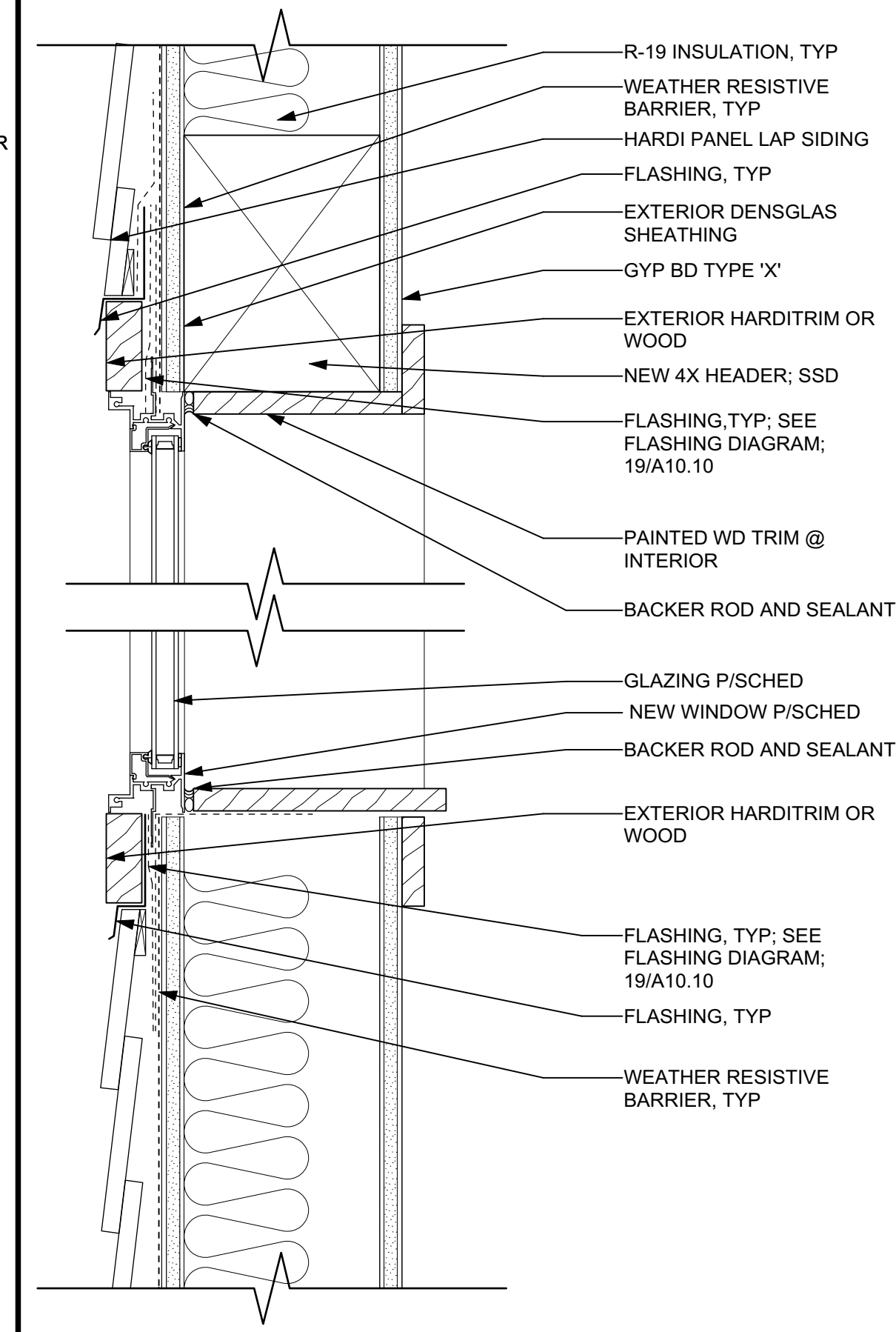
Sheet Number

A8.10
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.

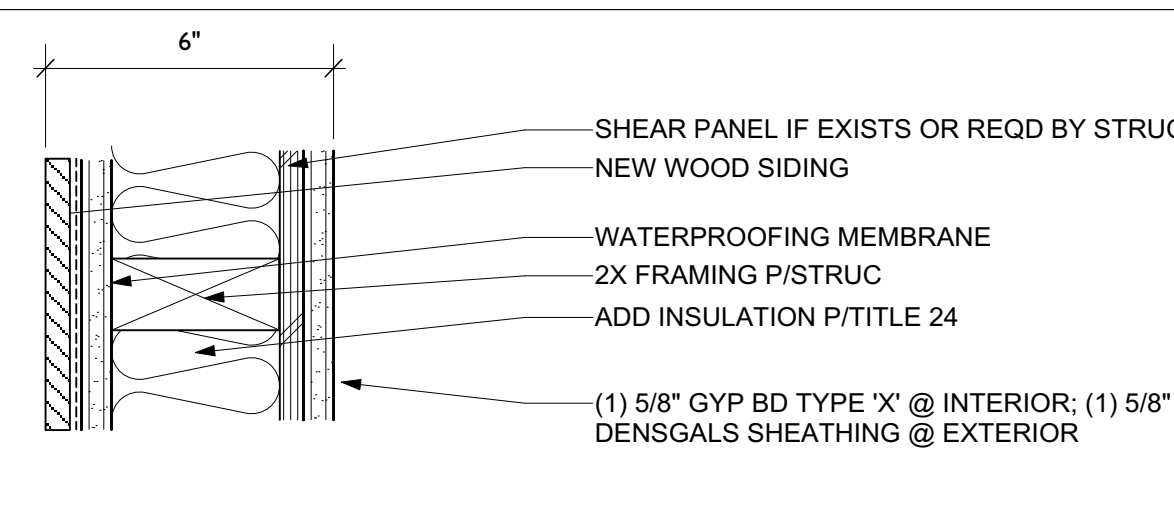


HEAD FLASHING TIE-IN INSTRUCTIONS:

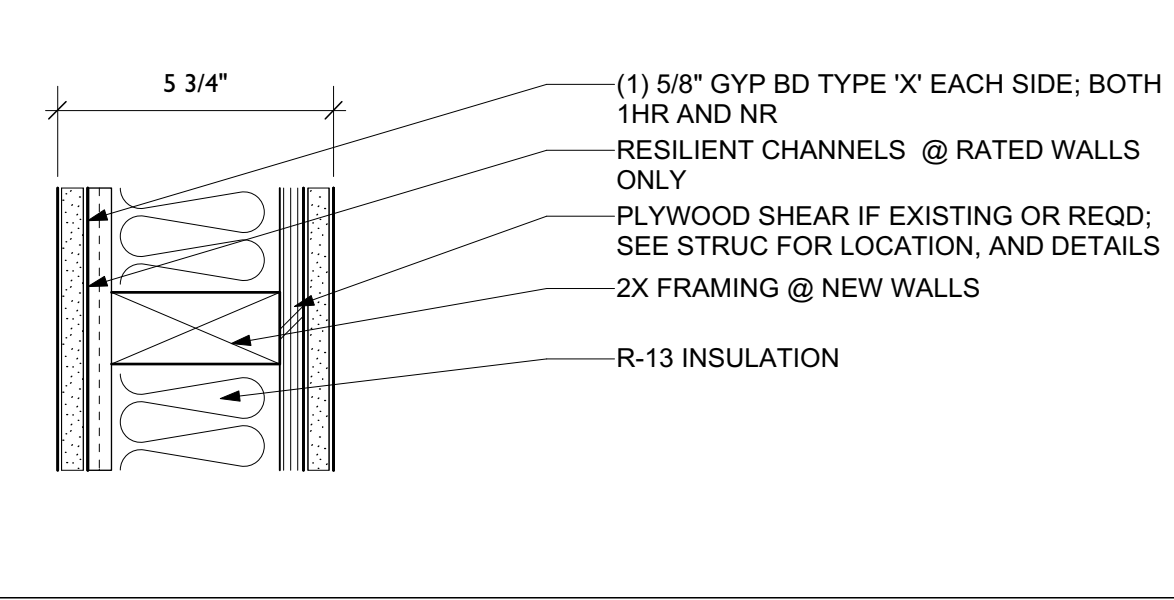
- CUT, FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
- INSTALL GRACE VYCOR OR EQ HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
- FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE



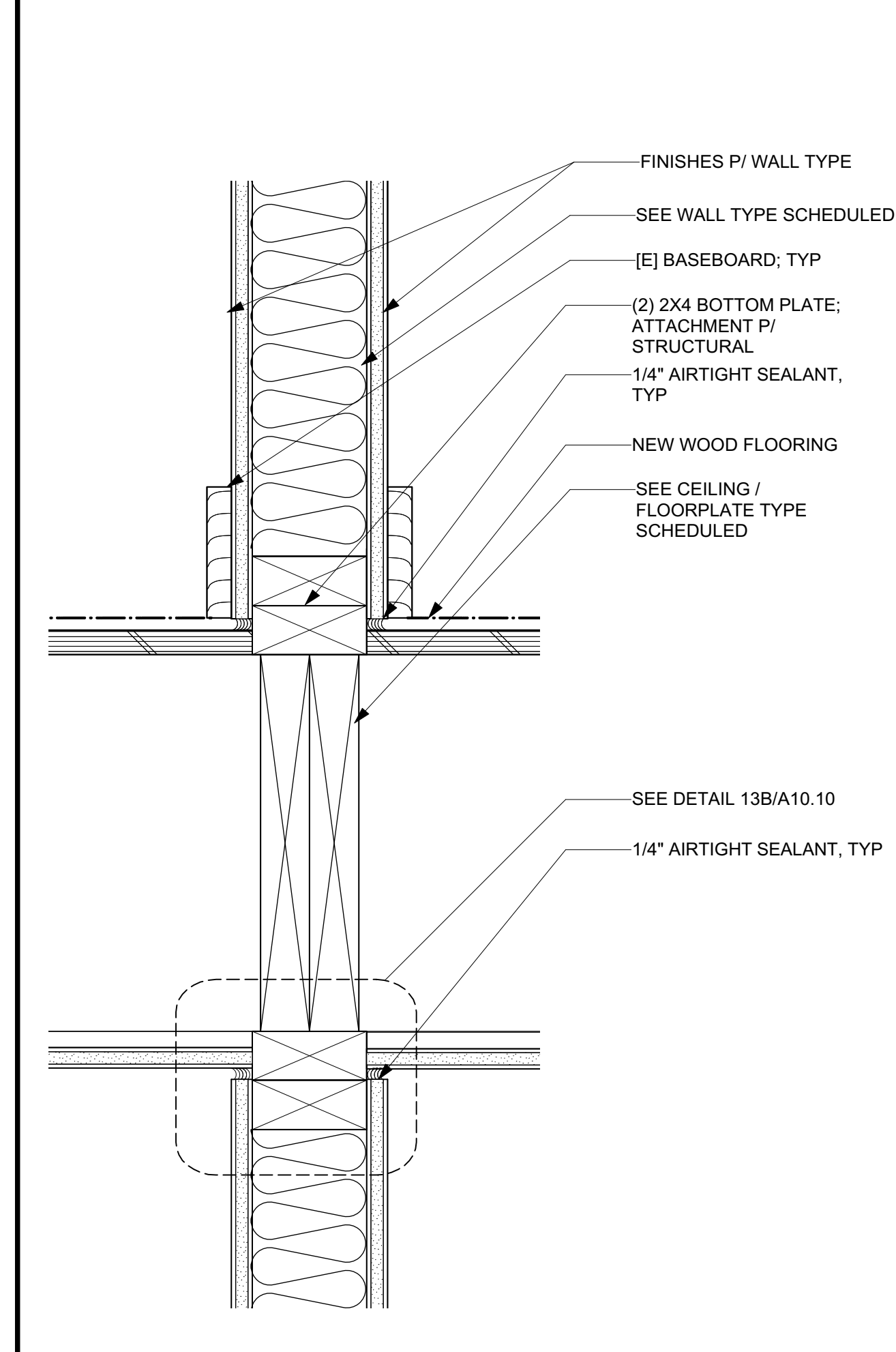
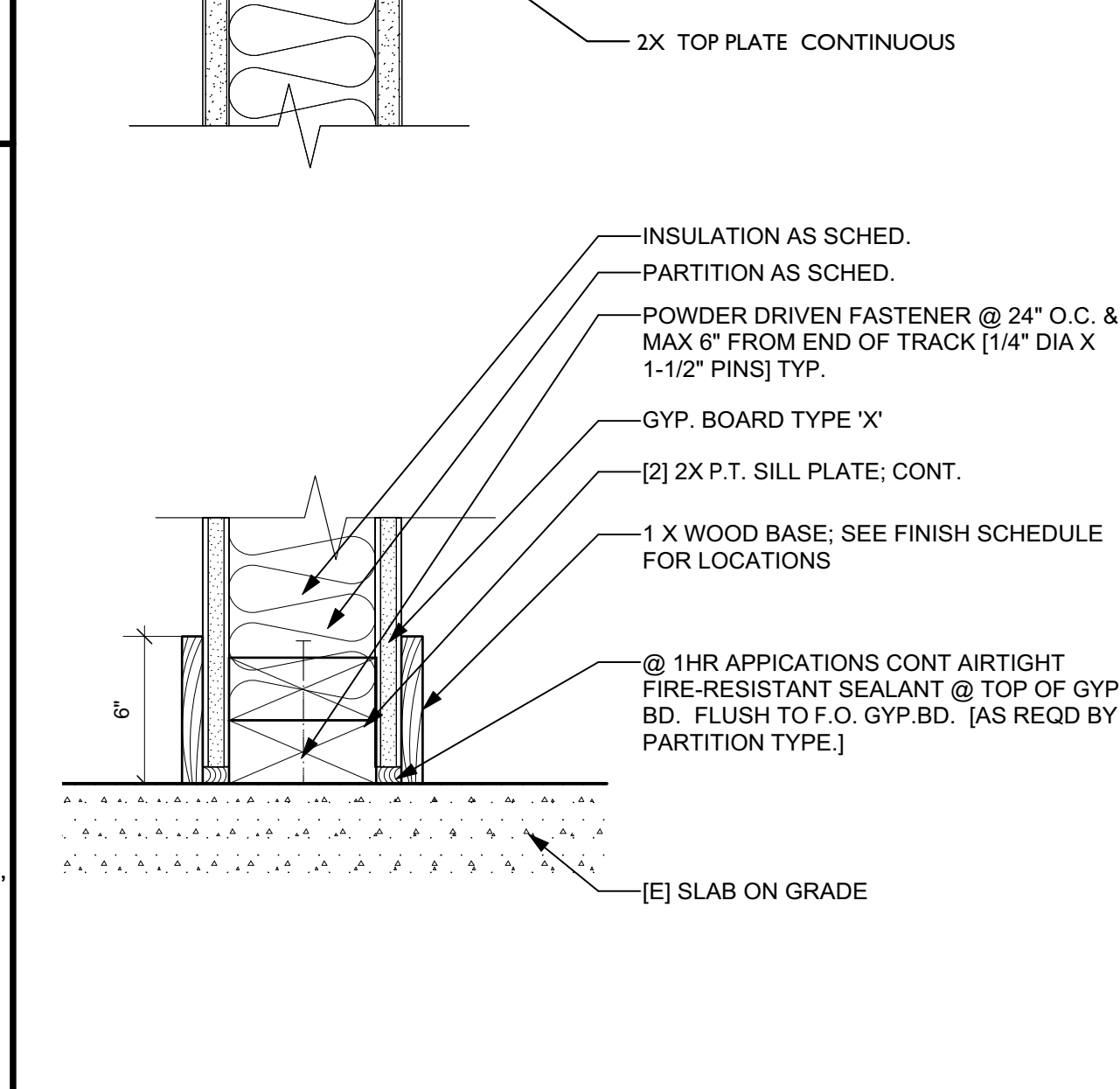
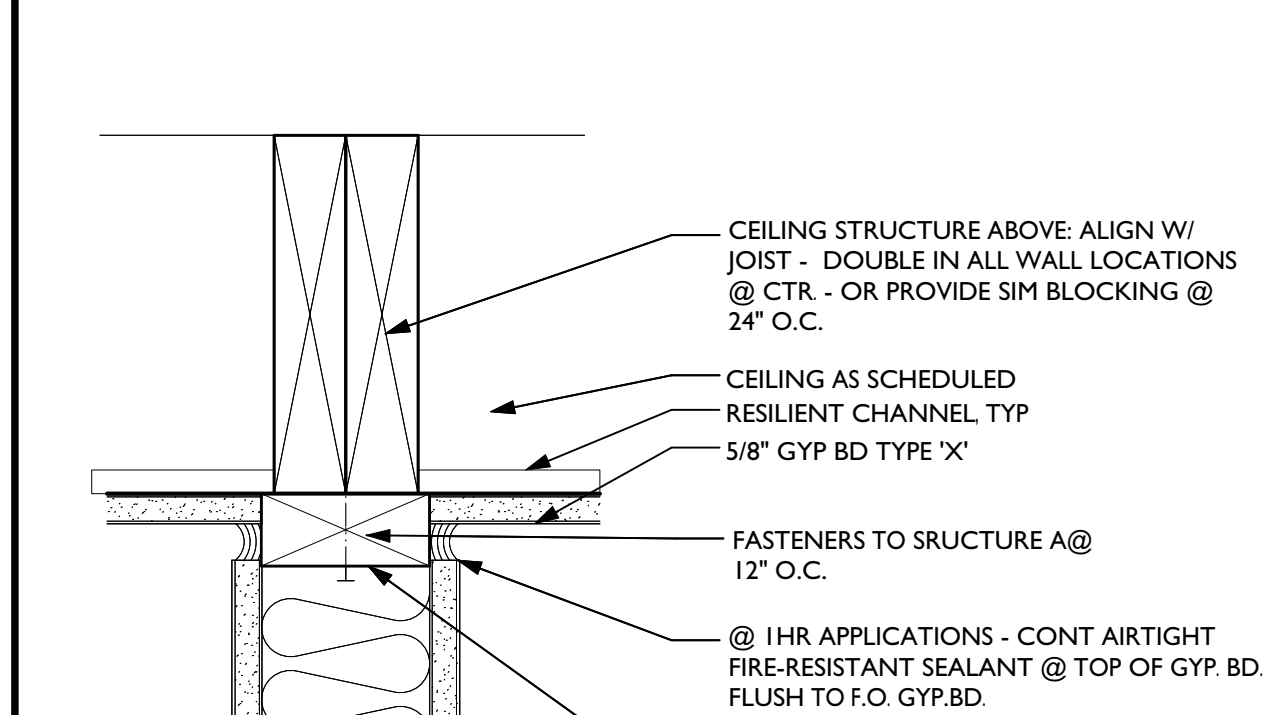
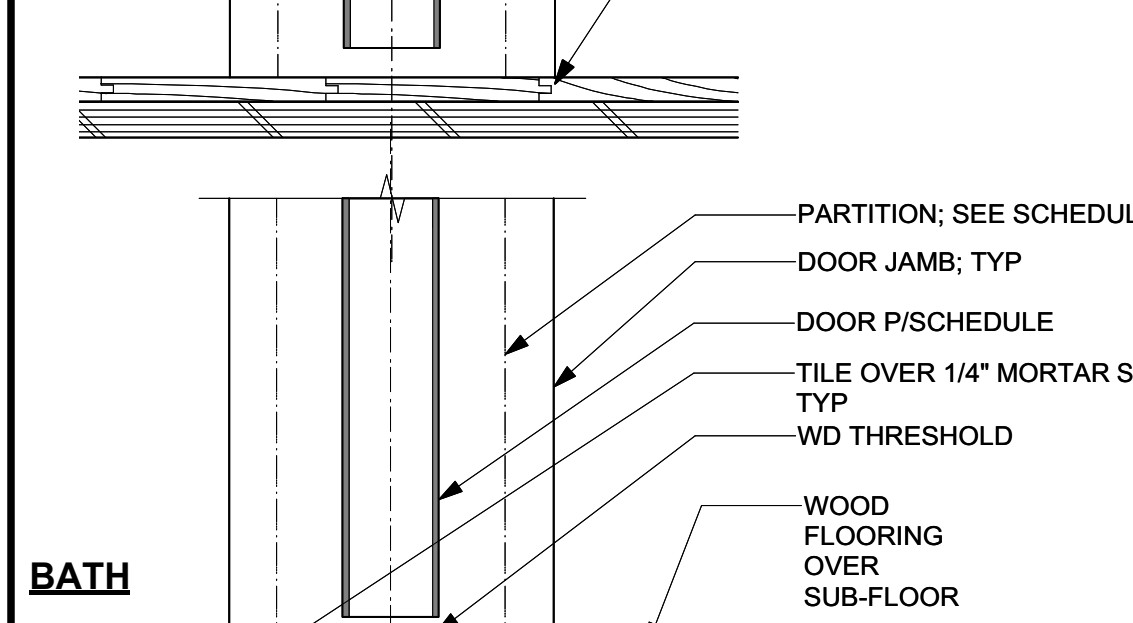
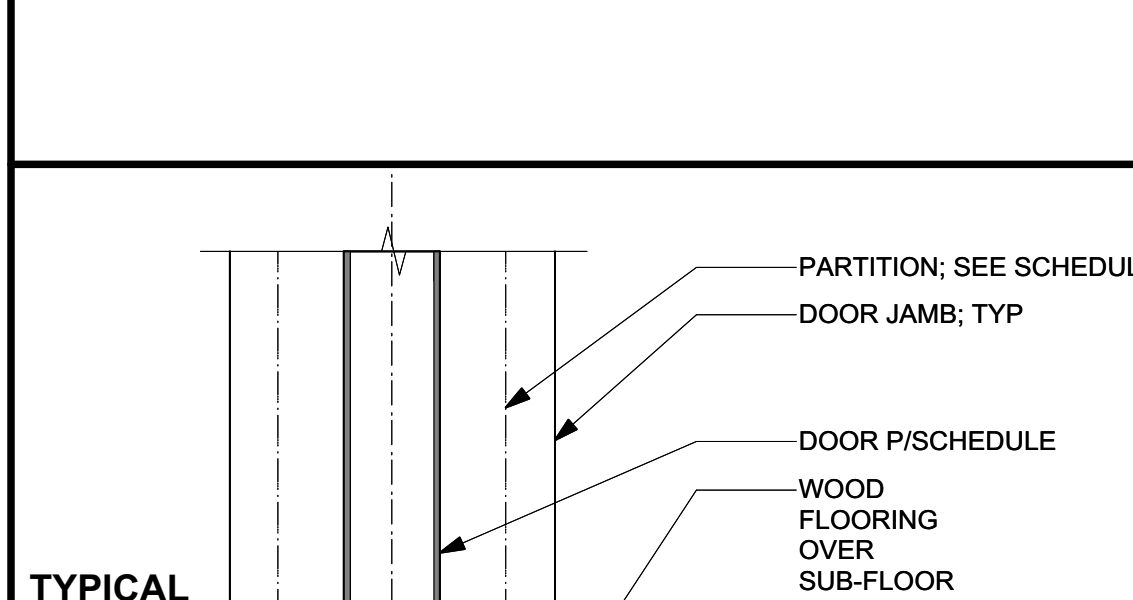
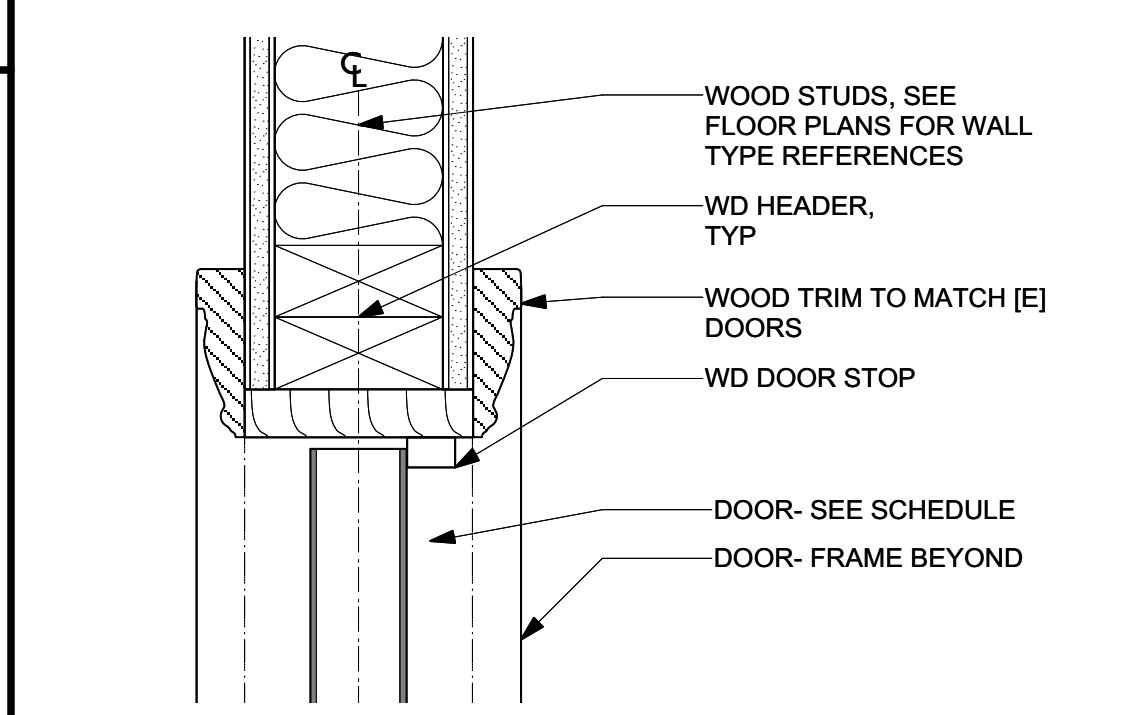
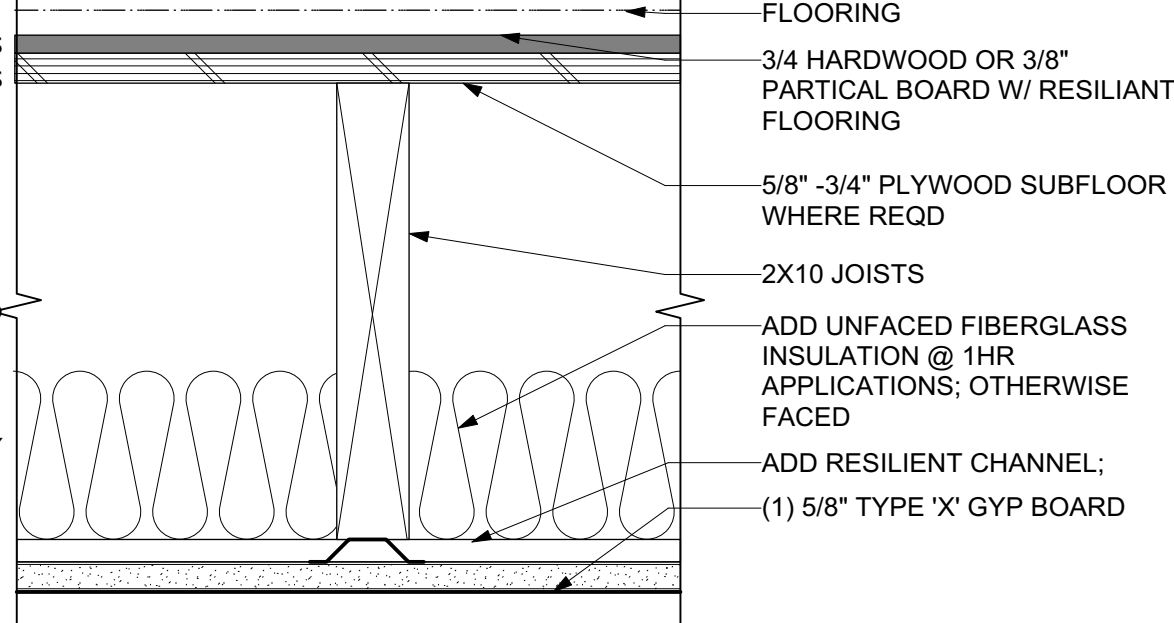
W W1 - EXTERIOR WALL - 1 HR
W2 - EXTERIOR WALL - NR
W3 - [E] EXTERIOR WALL - 1 HR WALL
EXTERIOR PARTITION W/ 2x4 WOOD STUDS @ 16\"/>



PI FULL HEIGHT INTERIOR PARTITION - 1 HR + NR
RESILIENT CHANNELS 24\"/>



CI FLOOR-CEILING SYSTEM - 1 HR
ONE LAYER 1/2\"/>



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9 NOV 2016	PERMIT REV	

Prepared By: _____

Project Name: 240_CHATTANOOGA

Graphic Scale: _____

Project Number: _____

Sheet Description: _____

Ref. North: _____

Sheet Number: _____

City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. Requirements apply only to areas and systems within the scope of addition and alteration, with the exception of "Existing Noncompliant Plumbing Fixtures" (below). An abbreviated summary of each requirement is included for reference. To determine if this form is appropriate for a project, see Administrative Bulletin 93, Attachment A, Table 1. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.
Water Efficient Irrigation: Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)
Grading and paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)
Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller. (CalGreen 4.304.1)
Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)
Energy Efficiency: Comply with California Energy Code (Title 24, Part 6 2013)
Rodent Proofing: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)
Moisture content: Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3) 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure
Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2) 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.
Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)
Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)
HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)
Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)
ENERGY STAR Compliant Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.506.1)
Carpet: All carpet must meet one of the following: (CalGreen 4.504.3) 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4): 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.
Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.
Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3.
Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)
Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by ≥1,000 square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by <1,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

Project Name	240 CHATTANOOGA ST
Block/Lot	3650 / 050
Address	240 CHATTANOOGA ST, SAN FRANCISCO, CA
Primary Occupancy	R-2 MULTI-FAMILY APARTMENTS
Gross Building Area	EXISTING = 17740 SF; PROPOSED = 21,435 SF

Increase In Conditioned Floor Area 2900 SF

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

240 CHATTANOOGA STREET
SAN FRANCISCO, CA 94114

Licensed Professional: Sign & Date

(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:

No. / Date	Issue And Revision	By
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INDOOR WATER USE

All fixtures must not exceed the following flow rates (CalGreen Section 4.303.1):

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from California Plumbing Code Table 1401.1
Showerheads ²	2.0 gpm @ 80 psi per valve and per showerhead ²	n/a
Lavatory faucets - residential	1.5 gpm @ 60 psi	n/a
Lavatory faucets - common and public use areas	0.5 gpm @ 60 psi	n/a
Metering faucets	.25 gallons/cycle	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.8 gpm @ 60 psi default, allowed to temporarily increase to 2.2 gpm	n/a
Tank-type water closets	1.28 gallons/flush ¹ and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush ¹	ASME A112.19.2/CSA B45.1 - 1.28 gal
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal

1) For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8 L).
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time. (CalGreen 4.303.1.3)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFDBI.org, and also see the "Residential Water Conservation" section of the SFPUC website - SFWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

Projects that increase total conditioned floor area by ≥1,000 square feet:

The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

- I am a LEED Accredited Professional
 I am a GreenPoint Rater
 I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green requirements are met.

Prepared By:

Project Name
240_CHATTANOOGA

Graphic Scale Project Number

Sheet Description

Ref. North

Sheet Number

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Prepared By:

Project Name	240_CHATTANOOGA
Graphic Scale	Project Number
Sheet Description	
Ref. North	
Sheet Number	

T24.0
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 240 CHATTANOOGA ST APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME MICHAEL HARRIS PHONE NO. (415) 243-8272

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the building elements in this project:

- | | |
|--|---|
| <input type="checkbox"/> 1. Installation | <input type="checkbox"/> NRCA-MCH-15-A Thermal Energy Storage (TES) Systems (AB12) |
| <input type="checkbox"/> Envelope | <input type="checkbox"/> NRCA-MCH-16-A Supply Air Temperature Reset Controls (AB13) |
| <input type="checkbox"/> NRCA-ENV-01-E Certificate of Installation - Envelope (IB35) | <input type="checkbox"/> NRCA-MCH-18-A Energy Management Control System (AB14) |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> NRCA-MCH-01-E Certificate of Installation - Mechanical (IB36) |
| <input type="checkbox"/> NRCA-MCH-01-E Certificate of Installation - Mechanical (IB36) | <input type="checkbox"/> NRCA-MCH-01-E Certificate of Installation - Mechanical (IB36) |
| <input type="checkbox"/> Process | <input type="checkbox"/> NRCA-PRC-01-F Compressed Air Systems (AB15) |
| <input type="checkbox"/> NRCA-PRC-01-E Certificate of Installation - Refrigerated (IB37) | <input type="checkbox"/> NRCA-PRC-02-F Commercial Kitchen Exhaust (AB16) |
| <input type="checkbox"/> Warehouses | <input type="checkbox"/> NRCA-PRC-03-F Parking Garage Exhaust (AB17) |
| <input type="checkbox"/> 2. Acceptance | <input type="checkbox"/> NRCA-PRC-04-F Refrigerated Warehouse - Evaporator Fan Controls (AB18) |
| <input type="checkbox"/> Envelope | <input type="checkbox"/> NRCA-PRC-05-F Refrigerated Warehouse - Evaporative Condenser Controls (AB19) |
| <input type="checkbox"/> NRCA-ENV-02-F Fenestration Acceptance (AB1) | <input type="checkbox"/> NRCA-PRC-06-F Refrigerated Warehouse - Air-cooled Condenser Controls (AB20) |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> NRCA-PRC-07-F Refrigerated Warehouse - Variable Speed Compressor (AB21) |
| <input type="checkbox"/> NRCA-MCH-02-A Outdoor Air (AB2) | <input type="checkbox"/> NRCA-PRC-08-F Refrigerated Warehouse - Electric Resistance Understab Heating System (AB22) |
| <input type="checkbox"/> NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3) | <input type="checkbox"/> 3. Verification |
| <input type="checkbox"/> NRCA-MCH-04-H HERS Air Distribution Duct Leakage Testing (AB4) | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> NRCA-MCH-05-A Air Economizer Controls (AB5) | <input type="checkbox"/> NRCA-MCH-04a-H HERS Duct Leakage Measurement - New System (VB30) |
| <input type="checkbox"/> NRCA-MCH-06-A Demand Control Ventilation (DVC) (AB6) | <input type="checkbox"/> NRCA-MCH-04c-H HERS Duct Leakage Measurement - Low Leakage Air-Handling Units (VB31) |
| <input type="checkbox"/> NRCA-MCH-07-A Supply Fan Variable Flow Controls (VFC) (AB7) | <input type="checkbox"/> NRCA-MCH-04d-H HERS Duct Leakage Measurement - Altered Existing System (VB32) |
| <input type="checkbox"/> NRCA-MCH-11-A Automatic Demand Shed Controls (AB8) | <input type="checkbox"/> NRCA-MCH-04e-H HERS Duct Leakage Measurement - Sealing of All Accessible Leaks (VB33) |
| <input type="checkbox"/> NRCA-MCH-12-A Fault Detection & Diagnostics for DX Units (AB9) | |
| <input type="checkbox"/> NRCA-MCH-13-A Automatic Fault Detection & Diagnostics for Air Handling & Zone Terminal Units (AB10) | |
| <input type="checkbox"/> NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Test (AB11) | |

Prepared by: MICHAEL HARRIS Date: 06/16/2016
Engineer/Architect of Record Signature

Required information: Engineer/Architect of Record Signature
Fax: Email: MHARRIS@MBH-ARCH.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (ELECTRICAL/LIGHTING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 240 CHATTANOOGA ST APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME MICHAEL HARRIS PHONE NO. (415) 243-8272

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the electrical and lighting work in this project:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> 1. Installation | <input type="checkbox"/> NRCL-LTI-01-E Certificate of Installation - Indoor Lighting (IE6) | <input type="checkbox"/> Outdoor Lighting | <input type="checkbox"/> NRCA-LTO-02-A Outdoor Motion Sensor and Lighting Shut-Off Controls (AE4) |
| <input type="checkbox"/> Indoor Lighting | <input type="checkbox"/> NRCL-LTI-02-E Indoor Lighting Control (IE7) | <input type="checkbox"/> NRCL-LTI-03-E Line-Voltage Track Lighting (IE8) | |
| <input type="checkbox"/> NRCL-LTI-01-E Certificate of Installation - Indoor Lighting (IE6) | <input type="checkbox"/> NRCL-LTI-04-E Two Interlocked Lighting Systems (IE9) | <input type="checkbox"/> NRCL-LTI-05-E Power Adjustment Factors (HERS) (IE10) | |
| <input type="checkbox"/> NRCL-LTI-02-E Indoor Lighting Control (IE7) | <input type="checkbox"/> NRCL-LTI-06-E Additional Videoconference Studio Lighting (IE11) | <input type="checkbox"/> Outdoor Lighting | |
| <input type="checkbox"/> NRCL-LTI-03-E Line-Voltage Track Lighting (IE8) | <input type="checkbox"/> NRCL-LTO-01-E Certificate of Installation - Outdoor Lighting (IE12) | <input type="checkbox"/> NRCL-LTO-02-E Outdoor Lighting Controls (IE13) | |
| <input type="checkbox"/> NRCL-LTI-04-E Two Interlocked Lighting Systems (IE9) | <input type="checkbox"/> Sign Lighting | | |
| <input type="checkbox"/> NRCL-LTI-05-E Power Adjustment Factors (HERS) (IE10) | <input type="checkbox"/> NRCL-LTS-01-E Certificate of Installation - Sign Lighting (IE14) | | |
| <input type="checkbox"/> NRCL-LTI-06-E Additional Videoconference Studio Lighting (IE11) | <input type="checkbox"/> Electrical | | |
| <input type="checkbox"/> Outdoor Lighting | <input type="checkbox"/> NRCL-ELC-01-E Certificate of Installation - Electrical Power Distribution (IE15) | | |
| <input type="checkbox"/> NRCL-LTO-01-E Certificate of Installation - Outdoor Lighting (IE12) | <input type="checkbox"/> Solar | | |
| <input type="checkbox"/> NRCL-LTO-02-E Outdoor Lighting Controls (IE13) | <input type="checkbox"/> NRCL-SPV-01-E Solar Photovoltaic System (IE16) | | |
| <input type="checkbox"/> Sign Lighting | | | |
| <input type="checkbox"/> NRCL-LTS-01-E Certificate of Installation - Sign Lighting (IE14) | | | |
| <input type="checkbox"/> Electrical | | | |
| <input type="checkbox"/> NRCL-ELC-01-E Certificate of Installation - Electrical Power Distribution (IE15) | | | |
| <input type="checkbox"/> Solar | | | |
| <input type="checkbox"/> NRCL-SPV-01-E Solar Photovoltaic System (IE16) | | | |
| <input type="checkbox"/> 2. Acceptance | | | |
| <input type="checkbox"/> Indoor Lighting | | | |
| <input type="checkbox"/> NRCA-LTI-02-A Lighting Controls (AE1) | | | |
| <input type="checkbox"/> NRCA-LTI-03-A Automatic Daylighting Controls (AE2) | | | |
| <input type="checkbox"/> NRCA-LTI-04-A Demand Responsive Lighting Controls (AE3) | | | |

Prepared by: MICHAEL HARRIS Date: 06/16/2016
Engineer/Architect of Record Signature

Required information: Engineer/Architect of Record Signature
Fax: Email: MHARRIS@MBH-ARCH.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

SIMPLIFIED TITLE-24 NON-RESIDENTIAL INTERIOR TENANT IMPROVEMENT ENERGY INSPECTION (M/E/P)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 240 CHATTANOOGA ST APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME(S) MICHAEL HARRIS PHONE NO. (415) 243-8272

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for a typical Non-Residential Tenant Improvement:

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> NRCA-MCH-01-E Certificate of Installation - Mechanical (IB36) | Engr/Arch of Record: MICHAEL HARRIS |
| <input type="checkbox"/> 1. Installation | <input type="checkbox"/> NRCA-MCH-02-A Outdoor Air (AB2) | Email: MHARRIS@MBH-ARCH.COM |
| <input type="checkbox"/> 2. Acceptance | <input type="checkbox"/> NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3) | |
| <input type="checkbox"/> NRCA-MCH-01-E Certificate of Installation - Mechanical (IB36) | | |
| <input type="checkbox"/> NRCA-MCH-02-A Outdoor Air (AB2) | | |
| <input type="checkbox"/> NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3) | | |
| <input type="checkbox"/> ELECTRICAL | | |
| <input type="checkbox"/> 1. Installation | | |
| <input type="checkbox"/> NRCL-LTI-01-E Certificate of Installation - Indoor Lighting (IE6) | | |
| <input type="checkbox"/> NRCL-LTI-02-E Indoor Lighting Control (IE7) | | |
| <input type="checkbox"/> NRCL-LTI-03-E Line-Voltage Track Lighting (IE8) | | |
| <input type="checkbox"/> NRCL-LTI-05-E Power Adjustment Factors (IE10) | | |
| <input type="checkbox"/> NRCL-ELC-01-E Certificate of Installation - Electrical Power Distribution (IE15) | | |
| <input type="checkbox"/> 2. Acceptance | | |
| <input type="checkbox"/> NRCA-LTI-02-A Lighting Controls (AE1) | Engr/Arch of Record: | |
| <input type="checkbox"/> NRCA-LTI-03-A Automatic Daylighting Controls (AE2) | Email: | |
| <input type="checkbox"/> NRCA-LTI-04-A Demand Responsive Lighting Controls (AE3) | | |
| <input type="checkbox"/> PLUMBING | | |
| <input type="checkbox"/> 1. Installation | | |
| <input type="checkbox"/> NRCL-PLB-01-E Certificate of Installation - Water Heating Systems (IP10) | Engr/Arch of Record: | |
| | Email: | |

This simplified energy inspection form is intended to be used for typical interior tenant improvements. If additional Installation, Acceptance, or Verification certificates not shown in this form are required, the standard Non-Residential Building, Plumbing, and Electrical Energy Inspection forms shall be used.

Review by: DBI Engineer or Plan Checker Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474



Healthy Building Science
28 2nd Street 3rd Floor
San Francisco, CA, 94105

415-785-7986
800-528-6101
info@HealthyBuildingScience.com
www.HealthyBuildingScience.com

June 21, 2016

To:

The General Contractor,
600 Stanyon Street Project,
San Francisco, CA.

Re: City of San Francisco Green Building Ordinance Requirements

Dear Sir or Madam,

I would like to bring to your attention the requirements of the City's Residential Additions and Alterations Form listed on Drawing Sheet T24.5. Sheets T24.6 & T24.7 provide additional information related to these requirements. Please ensure that construction meets the necessary criteria. I am required by the City to verify that these requirements are met and I will make visits during construction to confirm. If any changes are needed, I will bring them to your attention.

Please contact me once construction starts, to schedule the necessary site visits.

Unless the project meets all the necessary requirements listed on T24.5 - T24.7, I cannot sign off at the end of construction and this may cause problems with procuring the Certificate of Occupancy.

If you have questions, I can be reached on my cell phone at 510-2999382 and via email at kunjan@healthybuildingscience.com.

Thank you!

Kunjan Shah

BECA, Architect, LEED AP, Green Point Rater.



Healthy Building Science
28 2nd Street 3rd Floor
San Francisco, CA, 94105

415-785-7986
800-528-6101
info@HealthyBuildingScience.com
www.HealthyBuildingScience.com

June 21, 2016

To:

Russell Flynn,
Stanyon Oaks Apartments, Associates LLP
1717 Powell St.,
San Francisco, CA 94117.

Re: City of San Francisco Green Building Ordinance Requirements

Dear Russell,

I would like to bring to your attention the requirements of the City's Residential Additions and Alterations Form listed on Drawing Sheet T24.5. Sheets T24.6 & T24.7 provide additional information related to these requirements. There are requirements that pertain to selection of flooring, paints, cabinets, plumbing fixtures etc. that you or your representative may be responsible for selecting, during construction. Please ensure that your selections meet the necessary criteria. I am required by the City to verify that these requirements are met and I will make visits during construction to confirm. If any changes are needed, I will bring them to your attention and to that of your Contractor. Unless the project meets all the necessary requirements listed on T24.5, I cannot sign off on the Form and this may cause problems with procuring the Certificate of Occupancy.

If you have questions, I can be reached on my cell phone at 510-2999382.

Thank you!

Sincerely,

Kunjan Shah

Enclosure CxA, Architect, LEED AP, Green Point Rater.

GENERAL INFORMATION			
01	Project Name	Residential Building	
02	Calculation Description	Title 24 Analysis	
03	Project Location	240 Chattanooga Street	
04	City	05	Standards Version
06	Zip Code	07	Compliance Manager Version
08	Climate Zone	09	Software Version
10	Building Type	11	Front Orientation (deg/Cardinal)
12	Project Scope	13	Number of Dwelling Units
14	Total Cond. Floor Area (ft ²)	15	Number of Zones
16	Slab Area (ft ²)	17	Number of Stories
18	Addition Cond. Floor Area	19	Natural Gas Available
20	Addition Slab Area (ft ²)	21	Glazing Percentage (%)

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	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.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY					
04	Energy Use (kTDW/yr)	05	Standard Design	06	Proposed Design
07	Compliance Margin	08	Percent Improvement		
09	Space Heating	10	Space Cooling	11	IAQ Ventilation
12	Water Heating	13	Photovoltaic Offset	14	Compliance Energy Total

OPAQUE SURFACES - Cathedral Ceilings											
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Type	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emissance	Framing Factor

WINDOWS									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior Shading

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification

REQUIRED SPECIAL FEATURES				
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.				
• No cooling system included				

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 components tables below.				
Building-level Verifications:				
• IAQ mechanical ventilation				
Cooling System Verifications:				
• -- None --				
HVAC Distribution System Verifications:				
• -- None --				
Domestic Hot Water System Verifications:				
• -- None --				

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (sq ft)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems

DOORS				
01	02	03	04	
Name	Side of Building	Area (ft ²)	U-factor	

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Timothy Carstairs	Documentation Author Signature: <i>Timothy Carstairs</i>
Company: Carstairs Energy Calculations	Signature Date: 2016-06-08 14:28:45
Address: P.O. Box 4736	CEAMERS Certification Identification (if applicable): R13-06-10042
City/State/Zip: San Luis Obispo, CA 93403	Phone: 805-904-9048
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I 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 at 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 Name: Jeremy Harris	Responsible Designer Signature: <i>Jeremy Harris</i>
Company: Jeremy Harris Designs	Date Signed: 2016-06-15 18:23:06
Address: 1155 5th Street Apt 108	License: NA
City/State/Zip: Oakland, CA 94607	Phone: 858-449-5270

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.

DWELLING UNIT INFORMATION		
01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone

DWELLING UNIT TYPES						
01	02	03	04	05	06	07
Name	CFA (ft ²)	Number of Bedrooms	Number in Building	Space Conditioning System Name (Count)	DHW System Name	IAQ Vent Fan Name

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	Tilt (deg)

WATER HEATING SYSTEMS						
01	02	03	04	05	06	07
Name	System Type	Number of Systems in Building	Multi-Family Distribution Type	Water Heater	Number of Water Heaters/System	Solar Fraction (%)

WATER HEATERS							
01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fraction)

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name

HVAC - HEATING UNIT TYPES		
01	02	03
Name	Type	Efficiency

HVAC - COOLING UNIT TYPES						
01	02	03	04	05	06	07
Name	System Type	EER	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification

MH
a
 Michael Harris Architecture
 135 SOUTH PARK
 SAN FRANCISCO
 CA 94107
 415 243 8272
 MBH - ARCH.COM

240 CHATTANOOGA STREET
 SAN FRANCISCO, CA 94114

No. / Date Issue And Revision By
 23 JUNE 2016 PERMIT
 9 NOV 2016 PERMIT REV

Prepared By: _____

Project Name: _____
 240_CHATTANOOGA

Graphic Scale: _____ Project Number: _____

Sheet Description: _____

Ref. North: _____

Sheet Number: _____

T24.1
 All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.