MAIN SCOPE OF WORK

PROJECT IS BROKEN INTO TWO PHASES, WITH THE SECOND PHASE SUBMITTED AS AN ADDENDUM TO THE FIRST PHASE AT A LATER DATE. SEE COMPLIANCE PLAN FOR CLARIFICATION. NOTE: ENTIRE BUILDING WILL NOT BE OCCUPIED.

THIS PERMIT INCLUDES THE SCOPE OF PHASE 1:

- CONVERT 23 ILLEGAL UNITS FROM A COMMERCIAL WAREHOUSE TO 23 LEGAL LIVE/WORK R7 UNITS.

- CORRECTION OF ALL VIOLATIONS LISTED, AND OTHERS REQD BY THE CITY

- ADDED EGRESS SYSTEMS FOR COMPLIANT EXIT + ACCESSIBILITY INCLUDING ACCESSIBLE UNIT ENTRY DOORS, ADDITIONAL BUILDING EXITS, AND COMPLIANT STAIR EGRESS FROM SECOND FLOOR.

- EACH UNIT IN SCOPE WILL PROVIDE A NEW BATHROOM AND KITCHEN (IF NONE EXIST), NEW BEDROOMS, NEW SLEEPING MEZZANINES AND MEZZANINES WITH SHIP LADDERS OR STAIRS (WHERE OCCURS), AND NEW FINISHES AND INSULATION AS REQD FOR FIRE SEPARATION AND NEW HEATING SYSTEM. FULL REPLACEMENT OF EXTERIOR WINDOWS W/COMPLIANT EMERGENCY EGRESS THROUGHOUT.

- SKYLIGHTS IN SCOPE ARE EITHER MODIFIED OR REPLACED;

- NEW RAISED ROOF PORTIONS REQD FOR NEW EGRESS SYSTEMS.

- STRUCTURAL DRAWINGS AND CALCULATIONS ARE PROVIDED FOR NEW WORK

- TITLE 24 IS PROVIDED FOR NEW WORK

[E] SPRINKLER SYSTEM TO BE MODIFIED UNDER SEPARATE PERMIT.

03 SCOPE OF WORK

VIOLATION CORRECTIONS

WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

CONVERSION OF EXISTING COMMERCIAL UNITS TO LIVE/WORK UNITS THROUGHOUT

REMOVAL OF INTERIOR FRAMING INSTALLED BY TENANTS WITHOUT PERMITS; THIS INCLUDES ADDITIONAL FLOOR LEVELS FRAMED INSIDE INDIVIDUAL UNITS.

REPLACEMENT OF ALL EXTERIOR WINDOWS
REMOVAL OF OVERHEAD DOOR ASSEMBLIES FOR INSTALLATION OF WINDOWS FOR LIGHT, VENTILATION, AND EGRESS.

REINSTATEMENT OF EXTERIOR WINDOWS AND DOORS AT ALL AREAS WHERE EXTERIOR OPENINGS WERE INFILLED.

INSTALLATON OF FIRE RATED ENTRY DOORS BETWEEN CORRIDORS AND UNITS AT ALL LOCATIONS

INSTALLATION OF HEATING IN EACH UNIT

RECONFIGURATION OF ENTIRE SPRINKLER SYSTEM

RELOCATION AND INSTALLATION OF NEW EGRESS STAIRS THROUGHOUT

REMOVAL OF NON-COMPLIANT EQUIPMENT VENTING WHERE OCCURS

RECONFIGURATION OF UNITS TO PROVIDE ACCESS TO FIRE SPRINKLER RISERS; RISERS CANNOT BE LOCATED WITHIN DWELLING UNITS.
INSTALLATION OF MULTIPLE EGRESS ROUTES FROM UNITS EXCEEDING 2,500 SF IN SIZE.

LEAD AND ASBESTOS REMEDIATION THROUGHOUT

REPLACEMENT OF ROOF MEMBRANE AND SKYLIGHTS THROUGHOUT

INSTALLATION OF INSULATION AT ROOF ASSEMBLIES AND EXPOSED EXTERIOR WALL ASSEMBLIES THROUGHOUT.

ARCHITECTURE		A	B
A0.00	TITLE SHEET; PROJECT INFORMATION; SITE PLAN	X	
A1.10	EXISTING AND PROPOSED 1ST FLOOR; EXITING AND OCCUPANCY SC	X	
A1.11	EXISTING AND PROPOSED 1ST FLOOR MEZZ; ENLARGED STAIR DETA	X	
A1.12	EXISTING AND PROPOSED 2ND FLOOR; TYPICAL PARTITION DETAILS	X	
A1.13	EXISTING AND PROPOSED 2ND FLOOR MEZZ; LIGHT AND ELEC NOTE	X	
A1.14	EXISTING AND PROPOSED ROOF;	X	
A2.10	ENLARGED PROPOSED PLANS - AREA IN SCOPE	X	
A2.11	ENLARGED PROPOSED PLANS - AREA IN SCOPE	X	
A3.10	EAST AND WEST EXISTING AND PROPOPOSED ELEVATIONS	X	
A3.11	SOUTH AND NORTH EXISTING AND PROPOSED ELEVATIONS; TYPICAL	X	
A8.10	DOOR AND WINDOW SCHEDULE	X	
T24.1	TITLE 24 CHECKLIST	X	
T24.2	TITLE 24	X	

STRUCTURAL		A	B
	SEE STRUCTURAL DRAWINGS FOR INDEX	X	

07 SHEET INDEX

PROJECT DATA

	EXISTING	PROPOSED
BUILDING OCCUPANCY	F-2	R7 (R-2)
CONSTRUCTION DATE	1923	1923
SPRINKLERS	YES	YES
TYPE OF CONSTR	TYPE III A; LIVE/WORK CONVERSION	TYPE III A; LIVE/WORK CONVERSION
ZONING	RM-4	RM-4

NUMBER OF PARCELS	3 LOTS	3 LOTS TO BE MERGED
PARCEL 13-1 # (MAIN)	005 041001301	005 041001301
SQ FT	52579.24	52579.24
PARCEL 14 # (PARKING 1)	005 041001400	005 04001400
SQ FT	6517.69	6517.69
PARCEL 25 # (PARKING 2)	005 041002500	52579.24
SQ FT	3750.39	3750.39
STORES	2	2
MEZZANINES	0	2
AREA	12117.59 SF	12117.59 SF
HEIGHT	40-X	40-X
OCHS RATING	C3	C3
BUILDING UNITS TOTAL	36	36
UNITS IN SCOPE	23 (ILLEGAL UNITS)	23 (LEGAL UNITS)
PARKING ON-SITE	36	36
OPEN SPACE (NOT REQD FOR LIVE/WORK CONVERSION)	0	0

NORTH SIDE SETBACK	0'-0"	0'-0"
FRONT SETBACK	0'-0"	0'-0"
REAR SETBACK	0'-0"	0'-0"
SOUTH SIDE SETBACK	VARIES-SEE PLAN	VARIES-SEE PLAN

BLDG SQUARE FOOTAGES

	EXISTING SF	PROPOSED SF
BLDG 1ST FLOOR	52331.00	52331.00
BLDG 1ST FLOOR MEZZANINE		3885.00
BLDG 2ND FLOOR	21632.00	23287.00
BLDG 2ND FLOOR MEZZANINE		850.00
BLDG TOTAL	73963.00	80353.00

01 PROJECT INFO

05 PROJECT LOCATION

SYMBOLS

SECTION NO. / SHEET NO. — SECTION MARKER
DETAIL NO. / SHEET NO. — DETAIL MARKER
ELEV. NO. / SHEET NO. — INTERIOR ELEVATION MARKER
D001 — DOOR IDENTIFICATION
W001 — WINDOW IDENTIFICATION
REVISION SYMBOL
NORTH ARROW
ROOM NAME — ROOM IDENTIFICATION

06 PROJECT SYMBOLS

GENERAL NOTES

1. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED.
4. DIMENSIONS ARE TO TOP OF PLATE OR TOP OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
6. VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE.
7. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. VERIFY BOTH EXISTING AND FINISH GRADES WITH CIVIL AND LANDSCAPE DRAWINGS.
9. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL AND MECHANICAL / ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
10. COORDINATE ALL DETAILS WITH SHEAR WALLS AND ENCASED STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
11. INSTALL BATT INSULATION BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS EXCEPT WHERE SHOWN ON THE DRAWINGS.
12. WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.
13. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
14. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. SEALANT, CAULKING, AND FLASHING, ETC., LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
16. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC., SHALL BE FULLY VENTILATED.
17. VERIFY THE BUILDING LOCATION AND PAD ELEVATIONS WITH CIVIL DRAWINGS BEFORE PROCEEDING WITH THE WORK.
18. DOORS, WINDOWS, KEYING, LIGHTING, AND NUMBERING SHALL COMPLY WITH THE STATE AND LOCAL BUILDING SECURITY ORDINANCES
19. PROVIDE WOOD BACKING FOR ALL TOWEL BARS, SHELF BRACKETS, ETC.
20. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
   A. MINIMUM ROOF / CEILING INSULATION R-30; CONCRETE SLAB INSULATION NOT REQUIRED.
   B. MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13, USE R-19 WHERE POSSIBLE. ALL INSULATION TO MEET CEC QUALITY STANDARDS.
   C. MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-19; CONCRETE SLAB INSULATION NOT REQUIRED.
   D. INFILTRATION CONTROL:
      1. DOORS AND WINDOWS WEATHERSTRIPPED.
      2. EXHAUST SYSTEMS DAMPERED.
      3. DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
      4.ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
   E. DUCTS CONSTRUCTED, AND INSTALLED PER UMC.
   F. SPACE CONDITIONING EQUIPMENT SIZING: REVIEW CALCS IN ENERGY REPORT.
   G. SET-BACK THERMOSTAT REQUIRED ON ALL HEATING AND COOLING SYSTEMS.
   H. HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS, AND FAUCETS MUST BE CEC CERTIFIED.
   I. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLE SWITCHES OR ELECTRICAL BASES ON EXTERIOR WALLS.

4 GENERAL NOTES

LIVE / WORK GENERAL NOTES

THIS PROJECT INCLUDES CONVERSION OF ENTIRE COMMERCIAL WAREHOUSE INTO NEW LIVE/WORK USE.
ALL UNITS SHALL CONFORM TO OAKLAND PLANNING CODE 17.102.190 AND 17.101 FOR LIVE/ WORK REQUIREMENTS
STANDARDS APPLY AS FOLLOWS.

1. JOINT LIVING AND WORKING QUARTERS ARE ALLOWED AS THE CONVERSION OF EXISTING BUILDINGS ORIGINALLY DESIGNED FOR INDUSTRIAL OR COMMERCIAL OCCUPANCY.
BUILDING WAS ORIGINALLY AN INDUSTRIAL WAREHOUSE;
THEREFORE CONFORMS TO REQUIREMENT

2. PERMITTED BY RIGHT IN ZONES WHERE RESIDENTIAL ACTIVITIES ARE PERMITTED OR CONDITIONALLY PERMITTED
CURRENT ZONING IS S-7

3. MINIMUM UNIT SIZE OF 600 SF
ALL UNITS CONFORM

4. A MINIMUM OF TWO-THIRDS OF FLOOR AREA SHALL BE USED FOR WORK ACTIVITIES AND A MAXIMUM OF ONE-THIRD SHALL BE USED FOR LIVING ACTIVITIES

A. IN UNPARTITIONED KITCHENS OR WORK AREAS THAT INCLUDE KITCHEN FIXTURES AND APPLIANCES THE FOLLOWING AREAS SHALL BE CONSIDERED TO BE "LIVE" SPACE: THE COUNTERS, CABINETS, SINK AND APPLIANCES IN THE AERA THAT WILL FUNCTION AS A KITCHEN AND THE FLOOR AREA THAT IS THREE FEET IN FRONT OF THESE ITEMS.

B. IF A LOFT OR MEZZANINE IS THE LIKELY AREA WHERE SLEEPING WILL OCCUR, THEN THE LOFT AREA INCLUDING A BATHROOM, CLOSETS, ETC. LOCATED IN THE LOFT AND THE STAIRS THAT LEAD TO THE LOFT SHALL BE COUNTED AS "LIVE" SPACE. IF THE LOFT WON'T FUNCTION AS A BEDROOM BECAUSE A PORTION OF THE MAIN FLOOR PROVIDES A USABLE, REALISTIC SLEEPING AREA, THEN THE STAIRS LEADING TO THE LOFT AND THE LOFT CAN BE COUNTED AS WORK SPACE.

C. BATHROOMS SHALL BE COUNTED AS LIVE SPACE IF ACCESS TO THE BATHROOM IS LIMITED BY GOING THROUGH LIVE SPACE, SUCH AS A BATHROOM IN THE LOFT IF THE LOFT WILL BE THE SLEEPING AREA. IF THE BATHROOM IS ACCESSED DIRECTLY FROM THE WORKSPACE, THE BATHROOM CAN BE COUNTED AS WORKSPACE.

D. INTERIOR HALLWAYS AND CLOSETS SHOULD BE COUNTED AS PART OF THE SPACE TO WHICH THEY ARE ADJACENT.

E. LIVING AND WORKING SPACES SHOULD BE WITHIN THE SAME LIVE/WORK UNIT AND BE DIRECTLY CONNECTED.

F. THE BUILDING CODE ALLOWS 25% OF THE SPACE TO BE DUAL PURPOSE SUCH THAT THE RESULT IS 51% WORK AND 49% LIVE, IF THE DUAL PURPOSE SPACE IS COUNTED AS PART OF THE "LIVE" SPACE. THIS STANDARD CAN BE APPLIED BY PLANNING STAFF WHEN REVIEWING THE 2/3 WORK AND 1/3 LIVE REQUIREMENT.

G. COMMON SENSE AND INDIVIDUAL JUDGEMENT WILL BE THE BEST GUIDE IN DETERMINING WHAT IS LIVE AREA AND WHAT IS WORK.

6. THE RESIDENTIAL PORTIONS OF JLWQ'S ARE ACCESSORY TO THE COMMERCIAL/INDUSTRIAL ACTIVITIES AND DO NOT TRIGGER OPEN SPACE, BUEFFERING OR PARKING REQUIREMENTS.

7. PARKING AND LOADING SPACES THAT EXIST PRIOR TO THE PROPOSED CONVERSION TO JLWQ SHALL BE RETAINED AND USED FOR PARKING AND LOADING.

8. BUSINESSES AND USES, WHICH OCCUPY JLWQ, MAY BE SUBJECT TO SECURING A CONDITIONAL USE PERMIT FOR THE INDIVIDUAL USES, IF THOSE INDIVIDUAL USES ARE CONDITIONALLY PERMITTED IN THE ZONING DISTRICT WHERE THE JLWQ ARE LOCATED

WORK ISOLATION NOTES

CONTRACTOR SHALL PROVIDE BARRICADING AND MAINTAIN ANY REQUIRED LIGHTS, WARNING, AND DIRECTIONAL SIGNS, AND OTHER PROTECTION NEAR AND ABOUT THE AREA OF THE WORK AS MAY BE REQUIRED, OR BY ANY OTHER GOVERNING AUTHORITY.

CONTRACTOR SHALL PROVIDE ANY NECESSARY MEANS TO PROTECT ALL ADJACENT SITE STRUCTURES, PROPERTIES, SERVICING UTILITIES, PEDESTRIAN AND VEHICLE WAYS, AND MAINTAIN ALL SAFETY MEASURES UNTIL WORK IS COMPLETED AND AS REQUIRED TO SEPARATE WORKERS AND STUDENTS/CHILDREN.

CONTRACT BETWEEN CONTRACTORS/WORKMEN AND STUDENTS/CHILDREN IS STRICTLY PROHIBITED.

CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT IN ORDER TO DESIGNATE A ROUTE OF WORK ACCESS FROM AN EXTERIOR STAGING AREA TO AN INTERIOR WORK AREA. THIS ROUTE MAY CHANGE FOR VARIOUS PHASES OF THE WORK. CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT FOR APPROVAL OF PROPOSED PATH.

CONTRACTOR SHALL EXERCISE ALL PRECAUTIONS TO KEEP NOISE TO A MINIMUM. SELECTION AND DISPOSITION OF POWER EQUIPMENT SHALL BE MADE WITH CONSIDERATION OF LEAST POSSIBLE INTERFERENCE DUE TO NOISE. AIR COMPRESSORS SHALL BE LOCATED WITH CONSIDERATION OF EXISTING FACILITIES IN MIND. MUFFLE EQUIPMENT SOUND TO EXTENT POSSIBLE.

ALL DEBRIS SHALL BE PROPERLY REMOVED FROM SITE DAILY OR AS PER THE SPECIFICATION.

CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED TO ISOLATE WORK ZONE FROM PUBLIC AND STAFF.
ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE TO THE ARCHITECT. IF ANY UTILITIES ARE DISCOVERED THAT ARE NOT INDICATED HERE, OR DIFFER FROM THAT INDICATED HERE, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES IN FIELD PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL SECURE THE SERVICES OF AN UNDERGROUND UTILITY LOCATING COMPANY TO VERIFY EXACT LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY SITE DEMOLITION, EXCAVATION, GRADING, ETC.

CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM DAMAGE AND SHALL REPAIR ANY UTILITIES DAMAGED DUE TO CONSTRUCTION PROCESSES TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

WHERE NEW CONSTRUCTION IS PROPOSED, CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER CAPPING AND/OR RELOCATION OF ALL EXISTING UTILITIES. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. CONTRACTOR SHALL ALSO COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING PLANTING, PAVING, BENCHES, FENCES, ETC.

CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND OWNER ALL SYSTEM SHUT-DOWNS OR ALTERATIONS. ARCHITECT AND OWNER SHALL BE GIVEN ADEQUATE NOTICE FOR ALTERNATE SYSTEMS TO BE ESTABLISHED. REFERENCE SPECIFICATIONS FOR NOTIFICATION PROCEDURE.

ORIGINAL CONSTRUCTION DOCUMENTS AS PROVIDED BY OWNER/ARCHITECT ARE PROVIDED AS A COURTESY ONLY. THEY ARE NOT NECESSARILY A REFLECTION OF EXACT AND OR COMPLETE ASBUILT CONDITIONS.

ALL ITEMS TEMPORARILY MOVED FOR SALVAGE SHALL BE CAREFULLY REMOVED, STOCKPILED, AND CATALOGUED. COORDINATE WITH ARCHITECT AND OWNER INSTRUCTIONS FOR RE-INSTALLATION.

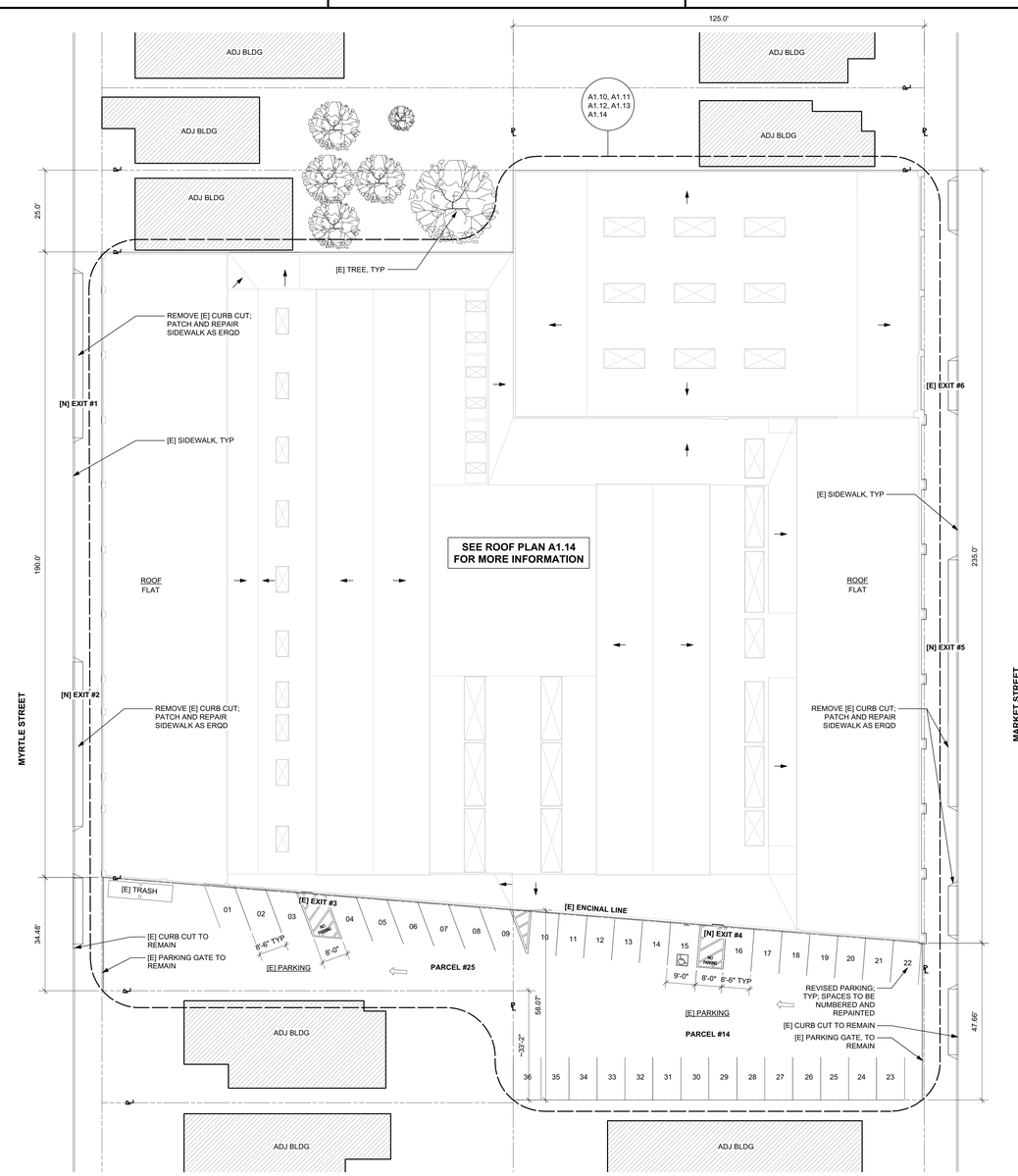
APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DEATILS ON PLANS, SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF:

2013 OAKLAND PLANNING CODE
2013 OAKLAND BUILDING CODE; ORDINANCES + AMENDMENTS

2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE

8 PROJECT IMAGES



09 SITE PLAN
1/16"=1'-0"

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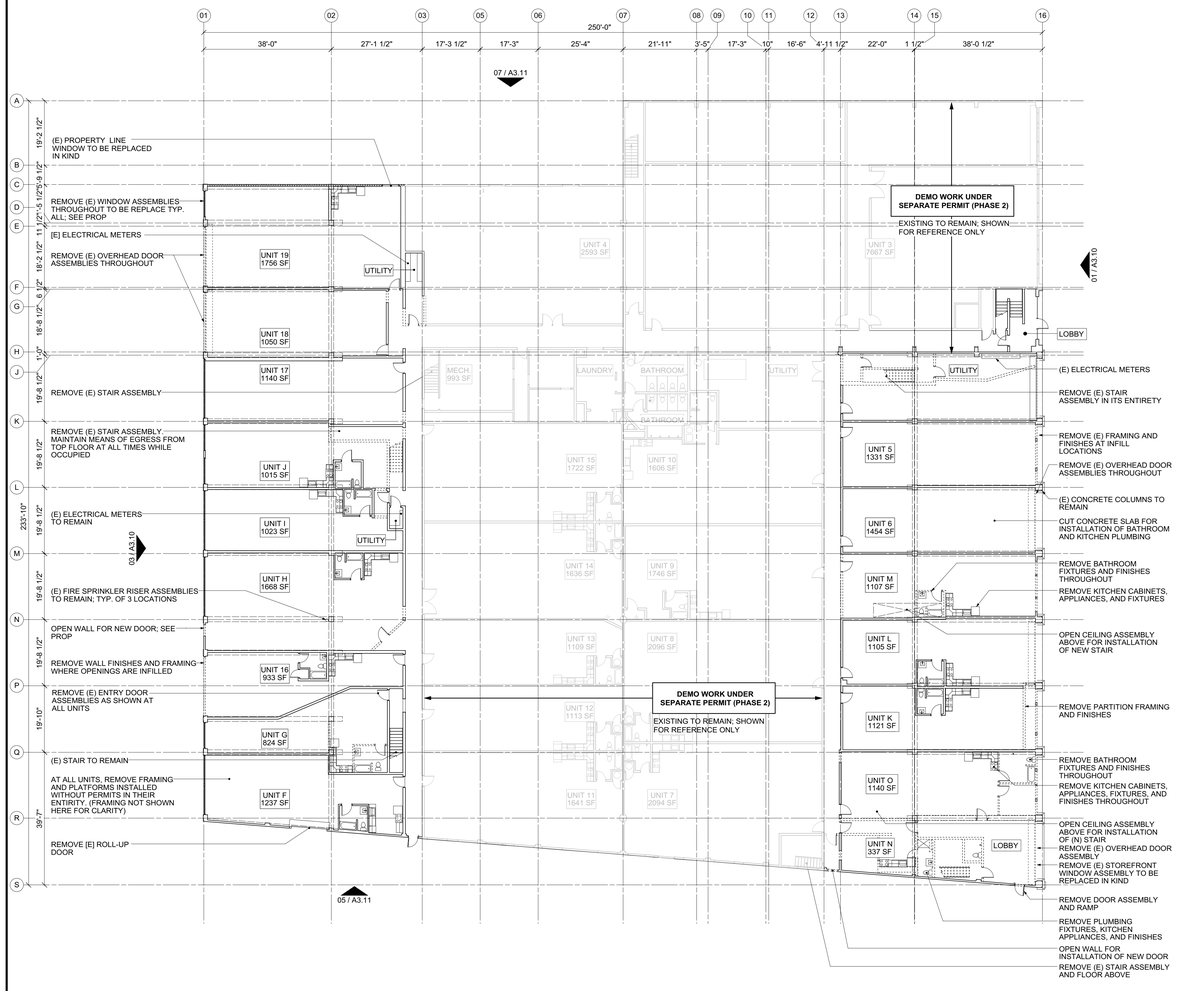
Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

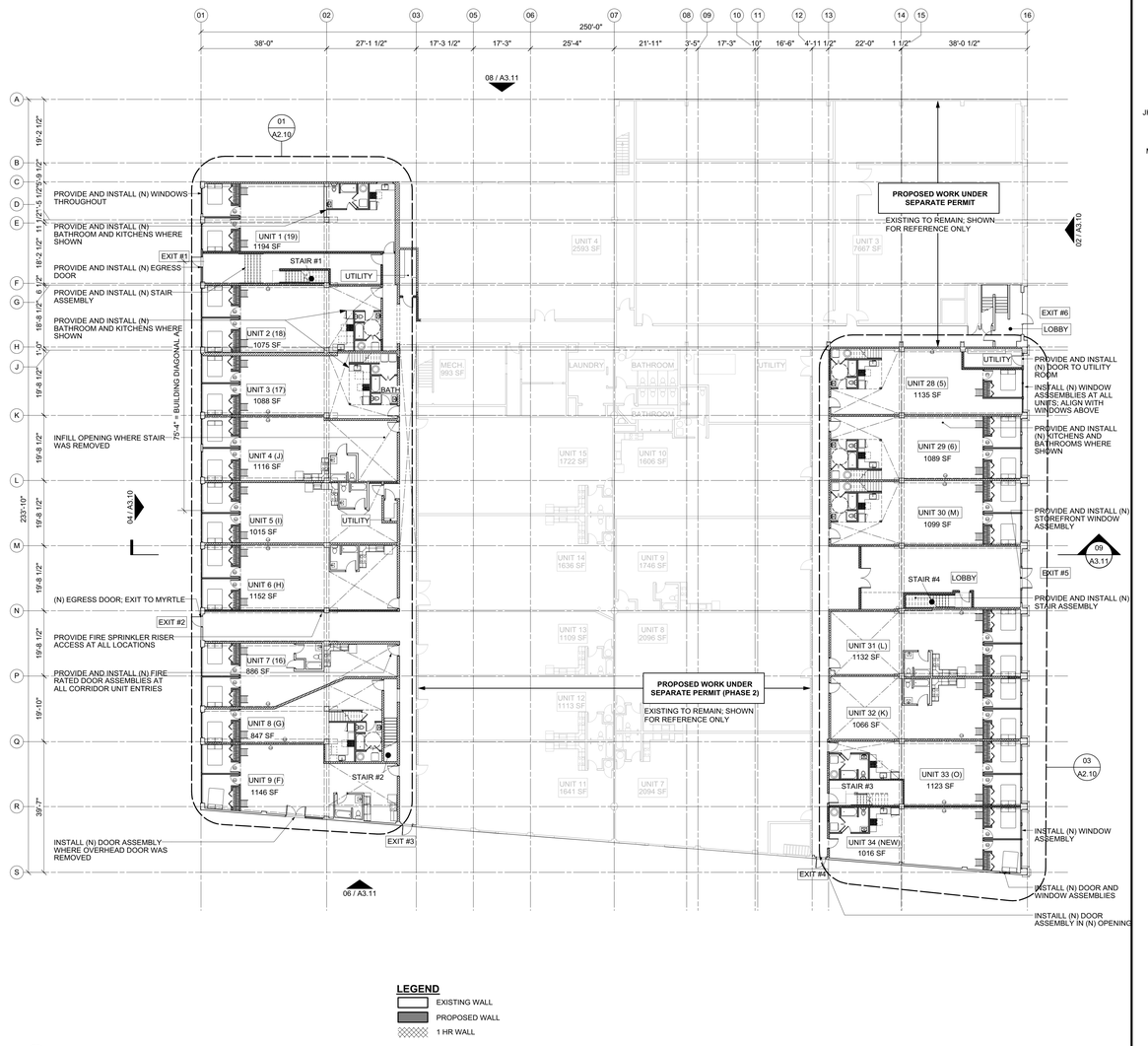
Project Name
1919_MARKET

Sheet Description
TITLE SHEET SITE PLAN

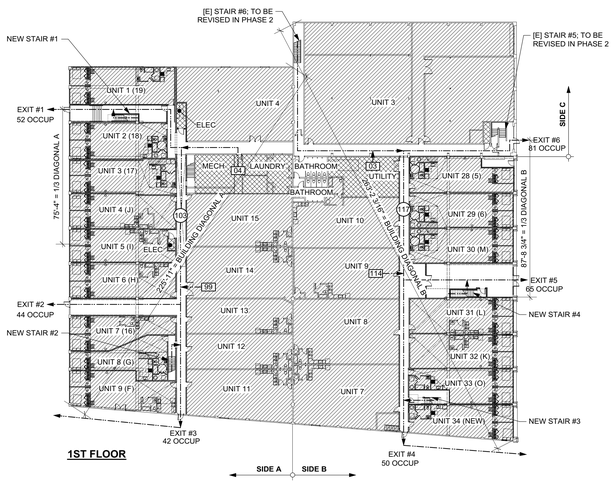
Sheet Number
A0.00

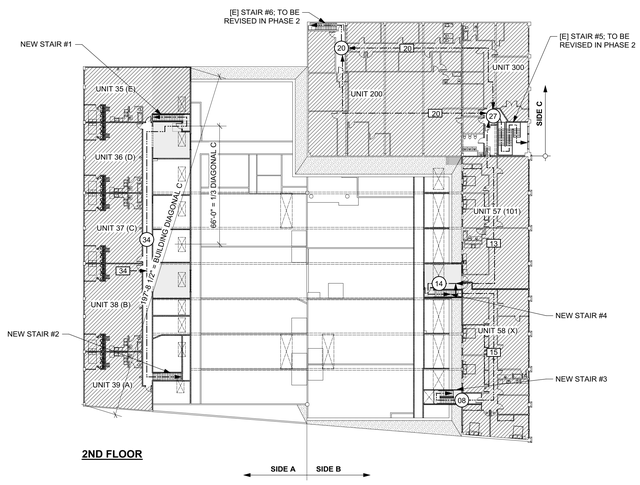


01 EXISTING PLAN - 1ST FLOOR UNITS (PHASE 1)
1/16"=1'-0"



02 PROPOSED PLAN - 1ST FLOOR UNITS (PHASE 1)
1/16"=1'-0"





03 EXITING PLAN
1"=30'-0"

OCCUPANT CALCULATION OF ENTIRE BUILDING

FLOOR	SPACE	SIZE (SF)	OCCUPANCY /LOAD TYPE	OCCUPANCY /LOAD P/SF	OCCUP.	EGRESS FOR EACH SPACE
1ST FLOOR; SIDE A	RESIDENTIAL UNITS (AGGREGATE)	19812	R2	200	99	
	STORAGE / UTILITY	1273	R2	300	4	EXIT #1; EXIT #2; EXIT #3
	TOTAL	21085			103	
1ST FLOOR; SIDE B	RESIDENTIAL UNITS (AGGREGATE)	22882	R2	200	114	
	STORAGE / UTILITY	854	R2	300	3	EXIT #4; EXIT #5; EXIT #6
	TOTAL	23736			117	
2ND FLOOR; SIDE A	RESIDENTIAL UNITS (AGGREGATE)	6890	R2	200	34	STAIR #1; STAIR #2
	TOTAL	6890			34	
2ND FLOOR; SIDE B; UNIT 58 (X)	INDIVIDUAL UNIT	2938	R2	200	15	STAIR #3; STAIR #4
	TOTAL	2938			15	
2ND FLOOR; SIDE B; UNIT 57 (101)	INDIVIDUAL UNIT	2692	R2	200	13	STAIR #4; STAIR #5
	TOTAL	2692			13	
2ND FLOOR; SIDE C; UNIT 300	INDIVIDUAL UNIT	3615	R2	200	18	STAIR #5; STAIR #6
	TOTAL	3615			18	
2ND FLOOR; SIDE C; UNIT 200	INDIVIDUAL UNIT	4337	R2	200	22	STAIR #5; STAIR #6
	TOTAL	4337			22	

EGRESS TYPE	LOAD	EXIT EGRESS (STAIRWAY)	EXIT EGRESS (DOOR)	REQ'D EXIT WIDTH (STAIRWAY)	REQ'D EXIT WIDTH (DOOR)
				REQD/ACTUAL	REQD/ACTUAL
EXIT #1	52		0.2		3'0" / 6'0"
EXIT #2	44		0.2		3'0" / 3'0"
EXIT #3	42		0.2		3'0" / 3'0"
EXIT #4	50		0.2		3'0" / 3'0"
EXIT #5	65		0.2		3'0" / 6'0"
[E] EXIT #6	81		0.2		3'0" / 3'0"
STAIR #1	17	0.3		3'0" / 3'8"	
[E] STAIR #2	17	0.3		3'0" / 4'0"	
STAIR #3	8	0.3		3'0" / 3'8"	
STAIR #4	14	0.3		3'0" / 3'8"	
[E] STAIR #5	26	0.3		3'0" / 3'8"	
[E] STAIR #6	20	0.3		3'0" / 4'0"	

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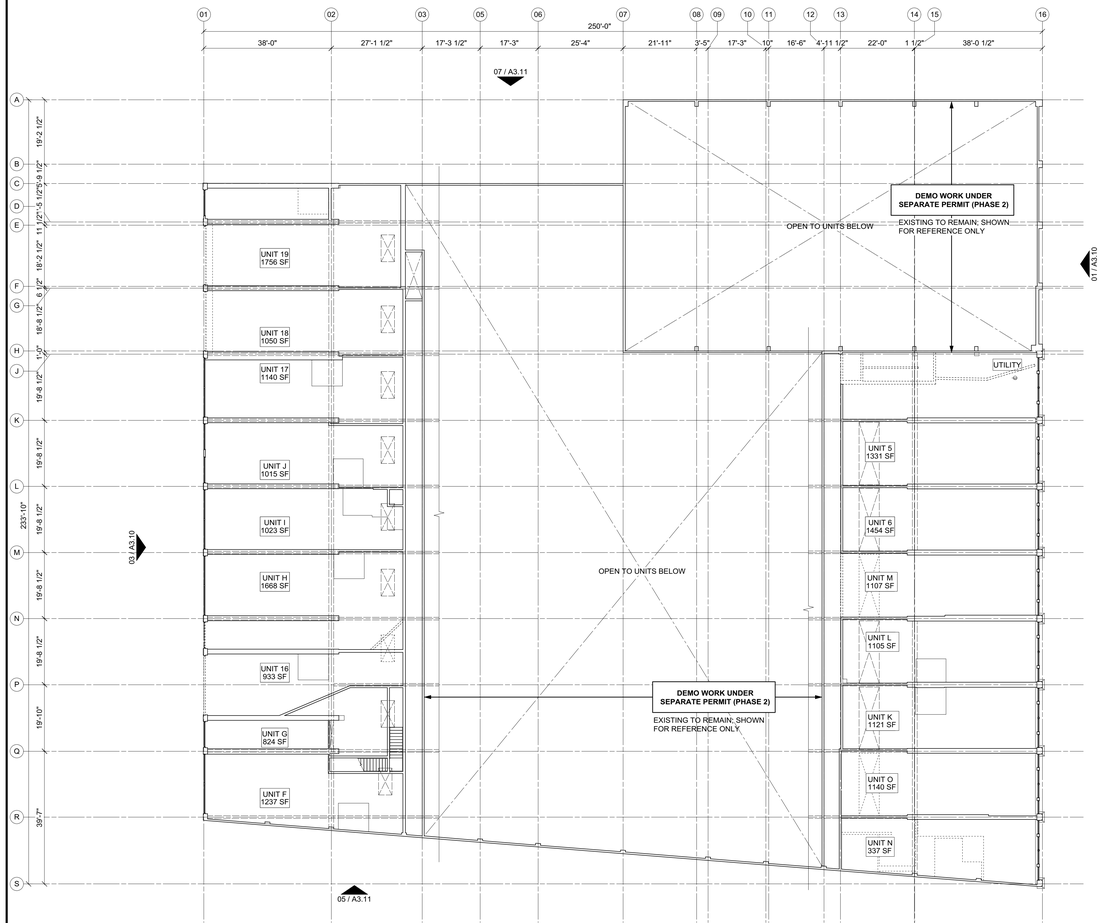
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

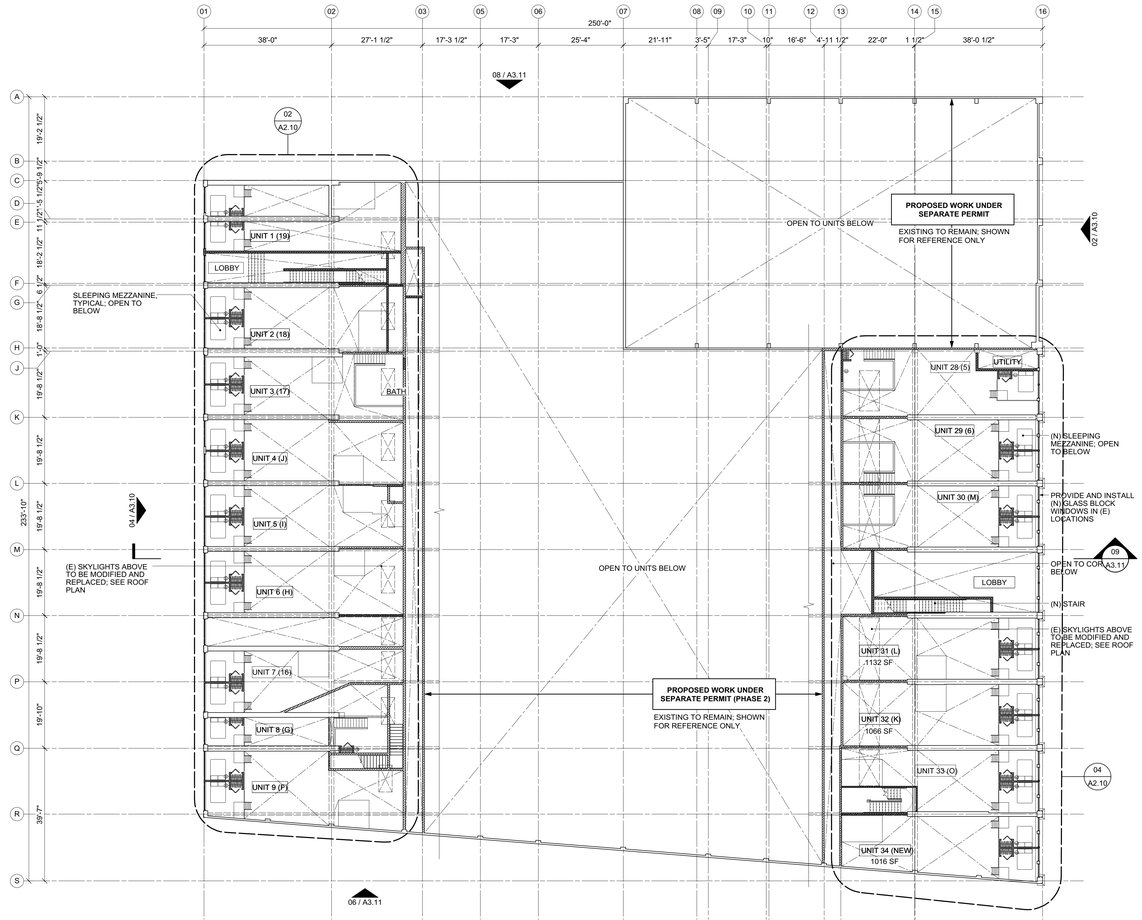
Sheet Description
PROPOSED PLANS

Sheet Number
A1.10



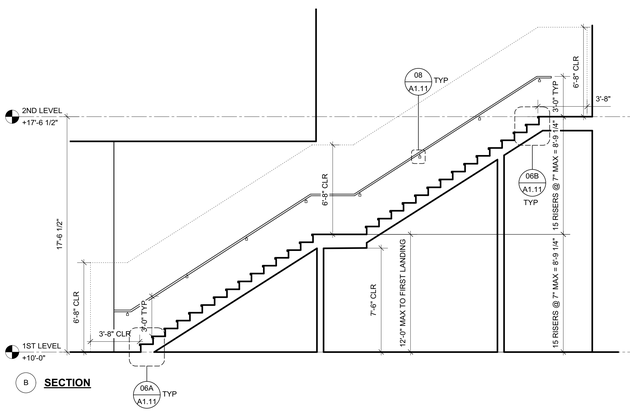
01 EXISTING PLAN - 1ST FLOOR UNIT MEZZANINES (PHASE 1)
1/16"=1'-0"

LEGEND
EXISTING WALL
DEMOLITION WALL

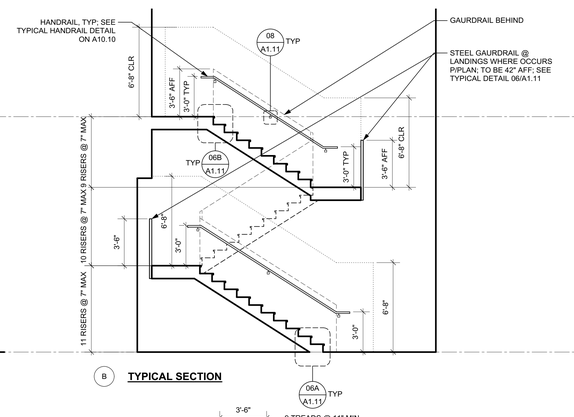


02 PROPOSED PLAN - 1ST FLOOR UNIT MEZZANINES (PHASE 1)
1/16"=1'-0"

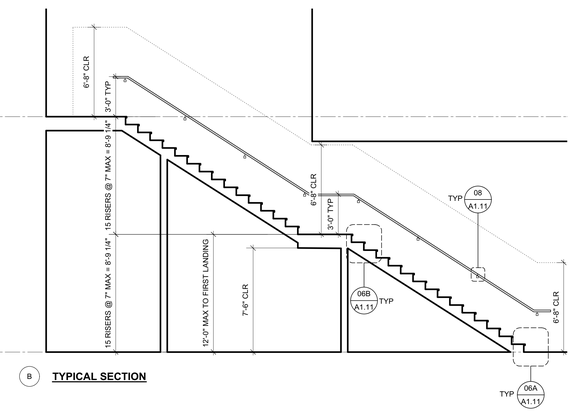
LEGEND
EXISTING WALL
PROPOSED WALL
1 HR WALL



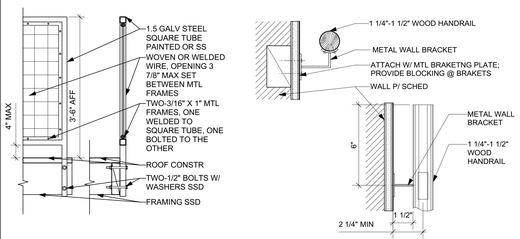
B **SECTION**



B **TYPICAL SECTION**

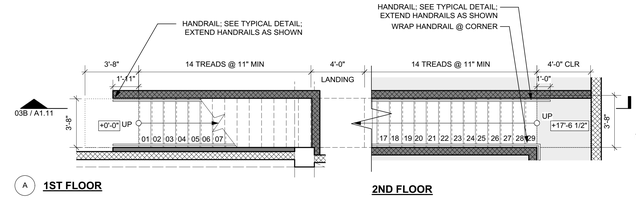


B **TYPICAL SECTION**



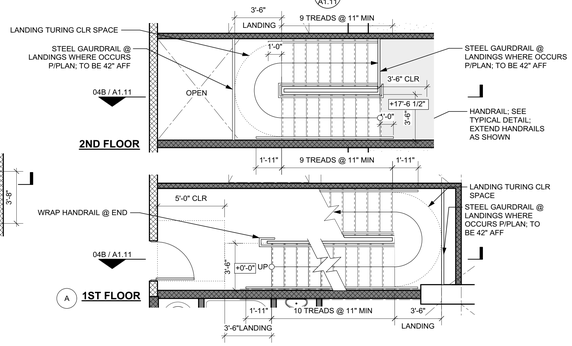
07 TYPICAL DETAIL @ GAURDRAIL
1"=1'-0"

08 TYPICAL HANDRAIL DETAIL
NTS



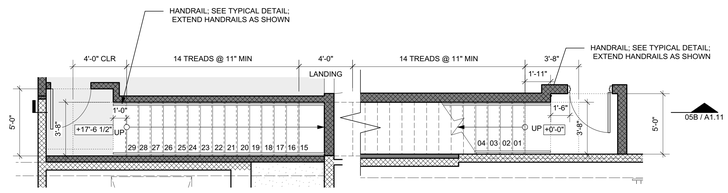
A **1ST FLOOR** **2ND FLOOR**

03 ENLARGED NEW STAIR #1
1/4"=1'-0"



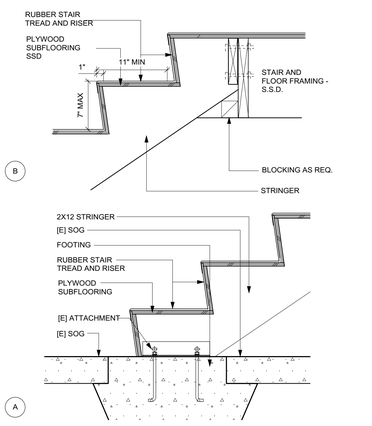
A **1ST FLOOR**

04 ENLARGED NEW STAIR #3
1/4"=1'-0"



A **1ST FLOOR** **2ND FLOOR**

05 ENLARGED NEW STAIR #4
1/4"=1'-0"



B

A

06 DETAIL @ STAIRS, TYPICAL
1 1/2"=1'-0"

JHD

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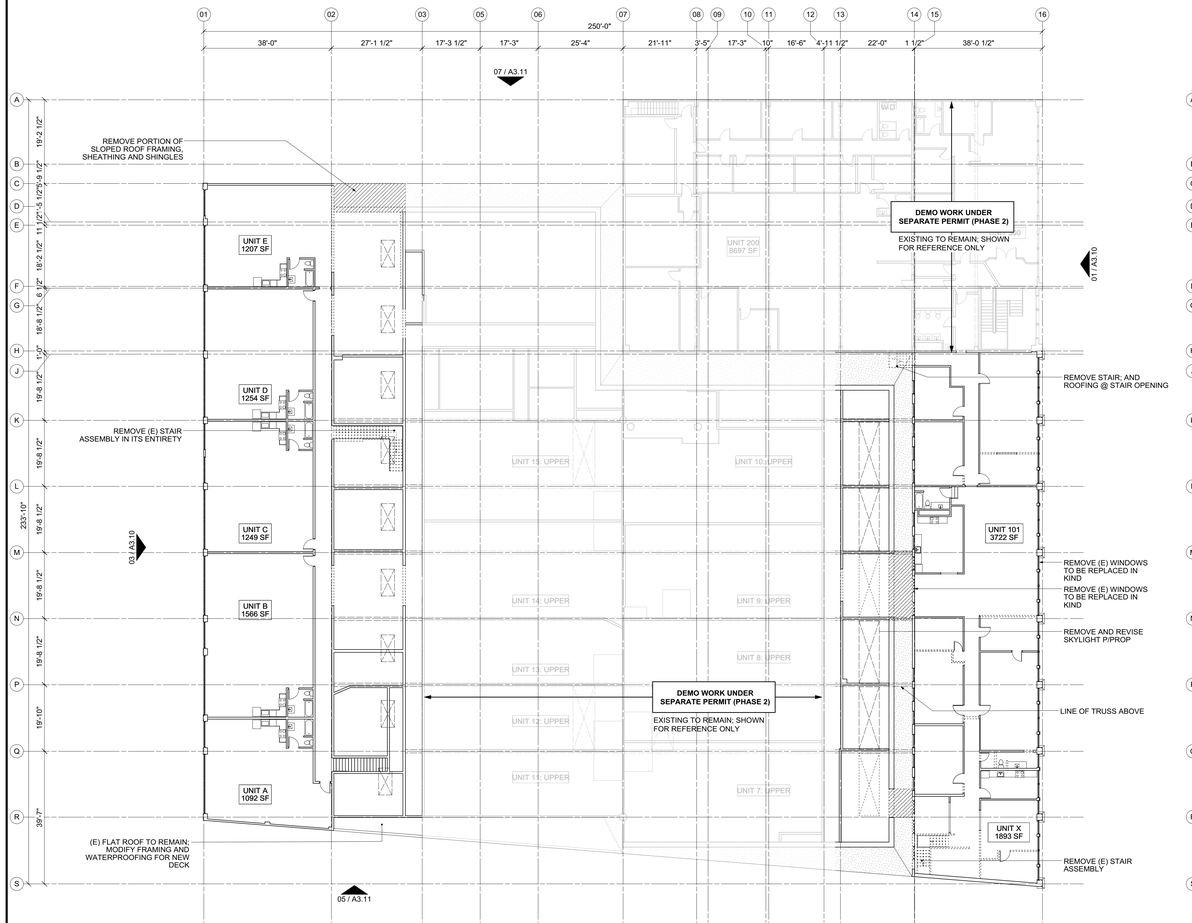
1919 MARKET STREET
OAKLAND, CA 94607

Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

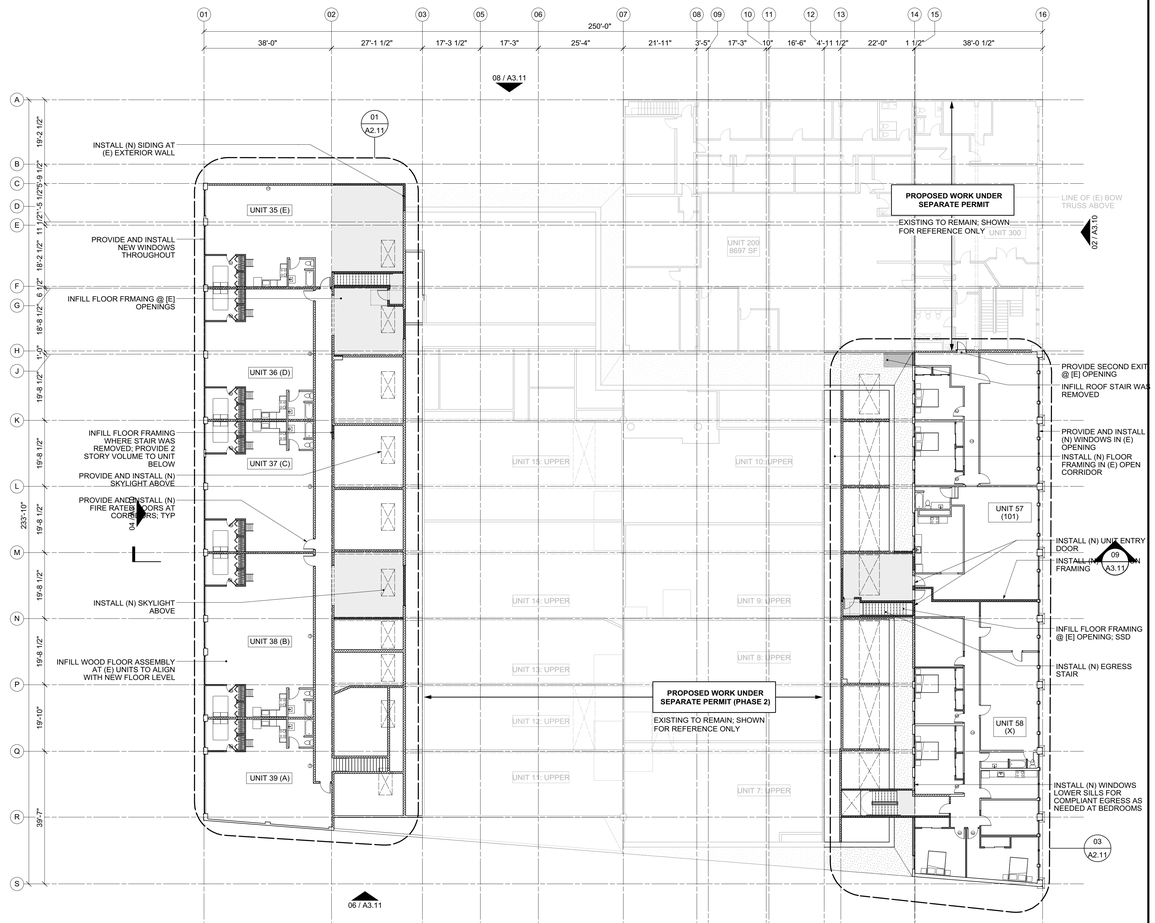
Sheet Description
PROPOSED PLANS

Sheet Number
A1.11



01 EXISTING PLAN - 2ND FLOOR UNITS (PHASE 1)
1/16"=1'-0"

LEGEND
- EXISTING WALL
- DEMOLITION WALL



02 PROPOSED PLAN - 2ND FLOOR UNITS (PHASE 1)
1/16"=1'-0"

LEGEND
- EXISTING WALL
- PROPOSED WALL
- 1 HR WALL

JHD

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Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

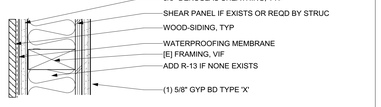
Project Name
1919_MARKET

Sheet Description
PROPOSED PLANS

Sheet Number
A1.12

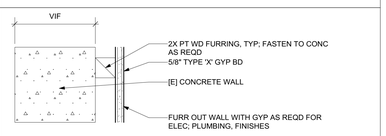
W1 EXTERIOR WALL - 1 HR + NR WHERE OCCURS
EXTERIOR PARTITION W/ 2x4 WOOD STUDS @16" O.C. , U.O.N. - 2 LAYER 5/8" TYP 'X' GWB @ INSIDE WITH 1" TYPE 'S' DRYWALL SCREWS 8" OC TO EDGES AND 12" OC TO INTERMEDIATE STUDS. STAGGER JOINTS 24" OC ON OPPOSITE SIDES. SHEAR PLYWOOD AS REQUIRED. S.S.D. FOR ATTACHEMENT AND LOCATIONS.
INSULATE AT ALL CONDITIONED AREAS

STC:	APPROVAL:	RATING:
40	FM WP 360, 9-27-74	1 HR + NR



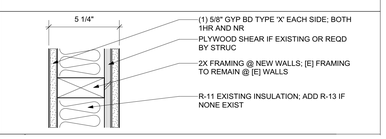
W2 [E] EXTERIOR WALL - CONCRETE
[E] CONCRETE WALL; VIF

STC:	APPROVAL:	RATING:



P1 FULL HEIGHT INTERIOR PARTITION - 1 HR + NR
INTERIOR PARTITION 2x4 WOOD STUDS @16" O.C. , U.O.N. - 1 LAYER 5/8" TYP 'X' GWB EACH SIDE.
INSULATE AT ALL CONDITIONED AREAS
SEE DETAIL 05/A1.12

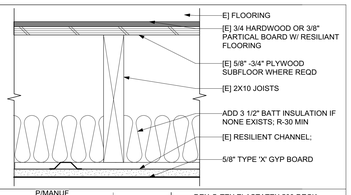
STC:	GA FILE NO:	RATING:
35-39	WP 3514, TYP	1 HR + NR



03 WALL, PARTITION, CEILING, AND ROOF TYPES
NTS

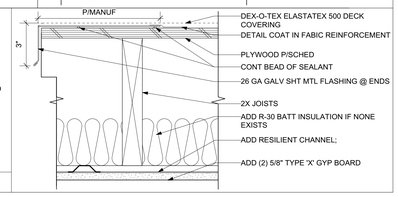
C1 FLOOR-CEILING SYSTEM - 1 HR
5/8" TYPE 'X' GYP WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. ON ENDS AND 12" O.C. IN FIELD. RESILIENT FURRING CHANNELS APPLIED 24" O.C. AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLUE SUBFLOOR AND 3/8" PARTICLE BOARD 1.5 PSF. 3 1/2" THICK GLASS FIBER INSULATTION. SOUND TESTED WITH CARPET AND PAD WITH INSULATION STAPLED TO JOISTS.

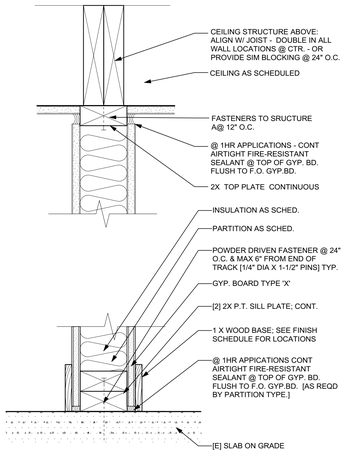
STC:	APPROVAL:	RATING:
50-54	FC5120/FM FC-181	1 HR



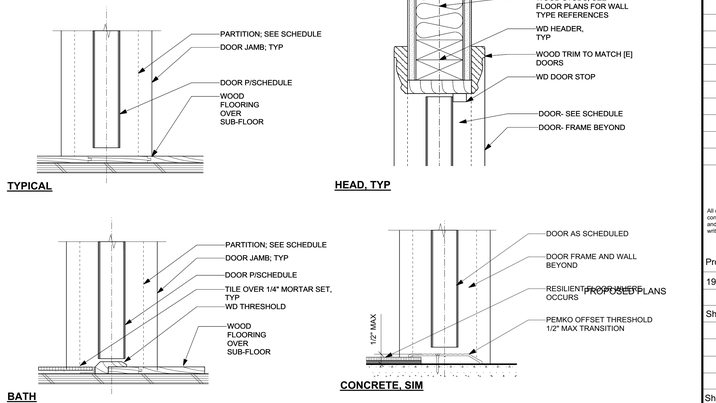
R1 ROOF SYSTEM - 1 HR
5/8" TYPE 'X' GYP WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. ON ENDS AND 12" O.C. IN FIELD. RESILIENT FURRING CHANNELS APPLIED 24" O.C. AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING [E] 5/8" INTERIOR PLYWOOD WITH SUB-FLOOR AND WOOD [E] FLOORING. ADD R-30 FIBER GLASS INSULATTION IF NONE EXISTS. SOUND TESTED WITH CARPET AND PAD WITH INSULATION STAPLED TO JOISTS.

STC:	APPROVAL:	RATING:
		1 HR

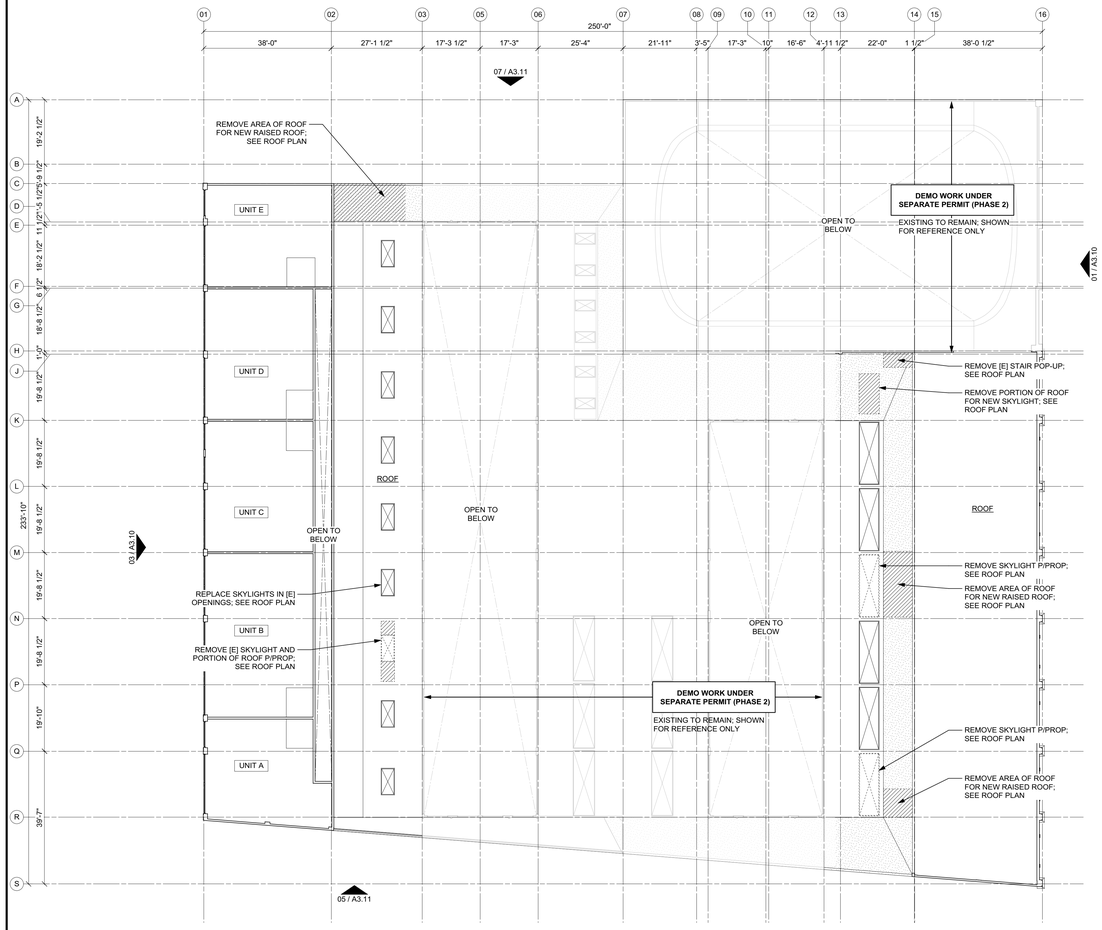




04 TYPICAL 1HR AND NR WALL
3"=1'-0"



05 TYPICAL DOOR DETAILS
3"=1'-0"

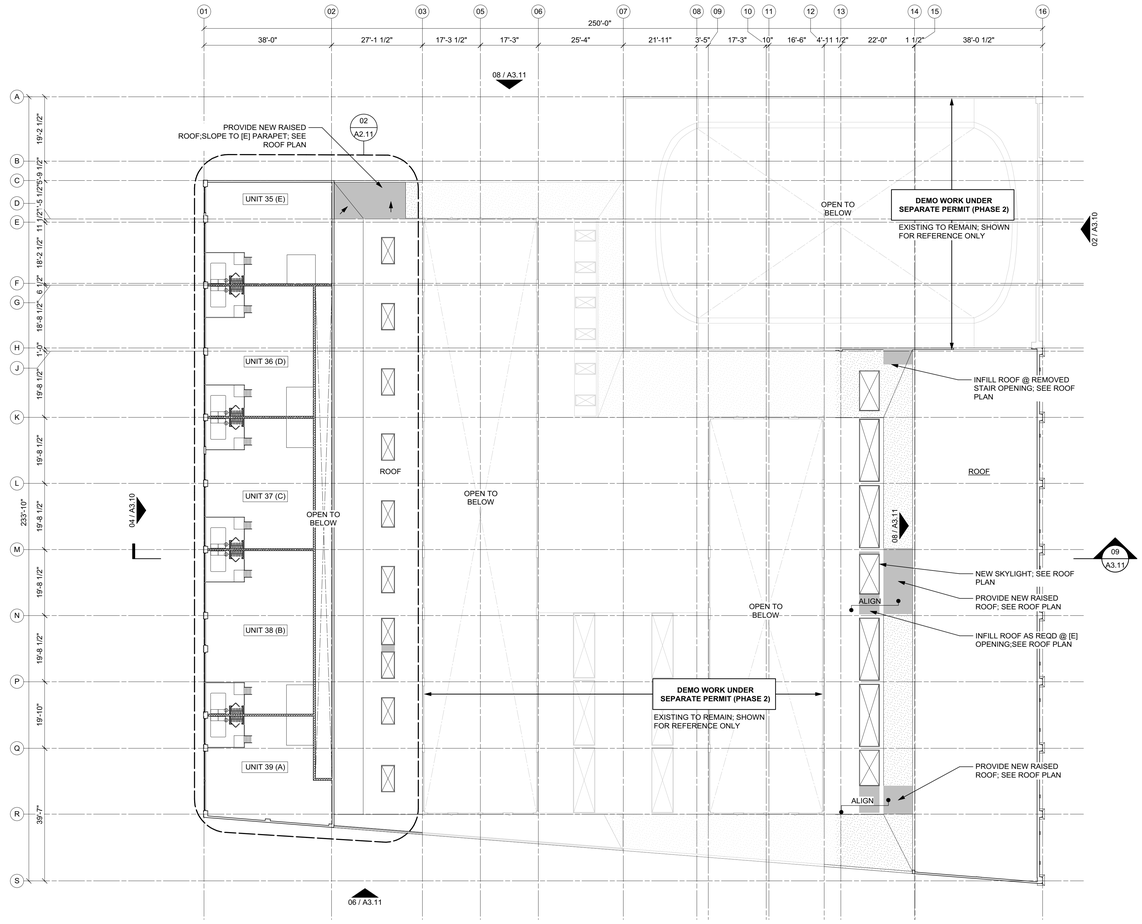


01 EXISTING PLAN - 2ND FLOOR MEZZANINE UNITS (PHASE 1)
1/16"=1'-0"

LEGEND

EXISTING WALL

DEMOLITION WALL



02 PROPOSED PLAN - 2ND FLOOR MEZZANINE UNITS (PHASE 1)
1/16"=1'-0"

LEGEND

EXISTING WALL

PROPOSED WALL

1 HR WALL

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

CERTIFICATION AND COMPLIANCE (SEE CEC 5.2 FOR DETAILED INFO)

- ALL BALLASTS AND LUMINARIES SUBJECT TO CERTIFICATION AND SPECIFIED ARE CERTIFIED. THEY ALL COMPLY WITH THE CALIFORNIA APPLIANCE EFFICIENCY REGULATIONS
- ALL AUTOMATIC CONTROL DEVICES SUBJECT TO CERTIVICATION 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 LUMINARIES P/MANUFACTURER: MAX RELAMPING RATED WATTAGE ON A PERMANENT FACTORY-INSTALLED LABEL.
-LUMINARIES WITH LINE VOLTAGE LAMP HOLDERS NOT CONTAINING PERMANENTLY INSTALLED BALLASTS ARE ALWAYS CLASSIFIED AS INCANDESCENT LUMINARIES.
-LUMINARIES WITH PERMANENTLY INSTALLED OR REMOTELY INSTALLED BALLASTS WILL BE EITHER FLUORESCENT OR HIGH INTENSITY DISCHARGE LUMINARIES.
-LUMINARIES MANUFACTURERED 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 LUMINARY.
-LED LUMINARIES 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/ LUMINARY 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-STALL BATHROOMS SMALLER THAN 70 ft2 MAY USE COUNTDOWN TIMER SWITCHES WITH MAX 10 MIN SETTING AS AN ALTERNATIVE TO AN AUTOMATIC SHUTT-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 SUM 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 CONTIUOUSLY 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)

3 LIGHTING AND ELECTRICAL NOTES AND MANDATORY MEASURES

GENERAL LIGHTING NOTES

1. VERIFY REQUIRED MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES ABOVE COUNTERS, INSTALLED IN CABINETS, DRAWERS, CLOSETS BELOW DESKS.
2. 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.
3. 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.
4. ALL DIMMERS TO BE RATED ACCORDING TO MAXIMUM LOAD ON SWITCHING GROUP.
5. LAMPS GIVEN ON FIXTURE SCHEDULE NOT NECESSARILY MAXIMUM WATTAGE. CHECK CUT SHEETS FOR MAXIMUM WATTAGE. ELECTRICAL CONTRACTOR TO WIRE FOR MAXIMUM WATTS.
6. 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.
7. 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.
8. METAL JUNCTION BOXES TO BE USED FOR ALL CONTROLS.
9. 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.
10. PROVIDE SINGLE WALLPLATE FOR ALL ELECTRICAL DEVICES.
11. 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.
12. 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.
13. LOCATION OF ALL REMOTE TRANSFORMERS AND GAUGE OR LOW-VOLTAGE WIRE USED TO EACH TO BE APPROVED BY LIGHTING DESIGNER BEFORE PURCHASE OR INSTALLATION.
14. LOCATION OF ALL REMOTE BALLASTS TO BE APPROVED BY LIGHTING DESIGNER BEFORE PURCHASE OR INSTALLATION.
15. ELECTRICAL SUB-CONTRACTOR TO VERIFY THAT THE LOCATIONS OF ALL REMOTE TRANSFORMERS AND REMOTE BALLAST MEET BUILDING/ELECTRICAL CODE REQUIREMENTS.
16. ALL ALLOWANCES GIVEN ON FIXTURE SCHEDULE ARE BASED UPON CONTRACTOR PRICING. UNLESS OTHERWISE NOTED, ALLOWANCES DO NOT INCLUDE TAX, SHIPPING AND HANDLING.
17. 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.
18. 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.

LIGHT FIXTURE SCHEDULE - ALL UNITS - KITCHEN ONLY

NO.	DESCRIPTION	MODEL	LAMP	WATTS	VOLT	REMARKS
	LED RECESSED DOWN LIGHT WITH AN INTEGRAL DRIVER/TRANSFORMER AND A NEW CONSTRUCITON HOUSING	HALO #H4STUNVDO10-EL4-05-8-30 WITH A #TL400H TRIM	LED 3000° K	15	120	KITCHEN (RECESSED LOCATIONS)
	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
	SURFACE MOUNTED LED CEILING FIXTURE	TECH LIGHTING #700CQLSLLED	**LED 2700° K (2)**	10 (2)	120	KITCHEN (NON-RECESSED LOCATIONS)

2013 Low-Rise Residential Mandatory Measures Summary

§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 pro-grammed 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(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: ri 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 multisonce 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.
§150.0(k)8:	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 luminaries 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 to ON the automatic actions of Items ii 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:

2013 Low-Rise Residential Mandatory Measures Summary

§150.0(k)9B:	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)9C:	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)9D:	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)9E:	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.
Solar Ready Buildings:	
§110.10(a)1:	Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete, by the enforcement agency, on or after January 1, 2014, shall comply with the requirements of §110.10(b) through §110.10(e).
§110.10(a)2:	Low-rise multi-family buildings shall comply with the requirements of §110.10(b) through §110.10(d).
§110.10(b)1:	The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§110.10(b)2:	All sections of the solar zone located on steep-sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.
§110.10(b)3A:	No obstructions, including but not limited to, vents, chimneys, architectural features, and roof mounted equipment, shall be located in the solar zone.
§110.10(b)3B:	Any obstruction, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§110.10(b)4:	For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.
§110.10(c):	The construction documents shall indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); a pathway for routing of plumbing from the solar zone to the water-heating system.
§110.10(d):	A copy of the construction documents or a comparable document indicating the information from §110.10(b) through §110.10(c) shall be provided to the occupant.
§110.10(e)1:	The main electrical service panel shall have a minimum busbar rating of 200 amps.
§110.10(e)2:	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location, and permanently marked as "For Future Solar Electric".

POWER AND SIGNAL NOTES

BEDROOM BRANCH CIRCUITS WILL BE ARC FAULT PROTECTED AS PER NEC ART. 210-12(B)

PERMENANTLY WIRED SMOKE DECTECTORS WITH BATTERY BACKUP ARE REQUIRED IN EACH BEDROOM AND CENTERALLY LOCATED IN THE CORRIDORS LEADING TO BEDROOMS, ON EACH STORY, INCLUDING BASEMENT DWELL SPACES.

BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER ELECTRICAL OUTLETS, PER NEC 210-52(D)

ALL BATHROOM OUTLETS GFCI PROTECTED, NEC 210.8.A

MANUAL ON , AUTOMATIC OFF VACANCY SENSOR IN BATHROOM

KITCHEN COUNTERTOP OUTLETS TO BE POWERED BY (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS AS PER NEC 210.52(B)

ACCESSIBLE SHUTOFF VALVE FOR GAS WITHIN 6 FEET OF APPLIANCE AS PER CPC 1212.4

RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHE. NEC 210.52.C.1

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP. NEC 210.52.C.3

RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT FROM A RECEPTACLE OUTLET. NEC 210.52.A.1

REVIEW OULET LOCATIONS IN FIELD WITH CLIENT

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Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name

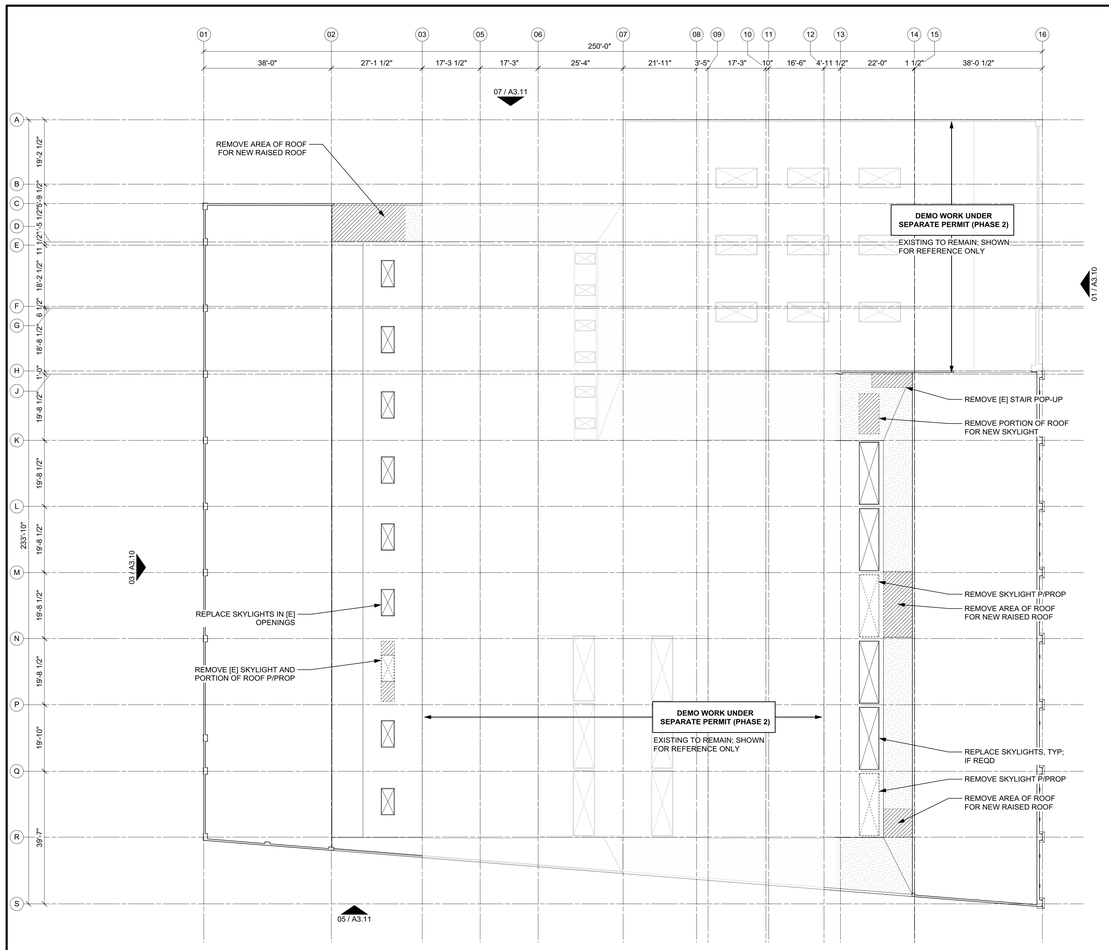
1919_MARKET

Sheet Description

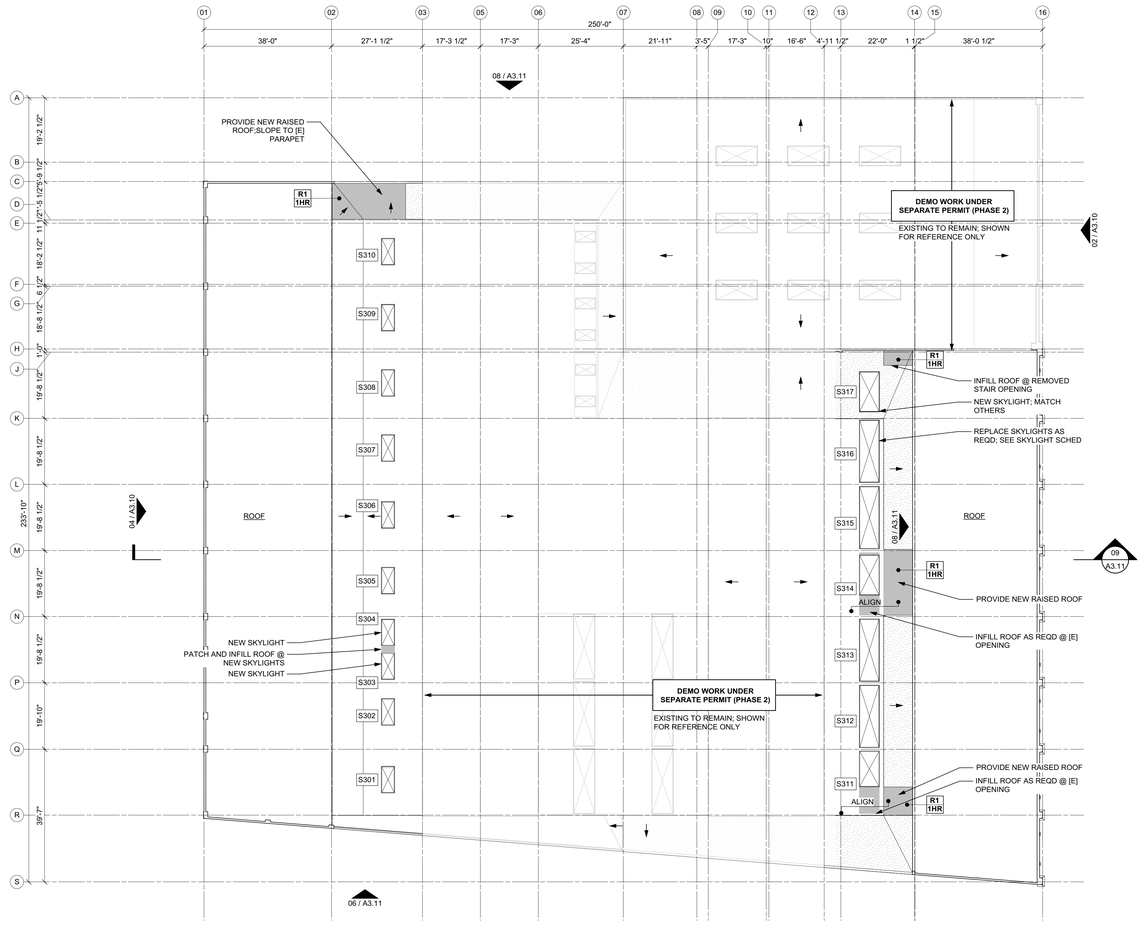
PROPOSED PLANS

Sheet Number

A1.13



01 EXISTING ROOF PLAN (PHASE 1)
1/16"=1'-0"



02 PROPOSED ROOF PLAN (PHASE 1)
1/16"=1'-0"

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Date	Issue / Revision	By
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15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

Sheet Description
PROPOSED PLANS

Sheet Number
A1.14

PROPOSED NOTES

01. ADD WASHER AND DRYER; PROVIDE 100 SQ IN MIN OPENING TO WASHER + DRYER; VENT TO EXTERIOR 3'-0" FROM ANY WINDOW AND PROPERTY LINE
02. PLUMBING FACILITIES; TILE FLOORING; LAVATORY W/ 1 1/2" WASTE LINE + HOT AND COLD WATER SUPPLY W/SHUTOFF; A DROP-IN SHOWER-TUB W/2" DRAIN + CONTROLS, TYP W/HOT AND COLD WATER SUPPLY; FLR-MTD WC W/3" WASTE LINE + SHUT-OFF; 60 CFM FAN ABOVE; ADD NEW FAN IF NONE EXISTING, VENT TO EXTERIOR 3 FEET FROM ANY DOOR OR WINDOW; ADD 1 GFCI DUPLEX CIRCUIT @ 36"-42" IF NONE EXISTING
03. INFILL WALL @ [E] OPENING
04. NEW DOOR, TYP
05. NEW 60 MIN EXIT DOOR W/CLOSER @ ALL UNIT ENTRY DOORS; ALL EXTERIOR EXIT DOORS; ALL CORRIDOR + PASSAGE WAY DOORS; THRESHOLDS TO BE 1/2" MAX ABOVE EACH SIDE
06. [N] FULL HT PARTITION; GA FILE NO. 3514, TYP; 2X4 WD STUDS @ 16" OC W/5/8" GYP BD TYPE 'X' ON EACH SIDE; CAP @ BATHROOMS; ADD R-13 INSULATION; SEE PARTITION TYPE 1
07. NEW WD STAIR CONSTRUCTION; NEW GAURDRAIL AT 42" AFF; TREADS MAX 7 3/4" AND 10" TREADS; HANDRAIL @ ONE SIDE @ 36" AFF
08. ADD WATER HEATER W/GAS LINE SUPPLY LOCATED AT ALL BATHROOMS (IF NONE EXIST), TYP W/3/4" DRAIN LINE FOR A WH DRAIN PAN TO EXTERIOR; VENTED TO EXTERIOR P/CPC
09. REPLACE [E] WINDOW IN-KIND @ PROPERTY LINE
10. EXISTING 100 AMP BREAKER BOX SUB-PANEL @ EACH UNIT
11. KITCHEN FACILITY INCLUDING CASEWORK, REFRIGERATOR W/20AMP CIRCUIT, ELECTRIC RANGE W/60AMP CIRCUIT OR GAS RANGE VENTED TO EXTERIOR, 3 FEET FROM ANY DOOR OR WINDOW; SS DROP-IN SINK W/2" WASTE LINE + HOT AND COLD WATER SUPPLY W/SHUT-OFF VALVES;
12. NEW SMOKE ALARM DETECTOR, HARDWIRED W/BATTERY BACKUP (IF NONE EXIST); INSTALL 20 FT FROM ANY COOKING DEVICE, 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT; PROVIDE ONE AT EACH SLEEPING UNIT AND IN THE DIRECT VICINITY OF THE SLEEPING AREA
13. NEW SMOKE ALARM DETECTOR AND CARBON MONOXIDE DETECTOR; HARDWIRED W/BATTERY BACKUP (IF NONE EXIST); INSTALL 20 FT FROM ANY COOKING DEVICE, 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT; PROVIDE ONE P/UNIT
14. NEW PREFAB SHIP LADDER; TBD; ATTACH P/STRUC
15. NEW MEZZANINE ABOVE; SEE STRUC
16. NEW PARTIAL HT WALL @ 42" AFF
17. REPLACE OR MODIFY SKYLIGHT ABOVE; SEE ROOF PLAN + SKYLIGHT SCHED
18. [E] FULL HT PARTITION; GA FILE NO. 3514, TYP; 2X4 WD STUDS @ 16" OC W/5/8" GYP BD TYPE 'X' ON EACH SIDE; R-11 BATT INSULATION; CAP @ BATHROOMS; SEE 16/A3.10 FOR TYPICAL DETAIL
19. NEW WINDOW ASSEMBLIES WHERE OVERHEAD DOORS WERE REMOVED; SEE PROPOSED ELEVATIONS AND WINDOW TYPES
20. REPLACE WINDOW ASSEMBLIES @ [E] LOCATIONS; CUT SILL HT LOWER TO 3'-8" AFF MIN; SEE PROPOSED ELEVATIONS AND WINDOW TYPES
21. ADD FINISHES AND INSULATION REQD FOR 1 HR RATED CEILINGS @ UNITS, CORRIDORS, AND PASSAGEWAYS; CEILING TYPE 1
22. NEW TUBE STEEL AND WIRE MESH GAURDRAIL; 42" AFF; NO OPENINGS GREATER THAN 4"
23. PROVIDE 3'-0" X 3'-0" LEVEL LANDING IF NONE EXISTS; SLOPE 2% MAX
24. NEW WINDOWS @ [E] INFILL WALL; MATCH WINDOWS ABOVE
25. NEW EGRESS WINDOWS @ [E] INFILL WALL
26. ADD FINISHES AND INSULATION AS REQD TO MAKE PARTITION 1 HR. SEE PLANS FOR HATCHED LOCATIONS; SEE PARTITION TYPE 1
27. PROVIDE 3'-0" x 3'-0" LANDING; 6'-8" CLR HEAD SPACE; PROVIDE SPRINKLER HEAD @ LANDING
28. [E] SPRINKLER RISER TO REMAIN AND TO BE ACCESSIBLE; TYP OF 3
29. NEW WD STAIR CONSTRUCTION; TREADS 7" MAX AND 11" MIN TREADS; HANDRAIL TO BE @ 3'-0" AFF; GAURDRAILS WHERE OCCURS @ 42" AFF
30. CUT NEW CASED DOOR OPENING @ [E] WALL
31. NEW ROOF FRAMING; SEE PROPOSED ROOF PLAN
32. REPLACE WINDOW ASSEMBLIES IN [E] OPENINGS; LOWER SILL HT TO BE 3'-8" MAX AFF
33. ENLARGE [E] OPENING @ WALL
34. WINDOW PROVIDED FOR EGRESS TO SLEEPING MEZZ BEYOND

SEE STRUCTURAL DRAWINGS FOR FURTHER CONSTR INFORMATION FOR NEW WORK

FOR DOOR AND WINDOW SCHEDULES AND NOTES, SEE 01+11/A8.10

FOR EXITING AND OCCUPANCY SQUARE FOOTAGES, SEE A1.10

WALL TYPES, PARTITION TYPES, CEILING TYPES: SEE 03/A1.12

SEE A1.13 FOR LIGHTING AND ELECTRICAL NOTES AND MANDATORY MEASURES

WALL LEGEND

- EXISTING WALL
- PROPOSED WALL
- 1 HR WALL

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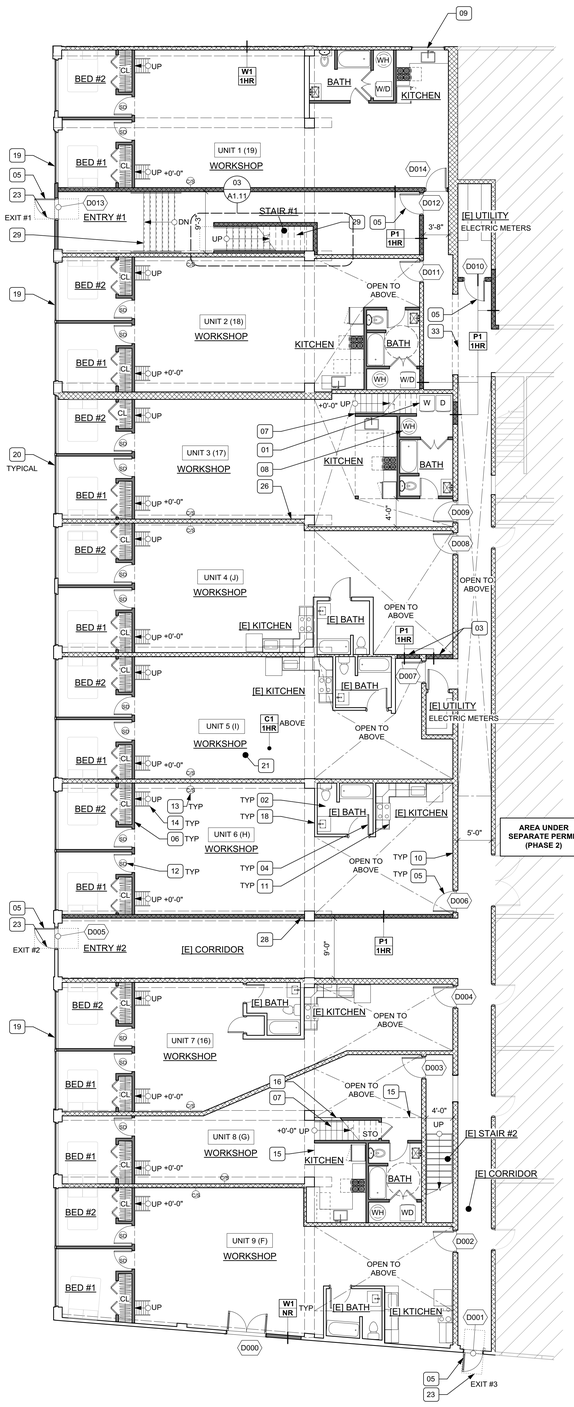
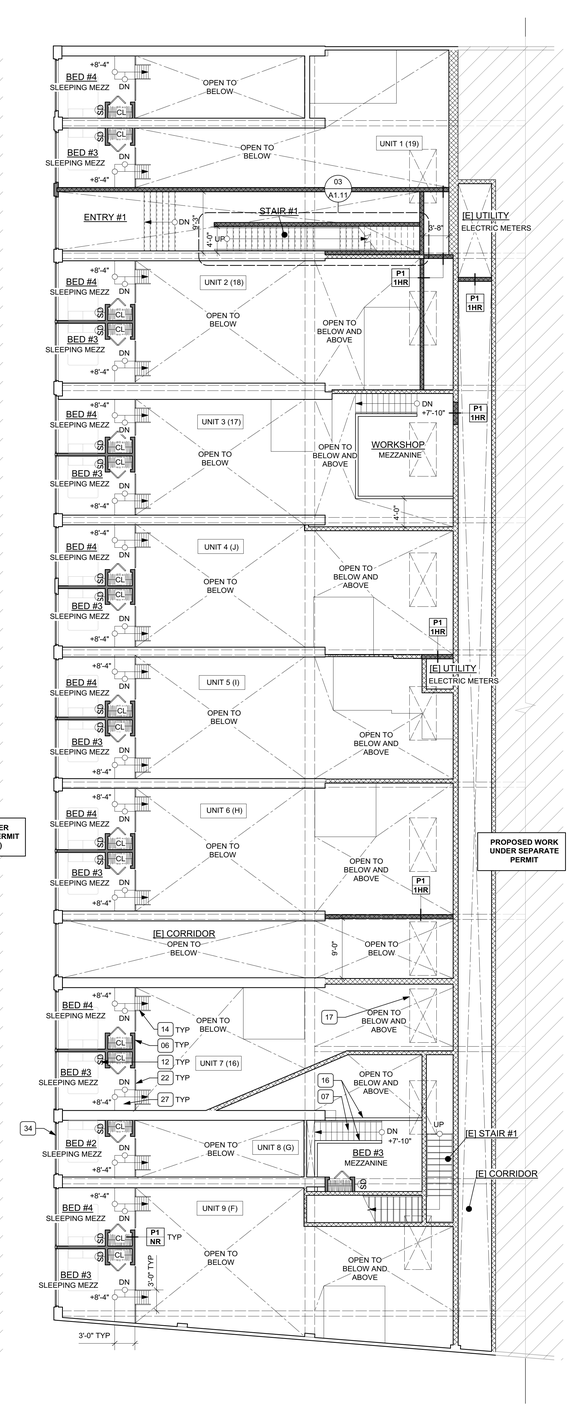
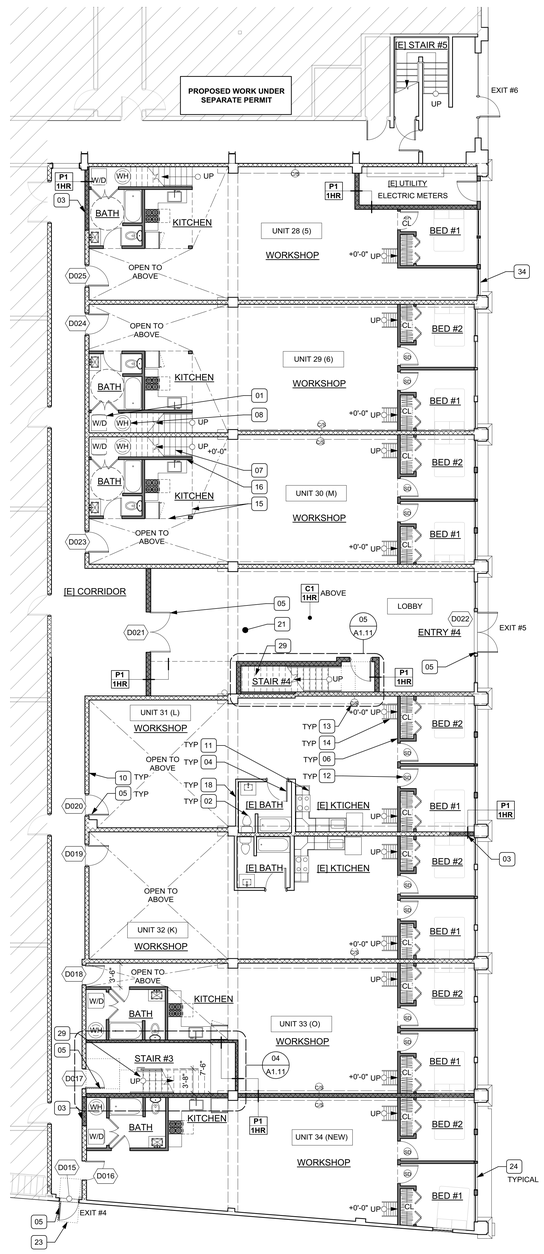


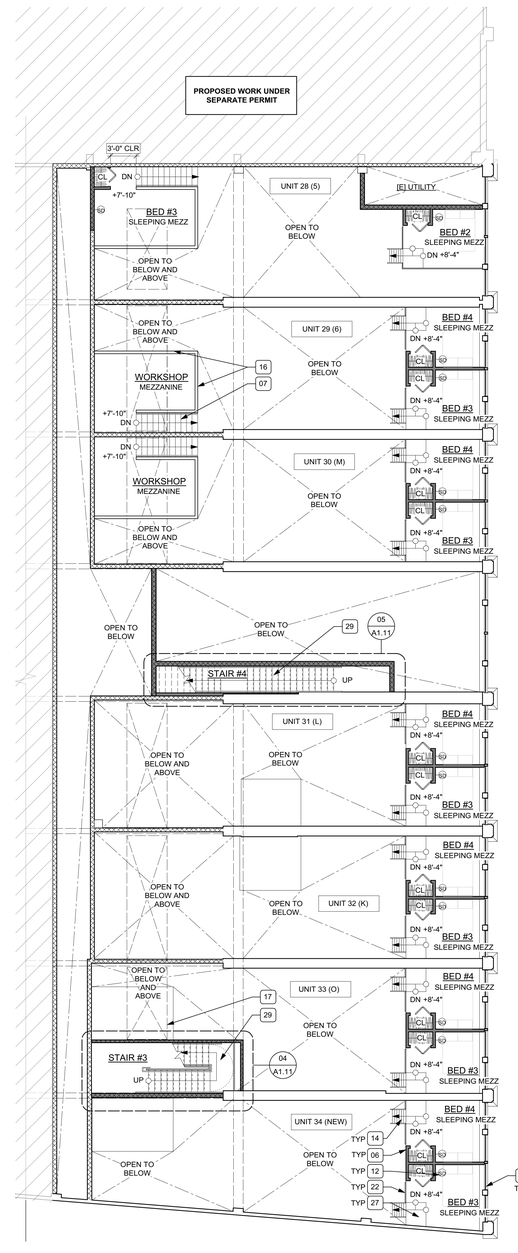
01 PROPOSED PLAN - 1ST FLOOR UNITS (MYRTLE STREET SIDE)
1/8"=1'-0"



02 PROPOSED PLAN - 1ST FLOOR UNIT MEZZANINE LEVEL (MYRTLE STREET SIDE)
1/8"=1'-0"



03 PROPOSED PLAN - 1ST FLOOR UNITS (MARKET STREET SIDE)
1/8"=1'-0"



04 PROPOSED PLAN - 1ST FLOOR UNIT MEZZANINE LEVEL (MARKET STREET SIDE)
1/8"=1'-0"

Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

Sheet Description
ENLARGED FLOOR PLANS

Sheet Number
A2.10

PROPOSED NOTES

01. PLUMBING FACILITIES; TILE FLOORING; LAVATORY W/ 1 1/2" WASTE LINE + HOT AND COLD WATER SUPPLY W/SHUTOFF; A DROP-IN SHOWER-TUB W/2" DRAIN + CONTROLS, TYP W/HOT AND COLD WATER SUPPLY; FLR-MTD WC W/3" WASTE LINE + SHUT-OFF; 60 CFM FAN ABOVE; ADD NEW FAN IF NONE EXISTING, VENT TO EXTERIOR 3 FEET FROM ANY DOOR OR WINDOW; ADD 1 GFCI DUPLEX CIRCUIT @ 36"-42" IF NONE EXISTING
02. INFILL WALL @ [E] OPENING
03. NEW DOOR, TYP
04. NEW 60 MIN EXIT DOOR W/CLOSER @ ALL UNIT ENTRY DOORS; ALL EXTERIOR EXIT DOORS; ALL CORRIDOR + PASSAGE WAY DOORS; THRESHOLDS TO BE 1/2" MAX ABOVE EACH SIDE
05. NEW WD STAIR CONSTRUCTION: TREADS 7" MAX AND 11" MIN TREADS; HANDRAIL TO BE @ 3'-0" AFF; GAURDRAILS WHERE APPLY @ 42" AFF
06. EXISTING 100 AMP BREAKER BOX SUB-PANEL @ EACH UNIT
07. KITCHEN FACILITY INCLUDING CASEWORK, REFRIGERATOR W/20AMP CIRCUIT, ELECTRIC RANGE W/60AMP CIRCUIT OR GAS RANGE VENTED TO EXTERIOR, 3 FEET FROM ANY DOOR OR WINDOW; SS DROP-IN SINK W/2" WASTE LINE + HOT AND COLD WATER SUPPLY W/SHUT-OFF VALVES;
08. NEW SMOKE ALARM DETECTOR, HARDWIRED W/BATTERY BACKUP (IF NONE EXIST); INSTALL 20 FT FROM ANY COOKING DEVICE, 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT; PROVIDE ONE AT EACH SLEEPING UNIT AND IN THE DIRECT VICINITY OF THE SLEEPING AREA
09. NEW SMOKE ALARM DETECTOR AND CARBON MONOXIDE DETECTOR; HARDWIRED W/BATTERY BACKUP (IF NONE EXIST); INSTALL 20 FT FROM ANY COOKING DEVICE, 3 FEET FROM A BATHROOM DOOR, 3 FEET FROM ANY AIR INTAKE OR VENT; PROVIDE ONE P/UNIT
10. NEW PREFAB SHIP LADDER; TBD; ATTACH P/STRUC
11. [E] FULL HT PARTITION; GA FILE NO. 3514, TYP; 2X4 WD STUDS @ 16" OC W/5/8" GYP BD TYPE 'X' ON EACH SIDE; R-11 BATT INSULATION; CAP @ BATHROOMS; SEE 16/A3.10 FOR TYPICAL DETAIL
12. REPLACE WINDOW ASSEMBLIES @ [E] LOCATIONS; FLOOR ASSEMBLY RAISED TO BE NO LESS THAN 3'8" AFF FROM WINDOW SILL
13. ADD FINISHES AND INSULATION REQD FOR 1 HR RATED CEILINGS @ UNITS, CORRIDORS, AND PASSAGEWAYS; CEILING TYPE 1
14. [N] FULL HT PARTITION; GA FILE NO. 3514, TYP; 2X4 WD STUDS @ 16" OC W/5/8" GYP BD TYPE 'X' ON EACH SIDE; CAP @ BATHROOMS; ADD R-13 INSULATION; SEE PARTITION TYPE 1
15. ADD FINISHES AND INSULATION AS REQD TO MAKE PROPERTY LINE WALL 1 HR; SEE WALL TYPE 1
16. RAISE FLOOR ASSEMBLY @ UNITS TO NEW HEIGHT TO MAKE WINDOWS SILLS 3'-8" AFF
17. INFILL FLOOR FRAMING @ [E] OPENING
18. PROVIDE 3'-0" X 3'-0" LANDING AND STEPS
19. ADD FINISHES AND INSULATION AS REQD TO MAKE PARTITION 1 HR. SEE PLANS FOR HATCHED LOCATIONS; SEE PARTITION TYPE 1

SEE STRUCTURAL DRAWINGS FOR FURTHER CONSTR INFORMATION FOR NEW WORK

FOR DOOR AND WINDOW SCHEDULES AND NOTES, SEE 01+11/A8.10

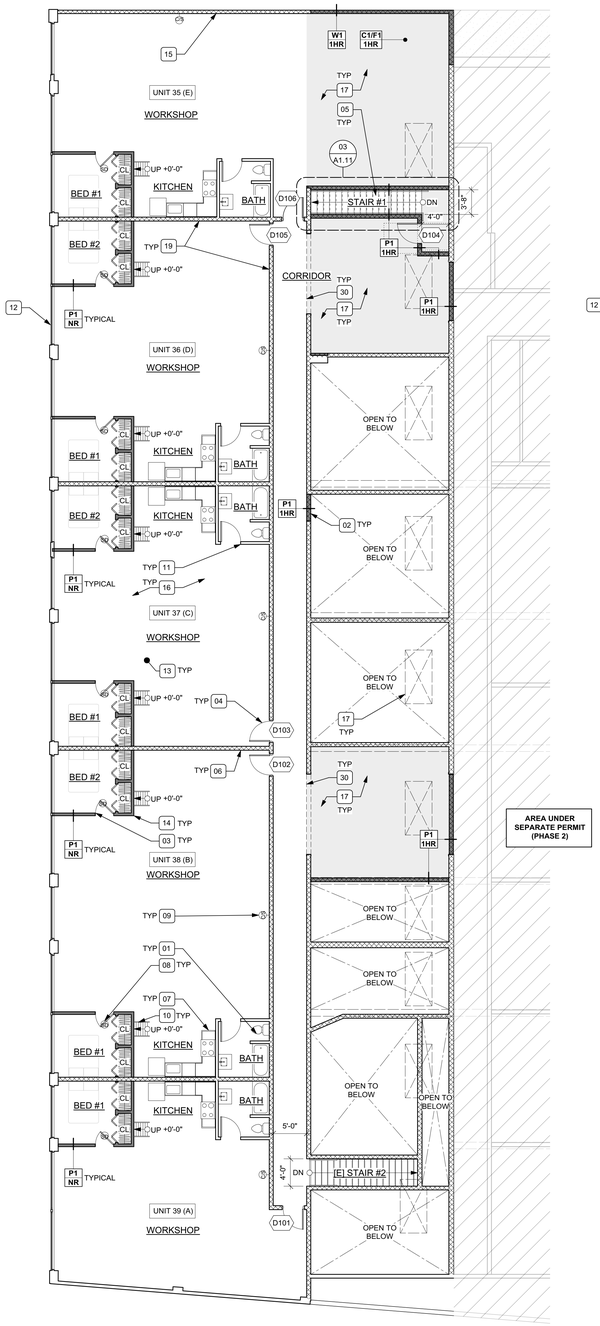
FOR EXITING AND OCCUPANCY SQUARE FOOTAGES, SEE A1.10

WALL TYPES, PARTITION TYPES, CEILING TYPES: SEE 03/A1.12

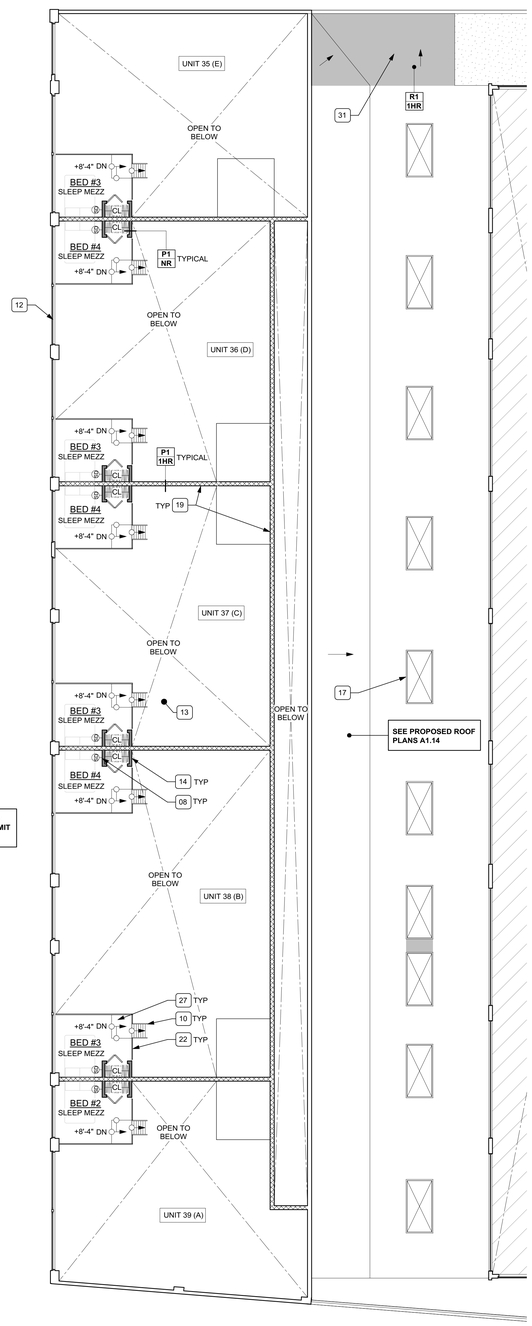
SEE A1.13 FOR LIGHTING AND ELECTRICAL NOTES AND MANDATORY MEASURES

WALL LEGEND

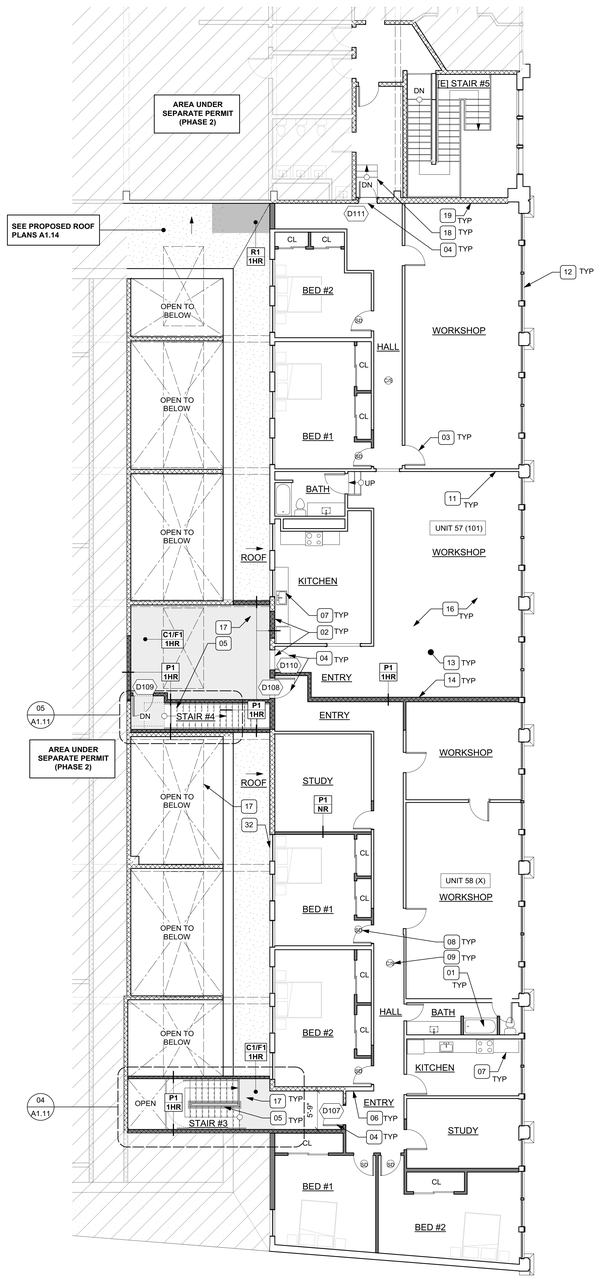
- EXISTING WALL
- PROPOSED WALL
- 1 HR WALL



01 PROPOSED PLAN - 2ND FLOOR UNITS (MYRTLE STREET SIDE)
1/8"=1'-0"



02 PROPOSED PLAN - 2ND FLOOR UNIT MEZZANINE LEVEL (MYRTLE STREET SIDE)
1/8"=1'-0"



03 PROPOSED PLAN - 2ND FLOOR UNITS (MARKET STREET SIDE)
1/8"=1'-0"

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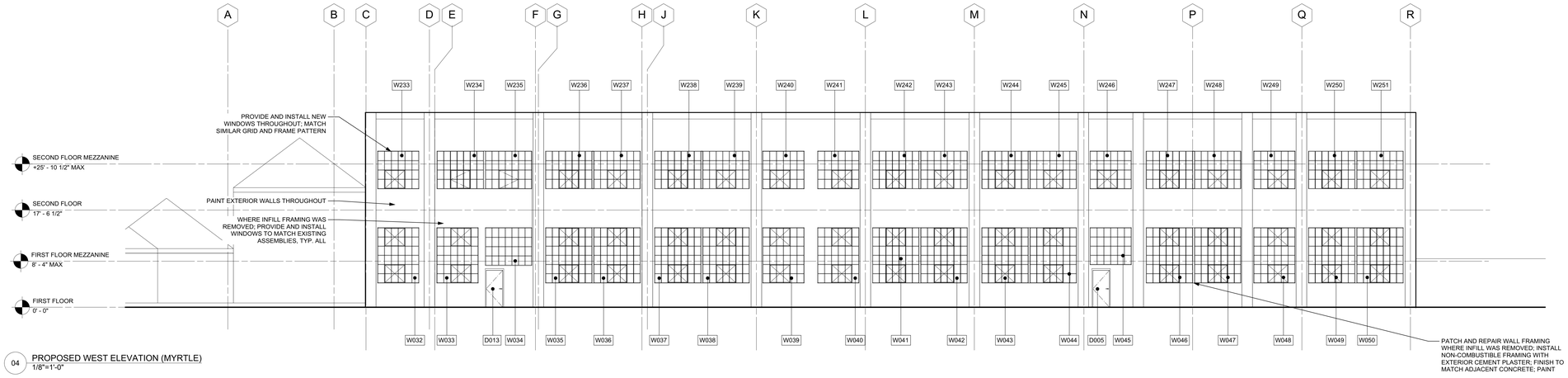
OAKLAND, CA 94607

Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

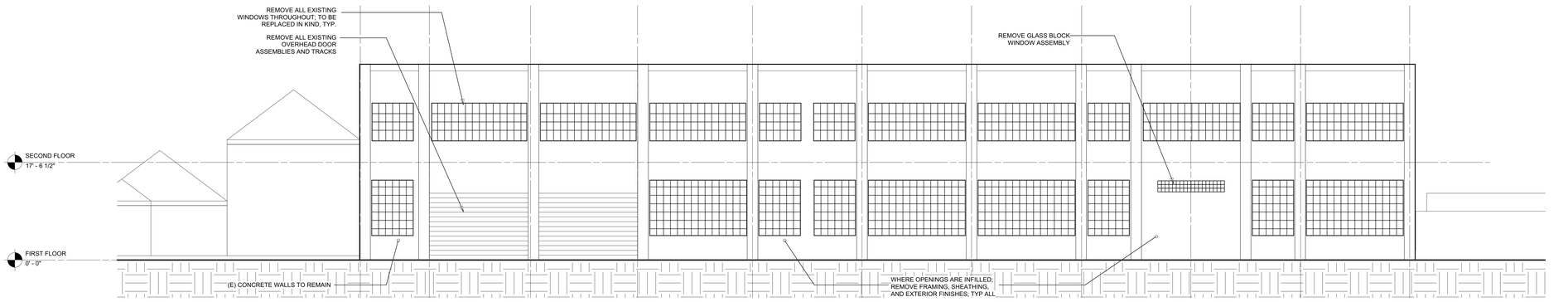
Project Name
1919_MARKET

Sheet Description
ENLARGED FLOOR PLANS

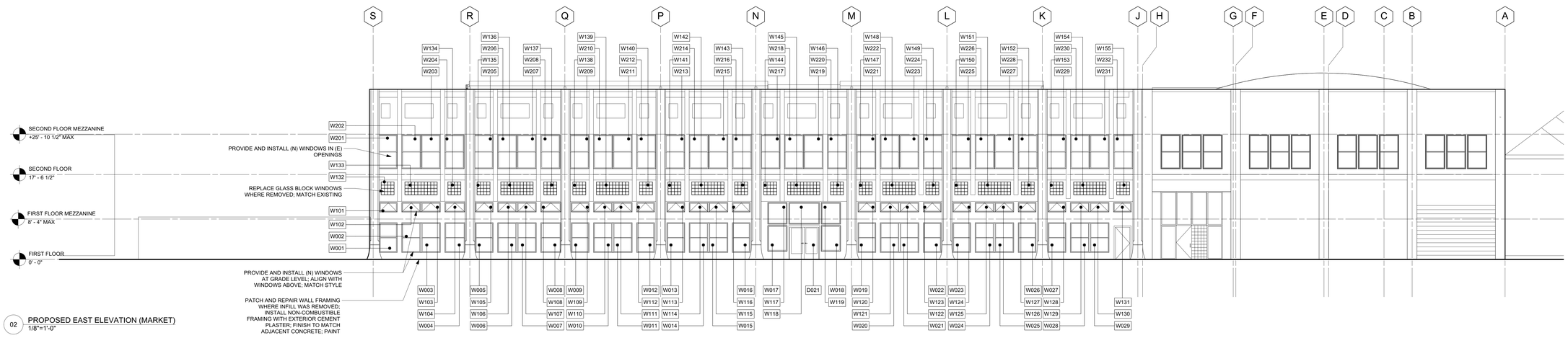
Sheet Number
A2.11



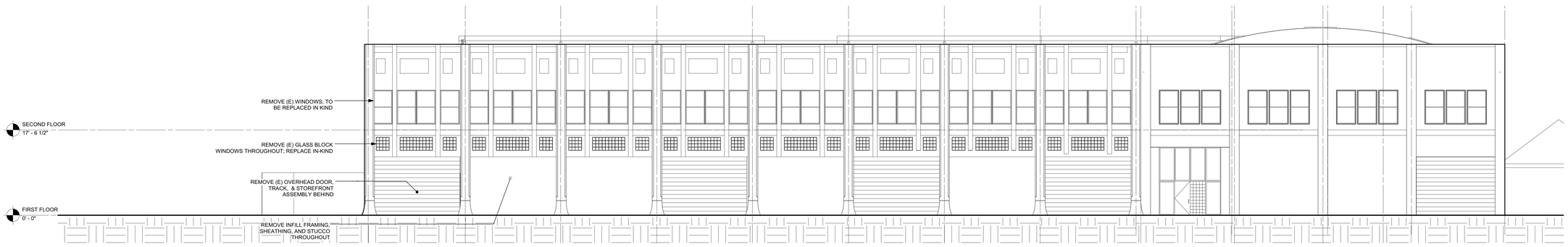
04 PROPOSED WEST ELEVATION (MYRTLE)
1/8"=1'-0"



03 EXISTING WEST ELEVATION (MYRTLE)
1/8"=1'-0"



02 PROPOSED EAST ELEVATION (MARKET)
1/8"=1'-0"



01 EXISTING EAST ELEVATION (MARKET)
1/8"=1'-0"

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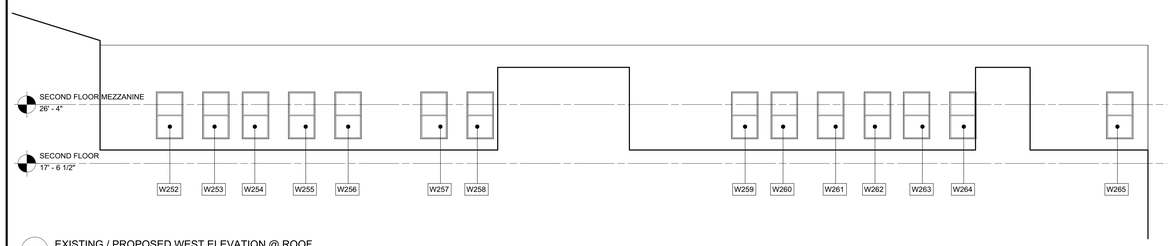
Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

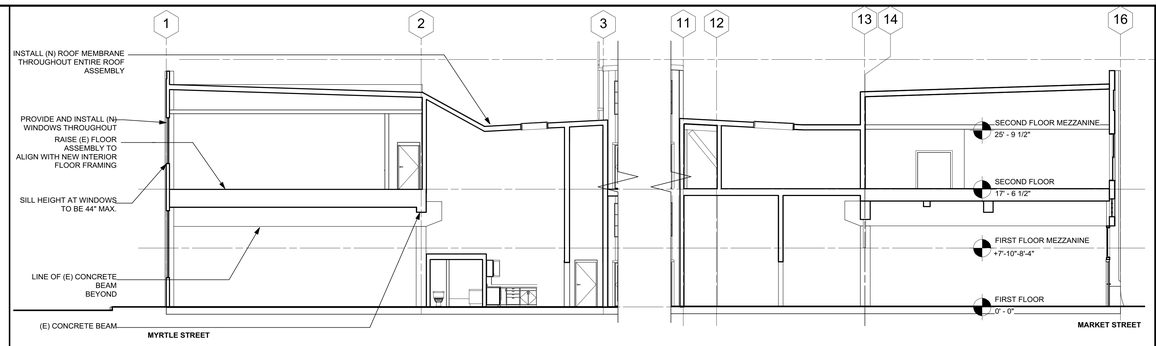
Sheet Description
ELEVATIONS

Sheet Number

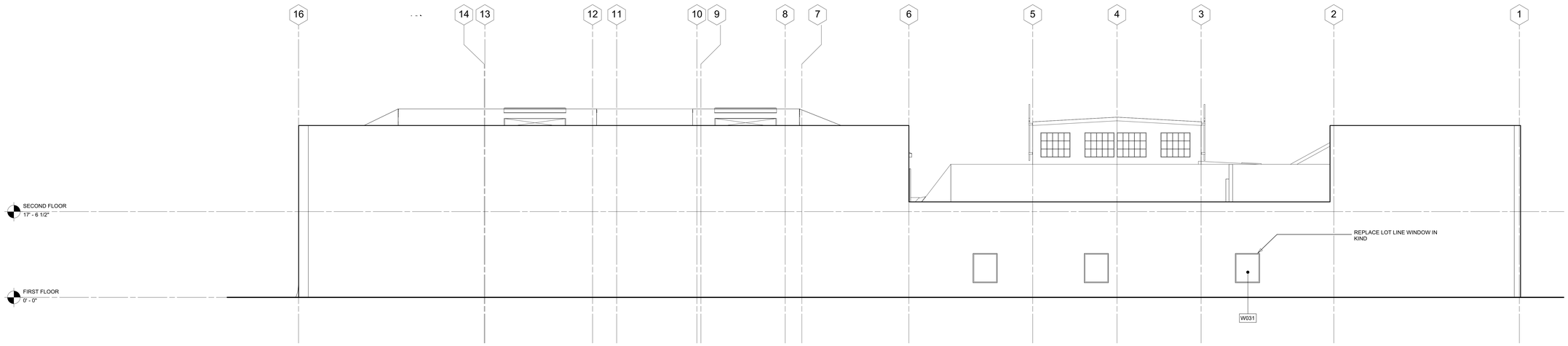
A3.10



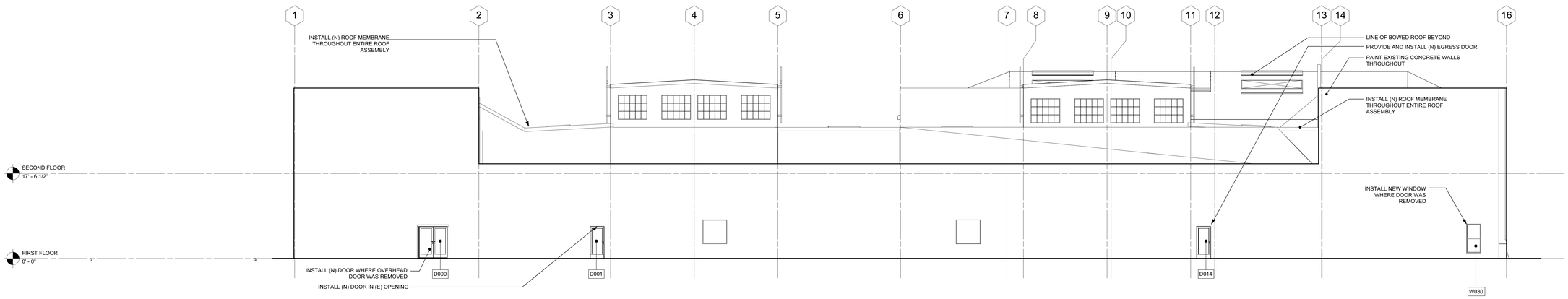
08 EXISTING / PROPOSED WEST ELEVATION @ ROOF
1/8"=1'-0"



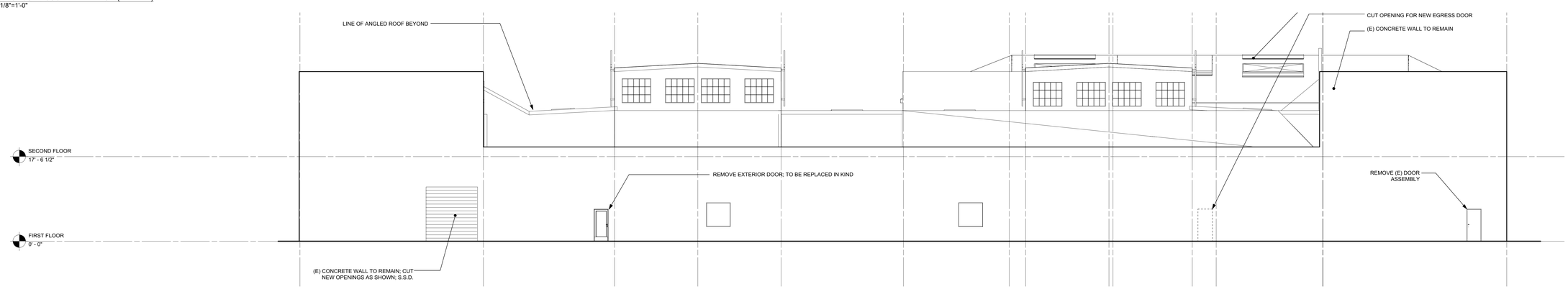
09 TYPICAL BUILDING SECTION
1/8"=1'-0"



07 EXISTING / PROPOSED NORTH ELEVATION (MYRTLE)
1/8"=1'-0"



06 PROPOSED SOUTH ELEVATION (MARKET)
1/8"=1'-0"



05 EXISTING SOUTH ELEVATION (MARKET)
1/8"=1'-0"

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Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

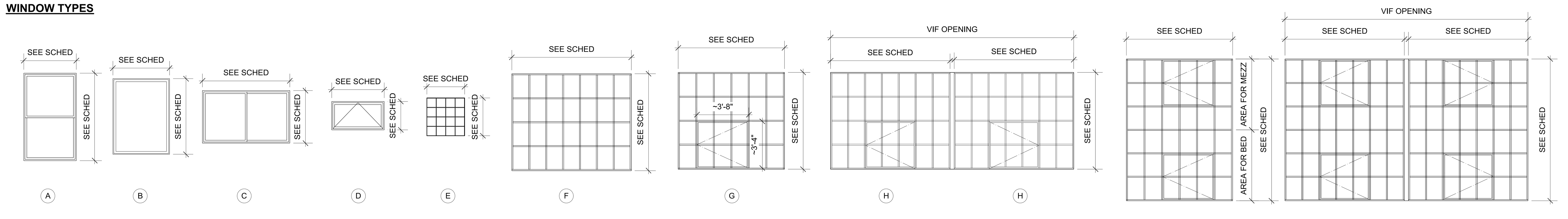
Sheet Description
ELEVATIONS

Sheet Number
A3.11

WINDOW SCHEDULE

LOCATION	NUMBER	AREA	WIDTH	HEIGHT	SILL HT	MATERIAL	TYPE	NOTES
1ST FLOOR - MARKET STREET SIDE								
UNIT 34	W001	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W002	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W003	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W004	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
UNIT 33	W005	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W006	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W007	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W008	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
UNIT 32	W009	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W010	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W011	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W012	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
UNIT 31	W013	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W014	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W015	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W016	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
LOBBY ENTRANCE	W017	LOBBY	4'0"	~5'3" (VIF)	1'6" AFF	WD ALU CLAD	B	NEW WINDOW @ NEW OPENING
	W018	LOBBY	4'0"	~5'3" (VIF)	1'6" AFF	WD ALU CLAD	B	NEW WINDOW @ NEW OPENING
UNIT 30	W019	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W020	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W021	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W022	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
UNIT 29	W023	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W024	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W025	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W026	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
UNIT 28	W027	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W028	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING
	W029	BEDROOM	4'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
UNIT 34	W030	BEDROOM	3'0"	6'0"	1'6" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
UNIT 1	W031	KITCHEN	5'0"	6'0"	3'0" AFF	WD ALU CLAD	B	NEW WINDOW @ [E] WINDOW IN-KIND; NON-OPERABLE
MYRTLE STREET SIDE								
UNIT 1	W032	BEDROOM / MEZZ	7'6"	10'0"	3'8"	MTL WAREHOUSE WINDOW	J	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W033	BEDROOM / MEZZ	7'6"	10'0"	3'8"	MTL WAREHOUSE WINDOW	J	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
LOBBY	W034	LOBBY	VIF	VIF	3'8"	MTL WAREHOUSE WINDOW	F	NEW WINDOW @ NEW OPENING; CUT SILL DOWN TO 3'8" AFF
UNIT 2	W035	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W036	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT 3	W037	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W038	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT 4	W039	BEDROOM / MEZZ	7'6"	10'0"	3'8"	MTL WAREHOUSE WINDOW	J	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W040	BEDROOM / MEZZ	7'6"	10'0"	3'8"	MTL WAREHOUSE WINDOW	J	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT 5	W041	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W042	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT 6	W043	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W044	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
LOBBY	W045	LOBBY	VIF	VIF	3'8"	MTL WAREHOUSE WINDOW	F	NEW WINDOW @ NEW OPENING; CUT SILL DOWN TO 3'8" AFF
UNIT 7	W046	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W047	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT8	W048	BEDROOM / MEZZ	7'6"	10'0"	3'8"	MTL WAREHOUSE WINDOW	J	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
UNIT 9	W049	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
	W050	BEDROOM / MEZZ	~8'5"	10'0"	3'8"	MTL WAREHOUSE WINDOW	K	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW, SEE NOTES BELOW; CUT SILL DOWN TO 3'8" AFF
1ST FLOOR MEZZANINE LEVEL - MARKET STREET SIDE								
UNIT 34	W101	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W102	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W103	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W104	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 33	W105	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W106	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W107	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W108	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 32	W109	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W110	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W111	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W112	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 31	W113	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W114	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W115	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W116	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
LOBBY ENTRANCE	W117	LOBBY	4'0"	4'6"	~7'-3" AFF	WD ALU CLAD	B	NEW WINDOW @ NEW OPENING
	W118	LOBBY	~6'4"	3'0"	~7'-3" AFF	WD ALU CLAD	B	NEW WINDOW @ NEW OPENING
	W119	LOBBY	4'0"	4'6"	~7'-3" AFF	WD ALU CLAD	B	NEW WINDOW @ NEW OPENING
UNIT 30	W120	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W121	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W122	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W123	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 29	W124	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W125	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W126	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W127	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 28	W128	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W129	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
	W130	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING; EGRESS WINDOW, SEE NOTES BELOW
	W131	SLEEPING MEZZ	4'0"	2'0"	~1'0" AFF	WD ALU CLAD	D	NEW WINDOW @ NEW OPENING
UNIT 34	W132	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W133	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W134	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 33	W135	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W136	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W137	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 32	W138	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W139	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W140	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 31	W141	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W142	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W143	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
LOBBY ENTRANCE	W144	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W145	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W146	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 30	W147	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W148	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W149	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 29	W150	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W151	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W152	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
UNIT 28	W153	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W154	SLEEPING MEZZ	6'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING
	W155	SLEEPING MEZZ	2'8"	2'8"	~4'6" AFF	GLASS BLOCK	E	VIF [E] OPENING

WINDOW TYPES



01 WINDOW SCHEDULE AND WINDOW TYPES

WINDOW SCHEDULE CONTD

LOCATION	NUMBER	AREA	WIDTH	HEIGHT	SILL HT	MATERIAL	TYPE	NOTES
2ND FLOOR LEVEL - MARKET STREET SIDE								
UNIT 58	W201	BEDROOM	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING; EGRESS WINDOW; SEE NOTES BELOW
	W202	BEDROOM	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W203	BEDROOM	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W204	STUDY	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W205	STUDY	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W206	KITCHEN	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W207	KITCHEN	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W208	BATHROOM	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W209	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W210	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W211	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W212	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W213	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W214	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W215	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W216	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W217	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
UNIT 57	W218	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W219	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W220	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W221	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W222	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W223	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W224	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W225	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W226	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W227	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W228	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W229	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W230	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W231	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W232	WORKSHOP	4'0"	7'0"	1'3" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
2ND FLOOR LEVEL - MYRTLE STREET SIDE								
UNIT 35	W233	WORKSHOP	~7'6"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	G	NEW WINDOW @ EXISTING OPENING
	W234	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W235	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
UNIT 36	W236	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W237	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W238	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W239	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
UNIT 37	W240	BEDROOM	~7'6"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	G	NEW WINDOW @ EXISTING OPENING
	W241	WORKSHOP	~7'6"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	G	NEW WINDOW @ EXISTING OPENING
	W242	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W243	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
UNIT 38	W244	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W245	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W246	WORKSHOP	~7'6"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	G	NEW WINDOW @ EXISTING OPENING
	W247	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W248	BEDROOM	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
UNIT 39	W249	BEDROOM	~7'6"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	G	NEW WINDOW @ EXISTING OPENING
	W250	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
	W251	WORKSHOP	~8'5"	~6'10"	3'8" AFF	MTL WAREHOUSE WINDOW	H	NEW WINDOW @ EXISTING OPENING
2ND FLOOR LEVEL - ROOF SIDE								
UNIT 57	W252	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W253	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W254	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W255	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W256	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W257	KITCHEN	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W258	KITCHEN	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
UNIT 58	W259	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W260	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W261	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W262	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W263	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W264	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING
	W265	BEDROOM	4'0"	~7'-0"	3'8" AFF	WD ALU CLAD	A	NEW WINDOW @ EXISTING OPENING

SKYLIGHT SCHEDULE

LOCATION	NUMBER	AREA	WIDTH	HEIGHT	SILL HT	MATERIAL	TYPE	NOTES
ROOF								
UNIT 9	S301	ROOF	4'0"	8'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 8	S302	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 7	S303	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ NEW OPENING
LOBBY	S304	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ NEW OPENING
UNIT 6	S305	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 5	S306	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 4	S307	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 3	S308	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 2	S309	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 1	S310	ROOF	4'0"	7'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 33	S311	ROOF	6'0"	10'9" VIF	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 32	S312	ROOF	6'0"	18'9" VIF	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 31	S313	ROOF	6'0"	18'9" VIF	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
LOBBY	S314	ROOF	6'0"	12'0"	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 30	S315	ROOF	6'0"	18'9" VIF	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 29	S316	ROOF	6'0"	18'9" VIF	N/A	MTL	A	NEW SKYLIGHT @ [E] OPENING
UNIT 28	S317	ROOF	6'0"	12'0"	N/A	MTL	A	NEW SKYLIGHT @ NEW OPENING

WINDOW NOTES

1. ALL GLASS TO BE TEMPERED AS REQUIRED BY CODE, ALL WINDOWS LOCATED WITHIN 30" OF INTERIOR FINISH FLOOR, WITHIN 18" OF ADJACENT GRADE, WITHIN 24 " OF A DOOR STRIKE, WITHIN A SHOWER OR BATH ENCLOSURE WITHIN 60 " ABOVE FLOOR OR ADJACENT TO A STAIR WITHIN 60" OF FLOOR . ALL GLAZING IN DOORS. SEE SCHEDULE FOR SPECIFIC LOCATIONS AND ASSOCIATED DETAILS.
2. ALL GLAZING AND GLAZING ASSEMBLIES TO BE COMPLIANT WITH 2013 TITLE 24 ENERGY CODE.
MAX U VALUE .32
3. ALL GLASS TO BE DUEL GLAZED LOW E2
4. WINDOWS TO BE MARVIN WOOD W/ MTL EXTERIOR CLADDING OR EQ..

FINISH LEGEND

FINISH
1. FACTORY FINISH
2. PAINTED
3. ANODIZED
4. STAIN

FRAME LEGEND

MATERIAL
1. STEEL
2. ALUMINUM
3. WOOD
4. FIELD

GLAZING LEGEND

GLAZING
1. CLEAR
2. TEMPERED
3. DOUBLE GLAZED
4. OBSCURED
5. LOW E2

EMERGENCY ESCAPE AND RESCUE WINDOW NOTES

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET

THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.

DOOR SCHEDULE (WHERE GLASS OCCURS)

LOCATION	MARK	TYPE	DESCRIPTION	DOOR					FRAME		THRESHOLD		HARDWARE	REMARKS
EXISTING REQD DOORS			TYPE	RATING	WIDTH	HEIGHT	MAT	FINISH	MAT	FINISH	TYPE	MAT	GROUP	
FIRST FLOOR														
UNIT 9	D000	D	EXTERIOR DOOR	NR	6'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	GLASS TO BE TEMPERED
EXIT #3	D001	B	BLDG EXIT / ENTRY DOOR	NR	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE; KEY ACCESS ON EXTERIOR SIDE	EXTERIOR EXIT DOOR; PROVIDE CLOSER
UNIT 9	D002	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 8	D003	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 7	D004	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
EXIT #2	D005	A	BLDG EXIT / ENTRY DOOR	NR	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE; KEY ACCESS ON EXTERIOR SIDE	EXTERIOR EXIT DOOR; PROVIDE CLOSER
UNIT 6	D006	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 5	D007	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 4	D008	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 3	D009	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UTILITY	D010	A	DOOR, TYP	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 2	D011	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
EXIT #1 PASSAGEWAY	D012	A	DOOR, TYP	60 MIN	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE	PROVIDE CLOSER
EXIT #1	D013	A	BLDG EXIT / ENTRY DOOR	NR	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE; KEY ACCESS ON EXTERIOR SIDE	EXTERIOR EXIT DOOR; PROVIDE CLOSER
UNIT 1	D014	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
EXIT #4	D015	B	BLDG EXIT / ENTRY DOOR	NR	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE; KEY ACCESS ON EXTERIOR SIDE	PROVIDE CLOSER
UNIT 34	D016	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	
STAIR #3	D017	A	DOOR, TYP	60 MIN	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE	PROVIDE CLOSER
UNIT 33	D018	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 32	D019	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 31	D020	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
EXIT #5 PASSAGEWAY	D021	B	DOOR, TYP	60 MIN	6'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE	PROVIDE CLOSER
EXIT #5	D022	D	BLDG EXIT / ENTRY DOOR	NR	6'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE; KEY ACCESS ON EXTERIOR SIDE	EXTERIOR EXIT DOOR; PROVIDE CLOSER
UNIT 30	D023	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 29	D024	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 28	D025	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
SECOND FLOOR														
UNIT 39	D101	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 38	D102	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 37	D103	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
STAIR #1	D104	A	DOOR, TYP	60 MIN	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE	PROVIDE CLOSER
UNIT 36	D105	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 35	D106	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
STAIR #3 / UNIT 58	D107	A	EXIT DOOR ONLY	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 58	D108	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
STAIR #4	D109	A	DOOR, TYP	60 MIN	3'0"	7'0"	1	2	3	2	-	-	EXIT HARDWARE	PROVIDE CLOSER
UNIT 57	D110	A	ENTRY DOOR	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
UNIT 57	D111	A	EXIT DOOR ONLY	60 MIN	3'0"	7'0"	1	2	3	2	-	-	PRIVACY / DEADBOLT	PROVIDE CLOSER
GENERAL NEW UNIT DOORS														
ALL NEW CLOSET DOORS	N/A	A	DOOR, TYP	NR	3'0"-6'0" (VIF)	7'0"	1	2	3	2	-	-	PRIVACY	
ALL NEW BATHROOM DOORS	N/A	A	DOOR, TYP	NR	2'6"	7'0"	1	2	3	2	-	-	PRIVACY	
ALL NEW BEDROOM DOORS	N/A	A	DOOR, TYP	NR	2'8"	7'0"	1	2	3	2	-	-	PRIVACY	
ALL NEW W/D DOORS	N/A	A	DOOR, TYP	NR	4'0" (VIF)	7'0"	1	2	3	2	-	-	PRIVACY	

DOOR NOTES

1. ALL DOORS ARE 1-3/4" THICK UNLESS OTHERWISE NOTED.
2. RATED DOORS TO BE POSTIVE LATCHING WITH CLOSER; RATED ASSEMBLES SHALL BE PROVIDED WITH APPROVED GASKETING MATERIAL INSTALLED TO PROVIDE A SEAL AS REQUIRED. (UBC STDS 43.210) MANUFACTURERS' INSTALLATION INSCTRUCTIONS SHALL BE AVIALABLE AT THE JOB SITE FOR ALL RATED DOOR ASSEMBLIES.

DOOR LEGEND

MATERIAL
1. SC WOOD
2. METAL
3. ALUMINUM
4. GLASS
5. STEEL
6. MTL CLAD WOOD

FINISH LEGEND

FINISH
1. FACTORY FINISH
2. PAINTED
3. ANODIZED
4. STAIN

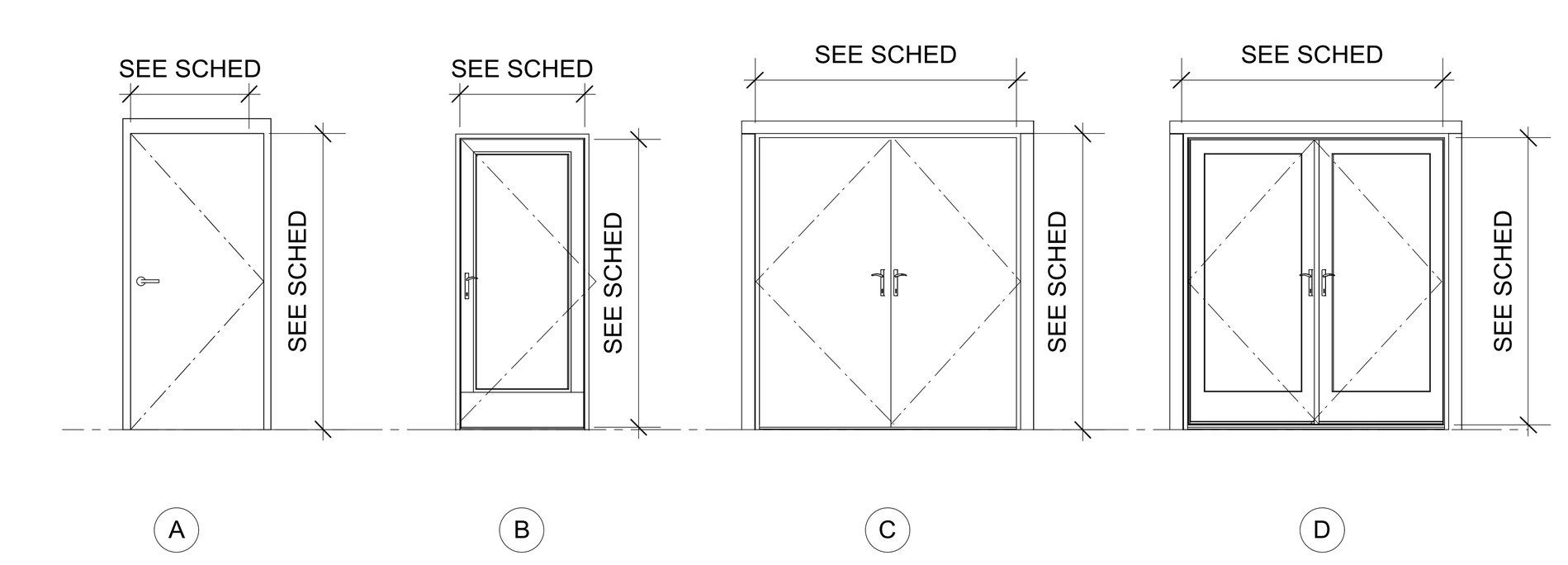
FRAME LEGEND

MATERIAL
1. STEEL
2. ALUMINUM
3. WOOD
4. FIELD

GLAZING LEGEND

GLAZING
1. CLEAR
2. TEMPERED
3. DOUBLE GLAZED
4. OBSCURED
5. LOW E2

DOOR TYPES



11 DOOR SCHEDULE AND TYPES

JHD

AGENT:
JEREMY HARRIS DESIGNS
JEREMY HARRIS
1155 5TH STREET APT 108
OAKLAND, CA 94607
JH@JEREMYHARRISDESIGNS.COM
(858) 449 5270

OWNER:
MARKET STREET HOLDINGS, LLC
DANNY HABER
PIER 54 SUITE 205
SAN FRANCISCO, CA 94158
DANNYJHABER@GMAIL.COM
(631) 921-7522

PROJECT ADDRESS:
1919 MARKET STREET
OAKLAND, CA 94607

Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name
1919_MARKET

Sheet Description
WINDOW SCHEDULE

Sheet Number
A8.10

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Calculation Description	Title 24 Analysis			
03	Project Location	1919 Market Street			
04	City	Oakland	05	Standards Version	Compliance 2015
06	Zip Code	94067	07	Compliance Manager Version	BEMCmpMgr 2013.4 (744)
08	Climate Zone	CZ3	09	Software Version	EnergyPro 6.6
10	Building Type	Multifamily	11	Front Orientation (deg/Cardinal)	225
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	23
14	Total Cond. Floor Area (ft²)	33258	15	Number of Zones	1
16	Slab Area (ft²)	17079	17	Number of Stories	2
18	Addition Cond. Floor Area	0	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	0	21	Glazing Percentage (%)	13.6%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	17.72	16.51	1.21	6.8%
Space Cooling	0.09	0.06	0.03	33.3%
IAQ Ventilation	1.88	1.88	0.00	0.0%
Water Heating	11.73	11.73	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	31.42	30.18	1.24	3.9%

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• **Cathedral Ceiling**
• **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:
• -- None --
Cooling System Verifications:
• -- None --
HVAC Distribution System Verifications:
• -- None --
Domestic Hot Water System Verifications:
• -- None --

ENERGY DESIGN RATING

This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.

	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/ft2-yr)*	88.02	86.78	1.24	1.4%

* Includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	33258	23	23	1	0	0

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-1 House-(1/23)	DU-1 House	Living Area
DDU-1 House-(2/23)	DU-1 House	Living Area
DDU-1 House-(3/23)	DU-1 House	Living Area
DDU-1 House-(4/23)	DU-1 House	Living Area
DDU-1 House-(5/23)	DU-1 House	Living Area
DDU-1 House-(6/23)	DU-1 House	Living Area
DDU-1 House-(7/23)	DU-1 House	Living Area
DDU-1 House-(8/23)	DU-1 House	Living Area
DDU-1 House-(9/23)	DU-1 House	Living Area
DDU-1 House-(10/23)	DU-1 House	Living Area
DDU-1 House-(11/23)	DU-1 House	Living Area
DDU-1 House-(12/23)	DU-1 House	Living Area
DDU-1 House-(13/23)	DU-1 House	Living Area
DDU-1 House-(14/23)	DU-1 House	Living Area
DDU-1 House-(15/23)	DU-1 House	Living Area
DDU-1 House-(16/23)	DU-1 House	Living Area
DDU-1 House-(17/23)	DU-1 House	Living Area
DDU-1 House-(18/23)	DU-1 House	Living Area
DDU-1 House-(19/23)	DU-1 House	Living Area
DDU-1 House-(20/23)	DU-1 House	Living Area
DDU-1 House-(21/23)	DU-1 House	Living Area
DDU-1 House-(22/23)	DU-1 House	Living Area
DDU-1 House-(23/23)	DU-1 House	Living Area

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area	Conditioned	Living Area HVACSys	33258	17	DHW Sys 1	

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
Front Wall	Living Area	R-13 Wall	225	Front	5400	54	90	Existing	No
Left Wall	Living Area	R-13 Wall	315	Left	5600	1415	90	Existing	No
Rear Wall	Living Area	R-13 Wall	45	Back	5400	14	90	Existing	No
Right Wall	Living Area	R-13 Wall	135	Right	5600	1194	90	Existing	No
Front Wall 2	Living Area	R-13 Wall	225	Front	1600		90	Existing	No
Left Wall 2	Living Area	R-13 Wall	315	Left	5693	1382	90	Existing	No
Rear Wall 2	Living Area	R-13 Wall	45	Back	1600		90	Existing	No
Right Wall 2	Living Area	R-13 Wall	135	Right	5693	948	90	Existing	No

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt(deg)	Roof Reflectance	Roof Emittance	Framing Factor	Status	Verified Existing Condition
Roof	Living Area	R-30 Roof Cathedral	- specify -	16179	0	0	0	0	0.1	0.85	0.1	Existing	No

WINDOWS

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width(ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
W030	Front Wall (Front-225)	----	----	1	14.0	0.32	0.50	Insect Screen (default)	New	N/A
W032	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W033	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W035	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W036	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W037	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W038	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W039	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W040	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W041	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W042	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W043	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W044	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W046	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W047	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W048	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W049	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W050	Left Wall (Left-315)	----	----	1	75.0	0.32	0.50	Insect Screen (default)	New	N/A
W031	Rear Wall (Back-45)	----	----	1	14.0	0.32	0.50	Insect Screen (default)	New	N/A
W131	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W130	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W129	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W128	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W029	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W028	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W027	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W155	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W154	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W153	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A

W026	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W025	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W024	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W023	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W127	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W126	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W125	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W124	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W152	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W151	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W150	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W022	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W021	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W020	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W019	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W016	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W015	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W014	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W013	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W012	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W011	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W010	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W009	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W008	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W007	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W006	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W005	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W004	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W003	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W002	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W001	Right Wall (Right-135)	----	----	1	22.0	0.32	0.50	Insect Screen (default)	New	N/A
W123	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W122	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A

W121	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W120	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W116	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W115	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W114	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W113	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W112	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W111	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W110	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W109	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W108	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W107	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W106	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W105	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W104	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W103	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W102	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W101	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W149	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W148	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W147	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W143	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W142	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W141	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W140	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W139	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W138	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W137	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W136	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W135	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W134	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A
W133	Right Wall (Right-135)	----	----	1	18.0	0.32	0.50	Insect Screen (default)	New	N/A
W132	Right Wall (Right-135)	----	----	1	7.0	0.32	0.50	Insect Screen (default)	New	N/A

W233	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W234	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W235	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W236	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W237	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W238	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W239	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W240	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W241	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W242	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W243	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W244	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W245	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W246	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W247	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W248	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W249	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W250	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W250 2	Left Wall 2 (Left-315)	----	----	1	50.0	0.32	0.50	Insect Screen (default)	New	N/A
W252	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W253	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W254	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W255	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W256	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W257	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W258	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W259	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W260	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W261	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W262	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W263	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W264	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W265	Left Wall 2 (Left-315)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A

W201	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W202	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W203	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W204	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W205	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W206	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W207	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W208	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W209	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W210	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W211	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W212	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W213	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W214	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W215	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W216	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W217	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W218	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W219	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W220	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W221	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W222	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W223	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W224	Right Wall 2 (Right-135)	----	----	1	28.0	0.32	0.50	Insect Screen (default)	New	N/A
W225	Right Wall 2 (Right-135)

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
Market Street Remodel	☐ Single Family ☐ Addition Alone ☑ Multi Family ☒ Existing+ Addition/Alteration		*12/11/2015*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
1919 Market Street Oakland	*CA Climate Zone 03*	*33,258*	*0*	*23*

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	*R 13*	*31,579*		*Existing*
Door Opaque Door	*- no insulation*	*40*		*New*
Door Opaque Door	*- no insulation*	*440*		*Existing*
Slab Unheated Slab-on-Grade	*- no insulation*	*17,079*	*Perim = 1226'*	*Existing*
Roof Wood Framed Rafter	*R 30*	*16,179*		*Existing*

FENESTRATION — Total Area: *4,527* Glazing Percentage: *13.6 %* New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	*14.0*	*0.320*	*0.50*	*none*	*none*	*Bug Screen*	*New*
Left (NW)	*2,617.0*	*0.320*	*0.50*	*none*	*none*	*Bug Screen*	*New*
Rear (NE)	*14.0*	*0.320*	*0.50*	*none*	*none*	*Bug Screen*	*New*
Right (SE)	*1,882.0*	*0.320*	*0.50*	*none*	*none*	*Bug Screen*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
23	*Combined Hydronic*	*see DHW*	*No Cooling*	*13.0 SEER*	*Setback*	*Existing*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Radiant Floor*	*Ductless*	*n/a*	*n/a*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
23	*Small Instantaneous Gas*	*0*	*0.82*	*Standard*	*New*

ROOM LOAD SUMMARY

Project Name	Date
Market Street Remodel	*12/11/2015*
System Name	**Floor Area**
HVAC System	*33,258*

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Living Area	*1st Floor*	*1*	*12,335*	*266,382*	*5,970*	*12,335*	*266,382*	*5,970*	*4,952*	*197,842*
	2nd Floor	*1*	*12,337*	*266,425*	*5,656*	*12,337*	*266,425*	*5,656*	*3,786*	*151,265*
PAGE TOTAL			*24,672*	*532,806*	*11,626*	*8,738*	*349,106*			
TOTAL *			*24,672*	*532,806*	*11,626*	*8,738*	*349,106*			

* Total includes ventilation load for zonal systems.

2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. Exceptions may apply. Review the respective code section for more information.

Building Envelope Measures:	
§110.6(a)1:	Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§110.6(a)5:	Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§110.7:	Exterior doors and windows are weatherstripped; all joints and penetrations are caulked and sealed.
§110.8(a):	Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on the CF2R.
§110.8(i):	The thermal emittance and aged solar reflectance values of the cool roofing material meets the requirements of §110.8(i) when the installation of a cool roof is specified on the CF1R.
§110.8(j):	A radiant barrier shall have an emittance of 0.05 or less when the installation of a radiant barrier is specified on the CF1R.
§150.0(a):	Minimum R-30 insulation in wood-frame ceiling; or the weighted average U-factor shall not exceed 0.031. Minimum R-19 in a rafter roof alteration. Attic access doors shall have permanently attached insulation using adhesive or mechanical fasteners. The attic access shall be gasketed to prevent air leakage.
§150.0(b):	Loose fill insulation shall conform with manufacturer's installed design labeled R-value.
§150.0(c):	Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or 0.074 maximum U-factor).
§150.0(d):	Minimum R-19 insulation in raised wood-frame floor or 0.037 maximum U-factor.
§150.0(g)1:	In Climate Zones 14 and 16 a Class II vapor retarder shall be installed on the conditioned space side of all insulation in all exterior walls, vented attics and unvented attics with air-permeable insulation.
§150.0(g)2:	In Climate Zones 1-16 with unvented crawl spaces the earth floor of the crawl space shall be covered with a Class I or Class II vapor retarder.
§150.0(g)3:	In a building having a controlled ventilation crawl space, a Class I or Class II vapor retarder shall be placed over the earth floor of the crawl space to reduce moisture entry and protect insulation from condensation, as specified in the exception to Section 150.0(d).
§150.0(i):	Slab edge insulation shall: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have water vapor permeance rate is no greater than 2.0 perm/inch, be protected from physical damage and UV light deterioration; and when installed as part of a heated slab floor meets the requirements of §110.8(g).
§150.0(q):	Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors shall have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration shall not exceed 0.58.
Fireplaces, Decorative Gas Appliances and Gas Log Measures:	
§150.0(e)1A:	Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150.0(e)1B:	Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or a combustion-air control device.
§150.0(e)1C:	Masonry or factory-built fireplaces have a flue damper with a readily accessible control.
§150.0(e)2:	Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating and Plumbing System Measures:	
§110.0-§110.3:	HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified to the Energy Commission.
§110.3(c)5:	Water heating recirculation loops serving multiple dwelling units meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §110.3(c)5.
§110.5:	Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces, household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150.0(j)1:	Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA using design conditions specified in §150.0(h)2.
§150.0(h)3A:	Installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least five feet from the outlet of any dryer vent.
§150.0(l):	Heating systems are equipped with thermostats that meet the setback requirements of §110.2(c).
§150.0(j)1A:	Storage gas water heaters with an energy factor equal to or less than the federal minimum standards shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150.0(j)1B:	Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150.0(j)2A:	For domestic hot water system piping, whether buried or unburied: the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger, all piping associated with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between storage tanks, piping buried below grade, and all hot water pipes from the heating source to kitchen fixtures must be insulated according to the requirements of TABLE 120.3-A.
§150.0(j)2B:	All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve that allows for installation, removal, and replacement of the enclosed pipe and insulation.

2013 Low-Rise Residential Mandatory Measures Summary

§150.0(j)2C:	Pipe for cooling system lines shall be insulated as specified in §150.0(j)2A. Piping insulation for steam and hydronic heating systems or hot water systems with pressure > 15 psig shall meet the requirements in TABLE 120.3-A.
§150.0(j)3:	Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150.0(j)3A:	Insulation exposed to weather shall either be rated for outdoor use or installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation protected as specified or painted with coating that is water retardant and provides shielding from solar radiation that degrades the material.
§150.0(j)3B:	Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarding facing, or the insulation shall be installed at the thickness that qualifies as a Class I or Class II vapor retarder.
§150.0(n)1:	Systems using gas or propane water heaters to serve individual dwelling units shall include: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 btu/hr.
§150.0(n)2:	Recirculating loops serving multiple dwelling units shall meet the requirements of §110.3(c)5.
§150.0(n)3:	Solar water-heating systems and collectors shall be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a testing agency approved by the Executive Director.
Ducts and Fans Measures:	
§150.0(m)1:	All air-distribution system ducts and plenums installed are sealed and insulated to meet the requirements of CMC §601.0, §602.0, §603.0, §604.0, §605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-6.0 (or higher if required by CMC §605.0) or enclosed entirely in directly conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts are mechanically fastened. Openings shall be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape shall be used. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150.0(m)2:	Factory-Fabricated Duct Systems shall comply with specified requirements for duct construction, connections, and closures; joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§150.0(m)3-6:	Field-Fabricated Duct Systems shall comply with requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction; duct insulation R-value ratings, duct insulation thickness; and duct labeling.
§150.0(m)7:	All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§150.0(m)8:	Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers except combustion inlet and outlet air openings and elevator shaft vents.
§150.0(m)9:	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind but not limited to the following: insulation exposed to weather shall be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§150.0(m)10:	Flexible ducts cannot have porous inner cores.
§150.0(m)11:	When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts shall be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(m)12:	Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, shall be provided with air filter devices that meet the requirements of §150.0(m)12.
§150.0(m)13:	Space conditioning systems that utilize forced air ducts to supply cooling to an occupiable space shall have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(m)15:	Zonally controlled central forced air cooling systems shall be capable of simultaneously delivering, in every zonal control mode, an airflow from the dwelling, through the air handler fan and delivered to the dwelling, of ≥ 350 CFM per ton of nominal cooling capacity, and operating at an air-handling unit fan efficacy of ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
§150.0(o):	All dwelling units shall meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing the Whole Building Ventilation.
§150.0(o)1A:	Whole Building Ventilation airflow shall be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.
Pool and Spa Heating Systems and Equipment Measures:	
§110.4(a):	Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating.

2013 Low-Rise Residential Mandatory Measures Summary

§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(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 multizone 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.
§150.0(k)8:	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 luminaries 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 motion sensor and OFF switch that does not override to ON the automatic actions of items ii 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:

2013 Low-Rise Residential Mandatory Measures Summary

	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.
Solar Ready Buildings:	
§110.10(a)1:	Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete, by the enforcement agency, on or after January 1, 2014, shall comply with the requirements of §110.10(b) through §110.10(e).
§110.10(a)2:	Low-rise multi-family buildings shall comply with the requirements of §110.10(b) through §110.10(d).
§110.10(b)1:	The solar zone shall have a minimum total area as described below. The solar zone shall comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area shall be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences the solar zone shall be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area.
§110.10(b)2:	All sections of the solar zone located on steep-sloped roofs shall be oriented between 110 degrees and 270 degrees of true north.
§110.10(b)3A:	No obstructions, including but not limited to, vents, chimneys, architectural features, and roof mounted equipment, shall be located in the solar zone.
§110.10(b)3B:	Any obstruction, located on the roof or any other part of the building that projects above a solar zone shall be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§110.10(b)4:	For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load shall be clearly indicated on the construction documents.
§110.10(c):	The construction documents shall indicate: a location for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); a pathway for routing of plumbing from the solar zone to the water-heating system.
§110.10(d):	A copy of the construction documents or a comparable document indicating the information from §110.10(b) through §110.10(c) shall be provided to the occupant.
§110.10(e)1:	The main electrical service panel shall have a minimum busbar rating of 200 amps.
§110.10(e)2:	The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be: positioned at the opposite (load) end from the input feeder location or main circuit location, and permanently marked as "For Future Solar Electric".

JHD

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Date	Issue / Revision	By
15.1009	PLANNING PERMIT	
15.1211	BUILDING PERMIT	JHD

Project Name

1919_MARKET

Sheet Description

TITLE 24

Sheet Number

T24.1