

General Note

(See Also Structural General Notes)

- All work shall be built in accordance with all applicable building codes, safety ordinances and accessibility requirements in effect at the place of construction.
- Contractor shall verify all existing conditions and dimensions and notify Architect of any discrepancies.
- Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc. with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operation and completion of the work and assumes all risks there from.
- Contractor to provide temporary bracing and support as required to maintain the integrity and safety of the existing structure.
- By accepting and using these drawings the Contractor agrees that he shall assume the sole and complete responsibility for job site safety conditions during the course of construction of the Project including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and Architect harmless from any and all liability, real or alleged, in connection with the performance of the Work on the Project, excepting for liability arising from the sole negligence of the Owner or Architect.
- Contractor shall provide temporary protection from weather, including rain, to existing and new construction.
- Contractor to provide general sweeping and periodic disposal service for the legal removal of waste and rubbish from the site. Provide a dust barrier between the existing building and new construction to minimize the amount of dust spread to the existing building during construction.
- All existing walls, floors and decks at removed, new or modified construction shall be patched as required to make surfaces whole, sound and to match existing construction except as otherwise noted.
- Install insulation at all new construction and at existing construction made accessible during the normal course of work; Ceiling: R-19, Walls: R-13, Roof: R-30. Provide acoustic batt insulation in all walls & at all ceilings.
- Install all materials per manufacturers' written specifications.
- It is the responsibility of the Contractor to determine potential areas of asbestos materials that may be encountered during the course of construction and to provide for the lawful containment and / or removal of such asbestos. The Contractor shall notify in writing both the Owner and Architect of any such asbestos found during the course of the Project.

12. The Installation Of All Specified Materials Including The Preparation Of Surfaces, Shall Conform To The Material Manufacturer's Specifications And Recommendations. All Work Shall Be Performed By Mechanics Skilled In The Application Materials Specified.

13. Contractor Shall Provide Adequate Shoring And Bracing Where Required.

14. Methods Of Demolition Shall Be Devised By The Contractor But Within The Requirements Of All Applicable Codes And Local Ordinances.

15. Details Shown Are Based On Data Taken From Existing Field Observations And May Not Agree With Existing Construction. Where A Difference Occurs Work Shall Be Stopped On That Area Immediately And Architect Shall Be Notified.

16. These Drawings And Specifications Represent The Finished Structure. They Do Not Indicate The Method Of Construction. The Contractor Shall Provide All Measures Necessary To Protect Existing Or New Structures During Construction. Such Measures Shall Include, But Not Be Limited To Bracing, Shoring For Loads Due To Construction Equipment, Etc. Observation Visits To The Site By The Architect Shall Not Include Inspection Of The Above Items.

17. Contractor Shall Verify With The Owner Locations Of Existing Underground Cables, Conduits, Utility Pipes, Etc. And Shall Not Damage Same During Excavations. Concrete And Asphalt To Be Removed Shall Be Saw Cut To Provide A Clean Straight Edge.

18. The Design, Adequacy, And Safety Of Erecting, Bracing, Shoring, Temporary Supports, Etc., Is The Sole Responsibility Of The Contractor And Has Not Been Considered By The Architect.

19. The Contractor Shall Provide Safe And Adequate Braces And Connections To Support The Component Parts Of The Structure, Until The Structure Itself (Including The Roof And Floor Diaphragms) Is Complete Enough To Adequately Support Itself.

20. All Concrete Or Masonry Retaining Walls Separating Exterior And Interior Spaces Shall Be Equipped With Vapor Barriers And Perforated Drains Surrounded By Gravel.

21. Do Not Scale Drawings.

Architect's Statement

Title 24 Compliance and Non-Infringement Statements.

- The proposed construction is in compliance with Applicable Federal, State and Local Codes.
- The proposed construction is in compliance with Handicapped Access Requirements of Title 24 California Code of Regulation.
- The proposed construction is in compliance with Energy Conservation Standards per Title 24 California Code of Regulation.
- The proposed construction shown on this document does not infringe on the Life Safety for this Buildings Applicable Building Codes and Ordinances. Perform all work in accordance with Building codes, laws and ordinances having jurisdiction on the project.

Abbreviations:

@At
Bd. Board
Bkg. Blocking
Bm. Beam
Ctg. Ceiling
Clr. Clear
Col. Column
Dim Dimension
Dn Down
(E) Existing
Ea. Each
Eq. Equal
(E)Exist. Existing
F.R. Fire Resistive
Ft. Foot
Gyp. Bd. G.B. Gypsum Board
Ht. Height or High
Insul. Insulation or Insulated
Int. Interior
Lam. Laminate or Laminated
Min. Minimum
Mtl. Metal
(N) New
N.I.C. Not in Contract
N.T.S. Not to Scale
Part. Partial
Plas. Plastic
Plywd. Plywood
Pt. Paint
Req'd. Required
Rm. Room
Sim. Similar
Sq. Square
Stl. Steel
T.O.W. Top of Wall
Typ. Typical
V.I.F. Contractor Verify in Field
Wd. Wood
w / With

Symbols:

- DOOR NUMBER
WINDOW NUMBER
SECTION DETAIL
PLAN DETAIL
REVISION SYMBOL
COLUMN LINE

LEGEND:

- EXIST.. WALLS
DEMO WALLS
NEW WALLS/NEW WORK
DRAWING NOTES
WALL TYPES:
BLDG. SECTIONS
BLDG. ELEVATIONS
PROPERTY LINE
FENCE

*Code requirements for Bathroom Remodels

Residential Code Requirements:

- Construction and design shall conform to the 2019 California Residential Code (CRC), 2019 California Building Code (CBC), 2019 California Electrical Code (CEC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Plumbing Code (CPC), 2019 California Energy Code (CEnrC), 2019 California Green Building Code (CGC), and any state laws and local ordinances. CBC 108.3.1.
- Listed and rated one-hour light fixtures/exhaust fan enclosures shall be installed in wall, floor, ceiling assemblies between separating residential dwelling units.
- Bathroom and toilet room ceiling height shall not be less than 7 feet. Exception: Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower-head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head. CRC R305.1
- Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314.
- Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.

Electrical Requirements:

- All new receptacle outlets are to be tampered resistant. CEC 406.11.
- All least one receptacle outlet shall be installed within 3' of the outside edge of each bathroom lavatory basin. The receptacle outlet shall be located on the wall or partition that is adjacent to the basin or basin counter top. CEC 210.52.
- All 125-volt, single phase, 15- and 20- ampere receptacle outlets installed in the bathroom shall have ground-fault circuit-interrupter protection. CEC 210.8
- Light fixtures in the bathrooms must be high efficacy or must be controlled by a vacancy sensor. CEnrC 150.0(k)5
- All permanently installed high efficacy luminaries must be switched separately from low efficacy luminaries. CEnrC 150(k)7.
- For switching of light fixtures associated with the exhaust fans:
 - All light fixtures must be switched separately from the exhaust fans, or
 - For all exhaust fans a Humidity Sensor shall be included in the fan unit with an integral lighting system, the lighting system must be able to be manually turned on and off while allowing the fan to continue to operate for an extended period of time. An exhaust fan may need to be on continuously, if used to comply with CEnrC 150(O).

Ventilation Requirement:

- Bathrooms shall be equipped with an exhaust fan and a Humidity sensing control with an exhaust rate of 50 cubic feet per minute (CFM) minimum. CMC Table 4-4.
- Bathrooms, water closet compartments, and other similar rooms shall be provided with an aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable. CRC R303.3.

Plumbing Requirements:

- Water fixtures shall be set level and in the proper alignment with reference to adjacent walls. No water closet or bidet shall be set closer than 15" from its center to any side wall or obstruction or closer than 30" center to center to any similar fixture. The clear space in front of the water closet or bidet shall not be less than 24". CPC 407.6. (See Fig. B – turn page over)
- Water Closets shall be 1.28 gallons per flush maximum. CPC 403.2.1, CALGreen 4.303.1
- Shower heads shall have a maximum flow rate of 1.8 gallons per minute, measured at 80 psi. CPC 403.1.1; CALGreen 4.303.1
- Shower head shall not discharge directly at the entrance; rather capable of adjusting prior to stepping into spray. CPC 408.9
- Faucets for lavatories shall have a maximum flow rate of 1.2 gallons per minute, measured at 60 psi. CPC 402.1.1; CAL Green 4.303.1
- Shower finished floor shall slope uniformly from the sides toward the drain with a minimum slope of 1/4" per foot and a maximum slope of 1/2" per foot. Thresholds shall be of sufficient width to accommodate a 22" minimum door. Shower doors shall open so as to maintain a 22" minimum unobstructed opening for egress. CPC 408. (See Fig. A & C – turn page over)
- All shower compartments, regardless of shape, shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30" circle (See Fig. A). The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The minimum area and dimensions shall be maintained to a point 72" above the shower drain outlet with no protrusions other than the fixture valve(s), shower head, soap dishes, shelves, & safety grab bars or rails. CPC 408.
- Shower floors and walls shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2 Gypsum boards shall not be used where there will be direct exposure to water or in areas subject to continuous humidity. CRC R702.3.8.1. A vapor barrier shall be installed between the nonabsorbent material and the studs.
- Bathbub and whirlpool bathtubs shall have a maximum hot water temperature of 120 degree Fahrenheit. The water heater thermostat shall not be considered a suitable control for meeting this provision. CPC 406.4
- Unless otherwise listed, all bathtubs and whirlpool bathtubs shall comply with the following requirements:
 - A removable panel to provide access and to remove the pump. Whirlpool pump access located in the crawlspace shall be located no more than 20' from an access door, trap door, or crawl hole. CPC 406.6
 - The circulation pump shall be located above the crown weir of the trap. CPC 414.2
 - The pump and the circulation piping shall be self-draining to minimize water retention in accordance with standards referenced in CPC Table 14-1. CPC 406.6
 - Suction fittings on whirlpool bathtubs shall comply with the listed standards. CPC 4.9.6.

1:\CDD\Building\Handouts\Bathroom Remodel

*Code requirements for Kitchen Remodels

Building Code Requirements:

- Construction and design shall conform to the 2019 California Residential Code (CRC), 2019 California Building Code (CBC), 2019 California Electrical Code (CEC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Plumbing Code (CPC), 2019 California Energy Code (CEnrC), 2019 California Green Building Code (CGC), and any state laws and local ordinances. CBC 108.3.1.
- Listed and rated one-hour light fixtures enclosures shall be installed in wall, floor, or ceiling assemblies between separate residential units.
- Where kitchen is adjacent to the garage, 1/2" gypsum board shall be installed on the garage side of the wall and 5/8" gypsum board on the garage. CRC Table R302.6.
- Where a door leads from the kitchen to the garage, a 1-3/8" solid core, self-closing, and self-latching door or 20 minute fire rated door shall be installed. CRC R302.5.1.
- Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314.
- Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.

Electrical Requirements:

- All kitchen countertops 12" or wider shall have GFCI receptacle outlets installed. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. CEC 210.8 & 210.52.
- Kitchen island countertop shall have at least one GFCI receptacle outlet. CEC 210.8 & 210.52.
- Kitchen peninsular shall at least one GFCI receptacle outlet. CEC 210.8 & 210.52.
- A minimum of two dedicated 20 Amp branch circuits shall be installed for small appliances. CEC 210.52(B)(1).
- All new receptacle outlets are to be tampered resistant. CEC 406.4 and 406.12.
- Environmental Air Exhaust hood required. Minimum 100 cfm.

Lighting Requirements:

- All kitchen lights to be high efficacy. Exception: A minimum of 50% of the total wattage of permanently installed light fixtures in the kitchen shall be high efficacy. CEnrC 150.0(k)3A
- Permanently installed light fixtures that are internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinets. CEnrC 150.0(k)4.A

Plumbing Requirements:

- All new gas piping shall be sized to supply sufficient gas to the appliances. CPC 1215. The gas piping shall be tested with a pressure of 10 psi for a minimum of 15 minute. CPC 1213.3
- All gas appliances connected to a piping system shall have an accessible approved manual shutoff valve with a non-displaceable valve member, or a listed gas convenience outlet installed within 6 feet of the equipment it serves. CPC 1211
- Provide a 1" air-gap between the dishwasher drainpipe and the garbage disposal inlet. CPC 603.3

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STRUCTURAL DRAWINGS

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S-2 STRUCTURAL 1ST FLOOR/LOWER LEVEL FRAMING PLAN - DETAILS

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Applicable Codes:

2022 California Codes

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 Green Building Code
- 20122 California Energy Code - Effective January 1, 2023.

+ City of Sausalito Municiple Codes

NOTE: The Contractor shall be responsible for construction in conformance with the approved plans, specifications, and all code requirements under which the plans and specifications were approved."

146-148 Edwards Avenue

Scope of Permit:

Interior Work: (No expansion/addition to Building Envelope)

Interior Work @ Lower Level: Demo 2 existing bathrooms/ build 2 new Bathrooms, build small kitchenette for Unit 146, partition wall alteration.

Interior Work @ Upper Level: rebuild existing stair, reinforce existing roof framing. (Remodel existing Kitchen and new Bathroom currently under construction under previously Approved Permit - B2022-0560 - See 'Previously Issued/Open Permit' (Below)).

Exterior work: (No expansion/addition to Building Envelope)

Exterior Work @ East Elevation (Rear yard): replace existing windows with new, construct small exterior deck (approx. 50 SF) and steps to rear yard..

Exterior Work @ South Elevation (Side yard): New exterior door and exterior stair.

All Exterior Elevation: Replace weather damaged wd. shingles with vertical board siding.

Roof: Replace Existing composite Roof shingles with new Metal Roof. Provide WP membrane and insulation.

Property Information:

Address: 146-148 Edwards Avenue

APN: 065-293-16

Parcel Area: 3859 SF

Existing Impervious Area = 790 sf.

Construction Type: VB

Zoning: R-2-2.5. This is a legal Non-Conforming Lot approved prior to 1963 and has a minimum lot area of 3000 sf.

Occupancy: R3/U

Existing Bldg.Area = 2120 SF (Gross Flr. Area)

Proposed Bldg.Area = 2120 Gross SF + 25 Gross SF

(new interior area - enclosure of existing recessed entry approved under issued Permit B2022-0560)

= 2145 SF (Gross Flr. Area)

Unit 148 Edwards Bldg.Area = 1825 SF (Gross Flr. Area)

Unit 146 Edwards Bldg.Area = 320 SF (Gross Flr. Area)

Automatic Sprinkler System: the Building is not Sprinklered.

Previously Issued/Open Permit:

PERMIT- B2022-0560 - WORK UNDER CONSTRUCTION

UPPER LEVEL: REMODEL (E) KITCHEN, NEW BATHROOM AND CLOSET.

Project Directory:

Architect:
hemmingarchitects
Architecture and Planning
Attn: Charles Hemming
Arch. lic. C-24965
Tel: 415. 378.7046
email: charles@hemmingarchitects.com

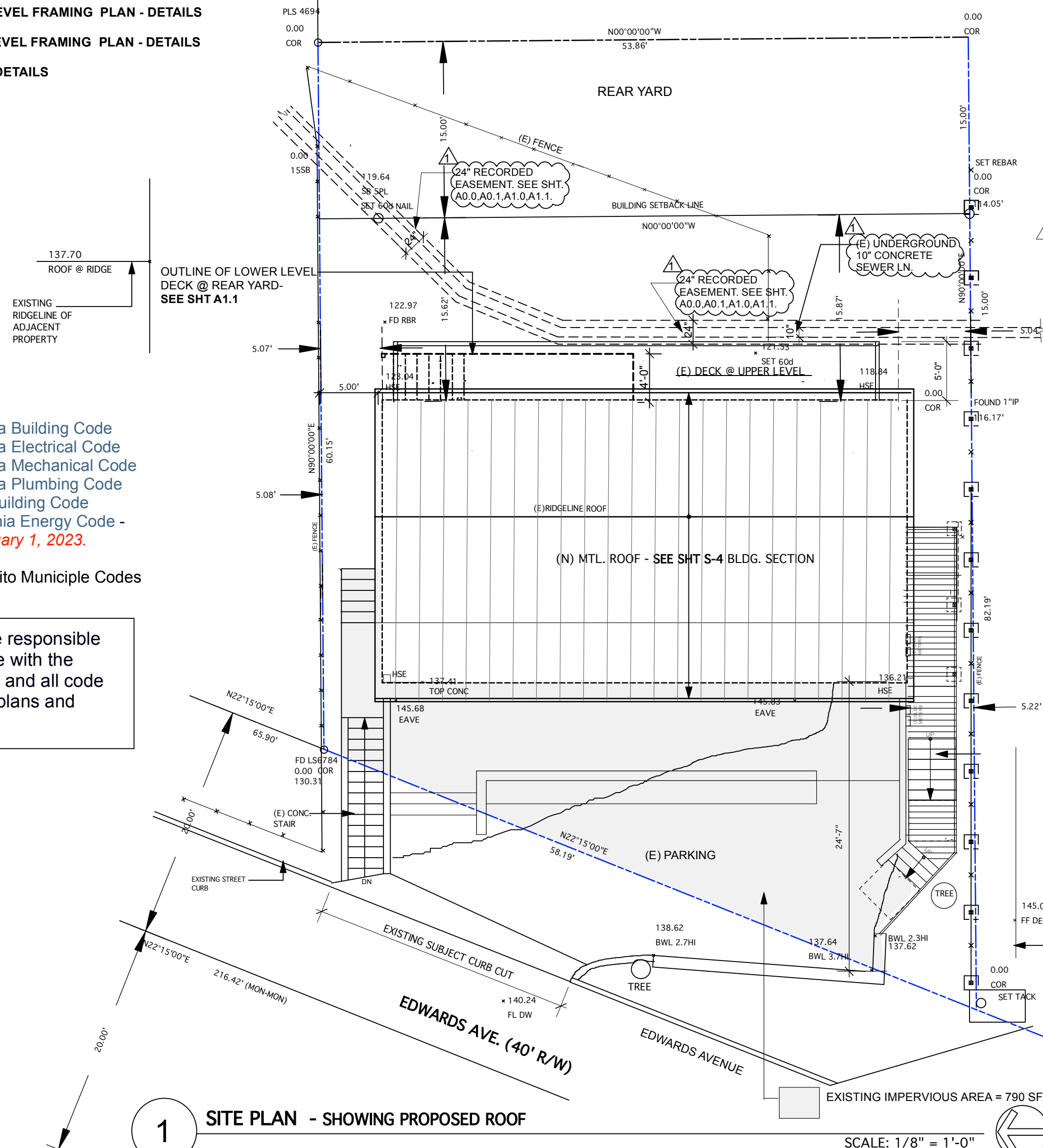
Applicant/Building Owner :
Charles and Debi Hemming
148 Edwards Ave.
Sausalito, CA 94965
415.378.7046

Civil Engineer

Tim O'Sullivan

415.250.0190

email: timosullivanengineer@yahoo.com



146-148 Edwards Aven

Sausalito, CA

hemmingarchitects
hemmingarchitects.com
p 415 378 7046
e charles@hemmingarchitects.com
ARCHITECT



NO.	ISSUE	DATE
1	PERMIT #2 REMODEL SUBMITTAL	9.1
2	PLANNING - PLAN CHK COMMENT RESPONSE - 1 ADAM BLAIR	2.

SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
TITLE SHEET - PROJECT DESCRIPTION/
INFORMATION, SITE PLAN/DRWG. INDEX

REFERENCE NORTH	SHEET NO. A0
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3 PHOTO - SOUTH ELEV. (SIDE)



4 PHOTO - NORTH ELEV. (SIDE)



2 PHOTO - WEST ELEV. (FRONT) - LOOKING AT DRIVEWAY



5 PHOTO EAST ELEV. (SIDE)



1 PHOTO - WEST ELEV. (FRONT)

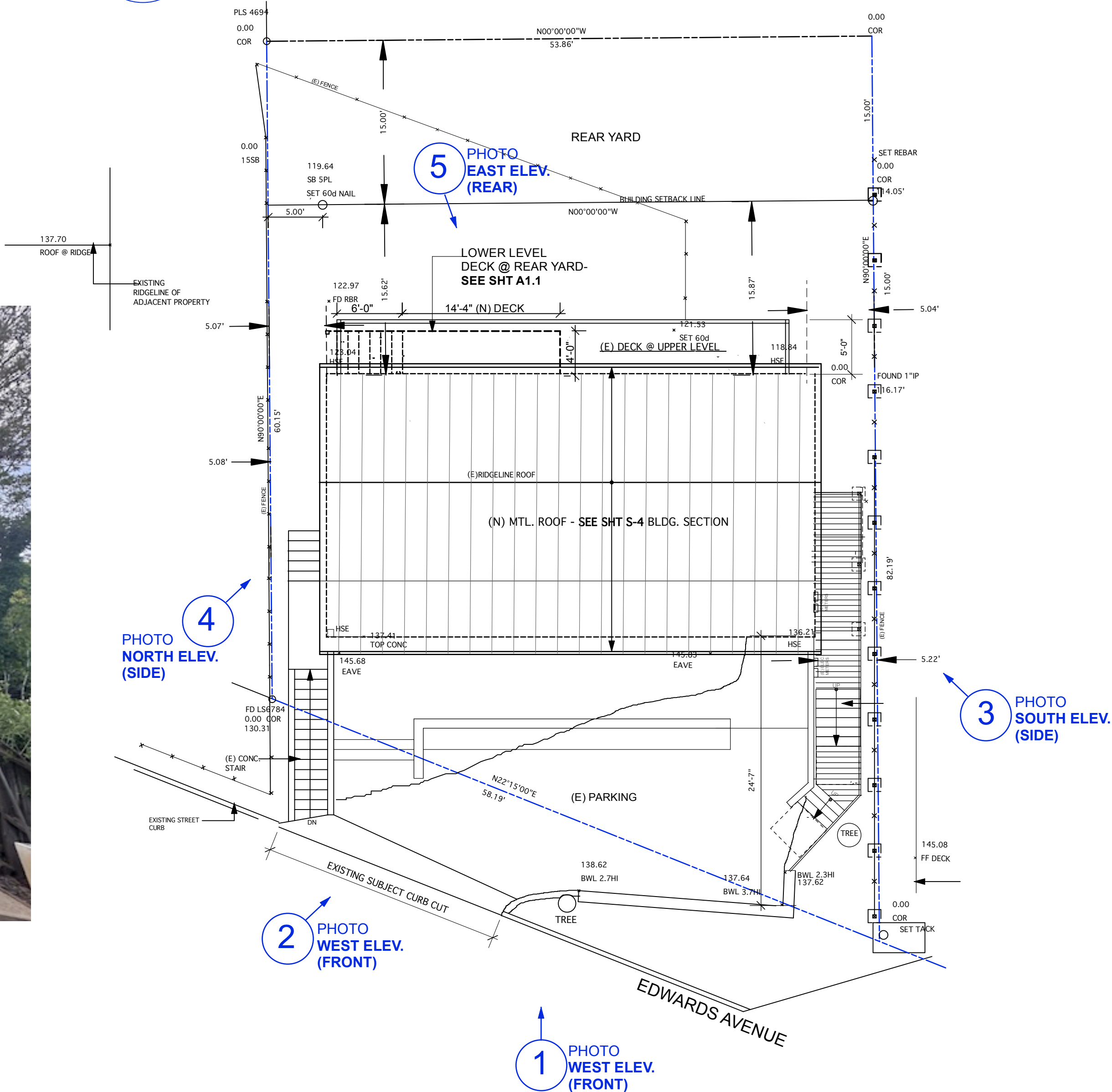


PHOTO KEY SITE PLAN - SHOWING PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

146-148 Edwards Avenue

Sausalito, CA

Civil Engineer
Tim O'Sullivan
415.250.0190
email: timosullivanengineer@yahoo.com

ENGINEER

hemmingarchitects
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p 415 378 7046
e charles@hemmingarchitects.com

ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1

SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
PHOTOS - EXISTING AND PHOTO KEY

REFERENCE NORTH	SHEET NO.
	A00

NO.	ISSUE	DATE
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1 ADAM BLAIR	2.1.25

SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
PROPOSED 1st FLOOR (LOWER LEVEL)

DOOR SCHEDULE - 1ST FLOOR					
B.#	SIZE W x H X THICKNESS	LOCATION/TYPE	HARDWARE SCHEDULE	DOOR MATERIAL	NOTES
B.1	2'-8" x 7'-0" x 1-3/4"	BEDROOM DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM - NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	
B.2	(2)11" x 11" x 1-3/4" ANGLED CUSTUM	STORAGE DOOR	T.B.D. - SATIN FIN.	PRIMED/PAINTED WD.- FLAT PANEL	CUSTOM SHAPE - UNDER STAIR STORAGE DOORS
B.3	(2)3'-0"x7'-0"x1-3/4"	CLOSET DOORS	ADA LEVER HARDWARE - SCHLAGE OR SIM - NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	
B.4	6'-0" x 7'-0" x 1-3/4"	DECK SLIDING GLASS DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR	SLIDING GLASS DOOR- SEE NOTE 1.
B.5	3'-8" x 7'-0" x 1-3/4"	EXTERIOR ENTRY DOOR-UNIT #146	EXT ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR	EXT ADA LEVER HRDW - SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT
B.6	2'-8" x 7'-0" x 1-3/4"	BTHRM. DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. BATHROOM-PRIVACY LOCK	PRIMED/PAINTED WD.- FLAT PANEL	BATHROOM-PRIVACY LOCK
B.7	2'-8" x 7'-0" x 1-3/4"	DOOR BTWN. UNITS (MEET SOUND CRITERIA)	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. BATHROOM-PRIVACY LOCK	PRIMED/PAINTED WD.- FLAT PANEL	DOOR BTWN UNITS: DEAD BOLT @ EA. SIDE: SOLID W/ ACOUSTICAL-SEAL
B.8	2'-8" x 7'-0" x 1-3/4"	DOOR BTWN. UNITS (MEET SOUND CRITERIA)	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. BATHROOM-PRIVACY LOCK	PRIMED/PAINTED WD.- FLAT PANEL	DOOR BTWN UNITS: DEAD BOLT @ EA. SIDE: SOLID W/ ACOUSTICAL-SEAL
B.9	2'-8" x 7'-0" x 1-3/4"	BTHRM. DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. BATHROOM-PRIVACY LOCK	PRIMED/PAINTED WD.- FLAT PANEL	BATHROOM-PRIVACY LOCK
B.10	2'-8" x 7'-0" x 1-3/4"	LAUNDRY/STORAGE	ADA LEVER HARDWARE - SCHLAGE OR SIM - NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	

WINDOW SCHEDULE - 1ST FLOOR					
NO.	SIZE W x H	HDW GROUP	HARDWARE SCHEDULE	WINDOW MATERIAL	NOTES
1	6'-0" x 7'-0"		T.B.D.	ALUM./GLASS	SEE NOTE 1 AND 2
2	6'-0" x 7'-0"		T.B.D.	ALUM./GLASS	ALUM./GLASS

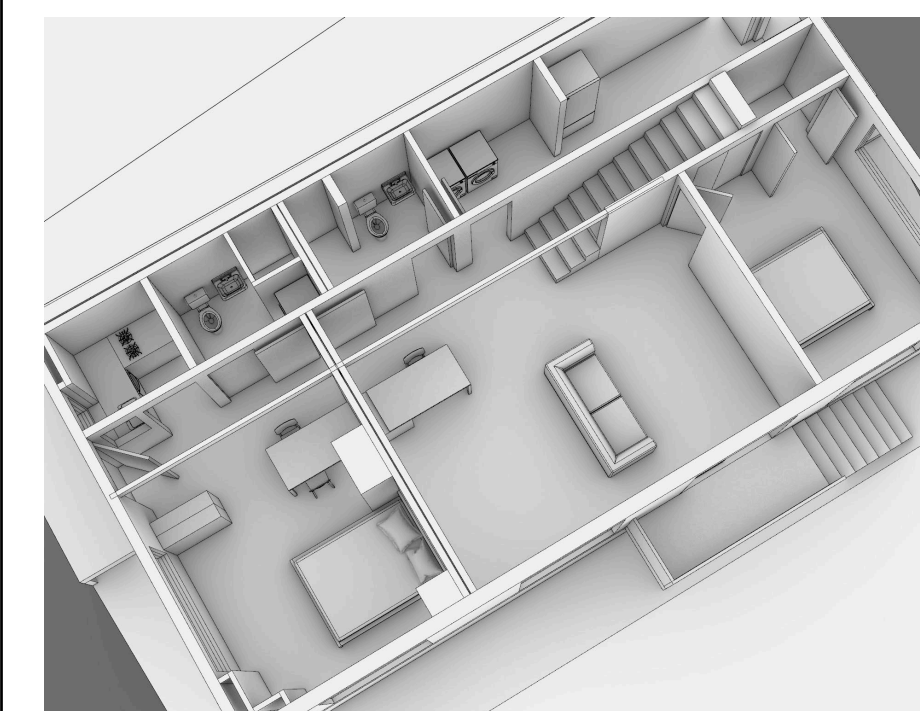
NOTE 1: INSTALLATION OF (N) 3'-0" ALUM. GLASS PANEL EXTERIOR DOOR. REFRAME OPENING. PER ENERGY COMPLIANCE NCE MEET COASTAL ZONE 3 - MIN. U-FACTOR =0.32 AND MIN.SHGC = 0.35. SEE SHTS. T24-1,T24-2,T24-3,T-24-4

NOTE 2: IMPORTANT NOTE TO WINDOW/DOOR CONTRACTOR: ALL FINAL WINDOW BIDS,FABRICATIONS AND INSTALLATION ARE BASED ON WINDOW CONTRACTOR SITE VERIFYING ALL DIMENSIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND WHAT IS SHOWN ON DRAWINGS, IT IS THE RESPONSIBILITY OF WINDOW CONTRACTOR TO NOTIFY AND COORDINATE THESE DISCREPANCIES WITH ARCHITECT AND CLIENT. PRIOR TO FABRICATION OF WINDOWS, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF WINDOWS TO ARCHITECT AND CLIENT FOR APPROVAL.

DRAWING NOTES:

(DRAWING NOTES REFER TO THIS SHT ONLY)

- (E) ELEC. SUB-PANEL- UNIT #148 EDWARDS
- (E) ELEC. SUB-PANEL- UNIT #146 EDWARDS
- BTHRM. FLR FINISH:** USE *SCHLUTER DITRA UNCOUPLING MEMBRANE* ADHERED TO (E) DIAGONAL BD. SUBFLOOR W/ UNMODIFIED THIN SET MORTAR, SEAL ALL SEAMS AND WALL/FLOOR JOINTS W/ *SCHLUTER KERDI-BAND*. (PROVIDE 2" OVERLAP, CAULK ALL EDGES, APPLY UNMODIFIED THIN SET MORTAR, LAY FINISH TILE OVER, GROUT, SEAL AND SILICONE CAULKING @ ALL EDGES. **IMPORTANT NOTE:** IF REPLACING *SCHLUTER DITRA UNCOUPLING MEMBRANE* WITH WATERPROOF CONCRETE BOARD UNDERLAYMENT USE MODIFIED THIN SET MORTAR.
- OPTIONS:** MORTAR POURED SHOWER PAN. USE MP MEMBRANE UNDERLAYMENT OVER (E) DIAGONAL BD. SUB-FLOOR, SITE BUILT 2X4 BUILT CURB OR PURCHASED *KIRB-PERFECT* OR SIM., PAN LINER WRAPS MIN. 12" UP WALL SURROUNDS. PROVIDE HOR. BLK'G @ STUD WALL FOR TOP OF PAN LINER SCREW ATTACHMENT. LINER WRAPS CURB MIN. 4" PAST OUTSIDE FACE OF CURB, FLOAT 1/4" PER FT. SLOPED MORTAR BED W/ 2" MIN @ DRAIN, FACE CURB W/ 1/2" CONC BD, APPLY THIN SET MORTAR TO CURB AND ALL SEAMS, EDGES, APPLY (3) COATS OF '*RED GUARD*' WP MEMBRANE TO FLOOR AND WALLS (FULL HT.), USE EPOXY THIN SET MORTAR, SET TILES. (PER CONTRACTOR CAN SUBSTITUTE CUSTOM FIT PRE-SLOPED TILE BED. PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL.
- ALL BATHROOM AND KITCHEN WALLS** USE A WATERPROOF AND MOLD RESITANT GYBD THROUGHOUT: (E.G., *USG SHEETROCK GLASS-MAT PANE/MOLD TOUGH, GOLD BOND PURPLE XP DENSEDIELD- TILE BACKER GYPSUM BACKER BOARD*) AT SHOWER STALL WALLS (3) COATS FULL HT. *RED GUARD* PRIOR TO TILE SETTING
- TEMPERED GL. SHOWER SURROUND W/ EPOXY BUTTED CORNER
- IMPORTANT FIELD LAYOUT NOTE.** ALL DIMENSIONS FOR APPLIANCES, CABINETRY, WALLS, (N) DOOR, (N) SHOWER STALL LAID OUT BTWN. EDGE OF 2 EXISTING WINDOWS COFIRM ALL DEIENSIONS PER FIN. WALL MEASUREMENTS.
- WALL TYPE OPTION FOR (N) BATHROOM WALLS-** CAN USE 1 SIDE *QUIET ROCK* OR SIM. TO SUBSTITUTE FOR RESILIENT CHANNEL AND EXTRA LAYER OF G.B.

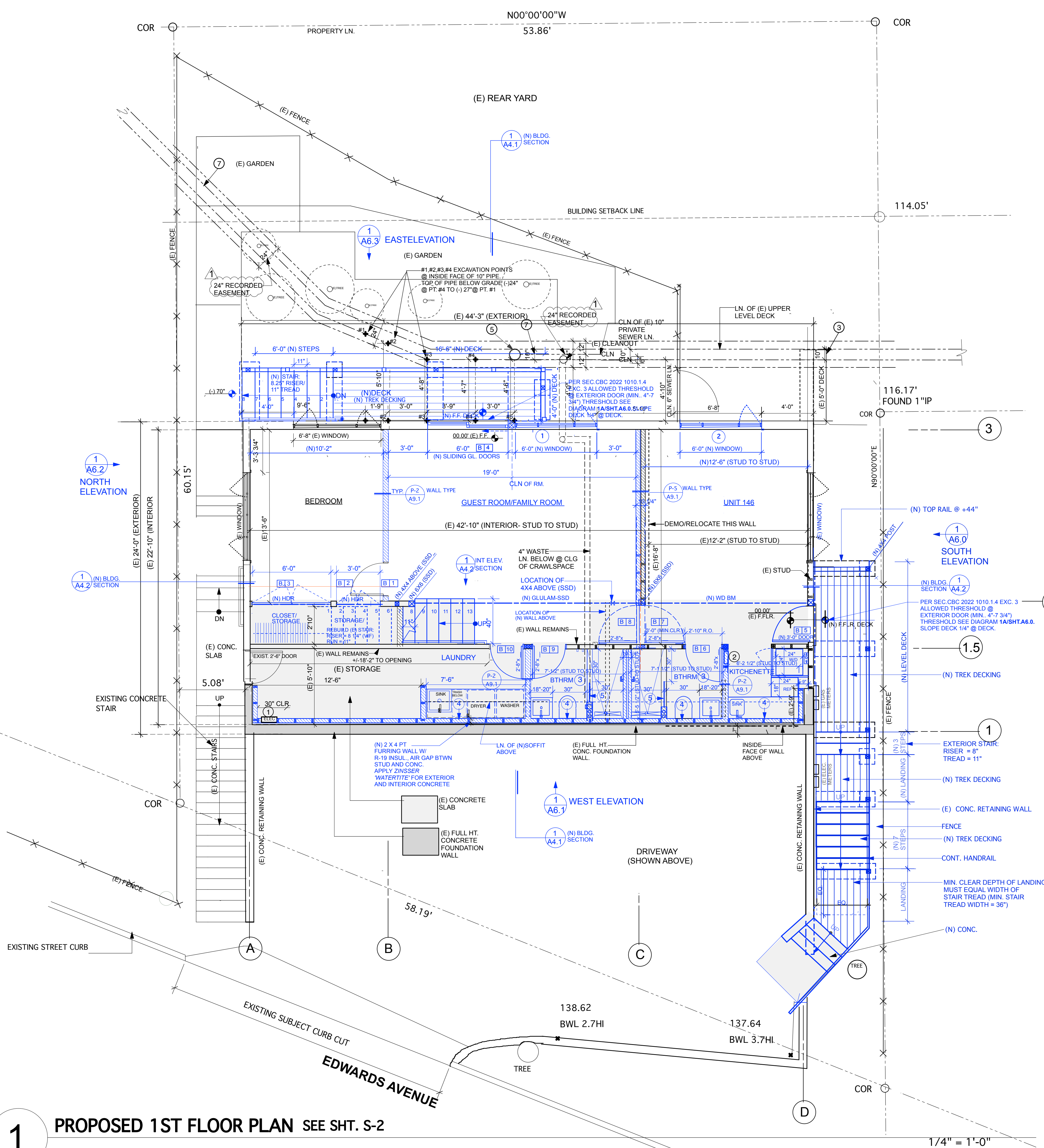


DESIGN AXONOMETRIC-INTERIOR VIEW @ 1ST FLOOR - FOR REFERENCE

LEGEND:	
EXIST. WALLS	---
DEMO WALLS	----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	
WALL TYPES:	
BLDG. SECTIONS	---
BLDG. ELEVATIONS	---
PROPERTY LINE	---
FENCE	---

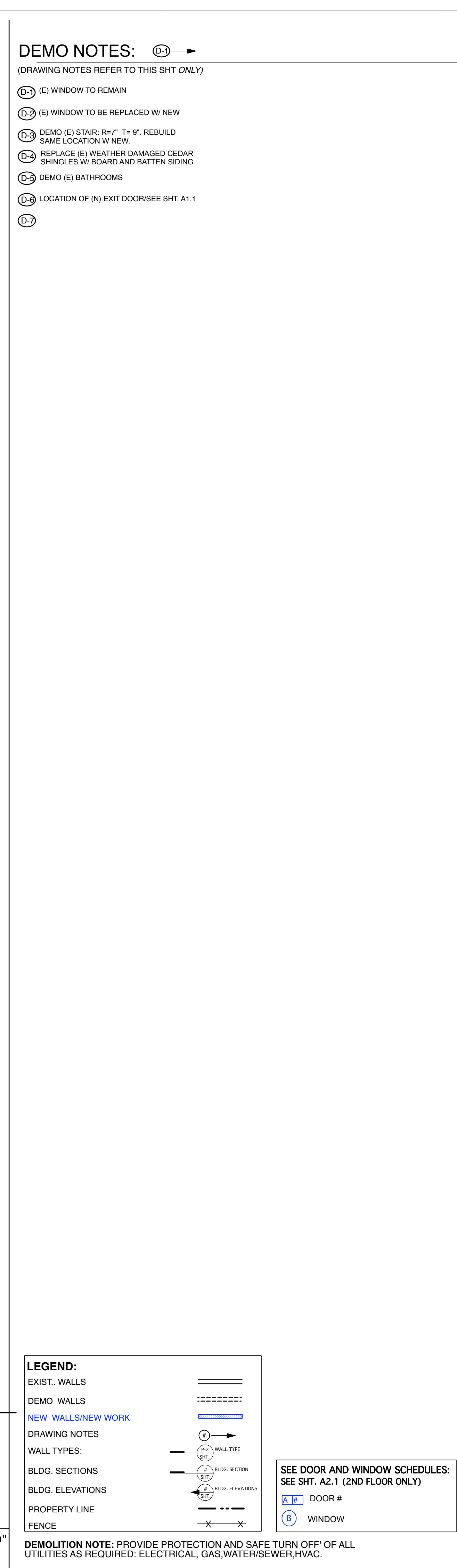
SEE DOOR AND WINDOW SCHEDULES: SEE SHT. A1.1 (1ST FLOOR ONLY)

A.# DOOR #
B WINDOW



1 PROPOSED 1ST FLOOR PLAN SEE SHT. S-2

1/4" = 1'-0"



DOOR SCHEDULE - 2ND FLOOR					
A#	SIZE W x H x THICKNESS	LOCATION/TYPE	HARDWARE SCHEDULE	DOOR MATERIAL	NOTES
A1	4'-0" x 6'-0" x ____	EXTERIOR ENTRY GATE (CUSTOM-PART OF FENCE)	EXTERIOR ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN.	WOOD	SECURITY CODE LOCK RELEASE
A2	3'-0" x 8'-0" x 1-3/4"	FRONT ENTRY DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR.	ENTRY DOOR- SEE NOTE 1.
A3	7'-0" x 7'-0" x 1-3/4"	DECK SLIDING GLASS DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR.	SLIDING GLASS DOOR- SEE NOTE 1.
A4	7'-0" x 7'-0" x 1-3/4"	DECK SLIDING GLASS DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR.	SLIDING GLASS DOOR- SEE NOTE 1.
A5	2'-6" x 8'-0" x 1-3/4"	MASTER CLOSET DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	PASSAGE/NO LOCKING DEVICE CLOSET DOOR - SEE NOTE 2
A6	2'-6" x 8'-0" x 1-3/4"	MASTER BDRM. SLIDING BARN DOOR	BARN DOOR HRDWR. STAINLESS NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	BATHROOM-PRIVACY LOCK - SEE NOTE 2
A7	4'-0" x 8'-0" x 1-3/4"	MASTER BDRM. SLIDING BARN DOOR	BARN DOOR HRDWR. STAINLESS NO LOCKING DEVICE	PRIMED/PAINTED WD.- FLAT PANEL	CUSTOM
A8	2'-8" x 7'-0" x 1-3/4"	EXTERIOR KITCHEN DOOR	ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR.	ENTRY DOOR- SEE NOTE 1 AND NOTE 2.
A9	3'-0" x 6'-0" x ____	EXT. GATE/GARAGE (CUSTOM-PART OF FENCE)	EXTERIOR ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN.	WOOD	LOCKABLE/EXTERIOR KEYED
A10	3'-0" x 6'-0" x ____	EXT. GATE/REAR YARD (CUSTOM-PART OF FENCE)	EXTERIOR ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN.	WOOD	LOCKABLE/EXTERIOR KEYED

NOTE 1 : INSTALLATION OF (N) 3'-0" ALUM. GLASS PANEL EXTERIOR DOOR. REFRAME OPENING. PER ENERGY COMPLIANCE NCE MEET COASTAL ZONE 3 - MIN. U-FACTOR = 0.32 AND MIN.SHGC = 0.35.
SEE SHTS. T24-1,T24-2,T24-3,T-24-4

NOTE 2 : THESE DOORS APPROVED UNDER ISSUED BUILDING PERMIT B2022-0560

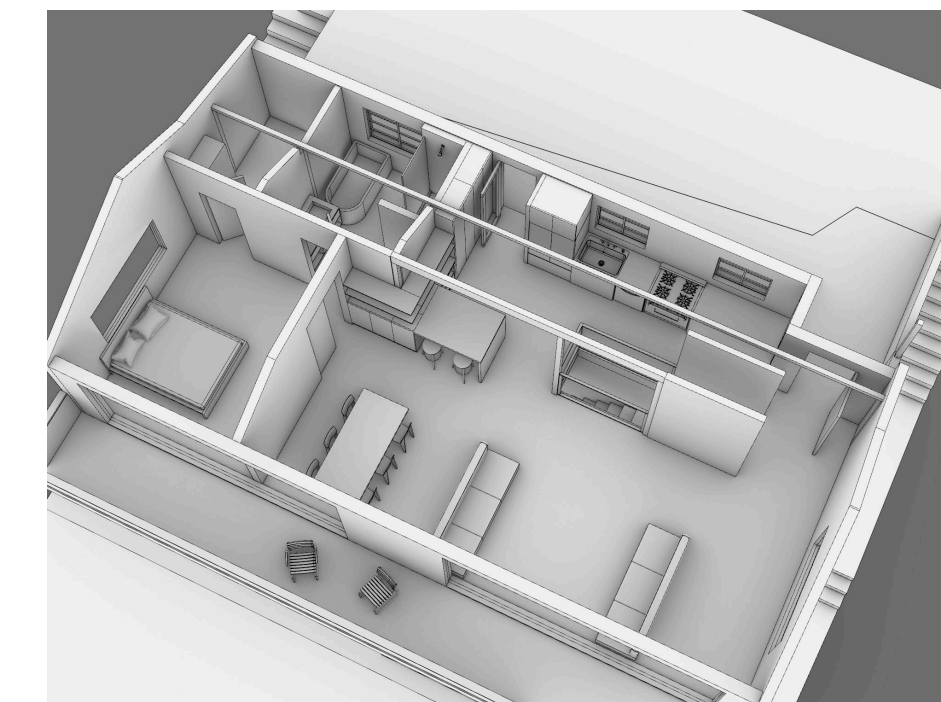
WINDOW SCHEDULE - 2ND FLOOR					
NO.	SIZE W x H	HDW GROUP	HARDWARE SCHEDULE	WINDOW MATERIAL	NOTES
NO NEW WINDOWS PROPOSED @ 2ND FLOOR					

NOTE 3 : IMPORTANT NOTE TO WINDOW/DOOR CONTRACTOR:
ALL FINAL WINDOW BIDS,FABRICATIONS AND INSTALLATION ARE BASED ON WINDOW CONTRACTOR SITE VERIFYING ALL DIMENSIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND WHAT IS SHOWN ON DRAWINGS. IT IS THE RESPONSIBILITY OF WINDOW CONTRACTOR TO NOTIFY AND COORDINATE THESE DISCREPANCIES WITH ARCHITECT AND CLIENT. PRIOR TO FABRICATION OF WINDOWS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF WINDOWS TO ARCHITECT AND CLIENT FOR APPROVAL.

DRAWING NOTES:

(DRAWING NOTES REFER TO THIS SHT ONLY)

-
-
-
- BATHROOM AND KITCHEN WORK:APPROVED PERMIT SCOPE OF WORK B2022-0560**
CURRENTLY UNDER CONSTRUCTION:
BTHRM. FLR FINISH: USE *SCHLUTER DITRA UNCOUPLING MEMBRANE* ADHERED TO (E) DIAGONAL BD. SUBFLOOR W/ UNMODIFIED THIN SET MORTAR, SEAL ALL SEAMS AND WALL/FLOOR JOINTS W/ *SCHLUTER KERDI-BAND*. (PROVIDE 2" OVERLAP, CAULK ALL EDGES, APPLY UNMODIFIED THIN SET MORTAR, LAY FINISH TILE OVER, GROUT, SEAL AND SILICONE CAULKING @ ALL EDGES. **IMPORTANT NOTE:** IF REPLACING *SCHLUTER DITRA UNCOUPLING MEMBRANE* WITH WATERPROOF CONCRETE BOARD UNDERLAYMENT USE MODIFIED THIN SET MORTAR.
OPTIONS: MORTAR POURED SHOWER PAN. USE MP MEMBRANE UNDERLAYMENT OVER (E) DIAGONAL BD. SUB-FLOOR. SITE BUILT 2X4 BUILT CURB OR PURCHASED *KIRB-PERFECT* OR SIM.. PAN LINER WRAPS MIN. 12" UP WALL SURROUNDS. PROVIDE HOR. BLK'G @ STUD WALL FOR TOP OF PAN LINER SCREW ATTACHMENT. LINER WRAPS CURB MIN. 4" PAST OUTSIDE FACE OF CURB, FLOAT 1/4" PER FT. SLOPED MORTAR BED W/ 2" MIN @ DRAIN, FACE CURB W/ 1/2" CONC BD, APPLY THIN SET MORTAR TO CURB AND ALL SEAMS, EDGES, APPLY (3) COATS OF *RED GUARD* WP MEMBRANE TO FLOOR AND WALLS (FULL HT.), USE EPOXY THIN SET MORTAR, SET TILES. (PER CONTRACTOR CAN SUBSTITUTE CUSTOM FIT PRE-SLOPED TILE BED. PROVIDE SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL.
- ALL BATHROOM AND KITCHEN WALLS** USE A WATERPROOF AND MOLD RESISTANT GY.BD THROUGHOUT. (E.G., *USG SHEETROCK GLASS-MAT PANE/MOLD TOUGH, GOLD BOND PURPLE XP, DENSEHIELD- TILE BACKER GYPSUM BACKER BOARD*) AT SHOWER STALL WALLS (3) COATS FULL HT. *RED GUARD* PRIOR TO TILE SETTING
- TEMPERED GL. SHOWER SURROUND W/ EPOXY BUTTED CORNER
- IMPORTANT FIELD LAYOUT NOTE.** ALL DIMENSIONS FOR APPLIANCES, CABINETRY, WALLS, (N) DOOR, (N) SHOWER STALL LAID OUT BTWN. EDGE OF 2 EXISTING WINDOWS COFIRM ALL DIMENSIONS PER FIN. WALL MEASUREMENTS.
- WALL TYPE OPTION FOR (N) BATHROOM WALLS-** CAN USE 1 SIDE *QUIET ROCK* OR SIM. TO SUBSTITUTE FOR RESILIENT CHANNEL AND EXTRA LAYER OF G.B.



DESIGN AXONOMETRIC-INTERIOR VIEW @ 2ND FLOOR - FOR REFERENCE

LEGEND:	
EXIST. WALLS	=====
DEMO WALLS	-----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	
WALL TYPES:	---> WALL TYPE
BLDG. SECTIONS	---> BLDG. SECTION
BLDG. ELEVATIONS	---> BLDG. ELEVATIONS
PROPERTY LINE	---> ---
FENCE	---> ---

SEE DOOR AND WINDOW SCHEDULES:
SEE SHT. A2.1 (2ND FLOOR ONLY)

A# DOOR #
B WINDOW

SCALE 1/4" = 1'-0"

DATE

DRAWN BY

CHECKED BY

JOB NO.

APPROVED

FILE NAME

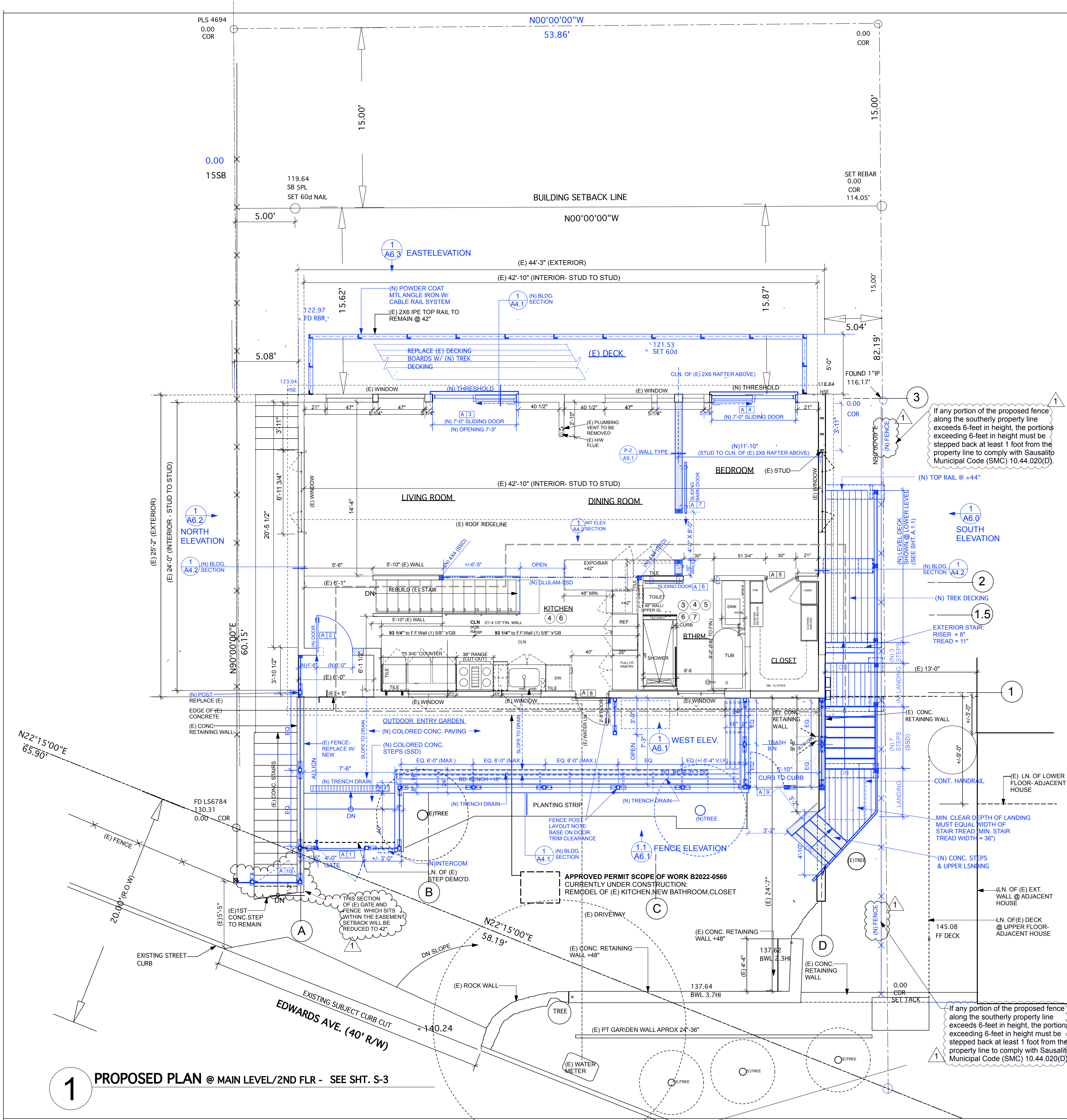
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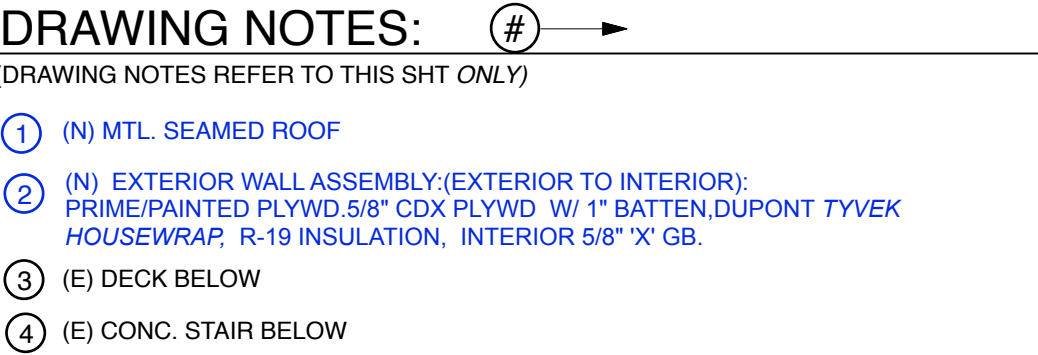
PROPOSED 2nd FLOOR
(UPPER LEVEL)

REFERENCE NORTH

SHEET NO.

A2.1





LEGEND:

EXIST.. WALLS

NEW WALLS/NEW WORK

DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF OF ALL UTILITIES PRIOR TO DEMOLITION.

146-148 Edwards Avenue

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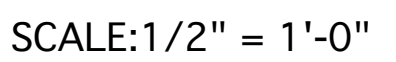
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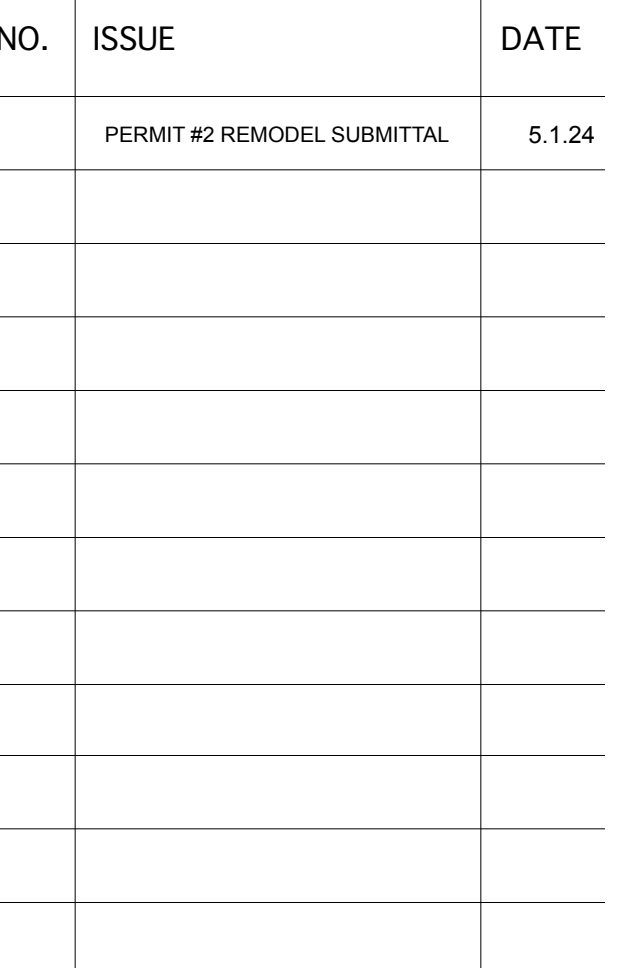
APPROVAL STAMPS

SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

PROPOSED ROOF PLAN

REFERENCE NORTH 	SHEET NO. A3.1
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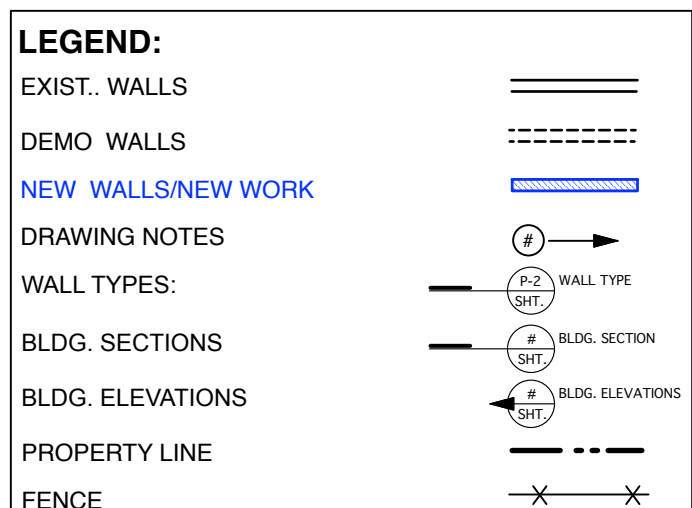




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REFERENCE NORTH	SHEET NO.

SCALE: 1/2"=1'-0"



DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF' OF ALL UTILITIES AS REQUIRED: ELECTRICAL, GAS, WATER/SEWER, HVAC.

1 INTERIOR ELEVATION/SECTION - SEE SHTS. A4.1,S-1,S-2,S-3,S-4

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ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1/ADAM BLAIR	2.1.25

APPROVAL STAMPS

SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING AND PROPOSED SOUTH ELEVATION

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Architecture and Planning
REFERENCE NORTH

SHEET NO.
A6.0

DRAWING NOTES: # →

(DRAWING NOTES REFER TO THIS SHT ONLY)

- (N) EXTERIOR WALL ASSEMBLY: (EXTERIOR TO INTERIOR): PRIME/PAINTED PLYWD 5/8" CDX PLYWD W/ 1" BATTEN, DUPONT TYVEK HOUSEWRAP, R-19 INSULATION, INTERIOR 5/8" X 3" GB.
- (N) MTL. SEALED ROOF
- (E) DECK
- (E) WINDOW
- (N) DOOR 7'-0" X 3'-0"
- (N) STAIR: WD. TOP RAIL, CABLE TENSION RAILING W/ MAX. 4" SEPARATION. TREX DECKING OR SIM. COMPOSITE DECKING - SEE STRUC. DRWGS. FOR FRAMING AND FTGS.
- (E) GAS METER. - UNITS 146/148 EDWARDS
- (E) ELEC. METERS - UNITS 146/148 EDWARDS
- (E) CONC. WALL
- (E) GRADE LN.
- (E) 10" CONC. SEWER LINE-INSTALLED IN 2010
- LN. OF (E) CONC. @ CRAWLSPACE LEVEL
- LN. OF (E) CONC. RETAINING WALL
- (E) FOUNDATION

DEMO NOTES: D →

(DRAWING NOTES REFER TO THIS SHT ONLY)

- D-1 REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- D-2 REPLACE (E) COMPOSITE SHINGLE ROOF
- D-3
- D-4
- D-5
- D-6
- D-7

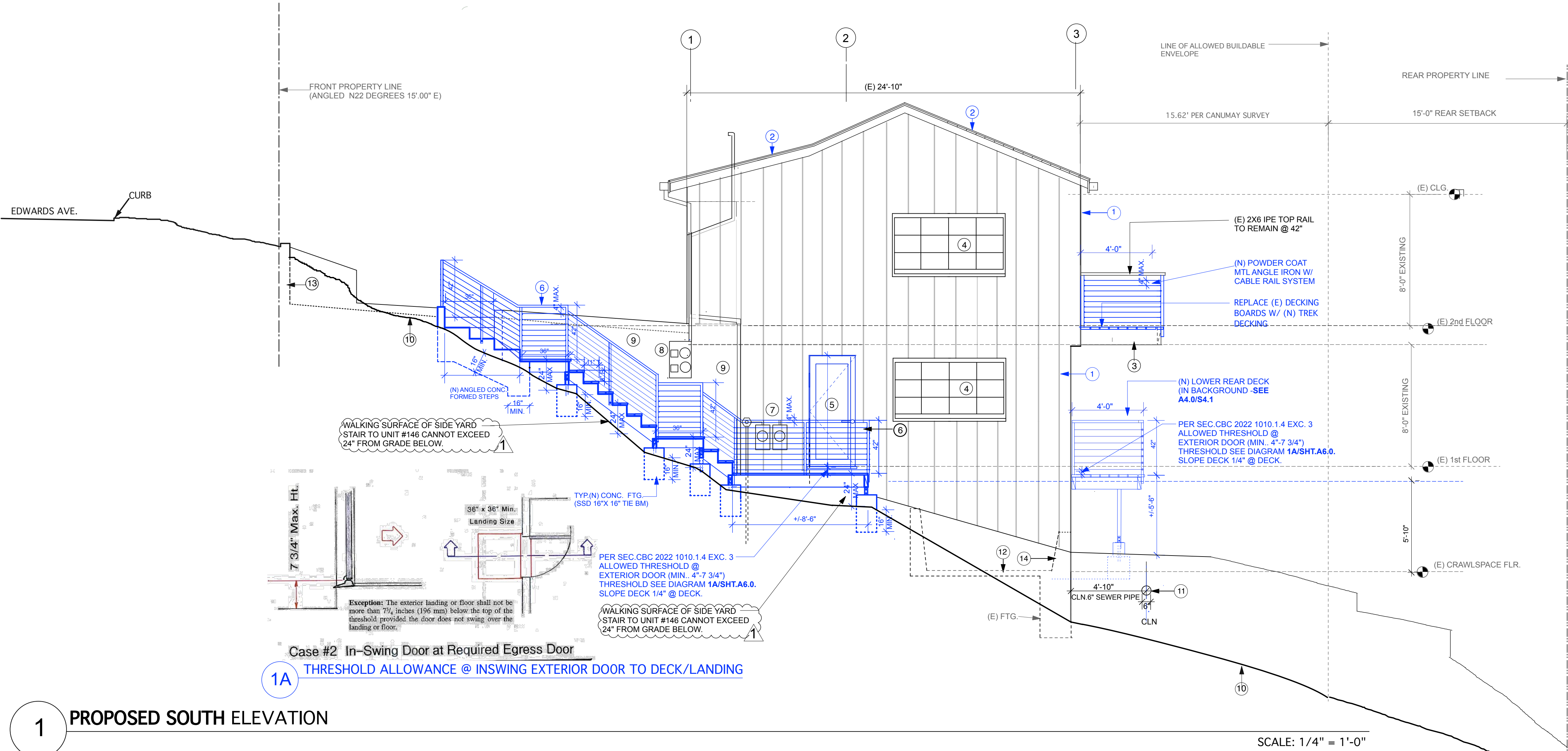
LEGEND:

EXIST. WALLS	=====
DEMO WALLS	-----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	① WALL TYPE
WALL TYPES:	② BLDG. SECTION
BLDG. SECTIONS	③ BLDG. ELEVATIONS
BLDG. ELEVATIONS	④ PROPERTY LINE
PROPERTY LINE	⑤ FENCE

SEE DOOR AND WINDOW SCHEDULES:
SEE SHTS. A1.1 & A2.1

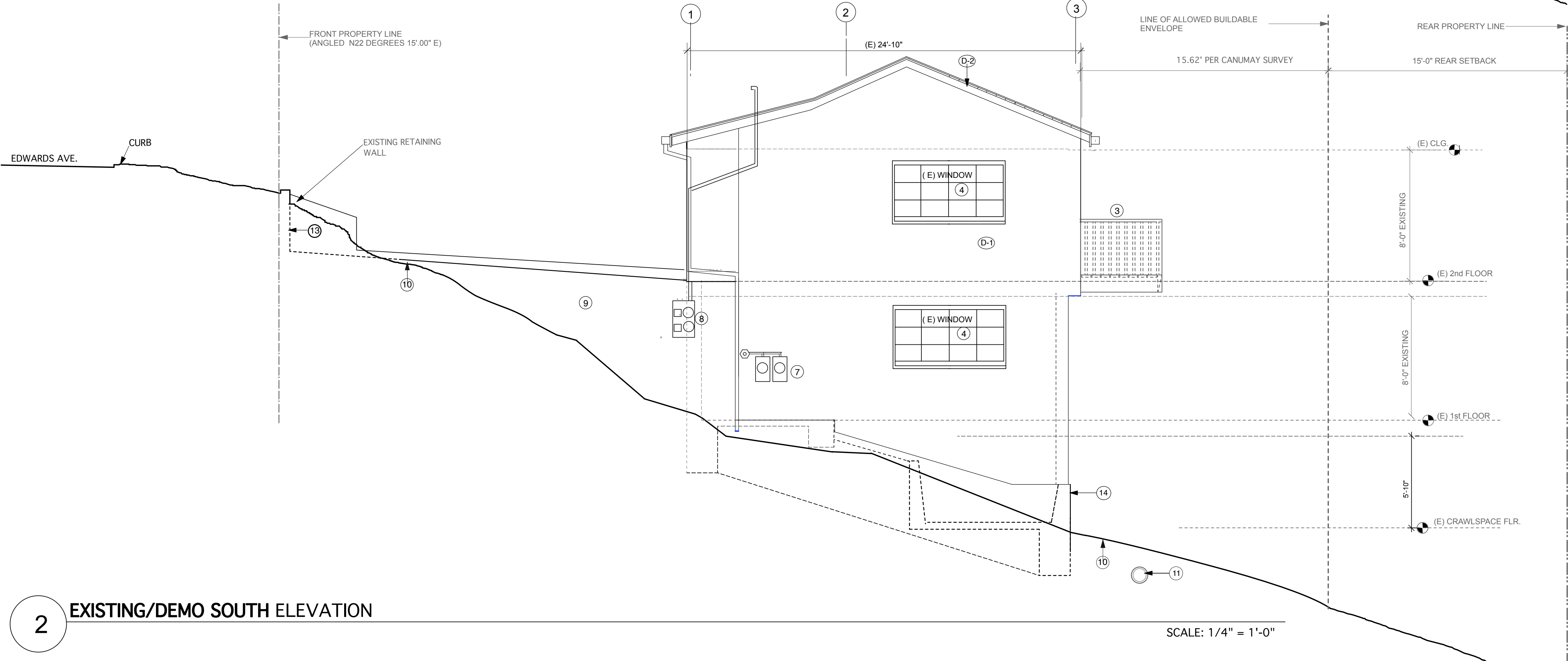
- A 12 DOOR #
B WINDOW

DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF OF ALL UTILITIES AS REQUIRED: ELECTRICAL, GAS, WATER, SEWER, HVAC.



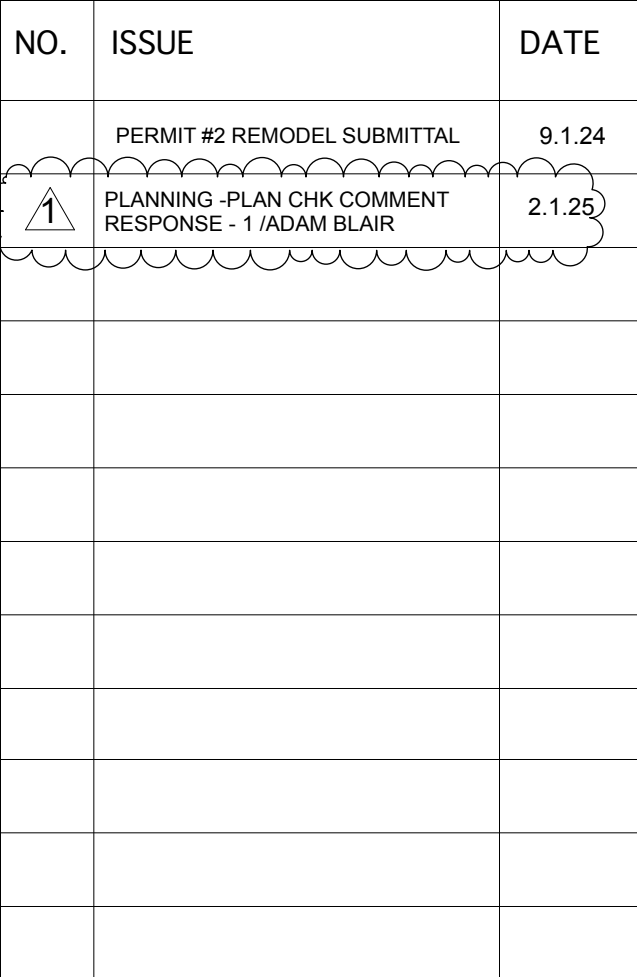
1 PROPOSED SOUTH ELEVATION

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



2 EXISTING/DEMO SOUTH ELEVATION

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



SCALE	DATE
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FILE NAME	

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REFERENCE NORTH	SHEET NO.
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- DEMOLITION NOTE:** PROVIDE PROTECTION AND SAFE TURN OFF' OF ALL UTILITIES AS REQUIRED: ELECTRICAL, GAS, WATER/SEWER, HVAC.

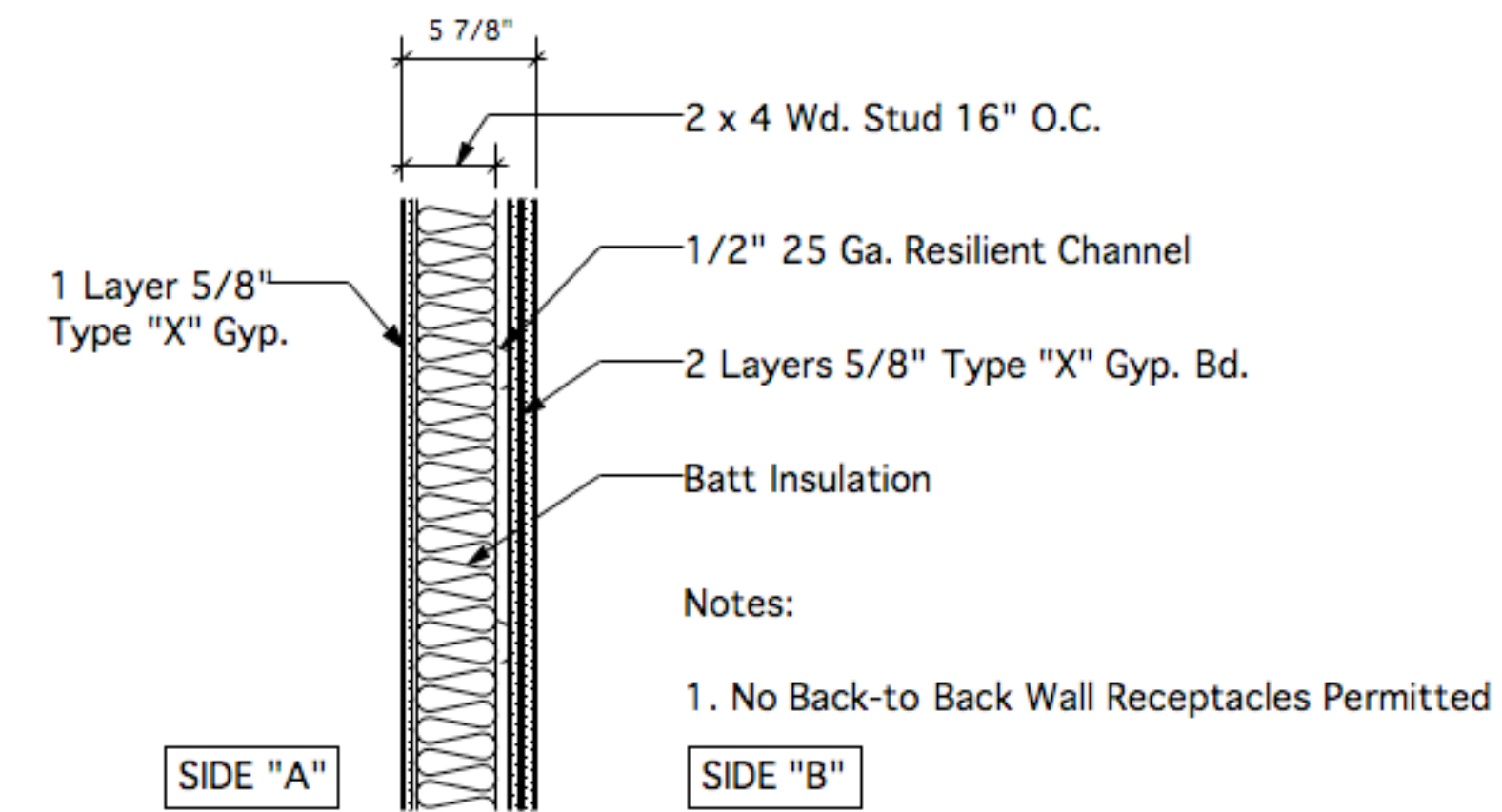
DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF' OF ALL UTILITIES AS REQUIRED: ELECTRICAL, GAS, WATER/SEWER, HVAC.



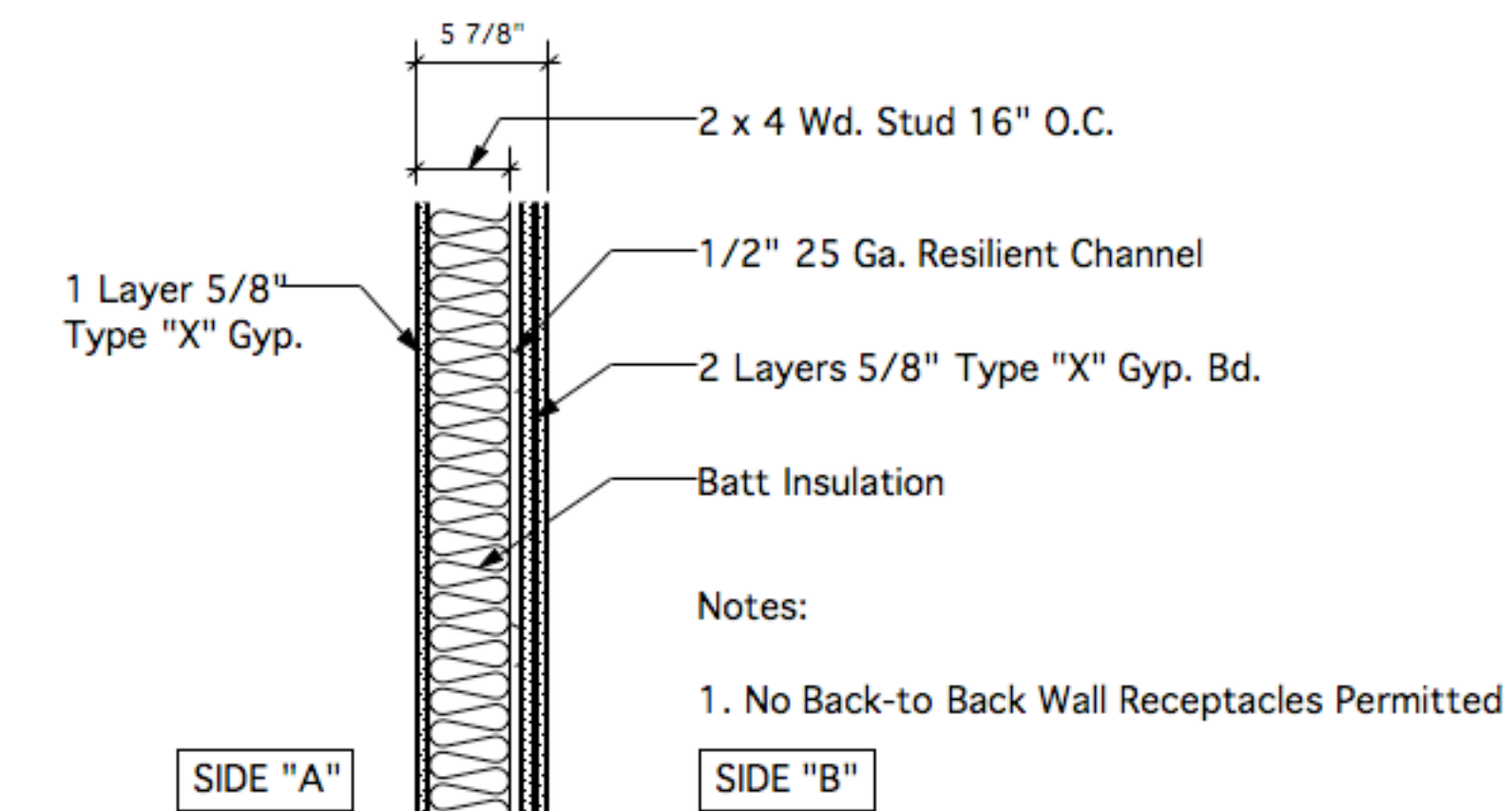
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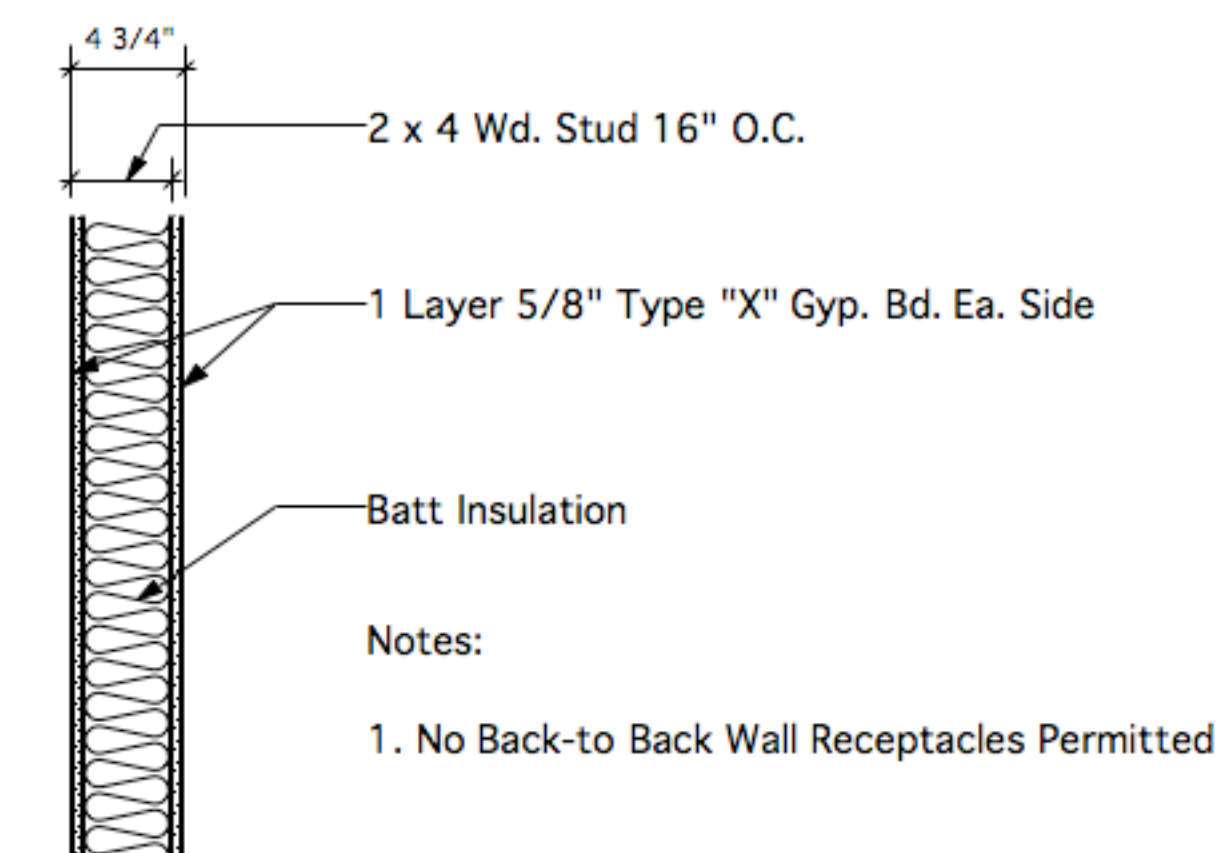
SCALE: 1/4" = 1'-0"



P-3	TYPICAL 1-HR. F.R. ACOUSTIC
STC 46-52	PARTITION BETWEEN DWELLING UNIT & COMMON AREA



P-2	TYPICAL SHARED BEDROOM
STC 50-56	PARTITION WITHIN SAME DWELLING UNIT



P-1	TYPICAL INTERIOR
	NON-ACOUSTIC PARTITION

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[illegible]

APPROVAL STAMPS

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DESCRIPTION
WALL TYPES

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REFERENCE NORTH	SHEET NO.
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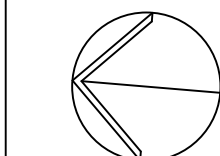
A9.1

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SCALE $1/4" = 1'-0"$	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

**PROPOSED
LIGHTING/ELECTRIC
PLAN @ 2ND FLR.**

REFERENCE NORTH	SHEET NO.
-----------------	-----------



E2.5

- ☐ Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314.
- ☐ Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.

☐ All kitchen countertops 12" or wider shall have GFCI receptacle outlets installed. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. CEC 210.8 & 210.52.

- ☐ Kitchen island counter top shall have at least one GFCI receptacle outlet. CEC 210.8 & 210.52.
- ☐ Kitchen peninsular shall at least one GFCI receptacle outlet. CEC 210.8 & 210.52.
- ☐ A minimum of two dedicated 20 Amp branch circuits shall be installed for small appliances. CEC 210.52(B)(1)
- ☐ All new receptacle outlets are to be tampered resistant. CEC 406.4 and 406.12.
- ☐ Environmental Air Exhaust hood required. Minimum 100 cfm.

- ☐ All kitchen lights to be high efficacy. Exception: A minimum of 50% of the total wattage of permanently installed light fixtures in the kitchen shall be high efficacy. CEnerC 150.0(k)3A
- ☐ Permanently installed light fixtures that are internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinets. CAenrC 150.0(k)4.A

- ☐ Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314.
- ☐ Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.

- ☐ All new receptacle outlets are to be tampered resistant. CEC 406.11.
- ☐ At least one receptacle outlet shall be installed within 3' of the outside edge of each bathroom lavatory basin. The receptacle outlet shall be located on the wall or partition that is adjacent to the basin or basin countertop. CEC 210.52.
- ☐ All 125-volt, single phase, 15- and 20- ampere receptacle outlets installed in the bathroom shall have ground-fault circuit-interrupter protection. CEC 210.8

- ☐ Light fixtures in the bathrooms must be high efficacy or must be controlled by a vacancy sensor. CEnCr 150.0(K)5
- ☐ All permanently installed high efficacy luminaires must be switched separately from low efficacy luminaires. CEnCr 150(K)7.
- For switching of light fixtures associated with the exhaust fans:
 - ☐ All light fixtures must be switched separately from the exhaust fans, or
 - ☐ For all exhaust fans a Humidity Sensor shall be included in the fan unit with an integral lighting system, the lighting system must be able to be manually turned on and off while allowing the fan to continue to operate for an extended period of time. An exhaust fan may need to be on continuously, if used to comply with CEnCr 150(O).

□ Bathrooms shall be equipped with an exhaust fan and a Humidity sensing control with an exhaust rate of 50 cubic feet per minute (CFM) minimum. CMC Table 4-4.

□ Bathrooms, water closet compartments, and other similar rooms shall be provided with an aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable. CRC R303.3.

SWITCH KEY		TYPE	BRAND / SPEC	NOTES
\$		SINGLE POLE SWITCH	LUTRON DECORA TYPE	
\$ D		DIMMER SWITCH	LUTRON DECORA TYPE	
\$ D3		3-WAY DIMMER SWITCH	LUTRON DECORA TYPE	
\$ D4		4-WAY DIMMER SWITCH	LUTRON DECORA TYPE	
\$ VS		OCCUPANCY/VACANCY SENSOR SWITCH	LUTRON DECORA TYPE	

NOTE: ALL LIGHTING FIXTURES, SWITCHES, OUTLETS AND COVER PLATES - CONTRACTOR PROVIDE ALL LIGHTING SPECIFICATIONS AS SUBMITTALS FOR REVIEW AND APPROVAL BY CLIENT/ARCHITECT PRIOR TO ORDERING, PURCHASE AND INSTALLATION

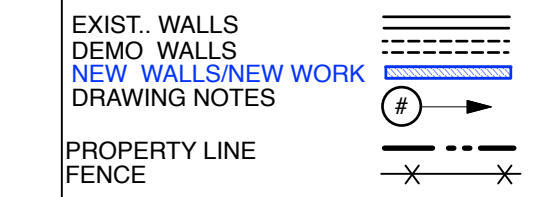
ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR
OR ELECTRICAL ENGINEER SHALL VERIFY ALL REQUIREMENTS
FOR APPLIANCES. (POWER, SIZE, WATER, GAS CONNECTION,
VENTING.)

DUPLEX OUTLET	
WEATHERPROOF OUTLET/ OUTDOOR WCOVER	WP/GFI
QUADRUPLUX OUTLET	
RANGE OUTLET	R
220 V OUTLET	220
G.F.I. OUTLET	GFI
DUPLEX OUTLET/ SWITCH OUTLET (LAMP)	
FLUSH FLOOR OUTLET	FF
SMOKE/ C.M. DETECTOR	SD
EXTERIOR ELEC CAR CHARGER	
INTERCOM/CAMERA	
CABLE	

+8'-0" G.B. CLG. THIS AREA

PREVIOUSLY APPROVED PERMIT- B2022-0560
REMODEL OF (E) KITCHEN,NEW BATHROOM,CLOSET.
CURRENTLY UNDER CONSTRUCTION:

LEGEND:

SEE DOOR AND WINDOW SCHEDULES:
SEE SHT. _____

108	DOOR #
A	DOOR TYPE
(B)	WINDOW TYPE

QTY.	SYMBOL	LIN./FT	TYPE A,B,C, SEE TYPE/ SPEC SHT	FIXTURE CATEGORY NAME	LOCATION	DESCRIPTION	MOUNTING	LAMP WATTAGE PER FIXTURE	COLOR TEMP	MFG./PART #	NOTES
OUTDOOR LIGHTS					SEE PLAN						
3			M	EXTERIOR WALL SCONSE/ WATERPROOF	ENTRY GATE/FRONT DOOR/ SCULPTURE LIGHT	CRISP LED INDOOR/OUTDOOR EXTERIOR WALL SCONSE MOTION SENSOR OVER RIDE	EXTERIOR WALL	WATTS = 8.5 /120 V LUMENS = 4700	3000 LUMENS (SOFT WHITE)	RBW CRISP LED INDOOR/OUTDOOR	USE LUTRON CASETA REMOTE
3			N	EXTERIOR WALL SCONSE/ WATERPROOF/MOTION SENSOR	EXTERIOR STAIRS/DECK	COMET LED OUTDOOR WALL - SWITCHED W/ MOTION SENSOR OVER RIDE	EXTERIOR WALL	WATTS = 8.0 /120 V LUMENS = 265	3000 LUMENS (SOFT WHITE)	COMET LED OUTDOOR WALL - SWITCHED W/ MOTION SENSOR OVER RIDE	
6			O	LANDSCAPE LIGHTING	DIRECTIONAL/ACCENT GARDENLANDSCAPE LIGHT	DIRECTIONAL/ACCENT LED BUILT-IN LANDSCAPE 12V LED SPOT LIGHT	GROUND/ LANDSCAPE	WATTS = 2.5 /12 V LUMENS = 200	2700 LUMENS	DIRECTIONAL/ACCENT LED BUILT-IN LANDSCAPE 12V LED SPOT LIGHT	
8			P	EXTERIOR STEP LIGHTING	EXTERIOR STAIR/STEP WALL LIGHTING	WATSON LED OTDOOR WALL SCONSE	EXTERIOR WALL/ LANDSCAPE	WATTS = 6.75 /12 V/ 120/277 V LUMENS = 665	3000 LUMENS (SOFT WHITE)	WATSON LED OTDOOR WALL SCONSE	
INTERIOR LIGHTS											
3			A	LARGER PENDANTS	SEE PLAN	DECORATIVE/ACCENT	PENDANT	LED - 9.2 WATTS	2700 LUMENS	APLOMB PAOLO LUDICI	DIMMER 0-10V
3			B	WALL SCONSE	SEE PLAN	RBW - DIMPLE WHITE - IP20 DAMP LOCATION	WALL SCONSE	LED - 8.5 WATTS	2700 LUMENS	RBW - DIMPLE WHITE - IP20 DAMP LOCATION	1% DIMMING/ DIMMER 0-10V
9+6			C	RECESSED LED	SEE PLAN	WAX - OCULARC 3"	RECESSED LED	LED - 9.0 WATTS	2700 LUMENS	WAX - OCULARC 3"	1% DIMMING/ DIMMER 0-10V
1			D	SMALL PENDANTS	SEE PLAN	GREGG PENDANT LIGHT	PENDANT	HALOGEN BULB TYPE 72W A19 E26 OR LED CAN BE USED - 9.0 WATTS	2900 LUMENS	GREGG PENDANT LIGHT	1% DIMMING/ DIMMER 0-10V
1			E	WALL ARMATURE	SEE PLAN	BLAZE ADJUSTABLE WALL SCONSE	WALL ARMATURE	14W A19 E26	1500 LUMENS	BLAZE ADJUSTABLE WALL SCONSE	1% DIMMING/ DIMMER 0-10V
1			EX. FAN	BTHRM. . . .	BATHROOM						

PROPOSED RCP/LIGHTING/SWITCHING/ ELEC OUTLETS @ AREA OF PERMIT SCOPE OF WORK - MAIN LEVEL/2ND FLR

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

DESCRIPTION
INTERIOR LIGHTING TYPE/SPECIFICATION

E

[illegible]

SCALE	1/4" = 1'-0"	DATE	
DRAWN BY		CHECKED BY	
JOB NO.		APPROVED	
FILE NAME			

OUTDOOR LIGHTING TYPE/SPECIFICATION

REFERENCE NORTH	SHEET NO.
-----------------	-----------

QTY	SYMBOL	LIN./FT	TYPE	DESCRIPTION	LOCATION	WATTAGE/LUMENS	COLOR TEMP	MFG. PART #
								

M

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Q

Trade	New	Lighting	Outdoor	Fans	Furniture	Rugs	Décor	Shop By	Brands	Inspiration	Sale
BISSON LED Outdoor Wall... By AFX Lighting \$2059* - \$2559*	CLISON LED Outdoor Wall... By AFX Lighting \$1249* - \$1349*	BISSON LED Outdoor Wall... By AFX Lighting \$409*	HEINRY Outdoor LED Wall Sconce By AFX Lighting \$81 - \$99				1878 2 Light W88 Sconce By Mtrzi \$145*	MIAMI AFX LED Bath Wall Sconce... By Visual Comfort Modern \$2489* - \$2859*	KUSTON W88 Sconce By Mtrzi \$199*	NOUVEAU 2 Light Wall Sconce By Alora Mood \$194* - \$219*	

Description

Specifications

Technical Files

Reviews

Q & A

Details:

- Residential and commercial approved
- Material: Aluminum
- Shade Material: Glass
- Dimmable: Yes
- Dimmer Not Included
- Dimmer Type: ELV Dimmer
- Location Rating: ETL Listed Wet
- ADA Compliant: This design satisfies the requirements of the Americans with Disabilities Act.
- Title 24 Compliant: This design is compliant with California's expansive Title 24 energy use regulations.
 - Warranty: 5 year limited
- Made In China

Options:

- Color: White

Lamp Type	LED Built-in	Average Lifespan (Hour)	50,000
Total Lumens	675	CRI	90
Total Watts	12.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	120 /277 Volt		
Color Temp	3000 (Soft White)		

Dimensions:

Feature: Width 5", Height 6", Depth 3.5", Weight 1.37lbs

Compare Brightness:

View Chart

Manufacturer IDs: view

California Residents: Prop 65 regulations

You're Currently Viewing

Watson LED Outdoor Wall Sconce

By AFX Lighting

\$70.20

Add to Cart

In Stock Ships within 2 to 3 business days

QTY	SYMBOL	LIN./FT	TYPE	DESCRIPTION	LOCATION	WATTAGE/LUMENS	COLOR TEMP	MFG. PART #
								

P

QTY.	SYMBOL	LIN./FT	TYPE	DESCRIPTION	LOCATION	WATTAGE/LUMENS	COLOR TEMP	MFG. PART #
								

N

QTY.	SYMBOL	LIN./FT	TYPE	DESCRIPTION	LOCATION	WATTAGE/LUMENS	COLOR TEMP	MFG. PART #
								

0

OUTDOOR LUMINAIRE SCHEDULE / LIGHTING FIXTURES

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

CF1R-PRF-01-E

Calculation Date/Time: 2024-08-19T12:17:11-07:00

Input File Name: 148 Edwards Ave.ribd22x

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EUI ¹	24.07	23.95	0.12	0.5
Net EUI ²	24.07	23.95	0.12	0.5

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Ducts with high level of insulation
• Ducts in crawl space

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
148 Edwards Ave	1825	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
1st Floor Zone	Conditioned	Ex FAU1	740	8	DHW Sys 1	Existing Unchanged
2nd Floor Zone	Conditioned	Ex FAU1	1060	8	DHW Sys 1	Existing Unchanged

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

CF1R-PRF-01-E

Calculation Date/Time: 2024-08-19T12:17:11-07:00

Input File Name: 148 Edwards Ave.ribd22x

(Page 2 of 11)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	26.75	0	26.17	0	0.58
Space Cooling	0	10.09	0	9.36	0	0.73
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	30.71	0	30.71	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	67.55	0	66.24	0	1.31
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.42	0	7.42		
Appl. & Cooking	0	27.34	0	27.35		
Plug Loads	0	31.71	0	31.71		
Outdoor Lighting	0	1.8	0	1.8		
TOTAL COMPLIANCE	0	135.82	0	134.52		

Registration Number:

Registration Date/Time:

HERS Provider:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

CF1R-PRF-01-E

Calculation Date/Time: 2024-08-19T12:17:11-07:00

Input File Name: 148 Edwards Ave.ribd22x

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GENERAL INFORMATION				
01	Project Name	148 Edwards Ave		
02	Run Title	Title 24 Analysis		
03	Project Location	148 Edwards Ave		
04	City	Sausalito	05	Standards Version
06	Zip code	94965	07	Software Version
08	Climate Zone	3	09	Front Orientation (deg / Cardinal)
10	Building Type	Single family	11	Number of Dwelling Units
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft ²)	25	15	Number of Stories
16	Existing Cond. Floor Area (ft ²)	1800	17	Fenestration Average U-factor
18	Total Cond. Floor Area (ft ²)	1825	19	Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area
22	Fuel Type	Natural gas	23	No Dwelling Unit:
No				

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

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Input File Name: 148 Edwards Ave.ribd22x

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01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 40-60 2	Window	East Wall 2	Left	90			1	24	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-60	Window	East Wall 2	Left	90			1	25.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-60 2	Window	East Wall 2	Left	90			1	25.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 60-70 2	Window	East Wall 2	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 60-70 3	Window	East Wall 2	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 70-40 4	Window	South Wall	Back	180			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310	Window	West Wall	Right	270			1	16.2 9	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310 2	Window	West Wall	Right	270			1	16.2 9	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310 3	Window	West Wall	Right	270			1	16.2 9	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door 30-70	West Wall	21	0.5	Existing	No
Door 30-76	West Wall	22.5	0.5	New	n/a

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

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Input File Name: 148 Edwards Ave.ribd22x

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OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	2nd Floor Zone	R-30 Roof	0	Front	1060	0	5	0.1	0.85	No	Altered	No	
Roof 2	2nd Floor New Zone	R-30 Roof	0	Front	25	0	5	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Glass Door 30-70	Window	North Wall	Front	0			1	21	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 70-40	Window	North Wall	Front	0			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 70-40 2	Window	East Wall	Left	90			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Glass Door 60-70	Window	East Wall	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 60-70	Window	East Wall	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 70-40 3	Window	North Wall 2	Front	0			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 40-60	Window	East Wall 2	Left	90			1	24	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No

Registration Number:

Registration Date/Time:

HERS Provider:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Input File Name: 148 Edwards Ave.ribd22x

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
2nd Floor New Zone	Conditioned	Ex FAU1	25	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
North Wall	1st Floor Zone	R-15 Wall	0	Front	162	49	90	none	Altered	No
East Wall	1st Floor Zone	R-15 Wall	90	Left	250	112	90	none	Altered	No
North Wall 2	2nd Floor Zone	R-15 Wall	0	Front	202	28	90	none	Altered	No
East Wall 2	2nd Floor Zone	R-15 Wall	90	Left	352	183	90	none	Altered	No
South Wall	2nd Floor Zone	R-15 Wall	180	Back	174	28	90	none	Altered	No
West Wall	2nd Floor Zone	R-15 Wall	270	Right	304	92.37	90	none	Altered	No
South Wall 2	2nd Floor New Zone	R-15 Wall	180	Back	28	0	90	none	New	n/a
West Wall 2	2nd Floor New Zone	R-15 Wall	270	Right	48	0	90	none	New	n/a
Interior Wall	2nd Floor New Zone>>2nd Floor Zone	R-0 Wall	n/a	n/a	34	0	n/a		New	n/a
Interior Wall 2	2nd Floor New Zone>>2nd Floor Zone	R-0 Wall	n/a	n/a	34	0	n/a		New	n/a
Raised Floor	1st Floor Zone	Default Floor Crawlspace	n/a	n/a	322	n/a	n/a		Existing	No
Underground Wall	1st Floor Zone	6 Concrete Wall w/R-13	n/a	n/a	408	n/a	n/a		Altered	No
Interior Floor	2nd Floor Zone	R-19 Floor	n/a	n/a	1060	n/a	n/a		Altered	No
Interior Floor 2	2nd Floor New Zone	R-19 Floor	n/a	n/a	25	n/a	n/a		New	n/a

Registration Number:

Registration Date/Time:

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WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	8tu/Hr	75000	0	80	n/a		Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Ex FAU1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

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Input File Name: 148 Edwards Ave.ribd22x

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
6 Concrete Wall w/R-13	Underground Walls	Concrete / JCF / Brick	None	n/a	13 / None	0.083	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 6 in. Concrete

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	N/A	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1(1)	Existing	No	

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

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Input File Name: 148 Edwards Ave.ribd22x

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SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	1st Floor Zone	418	84.67	none	0	80%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.039	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x6 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-0	None / None	0.218	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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146-148 Edwards Avenue

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EUI ¹	24.07	23.95	0.12	0.5
Net EUI ²	24.07	23.95	0.12	0.5

Notes:
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Ducts with high level of insulation
- Ducts in crawl space

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
148 Edwards Ave	1825	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
1st Floor Zone	Conditioned	Ex FAU1	740	8	DHW Sys 1	Existing Unchanged
2nd Floor Zone	Conditioned	Ex FAU1	1060	8	DHW Sys 1	Existing Unchanged

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	26.75	0	26.17	0	0.58
Space Cooling	0	10.09	0	9.36	0	0.73
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	30.71	0	30.71	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	67.55	0	66.24	0	1.31
Photovoltaics	0		0			
Battery			0			
Flexibility						
Indoor Lighting	0	7.42	0	7.42		
Appl. & Cooking	0	27.34	0	27.35		
Plug Loads	0	31.71	0	31.71		
Outdoor Lighting	0	1.8	0	1.8		
TOTAL COMPLIANCE	0	135.82	0	134.52		

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

Report Generated: 2024-08-19 12:17:34

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

CF1R-PRF-01-E
(Page 1 of 11)

GENERAL INFORMATION

01	Project Name	148 Edwards Ave
02	Run Title	Title 24 Analysis
03	Project Location	148 Edwards Ave
04	City	Sausalito
05	Standards Version	2022
06	Zip code	94965
07	Software Version	EnergyPro 9.2
08	Climate Zone	3
09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family
11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration
13	Number of Bedrooms	3
14	Number of Stories	2
15	Addition Cond. Floor Area (ft ²)	25
16	Existing Cond. Floor Area (ft ²)	1800
17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft ²)	1825
19	Glazing Percentage (%)	24.60%
20	ADU Bedroom Count	n/a
21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas
23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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(Page 6 of 11)

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 40-60 2	Window	East Wall 2	Left	90			1	24	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-60	Window	East Wall 2	Left	90			1	25.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-60 2	Window	East Wall 2	Left	90			1	25.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 60-70 2	Window	East Wall 2	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 60-70 3	Window	East Wall 2	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 70-40 4	Window	South Wall	Back	180			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310	Window	West Wall	Right	270			1	16.2	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310 2	Window	West Wall	Right	270			1	16.2	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 43-310 3	Window	West Wall	Right	270			1	16.2	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door 30-70	West Wall	21	0.5	Existing	No
Door 30-76	West Wall	22.5	0.5	New	n/a

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

Report Generated: 2024-08-19 12:17:34

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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(Page 5 of 11)

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	2nd Floor Zone	R-30 Roof	0	Front	1060	0	5	0.1	0.85	No	Altered	No	
Roof 2	2nd Floor New Zone	R-30 Roof	0	Front	25	0	5	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Glass Door 30-70	Window	North Wall	Front	0			1	21	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 70-40	Window	North Wall	Front	0			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 70-40 2	Window	East Wall	Left	90			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Glass Door 60-70	Window	East Wall	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 60-70	Window	East Wall	Left	90			1	42	0.32	NFRC	0.35	NFRC	Bug Screen	New	NA
Window 70-40 3	Window	North Wall 2	Front	0			1	28	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window 40-60	Window	East Wall 2	Left	90			1	24	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

Report Generated: 2024-08-19 12:17:34

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
2nd Floor New Zone	Conditioned	Ex FAU1	25	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
North Wall	1st Floor Zone	R-15 Wall	0	Front	162	49	90	none	Altered	No
East Wall	1st Floor Zone	R-15 Wall	90	Left	250	112	90	none	Altered	No
North Wall 2	2nd Floor Zone	R-15 Wall	0	Front	202	28	90	none	Altered	No
East Wall 2	2nd Floor Zone	R-15 Wall	90	Left	352	183	90	none	Altered	No
South Wall	2nd Floor Zone	R-15 Wall	180	Back	174	28	90	none	Altered	No
West Wall	2nd Floor Zone	R-15 Wall	270	Right	304	92.37	90	none	Altered	No
South Wall 2	2nd Floor New Zone	R-15 Wall	180	Back	28	0	90	none	New	n/a
West Wall 2	2nd Floor New Zone	R-15 Wall	270	Right	48	0	90	none	New	n/a
Interior Wall	2nd Floor New Zone>2nd Floor Zone	R-0 Wall	n/a	n/a	34	0	n/a		New	n/a
Interior Wall 2	2nd Floor New Zone>2nd Floor Zone	R-0 Wall	n/a	n/a	34	0	n/a		New	n/a
Raised Floor	1st Floor Zone	Default Floor Crawlspace	n/a	n/a	322	n/a	n/a		Existing	No
Underground Wall	1st Floor Zone	6 Concrete Wall w/R-13	n/a	n/a	408	n/a	n/a		Altered	No
Interior Floor	2nd Floor Zone	R-19 Floor	n/a	n/a	1060	n/a	n/a		Altered	No
Interior Floor 2	2nd Floor New Zone	R-19 Floor	n/a	n/a	25	n/a	n/a		New	n/a

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/Hr	75000	0	80	n/a		Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
Ex FAU1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

Registration Number:

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
6 Concrete Wall w/R-13	Underground Walls	Concrete / ICF / Brick	None	n/a	13 / None	0.083	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 6 in. Concrete

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	Existing	No	

Registration Number:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
Calculation Description: Title 24 Analysis

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SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	1st Floor Zone	418	84.67	none	0	80%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.039	Roofing: Light Roof (Metal Tile) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x6 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-0	None / None	0.218	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x8

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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146-148 Edwards Aven

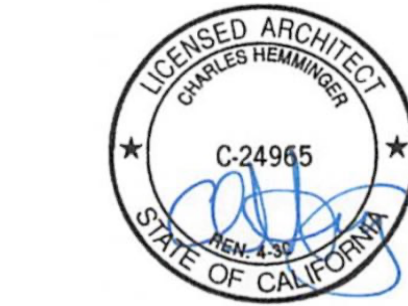
Sausalito, CA

EnergySoft
Hayley Monahan
415.901.0068
1025 8th St. Suite A
Novato, CA. 94945
email: hayley@energysoft.com

TITLE-24 ENERGY CONSULTANT

hemmingerarchitects
hemmingerarchitects.com
p 415.378.7046
e charles@hemmingerarchitects.com

ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered, but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

- California Building code 2022 Edition**
Marin County Code 2022 Edition
California Fire Code 2022 Edition
California Plumbing Code 2022 Edition
California Electrical Code 2022 Edition
California Mechanical Code 2022 Edition

Verify all existing conditions (utility locations) and dimensions at the project site. Notify the Architect and or Engineer of any discrepancies before beginning construction

- B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.**

- C. At all times the Contractor shall be solely and completely responsible for all conditions at the job site, including safety of persons and property, and all necessary independent engineer review of these conditions. The Architect/Engineer site inspection are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures or traffic control measures.

- D. Unless otherwise shown or noted, all typical details shall be used where applicable.**

- E. All details shall be construed typical at similar conditions.**

- F. All drawing conflicts shall be brought to the attention of the Engineer/architect for clarification before work proceeds.**

- G. The contractor shall supply all labor, materials, equipment and services, including water & power, necessary for the proper execution of the work shown on the drawings. All materials shall be new and workmanship shall be good quality. All workmen and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the Building codes, local building departments, on these plans shall be done by an independent inspection company.

- H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. All surfaces shall align.**

- I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing any proposals with the owner. The General Contractor shall be responsible to inform the owners architect/engineer of potential existing conditions that need to be addressed and /or modified in order to complete the work as here-in described in these drawings.**

- J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, & blocking. The General Contractor shall make specific note of such items that cannot be known prior to the commencement of construction.

1. All construction shall conform to 2022 California Building Code requirements.
2. Design and placement of concrete shall be in accordance with the American Concrete Institute AC 318 F_c = 3000 psi in 28 days. All corners to be exposed shall be chamfered 3/4".
3. All conditions and dimensions to be verified in the field by the contractor prior to commencement of work.
4. Contractor shall provide all necessary shoring/protection during construction.
5. Construction inspection shall be carried out by a Registered Engineer & City Building Inspector.
6. Footings shall be poured against undisturbed soil. Min. depth 18" inches. Design soil bearing pressure 1500 psi.
7. Footings shall be poured against undisturbed soil. Min. depth 18" inches. Design soil bearing pressure 1500 psi.
8. Reinforcement shall be ASTM A-615 grade 60 min splice 36 D.
9. All Structural steel shall be ASTM A-36. Fabrication shall conform to AISC specifications. Welding shall conform to AWS specifications.
10. All connections shall meet minimum requirements of the Building codes unless a stronger connection is specified. All exposed hardware to be galvanized.
11. Details not specifically indicated shall be similar to those shown.
12. Plywood shall be C-D INT APA w/ exterior glue (CDX) Edge nailing 10d @ 4" o.c., field @8" o.c.
13. Framing lumber shall be DF grades: posts, beams, stringers,; dense #1 joists and rafters. #1, stud wall framing; #2 Other species may be used with Fb=1350 psi, E 1.6 psi, E = 1.6 ksi. No check or split longer than the width of narrow face of beam allowed. Seal all ends of lumber.

S-0 STRUCTURAL NOTES, STRUCTURAL SCOPE DESCRIPTION,
SCHEDULES SITE PLAN,STRUCTURAL DRWG. INDEX, . . .

- S-1** EXISTING/PROPOSED FOUNDATION PLAN @ CRAWLSPACE

- ## S-2 EXISTING/PROPOSED FLOOR FRAMING OVER LOWER FLOOR

- ## S-2 EXISTING/PROPOSED ROOF FRAMING OVER UPPER FLOOR PLAN

- ### S-3 BUILDING SECTION

2022 California Codes

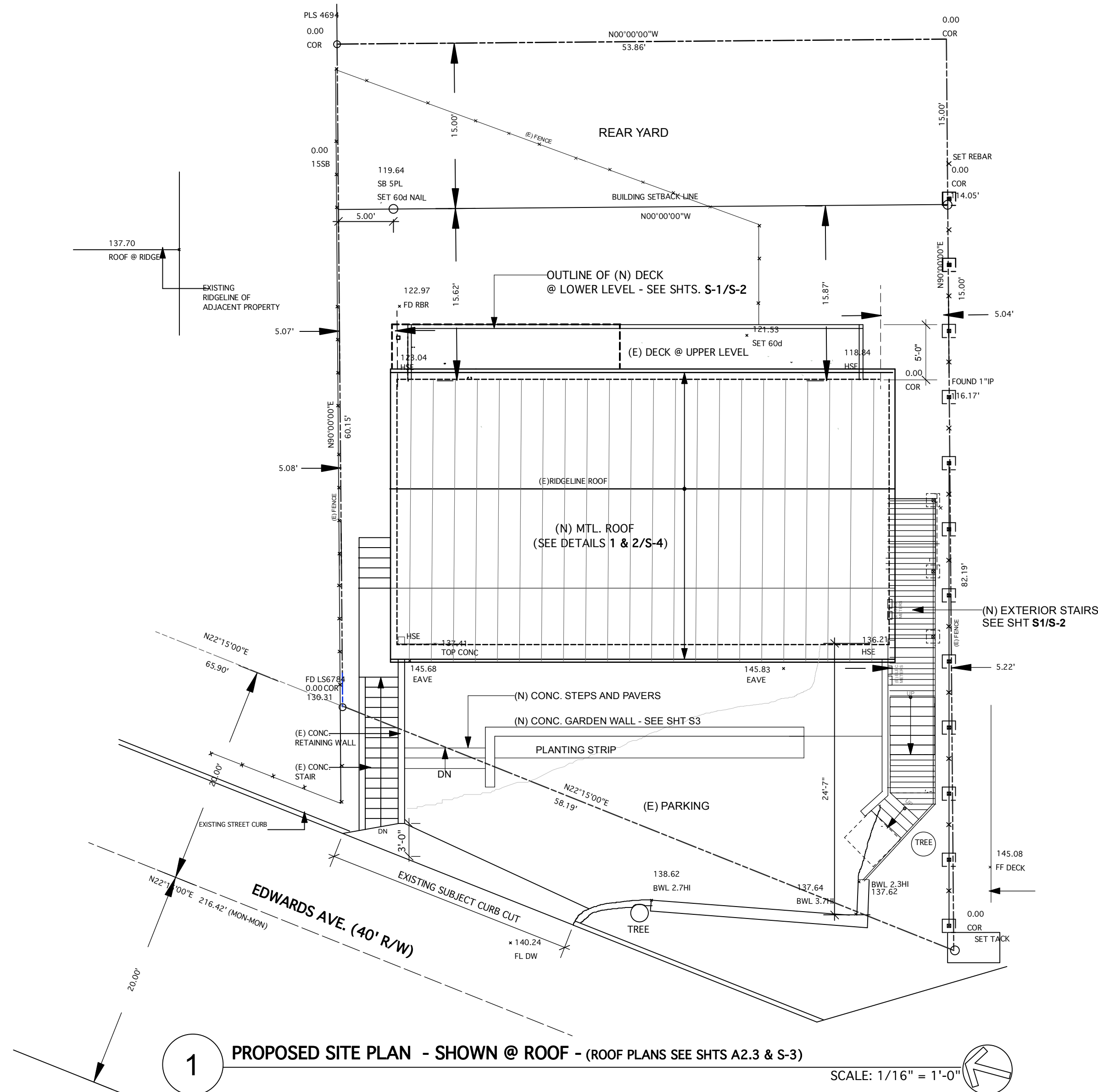
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 Green Building Code
- 2012 California Energy Code -
Effective January 1, 2023.

- + City of Sausalito Municiple Codes

NOTE: The Contractor shall be responsible for construction in conformance with the approved plans, specifications, and all code requirements under which the plans and specifications were approved.”

SW-# →	SHEAR WALL SCHEDULE
SW-1	15/32" CDX PLYWD. STRUC-2 W/ 10d @ 4" O.C. EDGE NAILING/ FIELD NAILING @ 8" O.C. (USE 5/8 DIAMETER A.B. @ 32" O.C. WHERE SHEAR WALL LOCATED @ EXISTING CONCRETE FOUNDATION SEE DETAIL 1 AND 2/S2)
SW-2	15/32" CDX PLYWD. STRUC-1 W/ 10d @ 2 1/2" O.C. EDGE NAILING/ FIELD NAILING @ 8" O.C. (USE 5/8 DIAMETER A.B. @ 16" O.C. WHERE SHEAR WALL LOCATED @ EXISTING CONCRETE FOUNDATION SEE DETAIL 1 AND 3/S2)

LATITUDE = 37.8
 LONGITUDE = 122.48
 SDS = 1.24
 SD1 = 1.21
 $CS = \frac{SDS}{R/I} = \frac{1.24}{6.5/1} = 0.19$
 PALLO SOIL = 1500 PSF





SCALE	1/4" = 1'-0"	DATE	
DRAWN BY		CHECKED BY	
JOB NO.		APPROVED	
FILE NAME			

REFERENCE NORTH

SHEET NO.

S-1



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



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



NO.	ISSUE	DATE
	PERMIT SUBMITTAL	9.1.2

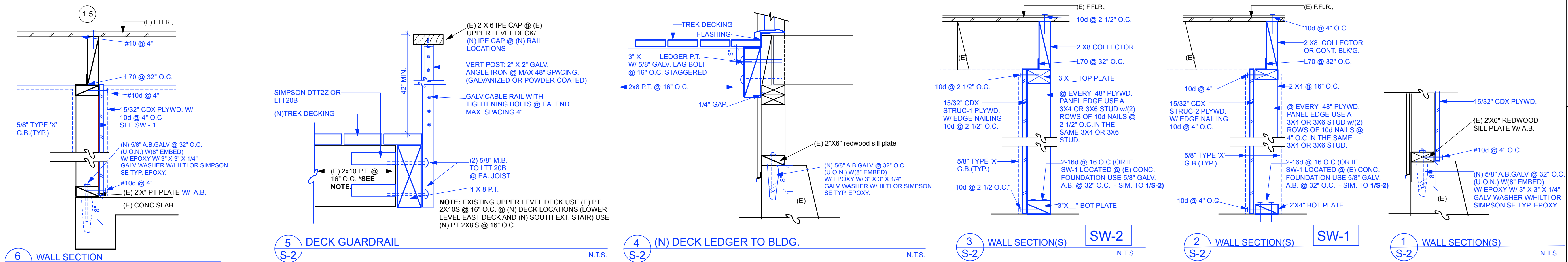
SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
FLOOR FRAMING OVER LOWER PLAN

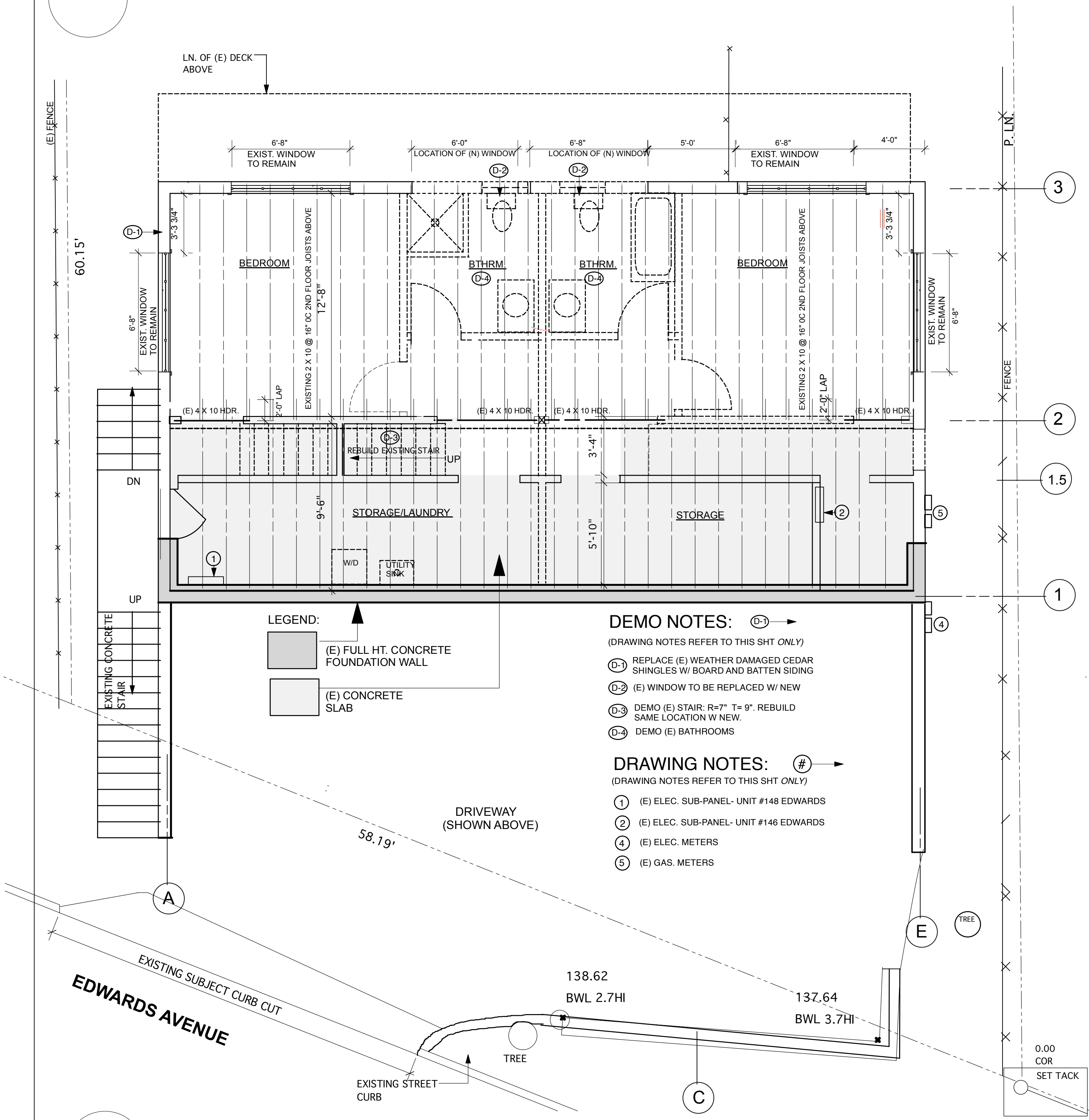
REFERENCE NORTH

SHEET NO.

S-2

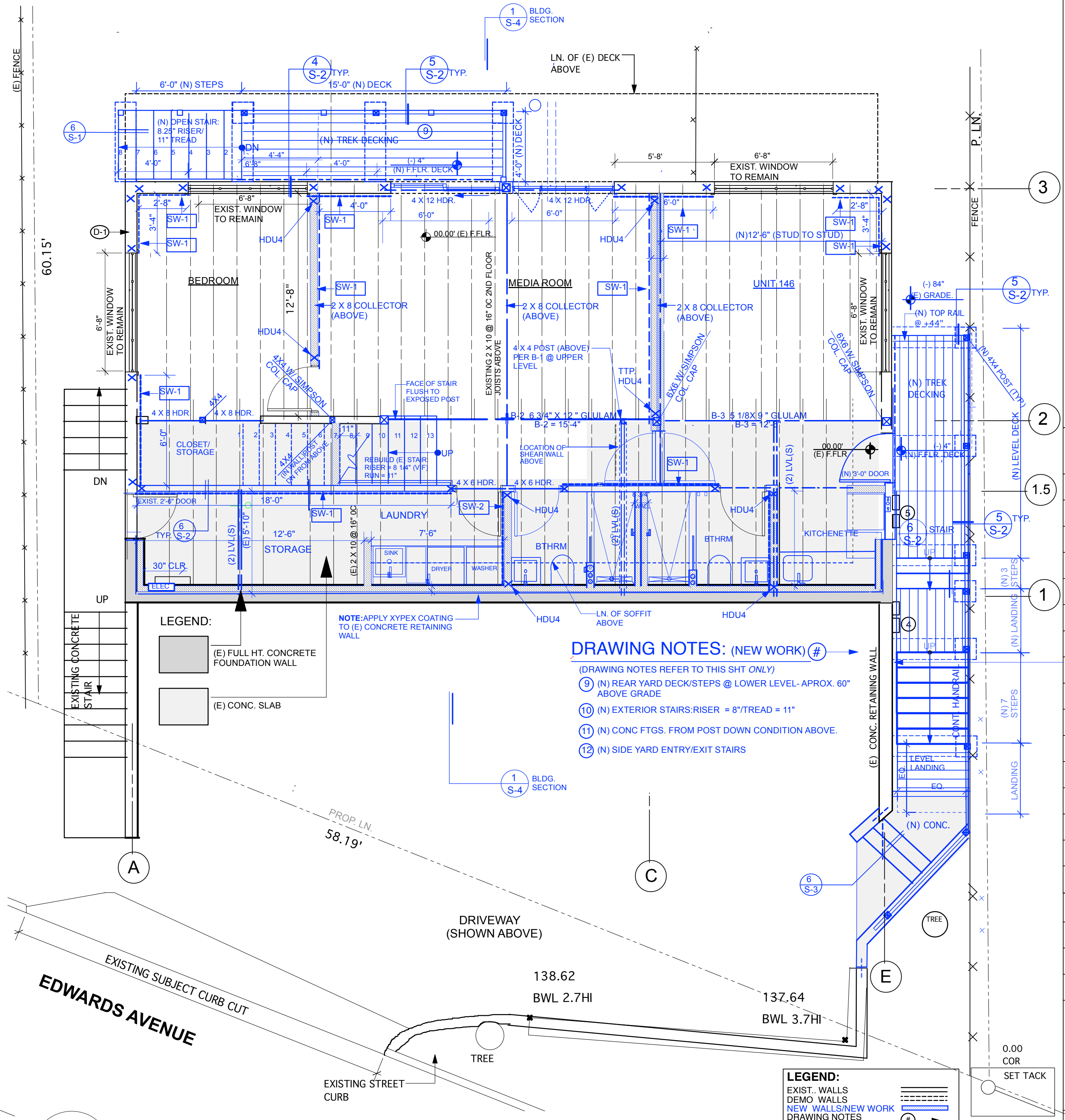


STRUCTURAL - DETAILS



STRUCTURAL - EXISTING FLOOR FRAMING OVER LOWER PLAN

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



STRUCTURAL - PROPOSED FLOOR FRAMING OVER LOWER PLAN

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

LEGEND:
EXIST. WALLS
DEMO WALLS
NEW WALLS/NEW WORK
DRAWING NOTES
PROPERTY LINE
FENCE
PLYWD. SHEAR - SEE SHEAR PLYWD SCHEDULE SHT S0
HOLD-DOWNS (TYP)

Sausalito, CA

Civil Engineer :
Tim O'Sullivan
415.250.0190
email: timosullivanengineer@yahoo.com

ENGINEER

hemmingarchitects
hemmingarchitects.com
p 415.378.7046
e charles@hemmingarchitects.com

ARCHITECT



NO.	ISSUE	DATE
1	PERMIT SUBMITTAL	9.1.24

NO.	ISSUE	DATE
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SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

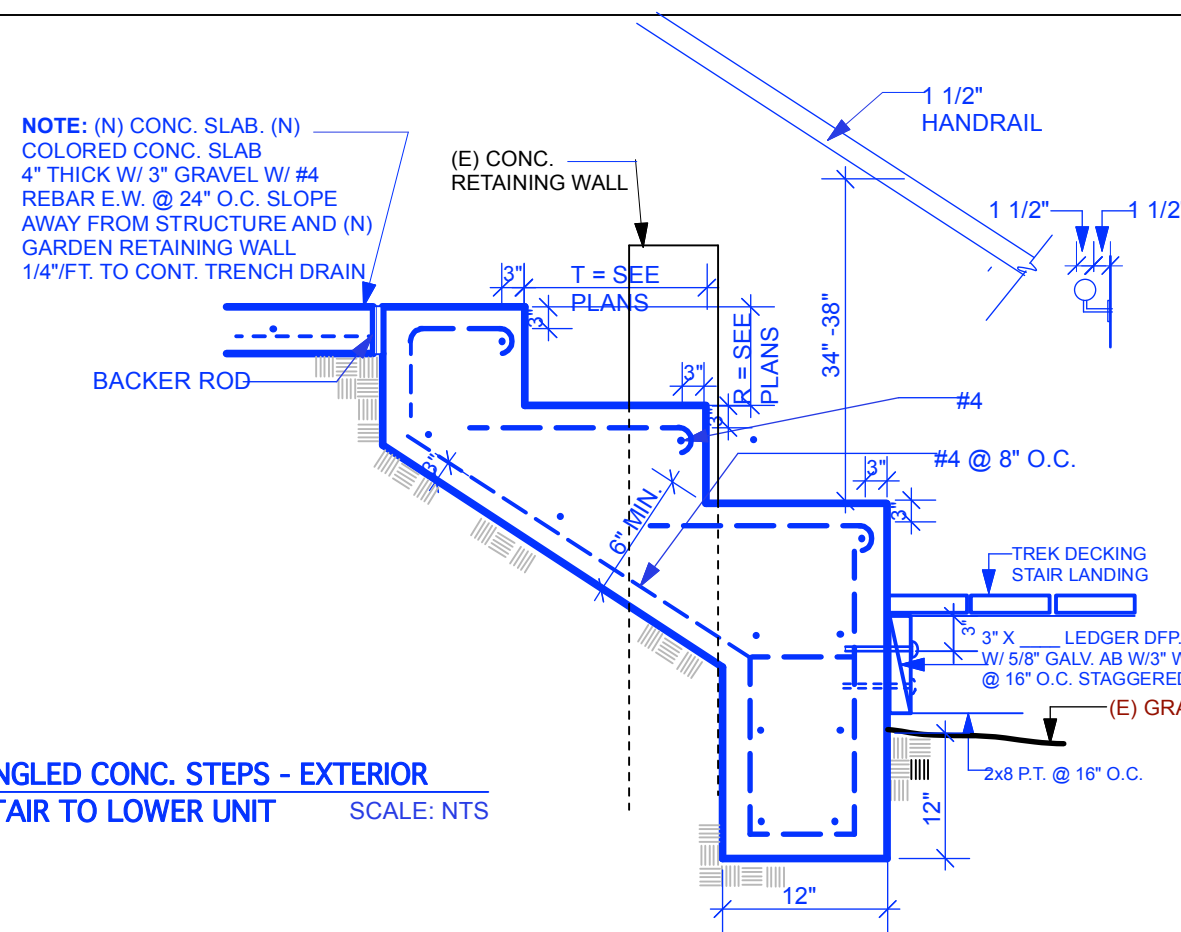
DESCRIPTION
ROOF FRAMING OVER UPPER LEVEL

REFERENCE NORTH

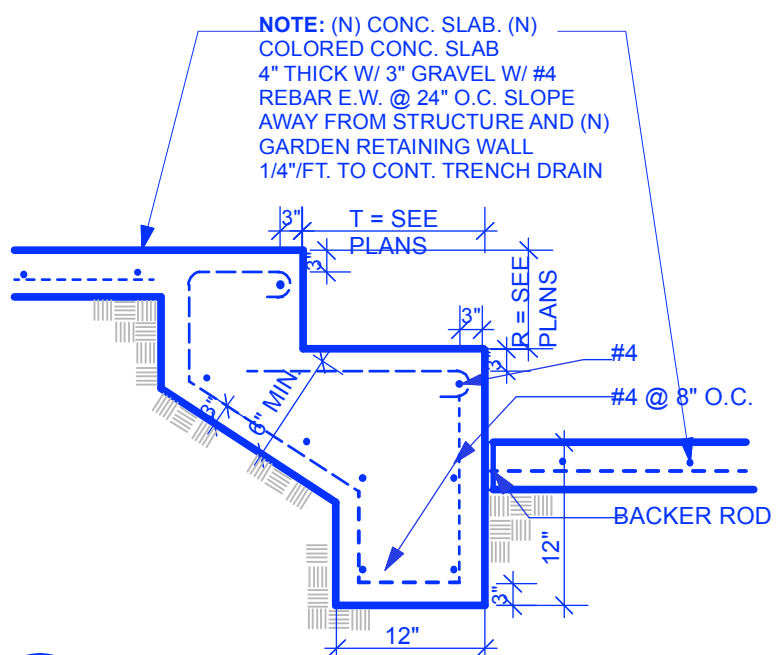
SHEET NO.
S-3

DETAILS

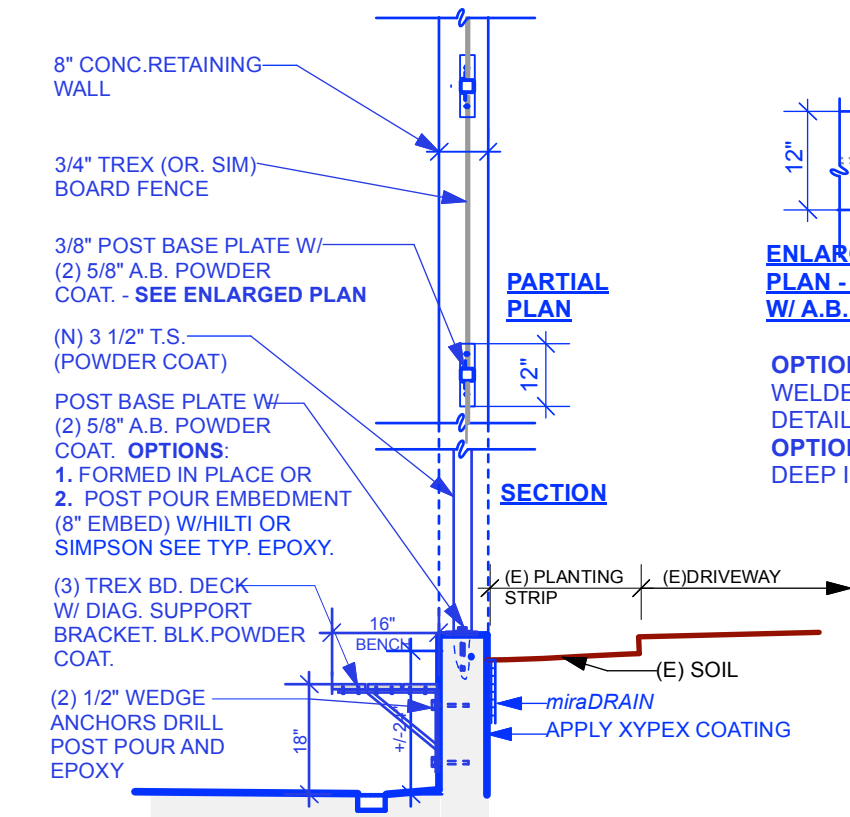
6 ANGLED CONC. STEPS - EXTERIOR
STAIR TO LOWER UNIT
SCALE: NTS



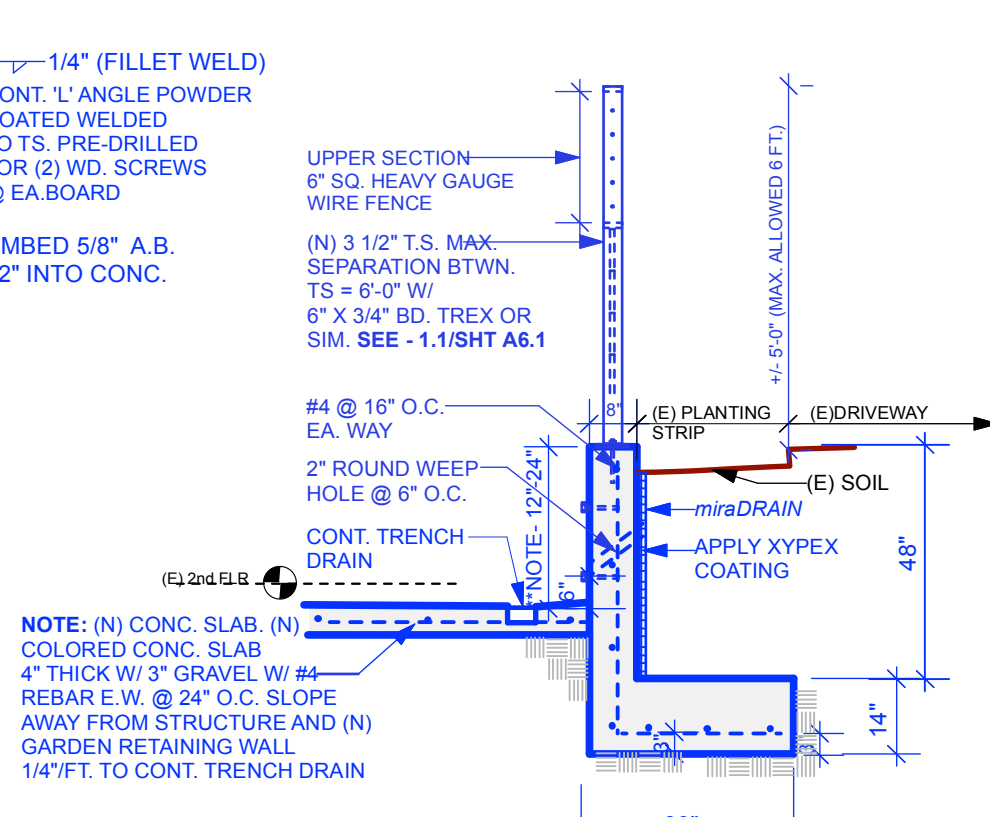
5 CONC. STEPS - ENTRY
SCALE: NTS



4 FENCE AND BENCH @ RETAINING WALL
SCALE: NTS



2 GARDEN RETAINING WALL
SCALE: NTS



LIVING ROOM DINING ROOM BEDROOM

KITCHEN

BATHROOM

CLOSET

SEE SHT A2.1 (SHOWS PROPOSED
KITCHEN/BATHROOM REMODEL AS APPROVED
UNDER B2022-0560 CURRENTLY UNDER CONSTRUCTION)

APPROVED PERMIT SCOPE OF WORK B2022-0560
CURRENTLY UNDER CONSTRUCTION:
REMODEL OF (E) KITCHEN, NEW BATHROOM, CLOSET

DEMO NOTES: (D)
(DRAWING NOTES REFER TO THIS SHT ONLY)

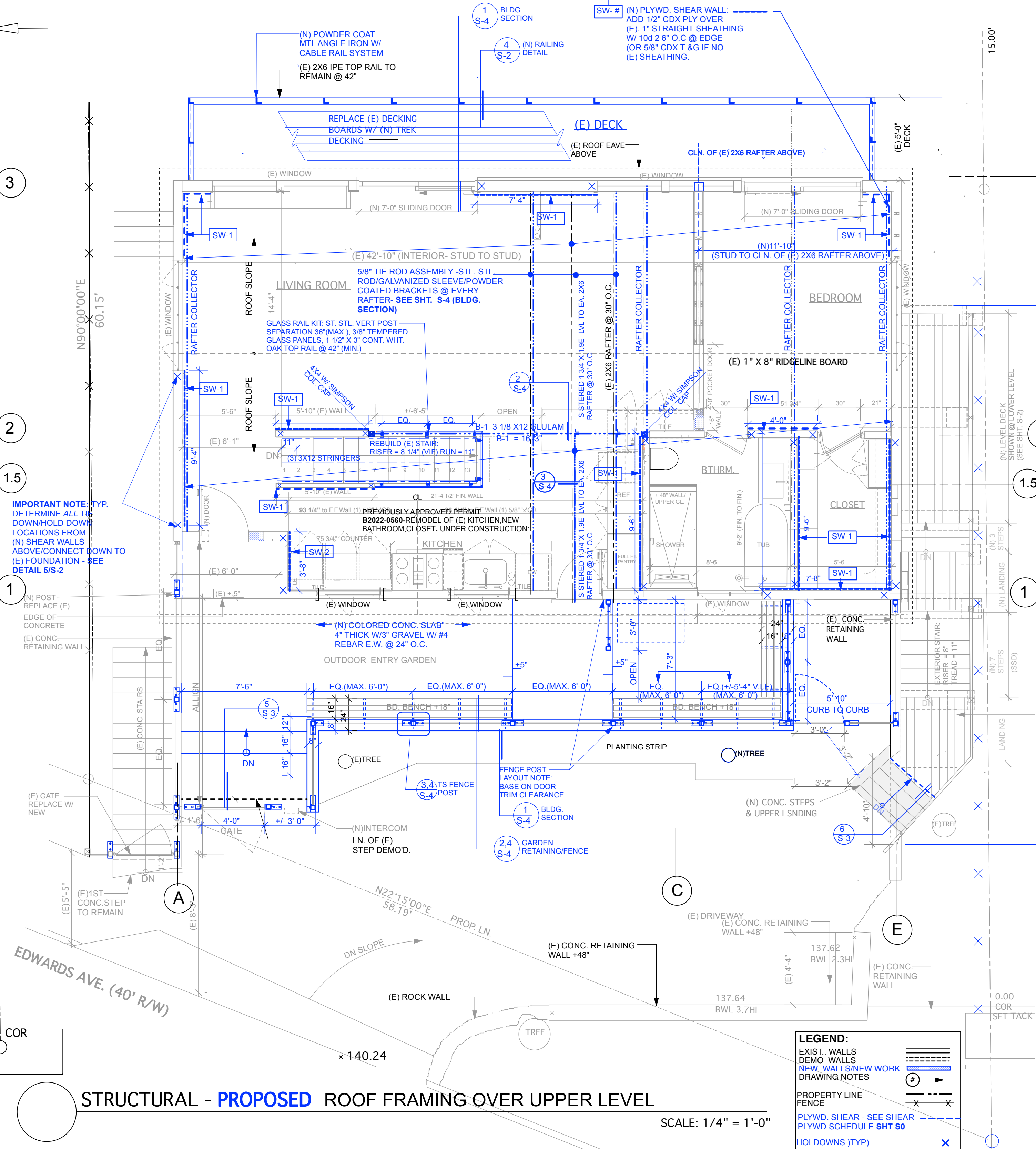
- (D-1) REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- (D-2) (E) WINDOW TO BE REPLACED W/ NEW
- (D-3) DEMO (E) STAIR: R=7" T=9". REBUILD SAME LOCATION W/ NEW.

STRUCTURAL - EXISTING ROOF FRAMING OVER UPPER LEVEL

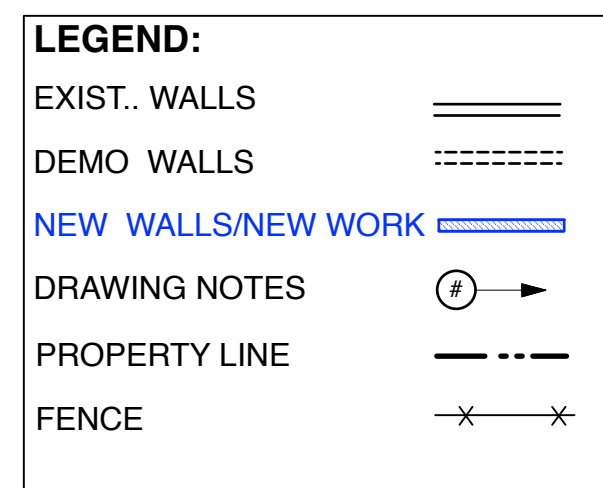
SCALE: 1/4" = 1'-0"

STRUCTURAL - PROPOSED ROOF FRAMING OVER UPPER LEVEL

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



LEGEND:
EXIST. WALLS
DEMO WALLS
NEW WALLS/NEW WORK
DRAWING NOTES
PROPERTY LINE
FENCE
PLYWD. SHEAR - SEE SHEAR
PLYWD SCHEDULE SHT S0
HOLD-DOWNS (JTY)



SCALE: 1/2" = 1'-0"