

General Note

(See Also Structural General Notes)

1. All work shall be built in accordance with all applicable building codes, safety ordinances and accessibility requirements in effect at the place of construction.
2. Contractor shall verify all existing conditions and dimensions and notify Architect of any discrepancies.
3. 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.
4. Contractor to provide temporary bracing and support as required to maintain the integrity and safety of the existing structure.
5. 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.
6. Contractor shall provide temporary protection from weather, including rain, to existing and new construction.
7. Contractor to provide general sweeping and periodic disposal service for the legal removal of waste and/or debris 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.
8. 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.
9. 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 adequate batt insulation in all walls & at all ceilings.
10. Install all materials per manufacturers' written specifications.
11. 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.

1. The proposed construction is in compliance with Applicable Federal, State and Local Codes.
2. The proposed construction is in compliance with Handicapped Access Requirements of Title 24 California Code of Regulation.
3. The proposed construction is in compliance with Energy Conservation Standards per Title 24 California Code of Regulation.
4. The proposed construction shown on this document does not infringe on the Life Safety for this Building 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. Backing
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 2022 California Residential Code (CRC), 2022 California Building Code (CBC), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Fire Code (CFC), 2022 California Plumbing Code (CPC), 2022 California Energy Code (CEnC), 2022 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 first 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 R306.1
- 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.
- 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-watt, 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. CEnC 150.0(k)5
- All permanently installed high efficacy luminaires must be switched separately from low efficacy luminaires. CEnC 150.0(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 CEnC 150.0(c).

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 406.9
- Faucets for lavatories shall have a maximum flow rate of 1.2 gallons per minute, measured at 60 psi. CPC 402.1.1; CALGreen 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.
- Bathtubs 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.

1:10DD/Building/Handouts/Bathroom Remodel

Code requirements for Kitchen Remodels

Building Code Requirements:

- Construction and design shall conform to the 2022 California Residential Code (CRC), 2022 California Building Code (CBC), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Fire Code (CFC), 2022 California Plumbing Code (CPC), 2022 California Energy Code (CEnC), 2022 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 peninsula 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. CEnC 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. CEnC 150.0(k)3A

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

1:10DD/Building/Handouts/Kitchen Remodel

Index of Drawings

ARCHITECTURAL DRAWINGS

A.0 TITLE SHEET General Project Information/Site Plan

A.0(a) REVIEW/APPROVAL LETTERS - SMDF Southern Marin Fire District Conditions of Approval for B2024-01105 for 146-148 Edwards Ave. Sausalito, CA,

A.0(b) REVIEW/APPROVAL LETTERS - BAAQMD - Issued J#, Marin Water Dept. Meter Upgrade, Sausalito Community Development Approval Letter.

A.0(c) EXISTING HOUSE PHOTOS

A.0(d) Boundary Survey for 146-148 Edwards Ave. - Canunay Land Surveyors

A.0(e) DRAINAGE SITE PLAN- (AND UNDER CONSTRUCTION EROSION CONTROL PLAN)

A.0.1 EXISTING FOUNDATION/CRAWLSPACE PLAN

A.0.1 PROPOSED FOUNDATION/CRAWLSPACE PLAN

A.1.0 EXISTING/DEMO 1ST FLOOR PLAN

A.1.1 PROPOSED 1ST FLOOR PLAN

A.2.0 EXISTING/DEMO 2ND FLOOR PLAN

A.2.1 PROPOSED 2ND FLOOR PLAN

A.3.0 EXISTING ROOF

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A.4.2 INTERIOR ELEVATION/BUILDING SECTION -1

A.6.0 SOUTH ELEVATION - EXISTING/PROPOSED

A.6.1 WEST ELEVATION - EXISTING/PROPOSED

A.6.2 NORTH ELEVATION - EXISTING/PROPOSED

A.6.3 EAST ELEVATION - EXISTING/PROPOSED

A.9.1 WALL TYPES

E1.1 PROPOSED 1ST FLOOR LIGHTING/ELECTRICAL

E2.1 PROPOSED 2ND FLOOR LIGHTING/ELECTRICAL

E3.1 LIGHTING SPECIFICATIONS/SCHEDULES

E3.2 LIGHTING SPECIFICATIONS/SCHEDULES

G1 - GREEN BUILDING FORM RESIDENTIAL (SHT. 1 OF 2)

G2 - GREEN BUILDING FORM RESIDENTIAL (SHT. 2 OF 2)

T24-1 TITLE-24 PG.1. OF 2 - 148 EDWARDS

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STRUCTURAL DRAWINGS

S-0 STRUCTURAL TITLE SHEET - NOTES, SCHEDULES, SITE PLAN SPECIAL INSPECTION FORM

S-1 STRUCTURAL FOUNDATION/CRAWLSPACE PLAN - DETAILS

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

S-3 STRUCTURAL 2ND FLOOR/UPPER LEVEL FRAMING PLAN - DETAILS

S-4 STRUCTURAL BUILDING SECTION - DETAILS

SPRINKLER DRAWINGS (Donald Dammen PE)

FP-1 2ND FLR. /NOTES.BLDG. SECTIONS

FP-2 1ST FLR. /DETAILS

FP-3 1BASEMENT/CRWLSPACE /DETAILS

FP-4 CUT SHEETS/ SPECIFICATIONS/ SOUTHERN MARIN FIRE CONDITIONS OF APPROVAL B-2024-1106

Applicable Codes:

2022 California Building Codes:
2022 California Building Code (CBC),
2022 California Residential Code (CRC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)
2022 California Electrical Code (CEC)
2022 California Energy Code (CEnC),
2022 California Green Building Standards Code (CALGreen),
2022 California Fire Code (CFC)

City of Sausalito Municipal Codes

NOTE: The Property (146-148 Edwards Ave., Sausalito, Ca) is located within the WUI - Wildland Urban Interface.

WUI requirements apply throughout the city. CBC 701A.1. Scope is amended to read as follows: This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of all new buildings, substantial remodels, additions, remodels, alterations, and repairs within the city limits. Please provide a statement on the plans that the new exterior construction shall comply with WUI requirements. [SMC 8.08.050].

Issued J#: ASB141656 Issued by BAAQMD on 4.10.25. See Sht A0(1.a) - BAAQMD
*Acknowledgement of Notification & Payment of Fees

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 14 (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: R3U
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)
Existing: Automatic Sprinkler System: the Building is not Sprinklered.
Proposed Automatic Sprinkler System: the Building will be Fully Sprinklered. under this permits' scope of work.
NOTE: The Property (146-148 Edwards Ave., Sausalito, Ca) is located within the WUI - Wildland Urban Interface.

Deferred Submittals:
Fire Sprinkler Plans

Previously Issued/Open Permit:

PERMIT: B2022-0560 - WORK UNDER CONSTRUCTION
UPPER LEVEL: REMODEL (E) KITCHEN, NEW BATHROOM AND CLOSET.

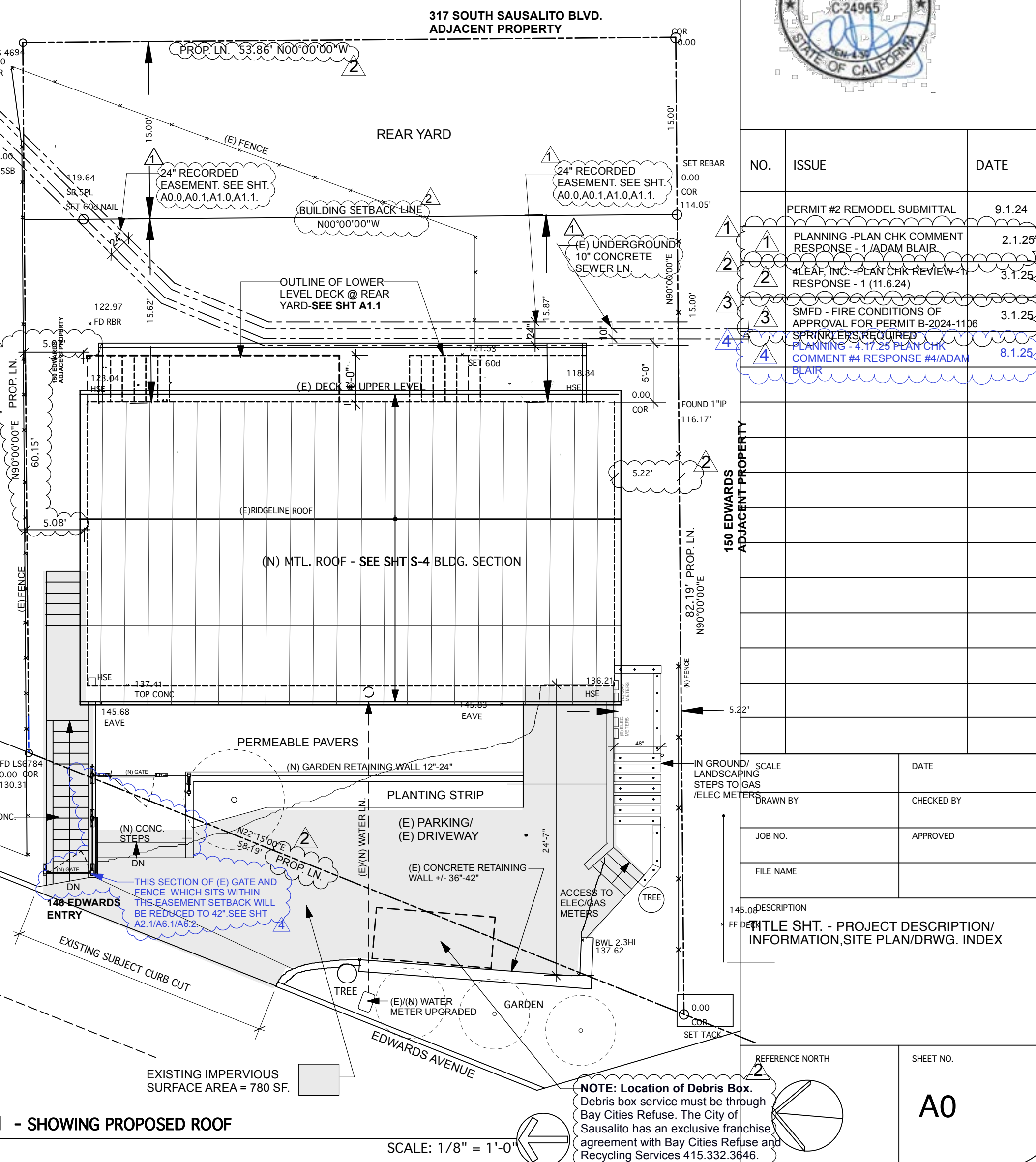
Project Directory:

Architect:
hemmingerarchitects
Attn: Charles Hemminger
Arch. lic. C-24965
Tel: 415. 378.7046
email: charles@hemmingerarchitects.com

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

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

Plumbing/Sprinkler Contractor
O'Connor Plumbing and Sprinkler
Attn Dave: 415.314.8391
email: anselmo@oconnorplumbingandfire.com
Sprinkler Engineer :
Donald Dammen PE, LLC.
20 Saddlebrook Court Novato, CA 94947
415-265-4524
email: dddammen@comcast.net



146-148 Edwards Avenue

Sausalito, CA

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

ARCHITECT



NO.	ISSUE	DATE
1	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	PLANNING - PLAN CHK COMMENT RESPONSE - 1 ADAM BLAIR	2.1.25
3	4-LEAF, INC. - PLAN CHK REVIEW RESPONSE - 1 (11.6.24)	3.1.25
4	SAFED - FIRE CONDITIONS OF APPROVAL FOR PERMIT B-2024-1106	3.1.25
5	SPRINKLER REQUIRED FOR EXISTING BUILDING	8.1.25
6	COMMENT #4 RESPONSE #4/ADAM BLAIR	
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A0

WATER SERVICE REQUIREMENT SUMMARY SHEET

Project APN: 065-293-16

Project Address: 146 & 148 Edwards Av., SO SV-22276

Scope of Work: Upgrade to 1" meter for fire protection. Remodel SFD and conversion of existing space into 325 square-foot attached ADU.

ENGINEERING (415-945-1530)

For all projects:

- Complete a Water Service Application
- Provide a copy of the building permit

Additional forms required:

- ☐ Letter from fire sprinkler contractor confirming flow demand or meter size required
- ☐ Documentation from public works department on road moratorium status
- ☐ Fireline/hydrant installation agreement (cost estimate to be provided in advance)
- ☒ **Fees due:** (check payable to MMWD, fees subject to change and based on current Schedule of Rates, Fees and Charges.)

- ☒ Installation: \$2,690
- ☐ Connection: \$0
- ☐ Surface Restoration Deposit: \$0

TOTAL FEES DUE: \$2,690.00

☐ **OTHER: SURFACE RESTORATION DEPOSIT:** As a result of the adoption of the Uniform Construction Standards by the City and County of Marin, installation or upgrade to deposit amount you'll need, whether or not your road deposit amount will be responsible to pay for paving/construction in lieu, indicating the applicant

CHARLES G HEMMINGER
DBA HEMMINGER ARCHITECTS
148 EDWARDS AVE
SUNMILITIO, CA 94965-2536

7745

11/28/21

Pay to the

Order of Marin Water

Date

4.4.25

Two thousand six hundred and ninety dollars

\$2690.00

Dollars

BANK OF AMERICA

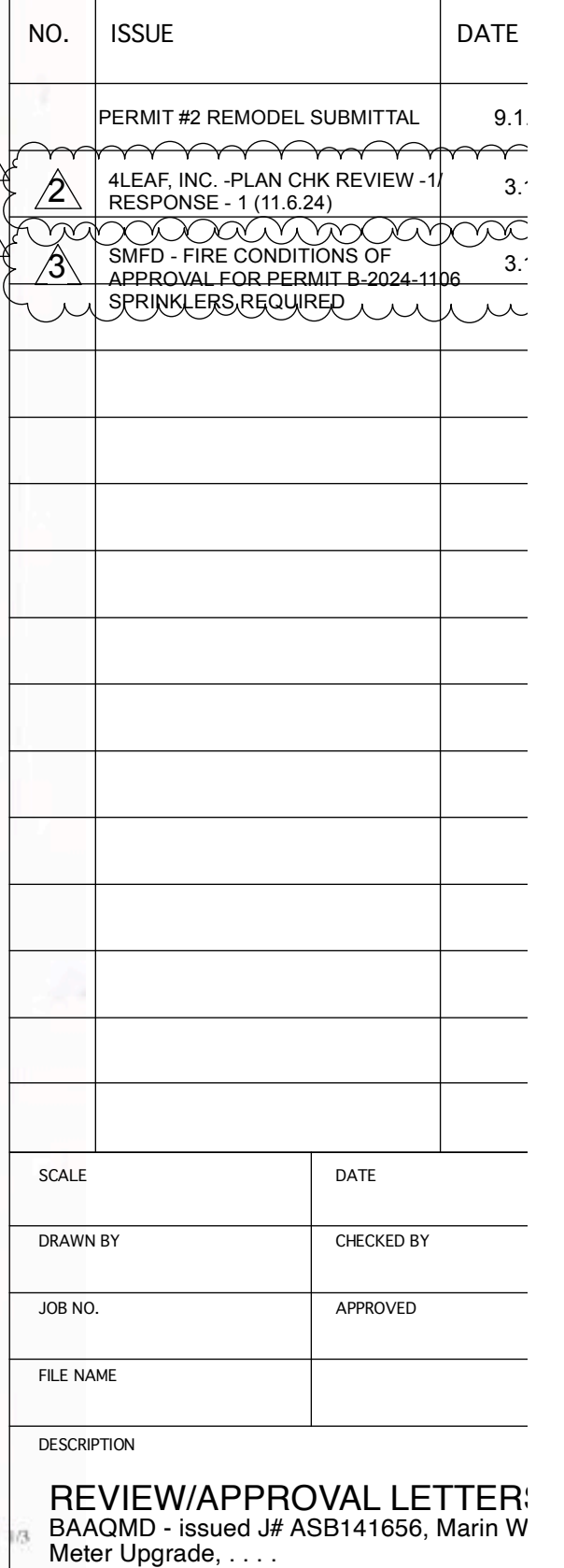
ACH DEPOSIT SLIP
APN 065-293-16
UPGRADE 146 & 148 EDWARDS
FIRE WATER METER

For

⑆000356⑆ 00026401321⑆7745

MarinWater.org

hemmingerarchitects
hemmingerarchitects.com
p 415 378.7046
e charles@hemmingerarchitects.com



BACKFLOW (415-945-1488)

☐ No requirements

☐ Backflow preventer to be installed at meter
•Please contact the Cross-Connection Control and Reclamation Group at 415-945-1488 for details.

☐ Backflow preventer to be installed at hazard
•Please contact the Cross-Connection Control and Reclamation Group at 415-945-1488 for details.

☐ Double check detector backflow preventer at the fireline point of connection

☒ Site inspection required to determine need for cross-connection control/backflow prevention
•Please contact the Cross-Connection Control and Reclamation Group at 415-945-1488 for details.

WATER CONSERVATION DEPARTMENT (415-945-1520)

☒ No requirements

☐ Landscape Plan Review
•Please contact the Water Conservation Department at 415-945-1497 for details.

☐ Site inspection required to ensure the site meets all district efficiency standards
•Please (1) see the attached checklist and (2) contact the Water Conservation Department at 415-945-1523 to schedule a site inspection.

☐ Efficiency inspection of existing Single Family Residence complete for ADU fee waiver

Owner/Representative: Charles Flemming
(print name)

Owner/Representative: C. Fleming Date: 4.4.25
(signature)

 **MARIN WATER** 220 Northern Avenue, Corte Madera, CA 94925 415-945-1495 MarinWater.org

4/1/25, 10:45 AM

BAQMCD - Asbestos Job Summary Form

1560ed JH

146-148 EDWARDS

#728114

BACK TO CUSTOMER PORTAL

ASBESTOS JOB NOTIFICATION SUMMARY

Asbestos Application #: ASB141656

Date Submitted: Apr 10, 2025

Job Request Status:

Approved

Your Job Notification has been approved. Your Job Number is provided in the Acknowledgement Letter. If you need to revise your Job Details, please click the edit buttons and make the necessary changes. If you have any questions, please contact an Air Quality Technician

Acknowledgement Letter

#ASB141656

DOWNLOAD

Contact Us at:

asbestosjobs@baqmcd.gov or (415) 749-4762 if you have questions.

JOB REQUEST FEES

Invoice Number	T186648
Job Request Fees	\$90.00
Total Job Request Fees	\$90.00
Balance Due	\$0.00
* 3rd Party Service Fees	\$0.00
Total Due	\$0.00

PaymentUS is the District's credit card and eCheck processor. Service fees are not collected by the District. To resolve issues with service fees, contact PaymentUS directly at <https://www.baqmcd.gov/mps/dp-paymentus-contact>

WITHDRAW JOB REQUEST

VIEW INVOICE →

CONTRACTOR INFORMATION

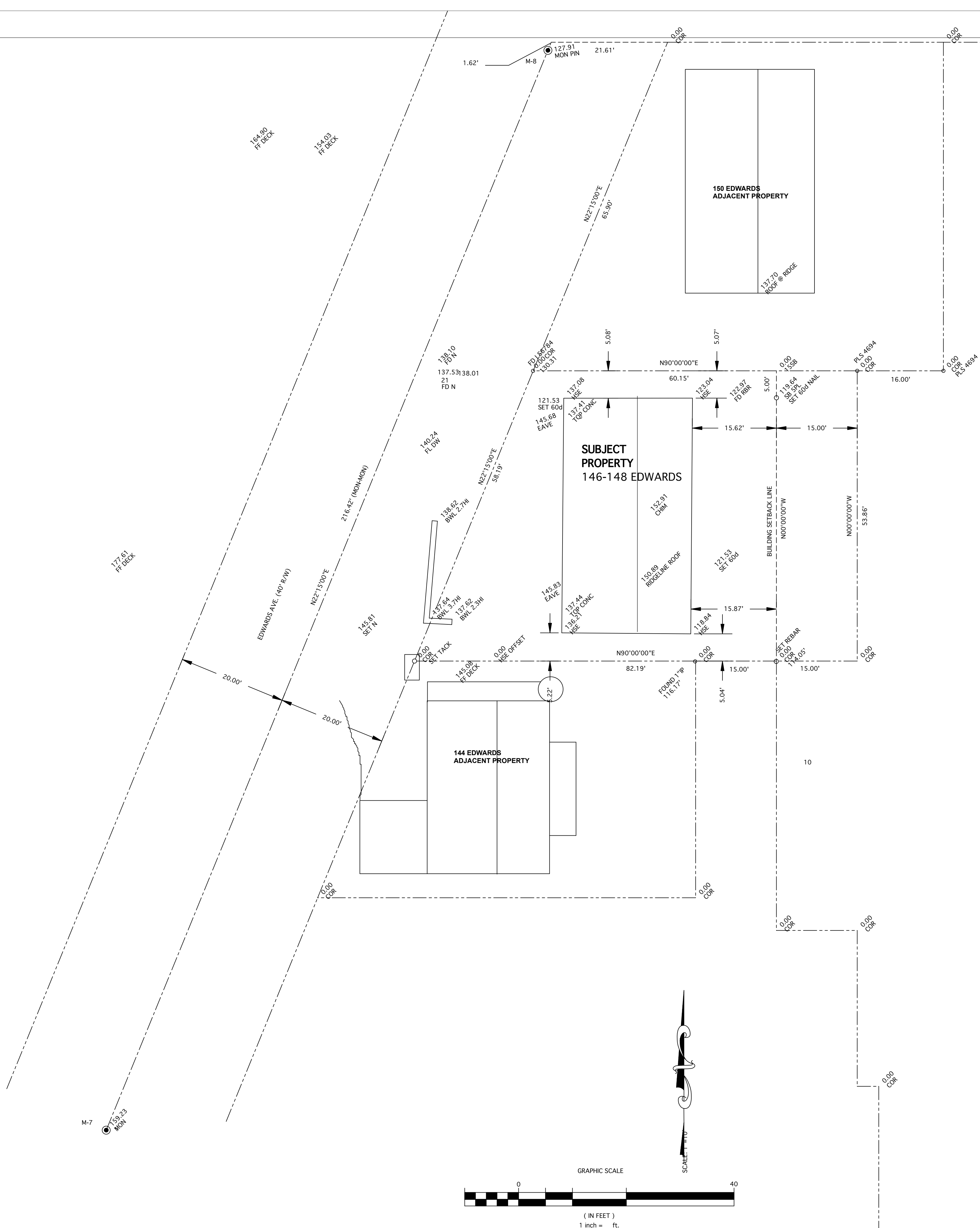
Contractor Company (or Individual)

charles hemminger

Contractor's License Number:

Business Type: Individual

<https://myaironline.houmad.gov/account/asbestos/summary/728114>



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF CHARLES HEMMINGER ON AUGUST 23, 2007.

Paul Canumay
PAUL CANUMAY, PLS 3272

9.25.07
DATE



BASIS OF BEARINGS

BEARINGS ARE BASED ON RECORD OF SURVEY OF LANDS OF KERL (2004 M 194). MONUMENT LINE IN EDWARDS AVE. BETWEEN M-7 & M-8 TAKEN AS N 22°26'00" E.

BENCHMARK

CITY OF SAUSALITO DATUM. BM #63: ELEV. 159.23'.
CITY MONUMENT M-7.
AVENAL & BANCROFT AVENUES.

LEGEND

- FOUND STANDARD STREET MONUMENT
- Ⓢ SANITARY SEWER MANHOLE
- + SET CROSS IN CONCRETE
- TBC TOP OF BACK OF CURB
- FL FLOW LINE OF CURB
- P/L PROPERTY LINE
- LG LIP OF GUTTER
- WM WATER METER
- BW BACK OF WALK

BOUNDARY SURVEY

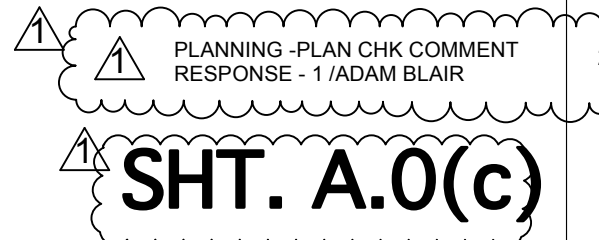
PORTION OF LOT 25, EDWARDS-HARRISON TRACT (1 RM 3)
MARIN COUNTY RECORDS
SAUSALITO CALIFORNIA
SCALE: 1" = 10'
SEPTEMBER 3, 2007

CANUMAY LAND SURVEYING

P.O. BOX 121

BENICIA, CALIFORNIA

(707) 747-0458



DRAINAGE SITE PLAN NOTES:

1. THE PROJECT PROPOSES NO ALTERATION OR EXPANSION OF THE EXISTING BUILDING ENVELOPE. THERE ARE NO PROPOSED CHANGES TO EXISTING PERMEABLE VERSUS NON-PERMEABLE SURFACES. EXISTING STRUCTURE AND SITE DRAINAGE TO REMAIN

2. THE EXISTING SITE IS A DOWNSLOPE LOT (DOWNSLOE FROM EDWARD AVENUE) OF APROX. 3859 SF. THE LOT IS BORDERED (UPHILL) BY EDWARDS AVENUE AND ON 3 SIDES BY PROPERTY PARCELS. THE LOT IS A MODERATELY STEEP DOWNHILL LOT. AS DESCRIBED IN THE GEOTECHNICAL REPORT PRODUCED BY EARTH SCIENCE CONSULTANTS BASED ON BORING SAMPLES, " OUR INVESTIGATION INDICATES THAT THE SITE . . . IS COVERED WITH APROX. 10 FT TO 15 FT. OF SANDY SOIL MATERIAL WITH VARIABLE ROCK FRAGMENTS UNDERLAIN BY WEATHERED BEDROCK MATERIAL OF THE FRANCISCAN FORMATION." (EARTH SCIENCE CONSULTANTS -JAY NELSON - GEOTECHNICAL ENGINEER CA. LIC. # 630 - PREPARED JANUARY 29,2008)

3. DRAINAGE SHALL BE PROVIDED THROUGH 4" PERFORATED PLASTIC PIPE, PLACED AT THE BASE OF THE FREE DRAINING MATERIAL AND SLOPED TO DAYLIGHT @ 1% MIN.. THE PIPE SHALL BE INSTALLED IN A BLANKET OF NOT LESS THAN 12 INCHES SQUARE OF 1/2 OF THE PIPE CIRCUMFERENCE. PERFORATIONS IN THE DRAIN PIPE SHALL BE 1/8" DIAMETER @ 6" O.C. MAX. SPACING, OR EQUIV..THE PIPE SHALL BE PLACED WITH THE PERFORATIONS IN THE LOWER 1/2 OF THE PIPE CIRCUMFERENCE. DRAIN PIPES SHALL BE SLOPED TO DAYLIGHT TERMINATION @ ROCK DISBUSEMENT AREAS LOCATED ON SITE.

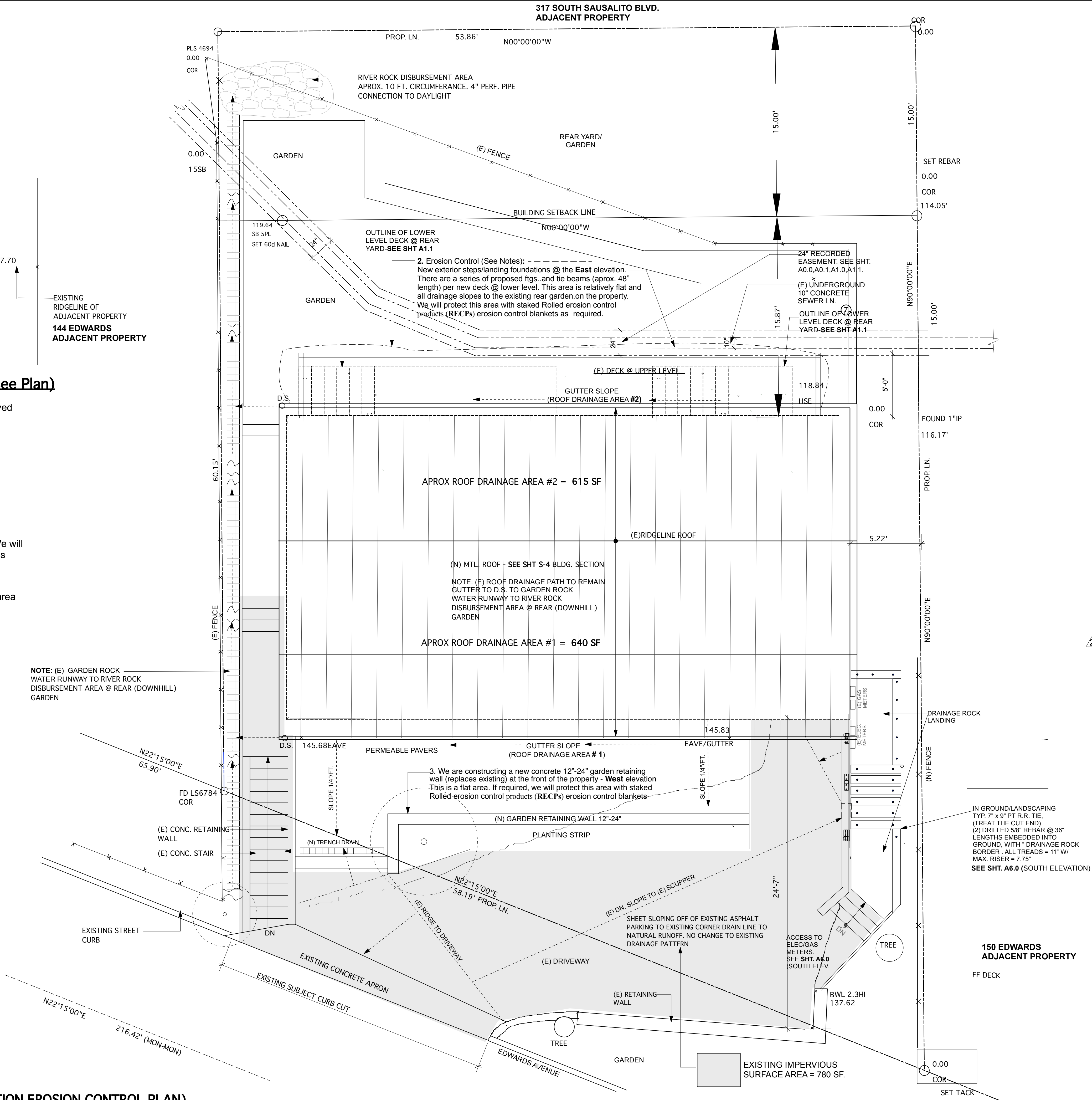
4. The Property is aprox. 780 sf of non-permeable site surface + aprox. 1255 sf (structure Roof Surface) = aprox. 2035 sf non-permeable / aprox. 1825 sf permeable surface.Total Permeable area = aprox. 47.3 % based on 3859 sf Total Parcel area.)

UNDER CONSTRUCTION EROSION CONTROL PLAN - NOTES: (See Plan)

1. Install Erosion control products if any construction October 15th and May 1st . The approved controls must be installed by October 15th of any year. [SMC 8.08.130]

Possible Areas of Disturbed Soil/new foundation work require Erosion Control: See Sht A0(e)-Drainage Site Plan (and Erosion Control Plan):

1. New exterior steps/landing foundations @ the South elevation. There are a series of proposed figs..and tie beams (aprox. 48" length). We will protect this area with staked Rolled erosion control products (RECPs) erosion control blankets as required.
2. New exterior steps/landing foundations @ the East elevation. There are a series of proposed figs..and tie beams (aprox. 48" length) per new deck @ lower level. This area is relatively flat and all drainage slopes to the existing rear garden.on the property. We will protect this area with staked Rolled erosion control products (RECPs) erosion control blankets as required.
3. We are constructing a new concrete 12"-24" garden retaining wall (replaces existing) At the front of the property - West elevation. This is a flat area. If required, we will protect this area with staked Rolled erosion control products (RECPs) erosion control blankets



1 DRAINAGE SITE PLAN (AND UNDER CONSTRUCTION EROSION CONTROL PLAN)

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

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Sausalito, CA

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ARCHITECT

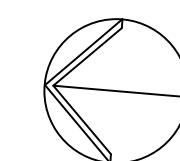


NO.	ISSUE	DATE
2	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE -1 (11.6.24)	3.1.25

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

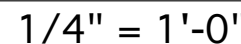
DESCRIPTION
DRAINAGE SITE PLAN
(AND UNDER CONSTRUCTION
EROSION CONTROL PLAN)

REFERENCE NORTH



SHEET NO.

A.0(e)
DRAINAGE SITE PLAN



- ① (E) UNIT CLG. HUNG -148 FURNACE
- ② (E) UNIT CLG. HUNG -146 FURNACE
- ③ (E) H/W TANK
- ④
- ⑤ (E) CLEAN OUT
- ⑥ EXISTING LN. OF DECK ABOVE
- ⑦ (E) 10" CONC. SEWER LINE
- ⑧ (E) 4" WASTE LN. @ CLG OF CRAWLSPACE

- 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.
- D-4 DEMO (E) BATHROOMS
- D-5 LOCATION OF (N) EXIT DOOR/SEE - SEE SHT. A1.1
- D-6 DEMO PER (N) WINDOWS - SEE SHT. A1.1 AND A6.3
- D-7

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

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

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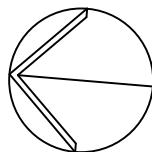
1	1	PLANNING -PLAN CHK COMMENT RESPONSE - 1 (ADAM BLAIR)	2.1.2
2	2	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.2

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

DESCRIPTION

EXISTING/DEMO 1ST FLOOR

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



A1.0



NO.	ISSUE	DATE
1	PLANNING - PLAN CHK COMMENT #1 RESPONSE #1/ADAM BLAIR	2.1.25
2	PLANNING - PLAN CHK COMMENT #2 RESPONSE #2/ADAM BLAIR	3.1.25
3	PLANNING - PLAN CHK COMMENT #3 RESPONSE #3/ADAM BLAIR	3.1.25
4	PLANNING - PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	3.1.25

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

DESCRIPTION	
PROPOSED 1st FLOOR (LOWER LEVEL)	
REFERENCE NORTH	SHEET NO.
	A1.1

DOOR SCHEDULE - 1ST FLOOR				
B.#	SIZE W x H X THICKNESS	LOCATION/TYPE	HARDWARE SCHEDULE	DOOR MATERIAL
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)118" x 1-3/4" ANGLED CUSTUM	STORAGE DOOR	T.B.D. - SATIN FIN.	PRIMED/PAINTED WD.- FLAT PANEL
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"	SLIDING DOOR TO DECK	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	36" OUTSWING GL. DOOR SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT
B.5	3'-8" x 7'-0" x 1-3/4"	W/SIDE CASEMENT	ADA LEVER HARDWARE - SCHLAGE OR SIM - SATIN FIN. EXTERIOR DOOR LOCK W/ DEAD BOLT	ALUM. GLASS PANEL EXTERIOR DOOR
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
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
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
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
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
1	6'-0" x 7'-0"		T.B.D. OPERABLE CASEMENT	ALUM./GLASS
2	3'-0" x 3'-4" (STARTS @ +44" F.F.L.R.)		T.B.D. OPERABLE CASEMENT	ALUM./GLASS (STARTS @ +44" F.F.L.R. FOR COUNTER @ INTERIOR)

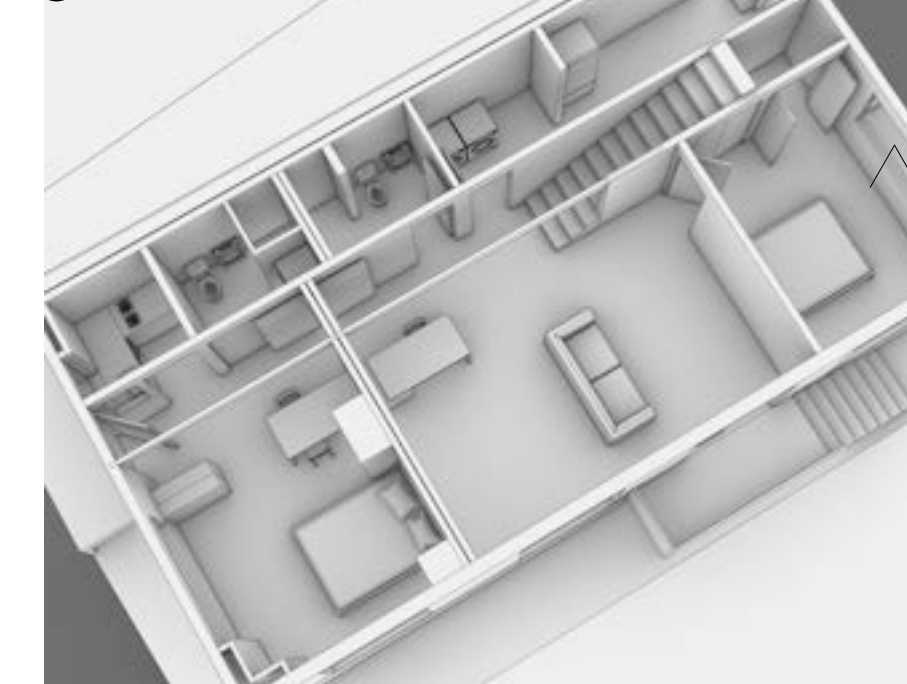
NOTE 1: INSTALLATION OF (N) 3'-0" ALUM. GLASS PANEL EXTERIOR DOOR. REFRAME OPENING. PER ENERGY COMPLIANCE NCE MEET COASTAL ZONE 3 - MIN. U-FACTOR = 0.32 AND MIN. SHGC = 0.35. SEE SHTS. T24-1, T24-2, T24-3, T-24-4

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.
- 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, DENSESHIELD- 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.
- (E) CLEAN OUT
- (E) 10" CONC. SEWER LINE W/24" EASEMENT
-
-
-
-
-
-
-



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

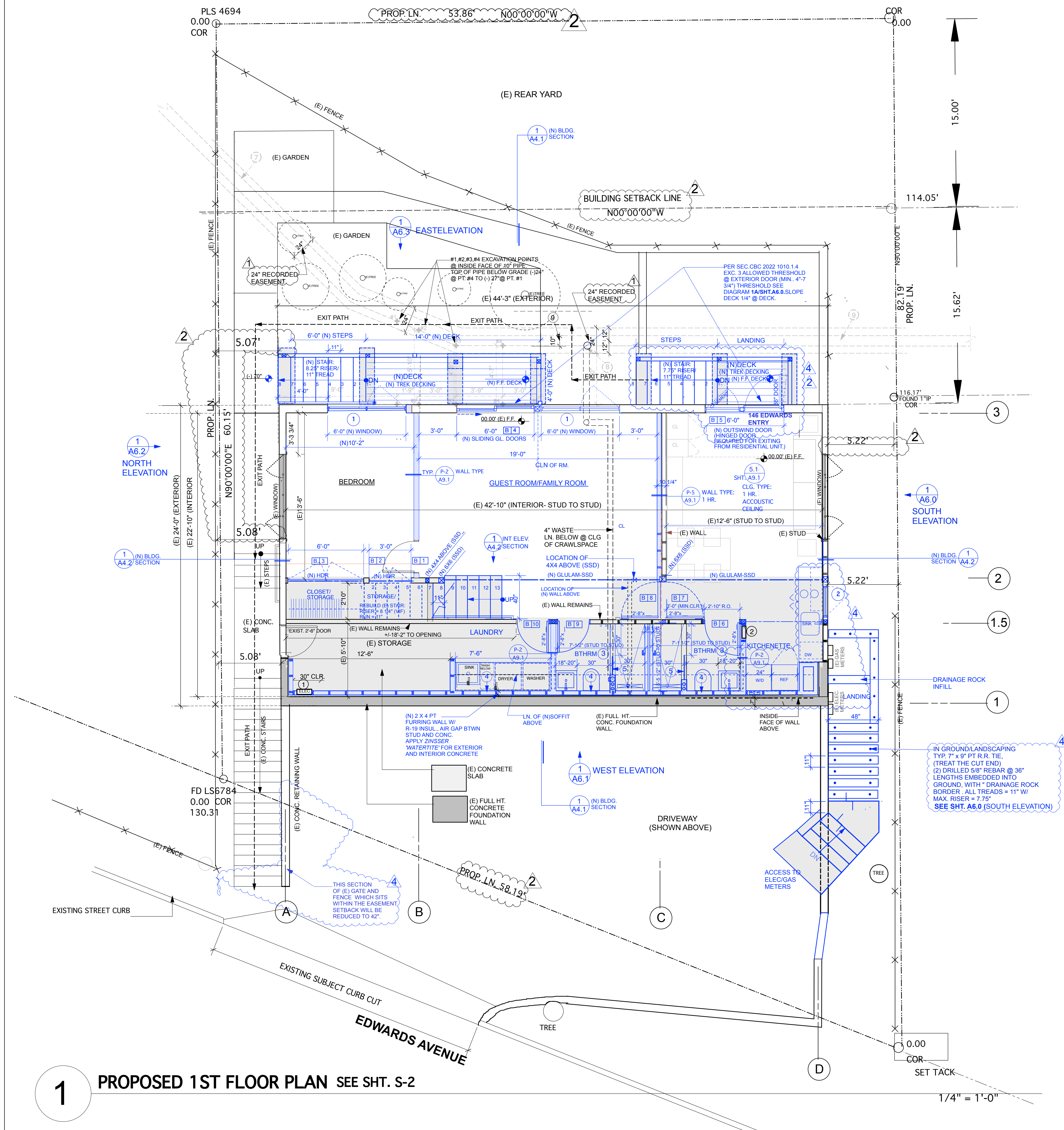
LEGEND:	
EXIST.. WALLS	=====
DEMO WALLS	-----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	
WALL TYPES:	
BLDG. SECTIONS	--- (SHT) ---
BLDG. ELEVATIONS	--- (SHT) ---
PROPERTY LINE	--- (SHT) ---
FENCE	--- (SHT) ---

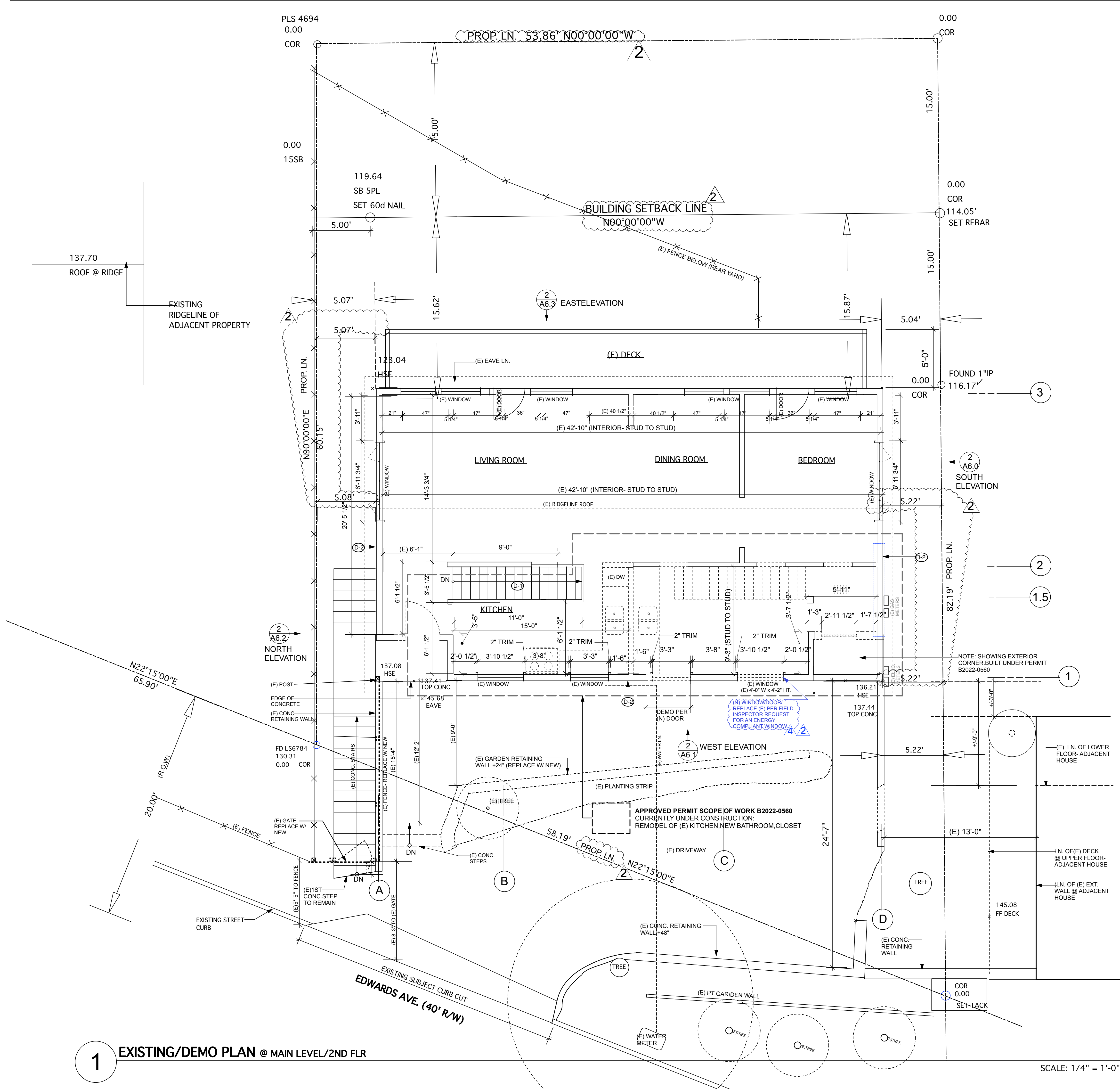
SEE DOOR AND WINDOW SCHEDULES: SEE SHT. A1.1 (1ST FLOOR ONLY)

A.#	DOOR #
B	WINDOW

PROPOSED 1ST FLOOR PLAN SEE SHT. S-2

1





- DEMO NOTES: (D) →
(DRAWING NOTES REFER TO THIS SHT ONLY)
- (D-1) (E) WINDOW TO REMAIN
 - (D-2) (E) WINDOW TO BE REPLACED W/ NEW
 - (D-3) DEMO (E) STAIR: R=7" T= 9". REBUILD SAME LOCATION W NEW
 - (D-4) REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
 - (D-5) DEMO (E) BATHROOMS
 - (D-6) LOCATION OF (N) EXIT DOOR/SEE SHT. A1.1
 - (D-7)

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. A2.1 (2ND FLOOR ONLY)

(A) DOOR #
(B) WINDOW

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

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ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	4LEAF, INC. PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25
4	PLANNING - 1.17.25 PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25

APPROVAL STAMPS

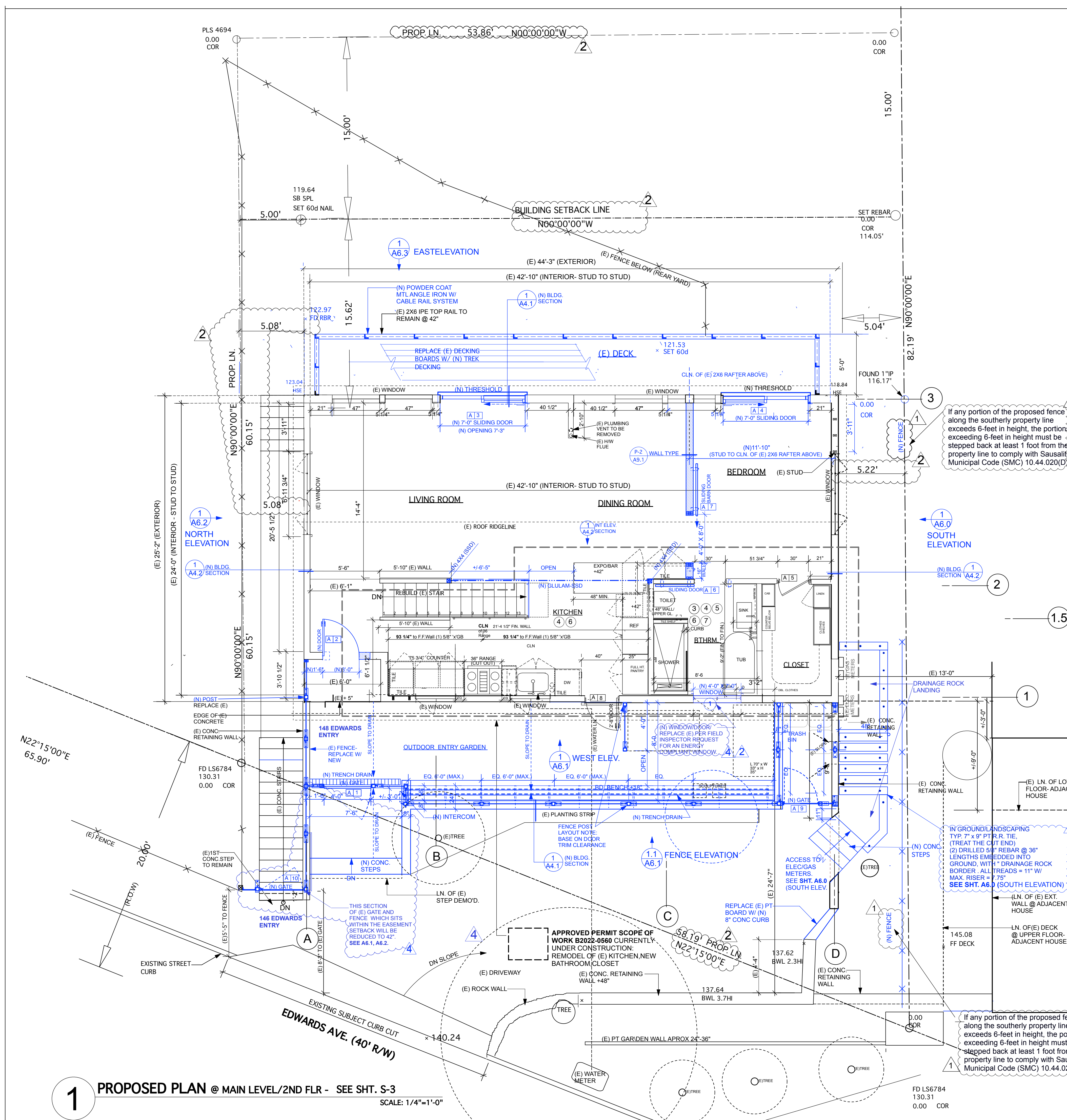
SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING/DEMO 2ND FLOOR

REFERENCE NORTH

SHEET NO.

A2.0



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 1/2"	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 1/2"	EXT. GATE/GARAGE (CUSTOM-PART OF FENCE)	EXTERIOR ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. LOCKABLE/EXTERIOR KEYED	WOOD	LOCKABLE/EXTERIOR KEYED
A10	3'-0" x 6'-0" x 1/2"	EXT. GATE/REAR YARD (CUSTOM-PART OF FENCE)	EXTERIOR ADA LEVER HARDWARE - SCHLAGE OR SIM. - SATIN FIN. LOCKABLE/EXTERIOR KEYED	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.

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
1	4'-0" x 7'-0"		T.B.D. OPERABLE CASEMENT	ALUM./GLASS	SEE NOTE 1 AND 2

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.

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)

1

2

BATHROOM AND KITCHEN WORK: APPROVED PERMIT SCOPE OF WORK B2022-0560
CURRENTLY UNDER CONSTRUCTION:

3 **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.

4 **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, DENSEDIELD- TILE BACKER GYPSUM BACKER BOARD*) AT SHOWER STALL WALLS (3) COATS FULL HT. *RED GUARD* PRIOR TO TILE SETTING

5 TEMPERED GL. SHOWER SURROUND W/ EPOXY BUTTED CORNER

6 **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.

7 **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.

WUI requirements apply throughout the city. **CBC 704.1.1.** Scope is amended to read as follows: This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of all new buildings, substantial remodels, additions, remodels, alterations, and repairs within the city limits. Please provide a statement on the plans that the new exterior construction shall comply with WUI requirements. [SMC 8.08.050].

DESIGN AXONOMETRIC-INTERIOR VIEW @ 2ND 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. A2.1 (2ND FLOOR ONLY)

A# DOOR #
B WINDOW

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ARCHITECT

NO.	ISSUE	DATE
1	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	PLANNING-PLAN CHK COMMENT RESPONSE - 1/ADAM BLAIR	2.1.25
3	4/LEAF, INC.-PLAN CHK REVIEW-17 RESPONSE-1/11/18/24	3.1.25
4	PLANNING-A.12-25/PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25

SCALE 1/4" = 1'-0"

DRAWN BY

JOB NO.

FILE NAME

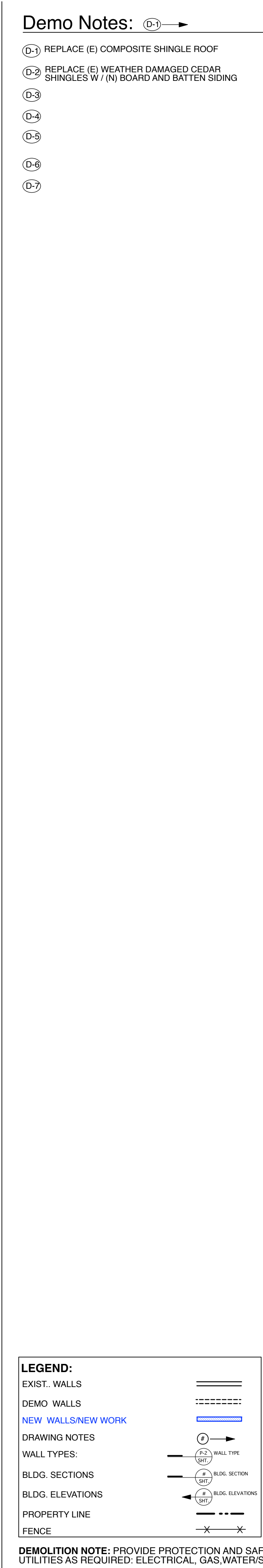
DESCRIPTION

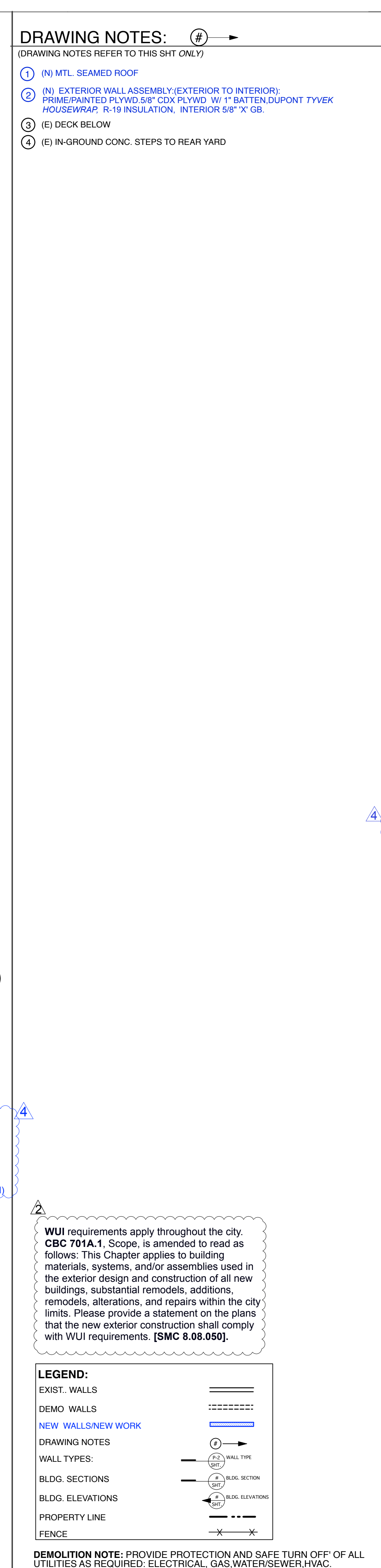
REFERENCE NORTH

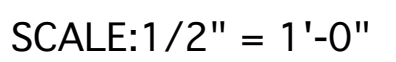
SHEET NO.

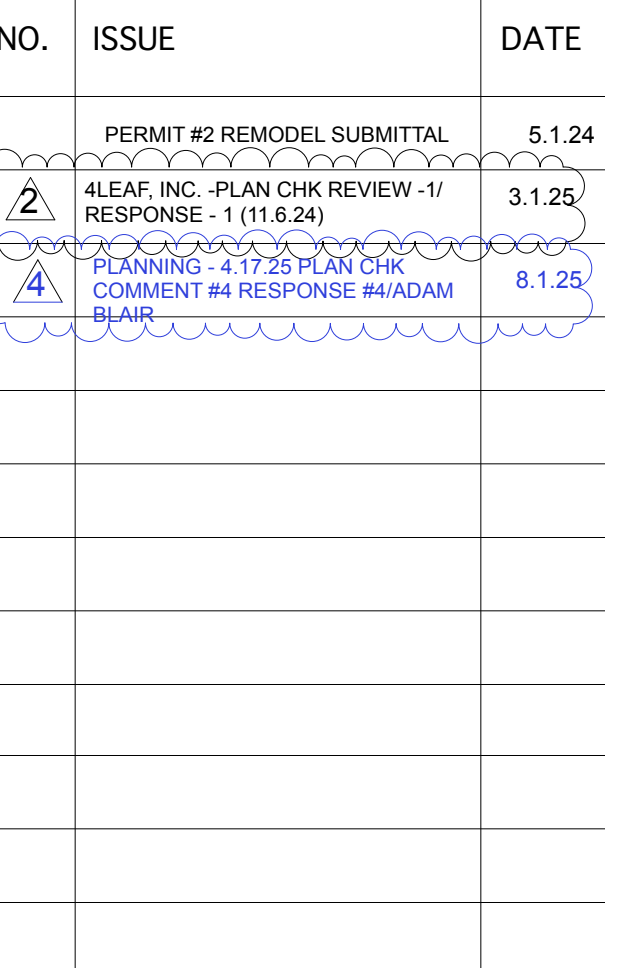
PROPOSED 2nd FLOOR (UPPER LEVEL)

A2.1



[illegible]

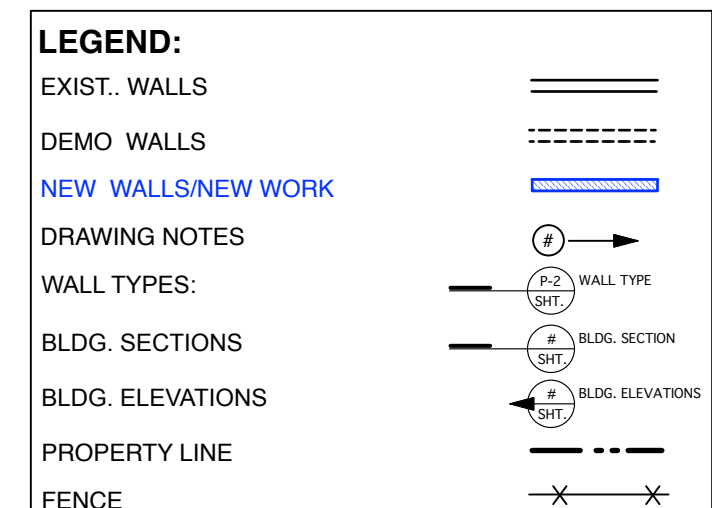




SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

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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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NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1 (ADAM BLAIR)	2.1.25
2	LEAF, INC. PLAN CHK REVIEW RESPONSE - 1 (11.6.24)	3.1.25
4	PLANNING - 11.25 PLAN CHK COMMENT #4 RESPONSE #4 (ADAM BLAIR)	8.1.25

APPROVAL STAMPS

SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	
DESCRIPTION	
EXISTING AND PROPOSED SOUTH ELEVATION	
REFERENCE NORTH	SHEET NO.

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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 GB.
- (N) MTL. SEALED ROOF
- (E) DECK
- (E) WINDOW
- (E)
- HANDRAIL - 1 1/2" PIPE RAIL, 34"-38" HT. MEASURED FROM NOSE OF STAIR TREAD.
- (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)

- REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- REPLACE (E) COMPOSITE SHINGLE ROOF
-
-
-
-
-

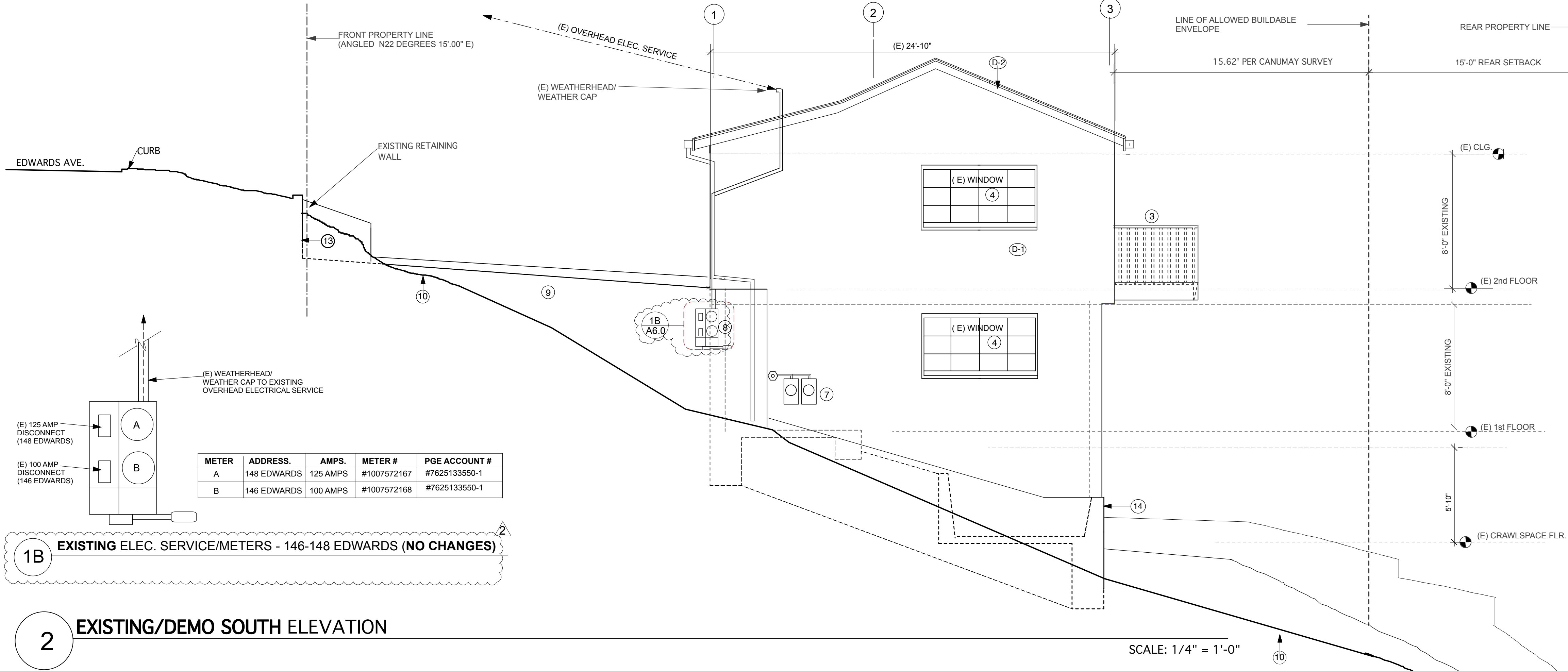
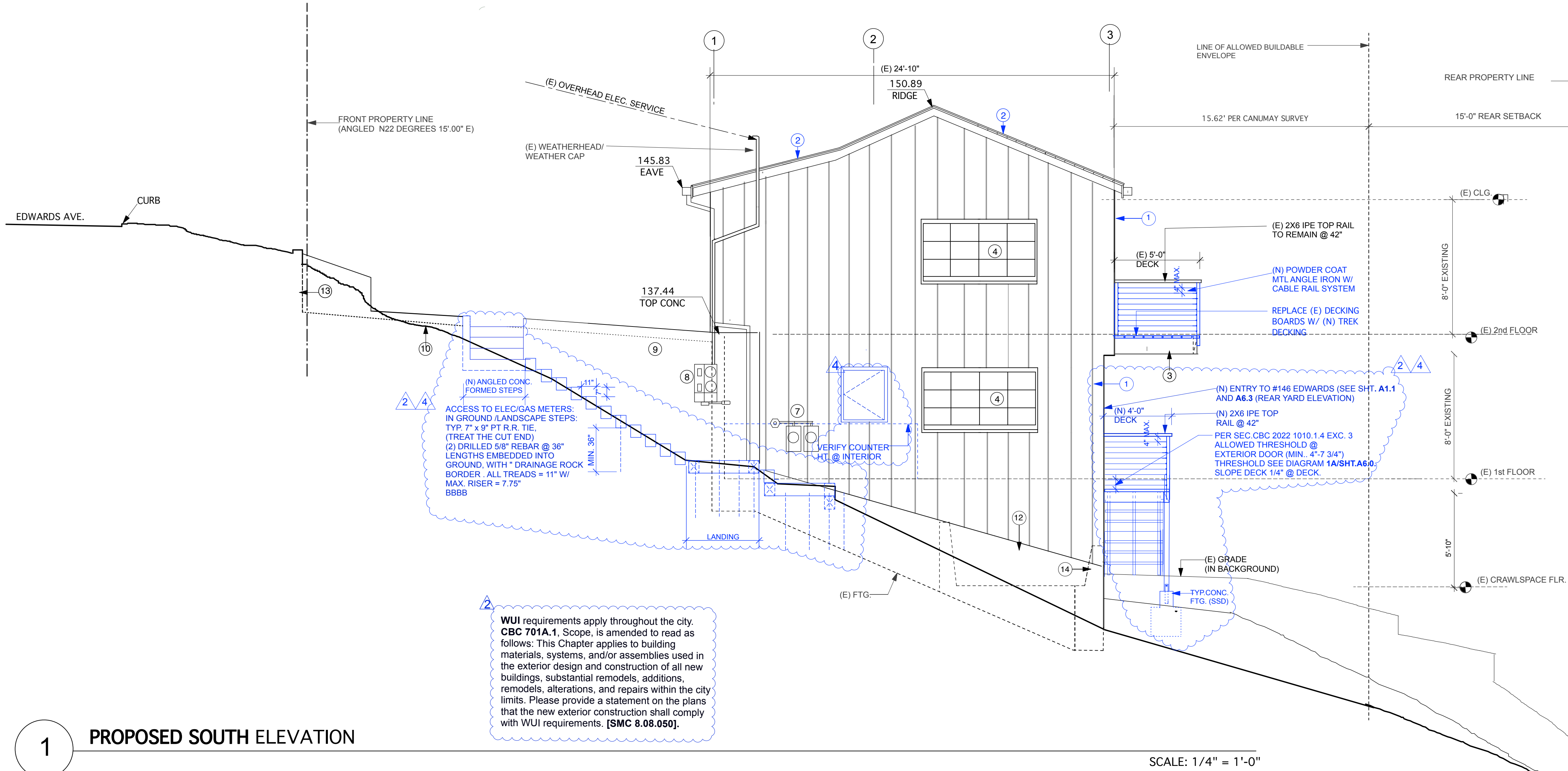
LEGEND:

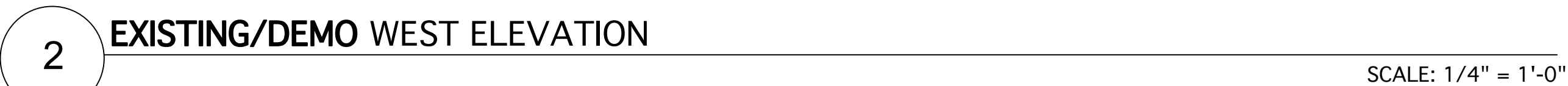
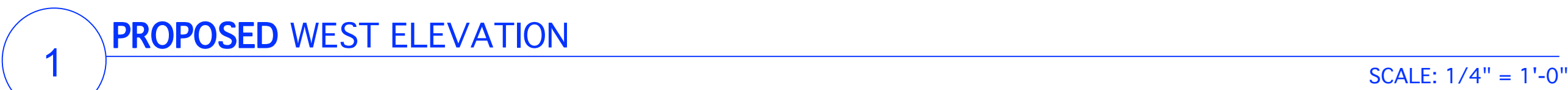
EXIST. WALLS	=====
DEMO WALLS	-----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	→
WALL TYPES:	① WALL TYPE
BLDG. SECTIONS	② BLDG. SECTION
BLDG. ELEVATIONS	③ BLDG. ELEVATIONS
PROPERTY LINE	-----
FENCE	---X---

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.

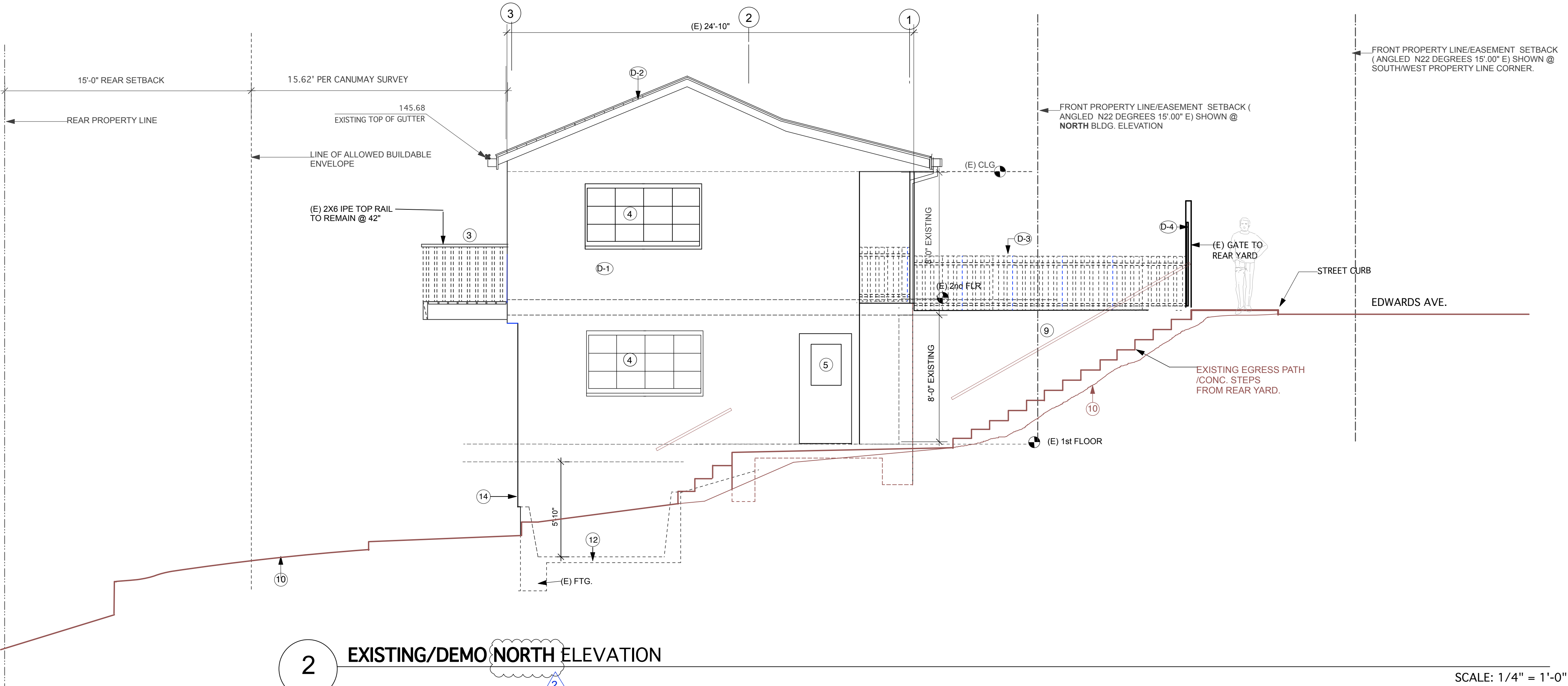
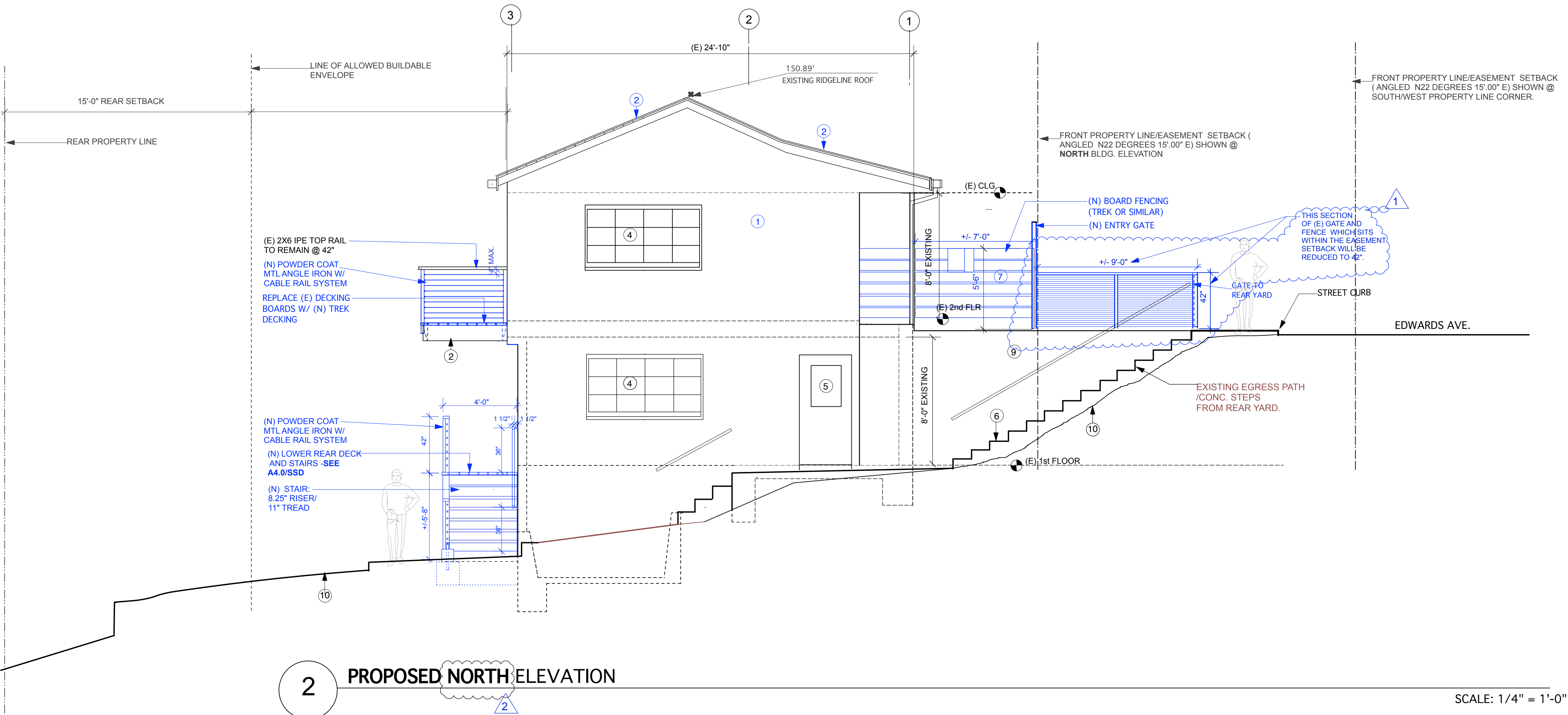




DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF' OF ALL

A6.1





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 GB.
- (N) MTL. SEALED ROOF
- (N) UPGRADE (E) DECK W/ (N) CABLE RAIL, REPLACE (E) DECKING BOARDS W/ (N) TREK DECKING
- (E) DECK
- (E) WINDOW
- (E) DOOR 7'-0" X 3'-0
- (E) CONC. STEPS UP TO STREET \ (EGRESS FROM UNIT 146 UP TO STREET)
- (N) BD. FENCE
- (E) CONC. WALL
- (E) GRADE LN.
- LN. OF (E) CONC. @ CRAWLSPACE LEVEL
- (E) FOUNDATION

DEMO NOTES: (D-) →

(DRAWING NOTES REFER TO THIS SHT ONLY)

- REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- REPLACE (E) COMPOSITE SHINGLE ROOF
- DEMO (E) 42" WD. FENCE
- (E) GATE TO REAR YARD
- (E) RECESSED ENTRY VESTIBULE TO BE FILLED IN

WUI requirements apply throughout the city. **CBC 701A.1**, Scope, is amended to read as follows: This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of all new buildings, substantial remodels, additions, remodels, alterations, and repairs within the city limits. Please provide a statement on the plans that the new exterior construction shall comply with WUI requirements. **[SMC 8.08.050]**.

LEGEND:	
EXIST. WALLS	=====
DEMO WALLS	-----
NEW WALLS/NEW WORK	=====
DRAWING NOTES	
WALL TYPES:	(A) WALL TYPE
BLDG. SECTIONS	(B) BLDG. SECTION
BLDG. ELEVATIONS	(C) BLDG. ELEVATIONS
PROPERTY LINE	-----
FENCE	-X-X-

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

- (A) DOOR #
(B) WINDOW

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

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NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1 / ADAM BLAIR	2.1.25
2	4LEAF, INC. - PLAN CHK REVIEW - 1 / RESPONSE - 1 (11.6.24)	3.1.25
3	PLANNING - PLAN CHK COMMENT #4 / ADAM BLAIR	8.1.25

APPROVAL STAMPS

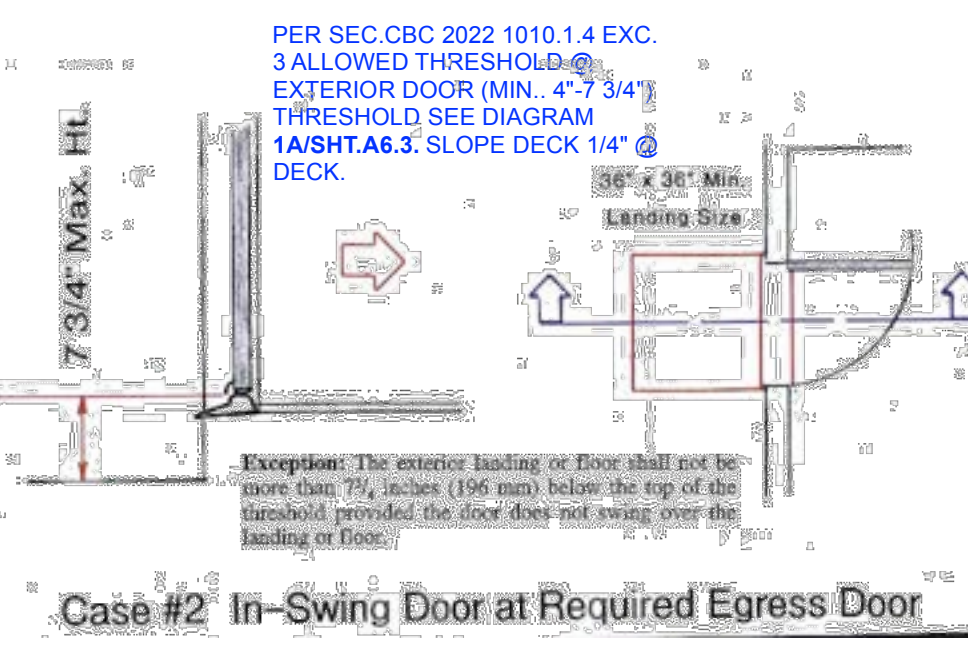
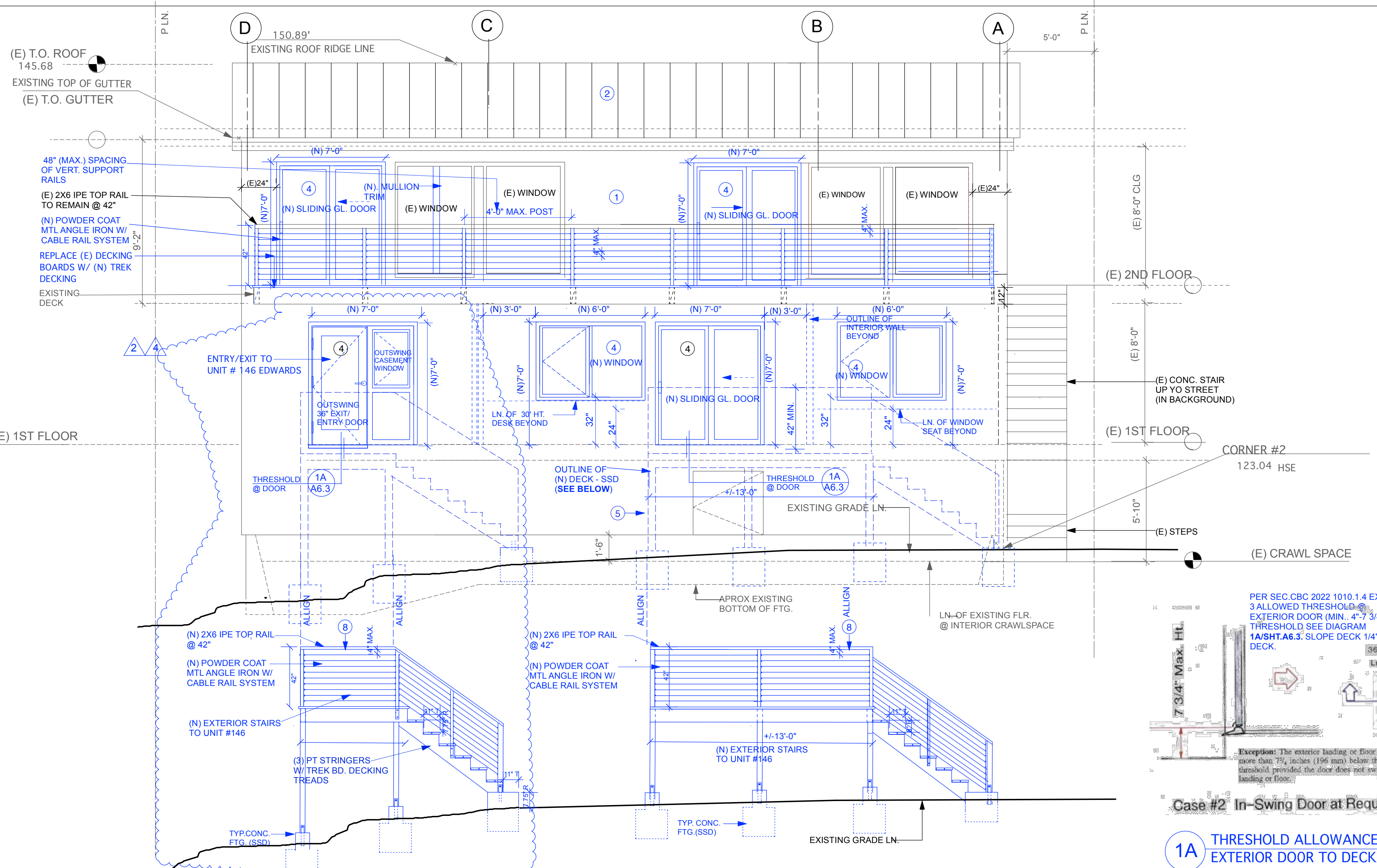
SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING AND PROPOSED NORTH ELEVATION

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REFERENCE NORTH

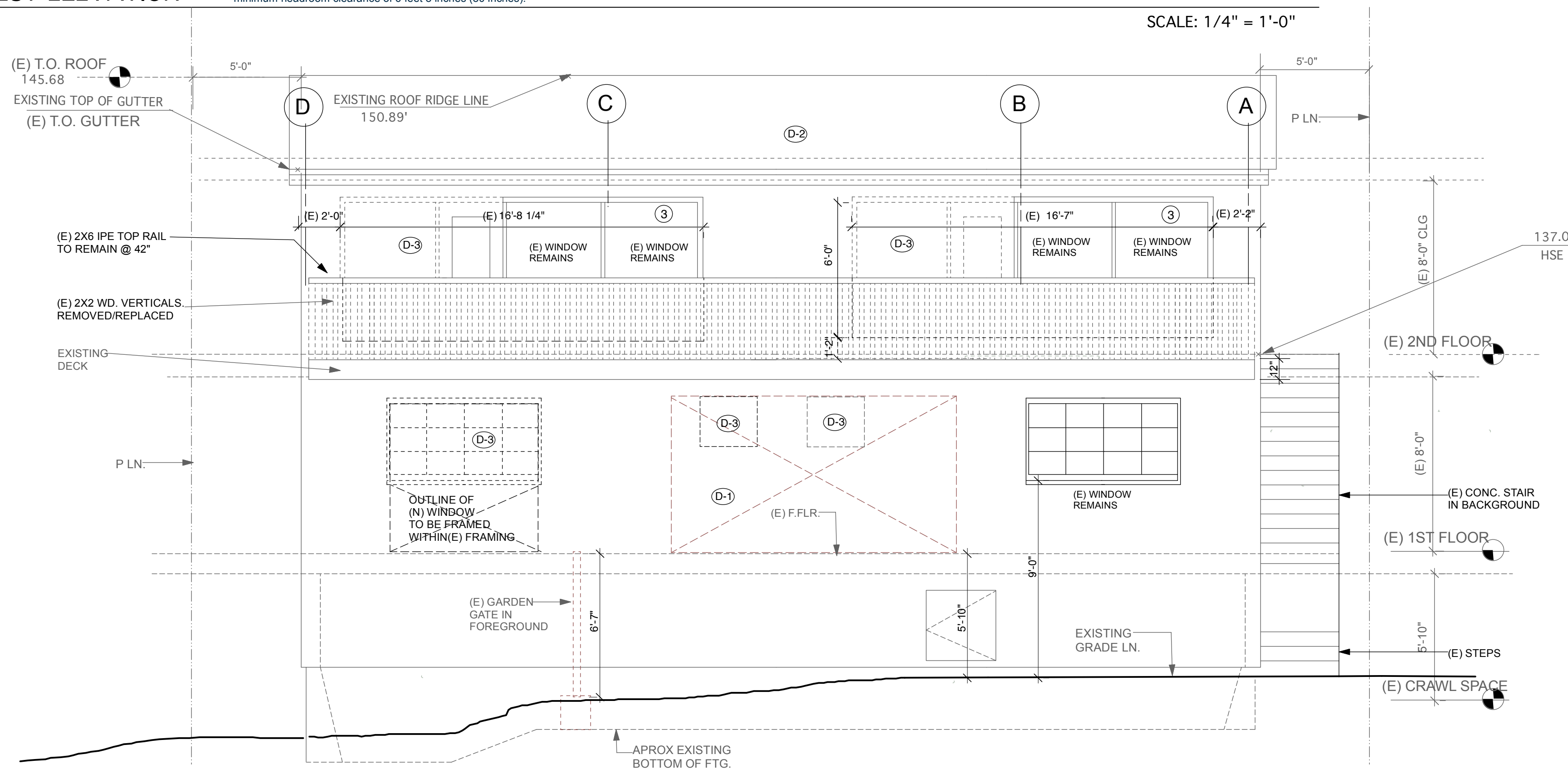
SHEET NO.



1.1 PROPOSED REAR DECK/STEPS- UNIT # 146
California Residential Code (CRC). The riser height (vertical distance) cannot exceed 7.75 inches, and the tread depth (horizontal distance) must be at least 10 inches. Additionally, stairways need a minimum headroom clearance of 6 feet 8 inches (80 inches).
SCALE: 1/4" = 1'-0"

1.1 PROPOSED REAR DECK/STEPS- UNIT # 148
SCALE: 1/4" = 1'-0"

1 PROPOSED WEST ELEVATION

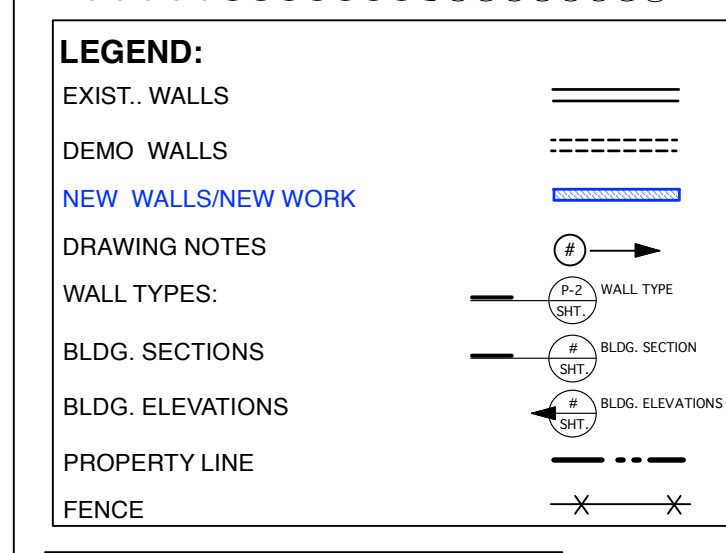


2 EXISTING/DEMO WEST ELEVATION

- DRAWING NOTES:** (#) →
(DRAWING NOTES REFER TO THIS SHT ONLY)
- ① (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' GB.
 - ② (N) MTL SEAMED ROOF
 - ③ (E) WINDOW
 - ④ (N) DBL GLAZED WINDOWS AND SLIDING DOORS
 - ⑤ (N) DECK SHOWN IN FOREGROUND
 - ⑥ HANDRAIL - 1 1/2" PIPE RAIL. 34"-38" HT. MEASURED FROM NOSE OF STAIR TREAD.
 - ⑦ (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.
 - ⑨
 - ⑩
 - ⑪ (E) CONC. WALL
 - ⑫ (E) GRADE LN.
 - ⑬
 - ⑭

- DEMO NOTES:** (D-1) →
(DRAWING NOTES REFER TO THIS SHT ONLY)
- ⓓ-1 REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
 - ⓓ-2 REPLACE (E) COMPOSITE SHINGLE ROOF
 - ⓓ-3 REMOVE (E) WINDOW REPLACE WITH NEW
 - ⓓ-4
 - ⓓ-5
 - ⓓ-6
 - ⓓ-7

WUI requirements apply throughout the city. **CBC 701A.1** Scope, is amended to read as follows: This Chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of all new buildings, substantial remodels, additions, remodels, alterations, and repairs within the city limits. Please provide a statement on the plans that the new exterior construction shall comply with WUI requirements. [SMC 8.08.050].



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

A # DOOR #

B WINDOW

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

Sausalito, CA

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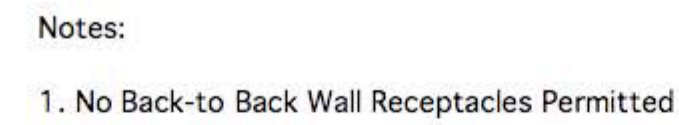
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ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	4LEAF, INC. PLAN CHK REVIEW - II RESPONSE - 1 (11.6.24)	3.1.25
4	PLANNING - 4LEAF, INC. PLAN/CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25

APPROVAL STAMPS	
SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	
DESCRIPTION EXISTING/PROPOSED EAST ELEVATION	
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REFERENCE NORTH	SHEET NO.

1. All exterior wall insulation shall be Min. R-21.



P-4
STC 46-52



P-3
STC 46-52



P-5
STC 55-60



P-2
STC 50-56



P-6



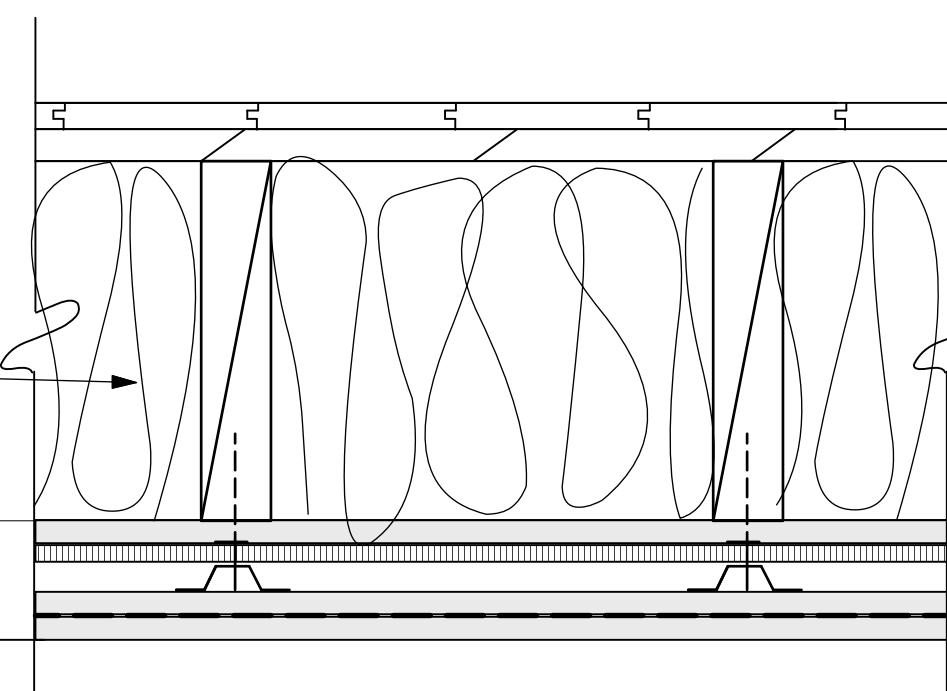
P-1

CLG ASSEMBLY:

- (1) 5/8" 'X' G.B.
- (1) 1/2" SOUND BOARD
- (1) 7/8" FURRING CHANNEL - ACCOUSTIC SEPARATION
- (2) LAYERS OF 5/8" 'X' G.B. W/ ACCOUSTIC SEAL BTWN.G.B. SHTS. —————

**** PROVIDE ACCOUSTIC SEAL @ ALL EDGES AND PENETRATIONS.**

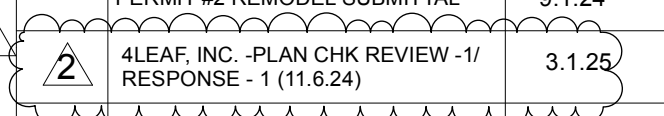
***** ALL LIGHTING TO BE SURFACE MOUNTED**



2

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2	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25
---	--	--------

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

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Architecture and Planning

A9.1

CODE REQUIREMENTS FOR RESIDENTIAL KITCHEN REMODEL

- 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. CAenrC 150.0(k)4.A

CODE REQUIREMENTS FOR RESIDENTIAL BATHROOM REMODEL

- 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.
- 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. 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.

SWITCHING LEGEND

SWITCH SYMBOL	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.)

OUTLETS, MISC., . . . LEGEND

- DUPLEX OUTLET
- WEATHERPROOF OUTLET
- QUADRUPLEX OUTLET
- RANGE OUTLET
- 220 V OUTLET
- G.F.I. OUTLET
- DUPLEX OUTLET/ SWITCH OUTLET (LAMP)
- FLUSH FLOOR OUTLET
- SMOKE/ C.M. DETECTOR
- 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:
EXIST. WALLS
DEMO WALLS
NEW WALLS/NEW WORK
DRAWING NOTES
PROPERTY LINE
FENCE

SEE DOOR AND WINDOW SCHEDULES:

- SEE SHT.:
- DOOR #
- DOOR TYPE
- WINDOW TYPE

LIGHTING/ELECTRICAL PROPOSED PLAN @ MAIN LEVEL/2ND FLR

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

LUMINAIRE SCHEDULE / LIGHTING FIXTURES

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 #	
OUTDOOR LIGHTS											
6	WP		M	EXTERIOR WALL SCONCE/ WATERPROOF	ENTRY GATE/FRONT DOOR/ SCULPTURE LIGHT	CRISP LED INDOOR/OUTDOOR (SOFT WHITE)	EXTERIOR WALL	WATTS = 8.5 /120 V LUMENS = 445	3000 LUMENS (SOFT WHITE)	RBW CRISP LED INDOOR/OUTDOOR	USE LUTRON CASETA REMOTE
2	WP/MS		N	EXTERIOR WALL SCONCE/ 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	WP		O	LANDSCAPE LIGHTING	DIRECTIONAL/ACCENT GARDEN/LANDSCAPE LIGHT	COMET LED OUTDOOR WALL - SWITCHED W/ MOTION SENSOR OVER RIDE	GROUND/ LANDSCAPE	WATTS = 2.5 /12 V LUMENS = 200	2700 LUMENS	DIRECTIONAL/ACCENT LED BUILT-IN LANDSCAPE 12V LED SPOT LIGHT	
2	WP		P	EXTERIOR STEP LIGHTING	EXTERIOR STAIR/STEP WALL LIGHTING	WATSON LED OTDOOR WALL SCONCE	EXTERIOR WALL/ LANDSCAPE	WATTS = 6.75 /12 V/ 120/277 V LUMENS = 665	3000 LUMENS (SOFT WHITE)	WATSON LED OTDOOR WALL SCONCE	
INTERIOR LIGHTS											
1	LG		A	LARGER PENDANTS	SEE PLAN	DECORATIVE/ACCENT	PENDANT	LED - 9.2 WATTS	2700 LUMENS	APLOMB PAOLO LUDICI	DIMMER 0-10V
3			B	WALL SCONCE	SEE PLAN	RBW - DIMPLE WHITE - IP20 DAMP LOCATION	WALL SCONCE	LED - 8.5 WATTS	2700 LUMENS	RBW - DIMPLE WHITE - IP20 DAMP LOCATION	1% DIMMING/ DIMMER 0-10V
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	SM		D	SMALL PENDANTS	SEE PLAN	T.B.D.	PENDANT	HALOGEN BULB TYPE 72W A19 E26 OR LED CAN BE USED - 9.0 WATTS	2900 LUMENS	T.B.D.	1% DIMMING/ DIMMER 0-10V
2			E	WALL ARMATURE	SEE PLAN	BLAZE ADJUSTABLE WALL SCONCE	WALL ARMATURE	14W A19 E26	1500 LUMENS	BLAZE ADJUSTABLE WALL SCONCE	1% DIMMING/ DIMMER 0-10V
4			F	CEILING MOUNTED	STORAGE/CLOSET	HOME DEPOT		LED - 9.0 WATTS	2700 LUMENS	HOME DEPOT	1% DIMMING/ DIMMER 0-10V
2	EX FAN		EX. FAN	BTHRM., . . .	BATHROOM						

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

146-148 Edwards Avenue

Sausalito, CA

ENGINEER

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ARCHITECT



NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	ALFAC, INC. PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25

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

DESCRIPTION
**PROPOSED
LIGHTING/ELECTRICAL
PLAN @ 1ST FLR.**

REFERENCE NORTH

SHEET NO.

E1.1

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



CODE REQUIREMENTS FOR RESIDENTIAL KITCHEN REMODEL

- 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. 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

CODE REQUIREMENTS FOR RESIDENTIAL BATHROOM REMODEL

- 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.
- 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. CEnerC 150.0(k)5
- All permanently installed high efficacy luminaries must be switched separately from low efficacy luminaries. CEnerC 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 CEnerC 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.

SWITCHING LEGEND

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	

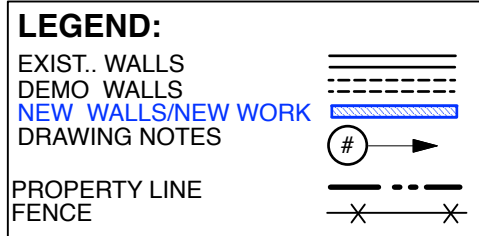
NOTE: ALL LIGHTING FIXTURES, SWITCHES, OUTLETS AND COVER PLATES - CONTRACTOR PROVIDE ALL LIGHTING SPECIFICATIONS AS SUBMITTALS FOR REVIEW AND APPROVAL BY CLIENT/ARCHITECT PRIOR TO ORDERING, PURCHASE AND INSTALLATION

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

OUTLETS, MISC., . . . LEGEND

- DUPLEX OUTLET
- WEATHERPROOF OUTLET/ OUTDOOR WCOVER
- QUADRUPLEX OUTLET
- RANGE OUTLET
- 220 V OUTLET
- G.F.I. OUTLET
- DUPLEX OUTLET/ SWITCH OUTLET (LAMP)
- FLUSH FLOOR OUTLET
- SMOKE/ C.M. DETECTOR
- EXTERIOR ELEC CAR CHARGER
- INTERCOM/CAMERA
- CABLE

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



SEE DOOR AND WINDOW SCHEDULES:

- SEE SHT.
- 108 DOOR #
- A DOOR TYPE
- B WINDOW TYPE

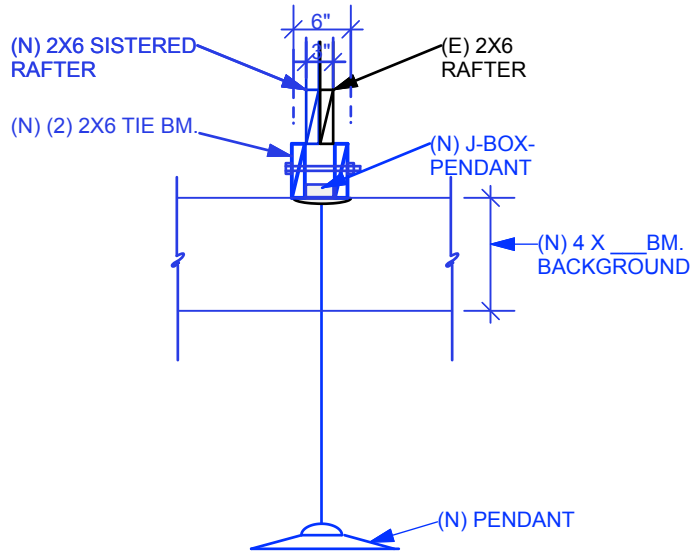
LIGHTING/ELECTRICAL PROPOSED PLAN @ MAIN LEVEL/2ND FLR

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

LUMINAIRE SCHEDULE / LIGHTING FIXTURES

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											
3	WP		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 = 445	3000 LUMENS (SOFT WHITE)	RBW CRISP LED INDOOR/OUTDOOR	USE LUTRON CASETA REMOTE
3	WP/MS		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	WP		O	LANDSCAPE LIGHTING	DIRECTIONAL/ACCENT GARDEN/LANDSCAPE 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	WP		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	LG		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	SM		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
3			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		EX. FAN	BTHRM. . . .	BATHROOM						

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



PENDANT OVER EATING BAR COUNTER NTS

MOUNTED ON FACE OF CONC. WALL. PROVIDE CONDUIT TO THIS LOCATION. ON MOTION SENSOR

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

E3.0

INSTALLATION INSTRUCTIONS

ACQUARO 2.0 - New Construction/Remodel

K2RBD-11, K2RBA-11, K2RBD-11, K2RBA-11

WAC LIGHTING
Responsible Lighting®

SAFETY INFORMATION

IMPORTANT! Always disconnect any work without shutting off the electricity.

Read all instructions before installing.

System is intended for installation by a qualified electrician in accordance with the National Electrical Code and local regulations.

Use for floor, base, or crown hardware. Place the main power switch in the "OFF" position and secure the handle or wires "OFF" the circuit breaker until the connection point for the fixture or trim that you are working on.

Make sure the wire switch is in the "OFF" position.

AVERTISSEMENT

IMPORTANT! Coupez l'électricité avant toute manipulation.

Lisez toutes les instructions avant d'installer.

Le système est destiné à être installé par un électricien qualifié en conformité avec le code national et électrique et les règlements locaux.

Assurez-vous que le commutateur principal se trouve dans la position "OFF" et sécurisez la poignée ou les fils "OFF" du disjoncteur jusqu'à ce que vous soyez prêt à effectuer les connexions.

Assurez-vous que le commutateur principal se trouve dans la position "OFF".

CAUTION

Parts may not be used or installed in these trim variants. Do not substitute any parts, leave parts out, or use any parts that we have not or have never used. Failure to follow could invalidate the ETL listing of this product.

WARNING

Use only in new construction Acquaro IC, or remodel Acquaro IC. Refer to table below. Providing requires a trim for Acquaro only.

Refer to specification sheets for compatible trim options.

NEW CONSTRUCTION OVERALL DIMENSIONS

REMODEL OVERALL DIMENSIONS

SPECIFICATIONS

Input: 120V

Installation: IC for all models (1/19)

Dimming: ETL/ FCC / UL Listed

WAC Lighting Inc.
10000 104th Street
Richmond, BC V6V 1G6
Phone: 604.284.2826
Fax: 604.284.2825

Headquarters/Canadian Distribution Center
At: 10000 104th Street
Richmond, BC V6V 1G6
Phone: 604.284.2826
Fax: 604.284.2825

Canadian Distribution Center
1750 St. Lawrence
Ottawa, ON K1P 1G7
Phone: 613.561.3812
Fax: 613.561.3812

Western Distribution Center
1750 St. Lawrence
Ottawa, ON K1P 1G7
Phone: 613.561.3812
Fax: 613.561.3812

WAC Lighting acquires the right to modify the design of our products at any time per the company's continuous improvement programs. © 2021

1

Aplomb Large Pendant

By Paolo Ludici + Luca Pevero, For Foscarini

★★★★★ (8) Q&A (1)

\$1,283.00

COLOR:
GREY

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FREE SHIPPING

Usually leaves warehouse in 4-6 weeks
Based upon stock availability.

-

+

\$1,283.00
+ FREE SHIPPING

Add To Cart

SPEC # FOSF

Share with friends:

Product Details

Color: White

Size: 17.75"W x 7.875"H

Shipping Weight: 12.56 lbs

Product Weight: 8.59 lbs

Dimmer: 0-10V

⚠ Must supply 2 extra wires from dimmer to power supply in canopy

Materials: Polycarbonate Aluminum Cement

Lamp Source: LED

Bulb: 1 x LED/9.2W/120-277V LED INTEGRATED LED MODULE

Total Wattage: 92 watts

Lamp Color: 2700K

Color Rendering: 90 CRI

Delivered Lumens: 897 lumens

Lumens/Watt: 97.50

Cord: 126"

Canopy: Round, 8.25" Dia

Country of Origin: Italy

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

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

A

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[Q & A](#)
[Accessories + Add-Ons](#)

You're Currently Viewing



Details:

- Wallplate Hi-Lo Dimmer
- Material: Metal
- Dimmable: Yes
- Dimmer Included
- Lighting Style: Soft/Diffused/Ambient
- Location Rating: ETL Listed
- Warranty: Limited 1 Year
- Made In China

Lamp Type	LED	Color Temp	2700 (Warm)
Total Lumens	1500.0	Average Lifespan (Hours)	15,000
# of Bulbs	1 (Not Included)	CRI	90
Bulb Type	14W A19 E26	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes
Volts	120		

Dimensions:

Backplate: Diameter 4.75"

Fixture: Width 4.75", Height 13.88", Depth 14.75", Weight 2.1lbs

Compare Brightness:



[View Chart](#)

Manufacturer ID: view

California Residents: Prop 65 regulations

Blaze Adjustable Wall Sconce
by Matteo Lighting

\$251.46 + Free Shipping

Finish: Aged Gold Brass with Black

[Change Options](#)
[Add to Cart](#)

In Stock Ships within 1 to 2 business days

[illegible]

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

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

F

INDOOR LUMINAIRE SCHEDULE / LIGHTING FIXTURES

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 #
								

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Outline LED Outdoor Square...
By George Kovacs

\$239*

Revolve Square Twistable LED...
By George Kovacs

\$329*

Slate Outdoor LED Wall Sconce...
By George Kovacs

\$439*

Outline LED Outdoor Wall...
By George Kovacs

\$169*

Cubism LED Wall Sconce...
By George Kovacs

\$299*

Saber Fluorescent Wall Sconce...
By George Kovacs

\$49*

Framework P1342 LED Wall Sconce...
By George Kovacs

\$299*

Framework LED Wall Sconce...
By George Kovacs

\$209*

Description

Specifications

Availability

Technical Files

Reviews

Q & A

Details:

- Designed in 2015
- Convertible to flushmount
- Uses Electronic low voltage (ELV) dimmer
- Dimmer Range: 5% -100%
- Shade Material: Glass
- Dimmer Not Included
- Dimmer Type: Electronic low voltage (ELV) dimmer
- Location Rating: ETL Listed Wet
- ADA Compliant: This design satisfies the requirements of the Americans with Disabilities Act.
- OK for Outdoor Use
- Warranty: 2 year
- Made In China

Lamp Type	LED Bulb-in	Average Lifespan (hours)	30,000
Total Lumens	265	CRI	82
Total Watts	8.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	120		
Color Temp	3000 (Soft White)		

Dimensions:

Fixture: Depth 7", Diameter 5", Weight 2.87Lbs

Compare Brightness:

[View Chart](#)

Manufacturer ID: view

California Residents: Prop 65 regulations

You're Currently Viewing

Comet LED Outdoor Wall Sconce
By George Kovacs

\$121.56 - Free Shipping

Finish: Oil Rubbed Bronze

[Change Options](#)

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Available to ship in 8 to 22 weeks

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

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\$197.00 - \$414.00
\$1,821 - \$3,175
\$139
\$183

Description
Specifications
Availability
Technical Files
Reviews
Q & A

Details:

- Designed in 2015
- Material: Anodized Aluminum
- Shade Material: Cast Glass
- Dimmable: Yes
- Dimmer Not Included
- Dimmer Type: Electronic low voltage (ELV)
- Lighting Style: Soft/Diffused/Ambient
- Certified B Corporation: This company meets verified standards of social and environmental performance, accountability and transparency.
- Recyclable: This design may be broken down and recycled.
- OK for Outdoor Use
- Assembly Required: No
- Made In USA

Lighting:
Choose an option from the tabs below to see complete lighting specifications.

2700

Lamp Type	LED Built-in	Average Lifespan (Hours)	50,000
Total Lumens	445	CRI	90
Total Watts	8.50	Equivalent Halogen, CFL or LED Bulbs Can Be Used	No
Volts	120		
Color Temp.	2700 (Warm)		

Dimensions:
Fixture: Depth 7", Diameter 5", Weight 3lbs

Compare Brightness:

You're Currently Viewing

Crisp LED Indoor/Wall/Flushmount
by RWB
\$181.90 + Free Shipping

Finish: White | Rating: IP65 - Outdoor/Wet Locations | Color Temperature: 2700

Change Options
Add to Cart

Usually ships within 4 to 5 business days

SEE LIGHTING SCHEDULE SHOTS E2.1 AND E1.1

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

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By Visual Comfort Modern](#)

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[AFTERNOON Sconce
By Misi](#)

[\\$299*](#)

[NOUVEAU L&L Light Wall Sconce
By Atmos Mood](#)

[\\$264* - \\$289*](#)

[Description](#)
[Specifications](#)
[Technical Files](#)
[Reviews](#)
[Q & A](#)

Details:

- Residential and commercial approved
- Material: Aluminum
- Shade Material: Glass
- Dimmable: Yes
- Dimmer Not Included
- Dimmer Type: ETL 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 (Hours)	50,000
Total Lumens	875	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:
 Fixture: Width 5", Height 6", Depth 3.5", Weight 1.37lbs

Compare Brightness:

View Chart

Manufacturer ID: 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 #
								

[illegible][illegible]

P

146-148 Edwards Avenue

Sausalito, CA

EnergySoft
Hayley Monahan
415.301.0163
1025 5th 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

[illegible]

SCALE 1/4" = 1'-0"

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JOB NO. _____

FILE NAME

DESCRIPTION

GREEN BUILDING FORM RESIDENTIAL

PG. 1 OF 2

REFERENCE NORTH

SHEET NO.

G-1
GREEN
BUILDING FORM
RESIDENTIAL
(SHT. 1 OF 2)

Y	✓	YES
N/A	✓	NOT APPLICABLE
RESPON. PARTY	✓	RESPONSIBLE PARTY (W/ ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

EnergySoft
Hayley Monahan
415.301.0163
1025 5th 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

[illegible]

SCALE 1/4" = 1'-0"

DATE _____

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JOB NO.

APPROVED

FILE NAME

DESCRIPTION	FORM
GREEN BUILDING	FORM
RESIDENTIAL	

PG. 2 OF 2

REFERENCE NORTH

SHEET NO.

G-2
GREEN
BUILDING FORM
RESIDENTIAL
(SHT. 2 OF 2)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD					CF1R-PRF-01-E	
Project Name: 148 Edwards Ave					Calculation Date/Time: 2024-08-19T12:17:11-07:00	
Calculation Description: Title 24 Analysis					Input File Name: 148 Edwards Ave.rbd22x	
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	3825	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: _____

 Report Version: 2022.0.000
 Schema Version: nev 20220901

HERS Provider: _____

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD																CF1R-PHF-01-E (Page 6 of 11)		
Project Name: 148 Edwards Ave																Calculation Date/Time: 2024-08-19T12:17:11-07:00		
Calculation Description: Title 24 Analysis																Input File Name: 148 Edwards Ave.rbd2x2x		
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	External 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: Registration Date/Time: HERS Provider: CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2024-08-19 12:17:34																		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

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

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Input File Name: 148 Edwards Ave.rbd22x

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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:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220901

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				CF1A-PRF-01-E (Page 2 of 11) Calculation Date/Time: 2024-08-19T12:17:11-07:00 Input File Name: 148 Edwards Ave.rbd22x		
ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² · yr)	Standard Design TDW Energy (EDR2) (kTOD/ft ² · yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² · yr)	Proposed Design TDW Energy (EDR2) (kTOD/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 2020901

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

Input File Name: 148 Edwards Ave.rbd22x

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	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 (ft²)	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:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220901

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

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

Input File Name: 148 Edwards Ave.rbd22x

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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:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.000
Schema Version: rev 20200901

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD				CFIA-PRF-01-E	
Project Name: 148 Edwards Ave			Calculation Date/Time: 2024-08-19T12:17:11-07:00		
Calculation Description: Title 24 Analysis			Input File Name: 148 Edwards Ave.rbd22x		
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	Addition Cond. Floor Area (ft²)	25	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	1800	17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft²)	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:

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

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

Input File Name: 148 Edwards Ave.nbd22x

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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 (ft ²)	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	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	n/a	New	n/a
Raised Floor	1st Floor Zone	Default Floor Crawspace	n/a	n/a	322	n/a	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	n/a	Altered	No
Interior Floor	2nd Floor Zone	R-19 Floor	n/a	n/a	1060	n/a	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	n/a	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

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Calculation Description: Title 24 Analysis

Input File Name: 148 Edwards Ave.rbd22x

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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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148 EDWARDS UNIT

146-148 Edwards Avenue		
Sausalito, CA		
EnergySoft Hayley Monahan 415.301.0163 1025 5th 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		
LICENSED ARCHITECT CHARLES HEMMINGER C-24985 NEW 4/27 STATE OF CALIFORNIA		
NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
SCALE	1/4" = 1'-0"	DATE
DRAWN BY		CHECKED BY
JOB NO.		APPROVED
FILE NAME		
DESCRIPTION		
TITLE-24-1 (148 EDWARDS) PG. 1 OF 2		
REFERENCE NORTH	SHEET NO. T24-1 (PG. 1 OF 2)	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

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Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.rbd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/h ² - yr)	Proposed Design (kBtu/h ² - yr)	Compliance Margin (kBtu/h 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

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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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Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.rbd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² - yr)	Standard Design TDV Energy (EDR2) (kTDV/h ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² - yr)	Proposed Design TDV Energy (EDR2) (kTDV/h 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:

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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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Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.rbd22x

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	Addition Cond. Floor Area (ft ²)	25
15	Number of Stories	2
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:

Report Version: 2022.0.000
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HERS Provider:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave
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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

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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.rbd22x

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	Coof 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

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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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 (ft ²)	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

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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

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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 / 3.5 in. 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	

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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

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(04/2022)

Building Envelope:

§ 110.9(a):	Air Leakage. Manufactured fenestration, exterior doors and exterior doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/NVMA/CES 1011.5.2/4440-2011.*
§ 110.9(a)(6):	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(1).
§ 110.9(a)(6):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.9.8, 110.9.9, and 110.9.10.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weathered stripped.
§ 110.9(a):	Insulation Certification. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.9(b):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(b):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 110.113 when the installation of a cool roof is specified on the CFR.
§ 110.8(b):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be installed to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Insulation. Roof decks in newly constructed attic in climate zones 4 and 8-16 area-weighted average U-factor not exceeding 0.104. Ceiling and rafters minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter insulation minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access door must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.17, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 wood framing or have a U-factor of 0.071 or less. Gypsum non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1.4 or B.*
§ 150.0(d):	Raised-floor Insulation. Minimum R-13 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and be installed as part of a finished slab floor. Meet the requirements of § 110.8(g).
§ 150.0(g):	Vapor Retarder. In climate zones 1 through 16, the earth floor of unventilated crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the requirements of § 150.0(g).
§ 150.0(g)(2):	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fuelpiles, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fuelpiles.
§ 150.0(e)(1):	Closable Doors. Masonry or factory-built fuelpiles must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)(2):	Combustion Intake. Masonry or factory-built fuelpiles must 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 combustion-air control device.
§ 150.0(e)(3):	Flue Damper. Masonry or factory-built fuelpiles must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing Systems:

§ 110.2(a) & 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showpools, fountains, and all other regulated equipment must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a)(2):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Tables 110.2.1a through Table 110.2.4.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for conditioning heating is higher than the cut-on temperature for supplementary heating; and the off temperature for conditioning heating is higher than the off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)(3):	Insulation. Unfired service water heater storage tanks and solar water heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)(6):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines for adding to or draining the water heater when the valves are closed.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		CFJA-PHF-01-E	
Project Name: 148 Edwards Ave		Calculation Date/Time: 2024-08-19T12:17:11-07:00	
Calculation Description: Title 24 Analysis		Input File Name: 148 Edwards Ave.ribd2zx	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT			
1. I certify that this Certificate of Compliance documentation is accurate and complete:			
Documentation Author Name: Hayley Monahan		Documentation Author Signature: 	
Company: EnergySoft		Signature Date: 8/19/2024	
Address: 1025 5th Street, Suite A		CEA/ HERS Certification Identification (If applicable):	
City/State/Zip: Novato, CA 94945		Phone: 415-301-0163	
RESPONSIBLE PERSON'S DECLARATION STATEMENT			
I certify the following under penalty of perjury, under the laws of the State of California:			
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.			
Responsible Designer Name: Charles Hemminger		Responsible Designer Signature: 	
Company: Hemmingerarchitects		Date Signed: 9.1.24	
Address: 148 Edwards Ave.		License: C-24965	
City/State/Zip: Sausalito, CA 94965		Phone: 415.378.7046	
Registration Number:		Registration Date/Time:	
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value Supply	Duct Location Return	Surface Area Supply	Surface Area Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft		
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-her-dist	Existing	No		No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number:

Registration Date/Time:

HERS Provider:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(y)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(i); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(z)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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	2022 Single-Family Residential Mandatory Requirements Summary
§ 150.001G	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA.* Light Sources in Enclosures or Recessed Luminaires. Lamps and other separate light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.001H	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0-4 or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting on when the drawer, cabinet or linen closet is closed.
§ 150.001I	Interior Switches and Controls. All forward phase up dimmers used with LED light sources must comply with NEMA SLR 7A.
§ 150.002B	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.002A	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.*
§ 150.002B	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.002A.
§ 150.002C	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.002D	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.002A.
§ 150.002E	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.002F	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase up dimmers controlling LED light sources in these spaces must comply with NEMA SLR 7A.
§ 150.002G	Independent controls. Integrated lighting of exhaust fans is controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cases, and sachet outlets must be controlled separately from ceiling-installed lighting.
§ 150.003A	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, and to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.004	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.005	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.100a)	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.1001(e).
§ 110.100b)	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke-free, and other requirements as specified in Title 24. Part of the solar zone may be located in areas that are not required to be located by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 800 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 must be located on the roof or overhanging of the building and have a total area no less than 250 square feet.*
§ 110.100c)	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.100d)	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.100e)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance 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.
§ 110.100f)	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.100g)	Interconnection Requirements. The construction documents must include a location and size of the inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.100h)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.1001(f) must be provided to the occupant.
§ 110.100i)	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.100j)	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Electric and Energy Storage Ready:	

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2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 250 CFM per ton nominal cooling capacity, and an air-handling unit with fan efficiency ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all other. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA.3.3. *

Ventilation and Indoor Air Quality:

§ 150.00(i): **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.00(i). *

§ 150.00(i)B: **Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.00(i)C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.00(i)Basky. CF ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.00(i)C.

§ 150.00(i)C: **Whole-Dwelling Unit Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.00(i)C-Gli.

§ 150.00(i)G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.00(i)Gii. Enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.00(i)G-iv. Airflow must be provided by the installer per § 150.00(i)Gv, and rated for sound per § 150.00(i)Gvi. *

§ 150.00(i)Hsk: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.00(i)C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals using the Reference Residential Appendix RA.3.7. Whole-dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2-8.7.2 at no less than the minimum airflow rate required by § 150.00(i)C.

§ 150.00(i): **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficiency must be verified in accordance with Reference Residential Appendix RA.3.7. Vented range hood airflow must be verified per Reference Residential Appendix RA.3.7.4.3 to find if it is rated by an AHJ or AHAM to comply with the airflow rates and sound requirements per § 150.00(i)G.

Pool and Spa Systems and Equipment:

§ 150.00(i): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDDS; 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 must not use electric resistance heating. *

§ 150.00(i)B: **Covers.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heater installation.

§ 150.00(i)B: **Piping.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 150.00(i)B: **Directional Intents and Time Switches for Pools.** Pools must have directional intents that adequately mix the pool water, and a time switch that will allow pumps to be set or programmed to run only during off-peak electric demand periods.

§ 150.00(i): **Pilot Light.** Natural gas pools and spa heaters must not have a continuously running pilot light.

§ 150.00(i): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

Lighting:

§ 150.00(i): **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 150.00(i).

§ 150.00(i)A: **Luminaire Efficiency.** All installed luminaires must meet the requirements in Table 500-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts, and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

§ 150.00(i)B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix A.8. *

§ 150.00(i)B: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be ARJ, and must be set with a dimmer switch per California Electrical Code, California Electrical Code § 410.116 and California Electrical Code § 410.118.

§ 150.00(i)D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the ARJ are excluded temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.00(i)E: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

§ 150.00(i)F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.00(i).

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5	Pilot Lights. Continuously-burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (except appliances without an electrical supply connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, 2017 Edition, or the Fundamentals Volume, 2017 Edition, published by the International Residential Commission Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Cleanlines. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the bottom of any eaves.
§ 150.0(h)3B:	Liquid Line Air. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 604.11 of the California Plumbing Code.
§ 150.0(i)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant supply piping below grade outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Piping insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(i)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5 x 7' suitable for the future installation of a heat pump water heater; and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(i)1:	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
Ducts and Fans:	
§ 110.6(d)3:	Ducts. Installation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must specify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.405.5 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply air return ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnosis meeting (R3-1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealed that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/2". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed.
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth backer adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and sealers; and applicable specifications for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Systems. Gravity ventilation systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water resistant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core of flex ducts must have a non-porous layer or a barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch self per Equal 150.0-A. Clean-filter media drop test and leakage test requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and to prevent air from bypassing the filter.

5/6/22

[illegible]

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

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.

- 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 $F_b=1350$ psi, $E = 1.6$ ksi. No check or split longer than the width of narrow face of beam allowed. Seal all ends of lumber.

SW-#	SHEAR WALL SCHEDULE
SW-1	15/32" CDX PLYWD. STRUC-2 W/ 104 @ 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/ 104 @ 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

City of Sausalito - BUILDING DIVISION
420 Lido Street, Sausalito CA 94965 TEL. (415) 289-4136

SPECIAL INSPECTION AND TESTING SCHEDULE

***** THIS FORM SHOULD BE IMPRINTED ON THE APPROVED PLANS *****

148 EDWARDS AVE, Sausalito B 2024-1106

PROJECT DESCRIPTION: 148 EDWARDS AVE, Sausalito BUILDING PERMIT NO. _____

PROJECT ADDRESS: _____ TESTING/INSPECTION AGENCY OR SPECIAL INSPECTOR: _____

REINFORCED CONCRETE, GUNITE, GROUT AND MORTAR:

Concrete	Gunite	Grout	Mortar
			Aggregate Tests
			Reinforcing Tests
X			Mix Designs
			Reinforcing Placement
			Batch Plant Inspection
X			Inspect Placement
X			Cast Samples
X			Pick-up Samples
			Compression Tests

PRECAST/PRESTRESSED CONCRETE:

Piles	Post-Tens	Pre-tens	Cladding
			Aggregate Tests
			Reinforcing Tests
			Tendon Tests
			Mix Designs
			Reinforcing Placement
			Insert Placement
			Concrete Batching
			Concrete Placement
			Installation Inspection
			Cast Samples
			Pick-up Samples
			Compression Tests

MASONRY:

- Special Inspection Stresses Used
- Preliminary Acceptance Tests (Masonry Units, Wall Prisms)
- Subsequent Tests (Mortar, Grout, Field Wall Prisms)
- Placement Inspection of Units

STRUCTURAL WOOD:

- X Shear Wall Nailing Inspection
- X Inspection of Glu-lam Fab
- X Inspection of Truss Joist Fab
- X Sample and Test Components
- X EPOXY ANCHORS

ADDNL. INSTRUCTIONS OR OTHER TESTS AND INSPECTIONS: - TIEDOWNS
- GENERAL WOOD FRAMING

ACKNOWLEDGEMENTS

I have read and agree to comply with the terms and conditions of this agreement.

Printed Name: _____ Signature: _____ Date: _____

Owner: _____

Contractor: _____

Special Inspector or Inspection Agency: _____

Project Engineer or Architect: Tim O'Sullivan 1-5-25

ACCEPTED FOR THE BUILDING DEPARTMENT

By: _____ Date: _____

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

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

- 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

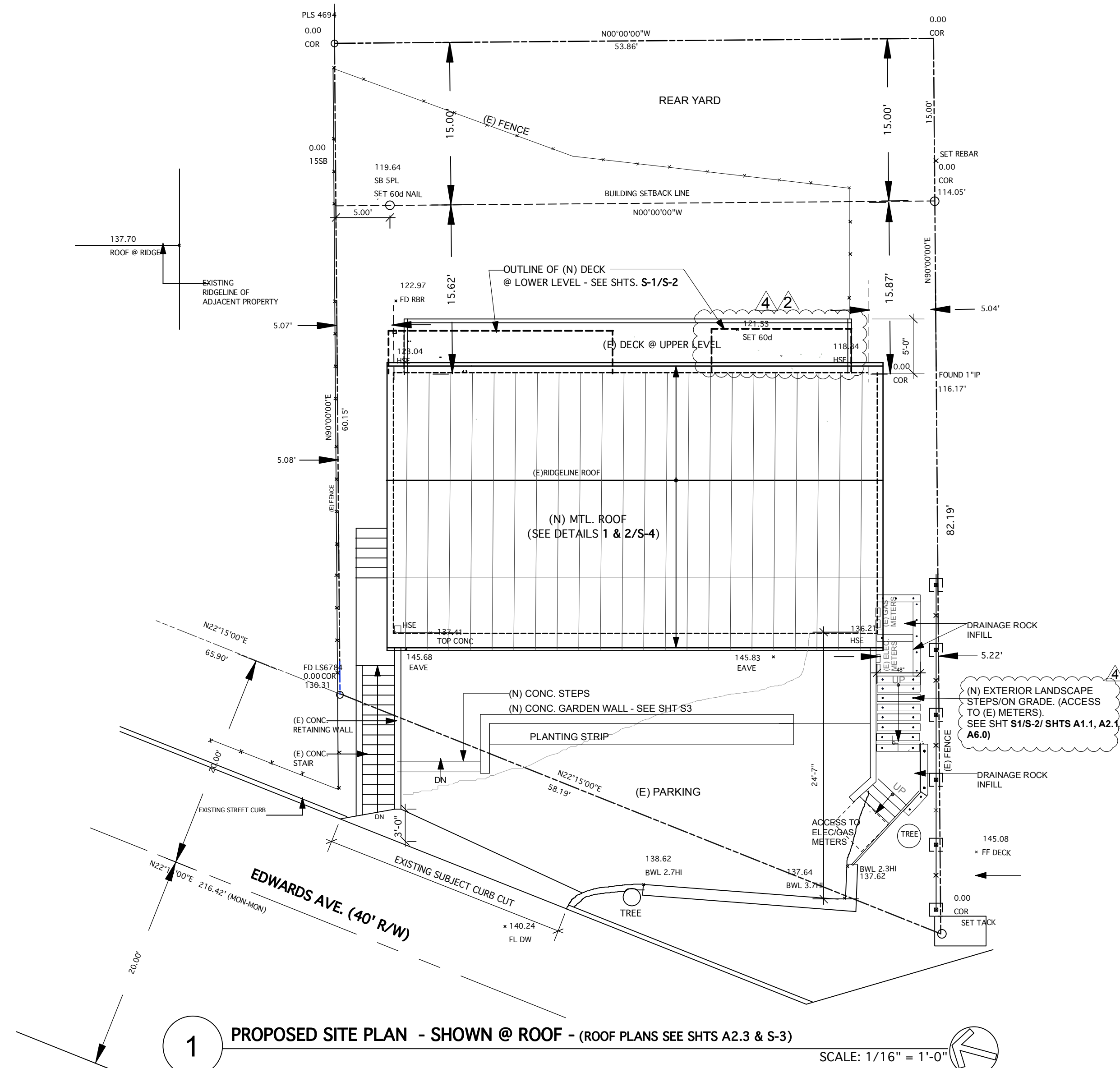
2022 California Codes

- 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 Municipale 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.”

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



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

REFERENCE NORTH



IMPORTANT NOTE: TYP. DETERMINE ALL TIE DOWN/HOLD DOWN LOCATIONS FROM (N) SHEAR WALLS ABOVE - SEE DETAIL 5/S-2



LEGEND:

EXIST. WALLS
 NEMO WALLS
 NEW WALLS/NEW WORK
 DRAWING NOTES

PROPERTY LINE
 FENCE

PLYWD. SHEAR - SEE SHEAR
 PLYWD SCHEDULE SHT S0

HOLDOWNS (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
2	4LEAF, INC. - PLAN CHK REVIEW - 11/16/24	3.1.25
3	REWORKING 4-17-25 PLAN, A6.0 COMMENT #4 RESPONSE #4 ADAM BLAIR	8.1.25

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

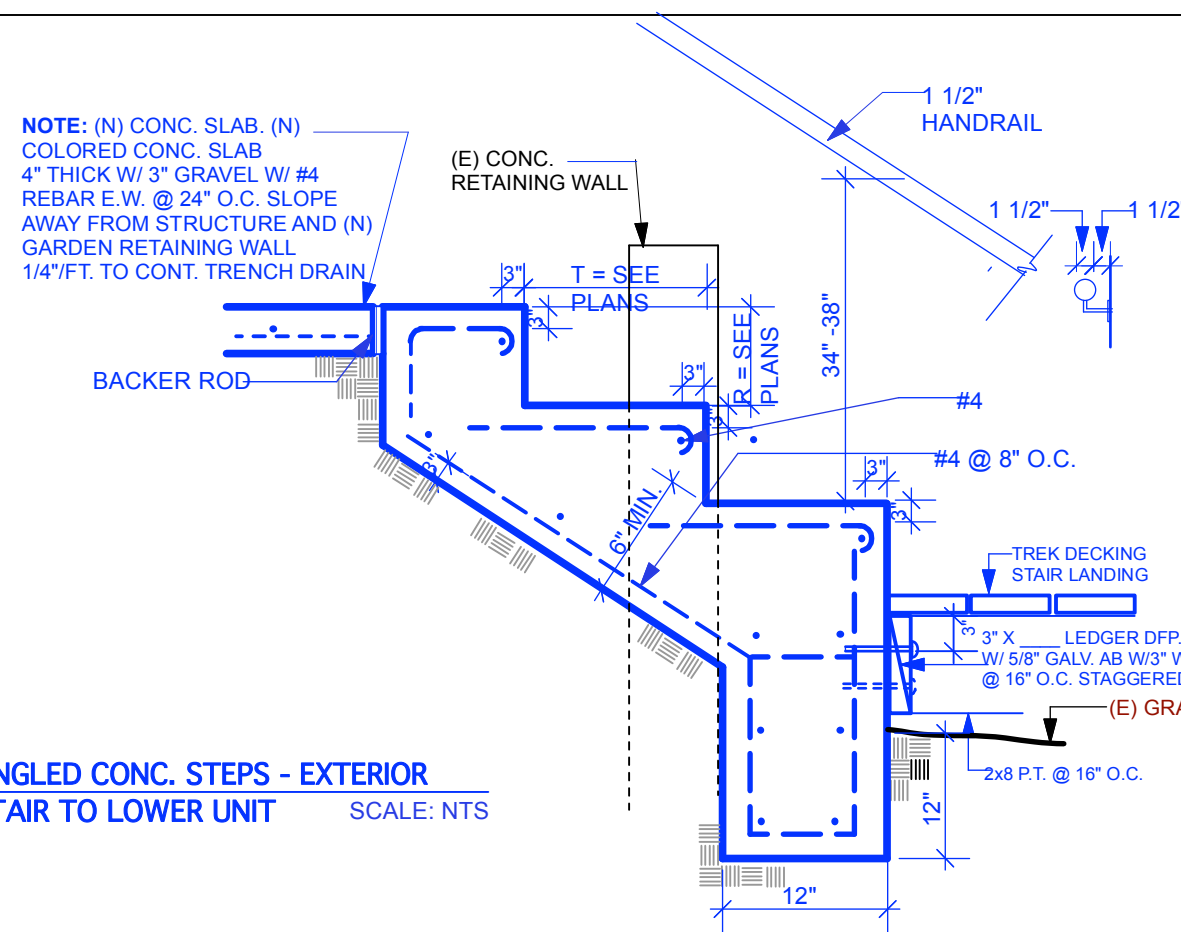
DESCRIPTION
ROOF FRAMING OVER UPPER LEVEL

REFERENCE NORTH

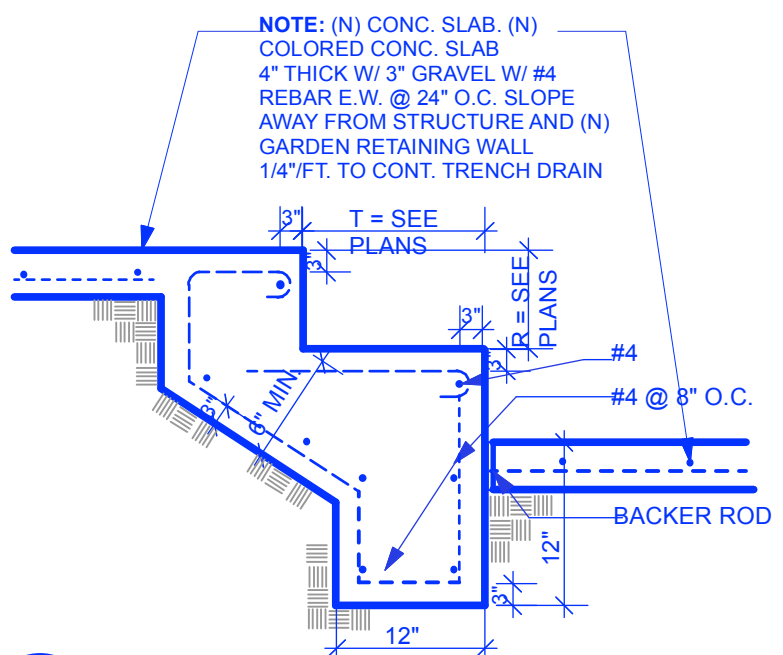
SHEET NO.
S-3

DETAILS

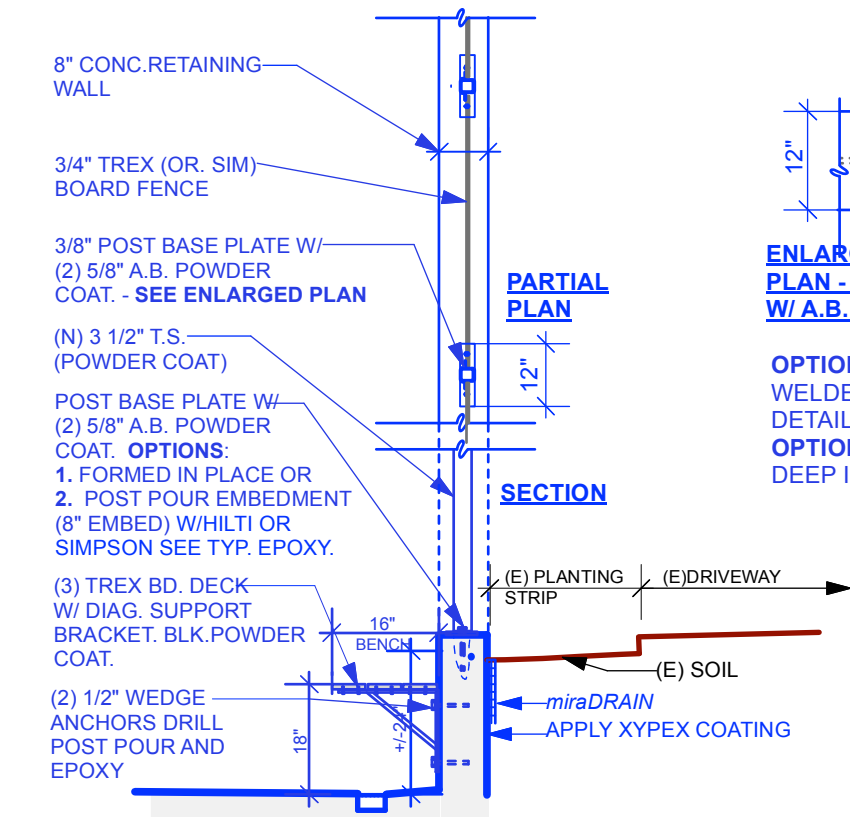
6 ANGLED CONC. STEPS - EXTERIOR STAIR TO LOWER UNIT SCALE: NTS



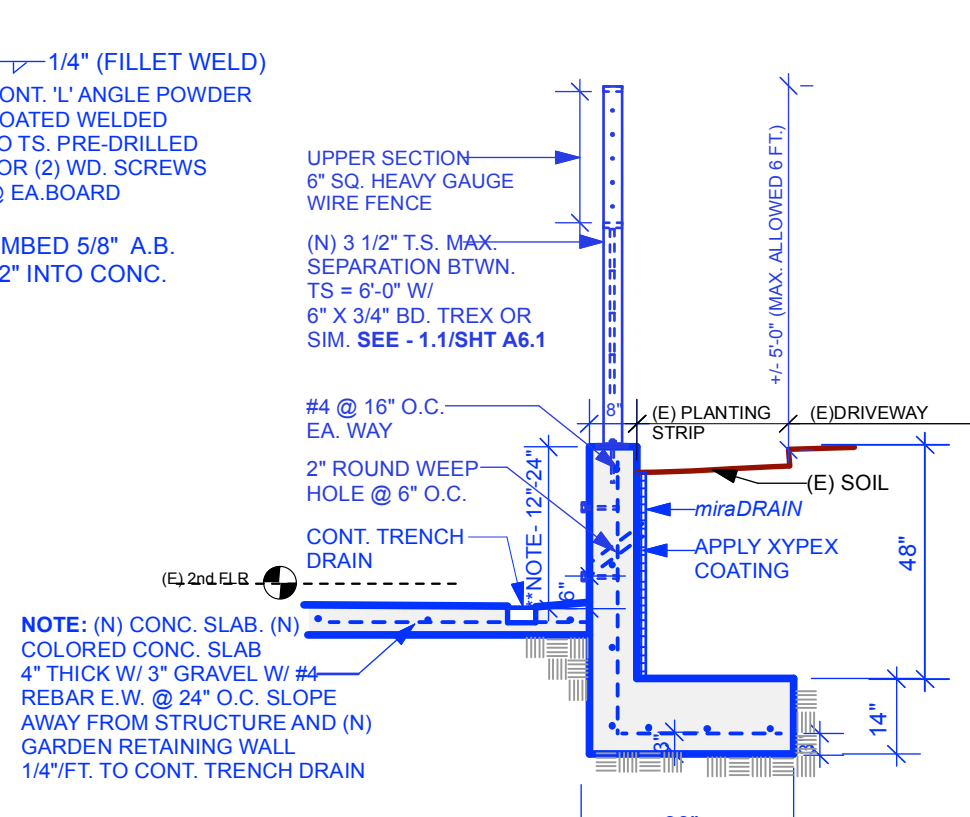
5 CONC. STEPS - ENTRY SCALE: NTS



4 FENCE AND BENCH @ RETAINING WALL SCALE: NTS



2 GARDEN RETAINING WALL SCALE: NTS

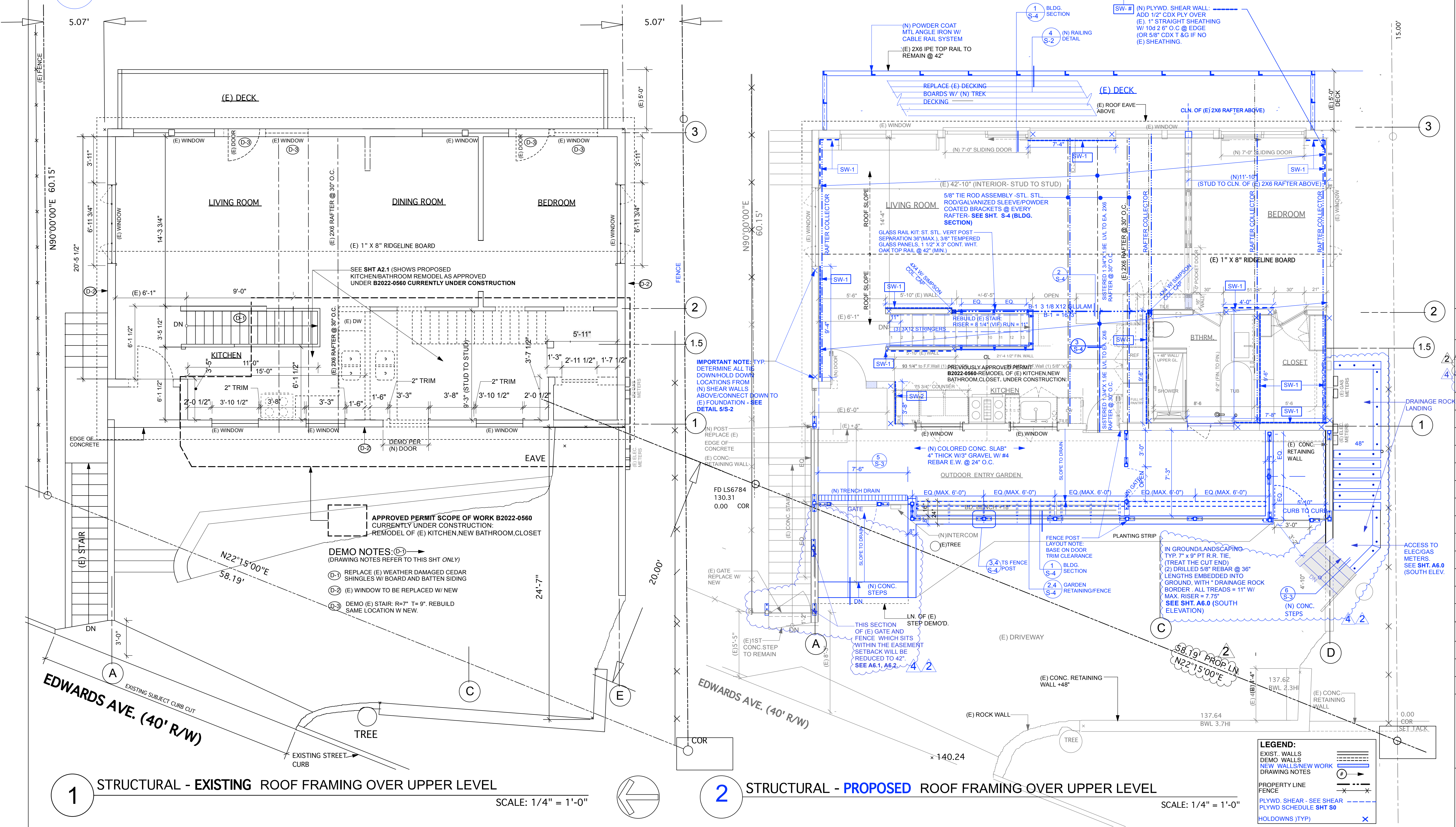


1 STRUCTURAL - EXISTING ROOF FRAMING OVER UPPER LEVEL

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

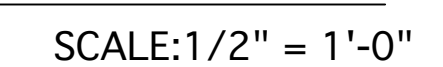
2 STRUCTURAL - PROPOSED ROOF FRAMING OVER UPPER LEVEL

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



LEGEND:

EXIST. WALLS	DEMOS
NEW WALLS/NEW WORK	DRAWING NOTES
PROPERTY LINE	PLYWD. SHEAR - SEE SHEAR PLYWD SCHEDULE SHT 50
FENCE	HOLD-DOWNS (TYP)



[illegible]

13D RESIDENTIAL FIRE SPRINKLER SYSTEM



- LEGEND:

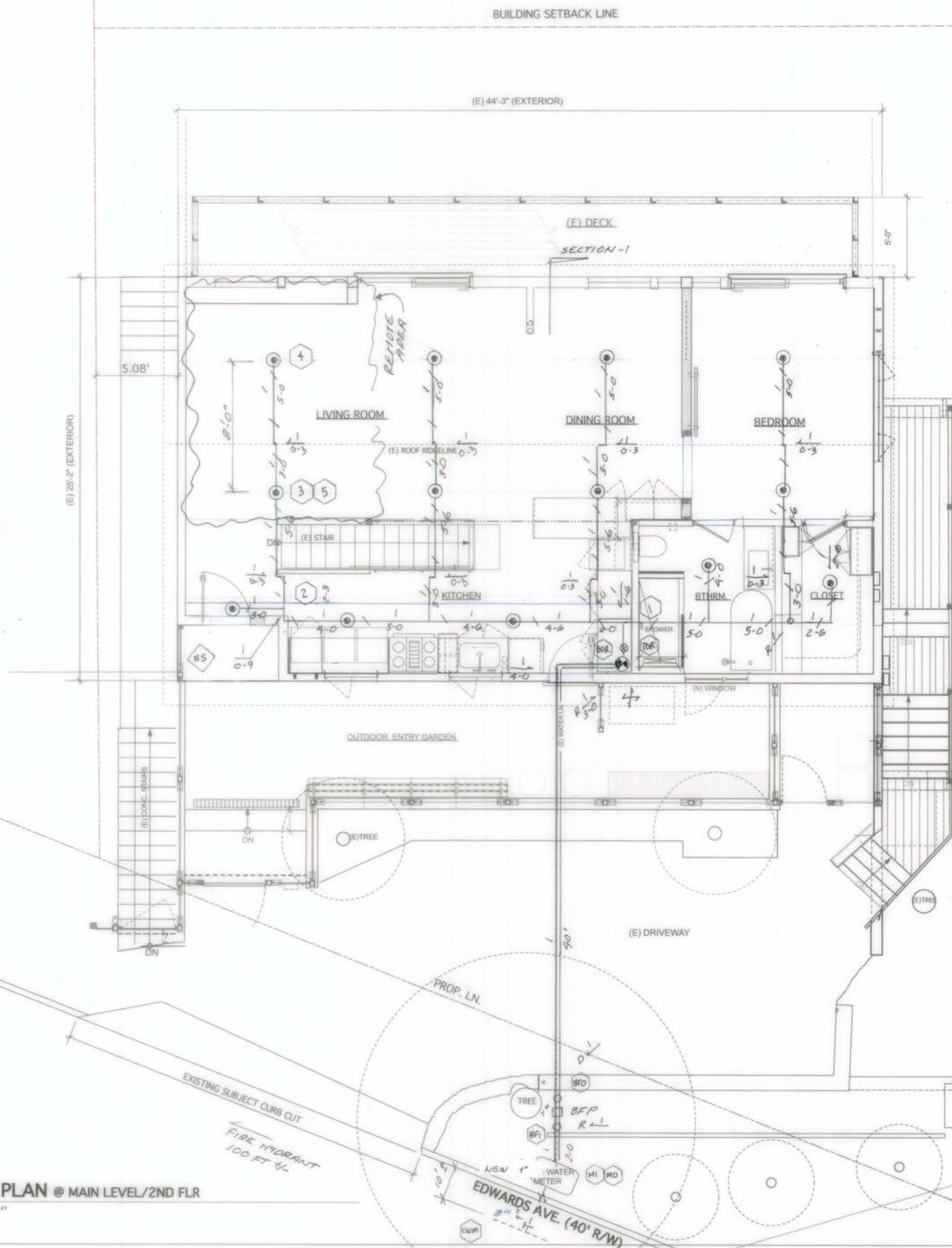
- REV 3 - SMFD - FIRE CONDITIONS OF
APPROVAL FOR PERMIT B2024-1106-
SPRINKLER DRAWINGS 3.1.25**

SHEET INDEX	
DRAWING NO.	DESCRIPTION
FP-1	2 ND FLR / NOTES / SECTION
FP-2	1 ST FLR / DETAILS / SPKRS
FP-3	BASEMENT / SPKRS
FP-4	CUT SHEETS

OWNER:

Charles and Debi Hemminger
148 Edwards Avenue
Sausalito, CA 94965
415-378-7046

SPRINKLER SCHEDULE & LEGEND									
SYMBOL(S)	SPRINKLER DESCRIPTION	SIN #	RESPONSE	ORIFICE	K-FACTOR	TEMP.	FINISH	ESC.	QUANTITY
①	RELIABLE, RESIDENTIAL, PENDENT	RA0616	FR	7/16	A-9	165	WHT	WHT	13
SPARE HEADS		TOTAL COUNT THIS SHEET = 13							



1 **PROPOSED PLAN @ MAIN LEVEL/2ND FLR**
1/4" = 1'-0"

