

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 trash 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 occlusive 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, 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.

10. Install all materials per manufacturers' written specifications.

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, 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 Buildings Applicable Building Codes and Ordinances. Perform all work in accordance with Building codes, laws and ordinances having jurisdiction on the project.

Abbreviations:

@At
Bd. Board
Bkg. Backing
Bm. Beam
Clg. 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

WALL TYPE
BLDG. SECTION
BLDG. ELEVATIONS

*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 (CEnEC), 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 front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower-head shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the shower head. CRC R305.1
- Smoke Alarms shall be installed in every room used for sleeping purposes, on the wall or ceiling outside of each sleeping area (e.g. bedrooms), and in every story of the dwelling unit. CRC R314.
- Carbon Monoxide Detectors shall be installed in all pathways leading to the sleeping area and on each level of the dwelling. CRC R315.

Electrical Requirements:

- All new receptacle outlets are to be tampered resistant. CEC 406.11.
- 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. CEnEC 150.0(k)5
- All permanently installed high efficacy luminaires must be switched separately from low efficacy luminaires. CEnEC 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 CEnEC 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; CAL Green 4.303.1
- Shower finished floor shall slope uniformly from the sides toward the drain with a minimum slope of 1/4" per foot and a maximum slope of 1/2" per foot. Thresholds shall be of sufficient width to accommodate a 22" minimum door. Shower doors shall open so as to maintain a 22" minimum unobstructed opening for egress. CPC 408. (See Fig. A & C - turn page over)
- All shower compartments, regardless of shape, shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30" circle (See Fig. A). The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The minimum area and dimensions shall be maintained to a point 72" above the shower drain outlet with no protrusions other than the fixture valve(s), shower head, soap dishes, shelves, & safety grab bars or rails. CPC 408.
- Shower floors and walls shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2 Gypsum boards shall not be used where there will be direct exposure to water or in areas subject to continuous humidity. CRC R702.3.8.1. A vapor barrier shall be installed between the nonabsorbent material and the studs.
- 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.

1:1CDD\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 (CEnEC), 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 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. CEnEC 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. CEnEC 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

1:1CDD\Building\Handouts\Kitchen Remodel

Index of Drawings

ARCHITECTURAL DRAWINGS

A.0 TITLE SHEET General Project Information/Site Plan

A.0.0 EXISTING SITE PLAN and PROPOSED SITE PLAN

- A.0(a) REVIEW/APPROVAL LETTERS - SMFD 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.0.0 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

A.3.1 PROPOSED ROOF

A.4.1 BUILDING SECTION -1

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

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

T24-3 TITLE-24 PG.1. OF 2 - 146 EDWARDS

T24-4 TITLE-24 PG.2. OF 2 - 146 EDWARDS

STRUCTURAL DRAWINGS

S-0 STRUCTURAL TITLE SHT., 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 1 BASEMENT/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 SF 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 146 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.

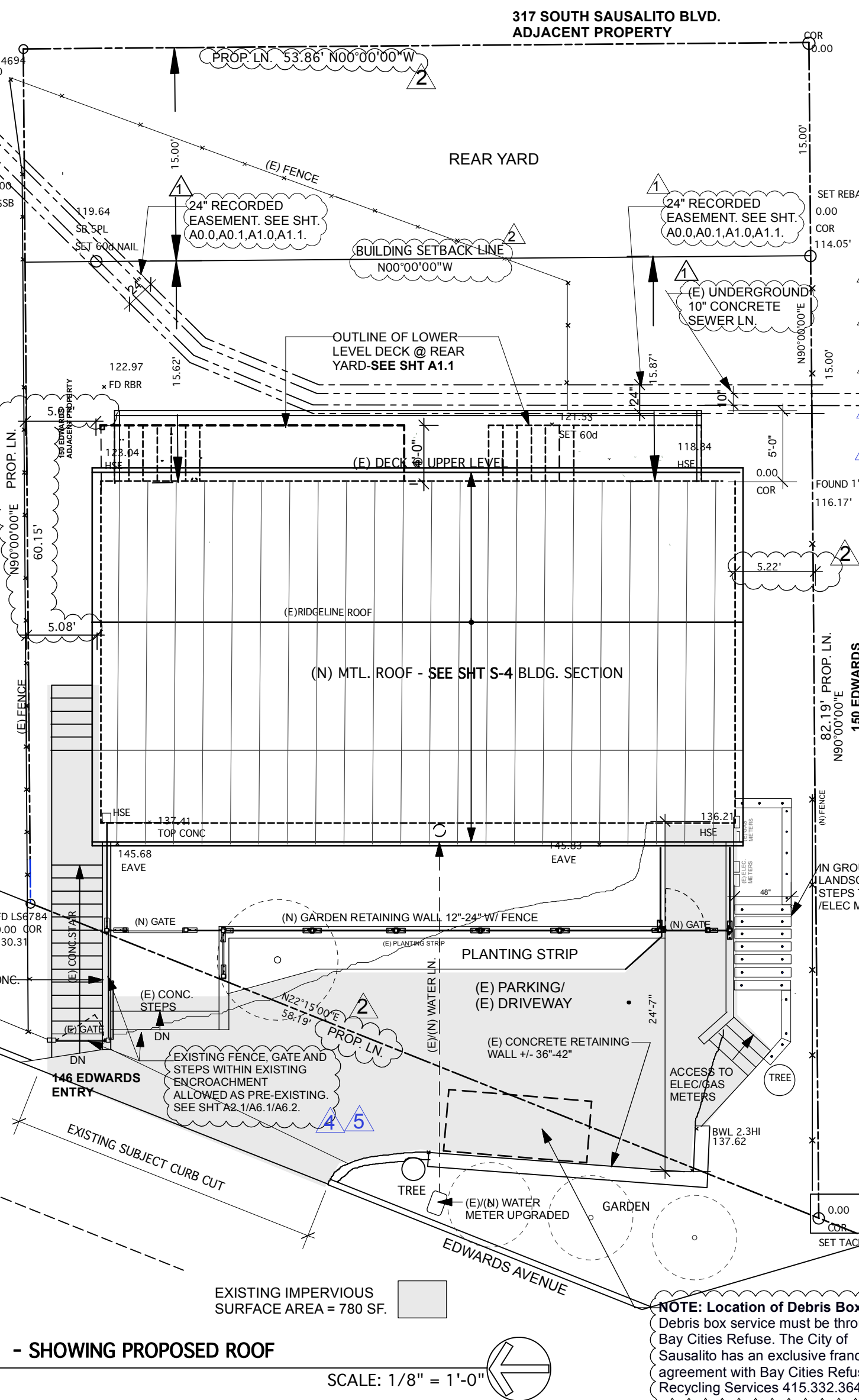
Project Directory:

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

Applicant/Building Owner :
Charles and Debi Hemminger
148 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

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 SF 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 146 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

148 Edwards Ave.

Sausalito, CA 94965

415.378.7046

Civil Engineer

Tim O'Sullivan

415.250.0190

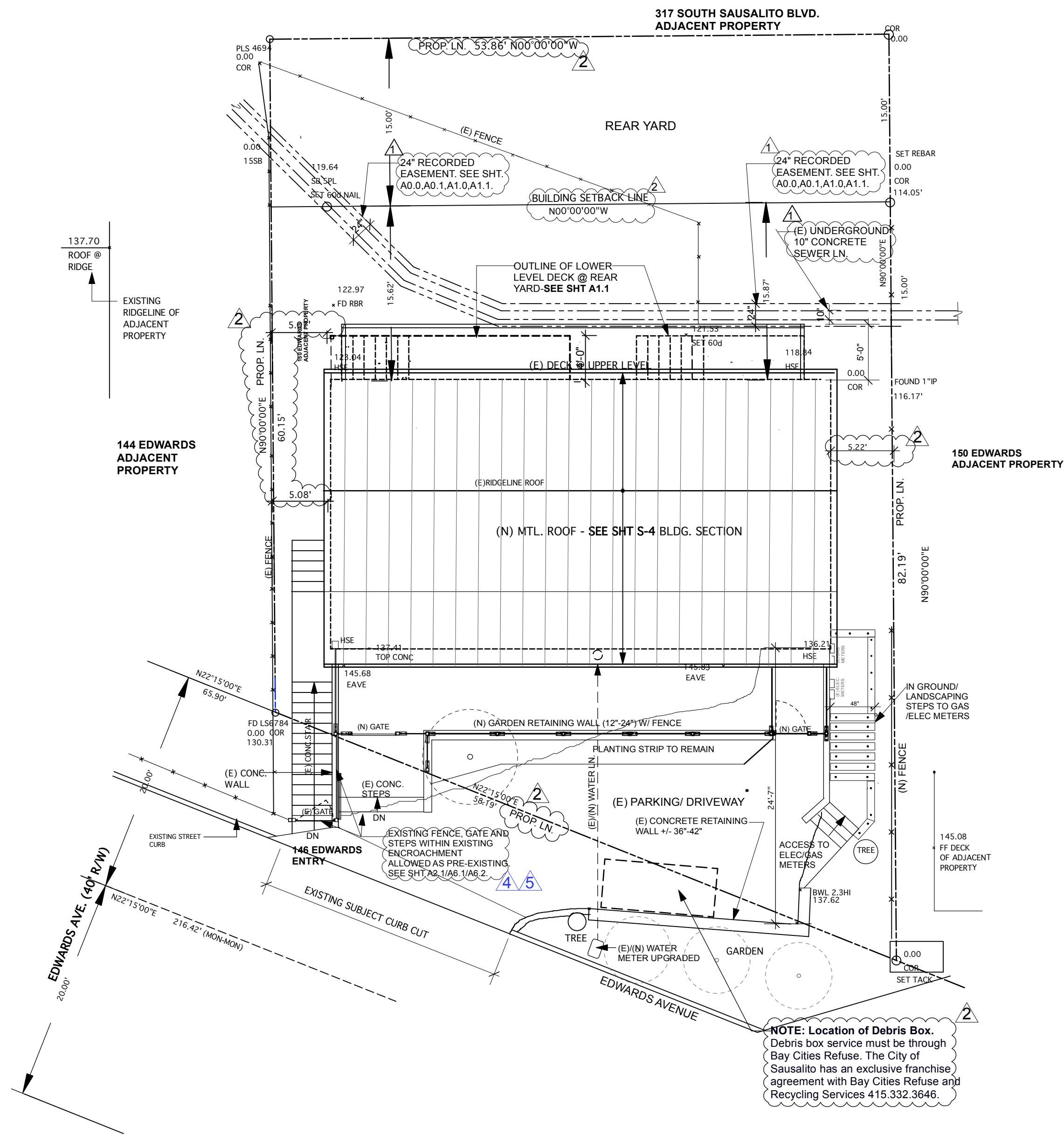


NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1 ADAM BLAIR	2.1.25
2	4-LEAF, INC. - PLAN CHK REVIEW RESPONSE - 1 (11.6.24)	3.1.25
3	SMFD - FIRE CONDITIONS OF APPROVAL FOR PERMIT B-2024-1106 SPRINKLERS REQUIRED	3.1.25
4	PLANNING - 4.17.25 PLAN CHK COMMENT RESPONSE #4 ADAM BLAIR - COORDINATED W/ 4-LEAF REV.	8.1.25
5	PLANNING - PLAN CHK COMMENT RESPONSE #5 ADAM BLAIR - ADDITIONAL COMMENTS ISSUED 10/23/25	10.23.25

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

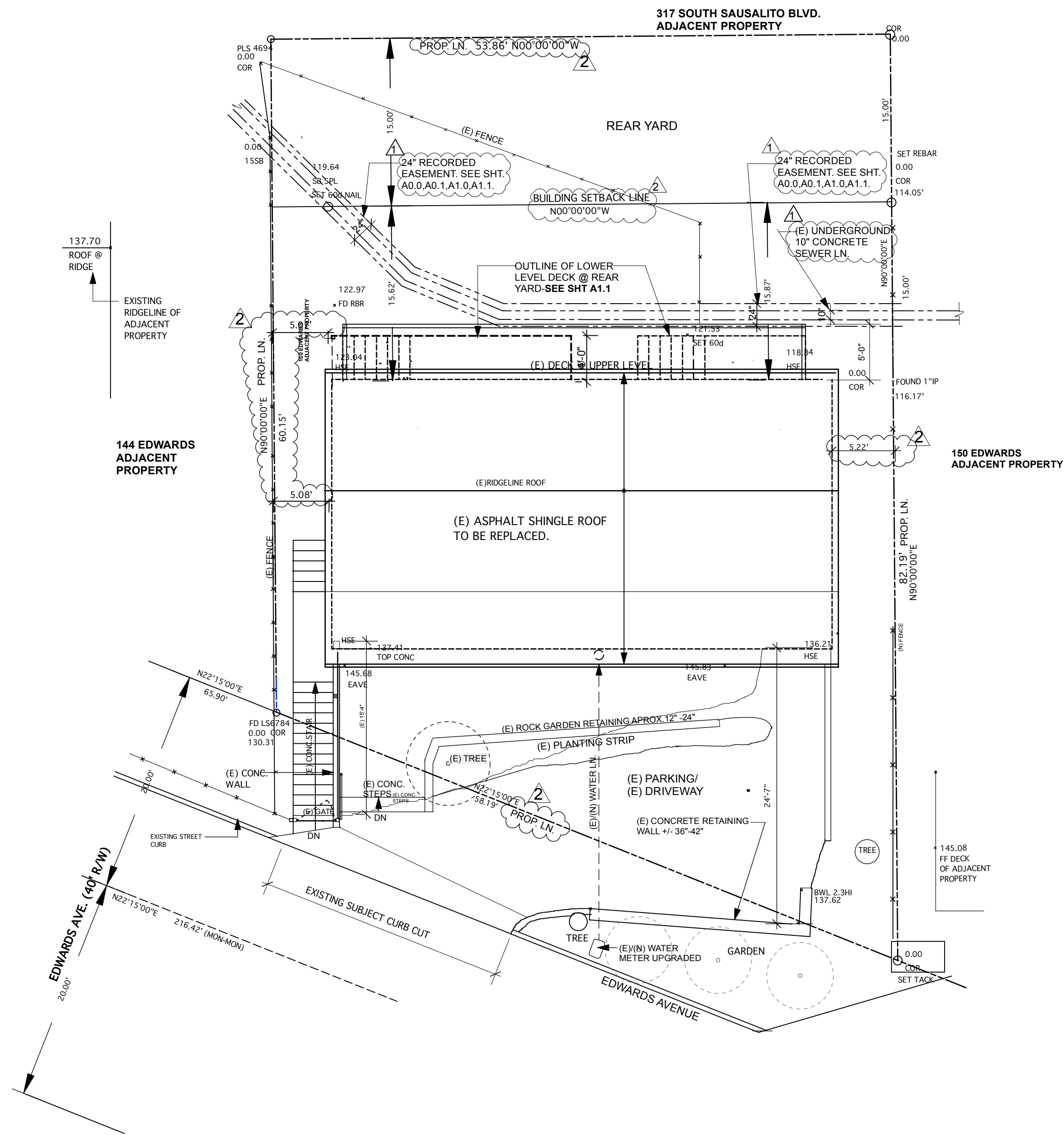
DESCRIPTION
5 EXISTING AND PROPOSED SITE PLAN

REFERENCE NORTH	SHEET NO.
	A0.0



1 PROPOSED SITE PLAN - SHOWING PROPOSED ROOF
SEE SHT. A0(c) - BOUNDARY SURVEY - CANUMAY LAND SURVEYING

SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN - SHOWING EXISTING ROOF
SEE SHT. A0(c) - BOUNDARY SURVEY - CANUMAY LAND SURVEYING

SCALE: 1/8" = 1'-0"

APPLICATION FOR WATER SERVICE

I hereby make application for water service installation for the aforementioned property, the said service to be rendered at the rates and under the rules and regulations established by the Marin Municipal Water District, and such other charges and regulations as may be established from time to time. I agree to pay all water bills promptly when due at the District office in Corte Madera, or any other duly authorized collection agency, including bills for all water delivered under this application on, whether consumed by the undersigned or not. (Refer to Title 6 and Title 11 of the Marin Municipal District Code for further particulars.)

I understand and agree to the following:

- Prior to installation of said service I understand the foundation for the structure to be served must be poured and in place and this must occur within 120 days of the date of this service application; otherwise, this application will become null and void.**
- I will drive a stake at the point where the meter is to be set. The point selected must be back of curb or edge of pavement within the public right-of-way. I acknowledge that it is the property owner(s) responsibility to maintain unobstructed access to the meter for reading and maintenance purposes.
- Temporary interruptions in water service may occur due to accidents, cleaning of pipelines and facilities, or other operating procedures, and I agree that the Marin Municipal Water District will not be held liable for such temporary interruptions of service.
- In the event this application becomes void or is canceled, all monies, less any charges for services rendered, will be refunded to the property owner of record at the time the refund is made.
- Marin Municipal Water District is not responsible for any damage due to the water pressure at this service. I agree to release, indemnify, hold harmless, and defend the Marin Municipal Water District from and against any claims arising out of the furnishing of this water service and supply.
- If, upon district's review, it is determined that backflow protection is warranted on this service, I will, at my sole expense, install, maintain and have tested such backflow protection as the District deems necessary.
- As a condition of water service, I represent that the plumbing for the structure and grounds, for which this service is requested, is not connected to, and I agree that it shall not at any time be connected to any other source of water supply.
- I will install an approved shut-off valve between the meter and the first point of use.
- As a condition of service, I will conform to District regulations as set forth in the District's current Water Conservation Ordinance, Section 13.02, *Water Conservation and Dry Year Water Use Reduction Program* and Section 13.03, *Water Budgets and Related Conservation Measures*.
 - ☒ **High Pressure:** Where static service pressure exceeds 80 pounds per square inch, a pressure regulating valve shall be installed and maintained in the consumer's piping between the meter and the first point of water use, and set at not more than 50 pounds per square inch when measured at the highest water-using fixture in the structure served. This requirement may be waived if the consumer presents evidence satisfactory to the District that excessive pressure has been considered in the design of the water-using equipment and that no water will be wasted as a result of the high pressure operation.
 - ☒ **Low Pressure:** I declare that the Marin Municipal Water District cannot guarantee continuous service at this location because the property is situated at an elevation which does not permit a supply of adequate water at all times, but am willing to accept such service as it is possible for the District to render. I understand that prior to the installation of water service this agreement will be recorded on the title of the property by the District.
 - ☒ **Recycled Water:** I understand that recycled water will be supplied to this service and that it is not intended for human consumption or domestic use. I agree that the irrigation system or other non-potable water use for which this service is requested is not potable, and that I agree that it shall not at any time be connected to any other source of water supply.
- I agree to comply with the guidelines contained in the State of California *Guidelines for Use of Recycled Water for Landscape Irrigation* and California Administrative Code, Title 17, *Cross Connection Control Regulations*. I understand that this application is conditioned on my obtaining all necessary permits relating to the use of recycled water, and agree, where applicable, to comply with regulations set forth in those permits. I shall be responsible for the visual observation portion of monitoring proper use pertaining to the use area and approve of the District entering the subject property for monitoring purposes.
- I have read, understand and agree to all the conditions for water service as set forth in this application.

Signed: _____ Date: 4.4.20
Owner / Representative

Page 2 of 2
Engineering/Engineering Records and Subdivision/Miscellaneous/Engineering Records Templates/Application for Water Service 03/18/2025

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 Hemminger
(print name)

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

 **MARIN WATER** 220 Milliken Avenue, Corte Madera, CA 94925 415.945.1495 MarinWater.org

4/11/25, 10:45 AM

2025

BAAQMD - Asbestos Job Summary Form

146 & E. Edwards

150000 1#

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

JOBS 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.baagmd.gov/inland-payventue-contact>

Acknowledgement Letter

#ASB141656

DOWNLOAD

Contact Us at: asbestosinfo@baagmd.gov or (415) 749-4762 if you have questions.

WITHDRAW JOB REQUEST

VIEW INVOICE →

CONTRACTOR INFORMATION

Contractor Company (or Individual)

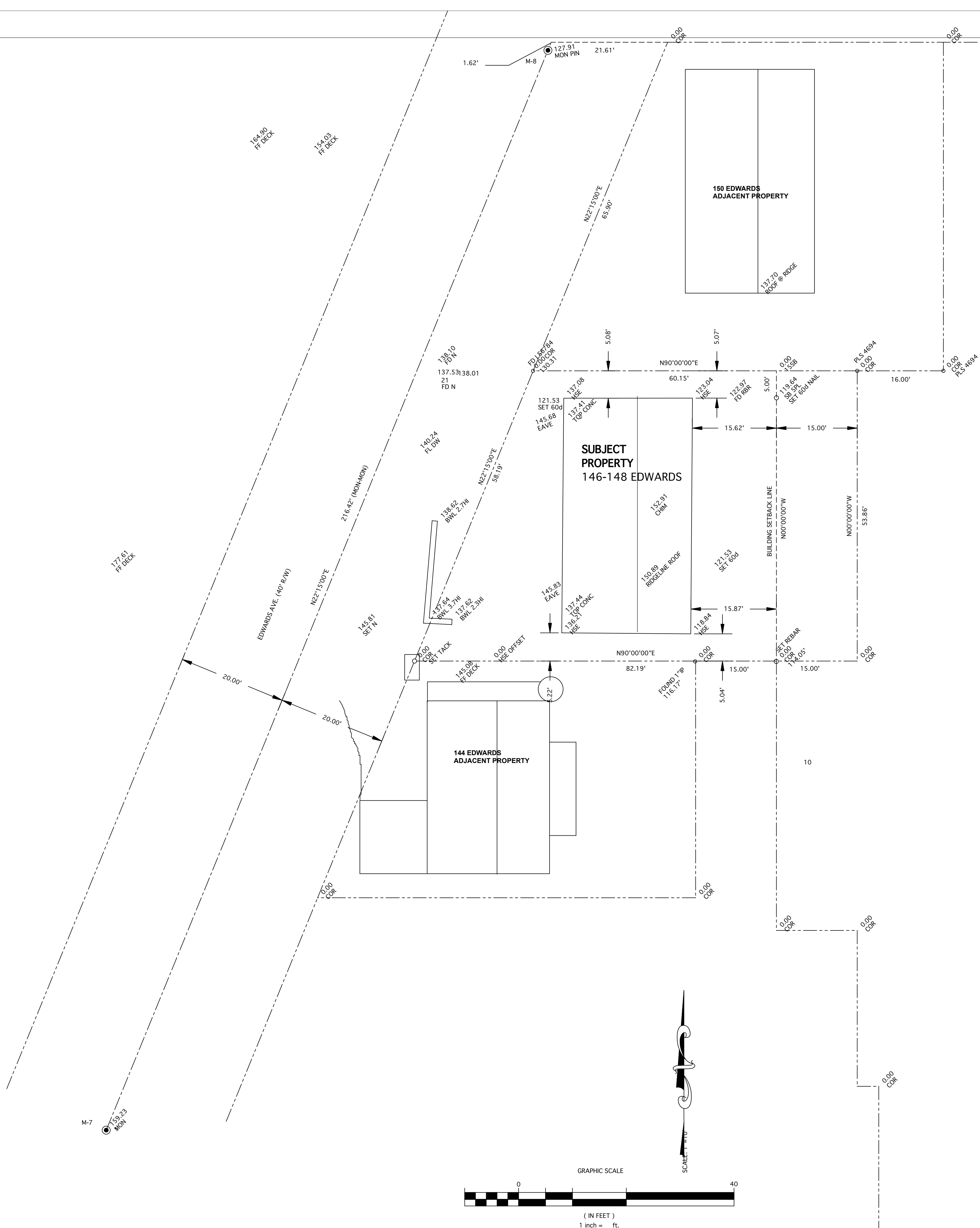
Company Name: charles hemminger

Contractor's License Number:

Business Type: Individual

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

[illegible]

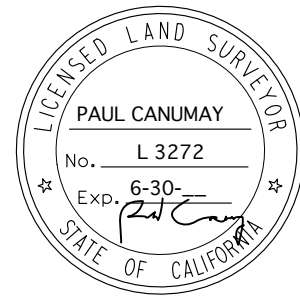


SURVEYOR'S STATEMENT

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

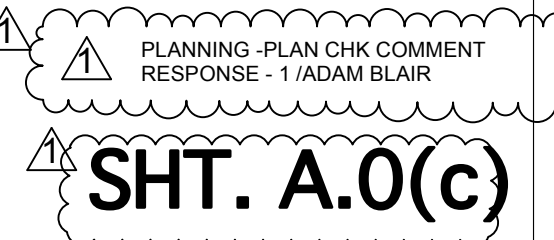
PORTION OF LOT 25, EDWARDS-HARRISON TRACT (1 RM 3)
MARIN COUNTY RECORDS
SAUSALITO CALIFORNIA
SCALE: 1" = 10'
SEPTEMBER 3, 2007

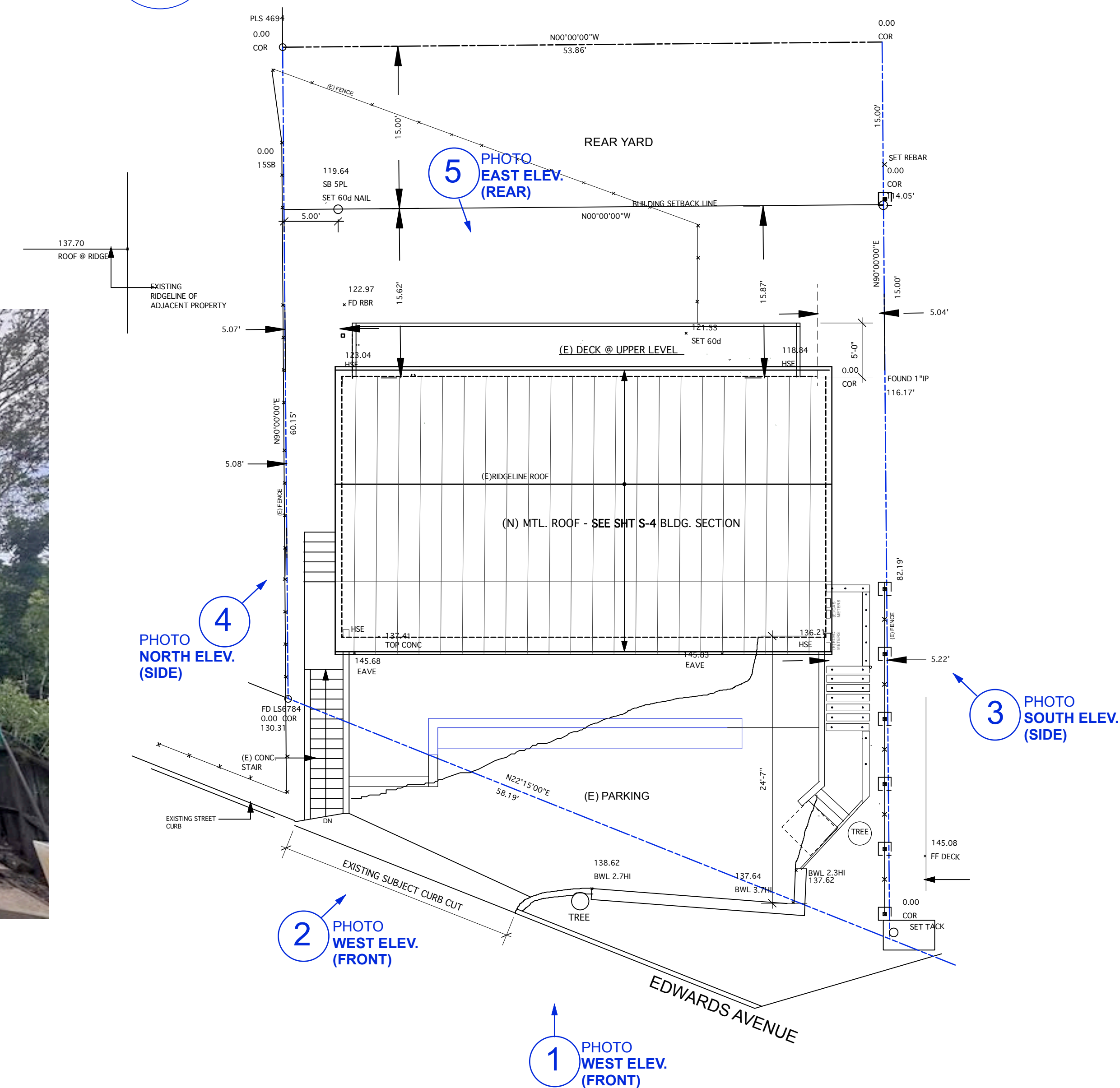
CANUMAY LAND SURVEYING

P.O. BOX 121

BENICIA, CALIFORNIA

(707) 747-0458





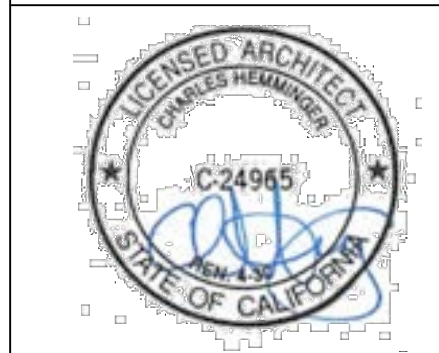
146-148 Edwards Avenue

Sausalito, CA

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

ENGINEER

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

[illegible]

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

DESCRIPTION
PHOTOS - EXISTING AND PHOTO KEY

REFERENCE NORTH	SHEET NO.
	A.0(d)

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.

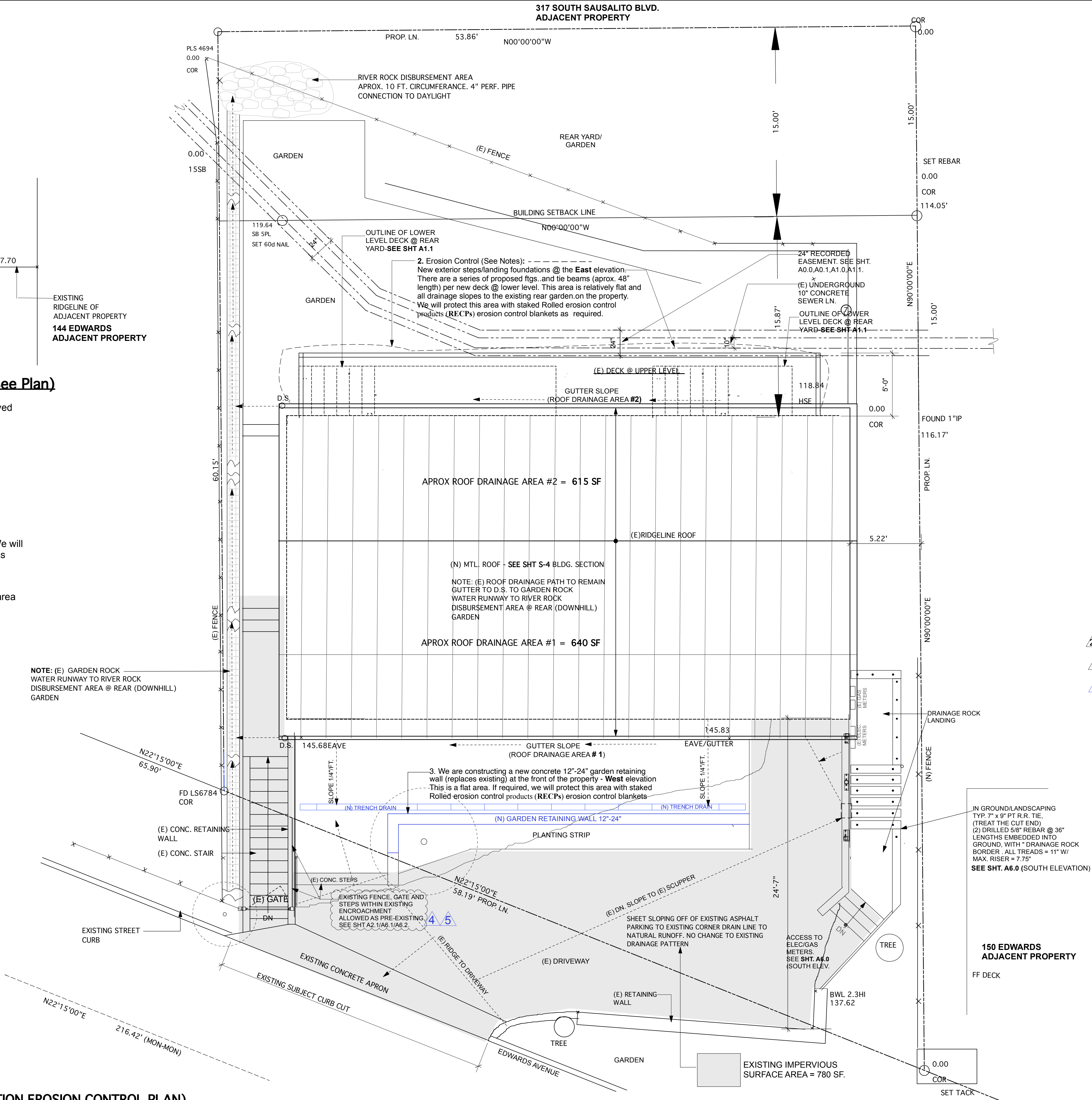
4. The Property is aprox. 780 sf of non-permeable site surface + aprox. 1255 sf (structure Roof Surface) = aprox. 2035 sf non-permeable / aprox. 1825 sf permeable surface.Total Permeable area = aprox. 47.3 % based on 3859 sf Total Parcel area.)

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



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	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE -1 (11.6.24)	3.1.25
4	PLANNING - 4.17.25 PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25
5	RESPONSE #5/ADAM BLAIR - ADDITIONAL COMMENTS ISSUED 10.23.25	10.23.25

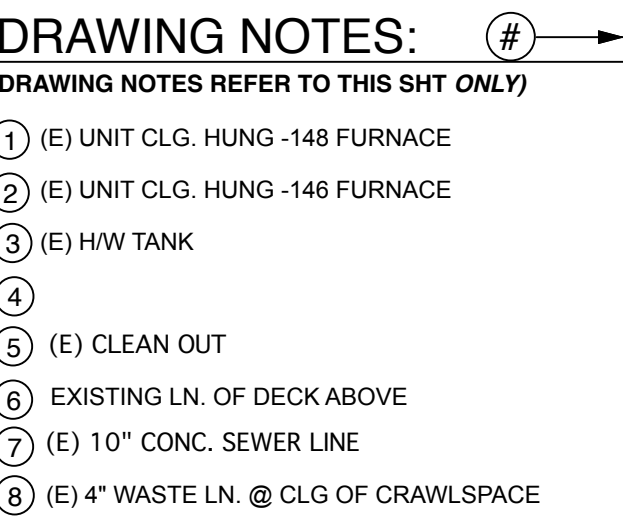
SCALE 1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

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

REFERENCE NORTH	SHEET NO.
	A.0(e) DRAINAGE SITE PLAN

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





DEMO NOTES:

D-1 →

DRAWING NOTES REFER TO THIS SHT ONLY)

D-1 REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING

D-2 (E) WINDOW TO BE REPLACED W/ NEW

D-3 DEMO (E) STAIR: R=7" T= 9". REBUILD SAME LOCATION W NEW.

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

LEGEND:

EXIST. WALLS	==
DEMO WALLS	- - - -
NEW WALLS/NEW WORK	=====
DRAWING NOTES	⊗
WALL TYPES:	⊗ P-2 SHF
BLDG. SECTIONS	⊗ P SHF
BLDG. ELEVATIONS	⊗ P SHF
PROPERTY LINE	- - - -
FENCE	× × ×

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

146-148 Edwards Avenue

Sausalito, CA

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

ARCHITECT

[illegible]

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

DRAWN BY _____

JOB NO. _____

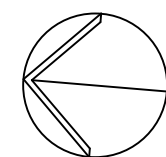
FILE NAME

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	ALUM. GLASS PANEL EXTERIOR DOOR
B.5	3'-8" x 7'-0" x 1-3/4"	36" OUTSWING GL. DOOR	EXT. 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"	EXTERIOR ENTRY/EXIT DOOR-UNIT #146 WINDOW	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 7'-0"		T.B.D. OPERABLE CASEMENT (STARTS @ +44" F.F.L.R.)	ALUM./GLASS (STARTS @ +44" F.F.L.R. FOR COUNTER @ INTERIOR)

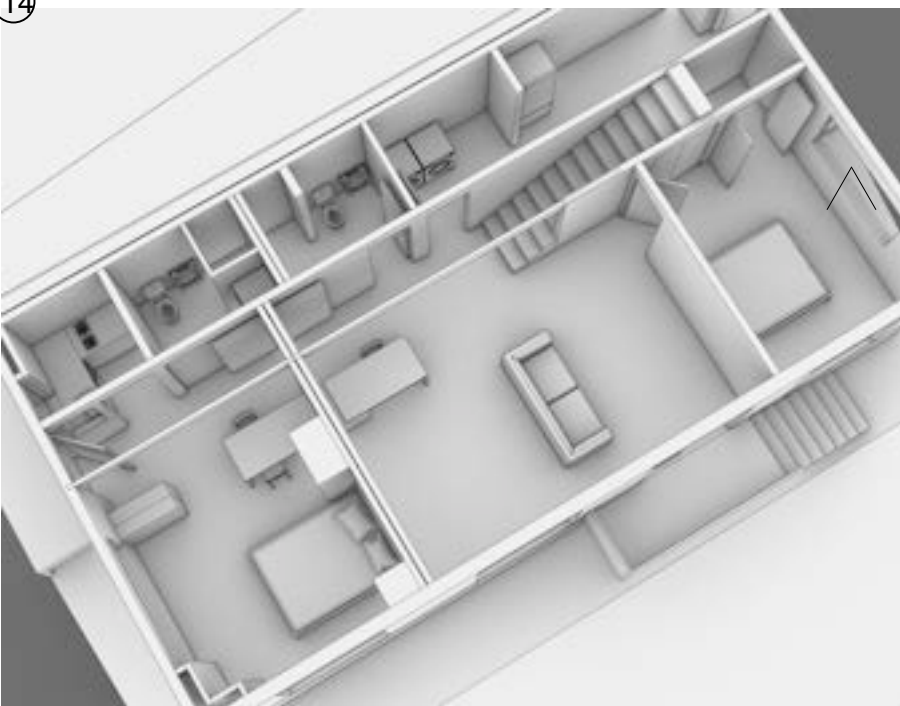
NOTE 1: INSTALLATION OF (N) 3'-0" ALUM. GLASS PANEL EXTERIOR DOOR. REFRAME OPENING. PER ENERGY COMPLIANCE NCE MEET COASTAL ZONE 3 - MIN. U-FACTOR =0.32 AND MIN.SHG-C = 0.35. SEE SHTS. T24-1, T24-2, T24-3, T-24-4

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, DENSEHIELD- TILE BACKER GYPSUM BACKER BOARD) AT SHOWER STALL WALLS (3) COATS FULL HT. RED GUARD PRIOR TO TILE SETTING
- TEMPERED GL. SHOWER SURROUND W/ EPOXY BUTTED CORNER
- IMPORTANT FIELD LAYOUT NOTE. ALL DIMENSIONS FOR APPLIANCES, CABINETRY, WALLS, (N) DOOR, (N) SHOWER STALL LAID OUT BTWN. EDGE OF 2 EXISTING WINDOWS COFIRM ALL 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
-
-
-
-
-
-
-

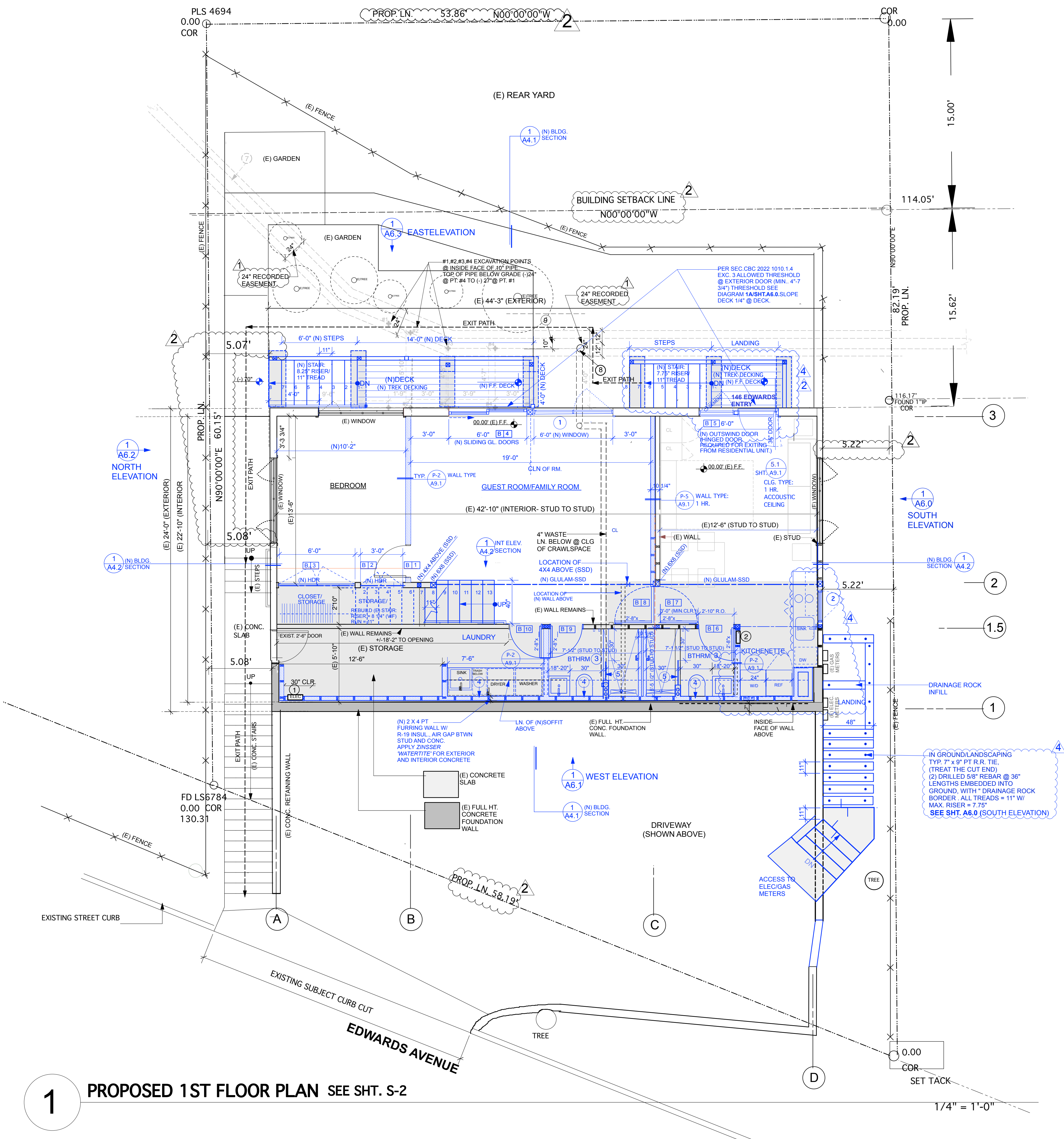


DESIGN AXONOMETRIC-INTERIOR VIEW @ 1ST FLOOR - FOR REFERENCE

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

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

- A.# DOOR #
B WINDOW



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

1/4" = 1'-0"

APPROVAL STAMPS

DESCRIPTION
EXISTING/DEMO 2ND FLOOR

SHEET NO.



LEGEND:

EXIST. WALLS

DEMO WALLS

NEW WALLS/NEW WORK

DRAWING NOTES:

WALL TYPES:

B.L.D.G. SECTIONS

B.L.D.G. ELEVATIONS

PROPERTY LINE

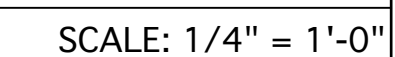
FENCE

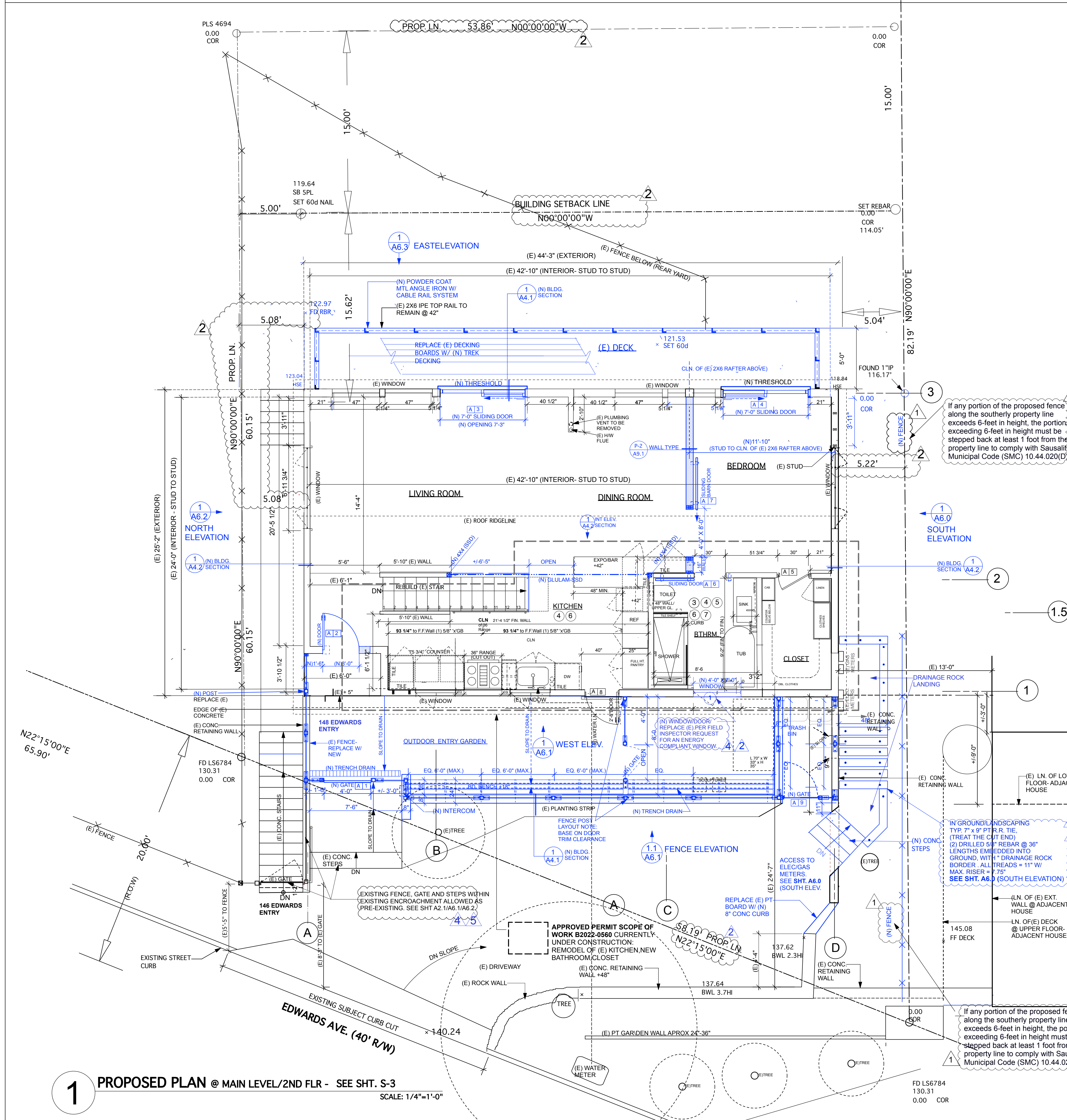
The legend defines the following symbols:

- EXIST. WALLS:** Represented by two parallel solid lines.
- DEMO WALLS:** Represented by two parallel dashed lines.
- NEW WALLS/NEW WORK:** Represented by two parallel solid lines with a blue rectangular highlight between them.
- DRAWING NOTES:** A horizontal line with a circle containing the letter 'A' at the end, pointing to the right.
- WALL TYPES:** A horizontal line with a circle containing '1/2' and 'SH' below it, pointing to the right.
- B.L.D.G. SECTIONS:** A horizontal line with a circle containing '3/4' and 'SH' below it, pointing to the right.
- B.L.D.G. ELEVATIONS:** A horizontal line with a circle containing 'A' and 'SH' below it, pointing to the left.
- PROPERTY LINE:** Represented by two parallel dashed lines.
- FENCE:** Represented by two parallel solid lines with 'X' marks at the ends.

A # DOOR #
B WINDOW

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





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.
SEE SHTS. T24-1,T24-2,T24-3,T-24-4

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

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

DRAWING NOTES: #

(DRAWING NOTES REFER TO THIS SHT ONLY)

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

1. 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.

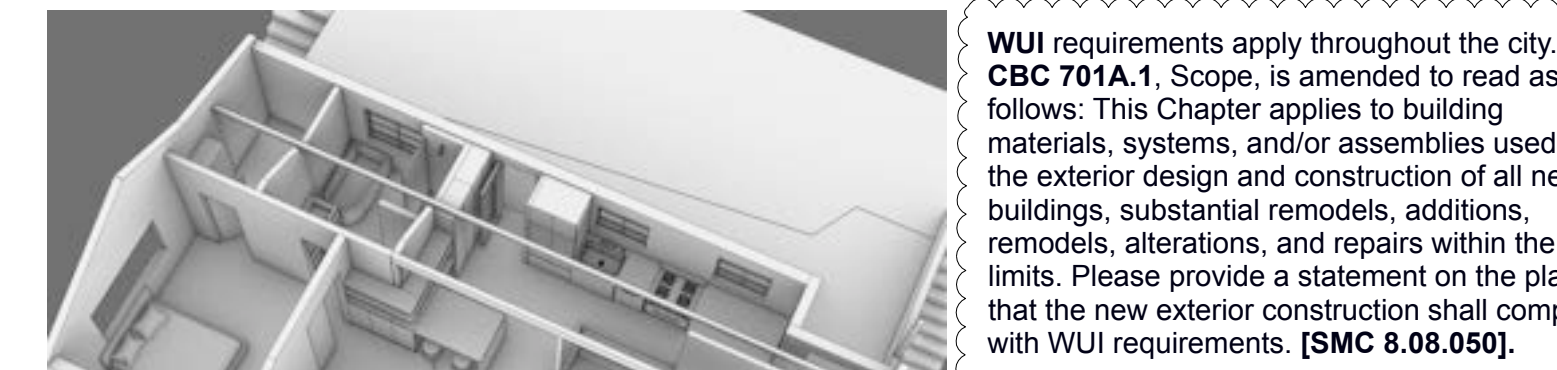
2. OPTIONS: MORTAR POURED SHOWER PAN. USE MP MEMBRANE UNDERLAYMENT OVER (E) DIAGONAL BD. SUB-FLOOR. SITE BUILT 2X4 BUILT CURB OR PURCHASED *KIRB-PERFECT* OR SIM.. PAN LINER WRAPS MIN. 12" UP WALL SURROUNDS. PROVIDE HOR. BLK'G @ STUD WALL FOR TOP OF PAN LINER SCREW ATTACHMENT. LINER WRAPS CURB MIN. 4" 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.

3. ALL BATHROOM AND KITCHEN WALLS USE A WATERPROOF AND MOLD RESISTANT GY.BD THROUGHOUT. (E.G., *USG SHEETROCK GLASS-MAT PANE/MOLD TOUGH, GOLD BOND PURPLE XP, DENSEHIELD- TILE BACKER GYPSUM BACKER BOARD*) AT SHOWER STALL WALLS (3) COATS FULL HT. *RED GUARD* PRIOR TO TILE SETTING

4. TEMPERED GL. SHOWER SURROUND W/ EPOXY BUTTED CORNER

5. 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.

6. 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. **IBC 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].

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

146-148 Edwards Avenue

Sausalito, CA

hemmingarchitects
hemmingarchitects.com
p 415.378.7046
e ctharles@hemmingarchitects.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	ALFAP, INC.-PLAN CHK REVIEW-17 RESPONSE-1/11/16/24	3.1.25
4	PLANNING-A13.25/PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8-1-25
5	PLANNING-PLAN CHK COMMENT- RESPONSE #5/ADAM BLAIR- ADDITIONAL COMMENTS ISSUED 10.23.25	10.23.25

SCALE 1/4" = 1'-0"

DRAWN BY

CHECKED BY

JOB NO.

APPROVED

FILE NAME

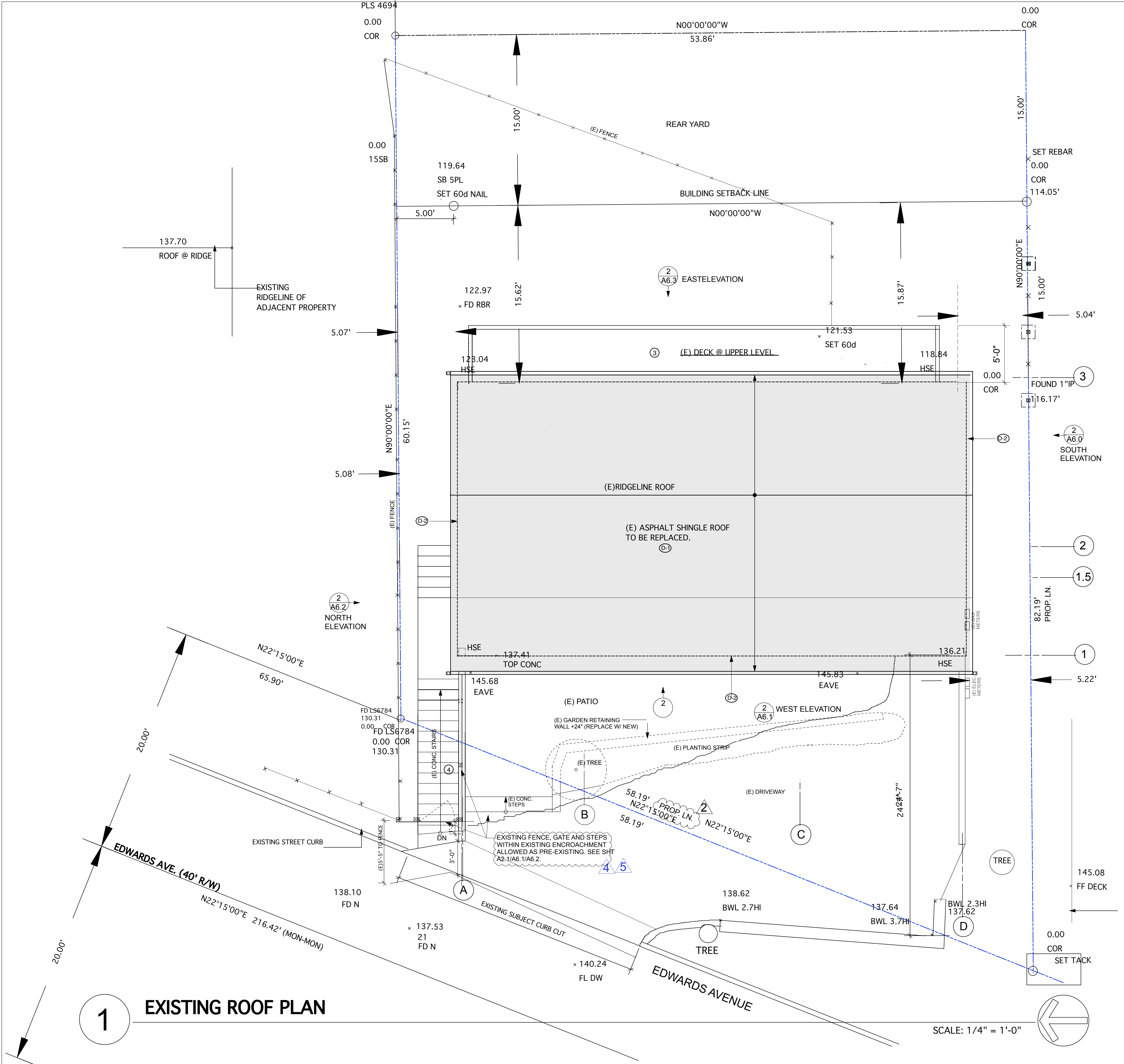
DESCRIPTION

PROPOSED 2nd FLOOR (UPPER LEVEL)

REFERENCE NORTH

SHEET NO.

A2.1



Demo Notes: (D-1) →

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

146-148 Edwards Avenue

Sausalito, CA

ENGINEER

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

ARCHITECT



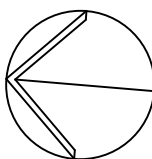
NO.	ISSUE	DATE
2	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25
4	COORDINATING A-17 SPECIAL ALIAS	
4	COORDINATED RESPONSE #A/ADAM BLAIR - COORDINATED W/ A-LEAF RES	8.1.25
5	PLANNING - PLAN CHK COMMENT	
5	RESPONSE #A/ADAM BLAIR - ADDITIONAL COMMENTS ISSUED 10.23.25	10.23.25

APPROVAL STAMPS

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

EXISTING/DEMO ROOF PLAN

REFERENCE NORTH



SHEET NO.

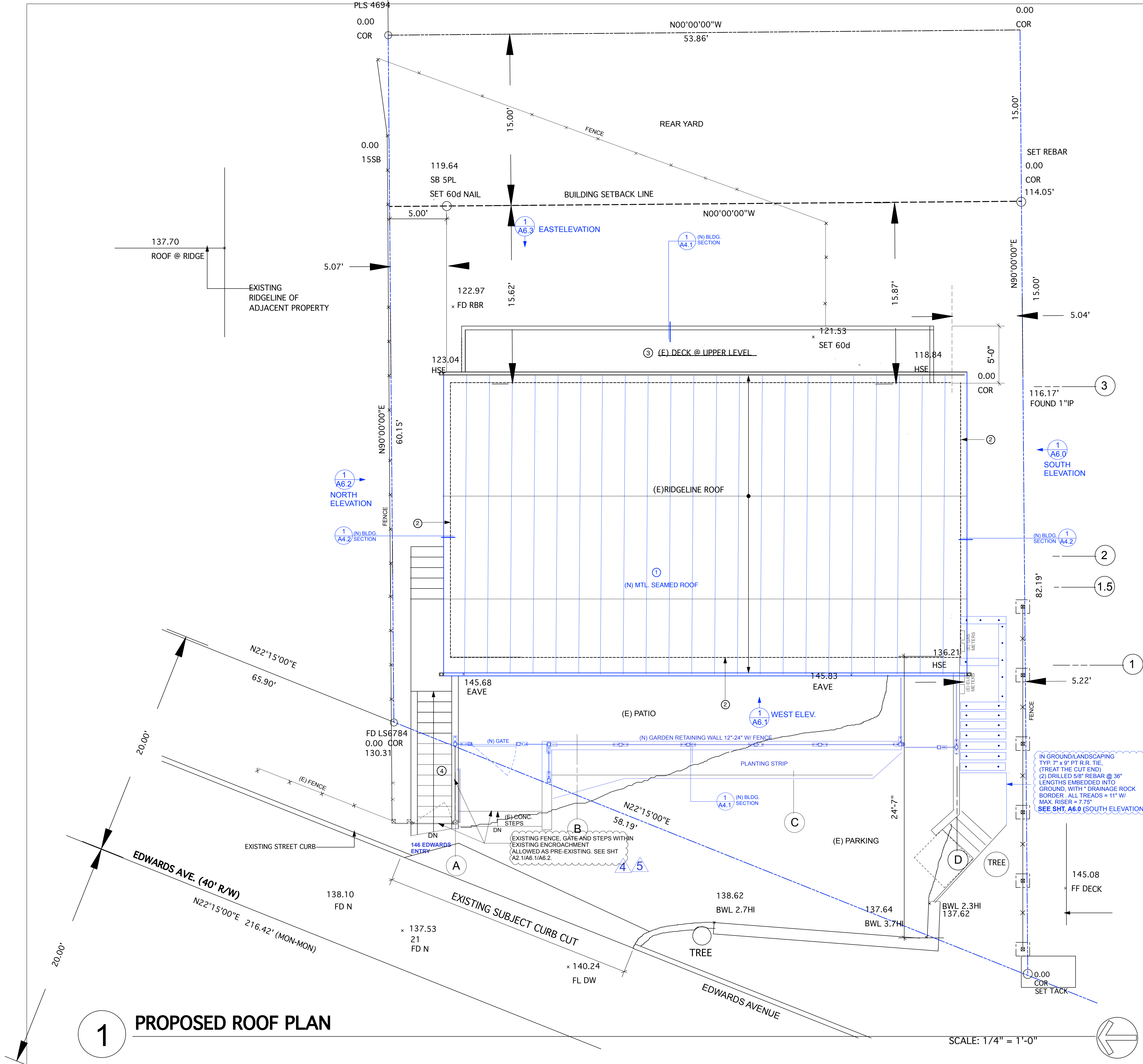
A3.0

LEGEND:

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

WALL TYPE
BLDG. SECTION
BLDG. ELEVATIONS

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



- DRAWING NOTES:** (#) →
- (DRAWING NOTES REFER TO THIS SHT ONLY)
- ① (N) MTL. SEALED ROOF
 - ② (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.
 - ③ (E) DECK BELOW
 - ④ (E) IN-GROUND CONC. STEPS TO REAR YARD

146-148 Edwards Avenue

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
2	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	4LEAF, INC. -PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25
4	PLANNING - A 17-23 PLAN CHK COMMENT #4 RESPONSE #4/ADAM	8.1.25
5	PLANNING - PLAN CHK COMMENT - RESPONSE #5/ADAM BLAIR - ADDITIONAL COMMENTS ISSUED 10.23.25	

APPROVAL STAMPS

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

PROPOSED ROOF PLAN

REFERENCE NORTH

SHEET NO.

A3.1

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:

BLDG. SECTIONS

BLDG. ELEVATIONS

PROPERTY LINE

FENCE

IN GROUND/LANDSCAPING TYP: 7" X 9" PT R.R. TIE (TREAT THE CUT END) (2) DRILLED 5/8" REBAR @ 36" LENGTHS EMBEDDED INTO GROUND, WITH 1" DRAINAGE ROCK BORDER. ALL TREADS = 11" W/ MAX. RISER = 7.75" SEE SHT. A6.0 (SOUTH ELEVATION)

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:

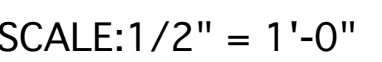
BLDG. SECTIONS

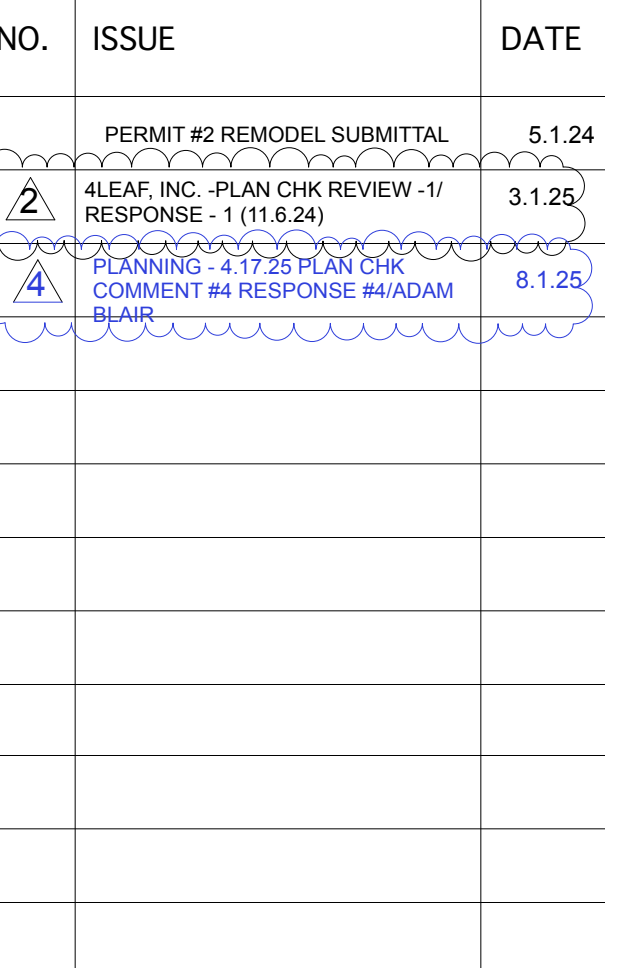
BLDG. ELEVATIONS

PROPERTY LINE

FENCE

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

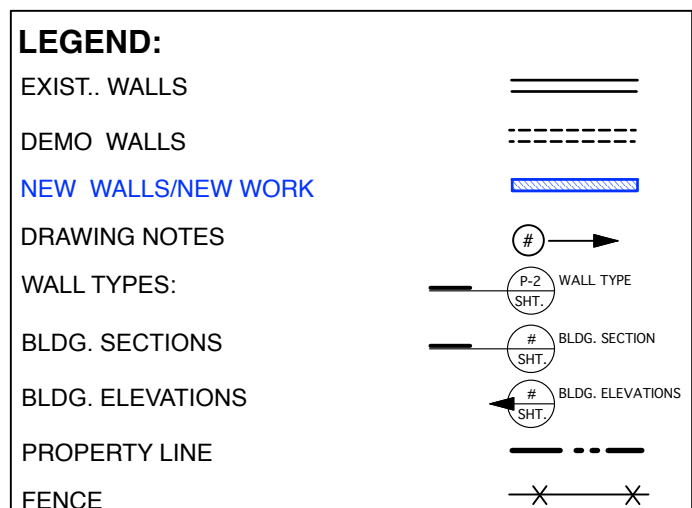




SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

Copyright 2024 Charles Hemminger Associates / hemmingerarchitects - Architecture and Planning	
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

Sausalito, CA

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

ENGINEER

hemmingeraarchitects
hemmingeraarchitects.com
p 415.378.7046
e charles@hemmingeraarchitects.com

ARCHITECT



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.

Copyright 2024 Charles Hemminger Associates / hemmingeraarchitects - Architecture and Planning

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
-
-
-
-
-

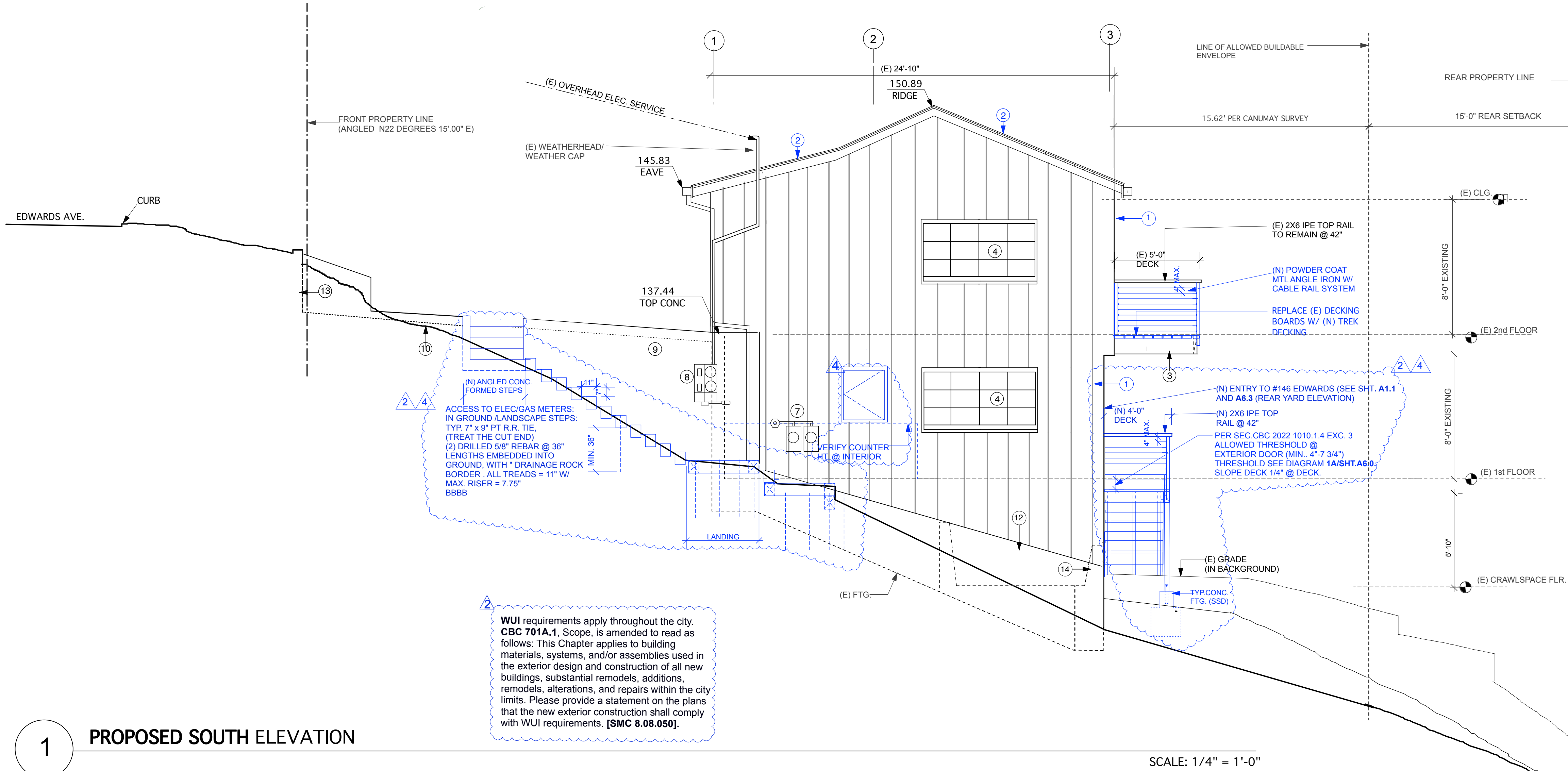
LEGEND:

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

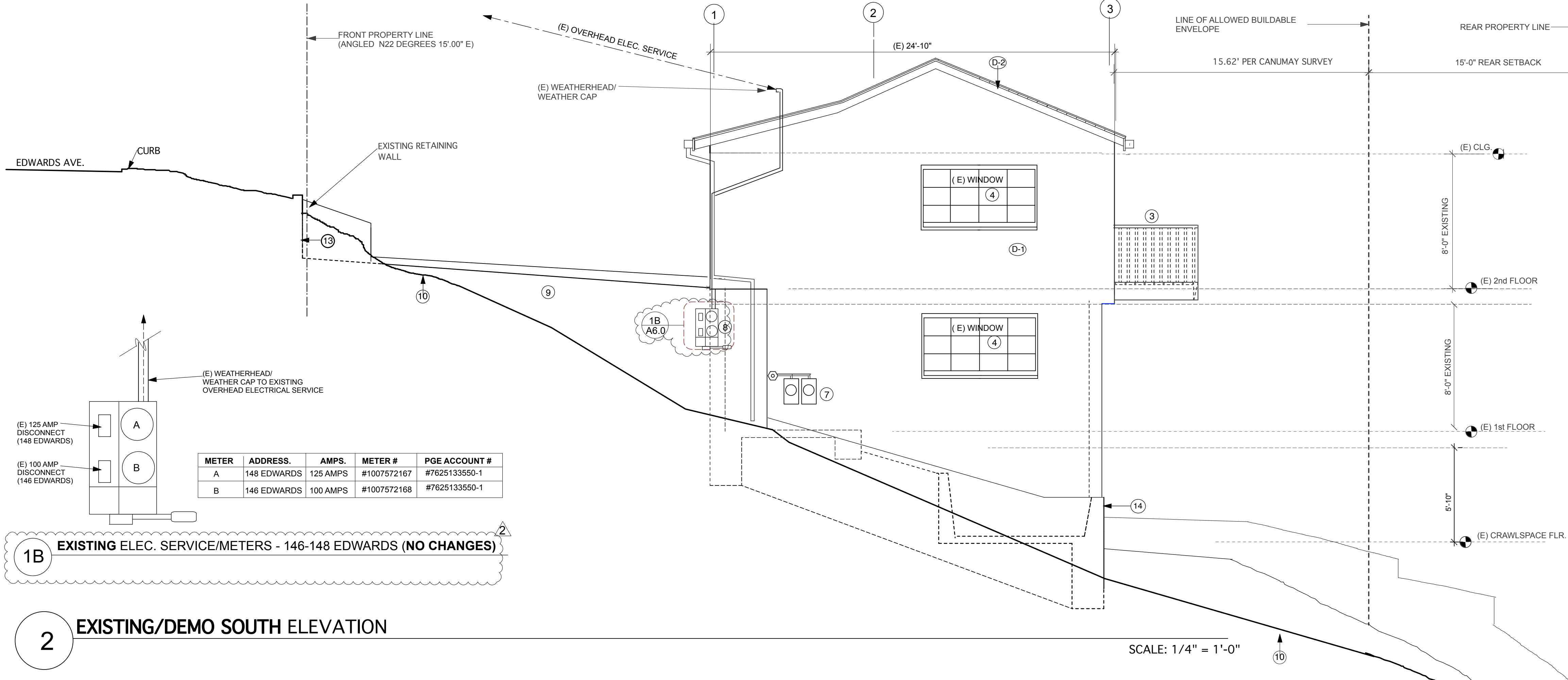
- A 12 DOOR #
B WINDOW

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



1

PROPOSED SOUTH ELEVATION



2

EXISTING/DEMO SOUTH ELEVATION

1B EXISTING ELEC. SERVICE/METERS - 146-148 EDWARDS (NO CHANGES)

METER	ADDRESS.	AMPS.	METER #	PGE ACCOUNT #
A	148 EDWARDS	125 AMPS	#1007572167	#7625133550-1
B	146 EDWARDS	100 AMPS	#1007572168	#7625133550-1



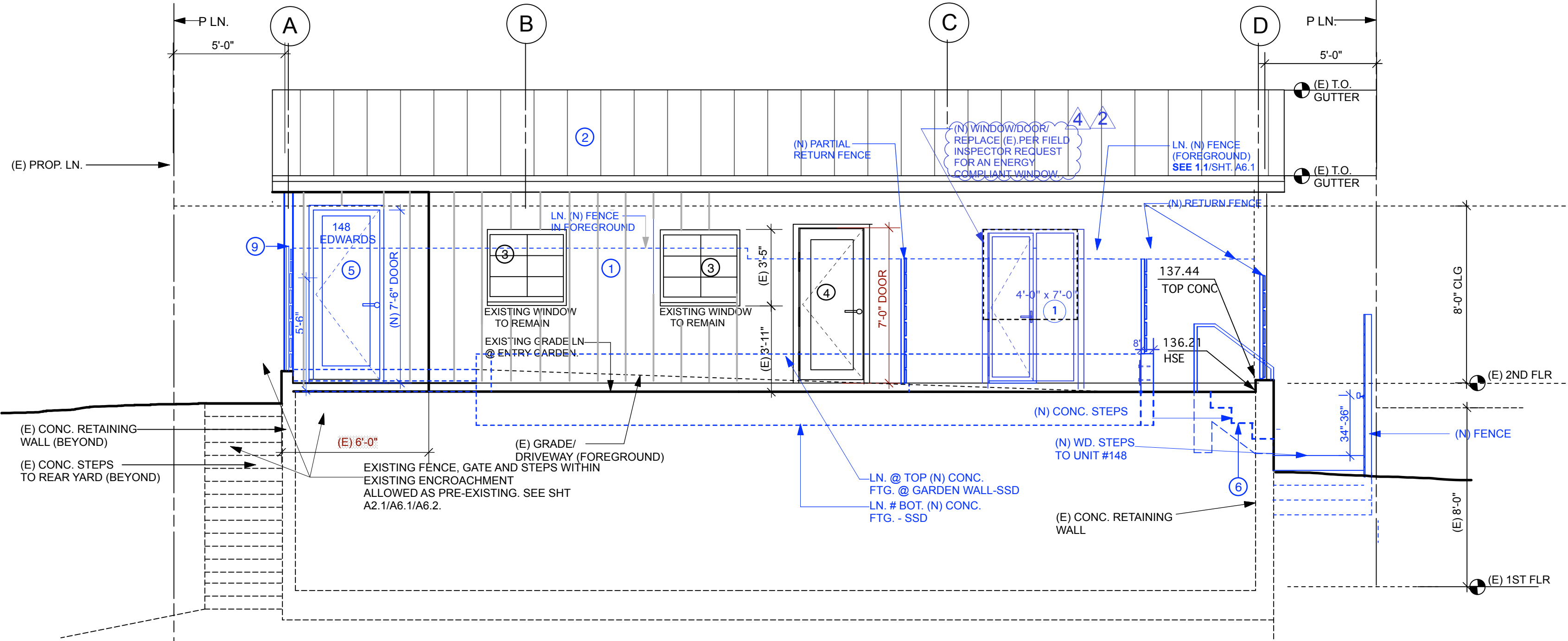
PHOTO - 1 - 2"x 2" IPE/CEDAR FENCE



PHOTO - 2 - 2"x 2" IPE/CEDAR FENCE

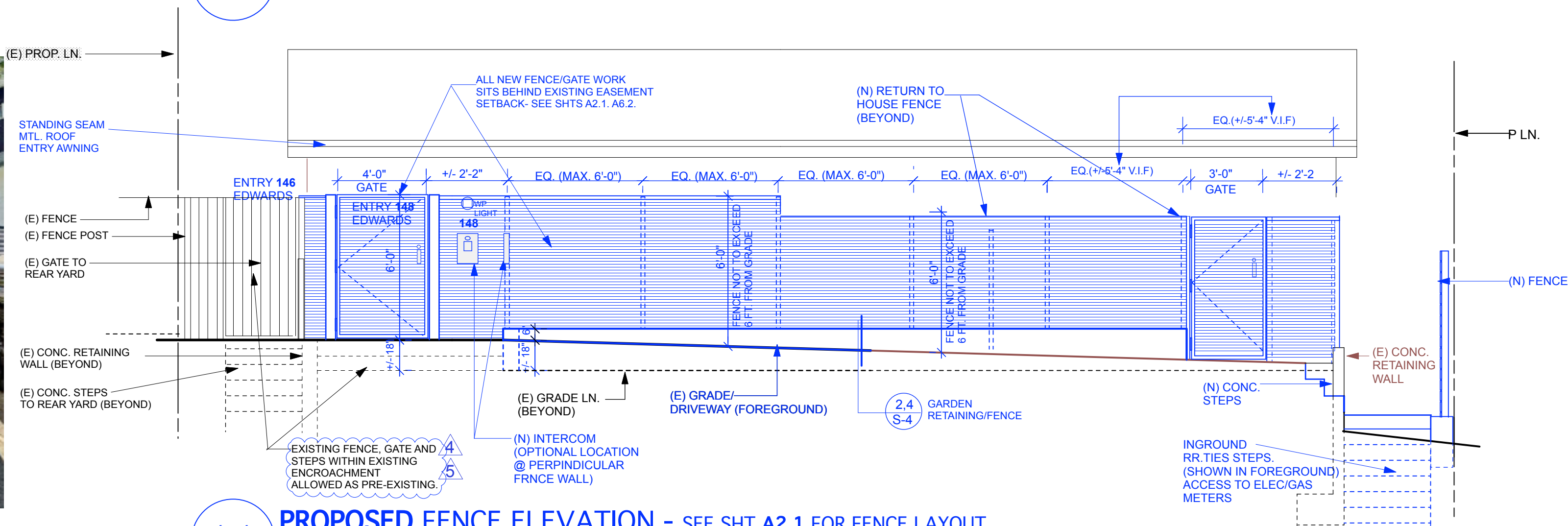


PHOTO - 3 - 2"x 2" IPE/CEDAR FENCE



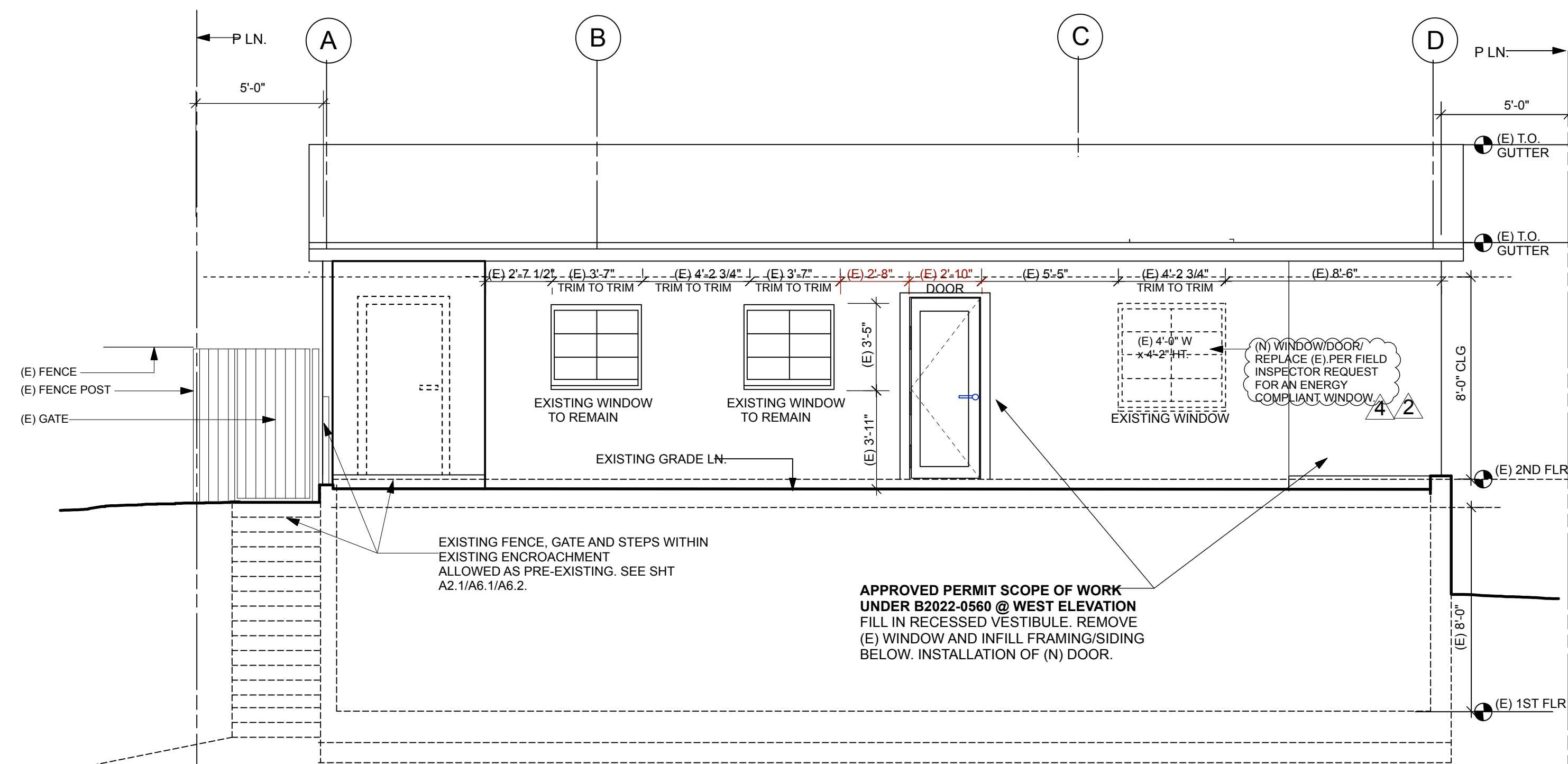
1 PROPOSED WEST ELEVATION

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



1.1 PROPOSED FENCE ELEVATION - SEE SHT A2.1 FOR FENCE LAYOUT

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



2 EXISTING/DEMO WEST ELEVATION

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

DRAWING NOTES: # →

(DRAWING NOTES REFER TO THIS SHT ONLY)

- (N) EXTERIOR WALL ASSEMBLY/EXTERIOR TO INTERIOR: PRIME/PAINTED PLYWD. 5/8" CDX PLYWD. W/ 1" BATTEN. DUPONT TYVEK HOUSEWRAP. R-19 INSULATION. INTERIOR 5/8" X' GB.
- (N) MTL. SEAMED ROOF
- (E) WINDOW
- (E) DOOR
- (N) DOOR 8'-0" X 3'-0
- (N) ANGLED CONC. STEPS
- (N) STAIR: WD, TOP RAIL, CABLE TENSION RAILING W/ MAX. 4" SEPARATION. TREK DECKING OR SIM. COMPOSITE DECKING - SEE STRUC. DRWGS. FOR FRAMING AND FTGS.
- REPLACE (E) POST WITH NEW
- (E) CONC. RETAINING WALL
- (E) CONC. WALL
- (E) GRADE LN.
- (E) 1ST FLR
- (E) 2ND FLR

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:	⊙
BLDG. SECTIONS	⊙
BLDG. ELEVATIONS	⊙
PROPERTY LINE	---
FENCE	---X---

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

- DOOR #
- WINDOW

DEMOLITION NOTE: PROVIDE PROTECTION AND SAFE TURN OFF OF ALL UTILITIES PRIOR TO DEMOLITION. DEMOLITION SHALL BE IN ACCORDANCE WITH CITY OF SAUSALITO ORDINANCE 11.04.010.

146-148 Edwards Avenue

Sausalito, CA

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

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

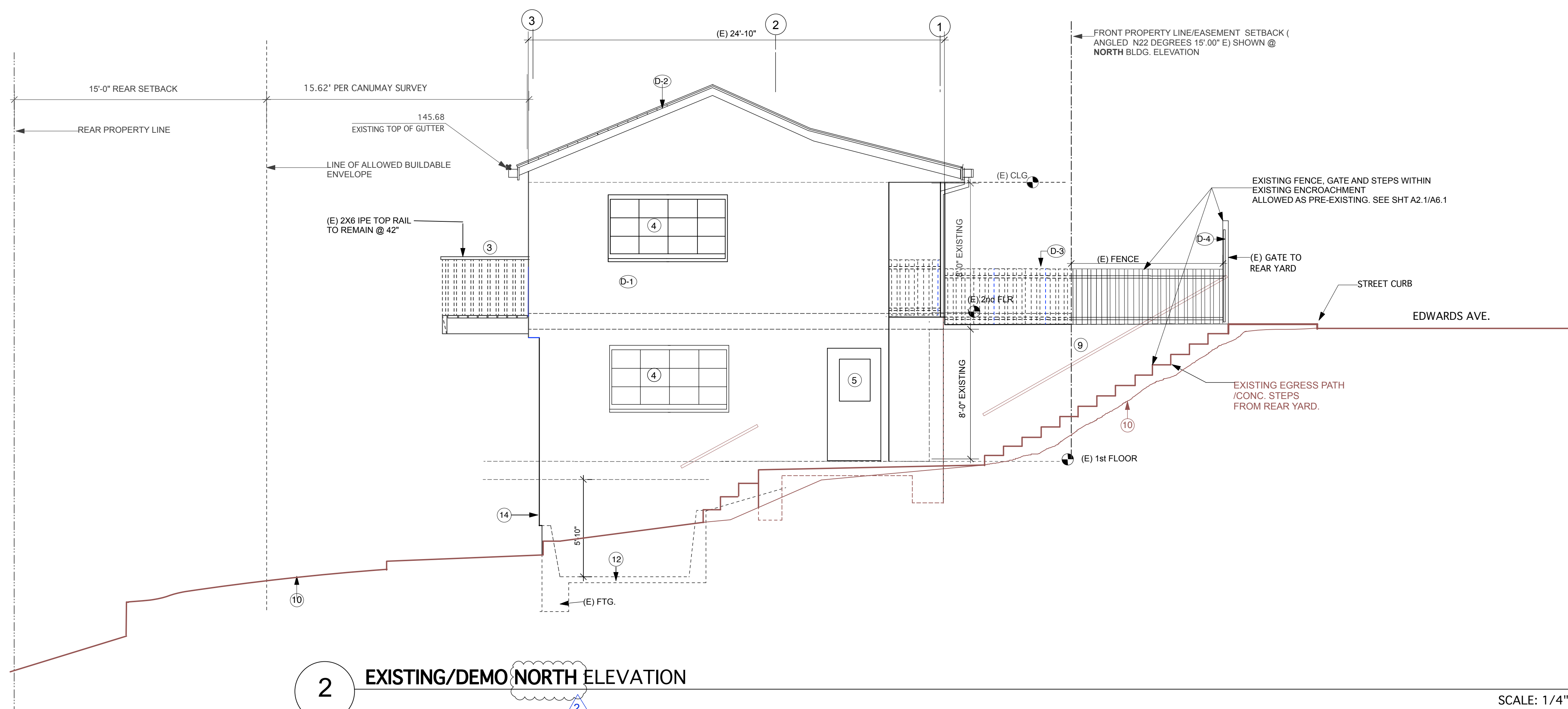
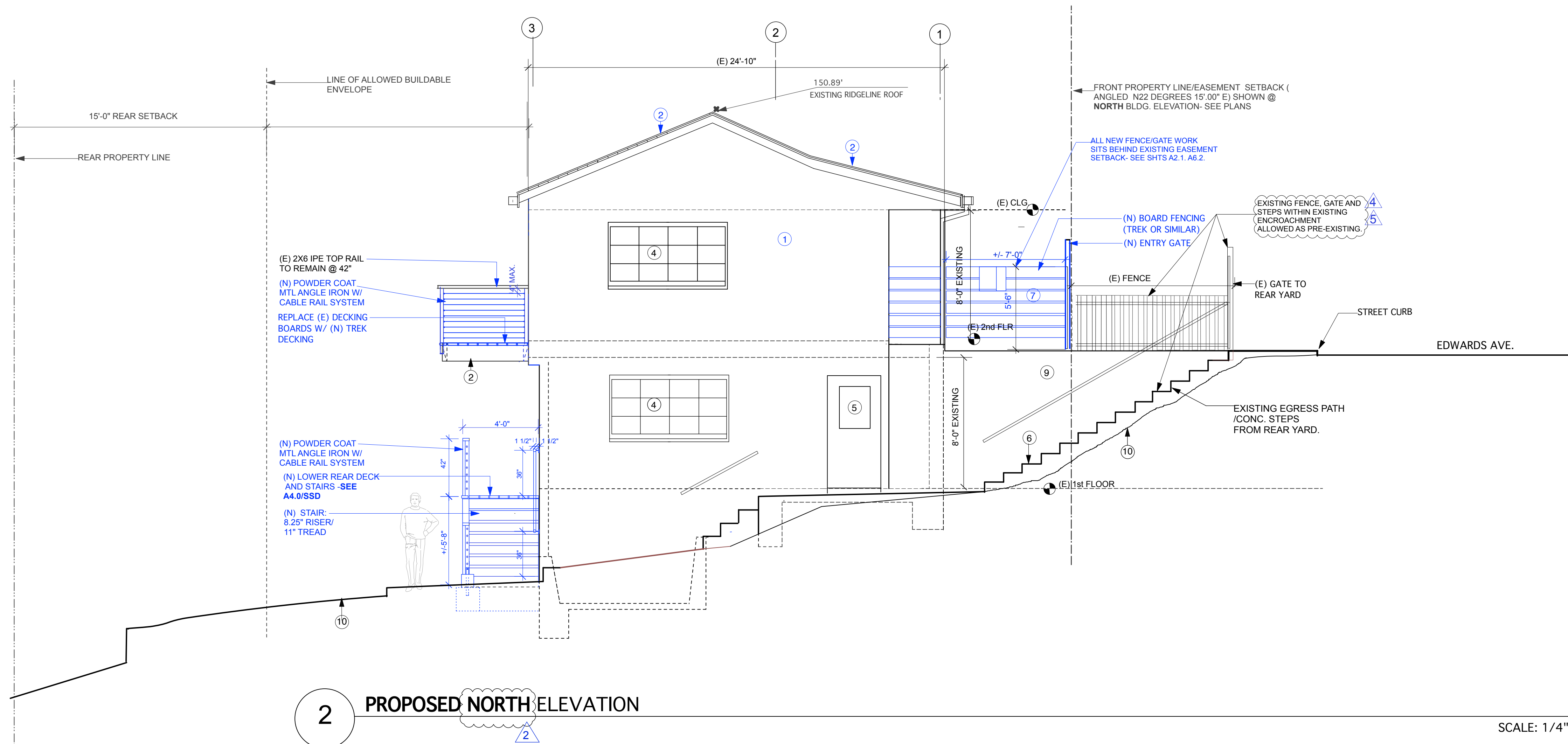


NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
1	PLANNING - PLAN CHK COMMENT RESPONSE - 1/ADAM BLAIR	2.1.25
4	PLANNING - PLAN CHK COMMENT #4 RESPONSE #4/A. BLAIR	8.1.25
5	PLANNING - PLAN CHK COMMENT #5 RESPONSE #5/ADAM BLAIR - ADDITIONAL COMMENTS ISSUED 10.23.25	10.23.25

APPROVAL STAMPS

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

DESCRIPTION
EXISTING/PROPOSED WEST (STREET) ELEVATION
Copyright 2024 Charles Hemminger Associates / hemmingerarchitects - Architecture and Planning
REFERENCE NORTH SHEET NO.



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. SEALED ROOF
- ③ (N) UPGRADE (E) DECK W/ (N) CABLE RAIL, REPLACE (E) DECKING BOARD
W/ (N) TREK DECKING
- ④ (E) DECK
- ⑤ (E) WINDOW
- ⑥ (E) DOOR 7'-0" X 3'-0
- ⑦ (E) CONC. STEPS UP TO STREET \\
(EGRESS FROM UNIT 148 UP TO STREET)
- ⑧ (N) BD. FENCE
- ⑨
- ⑩ (E) CONC. WALL
- ⑪ (E) GRADE LN.
- ⑫
- ⑬ LN. OF (E) CONC. @ CRAWLSPACE LEVEL
- ⑭ (E) FOUNDATION
- ⑮

DEMO NOTES: (D-1) →

(DRAWING NOTES REFER TO THIS SHT ONLY)

- ①-D-1 REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- ①-D-2 REPLACE (E) COMPOSITE SHINGLE ROOF
- ①-D-3 DEMO (E) 42" WD.FENCE
- ①-D-4 (E) FENCE AND GATE TO REAR YARD
- ①-D-5 (E) RECESSED ENTRY VESTIBULE TO BE FILLED IN
- ①-D-6
- ①-D-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]**.

LEGEND:

EXIST.. WALLS

DEMO WALLS

NEW WALLS/NEW WORK

DRAWING NOTES

WALL TYPES:

BLDG. SECTIONS

BLDG. ELEVATIONS

PROPERTY LINE

FENCE

The legend defines the following symbols:

- EXIST.. WALLS: Two parallel solid lines.
- DEMO WALLS: Two parallel dashed lines.
- NEW WALLS/NEW WORK: A blue dashed line.
- DRAWING NOTES: A circle with the letter 'A' and an arrow pointing right.
- WALL TYPES: A circle with 'A.2' and 'SHT' below it, with an arrow pointing right.
- BLDG. SECTIONS: A circle with 'A' and 'SHT' below it, with an arrow pointing right.
- BLDG. ELEVATIONS: A circle with 'A' and 'SHT' below it, with an arrow pointing left.
- PROPERTY LINE: A solid line followed by a dashed line.
- FENCE: Two 'X' marks connected by a horizontal line.

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

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

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

ARCHITECT

[illegible]

APPROVAL STAMPS

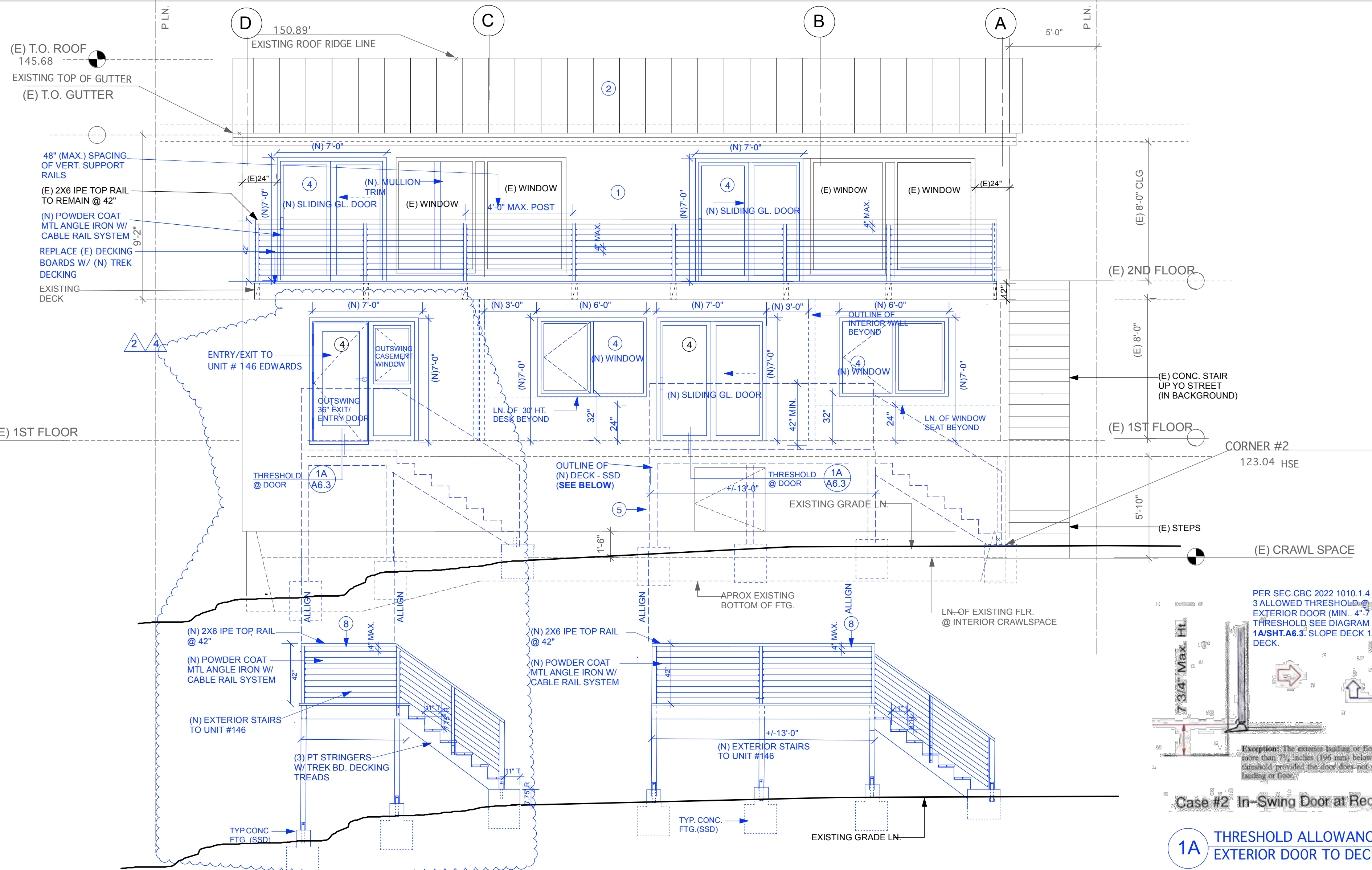
SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING AND PROPOSED NORTH ELEVATION

Copyright 2024 Charles Hemminger
Associates / hemmingerarchitects -
Architecture and Planning

REFERENCE NORTH

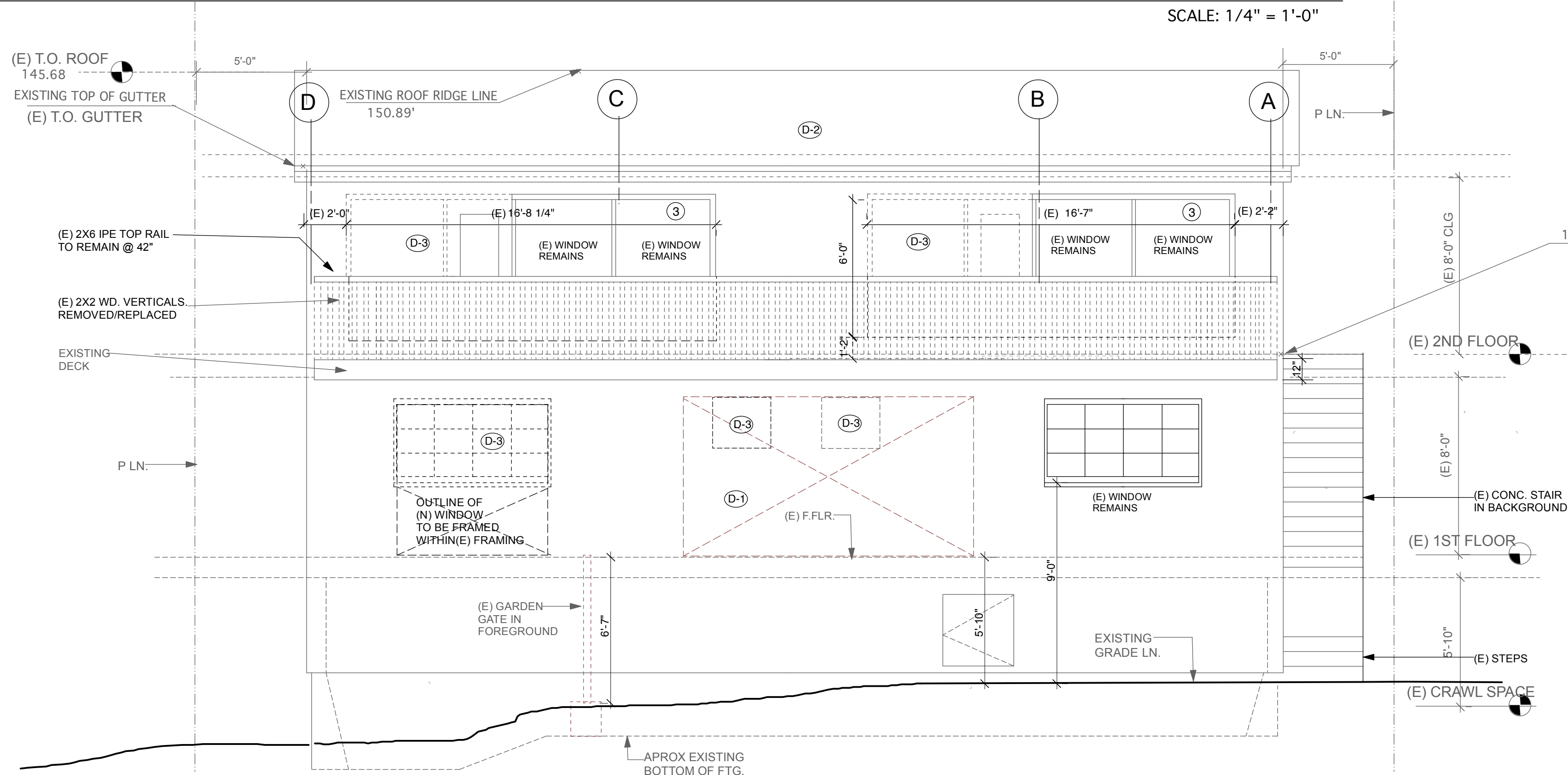
SHEET NO.



1 PROPOSED WEST ELEVATION

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"



2 EXISTING/DEMO WEST ELEVATION

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

DRAWING NOTES: #

(DRAWING NOTES REFER TO THIS SHT ONLY)

- (N) EXTERIOR WALL ASSEMBLY: EXTERIOR TO INTERIOR: PRIME/PAINTED PLYWD 5/8" CDX PLYWD W/ 1" BATTEN, DUPONT TYVEK HOUSEWRAP, R-19 INSULATION, INTERIOR 5/8" X' GB.
- (N) MTL SEAMED ROOF
- (E) WINDOW
- (N) DBL GLAZED WINDOWS AND SLIDING DOORS
- (N) DECK SHOWN IN FOREGROUND
- HANDRAIL - 1 1/2" PIPE RAIL, 34"-38" HT. MEASURED FROM NOSE OF STAIR TREAD.
- (N) STAIR: WD, TOP RAIL, CABLE TENSION RAILING W/ MAX. 4" SEPARATION, TREX DECKING OR SIM. COMPOSITE DECKING - SEE STRUC. DRWGS. FOR FRAMING AND FTGS.
- (E) CONC. STAIR UP YO STREET (IN BACKGROUND)
- (E) CONC. WALL
- (E) GRADE LN.

DEMO NOTES: D-1

(DRAWING NOTES REFER TO THIS SHT ONLY)

- D-1 REPLACE (E) WEATHER DAMAGED CEDAR SHINGLES W/ BOARD AND BATTEN SIDING
- D-2 REPLACE (E) COMPOSITE SHINGLE ROOF
- D-3 REMOVE (E) WINDOW REPLACE WITH NEW
- D-4
- D-5
- D-6
- D-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].

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 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.

146-148 Edwards Avenue

Sausalito, CA

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

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



NO.	ISSUE	DATE
2	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, 2A PLAN/CHK COMMENT #4 RESPONSE #4 (ADAM BLAIR)	8.1.25

APPROVAL STAMPS

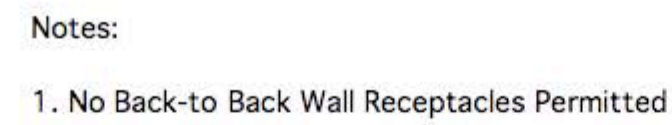
SCALE	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
EXISTING/PROPOSED EAST ELEVATION

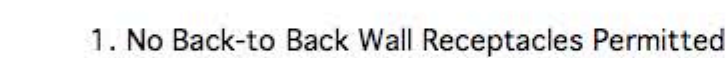
Copyright 2024 Charles Hemminger Associates / hemmingerarchitects - Architecture and Planning
REFERENCE NORTH SHEET NO.

A6.3

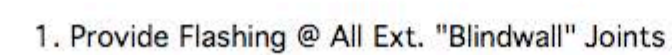
1. All exterior wall insulation shall be Min. R-21.



P-4	TYPICAL 1-HR. F.R. ACOUSTIC
STC 46-52	& HVAC PARTITION BETWEEN DWELLING UNIT & COMMON AREA



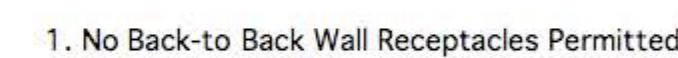
P-5	TYPICAL 1-HR. ACOUSTIC COMMON PARTITION BETWEEN DWELLING UNITS
STC 55-60	



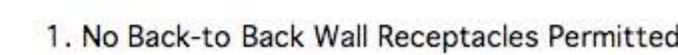
P-6	TYPICAL EXTERIOR
	1-HR. F.R. PARTITION



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



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



P-1	TYPICAL INTERIOR
	NON-ACOUSTIC PARTITION

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



1 HR. FLOOR/CLG. ASSEMBLY- ADDITIONAL SOUND MITIGATION

Sausalito, CA

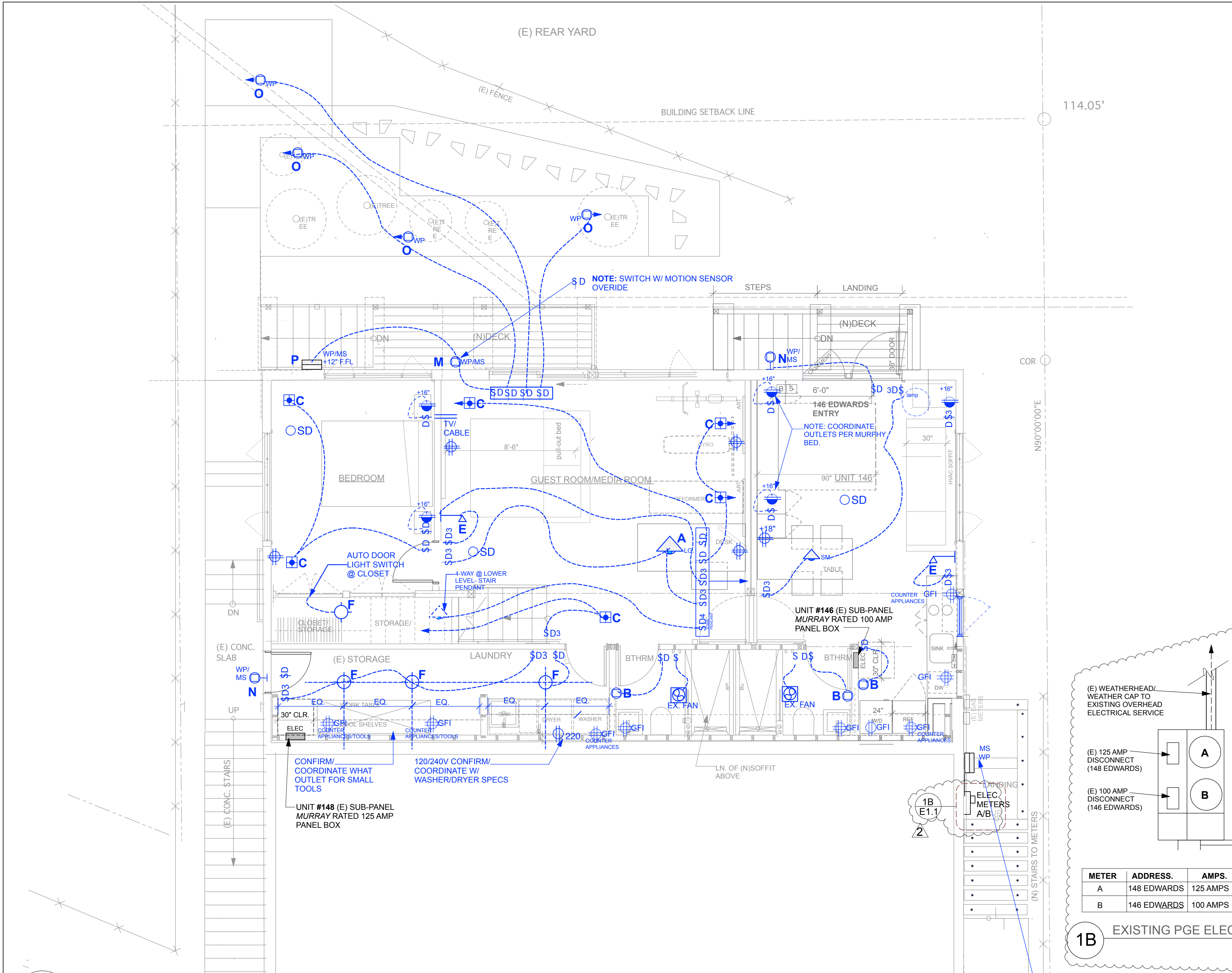
p 415 378.7046
e charles@hemmingarchitects.com



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

Copyright 2022 Charles Hemminger Associates / hemmingerarchitects - Architecture and Planning	
REFERENCE NORTH	SHEET NO.

A9.1



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			M	EXTERIOR WALL SCONCE/ WATERPROOF	ENTRY GATE/FRONT DOOR/ SCULPTURE LIGHT	CRISP LED INDOOR/OUTDOOR EXTERIOR WALL SCONCE 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
2			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			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			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			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			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	BTHRM., . . .	BATHROOM						

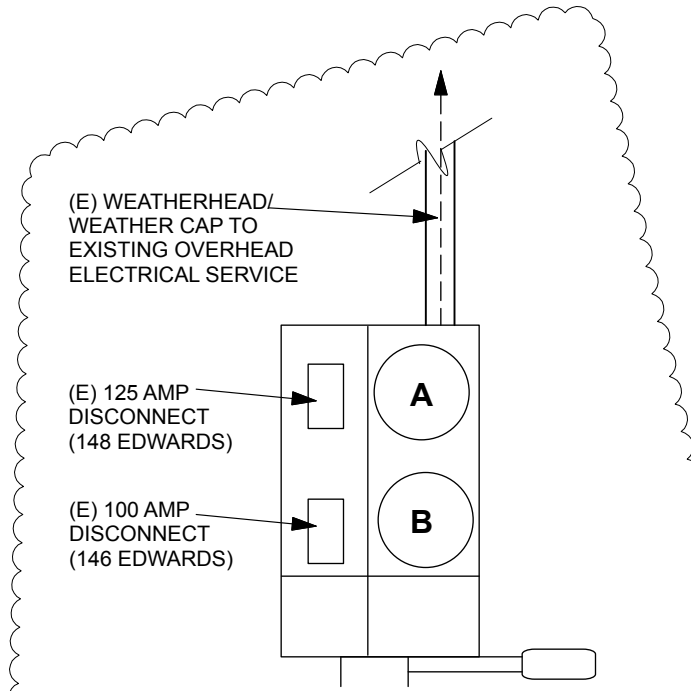
PROPOSED RCP/LIGHTING/SWITCHING/ ELEC OUTLETS @ AREA OF PERMIT SCOPE OF WORK - MAIN LEVEL/2ND FLR

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.



METER	ADDRESS.	AMPS.	METER #	PGE ACCOUNT #
A	148 EDWARDS	125 AMPS	#1007572167	#7625133550-1
B	146 EDWARDS	100 AMPS	#1007572168	#7625133550-1

1B EXISTING PGE ELEC.METERS - A/B (NO CHANGES)

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

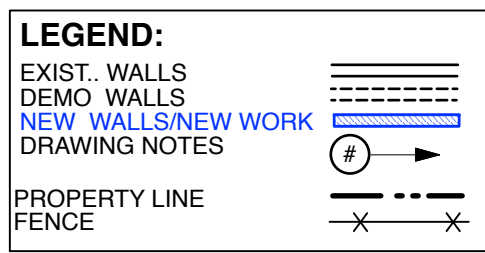
ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR OR ELECTRICAL ENGINEER SHALL VERIFY ALL REQUIREMENTS FOR APPLIANCES, (POWER, SIZE, WATER, GAS CONNECTION, VENTING.)

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:



SEE DOOR AND WINDOW SCHEDULES:

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

146-148 Edwards Avenue

Sausalito, CA

ENGINEER

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

ARCHITECT

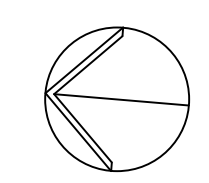


NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	9.1.24
2	ALFAC, INC. PLAN CHK REVIEW -1/ RESPONSE - 1 (11.6.24)	3.1.25

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

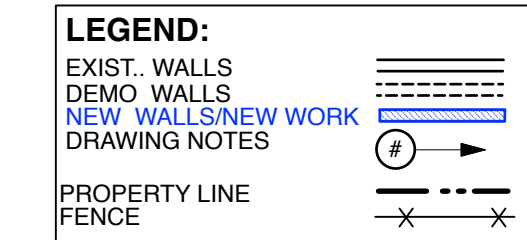
ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR OR ELECTRICAL ENGINEER SHALL VERIFY ALL REQUIREMENTS FOR APPLIANCES. (POWER, SIZE, WATER, GAS CONNECTION, VENTING.)

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

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



SEE DOOR AND WINDOW SCHEDULES:
SEE SHIT.
TOB DOOR #
A DOOR TYPE
B WINDOW TYPE

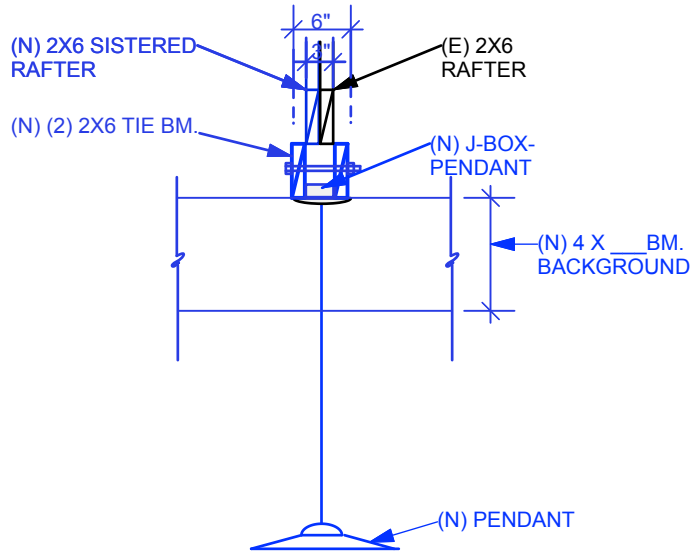
LIGHTING/ELECTRICAL PROPOSED PLAN @ MAIN LEVEL/2ND FLR

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

LUMINAIRE SCHEDULE / LIGHTING FIXTURES

QTY.	SYMBOL	LIN./FT	TYPE A,B,C SEE TYPE/ SPEC SHIT	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 fixed, hard wired, or dimmable lighting. Place the main power switch in the "OFF" position and ensure the branch or branch "OFF" the circuit breaker that controls power to the fixture or area that you are working on.

Make sure you wait until the "OFF" position.

AVOIDANCE

IMPORTANT! Avoids Electrically unsafe TCM/TCM replacement.

Use touch to instructions avoid electrical.

System is not designed to be installed in an environment that is not suitable for the fixture and the electrical code.

Acoustic or pressure control or discharges or on buildings or wires from electric interference principle in position of parts or in CP-1.

Follow the instructions and use position of parts or in CP-1.

CAUTION

Parts may not be used or installed in these locations. Do not substitute any parts, leave parts out, or use any parts that we have not or been given.

Failure to follow could void the warranty. See the "Warranty" section of the instructions.

HOUSING

Overview in new construction Acqua IC, or remodel Acqua IC, Refer to table below. Providing requires a trim for Acqua IC.

Refer to specifications 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 916

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

Headquarters/Canadian Distribution Center
4000 104th Street
Richmond, BC V6V 1G6
Phone: 604.284.2826
Fax: 604.284.2825

Canadian Distribution Center
1700 104th Street
Richmond, BC V6V 1G6
Phone: 604.284.2826
Fax: 604.284.2825

Headquarters/Canadian Distribution Center
1700 104th Street
Richmond, BC V6V 1G6
Phone: 604.284.2826
Fax: 604.284.2825

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

1



Plomb Large Pendant

By Paolo Ludici + Luca Pevero, For Foscarini

★★★★★ (9) Q&A (1)

\$1,283.00

COLOR
GREY






→ Check what's in stock Check similar in stock

FREE SHIPPING

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

- 1 +

\$1,283.00
+ FREE SHIPPING

Add To Cart

SPEC #: FOS01

Product Details

Color: White

Size: 17.75"W x 7.875"H

Shipping Weight: 12.56 lbs

Product Weight: 8.59 lbs

Dimmer: 0-30V

⚠ 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: 9.2 watts

Lamp Color: 2700K

Color Rendering: 90 CRI

Delivered Lumens: 897 lumens

Lumens/Watt: 97.50

Cord: 12'

Canopy: Round, 8.25" Dia

Country of Origin: Italy

Share with friends:





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 #
								

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

[Description](#)
[Specifications](#)
[Availability](#)
[Technical Files](#)
[Reviews](#)
[Q & A](#)
[Accessories + Add-Ons](#)

You're Currently Viewing



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

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 2Lbs

Compare Brightness:






[View Chart](#)

Manufacturer ID: view

California Residents: Prop 65 regulations

[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

146-148 Edwards Avenue

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

RESPON. PARTY	Y N/A RESPON. PARTY	* YES * NOT APPLICABLE * RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)
---------------	---------------------------	---

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
☒			Mix Designs
			Reinforcing Placement
			Batch Plant Inspection
☒			Inspect Placement
☒			Cast Samples
☒			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:

- ☒ Shear Wall Nailing Inspection
- ☒ Inspection of Glu-lam Jamb
- ☒ Inspection of Truss Joist Fab
- ☒ Sample and Test Components
- ☒ 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 :

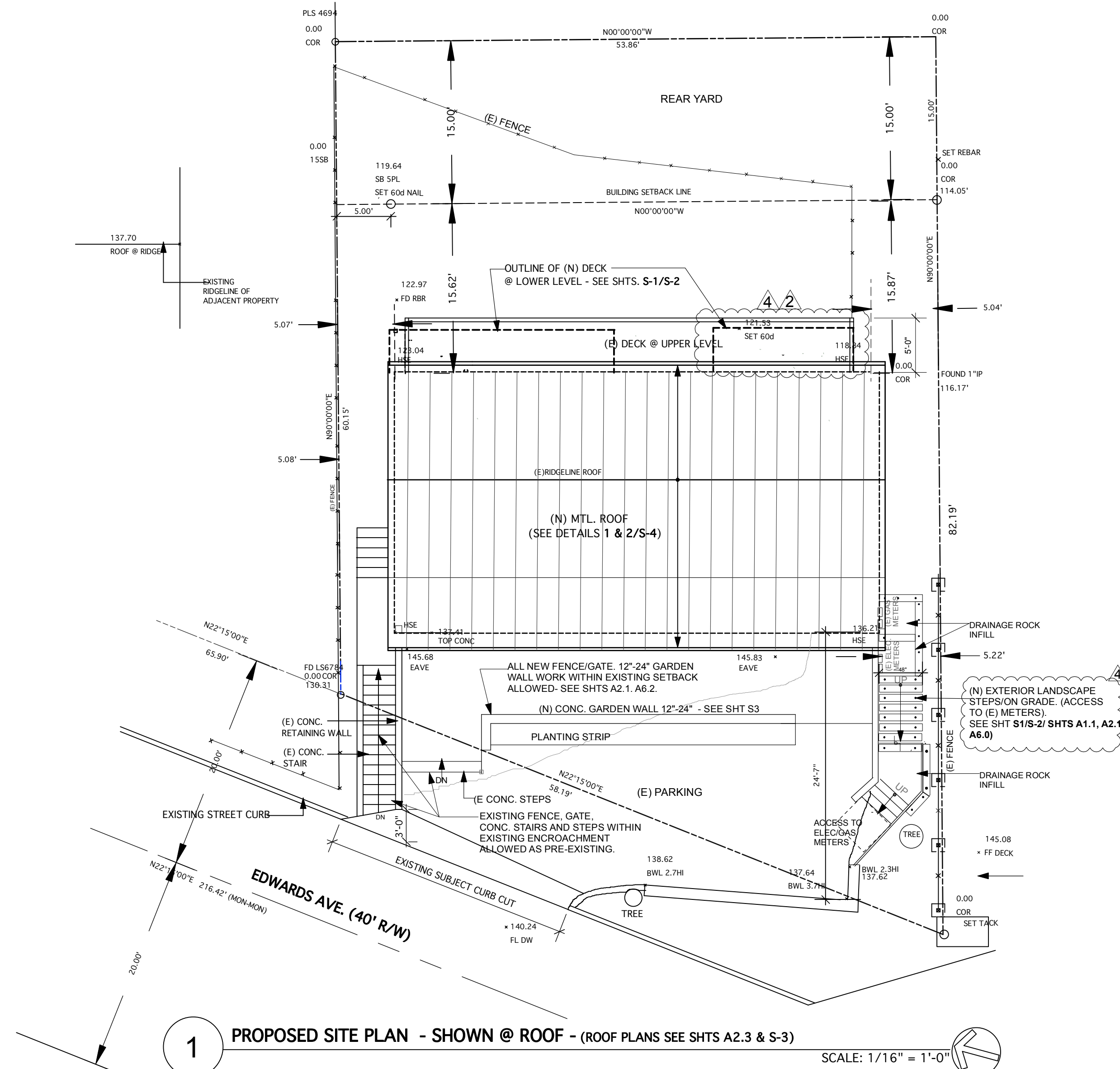
2022 California Codes

- 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 Municipal 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





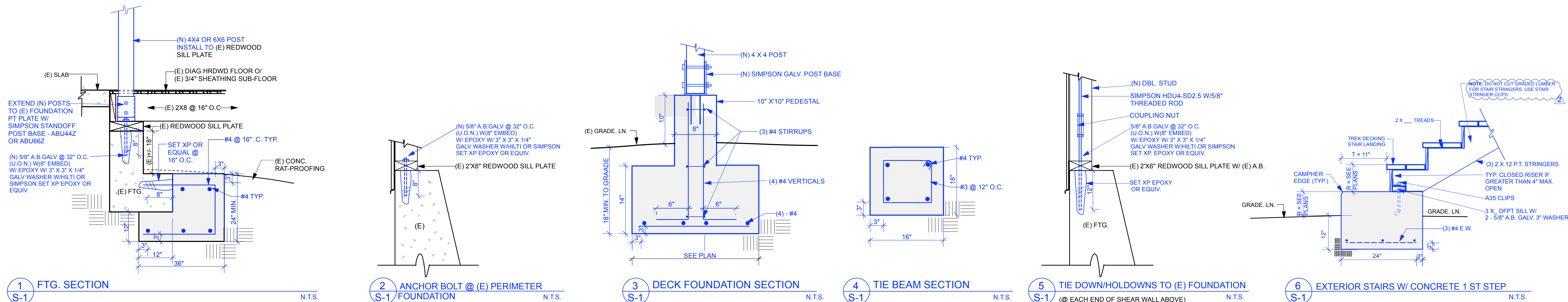
NO.	ISSUE	DATE
	PERMIT SUBMITTAL	9.1.2
2	4LEAF, INC. - PLAN CHK REVIEW - 11/16/24	3.1.25
3	RESPONSE - 1 (11.6.24) / 8.1.25	8.1.25
4	PLANNING - 4.17.25 PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25

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

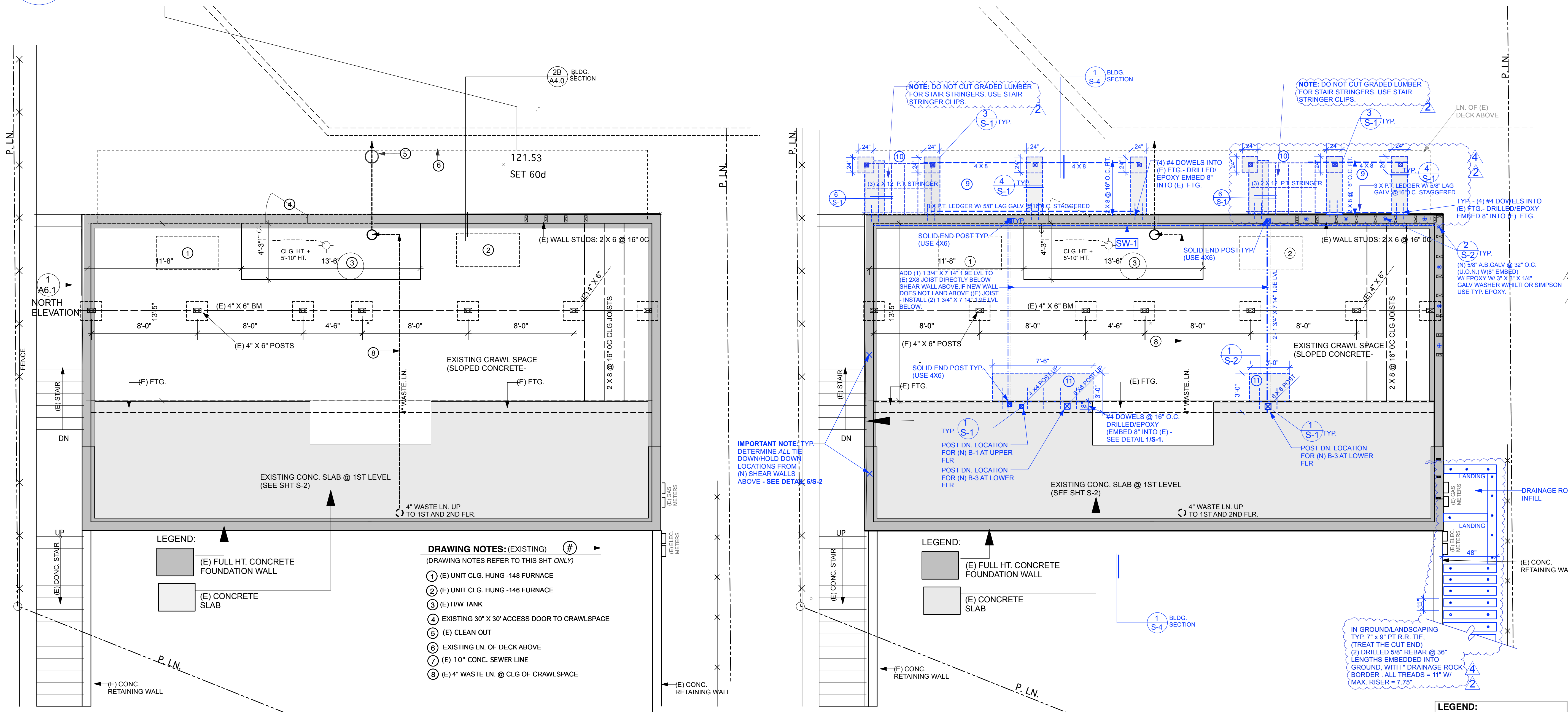
DESCRIPTION
EXISTING/PROPOSED FOUNDATION PLAN @ CRAWLSPACE

REFERENCE NORTH

SHEET NO.
S-1



STRUCTURAL - DETAILS



STRUCTURAL - EXISTING FOUNDATION PLAN @ CRAWLSPACE

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

STRUCTURAL - PROPOSED FOUNDATION PLAN @ CRAWLSPACE

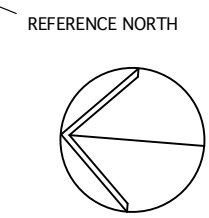
SCALE: 1/4" = 1'-0"



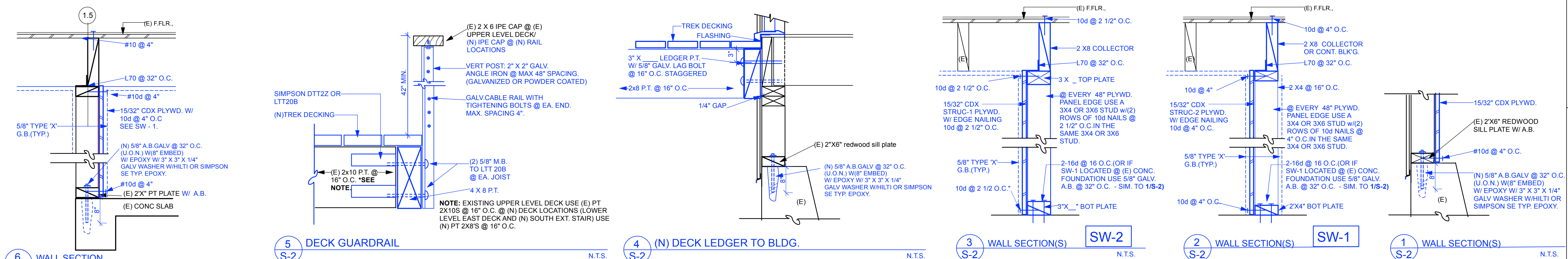
NO.	ISSUE	DATE
	PERMIT SUBMITTAL	9.1.25
2	4LEAF, INC. - PLAN CHK REVIEW - 11/16/24 / 8.1.25	3.1.25
4	PLANNING - 4.17.25 PLAN CHK COMMENT #4 RESPONSE #4/ADAM BLAIR	8.1.25

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

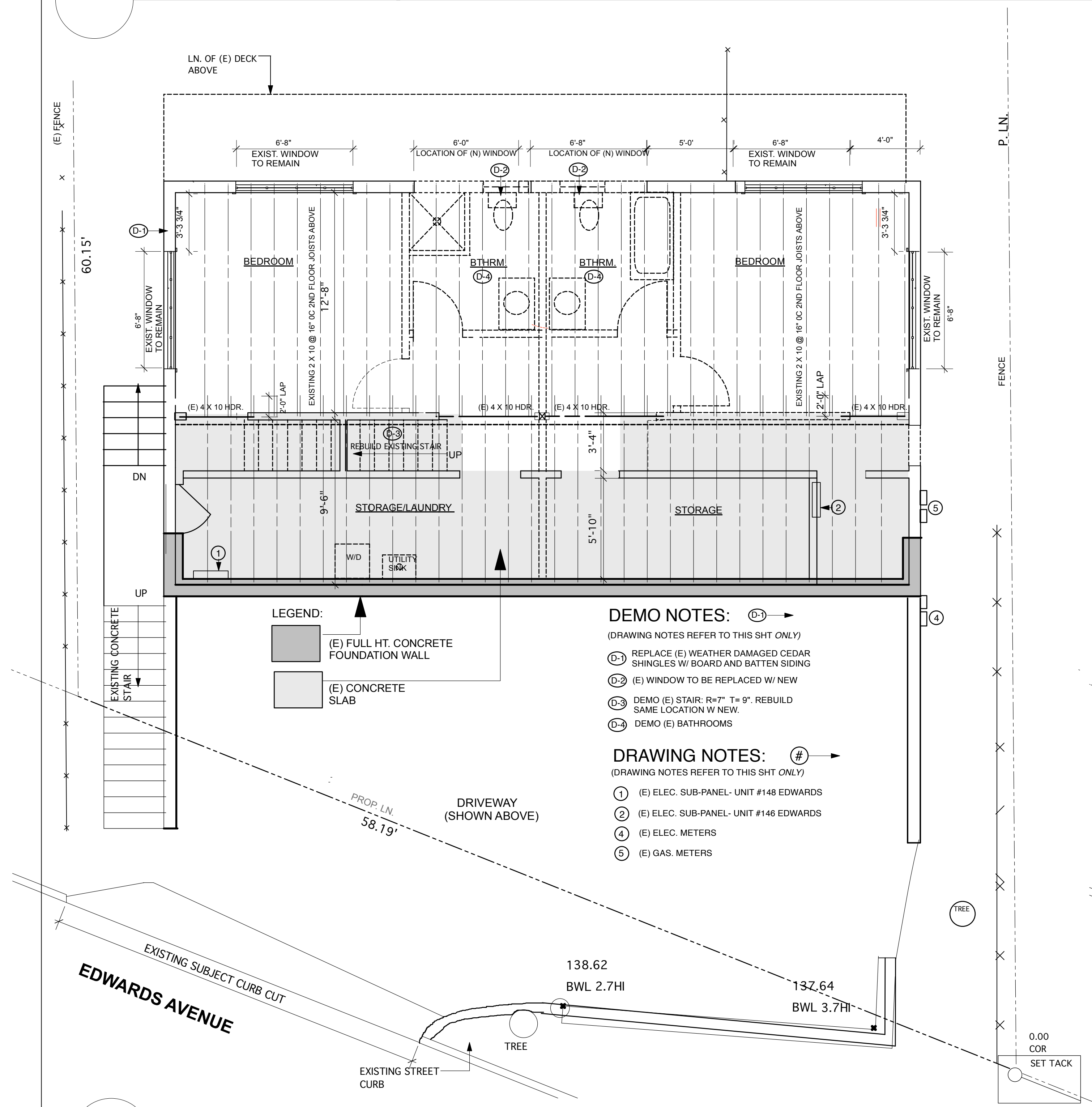
DESCRIPTION
FLOOR FRAMING OVER LOWER PLAN



SHEET NO.
S-2

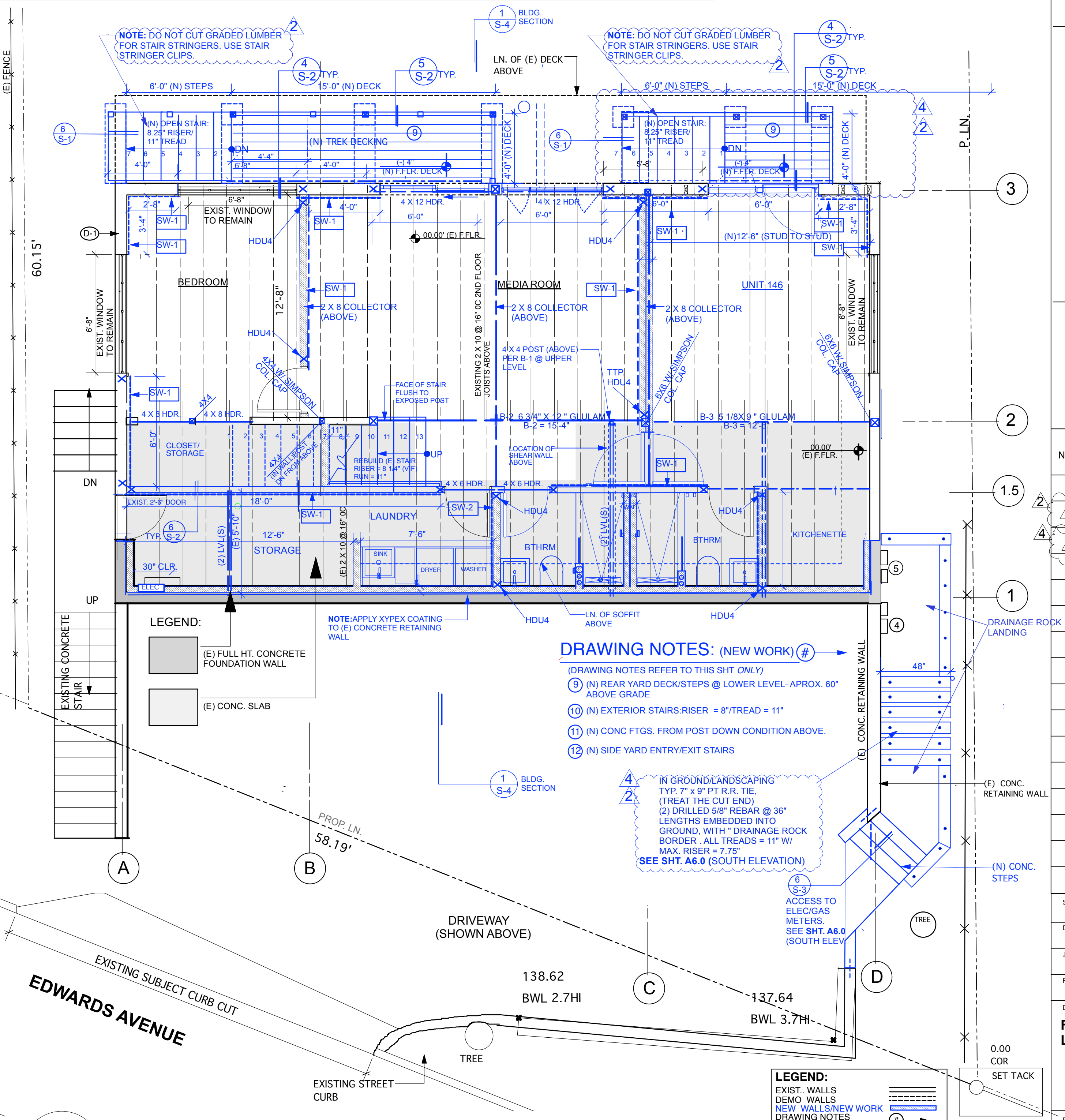


STRUCTURAL - DETAILS



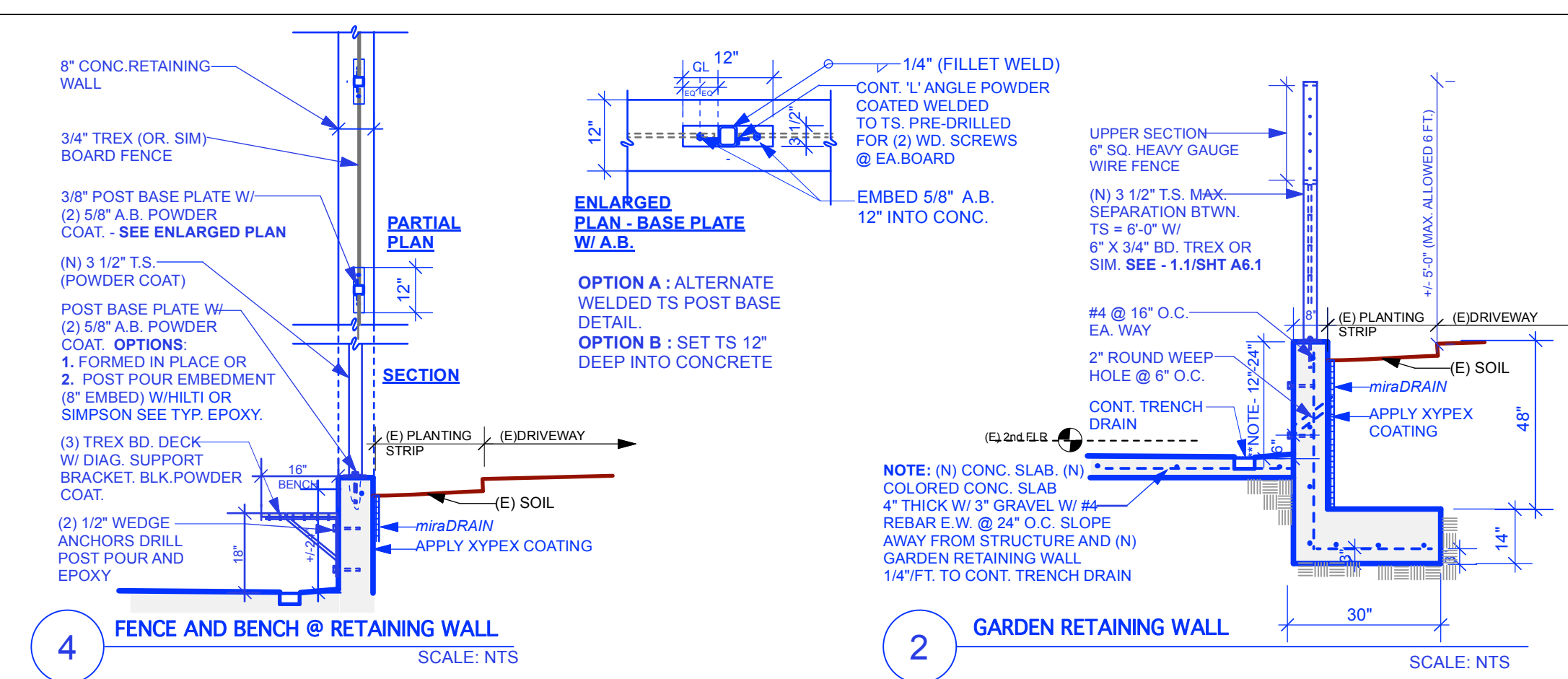
STRUCTURAL - EXISTING FLOOR FRAMING OVER LOWER PLAN

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

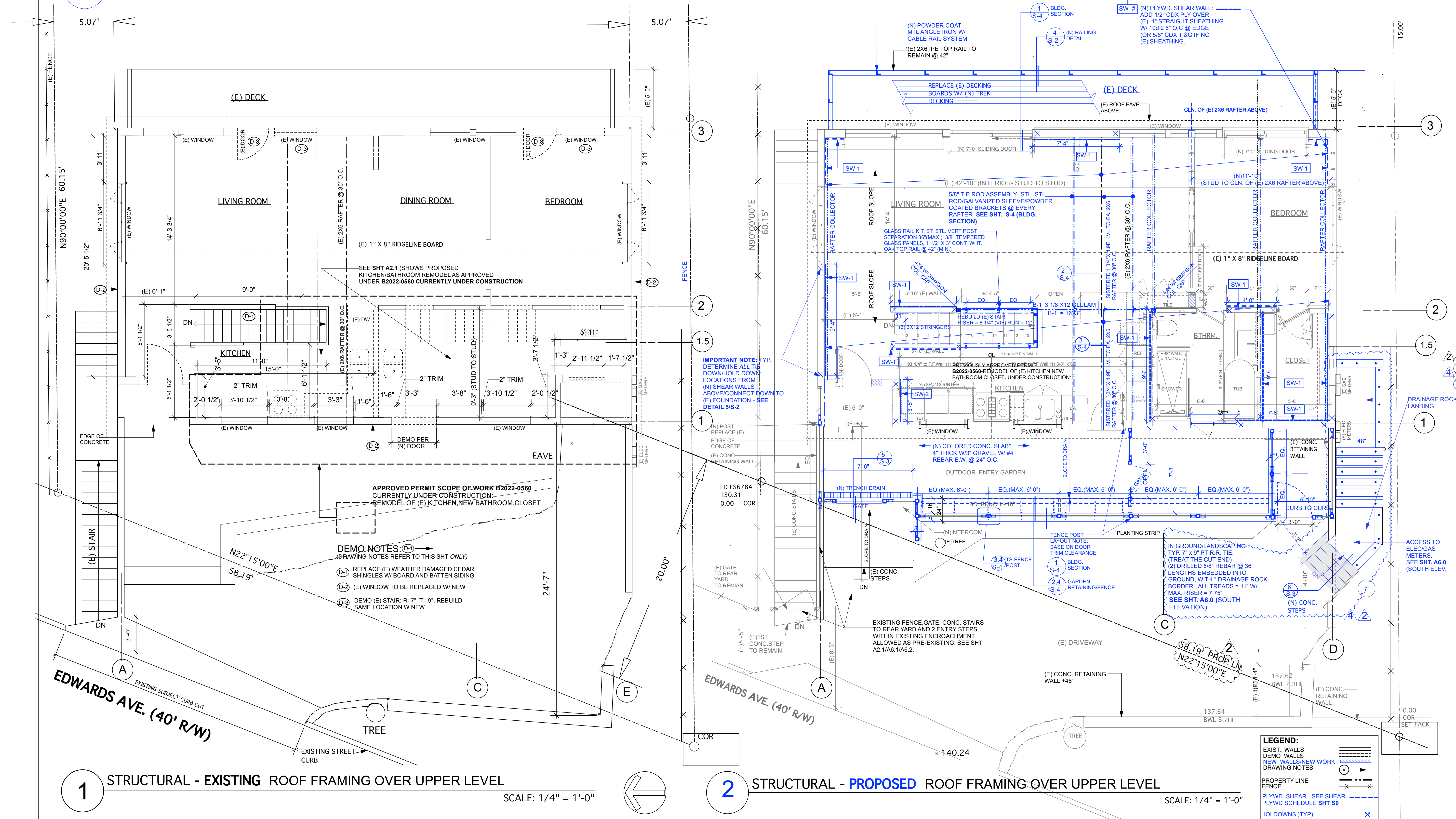


STRUCTURAL - PROPOSED FLOOR FRAMING OVER LOWER PLAN

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



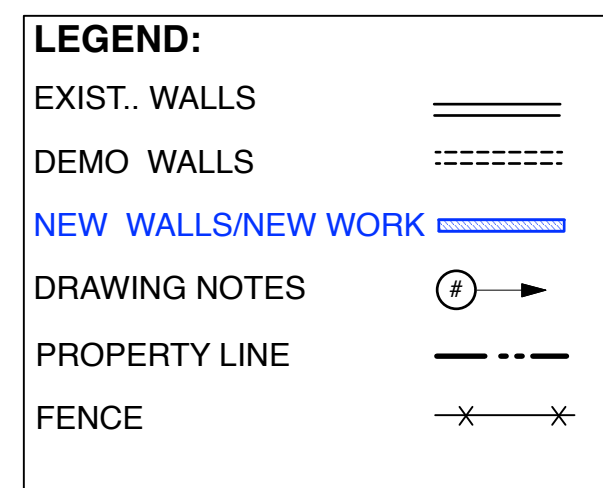
4 FENCE AND BENCH @ RETAINING WALL



APPROVAL STAMPS

DESCRIPTION
STRUCTURAL
BUILDING SECTION - 1
Copyright 2024 Charles Hemminge
Associates / hemmingearchitects -
Architecture and Planning

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



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 3 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage
Gross EU1	24.07	23.95	0.12	0.5
Net EU1	24.07	23.95	0.12	0.5

Notes
1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.
2. Net EU1 is Energy Use Total (including PV) / Total Building Area.

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

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

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

BUILDING - FEATURES INFORMATION

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

ZONE INFORMATION

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 2 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	26.75	0	26.17	0	0.58
Space Cooling	0	10.09	0	9.36	0	0.73
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	30.71	0	30.71	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	67.55	0	66.24	0	1.31
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.42	0	7.42		
Appl. & Cooking	0	27.34	0	27.35		
Plug Loads	0	31.71	0	31.71		
Outdoor Lighting	0	1.8	0	1.8		
TOTAL COMPLIANCE	0	155.82	0	134.52		

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

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

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

GENERAL INFORMATION				
01	Project Name	148 Edwards Ave		
02	Run Title	Title 24 Analysis		
03	Project Location	148 Edwards Ave		
04	City	05	Standards Version	
06	Zip code	07	Software Version	
08	Climate Zone	09	Front Orientation (deg/ Cardinal)	
10	Building Type	11	Number of Dwelling Units	
12	Project Scope	13	Number of Bedrooms	
14	Addition Cond. Floor Area (ft ²)	15	Number of Stories	
16	Existing Cond. Floor Area (ft ²)	17	Fenestration Average U-factor	
18	Total Cond. Floor Area (ft ²)	19	Glazing Percentage (%)	
20	ADU Bedroom Count	21	ADU Conditioned Floor Area	
22	Fuel Type	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
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 6 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

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

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 5 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

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	Coal 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	

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 4 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

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

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 9 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

WATER HEATERS														
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (int/ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	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:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 8 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

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:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

CF1R-PRF-01-E
(Page 7 of 11)

Calculation Date/Time: 2024-08-19T12:17:11-07:00
Input File Name: 148 Edwards Ave.ribd22x

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

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

T24-2
(PG. 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	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

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

CF1R-PRF-01-E

(Page 6 of 11)

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

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

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220901

HERS Provider:

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 148 Edwards Ave

Calculation Description: Title 24 Analysis

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

Input File Name: 148 Edwards Ave.rbd22x

CF1R-PRF-01-E

Page 9 of 11

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

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/h ² · yr)	Standard Design TDV Energy (EDR2) (kTOV/h ² · yr)	Proposed Design Source Energy (EDR1) (kBtu/h ² · yr)	Proposed Design TDV Energy (EDR2) (kTOV/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:	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

CF1R-PRF-01-E

(Page 5 of 11)

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 (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	2nd Floor Zone	R-30 Roof	0	Front	1060	0	5	0.1	0.85	No	Altered	No	
Roof 2	2nd Floor New Zone	R-30 Roof	0	Front	25	0	5	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

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

Registration Number:

Registration Date/Time:

HERS Provider:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0.0001
Schema Version: rev 202209001

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

CF1R-PRF-01-E

Calculation Description: Title 24 Analysis

Input File Name: 148 Edwards Ave.ribd22x

OPAQE 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	

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				CFJR-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	Bavulito	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	1to
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

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD											CF18-PRF-01-E		
Project Name: 148 Edwards Ave						Calculation Date/Time: 2024-08-19T12:17:11-07:00					Page 4 of 11		
Calculation Description: Title 24 Analysis						Input File Name: 148 Edwards Ave.rbd22x							
ZONE INFORMATION													
01	02	03	04	05	06	07							
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	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 (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition			
North Wall	1st Floor Zone	R-15 Wall	0	Front	162	49	90	none	Altered	No			
East Wall	1st Floor Zone	R-15 Wall	90	Left	250	112	90	none	Altered	No			
North Wall 2	2nd Floor Zone	R-15 Wall	0	Front	202	28	90	none	Altered	No			
East Wall 2	2nd Floor Zone	R-15 Wall	90	Left	352	183	90	none	Altered	No			
South Wall	2nd Floor Zone	R-15 Wall	180	Back	174	28	90	none	Altered	No			
West Wall	2nd Floor Zone	R-15 Wall	270	Right	304	92.37	90	none	Altered	No			
South Wall 2	2nd Floor New Zone	R-15 Wall	180	Back	28	0	90	none	New	n/a			
West Wall 2	2nd Floor New Zone	R-15 Wall	270	Right	48	0	90	none	New	n/a			
Interior Wall	2nd Floor New Zone>>2nd Floor Zone	R-O Wall	n/a	n/a	34	0	n/a		New	n/a			
Interior Wall 2	2nd Floor New Zone>>2nd Floor Zone	R-O Wall	n/a	n/a	34	0	n/a		New	n/a			
Raised Floor	1st Floor Zone	Default Floor Crawlspace	n/a	n/a	322	n/a	n/a		Existing	No			
Underground Wall	1st Floor Zone	6 Concrete Wall w/R-13	n/a	n/a	408	n/a	n/a		Altered	No			
Interior Floor	2nd Floor Zone	R-19 Floor	n/a	n/a	1060	n/a	n/a		Altered	No			
Interior Floor 2	2nd Floor New Zone	R-19 Floor	n/a	n/a	25	n/a	n/a		New	n/a			
Registration Number: Registration Date/Time: 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

CFIR-PRF-01-E

(Page 7 of 11)

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

Input File Name: 148 Edwards Ave.rbd22x

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

Report Version: 2022.0.000
Schema Version: rev 20220901

146 EDWARDS UNIT

146-148 Edwards Aven

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

[illegible]

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

TITLE-24-3
(146 EDWARDS)
PG. 1 OF 2

REFERENCE NORTH	SHEET NO. T24-3 (PG. 1 OF 2)
-----------------	---

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/WDMA/CSA 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(a).
§ 110.9(a)(6):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.9.6.B, 110.9.6.C and 110.9.6.D. Field fabricated doors and fenestration products must be labeled per the requirements of § 110.11(a).
§ 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(b) 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. Rafter and rafter minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Roof deck 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 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):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Tables 110.2.1(a) 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.

56/22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD		CF1R-PRF-01-E (Page 11 of 11)
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.rtd2x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
I, 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	CEAF/HERS Certification Identification (If applicable):	
City/State/Zip: Novato, CA 94945	Phone: 415-301-0163	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I, I certify the following under penalty of perjury, under the laws of the State of California:		
1. I am eligible under Division 1 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 certificate of compliance 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	

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

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		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
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-hera-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:
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

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

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	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(s); 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(t)	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.

5/6/22

	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 SLK 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 SLK 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 wet bar and shower 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:	
§ 110.100a1	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).
§ 110.100a2	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 in any requirements adopted 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."
§ 110.100b1a	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.100b2	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.100b3a	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.
§ 110.100b3b	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.
§ 110.100c1	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.
§ 110.100c2	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.1001(c) must be provided to the occupants.
§ 110.100d1	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.100d2	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:	

56/22

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 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 62.2-7.2 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 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: **Piping.** 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)C: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
- § 150.00(i)D: **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 AAB. *
- § 150.00(i)C: **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 § 410.117.
- § 150.00(i)D: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the ARJ, except elevated 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 not be 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).

5/6/22

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, and the International Mechanical Code, the International Residential Code, the International Energy Conservation 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 Filter. 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 suction 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 §§ 601.4(6)5.5 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 diagnostic testing (R-3.1, 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 sealant application 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

146-148 Edwards Avenue		
Sausalito, CA		
EnergySoft Hayley Monahan 415.301.0163 1025 5th St., Suite A Novato, CA. 94945 email: hayley@energysoft.com hemmingerarchitects hemmingerarchitects.com p 415 376,7046 e charles@hemmingerarchitects.com		
TITLE-24 ENERGY CONSULTANT		
hemmingerarchitects hemmingerarchitects.com p 415 376,7046 e charles@hemmingerarchitects.com 		
ARCHITECT		
NO.	ISSUE	DATE
	PERMIT #2 REMODEL SUBMITTAL	
SCALE	1/4" = 1'-0"	DATE
DRAWN BY	CHECKED BY	
JOB NO.	APPROVED	
FILE NAME		
DESCRIPTION		
TITLE-24-4 (146 EDWARDS) PG. 2 OF 2		
REFERENCE NORTH	SHEET NO.	
	T24-4 (PG. 2 OF 2)	

[illegible]

SCALE	1/4" = 1'-0"	DATE	01-22-2025
DRAWN BY	DAMMEN	CHECKED BY	
JOB NO.	2025-23-01	APPROVED	
FILE NAME			



- LEGEND:

- | 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 |

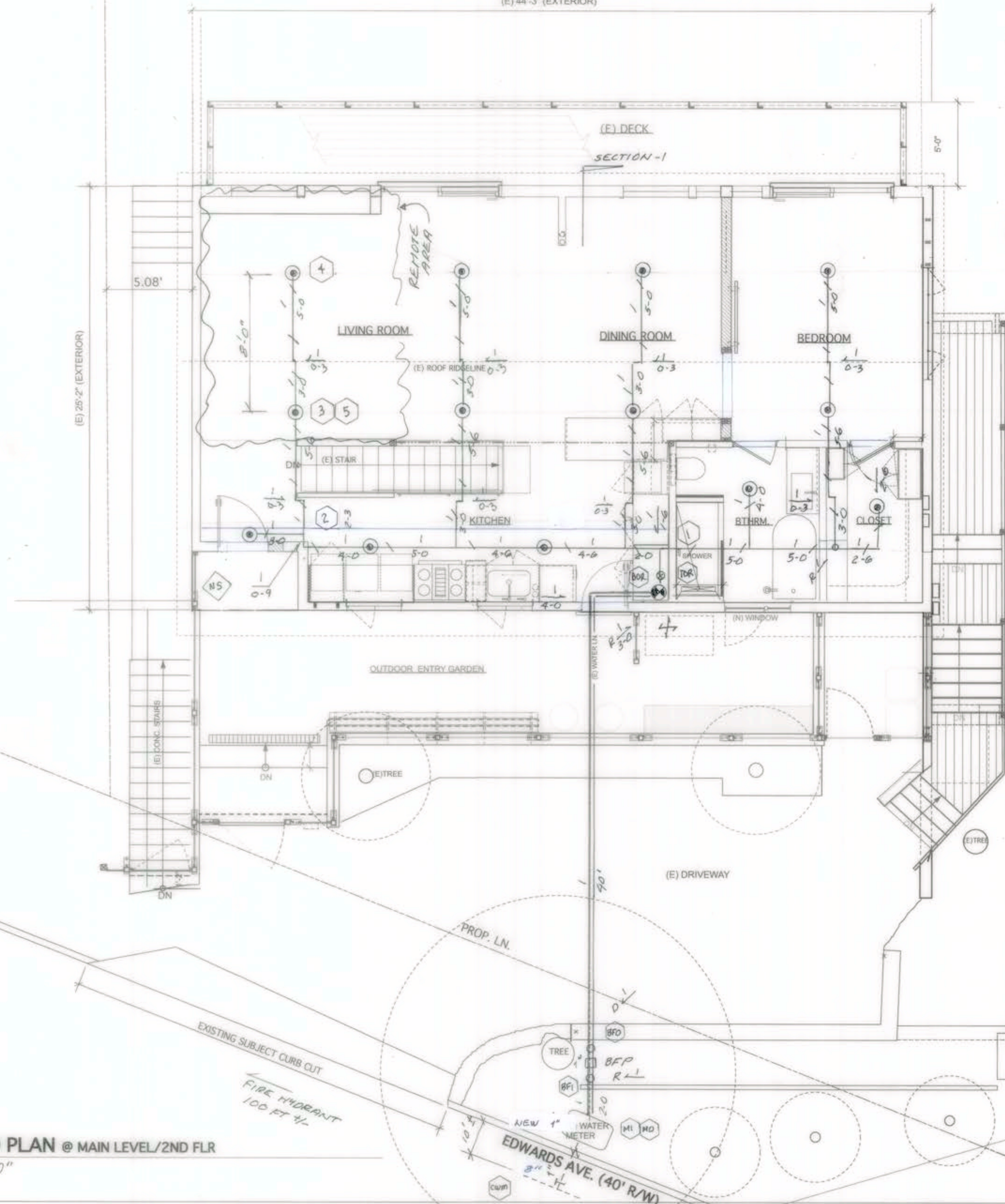
OWNER:

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

BUILDING SETBACK LINE

(E) 44'-3" (EXTERIOR)

SECTION - I



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

OWNER:



DONALD D. DAMMEN, P.E., LLC
20 SADDLEBROOK COURT
NOVATO, CA 94947-3842
415-265-4524
DDDAMMEN@COMCAST.NET

[illegible]

13D RESIDENTIAL FIRE SPRINKLER SYSTEM

P - 2 of 4



1.006 Rev. 1

Material		Pipe Size									
Copper		3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"			
		6'	8'	8'	10'	10'	10'	12'			
V/C	73	55"	6'	65"	7'	8'	9'	10'			
	100	5'	55"	66"	7'	76"	86"	96"			
	120	46"	6'	56"	6'	7'	76"	86"			

HEAT ZONES HEAT SOURCE	MINIMUM DISTANCES FROM DOOR OR SOURCE TO SPRINKLER	
	ORDINARY TEMPERATURE RATED SPRINKLER	TEMPERATURE RATED SPRINKLER
WIDE OF OPEN OR REDUCED PREPLACE	3'-0"	1'-0"
FRONT OF REDUCED PREPLACE	5'-0"	3'-0"
COAL OR WOOD BURNING STOVE	3'-0"	2'-0"
KITCHEN RANGE	1'-0"	0'-0"
WALL OVEN	1'-0"	0'-0"
HOOT AIR FLUES	1'-0"	0'-0"
UNINSULATED HOT DUCTS	1'-0"	0'-0"
UNINSULATED HOT WATER PIPES	1'-0"	0'-0"
ROOF OR CEILING LINE (WALL MOUNTED)	2'-0"	1'-0"
FRONT OF WALL MOUNTED	3'-0"	1'-0"
FRONT OF FURNACE OR FURNACE	5'-0"	0'-0"
LIGHT FIXTURE 10W/250W	5'-0"	0'-0"
LIGHT FIXTURE 300W/400W	5'-0"	0'-0"

ALL DISTANCES PER NFPA 100

[illegible]

1

$$\frac{1}{4}'' = 1.0''$$

$$1/4'' = 1'-0''$$



146 Edwards Ave, Sausalito, CA 94965, USA

Latitude, Longitude: 37.846694, -122.4816661



Date: 1/25/2025, 11:04:10 AM
Design Code Reference Document: ASCE7-18
Risk Category: II
Site Class: D - Default (See Section 11.4.3)

Type	Value	Description
S_s	1.5	MCE _{0.2} ground motion, (for 0.2 second period)
S_1	0.6	MCE _{0.2} ground motion, (for 1.0 second period)
S_{a1}	1.8	Site-modified spectral acceleration value
S_{a1}	1.8	Site-modified spectral acceleration value
S_{a2}	1.2	Nominal seismic design value at 0.2 second SA
S_{a1}	1.8	Nominal seismic design value at 1.0 second SA

Type	Value	Description
SDC	Full - See Section 11.4.3	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	Full - See Section 11.4.3	Site amplification factor at 1.0 second
PGA	0.595	MCE _{0.2} peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.713	Site modified peak ground acceleration
T_c	12	Long-period transition period in seconds
SDMT	1.803	Factored uniform hazard (2% probability of exceedance in 50 years) spectral acceleration
SDMT	1.954	Factored deterministic acceleration value, (0.2 second)
SDMT	1.716	Factored deterministic acceleration value, (1.0 second)
SDMT	0.759	Factored uniform hazard (2% probability of exceedance in 50 years) spectral acceleration
SDMT	0.8	Factored deterministic acceleration value, (1.0 second)
PGA	0.595	Factored deterministic acceleration value, (Peak Ground Acceleration)

A PRODUCT SHEET OF NEPTUNE TECHNOLOGY GROUP

T-10 Meter

SIZES 1/4", 1/2", AND 1"

Every T-10™ water meter meets or exceeds the latest AWWA C700 Standard. Its rotating disc, positive displacement principle has been time-proven for accuracy and dependability since 1892, ensuring maximum utility revenue.

Construction

The T-10 water meter consists of three major assemblies: a register, a lead free, high-copper alloy maincase, and a rotating disc measuring chamber.

The T-10 meter is available with a variety of register types. For reading convenience, the register can be mounted in one of four positions on the meter.

The corrosion-resistant, lead-free, high-copper alloy maincase will withstand most service conditions: internal water pressure, rough handling, and in-line piping stress.

The innovative floating chamber design of the rotating disc measuring element is unaffected by power position of in-line piping stresses while the unique chamber wall extends the low-flow accuracy by sealing the chamber outlet port to the maincase outlet port. The rotating disc measuring element utilizes corrosion-resistant materials throughout and a thrust roller to minimize wear.

Warranty

Neptune™ provides a limited warranty with respect to its T-10 water meters for performance, materials, and workmanship.

When desired, maintenance is easily accomplished either by replacement of major assemblies or individual components.

Guaranteed Systems Compatibility

All T-10 water meters are guaranteed adaptable to our ARB™, ProRead™ (ARB VU AutoDetect, ProCode™, E-CODER™ (ARB VII), E-CODER™ (ARB VI), E-CODER™ (ARB V), E-CODER™ (ARB IV), E-CODER™ (ARB III), E-CODER™ (ARB II), E-CODER™ (ARB I), TRICON™/S, TRICON™/S, and Neptune meter reading systems without removing the meter from service.

Systems Compatibility

Adaptability to all present and future systems for flexibility is available only with Neptune's ARB™ Utility Management Systems™.



KEY FEATURES

REGISTER

- Magnetic-driven, low-torque registration ensures accuracy
- Impact-resistant register
- High-resolution, low-flow leak detection
- Bayonet-style register mount allows in-line serviceability
- Temper-proof seal pin detests theft
- Date of manufacture, size, and model stamped on dial face

LEAD FREE MAINCASE

- Made from lead free, high-copper alloy N62/AN61.372, N62/AN61.371
- Lifetime guarantee

Resists Internal Pressure Stresses and External Damage

- Handles in-line piping variations and stresses
- Lead free, high-copper alloy provides residual value vs. plastic or composite

Electrical Grounding Conductivity

ROTATING DISC MEASURING CHAMBER

- Positive displacement
- Widest effective flow range for maximum revenue

Proprietary polymer materials maximize long-term accuracy

- Rotating chamber design is unaffected by meter position or in-line piping stresses

LEAD FREE

Series LF007 Double Check Valve Assemblies

Sizes: 1/4" - 3" (15 - 80mm)

Series LF007 Double Check Valve Assemblies shall be installed at referenced cross-connections to prevent the backflow of polluted water into the potable water supply. Only those cross-connections identified by local inspection authorities as non-health hazard shall be allowed the use of an approved double check valve assembly. The LF007 features Lead Free™ construction to comply with Lead Free™ installation requirements.

Check with local authority having jurisdiction regarding vertical orientation, frequency of testing or other installation requirements. The valves shall meet the requirements of ASSE Std. 1015 and AWWA Std. C510. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.

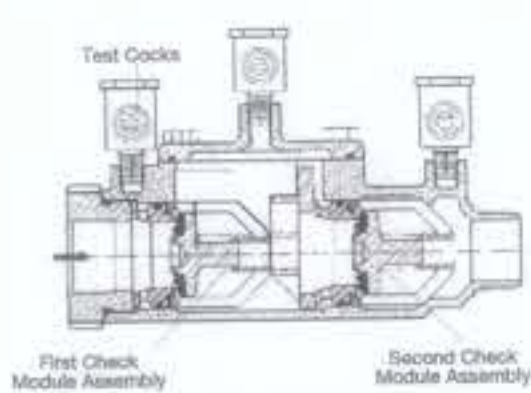
Features

- Easy of maintenance — only one cover
- Top entry
- Replaceable seats and seat discs
- Modular construction
- Compact design
- Lead Free™ cast copper silicon alloy body construction — 1/4" - 2" (15 - 50mm)
- Fused epoxy-coated cast iron body — 2 1/2" - 3" (65 - 80mm)
- Top mounted Lead Free™ ball valve test cocks
- Low pressure drop
- No special tools required for servicing
- 1/4" - 1" (15 - 25mm) hand too handles

Specifications

A Double Check Valve Assembly shall be installed at each noted location. The assembly shall consist of two positive sealing check modules with captured springs and rubber seat discs. The check module seats and seat discs shall be replaceable. Service of all internal components shall be through a single access cover secured with stainless steel bolts. The Double Check Valve Assembly shall be constructed using Lead Free™ cast copper silicon alloy. Lead Free™ Double Check Valve Assemblies shall comply with state codes and standards, where applicable, requiring reduced lead content. The assembly shall also include two resilient seated isolation valves: four top mounted, resilient seated test cocks. The assembly shall meet the requirements of ASSE Std. 1015 and AWWA Std. C510. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be a Watts Series LF007.

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please consult Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without notice and without incurring any obligation to advise such changes. All modifications are Watts products produced in a continuously updated manner.



The LF007 Series features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-W6.

NOTICE

Inquire with governing authorities for local installation requirements. *The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.



Table 18.5.3.1.1 Equivalent Schedule 40 Steel Pipe Length Chart

	Pipes and Valves Equivalent to Equivalent Feet (Meters) of Pipe														
	1/2 in. (12.7 mm)	3/4 in. (19.0 mm)	1 in. (25.4 mm)	1 1/4 in. (31.8 mm)	1 1/2 in. (38.1 mm)	2 in. (50.8 mm)	2 1/2 in. (63.5 mm)	3 in. (76.2 mm)	3 1/2 in. (89.1 mm)	4 in. (101.6 mm)	5 in. (127.0 mm)	6 in. (152.4 mm)	8 in. (203.2 mm)	10 in. (254.0 mm)	12 in. (304.8 mm)
45° elbows	—	1 (0.3)	1 (0.3)	1 (0.3)	2 (0.6)	2 (0.6)	3 (0.9)	3 (0.9)	4 (1.2)	5 (1.5)	7 (2.1)	9 (2.7)	11 (3.3)	13 (3.9)	15 (4.6)
90° standard elbow	1 (0.3)	2 (0.6)	2 (0.6)	4 (1.2)	4 (1.2)	6 (1.8)	7 (2.1)	8 (2.4)	10 (3.0)	12 (3.7)	17 (5.2)	18 (5.5)	22 (6.7)	26 (7.9)	30 (9.1)
90° long sweep elbow	0.5 (0.15)	1 (0.3)	2 (0.6)	2 (0.6)	3 (0.9)	3 (0.9)	4 (1.2)	5 (1.5)	5 (1.5)	6 (1.8)	8 (2.4)	9 (2.7)	11 (3.3)	13 (3.9)	15 (4.6)
Tee in cross (flush across)	5 (1.5)	4 (1.2)	3 (0.9)	6 (1.8)	3 (0.9)	3 (0.9)	—	—	—	—	—	—	—	—	—
Branch Tee	—	—	—	—	—	0 (1.8)	7 (2.1)	10 (3.0)	—	10 (3.0)	12 (3.7)	15 (4.6)	18 (5.5)	22 (6.7)	26 (7.9)
Branch Tee Tee	—	—	—	—	—	1 (0.3)	1 (0.3)	1 (0.3)	2 (0.6)	2 (0.6)	3 (0.9)	3 (0.9)	4 (1.2)	5 (1.5)	7 (2.1)
Check valve	—	—	—	—	—	1 (0.3)	1 (0.3)	1 (0.3)	2 (0.6)	3 (0.9)	4 (1.2)	5 (1.5)	7 (2.1)	9 (2.7)	11 (3.3)
Swing check valve	—	—	—	—	—	1 (0.3)	1 (0.3)	1 (0.3)	2 (0.6)	3 (0.9)	4 (1.2)	5 (1.5)	7 (2.1)	9 (2.7)	11 (3.3)
Gate type flap valve	—	—	—	—	—	1 (0.3)	1 (0.3)	1 (0.3)	2 (0.6)	3 (0.9)	4 (1.2)	5 (1.5)	7 (2.1)	9 (2.7)	11 (3.3)

Note: Information on 1/2 in. (12.7 mm) pipe is included in this table only because it is allowed under Sections 30.4 and 30.6.

*Due to the variation in design of swing check valves, the pipe equivalent indicated in this table are considered average.

©2022 Edition

Shaded text = Revisions. Δ = Text deletion and figure/table revisions. * = Section deletions. N = New

TOLBrace™ Seismic Bracing Calculations

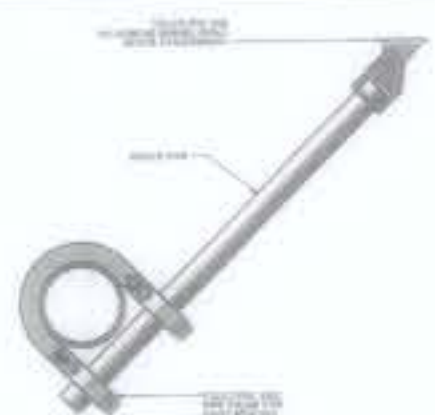
VER.8.138

Project Address: Hemminger Residence
146-148 Edwards Avenue
Sausalito, CA 94965
Job # 2025-23-01
Contractor: Address: Phone: License:



Brace Information	TOLCO™ Brace Components
Maximum Brace Length: 7' 0" (2.134 m)	TOLCO™ Component: Listed Load: Adjusted Load:
Diameter of Brace: 1"	Fig. 1001 Clamps: 1000 lbs (454 kg) 707 lbs (321 kg)
Type of Brace: Sch.40	Fig. 909 - 3/8" No-Thread Steel: 1370 lbs (621 kg) 969 lbs (440 kg)
Angle of Brace: 45° Min.	*Calculations Based on CONCERNING Loading
Least Rad. of Gyration: 0.42" (11 mm)	*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.
L/R Value: 200	
Max Horizontal Load: 1310 lbs (594 kg)	

Fastener Information
Orientation to Connecting Surface: NFPA Type B
Fastener: 1/2in. x 1 1/2in. Thru Bolt
Type: 1/2in.
Diameter: 1/2in.
Length: 1 1/2in.
Maximum Load: 165 lbs (75 kg)
Prying Factor: N/A



Brace Identification on Plans: 1
Brace Type: Lateral () Longitudinal () 4-Way (X)

Sprinkler System Load Calculation (Fpw = CpWp)					
Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
1" (25 mm)	Sch. 40	8' 8" (2.4 m)	8' 8" (2.4 m)	2.05 lb/ft (3.05 kg/m)	16 lbs (7 kg)
Subtotal Weight: 16 lbs (7 kg)					
Wp (incl. 15%) 18 lbs (8 kg)					
Total (Fpw) 15 lbs (7 kg)					
Maximum Fpw per 18.6.6.2 (if applicable) N/A					

Table 18.5.3.1 Seismic Coefficient Table

S_s	Default C_s	Site Class-Specific C_s			
		A	B	C	D
0.35 or less	0.24	0.13	0.14	0.21	0.24
0.4	0.28	0.15	0.17	0.25	0.28
0.5	0.33	0.19	0.21	0.31	0.33
0.6	0.37	0.23	0.25	0.36	0.37
0.7	0.41	0.27	0.30	0.40	0.41
0.8	0.45	0.30	0.34	0.45	0.45
0.9	0.51	0.34	0.38	0.51	0.48
1.0	0.56	0.38	0.42	0.56	0.52
1.1	0.62	0.42	0.47	0.62	0.55
1.2	0.68	0.45	0.51	0.68	0.58
1.3	0.73	0.49	0.55	0.73	0.61
1.4	0.79	0.53	0.59	0.79	0.66
1.5	0.84	0.56	0.63	0.84	0.70
1.6	0.90	0.60	0.68	0.90	0.75
1.7	0.96	0.64	0.72	0.96	0.80
1.8	1.01	0.68	0.76	1.01	0.84
1.9	1.07	0.71	0.80	1.07	0.89
2.0	1.11	0.75	0.84	1.11	0.94

Specifications

- NSF/ANSI 572, NSF/ANSI 61
- National Type Evaluation Program (NTEP) certification

Application

- Cold water measurement of flow in one direction in residential service applications

Maximum Operating Water Pressure

- 150 psi (1034 kPa)

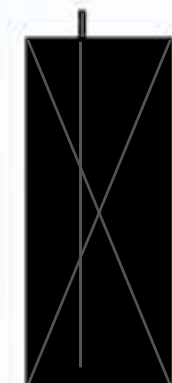
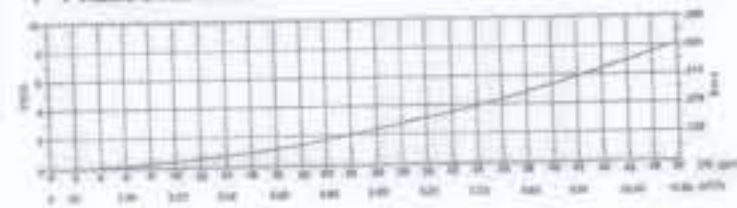
Maximum Operating Water Temperature

- 80°F

Measuring Chamber

- Rotating disc technology design made from proprietary synthetic polymer

1" PRESSURE LOSS



Donald D. Dammen

From: Engineering Services <engineering@marinwater.org>
Sent: Tuesday, January 14, 2025 8:35 AM
To: charles@hemmingerearchitects.com
Cc: dddammen@comcast.net; anselmo@oconnorplumbingandfire.com
Subject: RE: 148 Edwards Sausalito

Hello,

Here is the water meter information for the address mentioned above, please note MMWD is not responsible for accuracy.

Meter size: 5/8"

Lateral size: 1"

Main size: 8"

Meter to main: approx. Unknown

Pressure at meter: 118 psi

Engineering Services

Office: 415.945.1530
220 Nellie Avenue, Corte Madera, CA 94925



SOUTHERN MARIN FIRE DISTRICT

FIRE PREVENTION DIVISION

28 Liberty Ship Way, Ste. 2800, Sausalito, CA 94965
Phone: (415) 380-1120 | Email: prevention@smfd.org | Web: www.smfd.org

December 13, 2024

Attn: Building Division
City of Sausalito | Community Development Department
Permit.technician@sausalito.gov

Re: SMFD Fire Conditions of Approval for B2024-1106 for 146-148 Edwards Ave, Sausalito

The proposed plans for the above-listed project have been reviewed. Based on the plans as submitted, the items noted below shall be imposed by the Southern Marin Fire Protection District (SMFD) in accordance with current requirements of the 2022 California Fire Code and SMFD ordinance and standards.

Although our plan review is comprehensive and intended to be complete, non-compliant elements and conditions may occasionally be overlooked, or some elements may lack clarity, or an element may be misrepresented on the submitted plans. Please be aware non-compliant elements and conditions not addressed in plan review are subject to field review, and compliance with all applicable codes and laws will be required based on the results of the onsite inspection.

Please Note: This project is within the Wildland Urban Interface (WUI) Zone as determined by the Southern Marin Fire Protection District.

The following documents were reviewed:

- Drawings by Hemminger Architects titled "146-148 Edwards Ave"

Project Description:

- Interior remodel - Kitchen / bathroom. Replace siding, new exterior stairs to unit 146/148

Project calculations:

Existing Square Footage Prior to Remodel:	2,120
Additional square footage added to the structure:	25
Square Footage Modified by the Remodel:	1,328.07
Total Square Footage of Remodel and Additions:	1,353.07
Total Percentage of Remodel and Additions to the Structure:	63.08%

This application was found to be complete and the following conditions should be noted for the project:

10. Fire Sprinkler System Requirements:

The current scope of work appears to be in excess of 50% of the existing structure and is being considered a substantial remodel as defined in Southern Marin Fire District Ordinance 2022/2023-01 and shall require the installation of a fire sprinkler system throughout the structure. However, if further review or change in scope reveals that the project is less than 50% of the existing structure, then the project will be re-evaluated.

A fire sprinkler system shall be provided for:

- All new construction.
- If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a "substantial remodel" (see end for definition).
- Existing Buildings. In any building with an existing automatic sprinkler system, protection shall be extended to any all of alteration, repair, remodel or addition, regardless of job size so that 100% coverage is maintained.
- In accessory dwelling units when the main structure is equipped with an existing fire sprinkler system, or fire department access and hydrant water supply does not meet the District's requirements.
- In all buildings, except R-3 occupancies, in excess of 3,000 sq. ft. which have ten percent (10%) or more floor area added within any 36-month period.
- In any building found to have OMEGA sprinkler heads identified as part of the U.S. Consumer Products Safety Commission recall and Viking VK457 sprinkler heads, all sprinkler heads subject to this recall shall be replaced with listed and approved heads.
- For any change of occupancy or use, when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official, including but not limited to conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences or other similar uses, an automatic sprinkler system shall be installed throughout.
- Residential structures in excess of 5,000 square feet shall be designed using a four-head calculation as per N.F.P.A. Standard 13R.
- Commercial fire sprinklers and alarm systems shall be electrically supervised for fire and trouble by an approved U.L. Central Station per 2022 CFC Section 903.4

Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard(s) 13, 13D or 13R.

PLEASE NOTE: The rough hydro inspection may only be scheduled by the Fire Sprinkler Contractor. This inspection may not