

Respondent's Brief for the Second Hearing of Appeal No. 14-126 for Subject Property 179 Hamerton Avenue

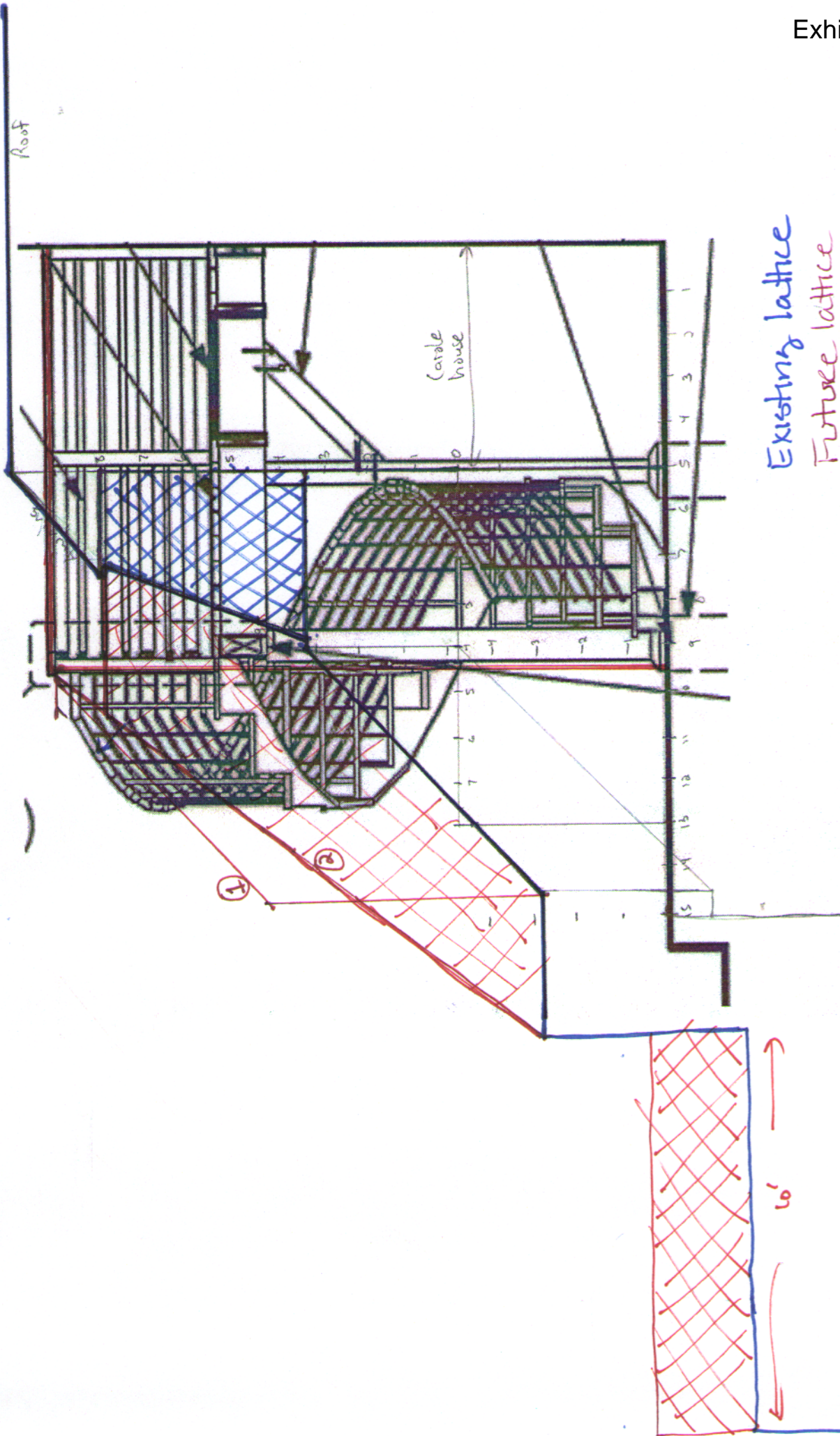
Summary:

At end of our first appeals hearing we came to agreement with Ms. Brown to build a firewall out to the centerline of our stairs and to add lattice screening for additional privacy for Ms. Brown. We have had our plans revised to show the addition of the firewall (Sheet 2.1), and we worked with Ms. Brown to come to a resolution on the amount and location of lattice screening. We agree to compensate Ms. Brown for the installation of lattice screening along her existing deck and stair wall adjacent to our property installed by the contractor of her choice. The lattice would be similar in size and location as shown on Exhibit 1, but subject to Ms. Brown's final approval.

We were unable to obtain a signed confirmation of this resolution from Ms. Brown in time for this submittal, but we hope to bring it to the appeals hearing on October 15th.

We have included our email correspondence where Ms. Brown indicates that she is fine with the firewall.

During the first hearing, we also came to agreement with the representative of the Planning Department that obtaining signed confirmation from our other adjacent neighbor would be sufficient for fulfilling the 311 notification process. We met with our neighbors, Mr. and Mrs. Palen, tenants at 181 Hamerton Avenue, to obtain their approval of our plans showing the addition of a firewall adjacent to their property line (see attached signed letter). In addition, we were able to contact the owner of 181 Hamerton Ave, Dr. Deborah Chen, and include her email indicating she has no issues with the revised proposed plan.



Existing lattice
Future lattice

Subject: Plans

From: carole brown <nadinekew@sbcglobal.net>

Date: 10/07/2014 11:32 AM

To: Scott Dylewski <scott@dylewski.com>

Please disregard my request for an 8x11 copy of you plans. I enlarged your attachment & can see my fire wall which looks fine. Do your plans include a firewall for your uphill neighbor as well?

Please resend me your suggestion on the wording of our lattice agreement & I'll get back to you.

Bye for now, Carole

397 KB

380 KB

HAMBTON PLAN-10 2 140814.pdf

HAMBTON PLAN-10 2 140814.pdf

Subject: Cost estimate for lattice work?

From: Scott Dylewski <scott@dylewski.com>

Date: 10/06/2014 06:20 PM

To: carole Brown <nadinekew@sbcglobal.net>, Shannon Leonard <seldemer76@gmail.com>

Carole,

Here's our updated plans showing the firewall extending out to the middle of the stairs. Please review it tomorrow at your leisure.

I'll send a sample letter for you also with wording on our side agreement on the lattice (you can change the wording if you want), but I wonder if you have an estimate for the cost of the lattice yet? I'd like to add that to the letter.

We need to send our documents to the city on Wednesday.

thanks!
-Scott

—Attachments:—

HAMERTON PLAN-10.5.14update2.pdf	397 KB
HAMERTON PLAN-10.5.14update.pdf	380 KB

October 3, 2014

Re: Development Proposal at 179 Hamerton Ave, San Francisco 94131

To Whom It May Concern,

We, Keith and Marisa Palen of 181 Hamerton Ave, have received and reviewed the plans for our next door neighbor, Scott Dylewski's and Shannon Leonard's, proposed deck construction plan at the rear of their property. We understand that the new construction will include a firewall separating our properties. We have no objections to any of the proposed plans for construction of the deck and firewall as currently shown.

Sincerely,

Keith Palen 10-3-14
Marisa Palen 10/3/2014

Keith & Marisa Palen

181 Hamerton Ave
San Francisco, CA 94131
(415)404-2559

keithpalen@gmail.com

mpalen77@gmail.com

Subject: Re: plans for deck on 179 Hamerton

From: "Chen, Deborah A" <deborah.chen@csun.edu>

Date: 9/30/14, 11:10 AM

To: John Fedele <john@rmcsf.com>, "scott@dylewski.com" <scott@dylewski.com>

I have no problems with the plans for the proposed deck on 179 Hamerton.

Best wishes

Deborah Chen, Ph.D., Professor
Department of Special Education
California State University, Northridge
18111 Nordhoff Street, Northridge, CA 91330-8265
office phone (818) 677-4604
Dept phone (818) 677-2596, fax (818) 677-4737
deborah.chen@csun.edu

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From: John Fedele <john@rmcsf.com>

Sent: Monday, September 29, 2014 4:32 PM

To: Chen, Deborah A

Subject: Fwd: 181 Hamerton Ave

Hi Deborah,

Please see email below from the neighbors at 179 Hamerton.



**REAL MANAGEMENT
ESTR COMPANY 1980**
See what's possible.™

John Fedele, CCRM

Property Manager

DRE License #01836784

Real Management Company

1234 Castro Street

San Francisco, CA 94114-3232

Direct: (415) 230-8880

Office: (415) 821-3167

Fax: (415) 821-9484

www.rmcsf.com

Begin forwarded message:

From: Scott Dylewski <scott@dylewski.com>

Subject: Re: 181 Hamerton Ave

Date: September 29, 2014 at 4:28:26 PM PDT
To: John Fedele <john@rmcsf.com>

John,

In the interest of time, I'm forwarding you this note via e-mail. I'd appreciate it if you could let me know that they received it.

Dear neighbors at 181 Hamerton,

We live at 179 Hamerton Ave, adjacent to your property, and are in the process of building a new deck on the back of our home. Normally, this would be a simple matter, but our other neighbor at 173 Hamerton Ave has filed an appeal against our building permit because our deck stairs would be visible from her existing deck. We've had a hearing at the Board of Appeals on September 17th, and reached a compromise with our neighbor that will require us to build fire-resistant walls along our property line to limit the visibility onto our deck and also reduce fire risk between our properties. (see attached drawings of the relevant areas- full copies of our plans are available upon request). Your property is directly to the left in the drawings.

As part of our settlement, we're giving you the opportunity to comment on our proposed plans. If you have any comments, we can include them during our follow-up hearing on Oct. 15th. If you have no problem with the plans, please let us know also. We will require a response before Oct. 15th.

Thanks,
Scott Dylewski and Shannon Leonard
179 Hamerton Ave
(408) 306 4851
scott@dylewski.com



John Fedele, CCRM
Property Manager
DRE License #01836784
Real Management Company
1234 Castro Street
San Francisco, CA 94114-3232

Direct: (415) 230-8880
Office: (415) 821-3167

GENERAL NOTES

- All work and materials shall be in full accord with the latest rules and regulations of the Safety Orders of the Division of Industrial Safety, California Labor Code and all applicable federal, state and/or local health regulations. References to "code" or to "building code" not otherwise identified shall mean the Edition of the California Building Code in effect in the city of San Francisco (CBC 2010), on the date(s) permits are granted. Nothing in the Drawings or these Specifications is to be construed as requiring or permitting work that is contrary to these rules, regulations and codes.
- Any reference to standards shall comply with requirements of latest revision.
- Construction shall comply with all State of California Title 24 requirements and mandatory measures per Compliance certification herein.
- Documents: The Construction Documents include these Drawings and Notes, Specifications and all revisions, additions and addenda's. Drawings are as accurate as possible, but are not guaranteed. Drawings do not illustrate every detail but show only special requirements to assist Contractor. Contractor is to thoroughly examine the drawings and specifications, and existing site conditions and by entering into the work, states that the documents are sufficient to provide a complete installation of all portions of the work. Report any questions or requests for clarification to the Architect/Designer immediately. If, in the opinion of any contractor, any construction details shown or otherwise specified are in conflict with accepted industry standards for quality construction or might interfere with his full guarantee of the work, he/she is to notify the Architect immediately for clarification. No omission or lack of detailed requirements in the drawings or specifications is to be construed as allowing any materials or workmanship below industry standards.
- DO NOT SCALE DRAWINGS. Drawings of larger scale take precedence over drawings of smaller scale. Specifications take precedence over drawings. (1") indicates actual size. 1x indicates nominal size.
- All dimensions are to face of stud unless otherwise noted. Vertical dimensions are to finish floor unless noted otherwise. It is the contractor's responsibility to establish sub floor elevations.
- It is the Contractor's responsibility to maintain a complete and organized set of construction documents at the project site at all times when work is in progress.
- Site Conditions: Contractor shall verify and be responsible for job site conditions, measurements and levels. If differing from Contract Drawings or reviewed Submittals, discrepancies shall be brought to the Architect's attention immediately.
- At all times the Contractor shall be solely and completely responsible for the conditions of the job site including safety of persons and property, and for all necessary independent engineering reviews of these conditions. The Architect's/Designer's and or Structural Engineer's job site review is not intended to include review of the adequacy of the Contractor's safety measures. The Contractor shall take all precautions necessary to protect workmen and public from injury; protect from damage all existing utility lines, structures, and property, on and adjacent to project site; keep the job site and adjoining premises free from accumulations of waste materials resulting from the Work. The Contractor shall not bury or burn rubbish on Owner's premises.
- Safe temporary shoring and bracing necessary to support the incomplete structure is the Contractor's responsibility.
- Contractor shall supervise and direct the work, inspect all work in progress and materials as they arrive for compliance with the Contract Documents and reject defective work or materials immediately upon performance or delivery, deliver, store and handle all materials and products in a manner which will prevent their damage and deterioration; make all repairs or replacement necessary at no additional cost to the Owner in the event of damage.
- Prior to commencement of any portion of work, the Contractor shall carefully inspect and verify that work is complete to the point where new work may properly commence and all areas of discrepancy have been fully resolved. In event of failure to do so, the Contractor shall be responsible for correction of any errors at no expense to the Owner.
- The Contractor shall coordinate the relations of various trades to see that required anchorage or blocking is furnished and set at proper times.
- All materials and equipment are to be installed in strict accordance with the latest edition of manufacturer's written installation instructions and specifications. Generic materials not specified by manufacturer are to be installed in accordance with recommendations of applicable trade associations (For example, Concrete Steel Institute, Gypsum Association, etc.)
- The Contractor shall coordinate work in order to produce harmony of matching finishes, textures, colors, etc. throughout various components of the project.
- Wood imbedded into the ground, in direct contact with the earth & used for the support of permanent structures shall be treated wood. All foundation plates or sills and sleepers on a concrete or masonry slab which are in direct contact with the earth, and sills which rest on concrete or masonry foundations, shall be treated wood.
- Provide draft stops and fire blocking as required by code
- All interior wall and ceiling finishes shall comply with code
- Stucco shall be three coat - 7/8" min. thick exterior stucco application per code. Provide two layers of grade D building paper under stucco where applied over wood sheathing. Provide a min. 26 gauge corrosion resistant weep screed with a min. vertical attachment flange of 3 1/2" at or below the foundation plate line on all exterior stud walls, placed a minimum of 4 inches above grade such that trapped water is allowed to drain to the exterior of the building.
- Provide tightly sealed 5/8" type "X" gypsum sheathing underlayment under cement board siding per code
- Doors and panels of shower and bath enclosures and adjacent wall openings within 60 inches above a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic and shall comply with code
- Shower area walls shall be finished with a hard non absorbent surface to a height of not less than 70" above drain outlet. Provide water resistant gypsum green backing board for tile or wall panels for tub, shower or water closet compartment walls. Provide cementitious backing unit board as a base for thin-set and glue-on tile for tub/shower enclosure walls. Provide shower drain which has a finished dam, curb, or threshold which is at least one inch lower than the sides and back of such drain and should be sloped per California Plumbing Code. On ceiling where water-resistant gypsum green backing board is used provide support at 12" on maximum on center.

GENERAL ELECTRICAL NOTES

- Fixtures indicated for damp or wet locations shall be approved for use in such locations.
- Provide separate branch circuit rated per manufacturer's recommendations for garbage disposal, furnace, dishwasher, pumps, and other equipment and appliances.
- Mount all switches at 42" above finish floor unless otherwise shown or indicated. Mount outlets vertically at 10" to centerline above finish floor unless shown or indicated otherwise. Mount switches and outlets horizontally at 9" to centerline above countertops. Gang all switches and outlets with single piece cover plate where shown grouped on the drawings. See interior elevations.
- Align all switches and outlets on centerline vertically where shown stacked on drawings. See interior elevations for additional information on locations of outlets, fixtures and switches. When questions arise as to exact locations, center in relationship to adjacent perpendicular surfaces.
- See Specifications for Light Fixture Schedule.
- Provide two min. separate 20 amp. circuits to kitchen appliances, and one min. separate 20 amp. circuit to laundry appliances.
- Smoke detectors shall be permanently hard wired with battery backup per code
- Provide GFCI protected outlets in the following locations:
-in garage and unfinished basement, except receptacles on dedicated circuit for appliances and equipment
-within 6 feet of kitchen sinks.
- in bathrooms
- Provide weatherproof and GFCI outlets at exterior locations.
- Provide backdraft damper on kitchen hood and other exhaust fans.
- Waterheaters shall have non rigid water connections and be secured with rigid anchors to resist earthquakes
- Provide pressure relief valve with drain to outside at water heaters.
- Comply with general notes sheet A-0.1 and mandatory requirements of Title 24.

ABBREVIATIONS

ABV ABOVE	EXC EXCAVATE	LTL LINTEL	SAN SANITARY
AFF ABOVE FINISHED FLOOR	EEXEC EXECUTIVE	LOC LOCATION	SCHED SCHEDULE
ASC ABOVE SUSPENDED CEILING	EXH EXHAUST	LKR LOCKER	SLNT SEALANT
AP ACCESS PANEL	EX EXHAUST FAN	LLH LONG LEG HORIZONTAL	SCL SELF-CLOSING
ACT ACOUSTIC CEILING TILE	EXIST EXISTING	LLV LONG LEG VERTICAL	SSK SERVICE SINK
ACOUS ACOUSTICAL	EJ EXPANSION JOINT	LVR LOUVER	SHT SHEET
ADH ADHESIVE	EXP EXPANSION, EXPOSED	LP LOW POINT	SHTG SHEETING OR SHEATHING
ADJ ADJACENT, ADJUSTABLE	EXT EXTERIOR	LB POUND	SH SHELIVING, SHELF
AGGR AGGREGATE	EXTR EXTRUDED		SHWR SHOWER
A/C AIR CONDITIONING		MACH MACHINE	SIM SIMILAR
ALT ALTERNATE	FAB FABRICATE	MH MANHOLE	SLAB ON GRADE
ALUM ALUMINUM	F/WC FABRIC WALL COVERING	MFR MANUFACTURER	SL SLOPE
ABC ANCHOR BOLT	FB FACE BRICK	MB MARKER BOARD	SD SMOKE DETECTOR
ANOD ANODIZED	FOC FACE OF CONCRETE	MSRY MASONRY	SC SOLID CORE
APPD APPROVED	FOF FACE OF FINISH	MO MASONRY OPENING	SCWD SOLID CORE WOOD DOOR
APROX APPROXIMATE	FOM FACE OF MASONRY	ML MATCHLINE	STC SOUND TRANSMISSION COEFFICIENT
ARCHT ARCHITECT, ARCHITECTURAL	FOS FACE OF STUDS	MATL MATERIAL	
AD AREA DRAIN	FCU FAN COIL UNIT	MAX MAXIMUM	S SOUTH
ASPH ASPHALT	FAS FASTEN OR FASTENER	MECH MECHANICAL	SPKR SPEAKER
	FLD DIM FIELD DIMENSION	MED MEDIUM	SPEC SPECIFICATION
	FIN FINISH / FINISHED	MEMB MEMBRANE	SPR SPRINKLER
BSMT BASEMENT	FF FINISHED FLOOR	MET METAL	SQ SQUARE
BM BEAM	FO FINISHED OPENING	MEZZ MEZZANINE	SF SQUARE FOOT/FEET
BRG BEARING	FA FIRE ALARM	MLWK MILLWORK	SI SQUARE INCH/INCHES
BPL BEARING PLATE	FDR FIRE DOOR	MIN MINIMUM	SY SQUARE YARD
BLW BELOW	FE FIRE EXTINGUISHER	MIR MIRROR	SS STAINLESS STEEL
B/M BENCH MARK	FEC FIRE EXTINGUISHER CABINET	MISC MISCELLANEOUS	STD STANDARD
BTWN BETWEEN	FHC FIRE HOSE CABINET	MOD MODULAR	STA STATION
BVL BEVEL (ED)	FH FIRE HYDRANT	MON MONUMENT	STL STEEL
BIT BITUMINOUS	FPRF FIRE PROOF(FIED)	MLD MOLDING	STOR STORAGE
BLK BLOCK	FR FIRE RATING	MTD MOUNTED	STR STRINGER
BLKG BLOCKING	FRT FIRE RETARDANT TREATED	MOV MOVABLE	STRUC STRUCTURE, STRUCTURAL
BD BOARD	FXD FIXED	MUL MULLION	SUB SUBSTITUTE
BOC BOTTOM OF CURB	FX FIXTURE		SUP SUPPLY KITS
BOT BOTTOM	FLG FLANGE	NLR NAILER	SUSP SUSPENDED
BOS BOTTOM OF STEEL	FL FLASHING	NAT NATURAL	SYM SYMMETRICAL
BRDG BRIDGING	FHMS FLAT HEAD MACHINE SCREW	NRC NOISE REDUCTION COEFFICIENT	SYN SYNTHETIC
BTU BRITISH THERMAL UNIT	FHWS FLAT HEAD WOOD SCREW	NOM NOMINAL	SY SYSTEM
BRZ BRONZE	FLEX FLEXIBLE	NPS NOMINAL PIPE SIZE	S
BLDG BUILDING	FLR FLOOR	NS NON-SLIP	TAP TACKABLE ACOUSTICAL PANEL
BUR BUILT UP ROOFING	FD FLOOR DRAIN	N NORTH	TECH TECHNICAL
	FLG FLOORING	N/A NOT APPLICABLE	TEL TELEPHONE
CAB CABINET	FLUOR FLUORESCENT	NIC NOT IN CONTRACT	TEMP TEMPERATURE/TEMPORARY/TEMPERED
CATV CABLE TELEVISION	FT FOOT, FEET	NTS NOT TO SCALE	TERM TERMINATE
CPT CARPET	FTG FOOTING	OC ON CENTER	TC TERRA COTTA/TOP OR CURB
CSMT CASEMENT	FDTN FOUNDATION	OPNG OPENING	TZ TERRAZZO
CI CAST IRON	FRZR FREEZER	OPP OPPOSITE	THK THICK, THICKNESS
CS CAST STONE	FURR FURRING	ORN ORNAMENTAL	THRES THRESHOLD
CIP CAST-IN-PLACE	FURN FURNACE, FURNITURE	OH OPPOSITE HAND	TPD TOILET PAPER DISPENSER
CB CATCH BASIN / CORNER BEAD		OZ OUNCE	TOL TOLERANCE
CLG CEILING	GA GAGE OR GAUGE	OD OUTSIDE DIAMETER (DIMENSION)	T&G TONGUE AND GROOVE
CEM CEMENT	GALV GALVANIZED	OA OVERALL	TOC TOP OF CONCRETE
CTR CENTER	GI GALVANIZED IRON	OH OVERHEAD	TOV TOP OF EXT. MASONRY VENEER
C/C CENTER TO CENTER	GSM GALVANIZED SHEET METAL		TOF TOP OF FINISH
CER CERAMIC	GSW GAS WATER HEATER	PNT PAINT	TOM TOP OF MASONRY
CT CERAMIC TILE	GSKT GASKET	PTD PAINTED	TOS TOP OF STEEL
CHFR CHAMFER(ED)	GC GENERAL CONTRACTOR	PR PAIR	TOW TOP OF WALL
CIRC CIRCULAR, CIRCUMFERENCE	GLB GLASS BLOCK	PNL PANEL	TB & T TOP, BOTTOM AND SIDES
CO CLEAN-OUT	GFRG GLASS FIBER REINFORCED GYPSUM	PAR PARALLEL	TREAD TREAD
CLR CLEAR	GL GLAZED CONCRETE MASONRY UNIT	PRK PARKING	TRTD TREATED
CCTV CLOSED-CIRCUIT TELEVISION	GCMU GLASS OR GLAZING	PBD PARTICLE BOARD	TWD TREATED WOOD
CLO CLOSET	GR GRAB BAR	PART PARTITION	TYP TYPICAL
CW COLD WATER	GR GRADE	PSGR PASSENGER	UC UNDERCUT
COL COLUMN	GVL COMBINATION OR COMBINE	PVMT PAVEMENT	UNFIN UNFINISHED
COMB COMBINATION OR COMBINE	GND GROUND	PERF PERFORATE	UV UNIT VENTILATOR
COMP COMPOSITE	GFI GROUND FAULT INTERRUPTOR	PERI PERIMETER	UNLESS OTHERWISE NOTED
CONC CONCRETE	GT GROUT	PERP PERPENDICULAR	UR URINAL
CMU CONCRETE MASONRY UNITS	GYP GYPSUM	PH PHASE	VAC VACUUM
CONN CONNECTION	GWB GYPSUM WALLBOARD	PLAM PLASTIC LAMINATE	VA VALVE
CONST CONSTRUCTION		PL PLATE	VAR VAPOR BARRIER
CJ CONTROL JOINT	HDCP HANDICAPPED	PLBG PLUMBING	VAR VARIABLE
CONT CONTINUOUS	HDBD HARDBOARD	PLYWD PLYWOOD	VENT VENTILATION
CONV CONVECTION	HDWR HARDWARE	PN PEN PLYWOOD END NAIL	VIF VERIFY IN FIELD
COORD COORDINATE	HDWD HARDWOOD	PNEU PNEUMATIC	VERM VERMICULITE
CORR CORRIDOR	HDR HEADER	PT POINT	VERT VERTICAL
CNTR COUNTER	HTR HEATER	PVC POLY VINYL CHLORIDE	VG VERTICAL GRAIN
CTSK COUNTERSINK	HTG HEATING	LB POUND	VEST VESTIBULE
C COURSES	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	PSF POUNDS PER SQUARE FOOT	VINYL VINYL BASE
CPL COVER PLATE	HD HEAVY DUTY	PSI POUNDS PER SQUARE INCH	VCT VINYL COMPOSITION TILE
CU CUBIC	HT HEIGHT	PC PRECAST	VWC VINYL WALL COVERING
CULV CULVERT	HP HIGH POINT	PREFAB PREFABRICATED	WSCT WAINSCOT
	HC HOLLOW CORE	PREP PREPARE	WR WASTE RECEPTACLE, WATER RESISTENT
DPR DAMPER	HM HOLLOW METAL	PT PRESSURE TREATED	WH WATER HEATER
DP DAMPPROOFING	HORIZ HORIZONTAL, HORIZON	PROJ PROJECT/PROJECTED	WSTO WATER STOP (@ CONC JOINT)
DL DEAD LOAD	HB HOSE BIB	PR PROPERTY, PROPOSED	WP WATERPROOF, WATERPROOFING
Dc DECIBEL	HW HOT WATER	QTY QUANTITY	WSTRP WEATHERSTRIP
DKG DECKING	HR HOUR	QT QUARRY TILE	WT WEIGHT
DEMO DEMOLISH, DEMOLITION	HYD HYDRANT	QTR QUARTER	WVF WELDED WIRE FABRIC OR MESH
DMT DEMOUNTABLE		RAD RADIATOR	WO WHERE OCCURS
D DEPTH, DRYER	IN INCH, INCHES	R RADIUS	WF WIDE FLANGE
DET DETAIL	INCL INCLUDING	RLG RAILING	W WIDTH, WASHER, WEST, WATER
DIAG DIAGONAL	INFO INFORMATION	RWL RAIN WATER LEADER (DS)	WDW WITH
DIA DIAMETER	ID INSIDE DIMENTION	REC RECESSED	WO/W WITHOUT
DIFF DIFFUSERS	INSUL INSULATE, INSULATION	RDWD REDWOOD	WD WOOD
DIM DIMENSION	INT INTERIOR	REF REFERENCE (ALSO SEE RE)	WB WOOD BASE
DW DISHWASHER	INV INVERT	RFL REFLECTED	WPT WORKING POINT
DISP DISPOSAL	JAN JANITOR	RFRG REFRIGERATOR	WI WROUGHT IRON
DIST DISTANCE	JT JOINT	REG REGARDING, REFER TO REGISTER	
DO DITTO	JF JOINT FILLER	REINFORCED, REINFORCING	& AND
DIV DIVISION	JST JOIST	RELOC RELOCATED	@ AT
DR DOOR	KPL KICK PLATE	REM REMOVE(D)	< ANGLE
DBL DOUBLE	KD KILN-DRIED	REQ'D REQUIRED	X BY
DN DOWN	KIT KITCHEN	REQ REQUIREMENTS	C CENTERLINE
DWR DRAWER	KO KNOCK OUT	RES RESILIENT	= EQUAL
DWG DRAWING	KD KNOCKED DOWN	RET RETURN, RETAINING	# POUND
DSP DRY STAND PIPE	LAB LABORATORY	RA RETURN AIR	℞ PROPERTY LINE
DF DRINKING FOUNTAIN	LACQ LACQUER	RAG RETURN AIR GRILLE	
	LAM LAMINATE	REV REVISE OR REVISION	
EA EACH	LAV LAVATORY	RH RIGHT HAND	
EF EACH FACE	LC LEAD-COATED COPPER	R RISER	
E EAST	LH LEFT HAND	RF ROOF	
EB EDGE BAND	L LENGTH	RD ROOF DRAIN	
EW ELECTRIC WATER COOLER	LOA LENGTH OVERALL	RFG ROOFING	
EWH ELECTRIC WATER HEATER	L LIGHT	RM ROOM	
ELEC ELECTRIC, ELECTRICAL	LTG LIGHTING	RO ROUGH OPENING	
EP ELECTRICAL PANEL	LWT LIGHTWEIGHT	RND ROUND	
EL ELEVATION (SURVEY)	LF LINEAR FEET		
ELEV ELEVATOR			
EMER EMERGENCY			
ENCL ENCLOSE			
ENGR ENGINEER			
EQ EQUAL			
EST ESTIMATE			

IMAGE AT SITE



studio upwall

studio upwall
305 San Anselmo Ave
Studio 219
San Anselmo, Ca 94960
TEL: 415-317-3272

SCOTT DYLEWSKI &
SHANNON LEONARD
179 HAMERTON AVENUE
SAN FRANCISCO, CA

VICINITY MAP



DRAWING INDEX

- A-0.0 COVER SHEET
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- A-1.0 SITE PLAN
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- A-3.0 EXISTING & PROPOSED ELEVATIONS & DETAILS
- A-4.0 PROPOSED SECTION & DETAILS

NEIGHBORING PHOTOS, SEE A-0.2

SCOPE OF WORK

CONSTRUCTION OF NEW DECK LOCATED AT THE REAR MAIN LEVEL OF THE EXISTING HOUSE WITH EXTERIOR STAIR TO REAR YARD. NEW DOORS AT THE REAR MAIN LEVEL, AND ONE DOOR AT THE REAR LOWER LEVEL. REMOVE & REPLACE BATHROOM WINDOW "IN-KIND".

NEW LOWER LIVING LEVEL: ALTER LOWER LEVEL TO REMODEL EXST. BEDROOM & INCORPORATE NEW HALLWAY. ENLARGE WINDOW AT REMODELED BEDROOM.

PROPERTY/PROJECT INFORMATION

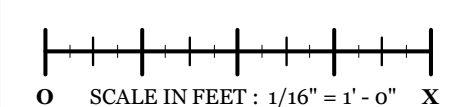
LOT: 16 BLOCK: 6759
ZONING: RH-1
OCCUPANCY: BUILDING USE - FAMILY DWELLING
CONSTRUCTION: TYPE V
YEAR BUILT: 1957
LOT AREA: 2,495 SQ. FT.
BUILDING SQ. FT.: 847 SQ. FT.
3 BEDROOMS

05.17.14 PERMIT SET

NO DATE ISSUES/REVISIONS

COVER SHEET

DRAWN BY: AL SHEET SIZE: 24 X 36



SCALE IN FEET : 1/16" = 1'-0" X

Drawing No. A-0.0

LEGEND:

	(N) WALL: 2x FRAMING @ 16" O.C. W/ 5/8" GYP. BD. EA. SIDE		NEW DOOR MARKER - SEE DOOR SCHEDULE
	(N) CAST-IN PLACE CONC. WALL - SEE STRUCTURAL DWGS.		NEW WINDOW MARKER - SEE WINDOW SCHED.
	(N) 1 HR. RATED WALL: 2x FRAMING @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. EA. SIDE		NEW SUPPLY AIR REGISTER IN FLOOR
			TEMPERED GLASS

NOTE TO CONTRACTORS:
LUMP SUM BIDS ARE NOT ACCEPTABLE. PROVIDE DETAILED BIDS FOR REVIEW BY OWNER/ARCHITECT WITH SEPARATE LINE ITEM AMOUNTS FOR EACH PORTION OF THE WORK.

EXISTING SITE CONDITIONS NOTES:
1. DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. NO SOILS REPORT HAS BEEN PERFORMED. FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CONDITIONS. OWNER & GENERAL CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS AND OBTAIN SOILS REPORT IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED AT THE SITE.

STANDARD NOTATION:
"ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
"TYPICAL" OR "TYP" SHALL MEAN, THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT. U.N.O. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
"SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
"S.A.D." = SEE ARCHITECTURAL DRAWINGS
"S.S.D." = SEE STRUCTURAL DRAWINGS
"B.O." = BOTTOM OF ...
"T.O." = TOP OF ...
"UNO" = UNLESS NOTED OTHERWISE ...
"O.C." = ON CENTER
"GSM" = GALVANIZED SHEET METAL
← X'X' → DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

ENERGY/INSULATION/WATER SAVING SPECIFICATIONS TO BE INCLUDED IN BASE BID:

1. Insulate roof to at least R-38. Insulate all cavities around structural beams and headers.
2. Insulate walls to at least R-19. Insulate all cavities around structural beams and headers.
3. Insulate existing raised floor (from crawl space) to R-30
4. All windows to be double glazed, wood-clad frame, low-E with maximum U factor of .39. All skylights (if included in project) to have maximum U factor of .9
5. New furnace to have minimum AFUE rating of 92%.
6. All ducts not in conditioned space to be insulated to a minimum R 8.0. All ductwork to be sealed in compliance with energy code reqs.
7. Domestic hot water heater to have minimum recovery efficiency of 82%.
8. Insulate all 3/4" or larger hot water pipes, and the first 5 feet of water pipes entering water heater, w/ R-4 or equivalent.
9. All Toilets to be Dual-Flush with avg. 1.6 gpf. All faucets to be low flow.

MATERIAL SPECIFICATIONS:

1. ALL EXTERIOR POSTS, JOISTS, BEAMS, AND STRINGERS TO BE PRESSURE TREATED: (NON ARSENIC CONTAINING). "WOLMANIZED" (COPPER AZOLE) OUTDOOR WOOD.
 2. DECKING, STAIR TREADS, AND RAILINGS TO BE FSC CERTIFIED WOOD.
 3. ALL CONCRETE USED FOR THIS PROJECT TO CONTAIN 35% FLY ASH, S.S.D.
 4. FRAMING: ENGINEERED LUMBER, OSB, INSULATED HEADERS S.S.D.
- INTERIOR:
5. PAINT: ALL PAINT TO BE NON OR LOW-V.O.C. CONTAINING PAINTS (BY SAFECOAT OR EQUIV.)
 6. BATT INSULATION: USE ONLY RECYCLED COTTON BATT, OR MINERAL WOOL BATT INSULATION. (FORMALDEHYDE-FREE FIBERGLASS BATT MAY BE ACCEPTABLE AS A COST SAVING MEASURE - CONFIRM WITH OWNER).
 7. RIGID BOARD INSULATION: USE ONLY CFC & HCFC FREE (ZERO OZONE DEPLETION POTENTIAL) RIGID FOAM INSULATION.

1	WOOD
A	ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: BENDING STRESS "Fb"=1200 PSI HORIZONTAL SHEAR "Fv"=175 PSI COMPRESSION PERPENDICULAR TO GRAIN "Fc"=405 PSI COMPRESSION PARALLEL TO GRAIN "Fc"=1050 PSI MODULUS OF ELASTICITY "E"=1,500,000 PSI
B	ALL STRUCTURAL POSTS AND FRAMING STUDS SHALL BE SPRUCE PINE, GRADE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: BENDING STRESS "Fb"=875 PSI HORIZONTAL SHEAR "FV"=135 PSI COMPRESSION PERPENDICULAR TO GRAIN "Fc"=425 PSI COMPRESSION PARALLEL TO GRAIN "Fc"=1150 PSI MODULOUS OF ELASTICITY "E"=1,400,000 PSI
C	PLYWOOD LAMINATED (MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: BENDING STRESS "Fb"=2800 PSI HORIZONTAL SHEAR "Fb"=200 PSI MODULUS OF ELASTICITY "E"=2,000,000 PSI
D	CUTTING AND NOTCHING FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING: NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AT THE ENDS OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS). NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT THE ENDS OF MEMBER. HOLES BORED OR CUR INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.
E	PROVIDE BLOCKING BETWEEN ALL JOISTS AT INTERVALS NOT TO EXCEED EIGHT FEET.
F	PROVIDE SOLID BLOCKING AT FOUR FEET ON CENTER BETWEEN JOISTS AND FIRST INTERIOR PARALLEL JOISTS.
G	ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES: COMPRESSION PARALLEL TO GRAIN "Fc"=425 PSI MODULUS OF ELASTICITY "E"=1,200,000 PSI
H	HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD WIDTH.
I	ALL STUD BEARING WALL TO BE PROVIDED WITH TWO CONTINUOUS TOP PLATES AND ONE CONTINUOUS BOTTOM PLATE WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID HEIGHT OF WALL UNLESS OTHERWISE NOTED. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
J	ALL LINTELS OVER ALL FRAMED OPENINGS TO BE AS SHOWN BELOW UNLESS OTHERWISE NOTED: 2-2X8: FOR OPENINGS UP TO 4'-6" 2-2X10: FOR OPENINGS UP TO 5'-6" 2-2X12: FOR OPENINGS UP TO 7'-10"
K	WOOD TRUSS RAFTERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED SIXTEEN GAUGE TOOTHED METAL PLATES OR 20 GAUGE NAIL STEEL GUSSET PLATES. CONNECTION SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. SHOP DRAWING SHALL BE SUBMITTED FOR APPROVAL SHOWING THE DESIGN OF THE TRUSS RAFTERS. FLOOR TRUSSES SHALL BE CAPABLE OF SUSTAINING A TOTAL SUPERIMPOSED LOAD OF EIGHTY PSF OR FIFTY PSF (PER LOCATION) ALONG THE TOP CHORD AND FIVE PSF ALONG THE BOTTOM CHORD. ROOF TRUSSES SHALL BE CAPABLE OF SUSTAINING A TOTAL SUPERIMPOSED LOAD OF FORTY FIVE PSF ALONG THE TOP CHORD AND SIX PSF ALONG THE BOTTOM CHORD. APPROPRIATE TRIANGULAR LOADING SHALL BE USED IN THE DESIGN OF THE DIAGONALLY PLACED TRUSSES. CONCENTRATED LOADS AT FOLDING PARTITION AREAS MUST BE INCLUDED IN THE DESIGN.
L	TRUSSES SHALL BE FABRICATED AND ERCTED IN CONFORMANCE WITH A.I.T.C. 102-65. ALL LUMBERS SHALL BE KILN DRIED.
M	ALL ROOF RAFTERS AND TRUSSES SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFABRICATED GALVANIZED METAL CONNECTOR. EACH ANCHOR SHALL BE EIGHTEEN GAUGE MINIMUM THICK AND SHALL BE ATTACHED TO HAVE A CAPACITY TO RESIST A 450# LOADING UNLESS OTHERWISE INDICATED.
N	ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 3/8" DIAMETER BOLTS UNLESS OTHERWISE NOTED. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100# IN SHEAR AND PULLOUT UNLESS OTHERWISE NOTED.

General Construction Notes

Occupancy During Construction: The residence will be occupied during construction.

A. Protection of Existing Conditions: Protect and secure site, building, materials and equipment from theft, vandalism and unauthorized entry. Protect existing landscaping, windows, interior and exterior walls and doors from damage during construction. Protect finished floors from dirt, wear and damage. Protect existing house from construction dust and debris and damage to the greatest extent possible.

B. Demolition: Carefully remove existing structures, materials and items noted or required to be removed so as not to cause damage to adjacent surfaces or equipment. Take special care with items which are to be reused. All materials removed from the building or site shall become the property of the Contractor unless specifically designated by the Owner. All debris generated is to be removed from the building on a daily basis and either hauled away or stored in a dumpster. At completion of work all damaged surfaces shall be restored to the optimum condition. Repair areas damaged by demolition operations. All areas of renovation of existing conditions shall be finished to match existing, unless otherwise noted.

C. Unforeseen Conditions: The Contractor shall promptly notify the Owner and Designer of any condition which requires the Contractor to perform work which could not have been reasonably ascertained from either the construction documents or inspection of existing conditions prior to the commencement of construction. If such a condition is found to exist, the Contractor shall submit a change order for the remedying of the condition.

D. Cleaning upon Completion of Work: At the completion of work, the Contractor shall be responsible for cleaning areas of the house where work has been done thoroughly, including, but not limited to the following: all carpeted areas shall be vacuumed, all hard surface floors shall be mopped, all bathrooms and fixtures shall be cleaned, all existing windows shall be cleaned on the inside, all new windows shall be cleaned inside and out, all interior and exterior walls shall be cleaned of construction dust, all new light fixtures shall be dusted.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, REGARDLESS OF WHAT IS SHOWN, OR NOT SHOWN, IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
2. THE GENERAL CONTRACTOR (G.C.) SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENTS, SERVICES AND TRANSPORTATION TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
3. THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. ALL OTHER RELATED PERMITS AND INSPECTIONS REQUIRED TO EXECUTE THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (G.C.).
4. CONSTRUCTION METHODS, NEITHER THE ARCHITECT OR THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR OR FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. CONFLICTS / INTERPRETATION OF DIMENSIONS ON CONTRACT DOCUMENTS:
 - a. THE GENERAL CONTRACTOR (G.C.) SHALL REVIEW ALL DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE SHOWN, ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. G.C. SHALL NOT PROCEED ON ASSUMPTIONS.
 - b. IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN SPECS. OR BETWEEN THE DRAWINGS AND SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.
 - c. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIAL/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
6. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LAYOUTS AND EXISTING CONDITIONS PRIOR TO EXECUTING THE WORK. G.C. IS RESPONSIBLE TO COORDINATE ALL ILLUSTRATED WORK W/ SUBCONTRACTOR PRIOR TO EXECUTING THE WORK.
7. DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN. DIMENSIONS SHOULD NOT BE DETERMINED BY TAKING MEASUREMENTS FROM SCALED DRAWINGS. IF ADDITIONAL DIMENSIONS ARE NEEDED THEY SHOULD BE REQUESTED FROM THE ARCHITECT.
9. ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING GYPSUM BOARD, TRIM, CARPET, TILE, ETC.
10. GRID LINES (IF SHOWN) ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY IMPLY STRUCTURAL COLUMN CENTER LINES OR EXISTING EDGES.
11. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE CONSIDERED TO BE TYPICAL FOR SAME OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE (U.N.O.).
12. ALL SYSTEMS AND ASSEMBLIES SHALL BE FOR COMPLETE AND FULLY FUNCTIONAL OPERATION EVEN IF NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OR SIMILAR CONDITIONS SHOWN OR CALLED FOR. OR SHALL BE INSTALLED PER ACCEPTED INDUSTRY STANDARDS.
13. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, AND BY SUBMITTING A BID SHALL ACCEPT THE CONDITIONS UNDER WHICH THE WORK SHALL BE PERFORMED.
14. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH NORMAL OPERATION OF OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH THE PROJECT OWNER & ITS TENANTS.
15. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES, AND ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. VERIFY ALL SUCH REQUIREMENTS PRIOR TO STARTING THE WORK IN THE AREAS WHERE THEY OCCUR.
16. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. UNLESS OTHERWISE NOTED ALL CONNECTIONS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
18. SURVEY FIELD CONDITIONS AND VERIFY, THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURE AND OTHER ELEMENTS.
19. NEITHER THE ARCHITECT NOR THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR SAFETY PRECAUTIONS EMPLOYED BY THE G.C. OR SUBCONTRACTORS IN ORDER TO COMPLETE THE WORK. WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.
20. ALL PENETRATIONS SHALL BE SEALED FOR WATER TIGHT PERFORMANCE. INSTALL POLYURETHANE BASED SEALANT AT ALL PENETRATIONS AND JOINTS. FOR JOINTS LARGER THAN 1/2" SEALANT SHALL BE INSTALLED OVER APPROVED SOLID BACKER ROD.

GENERAL NOTES (EXISTING CONSTRUCTION)

1. G.C. SHALL NOTIFY THE ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION / DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH THE INSTALLATION/COMPLETION OF SCOPE OF WORK. THE G.C. SHALL DISCUSS THE REMOVAL OF THESE UTILITIES WITH THE ARCHITECT AND THE BUILDING INSPECTOR PRIOR TO PROCEEDING WITH WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT AND THE BUILDING INSPECTOR, G.C. SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE (OR PERIMETER OF PROJECT SITE) AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THIS REMOVAL OR THIS CONSTRUCTION SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH ADJACENT BUILDING FINISHES.
2. PATCH & REPAIR ALL AREAS AFFECTED BY CONSTRUCTION OF SCOPE OF PROJECT AT NO COST TO OWNER. PATCH AND REPAIR SURFACES TO MATCH MATERIALS AND FINISHES OF ADJACENT SURFACES.
3. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
4. DEMOLITION:
 - a. BEFORE REMOVING WALLS OR EXST. CONST. G.C. SHALL INSPECT EXIST. FRAMING AND PROVIDE ADEQUATE TEMPORARY SHORING. G.C. SHALL NOTIFY ARCHITECT OF ANY LOAD BEARING CONSTRUCTION INDICATED TO BE REMOVED PRIOR TO PROCEEDING WITH DEMOLITION.
 - b. IN INDICATED AREAS PROVIDE SELECTIVE DEMOLITION OF EXISTING CONDITIONS. CUTTING SHALL BE MADE CLEANLY AND IN STRAIGHT LINES WITHOUT DAMAGING SURROUNDING WORK. CUT AND CAP EXISTING UTILITIES AS REQUIRED. DISPOSE OF ALL WASTE MATERIAL OFF SITE IN A LEGAL MANNER.
 - c. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION ON A DAILY BASIS.

FRAMING/FINISH NOTES

1. a. Unless noted otherwise, all framing lumber shall be: FSC Certified
2. b. Unless noted otherwise, all exposed (unpainted) finish lumber shall be: select or better grade S4S.
3. c. Unless noted otherwise, all painted trim shall be: paint grade American Poplar.
4. d. All wood to be left exposed to weather shall be NON ARSENIC CONTAINING COPPER AZOLE treated wood or Redwood (does not include siding material). All connectors, hardware, screws and nails for same shall be galvanized or stainless steel.
5. e. Provide non-combustible material within 18" of all surfaces of heat producing equipment as per code requirements.
6. a. PROVIDE FIRE BLOCKING AND DRAFT STOPS IN CONCEALED CAVITIES IN ACCORDANCE WITH CBC SECTION 708.
7. b. PROVIDE SOLID BLOCKING & BACKING AT ALL RAILS, CABINETS, AND MOUNTING OF EQUIPMENT AND ACCESSORIES (eg TOWEL BARS, SHELVES, ETC.).
8. c. USE 5/8" TYPE WR GYP. BD. ("GREEN BOARD") AT ALL WET LOCATIONS.
9. d. USE 5/8" TYPE 'X' GYP. BD. AT ALL BLIND/WALLS AND IN FIRE RATED ASSEMBLIES.
10. e. ATTACH ALL GYP BD. TO STUDS WITH A MIN. OF 1-3/4" LONG STEEL DRYWALL NAILS WITH 0.102" DIA. SHANK AND 0.29" DIA. HEAD, SPACED 7" O.C., U.N.O.
11. 3. ROOF VENTILATION NOTE: ALL ROOF FRAMING AND EXTERIOR SOFFITS SHALL BE ADEQUATELY VENTED IN ACCORDANCE W/ CBC 1505.3) TO PREVENT MOISTURE RELATED ROT. SEE PLANS AND ELEVATIONS FOR LOCATIONS OF VENTS. TOP OF BATT INSULATION SHALL BE HELD DOWN 2" BELOW ROOF SHEATHING, AND CONTINUOUS AIR FLOW SHALL BE PROVIDED TO ALL ROOF CAVITIES WHERE REQUIRED CUT 2" SQUARE NOTCHES @ 24" O.C. ALONG TOP EDGE OF JOIST/RAFTERS TO PROVIDE AIR FLOW BETWEEN ALL JOIST/RAFTER SPACES. IF NECESSARY, INSTALL VENTS IN ADDITION TO THOSE SHOWN ON THE DRAWINGS IN ORDER TO VENT ALL CAVITIES.

DESIGN-BUILD NOTES

1. a. THE LAYOUT OF THESE SYSTEMS IN THE DRAWINGS IS SCHEMATIC IN NATURE AND IS ONLY INTENDED TO INDICATE THE GENERAL SCOPE OF THIS WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THE PROPOSED SYSTEMS ARE IN COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL PROVIDE ALL DESIGN DOCUMENTATION AS MAY BE REQUIRED FOR THE ISSUANCE OF RELATED PERMITS AND CONSTRUCTION.
2. DESIGN-BUILD PORTIONS OF THE SCOPE OF WORK (TO BE UNDER SEPARATE PERMIT) INCLUDE:
 - 1. ELECTRICAL
 - 2. PLUMBING
3. DESIGN-BUILD ELECTRICAL/MECHANICAL/PLUMBING NOTES: a. INDICATED DIMENSIONS ARE TO CENTERLINE OF THE OUTLET (SWITCH) OR CLUSTER OF OUTLETS (SWITCHES). U.N.O. GANG COVER PLATES SHALL BE ONE PIECE TYPE U.N.O.. b. AVOID MOUNTING OUTLETS BACK TO BACK ON OPPOSITE SIDES OF PARTITION. c. LOCATION OF THERMOSTATS ON ARCHITECTURAL DWGS SHALL ONLY BE A REFERENCE FOR COORDINATION. TYPE, QUANTITY AND LOCATION OF THERMOSTATS SHALL BE SHOWN ON MECH. DWGS. d. G.C. TO COORDINATE INSTALLATION OF TV AND TELEPHONE WIRING WITH VENDORS. e. LIGHT SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED WITH A SINGLE PLATE. f. COLOR OF ALL COVER PLATES, RECEPTACLES AND SWITCHES TO BE OF BRIGHT WHITE AND OF "LUTRON STYLE". U.N.O. g. G.C. TO CONTACT AND NOTIFY LOCAL POWER COMPANY OF CONSTRUCTION AND ANY MODIFICATION TO EXISTING POWER SERVICES. G.C. TO NOTIFY OWNER OF SCHEDULING OF POWER SERVICE. INTERRUPTIONS/ MODIFICATIONS. h. IF ELECTRICAL/MECHANICAL CONTROLS CAN NOT BE INSTALLED AS INDICATED ON THE PLANS DUE TO THE CONFLICT WITH THE BUILDING ELEMENTS, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK. i. INSTALL ELECTRICAL CONTROLS (eg SWITCHES, RECEPTACLES, SMOKE DETECTORS, EXIT SIGNS, ETC.) IN ACCORDANCE WITH ALL APPLICABLE CODES. ALL WALL RECEPTACLES SHALL BE MOUNTED @ 18" A.F.F. U.N.O. WHERE RECEPTACLES ARE SHOWN OVER COUNTERTOPS (KITCHEN, BATH, ETC.) MOUNT @ 6" ABOVE FINISH COUNTER U.N.O. ALL RECEPTACLES IN WET AREAS TO BE "GFI" GROUND FAULT INTERRUPT TYPE. j. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS PER CITY OF SAN FRANCISCO ORDINANCE.

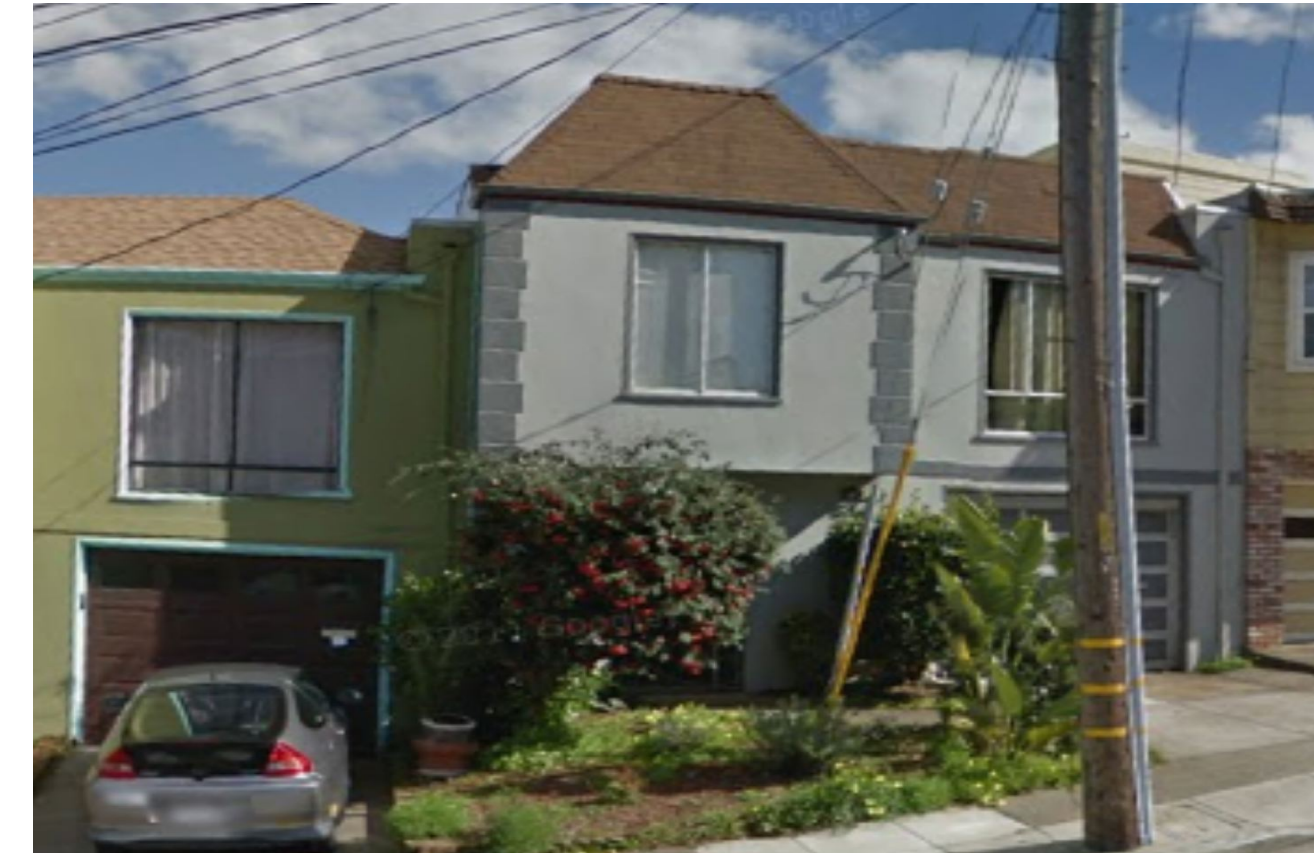
GENERAL NOTES



1 SITE IMAGE
1/4" = 1'



2 SITE IMAGE
1/4" = 1'



3 SITE IMAGE
1/4" = 1'



6 SITE IMAGE
1/4" = 1'



5 SITE IMAGE
1/4" = 1'



4 SITE IMAGE
1/4" = 1'

PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) CF-1R						
Project Name	Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing- Addition/Alteration			Date	
Scott Dylewski					5/16/2014	
Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Stories		
179 Hamerton Avenue San Francisco	CA Climate Zone 03	1,102	94	2		
FIELD INSPECTION ENERGY CHECKLIST						
<input type="checkbox"/> Yes <input type="checkbox"/> No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.						
<input type="checkbox"/> Yes <input type="checkbox"/> No Special Features -- If Yes, see Part 2 of 5 of this form for details.						
INSULATION Construction Type		Cavity	Area (ft ²)	Special Features (see Part 2 of 5)	Status	
Wall	Wood Framed	R-13	911		Existing	
Door	Opaque Door	None	4		New	
Floor	Wood Framed w/Crawl Space	R-13	592		New	
Slab	Unheated Slab-on-Grade	None	161	Perim = 56'	Existing	
Wall	Wood Framed	R-13	116		Altered	
Wall	Wood Framed	R-13	114		New	
Slab	Unheated Slab-on-Grade	None	94	Perim = 40'	New	
FENESTRATION Orientation Area(ft ²)		U-Factor	SHGC	Overhang Sideslins	Exterior Shades	Status
Front (W)	55.0	1.040	0.76	none	none	Bug Screen Existing
Rear (E)	68.5	0.370	0.32	none	none	Bug Screen New
Rear (E)	24.5	1.040	0.76	none	none	Bug Screen Removed
Front (W)	6.5	0.370	0.32	none	none	Bug Screen New
HVAC SYSTEMS						
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	80% AFUE	No Cooling	13.0 SEER	Setback	Existing
HVAC DISTRIBUTION						
Location	Heating	Cooling	Duct Location		Duct R-Value	Status
HVAC-1	Ducted	Ducted	Attic, Ceiling Ins, vented		4.2	Existing
WATER HEATING						
Qty.	Type	Gallons	Min. Eff	Distribution	Status	
1	Instant Gas	0	0.85	Kitchen Pipe Ins	Altered	

CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 5) CF-1R									
Project Name	Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing- Addition/Alteration			Date				
Scott Dylewski					5/16/2014				
BUILDING ZONE INFORMATION									
System Name	Zone Name	New	Existing	Altered	Removed	Volume	Year Built		
HVAC-1	Existing Main Level		847			6,770	1957		
	Existing Best Room		161			1,209	1957		
	New Hallway	94				705			
Totals		94	0	1,008	0				
HVAC SYSTEMS									
System Name	Qty.	Heating Type	Min. Eff.	Cooling Type	Min. Eff.	Thermostat Type	Status		
HVAC-1	1	Central Furnace	80% AFUE	No Cooling	13.0 SEER	Setback	Existing		
MULTI-FAMILY WATER HEATING DETAILS									
System Name	Qty.	Heating Type	Min. Eff.	Cooling Type	Min. Eff.	Thermostat Type	Status		
HVAC-1	1	Central Furnace	80% AFUE	No Cooling	13.0 SEER	Setback	Existing		
WATER HEATING SYSTEMS									
System Name	Qty.	Type	Distribution	Rated Input (Btu/h)	Tank Cap. (gal)	Energy Factor or RE	Standby Loss or Pilot Value	Ext. Tank Tested?	Status
TAKAGI TK-2	1	Instant Gas	Kitchen Pipe Ins	175,000	0	0.85	n/a	n/a	Altered
Standard Gas 50 gal or Less	1	Small Gas	pre-altered for Above	40,000	0	0.85	n/a	n/a	Altered
HYDRONIC HEATING SYSTEM PIPING									
System Name	Qty.	HP	Plenum	Outside	Buried	Insul. Thick.	Status		
Control							Existing		

PERFORMANCE CERTIFICATE: Residential (Part 2 of 5) CF-1R					
Project Name	Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing- Addition/Alteration			Date
Scott Dylewski					5/16/2014
SPECIAL FEATURES INSPECTION CHECKLIST					
The enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.					
The HVAC System Day & Night # 3942AD001008 does not include a cooling system, field verification is not necessary.					
HERS REQUIRED VERIFICATION					
Items in this section require field testing and/or verification by a certified HERS Rater. The inspector must receive a completed CF-4R form for each of the measures listed below for final to be given.					
MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R					
Project Name	Date				
Scott Dylewski	5/16/2014				
NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.					
Building Envelope Measures:					
*§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.					
*§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §110-111(a).					
*§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.					
*§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.					
*§118(b): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(b) when the installation of a Cool Roof is specified on the CF-1R Form.					
*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-Factor.					
*§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.					
*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-Factor.					
*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-Factor.					
*§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.					
*§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.					
*§150(i): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%, water vapor permeance rate is no greater than 2.0 perm-inch and shall be protected from physical damage and UV light deterioration.					
Fireplaces, Decorative Gas Appliances and Gas Log Measures:					
*§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.					
*§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a ready accessible, operable, and light-filling damper and/or a combustion-air control device.					
*§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.					
Space Conditioning, Water Heating and Plumbing System Measures:					
*§110-113: HVAC equipment, water heaters, showereads, faucets and all other regulated appliances are certified by the Energy Commission.					
*§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.					
*§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.					
*§150(b): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.					
*§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).					
*§150(i)A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimum standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.					
*§150(i)B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.					
*§150(j): First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.					
*§150(j): Cooling system piping (uction, chilled water, or brine lines) and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.					
*§150(j): Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 150-A.					
*§150(j)A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.					
*§150(j)A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retarder or is enclosed entirely in conditioned space.					
*§150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.					

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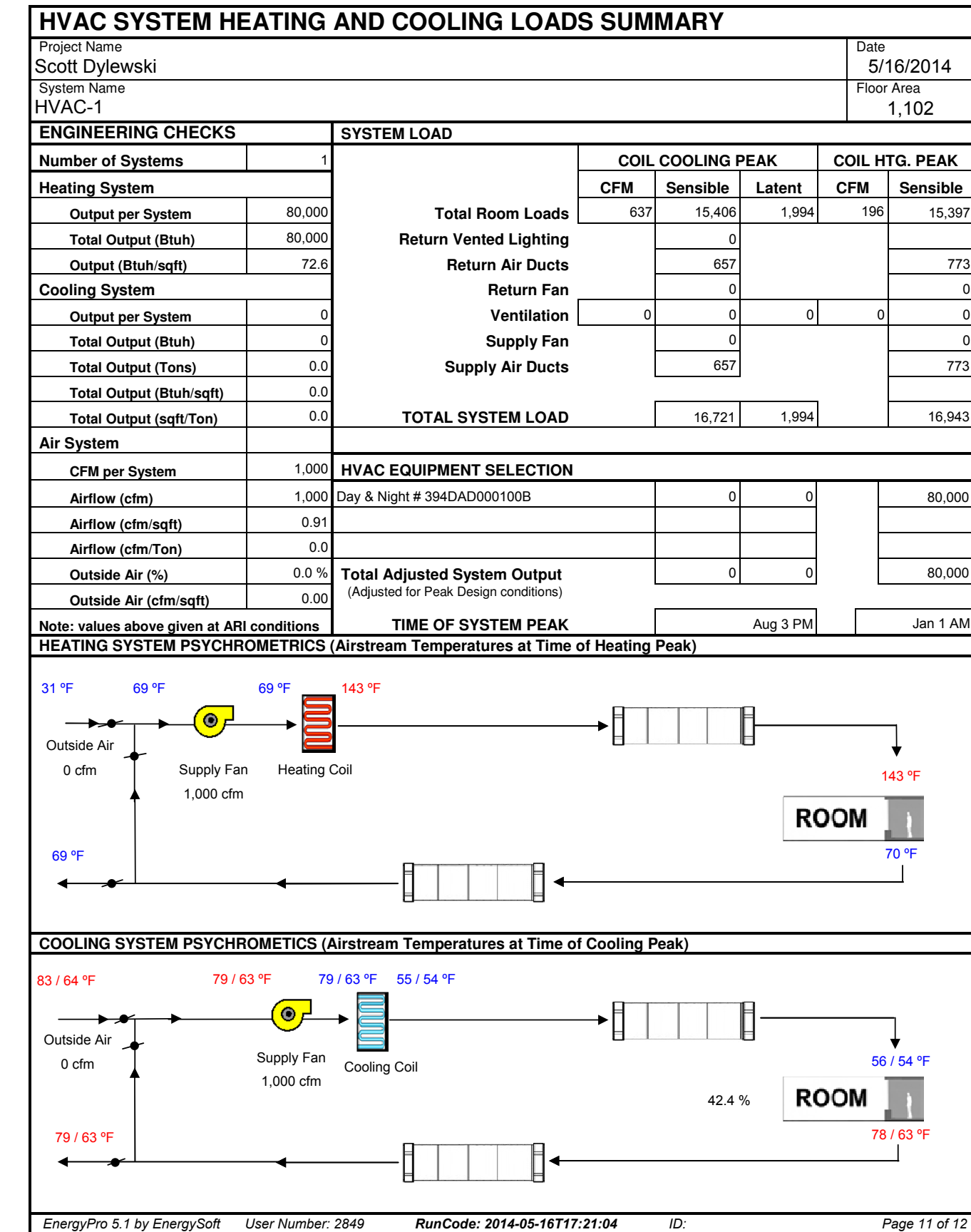
PERFORMANCE CERTIFICATE: Residential (Part 3 of 5) CF-1R					
Project Name	Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing- Addition/Alteration			Date
Scott Dylewski					5/16/2014
ANNUAL ENERGY USE SUMMARY					
TDV (kBtu/ft ² -yr)	Standard	Proposed	Margin		
Space Heating	27.29	25.67	1.63		
Space Cooling	4.18	1.85	2.33		
Fans	6.00	5.57	0.43		
Domestic Hot Water	25.77	16.25	9.52		
Pumps	0.00	0.00	0.00		
Totals	63.54	49.44	14.11		
Percent Better Than Standard:				22.2 %	
BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED					
Building Front Orientation:	(W) 270 deg	Ext. Walls/Roof	Wall Area	Fenestration Area	
Number of Dwelling Units:	1.00	(W)	238	62	
Fuel Available at Site:	Natural Gas	(N)	274	0	
Raised Floor Area:	592	(E)	292	69	
Slab on Grade Area:	250	(S)	470	0	
Average Ceiling Height:	7.9	Roof	0	0	
Fenestration	Average U-Factor:	0.65	TOTAL:	130	
	Average SHGC:	0.51	Fenestration/CFA Ratio:	11.8 %	
REMARKS					
The proposed residence shall have a new tankless Gas water heater.					
STATEMENT OF COMPLIANCE					
This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 the Administrative Regulations and Part 6 the Efficiency Standards of the California Code of Regulations.					
The documentation author hereby certifies that the documentation is accurate and complete.					
Documentation Author					
Company	Name		Date		
401 Hawthorn Ct	Mangalore Suresh		5/16/2014		
City/State/Zip	Roseville, CA 95661	Phone	916-568-9360	Signed	Date
The individual with overall design responsibility hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application, and recognizes that compliance using duct design, duct sealing, verification of refrigerant charge, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS Rater.					
Designer or Owner (per Business & Professions Code)					
Company	Name		Date		
STUDIO UPWALL	2100 4th Street Studio #103		5/16/2014		
City/State/Zip	San Rafael, CA 94901	Phone	415-317-3272	Signed	License #
EnergyPro 5.1 by EnergySoft		User Number: 2849	RunCode: 2014-05-16T17:21:04	ID:	Page 5 of 12

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CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R															
Project Name	Building Type	<input type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input type="checkbox"/> Existing- Addition/Alteration			Date										
Scott Dylewski					5/16/2014										
OPaque SURFACE DETAILS															
Surface Type	Area	U-Factor	SHGC	Insulation	Interior Frame	Frame	Area	Azm	Tilt	Status	Joint Appendix 4	Location/Comments			
Wall	143	0.102	R-13				270	90	Existing	4.3 I-A3		Existing Main Level			
Wall	274	0.102	R-13				180	90	Existing	4.3 I-A3		Existing Main Level			
Wall	274	0.102	R-13				0	90	Existing	4.3 I-A3		Existing Main Level			
Wall	146	0.102	R-13				90	90	Existing	4.3 I-A3		Existing Main Level			
Door	4	1.450	None				90	90	New	4.5 I-A1		Existing Main Level			
Floor	592	0.046	R-13				180	New	4.4 I-A3			Existing Main Level			
Wall	74	0.102	R-13				90	90	Existing	4.3 I-A3		Existing Lower Level			
Slab	161	0.730	None				180	Existing	4.4 I-A1			Existing Lower Level			
Wall	116	0.102	R-13				180	90	Altered	4.3 I-A3 (E=4.3 I-A3)		Existing Lower Level			
Wall	80	0.102	R-13				180	90	New	4.3 I-A3		New Hallway			
Wall	34	0.102	R-13				270	90	New	4.3 I-A3		New Hallway			
Slab	94	0.730	None				180	New	4.4 I-A1			New Hallway			
FENESTRATION SURFACE DETAILS															
ID	Type	Area	U-Factor	SHGC	Azm	Status	Glazing Type	Location/Comments							
1	Window	27.5	1.040	Default	0.76	Default	270	Existing	Single Non Metal Clear	Existing Main Level					
2	Window	27.5	1.040	Default	0.76	Default	270	Existing	Single Non Metal Clear	Existing Main Level					
3	Window	40.0	0.370	NFRC	0.32	NFRC	90	New	IWC 5300 Vinyl/Low-E	Existing Main Level					
4	Window	4.5	0.370	NFRC	0.32	NFRC	90	New	IWC 5300 Vinyl/Low-E	Existing Main Level					
5	Window	4.5	1.040	Default	0.76	Default	90	Removed	Single Non Metal Clear	Existing Main Level					
6	Window	4.5	0.370	NFRC	0.32	NFRC	90	New	IWC 5300 Vinyl/Low-E	Existing Main Level					
7	Window	20.0	0.370	NFRC	0.32	NFRC	90	New	IWC 5300 Vinyl/Low-E	Existing Lower Level					
8	Window	20.0	1.040	Default	0.76	Default	90	Removed	Single Non Metal Clear	Existing Lower Level					
9	Window	6.5	0.370	NFRC	0.32	NFRC	270	New	IWC 5300 Vinyl/Low-E	New Hallway					
(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value (2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value															
EXTERIOR SHADING DETAILS															
ID	Exterior Shade Type	SHGC	Window Hgt	Window Wd	Window Len	Overhang Hgt	Overhang Len	RExt	Dist	Left Fin Len	Hgt	Right Fin Len	Hgt		
1	Bug Screen	0.76													
2	Bug Screen	0.76													
3	Bug Screen	0.76													
4	Bug Screen	0.76													
5	Bug Screen	0.76													
6	Bug Screen	0.76													
7	Bug Screen	0.76													
8	Bug Screen	0.76													
9	Bug Screen	0.76													
EnergyPro 5.1 by EnergySoft User Number: 2849 RunCode: 2014-05-16T17:21:04 ID: Page 6 of 12															

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MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R					
Project Name	Date				
Scott Dylewski	5/16/2014				
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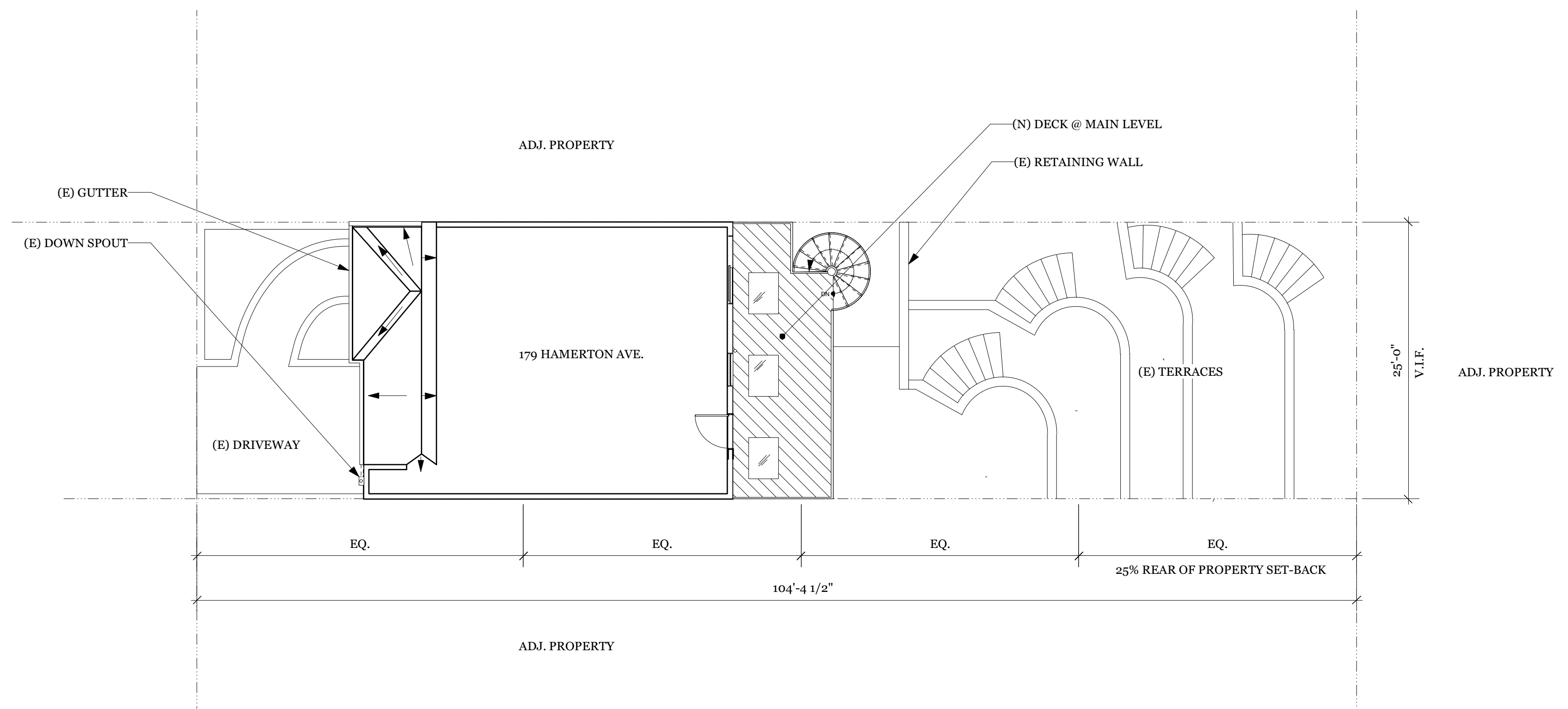
ROOM LOAD SUMMARY

Project Name Scott Dylewski		Date 5/16/2014
System Name HVAC-1		Floor Area 1,102

Zone Name	Room Name	Mult.	ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Existing Main Level	Existing Main Level	1	381	9,205	488	381	9,205	488	131	10,258
Existing Lower Level	Existing Bed Room	1	139	3,361	741	139	3,361	741	40	3,154
New Hallway	New Hallway	1	118	2,841	765	118	2,841	765	25	1,985
			PAGE TOTAL			637 15,406 1,994			196 15,397	
			TOTAL *			637 15,406 1,994			196 15,397	

* Total includes ventilation load for zonal systems

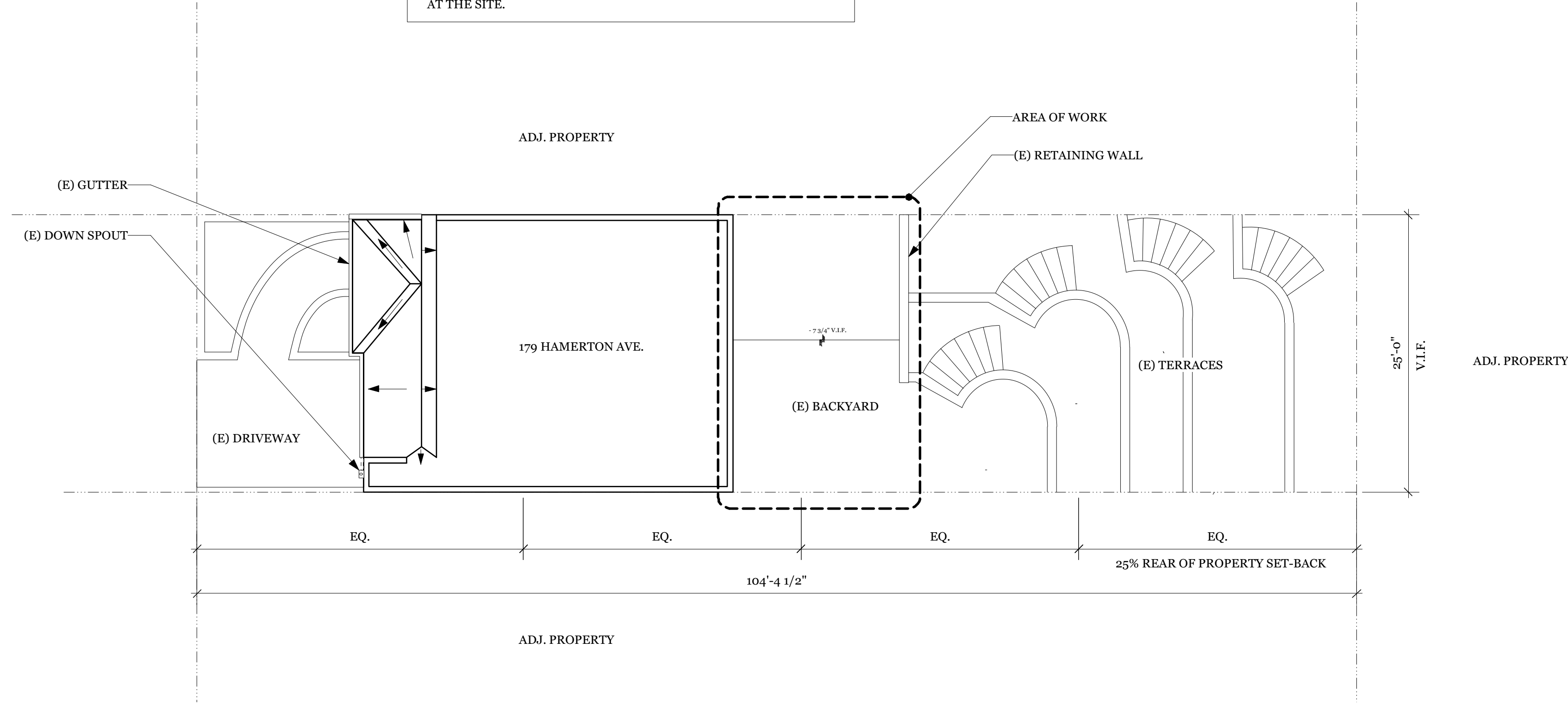
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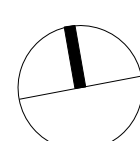
2 PROPOSED SITE PLAN
1/8" = 1'-0"

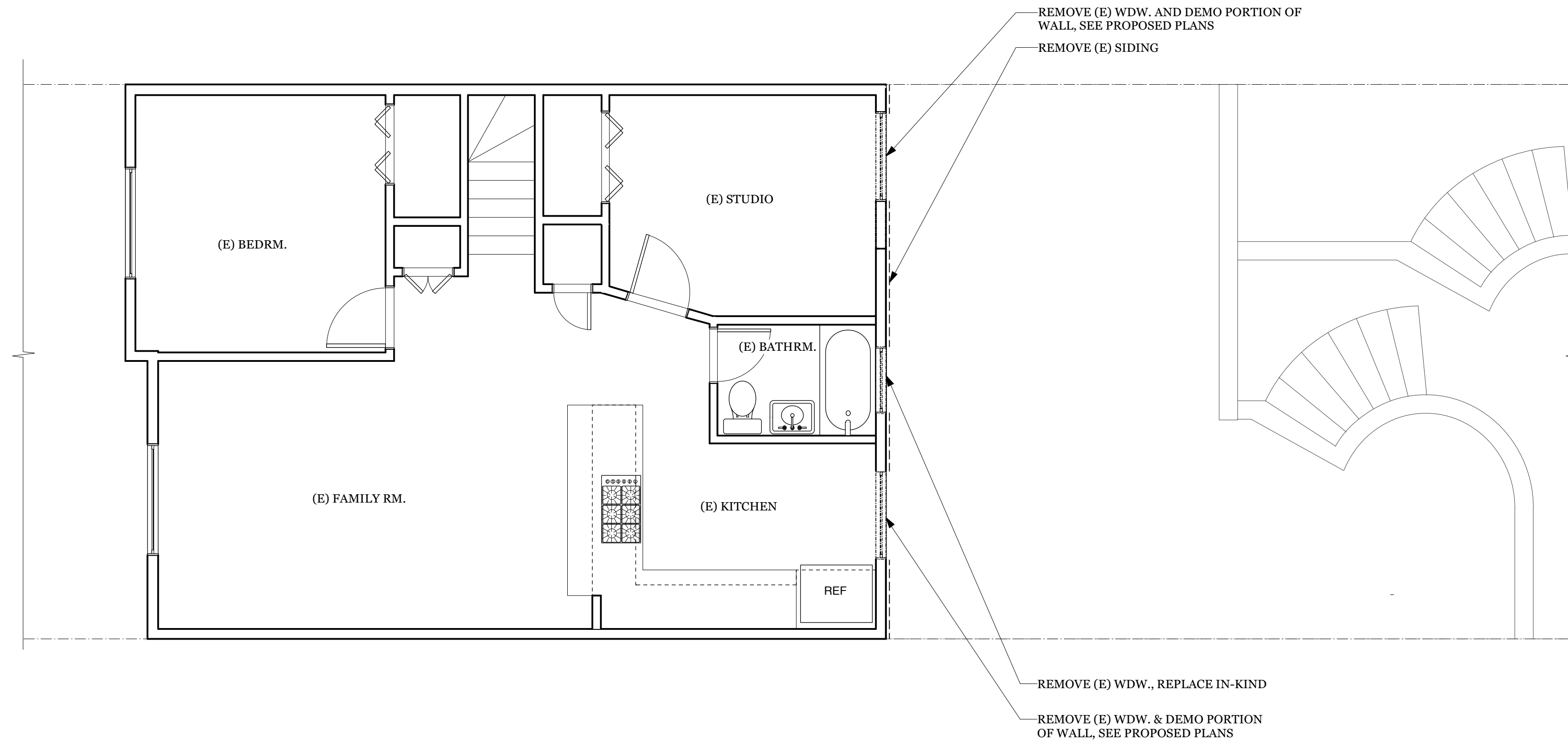
EXISTING SITE CONDITIONS NOTES:

1. DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. NO SOILS REPORT HAS BEEN PERFORMED. FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CONDITIONS. OWNER/GENERAL CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS AND OBTAIN SOILS REPORT IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED AT THE SITE.

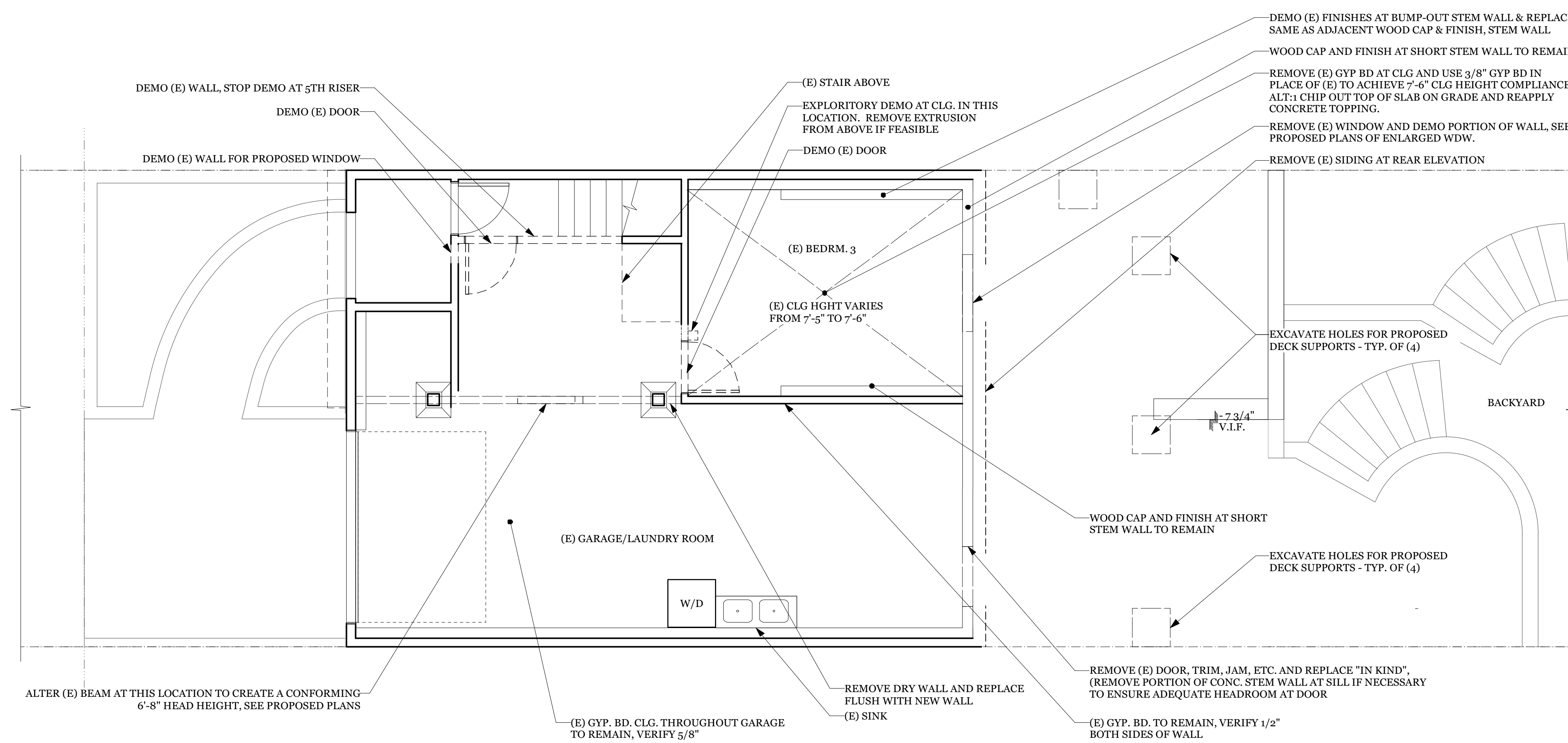


1 EXISTING SITE PLAN
1/8" = 1'-0"





2 EXISTING/DEMO MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 EXISTING/DEMO LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE - PROVIDE SAFETY GLAZING PER CODE REQUIREMENTS-ALL EXTERIOR WINDOWS TO HAVE								
WINDOW NO.	MANUFACTURER MODEL #	WINDOW - SIZES ARE APPROX. V.I.F. TYPE	FIXED/OPERABLE	WIDTH	INT. FINISH	HEIGHT	GLAZING	REMARKS
MAIN FLOOR PLAN								
A	PELLA OR EQ.	PRO-LINE	DOUBLE HUNG	48"	WOOD **	60"	INSUL LOW E	DOUBLE PANE
B	PELLA OR EQ.	PRO-LINE	FIXED	12"	WOOD **	78"	INSUL LOW E	DOUBLE PANE (INT. PANE TEMPERED)
C	PELLA OR EQ.	PRO-LINE	AWNING	36"	WOOD **	18"	INSUL LOW E	DOUBLE PANE

DOOR SCHEDULE - PROVIDE SAFETY GLAZING AT DOORS PER CODE							
DOOR NO.	DOOR WIDTH	HEIGHT	MANUFACTURER MODEL #	TYPE	MATERIAL	TYPE	REMARKS
MAIN FLOOR PLAN							
1	36"	80"	PELLA OR EQ.	INTERIOR	1 3/4" SOLID CORE WD. DR.	SIMPLE SWING	20 MIN. RATED DOOR
2	--	--	----	----	---	----	----
3	36"	80"	PELLA OR EQ.	EXTERIOR	1 3/4" SOLID CORE WD. DR.	SIMPLE SWING	1/2 LITE, TEMPERED
4	32"	80"	PELLA OR EQ.	INTERIOR	1 3/4" SOLID CORE WD. DR.	SIMPLE SWING	
5	26"	80"	PELLA OR EQ.	INTERIOR	1 3/4" SOLID CORE WD. DR.	BI-FOLD, BI-PART	
6	36"	80"	PELLA OR EQ.	EXTERIOR	SOLID CORE WD. DR.	SIMPLE SWING	FULL LITE, TEMPERED
7	72"	80"	PELLA OR EQ.	EXTERIOR	SOLID CORE WD. DR.	SLIDING DR.	FULL LITE, TEMPERED

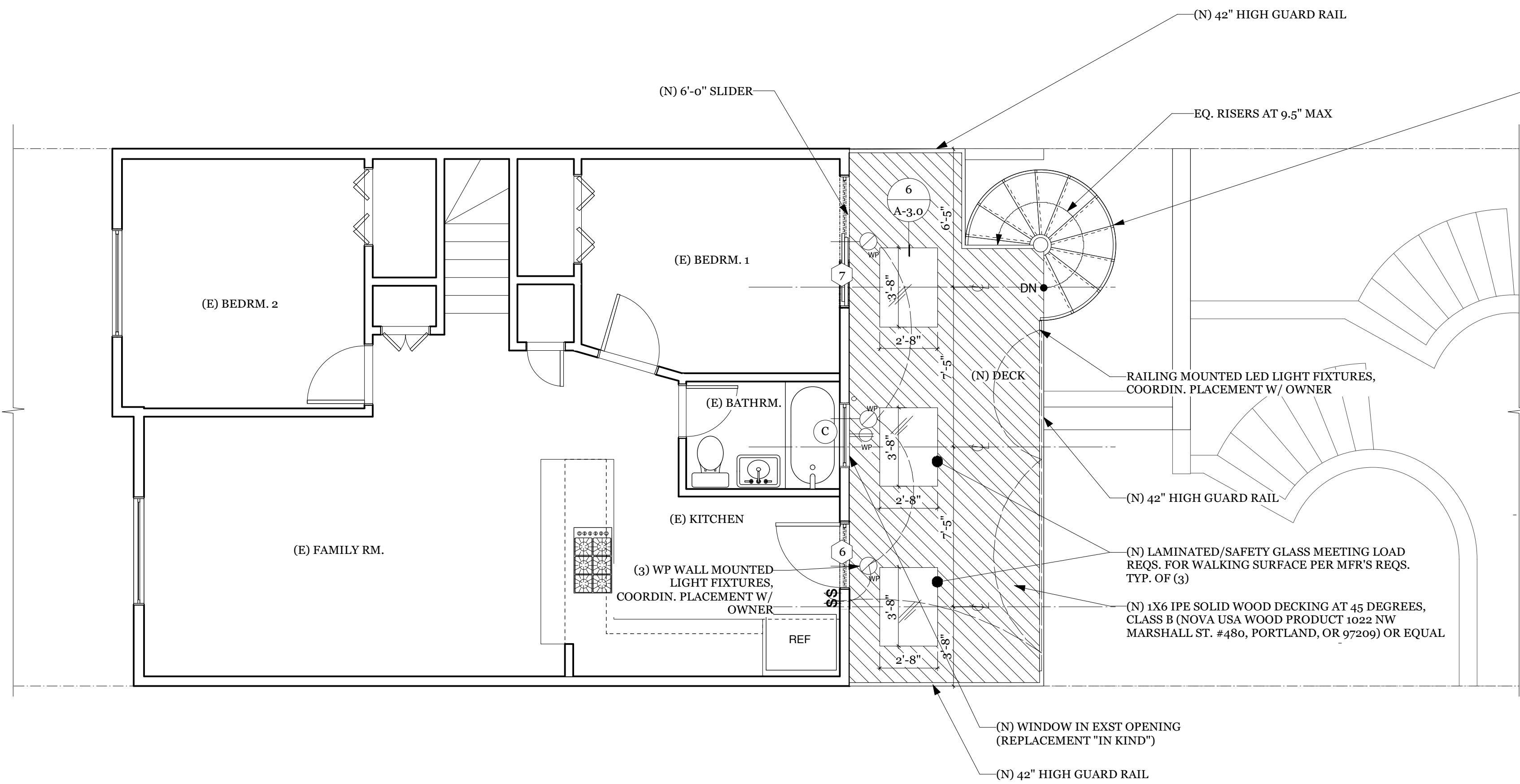
* EGRESS: OPERABLE WDW WITH MIN. NET CLEAR OPENING OF 5.7 SQ.FT. WITH MAX. SILL HEIGHT 44" A.F.F.

** OWNER TO APPROVE FINAL COLOR

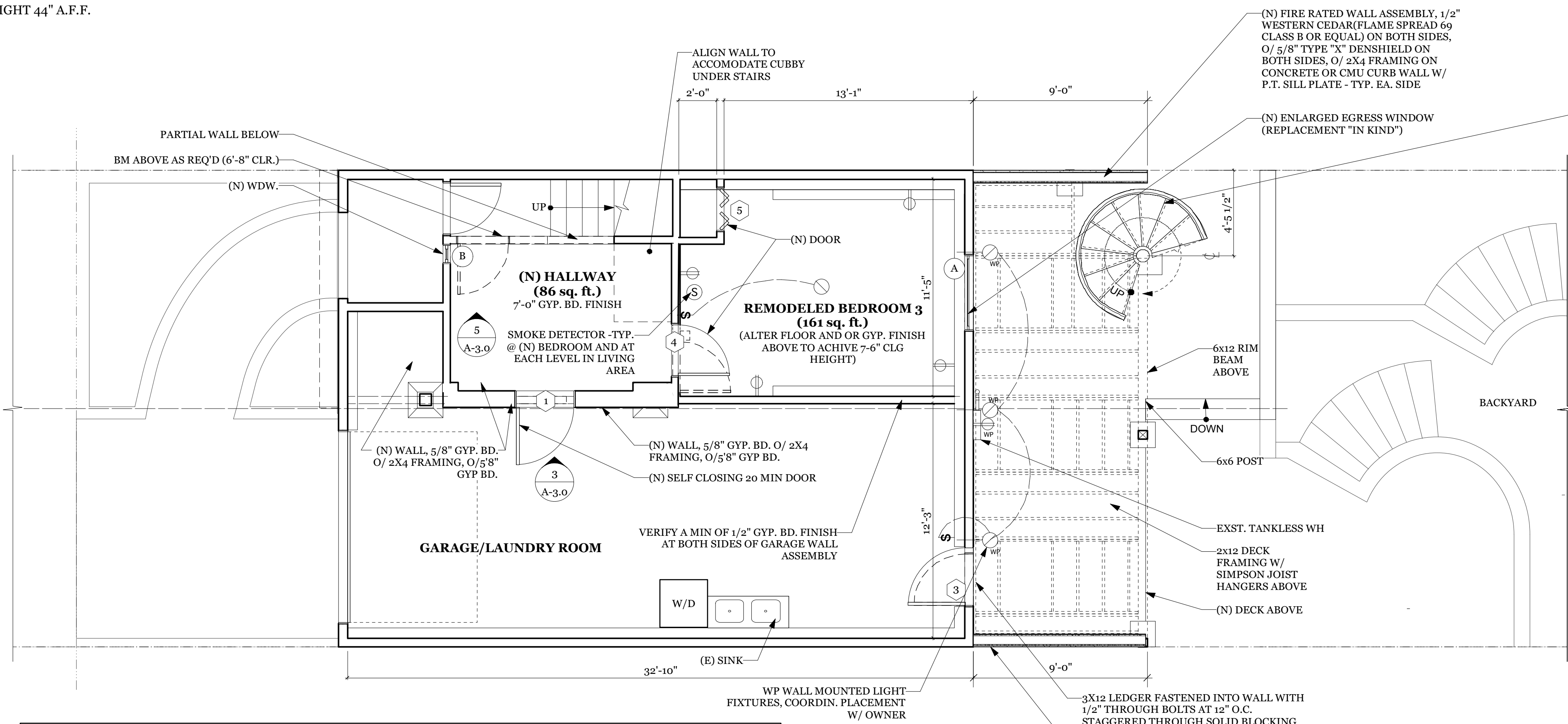
WINDOW NOTES

- ALL WINDOWS AND PATIO DOORS TO BE WOOD FRAME, CLAD EXTERIOR, DOUBLE GLAZED, LOW E SQUARED GLAZING, PELLA "PRO-LINE" OR EQUIV.
- T.O. ALL WINDOWS @ 6'-8" ABOVE FLOOR UNLESS NOTED OTHERWISE.
- SUPPLY ALL WINDOWS W/BUG SCREEN.
- TEMPERED GLAZING IN LOCATIONS DEFINED IN BY BUILDING CODE.

Ⓙ = TEMPERED GLAZING



2 PROPOSED MAIN FLOOR PLAN-B
1/4" = 1'-0"



LIGHT & AIR CALCULATION FOR PROPOSED (N) BEDROOM 3 & WINDOW A		
(N) BEDROOM 3 AREA: 15'-0" x 11'-4" = 169 SQ. FT.	MINIMUM LIGHT REQUIREMENT : (8%/AREA): 13.52 SQ. FT. AREA OF WINDOW A: 20 SQ. FT.	MINIMUM NATURAL VENTILATION REQUIREMENT : (4%/AREA): 6.76 SQ. FT. OPERABLE AREA OF WINDOW A: 10 SQ. FT.

1 PROPOSED BASEMENT FLOOR PLAN-B
1/4" = 1'-0"

studio upwall

studio upwall
305 San Anselmo Ave
Studio 219
San Anselmo, Ca 94960
TEL: 415-317-3272

SCOTT DYLEWSKI &
SHANNON LEONARD
179 HAMERTON AVENUE
SAN FRANCISCO, CA

05.17.14 PERMIT SET

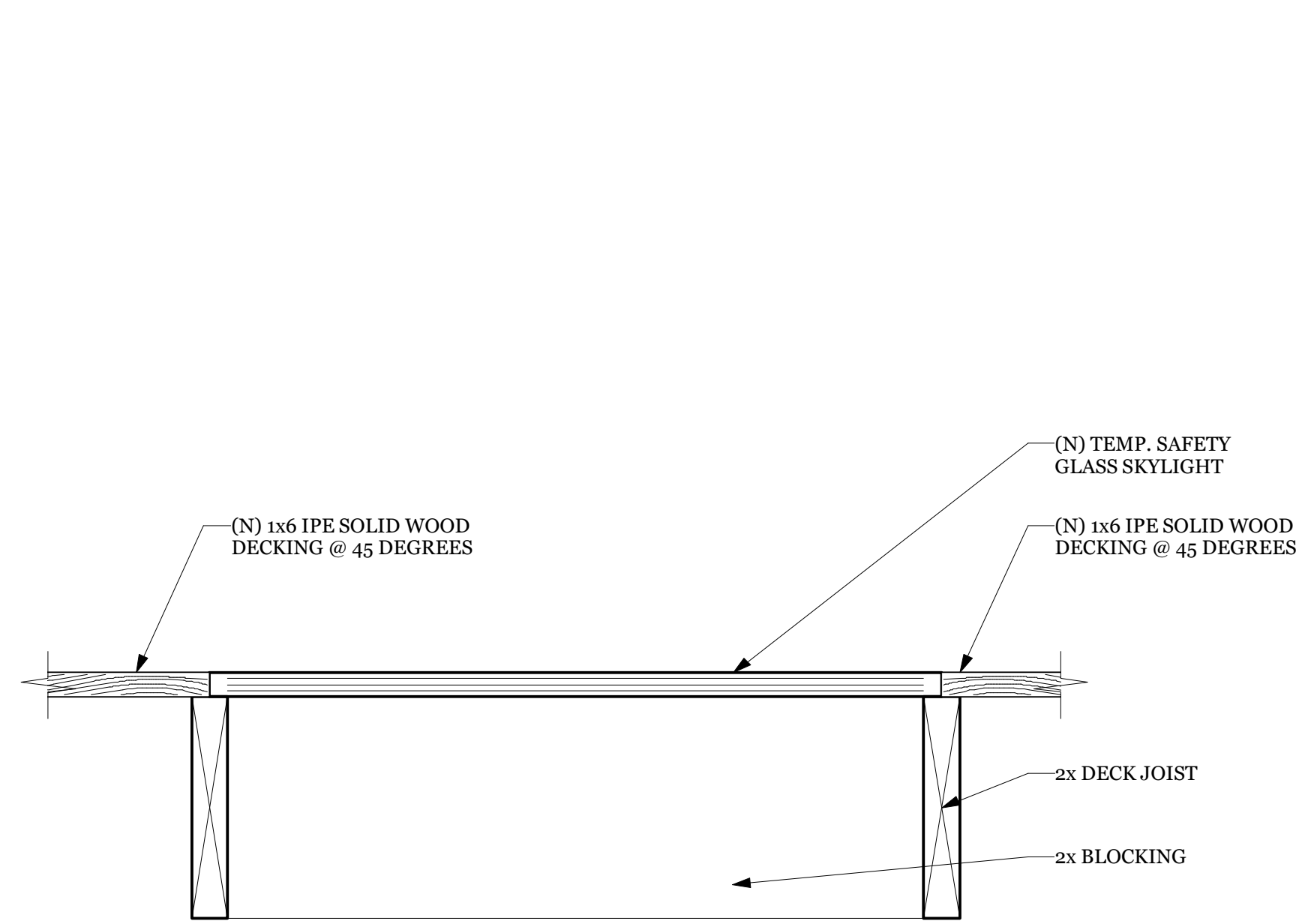
NO DATE ISSUES/REVISIONS

PROPOSED FLOOR PLANS

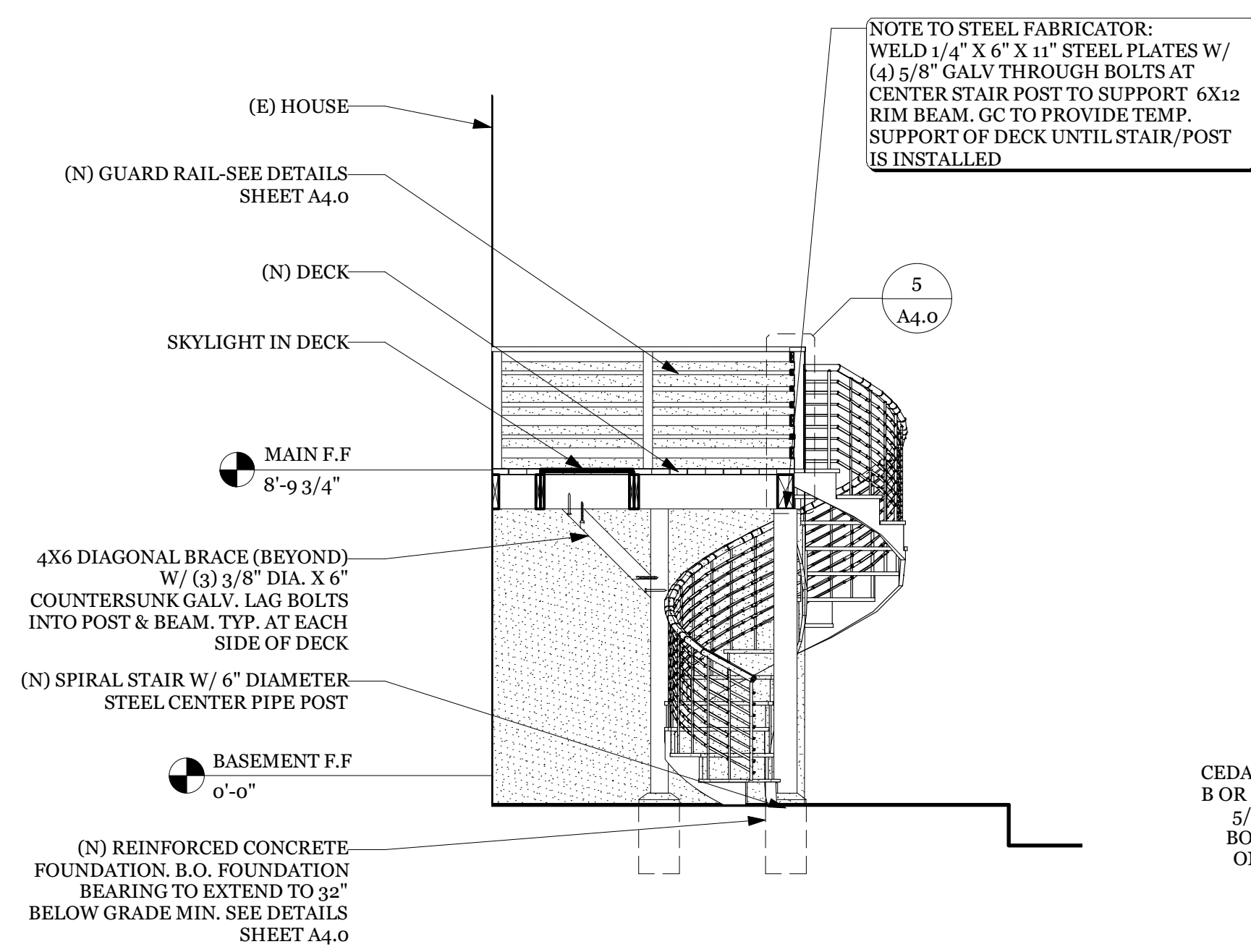
DRAWN BY: AL SHEET SIZE: 24 X 36

SCALE IN FEET: 1/16" = 1'-0" X

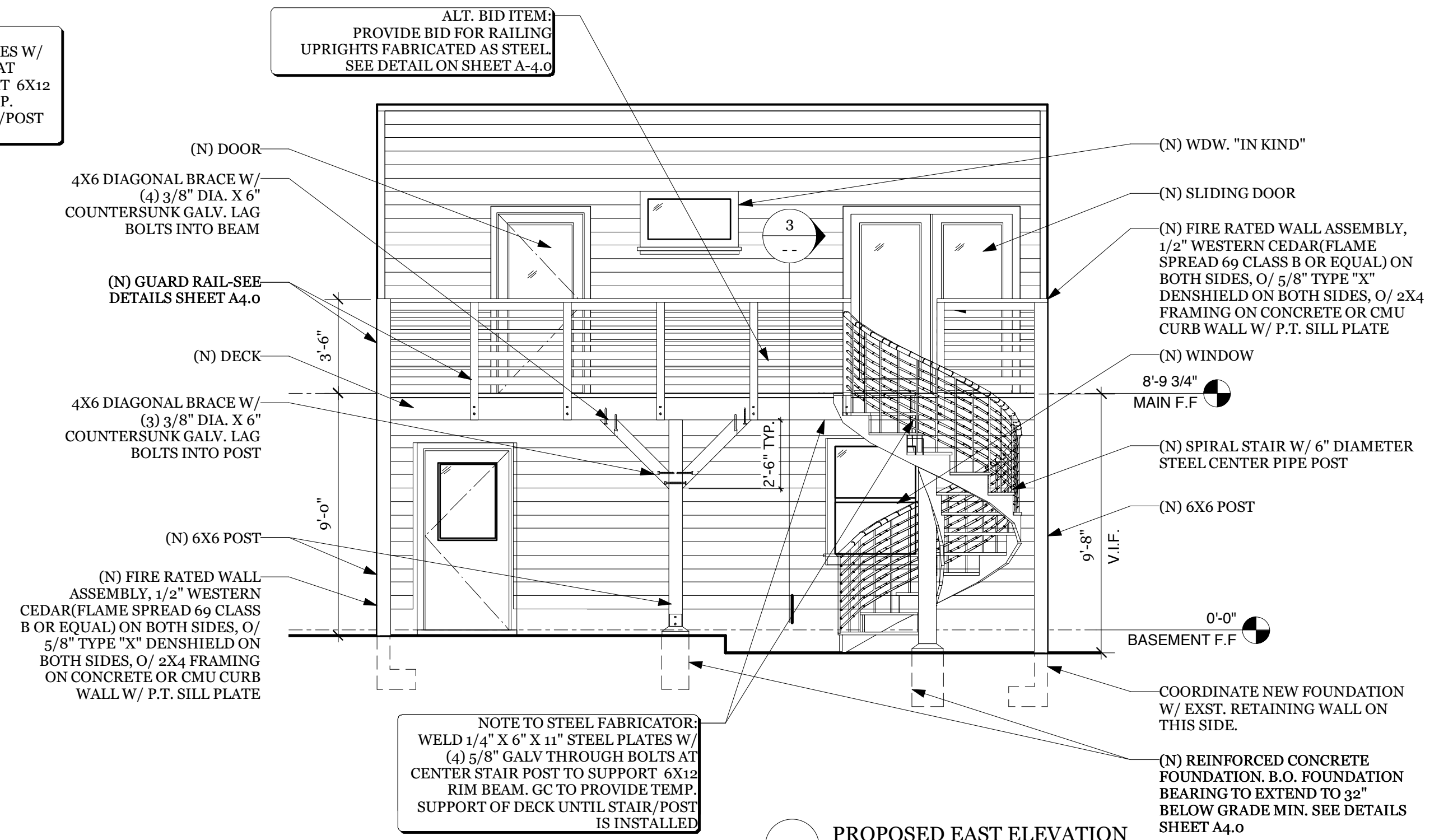
Drawing No. A-2.1



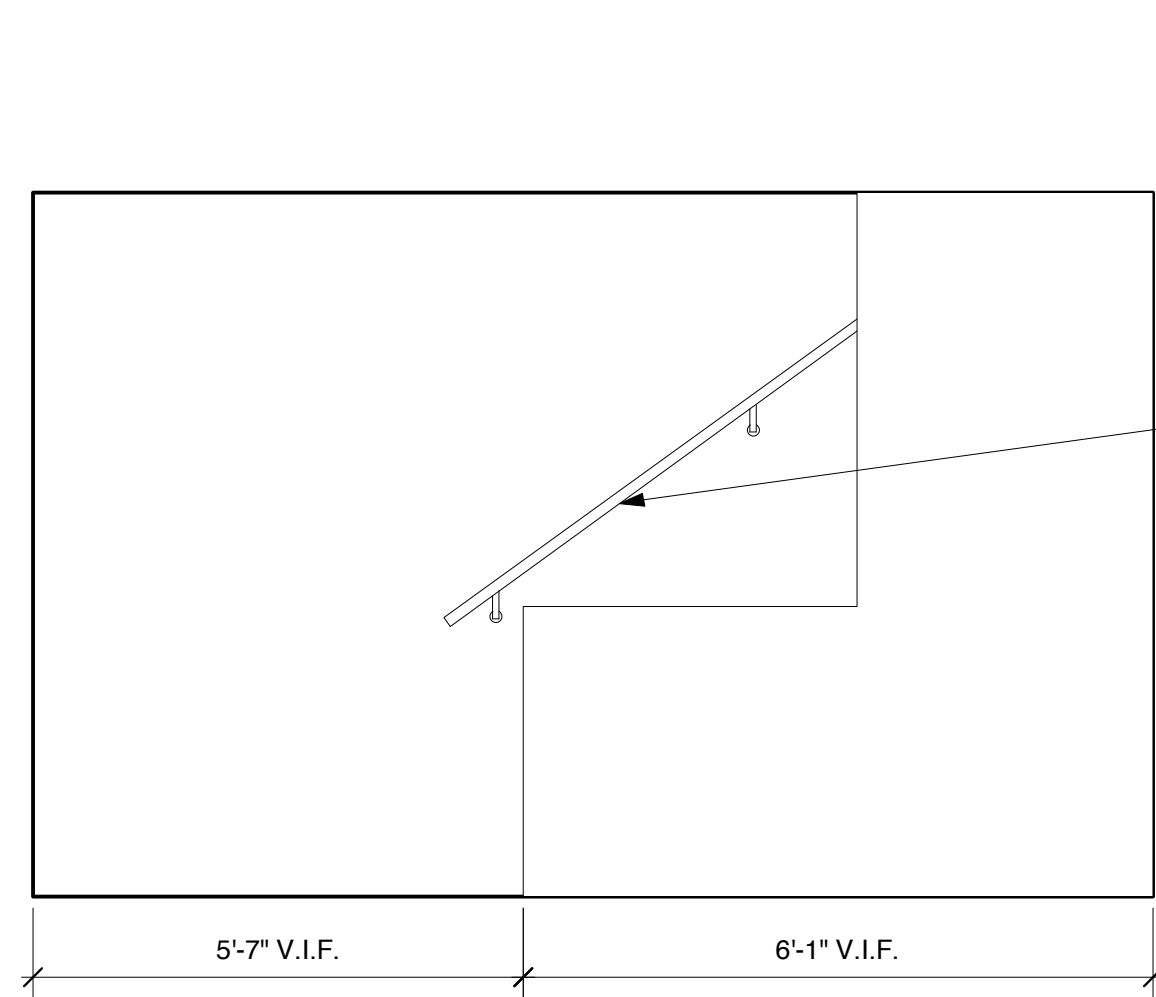
5 SKYLIGHT DETAIL @ NEW DECK
6":1'-0"



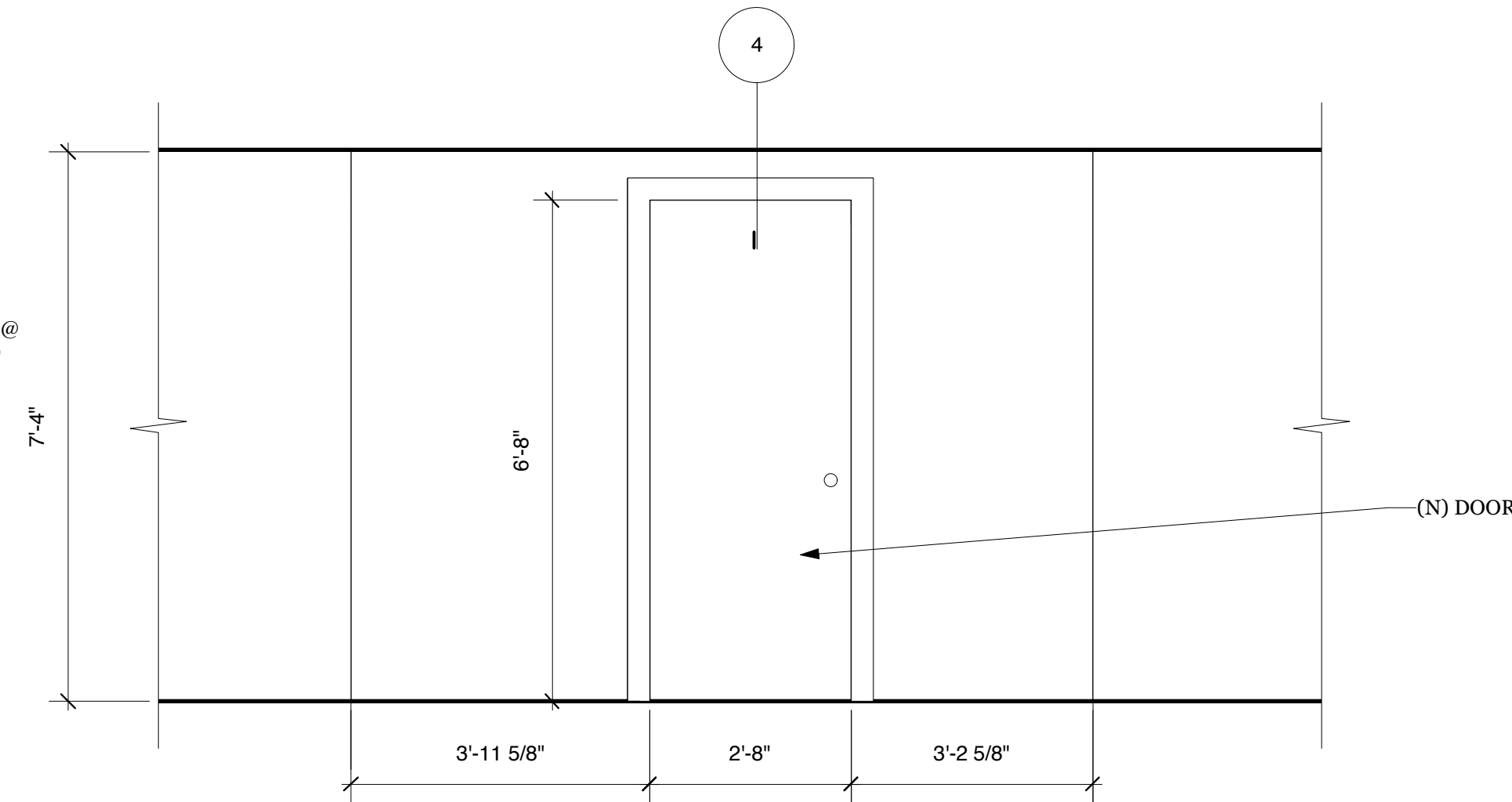
2 PROPOSED SECTION THROUGH DECK
1/4":1'-0"



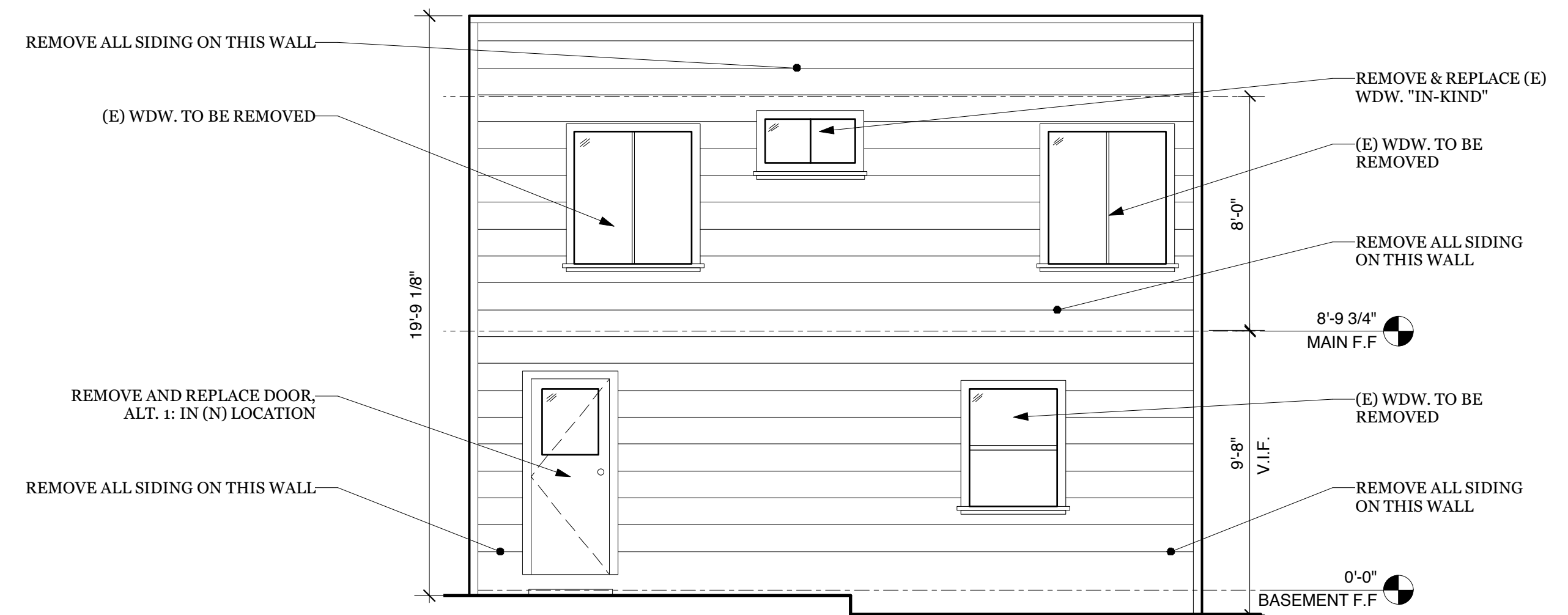
2 PROPOSED EAST ELEVATION
1/4":1'-0"



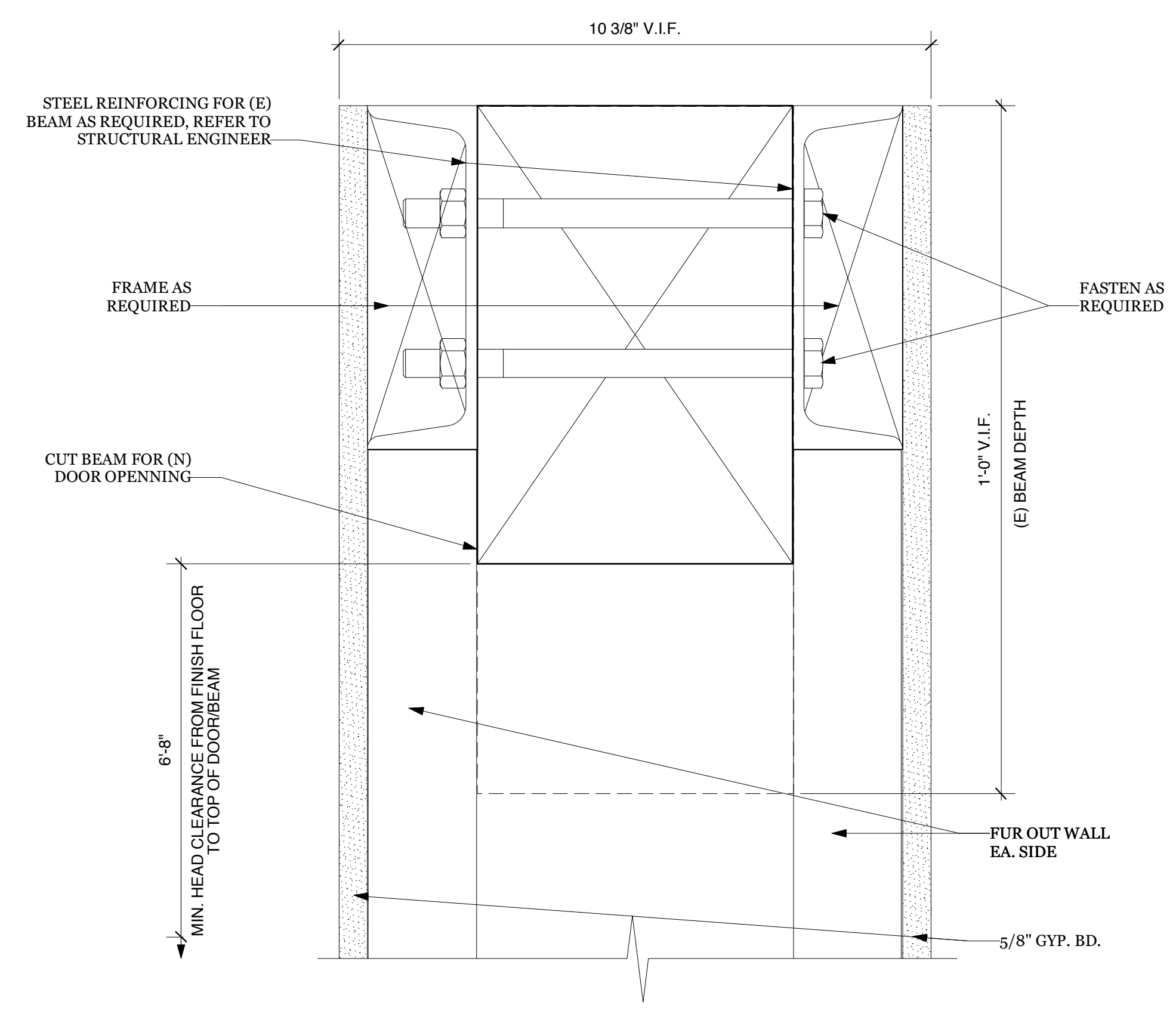
5 ELEVATION @ NEW HALLWAY
1/4":1'-0"



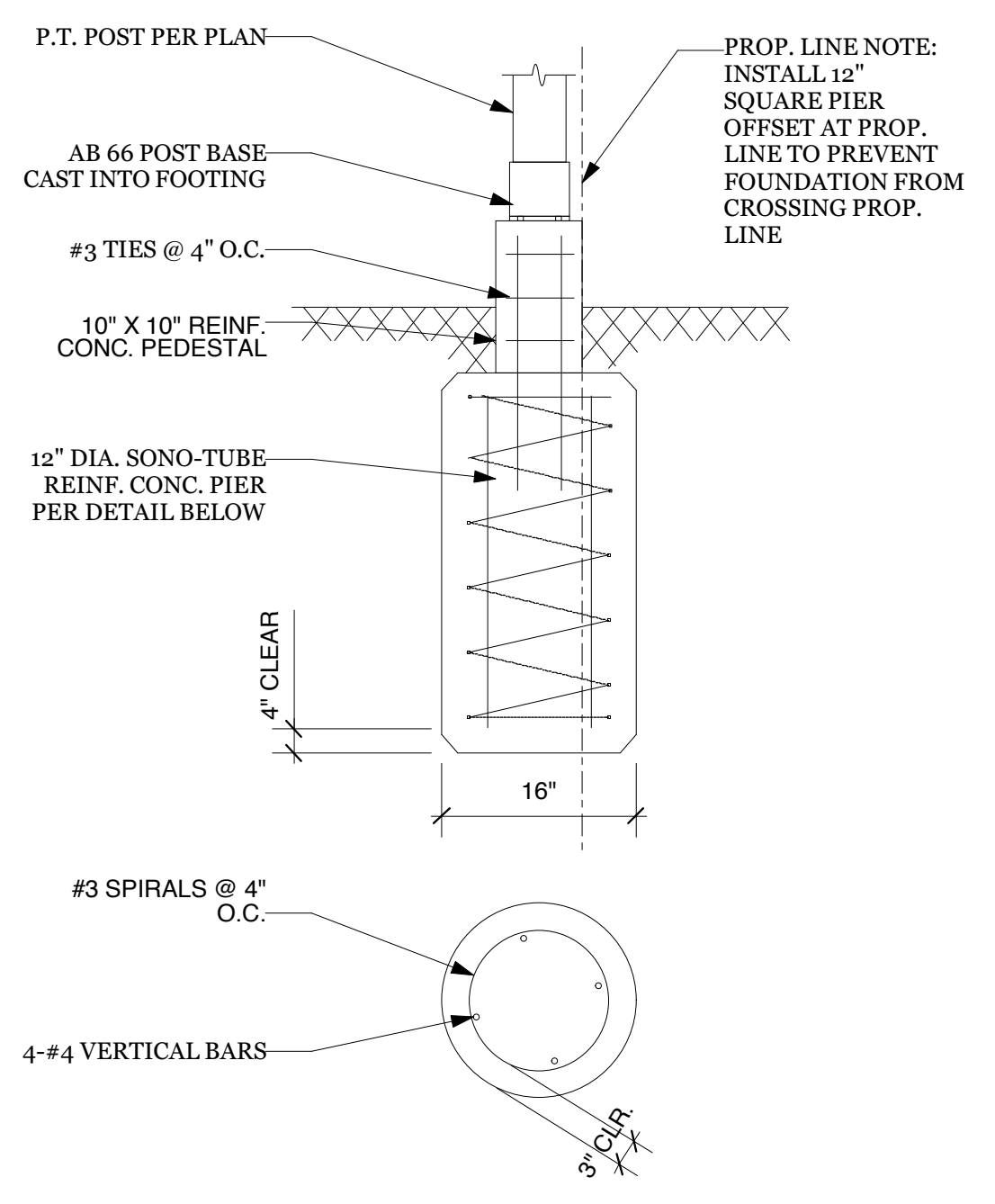
3 NEW DOOR @ GARAGE
1/4":1'-0"



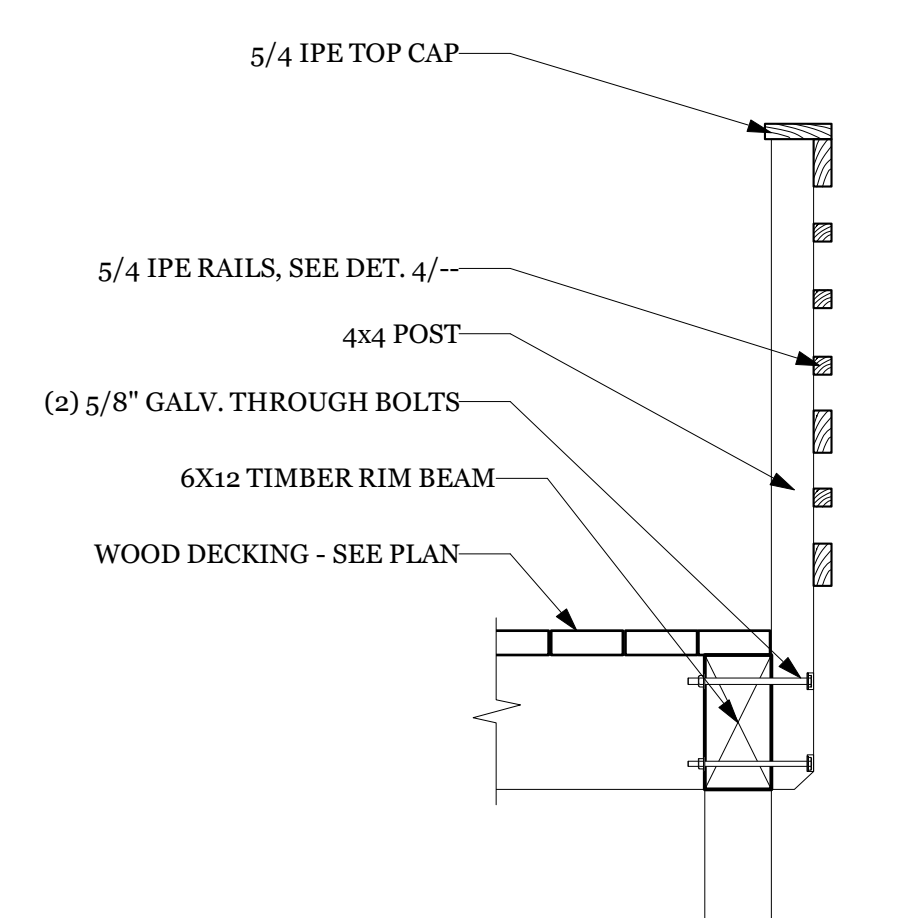
1 EXISTING EAST ELEVATION
1/4":1'-0"



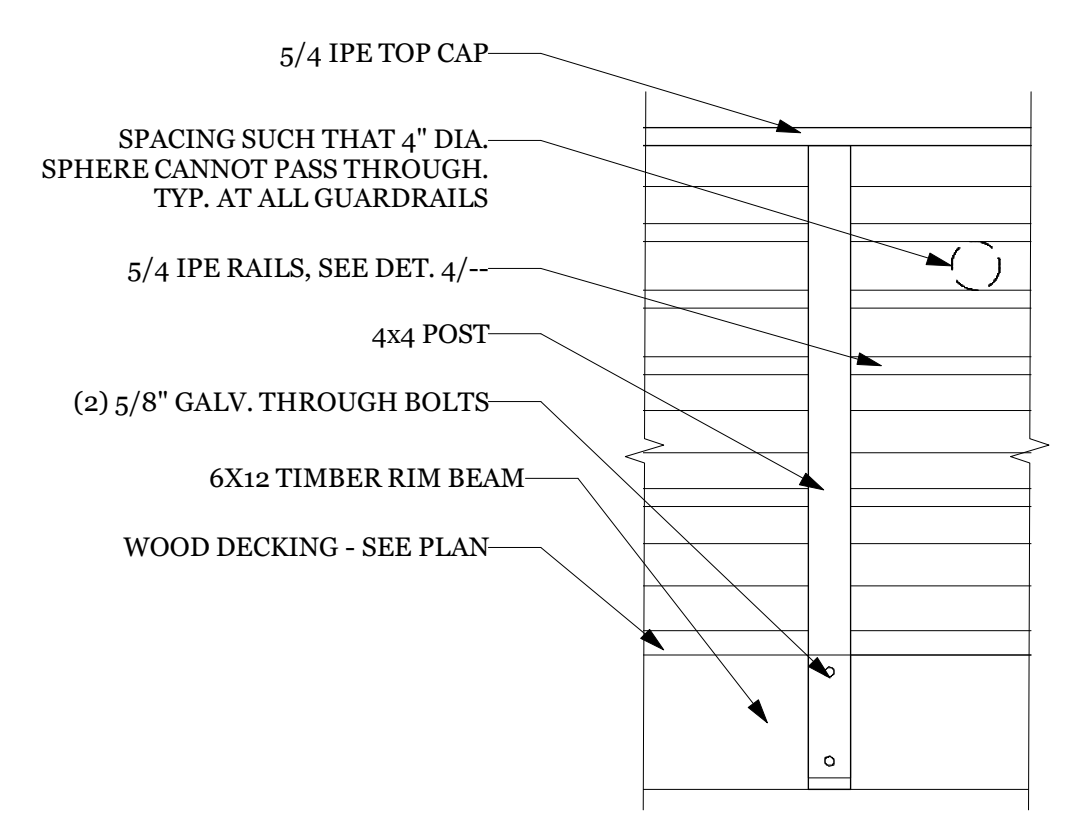
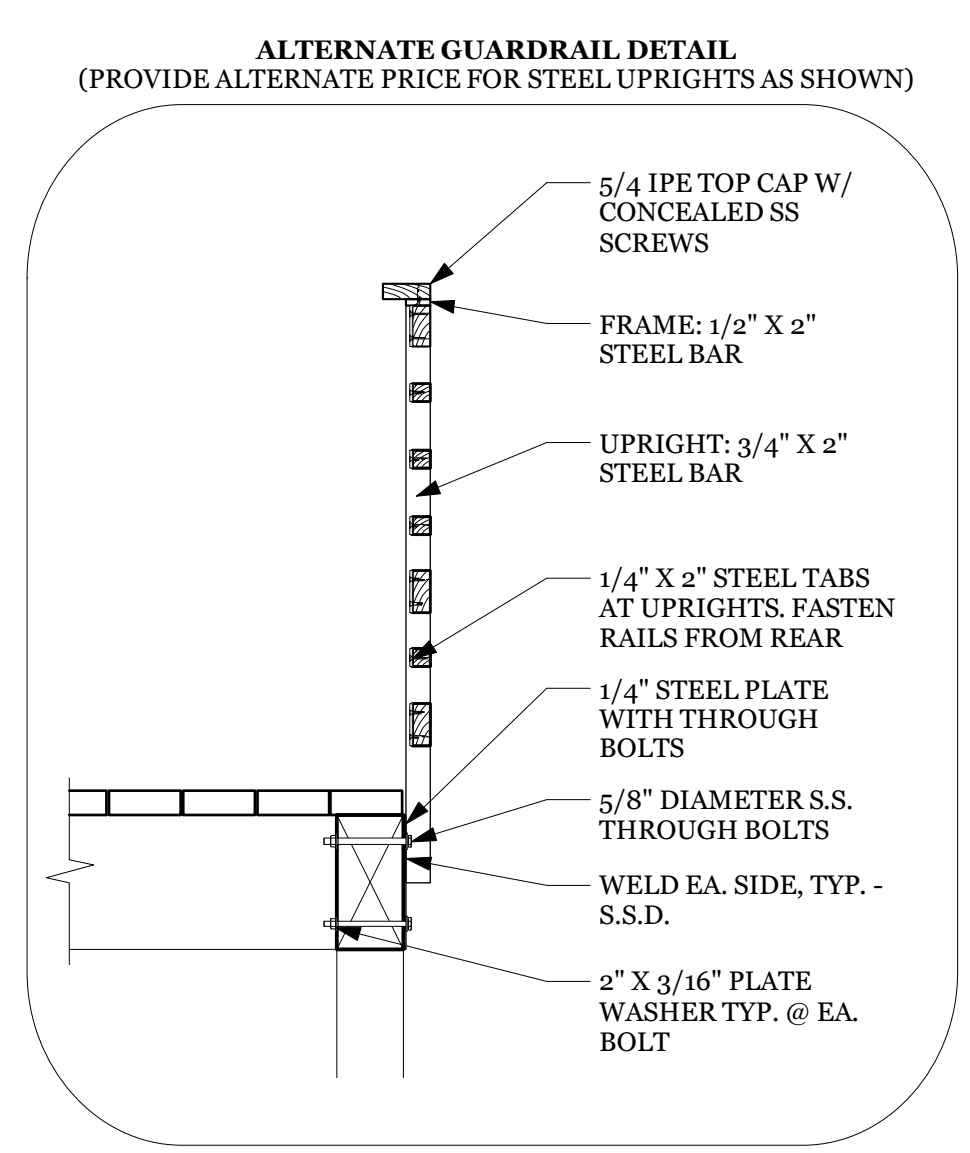
1 BEAM DETAIL @ NEW DOOR
6'-1'-0"



2 FRAMING/FOUNDATION DETAIL
3/4'-1'-0"



5 GUARDRAIL DETAIL - SECTION
3/4'-1'-0"



4 GUARDRAIL DETAIL - ELEVATION
3/4'-1'-0"

