Window sizes & quote request

Architectural plans issued October 22, 2026 • Prepared November 8, 2026

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WINDOW QUOTE ITEMS

6 lower level + 24 upper / garage items
29 plan tags + 1 untagged entry transom assembly

Pricing basis

Provide a line-item quote for the black aluminum windows shown on A2.1 and A2.2. A3.0–A3.2 call for owner-selected aluminum windows; A5.1 shows black frames. No window brand or product series is named. Quote a thermally broken aluminum system capable of meeting the energy report, with matching black hardware. Interior frame color and exact finish sheen require owner selection.

Read every size as WIDTH × HEIGHT

Sizes are written plan callouts converted to feet/inches and inches. They are nominal design sizes for pricing—not approved order sizes, rough openings, or net glass dimensions. Do not deduct framing clearances. Supplier to provide actual frame sizes, manufacturer rough openings, shop drawings and opening checks before release.

Counts and assemblies

Each scheduled row is one quote item. W217 includes six components; W206/W207 require corner coordination; stacked windows are listed by their separate plan tags. This is not a count of individual glass panes or final factory frames. UT-01 is a takeoff reference only, not an architect-issued tag.

Glazing and performance

Quote insulated Low-E glazing and the plan's WUI requirement: multi-pane glass with at least one tempered pane (or an approved rated alternative). Include required safety glazing, insect screens at operable units, hardware, mullions, flashing/interface accessories and corner engineering. Provide whole-unit NFRC ratings and bedroom egress data.

Energy coordination required

M7.0 (CF1R pages 7–9) models most glazing at U-factor 0.30 / SHGC 0.19; W103 is 0.27 / 0.23. General notes list 0.30 / 0.23 with conflicting minimum-value wording. Use M7.0 values as the provisional pricing basis and identify exceptions. Several modeled areas differ from A2.1/A2.2; the architect/energy consultant must reconcile them before ordering.

Included: individual sizes, custom assembly details, separate glazed-door pricing list, bid-return requirements and local supplier contacts. Source sheets follow the five-page schedule.

Window schedule · part 1

First 6 rows: lower level A2.1 / PDF 14 • Remaining rows: upper level A2.2 / PDF 15

Plan tag	Location	Operation	Nominal W × H	Qty	Callout / coordination
W101	Lower · Bath 2	Casement	2'0" × 5'0" 24" × 60"	1	2050; privacy glass not specified.
W102	Lower · Bed 2	Casement	2'0" × 5'0" 24" × 60"	1	2050; verify bedroom egress with SD101.
W103	Lower · Bed 2 / deck	Fixed	4'0" × 8'0" 48" × 96"	1	4080; M7.0: U 0.27 / SHGC 0.23.
W104	Lower · Bed 4	Casement	2'6" × 5'0" 30" × 60"	1	2650; verify bedroom egress with SD103.
105	Lower · Bed 3	Casement	2'6" × 5'0" 30" × 60"	1	2650; tag printed without W; verify egress.
106	Lower · Bed 3	Casement	2'6" × 5'0" 30" × 60"	1	2650; tag printed without W; verify egress.
201	Garage · front	Fixed	2'0" × 9'0" 24" × 108"	1	2090; tag printed without W.
202	Garage · west	Fixed	2'0" × 9'0" 24" × 108"	1	2090; elevation shows horizontal division: confirm.
203	Laundry	Fixed	2'6" × 8'0" 30" × 96"	1	2680; tag printed without W.
W204	Kitchen · sink wall	Fixed	4'6" × 4'6" 54" × 54"	1	4646; lower unit, stack with W205.
W205	Kitchen · sink wall	Fixed transom	4'6" × 2'0" 54" × 24"	1	4620; above W204.
W206	Kitchen · corner	Mitered fixed	3'0" × 4'6" 36" × 54"	1	3046; one corner assembly; return width TBD. See p4.
W207	Kitchen · corner	Fixed transom	3'0" × 2'0" 36" × 24"	1	3020; above W206; return extent TBD. See p4.
W208	Kitchen · rear	Fixed	4'6" × 4'6" 54" × 54"	1	4646; lower unit, stack with W209.
W209	Kitchen · rear	Fixed transom	4'6" × 2'0" 54" × 24"	1	4620; above W208.

All sizes nominal. Unprefixed tags retain the plan numbering. Quantity is one per row.

Window schedule · part 2

Upper level / A2.2 / Source PDF page 15 • All dimensions nominal

Plan tag	Location	Operation	Nominal W × H	Qty	Callout / coordination
W210	Primary bed · west	Fixed / upper	3'0" × 5'6" 36" × 66"	1	3056; above W211.
W211	Primary bed · west	Fixed / lower	3'0" × 2'6" 36" × 30"	1	3026 FX; keep fixed as called out on A2.2.
W212	Primary bed · east	Fixed / upper	3'0" × 5'6" 36" × 66"	1	3056; above W213.
W213	Primary bed · east	Awning / lower	3'0" × 2'6" 36" × 30"	1	3026 AWN; below W212.
W214	Primary bath · tub	Fixed	4'0" × 5'0" 48" × 60"	1	4050 TEMP FX; safety glass.
W215	Powder room	Casement	2'0" × 6'0" 24" × 72"	1	2060 CSMT OBSCURE; privacy glass.
W216	Office · east	Fixed	3'0" × 8'0" 36" × 96"	1	3080 FX; separate from W217.
W217	Office · front	6-part ganged	8'0" × 8'0" 96" × 96"	1	8080; 3 lower awnings + 2 upper casements + 1 fixed. See p4.
W218	Entry · east sidelight	Fixed	3'6" × 9'0" 42" × 108"	1	3690 TEMP FX; adjacent to XD1.
W219	Entry · west sidelight	Fixed	3'6" × 9'0" 42" × 108"	1	3690 TEMP FX; adjacent to XD1.
W221	Stair / dining · front	Fixed	2'0" × 12'6" 24" × 150"	1	20126; first of 3 tall units; confirm divisions.
W222	Stair / dining · front	Fixed	2'0" × 12'6" 24" × 150"	1	20126; second of 3 tall units; confirm divisions.
W223	Stair / dining · front	Fixed	2'0" × 12'6" 24" × 150"	1	20126; third of 3 tall units; confirm divisions.
224	Entry · east high wall	Fixed transom	3'6" × 9'10" 42" × 118"	1	36910; tag printed without W; height/ divisions need confirmation.
UT-01*	Above front entry	3-part fixed	11'0" × 7'3" 132" × 87"	1	11073 TEMP FX ABV; divisions 42 / 48 / 42 in. Untagged on plan.

*UT-01 is the untagged entry transom; W220 is absent from the floor plans. Confirm its intended tag; do not double count.

Custom assemblies & glazed doors

Keep these components in the bid • Separate doors from the window subtotal

W217 · office front · overall 8'0" × 8'0" (96 × 96 in)

Six components arranged in three columns. Nominal column widths: 30 / 36 / 30 in. Upper height: 66 in; lower height: 30 in. Supplier to coordinate frame/mullion allowances and casement handing. Diagram is schematic; sizes are from A2.2.

CSMT 30 × 66	FIXED 36 × 66	CSMT 30 × 66
AWNING 30 × 30	AWNING 36 × 30	AWNING 30 × 30

Kitchen corner W206 + W207

W206 is called out 3046 MITERED; W207 is 3020 FX TRNSM above. The plan draws an L-shaped corner and dimensions the rear leg at 3'0". A separate written return-leg width was not located. Quote the complete corner condition with the return length stated as an assumption; obtain architect confirmation. Do not price these as only two ordinary flat windows.

SEPARATE PRICE · EXTERIOR GLAZED DOORS

Tag	Location	Nominal W × H	Inches	Type
SD101	Bed 2 / lower deck	9'0" × 8'0"	108 × 96	Sliding; tempered
SD102	Family / lower deck	15'0" × 8'0"	180 × 96	NanaWall bifold; tempered
SD103	Bed 4 / lower deck	9'0" × 8'0"	108 × 96	Sliding; tempered
SD201	Dining / upper deck	13'0" × 9'0"	156 × 108	NanaWall bifold; tempered
SD202	Great room / deck	15'0" × 9'0"	180 × 108	NanaWall bifold; tempered
SD203	Primary / deck	9'0" × 8'0"	108 × 96	XXO sliding; tempered
XD1	Front entry	4'0" × 9'0"	48 × 108	TEMP. FR per plan; swing shown

Door counts: 7 assemblies, including 3 NanaWall bifolds. Entry sidelights W218/W219 and UT-01 are already in the window schedule—do not double count. SD201/SD202 plan opening dimension chains appear to differ from size callouts; architect to reconcile. Excludes garage door, interior wine-cellar glazing, shower glass and railings.

Supplier contacts & bid return

Suggested sources for pricing • No manufacturer selection or purchase authorized

1. Golden State · Santa Rosa Window & Door Showroom

397 Aviation Blvd, Suite D, Santa Rosa, CA 95403 | (707) 308-2626
Ask for a Fleetwood aluminum-window package, including custom fixed glazing and compatible casement/awning units. Golden State lists Fleetwood window-wall systems and Series 3800-T. Schedule a visit to compare frame profiles and finish samples.

goldenstatelumber.com/locations/santa-rosa-showroom/

2. Associated Building Supply (ABSI) · Santa Rosa

3345 Industrial Dr., Suite 14, Santa Rosa, CA 95403 | (888) 422-9422
info@absiwd.com | Showroom by appointment
Ask for a comparison quote from Fleetwood and Western Architectural Openings. ABSI lists both, plus NanaWall and All Weather. Have the dealer confirm black finish, custom-height capacity, corner construction and NFRC performance for each item.

absiwd.com/contact-us/ | absiwd.com/products/our-brands/

Required clarifications before order release

1. Confirm the missing W220 tag and assign the 11'0" × 7'3" entry transom.
2. Confirm both kitchen-corner leg widths and whether W207 wraps the corner.
3. Verify W221–W223 at 150 in high, 224 at 118 in, and all elevation divisions.
4. Reconcile M7.0 with A2.1/A2.2. Examples: W203 is 20 sf by plan but 16 sf in CF1R; W221–223 are 25 sf each vs 24 sf; W210/211 and W212/213 total 24 sf per pair vs 15 sf modeled. W224 and the large entry transom are not clearly listed.
5. Confirm egress clear openings, operable handing, safety glazing, design pressures, sill/head heights, mounting details and manufacturer rough openings.

Return a comparable quote

List manufacturer/series, glass package and NFRC U/SHGC by tag; identify unsupported sizes. Break out windows, exterior glazed doors, tax, delivery/unloading, installation, engineering/shop drawings and all exclusions. Include screens, hardware, mullions and accessory costs. State lead time after approved shops, quote validity, warranty and any substitutions. Price changes to material, operation or window divisions as separate alternates for architect review.

Source set: 26-009 HORIZON VIEW SANTA ROSA 26 1023.pdf (79 pages). Schedule transcribed from A2.1/A2.2 and checked against A3.0–A3.2, A5.1 and M7.0. Attached originals: A2.1, A2.2, A3.0, A3.1, A3.2, A5.1, M7.0. Supplier listings checked November 8, 2026; proposed brands are examples, not plan-specified products.

CRAWL SPACE VENT CALCS

ZONE	UNDER FLR. AREA	CRAWL SPACE HEIGHT	VENT CFM REQ'D	VENT TYPE	VENT CFM	VENTS	VENT CFM PROVIDED
1	344 SF.	5.5 FT	126 CFM	LOMANCO	110 CFM	2	220 CFM
2	450 SF.	8 FT	240 CFM	LOMANCO	110 CFM	3	330 CFM
3	1,760 SF.	3.25 FT	381 CFM	LOMANCO	110 CFM	4	440 CFM

**CRAWL SPACE 3 LOCATED UNDERNEATH LOWER FLOOR CONDITIONED AREA*

LOMANCO POWERED VENT EQUATION: [PER R408.2 EXCEPTION 2]
CRAWL-FLOOR SQ FT x HEIGHT = CRAW-FLOOR CUBIC FEET
CRAWL-FLOOR CUBIC FEET / 15 = CFM REQUIRED
NOTES:

A. ALL VENTS SHALL BE BACKED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MIN. TO 1/8" MAX. OPENINGS.
B. CONFIRM FREE VENT AREA OF ACTUAL VENTS PRIOR TO INSTALLATION. ADJUST SIZE AND/OR NUMBER OF VENTS INSTALLED TO MEET REQUIRED MINIMUMS.
C. VENTS SHALL BE EVENLY SPACED AND LOCATED TO PROVIDE CROSS VENTILATION.
D. PROVIDE GROUNDED ELECTRICAL OUTLET WITHIN 12" OF THE CONTROL BOX.
E. [CRC 408.3(1)]EXPOSED EARTH SHALL BE COVERED W/ CONTINUOUS CLASS 1 VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 " AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THE 6" UP THE STEM WALL AND SHALL BE ATTACHED/SEALED TO THE STEM WALL OR INSULATION.
F. [CRC 408.3.(2.1)] PROVIDE CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE OF 1 CU. FT PER MIN FOR EACH 50 SF OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA.

GENERAL NOTES

SEE FIRE HAZARD SEVERITY NOTES ON SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.

SPECIFIC IMPACTS INCLUDE BUT ARE NOT LIMITED TO:

- GLAZING IN WINDOWS, WINDOW WALLS, DOORS, AND SKYLIGHTS SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
- EAVE VENTS ARE NOT ALLOWED.
- UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.
- GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

AREA NOTES:

LIVING AREA:
LOWER FLOOR: 1,069 SF
UPPER FLOOR: 2,541 SF
TOTAL LIVING AREA: 3,610 SF

GARAGE: 676 SF
DECK: 345 SF

WALL LEGEND

	CONCRETE RETAINING WALL -S.S.D.
	FULL HEIGHT
	PARTIAL HEIGHT WALL

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. 6" EXTERIOR WALLS SHALL HAVE R-21 INSULATION. ROOFS SHALL HAVE R-38 INSULATION.VERIFY WITH TITLE 24 REPORT.
3. FIRE BLOCKING SHALL BE PROVIDED:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
   D. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC, CRC CHAPTER IN THE FOLLOWING AREAS:
   A. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
   B. WITHIN TUB ENCLOSURES
   C. WITHIN HOT-TUB WHIRLPOOLS. SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
   D. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL COMPLY WITH ONE OF THE FOLLOWING: MULTI LAYERED GLAZED PANELS W/MIN. OF ONE TEMPERED PANE, OR BE GLASS BLOCK UNIT, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. [CRC 337.8.2.1]
10. EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4 INCH THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 8-3.106.G.7
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
   A. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
   B. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
   C. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90º ELBOWS, EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.

FLOOR PLAN REFERENCE NOTES

201. 2x6 WALL PLUMBING WALL
202. 5/8" TYPE 'X' GYP. BOARD ON WALLS AND CEILING IN GARAGE
203. REFRIGERATOR, OWNER SELECTED. ROUGH PLUMBING PER MANUF. SPECIFICATIONS
204. KITCHEN SINK w/GARBAGE DISPOSAL
205. BATHROOM LAVATORY
206. BUILT-IN EXHAUST HOOD, OWNER SELECTED
207. GAS COOKTOP, PROVIDE GAS STUB & 220 ELECTRICAL.
208. BUILT-IN CABINETS, UPPERS SHOWN DASHED
209. BUILT-IN DISHWASHER, OWNER SELECTED.
210. WALK-IN SHOWER W/ A SMOOTH NONABSORBANT SURFACE TO A MIN. OF 72" ABOVE THE FLOOR. STALL SHALL COMPLY W/ CPC SECT. 410.0
211. JACUZZI TUB, OWNER SELECTED
212. TOILET, OWNER SELECTED
213. MIRROR, WIDTH OF CABINET BY 4 FEET HIGH.
214. 2x FURRED WALL
215. 24" TOWEL RACK AT 44" A.F.F., PROVIDE BLOCKING
216. WASHER/DRYER, PROVIDE HOT, COLD WATER & WASTE, OWNER SELECTED
217. DRYER VENT PATH W/ BACK-DRAFTER DAMPER, PROVIDE 4 IN. MIN. Ø SMOOTH METAL DUCT. REFER TO GENERAL NOTE #12.
218. POLE AND SHELF
219. 36" STAIR RAILING, SEE FLOOR PLAN GENERAL NOTE #11
220. GAS DIRECT VENT FIREPLACE. MANUFACTURER: SUPERIOR; MODEL: DRL3054; OR OWNER APPROVED EQUAL . PROVIDE MANF. INSTRUCTIONS ON SITE DURING INSPECTION.
221. 1-3/8" TIGHT FITTING SELF-CLOSING, SOLID CORE DOOR 20 MINUTE FIRE-RATING MIN.
222. NOT USED
223. WATER HEATER INSTALLED IN CRAWL SPACE ON CONCRETE PAD (INSTALLATION OF WATER HEATER SHALL COMPLY WITH MANF. INSTRUCTIONS.
224. PROVIDE MECHANICAL VENTILATION SYSTEM TO PROVIDE AT LEAST 5 AIR CHANGES PER HOUR. PROVIDE MIN 50 CFM FOR BATHROOM FANS
225. HOSE BIB WITH BACK-FLOW PREVENTION DEVICE
226. 200 AMP ELECTRIC METER AND CATV BOX
227. GAS VALVE
228. GARAGE DOOR OPENER, PROVIDE BATTERY BACK-UP
229. BUILT-IN OVEN CABINET, OWNER SELECTED, PROVIDE GAS STUB & 220 ELECTRICAL.
230. +36" HIGH KITCHEN ISLAND COUNTERTOP
231. BUILT-IN MICROWAVE CABINET, OWNER SELECTED
232. BUILT-IN SHELVING
233. CRAWL SPACE ACCESS HATCH W/KEYED LOCKSET
234. DEX-O-TEX WATERPROOF MEMBRANE, PER MANUFACTURER'S REQUIREMENTS OR *OWNER APPROVED EQUAL TRAFFIC COATING WATERPROOFING DECKING SYSTEM*
235. BUILT-IN WINE RACK & SHELVING
236. GAS METER
237. +42" HIGH GLASS RAILING, SHALL BE TEMPERED OR LAMINATED GLASS WITH CONTINUOUS GUARD CAP INSTALLED ON TOP OF GLASS GUARDRAIL.
238. SINK, OWNER SELECTED
239. UNDERCOUNTER WET BAR REFRIGERATOR, OWNER SELECTED
243. +36" COUNTERTOP ISLAND IN WINE CELLAR
244. INTERIOR GLASS PANEL ALUMINUM STOREFRONT WALL @ WINE CELLAR
245. EDGE OF FLAT SOFFIT/CELING ABOVE, SHOWN DASHED
246. DASHED LINE INDICATES WALL ABOVE
247. DASHED LINE INDICATES AWNING ABOVE
248. DASHED LINE INDICATES SOFFIT ABOVE
249. CONCRETE STAIR LANDING AT EXTERIOR STAIRS
250. LOUVERED CRAWL SPACE DOOR.
251. LOMANCO POWERED VENT AT CRAWL SPACE - SEE UNDERFLOOR VENTILATION
252. SINK @ ISLAND, OWNER SELECTED, SEE DETAIL H10/A6.0 FOR VENTING.

1 FIRST FLOOR PLAN — 1/4" = 1'-0"

architects bernard
443 Larkin Dr. Benicia. CA. 94510.
415.272.0302 C. 707.747.1759 O.

LICENSED ARCHITECT — KEVIN BERNARD — 05-31-27 RENEWAL DATE — C-33173 — STATE OF CALIFORNIA

AE CONSTRUCTION
3830 HORIZON VIEW WAY
SANTRA ROSA, CA.

Project No.:	26-009
Drawn By:	Author
Checked By:	Checker
Issued Date:	10/22/2026

Revisions

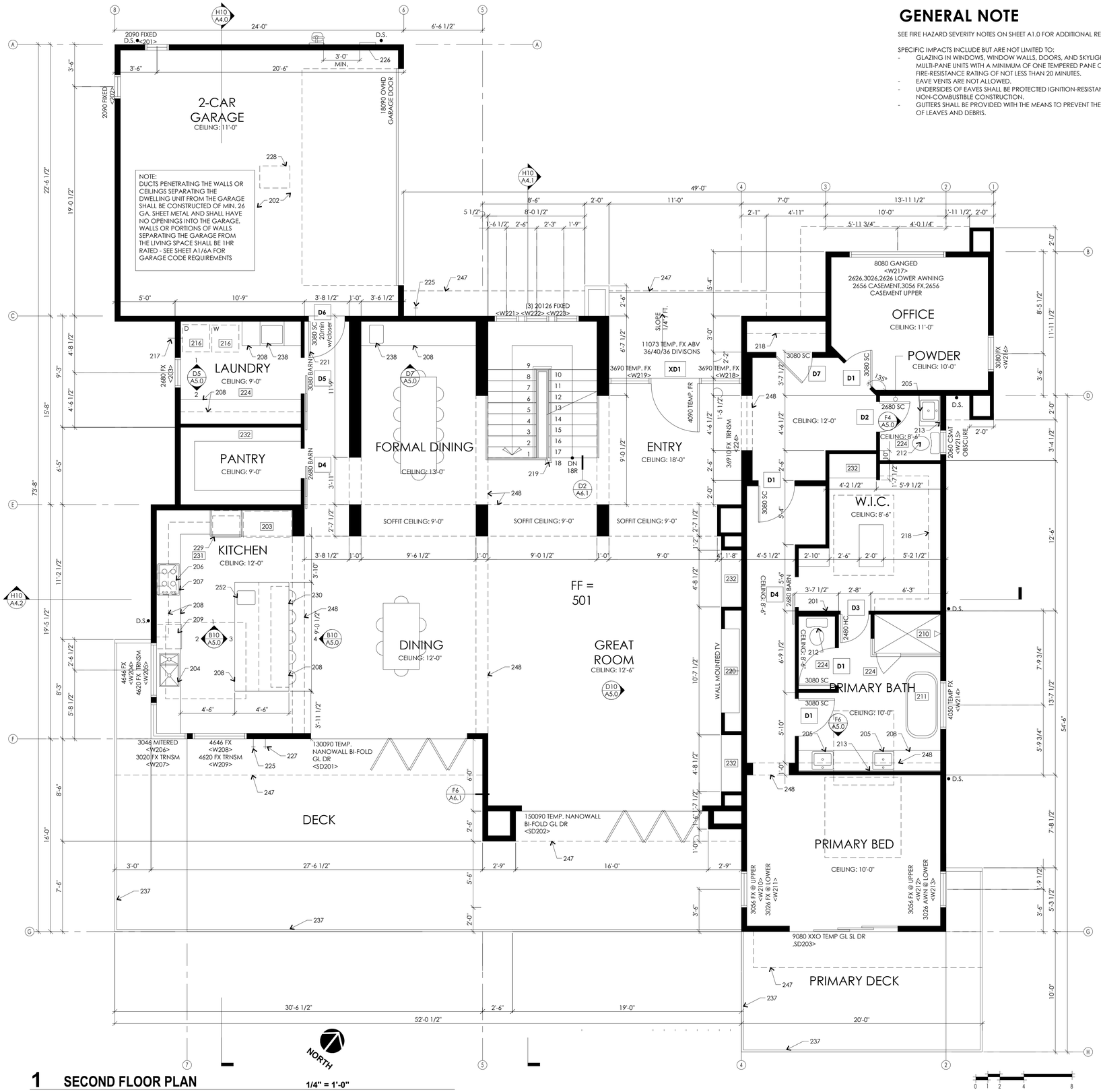
No.	Description	Date

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Sheet Title:
LOWER LEVEL PLAN

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

Sheet No:
A2.1
Of Sheets



GENERAL NOTE

SEE FIRE HAZARD SEVERITY NOTES ON SHEET A1.0 FOR ADDITIONAL REQUIREMENTS.

SPECIFIC IMPACTS INCLUDE BUT ARE NOT LIMITED TO:
- GLAZING IN WINDOWS, WINDOW WALLS, DOORS, AND SKYLIGHTS SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
- EAVE VENTS ARE NOT ALLOWED.
- UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.
- GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

WALL LEGEND

	CONCRETE RETAINING WALL -S.S.D.
	FULL HEIGHT WALL
	PARTIAL HEIGHT WALL

FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
2. 6" EXTERIOR WALLS SHALL HAVE R-21 INSULATION. ROOFS SHALL HAVE R-38 INSULATION.VERIFY WITH TITLE 24 REPORT.
3. FIRE BLOCKING SHALL BE PROVIDED;
3a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
3b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3c. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING & FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
3d. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS
4. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE CBC, CRC CHAPTER IN THE FOLLOWING AREAS:
4a. GLAZING WITHIN 24" OF DOORS AND 18" OF FLOORS
4b. WITHIN TUB ENCLOSURES
4c. WITHIN HOT-TUB WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTIONS OF SAUNAS, STEAM ROOMS, TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET
4d. GLAZING IN STAIR LANDINGS AND WITHIN 5'-0" OF THE BOTTOM AND TOP THE STAIRWAY AND WITHIN 5'-0" OF POOL EDGES.
5. ALL DIMENSIONS ARE TO FRAMING, NOT FINISH WALL
6. ALL WALLS TO BE 1/2" SHEET ROCK WITH KNOCKDOWN FINISH.
7. ALL FINISHES TO BE SPECIFIED BY OWNER.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING : EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL COMPLY WITH ONE OF THE FOLLOWING; MULTI LAYERED GLAZED PANELS W/MIN. OF ONE TEMPERED PANE, OR BE GLASS BLOCK UNIT, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. [CRC 337.8.2.1]
10. EXTERIOR DOORS : EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4 INCH THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE IN ACCORDANCE WITH SECTION 8-3.106.G.7
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING;
11a. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
11b. HANDGRIP SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS
11c. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1 1/2" BETWEEN WALL AND THE HANDRAIL
12. DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14 FEET DISTANCE w/ MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2 FEET. TERMINATION OF VENT SHALL COMPLY WITH SECTION 806.6 OF THE UNIFORM MECHANICAL CODE.
13. SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.
14. FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE REQUIRE BACKWATER CHECK VALVES. UPPER LEVEL FIXTURES NOT TO DRAIN THROUGH VALVE.

FLOOR PLAN REFERENCE NOTES

201 2x6 WALL PLUMBING WALL
202. 5/8" TYPE 'X' GYP. BOARD ON WALLS AND CEILING IN GARAGE
203. REFRIGERATOR, OWNER SELECTED. ROUGH PLUMBING PER MANUF. SPECIFICATIONS
204. KITCHEN SINK w/GARBAGE DISPOSAL
205. BATHROOM LAVATORY
206. BUILT-IN EXHAUST HOOD, OWNER SELECTED
207. GAS COOKTOP. PROVIDE GAS STUB & 220 ELECTRICAL.
208. BUILT-IN CABINETS, UPPERS SHOWN DASHED
209. BUILT-IN DISHWASHER, OWNER SELECTED.
210. WALK-IN SHOWER W/ A SMOOTH NONABSORBANT SURFACE TO A MIN. OF 72" ABOVE THE FLOOR. STALL SHALL COMPLY W/ CPC SECT. 410.0
211. JACUZZI TUB, OWNER SELECTED
212. TOILET, OWNER SELECTED
213. MIRROR, WIDTH OF CABINET BY 4 FEET HIGH.
214. 2x FURRED WALL
215. 24" TOWEL RACK AT 44" A.F.F., PROVIDE BLOCKING
216. WASHER/DRYER, PROVIDE HOT, COLD WATER & WASTE, OWNER SELECTED
217. DRYER VENT PATH W/ BACK-DRAFTER DAMPER, PROVIDE 4 IN. MIN. Ø SMOOTH METAL DUCT. REFER TO GENERAL NOTE #12.
218. POLE AND SHELF
219. 36" STAIR RAILING, SEE FLOOR PLAN GENERAL NOTE #11
220. GAS DIRECT VENT FIREPLACE. MANUFACTURER: SUPERIOR; MODEL: DRL3054; OR OWNER APPROVED EQUAL . PROVIDE MANF. INSTRUCTIONS ON SITE DURING INSPECTION.
221. 1-3/8" TIGHT FITTING SELF-CLOSING, SOLID CORE DOOR 20 MINUTE FIRE-RATING MIN.
222. NOT USED
223. WATER HEATER INSTALLED IN CRAWL SPACE ON CONCRETE PAD (INSTALLATION OF WATER HEATER SHALL COMPLY WITH MANF. INSTRUCTIONS.
224. PROVIDE MECHANICAL VENTILATION SYSTEM TO PROVIDE AT LEAST 5 AIR CHANGES PER HOUR. PROVIDE MIN 50 CFM FOR BATHROOM FANS
225. HOSE BIB WITH BACK-FLOW PREVENTION DEVICE
226. 200 AMP ELECTRIC METER AND CATV BOX
227. GAS VALVE
228. GARAGE DOOR OPENER, PROVIDE BATTERY BACK-UP
229. BUILT-IN OVEN CABINET, OWNER SELECTED, PROVIDE GAS STUB & 220 ELECTRICAL.
230. +36" HIGH KITCHEN ISLAND COUNTERTOP
231. BUILT-IN MICROWAVE CABINET, OWNER SELECTED
232. BUILT-IN SHELVING
233. CRAWL SPACE ACCESS HATCH W/KEYED LOCKSET
234. DEX-O-TEX WATERPROOF MEMBRANE, PER MANUFACTURER'S REQUIREMENTS *OR OWNER APPROVED EQUAL TRAFFIC COATING WATERPROOFING DECKING SYSTEM*
235. BUILT-IN WINE RACK & SHELVING
236. GAS METER
237. +42" HIGH GLASS RAILING, SHALL BE TEMPERED OR LAMINATED GLASS WITH CONTINUOUS GUARD CAP INSTALLED ON TOP OF GLASS GUARDRAIL.
238. SINK, OWNER SELECTED
239. UNDERCOUNTER WET BAR REFRIGERATOR, OWNER SELECTED
243. +36" COUNTERTOP ISLAND IN WINE CELLAR
244. INTERIOR GLASS PANEL ALUMINUM STOREFRONT WALL @ WINE CELLAR
245. EDGE OF FLAT SOFFIT/CEILING ABOVE, SHOWN DASHED
246. DASHED LINE INDICATES WALL ABOVE
247. DASHED LINE INDICATES AWNING ABOVE
248. DASHED LINE INDICATES SOFFIT ABOVE
249. CONCRETE STAIR LANDING AT EXTERIOR STAIRS
250. LOUVERED CRAWL SPACE DOOR.
251. LOMANCO POWERED VENT AT CRAWL SPACE - SEE UNDERFLOOR VENTILATION
252. SINK @ ISLAND, OWNER SELECTED, SEE DETAIL H10/A6.0 FOR VENTING.

1 SECOND FLOOR PLAN 1/4" = 1'-0"

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LICENSED ARCHITECT KEVIN BERNARD 05-31-27 RENEWAL DATE C-33173 STATE OF CALIFORNIA

AE CONSTRUCTION
3830 HORIZON VIEW WAY
SANTRA ROSA, CA.

Project No.:	26-009
Drawn By:	Author
Checked By:	Checker
Issued Date:	10/22/2026

Revisions

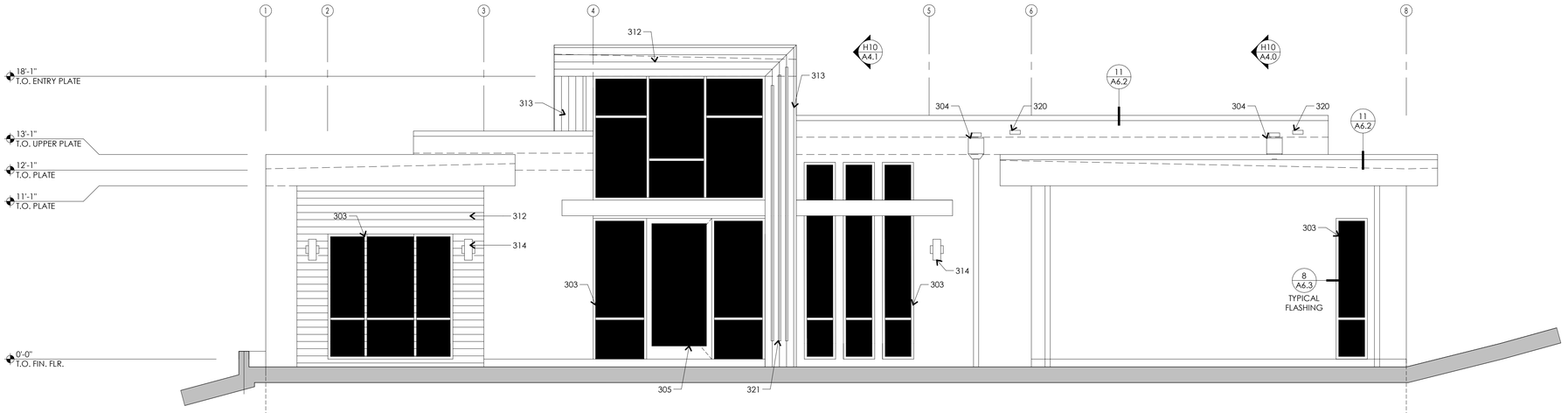
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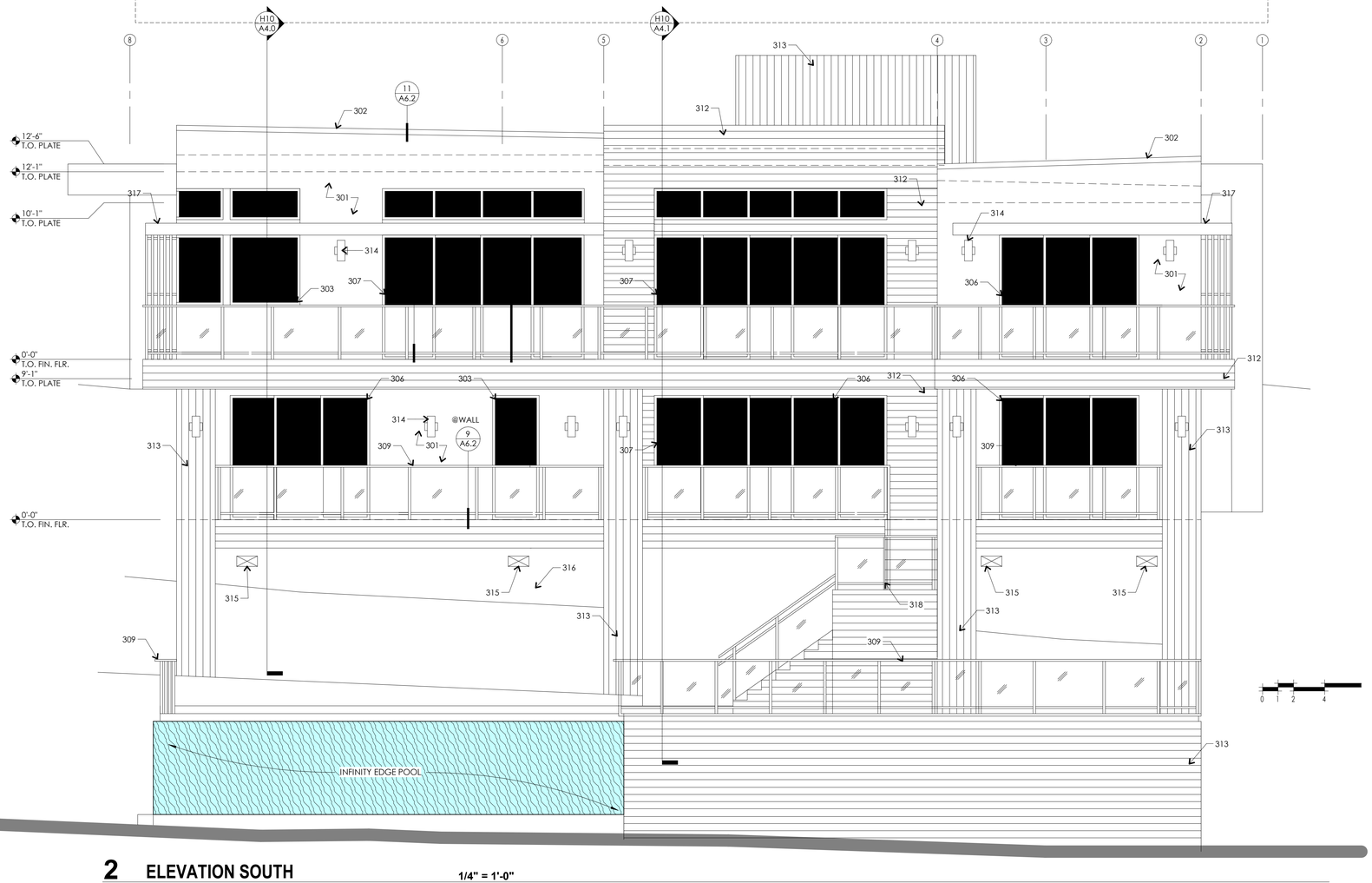
Sheet Title:
UPPER LEVEL PLAN

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

Sheet No:
A2.2
Of Sheets



1 ELEVATION NORTH 1/4" = 1'-0"



2 ELEVATION SOUTH 1/4" = 1'-0"

GENERAL NOTES

301. 7/8" EXTERIOR CEMENT PLASTER o/EXTRUDED SELF FURRING METAL LATH o/(2) LAYERS 60 MIN. GRADE 'D' BUILDING PAPER
302. PARAPET WALL W/CAP FLASHING
303. ALUMINUM WINDOW, OWNER SELECTED. REFER TO WUI NOTES.
304. SCUPPER TO DOWNSPOUT TO SPLASH BLOCK BELOW. REFER TO WUI NOTES.
305. FRONT DOOR, OWNER SELECTED. REFER TO WUI NOTES
306. SLIDING GLASS DOOR, OWNER SELECTED. REFER TO WUI NOTES
307. BI-FOLDING NANOWALL GLASS DOOR, OWNER SELECTED. REFER TO WUI NOTES
308. FRENCH DOOR W/ SIDELIGHT - TEMPERED GLAZING, OWNER SELECTED. REFER TO WUI NOTES
309. 42" HIGH GLASS GUARDRAIL (TEMPERED OR LAMINATED GLASS w/ CONTINUOUS GUARD CAP ON TOP OF RAILING) - MANUF - CR LAURENCE, ALUMINUM RAIL SYSTEM OR OWNER APPROVED EQUAL
310. ADDRESS NUMBERS. NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING PROPERTY AND SHALL BE 4" MIN. IN HEIGHT, 1/2" MIN. STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. (ADDRESS NUMBERS SHOWN ARE FOR REFERENCE ONLY AND SHOW POSSIBLE LOCATION).
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315. LOMANCO POWERED VENT(OR OWNER APPROVED EQUAL) - INSTALL PER MANUF. REQUIREMENTS. REFER TO WUI NOTES
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EXTERIOR GRADE DECORATIVE LED LINEAR LIGHT STRIPS - S.E.D.

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3. THE DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16'-0"
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SPECIFIC IMPACTS INCLUDE BUT ARE NOT LIMITED TO:
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- EAVE VENTS ARE NOT ALLOWED.
- UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION-RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.
- GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.

NOTE:
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WUI GENERAL NOTES

PROJECT IS LOCATED WITHIN AN WILDLAND-URBAN INTERFACE AREA AND SHALL COMPLY WITH 2025 CRC SECTION R337

1. EXTERIOR WALLS/SIDING. CBC 707A.3 /CRC R337.7.3
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5. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.
6. VENTS. CBC 706A / CRC R337.6
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8. WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
9. WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK.
10. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

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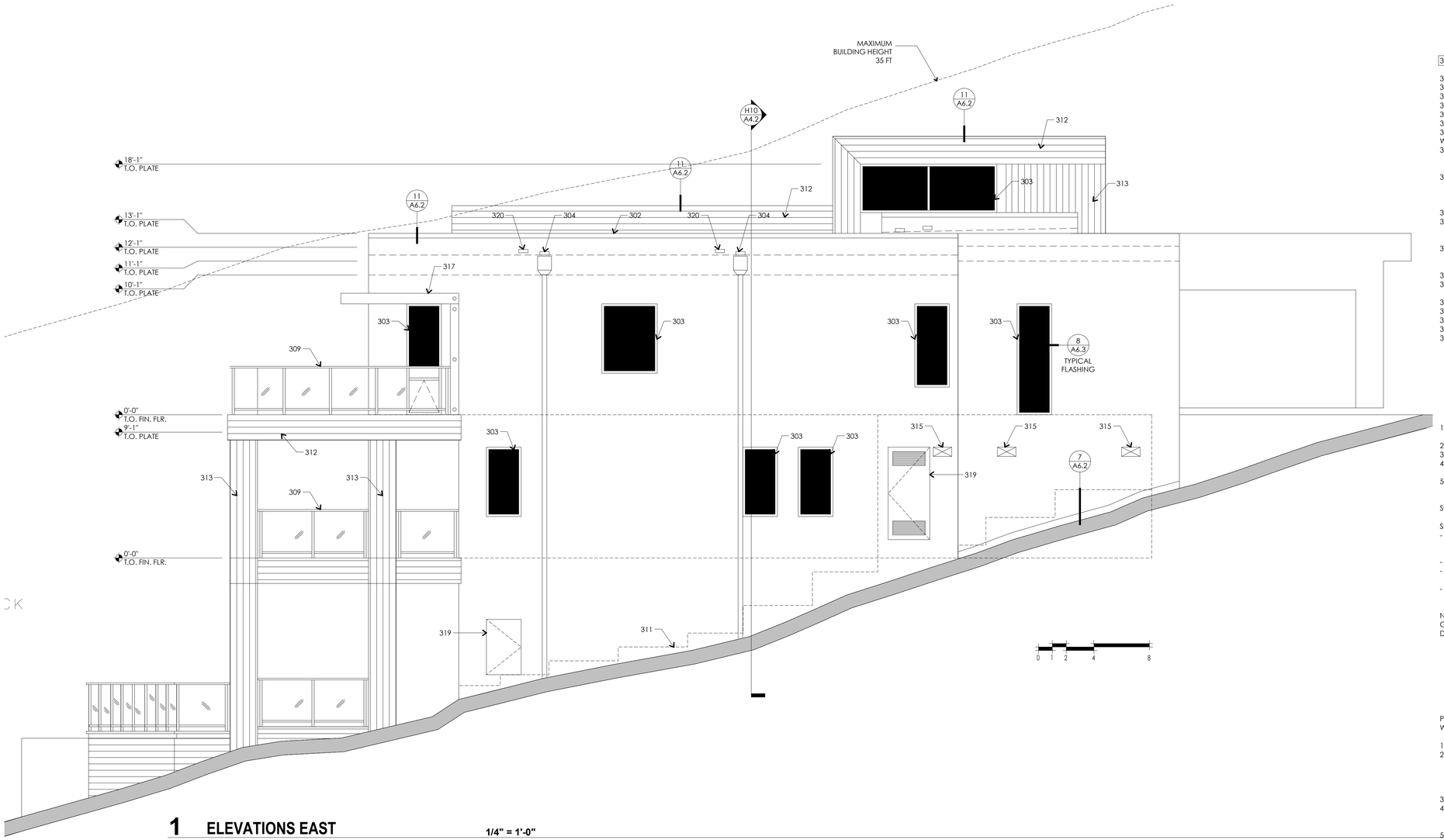
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Sheet Title:
ELEVATIONS

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

Sheet No:
A3.0
Of Sheets



1 **ELEVATIONS EAST** **1/4" = 1'-0"**

GENERAL NOTES

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EXTERIOR GRADE DECORATIVE LED LINEAR LIGHT STRIPS - S.E.D.

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NOTE:
GRADES SHOWN ARE SCHEMATIC -SEE CIVIL DRAWINGS FOR DETAILS GRADES AND DRAINAGE

WUI GENERAL NOTES

PROJECT IS LOCATED WITHIN AN WILDLAND-URBAN INTERFACE AREA AND SHALL COMPLY WITH 2025 CRC SECTION R337

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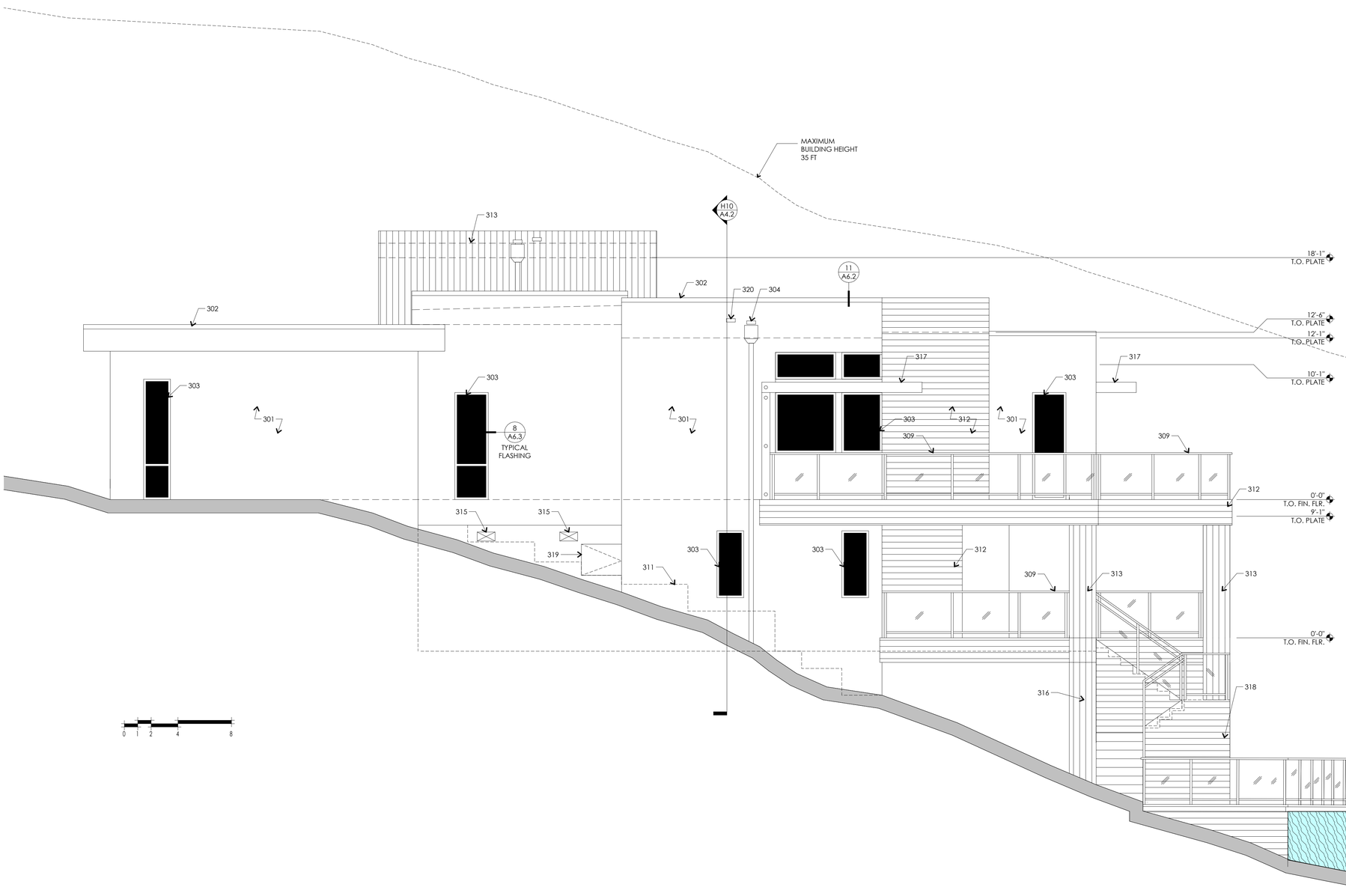
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Scale: 1/4" = 1'-0"

Sheet No:
A3.1
Of Sheets



1 ELEVATIONS WEST

1/4" = 1'-0"

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303. ALUMINUM WINDOW, OWNER SELECTED. REFER TO WUI NOTES.
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EXTERIOR GRADE DECORATIVE LED LINEAR LIGHT STRIPS - S.E.D.

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SPECIFIC IMPACTS INCLUDE BUT ARE NOT LIMITED TO:
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5. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF ROOF EAVES HAVING A MINIMUM 2" NOMINAL DIMENSION MAY BE UNPROTECTED.
6. VENTS. CBC 706A / CRC R337.6
7. ATTIC VENTS AND UNDERFLOOR VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR SHALL BE A MINIMUM OF 1/16" AND MAXIMUM 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT. COMBUSTIBLE VENTS ON TOP OF ROOFS MAY BE COVERED WITH THIS MATERIAL TO COMPLY. VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES ARE NOT PERMITTED, UNLESS A SFM APPROVED VENT IS INSTALLED, OR THE ATTIC IS FIRE SPRINKLERED. VENTS OF 1/16" MIN. AND 1/8" MAX CORROSION-RESISTANT AND NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT THAT ARE,MORE THAN 12 FEET FROM A WALKING SURFACE OR GRADE BELOW ARE ALLOWED.
8. WINDOWS AND EXTERIOR DOORS. CBC 708A / CRC R337.8
9. WINDOWS MUST BE INSULATED GLASS WITH A MINIMUM OF 1 TEMPERED PANE OR 20 MIN RATED OR GLASS BLOCK.
10. EXTERIOR DOORS MUST BE NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR 3/8" SOLID CORE, OR HAVE A 20 MIN FIRE-RESISTANCE RATING.

architects
bernard
443 Larkin Dr. Benicia. CA. 94510.
415.272.0302 C. 707.747.1759 O.

LICENSED ARCHITECT
KEVIN BERNARD
05-31-27
RENEWAL DATE
C-33173
STATE OF CALIFORNIA

AE CONSTRUCTION
3830 HORIZON VIEW WAY
SANTRA ROSA, CA.

Project No.:	26-009
Drawn By:	Author
Checked By:	Checker
Issued Date:	10/22/2026

Revisions

No.	Description	Date

Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions an these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job. Bernard Architects must be notified of any variations from the dimensions and conditions shown by these drawings. Electronic files furnished by Bernard Architects are strictly for reference only. Bernard Architects shall be indemnified and held harmless for any and all modifications to such electronic files by others.

Sheet Title:
ELEVATIONS

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

Sheet No:
A3.2
Of Sheets





WINDOWS AND DOORS , WALL COPING, TRELLIS, GUTTERS AND DOWN SPOUTS,
- BLACK



BENJAMIN MOORE
HC-19 BLACK
EVE FASCIA BOARDS



BENJAMIN MOORE
FOSSIL - AF- 65
EXTERIOR STUCCO



GLASS RAILING EXAMPLE



EVES AND HIGHLIGHT WALLS
ARBOR WOOD THERMALLY MODIFIED WOOD PLANKS - POPLAR CLEAR FINISH



DESIGN INSPIRATION IMAGES

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Sheet Title:
MATERIAL BOARD

Scale:

Sheet No:
A5.1
Of Sheets

GENERAL INFORMATION					
01	**Project Name**	Horizon View Way Residence			
02	**Run Title**	Horizon View Way			
03	**Project Location**	3830 Horizon View Way			
04	**City**	Sanata Rosa	05	**Standards Version**	2025
06	**Zip code**	95404	07	**Software Version**	CBECC 2025.2.0.1
08	**Climate Zone**	2	09	**Front Orientation (deg/ Cardinal)**	0
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	5
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	2
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	4385	19	**Glazing Percentage (%)**	22.62%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.
This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES

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

- Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25
- IAQ Ventilation System: as low as 0.12 W/CFM
- Floor has high level of insulation
- Ducts in crawl space
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

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ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	11.66	21.42	8.82	29.5949
Proposed Design	9.58	19.35	5.76	13.5887
Compliance Margins	2.08	2.07	3.06	0
	Pass	Pass	Pass	n/a

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, and no solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	3.09	8.16	2.61	7.03	0.48	1.13
Space Cooling	0.01	0.06	0.01	0.03	0	0.03
IAQ Ventilation	0.1	0.38	0.12	0.46	-0.02	-0.08
Water Heating	3.16	3.06	0.57	2.06	2.59	1
Self Utilization/Flexibility Credit	n/a	n/a	0	0	0	0
Efficiency Compliance Total	**6.36**	**11.66**	**3.31**	**9.58**	**3.05**	**2.08**
Photovoltaics And Battery	n/a	n/a	0	0	0	0
Flexibility	n/a	n/a	0	n/a	0	n/a
Indoor Lighting	0.41	1.48	0.41	1.48	0	0
Appl. & Cooking	0.81	3.6	0.8	3.61	0.01	-0.01
Plug Loads	1.13	4.3	1.13	4.3	0	0
Outdoor Lighting	0.11	0.38	0.11	0.38	0	0
TOTAL COMPLIANCE	**8.82**	**21.42**	**5.76**	**19.35**	**3.06**	**2.07**

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	10.03	9.14	0.89	8.87
Net EUI[2]	10.03	9.14	0.89	8.87

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.

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Horizon View Way Residence	4385	1	5	5	0	1

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**
Zone 3	Conditioned	HVAC System 3	471	9	HPWH System	New
Zone 2	Conditioned	HVAC System 2	691	9	HPWH System	New
Zone 1	Conditioned	HVAC System 1	490	9	HPWH System	New
Zone 5	Conditioned	HVAC System 5	979	10.5	HPWH System	New
Zone 4	Conditioned	HVAC System 4	1754	11.5	HPWH System	New

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
1F_B3_Exterior Wall_E	Zone 3	Exterior wall	90	Left	272	24	90
1F_B4_Exterior Wall_S	Zone 3	Exterior wall	180	Back	153	84	90
1F_B3_Exterior Wall_N	Zone 3	Exterior wall	0	Front	184	0	90
1F_B4_Exterior Wall_W	Zone 3	Exterior wall	90	Left	28	0	90
1F_FR_Exterior Wall_S	Zone 2	Exterior wall	180	Back	178	120	90
1F_FR_Exterior Wall_W	Zone 2	Exterior wall	270	Right	195	0	90
1F_FR_Exterior Wall_N	Zone 2	Exterior wall	0	Front	160	0	90
1F_B2_Exterior Wall_S	Zone 1	Exterior wall	180	Back	247.5	104	90
1F_B2_Exterior Wall_W	Zone 1	Exterior wall	90	Left	174.69	20	90
1F_B2_Exterior Wall_N	Zone 1	Exterior wall	0	Front	247.5	0	90
2F_Exterior Wall_E	Zone 5	Exterior wall	90	Left	678	71	90
2F_Exterior Wall_S	Zone 5	Exterior wall	180	Back	363	72	90
2F_O_Exterior Wall_N	Zone 5	Exterior wall	0	Front	241.5	64	90
2F_O_Exterior Wall_W	Zone 5	Exterior wall	270	Right	184	15	90
2F_K_Exterior Wall_S	Zone 4	Exterior wall	180	Back	330	137	90
2F_K_Exterior Wall_W	Zone 4	Exterior wall	270	Right	435	33	90
2F_E_Exterior Wall_N	Zone 4	Exterior wall	0	Front	441.75	166	90
2F_GR_EXTERIOR WALL_S_	Zone 4	Exterior wall	180	Back	330	120	90
2F_GR_EXTERIOR WALL_W_	Zone 4	Exterior wall	270	Right	75	0	90
Interior Wall_S	Garage	Interior_wall	n/a	n/a	264	0	n/a
1F_WC_INTERIOR WALL_E_	Zone 2>>Zone 1	Interior_wall	n/a	n/a	116.19	0	n/a
1F_WC_INTERIOR WALL_S_	Zone 2>>Zone 1	Interior_wall	n/a	n/a	113.22	0	n/a

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OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
1F_B2_Interior Wall_E	Zone 1>>Zone 2	Interior_wall	n/a	n/a	128	0	n/a
Interior Wall_N	Zone 4	Interior_wall	n/a	n/a	245.96	0	n/a
2F_GR_INTERIOR WALL_E_	Zone 4>>Zone 5	Interior_wall	n/a	n/a	249	0	n/a
Z3_Floor Over Crawlspace	Zone 3	Flor over Crawlspace	n/a	n/a	471	n/a	n/a
Z2_Floor Over Crawlspace	Zone 2	Flor over Crawlspace	n/a	n/a	691	n/a	n/a
Z1_Floor Over Crawlspace	Zone 1	Flor over Crawlspace	n/a	n/a	490	n/a	n/a
Z3_Interior Ceiling	Zone 3	Interior ceiling	n/a	n/a	466	n/a	n/a
Z2_Interior Ceiling	Zone 2	Interior ceiling	n/a	n/a	691	n/a	n/a
Z1_Interior Ceiling	Zone 1	Interior ceiling	n/a	n/a	388	n/a	n/a
2F_Z5_Interior Floor	Zone 5	Interior Floor	n/a	n/a	979	n/a	n/a
2F_Z4_Interior Floor	Zone 4	Interior Floor	n/a	n/a	1754	n/a	n/a
1F_G_Exterior Wall_N	Garage	Exterior wall	0	Front	264	18	90
1F_G_Exterior Wall_W	Garage	Exterior wall	270	Right	247.5	18	90
Exterior Wall_E	Garage	Exterior wall	90	Left	264	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**
Z5_Cathedral Ceiling	Zone 5	Cathedral celling	90	Left	979	0	0.5	0.1	0.85
Z4_Cathedral Ceiling	Zone 4	Cathedral celling	90	Left	1754	0	0.5	0.1	0.85

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**
G_Cathedral Ceiling	Garage	Cathedral celling	90	Left	456	0	0.5	0.1	0.85

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Exception to 150.0 (q)***
N_G_W_201	Window	1F_G_Exterior Wall_N	Front	0	1	18	0.3	0.19	NFRC	☐
W_G_W_202	Window	1F_G_Exterior Wall_W	Right	270	1	18	0.3	0.19	NFRC	☐
E_B3_W_105	Window	1F_B3_Exterior Wall_E	Left	90	1	12	0.3	0.19	NFRC	☐
E_B3_W_106	Window	1F_B3_Exterior Wall_E	Left	90	1	12	0.3	0.19	NFRC	☐
1F_B4_SD_103	Window	1F_B4_Exterior Wall_S	Back	180	1	72	0.3	0.19	NFRC	☐
E_B4_W_104	Window	1F_B4_Exterior Wall_S	Back	180	1	12	0.3	0.19	NFRC	☐
1F_FR_SD_102	Window	1F_FR_Exterior Wall_S	Back	180	1	120	0.3	0.19	NFRC	☐
1F_B2_SD_101	Window	1F_B2_Exterior Wall_S	Back	180	1	72	0.3	0.19	NFRC	☐
1F_B2_W_103	Window	1F_B2_Exterior Wall_S	Back	180	1	32	0.27	0.23	NFRC	☐

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Exception to 150.0 (q)***
W_B2_W_102	Window	1F_B2_Exterior Wall_W	Left	90	1	10	0.3	0.19	NFRC	☐
W_B2_W_101	Window	1F_B2_Exterior Wall_W	Left	90	1	10	0.3	0.19	NFRC	☐
E_O_W_216	Window	2F_Exterior Wall_E	Left	90	1	24	0.3	0.19	NFRC	☐
E_B_W_215	Window	2F_Exterior Wall_E	Left	90	1	12	0.3	0.19	NFRC	☐
E_PBATH_W_214	Window	2F_Exterior Wall_E	Left	90	1	20	0.3	0.19	NFRC	☐
E_PB_E_212-213	Window	2F_Exterior Wall_E	Left	90	1	15	0.3	0.19	NFRC	☐
2F_PB_SD_203	Window	2F_Exterior Wall_S	Back	180	1	72	0.3	0.19	NFRC	☐
N_O_W_217	Window	2F_O_Exterior Wall_N	Front	0	1	64	0.3	0.19	NFRC	☐
N_PB_W_210-211	Window	2F_O_Exterior Wall_W	Right	270	1	15	0.3	0.19	NFRC	☐
2F_D_FSD_201	Window	2F_K_Exterior Wall_S	Back	180	1	104	0.3	0.19	NFRC	☐
5_K_W_208-209	Window	2F_K_Exterior Wall_S	Back	180	1	24	0.3	0.19	NFRC	☐
5_K_W_206-207	Window	2F_K_Exterior Wall_S	Back	180	1	9	0.3	0.19	NFRC	☐

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft²)**	**U-factor**	**SHGC**	**Rating Source**	**Exception to 150.0 (q)***
W_L_W_203	Window	2F_K_Exterior Wall_W	Right	270	1	16	0.3	0.19	NFRC	☐
W_K_W_205	Window	2F_K_Exterior Wall_W	Right	270	1	8	0.3	0.19	NFRC	☐
W_K_W_206-207	Window	2F_K_Exterior Wall_W	Right	270	1	9	0.3	0.19	NFRC	☐
2F_E_W_221	Window	2F_E_Exterior Wall_N	Front	0	1	24	0.3	0.19	NFRC	☐
2F_E_W_222	Window	2F_E_Exterior Wall_N	Front	0	1	24	0.3	0.19	NFRC	☐
2F_E_W_223	Window	2F_E_Exterior Wall_N	Front	0	1	24	0.3	0.19	NFRC	☐
2F_E_W_219	Window	2F_E_Exterior Wall_N	Front	0	1	28	0.3	0.19	NFRC	☐
2F_E_W_218	Window	2F_E_Exterior Wall_N	Front	0	1	28	0.3	0.19	NFRC	☐
2F_GR_FGD_202	Window	2F_GR_EXTERIOR WALL_S_	Back	180	1	120	0.3	0.19	NFRC	☐

*Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(q).

Total North Facing Fenestration	210
Total East Facing Fenestration	115
Total South Facing Fenestration	637
Total West Facing Fenestration	66

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10/16/26

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3830 HORIZON VIEW WAY
SANTA ROSA, CA

NO.	DATE	DESCRIPTION

PROJECT NO:

DATE:

SHEET TITLE:

TITLE 24

SHEET NO:

M7.0