

“Placerville, a Unique Historical Past Forging into a Golden Future”



**CITY OF PLACERVILLE PLANNING COMMISSION
STAFF REPORT
JUNE 19, 2018 REGULAR MEETING**

Subject: 2904 and 2908 Bedford Ave – Site Plan Review 18-01: Property owner Teresa Sumprer requests authorization to replace sixteen (16) windows on two residences.

Authority for Application: City Code Sections 10-4-9(H.3) and 10-4-10(F) and (H)

Project Planner: Andrew Painter, City Planner

Recommendation: Consider and Approve Request

Project Site Background:

<i>Applicant/Property Owners:</i>	Applicant: Craig Beckley, Permit Services Property Owner: Teresa Sumprer
<i>Property Location Information and Assessor’s Parcel Number (APN):</i>	2904 & 2908 Bedford Avenue; approximately 100 feet south of the intersection of Pleasant Street and Bedford Avenue, Placerville. APN: 001-192-02.
<i>Existing General Plan Land Use Element designation:</i>	Low Density Multi-Family Residential
<i>Existing Zoning classification:</i>	R2-H (Low Density Multi-Family Residential – Historic District).
<i>Site Size</i>	0.17 acres (7,405 square feet)



2904 and 2908 Bedford Ave
2904 and 2908 Bedford Avenue are two addressed buildings located on a single 0.17 acre parcel within the Bedford Avenue – Clay Street Residential Historic District.

2904 Bedford Avenue is an approximately 900 square foot single storied, single gabled, single-family residence. The El Dorado County Assessor’s records estimate the home was built in 1911. In 1952, permit records indicate a remodel of the residence, but lacks

specificity as to the remodel extent. In 1991, vinyl siding was installed under permit.

2908 Bedford Avenue is an approximately 600 square foot apartment over a garage. This structure is detached from and south of the 2904 Bedford Avenue residence. The apartment and garage were constructed under permit in 1959-1960. A paved driveway serves the site. A

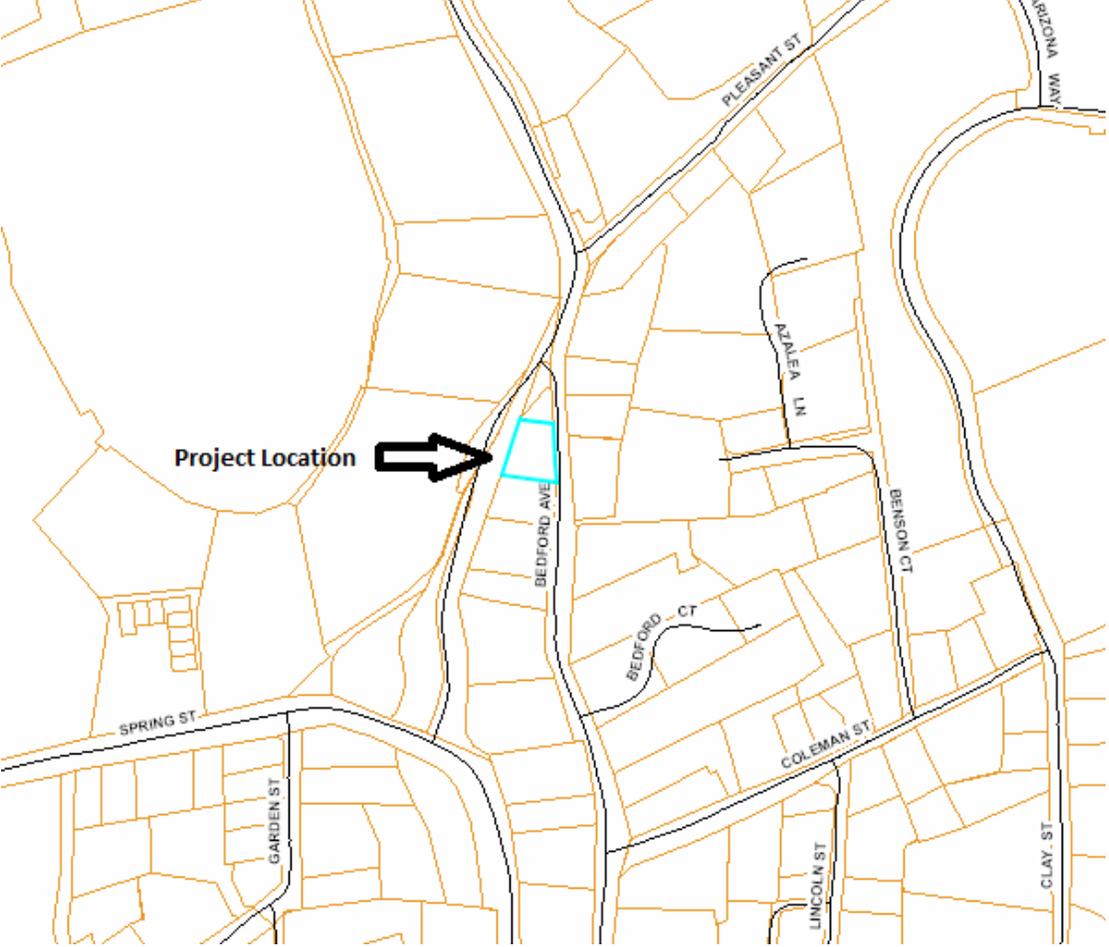
raised curb exists along the Bedford Avenue frontage, and a curb, gutter and sidewalk along the Pleasant Street rear yard frontage.

The structures are not listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

Project Description: The property owners request Site Plan Review to replace sixteen existing windows. Ten of the windows would be on the 2904 Bedford Avenue single-family residence, with six on the 2908 Bedford Avenue apartment unit above the garage. Replacement windows would be dual pane, white vinyl retrofit windows inserts within their existing openings. The thorough Applicant Submittal Package (**Attachment A**) contains a description of the window types (double hung, casement, slider) and their locations on each building. Per the application, the non-operative condition compromising emergency egress of the existing windows along with energy efficiency of the new windows were mentioned as reasons for the window retrofits.

Environmental Review: Categorical Exemption: The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15301 (a) (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure that is not listed on City, State or Federal historic resources inventories, and that no expansion of use is proposed.

Figure 1. Project Site and Vicinity



Historic Resource Regulations: Exterior alterations to buildings that are visible from a public street and located in a City designated historic district require Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in §10-4-9 of the Zoning Ordinance. The criteria used when involving modifications to buildings within a City historic district per Zoning Ordinance §10-4-10 (B) are the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (SOI Standards), and the *City of Placerville Development Guide* (Development Guide).

Staff Evaluation: The proposed work would be consistent with the design criteria within Section 10-4-10 of the Zoning Ordinance, including the Secretary of Interior Standards & Guidelines, and the City's Development Guide.

The following section evaluates project consistency with applicable City goals, policies and regulations. Staff's analysis is shown in italicized font.

General Plan Consistency

Goal C states, "To protect and enhance the visual quality and neighborhood integrity of residential areas."

Policy 6 of Goal C states, "The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood."

Goal C is achieved under Policy 6. The proposed work would appear to be consistent with the above goal and policy, in that the property owner is taking steps to maintain existing residential uses. The appearance of proposed materials would replace the deteriorated and non-operable condition of the existing windows, thus enhancing the visual quality of the site and improving the energy efficiency of the residences. Also, as described by the applicant of adjacent homes, the vinyl windows proposed would be consistent with those permitted on neighboring windows within the Residential Historic District.

Zoning Ordinance Consistency

Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation (S.O.I. Standards)

The City Code referenced above requires that buildings that are altered as to their exterior appearance visible from the street shall conform to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (S.O.I. Standards).

The relevant sections of the guidelines below are germane in this regard. Staff response is provided in italicized font.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The historic character of the property would be retained. Proposed project activities would replace but not preserve ten existing wood frame and wood sash single-hung windows in their existing openings. Other windows with aluminum framing and vinyl framing were installed at an unknown time, as early construction permits lacked specificity as to materials. All sixteen windows would be vinyl retrofits. Wood window trim would remain. The

appearance of the proposed windows is of similar style to those being replaced. The use of vinyl is in substantial conformity with the S.O.I. Standards.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No new conjectural features or elements from other historic properties are proposed.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The project does not involve the removal of alterations that have acquired historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive features, finishes, construction techniques would be altered under this request.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

See response to Standard 2.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Additions to the home are not proposed.

Section 10-4-9: Site Plan Review Criteria

Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9) states as follows, "All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan."

The proposed maintenance of an existing residence appears to be consistent with Goal C and Policy 6 of the Community Design Element of the General Plan. Therefore, the project appears consistent with the Site Plan Review Ordinance.

Guidelines of the City of Placerville Development Guide

The City's Development Guide was adopted by City Council in 1993 and updated in 2016 to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

The request is consistent with the Development Guide, in that the window insert material proposed is compatible in appearance with those replaced. In addition, vinyl windows are compatible with those previously approved by the Planning Commission within this residential historic district.

Public Notice & Comment: Public Notice was provided through direct mail to property owners within 500' of the project site, posted on the City's website and published in the Mountain Democrat on May 25, 2018. As of the distribution of this staff report, no public comments were received.

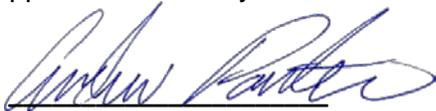
Conclusion and Recommendation: The subject home is not listed as a historic resource. However, any exterior work visible from a publicly maintained street is evaluated for its overall consistency with the Historic District. Staff finds that the proposed work will not diminish the historic integrity of the District, and in fact will complement the site and surrounding area through the use of materials that match the appearance of those existing.

Staff recommends that the Planning Commission take the following action:

- I. Make the following findings:
 - A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301(a) of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.
 - B. The project site, 2904 & 2908 Bedford Avenue, APN 001-192-02, contains two structures. There is one single-family dwelling with approximately 900 square feet of floor area and an approximately 600 square foot detached apartment over a garage. The site is located within the Bedford Avenue – Clay Street Residential Historic District, but this structure is not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.
 - C. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations are compatible with the visual attributes of neighboring structures within the Historical District.
 - D. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
 - E. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.

- II. Conditionally approve SPR 18-01, subject to the Conditions of Approval provided as follows:
1. Approval is granted for the Site Plan Review request described in the application date-stamped May 15, 2018, and staff's report dated June 19, 2018, except as modified by the conditions of approval, and is valid for a period of eighteen (18) months during which time the rights granted must be exercised by obtaining a construction permit for the carport structure.
 2. Runs with the Land. Approval shall apply only to 2904 & 2908 Bedford Avenue, APN 001-192-02, regardless of any change of ownership, and may not be transferred to another parcel.
 3. Permits. The applicant shall obtain a construction permit for the Commission approved scope of work. Two complete copies of the window replacement project, meeting all the 2016 California Energy Codes, shall be submitted to the Development Services Department for processing. Proposed window replacement work can be shown on a simple floor plan of the dwellings along with the California Energy Code energy analysis report (Title 24).
 4. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. Any proposed future change to the site or modification to the application beyond what is authorized under this permit shall be submitted to the Development Services Department for a determination of appropriate procedures.
 5. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
 6. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.



Andrew Painter, City Planner

Attachment- A. Application, Supplemental Package

Proposed Development Summary

From page 1

2904 Bedford Avenue, Placerville CA

And

2908 Bedford Avenue

The replacement of sixteen (16) existing windows, 10 total in the main single family house at 2904 Bedford, and 6 total in the rental unit above the detached garage at 2908. The 16 existing windows consist of 4 aluminum framed, 1 vinyl framed, 1 wood framed window, and 10 original wood framed single pane wood sash windows (see below for description of existing windows in each unit). The 16 windows will be replaced with new dual pane vinyl retrofit windows of similar style (single hung) that will be installed in the existing wood frames. See attached Sears window order.

The windows are mostly street facing, installed on the exterior of the house. The front elevation of the main house (2904) sits approximately 10 to 15 feet from the west roadway edge of Bedford Ave. The front elevation of the living quarters above the detached garage (2908) sits approximately 37 feet from the west roadway edge of Bedford Ave. The bathrooms in each of the living units will be tempered glass.

Facing the house (2904) from Bedford Ave, the left side portion of the front covered porch/laundry area has 4 existing vinyl framed windows that will not be replaced.

Several of the existing wood sash windows were non-operable due to either being painted shut over the past 100 years, or the rope cords were broken making any emergency egress impossible.

Wood sash windows on house (2904): Units 1 thru 8.

Aluminum framed windows on house (2904): Units 9 and 10.

Aluminum framed window above garage (2908): Units 11 and 13

Wood sash windows above garage (2908): Units 12, 15.

Vinyl framed window above garage (2908): Unit 14

Wood sash window above garage (2908): Unit 15

Wood framed window above garage (2908): Unit 16

There will be no new construction, frame openings will not be disturbed.

Additional Information:

The new owner purchased the house located at 2904 Bedford Ave in August 2017. Vinyl siding and above listed assortment of window types existed on the house at the time of purchase. The detached garage with separate living quarters above the garage (2908) has the original wood siding.

2904 Bedford Avenue will not be the first house in the Bedford Avenue/Clay Street Historic District to utilize retrofit single hung white vinyl windows. As a point of reference, the following homes surrounding 2904 Bedford Ave have replacement vinyl windows clearly visible from the street:

2902 Bedford Ave (to the immediate right) has aluminum framed windows.

2914 Bedford Ave (to the immediate left) has vinyl framed windows.

Within view of 2904 Bedford Ave, the following additional homes all have vinyl framed windows: 2903, 2895, 2922, 2920, and 2928

c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways);

4. Elevation Plan - Ten (10) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:

- a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
- b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
- c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.

5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - California Building Code

Example

Type RESIDENTIAL R-1
 Group(s) CO-H
 No. Stories 1
 Basement Floor Area _____
 1st Floor Area 1,000
 2nd Floor Area _____
 3rd Floor Area _____
 Total Floor Area 1,000

Type _____ V-1 Hr.
 Group(s) _____ B-2
 No. Stories _____ 2
 1st Floor Area _____ 5,000 sq. ft.
 2nd Floor Area _____ 2,500 sq. ft.
 Total Floor Area _____ 7,500 sq. ft.

b. Existing and Proposed Exterior Walls

Structure

Wood Framed
 _____ Steel Framed
 _____ Masonry
 _____ Concrete
 _____ Brick
 _____ Concrete
 _____ Poured
 _____ Tilt-up

Covering

Wood DETACHED GARAGE (2908) WITH LINING QUARTERS ABOVE.
 _____ Plywood Siding
 _____ Wood Siding
 _____ Shingles
 _____ Stucco
 _____ Veneer
 _____ Brick (Thin)
 _____ Tile
 _____ Other _____
 _____ Metal
 Other VINYL SIDING ON MAIN HOUSE (2904)

c. Existing and Proposed Roof

Structure

Wood Framed
 _____ Steel Framed
 _____ Concrete

Covering

Asphalt Shingles
 _____ Built-Up
 _____ Metal
 _____ Tile
 _____ Wood
 _____ Shingles
 _____ Shakes
 _____ Class B
 _____ Other

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit <http://www.cityofplacerville.org/civica/filebank/blobdload.asp?BlobID=5129>. Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

NO CHANGE IN PROPOSED USE

PROPERTY WILL CONTINUE TO BE USED AS A SINGLE FAMILY RESIDENCE.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

REPLACEMENT OF ASSORTED ALUMINUM, VINYL, AND ORIGINAL WOOD SASHED WINDOWS WITH WHITE VINYL WILL GIVE THE HOUSE A MORE UNIFORM LOOK AND WILL ADD TO THE VISUAL CHARACTER. THE HISTORICAL CHARACTER WILL BE RETAINED AND PRESERVED WITH THE NEW WINDOWS. THE NEW VINYL WINDOWS TO HAVE SAME SINGLE HUNG FUNCTION BUT WILL BE FAR MORE ENERGY EFFICIENT.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

EXISTING WINDOW TRIM AND OPENING SIZE WILL BE RETAINED TO PRESERVE THE HISTORICAL LOOK OF THE STRUCTURE

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

NO NOTICEABLE CHANGE WILL BE MADE TO THE STRUCTURE TO ALTER ITS HISTORICAL SIGNIFICANCE

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

THE PROPOSED APPLICATION WILL NOT CHANGE THE DEFINING FEATURES OF THE STRUCTURE. THE VINYL WINDOWS WILL HAVE A NEARLY IDENTICAL APPEARANCE AS THE ORIGINAL/EXISTING WOOD CLAD

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

I AM ASKING TO REPLACE THE NOW PERFORMING WOOD WINDOWS, EXISTING VINYL AND ALUMINUM WINDOWS WITH SIMILAR VINYL FRAMED WINDOWS. VIEW CHANGES FROM THE STREET WILL BE MINIMALLY NOTICEABLE AS SHOWN IN ATTACHED PICTURES OF THE HOUSE. ANY PART OF EXISTING WOOD FRAMES/TRIM THAT MAY BE CURRENTLY DAMAGED OR DETERIORATED WILL BE REPAIRED TO A CONDITION AS CLOSE TO ORIGINAL AS POSSIBLE

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

THERE ARE NO SUCH TREATMENTS PLANNED.

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

THE EXISTING WOOD TRIM AND SILL WILL REMAIN OR BE REPLACED BY THE SAME MATERIAL, SIZE AND SHAPE TO NOT ALTER THE LOOK AND HISTORICAL FEATURES. NEW WINDOWS WILL BLEND IN WITH EXISTING WOOD FRAMES AND LIKELY WILL NOT BE OBVIOUS TO THE NAILED EYE

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

THE NEW WINDOWS ARE RETROFIT AND WILL NOT ADVERSELY CHANGE THE STRUCTURE FOR FUTURE REPLACEMENT OF WINDOWS

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature: 

Date: 5/14/18
Date: _____

ATTACHMENT

10-4-10: HISTORICAL BUILDINGS IN THE CITY:

- (A) Purpose: The purpose of this Section is to provide conditions and regulations for the protection, enhancement and perpetuation of the old and historical buildings in historical districts of the City and the perpetuation of historic-type architecture within historical districts, which has special historical and aesthetic interest and value.
- (B) Historical Criteria: Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (Ord. 1640, 11 Jan 2011)
- (C) Historical District: Said Historical District shall include all of the territory bounded as shown in Exhibit A, which is on file in the office of the City Clerk. An historical district shall predominantly comply with this Historical Ordinance.
- (D) Existing Historical Buildings Preserved: No presently existing building of special historical or aesthetic value or of the historic-type of architecture situated within that portion of an historical district described in subsection (C) of this Section, shall be torn down, demolished or otherwise destroyed without conforming to this Section.
- (E) Building Removal; Permit Required: In the event that any building of historical value or interest is damaged by fire, act of God, or in any other manner, or becomes unsafe as defined in the adopted City building codes, or in such state of disrepair or dilapidation as to be untenable by reason of any cause that it cannot with reasonable diligence be repaired and restored, the same may be removed upon issuance of a permit for removal as hereinafter provided.
- (F) Construction and Repairs; Conformity Required: All buildings which shall be hereinafter constructed or altered as to their exterior appearance (within the historical districts described in subsection 10-4-10(C)) shall, as to their exterior architecture visible from the street, conform to the historical criteria described in subsection 10-4-10(B).
- (G) Removal or Permit Issuance: No permit for demolition or removal of any building of historical architecture or special historical or aesthetic interest situated within the area set forth in subsection (C) hereof shall be issued without the approval of the Planning Commission.

It is the intent of this Section not to require new construction to duplicate historic-type construction and/or historical architecture. However, it is a requirement that new construction be compatible with historical architecture.

- (H) Construction and Repairs; Permit Issuance: No permit for construction or alteration of any building within the area set forth in subsection (C) hereof shall be issued until the plans for construction or alteration have been approved by the Planning Commission. Notwithstanding anything contained in this Section to the contrary, in cases requiring any repair to prevent substantial loss or damage to property, emergency repairs to adequately provide for health and safety, may be made prior to the obtaining of a permit as required by this Section.
- (I) Notice: The Planning Commission secretary shall notify the Historical Advisory Committee of any application which is related to this Section.
- (J) Appeal to City Council: Appeals of Planning Commission decisions shall be in such manner as provided in Section 10-3-7 of the City Code.
- (K) Minor and Major Changes: Any minor changes to an approved plan shall follow the procedure established in Section 10-4-9(P) of the City Code.
- (L) Violation of Permit: It shall be unlawful for any person to proceed under any permit in a manner which

constitutes a material variance from the terms of the permit or the representations on which it was issued, and in the event of such a violation, the permit may be canceled forthwith by action of the Planning Commission.

- (M) Scope of Section: The regulations contained in this Section are additional to Title 10 of the City Code as amended, and other sections; provided, however, that in the event of any conflict, the provisions of this Section shall prevail.
- (N) Penalties: Every person violating any of the provisions of this Section shall be guilty of a misdemeanor, and, upon conviction thereof, shall be punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment for a term not to exceed three (3) months, or by both such fine and imprisonment, and such person deemed guilty of a separate offense for each day, or portion thereof, during which any violation of this Section is committed or continued. (Ord. 1474, 8 Jan 1991)



2904 Bedford Ave

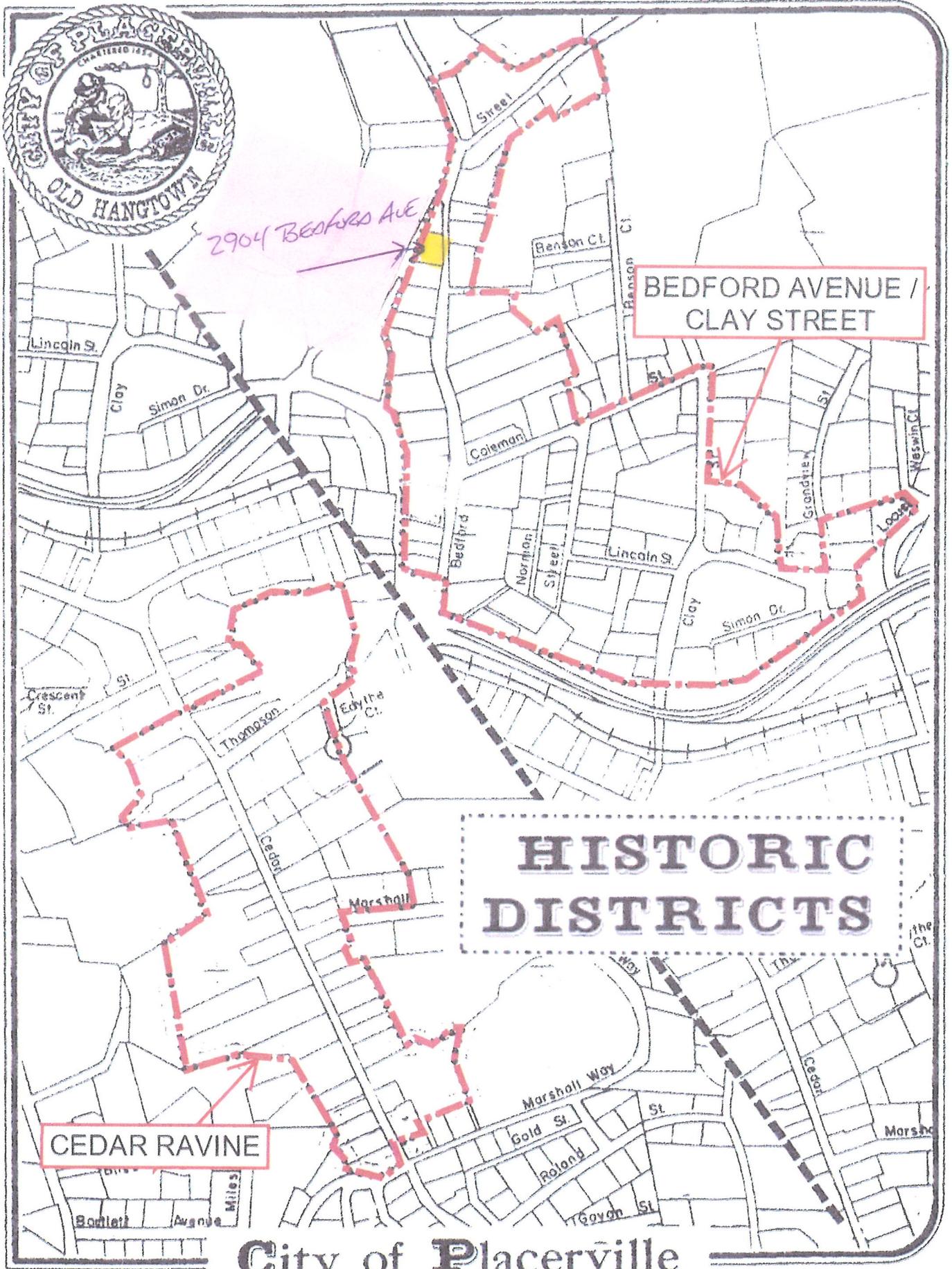
BEDFORD AVENUE / CLAY STREET

HISTORIC DISTRICTS

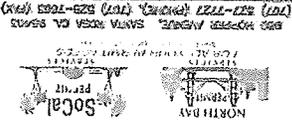
CEDAR RAVINE



City of Placerville



SEARS HOME IMPROVEMENT (SAC)
 1200 DEL PASO RD SUITE 110
 SACRAMENTO, CA 95834

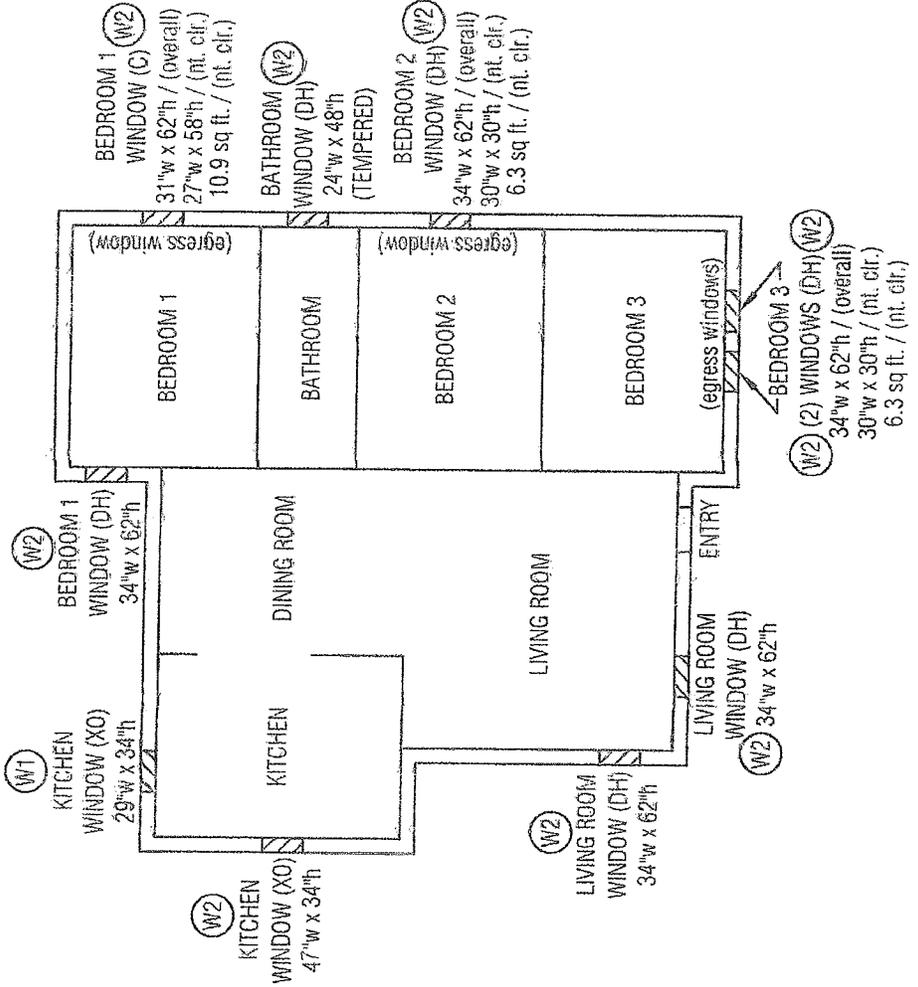


TERESA SUMPNER
 2904 BEDFORD AVENUE
 PLACERVILLE, CA 95667

DATE	03.22.2018
SCALE	NTS
DRAWN BY	TJA
CSB	235340799A
SHEET	A-1

SCOPE OF WORK: REPLACE / INSTALL (16) RETROFIT,
 VINYL, DUAL GLAZED, LOW E, WINDOWS, NO (N)
 CONSTRUCTION / REPLACEMENT ONLY.

NOTE: WINDOWS / PATIO DOORS,
 U-FACTOR = 0.30
 SHGC = 0.25



FIRST STORY (MAIN HOUSE)
 FLOOR PLAN
 (FRONT YARD)
 BEDFORD AVENUE

NOTE
 1) SMOKE DETECTORS: WHEN A BUILDING PERMIT IS REQUIRED, SMOKE DETECTORS SHALL BE INSTALLED. (a) IN EACH SLEEPING ROOM. (b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. (c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (CRC 314)
 2) CARBON MONOXIDE ALARMS: WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000.00, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS: (a) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), (b) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (CBC 420.4, CRC R315).

(HOME OWNER TO PROVIDE BEFORE FINAL INSPECTION)

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CEC-CF 1R-ALT-05-E (Revised 04/16)

CERTIFICATE OF COMPLIANCE

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: Sumprer

Date Prepared: 3/23/2018

Page 1 of 4

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-05-E

This compliance document is only applicable to simple alterations that do not require HERS verification for compliance. When HERS verification is required, a CF1R-ALT-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ALT-05 and CF2R-ALT-05 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value other than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R-ALT-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information

01	Project Name:	Sumprer	02	Date Prepared:	3/23/2018
03	Project Location:	2904 Bedford Avenue	04	Building Front Orientation (deg or cardinal):	East
05	CA City:	Placerville	06	Number of Altered Dwelling Units:	1
07	Zip Code:	95667	08	Fuel Type:	N/A
09	Climate Zone:	12	10	Total Conditioned Floor Area (ft ²):	1939
11	Building Type:	Multi-Family	12	Slab Area (ft ²):	N/A

13 Project Scope (Select all that apply):

- B. Insulation D. & E. Fenestration/Glazing -ADD G. Space Conditioning System (Heating, Cooling, Duct system)
 C. Roof Replacement D. & F. Fenestration/Glazing - REPLACE H. Water Heating System

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CEC-CF-IR-ALT-05-E (Revised 04/16)

CERTIFICATE OF COMPLIANCE

CALIFORNIA ENERGY COMMISSION

CF-IR-ALT-05-E

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: **Sumprer**

Page 2 of 4

Date Prepared: **3/23/2018**

01	02		03		04		05		06		07	Comments
	Alteration Type	Maximum Allowed Fenestration for All Orientations (ft ²)	Maximum Allowed West-Facing Fenestration Area Only (ft ²)	Existing Fenestration for All Orientations (ft ²)	Existing West-Facing Fenestration Area (ft ²)	Maximum Allowed U-Factor (Windows)	Maximum Allowed U-Factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)			
Replace All	388	97	194	14	0.32	N/A	0.25	N/A	N/A	N/A	N/A	

F. Fenestration/Glazing Proposed Areas and Efficiencies - Replace (Section 150.2(b)1B)

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation (N, S, W, E)	Area Removed (ft ²)	Area Added (ft ²)	Net Added Area (ft ²)	U-factor	Source	SHGC	Source	Exterior Shading Device	Combined SHGC from CF-IR-ENV-03
W1	(2) Windows	Vinyl	N/A	West	13.5	13.5	0	0.30	NFRC	0.25	NFRC	N/A	N/A
W2	(14) Windows	Vinyl	N/A	N, E, S	180.5	180.5	0	0.30	NFRC	0.25	NFRC	N/A	N/A
	Add Row	Delete Row											

15	Net Added West-facing Fenestration Area		14	
16	Is Net Added Fenestration Area ≤ for west-facing fenestration?	Yes	No	
17	Net Added Fenestration Area (all orientations)	<input checked="" type="radio"/>	<input type="radio"/>	194
18	Is Net Added Fenestration Area ≤ 0 for all orientations?	<input checked="" type="radio"/>	<input type="radio"/>	No
19	Proposed Fenestration U-factor (Windows)			0.30
20	Required Fenestration U-factor (Windows)			0.32
21	Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor?	<input checked="" type="radio"/>	<input type="radio"/>	No
22	Proposed Fenestration SHGC (Windows)			0.25
23	Required Fenestration SHGC (Windows)			0.25
24	Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC?	<input checked="" type="radio"/>	<input type="radio"/>	No
25	Proposed Fenestration U-factor (Skylights)			N/A
26	Required Fenestration U-factor (Skylights)			N/A
27	Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor?	<input type="radio"/>	<input checked="" type="radio"/>	No

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CEC-CF1R-ALT-05-E (Revised 04/16)

CERTIFICATE OF COMPLIANCE

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: **Sumprer**

Date Prepared: **3/23/2018**

28	Proposed Fenestration SHGC	N/A
29	Required Fenestration SHGC	N/A
30	Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC?	<input checked="" type="radio"/> Yes <input type="radio"/> No

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CEC-CF1R-ALT-05-E (Revised 04/16)

CERTIFICATE OF COMPLIANCE

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: **Sumprer**

Date Prepared: **3/23/2018**

CALIFORNIA ENERGY COMMISSION

CF1R-ALT-05-E

Page 4 of 4

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: **TANNER ALBERTS**

Documentation Author Signature: *Tanner Alberts*

Company: **SEARS HOME IMPROVEMENT (SAC)**

Signature Date: **3-23-18**

Address: **1200 DEL PASO ROAD STE. 110**

CEA/HERS Certification Identification (if applicable): **N/A**

City/State/Zip: **SACRAMENTO, CA. 95834**

Phone: **707-527-7727**

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: **TANNER ALBERTS**

Responsible Designer Signature: *Tanner Alberts*

Company: **SEARS HOME IMPROVEMENT (SAC)**

Date Signed: **3-23-18**

Address: **1200 DEL PASO ROAD STE. 110**

License: **602331**

City/State/Zip: **SACRAMENTO, CA. 95834**

Phone: **707-527-7727**

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

STATE OF CALIFORNIA
FENESTRATION INSTALLATION
 CEC-CF2R-ENV-01-E (Revised 10/16)



CALIFORNIA ENERGY COMMISSION

CF2R-ENV-01-E

Page 1 of 2

CERTIFICATE OF INSTALLATION

Fenestration Installation - For Non-HERS Registered Projects

Project Name: **Sumpter** Enforcement Agency: **Placerville** Permit Number:

Dwelling Address: **2904 Bedford Avenue** City: **Placerville** Zip Code: **95667**

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. The signer agrees that all applicable Mandatory Measures were met. Temporary labels are not to be removed before verification by the building inspector.

A. Fenestration/Glazing

Includes all Windows, Skylights, Greenhouse/Bay Windows, and Glazed Doors.
 Note: If meeting Exception 1 to 150.1(c)3A, Installing ≤ 3ft2 glass in door, it is assumed to meet the minimum required U-factor (0.32) & SHGC (0.25).
 If meeting Exception 1 to 150.1(c)3A, Installing ≤ 3ft2 tubular skylight, it is assumed to meet the minimum required U-factor (0.55) & SHGC (0.30).

01	02	03	04	05	06	07	08	09	10	11	12
Tag/ID	Manufacturer/Brand	Fenestration Area (ft ²)	Orientation	Chromogenic	U-factor	Source	SHGC	Source	Fenestration Type	Exterior Shading Devices (Describe)	Comments/Special Features
W1-W2	Vinyl	194	N, E, S, W	No	0.3	NFRC	0.25	NFRC	(16) Windows	N/A	N/A
Add Row	Delete Row										

B. Fenestration Installation

- 01 For new construction, installed window U-factor and SHGC values should be equal to or less than that listed on the CF1R.
- 02 For existing buildings the U-factor and SHGC values should be the same or better than the required Energy Commission prescriptive requirements.
- 03 Temporary labels should not be removed until verified by the building inspector.
- 04 The fenestration product manufacturer's installation specifications shall be followed when installing these products. The space between the fenestration product and rough opening shall be completely filled with insulation. If batt insulation is used, it is cut to size and placed properly around the fenestration product.

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

STATE OF CALIFORNIA
FENESTRATION INSTALLATION
 CEC-CF2R-ENV-01-E (Revised 10/16)



CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF INSTALLATION

CF2R-ENV-01-E

Fenestration Installation - For Non-HERS Registered Projects

Page 2 of 2

Project Name: Sumprer	Enforcement Agency: Placerville	Permit Number:
Dwelling Address: 2904 Bedford Avenue	City: Placerville	Zip Code: 95667

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Installation documentation is accurate and complete.

Documentation Author Name: TANNER ALBERTS	Documentation Author Signature: <i>Tanner Alberts</i>
Documentation Author Company Name: SEARS HOME IMPROVEMENT	Date Signed: 3-23-18
Address: 1200 DEL PASO ROAD STE, 110	CEA/HERS Certification Identification (if applicable): N/A
City/State/Zip: SACRAMENTO, CA. 95834	Phone: 707-527-7727

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Installation is true and correct.
- I am either: a) a responsible person eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) I am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
- The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency.
- I will ensure that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Builder/Installer Name:	Responsible Builder/Installer Signature:
Company Name: (Installing Subcontractor or General Contractor or Builder/Owner)	Position with Company (Title):
Address:	CSLB License:
City/State/Zip:	Phone:
	Date Signed:



1024 Florida Central Pkwy
Longwood, FL

ORDER: 235340890001

ORDER DATE: 3/6/2018

EST. DELIVERY DATE: 3/12/2018

ORDER CONTACT: Dennis Oliver

ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

SHIPPING INFORMATION

[SACRAMENTO]

SHIP VIA:

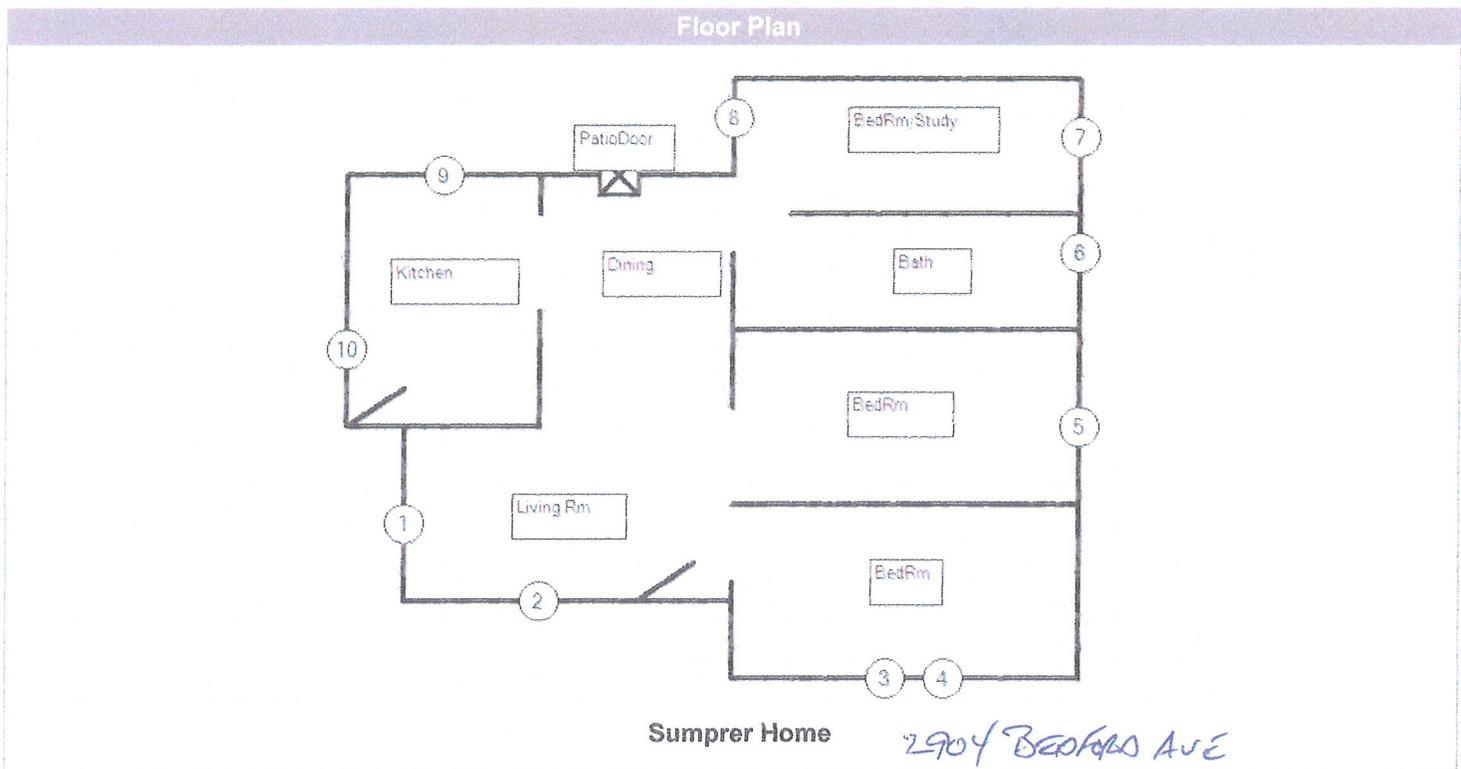
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
23534089000 1	3/6/2018		23534089	0	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	WM - DOUBLE HUNG WHITE LOWE/ARGON/LAMI SCULPTERED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[28.75 X 23.5625] Living Rm	1	34 W X 62 H	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,612.98	\$1,612.98
2	WM - DOUBLE HUNG WHITE TEMPERED TEMPERED ALL SCULPTERED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[28.75 X 23.5625] Living Rm	1	34 W X 62 H	\$0.00 \$1,508.46 \$0.00 \$140.45 \$104.52 \$0.00 \$0.00 \$0.00	\$0.00 \$1,508.46 \$0.00 \$140.45 \$104.52 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,753.43	\$1,753.43
3	WM - DOUBLE HUNG WHITE LOWE/ARGON/LAMI SCULPTERED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[28.75 X 23.5625] Front Bedroom	1	34 W X 62 H	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,612.98	\$1,612.98

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
23534089000 1	3/6/2018		23534089	0	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
4	WM - DOUBLE HUNG WHITE LOWE/ARGON/LAMI SCULPTURED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[28.75 X 23.5625] Front Bedroom	1	34 W X 62 H	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,612.98	\$1,612.98
5	WM - DOUBLE HUNG WHITE LOWE/ARGON/LAMI SCULPTURED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[28.75 X 23.5625] Middle Bedroom	1	34 W X 62 H	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00	\$0.00 \$1,508.46 \$0.00 \$104.52 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,612.98	\$1,612.98
6	WM - DOUBLE HUNG WHITE TEMPERED TEMPERED ALL OBSCURE OBSCURE ALL SASHES CLEAR / LAMI FULL SCREEN MAX CLEARANCE DIMENSIONS=[18.75 X 16.5625] BATH	1	24 W X 48 H	\$0.00 \$1,324.29 \$0.00 \$105.34 \$0.00 \$64.21 \$0.00 \$0.00 \$0.00	\$0.00 \$1,324.29 \$0.00 \$105.34 \$0.00 \$64.21 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,493.84	\$1,493.84
7	WM - RIGHT HINGE CASEMENT WHITE LOWE/ARGON/LAMI SCULPTURED COLONIAL=[2V4H] MATCH PRODUCT MAX CLEARANCE DIMENSIONS=[19.501 X 57.216] BedRm/Study	1	31 W X 62 H	\$0.00 \$2,339.70 \$0.00 \$119.46 \$0.00 \$0.00	\$0.00 \$2,339.70 \$0.00 \$119.46 \$0.00 \$0.00
ITEM SUBTOTAL:				\$2,459.16	\$2,459.16
8	WM - DOUBLE HUNG WHITE LOWE/ARGON/LAMI SCULPTURED COLONIAL=[2V1H] MATCH PRODUCT FULL SCREEN MAX CLEARANCE DIMENSIONS=[25.75 X 23.5625] Bedroom/Study	1	31 W X 62 H	\$0.00 \$1,453.70 \$0.00 \$209.06 \$0.00 \$0.00 \$0.00	\$0.00 \$1,453.70 \$0.00 \$209.06 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,662.76	\$1,662.76

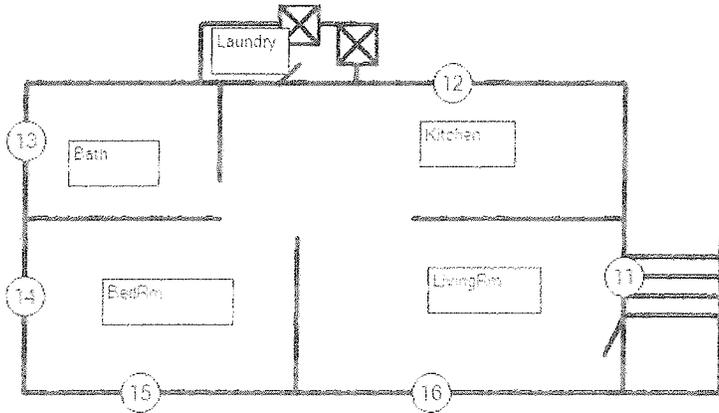
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
23534089000 1	3/6/2018		23534089	0	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
9	WP - SLIDER WHITE LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[9 X 28.75] Kitchen over sink	1	29 W X 34 H	\$0.00 \$1,143.11 \$0.00 \$0.00 \$0.00	\$0.00 \$1,143.11 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,143.11	\$1,143.11
10	WP - SLIDER WHITE TEMPERED TEMPERED ALL LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[18 X 28.75]	1	47 W X 34 H	\$0.00 \$1,202.34 \$0.00 \$227.03 \$0.00 \$0.00 \$0.00	\$0.00 \$1,202.34 \$0.00 \$227.03 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,429.37	\$1,429.37
11	WEATHERBEATER_C - SLIDER WHITE TEMPERED TEMPERED ALL LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[30.936 X 20.5] Rental LivingRm Entry	1	71 W X 25 H	\$0.00 \$1,176.16 \$0.00 \$287.32 \$0.00 \$0.00 \$0.00	\$0.00 \$1,176.16 \$0.00 \$287.32 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,463.48	\$1,463.48
12	WEATHERBEATER_C - DOUBLE HUNG WHITE LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[26.5 X 8.875] Rental Kitchen	1	31 W X 31 H	\$0.00 \$975.56 \$0.00 \$0.00 \$0.00	\$0.00 \$975.56 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$975.56	\$975.56
13	WEATHERBEATER_C - DOUBLE HUNG WHITE TEMPERED TEMPERED ALL LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[19.5 X 11.375] Rental - Bath	1	24 W X 36 H	\$0.00 \$975.56 \$0.00 \$179.57 \$0.00 \$0.00 \$0.00	\$0.00 \$975.56 \$0.00 \$179.57 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,155.13	\$1,155.13
14	WEATHERBEATER_C - LEFT HINGE CASEMENT WHITE LOWE/ARGON/CLEAR MAX CLEARANCE DIMENSIONS=[23.501 X 41.216] Rental Bedroom	1	35 W X 46 H	\$0.00 \$1,345.91 \$0.00 \$0.00	\$0.00 \$1,345.91 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,345.91	\$1,345.91

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
23534089000 1	3/6/2018		23534089	0	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
15	WEATHERBEATER_C - DOUBLE HUNG WHITE LOWE/ARGON/CLEAR FULL SCREEN AC HEIGHT=[HEIGHT=0] MAX CLEARANCE DIMENSIONS=[32.5 X 17.375] Rental Bedroom	1	37 W X 48 H	\$0.00 \$1,068.15 \$0.00 \$0.00 \$185.17 \$0.00	\$0.00 \$1,068.15 \$0.00 \$0.00 \$185.17 \$0.00
ITEM SUBTOTAL:				\$1,253.32	\$1,253.32
16	WEATHERBEATER_C - SLIDER WHITE LOWE/ARGON/CLEAR FULL SCREEN MAX CLEARANCE DIMENSIONS=[25.436 X 43.5] Living Room	1	60 W X 48 H	\$0.00 \$1,232.74 \$0.00 \$0.00 \$0.00	\$0.00 \$1,232.74 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$1,232.74	\$1,232.74
TOTALS: 16				SUBTOTAL:	\$23,819.73
				TOTAL:	\$23,819.73

COMMENT: Kitchen Nook



Floor Plan



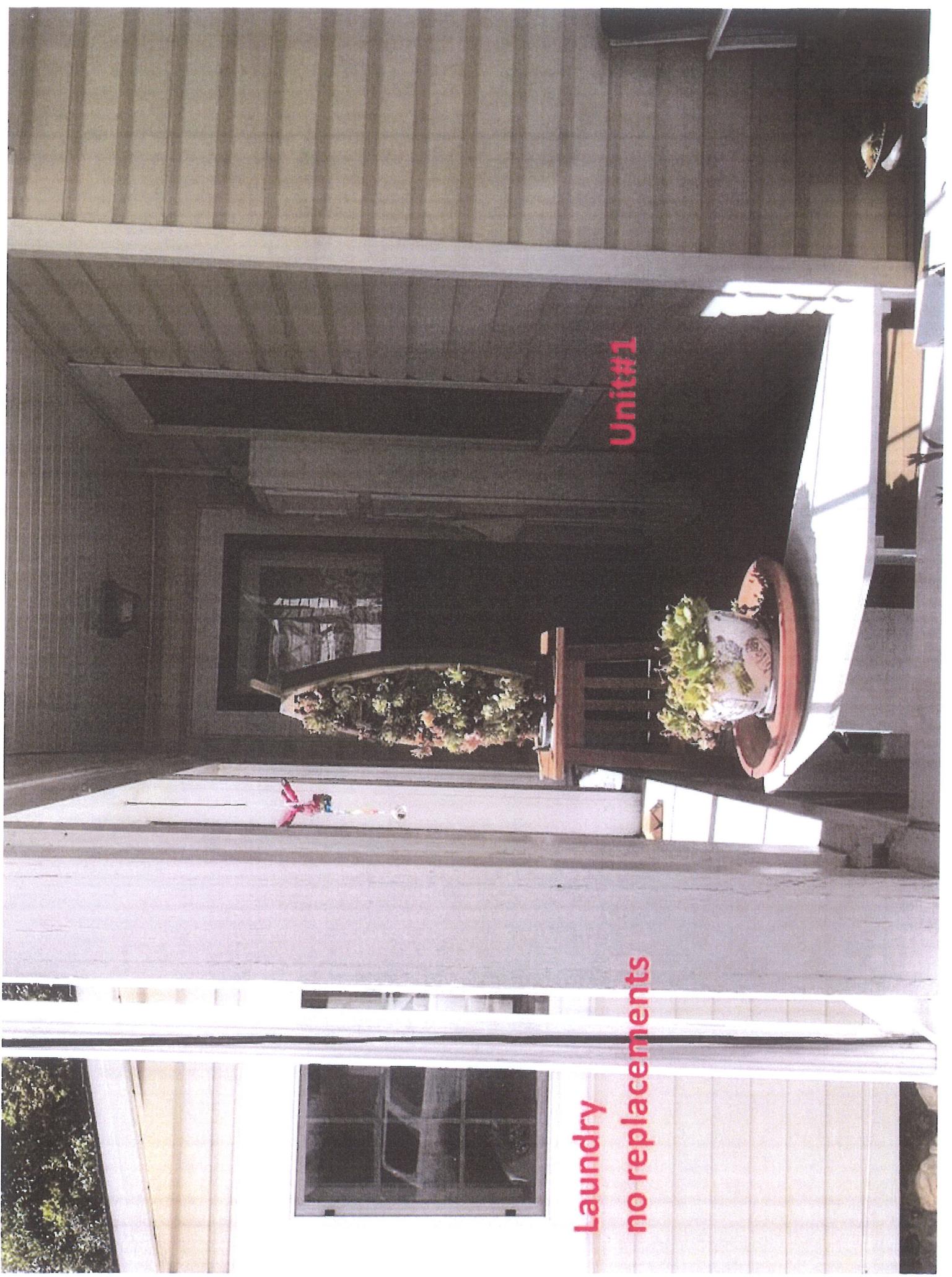
RentalAboveGarage

2908 BEOKING AVE



Laundry/Porch
NO REPLACEMENTS
Here

2904



Unit#1

Laundry
no replacements



2904

Unit #2

Unit #1



Unit # 3 & 4

Unit #7

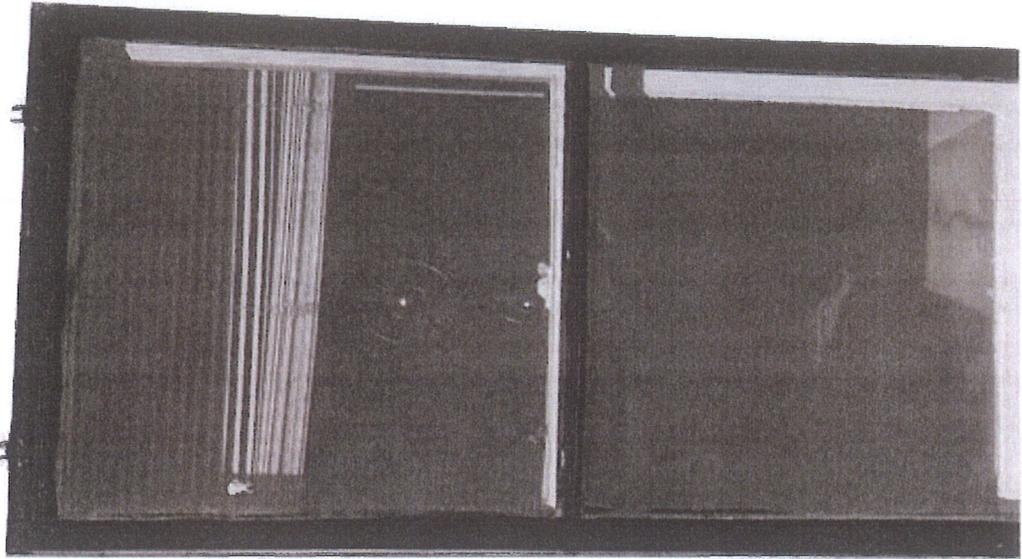
Unit #6

Unit #5

10433125

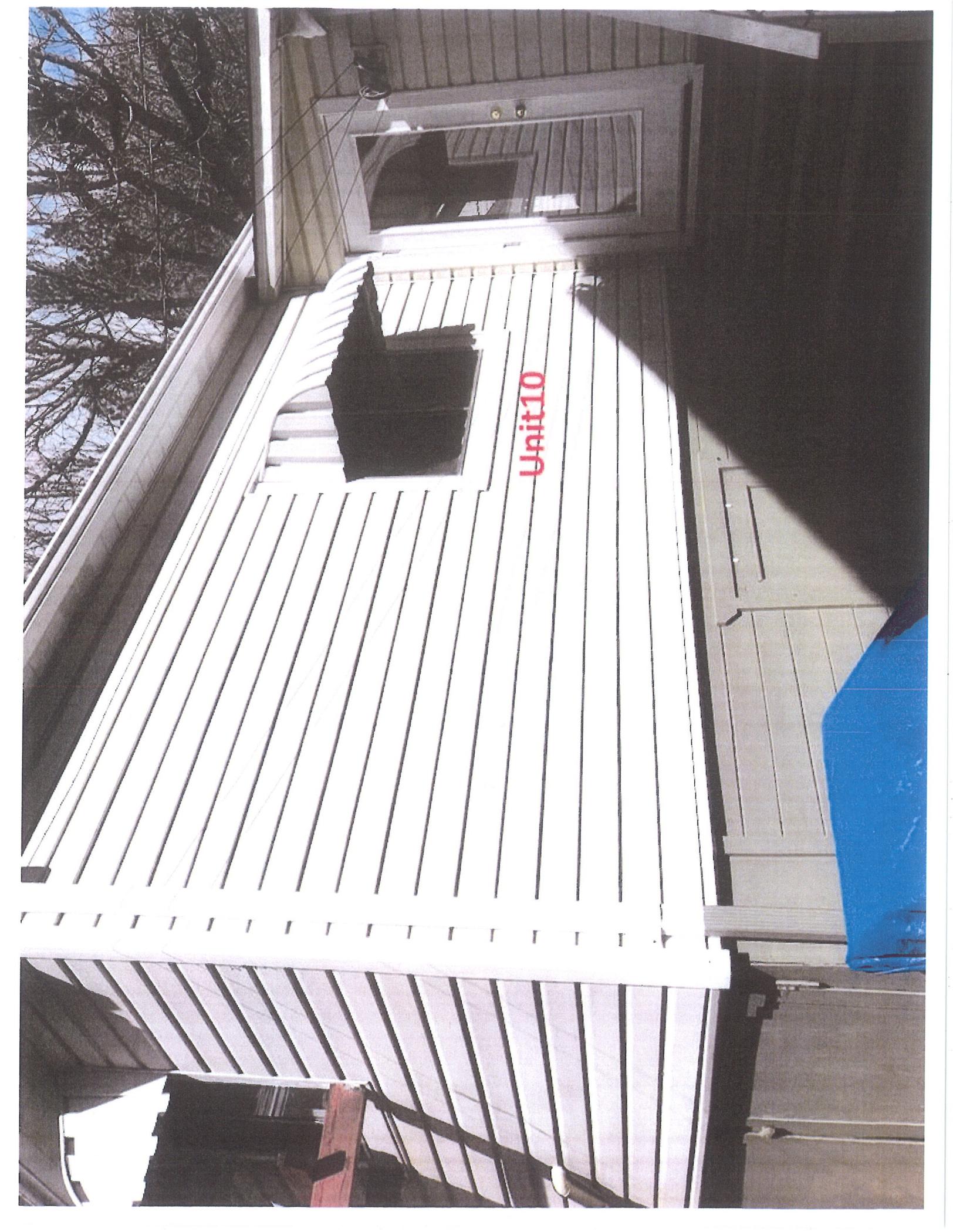


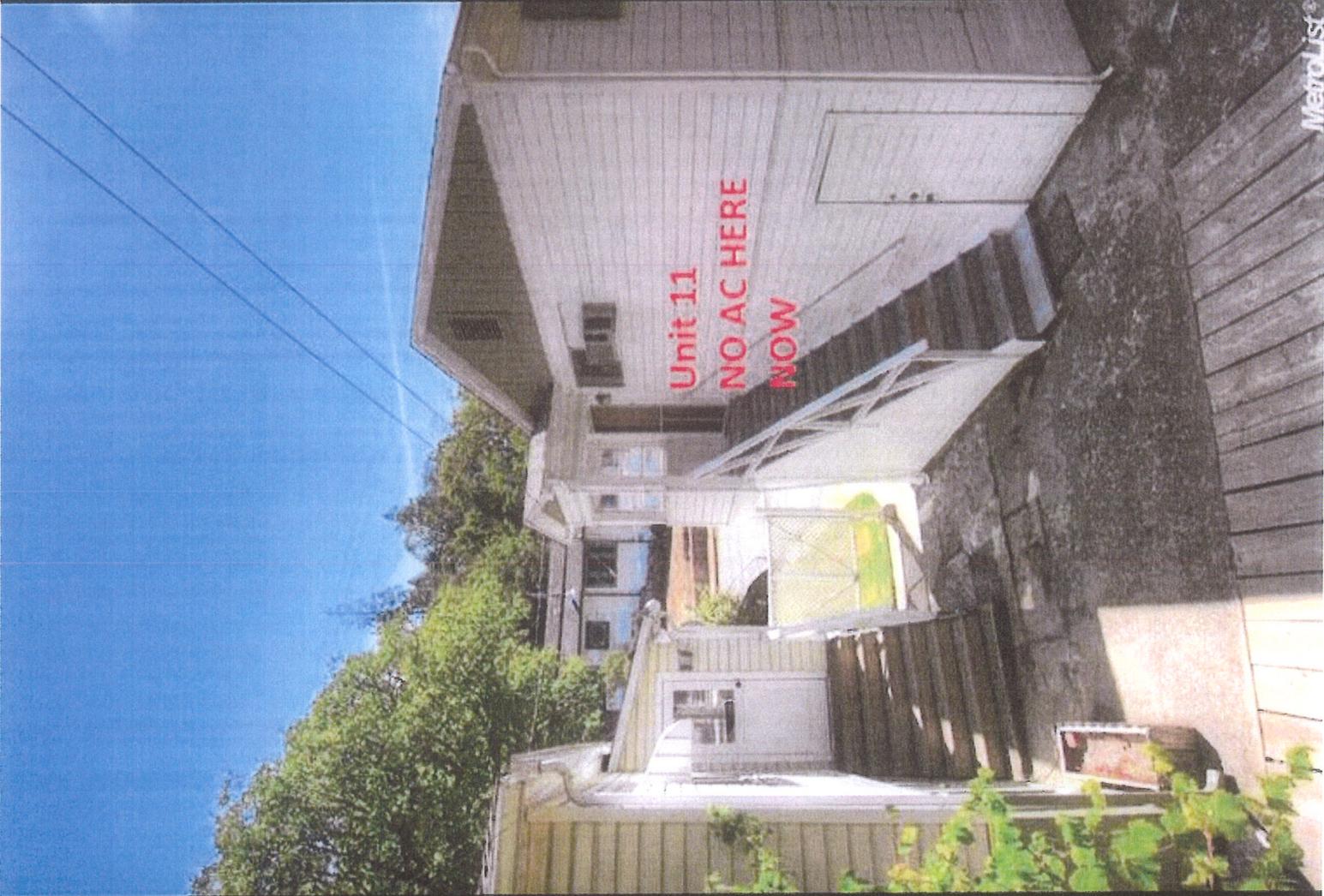
Unit #8

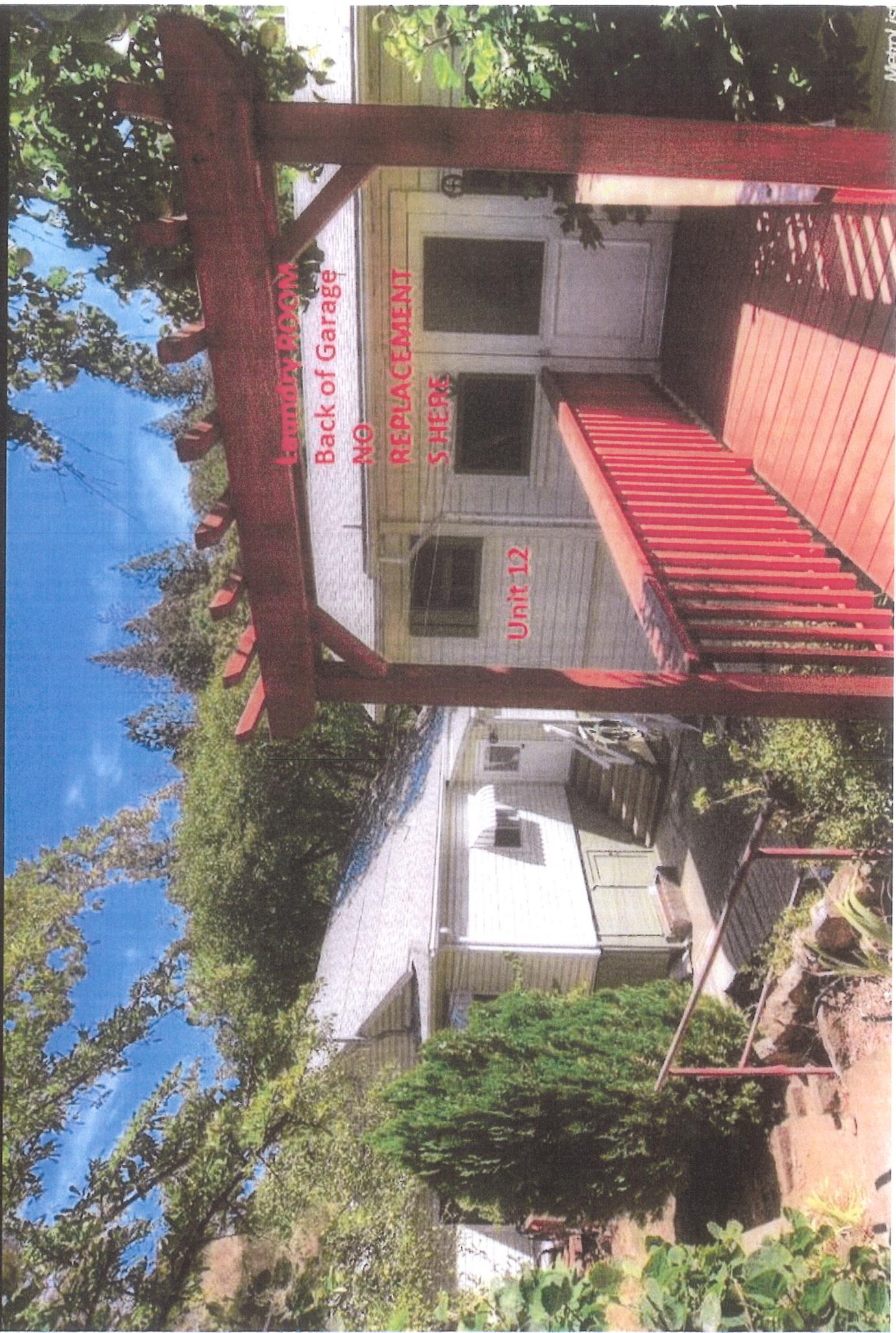




Unit 10







LAMBRDY ROOM

Back of Garage

NO

REPLACEMENT

S HERE

Unit 12



Unit 13 and
14

