

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Existing+Addition at 128 via Sego
Calculation Date/Time: 14:21, Wed, Jun 21, 2017
Calculation Description: Title 24 Analysis
Input File Name: 17-272P_v7-1.rbd16x

CF1R-PRF-01

Page 1 of 9

GENERAL INFORMATION										
01	Project Name Existing+Addition at 128 via Sego									
02	Calculation Description Title 24 Analysis									
03	Project Location 128 Via Sego									
04	City Redondo Beach									
05	Standards Version Compliance 2017									
06	Zip Code 90277									
07	Compliance Manager Version BEMcmpMgt 2016.2.1 (695)									
08	Climate Zone C2b									
09	Software Version EnergyPro 7.1									
10	Building Type Single Family									
11	Front Orientation (deg/Cardinal) 120									
12	Project Scope Addition and/or Alteration									
13	Number of Dwelling Units 1									
14	Total Cond. Floor Area (ft²) 2253									
15	Number of Zones 2									
16	Slab Area (ft²) 0									
17	Number of Stories 1									
18	Addition Cond. Floor Area 588									
19	Natural Gas Available Yes									
20	Addition Slab Area (ft²) 0									
21	Glazing Percentage (%) 23.3%									

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTOD/r²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	26.80	26.78	0.02	0.1%
Space Cooling	20.78	20.72	0.06	0.3%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	14.92	14.92	0.00	0.0%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	62.50	62.42	0.08	0.1%

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CF1R-PRF-01

Page 4 of 9

FENESTRATION / GLAZING										
01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width(ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Window - D	Front (Front-120)	4.3	5.0	1.009	21.7	0.37	0.31	Insert Screen (default)	New	N/A
Window - D 2	Front (Front-120)	4.3	5.0	1.009	21.7	0.37	0.31	Insert Screen (default)	New	N/A
French Door - 01	Front (Front-120)	6.2	6.8	0.989	41.7	0.37	0.31	Insert Screen (default)	New	N/A
French Door - 02	Front (Front-120)	5.5	7.1	0.999	39.0	0.37	0.31	Insert Screen (default)	New	N/A
Window - Y	Right (Right-30)	5.3	4.1	1.003	21.8	0.37	0.31	Insert Screen (default)	New	N/A
Window - E	Left (Left-210)	2.0	4.0	1	8.0	0.37	0.31	Insert Screen (default)	New	N/A
Window - Y 2	Left (Left-210)	5.3	4.1	1.003	21.8	0.37	0.31	Insert Screen (default)	New	N/A
Window: New	Left: To Remain (Left-210)	---	---	1	22.8	0.37	0.31	Insert Screen (default)	Altered	N/A
Window: Remain	Left: To Remain (Left-210)	---	---	1	45.8	0.71	0.73	Insert Screen (default)	Existing	No
Sliding Door: Remain	Left: To Remain (Left-210)	---	---	1	77.8	0.71	0.73	Insert Screen (default)	Existing	No
Window: Remain	Right: To Remain (Right-30)	---	---	1	21.6	0.71	0.73	Insert Screen (default)	Existing	No
Window: Remain 2	Right: To Remain (Right-30)	---	---	1	11.1	0.71	0.73	Insert Screen (default)	Existing	No
Window: Remain 3	Right: To Remain (Right-30)	---	---	1	18.4	0.71	0.73	Insert Screen (default)	Existing	No
French Door: Remain	Right: To Remain (Right-30)	---	---	1	20.0	1.04	0.74	Insert Screen (default)	Existing	No
Sliding Door: Remain 2	Back: To Remain (Back-300)	---	---	1	76.7	0.71	0.73	Insert Screen (default)	Existing	No
Window: Remain 4	Back: To Remain (Back-300)	---	---	1	36.6	0.71	0.73	Insert Screen (default)	Existing	No
Window: Remain 5	Back: To Remain (Back-300)	---	---	1	18.4	0.71	0.73	Insert Screen (default)	Existing	No

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door	Interior Surface 3	21.9	0.50	New	No

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Page 7 of 9

WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	Annual	Existing	No

WATER HEATERS										
01	02	03	04	05	06	07	08	09	10	11
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating/Pilot	Tank Insulation R-value (Inch/Eq)	Standby Loss / Recovery Eff	NEEA Heat Pump Type	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Storage	1	50	0.525 EF	28000 Btu/hr	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Name	Ducted	Name	Ducted	Distribution System	Fan System	Floor Area Served
Existing FAU1	Other Heating and Cooling System	Heating Component 1	Yes	Cooling Component 1	No	Air Distribution System 1	HVAC Fan 1	2253
								Existing
								No

HVAC - HEATING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency				
Heating Component 1			Cntr/Furnace	1		75 AFUE	

HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	NoCooling	1	---	---	---	---	---

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Page 2 of 9

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
<ul style="list-style-type: none">• Ceiling has high level of insulation• Window overhangs and/or fins• New ductwork added is less than 40 ft. in length

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.	
Building-level Verifications:	
• --None--	
Cooling System Verifications:	
• --None--	
HVAC Distribution System Verifications:	
• --None--	
Domestic Hot Water System Verifications:	
• --None--	

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
Existing+Addition at 128 via Sego	2253	1	4	2	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	Water Heating System 2
Addition	Conditioned	Existing FAU1	588	8.3	DHW Sys 1	n/a
Existing	Conditioned	Existing FAU1	1665	8.3	DHW Sys 1	n/a

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CF1R-PRF-01

Page 5 of 9

OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
		Overhang							Right Fin				
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Window - D	2	0.1	4	4	0	0	0	0	0	0	0	0	0
Window - D 2	2	0.1	4	4	0	0	0	0	0	0	0	0	0
French Door - 01	2	0.1	4	4	0	0	0	0	0	0	0	0	0
French Door - 02	12	0.1	10	10	0	9	0	0.1	0	0	0	0	0
Window - Y	8	0.1	8	8	8	0	0	0	0	0	0	0	0
Window - E	2	0.1	4	4	0	0	0	0	0	0	0	0	0
Window - Y 2	2	0.1	4	4	0	0	0	0	0	0	0	0	0

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Page 8 of 9

HVAC - DISTRIBUTION SYSTEMS									
01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in attic (Ventilated and Unventilated)	Existing (not specified)	6.0	Attic	Attic	None	Existing + New	No	N/A

IAQ (Indoor Air Quality) FANS				
01	02	03	04	05
Name	IAQ CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFan IAQ/ventRpt	n/a	Default	0	Not Required

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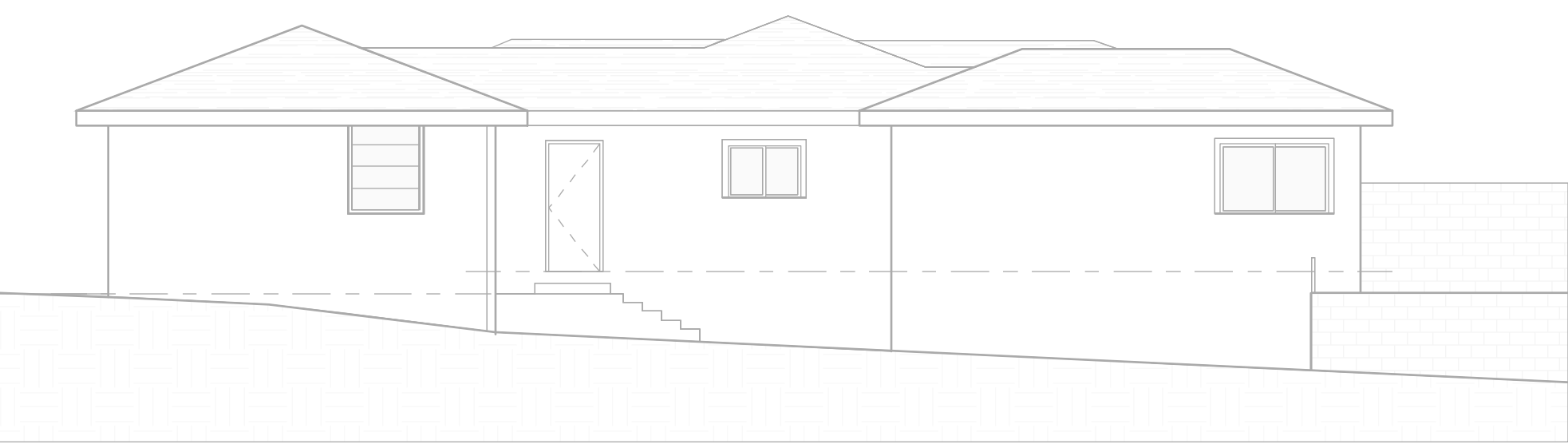
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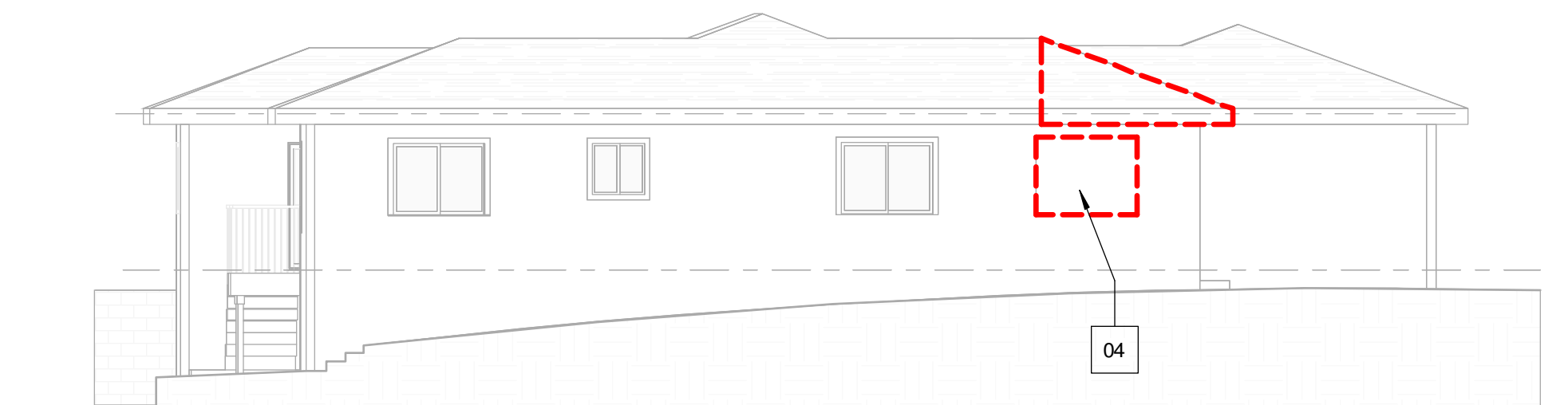
CF1R-PRF-01

Page 3 of 9

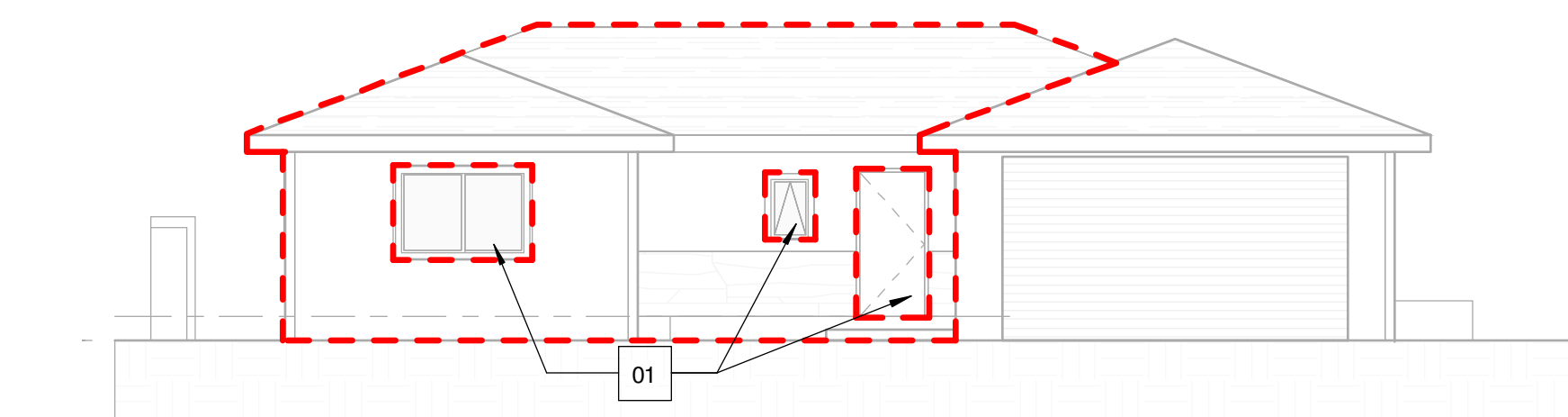
OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Til (deg)	Status	Verified Existing Condition
Front	Addition	R-15 Wall	120	Front	279	124.094	90	New	N/A
Rear	Addition	R-15 Wall	300	Back	9	0	90	New	N/A
Right	Addition	R-15 Wall	30	Right	81	21.7952	90	New	N/A
Left	Addition	R-15 Wall	210	Left	126	29.7952	90	New	N/A
Interior Surface 2	Addition_____Garage____	R-15 Wall	98		98	0		New	N/A
New Roof	Addition	R-38 Roof Attic	588		588			New	N/A
Raised Floor	Addition	R-19 Roof Crawlspace	588		588			New	N/A
Front: To Remain	Existing	R-0 Wall	120	Front	40	0	90	Existing	No
Left: To Remain	Existing	R-0 Wall	210	Left	521	146.4	90	Existing	No
Right: To Remain	Existing	R-0 Wall	30	Right	520	71.1	90	Existing	No
Back: To Remain	Existing	R-0 Wall	300	Back	453	131.7	90	Existing	No
Interior Surface 3	Existing_____Garage____	R-0 Wall	81		81	21.9		Existing	No
Existing Roof: Remain	Existing	R-19 Roof Attic	1695		1695			Existing	No
Raised Floor 2	Existing	R-0 Floor Crawlspace	1695		1695			Existing	No
Right Wall	_____Garage____	R-0 Wall	120	Front	155	0	90	New	N/A
Left Wall	_____Garage____	R-0 Wall	300	Back	58	0	90	New	N/A
Back Wall	_____Garage____	R-0 Wall	30	Right	48	20	90	New	N/A
Front Wall	_____Garage____	R-0 Wall	210	Left	163	112	90	New	N/A



NORTH - SIDE ELEVATION
NOTHING IS AFFECTED ON THIS ELEVATION



SOUTH - SIDE ELEVATION



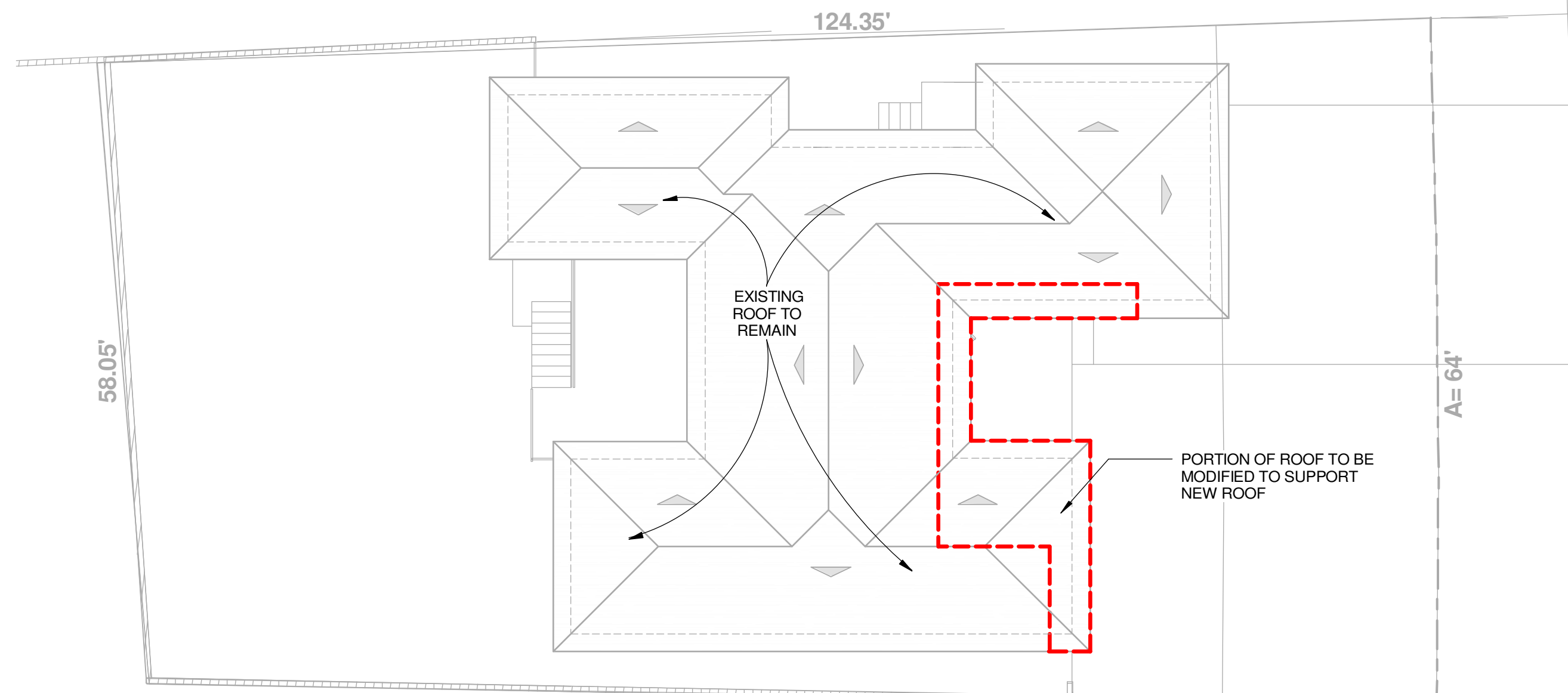
EAST - FRONT ELEVATION



WEST - REAR ELEVATION
NOTHING IS AFFECTED ON THIS ELEVATION

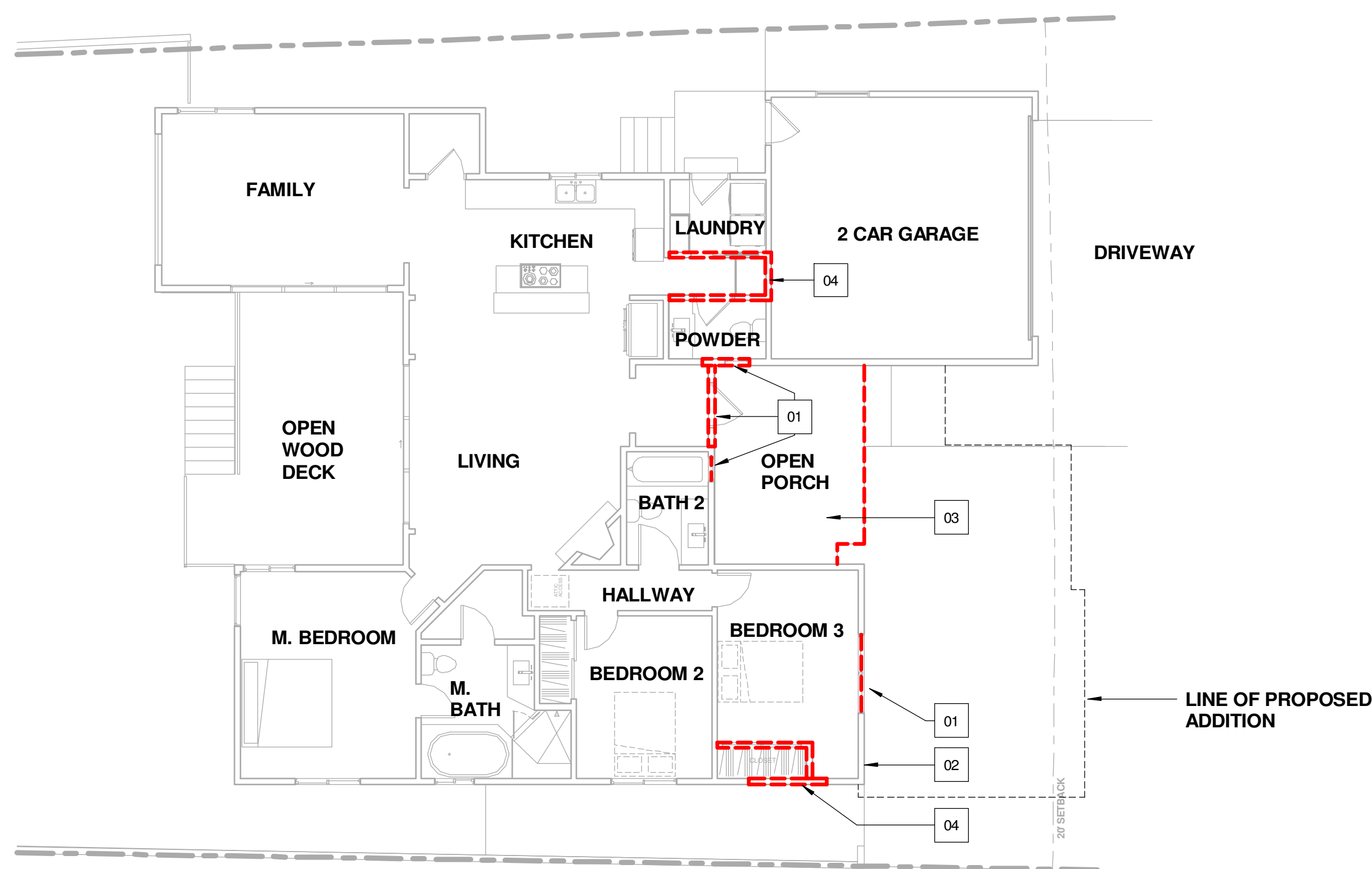
1 EXISTING ELEVATIONS

1/8" = 1'-0"



2 EXISTING / DEMO ROOF

3/32" = 1'-0"



3 EXISTING HOUSE/ DEMO PLAN

1/8" = 1'-0"

KEYNOTE / LEGEND

- 01 DEMO DOOR / WINDOW
- 02 EXTERIOR WALL IS NOW INTERIOR
- 03 DEMO FRONT OPEN PATIO
- 04 PERFORATE WALL FOR PROPOSED DOOR / WINDOW
- DEMO WALL / ROOF

Ames Peterson
INTERNATIONAL
ARCHITECTURE
& INTERIOR DESIGN
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Beverly Hills, CA 90210**
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PROJECT DIRECTORY:

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ENGINEER:
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Van Nuys, CA 91401
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CLIENT:

Project Address & Owners:
Residence
128 VIA SEGO
TORRANCE, CA 90277

DATE PRINTED:	BENCHMARK:
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SHEET TITLE:
**DEMO PLAN/
ELEVATION**

SCALE:
As indicated

SHEET NO:
A-1.1

FLOOR PLAN KEYNOTES

- 01

ATTIC ACCESS (MIN. 22"x30") . ATTIC AREA SHOULD HAVE CLEAR HEADROOM OF 30" AND VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC AREA) IS REQUIRED. (R806.2)
F.A.U. TO BE LOCATED IN THE ATTIC
- 02

(E) RAILING.
- 03

(E) FIRE PLACE
- 04

(E) CRAWL SPACE ACCESS
- 05

(E) ELECTRIC METER
- 06

DOOR BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF CLOSING AND SELF LATCHING DEVICES, OR SOLID WOOD OR HONEYCOMB CORE STEEL NOT LESS THAN 13/8 INCHES THICK.
- 07

NEW STEP

- 08

VENTILATION NOT LESS THAN 1 sq.ft FOR EACH 150 sq.ft. SEE MARKED VENT LOCATIONS. 585/150= 3.9 sq.ft = 562 sq.in 61 sq.in. (562/61=9.21) PROVIDE (10) 17.25 x 9.75" VENTS
see elevations for locations

SYMBOLS

- NEW WALLS

EXISTING WALLS TO REMAIN
- DOWNSPOUTS

REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO RAIN BARRELS
- ENERGY STAR COMPLIANT EXHAUST FAN

TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (SEE NOTE 25, GRN 14 FORM, SHEET A-1.2)

- APPROVED SMOKE DETECTOR

ALARM

EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM.

(SEE SHEET NOTE ON THIS SAME SHEET)
- 24" CLEAR INFRONT OF TOILETS

1'-4" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ADJACENT WALL OF CABINET
- FLOOR LEVEL SYMBOL

PROPERTY LINE



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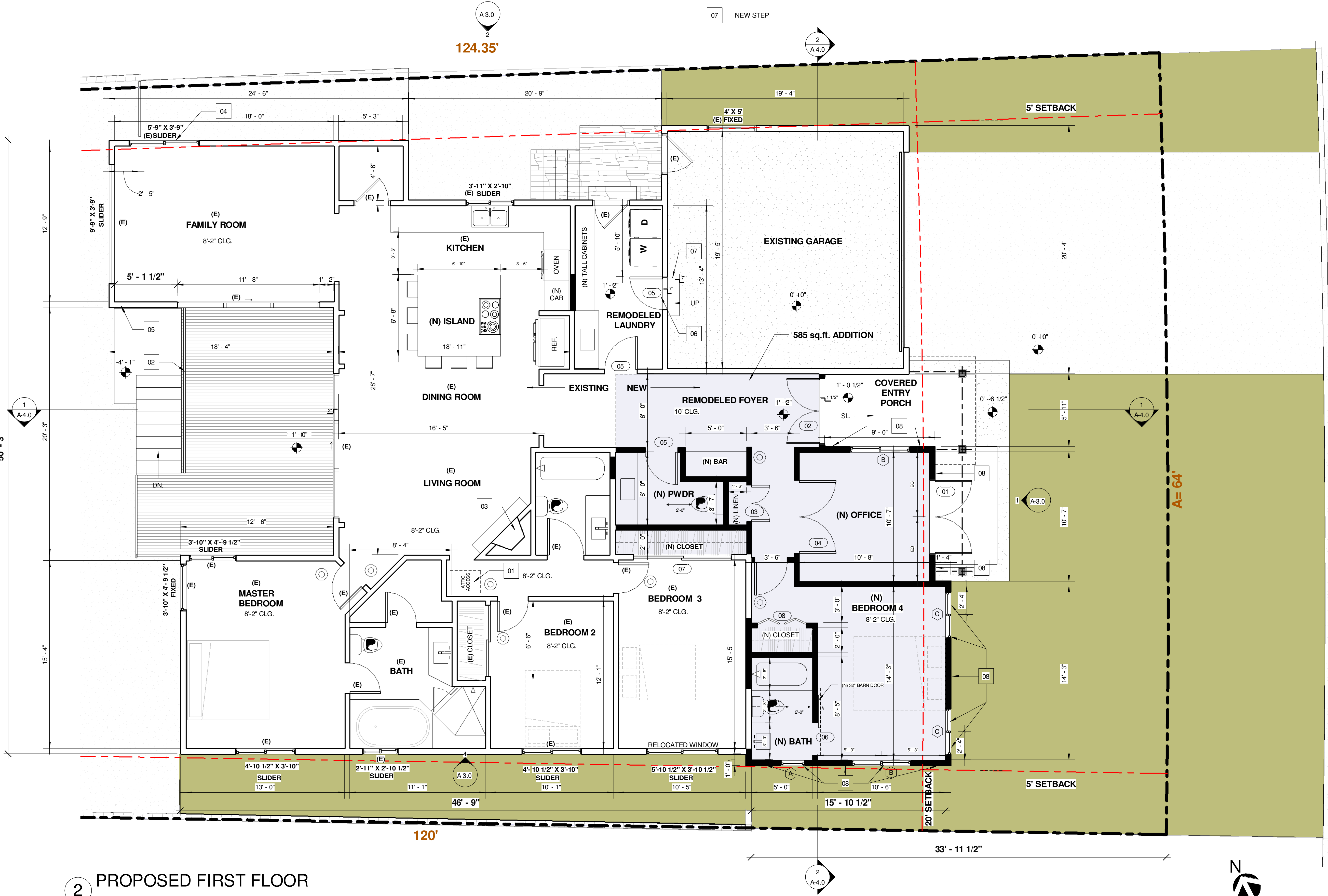
Project Address & Owners:	
Residence	
128 VIA SEGO	
TORRANCE, CA 90277	
DATE PRINTED:	BENCHMARK:
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SHEET TITLE:
PROPOSED FLOOR PLAN

SCALE: As indicated

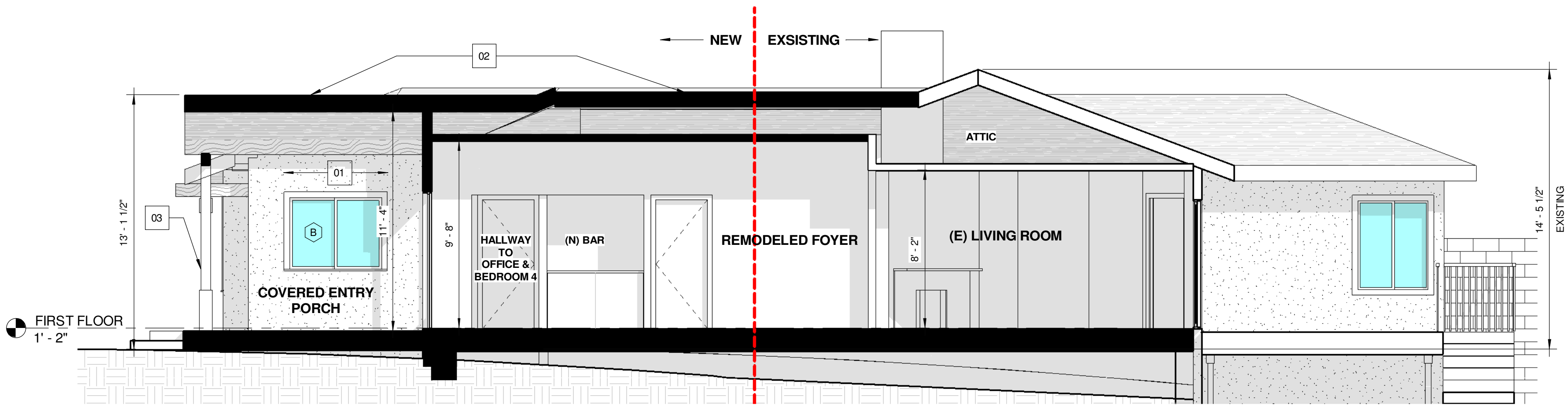
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A-2.0

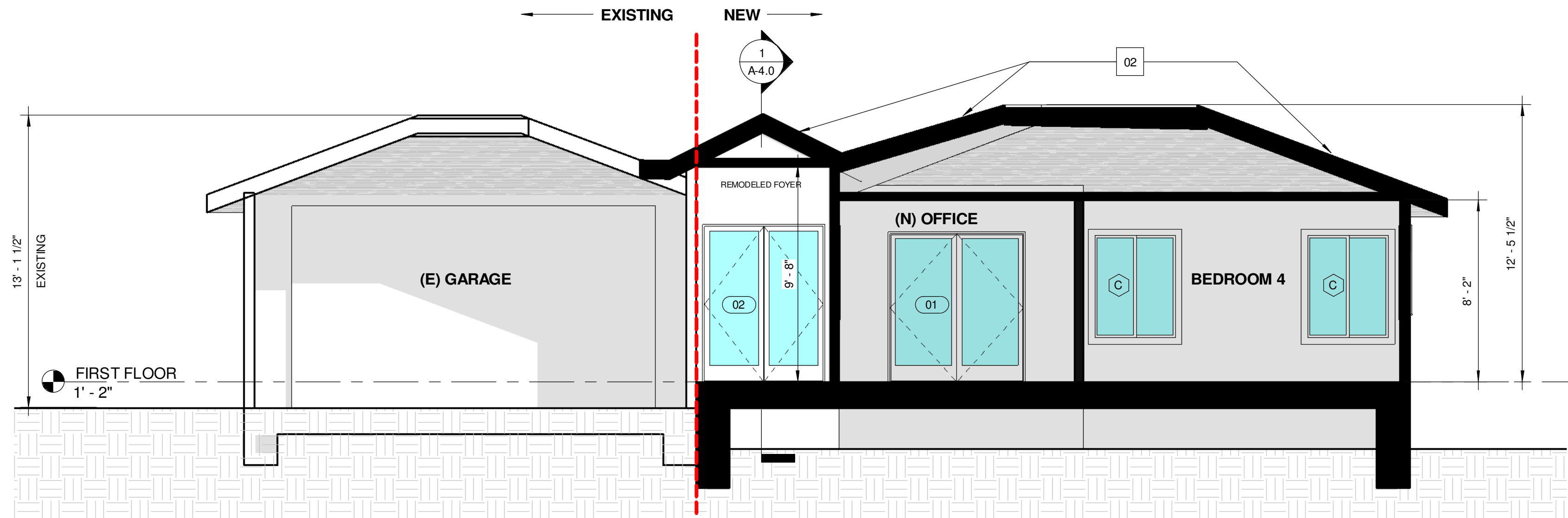


2 PROPOSED FIRST FLOOR

1/4" = 1'-0"



1 SECTION THRU FOYER
1/4" = 1'-0"



2 SECTION THRU GARAGE LOOKING FRONT ENTRY
1/4" = 1'-0"

01	02	03	04	4X 05	06	07	08

A	2X B	2X C

4 DOOR AND WINDOW SCHEDULE
1/4" = 1'-0"

KEYNOTE / LEGEND

- 01

NEW STUCCO TO MATCH EXISTING
- 02

NEW CLASS 'A' COMPOSITION SHINGLE ROOF TO MATCH THE EXISTING ROOF (SEE SHEET A-2.1 FOR SPECS)
- 03

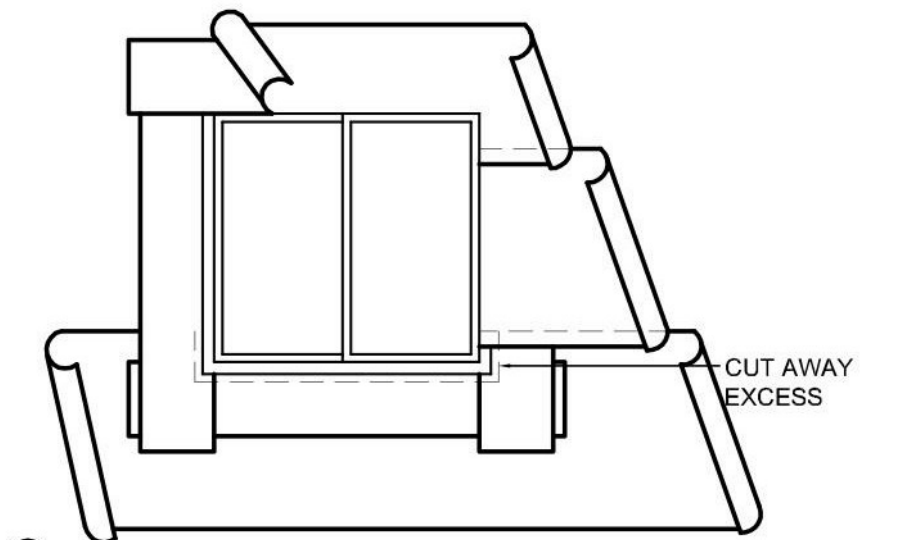
NEW WOOD POST TRELLIS
- 04

CRAWL SPACE VENT
- PROPOSED ADDITION

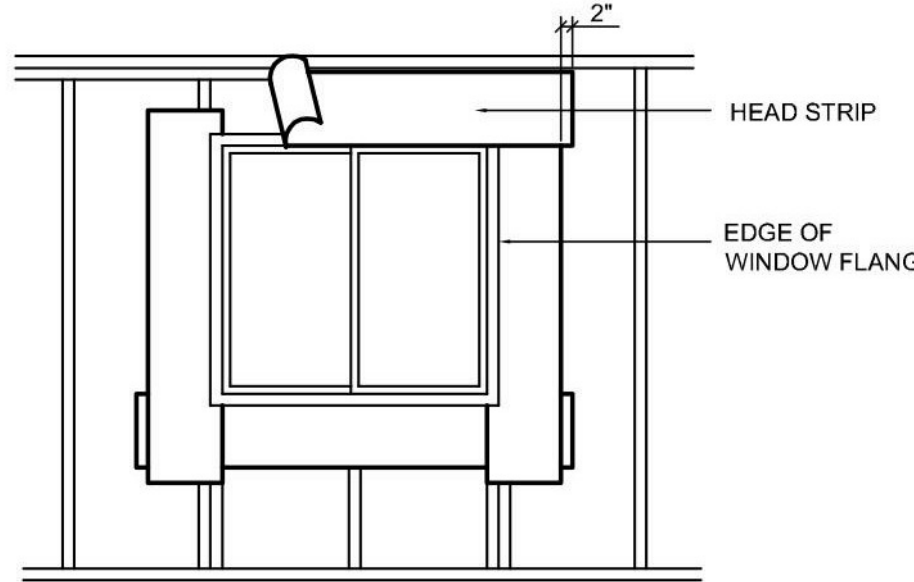
WATERPROOFING DETAIL

NOTES
NOTES: SECTION 1402.2 UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. THIS IS OUR RECOMMENDED PROCEDURE FOR WINDOW FLASHING IN WOOD FRAMED EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. USE "MOISTOP" FLASHING OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. BITUTHENE BACK, JAMB FRAMING AND 6" FRONT AT ALL SIDES OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

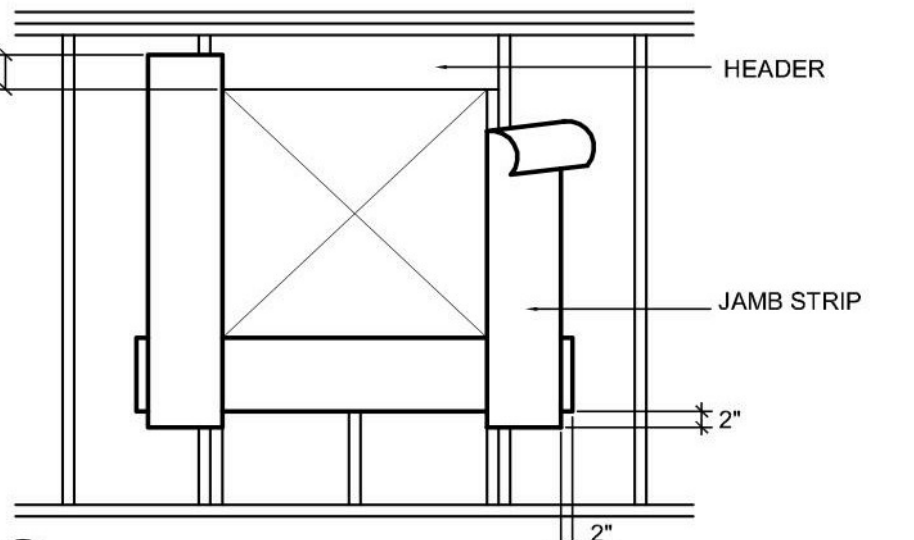
LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE WIRE BACKING.



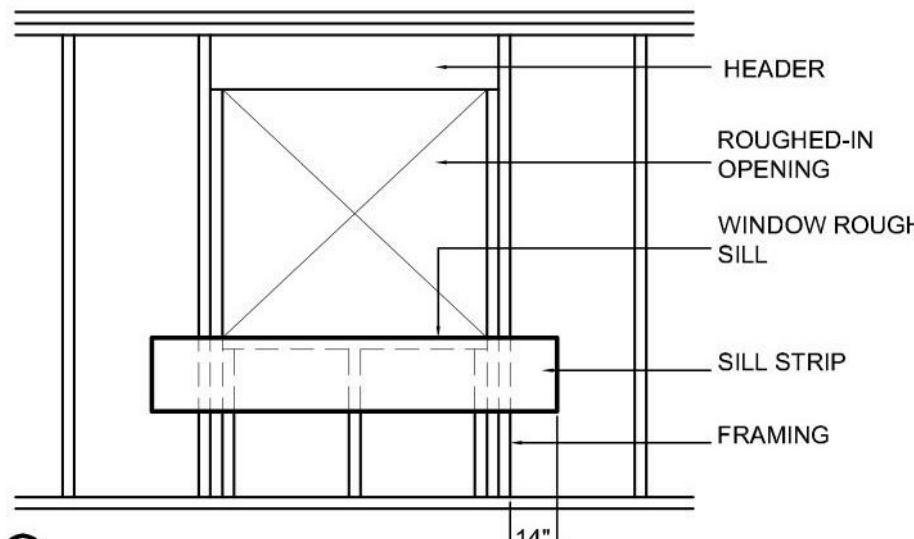
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.



APPLY A CONTINUOUS BEAD OF SEALANT TO THE BRICK SURFACE OF THE WINDOW FLANGE. INSTALL WINDOW INTO ROUGH OPENING OVER SILL AND JAMB FLASHING STRIPS PER MANUFACTURER'S REQUIREMENTS. APPLY CONTINUOUS BEAD OF SEALANT TO THE FACE OF THE WINDOWS TOP FLANGE. ATTACH THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP 12" WIDE WITH A 2" MINIMUM LAP BEYOND THE JAMB STRIPS.



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING ALIGNED WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER, TOP OF WINDOW OPENING.



ATTACH SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOPEGE ALIGNED WITH THE TOP EDGE OF THE ROUGH, (SLOPED) SILL. EXTEND THIS SILL STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. 2" BEYOND THE JAMB STRIP. ATTACH FLASHING WITH CORROSION RESISTANT NAILS OR RUST-RESISTANT STAPLES

EGRESS DIAGRAM

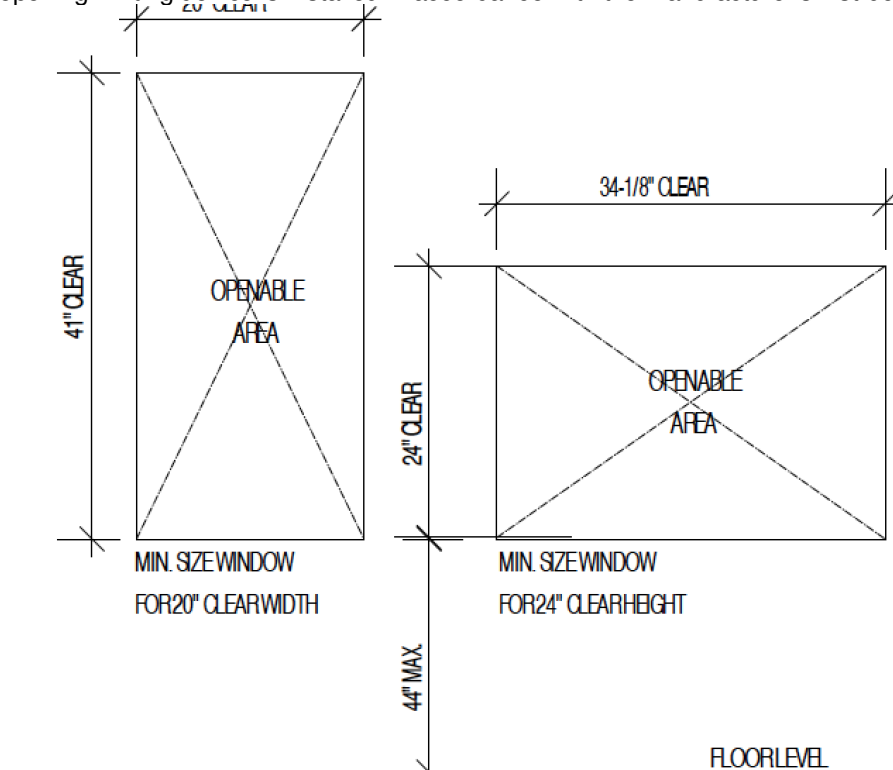
R612.2 Window sills.
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

- Exceptions:
- Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 - Openings that are provided with window fall prevention devices that comply with Section R612.3.
 - Openings that are provided with fall prevention devices that comply with ASTM F 2090.
 - Windows that are provided with opening limiting devices that comply with Section R612.4.

R612.3 Window fall prevention devices.
Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

R612.4 Window opening limiting devices.
When required elsewhere in this code, window opening limiting devices shall comply with the provisions of this section.

R612.4.1 General requirements.
Window opening limiting devices shall be self acting and shall be positioned to prohibit the free passage of a 4-in. (102-mm) diameter rigid sphere through the window opening when the window opening limiting device is installed in accordance with the manufacturer's instructions



- 20" MIN. CLEARWIDTH
- 24" MIN. CLEARHEIGHT
- 5/8" MIN. OPENABLE AREA

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6/27/2017 1:02:59 PM	

SHEET TITLE:

PROPOSED SECTIONS/ DOOR AND WINDOW SCHEDULE

SCALE:

As indicated

SHEET NO:

A-4.0