GENERAL NOTES

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/ CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IN CASE OF CONFLICT IN DRAWINGS NOTIFY ARCHITECT.

ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICT OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL UTILITY CONNECTIONS AND INSTALLATIONS, INCLUDING TELEPHONE, DATA, PG&E, AND WATER.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, ANDREGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO ASBESTOS, ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

DEFERRED SUBMITTALS

PER SEC. 106.3.4.2 CBC DEFERRED SUBMITTALS:
„DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

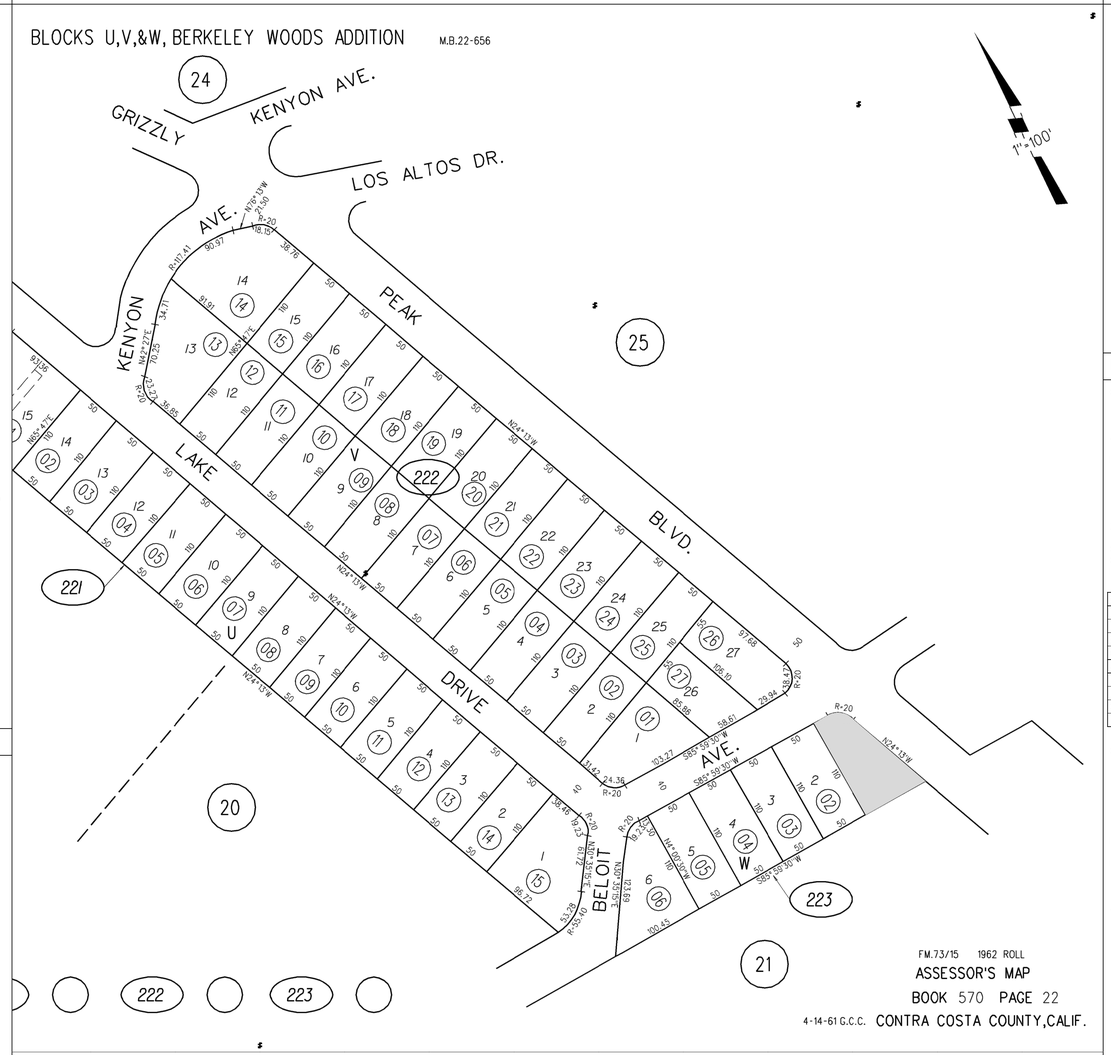
DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

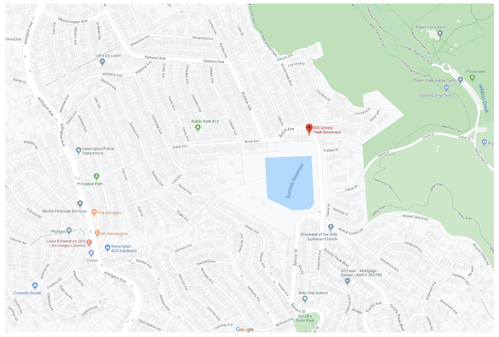
THE FOLLOWING ITEMS SHALL BE DEFERRED SUBMITTALS (DESIGN/BUILD)

1. MECHANICAL
2. PLUMBING
3. ELECTRICAL

ASSESSOR'S MAP



VICINITY MAP



PROJECT DATA (PLANNING/BUILDING INFO)

OWNER:	HILLEL ADESNIK AND HELLEN LIU 300 GRIZZLY PEAK BLVD. KENSINGTON, CA 94708
ASSESSORS PARCEL NUMBER:	570-223-001-1
PROJECT DESCRIPTION:	(N) ADDITION OVER THE (E) GARAGE TO CREATE AN EN-SUITE BEDROOM. WORK INCLUDES MODIFYING THE (E) FRONT ENTRY AND ROOF.
ZONE:	R-6
CONSTRUCTION TYPE: OCCUPANCY: LOT AREA:	VB R-3 5500 SF

SETBACKS	REQUIRED	EXISTING	PROPOSED	COMPLIES
FRONT	20'-0"	26'-3"	26'-3"	Y
REAR	10'-0"	10'-0"	10'-0"	Y
SIDE	5'-0"	5'-0"	5'-0"	Y
CORNER SIDE	15'-0"	15'-0"	15'-0"	Y

AREA CALCS (SF)	(E)	+	(N)	=	PROPOSED
MAIN & UPPER FLOOR	931	+	604	=	1535
LOWER FLOOR	932	+	0	=	932
GARAGE	495	+	0	=	495
TOTAL	2358	+	604	=	2962

GROSS FLOOR AREA

THRESHOLD PER 84-74.802:
0.750 - (0.00005 x 5500) = .475 x 5500 = 2612.5 SF
INCREASED TO NEXT HIGHEST ONE HUNDRED
=2700 SF

PROPOSED: 2997 SF
EXCEEDS THRESHOLD: 262 SF

LANDSCAPED AREA 3265 SF

HEIGHT RESTRICTIONS

MAX.: 35'-0"
EXISTING: 24'-9" - COMPLIES
PROPOSED: 35'-0" - COMPLIES

APPLICABLE CODES:

2019	CALIFORNIA BUILDING CODE
2019	CALIFORNIA FIRE CODE
2019	CALIFORNIA MECHANICAL CODE
2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA ELECTRICAL CODE
2019	CALIFORNIA ENERGY CODE
2019	CALIFORNIA GREEN CODE (CAL-GREEN)

ABBREVIATIONS

ADJ.	ADJACENT	EQ.	EQUAL	NO.	NUMBER
A.F.F.	ABOVE FINISH FLOOR	EXT.	EXTERIOR	OLF.	OCCUPANT LOAD FACTOR
ALUM.	ALUMINUM	(E)	EXISTING	O.C.	ON CENTER
ALT.	ALTERNATE	FLR.	FLOOR	PTD.	PAINTED
APPROX.	APPROXIMATE	FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED
@	AT	FIN.	FINISH	P.LAM.	PLASTIC LAMINATE
BD.	BOARD	F.O.C.	FACE OF CONCRETE	PLY.	PLYWOOD
BTWN.	BETWEEN	F.O.F.	FACE OF FINISH	PLYWD.	PLYWOOD
BLKG.	BLOCKING	F.O.GYP.	FACE OF GYPBOARD	P.L.	PROPERTY LINE
BM.	BEAM	F.O.S.	FACE OF STUD	RAD.	RADIUS, RADII
B.O.	BOTTOM OF	F.O.W.	FACE OF WALL	REQ'D	REQUIRED
CAB.	CABINET	GEN.	GENERAL	RM.	ROOM
CLG.	CEILING	GA.	GAUGE	R.O.	ROUGH OPENING
CTR.	CENTER	GR.	GRADE	SCHED.	SCHEDULE
C.L.	CENTERLINE	GL.	GLASS	SIM.	SIMILAR
CLR.	CLEAR	GYP.BD.	GYPSUM WALLBOARD	S.STL.	STAINLESS STEEL
COL.	COLUMN	HT.	HEIGHT	STD.	STANDARD
CONC.	CONCRETE	HR.	HOUR	STRUC.	STRUCTURAL
CONST.	CONSTRUCTION	INT.	INTERIOR	TEMP.	TEMPERED
CONT.	CONTINUOUS	MAX.	MAXIMUM	TH.	THICK
DBL.	DOUBLE	MECH.	MECHANICAL	THRU	THROUGH
DIA.	DIAMETER	MFR.	MANUFACTURER	T.O.	TOP OF
DIM.	DIMENSION	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DOWN	MTD.	MOUNTED	U.L.	UNDERWRITERS LABORATORIES
DWG.	DRAWING	MTL.	METAL	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	(N)	NEW	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	W.H.	WATER HEATER
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	W/	WITH
				WD.	WOOD

LEGEND

#	REVISION NUMBER	#	WINDOW SYMBOL
ALIGN	ALIGN	#	EQUIPMENT TAG
#/SHT	ELEVATION	MAT-1	MATERIAL TAG
#/SHT	BUILDING SECTION	SS	SIGN SYMBOL
# A# #	DETAIL	#	DOOR SYMBOL
# A # #	INTERIOR ELEVATIONS		
FIRST FLOOR +0'-0" T.O. FINISH	ELEVATION/HEIGHT		
#	WALL/PARITION TYPE		
#	KEYNOTE		

SHEET INDEX

ARCHITECTURAL:

A0.1	COVER SHEET
A0.8	CAL GREEN
A1.1	PROPOSED SITE PLAN
A2.1	(E) FLOOR PLANS SHOWING DEMOLITION
A2.2	PROPOSED FLOOR PLANS
A3.1	(E) EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

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By Margaret Mitchell at 3:10 pm, Jun 09, 2020

TIERNEY CONNER
ARCHITECTURE
363 17TH STREET
OAKLAND, CA 94612
510.531.0540

ALL DESIGN AND DRAWINGS PROPERTY OF TIERNEY CONNER INC.

A D E S N I K - L I U R E S I D E N C E

300 GRIZZLY PEAK BLVD.
KENSINGTON, CA 94708

RESIDENTIAL ADDITION

PLANNING SUBMITTAL 06.08.2020

A0.1

2019 CALIFORNIA GREEN BUILDING CODE STANDARDS - RESIDENTIAL MANDATORY MEASURES - CHECKLIST

NOTE:
THIS TABLE COMPILES WITH THE DATA IN SECTION 4.303.1,
AND IS INCLUDED AS A CONVENIENCE.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

TABLE 4.504.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[3]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

	REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
301.1.1 Additions and alterations. The mandatory provisions shall apply only to and/or within the specific area of the addition or alteration. Noncompliant plumbing fixtures in other areas of the building shall be replaced with water-conserving plumbing fixtures prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department.			
4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Manage storm water drainage during construction with one or more of the following measures to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.	YES	A1.1	
4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.	YES	A1.1	
4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. 4.106.4.2 New multifamily dwellings w/ 17 or more multifamily dwelling units.	NOT APPLICABLE		
4.303 INDOOR WATER USE 4.303.1.1 Water Closets. effective flush volume shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. 4.303.1.3.1 Single Showerhead. Maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. The combined flow rate of all the showerheads/shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. 4.303.1.4.1 Residential Lavatory Faucets. Maximum flow rate shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.4 Kitchen Faucets. Maximum flow rate shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	YES	A0.8	
4.304 OUTDOOR WATER USE 4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.	YES	A0.8	
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	YES	A0.8	
4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1through 5, or Section 4.408.3.	YES	A0.8	

	REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building. 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this [California Green Building Standards] code.	YES	A0.8	
4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type.	YES	A2.1	
4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.	YES	A0.8	
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall comply with local or regional air pollution control or air quality management district rules or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2, below. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency including Manufacturer's product specification and/or field verification of on-site product containers. 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall be certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program) or the Resilient Floor Covering Institute (RFCI) FloorScore program. 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency.	YES	A0.8	

	REQUIRED?	LOCATION ON DRAWINGS	VERIFICATION SIGNATURE
4.505 INTERIOR MOISTURE CONTROL 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations shall have a capillary break of a 4-inch thick base of 1/2 inch clean aggregate with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used.	N/A	N/A	
4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the California Green Building Code. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry according to the manufacturer's instructions prior to enclosure.	YES	A0.8	
4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Each bathroom containing a tub and/or shower shall be mechanically ventilated. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.	YES	A2.2	
4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.	YES	A0.8	
702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.	YES	A0.8	
702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, theowner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the California Green Building code.	N/A	N/A	
703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.	N/A	N/A	

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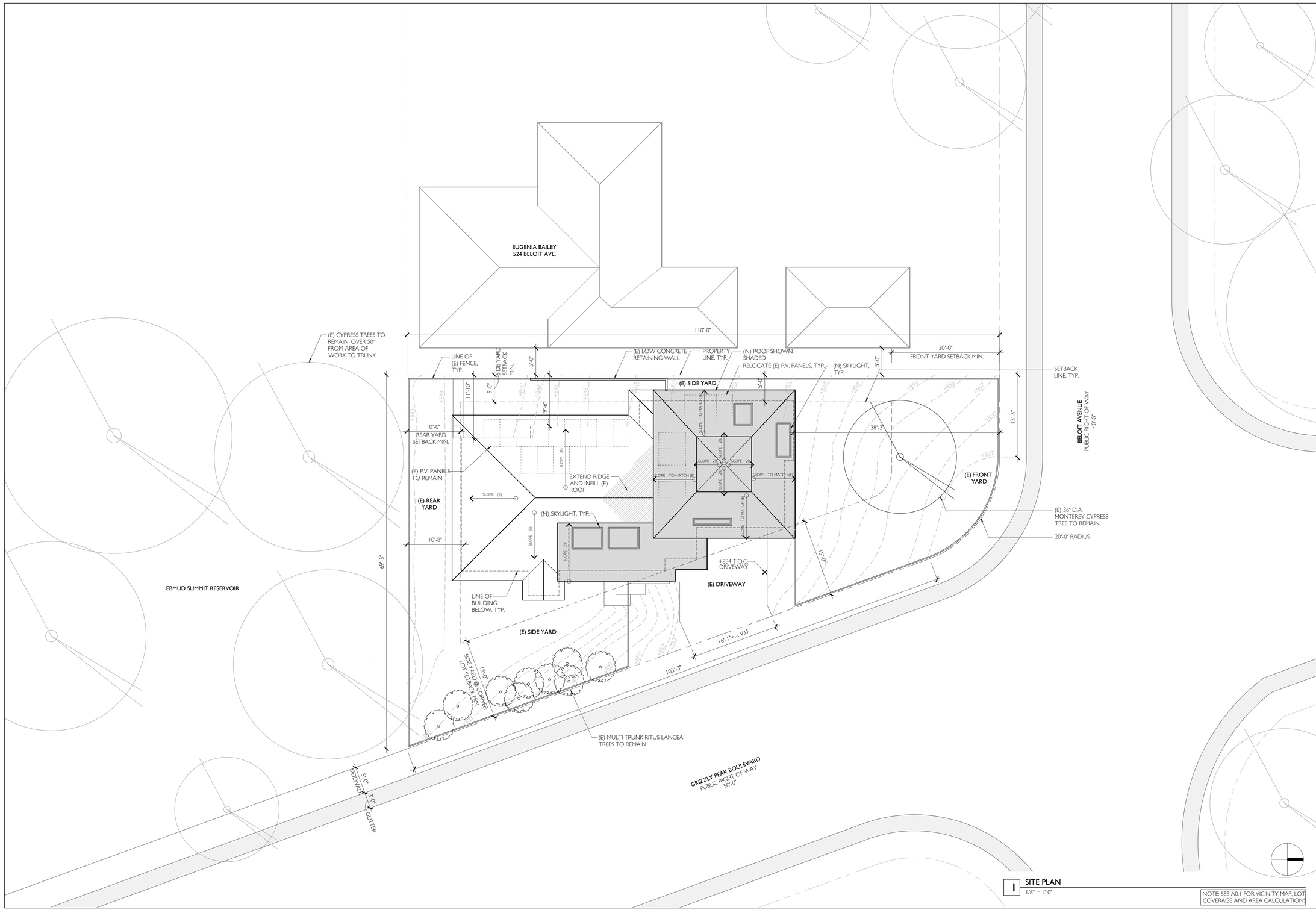
KENSINGTON, CA 94708
RESIDENTIAL ADDITION

PLANNING SUBMITTAL 06.08.2020

A0.8



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

NOTE: SEE A0.1 FOR VICINITY MAP, LOT COVERAGE AND AREA CALCULATIONS

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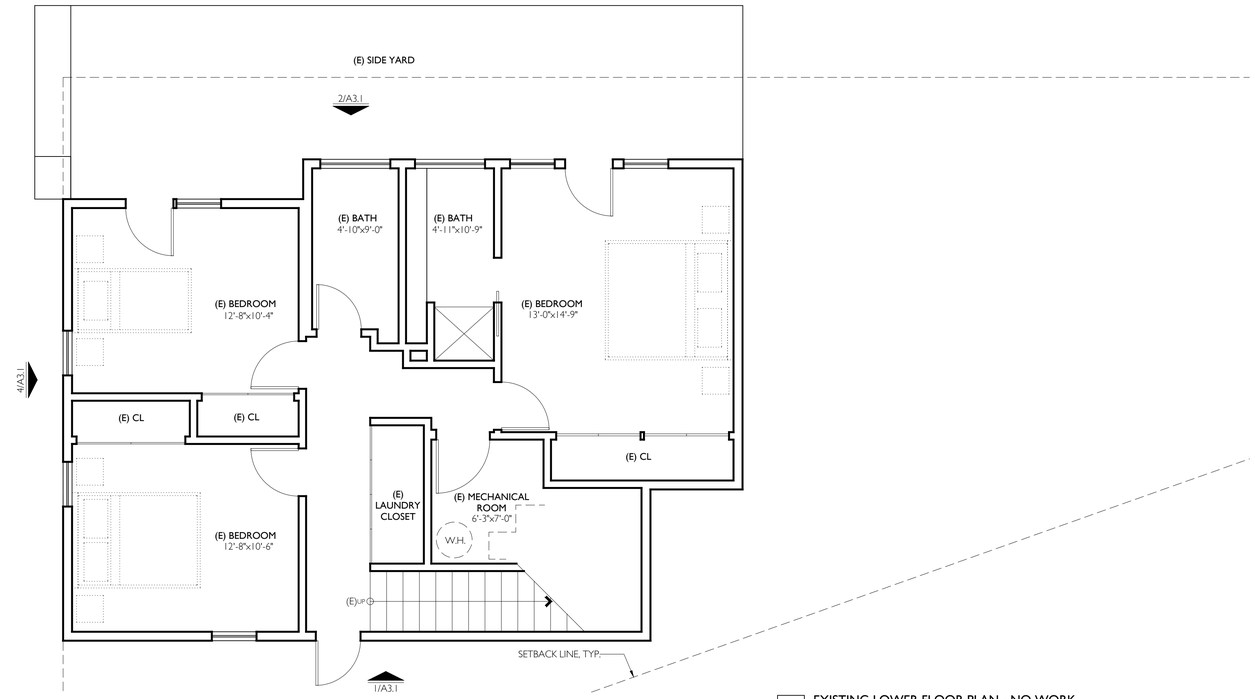
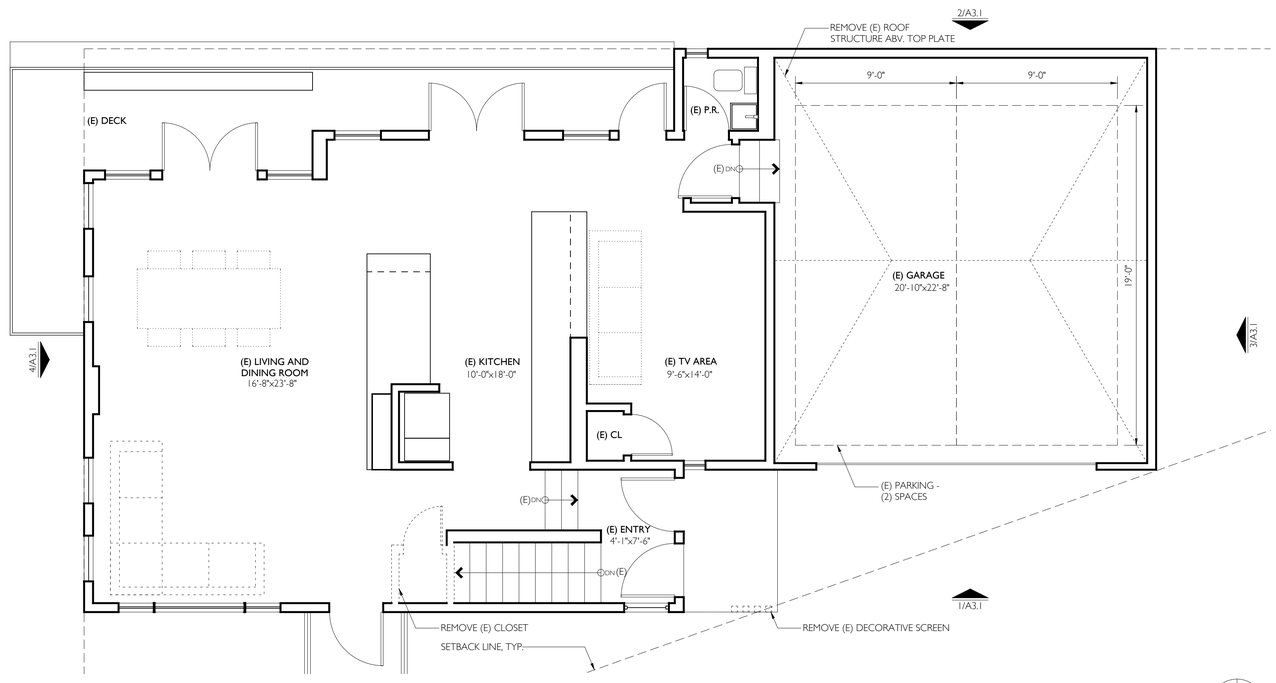
A1.1

SITE PLANS



2 EXISTING LOWER FLOOR PLAN - NO WORK
1/4" = 1'-0"



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

LEGEND

NEW/ADDED FLOOR AREA

(E) WALL TO REMAIN
(E) TO BE REMOVED
(N) WALL
LINE OF ABOVE
LINE OF BELOW/BEHIND
FURNITURE - N.I.C. U.N.O.

DIMENSION CONVENTIONS

DIM. FACE OF STUD, U.N.O.
DIM. FACE OF FINISH, U.N.O.

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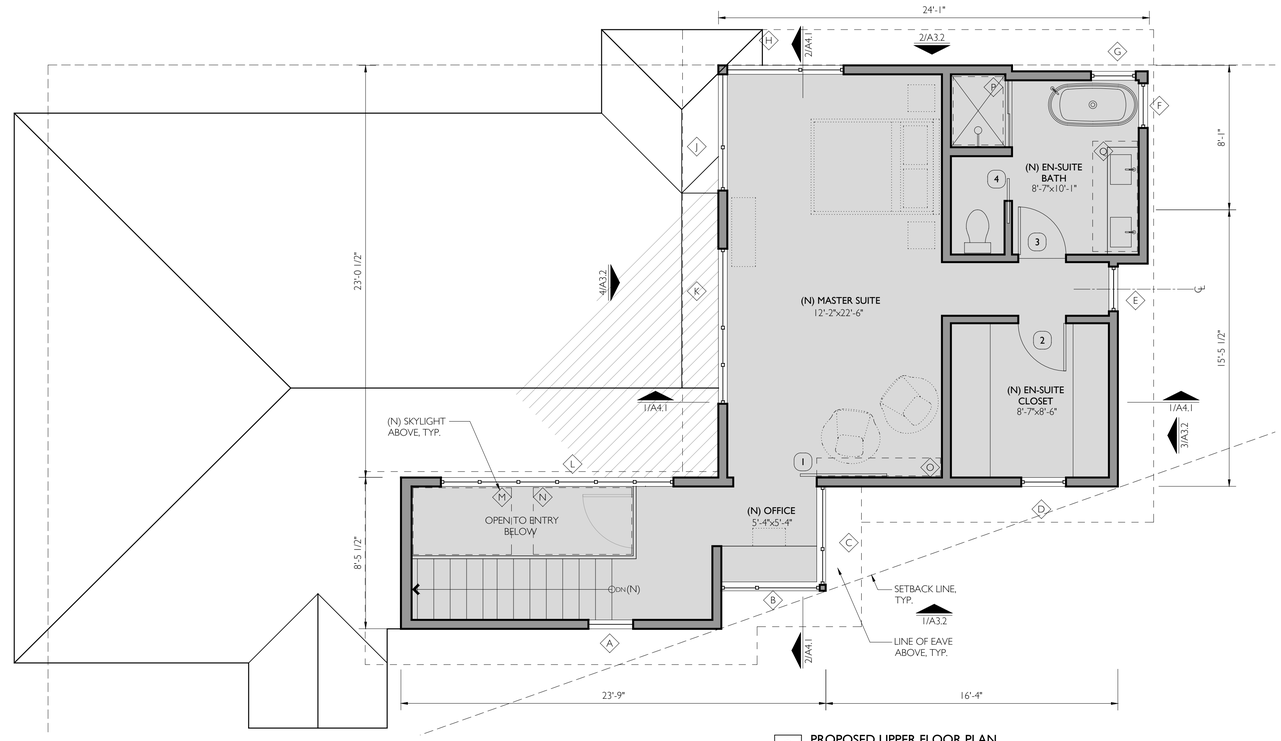
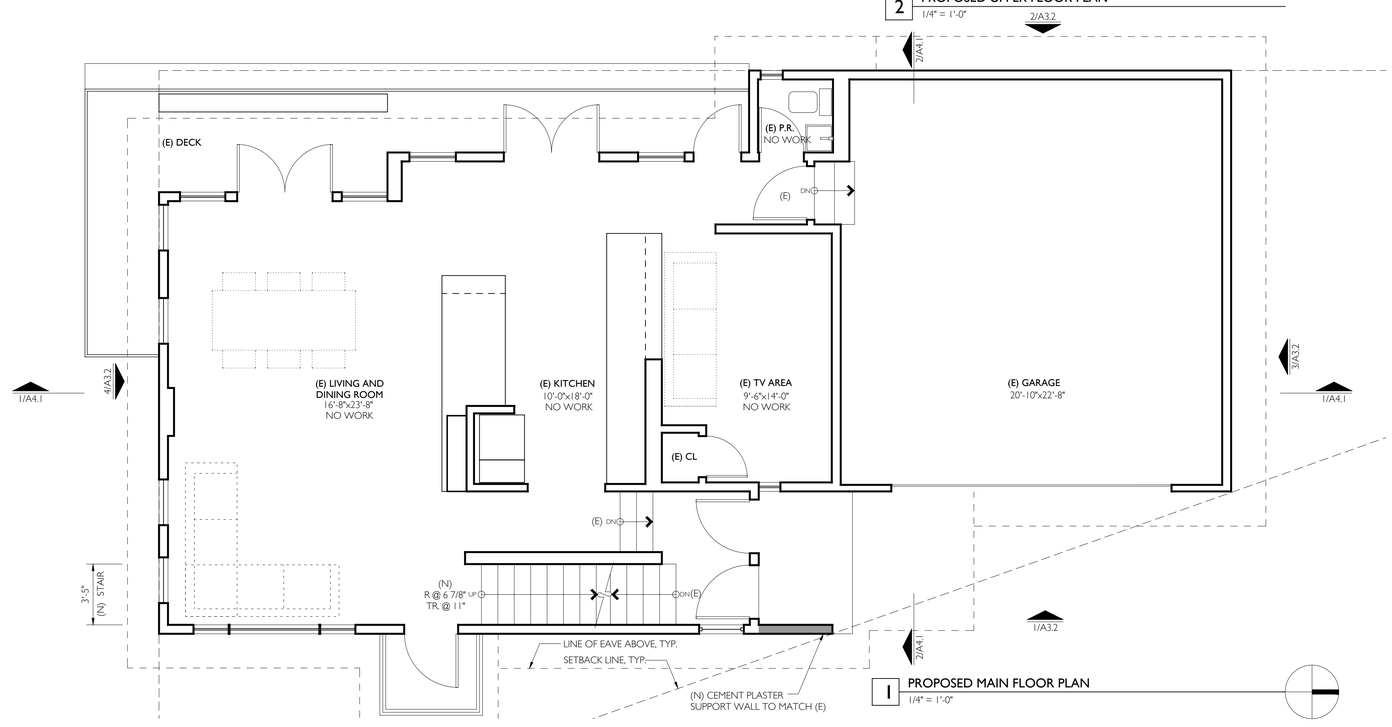
A2.1



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



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

LEGEND

NEW/ADDED FLOOR AREA

(E) WALL TO REMAIN
(E) TO BE REMOVED
(N) WALL
LINE OF ABOVE
LINE OF BELOW/BEHIND
FURNITURE - N.I.C. U.N.O.

DIMENSION CONVENTIONS

DIM. FACE OF STUD, U.N.O.
DIM. FACE OF FINISH, U.N.O.

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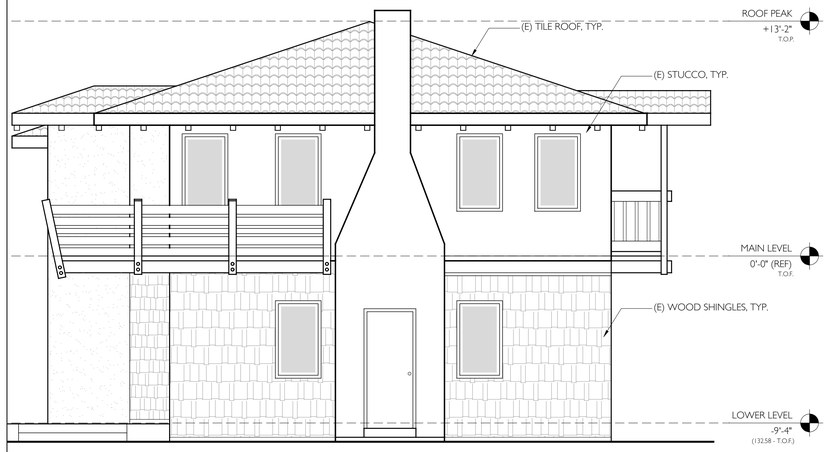
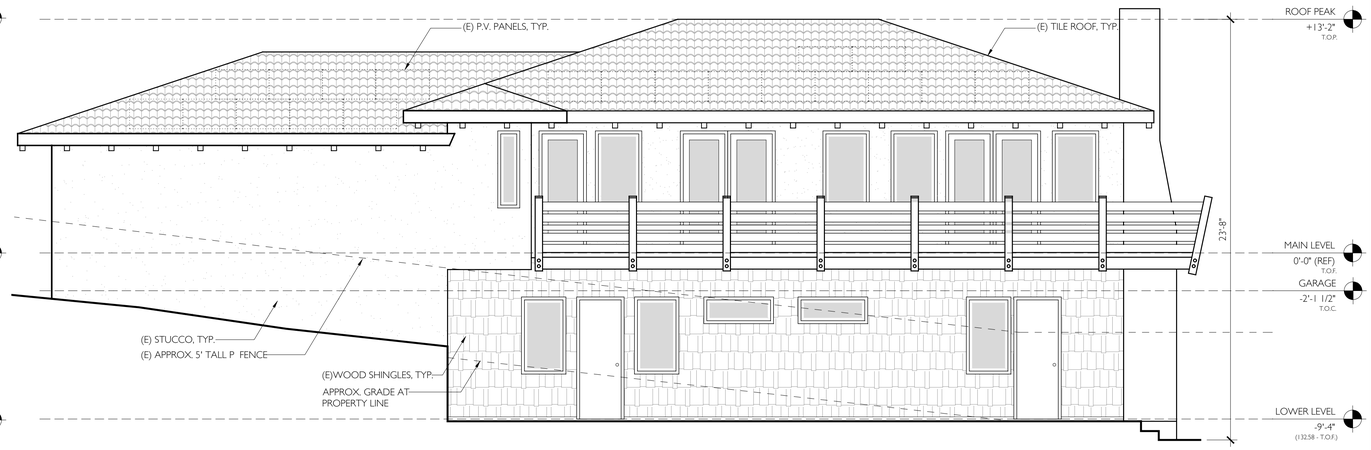
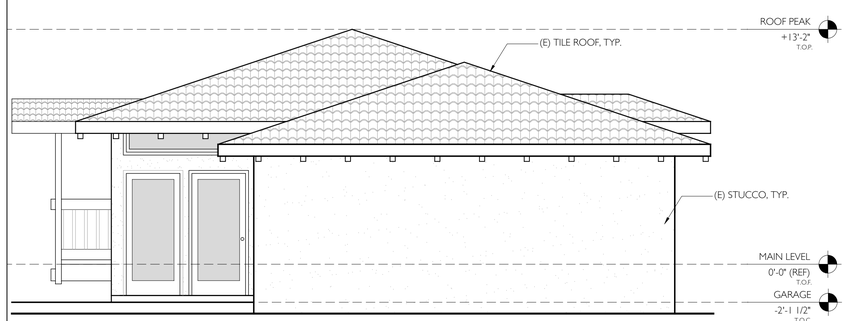
A2.2



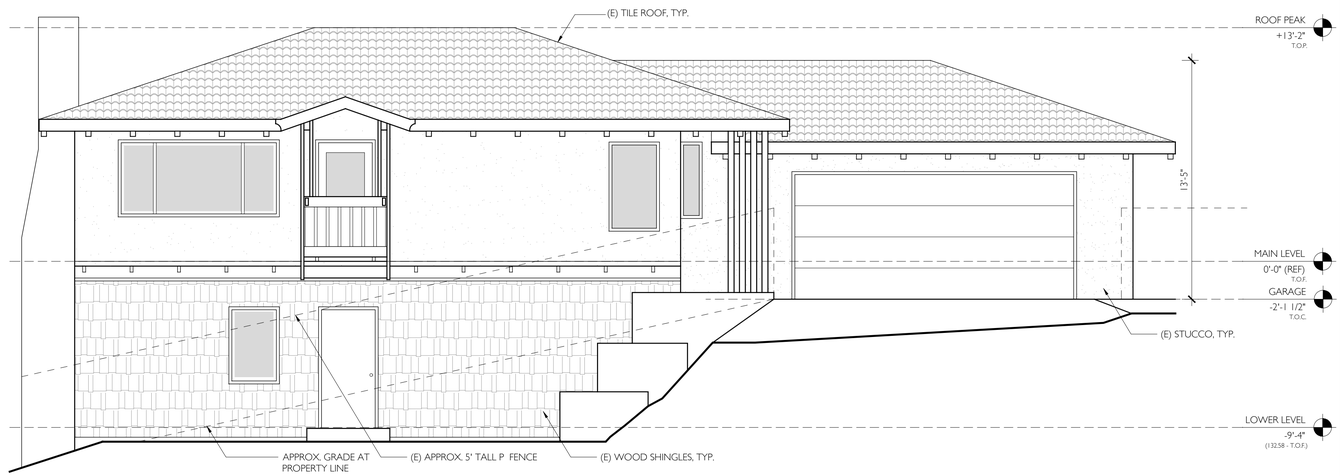
4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 EXISTING WEST ELEVATION
1/4" = 1'-0"



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



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

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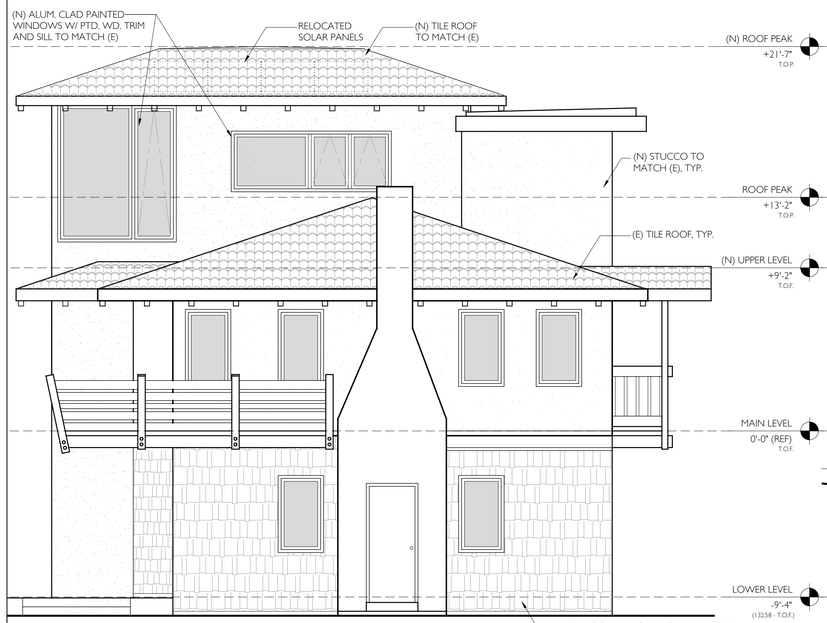
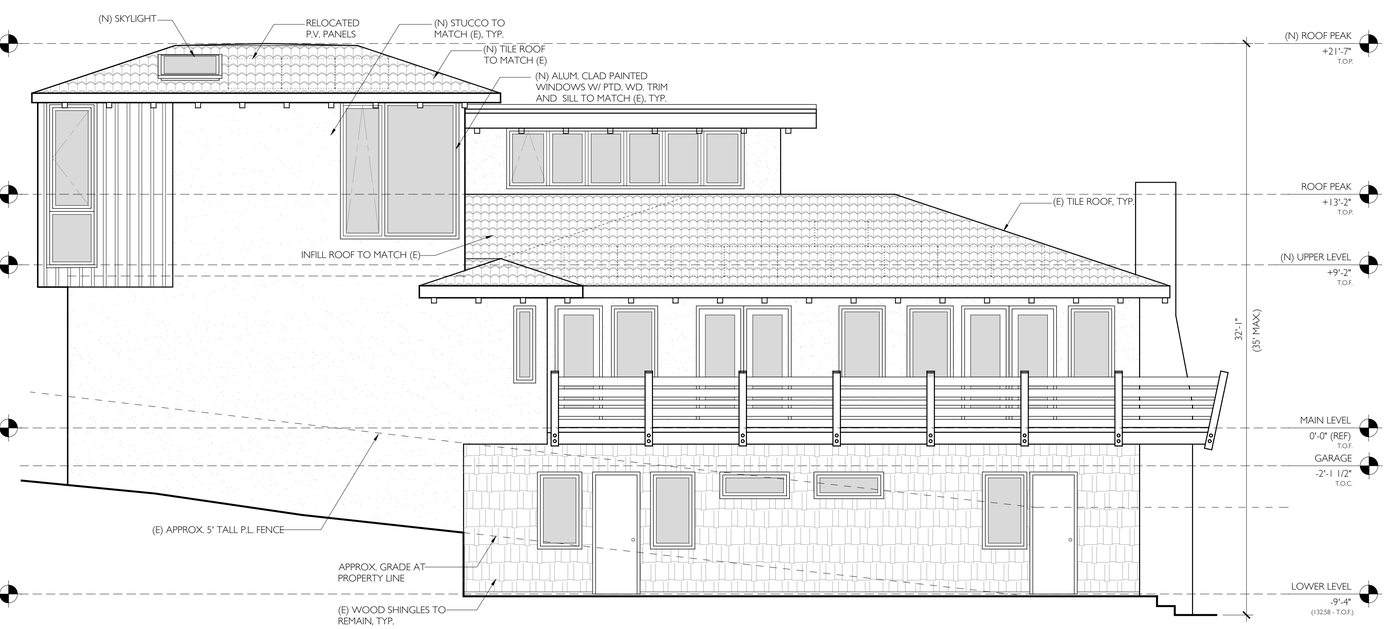
A3.1

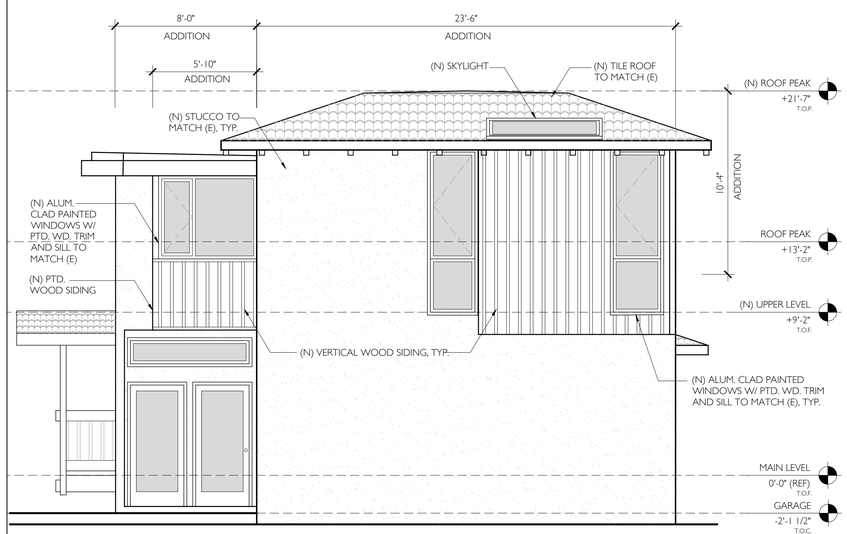
ELEVATIONS



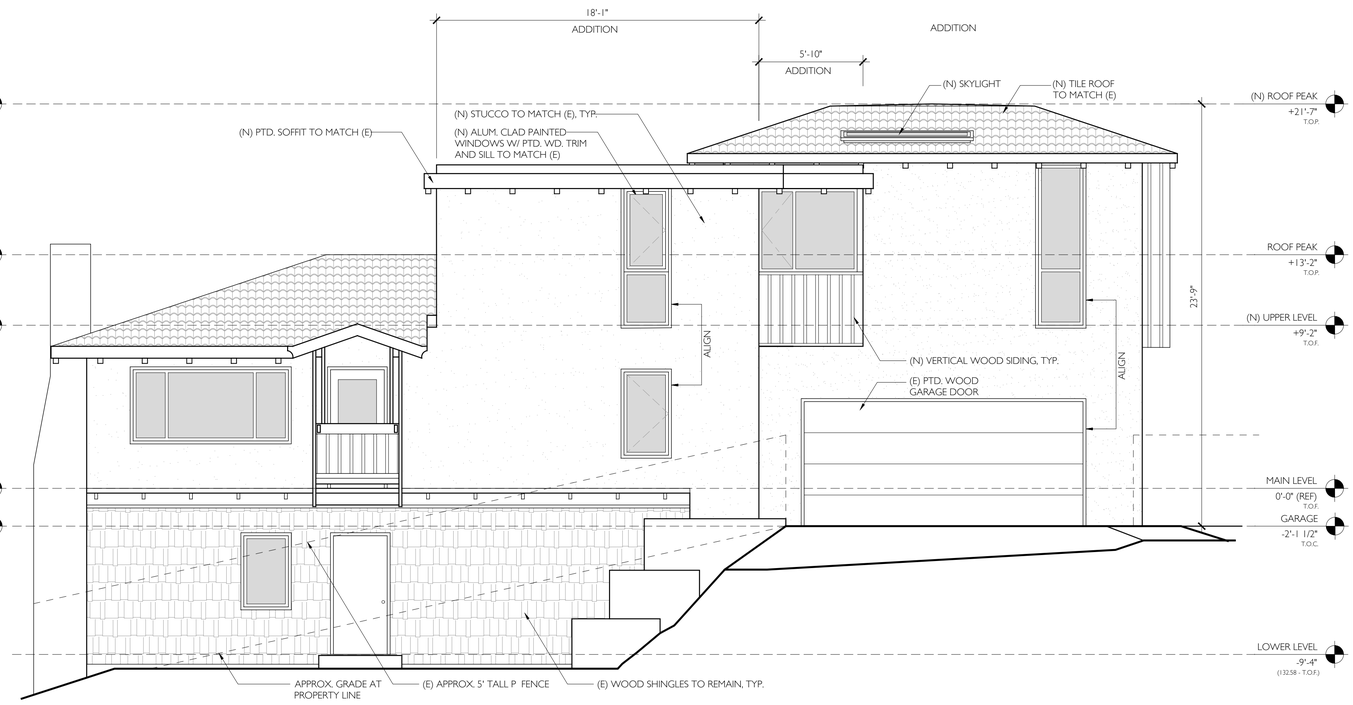
4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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NIK-LIU RESIDENCE

ADESNI
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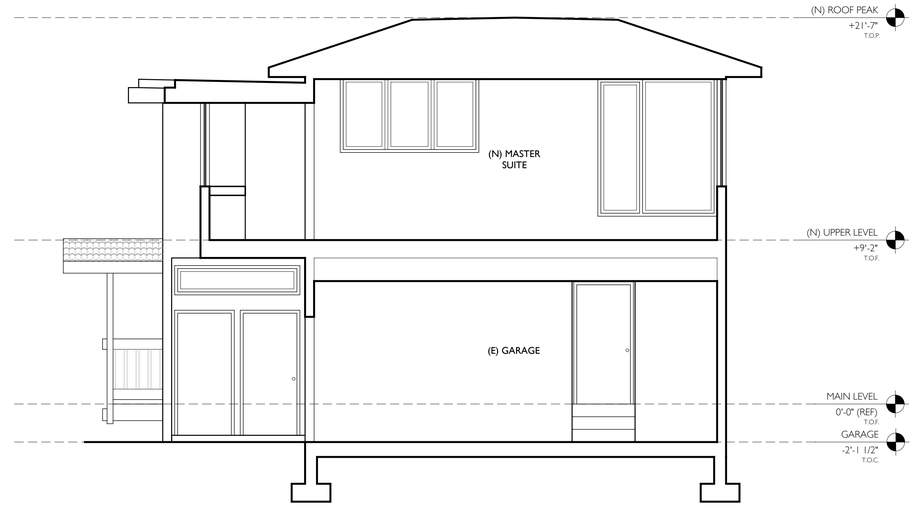
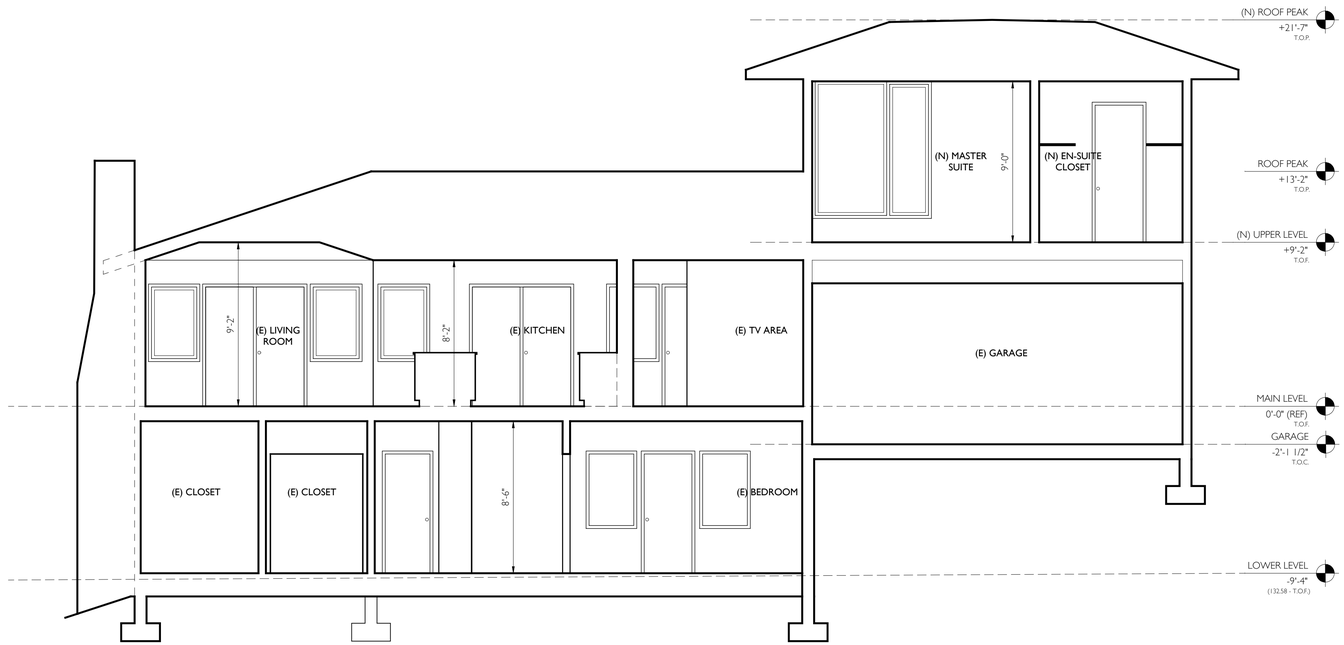
A3.2

ELEVATIONS



2 PROPOSED NORTH/SOUTH BUILDING SECTION
1/4" = 1'-0"



1 PROPOSED EAST/WEST BUILDING SECTION
1/4" = 1'-0"

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A4.1

SECTIONS