



AGENCY COMMENT REQUEST

Date 11/18/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
Advance Planning Housing Programs
Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District Kensington Fire Protection
San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Stege Sanitary District

☒ Water District EBMUD
City of _____
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC KMAC
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Diana Lecca
Phone # 925-655-2869
E-mail diana.lecca@dcd.cccounty.us
County File # CDDP25-03032
Prior to 12/18/2025

We have found the following special programs apply to this application:

Landslide ☒ Active Fault Zone (A-P)
Liquefaction Flood Hazard Area
60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP25-03032

File Date: 11/18/2025

Applicant:

Greg VanMechelen VanMechelen Architects greg@vanmechelenarchitects.com
732 Gilman Street (510) 558-1075
Berkeley, CA 94710

Property Owner:

KEN & JULIE KURTZMAN julikurtzman@gmail.com
134 BRAEBURN DR (805) 390-8122
NEW CANAAN, CT 06840 510

Project Description:

The applicant requests approval of a Development Plan and Kensington Design Review for a residential addition yielding a gross floor area of 3,877 SF where 2,500 square feet is the gross floor area threshold for a public hearing. The project also includes a Variance for rear setback of 5-foot 10-inches (where 15 feet is the minimum) for the rear portion of the addition.

Project Location: (Address: 210 AMHERST AVE, KENSINGTON, CA 94708 100), (APN: 570050004)

Additional APNs:

General Plan Designation(s): RM

Zoning District(s): "R-6, -TOV -K"

Flood Hazard Areas: X

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: El Cerrito

Fire District: KENSINGTON FIRE

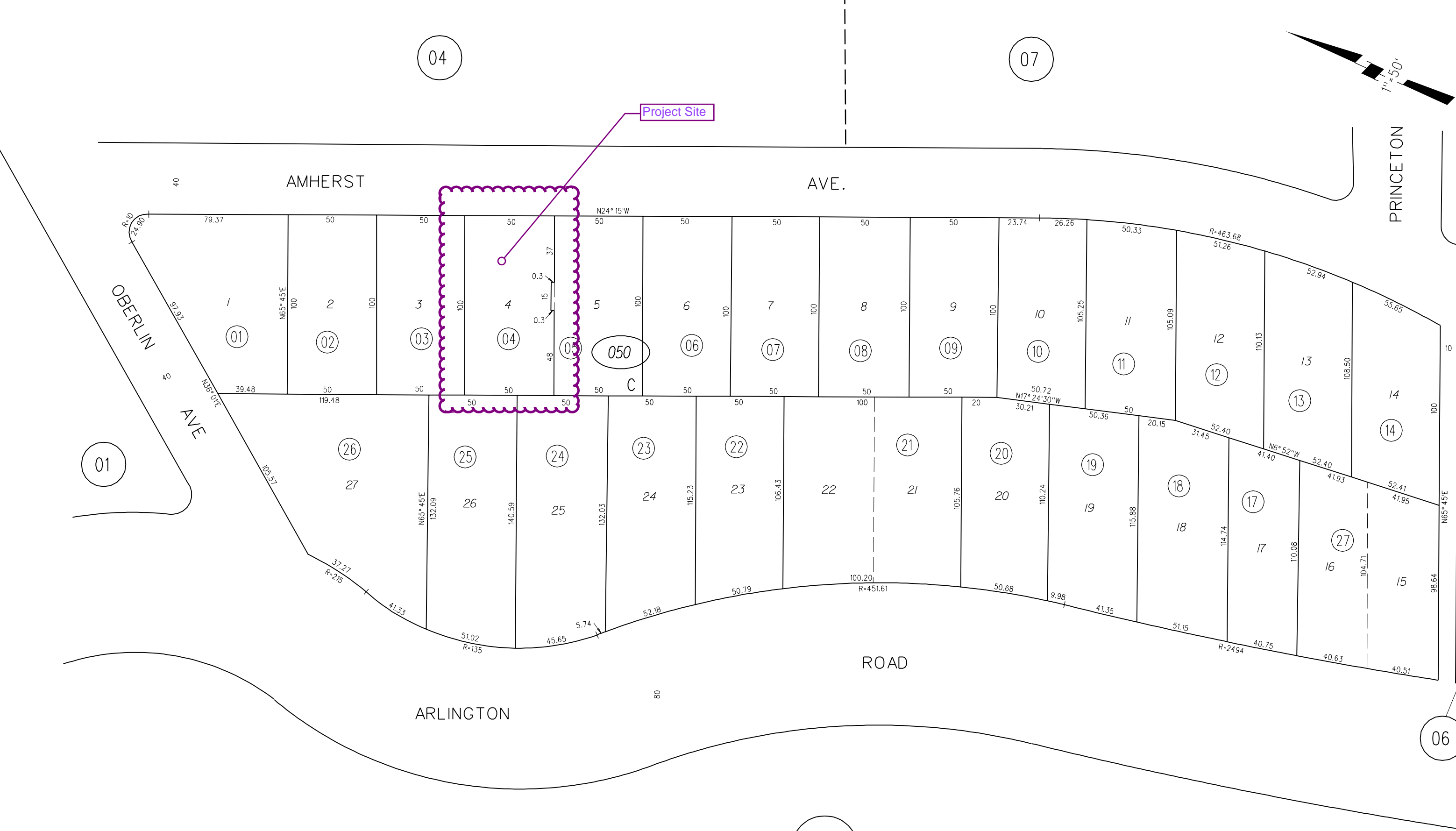
Sanitary District: STEGE SANITARY

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
Total:			3162.00	3162.00



PB
571

050

Aerial View



Map Legend

County Border

Assessment
Parcels

Planning Layers (DCD)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

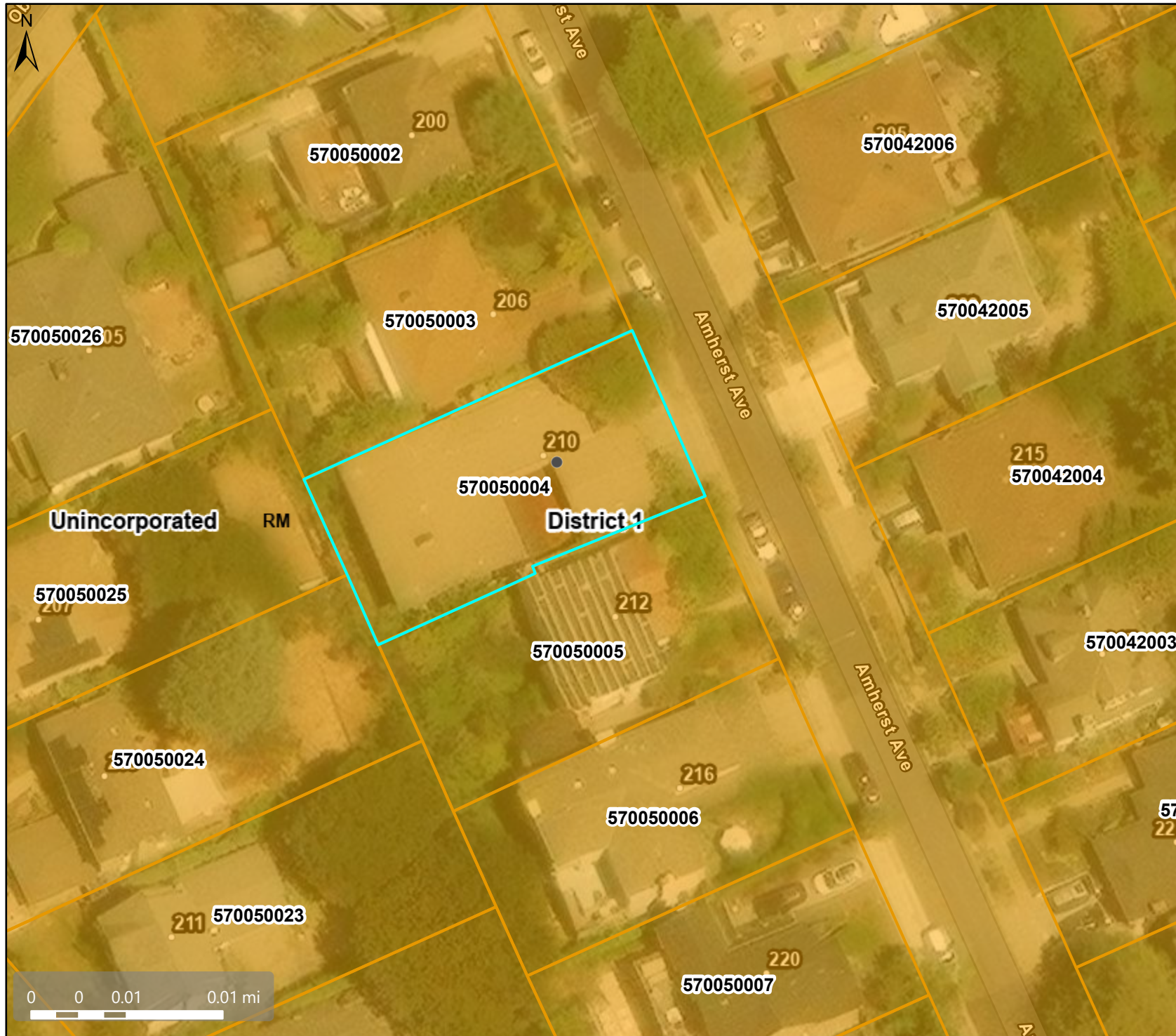
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

General Plan Land Use Designation



Map Legend

- County Border
- Assessment Parcels

Planning Layers (DCD)

General Plan

- RM (Residential Medium Density) (7-17 du/na)
- Unincorporated

- Board of Supervisors' Districts

Base Data

- Address Points

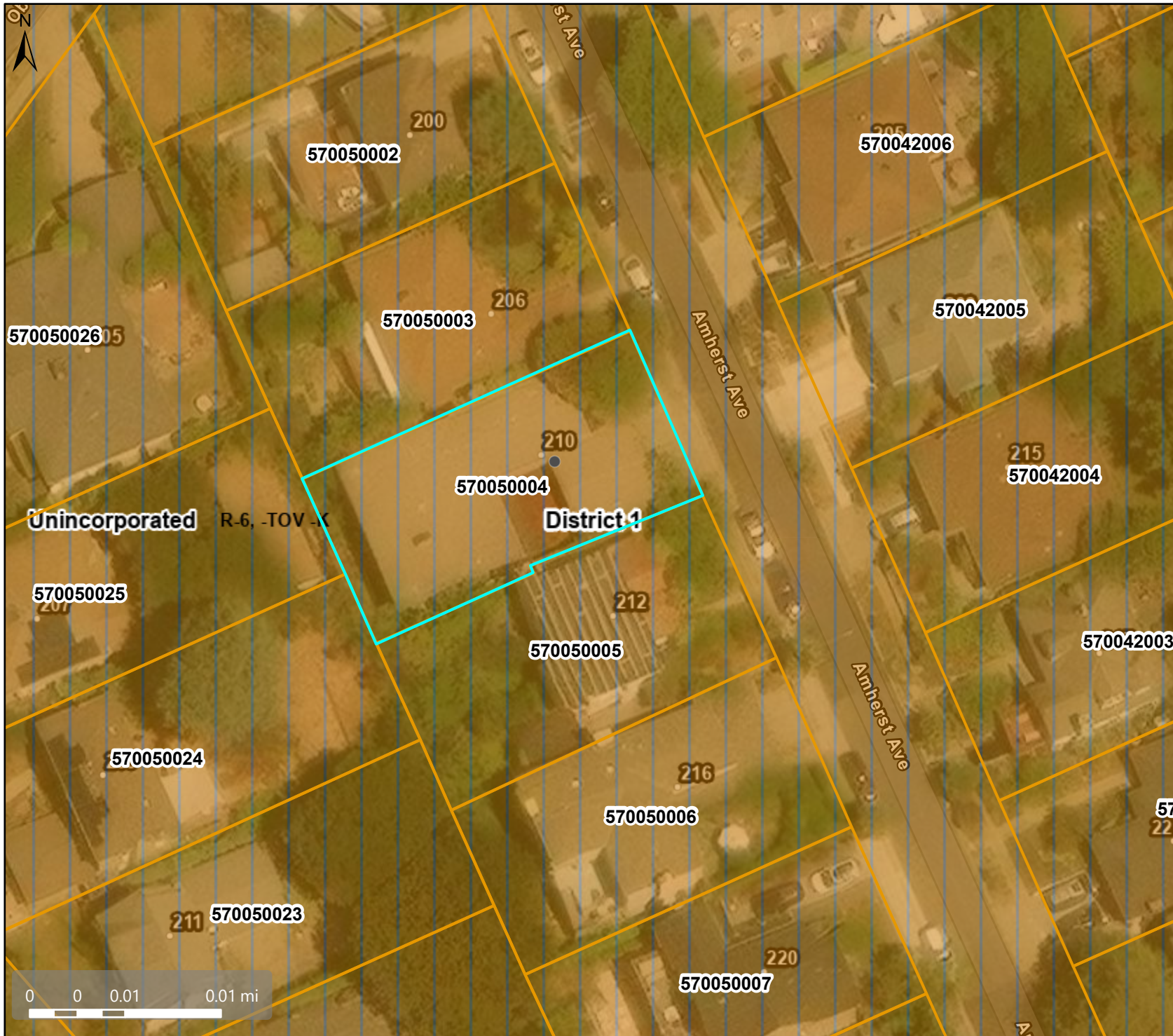
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

Zoning District & Overlay



Map Legend

- County Border
- Assessment
Parcels

Planning Layers (DCD)

Zoning

ZONE_OVER

- R-6 -TOV -K
(Tree
Obstruction and
Kensington)
- Unincorporated
- Board of
Supervisors'
Districts

Base Data

- Address Points

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

GENERAL NOTES

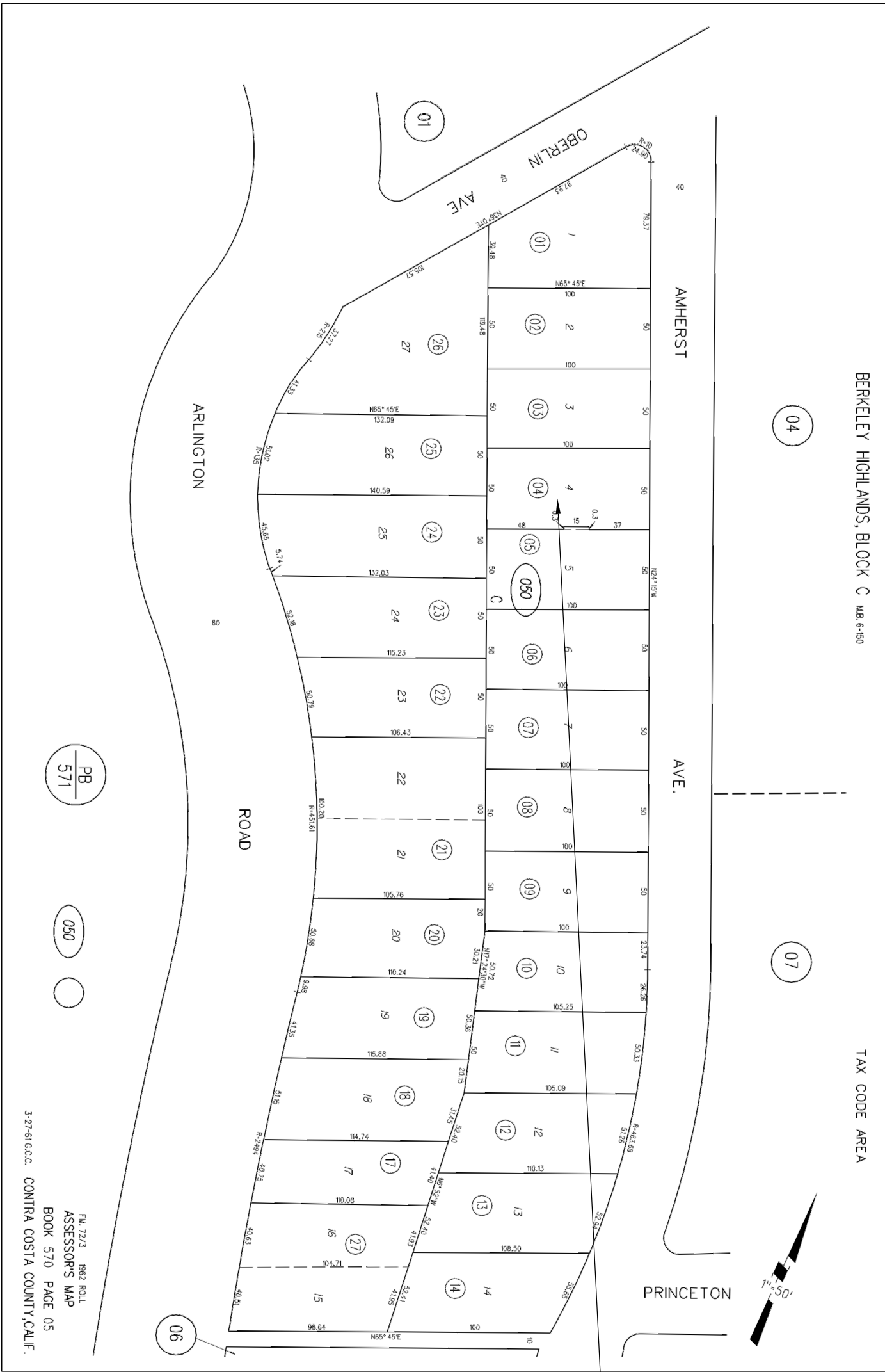
- 1 Scope: These notes apply to all drawings and govern unless noted or specified for more detailed requirements applicable to particular divisions of the work. See specifications and sheet notes contained in the subsections of these drawings.
- 2 Applicable Codes: The intent of the drawings and specifications is to construct the building in the project scope in accordance with the 2022 California Residential Code (CRC), Mechanical Code (CMC), Electrical Code (CEC), Plumbing Code (CPC), and California Title 24 Energy Standards; all including errata and supplements, as amended by Contra Costa County.
- 3 Construction Documents: The General Conditions of the Contract for Construction, (AIA Document A201), latest edition, and the Specifications supplement these drawings and are part of the construction documents. By accepting and using the construction documents, including but not limited to the drawings and specifications, the Contractor agrees to be solely and completely responsible for the accuracy of said construction documents: architectural, structural, civil, mechanical, plumbing, electrical and fire protection.
- 4 Copyright: These drawings and all ideas, arrangements and plans, either indicated or represented by these drawings are owned by, and are the property of VanMechelen Architects, and were created, evolved and developed for use on and in connection with the project designated in the title block. None of these designs, arrangements, or plans shall be used by, or disclosed to, any person, firm, or corporation for any purpose whatsoever, nor shall any changes be made on this drawing without the written permission from VanMechelen Architects. These drawings are not valid for any use unless they bear the original seal and signature of the Architect. Upon completion of the project, all plans shall be returned to the Architect.
- 5 Document Coordination: The Contractor shall be responsible for coordination between architectural, structural, civil, mechanical, plumbing, electrical and fire protection drawings. This includes reviewing existing conditions and requirements of individual systems before ordering and installation of any work. Verify all architectural details and all finish conditions, whether depicted in drawings or not, with same disciplines.
- 6 Non-Industry-Standard Materials and Methods: This project is considered to be an "Environment Friendly Project". It utilizes non-industry-standard materials and methods including but not limited to: FSC Certified Wood, non-toxic paints, sealants and adhesives, thermal mass. The intent is to construct energy efficient buildings which are easy and inexpensive to maintain while using construction materials which reduce environmental impacts and construction methods which reduce construction waste and increase recycling. Some of the products may have limited suppliers or unusual delivery requirements. Some of the details and construction methods are unusual and may require more attention than normal. The Contractor shall review the plans and specifications carefully in this regard and be solely responsible for completing the work as intended. Any substitution requests will be evaluated on environmental considerations as well as on specified criteria.
- 7 Dimensions: On drawings only written dimensions shall be used. Do not scale the drawings. The Contractor shall review and assume responsibility for all dimensions of building and site and notify the architect in writing of any suggested or required discrepancies before proceeding with construction.
- 8 Site Conditions: The Contractor shall visit the site and be fully cognizant of all field conditions, delivery methods and storage facilities, and consult with potential suppliers and subcontractors prior to submitting bid or cost estimate. He or she shall verify all site conditions, delivery methods and storage facilities and assumes all risk associated with field conditions.
- 9 Site Restrictions: The site will be vacated by the owners throughout the construction process. The Contractor, Contractor's personnel, subcontractors and all persons visiting the site shall abide by the following rules:
- a. Intoxicants and drugs: No alcohol, drugs, tobacco, or other intoxicants are allowed on site.
 - b. Noise: Noise shall be kept to a minimum including radios or music.
 - c. Pets: No pets allowed on site.
- 10 Job Site Conditions: The Contractor agrees to be solely and completely responsible for the job site conditions during the course of construction for the project; including the safety of all persons and property and that this requirement shall apply continuously and not be limited to normal working hours.
- 11 Protection of Existing Facilities: Contractor shall protect all existing infrastructure, utilities, landscaping and other site elements. Contractor shall replace or compensate the Owner for damage to any elements.
- 12 Indemnification: The Contractor shall defend, indemnify, and hold the Owner, the Architect, its employees and consultants, harmless from any and all liability, real or alleged, in connection with the performance of work on this Project, excepting for liability arising from the sole negligence of the Owner, the Architect, its employees and consultants.
- 13 Errors, Omissions & Conflicts: Any errors, omissions, or conflicts found in the various parts of the construction documents or between the construction documents and existing site conditions shall be immediately brought to the attention of the Architect and the Owner before submitting cost estimates, bids or proceeding with the Work.
- 14 Changes: Should any conditions develop which suggest or require changes to the work, including but not limited to errors, omissions, conflicts, alternates or code compliance, the Contractor shall submit to the Architect a written Request for Change Order detailing the required work and associated costs changes. A written Change Order shall be prepared by the Architect and signed by the Contractor before proceeding with the work. No claim shall be allowed for work already started or completed. No claim shall be allowed for difficulties encountered that could have reasonably been inferred from examination of the site and the construction documents prior to submitting the bid. No claim shall be allowed for adjustments which could be reasonably expected based on the Contractor's general experience in this type of construction.
- 15 The Heating System: There shall be a new heating system for both units.
- 16 There is no Fire Sprinkler System in the existing structure and none shall be provided in this project.
- 17 All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system.
19. No person shall erect (including excavation and grading), demolish, alter or repair any building or structure other than between the hours as allowed by Contra Costa County.

WASTE MANAGEMENT PLAN

1. If required by Contra Costa County, the Contractor shall provide a Waste Management Plan, and shall provide waste diversion in accordance with the Plan and County requirements. In addition, all cardboard, concrete, asphalt and metals shall be diverted from the waste stream.

EROSION, SEDIMENT, & STORMWATER NOTES

- 1 The Contractor shall maintain controls that do not permit soil and sediment to leave the site via erosion or wind.
2. Exposed and disturbed soil shall be surrounded by a straw wattle to prevent runoff. Straw mulch shall also be used to absorb runoff.
3. Stockpiles of soil, sand or gravel shall be covered with secured plastic tarps to prevent material from being blown off site, and shall be surrounded by straw wattles to prevent storm runoff.
4. Concrete trucks shall be washed offsite, at a site owned or used by the contractor that has been approved for this activity.
5. Concrete waste water including site mixed concrete and sweepings from exposed aggregate concrete, shall not be allowed to drain into storm sewers. Contractor shall provide a temporary drying basin for any washout, and dry residue collected from that basin shall be disposed of in accordance with City of Oakland disposal regulations. The drying basin may be excavated below grade or fabricated with perimeter straw bales above grade, but shall have sufficient volume for all water discharge, and shall be lined with minimum 10 mil polyethylene sheeting free of holes or tears, staked into ground or bales.



3 ASSESSORS PARCEL MAP
A1.1 no scale

PROJECT LOCATION

DRAWING INDEX

ARCHITECTURAL		
NO.	SHEET NAME	DATE
A1.1	SITE PLAN, PROJECT INFORMATION, VICINITY MAP, GENERAL NOTES	11 Nov 2025
A1.2	SURVEY	11 Nov 2025
A1.3	EXISTING/ DEMOLITION PLANS AND ELEVATIONS	11 Nov 2025
A2.1	LOWER LEVEL PLAN	11 Nov 2025
A2.2	LOWER LEVEL REFLECTED CLG PLAN	11 Nov 2025
A2.3	UPPER LEVEL PLAN	11 Nov 2025
A2.4	UPPER LEVEL REFLECTED CLG PLAN	11 Nov 2025
A3.1	EXTERIOR ELEVATIONS	11 Nov 2025
A3.2	BUILDING SECTIONS	11 Nov 2025
A3.3	BUILDING SECTIONS	11 Nov 2025

CODE INFORMATION

APPLICABLE CODES:
The following Codes shall apply to this project: 2022 California Residential Code (CRC), 2022 Mechanical Code (CMC), 2022 Electrical Code (CEC), 2022 Plumbing Code (CPC), 2022 California Green Building Standards (CalGreen), and 2022 California Title 24 Energy Standards; all including errata and supplements, as amended by Contra Costa County.

FIRE SPRINKLERS AND FIRE ALARMS
A fire sprinkler system is not required. Local fire alarms shall be provided in both units, interconnected in the new ADU.

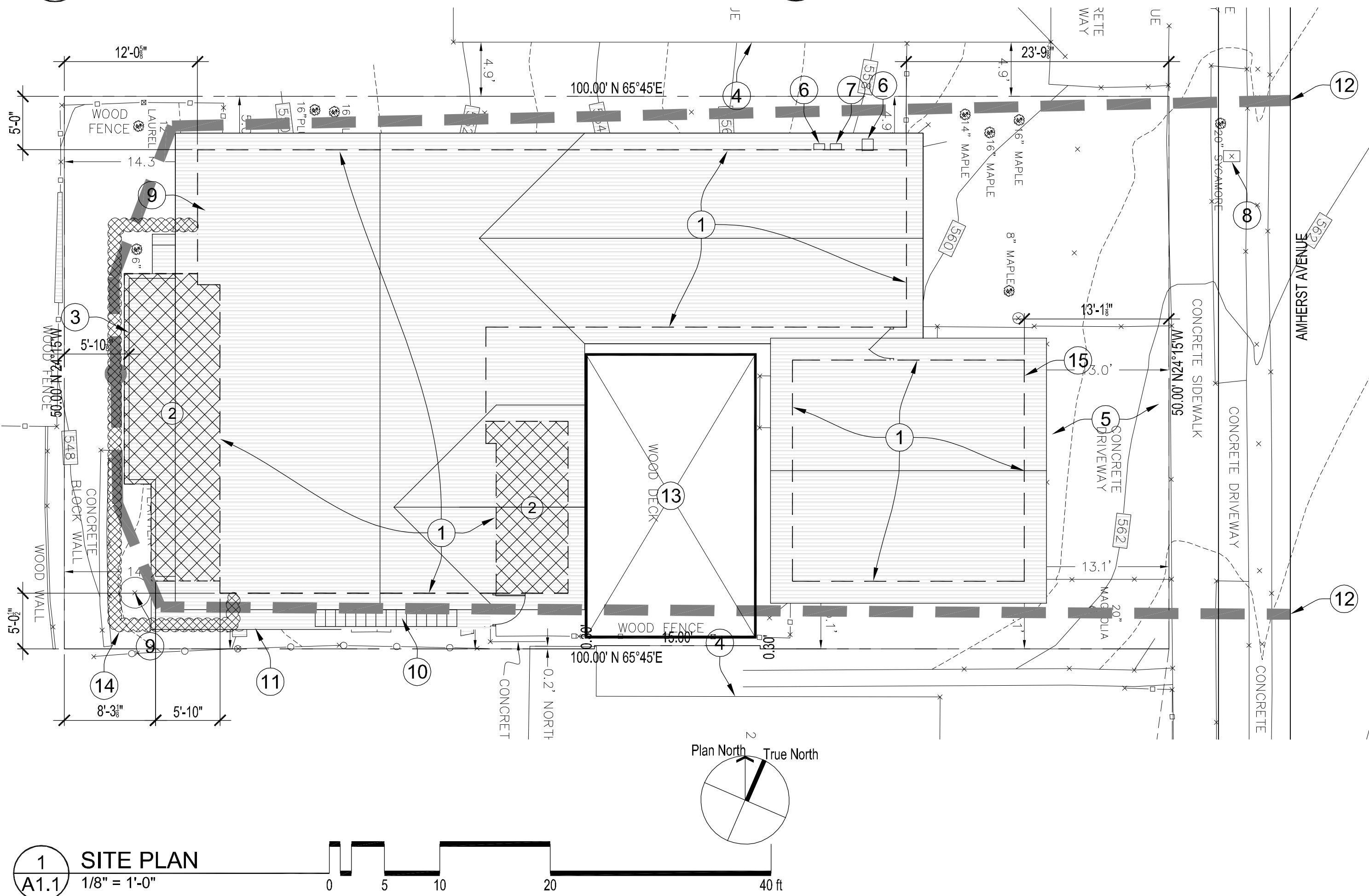
DEFERRED SUBMITTALS

- 1.



2 VICINITY MAP
A1.1 no scale

PROJECT LOCATION



1 SITE PLAN
A1.1 1/8" = 1'-0"

PROJECT DESCRIPTION

Addition and remodel to create a new Accessory Dwelling Unit and Laundry on the Lower Level, and new Deck, expanded Kitchen, and remodeled Primary Suite on the Upper Level. The addition will have fiber cement siding and flat panelling. The roof will be composite shingles, windows will be vinyl or fiberglass. There is no excavation required for the project other than for new footings/ foundations.

PROJECT INFORMATION

ADDRESS 210 Amherst Avenue
Kensington, CA 94708
570-050-004
Juli and Ken Kurtzman
210 Amherst Avenue
Kensington, CA 94708
805.390.8122
julkurtzman@gmail.com

PROJECT DATA

	EXISTING	PROPOSED	REQUIRED/ ALLOWED
ZONING	R-6 -TOV -K	NO CHANGE	
WILDLAND FIRE HAZARD RISK	YES	NO CHANGE	
FLOOD ZONE	NO	NO CHANGE	
ALQUIST-PRIOLO FAULT ZONE	NO	NO CHANGE	
LIQUEFACTION RISK	VERY LOW	NO CHANGE	
OCCUPANCY TYPE	R-3/ U	NO CHANGE	
CONSTRUCTION TYPE	V-B	NO CHANGE	
LOT AREA	4995.5 SF	NO CHANGE	
AVERAGE LOT SLOPE	14%	NO CHANGE	
NO. OF DWELLING UNITS	1	1 + ADU	2
MAIN HOUSE SETBACKS			
FRONT (EAST)	23'-9"	NO CHANGE	
FRONT GARAGE	13'-0"	NO CHANGE	
REAR (WEST)	12'-4"	5'-10"	15'-0"
LEFT SIDE (SOUTH)	5'-0"	NO CHANGE	4'-0"
RIGHT SIDE (NORTH)	5'-0"	NO CHANGE	4'-0"
MAIN HOUSE BUILDING AREA			
GARAGE	420 SF	NO CHANGE	
LEVEL ONE MAIN HOUSE*	699 SF	383 SF	-316 SF
LEVEL ONE ADU	0 SF	611 SF	611 SF
LEVEL ONE NON-HABITABLE	891 SF	746 SF	-145 SF
LEVEL ONE TOTAL HABITABLE	1590 SF	1740 SF	150 SF
LEVEL TWO	1614 SF	1717 SF	103 SF
TOTAL HABITABLE FLOOR AREA	3204 SF	3457 SF	253 SF
TOTAL AREA INCLUDING GARAGE	3624 SF	3877 SF	253 SF
LEVEL TWO BALCONY/ DECK	112 SF	200 SF	88 SF
COVERAGE AREA	2176 SF	2374 SF	198 SF
COVERAGE PERCENTAGE			
BUILDING HEIGHT - STORIES	2	NO CHANGE	
BUILDING HEIGHT - FEET	22'-6"	23'-3"	0'-9***
OFF STREET PARKING	2	NO CHANGE	2
PRIVATE OPEN SPACE	2017 SF	1700 SF	-317 SF
* LEVEL ONE AREA INCREASE INCLUDES CONVERSION OF 145 SF OF NONHABITABLE SPACE, AND 150 SF OF NEW ADDITION.			
** HEIGHT INCREASE IS DUE TO LOWER EXISTING DOWNSLOPE GRADE AT WEST WALL EXPANSION.			

SITE PLAN NOTES

- SEE SHEET L1.1 FOR LANDSCAPE PLAN
SEE SHEET A2.4 FOR ROOF PLAN
- EXISTING BUILDING OUTLINE
 - PROPOSED ADDITIONS, EXPANSION AREA SHOWN IN HATCH
 - NEW UPPER LEVEL DECK
 - NEIGHBORING HOUSES
 - EXISTING DRIVEWAY AND GARAGE TO REMAIN
 - EXISTING GAS AND ELECTRIC METERS
 - NEW ELECTRIC METER FOR ADU. VERIFY LOCATION AND INSTALL PER UTILITY REQUIREMENTS AND THE CALIFORNIA ELECTRIC CODE
 - EXISTING WATER METER
 - EXISTING SEWER LINE CLEANOUT. VERIFY LOCATION AND CONDITION OF EXG SEWER LINE, WITH RECEIPT OF REPLACEMENT WITHIN THE LAST 10 YEARS, OR BY CAMERA INSPECTION. REPLACE EXISTING SEWER LINE IF REQUIRED, FIELD VERIFY LOCATION. PROVIDE CLEANOUT AT ANY BEND >45°.
 - NEW WOOD STAIRS TO ACCESS ADU, SEE FLOOR PLAN 1/A2.1
 - NEW PERVIOUS CONCRETE OR PAVER WALK PATH
 - FIRE HOSE LENGTH TO FARHEST SECTION OF STRUCTURE = 125'-0"
 - CONSTRUCTION STAGING AREA. MATERIALS SHALL BE STORED IN SUCH MANNER AS TO PREVENT LEAKAGE, OR BLOWING BY WINDS.
 - PROVIDE STRAW WATTLES FOR EROSION CONTROL THROUGHOUT CONSTRUCTION . WATTLES SHALL BE TUBULAR IN SHAPE, ±10" Ø, 20'-30' LONG, FILLED WITH STRAW AND HOUSED IN BIODEGRADABLE NETTING. WATTLES SHALL BE PLACED TO PREVENT WATER RUNOFF IN A TRENCH 3'-5" DEEP, STAKED WITH 1"X1"X24" STAKES ±24" O.C. SEE 2/L1.1.
 - PROVIDE STREET ADDRESS SIGNAGE, SEE SHEET A3.1
 - HEAT PUMP COMPRESSOR/ OUTDOOR UNIT. INSTALL PER MANUFACTURER'S INSTRUCTION.
 - PROVIDE CONCRETE SLAB IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

Project Team

VanMechelen Architects
Greg VanMechelen
732 Gilman Street
Berkeley, CA 94710
Tel: 510.558.1075
Fax: 510.558.1076
info@vanmechelenarchitects.com

Structural Engineer

Title 24 Energy Consultant

Sprinkler and Fire Alarm



PLANNING SUBMISSION
Residential Renovations for:

Juli and Ken Kurtzman
210 Amherst Avenue
Kensington, CA 94708
APN 570-050-004

PROJECT INFORMATION

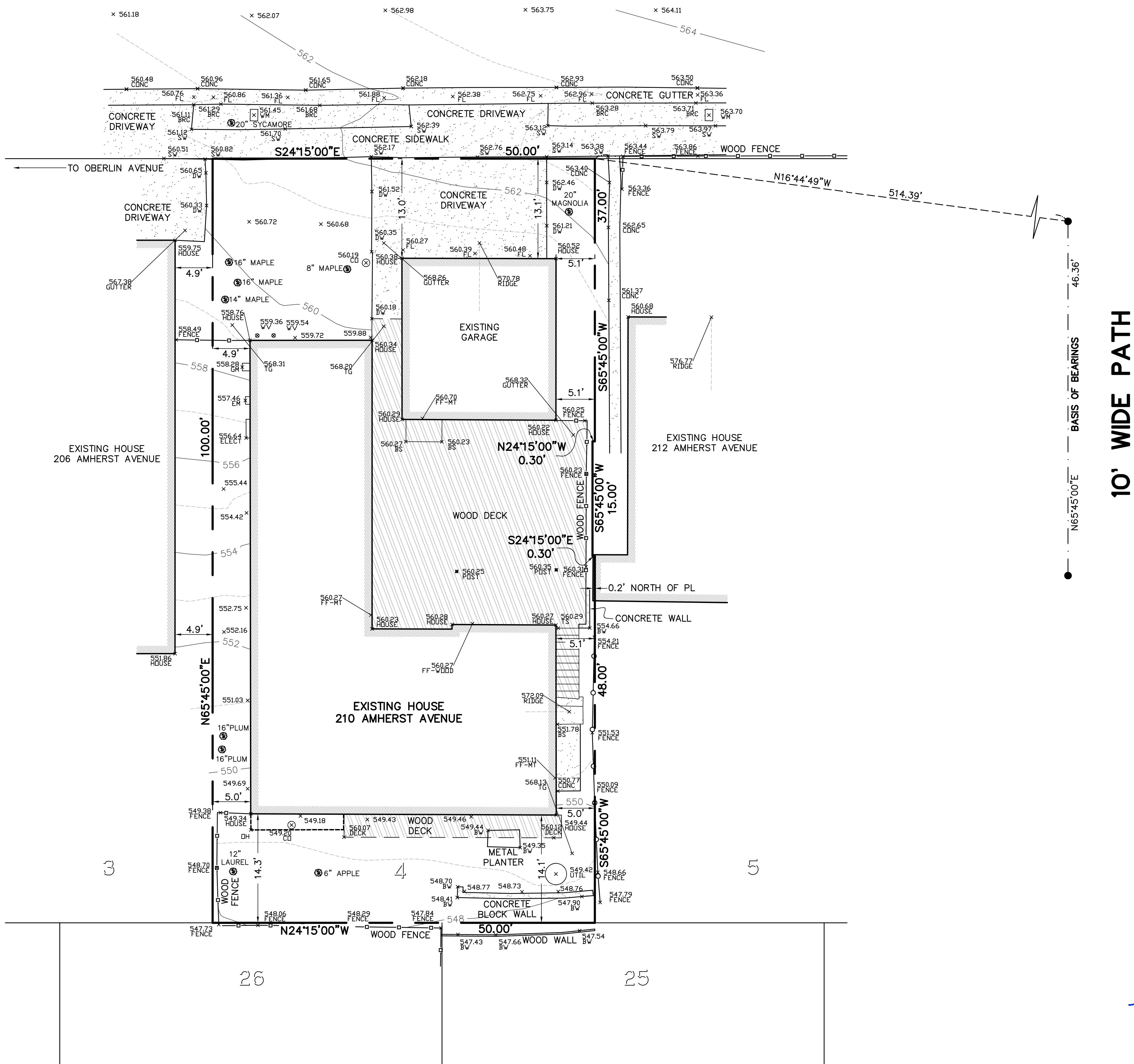
SITE PLAN
VICINITY MAP
GENERAL NOTES

Revision		
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Date: 3 November 2025
Drawn:
Scale:

A1.1

AMHERST AVENUE (40' WIDE)



- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
 - BRC BACK OF ROLLED CURB
 - BS BASE OF STEPS
 - BW BASE OF WALL
 - CO CLEAN OUT
 - CONC CONCRETE
 - DW DRIVEWAY
 - ELECT ELECTRICAL UTILITY
 - EM ELECTRIC METER
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - GM GAS METER
 - MT METAL THRESHOLD
 - OH OVERHANG
 - PL PROPERTY LINE
 - SW SIDEWALK
 - TG TOP OF GUTTER
 - TS TOP OF STEPS
 - UTIL UNKNOWN UTILITY
 - WM WATER METER
 - WV WATER VALVE
 - BUILDING FOOTPRINT
 - CONCRETE
 - CONCRETE WALL
 - WOOD
 - WOOD WALL
 - CHAIN LINK FENCE
 - WOOD FENCE
 - FOUND 5/8" REBAR AND CAP, RCE 18650, PER (226 CR 46)

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO TITLE REPORT PROVIDED, EASEMENTS MAY EXIST.

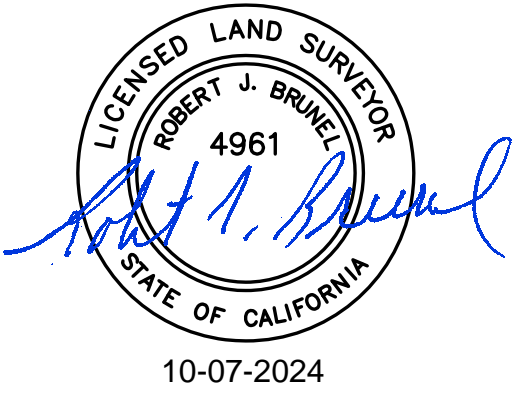
APN: 570-050-004-3

PROPERTY AREA: 4,996± SQUARE FEET

DATE OF FIELD SURVEY: SEPTEMBER 26, 2024

BASIS OF BEARINGS:
THE LINE BETWEEN THE TWO FOUND REBAR SHOWN HEREON WAS TAKEN AS NORTH 65°45'00" EAST AS SHOWN ON CORNER RECORD 10579 (226 CR 46).

DATUM:
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



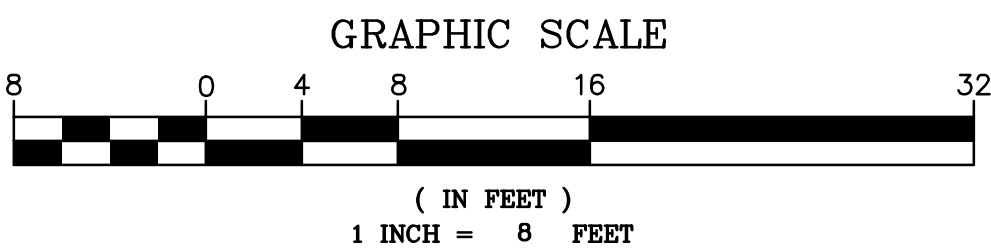
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF LOT 4, BLOCK C, BERKELEY HIGHLANDS (6 M 150)
LOCATED AT 210 AMHERST AVENUE
TOWN OF KENSINGTON, CONTRA COSTA COUNTY, CALIFORNIA

OCTOBER 7, 2024 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1977 AMHERST-TOPO.DWG JOB NO. 24-11315



VanMechelen Architects
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Structural Engineer

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PLANNING SUBMISSION

Residential Renovations for:

Juli and Ken Kurtzman
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EXISTING/
DEMOLITION PLANS
AND ELEVATIONS

Revision

- | | | |
|---|---|---|
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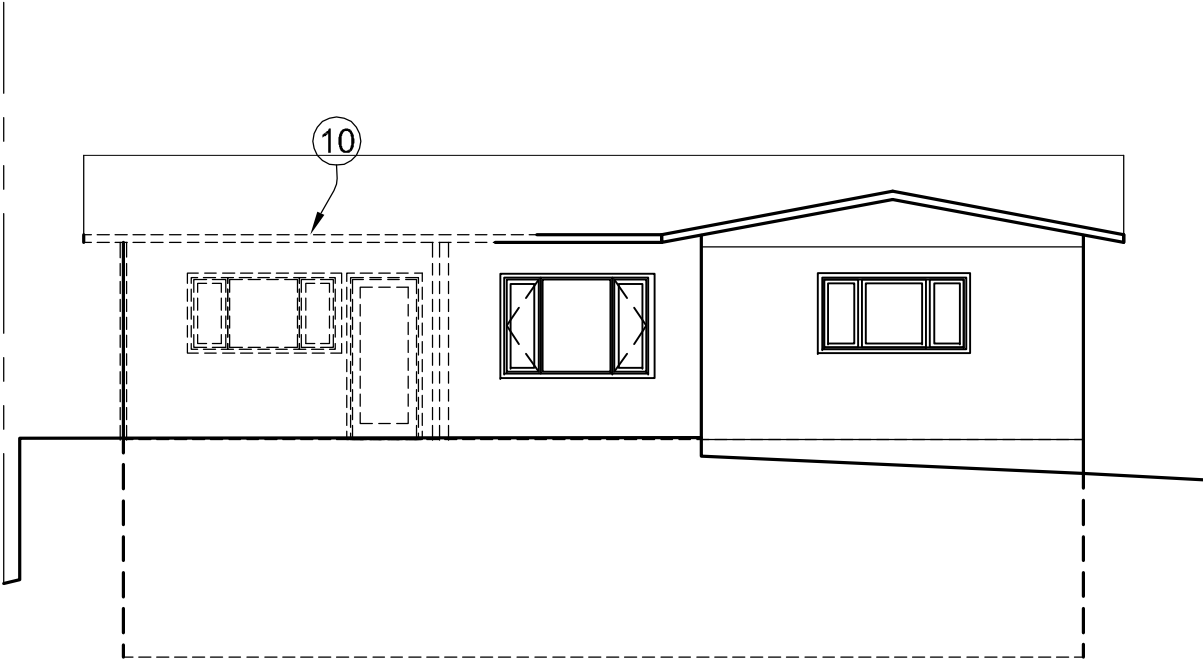
Date: 3 November 2025
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A1.3

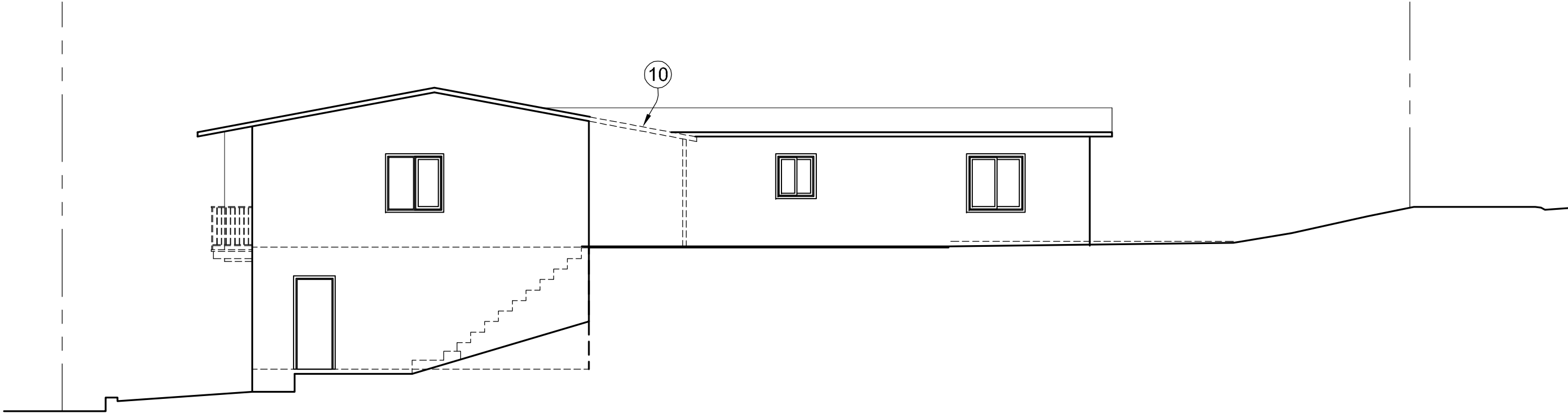
3 of 10 Sheets
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DEMOLITION NOTES

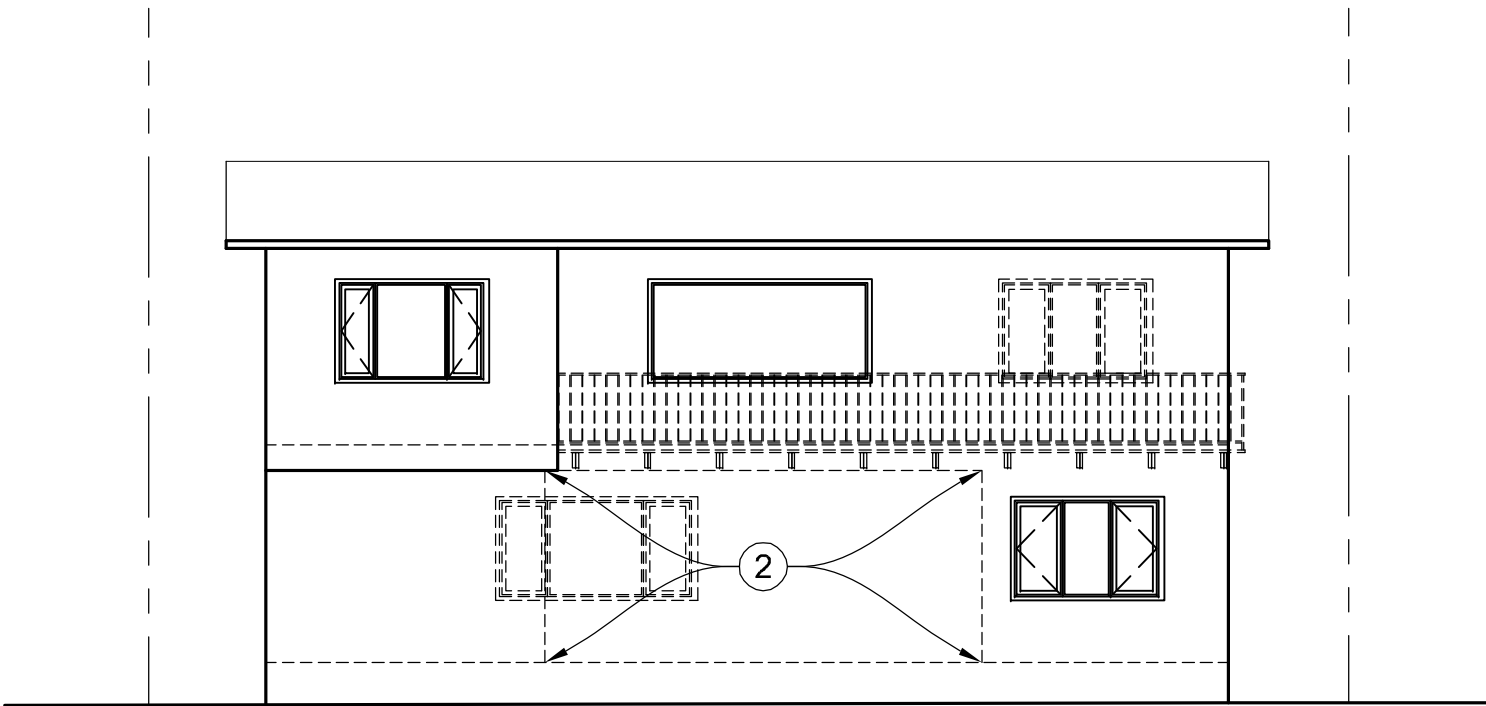
- 1 REMOVE EXISTING EXTERIOR STAIRS AND CONCRETE LANDING AND PATH.
- 2 REMOVE EXISTING WALLS, DOORS AND FIXTURES AS INDICATED. SALVAGE PER OWNER'S DIRECTION, AND DISPOSE PER REQUIREMENTS OF CALGREEN AND CONTRA COSTA COUNTY WASTE DIVERSION REQUIREMENTS.
- 3 REMOVE EXISTING BRICK FIREPLACE AND CHIMNEY.
- 4 REMOVE EXISTING CRAWL SPACE ACCESS DOOR
- 5 REMOVE SECTION OF FLOOR AS REQUIRED FOR NEW STAIR
- 6 REMOVE EXISTING INTERIOR STAIR
- 7 REMOVE EXISTING WASHER AND DRYER
- 8 REMOVE EXISTING WALL SECTION FOR NEW WINDOW OR DOOR
- 9 EXISTING FLOOR LEVEL AND FRAMING TO REMAIN. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY FLOOR FRAMING LESS THAN 2X8 @ 16" O.C., OR ANY FRAMING THAT HAS BEEN CUT, SPLICED, OR INDICATES ROT OR OTHER DAMAGE, OR FRAMING THAT HAS BEEN CHANGED IN ANY MANNER THAT IS NOT CONSISTENT WITH THE WOOD FRAMING STANDARDS IN THE CALIFORNIA RESIDENTIAL CODE.
- 10 REMOVE SECTION OF ROOF, SEE ELEVATION NOTE #2/A3.1.



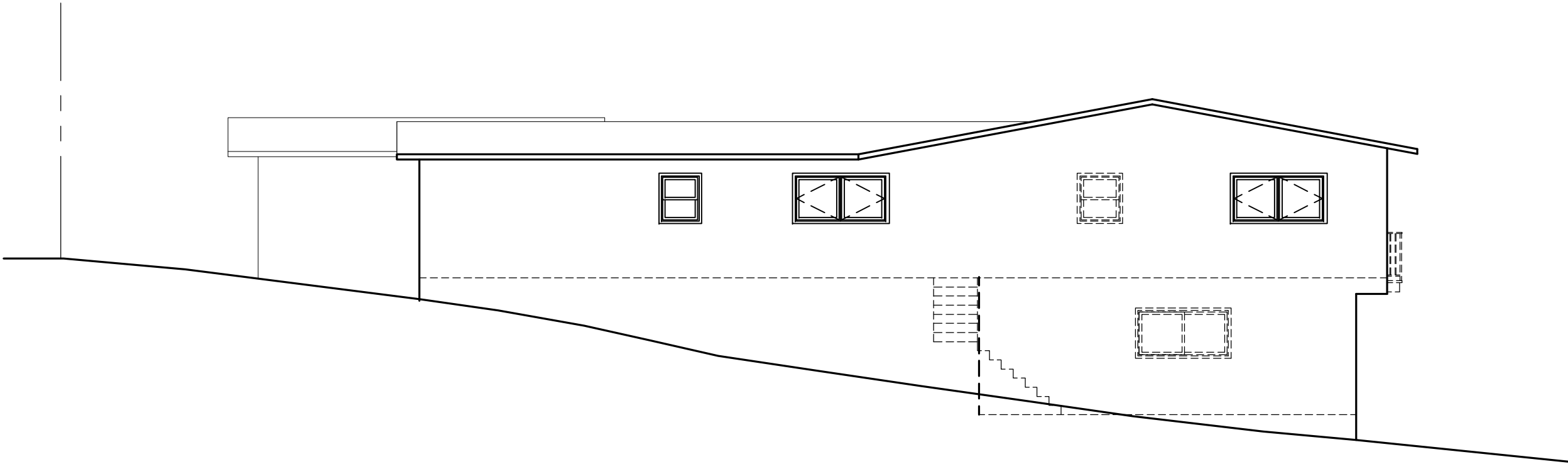
13 EAST (FRONT) EXISTING ELEVATION
A1.3 1/8" = 1'-0"



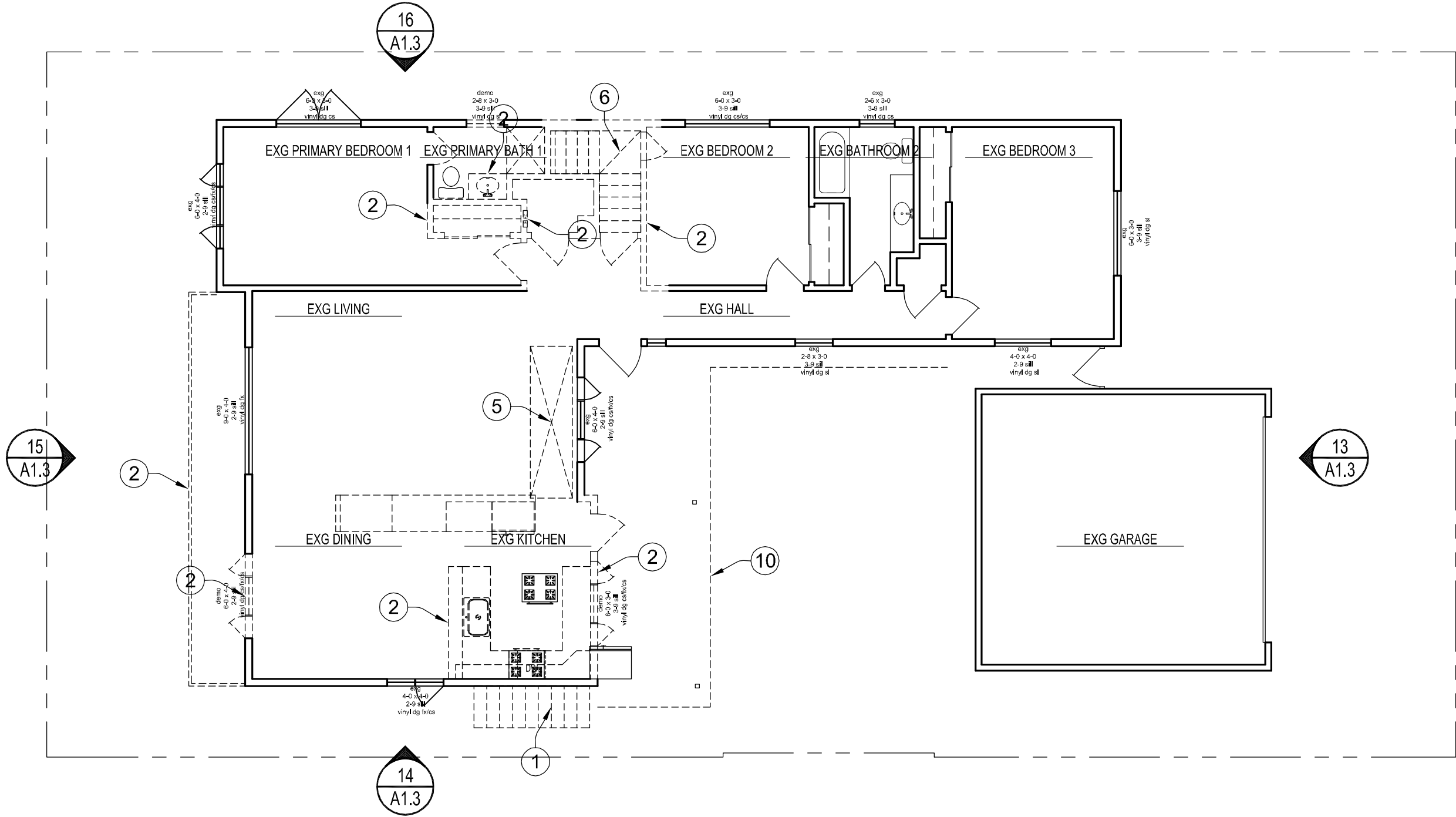
14 SOUTH (LEFT) EXISTING ELEVATION
A1.3 1/8" = 1'-0"



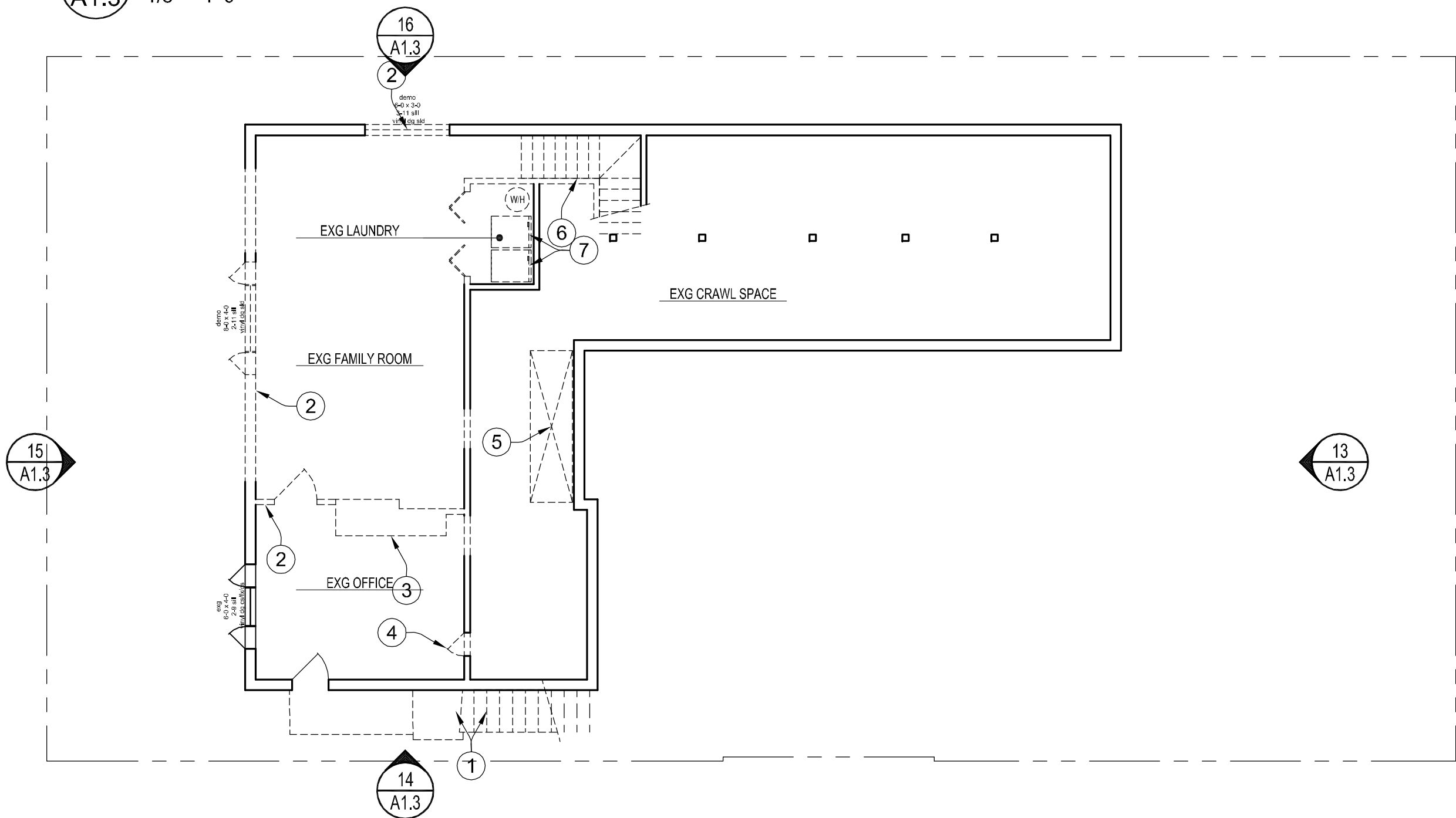
15 WEST (REAR) EXISTING ELEVATION
A1.3 1/8" = 1'-0"



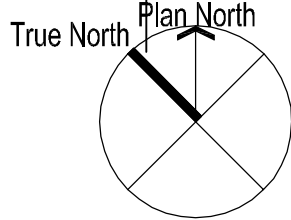
16 NORTH (RIGHT) EXISTING ELEVATION
A1.3 1/8" = 1'-0"



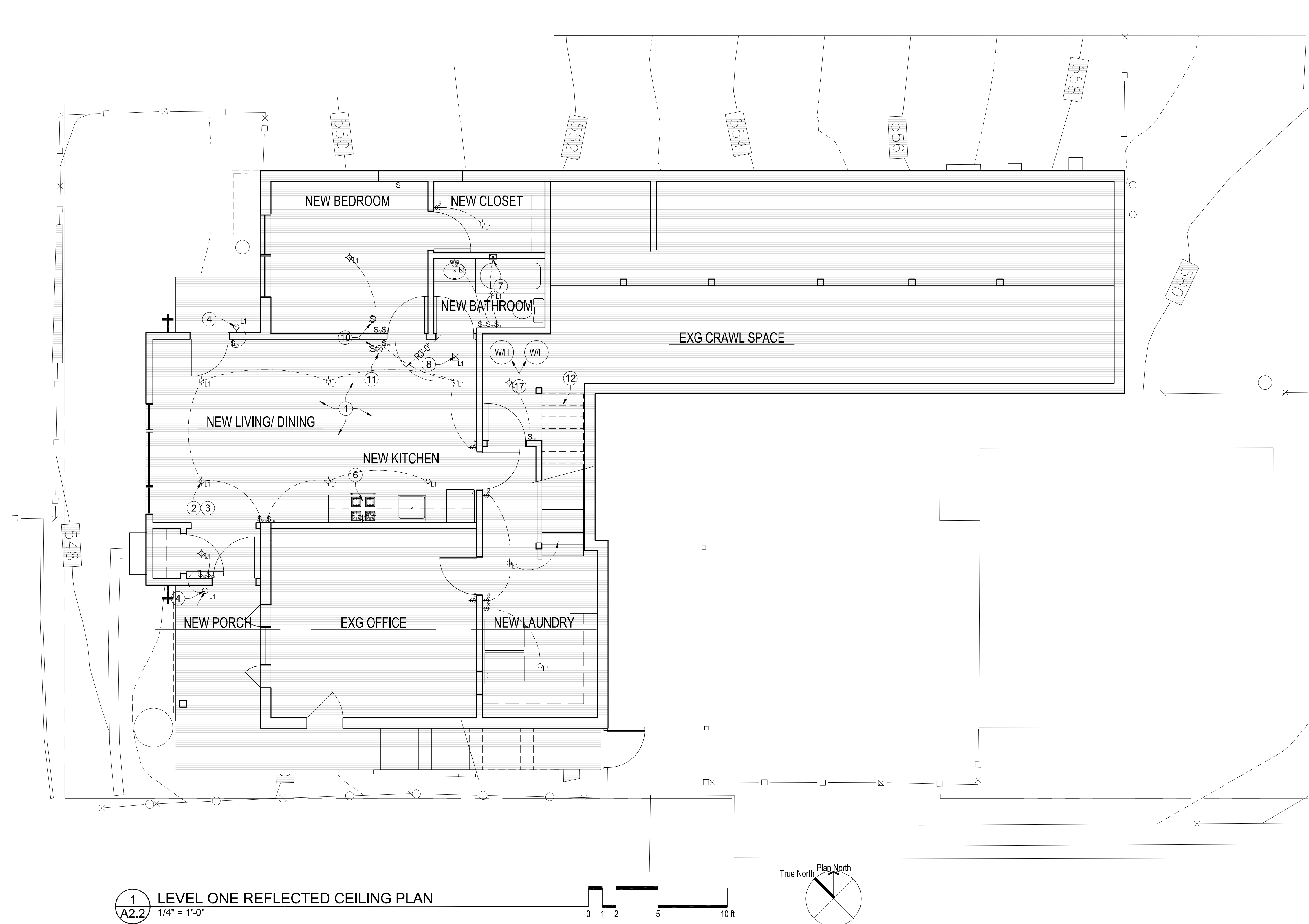
4 LEVEL TWO EXISTING/ DEMOLITION PLAN
A1.3 1/8" = 1'-0"



4 LEVEL ONE EXISTING/ DEMOLITION PLAN
A1.3 1/8" = 1'-0"



LIGHTING FIXTURE SYMBOLS	
	led ceiling or undercabinet fixture
	exhaust fan/ ceiling light combination fixture
	exhaust fan
	wall sconce
	ceiling mounted fixture
	pin light
	recessed ceiling wall wash light
	lit street address sign
	junction box
	Sprinkler head, location for reference only. Sprinkler contractor shall submit full plans and calculations.
	Smoke Alarm, alarm shall be hard wired with battery backup
	Carbon Monoxide Alarm, alarm shall be hard wired with battery backup
	A combination Smoke & CO alarm compliant with California State requirements may be used. Smoke alarms shall be photoelectric technology. Multiple alarms shall be interconnected.



- LEVEL ONE REFLECTED CEILING PLAN NOTES**
- ALL RECESSED CEILING FIXTURES IN INSULATED CEILINGS SHALL BE I/C RATED FOR CONTACT WITH INSULATION AND AIRTIGHT LABELED.
- ① ONE HOUR RATED FLOOR-CEILING ASSEMBLY WHERE ACCESSORY DWELLING UNIT IS BENEATH UPPER LEVEL UNIT. FLOOR CEILING ASSEMBLY SHALL ALSO HAVE A MINIMUM STC 45 ACOUSTIC RATING AND MINIMUM 45 IIC RATING. SEE DETAIL 1/A4.2.
- ② CEILING LIGHT FIXTURES BELOW UPPER UNIT SHALL BE SURFACE MOUNT, OR SHALL BE RATED FOR INSTALLATION IN A ONE HOUR CEILING, OR SHALL BE ENCLOSED IN A FIRE-RATED BOX PER DETAIL 5/A4.2
- ③ NEW LIGHT FIXTURES IN LIVING SPACES SHALL BE HIGH EFFICIACY AND SHALL HAVE OCCUPANCY SENSOR OR DIMMER SWITCH SEE SHEET T24-3 FOR ADDITIONAL LIGHTING REQUIREMENTS.
- ④ EXTERIOR LIGHTING FIXTURES SHALL BE APPROVED DARK SKY RATED, WITH SHIELDING TO PREVENT LIGHT SPILLING ONTO ADJOINING PROPERTIES
- ⑤ STREET ADDRESS NUMBER, SEE ELEVATION 4/A3.1
- ⑥ KITCHEN EXHAUST FAN WITH MINIMUM 100 CFM, VENT THROUGH WALL OR ROOF, MIN. 3'-0" FROM PROPERTY LINE AND ANY OPENINGS. SEE ROOF PLAN A2.5 FOR VENT OUTLET LOCATION.
- ⑦ BATHROOM WALL MOUNTED EXHAUST FAN/ LIGHT, PANASONIC WHISPER LIGHT MIN 50 CFM. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, PROVIDE BACKDRAFT PREVENTER. PROVIDE SEPARATE, HUMIDISTAT CONTROLLED SWITCH FOR FAN. LIGHT SHALL BE HIGH EFFICACY. WHERE EXHAUST FANS OCCUR IN ONE HOUR RATED CEILINGS PROVIDE RATED DAMPER OR PROVIDE LOWERED CEILING TO RUN EXHAUST DUCT HORIZONTALLY WITHOUT PENETRATING RATED CEILING.
- ⑧ WHOLE HOUSE FAN. ADU FLOOR AREA = 568 SF; 1 BR. 568 x 0.03 + ((1+1) x 7.5) = 17 + 15 = 32. PROVIDE MINIMUM 40 CFM FAN WITH CONTINUOUS OPERATION, MIN. 6" Ø DUCTING, MAX 1 SONE, PANASONIC WHISPERCEILING FV-1115VQ1, OR EQUAL ALTERNATE: PROVIDE VARIABLE SPEED WITH CONTINUOUS OPERATION AT 50 CFM, WHISPERVALUE® DC FAN WITH PICK-A-FLOW®, 50-80-100 CFM, MODEL: FV-0510VS1. IF CEILING MOUNT IS SELECTED PROVIDE GYPSUM WRAP FOR 1 HOUR FIRE RATING PER DETAIL ~/A4.1. FAN MAY BE VENTED THROUGH NORTH WALL TO EXTERIOR.
- ⑨ WALL OR CEILING MOUNTED FAN COIL UNIT, SEE SHEET A2.7.
- ⑩ PROVIDE SMOKE ALARMS IN ALL BEDROOMS AND HALL OR COMMON SPACE SERVING BEDROOMS, LOCATE MIN. 3'-0" FROM DOOR TO BATHROOMS CONTAINING TUB AND/ OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP, AND SHALL BE INTERCONNECTED.
- ⑪ PROVIDE AT LEAST (1) CARBON MONOXIDE DETECTOR ON EACH FLOOR LEVEL. CO DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP, AND SHALL BE INTERCONNECTED.
- ⑫ MINIMUM 5/8" GYPSUM BOARD APPLIED ON CEILING OF ENCLOSED SPACE UNDER STAIRS.

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LICENSED ARCHITECT

GREGORY VANMECHELEN

Gregory VanMechelen

C-23824

9/31/27

RENEW DATE

STATE OF CALIFORNIA

PLANNING SUBMISSION

Residential Renovations for:

Juli and Ken Kurtzman

210 Amherst Avenue

Kensington, CA 94708

APN 570-050-004

LOWER LEVEL

CEILING PLAN

Revision

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Date: 3 November 2025

Drawn:

Scale:

A2.2

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LEVEL TWO PLAN NOTES

ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

- ① GAS AND ELECTRIC METERS - SEE SITE PLAN
② EXTERIOR STAIRS, SEE LEVEL ONE PLAN NOTE #4, SHEET A2.1
③ NEW EXTERIOR DECK ±200 SF. PROVIDE WOOD GUARDRAIL, MINIMUM 3'-6" HIGH, WITH OPENINGS THAT DO NOT ALLOW PASSAGE OF 4" Ø SPHERE. SEE SECTION AT 12/A4.2
④ PROVIDE MIN. 36" DEEP LANDING AT EXTERIOR DOORS, MAX 7.75" BELOW DOOR THRESHOLD WHERE DOOR DOES NOT SWING OVER STEP. SLOPE MAX. 2% SLOPE.
⑤ INTERIOR STAIRS WITH MAX 7.75" RISERS, MIN. 10" TREAD. PROVIDE 1½"Ø WOOD HANDRAIL MIN 1 SIDE, 34" ABOVE TREAD NOSINGS, 1½" CLEAR FROM WALL, RETURN AT ENDS.
⑥ PROVIDE GUARDRAIL MIN. 34" HIGH WITH NO OPENING ALLOWING PASSAGE OF 4" Ø SPHERE. SEE SECTION AT 12/A4.2
⑦ NEW GAS OR ELECTRIC FIREPLACE, SEE DETAIL -A/-
⑧ JOINT BETWEEN WOOD AND TILE OR RESILIENT FLOORING
⑨ PROVIDE GFI ELECTRICAL OUTLETS ON COUNTER SIDE SO THAT NO COUNTER SPACE IS NO MORE THAN 2'-0" FROM AN OUTLET. PROVIDE MIN. (2) 20 AMP CIRCUITS TO COUNTERTOP OUTLETS FOR SMALL APPLIANCES, AND PROVIDE SEPARATE CIRCUIT FOR REFRIGERATOR OUTLET. PROVIDE OUTLETS AT END OF PENINSULA AND AT BOTH ENDS OF ISLAND
⑩ NEW PLUMBING FIXTURES SHALL HAVE THE FOLLOWING FLOW RATES:
TOILETS: EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS
SHOWERHEADS: MAX 1.8 GPM @ 80 PSI
LAVATORY FAUCETS: MAX 1.2 GPM @ 60 PSI (0.8 GPM AT 20 PSI MIN)
KITCHEN FAUCETS: MAX 1.8 GPM @ 60 PSI
WRAP ALL EXPOSED HOT WATER PIPES WITH MIN. R-4 INSULATION
⑪ PROVIDE NONABSORBENT WALL SURFACE TO MIN. 6' ABOVE FLOOR AT TUB/ SHOWER.
⑫ SHOWER SHALL HAVE A MIN. 1024 SQ. IN OF INTERIOR AREA, AND PROVIDE SPACE FOR A MIN. 30"Ø CIRCLE. GLASS IN SHOWER ENCLOSURES SHALL BE APPROVED SAFETY GLASS, AND SHOWER DOORS, IF PROVIDED SHALL BE MIN. 24" CLEAR WIDTH AND SHALL OPEN OUTWARD FROM THE SHOWER COMPARTMENT.
⑬ ELECTRICAL SUB-PANEL, MIN. 30" W X 36" DEEP X 78" H WORKSPACE IN FRONT. PROVIDE EGRESS/ RESCUE WINDOW AT BEDROOMS. SEE DOOR AND WINDOW SCHEDULE SHEET A2.5 FOR SPECIFIC DIMENSIONS AND REQUIREMENTS.
TEMPERED SAFETY GLAZING

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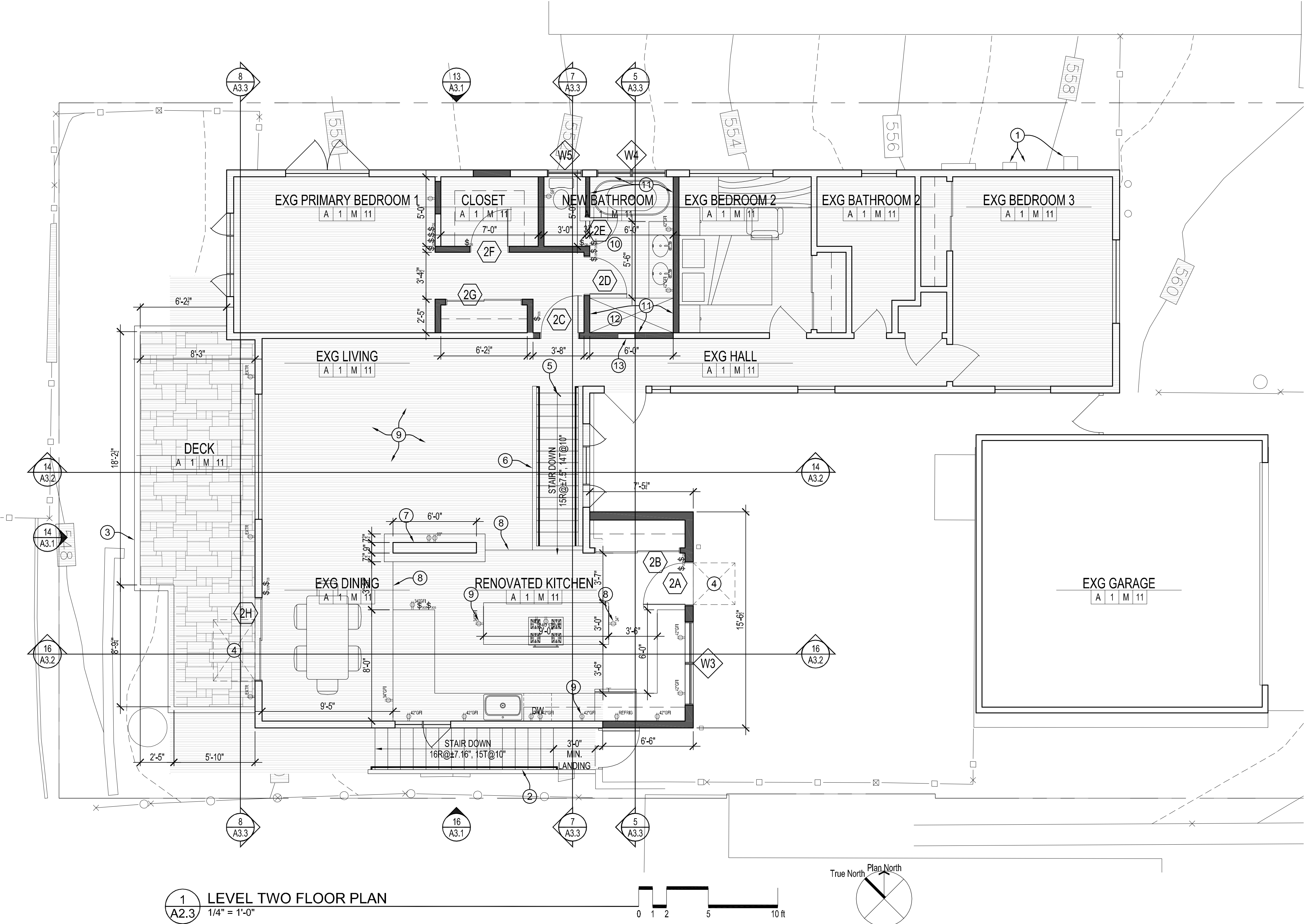
FINISH SCHEDULE			
FLOOR	BASE	WALLS	CEILINGS
A. WOOD	1. PAINTED WOOD OR MDF	M. GYPSUM BOARD TYPE 1	11. GYPSUM BOARD
B. CERAMIC TILE	2. CERAMIC TILE	N. CEMENT BOARD OR SHOWER BACKER BOARD	12. PAINTED GYPSUM BOARD
C. CONCRETE	3. RUBBER	O. MIN. ½" GYPSUM BOARD WITH TAPE AND MUD	13. MIN. 5/8" GYPSUM BOARD WITH TAPE AND MUD

===== NEW WALL
----- EXISTING WALL TO REMAIN
----- EXISTING WALL REMOVED

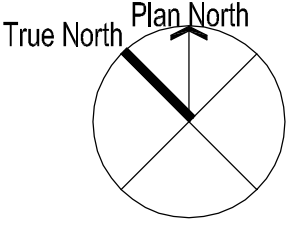
WALL LEGEND

ELECTRIC FIXTURE SYMBOLS	
\$	electric switch
\$.	3 way electric switch
\$.	electric switch with occupancy sensor
\$.	electric switch with humidistat
⓪	duplex outlet, x = height above finished floor (12" u.n.o.)
⓪	duplex outlet on dedicated circuit
⓪	duplex outlet with ground fault interrupt circuit
⓪	duplex outlet, exterior rated with ground fault interrupt circuit and cover
⓪	duplex outlet, 1 plug connected to switch
⓪	duplex outlet flush set in floor with cover plate
⓪	quadplex outlet
⓪	quadplex outlet with ground fault interrupt circuit
⓪	quaplex outlet, 1 plug connected to switch
⓪	junction box, with circuit # or height, where applicable
▽	telephone outlet
▽	television cable outlet

ELECTRICAL OUTLETS IN BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL HAVE BRANCH CIRCUITS PROTECTED BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTER. OUTLETS SHALL BE LOCATED SO THAT NO WALL SPACE SHALL BE MORE THAN 6'-0" FROM AN OUTLET. ALL ELECTRICAL OUTLETS SHALL INCLUDE TAMPER-RESISTANT RECEPTACLES.



1 LEVEL TWO FLOOR PLAN
A2.3 1/4" = 1'-0"



LIGHTING FIXTURE SYMBOLS	
	led ceiling or undercabinet fixture
	exhaust fan/ ceiling light combination fixture
	exhaust fan
	wall sconce
	ceiling mounted fixture
	pin light
	recessed ceiling wall wash light
	lit street address sign
	junction box
	Sprinkler head, location for reference only. Sprinkler contractor shall submit full plans and calculations.
	Smoke Alarm, alarm shall be hard wired with battery backup
	Carbon Monoxide Alarm, alarm shall be hard wired with battery backup
	A combination Smoke & CO alarm compliant with California State requirements may be used. Smoke alarms shall be photoelectric technology. Multiple alarms shall be interconnected.

- LEVEL TWO REFLECTED CEILING PLAN NOTES**
- ALL RECESSED CEILING FIXTURES IN INSULATED CEILINGS SHALL BE IC RATED FOR CONTACT WITH INSULATION AND AIRTIGHT LABELED.
- NEW LIGHT FIXTURES IN LIVING SPACES SHALL BE HIGH EFFICIACY AND SHALL HAVE OCCUPANCY SENSOR OR DIMMER SWITCH SEE SHEET T24-3 FOR ADDITIONAL LIGHTING REQUIREMENTS.
- EXTERIOR LIGHTING FIXTURES SHALL BE APPROVED DARK SKY RATED, WITH SHIELDING TO PREVENT LIGHT SPILLING ONTO ADJOINING PROPERTIES
- STREET ADDRESS NUMBER FOR ADU
- BATHROOM EXHAUST FAN/ LIGHT, PANASONIC WHISPER LIGHT MIN 50 CFM. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, PROVIDE BACKDRAFT PREVENTER. PROVIDE SEPARATE, HUMIDISTAT CONTROLLED SWITCH FOR FAN. LIGHT SHALL BE HIGH EFFICACY.
- WHOLE HOUSE FAN. MAIN HOUSE FLOOR AREA = 2108 SF; 3 BR. 2108 X 0.03 + ((3+1) x 7.5) =63.24 + 30 = 93.24. PROVIDE MINIMUM 100 CFM FAN WITH CONTINUOUS OPERATION, MIN. 6" Ø DUCTING, MAX 1 SONE, PANASONIC WHISPERCEILING FV-1115VQ1, OR EQUAL. ALTERNATE: PROVIDE VARIABLE SPEED 110/130/150 CFM FAN IN BATHROOM A1 WITH CONTINUOUS OPERATION AT 100 CFM, DELETE HUMIDISTAT SWITCH. PANASONIC WHISPERGREEN® SELECT™ FAN/LIGHT, 110-130-150 CFM FV-1115VKL2. FAN MAY BE LOCATED AT EITHER LEVEL.
- WALL OR CEILING MOUNTED FAN COIL UNIT, SEE SHEET A2.7.
- PROVIDE SMOKE ALARMS IN ALL BEDROOMS AND HALL OR COMMON SPACE SERVING BEDROOMS. LOCATE MIN. 3'-0" FROM DOOR TO BATHROOMS CONTAINING TUB AND/ OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP, AND SHALL BE INTERCONNECTED.
- PROVIDE AT LEAST (1) CARBON MONOXIDE DETECTOR ON EACH FLOOR LEVEL. CO DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP, AND SHALL BE INTERCONNECTED.
- KITCHEN EXHAUST FAN SHALL HAVE MINIMUM 100 CFM, VENT THROUGH WALL OR ROOF, MIN. 3'-0" FROM PROPERTY LINE AND ANY OPENINGS. SEE ROOF PLAN A2.5 FOR VENT OUTLET LOCATION.

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PLANNING SUBMISSION

Residential Renovations for:

Juli and Ken Kurtzman
210 Amherst Avenue
Kensington, CA 94708
APN 570-050-004

UPPER LEVEL
CEILING PLAN

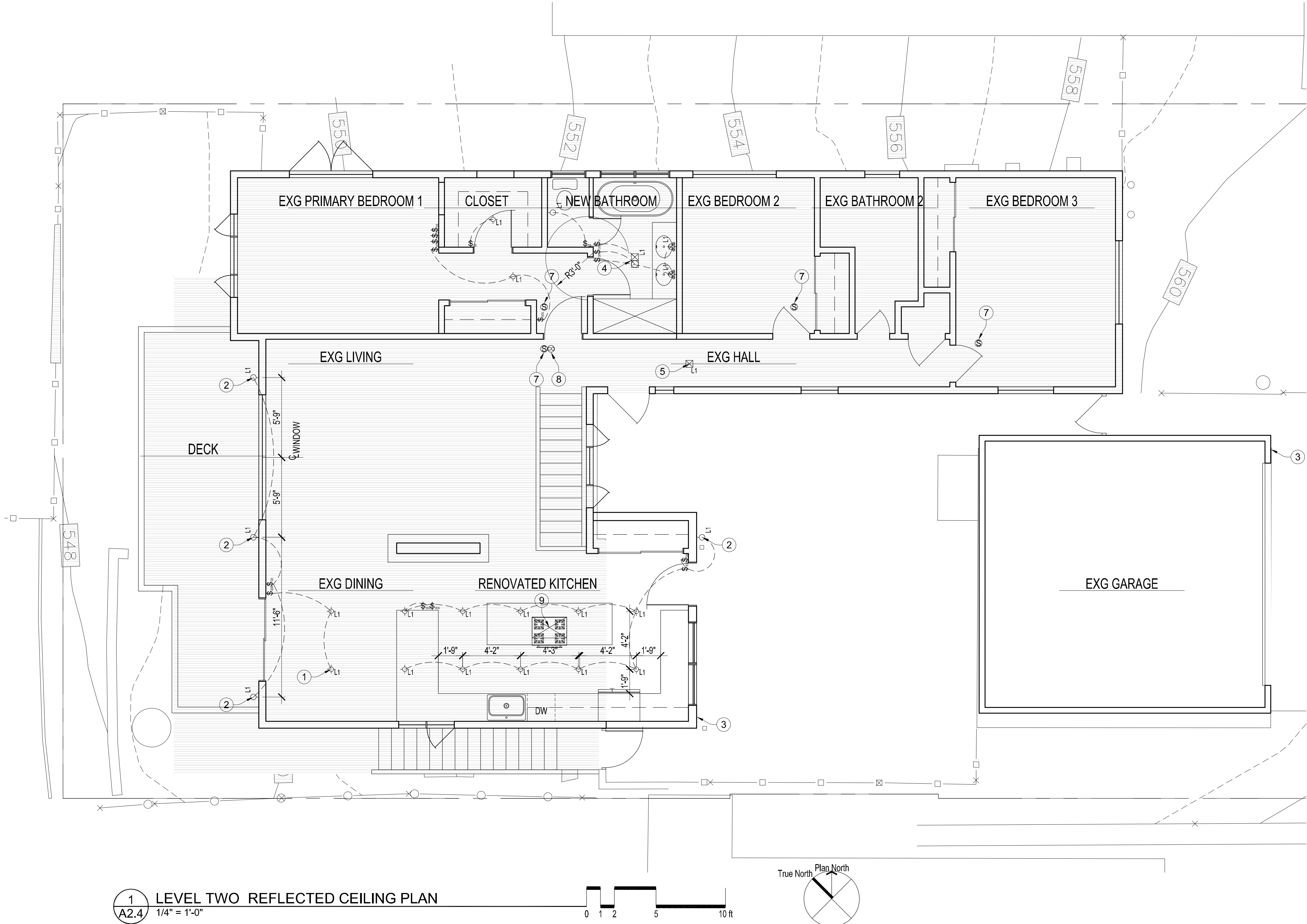
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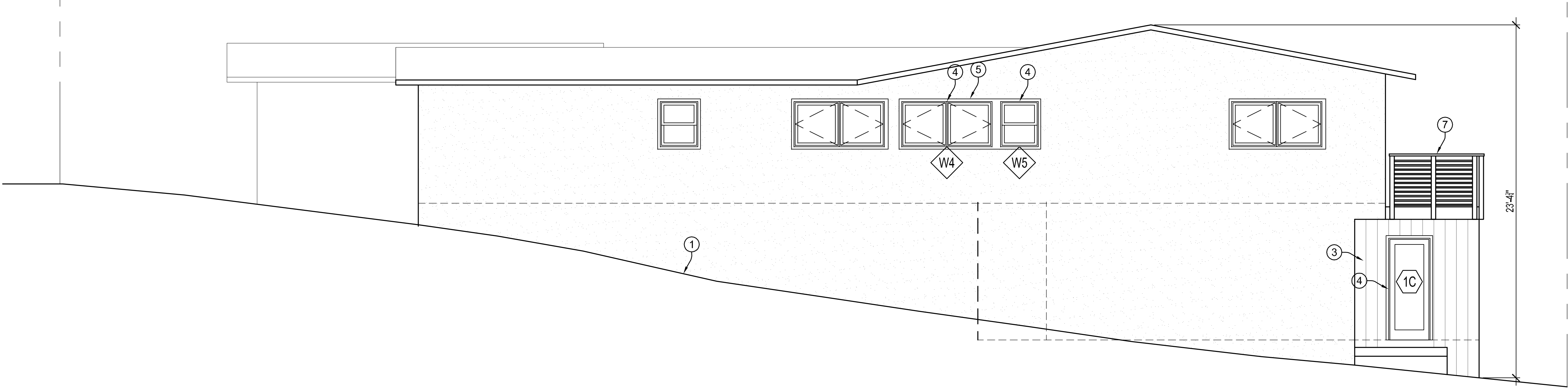
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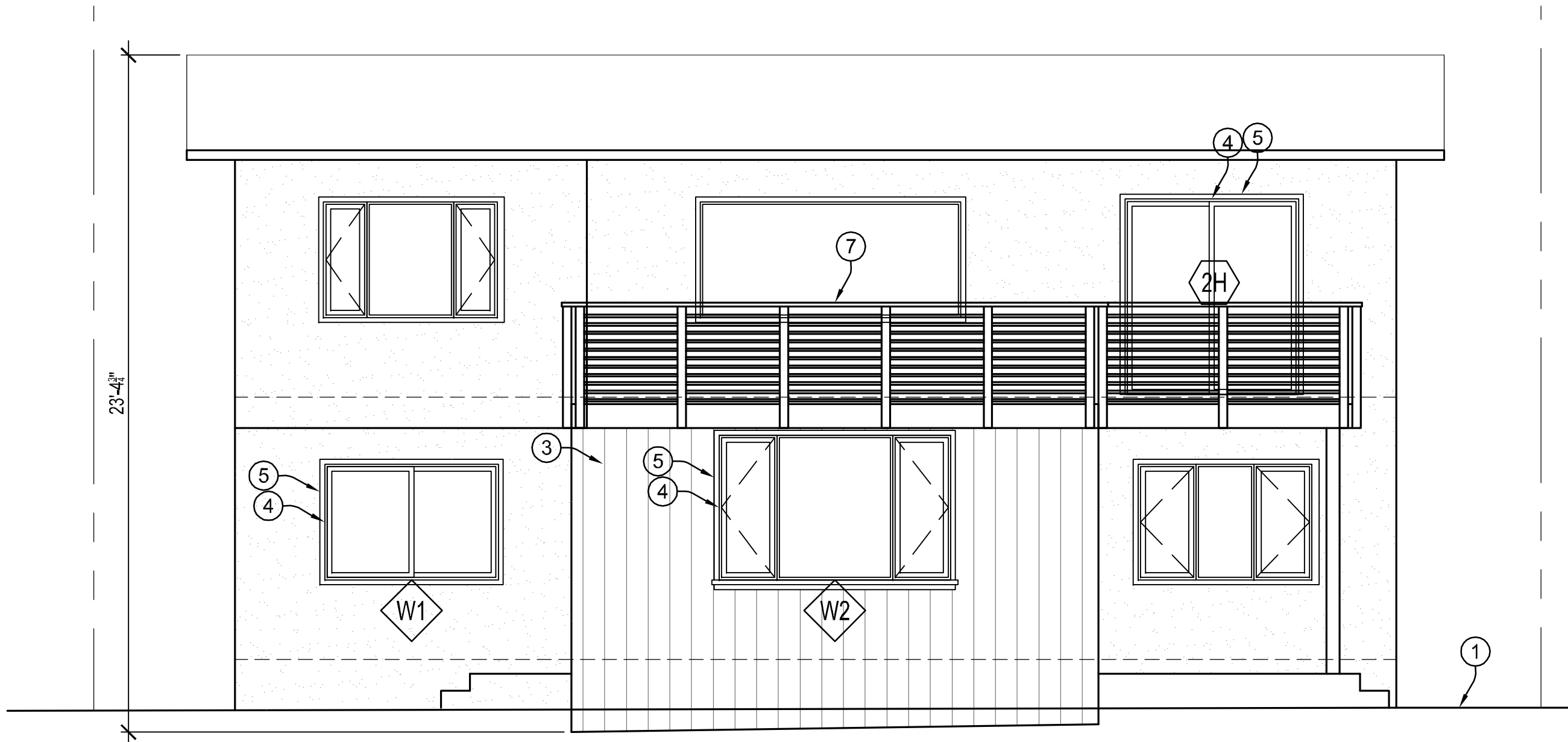
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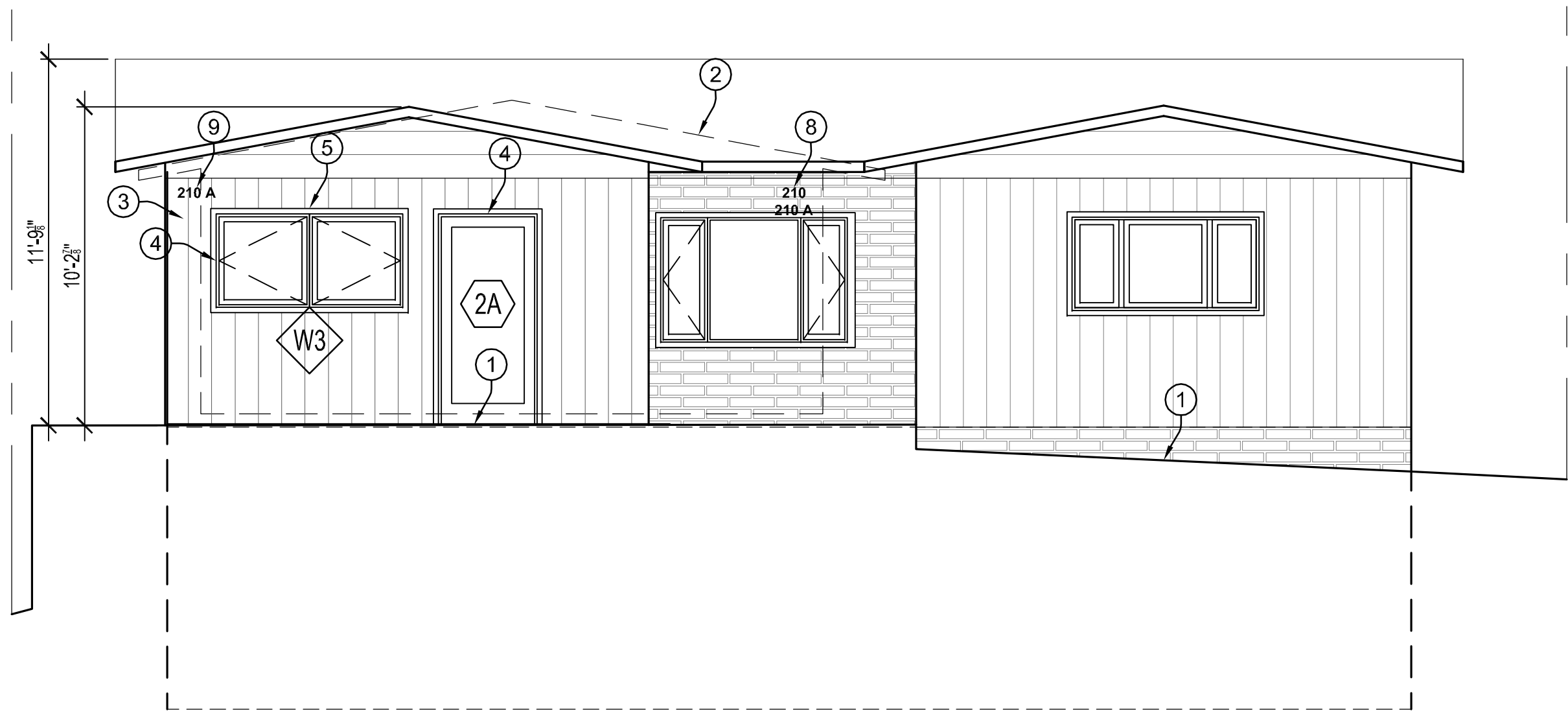




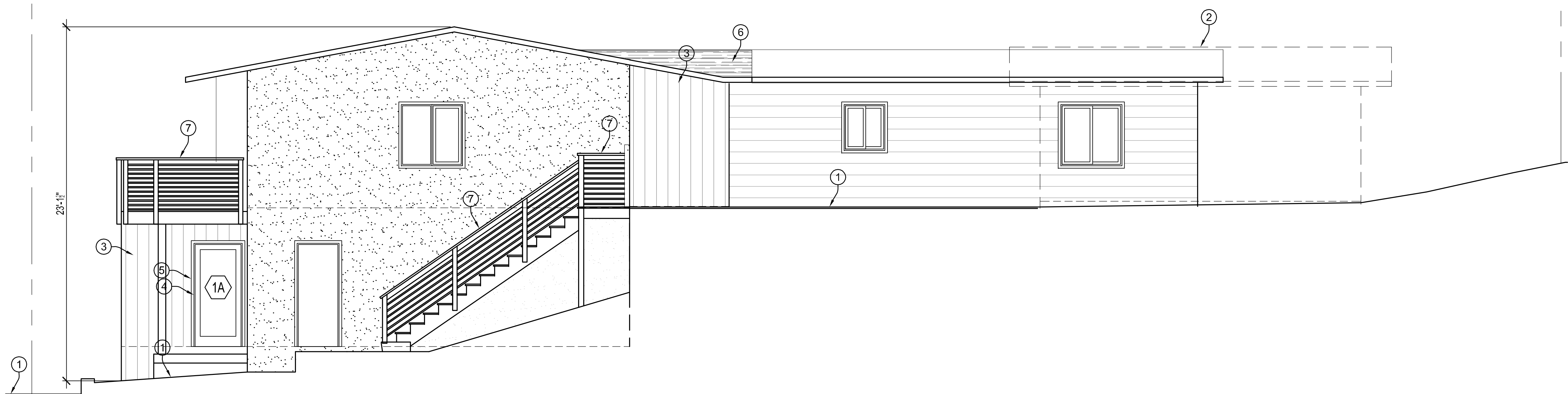
13 NORTH (RIGHT SIDE) ELEVATION
A3.1 1/4" = 1'-0"



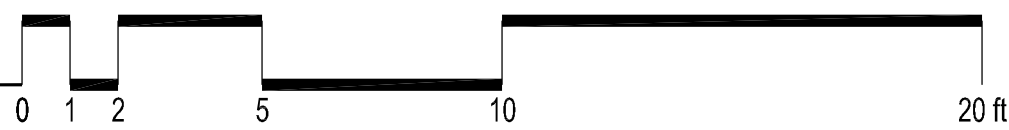
14 WEST (REAR) ELEVATION
A3.1 1/4" = 1'-0"



8 EAST (FRONT) ELEVATION
A3.1 1/4" = 1'-0"



16 SOUTH (LEFT SIDE) ELEVATION
A3.1 1/4" = 1'-0"



- ELEVATION NOTES**
- EXISTING GRADE
 - OUTLINE OF EXISTING GARAGE
 - NEW VERTICAL OR HORIZONTAL FIBER CEMENT SIDING TO MATCH EXISTING
 - PAINTED FIBERGLASS OR VINYL WINDOWS AND DOORS, TYP.
 - WOOD TRIM TO MATCH EXISTING, TYPICAL.
 - COMPOSITE SHINGLE ROOFING TO MATCH EXISTING
 - EXTERIOR GUARD RAIL, 34" HIGH AT STAIRS, 42" AT DECKS WITH NO OPENING ALLOWING PASSAGE OF 4" Ø SPHERE, SEE 12/A4.2.
 - STREET ADDRESS SIGN TO MATCH EXISTING ON GARAGE - SIGN SHALL BE ARABIC NUMBERS MIN. 4" IN HEIGHT WITH MIN. 0.5" STROKE THICKNESS, COLOR TO CONTRAST BACKGROUND.
 - ADU ADDRESS SIGN

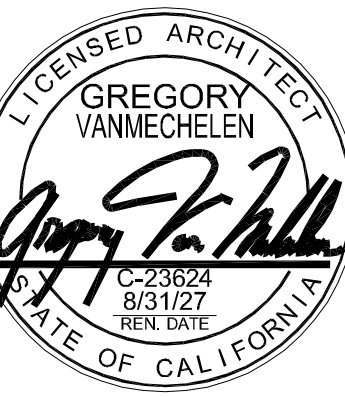
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PLANNING SUBMISSION

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Juli and Ken Kurtzman
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EXTERIOR
ELEVATIONS

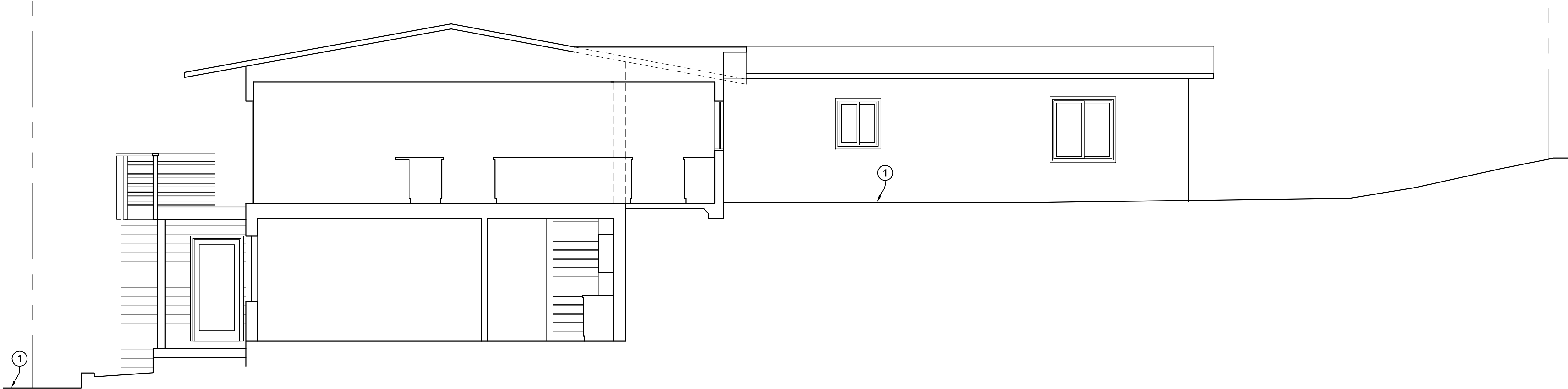
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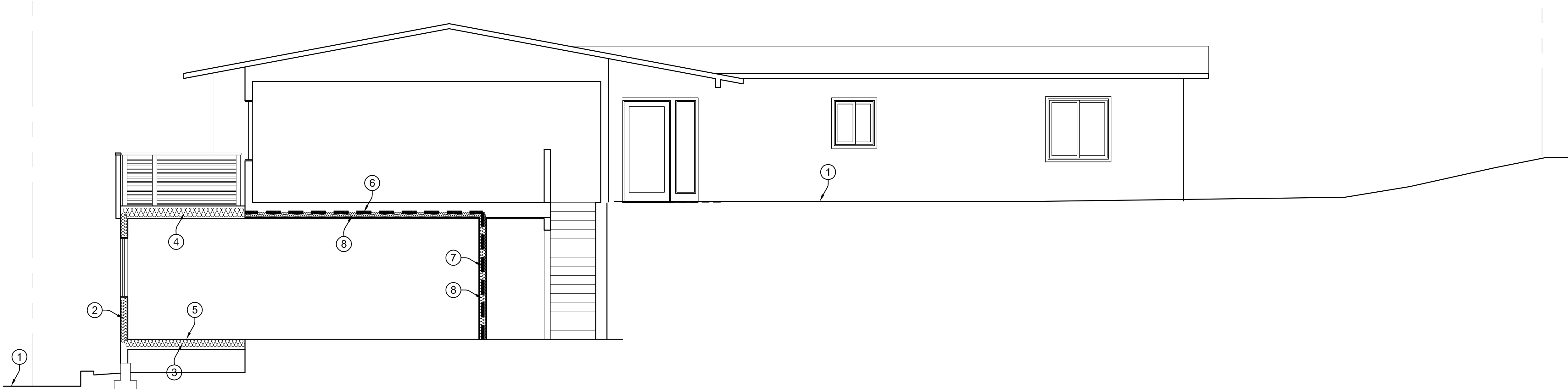
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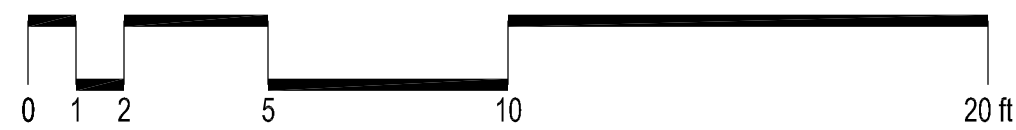
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14 EAST WEST SECTION AT KITCHEN
A3.2 1/4" = 1'-0"



16 EAST-WEST SECTION AT ADU LIVING
A3.2 1/4" = 1'-0"



- SECTION NOTES**
- ① EXISTING GRADE
 - ② PROVIDE R-15 IN EXTERIOR WALLS
 - ③ PROVIDE R-21 INSULATION IN RAISED FLOORS AND SPACES ABOVE UNCONDITIONED LOCATIONS.
 - ④ PROVIDE MIN R-30 ROOF INSULATION
 - ⑤ RAISED FLOOR AT ADU EXPANSION, EXCAVATE AS REQUIRED FOR 18" HIGH CRAWL SPACE. ALTERNATE: PROVIDE 4" MIN. SLAB ON GRADE WITH PERIMETER FOOTING. PROVIDE 4" RIGID INSULATION BELOW THE SLAB, THOUGH THIS NOT REQUIRED.
 - ⑥ 1 HOUR FIRE RATED FLOOR CEILING, SEE DETAIL 1/A4.2
 - ⑦ 1 HOUR FIRE RATED WALL, SEE DETAIL 2/A4.2
 - ⑧ PROVIDE MIN 3.5" INSULATION FOR ACOUSTIC SEPARATION BETWEEN DWELLING UNITS. SEE DETAIL 1/A4.2.
 - ⑨ ATTIC ACCESS DOOR/ LADDER, MIN. 22" X 30" FOR ANY ATTIC WITH A CLEAR HEIGHT OF 2'-6" FOR AN AREA >30 SF.
 - ⑩ SEE ROOF PLAN NOTES SHEET A2.4 FOR ATTIC VENTILATION.
 - ⑪ PROVIDE MIN. 5/8" GYP BOARD AT ACCESSIBLE AREAS UNDERNEATH STAIRS

⑫

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PLANNING SUBMISSION

Residential Renovations for:

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210 Amherst Avenue
Kensington, CA 94708
APN 570-050-004

BUILDING
SECTIONS

Revision

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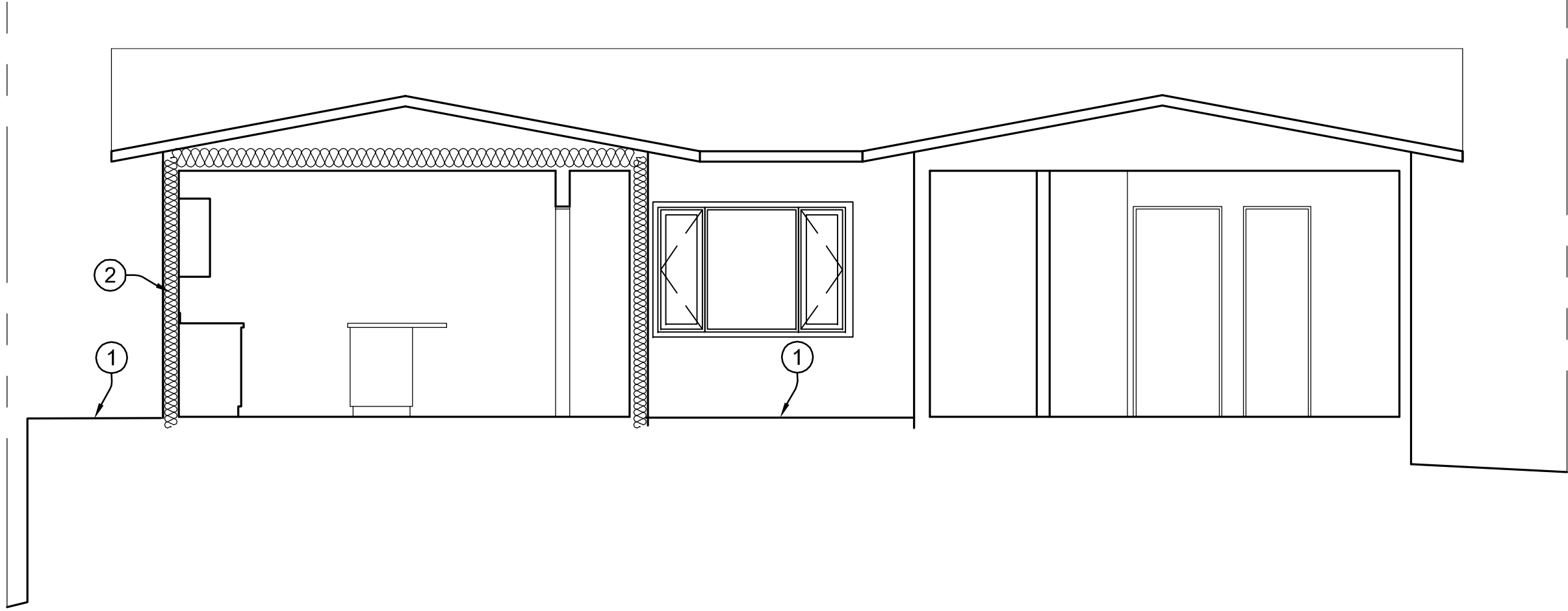
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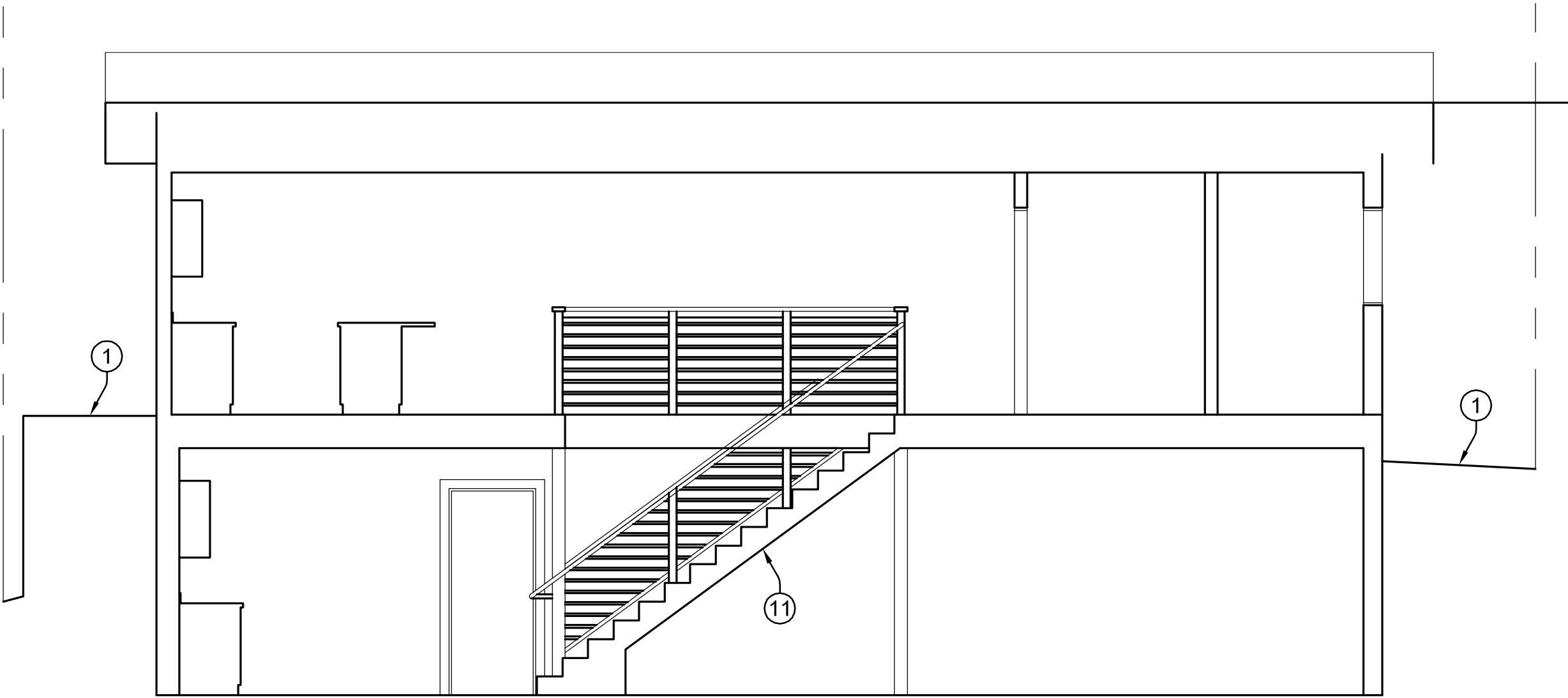
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- SECTION NOTES**
- EXISTING GRADE
 - PROVIDE R-15 IN EXTERIOR WALLS
 - PROVIDE R-21 INSULATION IN RAISED FLOORS AND SPACES ABOVE UNCONDITIONED LOCATIONS.
 - PROVIDE MIN R-30 ROOF INSULATION
 - RAISED FLOOR AT ADU EXPANSION, EXCAVATE AS REQUIRED FOR 18" HIGH CRAWL SPACE. ALTERNATE: PROVIDE 4" MIN. SLAB ON GRADE WITH PERIMETER FOOTING. PROVIDE 4" RIGID INSULATION BELOW THE SLAB, THOUGH THIS NOT REQUIRED.
 - 1 HOUR FIRE RATED FLOOR CEILING, SEE DETAIL 1/A4.2
 - 1 HOUR FIRE RATED WALL, SEE DETAIL 2/A4.2
 - PROVIDE MIN 3.5" INSULATION FOR ACOUSTIC SEPARATION BETWEEN DWELLING UNITS. SEE DETAIL 1/A4.2.
 - ATTIC ACCESS DOOR/ LADDER, MIN. 22" X 30" FOR ANY ATTIC WITH A CLEAR HEIGHT OF 2'-6" FOR AN AREA >30 SF.
 - SEE ROOF PLAN NOTES SHEET A2.4 FOR ATTIC VENTILATION.
 - PROVIDE MIN. $\frac{5}{8}$ " GYP BOARD AT ACCESSIBLE AREAS UNDERNEATH STAIRS

5 NORTH-SOUTH SECTION AT KITCHEN ADDITION
1/4" = 1'-0"



7 NORTH-SOUTH SECTION AT STAIRS
1/4" = 1'-0"



8 NORTH-SOUTH SECTION AT NEW WEST DECK
1/4" = 1'-0"

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BUILDING
SECTIONS

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