



CONTRA COSTA COUNTY

AGENDA

Kensington Municipal Advisory Council

Wednesday, September 24, 2025

7:00 PM

61 Arlington Avenue, Kensington

<https://cccouny-us.zoom.us/j/830200>

78959?

pwd=YIRscWZRMTNLUWgrUkVsUzQ

wOEJYdz09

Meeting ID: 830 2007 8959 Password:

136555

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions

Approve minutes from March 26 meeting.

2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

4. CDVR25-01041 242 Yale Ave. The applicant requests approval of a variance to allow a 9'-11" secondary frontage setback (where 15' is the minimum) for the construction of a elevated deck at the read of an existing SFR. This also includes a Kensington Design Review for the elevated deck. Project Location: (Address: 242 YALE AVE, KENSINGTON, CA 94708 101), (APN: 570071005)

[25-3902](#)

Attachments: [242yaleCDVR2501041ACR](#)

The next meeting is currently scheduled for October 29, 2025

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at _____, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Robert.rogers@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3902

Agenda Date: 9/24/2025

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: **CDVR25-01041 242 Yale Ave.**

Presenter: Applicant

Contact: applications@thearchitectsoffice.com

Information: CDVR25-01041 242 Yale Ave. The applicant requests approval of a variance to allow a 9'-11" secondary frontage setback (where 15' is the minimum) for the construction of a elevated deck at the read of an existing SFR. This also includes a Kensington Design Review for the elevated deck. Project Location: (Address: 242 YALE AVE, KENSINGTON, CA 94708 101), (APN: 570071005)

Referral History and Update:

Recommendation(s)/Next Step(s):



AGENCY COMMENT REQUEST

Date 08/27/2025

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
San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Stege Sanitary
☒ Water District EBMUD
☒ City of El Cerrito
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 Chloe Partain
Phone # 925-655-2857
E-mail chloe.partain@dcd.cccounty.us
County File # CDVR25-01041

Prior to 09/26/2025

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 # _____



Planning Application Summary

County File Number: CDVR25-01041

File Date: 8/26/2025

Applicant:

Jamie Groetsch The Architects Office
490 Lake Park Ave #10657
Oakland, CA 94610

applications@thearchitectsoffice.com
(510) 556-8860

Property Owner:

STEPHEN C TRE LOWRY
242 Yale Ave.
Kensington, CA 94708

lowryconstruction@gmail.com
(001) 531-0201

Project Description:

The applicant requests approval of a variance to allow a 9'-11" secondary frontage setback (where 15' is the minimum) for the construction of a elevated deck at the read of an existing SFR. This also includes a Kensington Design Review for the elevated deck.

Project Location: (Address: 242 YALE AVE, KENSINGTON, CA 94708 101), (APN: 570071005)

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
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3280.00	3280.00

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION

PLOT PLAN KEYNOTES

- 1

2

3

4

5

6

7

8

10
- (E) 2-STORY WOOD FRAME SINGLE FAMILY RESIDENCE

ENTRY

AREA OF WORK - NEW DECK

(E) CONC. SIDEWALK

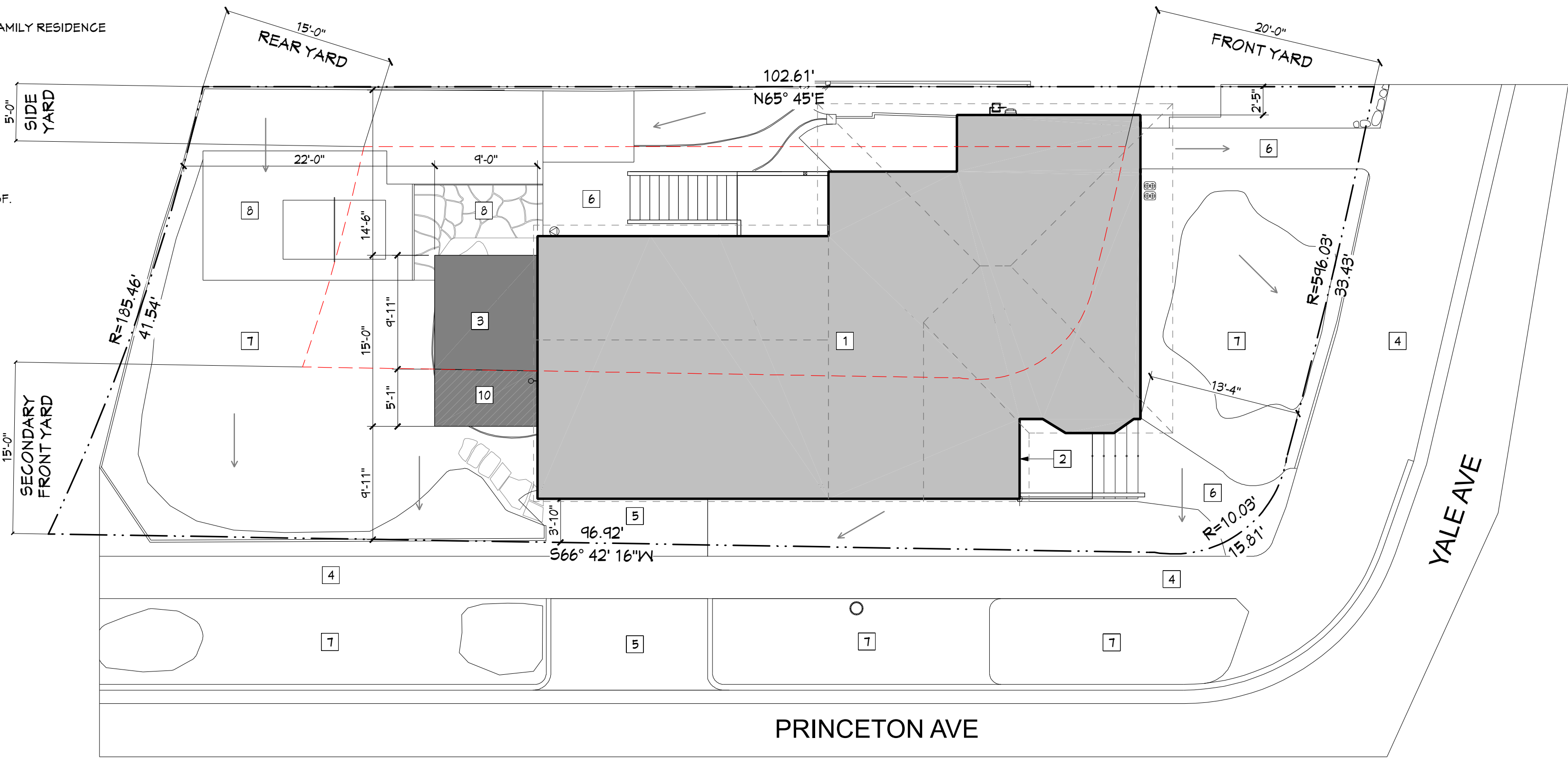
(E) CONC. DRIVEWAY

(E) CONC. WALKWAY

(E) LANDSCAPE AREA

(E) PATIO PAVEMENT

PORTION OF DECK IN SETBACK - 44 SF.



SITE PLAN NOTES

1. DIMENSIONS TO F.O. FINISH, U.O.N.

2. (E) STORM WATER DISCHARGE TO REMAIN AS IS.

3. STORM WATER DISCHARGE FROM (N) CONSTRUCTION SHALL BE DIRECTED TO FLOW AWAY FROM BUILDING AND ADJOINING PROPERTIES THROUGH THE USE OF SWALES, TRENCH DRAINS, SUMP PUMP, ETC.

14 PLOT PLAN

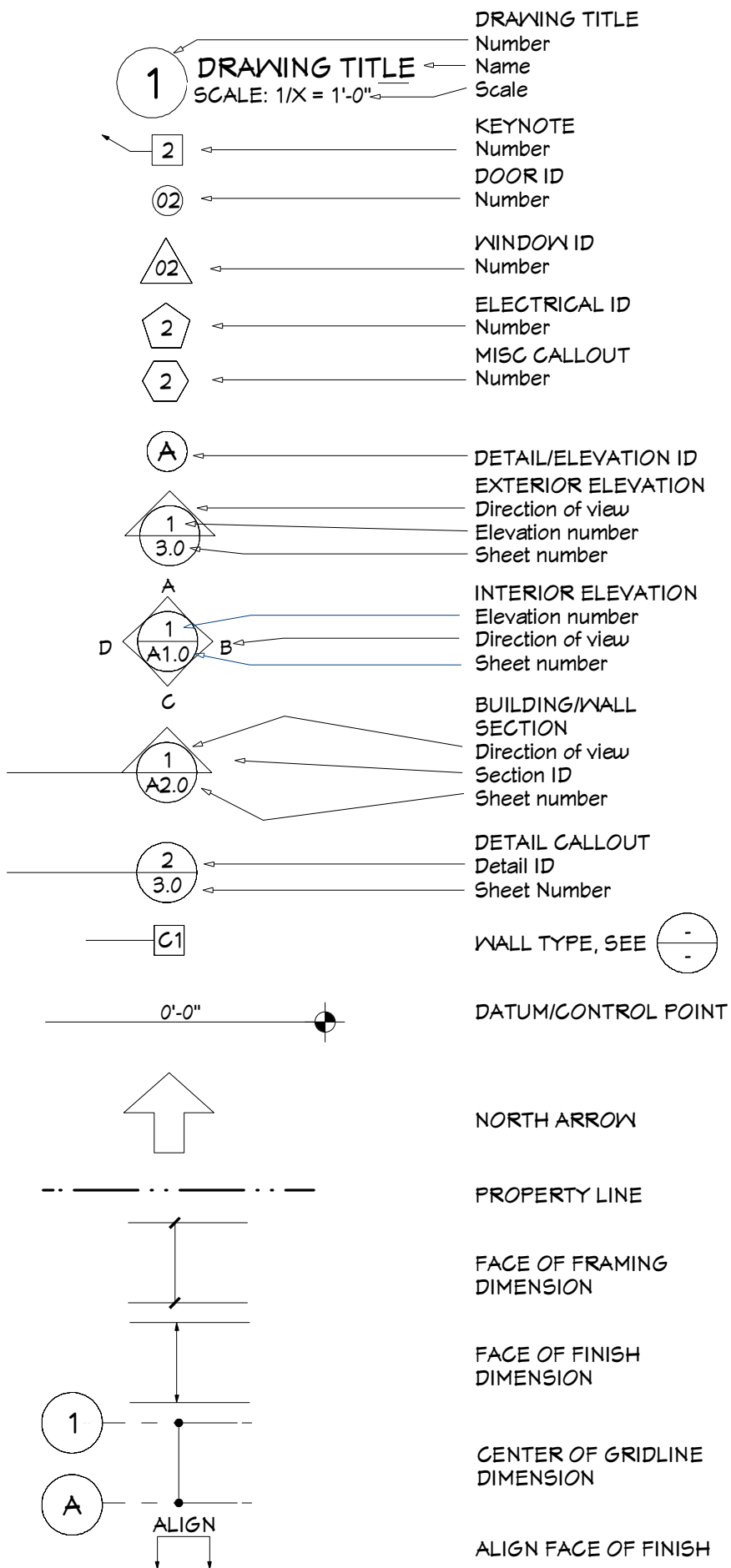
SCALE: 1/8"=1'-0"

ABBREVIATIONS

@	At
#	Found or Number
A.B.	Anchor Bolt
A.F.F.	Above Finished Floor
A.F.G.	Above Finished Grade
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
C.L.	Center Line
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.V.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST.	Joist
MAX.	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD.	Mounted
N.I.C.	Not In Contract
(N)	New
NOM.	Nominal
N.T.S.	Not To Scale
O.	Over
O/A	Overall
O.F.	Outside Face
O.C.(E.V.)	On Center (Each Way)
O.I.	Owner Installed
OP.	Opposite
PL.	Plate or Property Line
PLY.	Plywood
PTD.	Painted
P.T.	Pressure Treated
REINF.	Reinforced
RET.	Retaining
R.O.	Rough Opening
RWD.	Redwood
S.F.	Square Feet
S.S.D.	See Structural Drawings
SHTG.	Sheathing
SHT.	Sheet
SIM.	Similar
S.Q.	Square
STD.	Standard
STR.	Structural
T.B.D.	To be determined
T.O.	Top Of
TYF.	Typical
V.I.F.	Verify In Field
W.	With
W.O.	Where Occurs
W/O	Without
U.O.N.	Unless Otherwise Noted

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS SHOWN HERE ARE USED

LEGEND



GENERAL NOTES:

1. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED ELSEWHERE IN THESE DRAWINGS.

2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

3. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.

4. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

5. APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).

6. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION.

7. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.

8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND THE ARCHITECT SHALL BE NAMED AS ADDITIONAL INSURED'S ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.

9. UNLESS SPECIFICALLY NOTED IN CONTRACT, THE ARCHITECTS OFFICE WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

10. SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.

11. PLANS STAMPED BY ARCHITECT OR ENGINEER CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS WILL NOT BE ACCEPTED.

12. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.

13. SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.

SUMMARY OF WORK:

A NEW 9'-0" X 15'-0", WOOD DECK AT THE REAR OF EXISTING S.F.R.. THRESHOLD STANDARD DOES NOT TRIGGER KMAC HEARING, NEW DECK TRIGGERS APPLICATION FOR A VARIANCE FOR REDUCTION OF SECONDARY FRONT YARD SETBACK FROM 15'-0" TO 9'-11".

ALL PROPOSED WORK TO CONFORM WITH CURRENT APPLICABLE CODES AND BUILDING STANDARDS.

PROJECT DATA:

APN:	570-071-005-5
CLIMATE ZONE:	3
ZONING DISTRICT:	R-6-TOV-K
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NO

AREA SUMMARY:

LOT AREA:	4,161 SQFT.
BUILDING AREA:	1,384 SQFT.
EXISTING LANDSCAPE AREA:	1,805 SQFT.

PROPOSED NEW DECK AREA: 135 SQFT.

CODES APPLICABLE:

- ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:

2022 CALIFORNIA BUILDING STANDARDS CODE (CBC)

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NEC

2022 CALIFORNIA ENERGY CODE (CEC PART 6)

2022 CALIFORNIA FIRE CODE (CFC)

NOTE:

SPECIAL INSPECTIONS NOT REQUIRED FOR THIS SCOPE OF WORK

DEFERRED APPROVALS:

NONE.

PROJECT DIRECTORY:

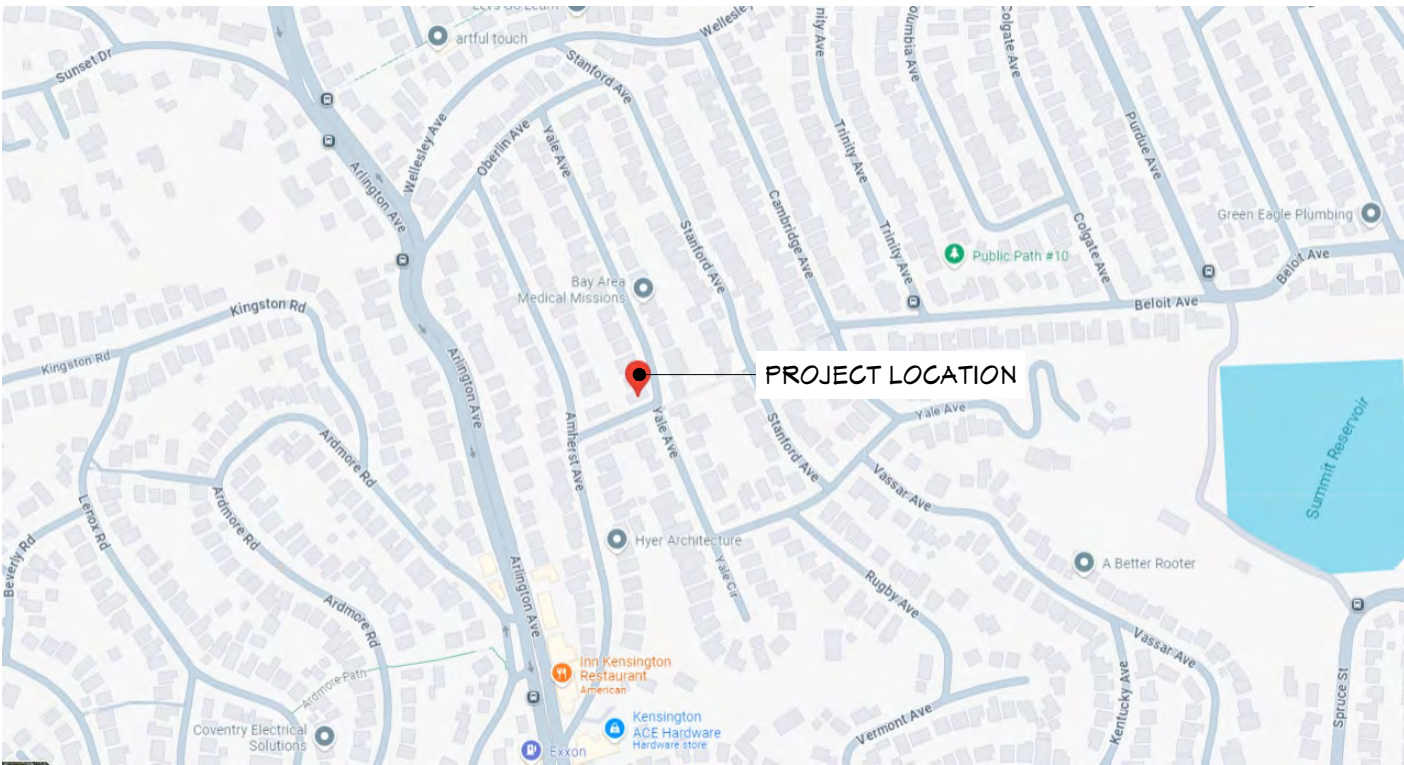
OWNER:
LOWRY / ALTSCHUL RESIDENCE

ARCHITECT:
the ARCHITECTS OFFICE
6008 CHELTON DRIVE
OAKLAND, CA 94611
(510) 410-7371

ALTERATIONS FOR THE :

LOWRY / ALTSCHUL RESIDENCE

242 YALE AVE.
KENSINGTON, CA 94708



2 VICINITY MAP

N.T.S.

SHEET INDEX

PAGE	PAGE TITLE
A0.0	COVER SHEET & PLOT PLAN
A0.1	IMPERVIOUS SURFACES PLAN DIAGRAM
A0.2	DEMO PLAN - LOWER LEVEL & FLOOR PLAN - LOWER LEVEL
A2.1	DEMO PLAN - MIDDLE LEVEL & FLOOR PLAN - MIDDLE LEVEL
A2.2	FLOOR PLAN - UPPER LEVEL
A2.3	M.E.P. PLAN & R.C.P.
A3.0	REAR ELEVATION - EXISTING & REAR ELEVATION - PROPOSED
A3.1	RIGHT ELEVATION - EXISTING & RIGHT ELEVATION - PROPOSED
A3.2	LEFT ELEVATION - EXISTING & LEFT ELEVATION - PROPOSED
A3.3	FRONT ELEVATION - EXISTING & SECTION - PROPOSED
A4.0	DETAILS AND SCHEDULES
A5.0	CONSTRUCTION NOTES

RECEIVED on 8/26/2025 **CDVR25-01041**
By Contra Costa County
Department of Conservation and Development

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE: COVER SHEET & PLOT PLAN

DRAWN: SCALE: AS NOTED SHEET:

OF: A0.0

PROJECT:
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

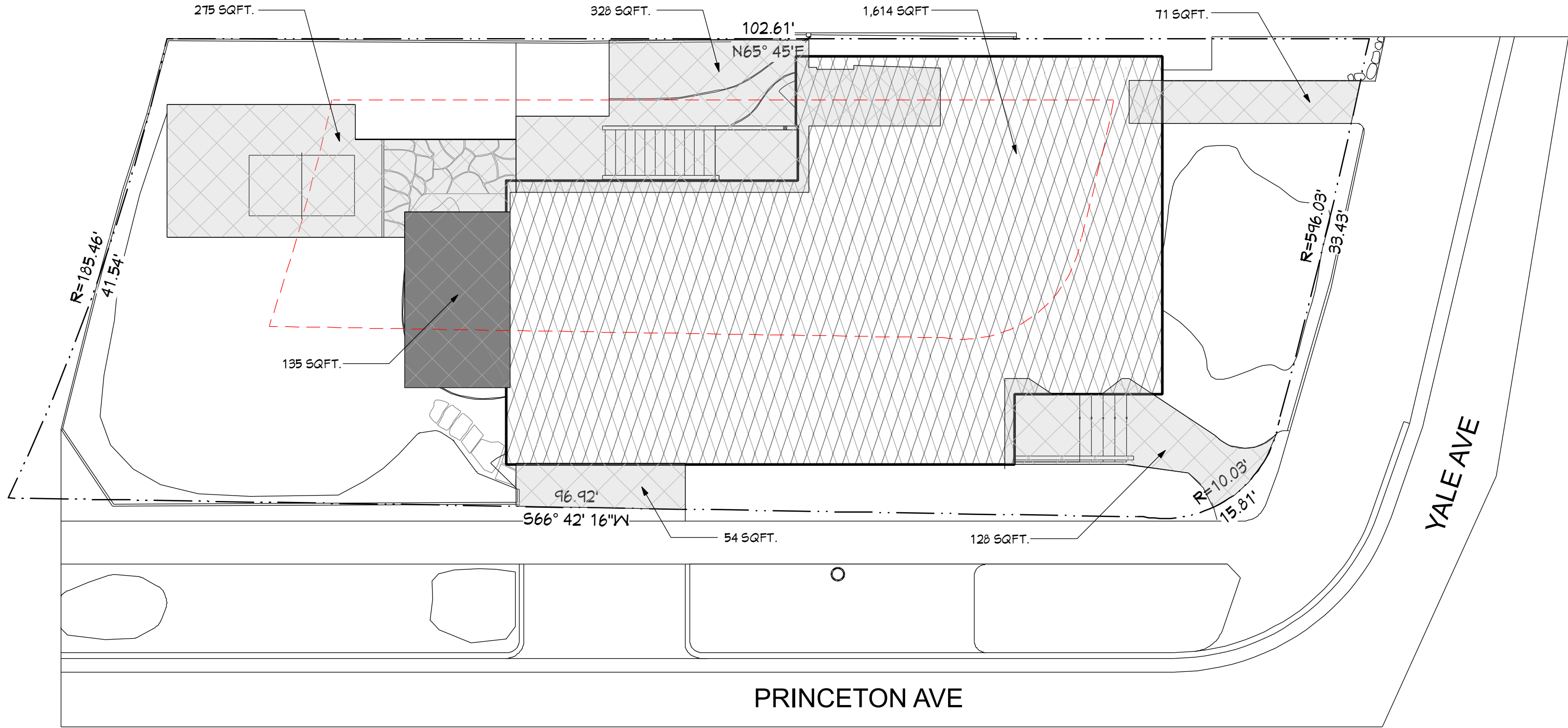
ISSUED:
PLANNING APPLICATION
08/01/2025



Architects
the office
490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION

14 IMPERVIOUS SURFACES DIAGRAM
SCALE: 1/8"=1'-0"



PERMEABLE SURFACE AREA						
SURFACE	MATERIAL	I.S./P.S.	EXISTING	/	PROPOSED	/ COMBINED
(E) ROOFS:	-(E) COMP. SHINGLE	I.S.	1,614 SQFT	/	N/A	/ 1,614 SQFT
(E) HARDSCAPE:	-(E) PATIOS	I.S.	603 SQFT	/	N/A	/ 603 SQFT
	-(E) WALKWAY	I.S.	199 SQFT	/	N/A	/ 199 SQFT
	-(E) DRIVEWAY	I.S.	54 SQFT	/	N/A	/ 54 SQFT
(N) HARDSCAPE:	-(N) DECK	P.S.	N/A	/	135 SQFT	/ 135 SQFT
		SITE AREA	4,161 SQFT	/	N/A	/ 4,161 SQFT
		I.S.	2,470 SQFT	/	0 SQFT	/ 2,470 SQFT
		P.S.	0 SQFT	/	135 SQFT	/ 135 SQFT
		TOTAL	59 %	/	3 %	/ 62 %

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE:
IMPERVIOUS SURFACES PLAN
DIAGRAM

PROJECT:
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

ISSUED:
PLANNING APPLICATION
08/01/2025



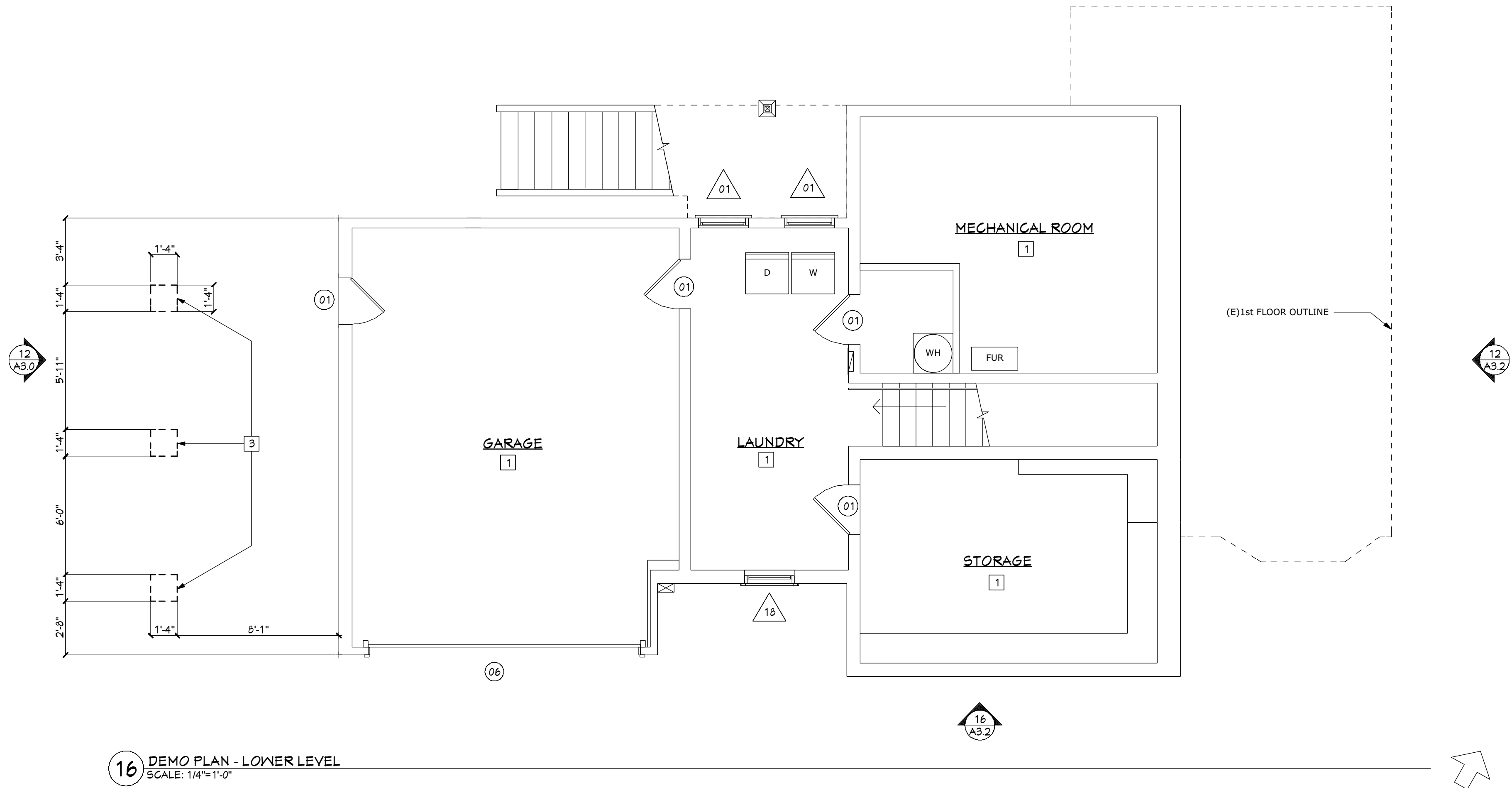
the Architects office

490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

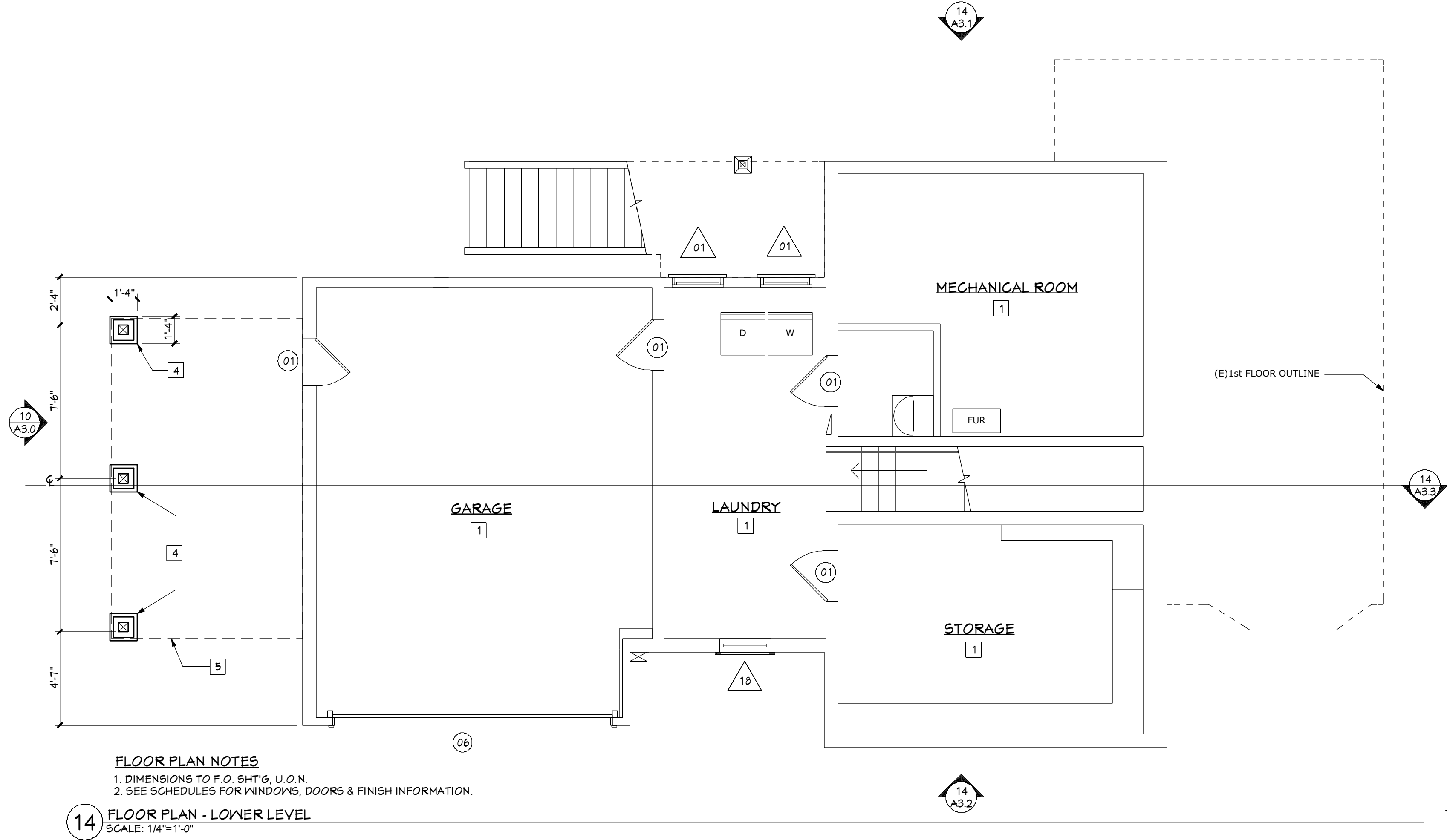
DRAWN:
SCALE: AS NOTED
SHEET:

OF: A0.1

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



- DEMO PLAN KEYNOTES**
- 1 (E) TO REMAIN NO WORK
 - 2 LINE OF BUILDING BELOW
 - 3 EXCAVATE FOR (N) CONC. FTG. - SEE PLAN
 - 4 WINDOW / DOOR TO BE REMOVED



- FLOOR PLAN KEYNOTES**
- 1 (E) TO REMAIN - NO WORK
 - 2 AREA OF WORK - (N) DECK
 - 3 (N) DOOR/WINDOW IN (E) OPENING
 - 4 (N) DECK FOOTING & 6X6 P.T. POST
 - 5 LINE OF DECK ABOVE
 - 6 4X6 P.T. LEDGER - SEE DETAIL FOR ANCHOR NOTES
 - 7 6X6 P.T. POST
 - 8 6X P.T. BEAM
 - 9 4X P.T. RIM
 - 10 4X P.T. JOIST @ 16" O.C.
 - 11 4X2 REDWOOD DECKING
 - 12 TYP. THREADED ROD TIEBACK - 3 TOTAL
 - 13 REDWOOD RAIL - FROM 4X6
 - 14 4X REDWOOD RAIL POST @60" O.C. ,TIP.

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE:

DEMO PLAN - LOWER LEVEL &
FLOOR PLAN - LOWER LEVEL

DRAWN:

SCALE: AS NOTED
SHEET:

OF:

A2.0

PROJECT:

ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

ISSUED:

PLANNING APPLICATION

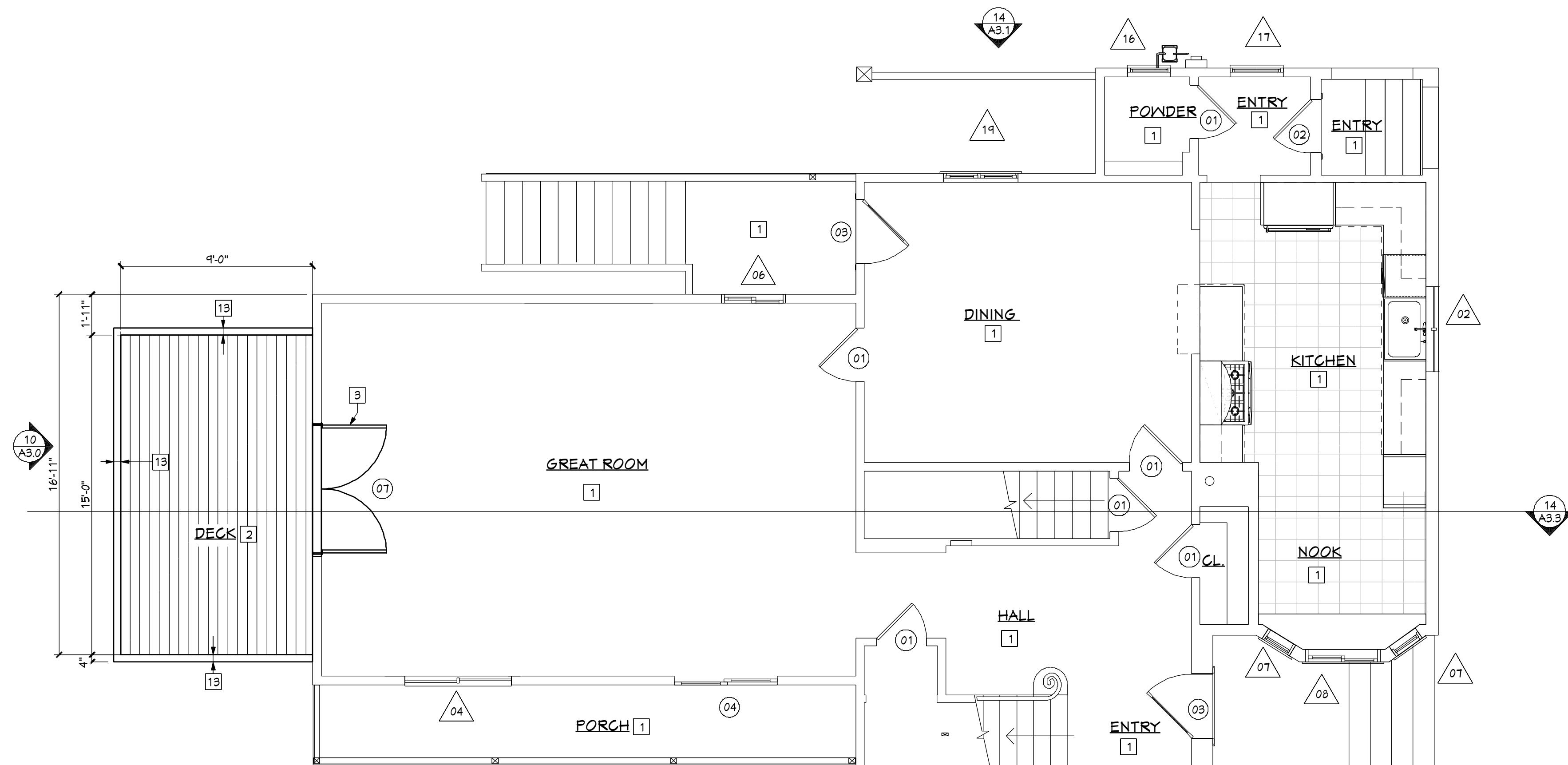
08/01/2025



the Architects office

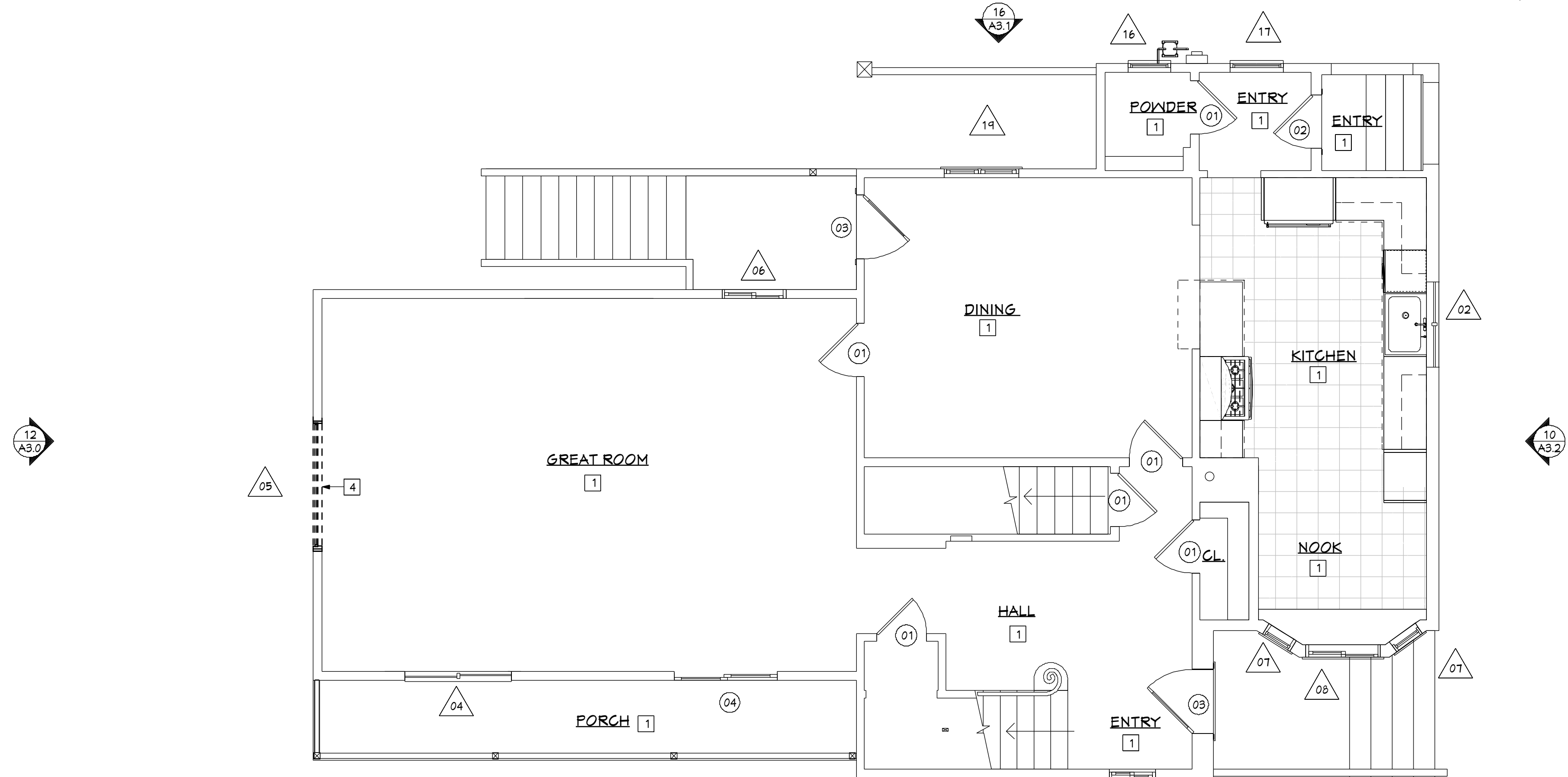
490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



FLOOR PLAN NOTES
1. DIMENSIONS TO F.O. SHT'G, U.O.N.
2. SEE SCHEDULES FOR WINDOWS, DOORS & FINISH INFORMATION.

14 FLOOR PLAN - MIDDLE LEVEL
SCALE: 1/4"=1'-0"



16 DEMO PLAN - MIDDLE LEVEL
SCALE: 1/4"=1'-0"

FLOOR PLAN KEYNOTES

- | | |
|----|---|
| 1 | (E) TO REMAIN - NO WORK |
| 2 | AREA OF WORK - (N) DECK |
| 3 | (N) DOOR/WINDOW IN (E) OPENING |
| 4 | (N) DECK FOOTING & 6X6 P.T. POST |
| 5 | LINE OF DECK ABOVE |
| 6 | 4X6 P.T. LEDGER - SEE DETAIL FOR ANCHOR NOTES |
| 7 | 6X6 P.T. POST |
| 8 | 6X P.T. BEAM |
| 9 | 4X P.T. RIM |
| 10 | 4X P.T. JOIST @ 16" O.C. |
| 11 | 4X2 REDWOOD DECKING |
| 12 | TYP. THREADED ROD FRIEZE - 3 TOTAL |
| 13 | REDWOOD RAIL - 2X4X6 |
| 14 | 4X REDWOOD RAIL POST @60" O.C. ,TIP. |

DEMO PLAN KEYNOTES

- | | |
|---|--|
| 1 | (E) TO REMAIN NO WORK |
| 2 | LINE OF BUILDING BELOW |
| 3 | EXCAVATE FOR (N) CONC. FTG. - SEE PLAN |
| 4 | WINDOW / DOOR TO BE REMOVED |

ISSUED: PLANNING APPLICATION	08/01/2025
------------------------------	------------

SHEET TITLE:

DRAWN:
SCALE: AS NOTED
SHEET:

C

SHEET TITLE:
DEMO PLAN - MIDDLE LEVEL &
FLOOR PLAN - MIDDLE LEVEL

PROJECT: ALTERATIONS for the
LOWRY / ALT SCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

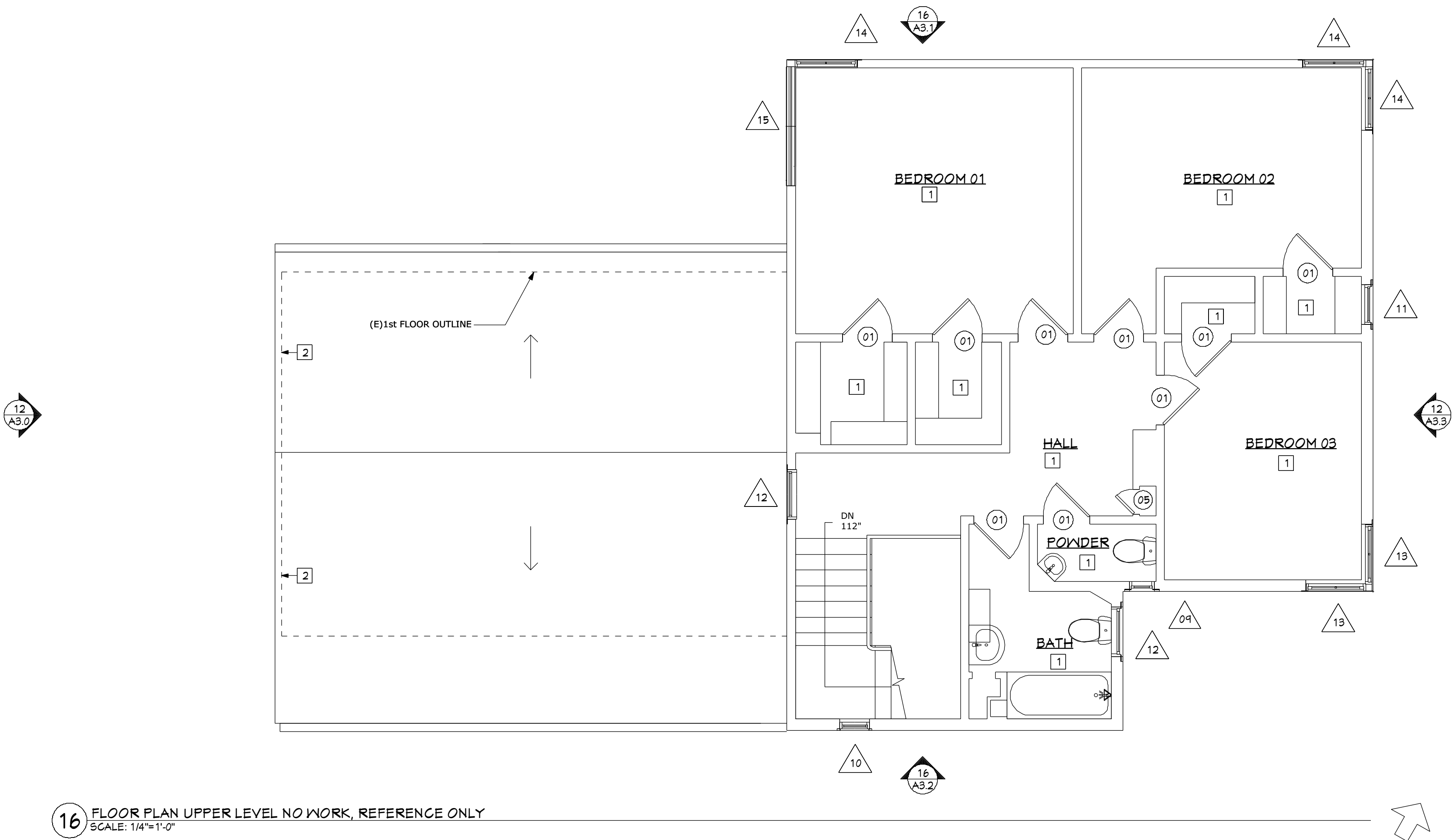
ISSUED: 08/01/2025
PLANNING APPLICATION



the Architects office

490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectoffice.com (510)556-8860

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



- DEMO PLAN KEYNOTES**
- 1 (E) TO REMAIN NO WORK
 - 2 LINE OF BUILDING BELOW
 - 3 EXCAVATE FOR (N) CONC. FTG. - SEE PLAN
 - 4 WINDOW / DOOR TO BE REMOVED

16 FLOOR PLAN UPPER LEVEL NO WORK, REFERENCE ONLY
SCALE: 1/4"=1'-0"

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE:

FLOOR PLAN - UPPER LEVEL

DRAWN: SCALE: AS NOTED
SHEET:

OF: **A2.2**

PROJECT:

ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

ISSUED:

PLANNING APPLICATION

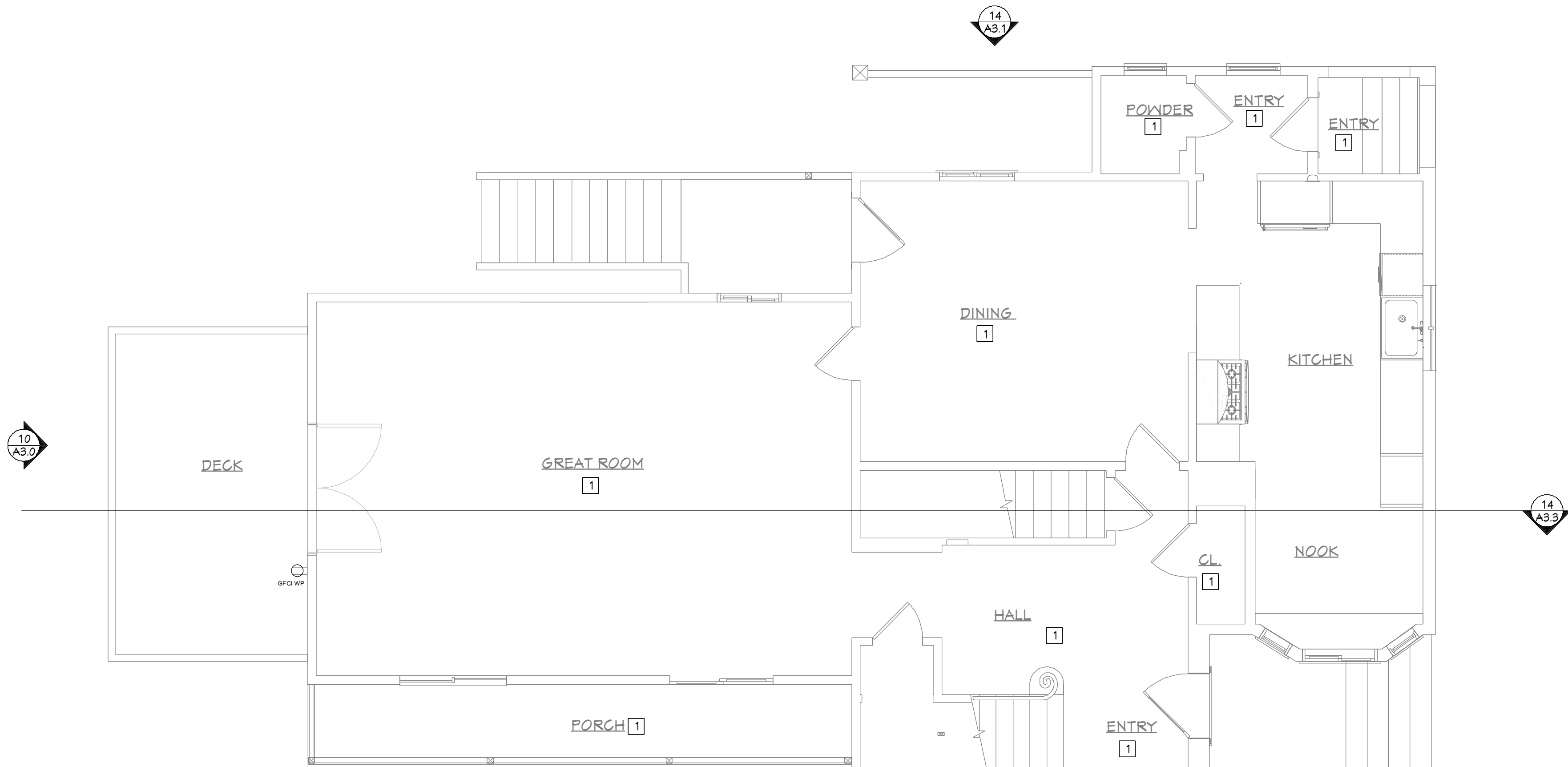
08/01/2025



the Architects office

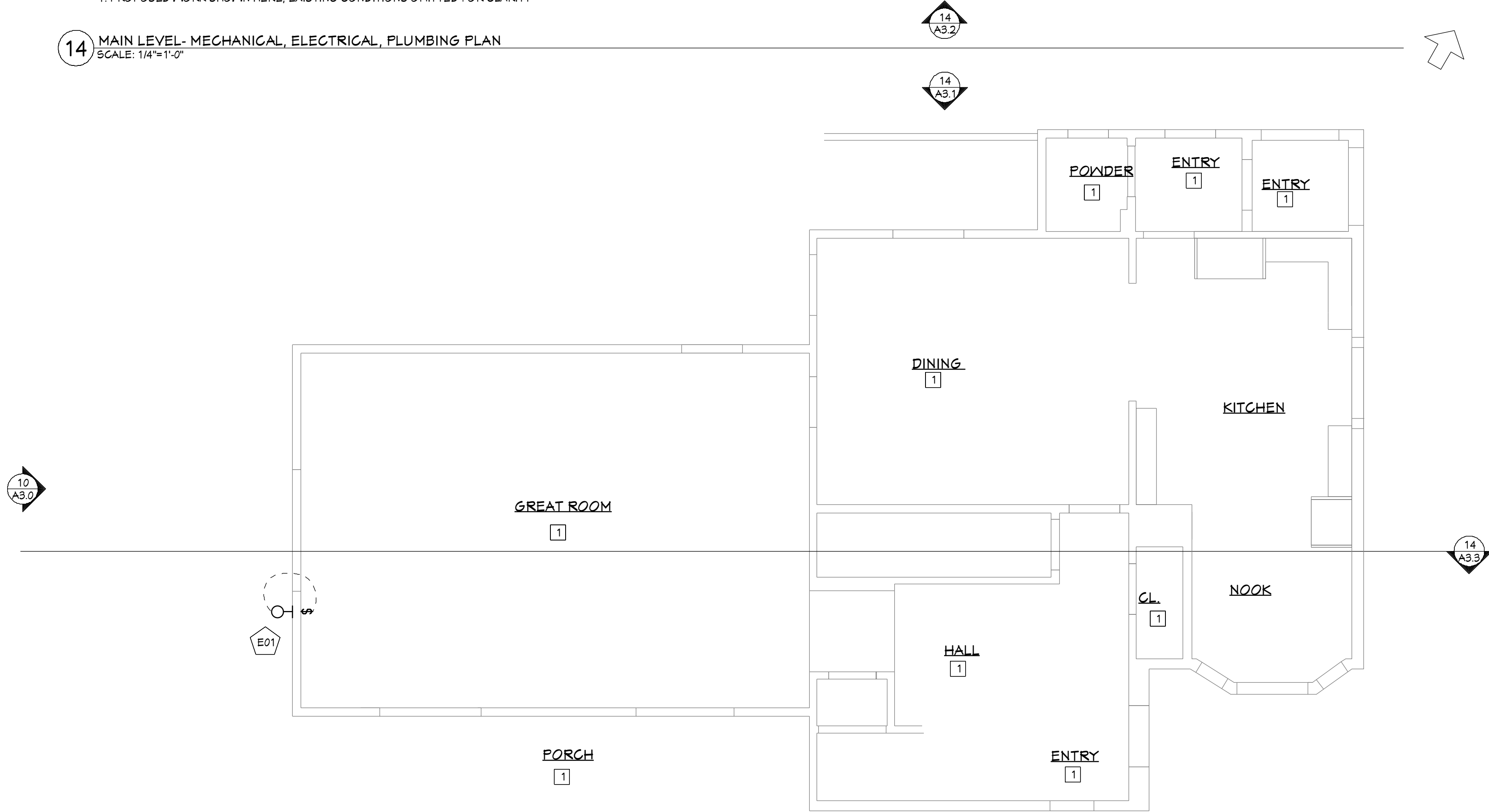
490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



MECHANICAL ELECTRICAL & PLUMBING PLAN NOTES
1. PROPOSED WORK SHOWN HERE, EXISTING CONDITIONS OMITTED FOR CLARITY

14 MAIN LEVEL- MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4"=1'-0"



REFLECTED CEILING PLAN NOTES
1. PROPOSED WORK SHOWN HERE, EXISTING CONDITIONS OMITTED FOR CLARITY
2. FINAL LIGHT FIXTURE SELECTION AND LAYOUT TO BE VERIFIED BY OWNER IN FIELD.

16 MAIN LEVEL - REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

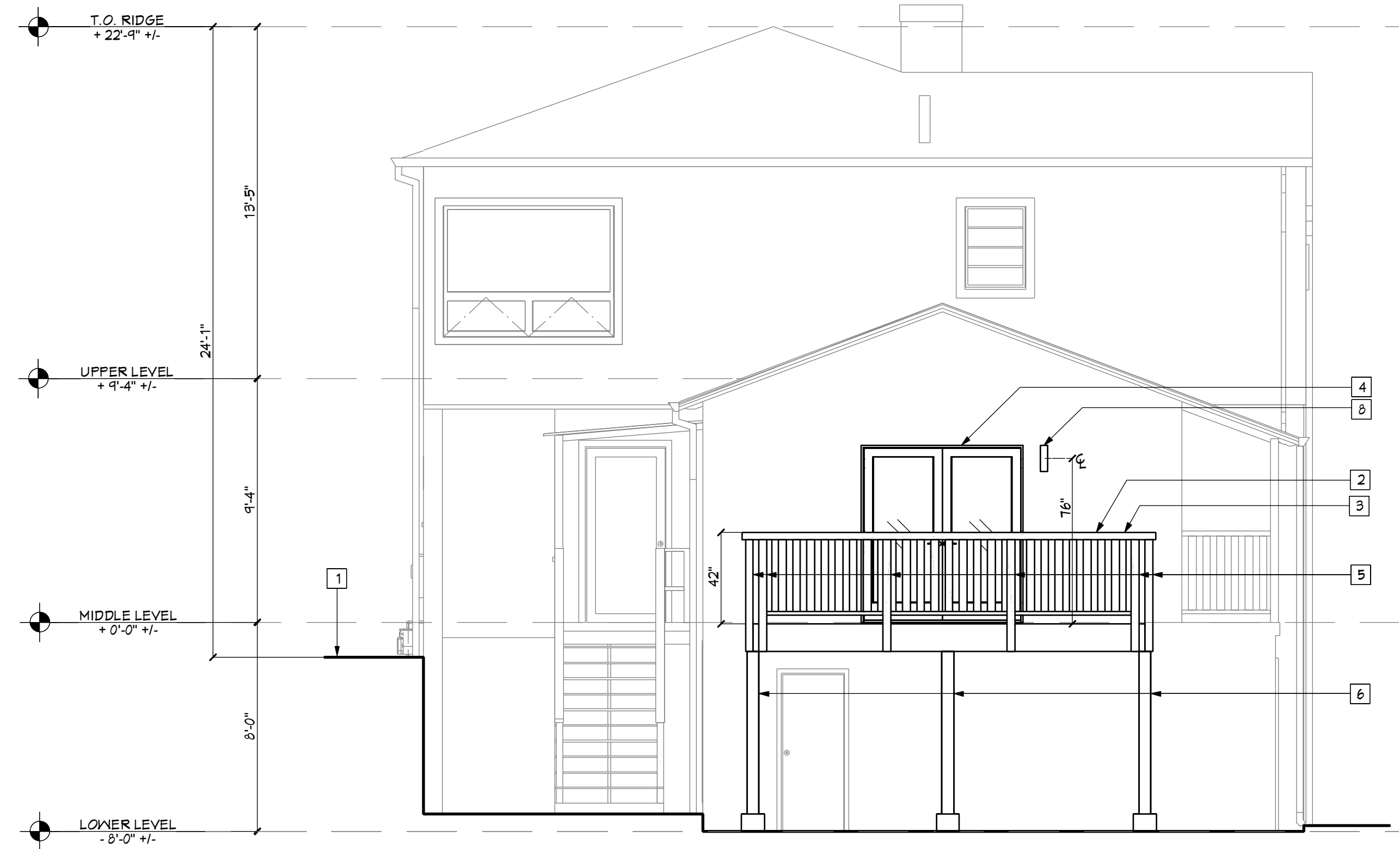
MEP PLAN KEYNOTES

1 NO WORK

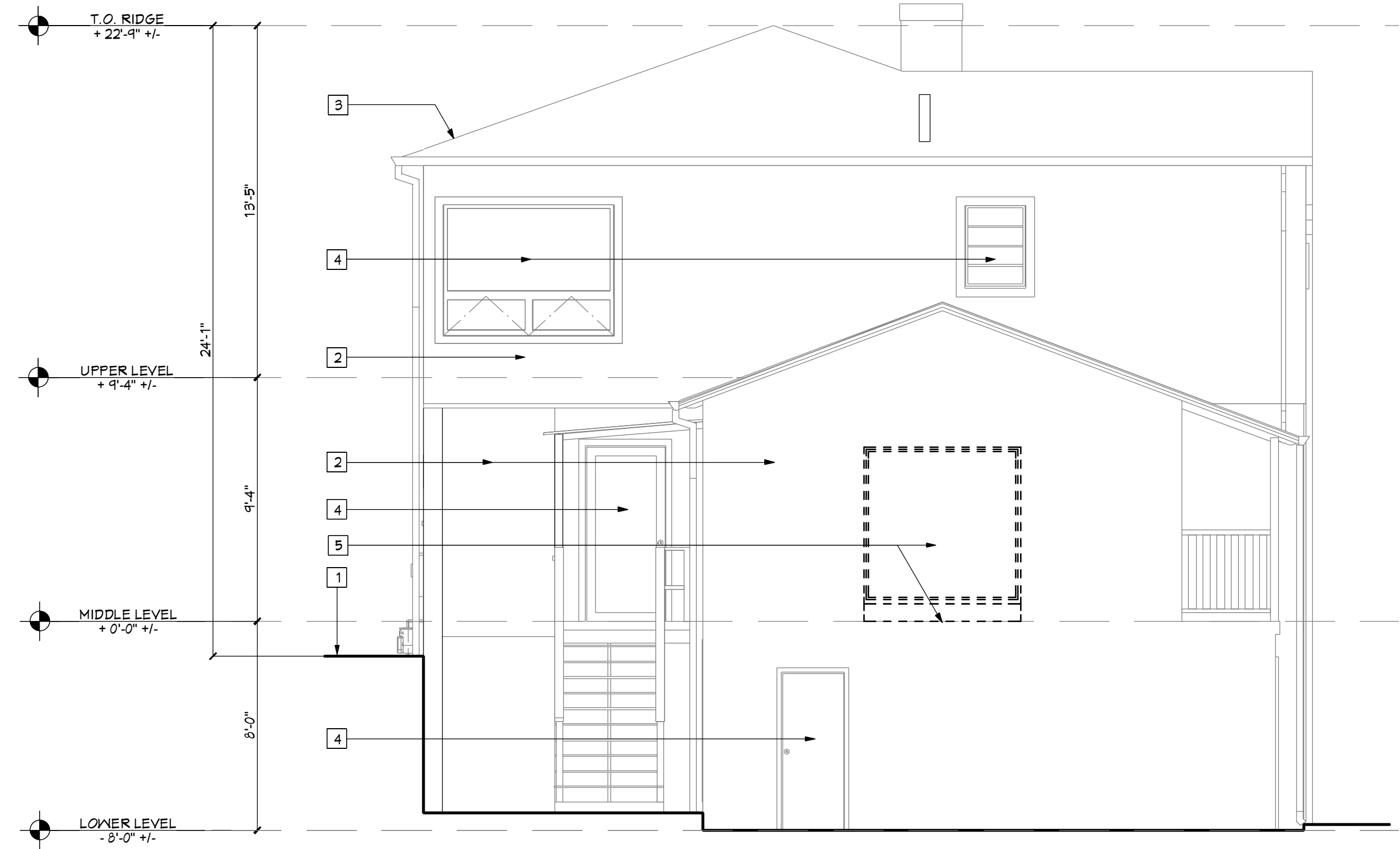
REFLECTED CEILING PLAN KEYNOTES

1 NO WORK

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



10 REAR ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



12 REAR ELEVATION - EXISTING
SCALE: 1/4"=1'-0"

ELEVATION & SECTION KEYNOTES

- 1 FINISH GRADE
- 2 WOOD RAIL
- 3 GUARD INFILL - WOOD PLANES
- 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
- 5 4X REDWOOD RAIL POST
- 6 6X P.T. DECK POST
- 7 CONC. FTG. - SEE DETAILS
- 8 OUTDOOR LIGHT FIXTURE

EXISTING ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 ((E) CEMENT PLASTER SIDING - TO REMAIN
- 3 ((E) COMPOSITION ROOF - NO WORK
- 4 ((E) WINDOW/DOOR TO REMAIN - SEE SCHEDULE
- 5 ((E) WINDOW TO BE REMOVED FOR NEW DOOR - SEE SCHEDULE

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE:

REAR ELEVATION - EXISTING &
REAR ELEVATION - PROPOSED

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A3.0

PROJECT:

ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

ISSUED:

PLANNING APPLICATION

08/01/2025



the
Architects
office

490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

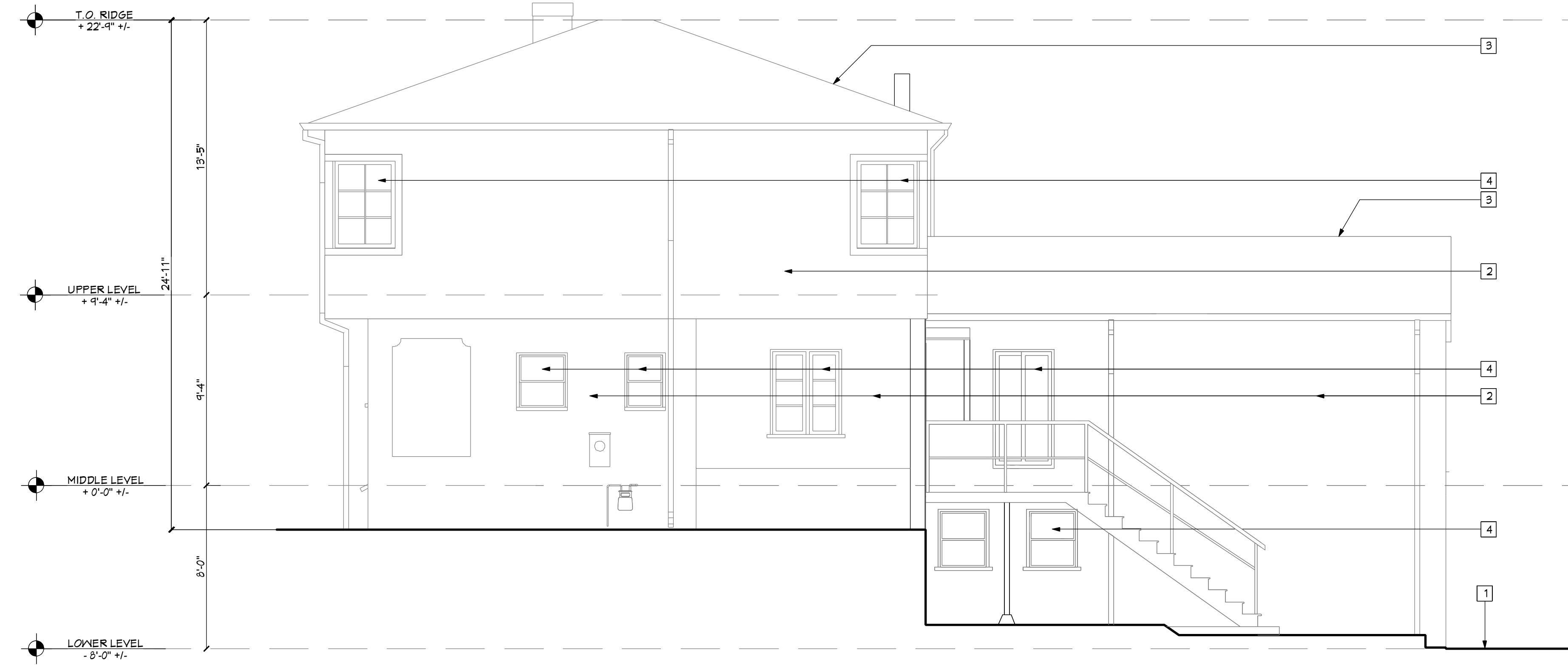
THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION

14 RIGHT ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



- ELEVATION & SECTION KEYNOTES**
- 1 FINISH GRADE
 - 2 WOOD RAIL
 - 3 GUARD INFILL - WOOD PLANES
 - 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
 - 5 4X REDWOOD RAIL POST
 - 6 6X P.T. DECK POST
 - 7 CONC. FTG. - SEE DETAILS
 - 8 OUTDOOR LIGHT FIXTURE

16 RIGHT ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



- EXISTING ELEVATION KEYNOTES**
- 1 FINISH GRADE
 - 2 ((E) CEMENT PLASTER SIDING - TO REMAIN
 - 3 ((E) COMPOSITION ROOF - NO WORK
 - 4 ((E) WINDOW/DOOR TO REMAIN - SEE PLAN

ISSUED: PLANNING APPLICATION 08/01/2025

SHEET TITLE:

RIGHT ELEVATION - EXISTING &
RIGHT ELEVATION - PROPOSED

DRAWN:
SCALE: AS NOTED
SHEET:

OF:

A3.1

PROJECT:
ALTERATIONS for the
LOWRY / ALTSCHUL RESIDENCE
242 YALE AVE.
KENSINGTON, CA 94708

ISSUED:
PLANNING APPLICATION
08/01/2025



the Architects office

490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

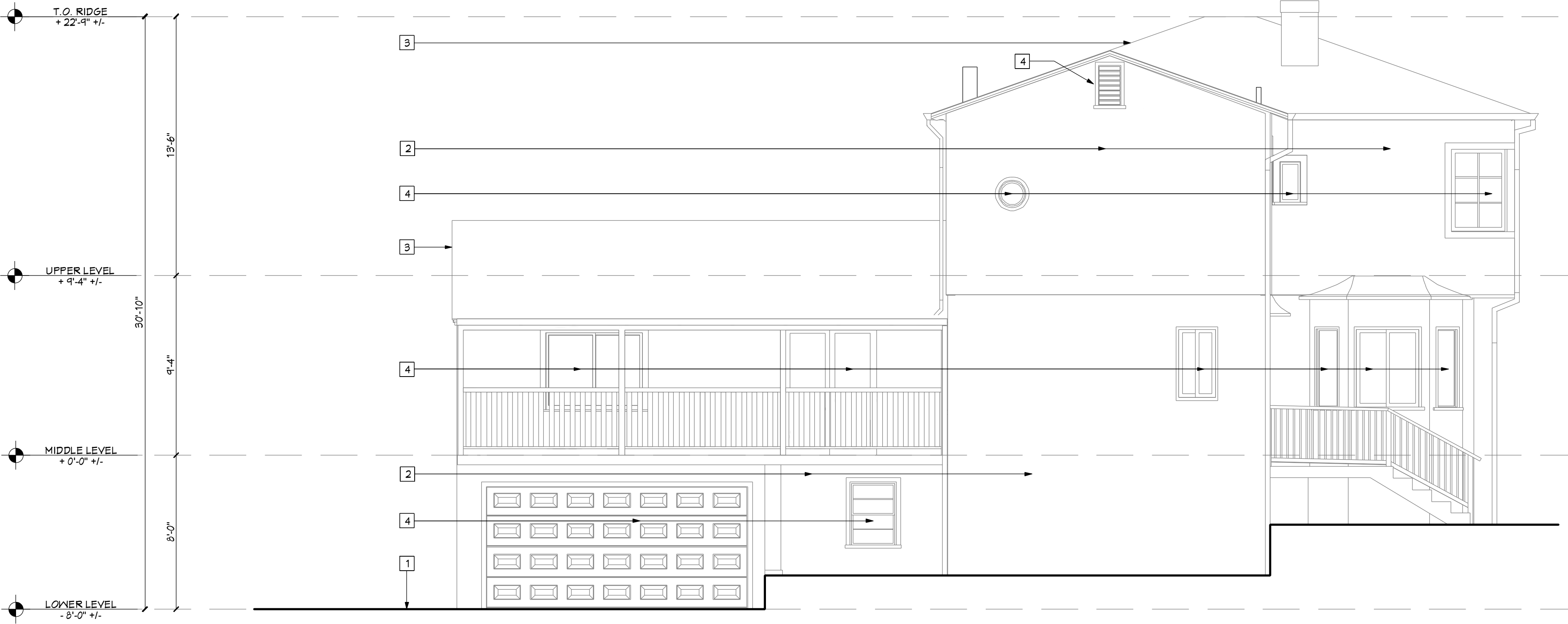
THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



ELEVATION & SECTION KEYNOTES

- 1 FINISH GRADE
- 2 WOOD RAIL
- 3 GUARD INFILL - WOOD PLANES
- 4 (N) WINDOW/DOOR IN (E) OPENING - NO CHANGE IN ROUGH OPENING
- 5 4X REDWOOD RAIL POST
- 6 6X P.T. DECK POST
- 7 CONC. FTG. - SEE DETAILS
- 8 OUTDOOR LIGHT FIXTURE

14 LEFT ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

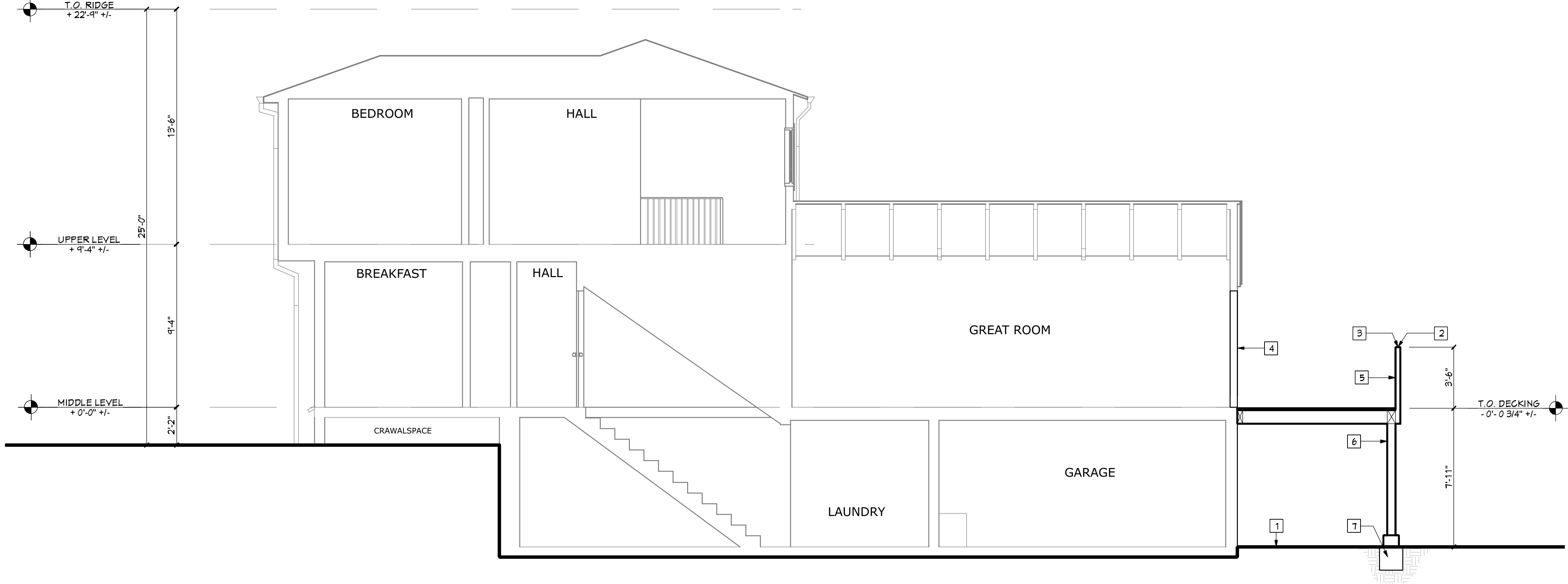


EXISTING ELEVATION KEYNOTES

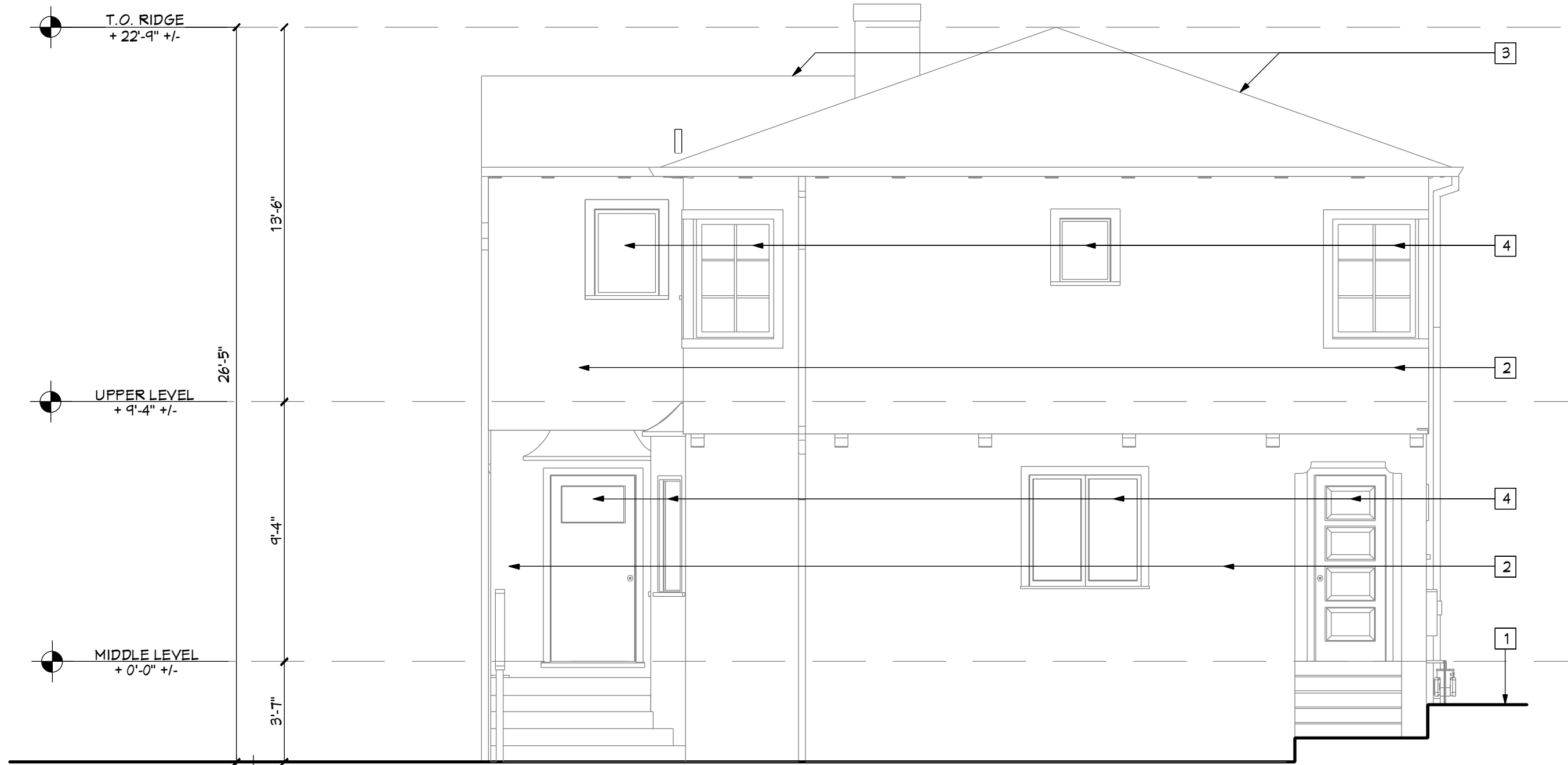
- 1 FINISH GRADE
- 2 (E) CEMENT PLASTER SIDING - TO REMAIN
- 3 (E) COMPOSITION ROOF - NO WORK
- 4 (E) WINDOW/DOOR TO REMAIN - SEE PLAN

16 LEFT ELEVATION - EXISTING
SCALE: 1/4"=1'-0"

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



14 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"



12 FRONT ELEVATION - EXISTING - REFERENCE ONLY - NO WORK
SCALE: 1/4"=1'-0"

Architects
the office

490 Lake Park Ave #10657, Oakland, California, 94610
www.thearchitectsoffice.com (510)556-8860

ISSUED: PLANNING APPLICATION 08/01/2025

PROJECT: ALTERATIONS for the LOWRY / ALTSCHUL RESIDENCE 242 YALE AVE. KENSINGTON, CA 94708

SHEET TITLE: FRONT ELEVATION - EXISTING & SECTION - PROPOSED

DRAWN: SCALE: AS NOTED SHEET: A3.3

ISSUED: PLANNING APPLICATION 08/01/2025

PROJECT: ALTERATIONS for the LOWRY / ALTSCHUL RESIDENCE 242 YALE AVE. KENSINGTON, CA 94708

SHEET TITLE: FRONT ELEVATION - EXISTING & SECTION - PROPOSED

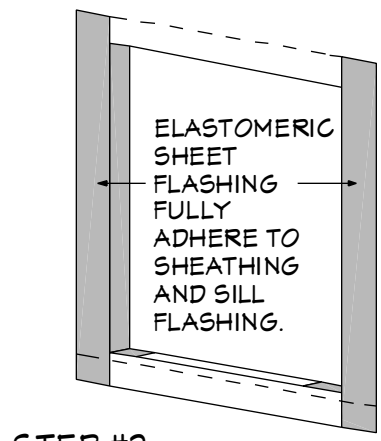
DRAWN: SCALE: AS NOTED SHEET: A3.3

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION

INSTALL SILL ELASTOMERIC SHEET FLASHING FIRST. ADHERE A 2 INCH WIDE STRIP TO THE SHEATHING AT THE SILL. LEAVE THE REMAINING LOWER PORTION OF FLASHING COVERED WITH BACKING COVER SO THAT BUILDING PAPER CAN BE INSERTED UNDER THE FLASHING LATER

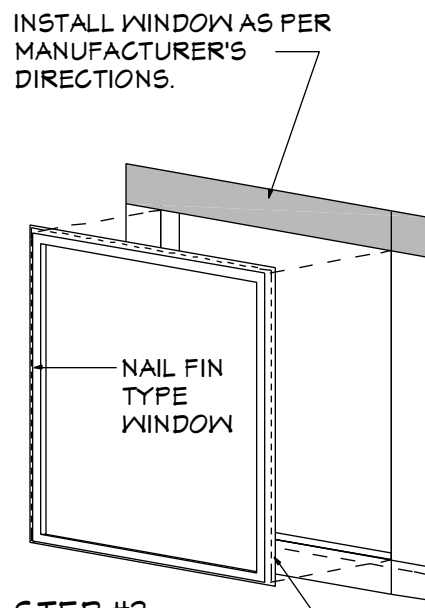


STEP #1



STEP #2

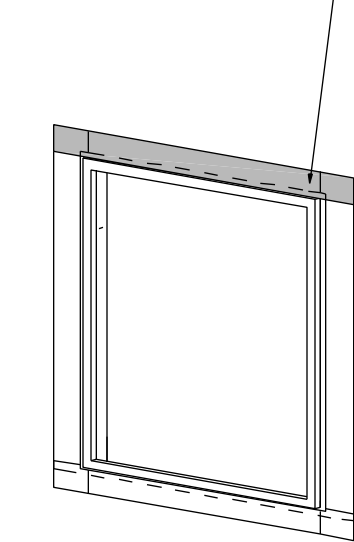
PRIOR TO SETTING THE WINDOW INSTALL A FULLY ADHERED HEAD ELASTOMERIC FLASHING STRIP.



STEP #3

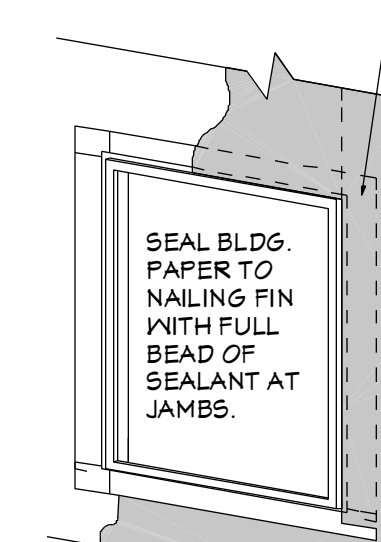
APPLY A FULL CONT. BEAD OF SEALANT TO BACK OF FIN AROUND ENTIRE PERIMETER AT NAILING LINE

INSTALL HEAD ELASTOMERIC SHEET FLASHING OVER THE FULL HEIGHT OF THE HEAD NAILING FIN.



STEP #4

LAP BUILDING PAPER OVER HEAD FLASHING



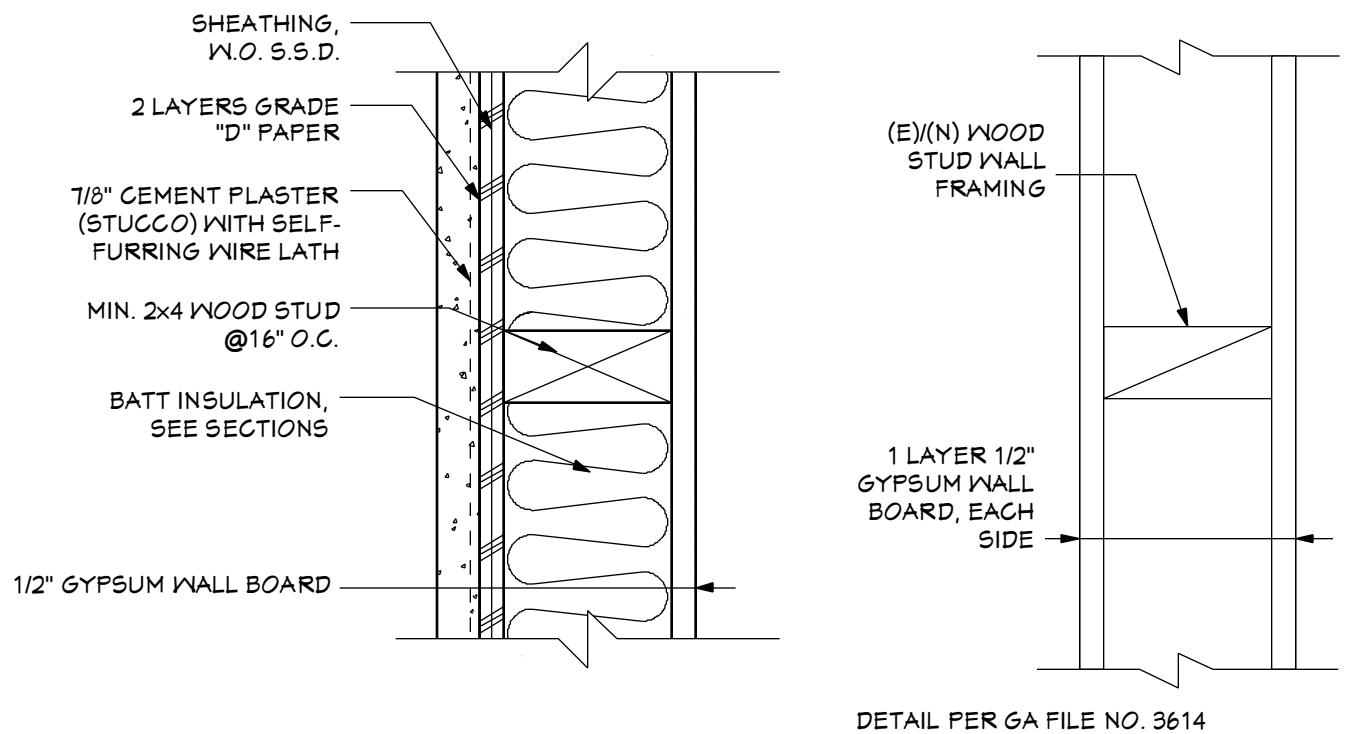
STEP #5

WINDOW/DOOR FLASHING GENERAL NOTES:
1. ELASTOMERIC SHEET FLASHING SHALL BE "VYCOR PLUS" BY W. R. GRACE. MINIMUM WIDTH SHALL BE 6 INCHES. ALL FLASHING SHALL HAVE SELF ADHESIVE FACE WITH SEPARABLE LINER.
2. SEALANTS SHALL BE SONNEBORN SONALASTIC 150 VLM.
3. BUILDING PAPER SHALL BE FORTIFIBER "TWO FLY" SUPER JUMBO TEX 60 MINUTE" WATER BARRIER, OR EQ.

RUN BUILDING PAPER UNDER SILL FLASHING

14 WINDOW/DOOR FLASHING GENERAL NOTES

SCALE: 1" = 1'-0"

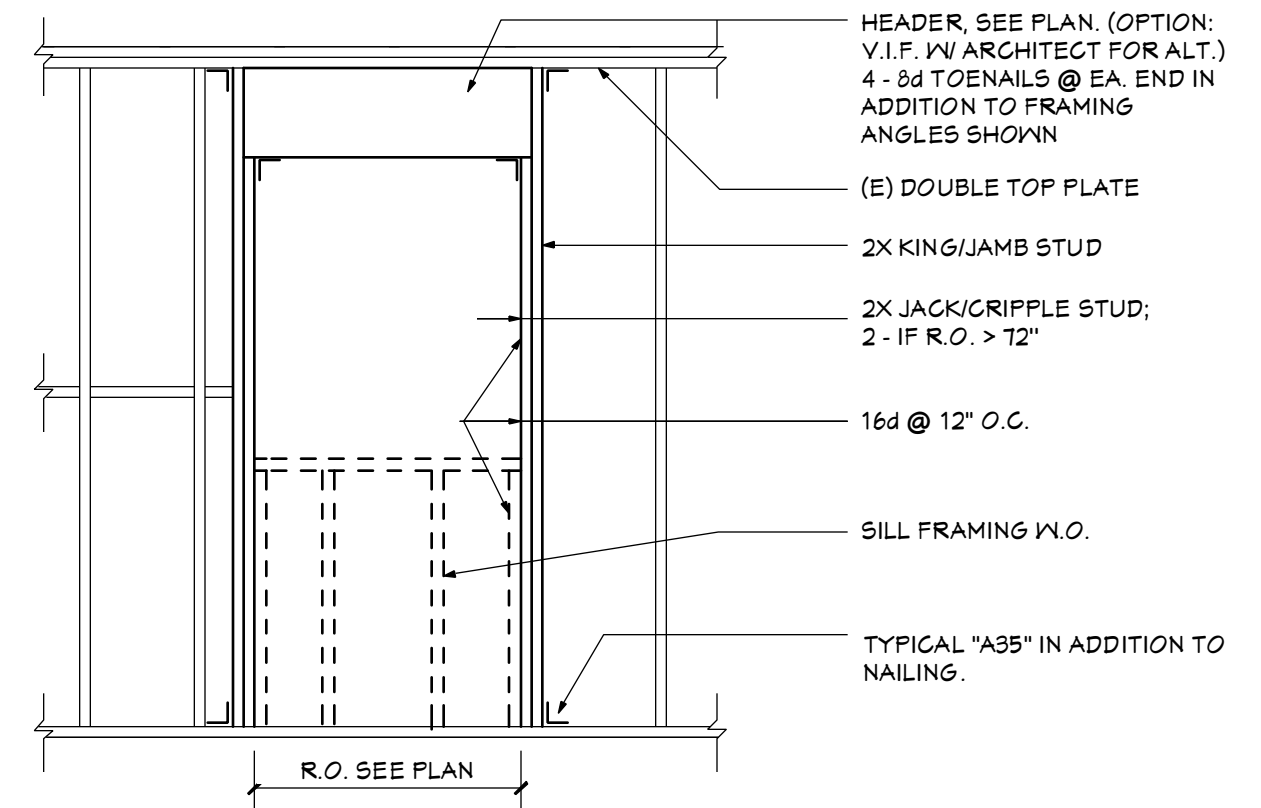


DETAIL PER GA FILE NO. 3614

A EXT. WALL CONSTRUCTION - CEMENT PLASTER SIDING
SCALE: 3" = 1'-0"

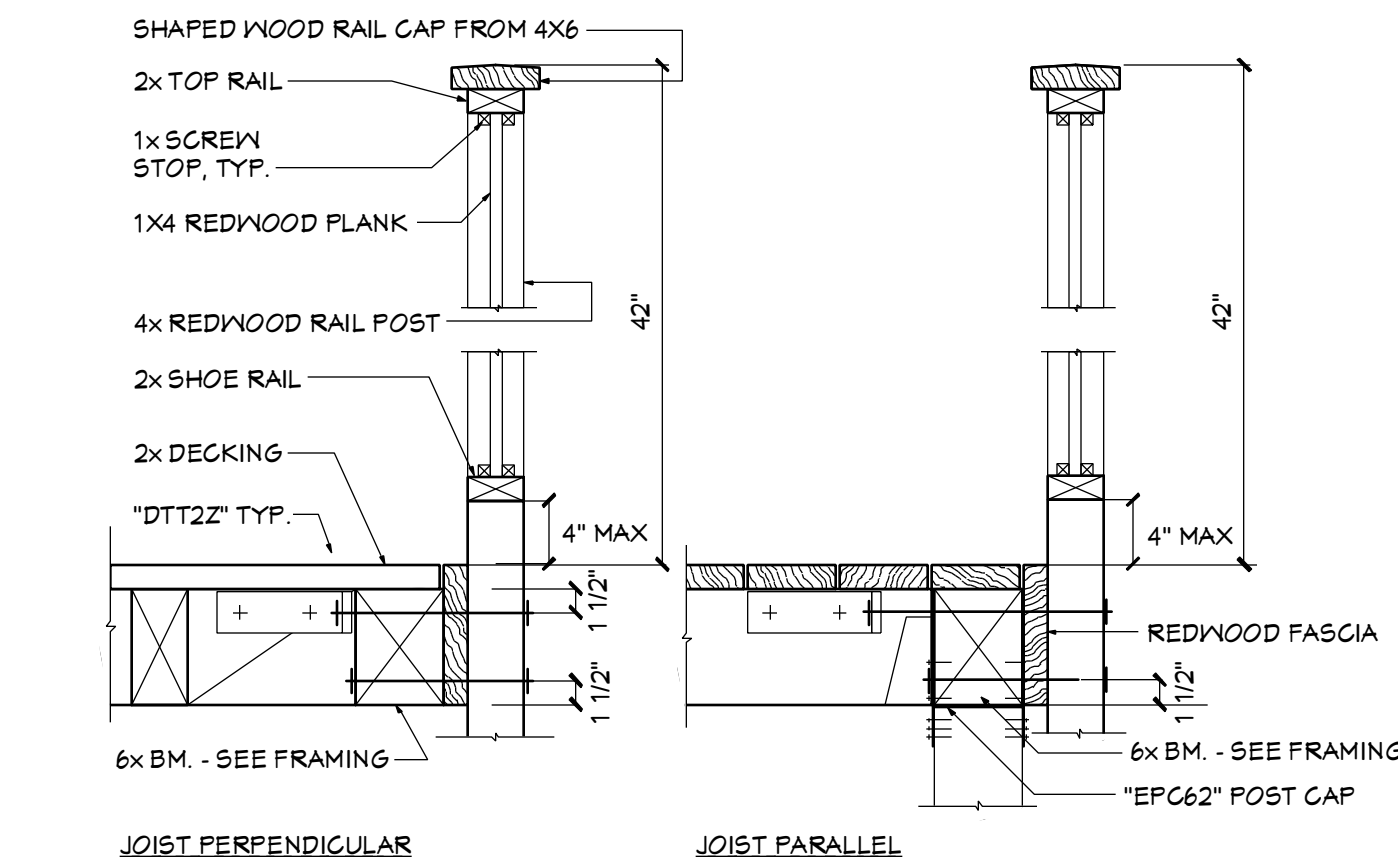
B TYP. NON-RATED INTERIOR WALL CONSTRUCTION
SCALE: 3" = 1'-0"

15



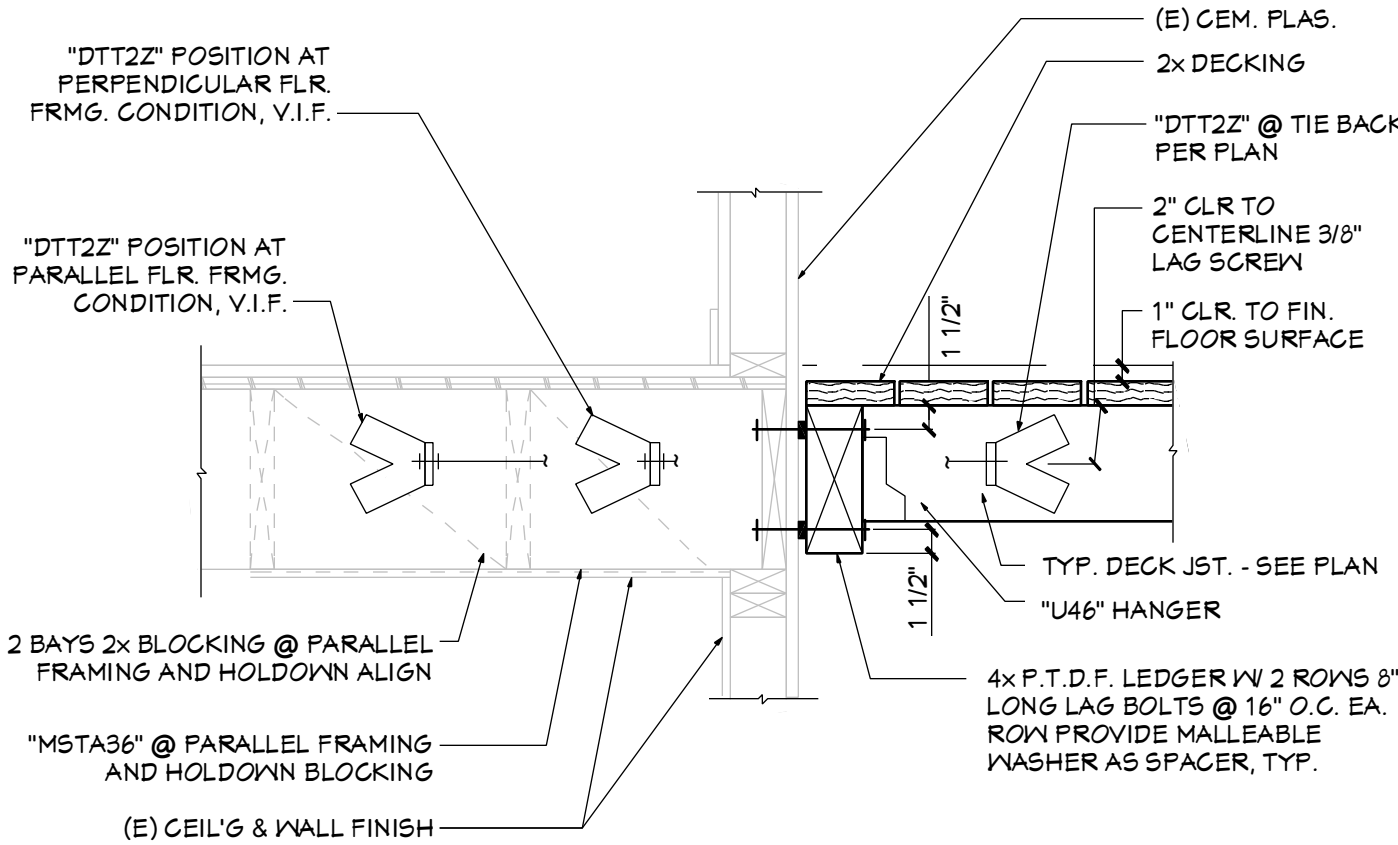
16 (N) OPENING IN (E) STUD WALL

SCALE: 1/2" = 1'-0"



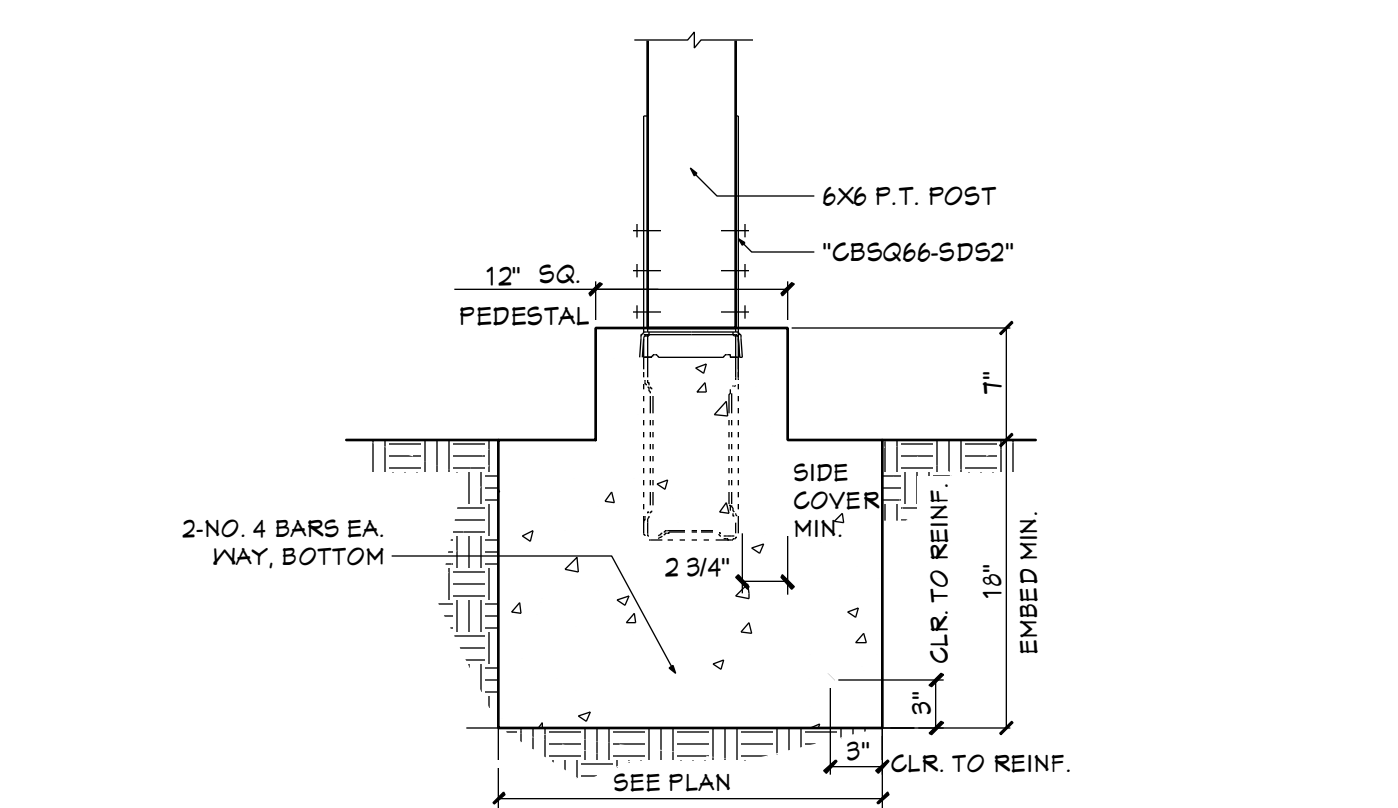
10 STAIR GUARD/RAIL POST

SCALE: 1" = 1'-0"



11 TYP. LEDGER & TIE BACK

SCALE: 1" = 1'-0"



12 POST BASE

SCALE: 1" = 1'-0"

EXISTING WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	2	2630	SINGLE HUNG			EXISTING TO REMAIN
02	1	4040	DOUBLE CASEMENT			EXISTING TO REMAIN
03	1	22310	RIGHT SLIDING			EXISTING TO REMAIN
04	1	5040	LEFT SLIDING			EXISTING TO REMAIN
05	1	6060	FIXED GLASS			EXISTING - TO BE REMOVED
06	1	30510	RIGHT SLIDING			EXISTING TO REMAIN
07	2	1644	FIXED GLASS			EXISTING TO REMAIN
08	1	3644	RIGHT SLIDING			EXISTING TO REMAIN
09	1	1324	SINGLE HUNG			EXISTING TO REMAIN
10	1	1616	SINGLE HUNG		YES	EXISTING TO REMAIN
11	1	2026	SINGLE HUNG		YES	EXISTING TO REMAIN
12	2	2634	SINGLE HUNG			EXISTING TO REMAIN
13	2	3046	SINGLE CASEMENT	YES		EXISTING TO REMAIN
14	3	3246	SINGLE CASEMENT	YES		EXISTING TO REMAIN
15	1	1050	MULLED UNIT	YES		EXISTING TO REMAIN
16	1	20210	SINGLE HUNG			EXISTING TO REMAIN
17	1	26210	SINGLE HUNG			EXISTING TO REMAIN
18	1	2636	SINGLE HUNG			EXISTING TO REMAIN
19	1	3644	DOUBLE CASEMENT			EXISTING TO REMAIN

EXISTING WINDOW SCHEDULE NOTES

- FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
- SEE ELEVATIONS FOR OPERATION.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PROPOSED WINDOW SCHEDULE

NUMBER	QTY	SIZE	TYPE	EGRESS	TEMPERED	COMMENTS
01	2	2630	SINGLE HUNG			EXISTING TO REMAIN
02	1	4040	DOUBLE CASEMENT			EXISTING TO REMAIN
03	1	22310	RIGHT SLIDING			EXISTING TO REMAIN
04	1	5040	LEFT SLIDING			EXISTING TO REMAIN
06	1	30510	RIGHT SLIDING			EXISTING TO REMAIN
07	2	1644	FIXED GLASS			EXISTING TO REMAIN
08	1	3644	RIGHT SLIDING			EXISTING TO REMAIN
09	1	1324	SINGLE HUNG			EXISTING TO REMAIN
10	1	1616	SINGLE HUNG		YES	EXISTING TO REMAIN
11	1	2026	SINGLE HUNG		YES	EXISTING TO REMAIN
12	2	2634	SINGLE HUNG			EXISTING TO REMAIN
13	2	3046	SINGLE CASEMENT	YES		EXISTING TO REMAIN
14	3	3246	SINGLE CASEMENT	YES		EXISTING TO REMAIN
15	1	1050	MULLED UNIT	YES		EXISTING TO REMAIN
16	1	20210	SINGLE HUNG			EXISTING TO REMAIN
17	1	26210	SINGLE HUNG			EXISTING TO REMAIN
18	1	2636	SINGLE HUNG			EXISTING TO REMAIN
19	1	3644	DOUBLE CASEMENT			EXISTING TO REMAIN

PROPOSED WINDOW SCHEDULE NOTES

- FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.

EXISTING DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	1	131	2663	1 3/4"	PANEL	HINGED	EXISTING TO REMAIN
02	1	2663	1 3/4"	SLAB	HINGED		EXISTING TO REMAIN
03	2	3063	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
04	1	4463	1 3/4"	GLASS PANEL	SLIDER		EXISTING TO REMAIN
05	1	1363	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
06	1	13880	1 3/4"	GARAGE DOOR CHD05	GARAGE		EXISTING TO REMAIN

EXISTING DOOR SCHEDULE NOTES

- FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
- SEE PLANS FOR HANDING.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

PROPOSED DOOR SCHEDULE

NUMBER	QTY	SIZE	THICKNESS	STYLE	TYPE	FUNCTION	COMMENTS
01	1	131	2663	1 3/4"	PANEL	HINGED	EXISTING TO REMAIN
02	1	2663	1 3/4"	SLAB	HINGED		EXISTING TO REMAIN
03	2	3063	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
04	1	4463	1 3/4"	GLASS PANEL	SLIDER		EXISTING TO REMAIN
05	1	1363	1 3/4"	PANEL	HINGED		EXISTING TO REMAIN
06	1	13880	1 3/4"	GARAGE DOOR CHD05	GARAGE		EXISTING TO REMAIN
07	1	6063	1 3/4"	GLASS PANEL	DOUBLE HINGED		NEW DOOR IN EXISTING OPENING

PROPOSED DOOR SCHEDULE NOTES

- FRAME SIZE CALLED OUT. FIRST TWO NUMBERS WIDTH, FOOT-INCH; SECOND TWO NUMBERS HEIGHT, FOOT-INCH; E.G. 3050 = 3'-0" W X 5'-0" H.
- SEE PLANS FOR HANDING.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.

ELECTRICAL FIXTURE SCHEDULE

2D	NUMBER	QTY	DESCRIPTION	COMMENTS
E01	1	1	WALL MOUNTED TYPE 01	WEATHERPROOF

ELECTRICAL FIXTURE NOTES:

- SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION

POWER AND SIGNAL SCHEDULE

2D	NUMBER	QTY	DESCRIPTION	COMMENTS
P01	1	1	GFCI W/P TYPE 01	WEATHERPROOF
P02	1	1	SWITCH TYPE 01	SINGLE POLE

POWER AND SIGNAL NOTES:

- SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION+

CONSTRUCTION NOTES

GENERAL PROJECT NOTES

- BUILDING LOCATION BASIS**
1. BUILDING LOCATION AS NOTED ON PARCEL PLANS BASED ON INFORMATION FURNISHED BY OTHERS AND PHYSICAL MEASUREMENTS SUCH AS FENCES

GENERAL DIMENSIONING

1. DIMENSIONS TO FACE OF FINISH CONCRETE, FACE OF STUD, AND FACE OF INTERIOR FINISH (WHERE NOTED)
2. FINISHED FLOOR ELEVATION 0'-0" - MATCH (E) FLOOR ELEVATION

GENERAL REFERENCES

1. ALL BUILDING ELEVATIONS REFERENCES FROM STREET VIEW. FRONT OF BUILDING SHALL BE "FRONT ELEVATION", U.O.N.

GENERAL CONDITIONS

1. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. EVEN THOUGH UNANTICIPATED CONDITIONS MAY BE ENCOUNTERED DURING THE PERFORMANCE OF THE WORK, WHICH MAY RESULT IN THE NEED FOR SIGNIFICANT CHANGES TO BE MADE TO THESE PLANS, NO DEVIATION FROM THESE PLANS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL FROM THE ARCHITECT.
2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), AND OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE THOROUGHLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.
3. UNOFFICIAL DOCUMENT(S) REFERENCING BUILDING, OWNER/CLIENT, PRODUCT, MATERIAL AND FINISH SCHEDULES ARE AVAILABLE FROM ARCHITECT.

GENERAL FIRE SAFETY NOTES

1. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDING.
2. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH SHIFT OF WORK.
3. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LISTED DISPOSAL CONTAINER.
4. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER CFC §3304.6.
5. DURING CONSTRUCTION, THE CONSTRUCTION SITE OR AREA MUST BE CLEARED UP AT THE END OF THE DAY IN ORDER TO PROVIDE FIREFIGHTER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE.
6. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH CFC §906 AND SIZED FOR NOT LESS THAN APPROXIMATE HAZARD PER CFC §3301.
7. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARD EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
8. FIRE EXTINGUISHERS (2-A:10-B:C RATING) SHALL BE PROVIDED THROUGHOUT THE BUILDING UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET.

SITE

GENERAL / SITE WORK

1. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. EVEN THOUGH UNANTICIPATED CONDITIONS MAY BE ENCOUNTERED DURING THE PERFORMANCE OF THE WORK, WHICH MAY RESULT IN THE NEED FOR SIGNIFICANT CHANGES TO BE MADE TO THESE PLANS, NO DEVIATION FROM THESE PLANS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL FROM THE ARCHITECT.
2. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), AND OTHER APPLICABLE CODES. THE CONTRACTOR SHALL BE THOROUGHLY RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.

SITE PREPARATION

1. TAKE NECESSARY PRECAUTIONS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION TO REMAIN.
2. SOIL DISTURBANCE SHALL BE LIMITED TO THAT WHICH IS NECESSARY FOR FOOTING AND SITE PREPARATION AS DESCRIBED ABOVE. PREVENT WATER FROM RUNNING INTO EXCAVATED AREA.
3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS OR LUMPS OVER 6 INCHES (2 INCHES AT UTILITY TRENCHES). COMPACT BACKFILL TO AT LEAST 40 PERCENT RELATIVE COMPACTION PER ASTM D-1557; IN LIFTS NOT EXCEEDING 8 INCHES UNCOMPACTED.
4. DEPRESSION FROM REMOVAL OF OBSTRUCTIONS SHALL BE OPENED TO WORKING SIZE; REMOVE DEBRIS AND SOFT MATERIAL; BACKFILL AND COMPACT AS NECESSARY.
5. SURFACE DRAINAGE SHALL SLOPE 3% FROM BUILDING FOUNDATIONS FOR A MINIMUM OF 5 FEET AND AT LEAST 1% TO SUITABLE COLLECTION POINTS.
6. TRENCHING SHALL BE TRUE TO GRADES INDICATED. EXTEND UTILITY TRENCHES TO BE SUFFICIENT DEPTH STANDARDS AND LOCAL CODES. PROPERLY SHOROT TRENCHES.
7. UNUSUAL CONDITIONS NOT COVERED BY CONTRACT. IF ENCOUNTERED, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF DESIGNER.
8. HAZARDOUS WASTE TESTING SHALL BE PROVIDED INCLUDING ASBESTOS TESTING & REMEDIATION.
9. STORM WATER DRAINAGE AND RETENTION SHALL BE FURNISHED DURING CONSTRUCTION. MEANS OF DRAINAGE AND RETENTION AS FOLLOWS:
10. STORM WATER CONVEYED TO A PUBLIC DRAINAGE SYSTEM SHALL BE FILTERED BY BARRIER SYSTEM, MANILLES OR OTHER APPROVED METHOD.
11. IMPLEMENT STORM WATER MANAGEMENT ORDINANCE REQUIREMENTS PER CITY OF OAKLAND MUNICIPAL CODE.
12. GRADING AND PAVING SHALL BE CONDUCTED TO MANAGE SURFACE WATER INCLUDE SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, WATER RETENTION GARDENS OR OTHER MEASURES AS INDICATED OR NECESSARY TO KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

SITE UTILITIES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES / FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.

GENERAL UTILITY PLAN NOTES

1. THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
5. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR TO CONTACT U.S.A. AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL OR EXCAVATION.

CARPENTRY

ROUGH FRAMING

1. ALL SAWN LUMBER SHALL BE NO. 2 GRADE (OR BETTER) DOUGLAS FIR-LARCH. STRUCTURAL LUMBER IN PERMANENT CONTACT WITH CONCRETE, OR WHERE EXPOSED TO WEATHER, SHALL BE NO. 2 GRADE PRESSURE-TREATED DOUGLAS FIR-LARCH.
2. "MICROL" JOIST JOISTS SHALL BE COMPRISED OF 1-3/4 INCH WIDE 2.0E MICROLAM LVL MATERIAL, AND SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. (FB=2600 PSI, FV=225 PSI, E=2.0X106 PSI).
3. "PARALLAM" PSL BEAMS SHALL BE COMPRISED OF 3-1/2 INCH WIDE 2.1E PARALLAM PSL MATERIAL, AND SHALL BE STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. (FB=2400 PSI, FV=240 PSI, E=2.1X106 PSI).
5. MOISTURE CONTENT OF LUMBER AT THE TIME OF INSTALLATION SHALL NOT EXCEED 14 PERCENT.
6. PLYWOOD ROOF DIAPHRAGM SHALL BE COMPRISED OF 1/2-INCH THICK CD-X, APA-RATED PLYWOOD SHEATHING WITH 8D NAILS @ 4-INCHES ON CENTER ALONG DIAPHRAGM BOUNDARY, @ 6-INCHES ON CENTER ALONG PLYWOOD EDGES, AND @ 12-INCHES ON CENTER IN THE FIELD. INSTALL PLY-CLIPS MID-SPAN ALONG ALL UNSUPPORTED PLYWOOD EDGES. STAGGER SHEETS BY ONE-HALF PANEL ALONG ABUTTING PANEL JOINTS. LAY UP PLYWOOD SHEETS LENGTHWISE PERPENDICULAR TO DIRECTION OF ROOF RAFTER.
7. ALL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, UNLESS OTHERWISE NOTED. IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE HARDWARE PROCURED AND INSTALLED MEETS OR EXCEEDS THE REQUIREMENTS OF THE HARDWARE SPECIFIED WITHIN THESE DESIGN DOCUMENTS. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE MANUFACTURER, AND SHALL FILL ALL HOLES WITH THE MANUFACTURER'S SPECIFIED NAILING REQUIREMENTS.
8. NAILING WHERE NOT SHOWN ON THE PLANS) SHALL BE EXECUTED IN ACCORDANCE WITH TABLE 2304.10.1 OF THE CALIFORNIA BUILDING CODE.

WALL NOTES

ANCHOR BOLTS

1. ALL NEW ANCHOR BOLTS SHALL BE ASTM A-307, AND SHALL BE EMBEDDED INTO SOUND CONCRETE A MINIMUM OF SEVEN (7) INCHES, UNLESS OTHERWISE SPECIFIED. MINIMUM BOLT DIAMETER SHALL BE 5/8-INCH. WHERE ANCHOR BOLTS ARE EPOXIED IN PLACE, AN I.C.B.O. - APPROVED EPOXY SYSTEM SHALL BE USED. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE EPOXY SYSTEM MANUFACTURER. MECHANICAL ANCHOR BOLTS WILL NOT BE ACCEPTED.

ANCHOR BOLT SPACING AND LOCATION

1. AT WOOD-FRAMED WALLS WITHIN NON-SHEAR WALL ZONES, INSTALL NEW 5/8-INCH DIAMETER ANCHOR BOLTS AT 4'-0" ON CENTER. SEE SECTION ABOVE FOR ADDITIONAL ANCHOR BOLT SPACING, POSITIONING, AND LOCATION REQUIREMENTS.
2. ANCHOR BOLT: 5/8-INCH DIAMETER A307 ALL TREAD ANCHOR BOLT (FOR EPOXIED-IN-PLACE CONDITION), OR 5/8-INCH DIAMETER A307 J-BOLT (FOR STANDARD WET-CAST CONDITION) SPACED 4'-0" ON CENTER.
3. AT EPOXIED-IN-PLACE AND WET-CAST CONDITIONS, EMBED ANCHOR BOLT AT LEAST 3-INCHES MIN. INTO NEW CONCRETE FOUNDATION. EXTEND ANCHOR BOLT UPWARD THROUGH NEW 3X F.T.D.F. MUDSILL. PROVIDE 1-1/2-INCH SQUARE X 0-3/16-INCH THICK STEEL WASHERS.

PLYWOOD

1. NEW PLYWOOD SHALL BE 1/2" THICK "CD-X" APA-RATED PLYWOOD SHEATHING, OR 1/2" THICK OSB.
2. ATTACH PLYWOOD / OSB TO STUDS, PLATES AND BLOCKING WITH 8D COMMON (0.131") SHANK SIZE) NAILS @ 6-INCHES ON CENTER ALONG PANEL EDGES, AND @ 12-INCHES IN THE FIELD.
3. FULLY BLOCK ALL PANEL EDGES USING 2X FRAMING WHERE ABUTTING PANEL JOINTS OCCUR ON A COMMON STUD OR FRAMING MEMBER.
4. SPACING: ALL PLYWOOD SHALL BE NAILED AS SPECIFIED. EDGE NAILS SHALL APPROACH NO CLOSER THAN 3/8-INCH TO THE EDGE OF THE INDIVIDUAL PLYWOOD PIECES. SPECIAL CARE SHALL BE TAKEN AT ALL PLYWOOD BOUNDARY CONDITIONS WHERE ADJACENT PLYWOOD PANELS ABUT ONE ANOTHER AT A COMMON CORNER. ALL NAILS THAT PENETRATE PLYWOOD SHALL BE NAILED FLUSH WITH PLYWOOD SURFACE. DO NOT OVERDRIVE NAILS.
5. PLATE NAILING: SIMPSON "A95" AT 16-INCHES ON CENTER OR SDS14 X 6 SCREW @ 6-INCHES ON CENTER OR 16D COMMON (0.162") SHANK SIZE) NAIL @ 6-INCHES ON CENTER.

NAIL SCHEDULE

1. ALL NAILS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

LOCATION FOR USE	NOMINAL NAIL SIZE	SPECIAL COATING OR MATERIAL (a)	MINIMUM EMBEDMENT (b)	REQ'D SHANK DIAMETER
PLYWOOD EDGE NAIL	8d *	SEE (a)	1-1/2"	.131"
	10d *	below	1-5/8"	.148"
MISC. CONN.	10d *	NONE	1-5/8"	.148"
	8d *	NONE	1-1/2"	.131"
	8d (short)*	NONE	1-1/2"	.131" Simpson N8
PLATE NAILING	16d *	SEE (a) below	1-3/4"	.162"

- *8D, 10D, AND 16D NAIL SIZES, AS SPECIFIED ABOVE, ARE BASED ON "COMMON" TYPE NAILS. OTHER MANUFACTURED NOMINAL SIZES ARE ACCEPTABLE PROVIDING THEY MATCH THE REQUIRED SHANK DIAMETERS, AND DO NOT MEET OR EXCEED THE MINIMUM EMBEDMENT LENGTHS AS SHOWN ABOVE.
- (a) IMPORTANT! WHERE NAILS ENGAGE PRESSURE-TREATED MATERIAL, NAILS SHALL BE STAINLESS STEEL.
- (b) MINIMUM EMBEDMENT LENGTH REQUIRED INTO UNDERLYING WOOD MEMBER.

THERMAL & MOISTURE PROTECTION

INSULATION

GENERAL

1. U.O.N.: ALL EXTERIOR WALL/FLOOR/ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED WITH A MINIMUM OF:
 - R-5 (WALL)
 - R-19 (FLOOR)
 - R-30 (ROOF)
2. ALL INSULATION AND INSULATION SHALL SATISFY QUALITY INSULATION INSTALLATION (QII) GUIDELINES.

INSULATION MATERIALS

1. MATERIALS SHALL COMPLY WITH, AND BE INSTALLED IN CONFORMANCE WITH, ALL APPLICABLE BUILDING CODES FOR BUILDING, CALIFORNIA BUILDING CODE (INCLUDING, BUT NOT LIMITED TO, CALIFORNIA ELECTRIC CODE SECTION 714) AND INSTALLED TO MEET ALL APPLICABLE FIRE CODES. REFER TO THE CERTIFICATE OF COMPLIANCE IN ENERGY COMPLIANCE DOCUMENTS.
2. MATERIALS SHALL MEET CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 24, PART 12, CHAPTER 4, ARTICLE 3, LISTED IN THE CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS CONSUMER GUIDE.
3. MATERIALS SHALL COMPLY WITH FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CHAPTER 26 AND SECTION 706 OF TITLE 24, PART 2. ALL INSTALLATIONS WITH EXPOSED FACINGS MUST USE FIRE RETARDANT FACINGS WHICH HAVE BEEN TESTED AND CERTIFIED NOT TO EXCEED A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT RATING OF 450. INSULATION FACINGS THAT DO NOT TOUCH A CEILING, WALL, OR FLOOR SURFACE, AND FACED BATTS ON THE UNDERSIDE OF ROOFS WITH AN AIR SPACE BETWEEN THE CEILING AND FACING ARE CONSIDERED EXPOSED APPLICATIONS.
4. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.

INSULATION PRODUCTS

1. U.O.N.: INSULATION SHALL BE FIBERGLASS BATT., RIGID POLY-BASED MATERIAL, OR BLOWN POLY-BASED MATERIAL.

FLASHING

1. GUTTERS AND DOWNSPOUTS SHALL MATCH (E).
2. SHEET METAL
3. FLEXIBLE FLASHING
4. SEALANTS -
5. SEALANTS - OTHER
6. CAULKING - SHALL COMPLY WITH CALGREEN.

FINISHES

GENERAL

1. REPLACE ALL DAMAGED FINISH MATERIALS WITH NEW MATERIALS OF EQUIVALENT QUALITY AND KIND. SUBMIT SAMPLES AND/OR PRESENT SAMPLE INSTALLATION TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONSULT OWNER FOR TYPE, SPECIES, AND FINISH OF HARDWOOD FLOORS. TOP OF CARPET TO BE FLUSH WITH TOP OF HARDWOOD FLOORING.
3. QUARRY, CERAMIC OR MARBLE TILE FLOORING SHALL BE SET IN SUITABLE SUBSTRATE APPROPRIATE FOR PROPOSED FINISH. CONSULT WITH OWNER FOR TYPE, SIZE, COLOR AND FINISH OF TILE.
4. CERAMIC TILE, GRANITE OR CORIAN COUNTER-TOPS AND SPLASH SHALL BE COLOR AND FINISH AS SELECTED BY OWNER.
5. USE 1/2" GYPSUM BOARD THROUGHOUT WHERE STUD SPACING IS 16" O.C. AND 5/8" WHERE STUD SPACING IS GREATER THAN 16" O.C., U.O.N.
6. CONSULT OWNER FOR ALL INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CEILING MOLDINGS, WOOD BASES AND DOOR AND WINDOW CASINGS.
7. WHERE THE NEW GYPSUM BOARD MEETS AND ALIGNS AN EXISTING PARTITION, REMOVE THE EXISTING

8. ALIGN NEW PARTITION SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAIR
9. SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.

GYPSUM BOARD

GENERAL

1. GYP. BD. IS THE INTERIOR FINISH MOST COMMONLY USED IN RESIDENTIAL CONSTRUCTION. THE FOLLOWING GUIDELINES PERTAIN TO ITS APPLICATION.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. WHEN PRACTICAL, WALLBOARD SHOULD BE APPLIED FIRST TO THE CEILINGS, AND THEN TO WALLS. SHEETS SHOULD BE BROUGHT INTO CONTACT BUT NOT FORCED INTO PLACE. SPACES BETWEEN SHEETS SHOULD NOT EXCEED 1/4" AND TAPERED EDGES SHOULD BE PLACED NEXT TO EACH OTHER WHEN POSSIBLE.
4. CUTOUPS FOR ELECTRICAL CLEATS, PIPES, FIXTURES OR OTHER SMALL OPENINGS SHOULD BE CUT OUT NEATLY WITH A MAXIMUM CLEARANCE OF 1/4". IF THERE ARE ANY GAPS EXCEEDING 1/4", THEY MUST BE FILLED WITH TAPING COMPOUND AND DRYWALL TAPE.

NAILING

1. NAILS SHOULD BE DRIVEN SO THAT THE HEAD IS IN A SMALL DIMPLE FORMED BY THE LAST BLOW OF THE HAMMER. TAKE CARE NOT TO FRACTURE THE BOARD WHEN NAILING. FRACTURES OF THE WALLBOARD CAUSED BY OVER DRIVING MUST BE CORRECTED BY ADDITIONAL NAILING. NAILS MUST BE BETWEEN 3/8" AND 1" FROM THE EDGES, AND NAILS ON ADJACENT EDGES SHOULD BE OPPOSITE EACH OTHER. IF YOU ARE USING THE SINGLE NAILING SYSTEM, THE NAILS SHOULD BE SPACED 12" ON CENTER ON THE CEILINGS AND 8" ON CENTER ON THE WALLS. THE DOUBLE NAILING SYSTEM IS ALSO PERMITTED. GROUPS OF TWO NAILS 2" - 2 1/2" APART ARE SPACED 12" ON CENTER IN THIS SYSTEM. APPROVED SCREWS MAY ALSO BE USED TO APPLY WALLBOARD.
2. SCREWS MUST BE PLACED 3/8" FROM THE END OR EDGES OF THE BOARD AND SPACED 12" ON CENTER. SCREWS MUST BE USED FOR FASTENING WALLBOARD AT POCKET DOORS.
3. FASTENERS AT THE TOP AND BOTTOM FLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE RESISTIVE ASSEMBLIES. ALL EDGES OF BRACED WALL PANELS AND FIREWALL MUST BE NAILED TO FRAMING.

CORNERS

1. METAL REINFORCED CORNERS MUST FIT SNUGLY AGAINST WALLBOARD AND SHOULD BE NAILED APPROXIMATELY 12" ON CENTER.
2. ALL 1" EDGE METAL TRIM SHOULD BE NAILED EVERY 6". PAPERBACK CORNER BEAD IS ACCEPTABLE IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

DRYWALL FASTENERS

1. 5/8" THICK DRYWALL: 6D CEMENT-COATED BOX NAIL, OR 1 7/8" DRYWALL NAIL.
2. SCREWS SHALL BE LONG ENOUGH FOR THE FULL-DIAMETER PORTION TO PENETRATE INTO WOOD FRAMING NOT LESS THAN 5/8 INCH AND THROUGH METAL FRAMING NOT LESS THAN 1/4 INCH.

COUNTERTOPS

1. COUNTERTOPS: SELECTED BY OWNER

BACKSPLASH

1. SPLASH: SELECTED BY OWNER

OPENINGS

REPLACEMENT WINDOWS

1. SEE WINDOW SCHEDULE FOR ADDITIONAL NOTES AND COMMENTS.
2. ALL (N) WINDOWS SHALL BE DUAL, GLAZED, LOW E, (WOOD, NON-METAL) FRAME; SELECTED BY OWNER.
3. U-FACTOR: 0.41.
4. SHGC: 0.26 MAX.
5. EXTERIOR WINDOWS SHALL BE WEATHER - STRIPPED, ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
6. SEE WINDOW SCHEDULE FOR WINDOWS LOCATED AT SLEEPING ROOMS REQUIRED TO MEET EGRESS. SUCH WINDOWS SHALL HAVE MIN. CLEAR OPENING: 20"W X 41"H AND 5.7 SF. MAX SILL HT: 44" ABOVE FLOOR.
7. SEE WINDOW SCHEDULE FOR TEMPERING REQUIREMENTS.
8. FIELD VERIFY JAMB SIZE.
9. FIELD VERIFY ROUGH OPENING SIZE.
10. ALIGN WINDOW HEADS AT THE TOP OF DOORS TYPICAL. (+80 1/2") NOMINAL U.N.O. ON MAIN LEVEL. VERIFY ACTUAL FRAMING HEIGHTS IN SELECTED DOOR AND WINDOW MFR'S. R.O. SPECIFICATIONS.
11. EXTERIOR CASING, SILL, AND OTHER TRIM SELECTED BY OWNER.
12. INTERIOR CASING, SILL, AND OTHER TRIM SELECTED BY OWNER.
13. SEE EXTERIOR ELEVATIONS FOR MULLING PATTERNS, OPERABLE SECTIONS, ETC., WHERE OCC.

ENERGY COMPLIANCE

SEE ENERGY COMPLIANCE SHEETS ("TITLE-24")

HELPFUL NOTES FOR ENERGY STANDARDS

1. ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS "HIGH EFFICACY LUMINAIRES."
2. "HIGH EFFICACY LUMINAIRES" INCLUDES LIGHT SOURCES IDENTIFIED AS ANY LUMINAIRE THAT CONTAINS A JAS-CERTIFIED LAMP OR OTHER LIGHT SOURCE THAT IS APPROPRIATELY MARKED AND THE FOLLOWING FIXTURE TYPES: LINEAR FLOURESCENT; FIN-BASED COMPACT FLOURESCENT; GU-24 BASE; CFL; HID; INDUCTION LIGHTING.
3. ALL PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX 8 (JAB) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES".
4. RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASED SOCKETS ARE NOT PERMITTED TO BE INSTALLED.
5. ALL LUMINAIRES THAT ARE INSTALLED WITH JAS-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR.
6. BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE AFF MUST BE CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.
7. DIMMERS OR VACANCY SENSORS ARE NOT REQUIRED ON ANY LUMINAIRES LOCATED IN CLOSETS LESS THAN 10 SQUARE FEET, OR IN HALLWAYS.
8. VACANCY SENSORS ARE REQUIRED FOR AT LEAST ONE LUMINAIRE IN: BATHROOMS, UTILITY ROOMS, LAUNDRIES, GARAGES.
9. DIMMER SELECTION: IT IS IMPORTANT TO CORRECTLY MATCH THE DIMMER WITH THE TYPE OF LIGHTING LOAD THAT IS BEING DIMMED. FAILURE TO DO SO MAY RESULT IN EARLY EQUIPMENT FAILURE, INCLUDING THE DIMMER, THE TRANSFORMER, BALLAST, OR LAMP. THIS IS TOTAL WATTAGE OF LIGHTING IT CONTROLS. ALL FORWARD PHASE CUT DIMMERS MUST COMPLY WITH NEMA SCL 1A FOR USAGE WITH LED LIGHT SOURCE, TO ENSURE COMPATIBILITY BETWEEN FORWARD PHASE CUT DIMMERS AND LED LIGHT SOURCES.
10. OUTDOOR LIGHTING: ALL LIGHTING ATTACHED TO THE RESIDENCE AND TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
 - a. PHOTO CONTROL AND MOTION SENSOR.
 - b. PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - c. ASTRONOMICAL TIME CLOCK WHICH AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
 - d. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO ALWAYS BE ON, AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

MECHANICAL

DUCT PROTECTION

1. COVERING OF NEW OR EXISTING DUCT OPENINGS AND 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 METHOD ACCEPTABLE BY THE CITY OF BERKELEY TO REDUCE THE AMOUNT OF WATER, DUST & DEBRIS, WHICH MAY ENTER THE NEW OR EXISTING SYSTEM. (CGBSC4.504.1)
2. ALL DUCTS IN CONDITIONED SPACES SHALL INCLUDE R-4 INSULATION

KITCHEN VENTILATION

1. KITCHEN EXHAUST FANS ARE REQUIRED TO HAVE A MINIMUM INTERMITTENT VENTILATION AIRFLOW RATE OF 100 CFM

ELECTRICAL

GENERAL

1. ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.

SERVICE

1. EXISTING SERVICE TO REMAIN.

ROUGH ELECTRICAL

MAIN DISTRIBUTION

1. UPGRADE EXISTING SYSTEM PER CEC AND NEC STANDARDS.

BRANCH CIRCUITS & PROTECTION

1. PROVIDE 2 OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SERVING KITCHEN, PANTRY, NOOK.

2. RECEPTACLES IN KITCHENS, BATHS, GARAGE, AND EXTERIOR LOCATIONS SHALL BE GFCI PROTECTED.
3. ALL 125-VOLT, SINGLE-PHASE 15- & 20- RECEPTICAL INSTALLED IN BATHROOMS AND IN KITCHEN TO SERVE COUNTERTOP AND KITCHEN DISHWASHER OUTLET SHALL BE GFCI-PROTECTED RECEPTACLES.
4. ALL BRANCH CIRCUITS W/ OUTLETS IN FAMILY ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, HALLWAYS SHALL BE A.F.C.I. PROTECTED.
5. NEW 125V 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
6. OUTLETS AT HOUSE FRONT AND REAR EXTERIOR WALLS SHALL BE GFCI PROTECTED GASKET-COVER TYPE FOR USE IN WET LOCATIONS.

CONTROLS

GENERAL

1. ALL FIXTURES SHALL BE SINGLE POLE SWITCHED U.O.N.; SEE PLAN FOR ADDITIONAL CONTROL INFO.
2. HIGH-EFFICACY AND LOW-EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY.
3. LIGHTING ASSOCIATED W/ EXHAUST FANS: SEPARATELY SWITCHED OR, CAPABLE OF MANUAL SHUT OFF INDEPENDENT OF FAN.
4. VACANCY SENSORS: AUTO SHUT-OFF W/IN 30 MIN OF VACANCY; MANUAL OFF; VISIBLE STATUS SIGNAL; NO AUTO-ON; NO DISABLE OVERRIDE; NO AUTO-ON OVERRIDE.
5. DIMMER CONTROL: DIMMER SWITCHING: UL-COMPLIANT; MULTI-WAY SWITCHES MUST NOT OVERRIDE DIMMER LEVEL. STEPPED DIMMER SHALL HAVE OFF POSITION; ELECTRICAL OUTPUT TO LAMPS.
6. OUTDOOR LIGHTING: HIGH EFFICACY AND MOTION SENSOR AND ANY OF THE FOLLOWING: INTEGRAL PHOTO CONTROL, OR ASTRONOMICAL TIME CLOCK, OR EMS.
7. OUTDOOR LIGHTING: HIGH EFFICACY AND MOTION SENSOR AND ANY OF THE FOLLOWING: INTEGRAL PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, EMS, OR PHOTO-CONTROL AUTOMATIC TIME SWITCH.
8. BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS MUST HAVE AT LEAST (1) LUMINAIRE IS CONTROLLED BY VACANCY SENSOR. ADDITIONAL LIGHTING CAN BE REGULAR.
9. OTHER ROOMS OR AREA LIGHTING SHALL BE CONTROLLED BY EITHER VACANCY SENSOR OR DIMMER.

LIGHTING

GENERAL

1. ALL LIGHTING SHALL BE SELECTED BY OWNER, U.O.N.
2. SEE ELECTRICAL LEGEND FOR ADDITIONAL INFO.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY.

RECESSED LIGHTING:

1. HOUSINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC) AND SHALL INCLUDE A LABEL IDENTIFYING AIRTIGHT (AT) DESIGNATION.
2. SHALL NOT CONTAIN SCREW-BASED SOCKETS AND PROPOSED LAMPS MUST BE MARKED "JAB-2016-E". SPECIFY THE HIGH-EFFICACY LUMINAIRES TYPE (I.E. PIN-BASED LED, MR16, PAR LAMPS, A-LAMPS ETC.)
3. ALL RECESSED LIGHTING MUST BE CONTROLLED BY DIMMER OR VACANCY SENSOR.

SMOKE, CARBON MONOXIDE ALARMS

GENERAL

1. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH CFC 1103.8.5.
2. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH CFC 915.
3. SMOKE ALARMS SHALL BE SMOKE ALARMS SHALL BE LISTED IN ACCORD WITH U.L. 217.
4. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORD WITH U.L. 2034.
5. ALARMS SHALL BE LOCATED IN ALL SLEEPING AREAS OF THE BUILDING. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS MAY BE USED UPON PRIOR REVIEW AND APPROVAL BY ARCHITECT.
6. SMOKE ALARMS TO BE INSTALLED WITHIN DWELLING UNITS OUTSIDE THE BEDROOM AND BY THE LIVING ROOM/DINING AREA NO MORE THAN 20-FT HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. THE SMOKE ALARM SHALL BE AN IONIZATION SMOKE ALARM WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARM.

LOCATION

1. PROVIDE DETECTION DEVICES IN THE FOLLOWING LOCATIONS IF NONE EXIST:
 - a. IN EACH ROOM USED FOR SLEEPING (SMOKE DETECTORS).
 - b. ON THE CEILING OR WALL IN HALLWAYS LEADING TO SLEEPING AREAS.
 - c. EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
 - d. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3-FT HORIZONTAL DISTANCE FROM THE DOOR OF OPENING THAT CONTAINS A BATHTUB OR SHOWER.

POWER SUPPLY/CONNECTIONS

1. PRIMARY POWER TO SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE FROM BUILDING WIRING, W/ BATTERY BACKUP. VERIFY EXCEPTIONS W/ ARCHITECT.
2. NEW SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE UNIT WILL ACTIVATE ALL OF THE ALARMS. VERIFY EXCEPTIONS W/ ARCHITECT.

PLUMBING

GENERAL

1. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND MEET STANDARDS REFERENCED IN CFC TABLE 1401.1.
2. DOMESTIC WATER PIPING SHALL BE OF COPPER MATERIAL.
3. DRAIN WASTE AND VENT SYSTEM SHALL BE A.B.S.

SEWER

1. VERIFY SEWER LATERAL UPGRADE REQUIREMENTS WITH REGULATORY AGENCY. GENERAL CONSTRUCTION NOTES.

WATER SERVICE

Aerial



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.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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



Zoning - R-6, -TOV, -K



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

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.
CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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