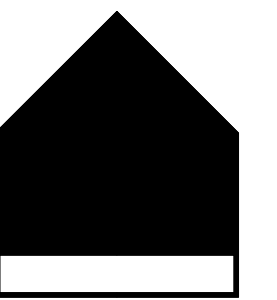


Barclay Residence

Roof Deck Addition

RECEIVED on 9/4/2024 **CDDP24-03011**
By Contra Costa County
Department of Conservation and Development

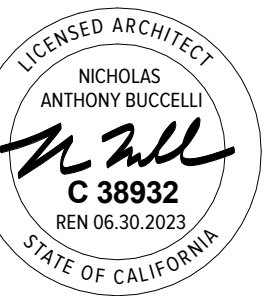


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KLAVIER ARCHITECTURE

929 DIAMOND STREET
SAN FRANCISCO, CA 94114

PROJECT CONTACT
NICK BUCCELLI
646.393.6303
NICK@KLAVIERARCH.COM

SEALED



GENERAL CONDITIONS

- A.I.A. Document A201 - General Conditions for the Performance of a Contract, is hereby incorporated into these drawings and shall be considered as part of the requirements for the completion of work.
- The Work included under this contract shall include all labor, materials, transportation, temporary facilities, tools and equipment necessary for the construction of the project, leaving the Work ready for use.
- The Contractor shall be responsible for providing all materials and workmanship in accordance with all applicable codes and regulations, including state and local building codes, local amendments and ordinances in effect at the time and location of construction.
- All work shall be in accordance with manufacturer's specifications and installation requirements, and applicable industry and building standards.
- Any errors, omissions, and conflicts found in these construction documents shall be brought to the attention of the Architect and Owner for clarification before proceeding with work.
- All drawings and notes are considered complementary, and what is called for by either will be as binding as if called for by all.
- The Contractor shall thoroughly examine the project site and premises, and shall base their bid on the existing conditions. The Contractor shall notify the Architect immediately of any discrepancies between the drawings and the actual field conditions. The Contractor shall verify and be responsible for existing dimensions and field conditions, to the extent that they are discoverable prior to commencement of demolition or construction.
- Each trade shall examine the project site and premises to ensure that conditions are appropriate for their work to commence, prior to commencing work. Areas not appropriate shall be brought to the attention of the Contractor, who shall notify the Architect. Commencing work implies acceptance of existing conditions.
- The Contractor shall take care not to damage existing construction and shall be responsible for repairing all damages caused by Contractor and Subcontractors.
- Contractor is responsible for shoring and bracing as required for the execution of excavation, demolition, and new construction work, including shoring engineering as required by the Agency Having Jurisdiction, the structural drawings and specifications, and the Geotechnical Report (if applicable). Do not demolish any items that appear structural, unless specifically indicated to be demolished in the construction documents, without prior review and written approval by the Architect and Structural Engineer.
- These plans indicate the general extent of demolition and new construction necessary for the work, but are not intended to be all inclusive. All demolition and all new work necessary to allow for a finished job in accordance with these documents shall be included regardless of whether explicitly shown on the documents.
- Sealant, weatherstripping, and flashing locations illustrated in drawings are not intended to be all-inclusive. Contractor shall follow applicable industry standards to provide a complete, weathertight building envelope.
- The Contractor shall verify that no conflicts exist in the location of mechanical, electrical, telephone, lighting, plumbing and fire sprinkler work (including piping, ductwork and conduit), and that all clearances for installation and maintenance are provided. Conflicts among systems and discrepancies between architectural and engineering drawings shall be promptly reported to the Architect.
- The Contractor shall be responsible for procurement, delivery and complete installation for fixtures and appliances as occur in the project, unless specifically noted otherwise.
- The General Contractor shall assist in the coordination of N.I.C. items where noted in the documents, including but not limited to furniture, equipment, and telecommunication systems. General Contractor shall be responsible for installation of Owner-provided items where noted in the documents.
- The Contractor shall provide a schedule for construction as required to meet the Owner's phasing requirements and substantial completion date, including on-site delivery or arrival dates for each component of the work. Contractor shall notify the Architect in writing of any delays affecting occupancy.
- The Contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use by all trades and shall provide all Subcontractors with current construction documents as required for the completion of their work.
- No work defective in construction or quality or deficient in any requirement of the contract documents will be acceptable in consequence of the Owner's or Architect's failure to discover or point out deficiencies or defects during construction. Defective work revealed within the time required by guarantees shall be replaced by work conforming to the intent of the contract. No payment, either partial or final, shall be construed as acceptance of defective work or improper materials.
- The Contractor shall review, approve, stamp and submit with reasonable promptness and in such sequence as to cause no delay in the work, product data, shop drawings and samples for the project. By delivering submittals to the Architect for review, the Contractor represents that he has determined and verified materials, field measurements, and field construction criteria related thereto, and that he has checked and coordinated the information within such submittals with the requirements of the work and contract documents.
- The Contractor shall not be relieved of responsibility for any deviation from the requirements of the contract documents by the Architect's review of the shop drawings, product data or samples, unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation.
- The Architect assumes no responsibility for dimensions or quantities on reviewed submittals.
- Substitutions, revisions and/or changes in the work must have prior written approval by the Architect.
- Work under this Contract shall be warranted by the Contractor against all defects for one (1) year from the date of substantial completion of the work. In the case of items remaining uncompleted after the date of substantial completion, the one-year warranty period shall be from date of acceptance of such items.

SYMBOLS LEGEND

PROJECT GRID		A
EXT ELEV		A1.1
BLDG SECT		1
INT ELEV		A1.1
DTL PLAN		1
DTL SECT		1
WNDW TAG		01
DOOR TAG		01
WALL TAG		A
REV TAG		01
SPOT ELEV		0'-0"
CENTERLINE		
OVERHEAD		
HIDDEN BELOW		
BREAK LINE		

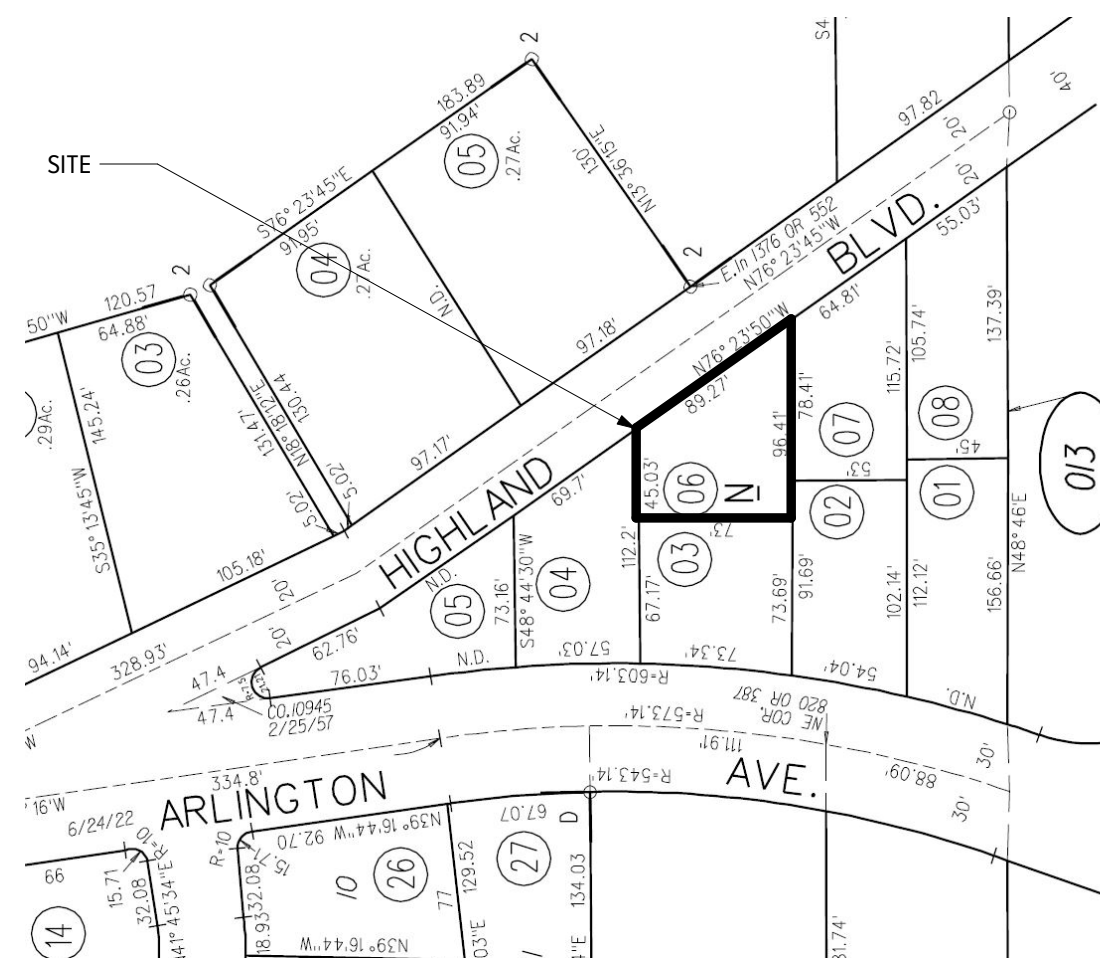
ABBREVIATIONS

&	AND	ELEC	ELECTRIC	PROP	PROPERTY
@	AT	EQ	EQUAL	PRPSD	PROPOSED
#	NUMBER	ES	EACH SIDE	PSF	POUNDS/SQ FT
ABV	ABOVE	EXH	EXHUAUST	PSI	POUNDS/SQ IN
A/C	AIR CONDITIONING	(E)	EXISTING	PTD	PAINTED
AL	ALIGN TO	EXT	EXTERIOR	PWR	POWER
AV	AUDIO VISUAL	F	FAHRENHEIT	QTY	QUANTITY
ADDL	ADDITIONAL	F/	FACE OF	R	RISER
AFF	ABOVE FIN FLOOR	FDN	FOUNDATION	RAD	RADIUS
ALT	ALTERNATE	FE	FIRE EXTINGUISHER	RCP	REFLECTED CLG PLAN
ALUM	ALUMINUM	FIN	FINISHED	REF	REFRIGERATOR
APPROX	APPROXIMATE	FLR	FLOOR	REQ'D	REQUIRED
ARCH	ARCHITECTURAL	FF	FINISHED FLOOR	RH	RIGHT HAND
AUTO	AUTOMATIC	FT	FEET	RM	ROOM
AUX	AUXILIARY	FTG	FOOTING	RMN	REMAIN
AVG	AVERAGE	G	GAS	RO	ROUGH OPENING
BJ	BOTTOM OF	GALV	GALVANIZED	ROW	RIGHT OF WAY
BD	BOARD	GC	GENERAL CONTRACTOR	RTG	RETAINING
BLDG	BUILDING	GFI	GROUND FAULT INTERCEPTOR	SCHED	SCHEDULE
BLKG	BLOCKING	GL	GLASS	SECT	SECTION
BOC	BOTTOM OF CURB	GWB	GYPNUM WALL BOARD	SHWR	SHOWER
BOW	BOTTOM OF WALL	HB	HOSE BIB	SHEATH	SHEATHING
BR	BEDROOM	HD	HEAD	SIM	SIMILAR
BSMT	BASEMENT	HRAL	HANDRAIL	SPEC	SPECIFICATIONS
BTU	BRITISH THERMAL UNIT	HOR	HORIZONTAL	SO	SQUARE
BYND	BEYOND	HR	HOUR	SO FT	SQUARE FOOT (FEET)
CAB	CABINET	HT	HEIGHT	SQ IN	SQUARE INCH (INCHES)
CFM	CUBIC FT PER MINUTE	HVAC	HEATING VENTILATION A/C	STC	SOUND TRANSMISSION CLASS
CJ	CONTROL JOINT	IN	INCH	STD	STANDARD
CL	CENTERLINE	INCL	INCLUDED	STG	STORAGE
CLG	CEILING	JT	JOINT	STL	STEEL
CLO	CLOSET	LH	LEFT HAND	SYM	SYMMETRICAL
CLR	CLEAR	LN	LINE	T	TREAD
CO	CLEANOUT	LNDRY	LAUNDRY	T&G	TONGUE & GROOVE
CONC	CONCRETE	LTG	LIGHTING	TOP OF	TOP OF
CONST	CONSTRUCTION	MAX	MAXIMUM	TEL	TELEPHONE
CONT	CONTINUOUS	MDF	MEDIUM DENSITY FIBERBOARD	TOC	TOP OF CURB
CTR	CENTER	MED	MEDIUM	TOW	TOP OF WALL
CU	CUBIC	MECH	MECHANICAL	TOPO	TOPOGRAPHICAL
CW	COLD WATER	MFR	MANUFACTURER	TYP	TYPICAL
D	DEPTH	MIN	MINIMUM	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	MISC	MISCELLANEOUS	VERT	VERTICAL
DEG	DEGREE	MTL	METAL	W	WIDTH
DEMO	DEMOLISH	N	NORTH	W/	WITH
DH	DOUBLE HUNG	N/A	NOT APPLICABLE	W/O	WITHOUT
DIM	DIMENSION	NIC	NOT IN CONTRACT	WD	WOOD
DN	DOWN	NTS	NOT TO SCALE	WRB	WEATHER RESISTIVE BARRIER
DTL	DETAIL	OC	ON CENTER	WNDW	WINDOW
DWG	DRAWING	PLMB	PLUMBING	WRGHT	WROUGHT
EA	EACH	PLY	PLYWOOD	WT	WEIGHT
ELEV	ELEVATION				

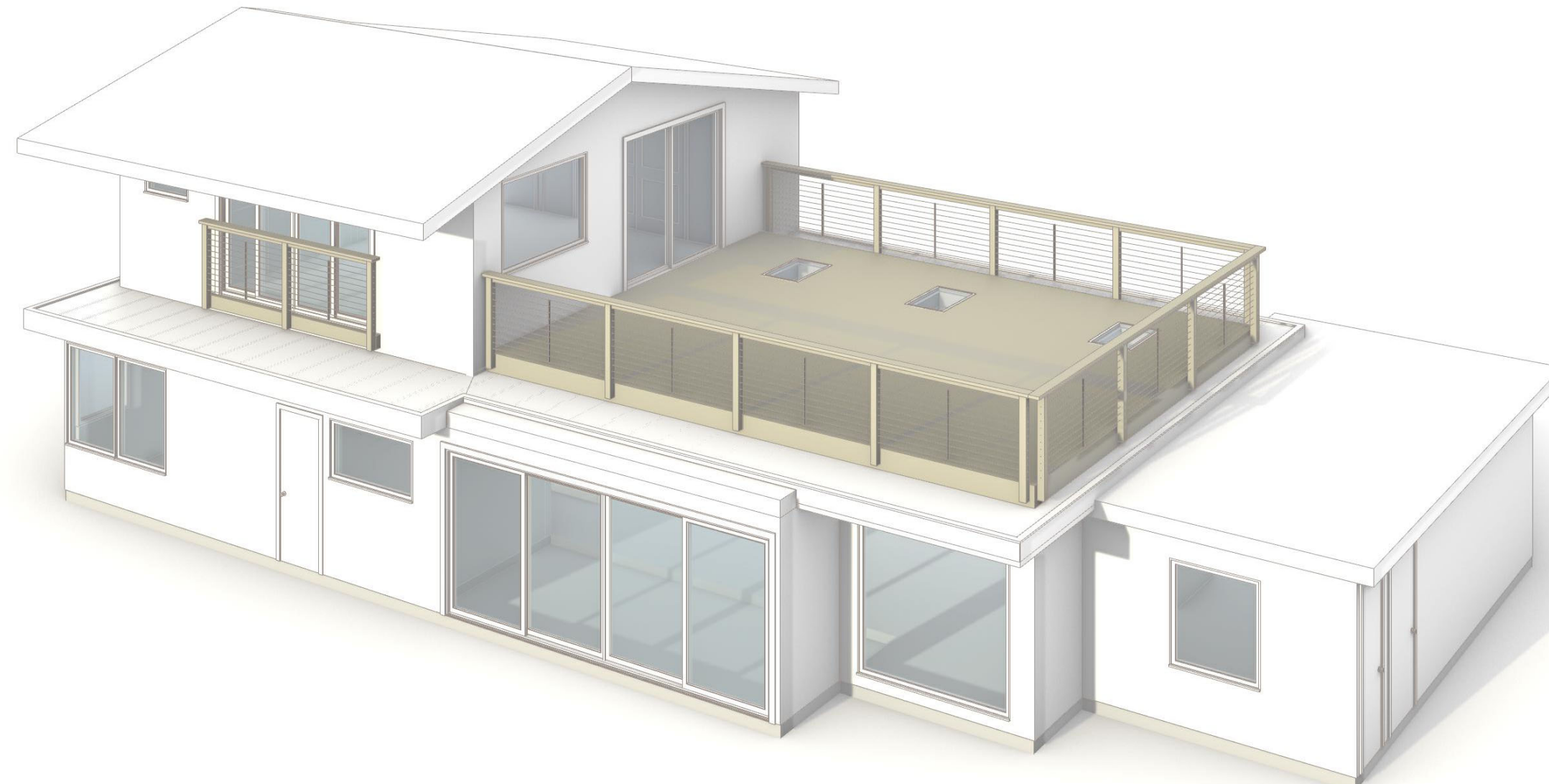
MATERIALS LEGEND

DIMENSIONAL WD FRAMING SSD	
DIMENSIONAL WD BLOCKING SSD	
ENGINEERED WD FRAMING SSD	
PLYWOOD	
CONCRETE SSD	
STEEL	
ALUMINUM	
GLASS	
EARTH	
GRAVEL / DRAINAGE FILL	
GYPNUM WALL BOARD / STUCCO	
BATT INSULATION	
RIGID INSULATION	
SPRAY FOAM INSULATION	
HARDWOOD	
MARBLE	

PARCEL MAP



AERIAL VICINITY MAP



PERSPECTIVE - REFERENCE ONLY

PROJECT INFORMATION

PARCEL (APN)	572-013-006
YEAR BUILT:	1948
ZONING	R-6
CONST TYPE	TYPE V-N, NON-SPRINKLERED
OCCUPANCY	R-3
STORIES	(2) STORIES
FIRE SPRINKLERS	NO
LOT COVERAGE	
LOT AREA	5110 SQ FT
(E) LOT COVERAGE %	29.4%
PRPSD LOT COVERAGE	NO CHANGE
BLDG HEIGHT	NO CHANGE
EXISTING BUILDING AREA (NO CHANGE)	
MAIN LEVEL	1233 SQ FT
SECOND LEVEL	477 SQ FT
TOTAL CONDITIONED SPACE	1710 SQ FT
GROSS FLOOR AREA (84-74.404 (sq))	
TOTAL CONDITIONED SPACE	1710 SQ FT
GARAGE	247 SQ FT
COVERED CARPORT	225 SQ FT
TOTAL GFA	2182 SQ FT
PROPOSED (N) UNCOVERED DECK AREA	
ROOF DECK	568 SQ FT
TOTAL (N) UNCOVERED DECK AREA	568 SQ FT

KMAC HEARING THRESHOLD

(Kensington Planning Ordinance, Article 84-74.802.c.2)

Threshold = 5110 x (0.75-(5110 x 0.00005))=2526.98

Project Threshold Limit is 2600; proposed project does not trigger hearing requirement unless per 84-74.1006.a.2, a written request for public hearing is filed.

APPLICABLE CODES

ALL CONSTRUCTION REGARDLESS OF DTLS ON PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BLDG STANDARDS CODE

PROJECT DESCRIPTION

(N) ROOF DECK AND ROOF GARDEN ABOVE (E) LIVING ROOM ROOF.

PROJECT TEAM & CONTACT

OWNER KAYNE & LILLIAN BARCLAY 2 HIGHLAND BLVD. KENSINGTON, CA 94707	STRUCTURAL ENGINEER UNICORN CONSULTING attn: JOE KON 724 PINE STREET SAN FRANCISCO, CA 95108
ARCHITECT KLAVIER ARCHITECTURE attn: NICK BUCCELLI 54A PANORAMIC WAY BERKELEY, CA 94704 TEL 646.393.6303	GENERAL CONTRACTOR TBD

SHEET INDEX

ARCHITECTURAL	
T1	TITLE
A0.1	SITE PLAN & SITE PHOTOS
A1.1	EXISTING ROOF PLAN
A1.2	PROPOSED ROOF PLAN
A2.1	BUILDING ELEVATIONS

PROJECT:

BARCLAY RESIDENCE ROOF DECK ADDITION

ADDRESS:

**2 HIGHLAND BLVD.
KENSINGTON, CA
94707**

APN:

572-013-006

ISSUED FOR:

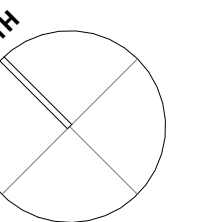
DESIGN REVIEW

DATE:

2023.11.01

REVISION:

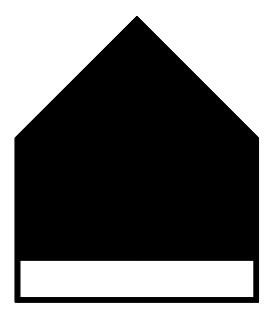
DATE:



TITLE

T1

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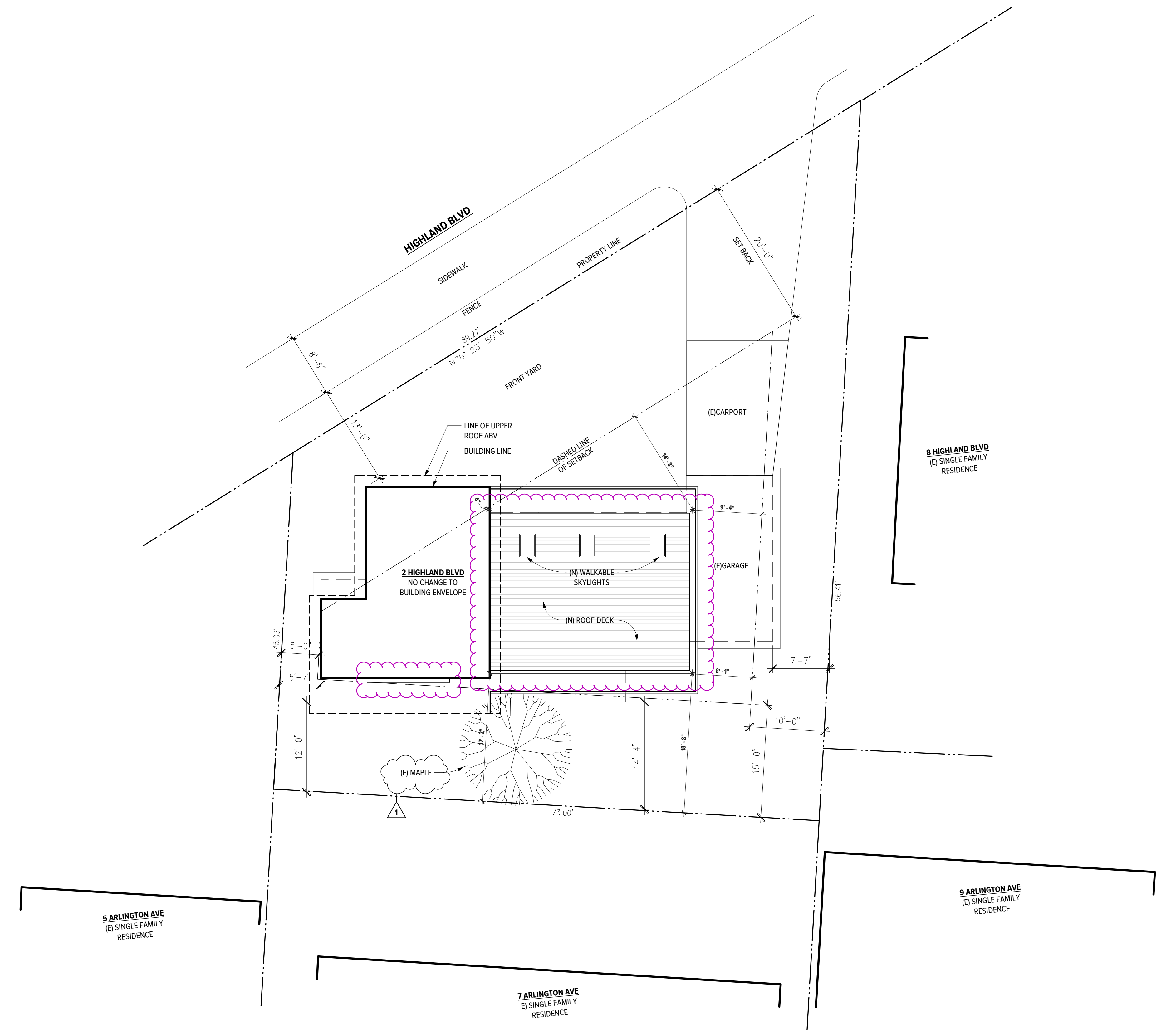
KLAVIER ARCHITECTURE
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 NICK@KLAVIERARCH.COM



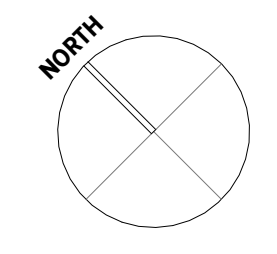
STREET VIEW FROM HIGHLAND BLVD



(E) ROOF @ PROPOSED MAIN DECK LOCATION



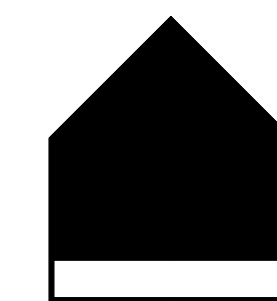
PROJECT:
BARCLAY RESIDENCE ROOF DECK ADDITION
 ADDRESS:
2 HIGHLAND BLVD. KENSINGTON, CA 94707
 APN:
572-013-006
 ISSUED FOR:
DESIGN REVIEW
 DATE:
2023.11.01
 REVISION: DATE
 1 09.4.2024



SITE PLAN & SITE PHOTOS

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

A0.1



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PROJECT:
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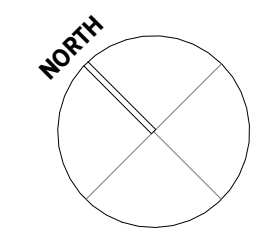
ADDRESS:
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 KENSINGTON, CA
 94707**

APR
572-013-006

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DESIGN REVIEW

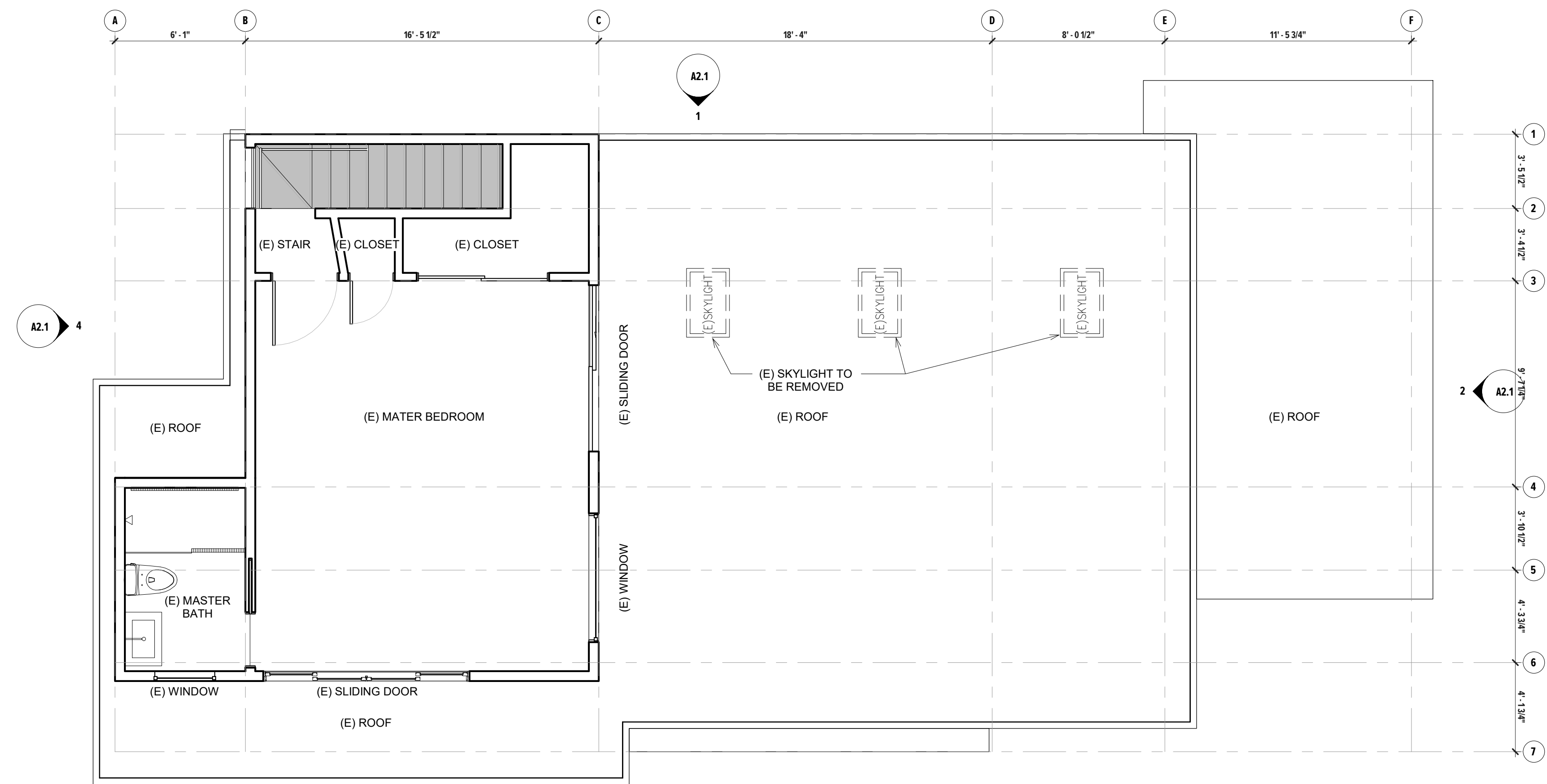
DATE
2023.11.01

REVISION DATE

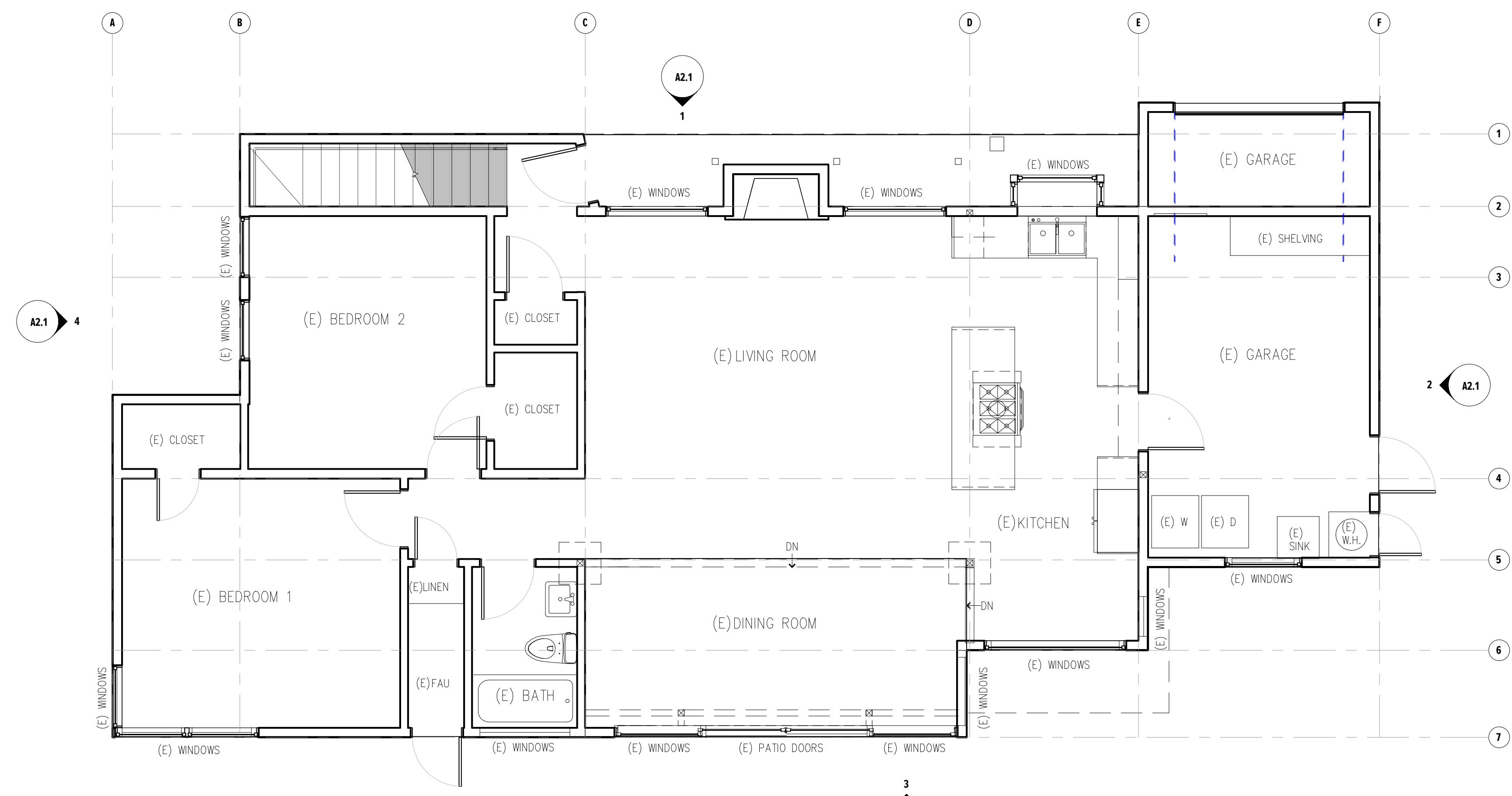


EXISTING FLOORPLANS

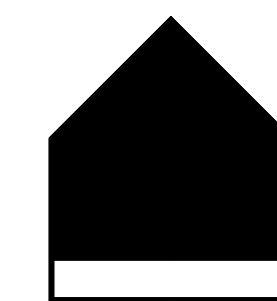
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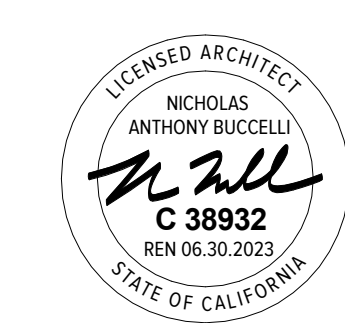
2 LEVEL 2 AND ROOF - EXISTING
 SCALE: 1/4" = 1'-0"



1 LEVEL 1 - EXISTING
 SCALE: 1/4" = 1'-0"



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PROJECT:
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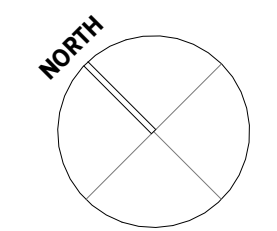
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APN:
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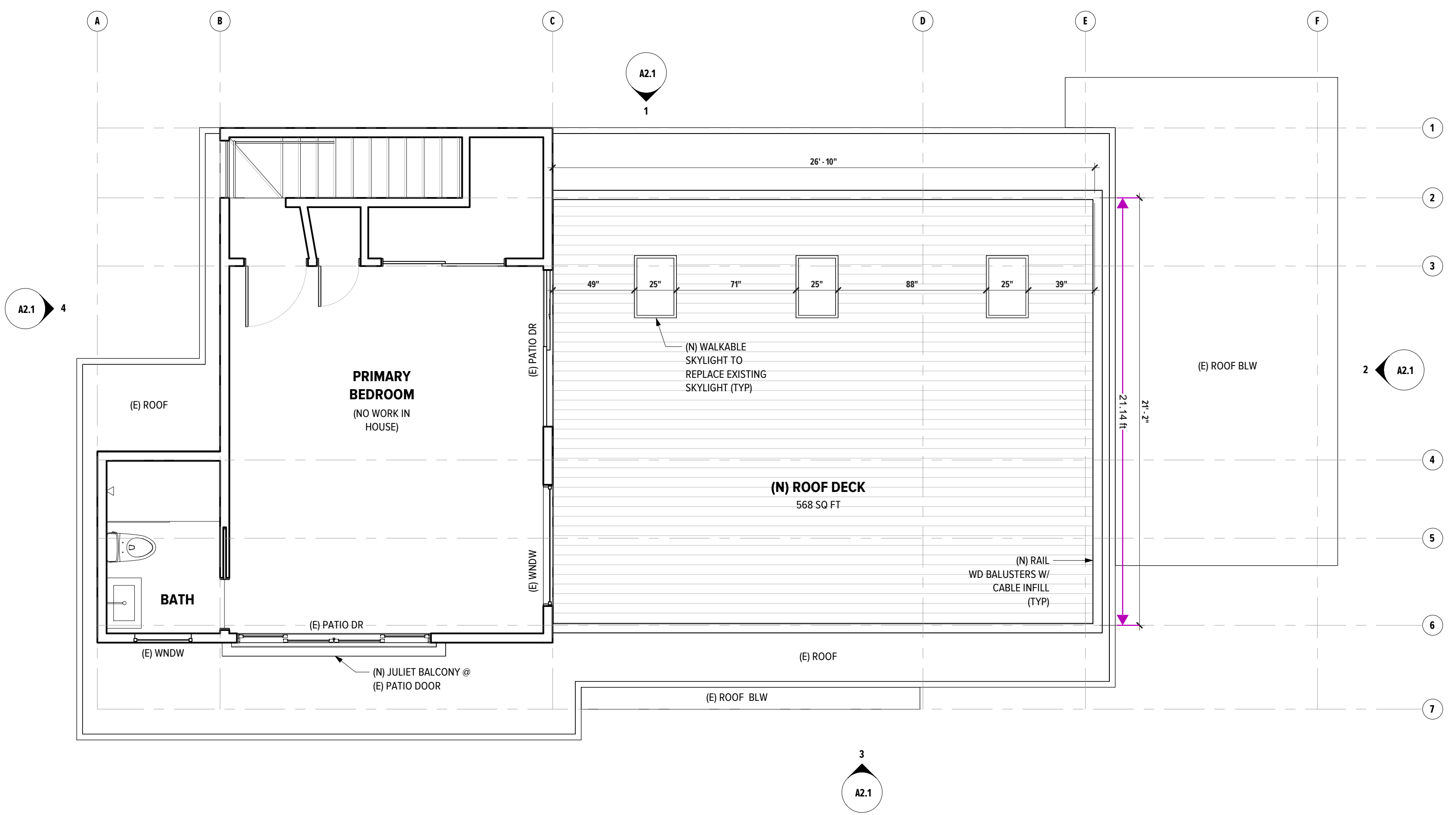
DATE:
2023.11.01

REVISION: DATE

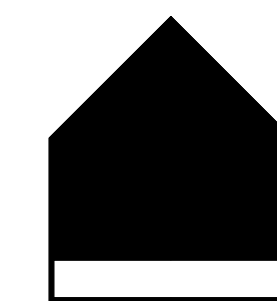


PROPOSED FLOORPLANS

A1.2



1 PROPOSED LEVEL 2 AND ROOF PLAN
 SCALE: 1/4" = 1'-0"



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PROJECT:
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94707**

APN:
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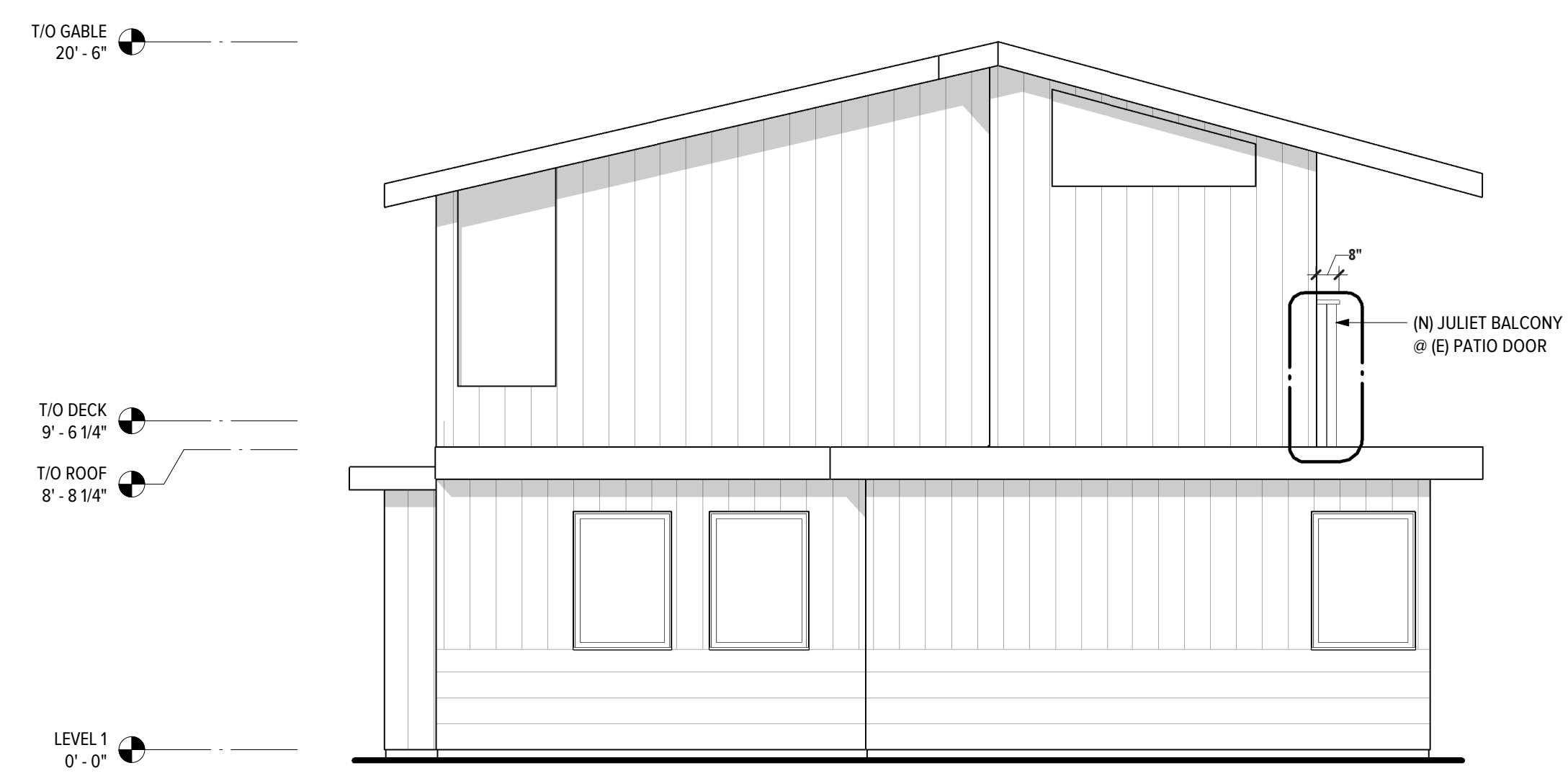
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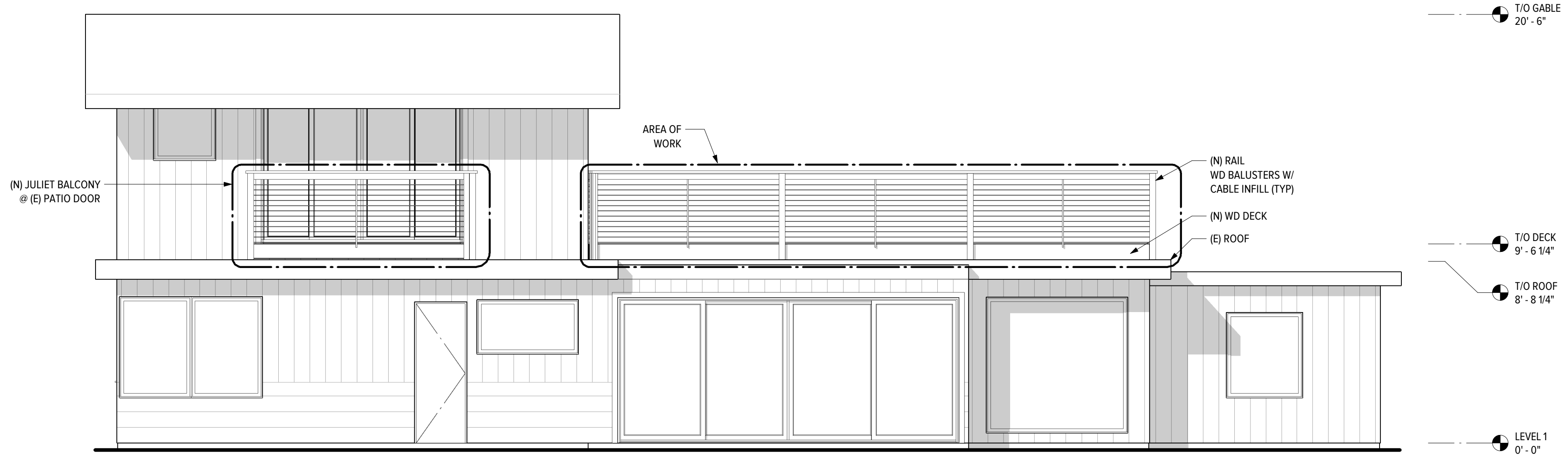
REVISION: DATE:

PROPOSED BUILDING ELEVATIONS

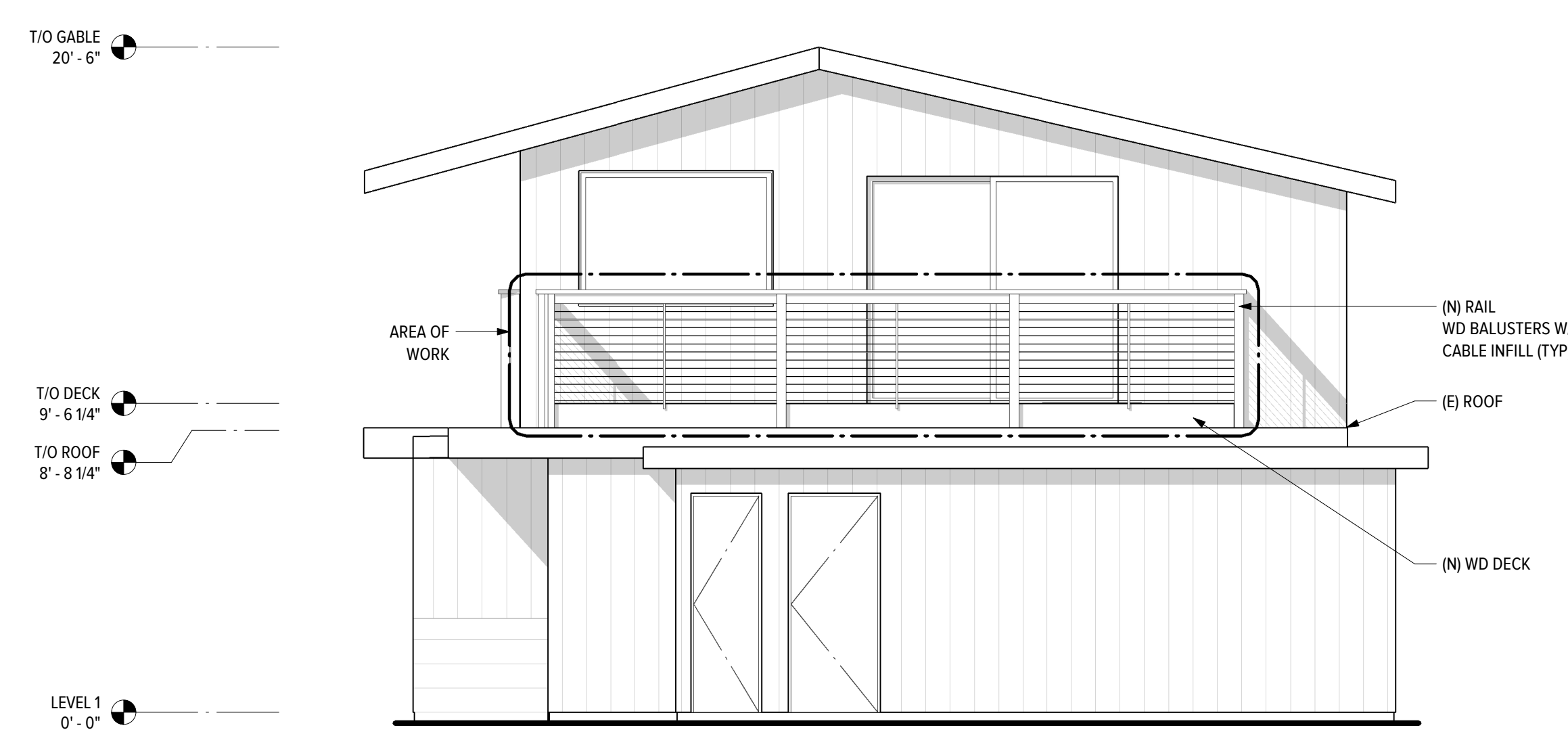
A2.1



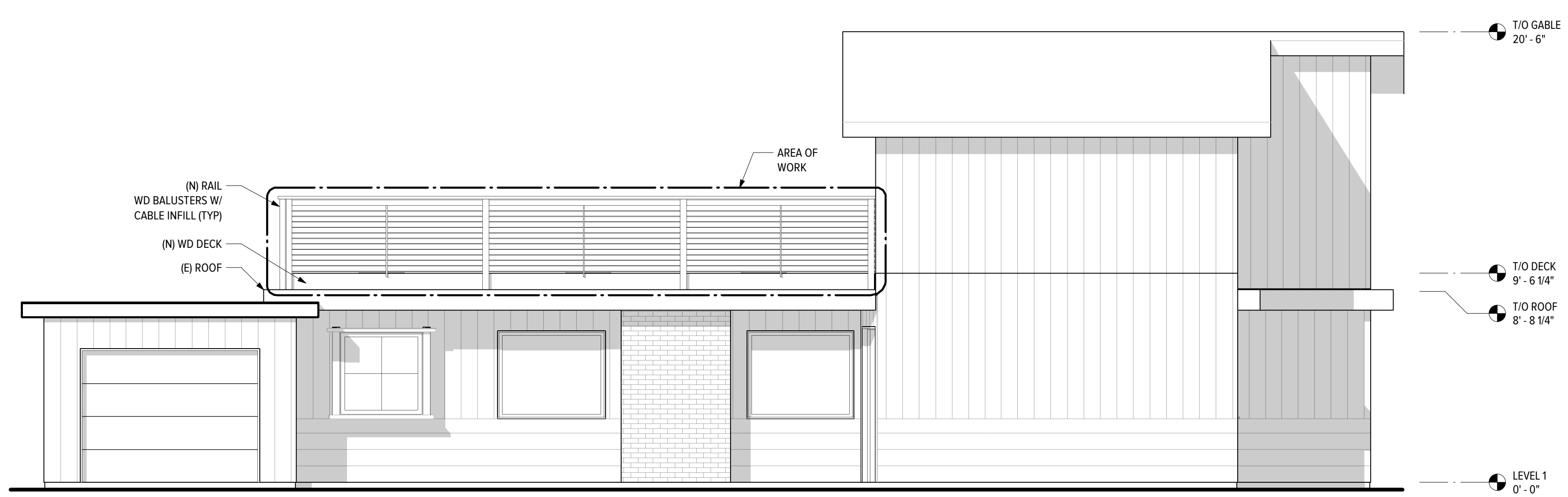
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"