# BELMONT VILLAGE ALBANY 1100 SAN PABLO AVENUE, ALBANY, CA 94706

**DEVELOPER** 

BELMONT VILLAGE ALBANY, L.L.C. 5800 ARMADA DRIVE / SUITE 200 / CARLSBAD, CA 92008

CONTACT: BRENT COVEY, PH: (760) 931-1134 x11

**ARCHITECT** 

HKIT ARCHITECTS
538 NINTH STREET / SUITE 240 / OAKLAND, CA 94607 CONTACT: TOM BRUTTING, PH: (510) 625-9800 x231

**CIVIL ENGINEER** 

**BKF ENGINEERS** 

4970 WILLOW RD. / SUITE 250 / PLEASANTON, CA 94588 CONTACT: JOHN LAMON, PH: (925) 396-7700

STRUCTURAL ENGINEER

**KPFF CONSULTING ENGINEERS** CONTACT: TIM HEIMAN, PH: (415) 989-1004

MECHANICAL ENGINEER

FARD ENGINEERS. INC.

CONTACT: MAX SAIIDNIA, PH: (925) 932-5505

**ELECTRICAL ENGINEER** 

**BWF CONSULTING ENGINEERS** 

CONTACT: MICHAEL VOIGHTLANDER, PH: (650) 871-0220

LANDSCAPE ARCHITECT

VAN DORN ABED L.A.. INC. 81 14TH STREET SAN FRANCISCO, CA, 94103 CONTACT: SHARI VAN DORN, PH: (415) 864-1921

**FOOD SERVICE** 

HANGMAN CORPORATION

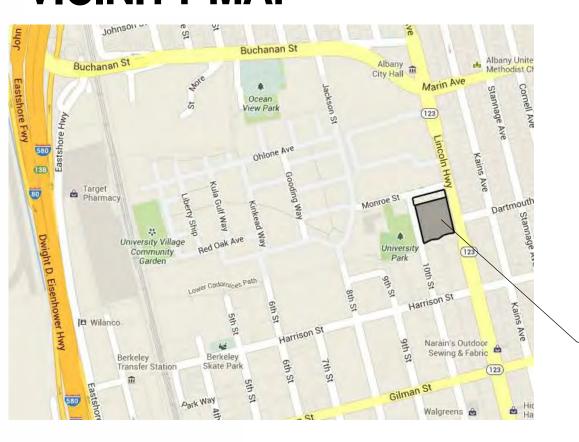
LEED CONSULTANT

CONTACT: WILLIAM MCBRIDE, PH: (281) 499-0999 X106 **THORNTON + TOMASETTI** 

CONTACT: ROBERT WATSON, PH: (415) 365-6900

	CONTACT: ROBER
ARCEL DATA	
SITE ADDRESS	1100
	SAN PABLO AV
APN	066-2692-002-11
SITE AREA	
SQUARE FEET	95,517 S.F.
ACRES	2.19 ACRES
ZONING - CURRENT	SPC / R-2
DENSITY	
PROPOSED DENSITY	79.8 UNITS / ACRE
PROPOSED TOTAL UNITS	175 UNITS
FAR	1.98
LOT COVERAGE	
AREA	60,443.0 S.F.
PERCENTAGE	63.3%
MAX. ALLOWABLE HEIGHT (504.2)	35' / 52'
PROPOSED HEIGHT	REFER TO SECTIONS
SETBACKS	
FRONT	3'
REAR	O'
SIDE - SOUTH CREEK R.O.W.	0'
NIT MIX	
UNIT MIX	
MEMORY CARE (STUDIOS)	33 UNITS
ASSISTED LIVING	99 UNITS
STUDIOS	68 UNITS
ONE BEDROOM UNITS	31 UNITS
INDEPENDENT LIVING	43 UNITS
ONE BEDROOM UNITS	40 UNITS
TWO BEDROOM UNITS	3 UNITS
TOTAL UNITS	175
RKING	
VEHICLE PARKING	
REGULAR STALLS	86
HC STALLS	5
COMPACT STALLS	15 (26 ALLOWABLE)
TOTAL PROVIDED	106 STALLS
BICYCLE PARKING	
STAFF	19 BICYCLES
VISITOR	8 BICYCLES
TOTAL	27 BICYCLES
SHOWER PROVIDED FOR STAFF USE	
LOADING ZONE	NONE REQ'D FOR RESIDENTIAL
	LOADING AREA PROVIDED
	ESTABLING AREA I ROVIDED

## **VICINITY MAP**



**PROJECT** LOCATION:

1100 SAN

PABLO

- AVENUE

## **BUILDING AREA**

Area Schedule (Gross Building)		
Level	Name	Area
1ST FL	UNCONDITIONED SPACE: PARKING	43,160 SF
1ST FL	UNCONDITIONED SPACE: TRASH	322 SF
1ST FL	CONDITIONED SPACE	17,928 SF
2ND FL	CONDITIONED SPACE	45,338 SF
3RD FL	CONDITIONED SPACE	44,953 SF
4TH FL	CONDITIONED SPACE	39,416 SF
TOTAL	CONDITIONED SPACE	147,635 SF
TOTAL	OVERALL AREA	191,117 SF

## **SUMMARY SCOPE OF WORK**

A3.04

A3.12

A3.14

A5.02

DOOR SCHEDULE

FINISH SCHEDULES

**EXTERIOR ELEVATIONS** 

**EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS** 

**EXTERIOR ELEVATIONS** 

**BUILDING SECTIONS** 

WALL SECTIONS

WALL SECTIONS WALL SECTIONS

WALL SECTIONS

TYPICAL UNIT PLANS TYPICAL UNIT PLANS

TYPICAL UNIT PLANS TYPICAL UNIT PLANS

INTERIOR ELEVATIONS INTERIOR ELEVATIONS

TOILET PLANS AND ELEVATIONS

TOILET PLANS AND ELEVATIONS

STAIR PLANS AND SECTIONS STAIR PLANS AND SECTIONS

STAIR PLANS AND SECTIONS STAIR AND ELEVATOR DETAILS

WALL AND ASSEMBLY DETAILS

WINDOW AND STOREFRONT DETAILS

INTERIOR DOOR AND THRESHOLD DETAILS

INTERIOR DESIGN

STRUCTURAL SHEETS

Sheet Name

Sheet Name

**EXTERIOR WALL TYPES** 

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OPENING FLASHING DETAILS

INTERIOR CASEWORK DETAILS TYPICAL ACCESSIBILITY DETAILS

FIRST FLOOR FINISH PLAN

THIRD FLOOR FINISH PLAN FOURTH FLOOR FINISH PLAN

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SECOND FLOOR FINISH PLAN

TYPICAL DETAILS - CONCRETE FIRST FLR / FOUNDATION PLAN

SECOND FLOOR REBAR FRAMING PLAN

FOURTH FLOOR REBAR FRAMING PLAN

COLUMN SCHEDULE, ELEVATIONS AND DETAILS

SECOND FLOOR P/T FRAMING PLAN THIRD FLOOR REBAR FRAMING PLAN

THIRD FLOOR P/T FRAMING PLAN

FOURTH FLOOR P/T FRAMING PLAN

ROOF REBAR FRAMING PLAN

ROOF P/T FRAMING PLAN FOUNDATION DETAILS

SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS SHEAR WALL ELEVATIONS

**EXTERIOR DETAILS** 

EXTERIOR DETAILS EXTERIOR DETAILS

LOUVER DETAILS

INTERIOR DETAILS

BUILDING SIGNAGE

Sheet Number

Sheet Number

S2.3A

ID2.02

ID2.03

CEILING DETAILS

INTERIOR WALL TYPES

METAL FRAMING DETAILS

FIRST FLOOR REFLECTED CEILING PLAN

THIRD FLOOR REFLECTED CEILING PLAN FOURTH FLOOR REFLECTED CEILING PLAN

SECOND FLOOR REFLECTED CEILING PLAN

UNIT KITCHEN / BATH PLANS AND ELEVATIONS

DOOR SCHEDULE CONTINUED WINDOW / STOREFRONT TYPES

FINISH SCHEDULES CONTINUED

## SUMMARY OF DEFERRED APPOVAL / DESIGN-BUILD ITEMS:

- 1. FIRE SUPRESSION
- 2. FIRE ALARM
- 3. SOLAR PHOTOVOLTAIC 4. EXTERIOR LIGHT GAUGE METAL FRAMING5. METAL STAIRS

LEED DATA:

1. LARGEST 8-HOUR SHIFT: 34 STAFF

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**ELECTRICAL DETAILS** 



PLAN CHECK **NOVEMBER 25, 2014** 

## **BELMONT VILLAGE ALBANY**

1100 SAN PABLO AVENUE, ALBANY,

CA 94706 JOB NO. 70074 DRAWN CHECKED Checker JOB CAPTAIN Approver ISSUE DESCRIPTION 01/17/14 | 100% DD 06/13/14 | PERMIT SUBMITTAL 10/03/14 50% CD 11/25/14 | PLAN CHECK

> **DRAWING TITLE PROJECT INFORMATION**

## **USEABLE OPEN SPACE**

C	OUTDOOR USEABLE OPEN SPACE										
Level	Name	Area									
1ST FL	SOUTHEAST GARDEN	620 SF									
1ST FL	SOUTHWEST GARDEN	882 SF									
1ST FL	LANDSCAPE ALONG 10TH ST	2,961 SF									
1ST FL	COURTYARD	3,131 SF									
2ND FL	SOUTH TERRACE	1,702 SF									
2ND FL	NORTHEAST TERRACE	3,895 SF									
2ND FL	NORTH TERRACE	10,717 SF									
Grand total		23,908 S.F									

INDOO	R OPEN SPACE CONNECTED TO O	UTDOOR
Level	Name	Area
1ST FL	LOBBY / GREAT ROOM	2,100 SF
1ST FL	TOWN HALL	1,538 SF
1ST FL	BAR BISTRO	1,401 SF
1ST FL	DINING	3,106 SF
1ST FL	OTHER FIRST FLOOR OPEN SPACE	1,138 SF
2ND FL	MEMORY CARE DINING (2ND FLOOR)	1,191 SF
2ND FL	ACTIVITIES	846 SF
		11.320 S.F

TOTAL USEABLE OPEN SPACE: 35,228 S.F.

## **UNIT MATRIX**

NOTE: UNIT NET AREAS ARE AVERAGE / APPROXIMATE. SUBTLE VARIATIONS OF CERTAIN UNIT TYPES OCCUR. REFER TO ENLARGED PLANS FOR EXACT LAYOUT.

				U	NITS - ARE	A			
UNIT TYPE	UNIT DESCRIPTION	ACCESSIBLE UNIT ##	ACC. UNIT TOTAL	HVI UNIT ##	HVI UNIT TOTAL	NUMBER OF UNITS	AVG. NET AREA	TOTAL NET AREA	COMMENTS
UNIT TYPE 2BR	2 BEDROOMS	UNIT 360	1	UNIT 260	1	3	1040 SF	3,120 SF	
UNIT TYPE A-1	1 BEDROOM	UNITS 205, 305, 405	3	UNIT 407	1	19	484 SF	9,196 SF	
UNIT TYPE A-2	1 BEDROOM		0		0	3	463 SF	1,389 SF	
UNIT TYPE A-3	1 BEDROOM		0		0	1	579 SF	579 SF	
UNIT TYPE AV	STUDIO	UNIT 243	1	UNIT 241	1	2	250 SF	500 SF	
UNIT TYPE B-1	1 BEDROOM	UNIT 342	1		0	6	569 SF	3,414 SF	
UNIT TYPE B-2	1 BEDROOM		0	UNIT 302	1	4	575 SF	2,300 SF	
UNIT TYPE BU	STUDIO		0	UNIT 240	1	4	307 SF	1,228 SF	
UNIT TYPE D-1	STUDIO +	UNIT 248	1	UNIT 348	1	3	481 SF	1,443 SF	
UNIT TYPE D-2	STUDIO +		0		0	1	497 SF	497 SF	
UNIT TYPE D-3	STUDIO +		0		0	2	663 SF	1,326 SF	
UNIT TYPE D-4	STUDIO +		0		0	1	796 SF	796 SF	
UNIT TYPE D-5	STUDIO +		0		0	1	538 SF	538 SF	
UNIT TYPE L	STUDIO	UNITS 208, 230, 308, 330, 430	5	UNITS 226, 413	2	48	371 SF	17,808 SF	
UNIT TYPE LA-1	1 BEDROOM	UNIT 351	1	UNIT 251	1	6	659 SF	3,954 SF	
UNIT TYPE LA-2	1 BEDROOM		0		0	1	682 SF	682 SF	
UNIT TYPE M-1	1 BEDROOM	UNITS 252, 452	2	UNIT 352	1	6	593 SF	3,558 SF	
UNIT TYPE M-2	1 BEDROOM		0		0	3	629 SF	1,887 SF	
UNIT TYPE M-3	1 BEDROOM		0		0	2	523 SF	1,046 SF	
UNIT TYPE S-1	1 BEDROOM	UNITS 253, 453	2	UNIT 353	1	15	490 SF	7,350 SF	
UNIT TYPE S-2	1 BEDROOM		0		0	2	557 SF	1,114 SF	
UNIT TYPE S-3	1 BEDROOM		0		0	2	670 SF	1,340 SF	
UNIT TYPE SA-1	STUDIO	UNITS 218, 231, 318, 331, 431	5	UNITS 217, 237	2	37	302 SF	11,174 SF	
UNIT TYPE SA-2	STUDIO	,	0		0	1	289 SF	289 SF	
UNIT TYPE SA-3	STUDIO +		0		0	2	391 SF	782 SF	
Grand total	1		22		13	175	1	77,310 SF	

## **GENERAL NOTES**

- 1. FOR APPLICABLE CODES AND STANDARDS, REFER TO G2.00
- 2. BUILDNG ARE TO BE FULLY SPRINKLEREDIN ACCORDANCE WITH NFPA 13. ALL FIRE PROTECTION SYSTEMS (I.E. UNDERGROUND FIRE SERVICE, FIRE SPRINKLER, AND FIRE ALARM) REQUIRE SEPARATE FIRE PERMIT PRIOR TO INSTALLATION. SUBMIT PLAN FOR REVIEW AND APPROVAL TO THE CITY OF ALBNAY CITY FIRE DEPARTMENT.
- 3. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO FACE OF STUD (F.O.S.) FACE OF MASONRY (C.M.U.), FACE OF CONCRETE, OR GRID
- 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
- 5. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
- 6. PROVIDE AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: ACCESS DOORS, OPENINGS, FURRINGS, ANCHORS, INSERTS AND BLOCKING REQUIRED FOR ACCESSORIES AND MECHANICAL AND ELECTRICAL
- 7. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE
- 8. MAINTAIN FIRE-RATING BEHIND FIXTURES OR EQUIPMENT RECESSED IN FIRE RATED ASSEMBLIES.
- 9. WORK INDICATED "N.I.C." OR "NOT IN CONTRACT" WILL BE PROVIDED BY THE OWNER OR UNDER SEPARATE CONTRACT. COORDINATE CONTRACT WORK WITH ALL N.I.C. WORK, OWNER-SUPPLIED EQUIPMENT, ETC.
- 10. WHERE DOOR IS LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY PLAN DIMENSION OR DETAIL, DIMENSIONS SHALL BE 4-INCHES FROM F.O.S. TO FINISHED DOOR OPENING.
- 11. REPETITIOUS FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWIN IN FULL.
- 12. ALL ACCESS DOORS IN FIRE RATED CEILINGS AND WALLS TO BE RATED TO COMPLY WITH THE FIRE RATING OF THE CEILING OR WALL AS REQUIRED AND TO BE UL LABELED.
- 13. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES, OFF SET ITEMS WHICH ARE BACK-TO-BACK. PROVIDE FIRESTOPPING AT ALL THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE RATED WALLS (I.E. PARTY, BEARING, CORRIDOR, AREA FIRESTOP MATERIALS SHALL BE U.L. CLASSIFIED FOR THE TYPE AND SIZE OF VOID TO BE FIRESTOPPED AND SHALL NOT BE LESS THAN REQUIRED FIRE RESISITANCE RATING OF THE ASSEMBLY PENETRATED. PENETRATIONS IN NON-BEARING WALLS WITHIN RESIDENTIAL UNITS NEED NOT BE FIRE-STOPPED
- 14. ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THAT REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLAN AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXPECTIONS.

Room name ROOM NAME

1 KEYNOTE NII IMPED

GLAZING TYPE

101 ROOM NUMBER

∠¹ → REVISION NUMBER

REVISION CLOUD

DATUM ELEVATION

NUMBER /

LETTER

—(CP-10) FINISH TYPE, SEE INTERIOR AND EXTERIOR FINISH

SCHEDULES

AND EXTERIOR FINISH

ARCHITECTURAL SYMBOLS

DETAIL NUMBER

IDENTIFICATION

SHEET WHERE

DETAIL IS DRAWN

2x6 STUD TYPE, IF DIFFERENT FROM TYP.

WINDOW TYPE

LOUVER TYPE

DETAIL IS DRAWN

A1 WALL TYPE

101 DOOR NUMBER

RXS-2 SIGNAGE TYPE

### 

	<u>ABBR</u>	<u>EVIATIONS</u>
	&	AND
	{	ANGLE
	@	AT
	cl	CENTER LINE
	]	CHANNEL
	0	DIAMETER OR ROUND
	L	PERPENDICULAR
	#	POUND OR NUMBER
	(E)	EXISTING
	(F)	FUTURE
	(N)	NEW
	(R)	REMOVED
	A.B.	ANCHOR BOLT
	ABV.	ABOVE
	A.C.	ASPHALT CONCRETE
	A/C	AIR CONDITIONING
	ACOUS.	ACOUSTICAL
	AC.T	ACOUSTICAL TILE
	A.D.	AREA DRAIN
	ADJ.	ADJUSTABLE
	A.F.F.	ABOVE FINISH FLOOR
	AGGR.	AGGREGATE
	ALT.	ALTERNATE
	AL/ALUM.	ALUMINUM
	AP.	ACOUSTIC PANEL
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ADD'L	ADDITIONAL
	BD.	BOARD
	BITUM.	BITUMINOUS
	B. ROD	BACKER ROD
	BLDG.	BUILDING
	BLK.	BLOCK
	BM.	BEAM
	B.S.	BOTH SIDES
	ВОТ.	BOTTOM
	BTWN.	BETWEEN
Σ		
-PM.rvt		

CATCH BASIN

CEMENT

CERAMIC

CAST IRON

CEILING

CAULKING

COLUMN

CONTROL JOINT

CONC. MASONRY UNIT

F.B.

F.D.

FDN.

F.E.

F.E.C.

F.H.C.

FIN.

F.H.W.S.

FL./FLR.

FLAT BAR

FLOOR DRAIN

FOUNDATION

FLASHING

FIRE EXTINGUISHER

FIRE HOSE CABINET

FIRE EXTINGUISHER CAB.

FLATHEAD WOOD SCREW

COMM	COMMUNICATION	FLUOR.	FLUORESCENT
CONC.	CONCRETE	F.O.C.	FACE OF CONCRETE/
CONN.	CONNECTION		FACE OF CURB
CONSTR.	CONSTRUCTION	F.O.F.	FACE OF FINISH
CONT.	CONTINUOUS	F.O.S.	FACE OF STUD
CNTR.	COUNTER	FPRF.	FIREPROOF
CT.	CERAMIC TILE	F.R.C.B.	FIBER REINF. CONC. BD.
CTR.	CENTER	F.R.P.	FIBER REINF. PLASTIC
CTSK.	COUNTERSUNK	F.R.T.	FIRE RETARDANT TREATED
		F.S.	FULL SIZE
DBL.	DOUBLE	F.S.#	FINISH SYSTEM NUMBER
DEPT.	DEPARTMENT	FT.	FOOT OR FEET
DET.	DETAIL	FTG.	FOOTING
D.F.	DRINKING FOUNTAIN	FURR.	FURRING
D.FIR	DOUGLAS FIR		
DIA.	DIAMETER	GA.	GAUGE
DIM.	DIMENSION	GALV.	GALVANIZED
DIST.	DISTANCE	G.B.	GYPSUM BOARD
DN.	DOWN	G.BAR.	GRAB BAR
DR.	DOOR	G.I.	GALVANIZED IRON
DS.	DOWNSPOUT	GL.	GLASS
DWG.	DRAWING	GND.	GROUND
DWR.	DRAWER	GR.	GRADE
		GYP.	GYPSUM
E.	EAST	G.A.	GYPSUM ASSOCIATION
EA.	EACH		
ED.	EDITION	H.B.	HOSE BIBB
E.J.	EXPANSION JOINT	H.C.	HOLLOW CORE
EL.	ELEVATION	HDWD.	HARDWOOD
ELEC.	ELECTRICAL	HDWE.	HARDWARE
ELEV.	ELEVATOR	H.M.	HOLLOW METAL
EMER.	EMERGENCY	HORIZ.	HORIZONTAL
EMHO	ELECTROMAGNETIC	H.P.	HEAT PUMP
	HOLD-OPEN	HR.	HOUR
ENCL.	ENCLOSURE	HS.	HEAT STRENGTHENED
E.P.	ELECTRICAL PANELBOARD	HT.	HEIGHT
EQ.	EQUAL	HVI	HEARING / VISION IMPAIRED
EQPT.	EQUIPMENT		
EXP.	EXPANSION	I.D.	INSIDE DIAMETER (DIM.)
EXPO.	EXPOSED	I.D.F.	INTERMEDIATE DIST. FRAME
EXT.	EXTERIOR	INSUL.	INSULATION
		INT.	INTERIOR
F.A.	FIRE ALARM	1141.	IIII II III III

**JANITOR** 

KITCHEN

LAM.

LABORATORY

LAMINATE

LAVATORY

LOCKER

JOINT

MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFG.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MR.	MOISTURE RESISTANT
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S	NOT TO SCALE
0/	OVER
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
O.F.C.I.	OWNER FUNISHED, CONTRACTOR INSTALLED
O.F.O.I.	OWNER FUNISHED, OWNER INSTALLED
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.D.F.	POWER DRIVEN FASTENER
PL.	PLATE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT. PTN.	POUNTOPOLYMER (POLY VINYLIDENE PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVDF	PAPER TOWEL REGEFTAGEE
1 101	FINISH SYSTEM FLUORIDE)
QT.	QUARRY TILE
<b>α</b> 1.	QUARTE TILL

R.	RISER
RAD.	RADIUS
RAT.	RATING
RCP.	REFLECTED CEILING PLAN
REQ.	REQUIREMENTS
R.D.	ROOF DRAIN
REF.	REFERENCE/
	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RET.	RETARDANT
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RTD.	RATED
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER (PIPE)
	, ,
S.	SOUTH
SAF	SELF-ADHERING FLASHING
S.A.P.	SUSPENDED ACOUSTICAL PANEL
S.C.D.	SEE CIVIL DOCUMENTS/
	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.C.WD.	SOLID CORE WOOD
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DOCUMENTS
SH.	SHELF
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DOCUMENTS
S.M.D.	SEE MECHANICAL DOCUMENTS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATIONS
S.P.D.	SEE PLUMBING DOCUMENTS
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DOCUMENTS
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL

TOWEL BAR TACKBOARD TELEPHONE THICK (THICKNESS) T.O.C. TOP OF CURB/ TOP OF CONCRETE TOP OF SLAB T.O.S. T.O.P. TOP OF PAVEMENT T.O.W TOP OF WALL T.P.D TOILET PAPER DISPENSER TELEVISION TYPICAL TACKABLE WALLBOARD TONGUE AND GROOVE UNIFORM BUILDING CODE UNDERWRITERS LABORATORIES U.O.N. UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VERT. VERTICAL VESTIBULE VERTICAL DRAIN VINYL WALL COVERING WEST WITH WATER CLOSET WOOD WITHOUT WHERE OCCURS WATERPROOF (WEATHERPROOF)

WATERPROOF MEMBRANE

WAINSCOT WEIGHT

WSCT.

TILE



OF/OI FURNISHED BY OWNER, INSTALLED BY OWNER (EQUIVALENT TO N.I.C.) OF/CI FURNISHED BY OWNER, INSTALLED BY CONTRACTOR CF/CI FURNISHED AND INSTALLED BY CONTRACTOR OS/SI FURNISHED AND INSTALLED UNDER SEPARATE CONCURRENT OWNER-CONTRACTOR AGREEMENT.

PERIODS ARE NOT A NECESSARY CHARACTER IN ABBREVIATIONS AND MAY OR MAY NOT BE USED, WITH CHANGE TO THE MEANING.



**BELMONT** 

1100 SAN PABLO AVENUE, ALBANY, CA 94706 JOB NO. 70074 DRAWN Author

PLAN CHECK

NOVEMBER 25, 2014

**VILLAGE ALBANY** 

Checker

Approver

JOB CAPTAIN ISSUE

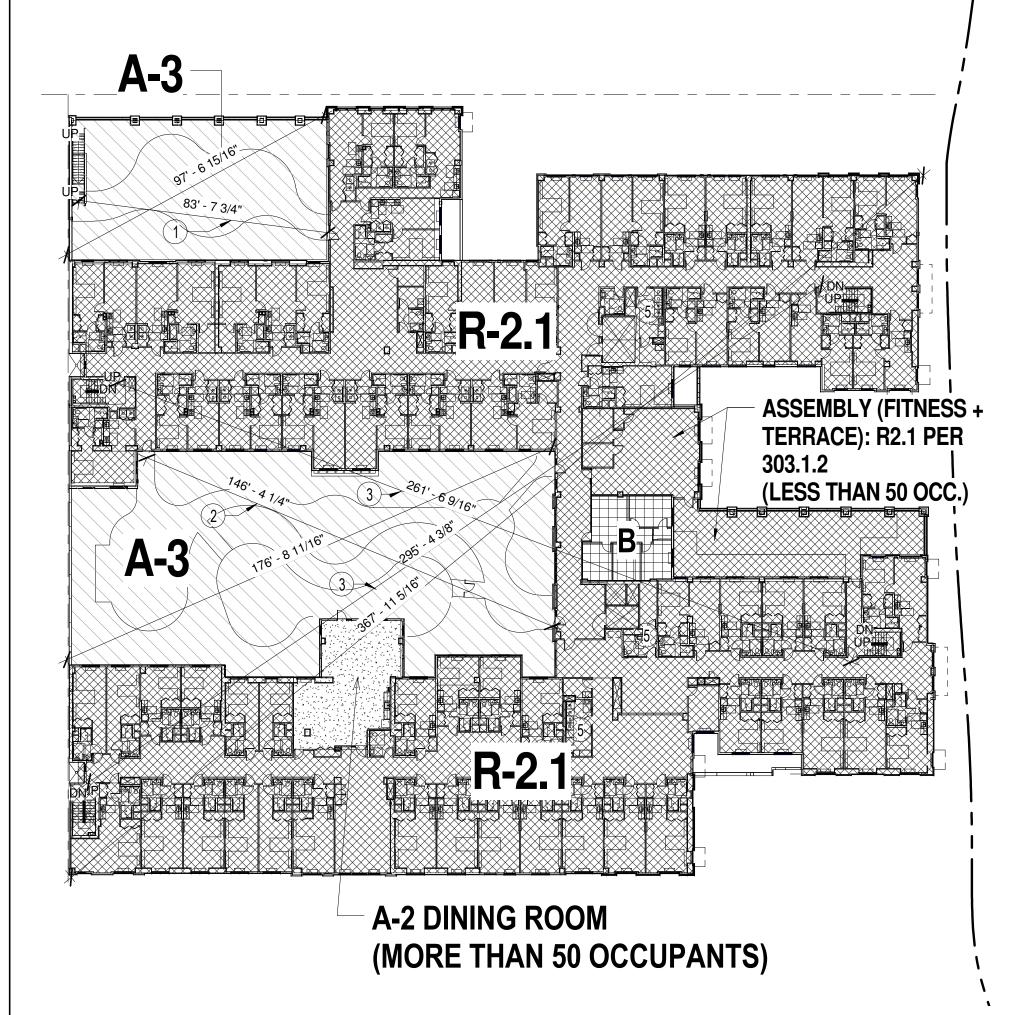
CHECKED

DESCRIPTION 01/17/14 | 100% DD 06/13/14 PERMIT SUBMITTAL 10/03/14 | 50% CD 11/25/14 | PLAN CHECK

**DRAWING TITLE** GENERAL NOTES, ABBREVIATIONS, SYMBOLS, UNIT **MATRIX** 

SCALE As indicated

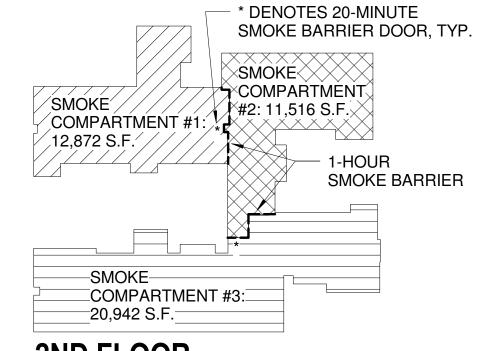
OCCUPANCY CLASSIFICATION - 1ST FLOOR 1/32" = 1'-0"



OCCUPANCY CLASSIFICATION -2ND FLOOR 1/32" = 1'-0"

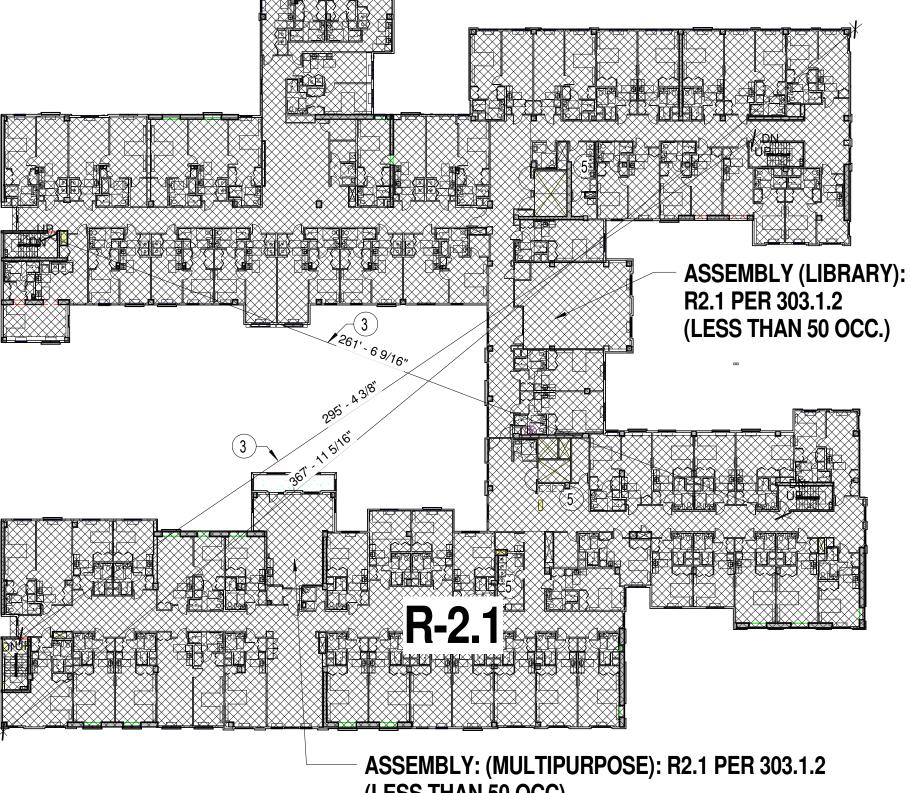
## OCCUPANCY DIAGRAM KEY NOTES

- (1) EXIT SEPARATION GREATER THAN 1/3 DIAGONAL (33')
- 2 EXIT SEPARATION GREATER THAN 1/3 DIAGONAL (59')
- (3) EXIT SEPARATION GRATER THAN 1/3 DIAGONAL (123')
- (4) EXIT SEPARATION GREATER THAN 1/3 DIAGONAL (117')
- (5) INCIDENTAL USE PER CBC 509



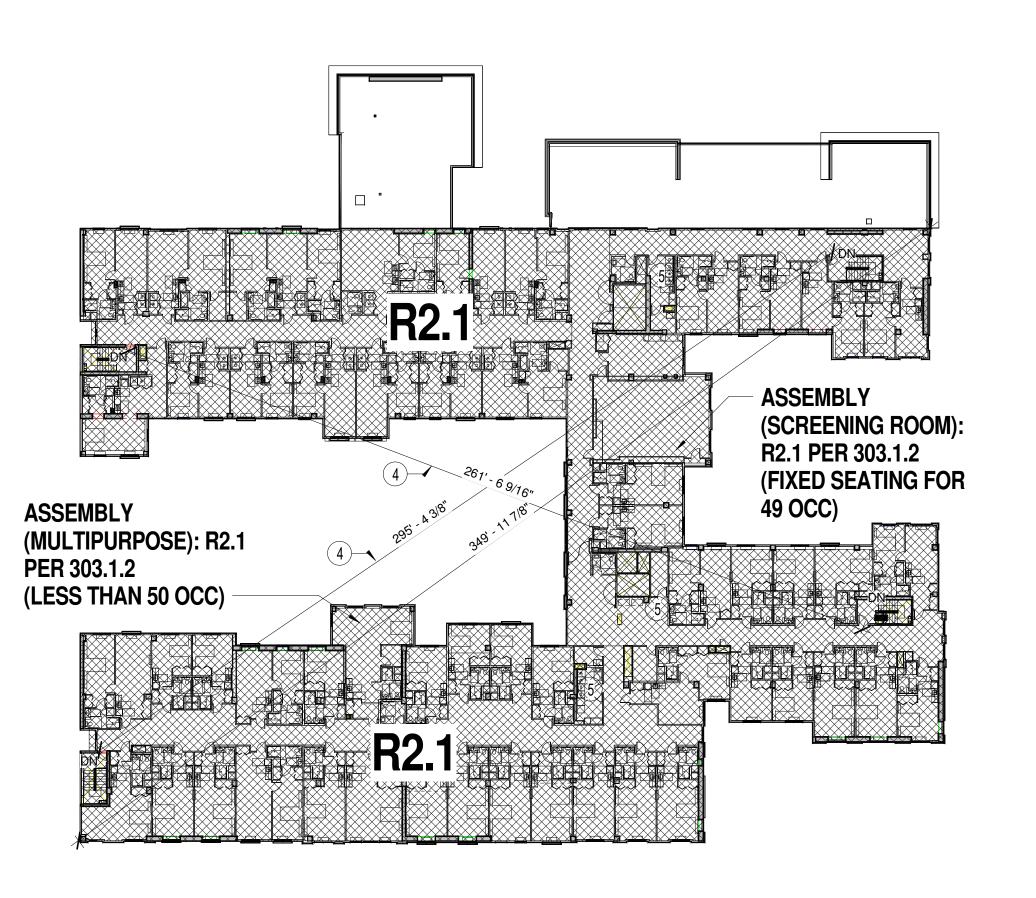
2ND FLOOR

SMOKE COMPARTMENTS

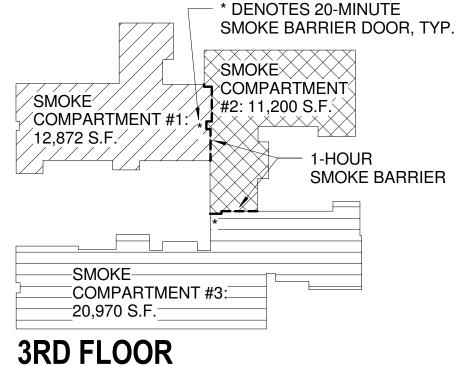


(LESS THAN 50 OCC)

OCCUPANCY CLASSIFICATION - 3RD FLOOR



OCCUPANCY CLASSIFICATION - 4TH FLOOR



COMPARTMENT #1: 21,910 S.F. I-NUUN SMOKE BARRIER -SMOKE-COMPARTMENT #2: −20,970 S.F.−

4TH FLOOR

1. APPLIES AT AREAS OF R2.1 OCCUPANCY. AT FIRST FLOOR, FIRE BARRIER BETWEEN S-2 AND REMAINING OCCUPANCIES SERVES AS SMOKE BARRIER 2. AREAS ARE APPROXIMATE GROSS S.F. 3. 22,500 S.F. MAX PER 425.5.1

#### **CODE ANALYSIS**

1) Code excerpts provided are for the purposes of assisting plan check, and do not include all applicable code sections. 2) Refer to floor plans for additional information including wall assembly fire ratings. APPLICABLE CODES - CABSC 2013 CALIFORNIA BUILDING CODE (CBC) 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA FIRE CODE 2008 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE: MANDATORY + TIER 1 PREREQUISITE - REFER TO G3.00

**APPLICABLE CODES - LOCAL ORDINANCE** 

CITY OF ALBANY BUILDING AND HOUSING ORDINANCE APPLICABLE CODES - ACCESSIBILITY COMPLIANCE

2013 CBC Chapters 9, 10, 11A (CBC 11B DOES NOT APPLY: NOT "PUBLIC USE" OR PUBLIC OWNERSHIP)

BELMONT VILLAGE HAS ELECTED TO PROVIDE 12% "BUILT-OUT" MOBILITY IMPAIRED ACCESSIBLE UNITS AND 7% HEARING / VISUALLY IMPAIRED (HVI) UNITS.

#### LEED STANDARDS - REFER TO G4.00

USGBC: LEED FOR HOMES - MID RISE **APPLICABLE STANDARDS - FIRE PROTECTION** 

**CHAPTER 3 - USE OR OCCUPANCY** 

Occupancy classification. Refer also to occupancy diagrams

BUILDING OCCCUPANCY: S-2: PARKING GARAGE A-2: DINING AREAS AND LOUNGES\* A-3: TOWN HALL + OUTDOOR TERRACE AREAS\* B: OFFICES R2.1: APARTMENTS + ACCESSORY USES

\*EXCEPT SMALL ASSEMBLY AREAS LESS THAN 50 OCCUPANTS OR 750 S.F., WHICH ARE CLASSIFIED AS PART OF R2.1 OCCUPANCY PER CBC 303.1.2

For mixed occupancy, refer to Chapter 5 (excerpt below)

#### CHAPTER 4 - SPECIAL REQUIREMENTS BASED ON OCCUPANCY

406.6: Parking garage. "Enclosed". Does not meet criteria in 406.5 for opening area to be considered an "open" garage. Mech ventilation and Fire sprinklers are required.

406.4.1: Min 7' clear height - more where required by 11A, 11B 406.4.3: Vehicle barrier 2'-9" high at adjacent 1' drop 406.4.4: Ramp max 1:15 slope

406.4.6: Occupancy separation required per 508.1: One hour fire barrier 406.2.8: Separation from fuel-fired appliances: two doors or 18" above floor.

## 420: Dwelling units

420.2: Fire partitions required at dwelling units per 709 420.3: Horizontal assemblies rated per 711

420.4: Sprinklers required 420.5: Smoke detection / fire alarms required

420.6: Carbon monoxide alarms: Exception: alarms not required within units w/o fuelburning appliance provided separated from areas with fuel-burning appliances / garages by one story (yes), no common ventilation (yes), and CO alarms installed in common areas (yes).

#### 425: Licensed care facility requirements. (RCFE)

425.4.1: R-2.1: rated construction required

425.5.1: Smoke compartments with smoke barriers per 710 (Note: Requried barriers to be constructed as 1-hour rated fire partitions). Area: 22,500 s.f. max smoke compartment area - Refer to adjacent "SMOKE COMPARTMENTS" diagram. - 200 feet travel distance

- Divide the floor as equally as possible 425.5.3: smoke compartment must have two exits. 425.7: Sprinklers, fire alarms, smoke alarms required. 425.8.4.2: Minimum corridor 60" wide

36" if less than 10 occ. Door closers not required where sprinklers provided

Smoke barrier doors in corridors: 36" min width 425.8.8: Fence at memory care - locks not permitted unless 50' safe dispersal area. Project will provide delayed egress locks at gates.

432.2.1: Emergency generator (combustion engine): required one-hour fire barrier from bldg.

### **CHAPTER 5 - GENERAL BUILDING LIMITATIONS**

Allowable height / area

503: Type IB construction: YES

Table 503 footnote "h": Non-ambulatory limited to first five stories.

55,500

## 508 : Mixed use and occupancy

FLOOR MIXED?

S-2 is "separated occupancy" as required by 406.4.6 R and A occupancies are "non-separated" per 508.3 B, A, and R occupancies are "non-separated" per 508.3

No mixed occupancies on these floors

508.3 Non-separated occupancies - code requirements apply by occupancy, refer to Allowable area, height, and fire protection shall be based on most restrictive occupancy (R-

#### 509: Incidental accessory occupancies: Table 508.2 - Incidental Use Areas

Room or Area Separation / Protection Furnace room over 400K BTU 1 hour or auto fire ext system \* Boiler room over 15psi / 10hp 1 hour or auto fire ext system \*

Refrigerant Mech rooms 1 hour or auto sprinkler system ' Laundry Rooms over 100 s.f. 1 hour or auto fire ext system \* Storage Rooms over 100 s.f. 1 hour or auto fire ext system \* Trash rooms over 100 s.f. 1 hour or auto fire ext system \* Sprinkler provided. Smoke resistant wall only will be provided per 509.4.2

Smoke resistant = No fire rating, continous from rated floor-ceiling, self closing tight fitting doors (Note: Partitions will be constructed as 1-hour fire barriers) No air transfer penetrations without smoke damper, etc.

Other Incidental Use Areas (misc code references) Separation / Protection Room or Area Electrical Rooms w/ >112.5 kVA t-frmr 1 hour Main Switchgear Room 2 hour Elevator Mechanical Room

508.3 Non-separated occupancies - code requirements apply by occupancy, refer to occupancy diagrams Allowable area and height shall be based on most restrictive occupancy (R-2.1)

508.3.3: No separations required Exception #2: R-2.1 Occupancy requires separations at dwelling units per 420

510.4: Parking beneath group R: S-2 one level const type 1B Allowable stories above measured from floor above parking area Floor assembly over S-2 to be fire rated per 508.4 (1 hour per table 508.4)

**CHAPTER 6 - TYPES OF CONSTRUCTION** Table 601 - Fire-Resistance Rating Requirements for Building Elements

Construction type: 1B Building Element (1 hour at roof only) Structural Frame Bearing Walls Exterior Non Bearing Ext. Walls Table 602\* Non Bearing Int. Walls

\*Table 602: Exterior walls dist 0 - 5' = 1 hour, dist 5' - 10' = 1 hour, dist 10' - 30' = 1 hour, over 30' = NR

#### **CHAPTER 7 - FIRE RESISTANCE-RATED CONSTRUCTION**

705.2: Exterior wall projections (cornices, balconies, trellises)

#### Fire Sep Distance Projection to FSD line Minimum Distance

Not permitted 2'-5' 5'or more

705.2.1: Projections in type 1B must be noncombustible

705.5 - Fire Ratings - exterior walls per 602 shall be rated from both sides 705.8 - Allowable Area of Openings for unprotected openings with fire sprinkler

Fire Sep Distance Allowable Area of wall per story Not permitted O'-less than 3' 3'-less than 5' 5'-less than 10' 25%

10'-less than 15' 45% 15'-less than 20' 75% 20' or more

705.8.5 - Vertical Separation of Openings - not required where sprinkler provided. 705.10 - Air transfer openings in exterior walls: where protected openings required by 705.8 openings to be protected per 717

705.11 - Parapets required (provided throughout) 705.11.1: Parapet fire rating: to match wall rating. Min ht. 30" above roof surface

707: Fire Barriers 707.3.1: Shaft enclosures: Per 713.4 Fire Rating to match floor penetrated or

2-hour rated when 4 or more stories, otherwise 1-hour rated. 707.3.2 (and 1022.2): Interior exit stairway - rating same as shaft enclosure

707.3.4: Exit passageway - rating to match connecting stair or 1hr min. 707.3.9: Separated occupancies (S-2 on floor 1): 1 hour per 508.4 708.3: Fire partition ratings:

1-hour at Walls separating dwelling units 1-hour at corridor walls

709: Smoke Barriers (smoke compartments per 425.5.1)

713.14 - Elevators - Lobbies required where elevators connect more than 2 stories. Not required at ground floor. Rated hoistway doors allowable in lieu of lobby

#### 716.5 - Opening protection:

Type of Assembly	Assy Rating	Opening Rating	Door V.P. Sidelit	te / transom
2-hour fire barrier 1-hour fire barrier	2 hour	90 min.	100 sq. in	NP
Shaft, Exit Other fire barriers	1 hour 1 hour	1 hour 45 min.	100 sq. in . Max	NP 45 min
Fire partitions	1 11001	10 11		
Corridor walls	1 hour	20 min.		20 min
Other fire partitions	1 hour	45 min.		45 min
Exterior Walls	1 hour	45 min.		NP
	2 hour	90 min.		NP
Smoke Barriers	1 hour	20 min.		45 min

### **CHAPTER 8 - INTERIOR FINISHES**

803.9: Flame spread by occupancy. Sprinklered:

Worst case occupancy: A2, A3 (higher than R2.1 - non-separated occupancy)

Class B: Exit stairs and passageways, exit access corridors and stairways Class C: Rooms and enclosed spaces

Classifications per ASTM E 84 or UL 723:

Class B: Flame spread index 26-75, smoke-developed index 0-450 Class C: Flame spread index 76-200, smoke-developed index 0-450

## **CHAPTER 9 - FIRE PROTECTION SYSTEMS**

901.7: Fire Areas - not applicable since sprinklers provided.

903.3.1.1: Fire sprinkler system to be installed per NFPA13 (Not NFPA13R, due to mixed

75 feet

906 Portable Fire Extinguishers

LIGHT HAZ. OCC. ORD. HAZ. OCC. Min. Rated single extinguisher Max. Floor area per unit of A 1500 SF 11,250 SF 11,250 sf Max. Floor Area for extinguisher

909: Smoke control (not required)

### **CHAPTER 10 - MEANS OF EGRESS**

Max. travel distance to extinguisher

Refer to egress diagrams for occupant loads, egress width, path of travel, travel distance, etc.

1004.4: Fixed seats the OL shall be determined by the number of fixed seats installed therein 1004.5: Outdoor areas - egress as required for enclosed spaces

1005.7.1 Door encroachment into means of egress width max reduction 7" of required when fully open. Doors in any position shall not reduce required width by more than 1/2 1005.7.2: Handrail projections up to 1 1/2" allowable. 1007.6: Area of refuge - not required where sprinklers provided

1015.1: Two means of egress required: A, B occupancy: 50 occupants, R2.1: 20 occupants (sprinkler increase)

1015.1.1: Three exits required 501-1,000 occupants

1016.2 Exit access travel distance: per table 1016.2

Occupancy With Sprinkler System

250 feet R2.1 250 feet

1018 Corridors: Rated per table 1018.1 Occupancy Occ Load Rating (w/ sprink)
A, B, S > 30 0

R2.1 > 30

1018.3: Dead End Corridors: 50' length or 2.5 times width. 1028.2: Assembly egress - 300 occupants requires main exit + additional exits

1029.1: Emergency escape - required at sleeping rooms below 4th floor level. Refer to window schedule for additional information

1029.4: Operational constriants on escape windows - restriction at memory care units to be reviewed by local fire department

**PLAN CHECK** NOVEMBER 25, 2014

## **BELMONT VILLAGE ALBANY**

1100 SAN PABLO AVENUE, ALBANY, CA 94706 JOB NO. DRAWN CHECKED Checker PM JOB CAPTAIN **ISSUE** DESCRIPTION DATE 01/17/14 | 100% DD 06/13/14 | PERMIT SUBMITTAL 10/03/14 | 50% CD 11/25/14 | PLAN CHECK

DRAWING TITLE CODE SUMMARY AND

SCALE As indicated

**OCCUPANCY** 

DIAGRAMS

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538 NINTH STREET SUITE 240 • OAKLAND, CA 9 T 510 625 9800 • F 510 625 9801 • WWW.HKIT.

C-28626

T 5.10 625 9800 • F 5

PLAN CHECK NOVEMBER 25, 2014

VILLAGE ALBANY

1100 SAN PABLO AVENUE, ALBANY, CA 94706

> 10/13/14 PERMIT SET 11/25/14 PLAN CHECK

70074

Checker

DESCRIPTION

BELMONT

JOB NO.

DRAWN

ISSUE

CHECKED

JOB CAPTAIN

#### CALIFORNIA GREEN BUIDILDING STANDARDS CODE 2013 RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST (APPENDIX A4, SECTION A4.602, Effective July 1, 2012)

CITY OF ALBANY COMPLIANCE REQUIREMENTS: MANDATORY + TIER 1 PREREQUISITES ONLY HIGH-RISE RESIDENTIAL CLIMATE ZONE #3

		LEVELS CANT TO TIVE MEA	SELECT	ENFOR	RIFICATION CING AGENC Y VERIFICA METHOD	CY TO	REFERENCE	COMMENT
	atory	Prerec	uisites ectives 1	Enforcing Agency	Installer or Designer	Third party		
FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2 (N/A)	AII	□ All	All		
PLANNING AND DESIGN								
Site Development					- 1	- 1		
<b>4.106.2</b> A plan is developed and implemented to manage storm water drainage during construction.							EC1.0	
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.							C3.0	
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.  Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.  Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.		⊠²					EC1.0 / Specification	

	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			ENFOR( SPECIF	RIFICATION CING AGEN Y VERIFICA METHOD	CY TO	REFERENCE	COMMENTS	
FEATURE OR MEASURE	Mandatory	Prereq and ele	uisites ctives <sup>1</sup>	Enforcing Agency	Installer or Designer	Third party			
FEATURE OR MEASURE	Mand	Tier 1	Tier 2 (N/A)	□ All	□ All	□ All			
A4.106.4 Permeable paving is utilized for the parking, walking, or patio surfaces in compliance with the following:  Tier 1. Not less than 20 percent of the total parking, walking, or patio surfaces shall be permeable.  Tier 2. Not less than 30 percent of the total parking, walking, or patio surfaces shall be		⊠²					L1.1		
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum aged Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5(1) and A4.106.5(2).  Tier 1 roof covering shall meet or exceed the values contained in Table A4.106.5(1).  Tier 2 roof covering shall meet or exceed the values contained in Table A4.106.5(2).		⊠²					A2.05 / Specification	NOT REQUIRED. PROJECT IS IN CLIMATE ZONE #3 WITH ROOF LESS THAN 2:12 SLOPE PER TABLE A4.106.5.1(3)	
ENERGY EFFICIENCY General									
4.201.1 Low-rise residential buildings shall meet or exceed the minimum standard design required by the California Energy Standards.							T-24 compliance forms	16.7% Projected	
Performance Approach				11					
A4.203.1 Exceed the California Energy Code requirements, based on the 2008 Energy Efficiency Standards requirements by 15 percent.		⊠²					T-24 compliance forms	16.7% Projected	

Indoor Water Use				_		
<ul> <li>4.303.1 Indoor water use shall be reduced by at least 20 percent using one of the following methods.</li> <li>1. Water saving fixtures or flow restrictors shall be used.</li> <li>2. A 20 percent reduction in baseline water use shall be demonstrated.</li> </ul>	7/01/ 2011				P0.1 PLUMBING FIXTURE SCHEDULE	
4.303.2 When using the calculation method specified in Section 4.303.1, multiple showerheads controlled by a single valve shall not exceed maximum flow rates.	⊠ 7/01/ 2011				P0.1 PLUMBING FIXTURE SCHEDULE	
4.303.3 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with specified performance requirements.	⊠ 7/01/ 2011				P0.1 PLUMBING FIXTURE SCHEDULE	
A4.303.1 Kitchen faucets and dishwashers shall comply with this section.  Tier 1. The maximum flow rate at a kitchen sink faucet shall not be greater than 1.5 gallons per minute at 60 psi.  Tier 2. In addition to the kitchen faucet requirements for Tier 1, dishwashers in Tier 2 building shall be ENERGY STAR qualified and not use more than 5.8 gallons of water per cycle.		⊠²			P0.1 PLUMBING FIXTURE SCHEDULE	
Outdoor Water Use						
4.304.1 Automatic irrigation systems installed at the time of final inspection shall be weather or soil moisture-based.	⊠				Specifications	
A4.304.3 A water budget shall be developed for landscape irrigation.		$\boxtimes$	A			

A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water.					Specifications	
<b>Tier 1.</b> Does not exceed 65 percent of <i>ETo</i> times the landscape area.	⊠²	$\square^2$				
<b>Tier 2.</b> Does not exceed 60 percent of <i>ETo</i> times the landscape area.						
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems					S1.1	
A4.403.2 Cement use in foundation mix design is reduced.						
<b>Tier 1</b> . Not less than a 20 percent reduction in cement use.	⊠²					
<b>Tier 2.</b> Not less than a 25 percent reduction in cement use.						
Material Sources		Y//J			Specifications	
A4.405.3 Post-consumer or pre- consumer recycled content value (RCV) materials are used on the project.	  ⊠²				Specifications	
<b>Tier 1.</b> Not less than a 10 percent recycled content value.		  X 2				
<b>Tier 2.</b> Not less than a 15 percent recycled content value.						
Enhanced Donahilike and						
Enhanced Durability and Reduced Maintenance						
<b>4.406.1</b> Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the					Specifications / M4.3, P5.1	
passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.						
Construction Waste Reduction,					<del>                                     </del>	
	1	I / I	I	I	1 1	

	Ι			I	Π	Specifications	
						Specifications	
	⊠²		П	П	П	Specifications	
						Specifications	
						Charifications	
⊠						Specifications	
		V/A					
							Specifications    Specifications   Speci

<b>4.504.1</b> Duct openings and other related air distribution component openings shall be covered during construction.				Specifications
<b>4.504.2.1</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	$\boxtimes$			Specifications
<b>4.504.2.2</b> Paints, stains and other coatings shall be compliant with VOC limits.				Specifications
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.	$\boxtimes$			Specifications
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.				Specifications
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	$\boxtimes$			Specifications
4.504.4 50 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; or meet California Dept. of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350.)				Specifications
4.504.5 Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.				Specifications

A4.504.2 Install VOC compliant resilient flooring systems.				Specifications	
Tier 1. At least 80 percent of the resilient flooring installed shall comply.  Tier 2. At least 90 percent of the resilient flooring installed shall comply.	⊠²				
A4.504.3 Thermal insulation installed in the building shall meet the following requirements:  Tier 1. Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List.  Tier 2. Install insulation which contains No-Added Formaldehyde (NAF) and is in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List.	⊠²			Specifications	
Interior Moisture Control		$\sqrt{A}$			
Interior Moisture Control		$\sqrt{A}$		S1.1 /	
<b>4.505.2</b> Vapor retarder and capillary break is installed at slab on grade foundations.				Specifications	
<b>4.505.3</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.				Specifications	
Indoor Air Quality and Exhaust		<del>///</del> /			
4.506.1 Exhaust fans which terminate outside the building are provided in every bathroom.				M2.1-M2.4, M3.1, M3.2	
Environmental Comfort					
4.507.1 Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.				M2.1-M2.4	Not fully applicable. Continuous ventilation provided by other means

4.507.2. Duct systems are sized, designed, and equipment is selected using the following methods:  1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2004 or equivalent.  2. Size duct systems according to ANSI/ACCA 1 Manual D - 2009 or equivalent.  3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 or equivalent.				Mechanical Drawings	
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS Qualifications					
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	$\boxtimes$			Specifications	
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.				Specifications	
Verifications					
703.1 Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.				Specifications	

DRAWING TITLE
CALGREEN SUMMARY

SCALE

G3.00

US Green Building Council

## LEED for Homes Mid-rise Project Checklist for California

3. Innovative or Regional Design

1. LEED for Neighborhood Development

3.1 Edge Development

4 Existing Infrastructure

6 Access to Open Space

5. Community Resources / Transit

AND/OR 3.3 Brownfield Redevelopment for MID-RISE

2. Site Selection

3. Preferred Locations

4. Infrastructure

OR 3.2 Infill

6. Access to Open Space

April 1, 2011

3.4 
substitution 4 (ruling #):

Location & Linkages (LL) (Minimum 0 LL Points Required)

2 site Selection (meet all of the following)

a) Built above 100-year floodplain defined by FEMA

c) Not built within 100 ft of water, including wetlands

b) Not built on habitat for threatened or endangered species

a) Site meets criteria as "contaminated" by ASTM E1903-97 Phase II

5.1 Basic Community Resources for MID-RISE (meet one of the following)

OR 5.2 Extensive Community Resources for MID-RISE (meet one of the following)

OR 5.3 Outstanding Community Resources for MID-RISE (meet one of the following)

a) Within 1/4 mile of 4 basic community resources

a) Within 1/4 mile of 7 basic community resources

a) Within 1/4 mile of 11 basic community resources

1 LEED for Neighborhood Development

3.1 🗷 Innovation 1 (ruling #): WEc2.2 65% Water reduction

3.2 solution 2 (ruling #): SSc5 Nontoxic Pest Control

3.3 so Innovation 3 (ruling #): Transit Service - more than 250 rides

Builder Name:	DATE: 11/120/2014	
Project Team Leader:	Brent Covey, Belmont Village Albany, LLC	
lome Address (Street/City/State):	1100 San Pablo Ave, Albany, California	

<b>Project Description</b>				Adjusted Certifica	ition Thresh	olds	
Building Type:	Mid-rise multi-family	# of stories:	4	Certified:	35.0	Gold:	65.0
# of Units:	175	Avg. Home Size Adjustment:	-10.0	Silver:	50.0	Platinum:	80.0

Project Point Total			Final Credit C	ategory	Point Tot	tals	
Prelim: 69 + 11 maybe pts	Final: 13		ID: 0	SS:	8	EA: 0	EQ: 0
Certification Level			LL: 3	WE:	2	MR: 0	AE: 0
Prelim: Not Certified	Final: Not Certified		M	linimum Poi	nt Threshold	ds Not Met for Prelim. OR Fi	inal Rating
Date Most Recently Updated:		Updated by:					

	Max Pts.	Preli	minary R	ating		Project
■ Indicates that an Accountability Form is required.	Available	Y / Pts	Maybe	No		Points
Innovation & Design Process (ID) (Minimum 0 ID Points Required)	Max: 11	Y:9	M:0		Notes	Final: 0
1. Integrated Project Planning						
1.1 Preliminary Rating	Prereq.	Y				Y
Target performance tier: Gold						
1.2 Energy Expertise for MID-RISE	Prereq.	Y				Y
1.3 Professional Credentialed with Respect to LEED for Homes	1	0	0	N	please see ID 01-06 for details	0
1.4 Design Charrette	1	1	0			0
1.5 Building Orientation for Solar Design (meet all of the following)	1	0	0	N		0
a) Glazing area on north/south walls 50% greater than on east/west walls	c) At least 4	50 sq. ft. of	south-facing	groof area, orie	ented for solar applications	
b) East-west axis is within 15 degrees of due east-west	d) 90% of so	outh-facing	glazing is sh	aded in summe	r, unshaded in winter	
1.6 Trades Training for MID-RISE	- i	1	Ø			0
2. Quality Management for Durability						
2.1 Durability Planning (meet all of the following)	Prereq.	Y				
a) Durability evaluation completed	d) Durability	strategies i	ncorporated	into project do	cumentation	
b) Strategies developed to address durability issues	e) Durability	measures l	isted in dura	bility inspection	n checklist	
c) Moisture control measures from Table 1 incorporated						
2.2 Durability Management (meet one of the following)	Prereq.	Y				
Builder has a quality management process in place	Builder cond	ucted inspe	ction using a	durability inspec	tion checklist	
2.3 Third-Party Durability Management Verification	3	3	0			0

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65% Approved by USGBC 11/7/14

Notes

Final: 3

Hold exemplary:

Hold exemplary

Hold exemplary

0 N RW- why was this selected

Max: 10 Y:7 M:0

d) Not built on land that was public parkland prior to acquisition

e) Not built on land with prime soils, unique soils, or soils of state significance

b) Site defined as "brownfield" by local, state, or federal government agency

b) Within 1/2 mile of 7 basic community resources

2 0 0 N

b) Within 1/2 mile of 11 basic community resources

b) Within 1/2 mile of 14 basic community resource

3 3 0

Sustainable	Sites (SS) (Minimum 5 SS Points Required)	Max: 22	Y:19	M:2	Notes	Final: 8
1. Site Steward	dship					
1.1	Erosion Controls During Construction (meet all of the following)	Prereq.	Y			
	a) Stockpile and protect disturbed topsoil from erosion.	d) Provide s	wales to dive	ert surface water from	ı hillsides	
	b) Control the path and velocity of runoff with silt fencing or equivalent.	e) Use tiers,	, erosion blar	nkets, compost blanke	ets, etc. on sloped areas.	
	c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.					
1.2	Minimize Disturbed Area for MID-RISE (meet appropriate requirements) Where the site is not previously developed, meet all the following:	1	1	0		0
	a) Develop tree / plant preservation plan with "no-disturbance" zones					
	b) Leave 40% of buildable lot area, not including area under roof, undisturbed					
OF	Where the site is previously developed, meet all the following:					
	c) Develop tree / plant preservation plan with "no-disturbance" zones AND					
	Rehabilitate lot; undo soil compaction and remove invasive plants AND					
	Meet the requirements of SS 2.2					
OF	d) Build on a lot to achieve a density of 40 units per acre.					
2. Landscapin	Acceptable of the control of the con					
2.1	∞ No Invasive Plants	Prereq.	Y			
2.2	Basic Landscaping Design (meet all of the following)	1	1	0	Will meet landscape Bay Fiendly	0
	a) Any turf must be drought-tolerant.	d) Add mulc	ch or soil am	endments as appropri	ate.	
	b) Do not use turf in densely shaded areas.	e) All compa	acted soil mu	ust be filled to at least	6 inches.	
	C) Do not use turf in areas with slope of 25%					
AND/OR 2.3		2	0	0		0
	Percentage of designed landscape softscape area that is turf					
AND/OR 2.4		1	0	0		0
	Percentage of installed plants that are drought-tolerant	Both points	in SS 2.3 are	e met ( ≤ 20% turf)		
OR 2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE	3	3	0	65% Approved by USGBC 11/7/14	3
	65% Percentage reduction in estimated irrigation water demand	(calculate)				
3. Reduce Loc	al Heat Island Effects		_			
3.1		1	0	1		0
	a) Locate trees / plantings to provide shade for 50% of hardscapes	b) Install ligh	ht-colored, h	nigh-albedo materials	for 50% of sidewalks, patios, and driveways	
3.2	Reduce Roof Heat Island Effects for MID-RISE (meet one)	1	1	0		0
-	a) Install roof with high albedo materials on 75% of roof area	c) Install co	mbination of	high albedo and vego	etated roof	
	b) Install a vegetated roof for at least 50% of roof area					

US Green Building Council	Page 2 of 11	April 1, 2011
4. Surface Water Management		1
4.1   ✓ Permeable Lot for MID-RISE	2 2 0	2
0% vegetative landscape		
0% permeable paving		
100% impermeable surfaces directed to on-site infiltration features		
0% other impermeable surfaces		
4.2 Permanent Erosion Controls (meet one of the following)	1 1 0	0
a) For portions of lot on steep slope, use terracing and retaining walls	b) Plant trees, shrubs, or groundcover	
4.3 Stormwater Quality Control for MID-RISE (meet one of the following)	2 2 0	0
a) Stormwater mgmt plan designed in accordance with state or local program	b) In-field performance monitoring data to demonstate compliance	
5. Nontoxic Pest Control		
5 Pest Control Alternatives (meet any of the following, 1/2 pt each)	2 2 0	0
a) Keep all exterior wood at least 12" above soil	e) In 'moderate' to 'very heavy' termite risk areas:  i) Treat all cellulosic material with borate product to 3' above foundation	
b) Seal external cracks, joints, etc. with caulking and install pest-proof screens	ii) Install sand or diatomaceous earth barrier	
c) Include no wood-to-concrete connections, or separate connections with dividers	iii) Install steel mesh barrier termite control system	
d) Install landscaping so mature plants are 24" from home	iv) Install non-toxic termite bait system	
	v) Use noncellulosic wall structure	
	vi) Use solid concrete foundation walls or pest-proof masonry wall design	
6. Compact Development		
6.1 Moderate Density for MID-RISE	2 0 0 N	U
# of total units on the lot 2.2 lot size (acres)	79.9 density (units/acre)	
OR 6.2 High Density for MID-RISE	3 3 0	3
OR 6.3 Very High Density for MID-RISE	4 0 0 N	U
7. Alternative Transportation 7.1 Public Transit for MID-RISE (meet one of the following)	2 2 0	0
a) Within 1/2 mile of transit services providing 30 rides per weekday	b) Within 1/2 mile of transit services providing 60 rides per weekday	
7.2 Bicycle Storage for MID-RISE	1 0 1	0
secure, covered storage capacity (# of bicycles)		
7.3 Parking Capacity/Low-Emitting Vehicles for MID-RISE (meet one)	1 1 0	0
a) Provide low-emitting, fuel-efficient vehicles for 3% of the total parking capacity	d) Size parking to not exceed min zoning req'ts, AND	
b) 5% of total capacity is preferred parking spots for low-emitting vehicles	Provide infrastructure to facilitate shared vehicle usage	
c) Alternative-fuel refueling stations for 3% of total vehicle capacity	e) Provide no new parking	

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PLAN CHECK NOVEMBER 25, 2014

## BELMONT VILLAGE ALBANY

	SAN PABI 4706	LO A	AVENUE, ALBAI			
JOB	NO.		70074			
DRA'	WN		Author			
CHE	CKED	Checker				
JOB	CAPTAIN		Approver			
ISSU	E					
	DATE		DESCRIPTION			
	01/17/14	100	0% DD			
	06/13/14	PEI	RMIT SUBMITT.			
	10/03/14	50%	% CD			
	11/25/1/		MICHECK			

1 1/25/14	PLAN CHECK
 +	+

DRAWING TITLE LEED CERTIFICATION SUMMARY

SCALE

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US Green Building Council

US Green Building Council

April 1, 2011

Final: 0

April 1, 2011

Notes

Usually do not test or balanace the p-tac units

DESCRIPTION 01/17/14 100% DD 06/13/14 PERMIT SUBMITTAL 10/03/14 50% CD 11/25/14 PLAN CHECK

DRAWING TITLE LEED CERTIFICATION SUMMARY

SCALE

Water Efficiency (WE) (Minimum 3 WE Points Required)	Max: 15	Y:7	M:1	Notes	Final: 2
. Water Reuse					
1 💉 Water Reuse for MID-RISE	5	0	0	N:	0
of total water demand offset by water reuse strategies (mark any/all strategies adopted)	Rainwater ha Graywater re Municipal re	euse	r		
. Irrigation System					
2.1 M High-Efficiency Irrigation System for MID-RISE (meet any, 0.5 pt each)	2	0	0	N.	0
a) Irrigation system designed by EPA Water Sense certified professional	g) Install tim	er or contro	oller for each wat	ering zone	
b) Irrigation system with head-to-head coverage	h) Install pre	ssure regul	lating devices		
c) Install central shut-off valve	i) High-effici	ency nozzle:	s with distribution	uniformity of at least 0.70.	
d) Install submeter for the irrigation system	j) In <b>s</b> tall che				
e) Use drip irrigation for 50% of planting beds	,		or or rain delay co		
f) Create separate zones for each type of bedding		- NA	of irrigation syst	em.	8 <b>4</b>
OR 2.2 Reduce Overall Irrigation Demand by at Least 45% for MID-RISE	2	2	0		2
65% Percentage reduction in estimated irrigation water demand (see SS 2.	5)				
lndoor Water Use					
3.1 High-Efficiency Fixtures and Fittings (meet any of the following, 1 pt each)	3	1	0	WC 1.28	0
a) Average flow rate of lavatory faucets is $\leq 2.00$ gpm	🔀 c) Average f	ow rate for	all toilets is $\leq 1.3$	30 gpf; OR	
b) Average flow rate for all showers is $\leq 2.00$ gpm per stall	Manual Control of the	e dual-flush			
	Toilets m	eet the EPA	\ Water Sense spo	ACTUAL ACTUAL CANADAS AT AS THE CONTRACT AS TH	
3.2 Very High-Efficiency Fixtures and Fittings (meet any, 2 pts each)	6	4	0	Fuacet at 1.5, Shower at 1.5 or 1.75	0
$igotimes$ a) Average flow rate of lavatory faucets is $\leq 1.50$ gpm; OR	<b>X</b> b) Average f	low rate for	all showers $\leq 1$ .	75 gpm per stall	
Lavatory faucets meet the EPA Water Sense specification	c) Average f	ow rate for	all toilets is $\leq 1.5$	.0 gpf	
3.3 Water Efficient Appliances for MID-RISE (meet any of following, 1 pt each)	2	0	1	Rww at final	0
a) Water-efficient clothes washers with MEF $\geq$ 2.0 and WF $<$ 5.5	b) ENERGY S	STAR dishwa	asher(s) that use	≤ 6.0 gallons per cycle	
Energy & Atmosphere (EA) (Minimum 0 EA Points Required)	Max: 38	Y:10	M:0	Notes	Final: (
. Optimize Energy Performance in Mid-rise Buildings					
1.1 Minimum Energy Performance for MID-RISE in CA (meet all of the following)	Prereq.	Y			
Energy performance exceeds Title-24 2008 by 15% or more	Energy mode	eling conduc	cted by current Cl	EPE or CEA	
Energy improvements verified by HERS Rater	Energy mode	el submitted	d and reviewed by	USGBC	
1.2 Testing and Verification for MID-RISE	Prereq.	Y			
1.3 Optimize Energy Performance for MID-RISE in CA	24	6	.0		0
0.0% % savings compared with Title-24 2008	(calculate)				

8. Lightin	ng						
	8.1	Basic Lighting	Prereq.	Y			
	8.2	Advanced In-Unit Lighting (meeting one of the following)	3	3	0		0
		a) Meet Title-24 w/ high-efficacy lighting throughout	c) Meet Title-	24 w/ cont	rols AND use 90%	ENERGY STAR lamps	
		b) Meet Title-24 w/ controls AND use 60% ENERGY STAR fixtures					
10. Rene	wable	Energy	10.00		0.0		
1	10		10	0	0		0.0
		Percentage of annual reference energy load supplied by renewable system (calculate)					
11. Resid	lentia	l Refrigerant Management					-
	11.1	Refrigerant Charge Test	Prereq.	Y			
	11.2	Appropriate HVAC Refrigerants (meet one of the following)	1	1	0		0
		a) Use no refrigerants	c) Use refrige	erants that o	complies with glob	al warming potential equation	
		b) Use non-HCFC refrigerants	_				
Materia	ls &	Resources (MR) (Minimum 2 MR Points Required)	Max: 16	Y:10	IVI:5	Notes	Final: 0
		Resources (MR) (Minimum 2 MR Points Required) clent Framing	Max: 16	Y:10	M:5	Notes	Final: 0
			Max: 16  Prereq.	Y:10 Y	M:5	Notes	Final: 0
	al-Effi	cient Framing		Y:10 Y 1	M:5 0	Notes	<b>Final: 0</b> 0
	al-Effi	cient Framing Framing Order Waste Factor		Y:10 Y 1		Notes	<i>Final: 0</i> 0  0
1. Materia	al-Effi	cient Framing Framing Order Waste Factor Detailed Framing Documents	Prereq. 1	Y 1 1	0	nding to framing plans or scopes	<b>Final: 0</b> 0 0
1. Materia	al-Effi 1.1 1.2 1.3	Cient Framing Framing Order Waste Factor Detailed Framing Documents Detailed Cut List and Lumber Order	Prereq. 1	Y 1 1	0		<i>Final:</i> 0  0  0
1. Materia	al-Effi 1.1 1.2 1.3	Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  Requirements of MR 1.2 have been met	Prereq.  1  1 Detailed cut	Y 1 1 ist and lum	0		0
1. Materia	al-Effi 1.1 1.2 1.3	Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  Requirements of MR 1.2 have been met  Framing Efficiencies (meet any of the following, see Rating System for pts)	Prereq.  1  1 Detailed cut  3 Stud spacing	Y 1 1 ist and lum 1 greater tha	0 0 Iber order correspo	onding to framing plans or scopes	0
1. Materia	al-Effi 1.1 1.2 1.3	Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  Requirements of MR 1.2 have been met  Framing Efficiencies (meet any of the following, see Rating System for pts)  Precut framing packages	Prereq.  1 1 Detailed cut 3 Stud spacing Ceiling joist s	Y 1 1 ist and lum 1 greater tha	0 0 aber order correspo 0 an 16" on center	enter	0
1. Materia	al-Effi 1.1 1.2 1.3	Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  Requirements of MR 1.2 have been met  Framing Efficiencies (meet any of the following, see Rating System for pts)  Precut framing packages  Open-web floor trusses	Prereq.  1 1 Stud spacing Ceiling joist s Floor joist sp	Y 1 1 ist and lum 1 greater tha pacing greater	O aber order correspond O an 16" on center ater than 16" on ce	enter	0
1. Materia	al-Effi 1.1 1.2 1.3	Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  ☐ Requirements of MR 1.2 have been met  Framing Efficiencies (meet any of the following, see Rating System for pts)  ☐ Precut framing packages ☐ Open-web floor trusses ☐ Structural insulated panel walls	Prereq.  1 1 Stud spacing Ceiling joist s Floor joist sp Roof rafter sp	Y 1 1 ist and lum 1 greater tha pacing greate pacing greate pacing greate	O aber order correspond O an 16" on center ater than 16" on center ater than 16" on center than 16" on ce	enter	0
1. Materia	al-Effi 1.1 1.2 1.3	Cient Framing Framing Order Waste Factor  Detailed Framing Documents  Detailed Cut List and Lumber Order  Requirements of MR 1.2 have been met  Framing Efficiencies (meet any of the following, see Rating System for pts)  Precut framing packages  Open-web floor trusses  Structural insulated panel walls  Structural insulated panel roof	Prereq.  1 1 Stud spacing Ceiling joist s Floor joist sp Roof rafter sp	Y 1 1 ist and lum 1 greater tha pacing greate pacing greate pacing greate	O aber order correspo an 16" on center ater than 16" on cen er than 16" on cen	enter Inter	0

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Max: 21 Y:5 M:3

Prereq. Y

d) space, water heating equipment designed with closed combustion; OR

no space- or water-heating equipment with combustion

b) HVAC system equipped with additional dehumidification mode

1 0 0 N

d) ENERGY STAR labeled bathroom exhaust fans OR

d) Continuously operating exhaust fan

1 0 0

Multi-port bathroom exhaust systems installed

space and water heating equipment has power-vented exhaust; OR

b) ASHRAE 62.1-2007, Sections 4 through 7 met for residential-associated spaces

e) Common bathrooms and kitchens meet ASHRAE 62.1-2007 air flow requirements

c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy

space and water heating equipment located in detached or open-air facility; OR

2.1	ntally Preferable Products  SE FSC Certified Tropical Wood (meet all of the following)	Prereq. Y
	a) Provide suppliers with a notice of preference for FSC products; AND  Request country of manufacture for each wood product	b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)
2.2	Environmentally Preferable Products (meet any, 1/2 pt ea	ch) 8 4.5 5
	Assembly : component (a) EPP	(b) Low emission (c) Local production
Mana	Exterior wall: framing Exterior wall: siding or masonry Floor: flooring Floor: flooring Floor: flooring Floor: framing Foundation: aggregate Foundation: cement Interior wall: framing Interior wall, ceiling: gypsum board Interior wall, ceiling, millwork: paint Landscape: decking and patio Other: cabinet Other: counter Other: door Other: interior trim Other: adhesive, sealant Other: window frame Roof: framing Roof: roofing Roof, floor, wall: cavity insulation Roof, floor, wall (2 of 3): sheathing Other: water supply piping Other: driveway	
Mana 3.1	90 - 100 March 200 March 2	e following) Prereq. Y
	a) Investigate local options for waste diversion	b) Document diversion rate for construction waste
3.2	Construction Waste Reduction (use one of the following met	hods) 3 2.5 0 Est 75%
	a) pounds waste / square foot	
	cubic yards waste / 1,000 square feet	
	b) percentage of waste diverted	

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2. Comb	bustion Venting
	2 Basic Combustion Venting Measures for MID-RISE (meet all the
	a) no unvented combustion appliances
	b) carbon monoxide monitors on each floor of each unit
	c) no fireplace installed, OR  all fireplaces and woodstoves have doors
3. Moist	ture Control
	3 Moisture Load Control (meet one of the following)
	a) Additional dehumidification system
4. Outdo	oor Air Ventilation
	4.1 Sasic Outdoor Air Ventilation for MID-RISE (meet all of the
	a) ASHRAE 62.2-2007 met for all in-unit spaces
	4.2 Enhanced Outdoor Air Ventilation for MID-RISE
	4.3 Third-Party Performance Testing for MID-RISE
5. Local	I Exhaust
	5.1   ■ Basic Local Exhaust for MID-RISE (meet all of the following
	a) In-unit bathrooms and kitchens meet ASHRAE 62.2-2007 air flow requirem  b) Fans and ducts designed and installed to ASHRAE Std. 62.2
	c) Air exhausted to outdoors through roof or outside wall
	5.2 Enhanced Local Exhaust (meet one of the following)
	a) Occupancy sensor
	b) Automatic humidistat controller
	5.3 Third-Party Performance Testing for MID-RISE

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2 Basic Combustion Venting Measures for MID-RISE (meet all the following)

4.1 Sasic Outdoor Air Ventilation for MID-RISE (meet all of the following)

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6 Dietribution	of Space Heating and Cooling						
6.1	Room-by-Room Load Calculations	Prereq.	Y				
6.2	Return Air Flow / Room-by-Room Controls (meet one of the following)  A. Forced-Air Systems	<b>1</b> B. Nonducted	0 HVAC S	1 systems			0
	a) Return air opening of 1 sq. inch per cfm of supply b) Limited pressure differential between closed room and adjacent spaces	Flow control v				ols in every room	
6.3	Third-Party Performance Test / Multiple Zones (meet one of the following)  A. Forced-Air Systems	— <b>2</b> B. Nonducted	0 HVAC S	0 Systems	N		0
	Have supply air flow rates in each room tested and confirmed	Install at leas	t two distir	nct zone <b>s</b> wit	h indepe	ndent thermostat control	
7. Air Filtering							
7.1	Good Filters	Prereq.	Υ				
7.2	Better Filters	1	0	0			Ó
OR 7.3	Best Filters	2	0	0			0
3. Contaminan	t Control						
8.1	✓ Indoor Contaminant Control during Construction	1"	1	0			0
8.2	Indoor Contaminant Control for MID-RISE (meet any of following, 1 pt each)	2	0	0	N		Ö
	a) Install permanent walk-off mats for each unit	b) In each un	it, design s	shoe remova	l and sto	rage space near primary entryway	
	Install central entryway system	c) In each un	it, install co	entral vacuui	n <b>sys</b> tem	with exhaust to outdoors	
8.3		1	1	0			0
. Radon Prote	ection						
9.1	Radon-Resistant Construction in High-Risk Areas	Prereq.	Y				
9.2		1	0	0	N	Bay Area is Zone 2	0
0. Garage Po	lutant Protection						
10.1	No HVAC in Garage	Prereq.	Υ				
10.2	Minimize Pollutants from Garage for MID-RISE (meet all of the following)	2	0	2		Will ryw at final	0
	a) In conditioned spaces above garage:	C) Vestibule t	o provide a	irlock betwe	en garag	e and adjacent spaces; OR	
	Seal all penetrations and connecting floor and ceiling joist bays	Provide se	elf-closing (	doors and de	ck-to-de	ck partitions	
	b) In conditioned spaces next to garage	d) Continuous	s exhaust i	n gar <i>a</i> ge			
	Weather-strip all doors						
	Carbon monoxide detectors in rooms that share a door with garage  Seal all penetrations and cracks at the base of walls						
OR 10.3	Detached Garage or No Garage	3	0	0	N		0
UA 10.3	Detached Garage of No Garage	3	e <b>y</b> a	U	14		U

44 Fundamental Tabassa Guales Control									
11. Environmental Tobacco Smoke Control		_							
11 Env. Tobacco Smoke Reduction for MID-RISE (meet part (a) or (b) below)		0							
a) Reduce smoke exposure and transfer (1/2 point)	b) Prohibit smoking throughout the building (1 points)								
Prohibit smoking in all common areas	Prohibit smoking within living units								
Any exterior smoking areas are > 25 ft from entries, air intakes, windows	Prohibit smoking in all common areas of the building								
Prohibit on-property smoking within 25 feet of entries, intakes, windows	Any exterior smoking areas are > 25 ft from entries, air intakes, windows								
Prohibitions communicated through lease agreements, CC&Rs, signage	Prohibitions communicated through lease agreements, CC&Rs, signage								
Troniblation communicated all saight leade agreements, seeds, signage	Tronibleons communicated alreagn tease agreements, occurs, signage								
12. Compartmentalization of Units									
12.1 Compartmentalization of Units (meet both of the following)	Prereq. Y								
a) Air-seal and/or weather-strip all walls, chases, doors, windows, etc.	b) Demonstrate minimal leakage of 0.30 CFM50 per square foot of enclosure	<u>.</u>							
12.2 Enhanced Compartmentalization of Units	1 0 0	0							
Awareness & Education (AE) (Minimum 0 AE Points Required)	Max: 3 Y:2 M:0 Notes Fi	inal: 0							
1. Education of the Homeowner or Tenant									
1.1 st Basic Operations Training (meet both of the following)	Prereq. Y								
a) Operations and training manual	b) One-hour walkthrough with occupant(s)								
1.2 🗷 Enhanced Training	1 0 0 N	0							
1.3 Public Awareness (meet three of the following)	1 1 0	0							
a) Open house on at least four weekends	c) Newspaper article on the project								
b) Website about features and benefits of LEED homes	d) Display LEED signage on the exterior of the home								
2. Education of the Building Manager	April 1968								
2 see Education of the Building Manager (meet both of the following)	1 1 0	0							
a) Operations and training manual	b) One-hour walkthrough with building manager								

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HKIT ARCHITECTS

538 NINTH STREET SUITE 240 • OAKLAND, CA 94607



PLAN CHECK NOVEMBER 25, 2014

## BELMONT VILLAGE ALBANY

| 1100 SAN PABLO AVENUE, ALBANY, CA 94706 | JOB NO. | 70074 | DRAWN | Author | CHECKED | Checker | JOB CAPTAIN | Approver | ISSUE | DATE | DESCRIPTION | 01/17/14 | 100% DD | 06/13/14 | PERMIT SUBMITTAL | 10/03/14 | 50% CD | 11/25/14 | PLAN CHECK | DESCRIPTION | 11/25/14 | PLAN CHECK | DESCRIPTION

DRAWING TITLE

LEED CERTIFICATION

SUMMARY

SCALE

.G4.02