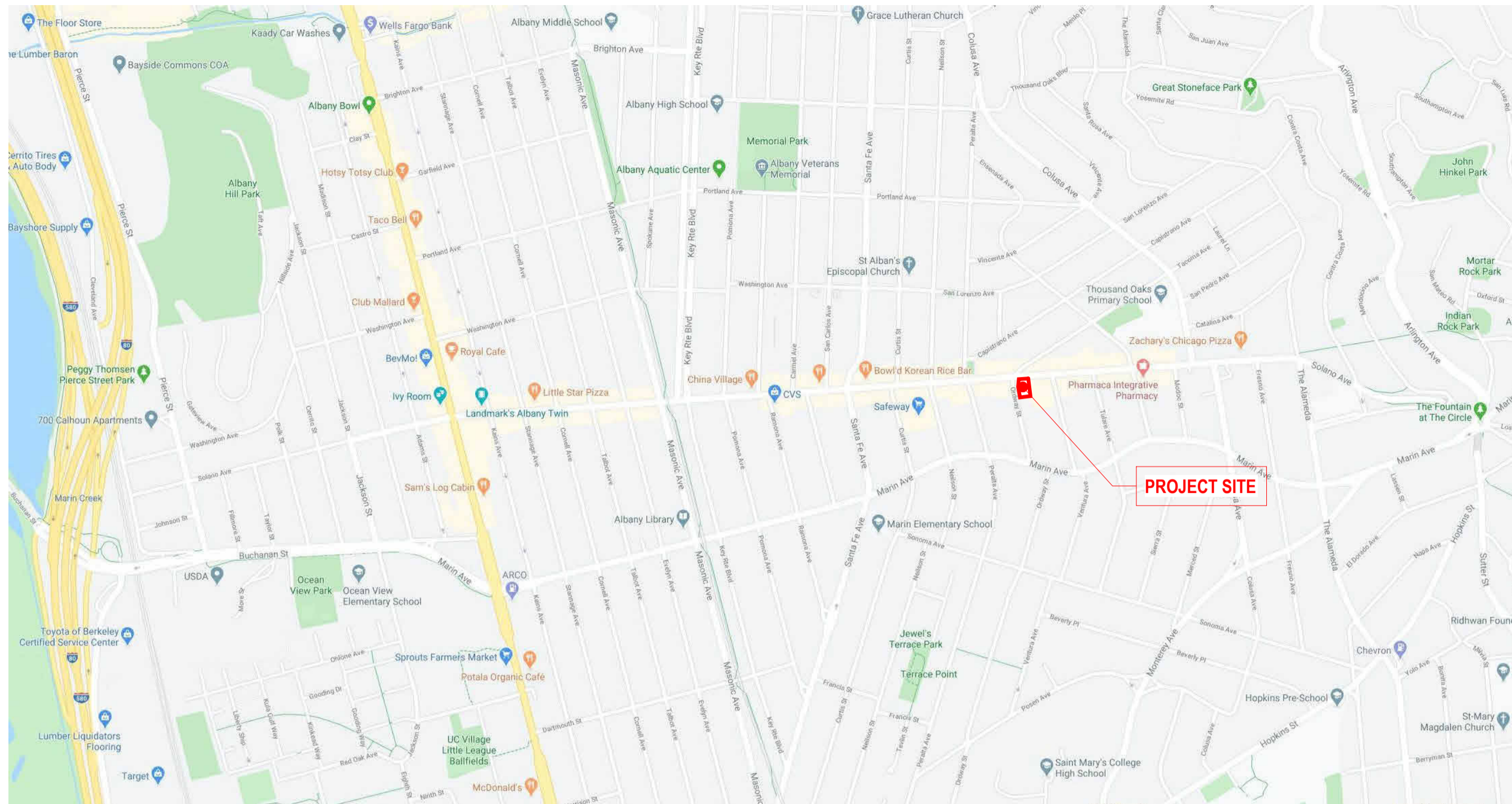
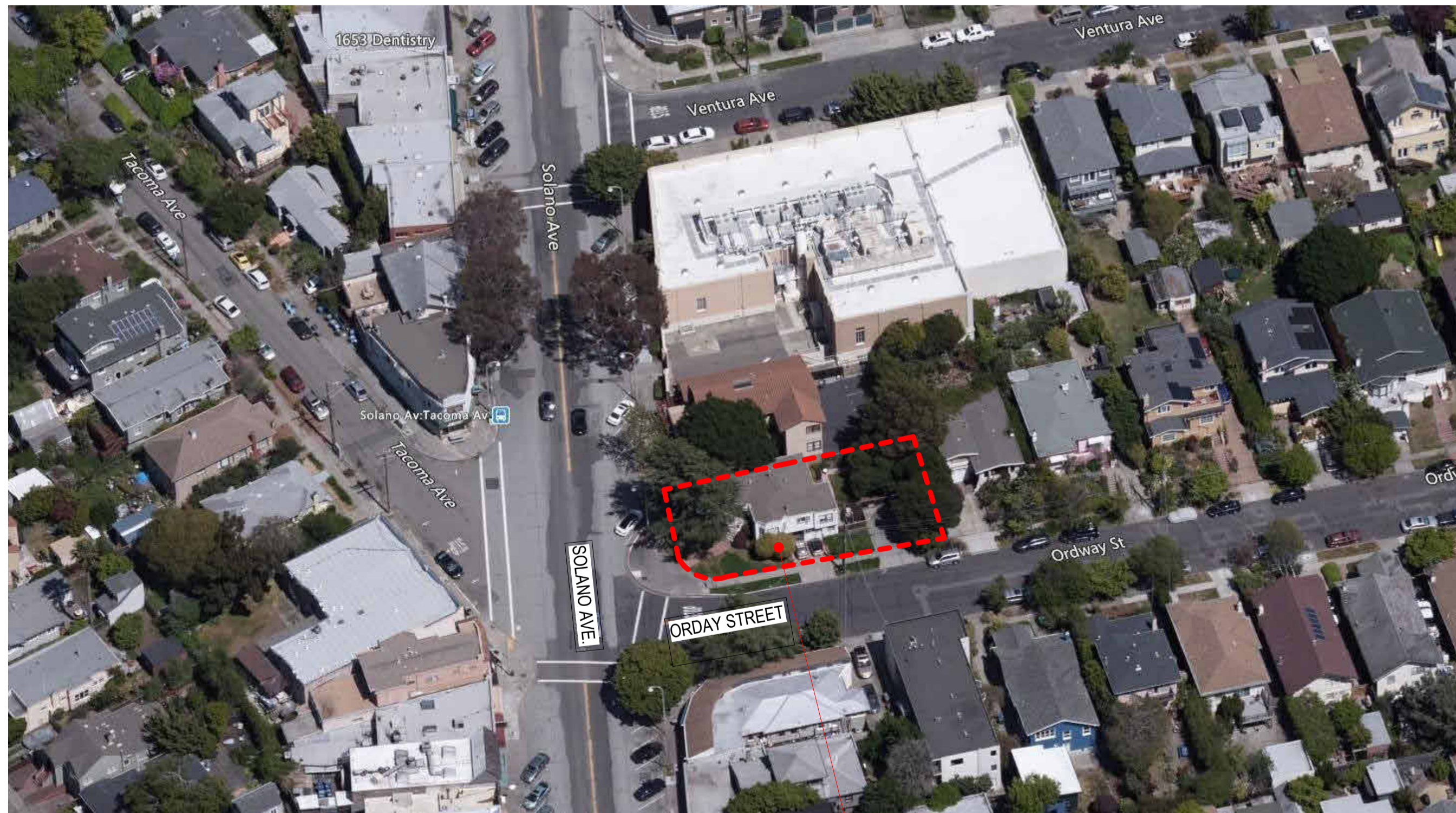


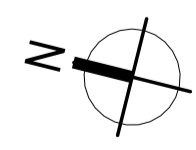
VICINITY MAP



VICINITY BIRD-EYE VIEW



PROJECT SITE



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GENERAL

- A0.0 COVER SHEET
- A0.1 SITE PHOTOGRAPHS
- A0.2 DENSITY BONUS DIAGRAM
- A0.3 AREA CALCULATIONS - FAR & OCCUPANCY
- A0.4 AIA CHECKLIST
- A0.5 AIA CHECKLIST
- A0.6 AIA CHECKLIST

LANDSCAPE

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- L0.01 LANDSCAPE TREE PROTECTION AND REMOVAL PLAN
- L5.01 LANDSCAPE PLANTING PLAN - GROUND LEVEL
- L5.02 LANDSCAPE PLANTING PLAN - ROOF LEVEL

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- A3.1 STREET PERSPECTIVE LOOKING SW ON SOLANO AND ORDWAY
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- A3.6 EAST & SOUTH ELEVATIONS
- A3.7 SECTION
- A4.0 RESIDENTIAL AND COMMERCIAL CIRCULATION DIAGRAM
- A4.1 ENLARGED BIKE ROOM DRAWINGS
- A10.1 MATERIALS AND COLORS

PLANNING INFORMATION		
APN:	65-2625-1	
LOT AREA:	5,127 SF	
DENSITY:	ALLOWED/REQUIRED	PROPOSED
	(63) UNITS PER ACRE, (7.4 UNITS ALLOWED)	(12) UNITS
FAR:	1.25 (1.25 x 5,127 SF = 6,408 SF ALLOWED)	19,201 SF 19,201/5,127 = 3.75 FAR
BUILDING HEIGHT:	35'-0" MAX.	45'-0" (TO ROOF) 49'-0" (TO TOP OF PARAPET)
OPEN SPACE:	200 SF PER UNIT (2,400 SF TOTAL)	998 SF TOTAL
PARKING:	(1) PER UNIT, (1) PER 200 SF OF OFFICE (MEDICAL) = (27) TOTAL	(2) TOTAL
BICYCLE PARKING:	(1) PER UNIT, (1) PER 1,500 SF OF OFFICE (MEDICAL) = (14) TOTAL	(28) BIKE SPACES and (2) CARGO BIKE SPACES
SETBACK:		
FRONT:	0' - 0"	0' - 0"
REAR:	0' - 0"	0' - 0"
SIDE (INTERIOR):	0' - 0"	0' - 0"
SIDE (CORNER LOT):	0' - 0"	0' - 0"

RESIDENTIAL UNIT BREAKDOWN BY FLOOR

UNIT NUMBER	UNIT TYPE	TOTAL NET AREA
2ND FLOOR		
UNIT 1	.2 BEDROOM	1,204 SF
UNIT 3	.2 BEDROOM	739 SF
UNIT 2	.2 BEDROOM	938 SF
UNIT 4	.1 BEDROOM	545 SF
3RD FLOOR		
UNIT 5	.2 BEDROOM	1,204 SF
UNIT 7	.2 BEDROOM	739 SF
UNIT 6	.2 BEDROOM	937 SF
UNIT 8	.1 BEDROOM	545 SF
4TH FLOOR		
UNIT 9	.2 BEDROOM	1,161 SF
UNIT 11	.2 BEDROOM	739 SF
UNIT 10	.2 BEDROOM	938 SF
UNIT 12	.1 BEDROOM	545 SF
TOTAL: 12		10,236 SF

TOTAL GROSS BUILDING AREA BY FLOOR

FLOOR	AREA (SF)
FAR	
BASEMENT	2,844 SF
1ST FLOOR	3,882 SF
2ND FLOOR	4,191 SF
3RD FLOOR	4,201 SF
4TH FLOOR	4,157 SF
TOTAL FLOOR AREA	19,275 SF

FAR PROPOSED:
19,275 SF (TOTAL)
19,275 / 5,127 = 3.76 FAR (376%)

- TOTAL FLOOR AREA EXCLUDES USABLE OPEN SPACE, STAIRS AND ELEVATORS ABOVE GROUND FLOOR.
- INCLUDES PARKING AREA ENCLOSED BY TWO OR MORE WALLS. ANY COVERED AREA BELOW THE FIRST FLOOR IF HEIGHT IS GREATER THAN 5 FEET

OPEN SPACE- PRIVATE VS COMMON

COMMON	961 SF
PRIVATE	37 SF
TOTAL OPEN SPACE	998 SF

USABLE OPEN SPACE

COMMON:
ROOF DECK COUNTED TOWARDS COMMON USABLE OPEN SPACE TOTAL (961 SF)
TWO COURTYARDS ON 1ST FLOOR ARE NOT COUNTED BECAUSE THEY DO NOT MEET THE MINIMUM DIMENSION OF 15 FEET

PRIVATE:
ONE BALCONY AT THE 4TH FLOOR COUNTED TOWARDS PRIVATE USABLE OPEN SPACE TOTAL (37 SF)
ALL OTHER BALCONIES DO NOT MEET THE MINIMUM DIMENSION OF 4 FEET OR THE MINIMUM AREA OF 36 SF

NET AREA BY PROGRAM

.1 BEDROOM	1,636
.2 BEDROOM	8,600
CIRCULATION	140
CIRCULATION/ LOUNGE	1,673
COMMERCIAL	2,753
COURTYARD	222
LOBBY	321
OPEN SPACE	998
PARKING	1,324
SERVICES	942
STAIR/ELEV	948
TOTAL SF	19,557

PROJECT SUMMARY

EMPLOYING THE STATE'S DENSITY BONUS, THE PROPOSED PROJECT IS TO BE BUILT ON SITE AT THE CORNER OF ORDWAY ST. AND SOLANO AVE. THE SITE IS 5,127 SQUARE FEET. THE PROJECT IS COMPRISED OF A BASEMENT THAT HAS A LOBBY FACING WEST, PARKING THAT ENCOMPASSES 2 STALLS, AND A TRASH ROOM AND ELECTRIC ROOM LOCATED IN THE BASEMENT, AS WELL AS 16 PARKING SLOTS FOR BICYCLES. THE FIRST FLOOR CONTAINS 2,753 SQ. FT. FOR MEDICAL SERVICES. THE ENTRANCE FROM SOLANO ALLOWS FOR ENTRY AND ADDITIONAL CIRCULATION TO THE UPPER FLOOR RESIDENTIAL UNITS. FLOOR 2-4 ARE OCCUPIED BY RESIDENTIAL UNITS. THERE IS A TOTAL OF 12 UNITS. THE ROOF CONTAINS A 961 SQ. FT. ROOF DECK FACING WEST.

OWNER

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BERKELEY, CA 94611
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ARCHITECT

KAVA MASSIH ARCHITECTS
KAVA MASSIH
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BERKELEY, CA 94710
PH: (510)644-1920 FAX: (510)644-1929

COVER SHEET

(@ 22" x 34")
08/10/2021

1600 SOLANO MIXED USE | 1600 SOLANO AVE
ALBANY, CA 94707



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2018



CORNER OF SOLANO AVE. AND ORDWAY ST.



RETAIL STORES ON SOLANO AVE.



OAK TREE NEXT TO PROJECT SITE



CORNER OF SOLANO AVE. AND VENTURA AVE.



NEIGHBORING PROPERTY



OFFICE BUILDING ON SOLANO AVE.

SITE PHOTOGRAPHS

(@ 22" x 34")
08/10/2021

1600 SOLANO MIXED USE | 1600 SOLANO AVE
ALBANY, CA 94707

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KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2018

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PLANNING INFORMATION		
APN:	65-2625-1	
LOT AREA:	5,127 SF	
	ALLOWED/REQUIRED	PROPOSED
DENSITY:	(63) UNITS PER ACRE, (7.4 UNITS ALLOWED)	(12) UNITS
FAR:	1.25 (1.25 x 5,127 SF = 6,408 SF ALLOWED)	19,201 SF 19,201/5,127 = 3.75 FAR
BUILDING HEIGHT:	35'-0" MAX.	45'-0" (TO ROOF) 49'-0" (TO TOP OF PARAPET)
OPEN SPACE:	200 SF PER UNIT (2,400 SF TOTAL)	998 SF TOTAL
PARKING:	(1) PER UNIT, (1) PER 200 SF OF OFFICE (MEDICAL) = (27) TOTAL	(2) TOTAL
BICYCLE PARKING:	(1) PER UNIT, (1) PER 1,500 SF OF OFFICE (MEDICAL) = (14) TOTAL	(28) BIKE SPACES and (2) CARGO BIKE SPACES
SETBACK:		
FRONT:	0' - 0"	0' - 0"
REAR:	0' - 0"	0' - 0"
SIDE (INTERIOR):	0' - 0"	0' - 0"
SIDE (CORNER LOT):	0' - 0"	0' - 0"

RESIDENTIAL UNIT BREAKDOWN BY FLOOR

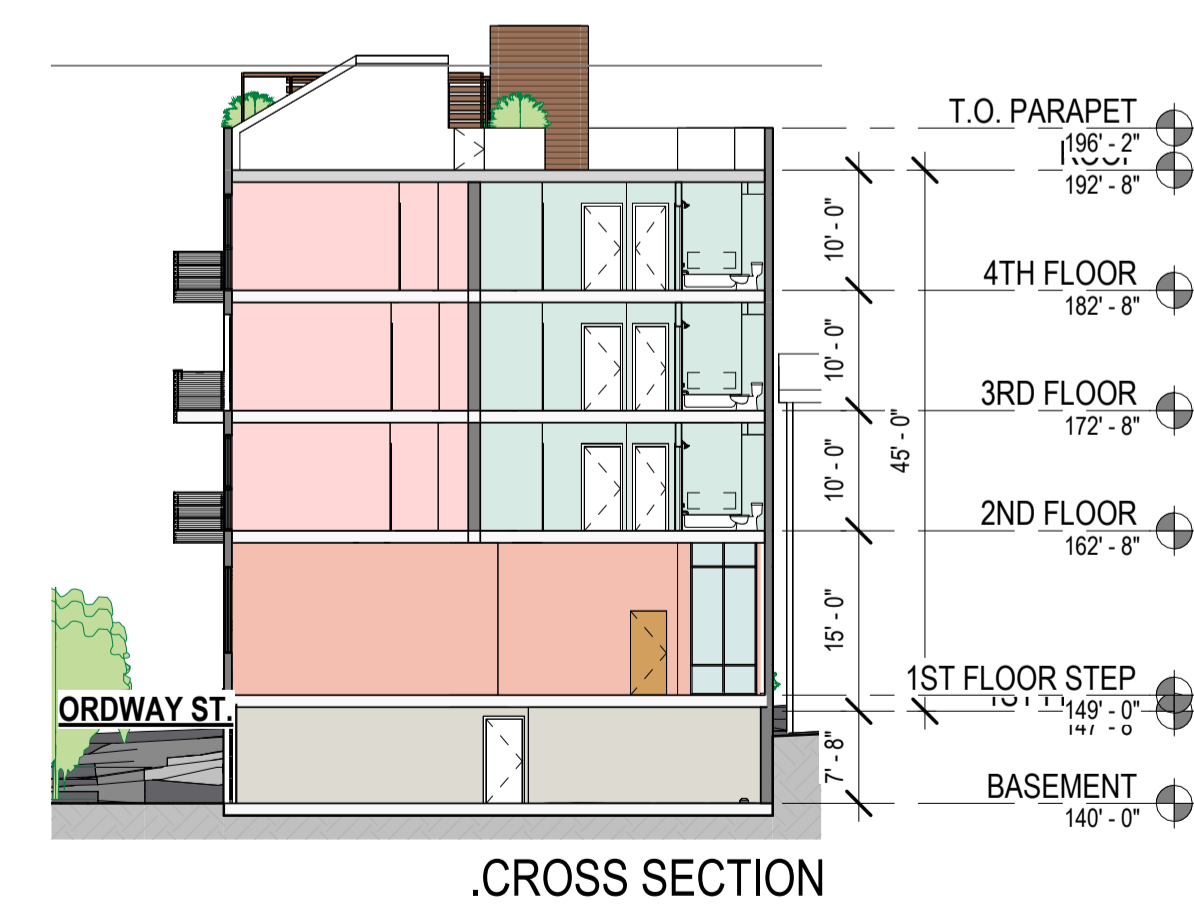
UNIT NUMBER	UNIT TYPE	TOTAL NET AREA
2ND FLOOR		
UNIT 1	.2 BEDROOM	1,204 SF
UNIT 3	.2 BEDROOM	739 SF
UNIT 2	.2 BEDROOM	938 SF
UNIT 4	.1 BEDROOM	545 SF
3RD FLOOR		
UNIT 5	.2 BEDROOM	1,204 SF
UNIT 7	.2 BEDROOM	739 SF
UNIT 6	.2 BEDROOM	937 SF
UNIT 8	.1 BEDROOM	545 SF
4TH FLOOR		
UNIT 9	.2 BEDROOM	1,161 SF
UNIT 11	.2 BEDROOM	739 SF
UNIT 10	.2 BEDROOM	938 SF
UNIT 12	.1 BEDROOM	545 SF
TOTAL: 12		10,236 SF

DENSITY BONUS CONCESSIONS REQUESTED:

1. REDUCED PARKING REQUIREMENTS

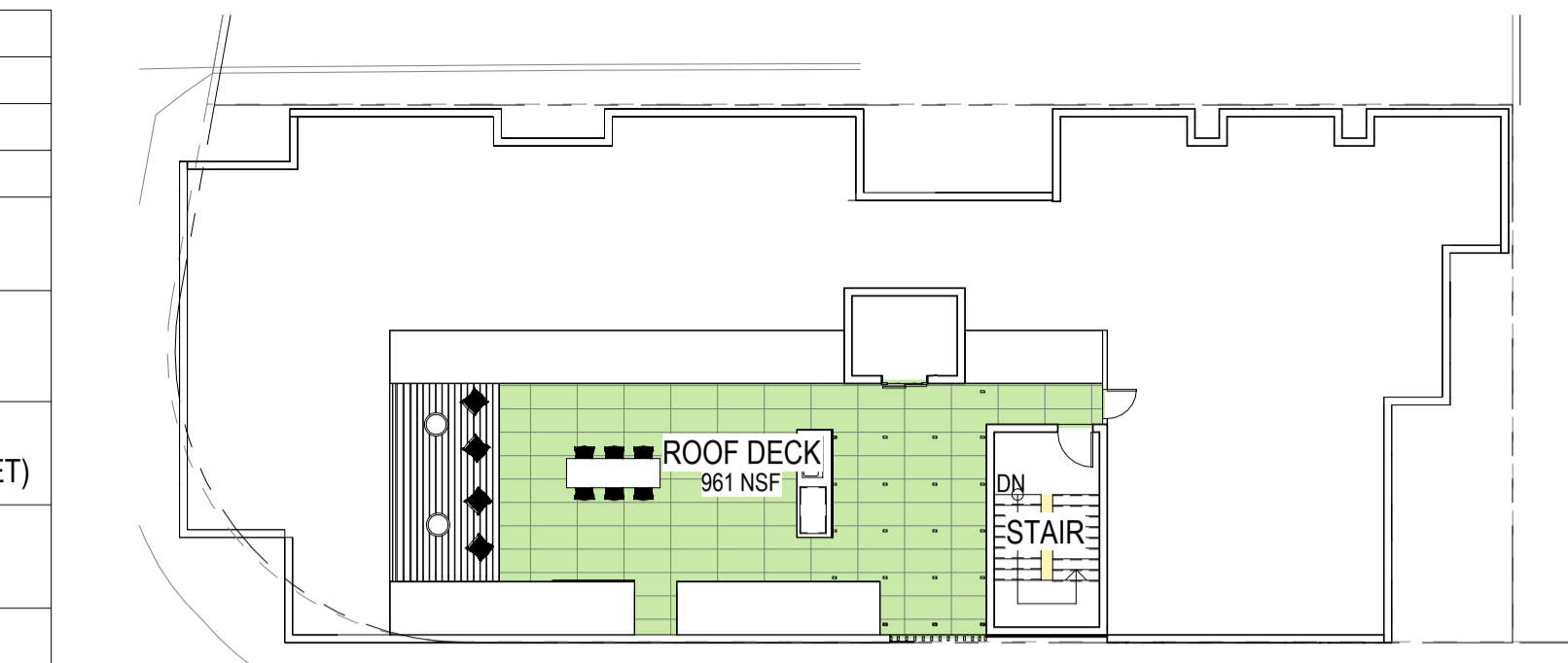
DENSITY BONUS WAIVERS REQUESTED:

1. FAR INCREASE
2. HEIGHT INCREASE
3. REDUCED OPEN SPACE REQUIREMENT

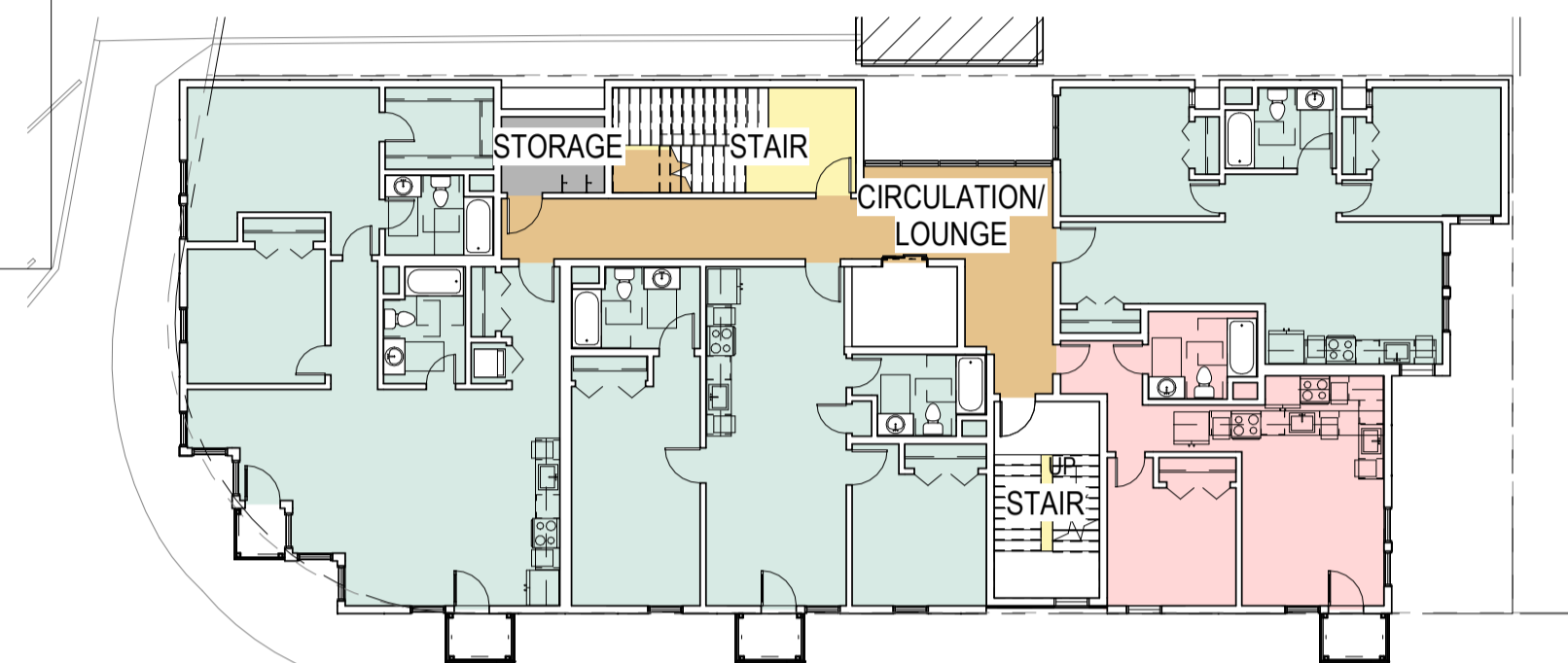


W/ DENSITY BONUS PROJECT
DENSITY BONUS DIAGRAM

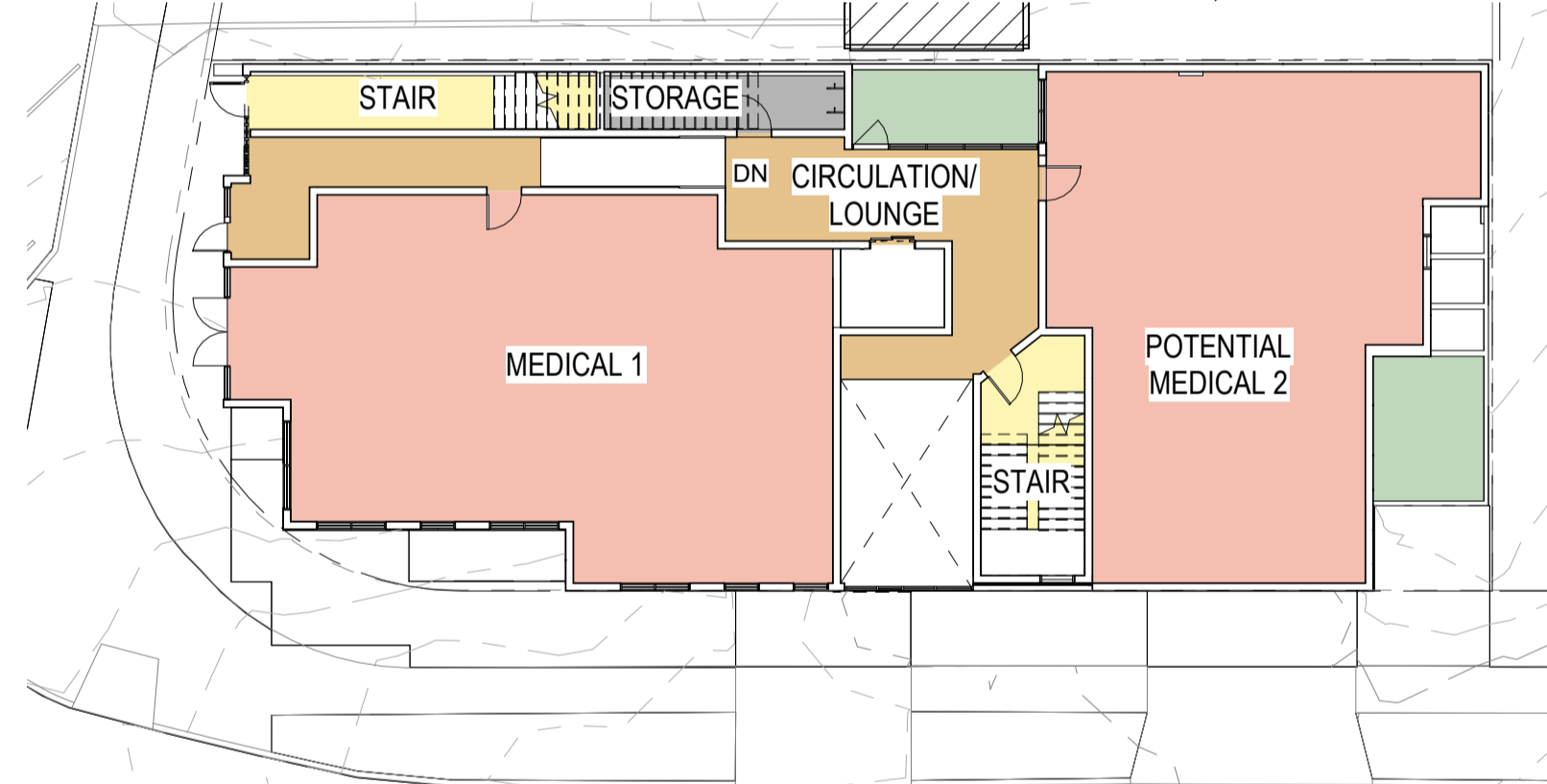
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08/10/2021



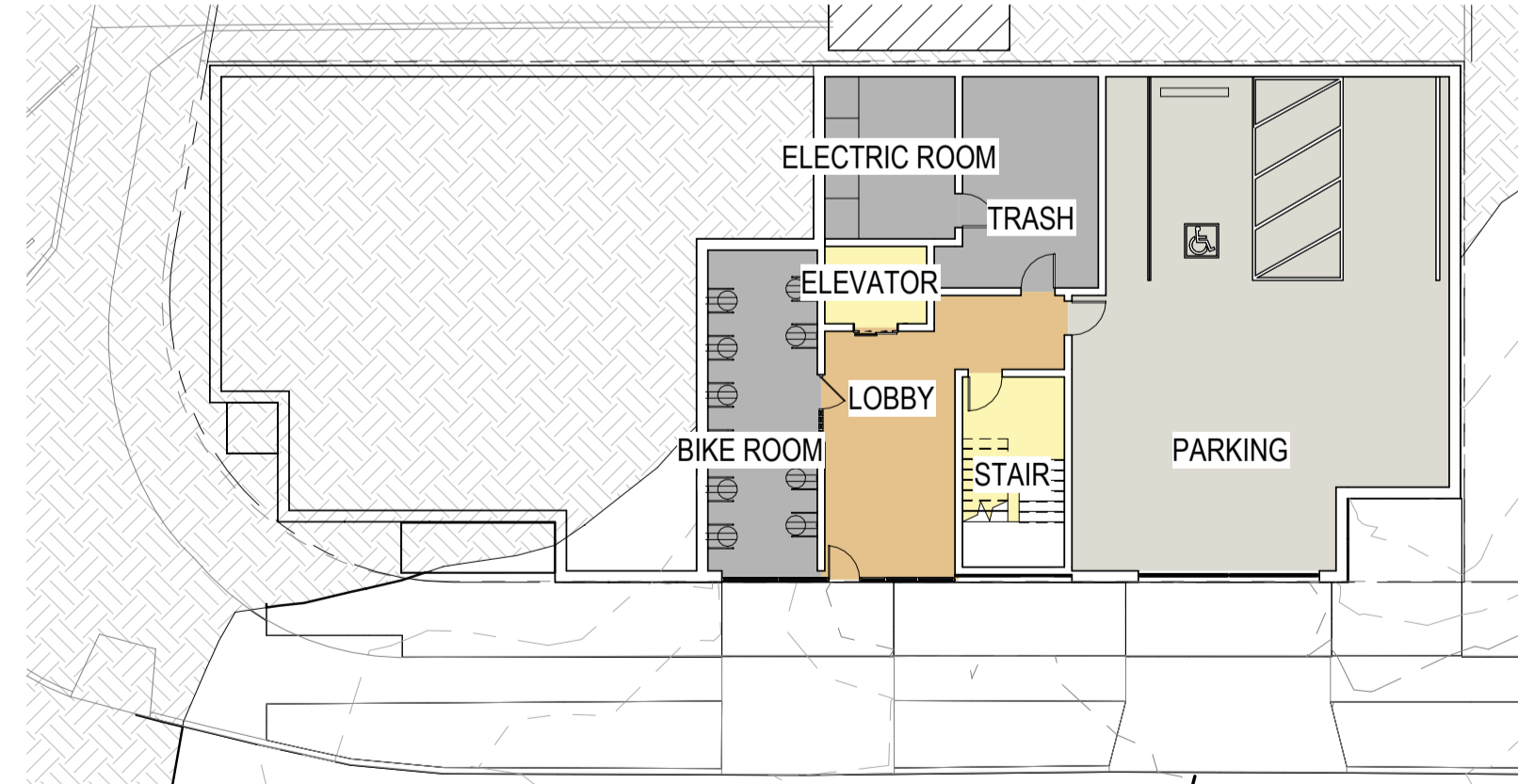
ROOF



2ND & 3RD FLOOR, 4TH FLOOR SIM.



1ST FLOOR



BASEMENT

BASE PROJECT INFORMATION		
APN:	65-2625-1	
LOT AREA:	5,127 SF	
	ALLOWED/REQUIRED	PROPOSED
DENSITY:	(63) UNITS PER ACRE, (7.4 UNITS ALLOWED)	(8) UNITS *
FAR:	125% OF LOT AREA (6,408 SF ALLOWED)	6,396 SF
BUILDING HEIGHT:	35'-0" MAX.	24'-0"
OPEN SPACE:	200 SF PER UNIT	1,665 SF
PARKING:	(1) PER UNIT, (1) PER 200 SF OF OFFICE (MEDICAL)	(13) TOTAL = (5) FOR OFFICE + (8) FOR UNITS

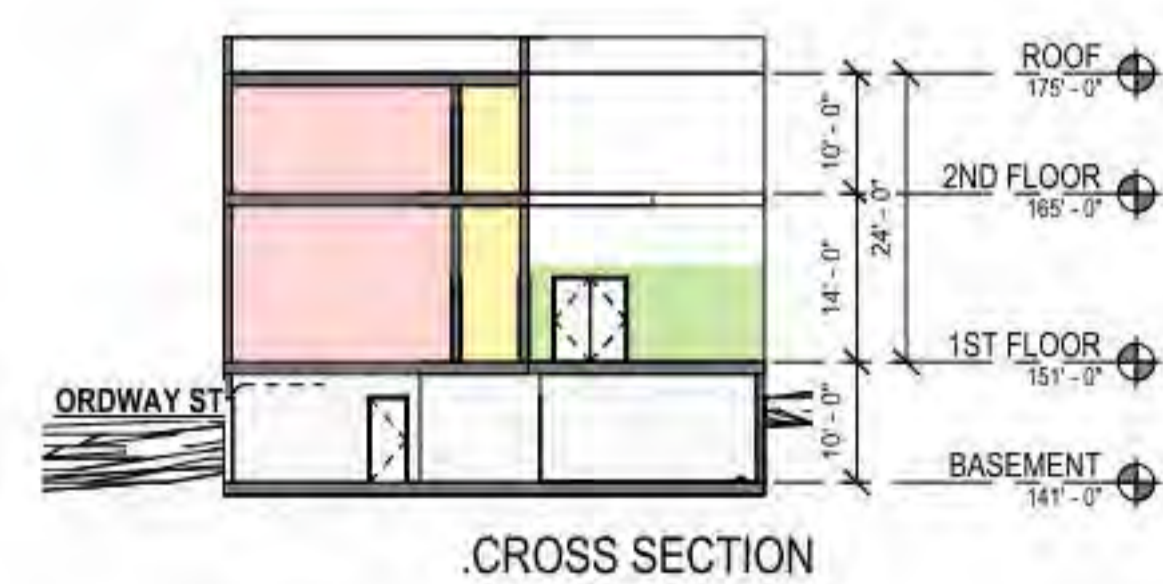
*CALIFORNIA'S DENSITY BONUS LAW STATES ALL DENSITY BONUS CALCULATIONS RESULTING IN FRACTIONS ARE ROUNDED UP TO THE NEXT WHOLE NUMBER

GROSS FLOOR AREA BY FLOOR

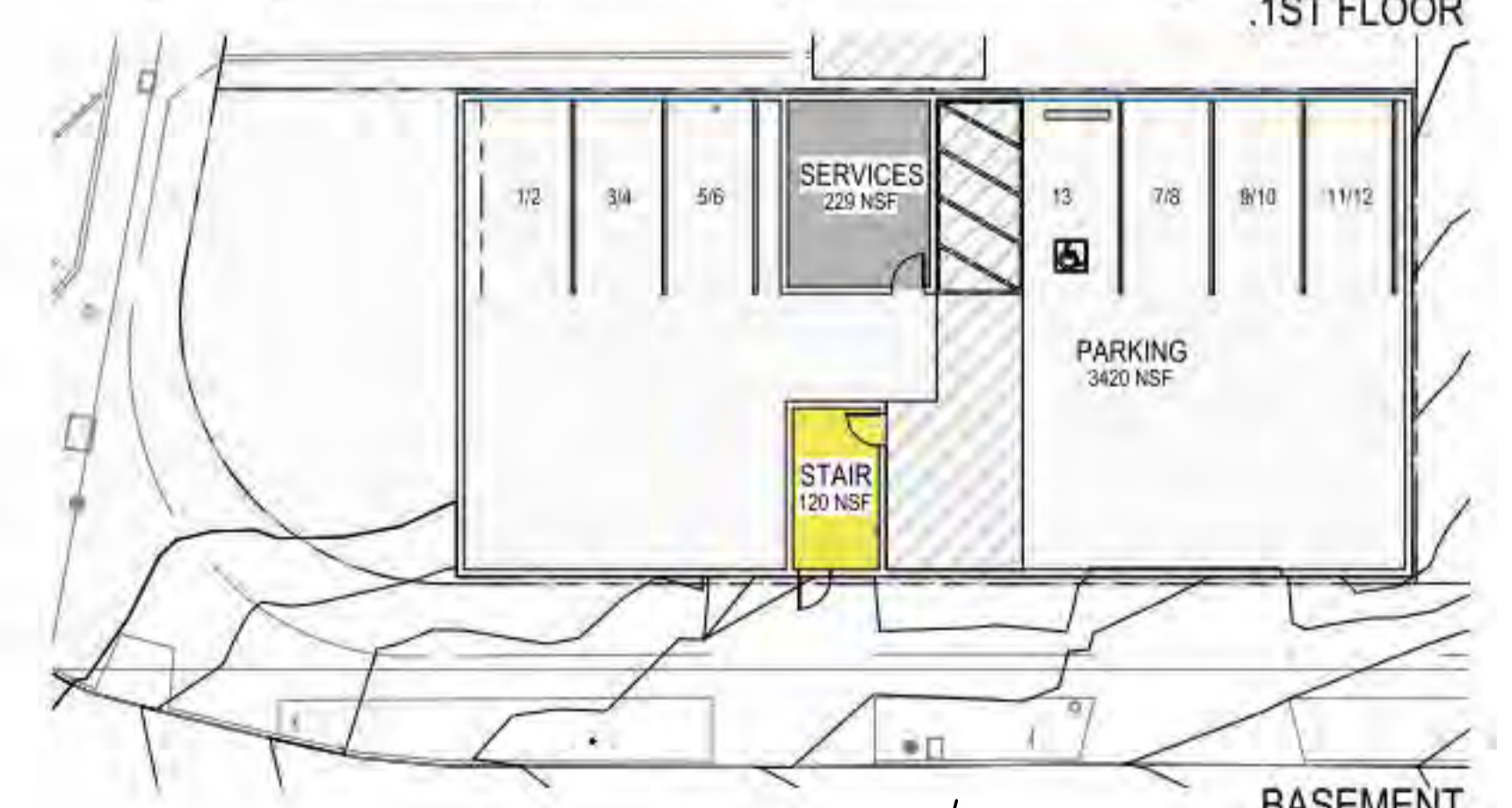
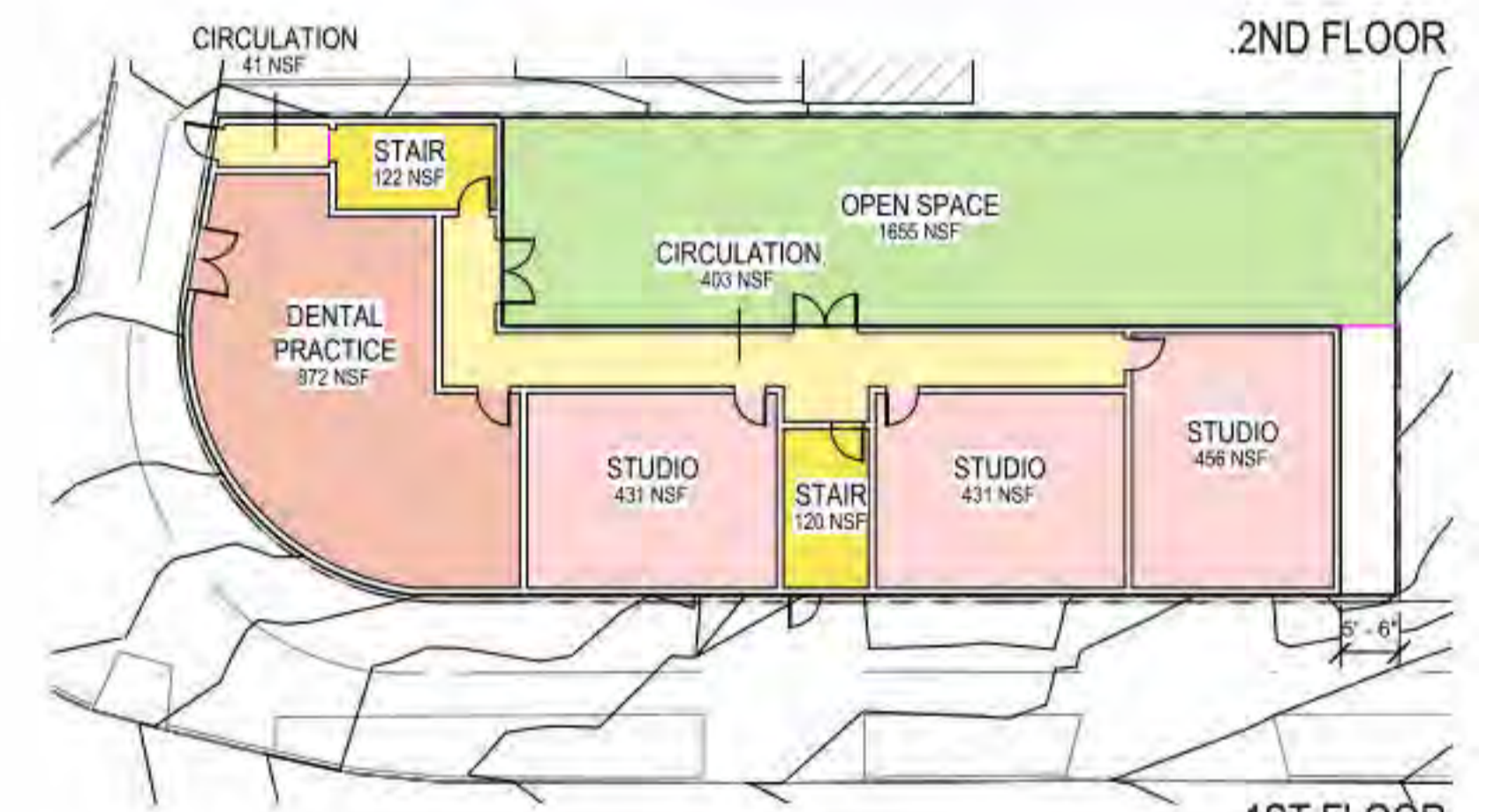
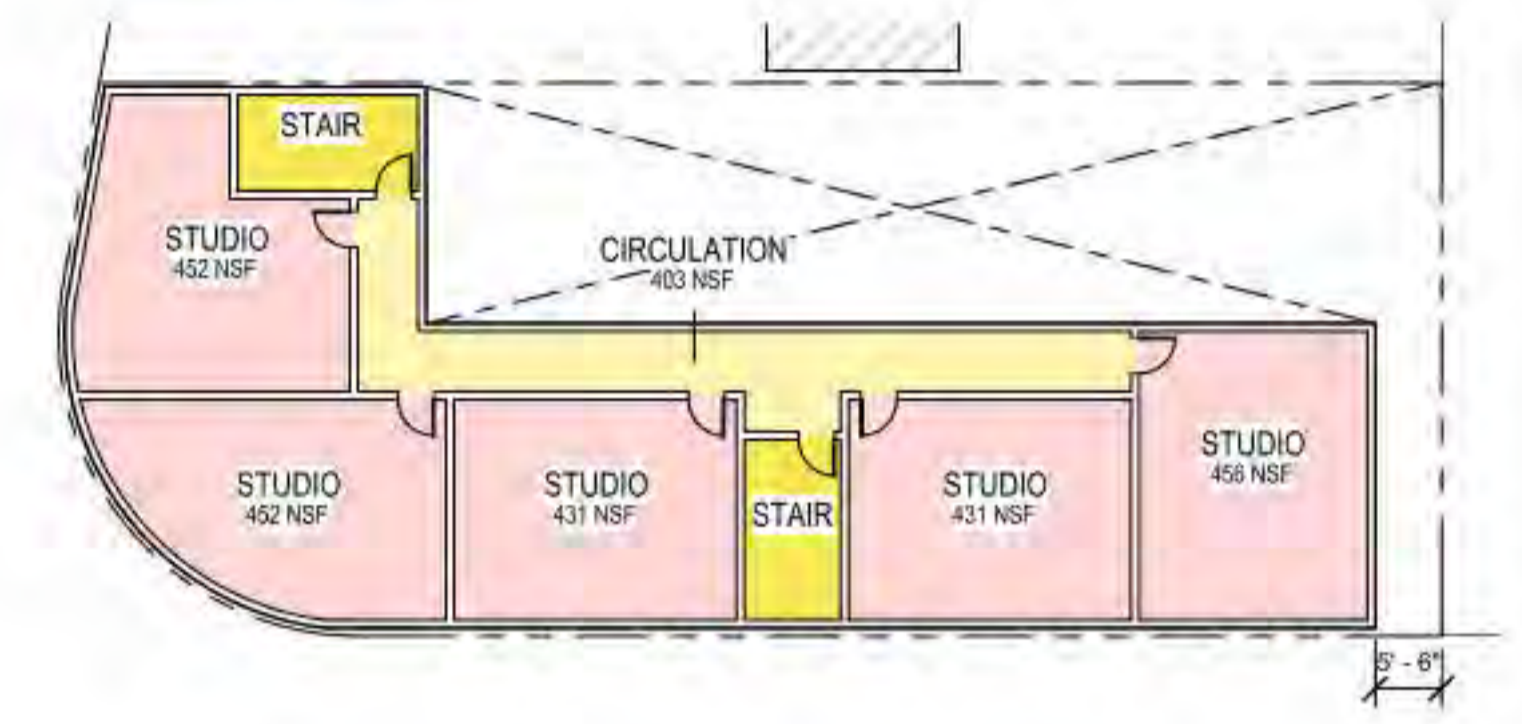
BASEMENT	4005 SF
FAR	4005 SF
1ST FLOOR	3198 SF
2ND FLOOR	3198 SF
TOTAL	6396 SF

RESIDENTIAL UNITS

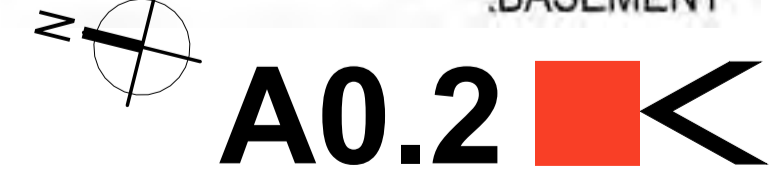
UNIT TYPE	COUNT	%	AVERAGE NET UNIT AREA	TOTAL NET AREA
1ST FLOOR				
STUDIO	3	38%	445 SF	1318
	3	38%		1318
2ND FLOOR				
STUDIO	5	63%	445 SF	2222
	5	63%		2222
TOTAL # UNITS	8	100%		3540



BY-RIGHT PROJECT



BASEMENT



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2018

1600 SOLANO MIXED USE | 1600 SOLANO AVE
ALBANY, CA 94707

TOTAL GROSS FLOOR AREA BY OCCUPANCY

COMMERCIAL	
1ST FLOOR	3,053
PARKING	3,053
BASEMENT	
	1,449
	1,449
RESIDENTIAL	
BASEMENT	1,395
1ST FLOOR	829
2ND FLOOR	4,191
3RD FLOOR	4,201
4TH FLOOR	4,157
TOTAL FLOOR AREA	19,275

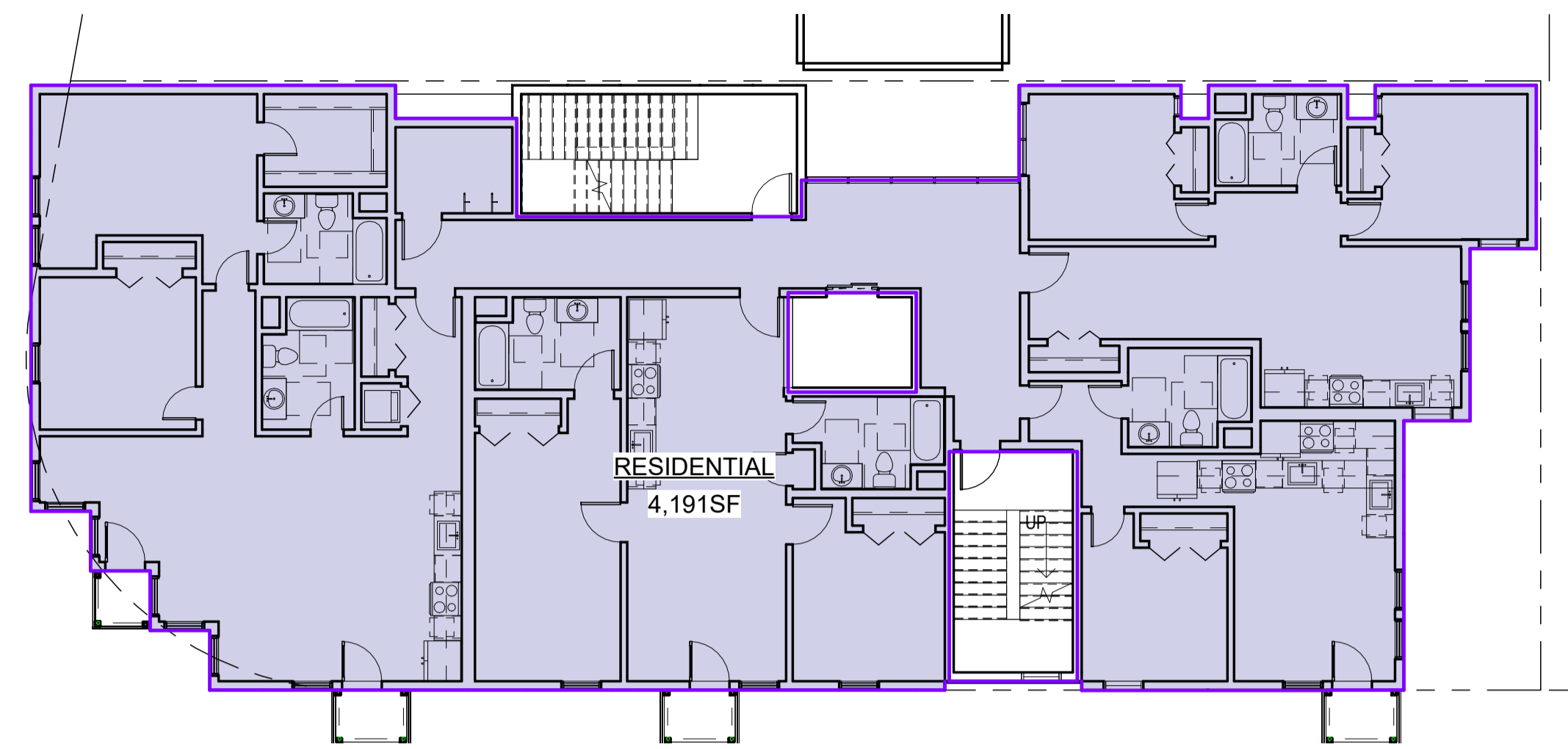
FLOOR AREA RATIO:

FAR ALLOWED: 6,408 SF (125%)
 $5,127 \times 1.25 = 6,408$ (125%)
 FAR PROPOSED: 19,275 SF (376%)
 $19,275 / 5,127 = 3.76$ FAR (376%)

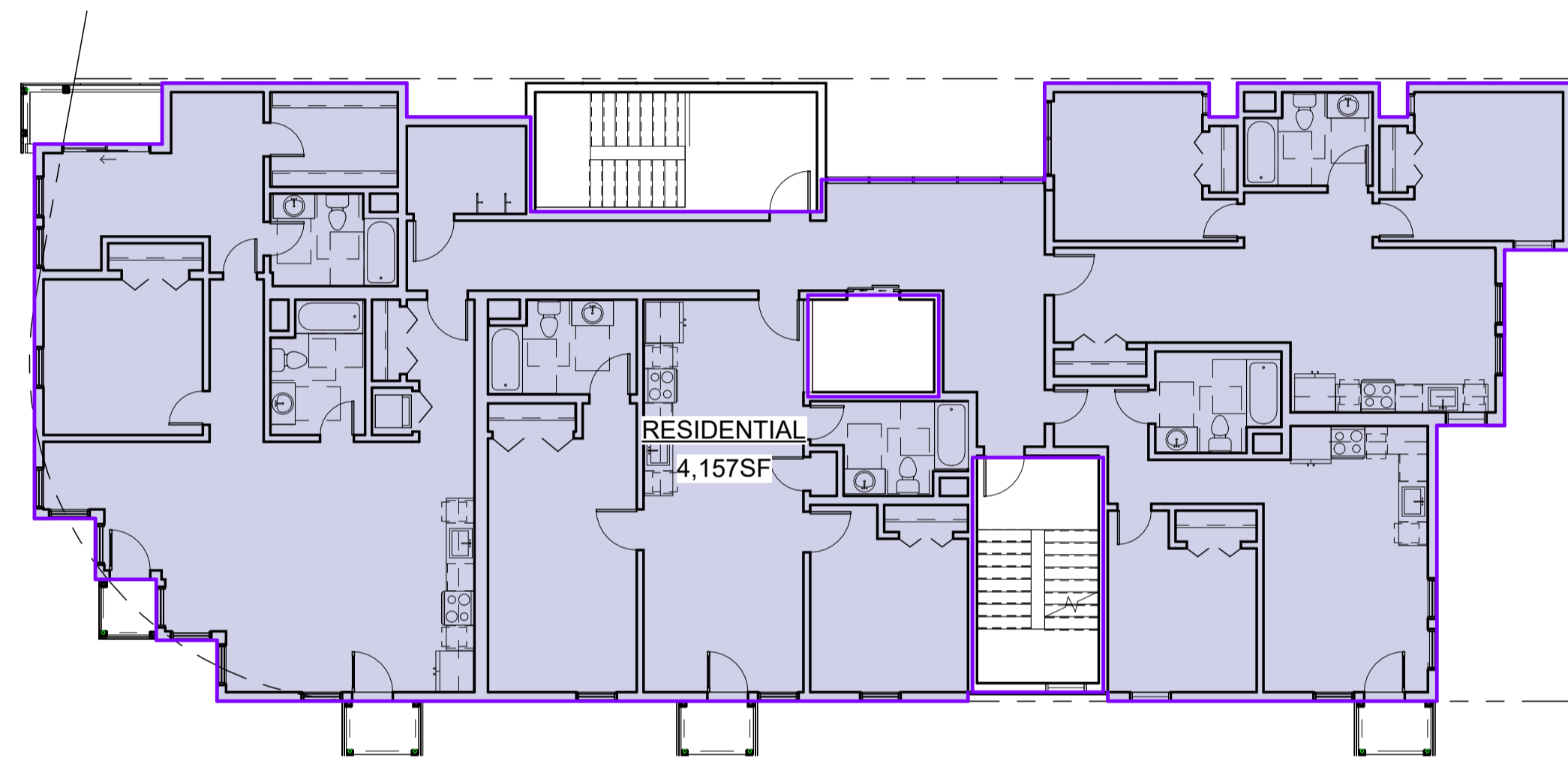
- TOTAL FLOOR AREA EXCLUDES USABLE OPEN SPACE, STAIRS AND ELEVATORS ABOVE GROUND FLOOR.
 - INCLUDES PARKING AREA ENCLOSED BY TWO OR MORE WALLS, ANY COVERED AREA BELOW THE FIRST FLOOR IF HEIGHT IS GREATER THAN 5 FEET

OCCUPANCY

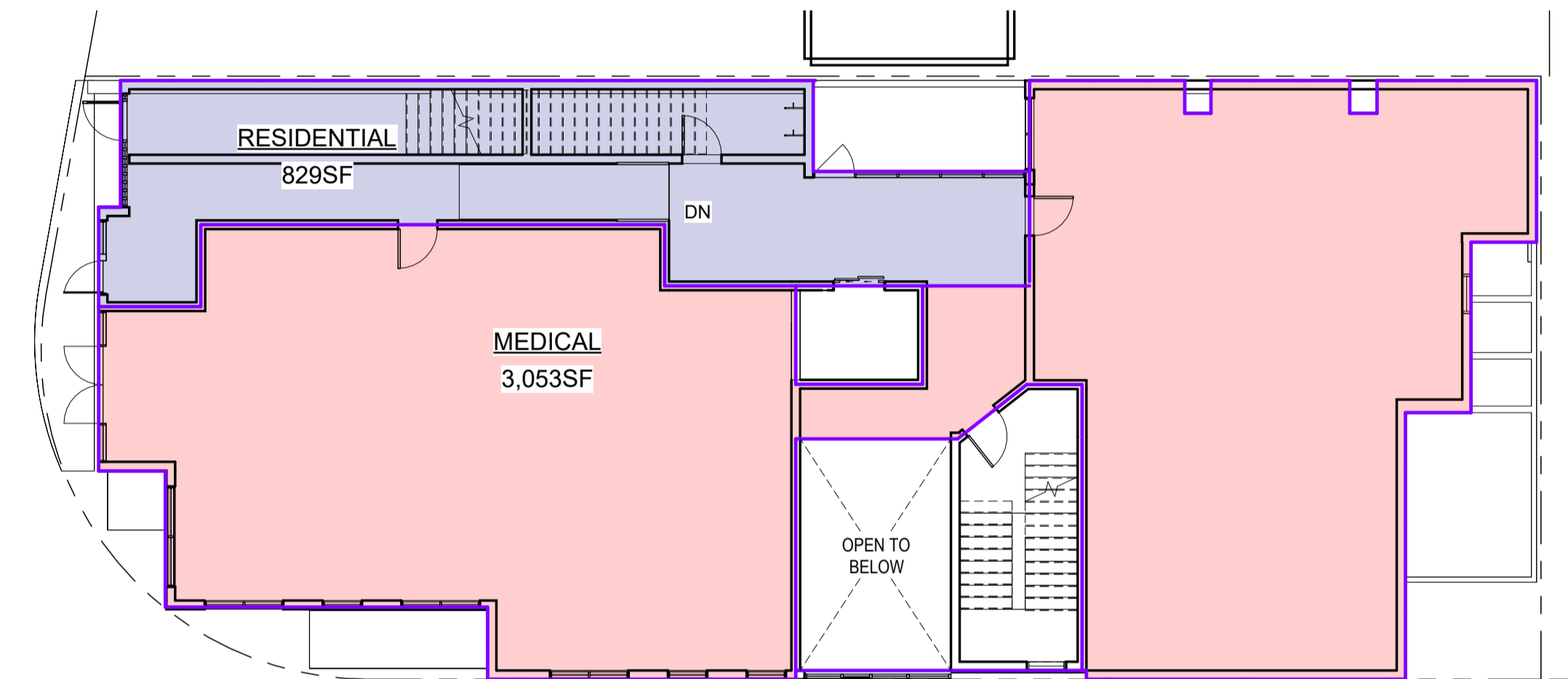
- RESIDENTIAL
- COMMERCIAL



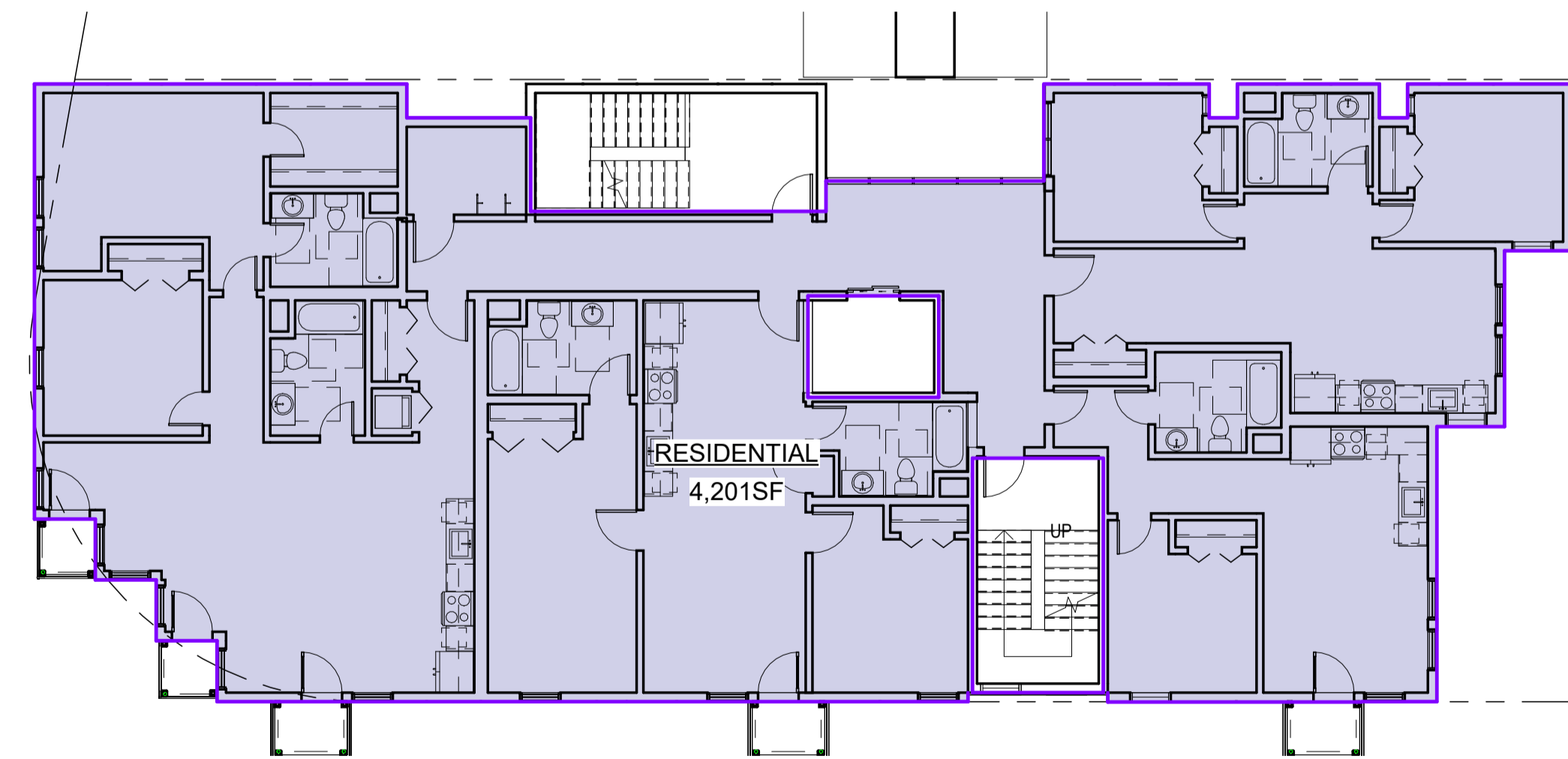
2ND FLOOR
 3/32" = 1'-0" 3



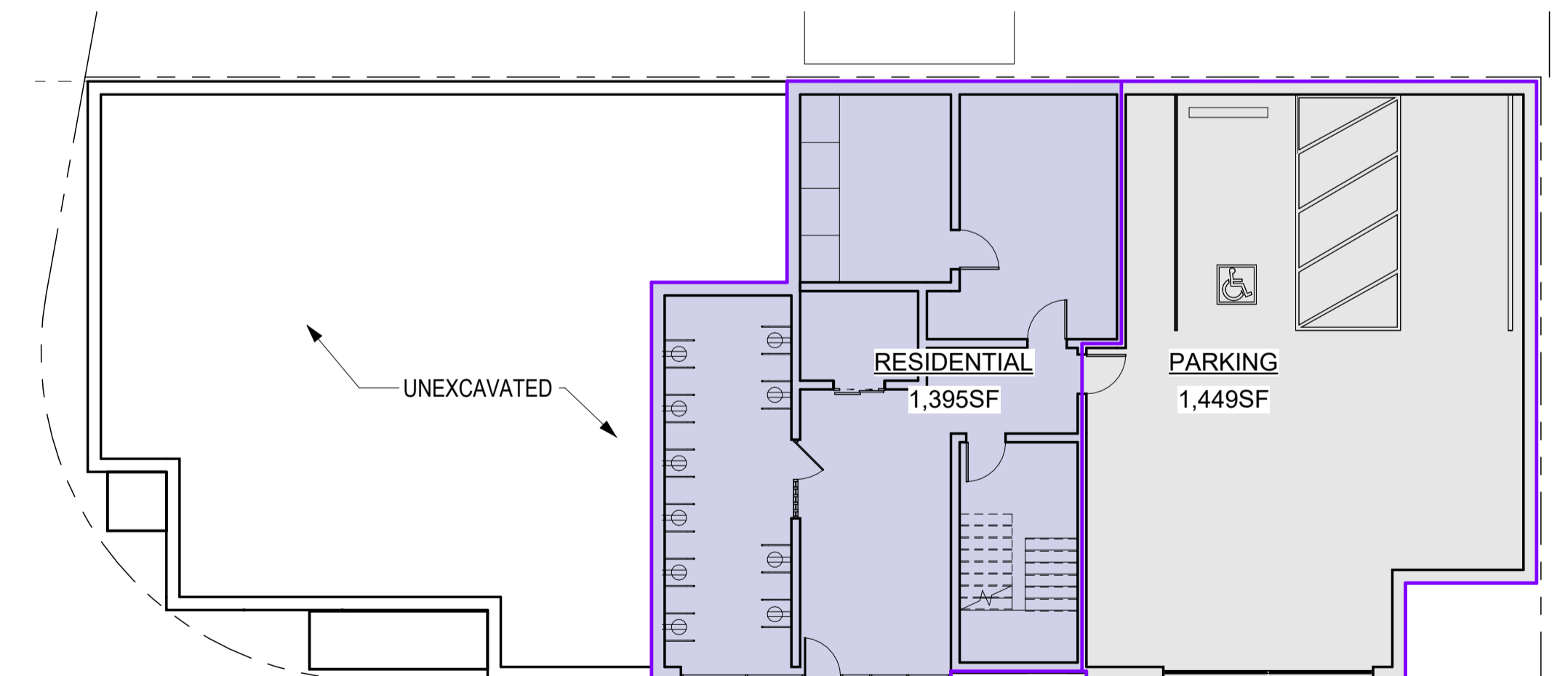
4TH FLOOR
 3/32" = 1'-0" 5



1ST FLOOR
 3/32" = 1'-0" 2



3RD FLOOR
 3/32" = 1'-0" 4



BASEMENT
 3/32" = 1'-0" 1

OCCUPANCY

- RESIDENTIAL
- PARKING

AREA CALCULATIONS - FAR & OCCUPANCY

3/32" = 1'-0" (@ 22" x 34")
 08/10/2021

**1600 SOLANO MIXED USE | 1600 SOLANO AVE
 ALBANY, CA 94707**

A0.3

KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2018

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ALBANY AMENDMENTS

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (Updated December 13th, 2021)

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	Y	N/A	RESPON. PARTY	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY																																						
			<p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p> <p>ABBREVIATION DEFINITIONS:</p> <p>HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</p> <p>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</p> <p>DIVISION 4.1 PLANNING AND DESIGN</p> <p>SECTION 4.102 DEFINITIONS</p> <p>4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.</p> <p>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p>4.106 SITE DEVELOPMENT</p> <p>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. <p>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)</p> <p>4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. <p>Exception: Additions and alterations not altering the drainage path.</p> <p>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: <ol style="list-style-type: none"> Where there is no commercial power supply. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. <p>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous, if enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p> <p>4.106.4.2 New multifamily dwellings. See Appendix A.</p>				<p>4.106.4.2.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1 and Section 4.106.4.2.2, Item 3.</p> <p>Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.</p> <p>4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm). One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 2-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). <p>a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</p> <p>4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>4.106.4.2.4 Multiple EV spaces required. See Appendix A.</p> <p>4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.</p> <p>Notes:</p> <ol style="list-style-type: none"> Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.</p> <table border="1"> <caption>TABLE 4.106.4.3.1</caption> <thead> <tr> <th>TOTAL NUMBER OF PARKING SPACES</th> <th>NUMBER OF REQUIRED EV SPACES</th> </tr> </thead> <tbody> <tr> <td>0-9</td> <td>0</td> </tr> <tr> <td>10-25</td> <td>1</td> </tr> <tr> <td>26-50</td> <td>2</td> </tr> <tr> <td>51-75</td> <td>2</td> </tr> <tr> <td>76-100</td> <td>4</td> </tr> <tr> <td>101-150</td> <td>7</td> </tr> <tr> <td>151-200</td> <td>10</td> </tr> <tr> <td>201 and over</td> <td>6 percent of total</td> </tr> </tbody> </table> <p>4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet (5486mm). The minimum width of each EV space shall be 9 feet (2743mm). <p>4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.</p> <p>4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.</p> <p>4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.</p> <p>4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the California Building Code, Chapter 11B.</p>	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES	0-9	0	10-25	1	26-50	2	51-75	2	76-100	4	101-150	7	151-200	10	201 and over	6 percent of total				<p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. For new buildings see Appendix A.</p>				<p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</p> <p>Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.</p> <p>Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</p> <p>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p>4.303.1.3 Showerheads.</p> <p>4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p>4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p>Note: A hand-held shower shall be considered a showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p> <p>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p>4.303.1.4.4 Kitchen Faucets. See Appendix A.</p> <p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p>4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.</p> <p>NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p> <table border="1"> <caption>TABLE - MAXIMUM FIXTURE WATER USE</caption> <thead> <tr> <th>FIXTURE TYPE</th> <th>FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GPM @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.5 GPM @ 60 PSI</td> </tr> <tr> <td>METERING FAUCETS</td> <td>0.2 GAL/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.28 GAL/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAL/FLUSH</td> </tr> </tbody> </table> <p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ 	FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.5 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH				<p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 ROENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the local boundaries of the diversion facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. Specify the construction and demolition waste materials will be sorted on-site (separate separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. <p>4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.</p> <p>Notes:</p> <ol style="list-style-type: none"> Sample forms found in "A Guide to the California Green Building Standards Code" (residential) are located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts. Space conditioning systems, including condensers and air filters. Landscape irrigation systems. Water reuse systems. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. A copy of all special inspections verifications required by the enforcing agency or this code. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (p)(2)(A) et seq. are not required to comply with the organic waste portion of this section.</p>
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5/27/2022 1:44:01 PM

AIA CHECKLIST

(@ 22" x 34")
08/10/2021

1600 SOLANO MIXED USE | 1600 SOLANO AVE
ALBANY, CA 94707



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 2018

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ALBANY AMENDMENTS

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (Updated December 13th, 2021)

Y NA RESPON PARTY
 - YES
 - NOT APPLICABLE
 - RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	NA	RESPON PARTY	DESCRIPTION																																																																																								
			<p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>PRODUCT-WEIGHTED MIR (PVMIR). The sum of all weighted MIR for all ingredients in a product subject to this article. The PVMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p>Note: PVMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p>																																																																																								
			<p>4.503 FIREPLACES</p> <p>4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p>																																																																																								
			<p>4.504 POLLUTANT CONTROL</p> <p>4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p>																																																																																								
			<p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507. <p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for VOC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(b)(1) and (b)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 45.</p> <p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> Manufacturer's product specification. Field verification of on-site product containers. 																																																																																								
			<p>TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> </tbody> </table> <p>SPECIALTY APPLICATIONS</p> <table border="1"> <tbody> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr> </tbody> </table> <p>SUBSTRATE SPECIFIC APPLICATIONS</p> <table border="1"> <tbody> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80																														
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OTHER ADHESIVES NOT LISTED	50																																																																																										
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PLASTIC CEMENT WELDING	250																																																																																										
ADHESIVE PRIMER FOR PLASTIC	550																																																																																										
CONTACT ADHESIVE	80																																																																																										
SPECIAL PURPOSE CONTACT ADHESIVE	250																																																																																										
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			<p>TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</p> <table border="1"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD₁</td><td>0.13</td></tr> </tbody> </table> <p>1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).</p>	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD ₁	0.13																																																																												
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			<p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</p> <p>4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:</p> <ol style="list-style-type: none"> Carpet and Rug Institute's Green Label Plus Program. California Department 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). NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage[®] Gold. <p>4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. See Appendix A.</p> <p>4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), or by or before the dates specified in those sections, as shown in Table 4.504.5.</p> <p>4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p> <ol style="list-style-type: none"> Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European E36 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. <p>4.505 INTERIOR MOISTURE CONTROL</p> <p>4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p>4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none"> A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. <p>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.9 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. <p>Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST</p> <p>4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <p>Notes:</p> <ol style="list-style-type: none"> For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. <p>4.507 ENVIRONMENTAL COMFORT</p> <p>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:</p> <ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>																																																																																								

Y	NA	RESPON PARTY	DESCRIPTION
			<p>CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency. <p>702.2 SPECIAL INSPECTION (HCD). When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p> <ol style="list-style-type: none"> Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency. <p>Notes:</p> <ol style="list-style-type: none"> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). <p>[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p> <p>Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p>703 VERIFICATIONS</p> <p>703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.</p>

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

5/27/2022 1:44:04 PM

AIA CHECKLIST

(@ 22" x 34")
 08/10/2021

1600 SOLANO MIXED USE | 1600 SOLANO AVE
 ALBANY, CA 94707



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 2018

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ALBANY AMENDMENTS

APPENDIX A: CITY OF ALBANY AMENDMENTS (Updated Decemeber 13th, 2021)

Y = YES
 N/A = NOT APPLICABLE
 RESPON PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Y	N/A	RESPON PARTY	Y	N/A	RESPON PARTY	Y	N/A	RESPON PARTY	Y	N/A	RESPON PARTY
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<p>Permeable Paving. Permeable paving is utilized for not less than 30 percent of the total parking, walking, or patio surfaces.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface. Required accessible routes for persons with disabilities as required by the California Code of Regulations, Title 24, Part 2, Chapter 11A, and/or Chapter 11B as applicable. 											
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<p>Electric Vehicle Charging Stations in new multifamily buildings. If residential parking is available, twenty percent (20%) of the parking spaces in newly constructed multi-family buildings, rounded to the nearest whole number, shall be Electric Vehicle Charging Stations. The remainder of the parking spaces shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Branch circuit panelboard(s) shall be installed that contain the physical space to accommodate the future installation of a minimum of one 40-ampere dedicated branch circuit and overcurrent protective device per EV-Ready space and have sufficient electrical capacity to deliver a minimum 40 amperes at 208 or 240 volts multiplied by 20% of the total number of parking spaces. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p>											
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>Energy Star Appliances. In each unit where a dishwasher or clotheswasher is being installed, at least one dishwasher or clothes-washer shall be Energy Star approved.</p> <p>Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p>Reduction in cement use. As allowed by the enforcing agency, cement used in foundation mix design shall be reduced not less than a 25 percent.</p> <p>Note: Products commonly used to replace cement in concrete mix designs include, but are not limited to:</p> <ol style="list-style-type: none"> Fly ash. Slag. Silica fume. Rice hull ash. 											
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<p>Resilient Flooring Systems. Where resilient flooring is installed, at least 90% of floor area receiving resilient flooring shall comply with one or more of the following:</p> <ol style="list-style-type: none"> Products compliant with the California Department 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), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department 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). 											
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>Energy Efficiency. Newly constructed residential buildings, excluding Accessory Dwelling Units (ADUs) shall be required to meet or exceed the Energy Design Rating (EDR) Margins listed below.</p> <ol style="list-style-type: none"> Single family mixed-fuel buildings: 10 EDR Margin Single family all-electric buildings: 4.7 Efficiency EDR Margin Multi-family mixed fuel buildings under 4 stories: 10.3 EDR Margin Multi-family Electric buildings under 4 stories: 0 EDR Margin 											

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AIA CHECKLIST

(@ 22" x 34")
 08/10/2021

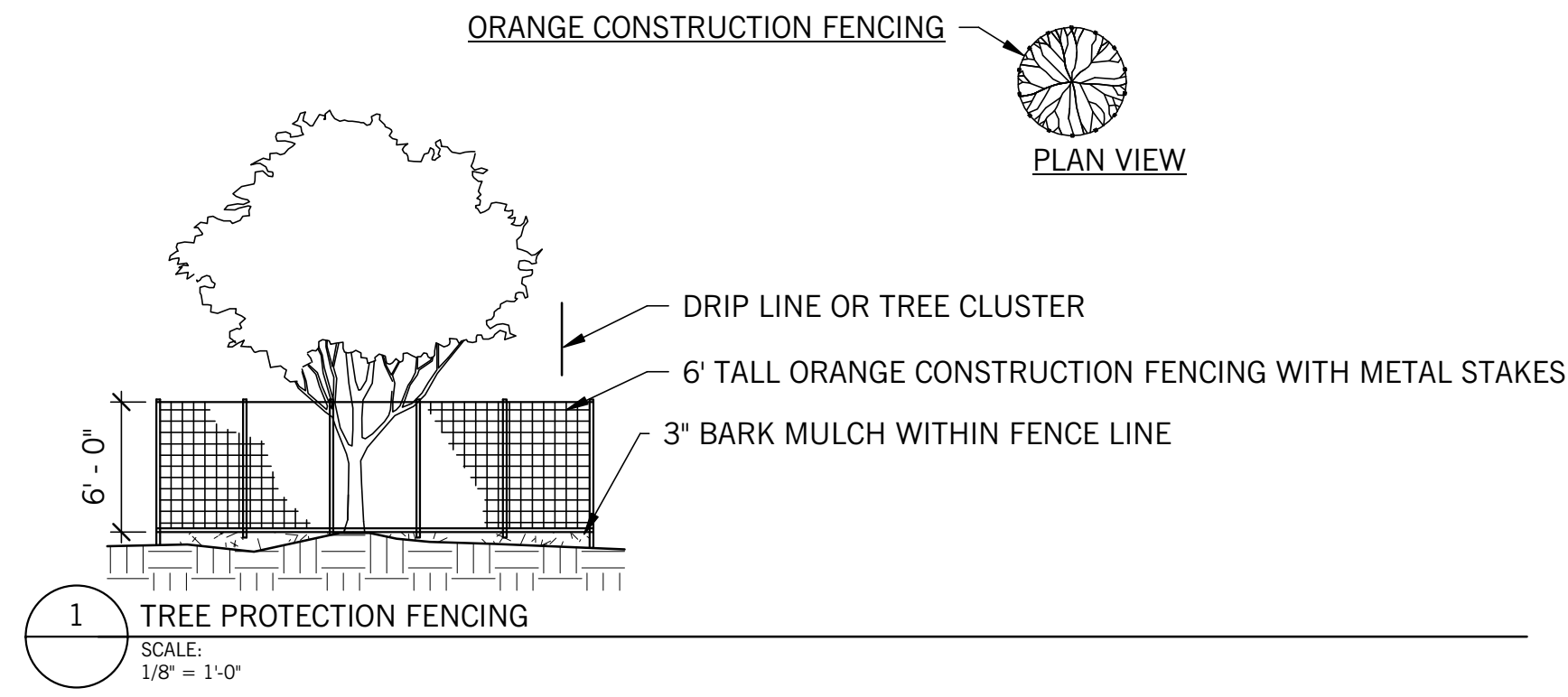
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 ALBANY, CA 94707



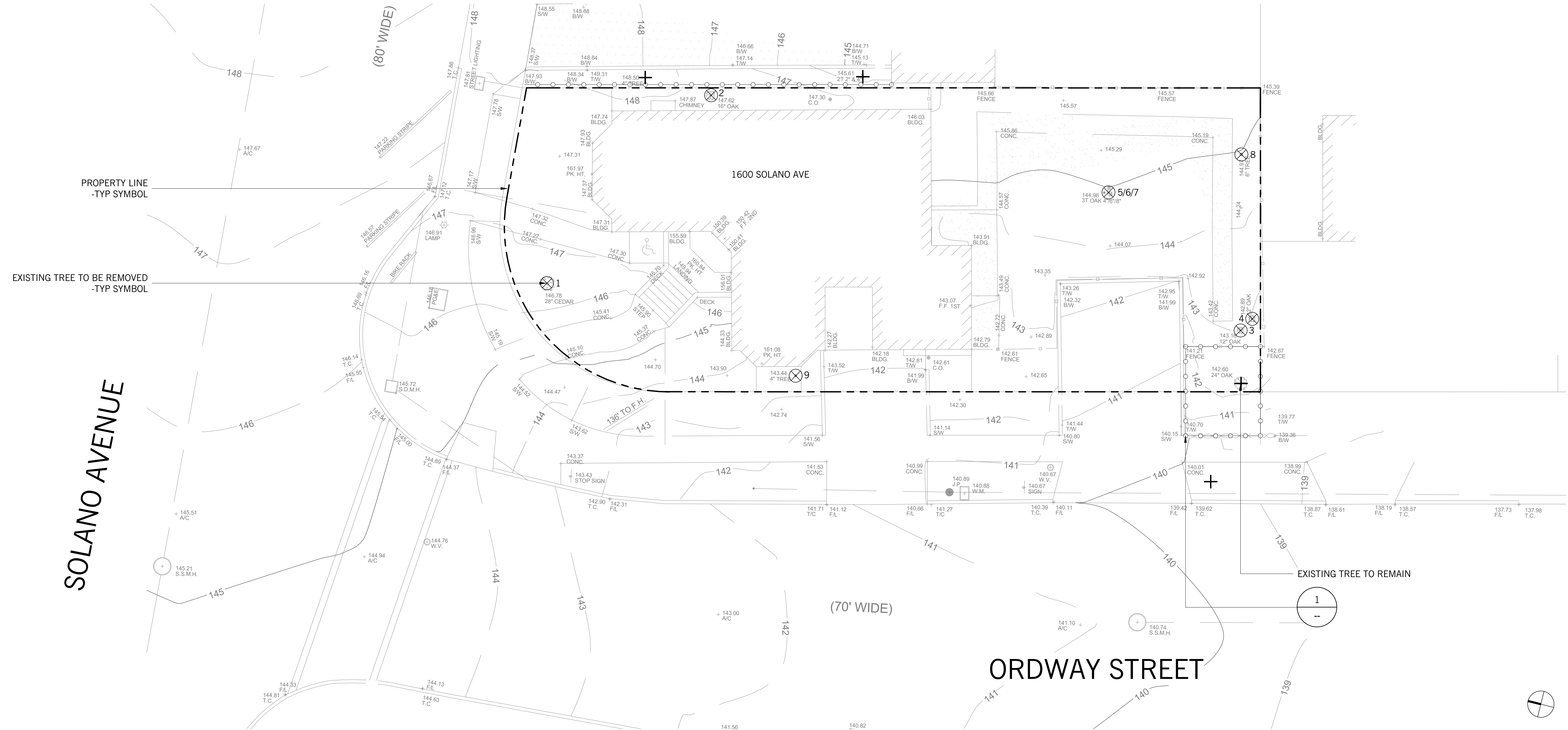
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 95 Federal Street | San Francisco, CA 94107
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TREE REMOVAL LEGEND

NUMBER	TREE SPECIES	SIZE AT DBH
1.	CEDAR SP.	28"
2.	OAK SP.	16"
3.	OAK SP.	12"
4.	OAK SP.	12"
5.	OAK SP.	4"
6.	OAK SP.	6"
7.	OAK SP.	8"
8.	DECIDUOUS SP.	8"
9.	EVERGREEN SP.	4"



NOTE: TREE LOCATIONS AND SIZES ARE DIAGRAMMATIC ONLY



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LANDSCAPE TREE PROTECTION AND REMOVAL PLAN

1/8" = 1'-0" (@ 22" x 34")
Issue Date

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MANTLE
LANDSCAPE ARCHITECTURE
2612 8TH STREET
BERKELEY CA 94710
510.927.3200
WWW.MANTLELA.COM

L0.01

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SOLANO AVENUE

1604 SOLANO AVE

909 ORDWAY ST

1600 SOLANO AVE

- COURTYARD PLANTING
-TYP. SYMBOL
- EXISTING PARKING STRIPING
- PROPERTY LINE
-TYP SYMBOL
- PROPOSED TREE
-TYP SYMBOL
- BIKE RACK
-TYP SYMBOL
- PROPOSED CURB RAMP
- EXISTING CROSSWALK
- EXISTING SIGN TO REMAIN
- STREETSCAPE PLANTING TYPE 1
-TYP. SYMBOL
- CONTAINER PLANTING
-TYP. SYMBOL
- EXISTING GUY WIRE
- STREETSCAPE PLANTING TYPE 2
-TYP. SYMBOL

- EXISTING OAK TREE TO REMAIN
- EXISTING STREET TREE TO REMAIN
- EXISTING CURB CUT TO REMAIN

ORDWAY STREET

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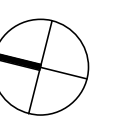
LANDSCAPE PLANTING PLAN - GROUND LEVEL

1/8" = 1'-0" (@ 22" x 34")
Issue Date

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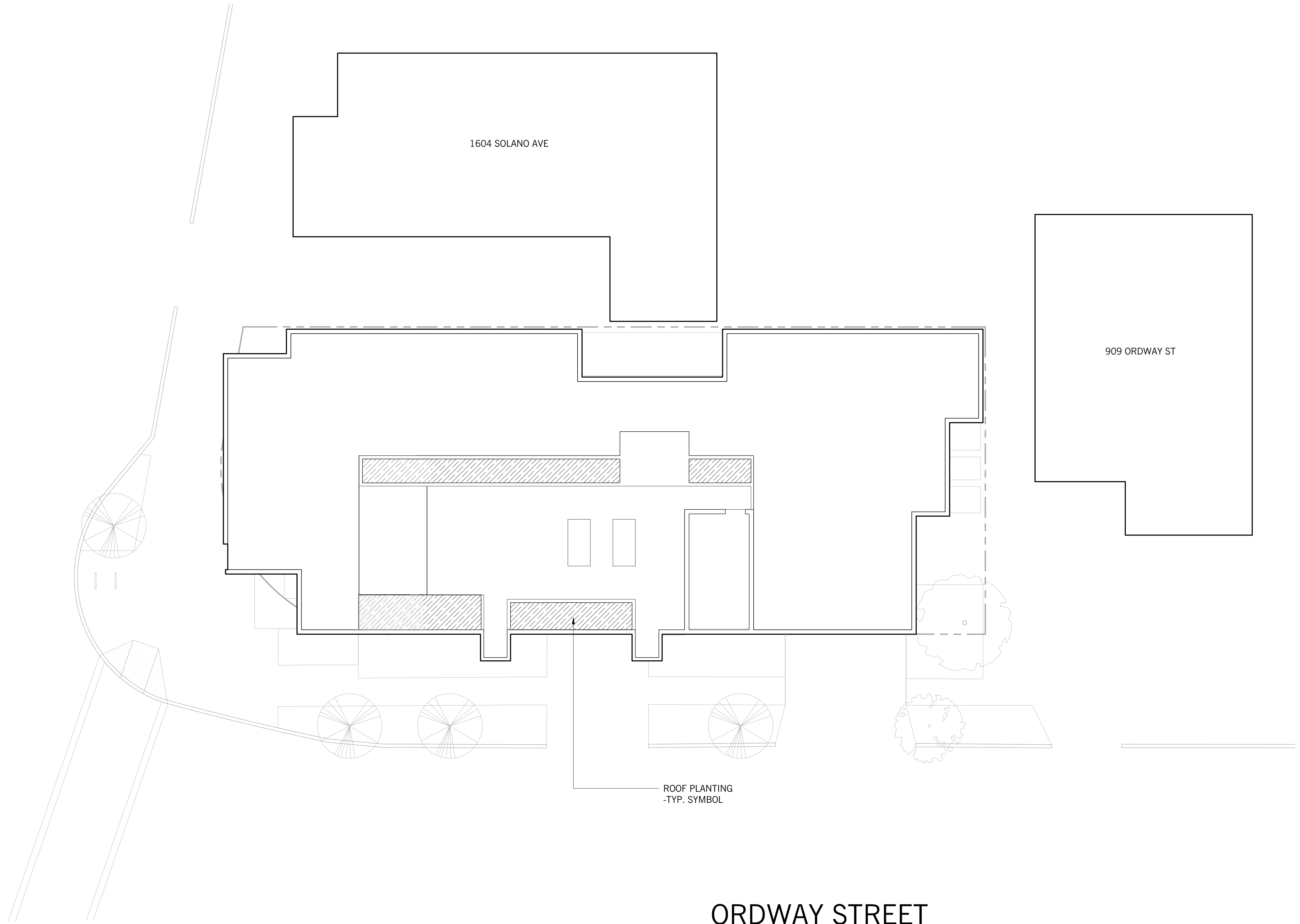


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SOLANO AVENUE

1604 SOLANO AVE

909 ORDWAY ST



ROOF PLANTING
-TYP. SYMBOL

ORDWAY STREET

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LANDSCAPE PLANTING PLAN - ROOF LEVEL

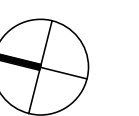
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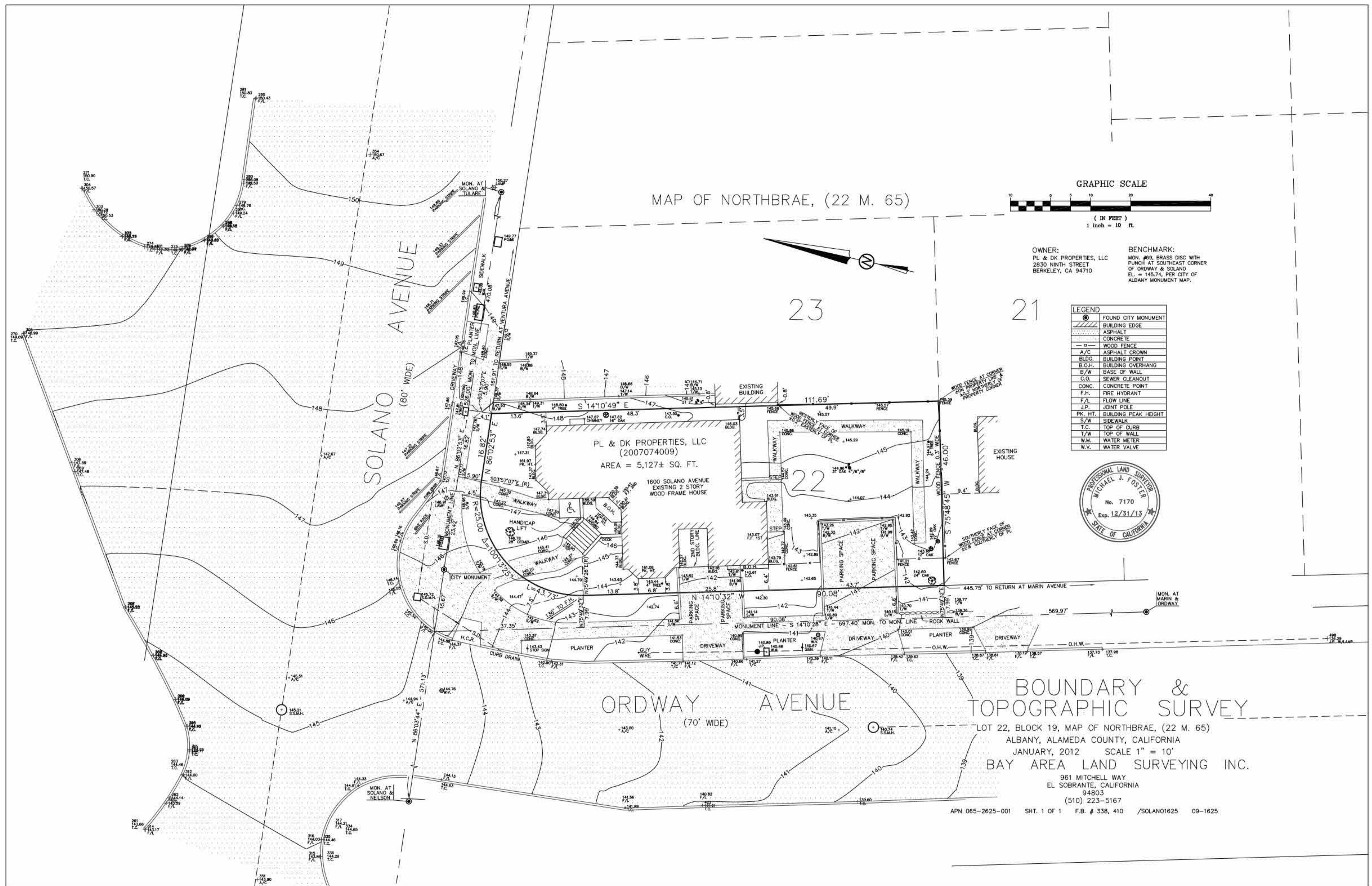
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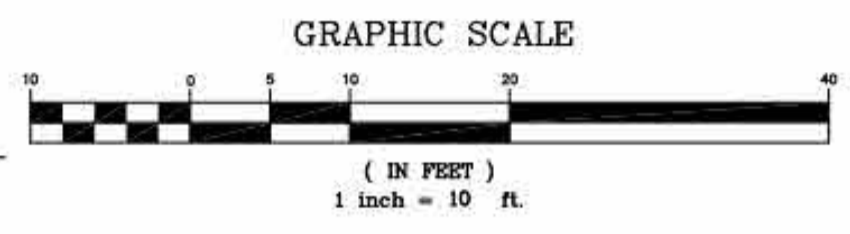
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Number





MAP OF NORTHBRAE, (22 M. 65)



OWNER:
PL & DK PROPERTIES, LLC
2830 NINTH STREET
BERKELEY, CA 94710

BENCHMARK:
MON. #89, BRASS DISC WITH
PUNCH AT SOUTHEAST CORNER
OF ORDWAY & SOLANO
EL. = 145.74, PER CITY OF
ALBANY MONUMENT MAP.

LEGEND	
	FOUND CITY MONUMENT
	BUILDING EDGE
	ASPHALT
	CONCRETE
	WOOD FENCE
	A/C ASPHALT CROWN
	B.L.D.S. BUILDING POINT
	B.O.H. BUILDING OVERHANG
	B/W BASE OF WALL
	C.O. SEWER CLEANOUT
	CONC. CONCRETE POINT
	F.H. FIRE HYDRANT
	F/L FLOW LINE
	J.P. JOINT POLE
	PK. HT. BUILDING PEAK HEIGHT
	S/W SIDEWALK
	T.C. TOP OF CURB
	T/W TOP OF WALL
	W.M. WATER METER
	W.V. WATER VALVE



BOUNDARY & TOPOGRAPHIC SURVEY

LOT 22, BLOCK 19, MAP OF NORTHBRAE, (22 M. 65)
ALBANY, ALAMEDA COUNTY, CALIFORNIA
JANUARY, 2012 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.
961 MITCHELL WAY
EL SOBRANTE, CALIFORNIA
94803
(510) 223-5167

APN 065-2625-001 SHT. 1 OF 1 F.B. # 338, 410 /SOLANO1625 09-1625

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SURVEY

(@ 22" x 34")
08/10/2021

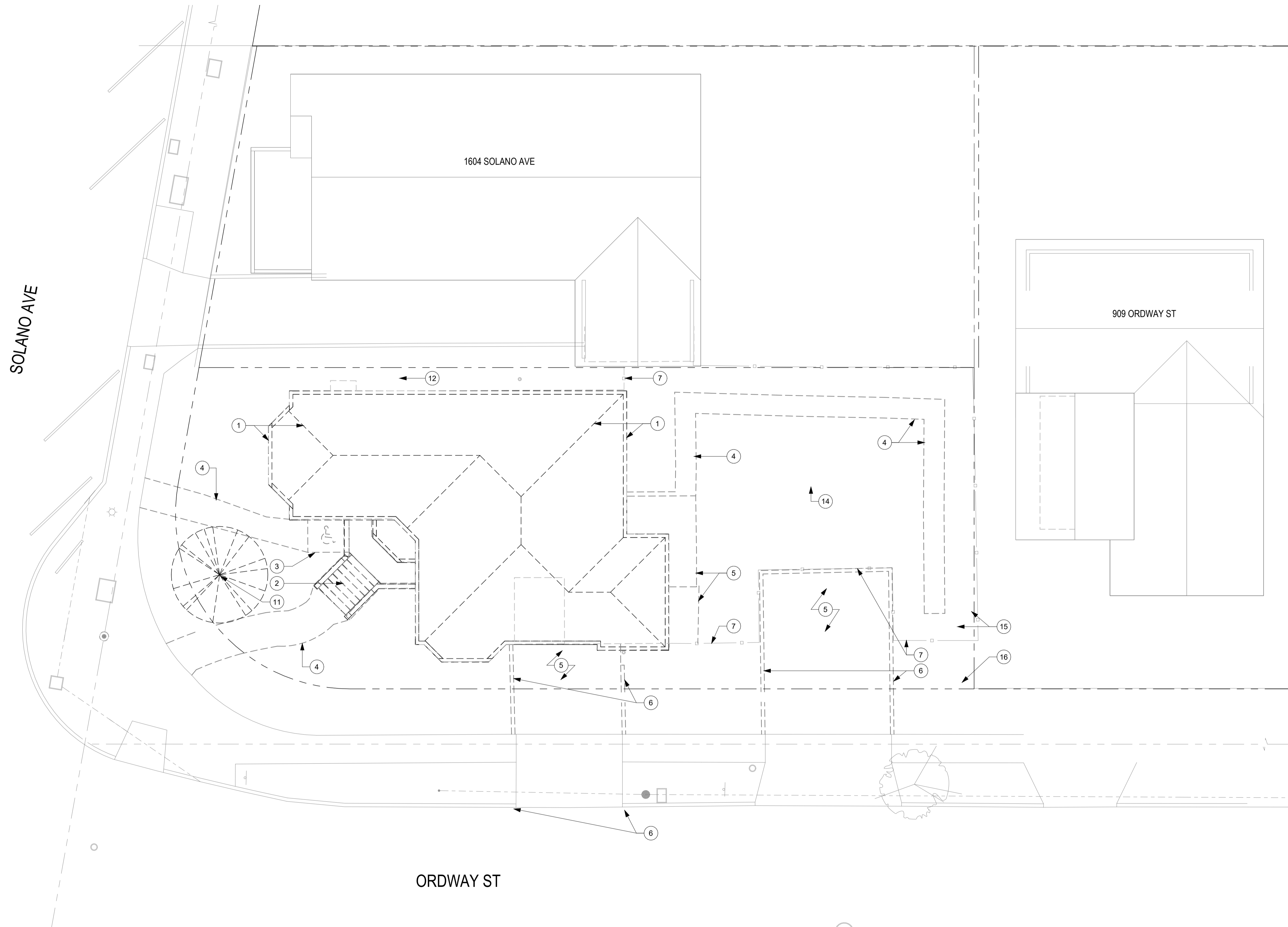
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ALBANY, CA 94707

A1.0

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DEMOLITION KEYNOTES

- ① REMOVE (E) BUILDING (ROOF, WALLS, FLOORS), SHOWN AS DASHED
- ② REMOVE (E) CONC. STAIRS, SHOWN AS DASHED
- ③ REMOVE (E) LIFT, SHOWN AS DASHED
- ④ REMOVE (E) CONC. WALKWAY, SHOWN AS DASHED
- ⑤ REMOVE (E) CONC. PAD, SHOWN AS DASHED
- ⑥ REMOVE (E) CONC. CURB, SHOWN AS DASHED
- ⑦ REMOVE (E) WOOD FENCE
- ⑪ REMOVE (E) 28" CEDER
- ⑫ REMOVE (E) 16" OAK
- ⑭ REMOVE (E) THREE TRUNK 4" / 6" / 8" OAK
- ⑮ REMOVE (E) 12" OAK
- ⑯ KEEP (E) 24" OAK



EXISTING FLOOR PLAN / DEMOLITION PLAN

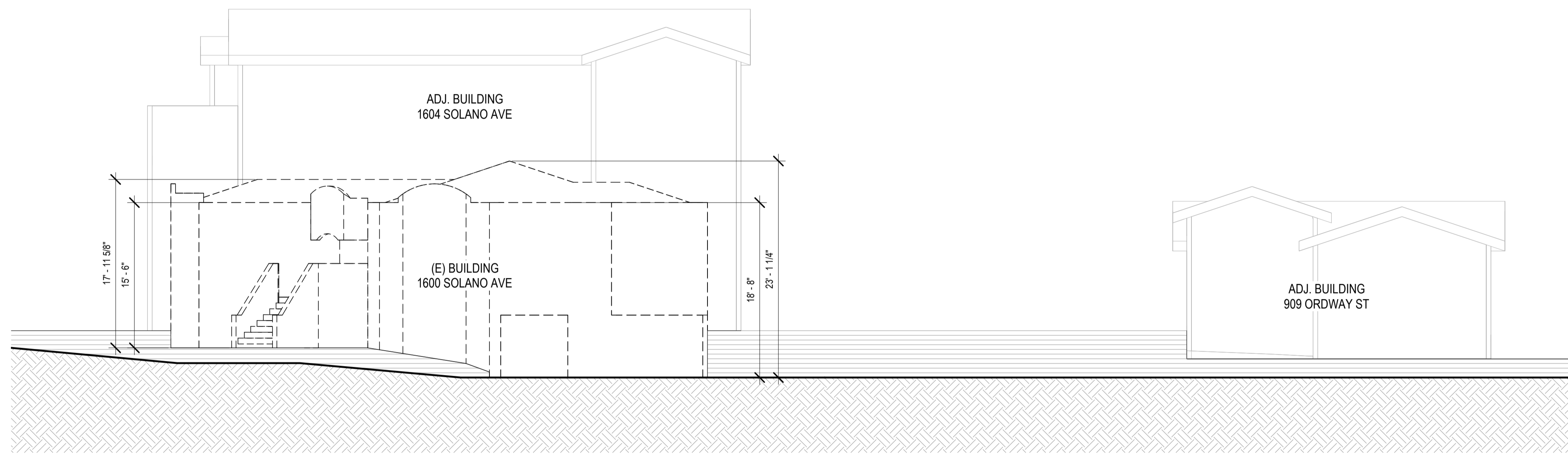
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EXISTING ELEVATION- WEST
1/8" = 1'-0" 1

EXISTING ELEVATION - WEST

1/8" = 1'-0" (@ 22" x 34")
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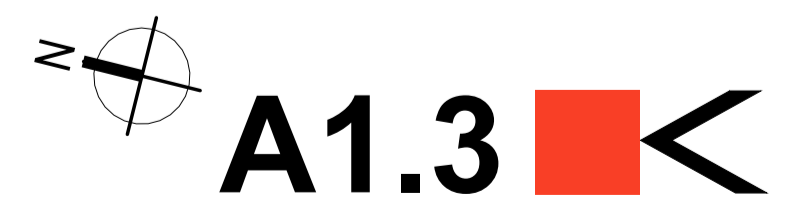
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SITE PLAN/ROOF PLAN

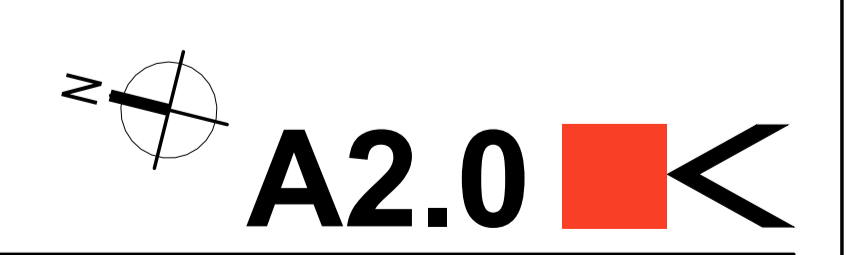
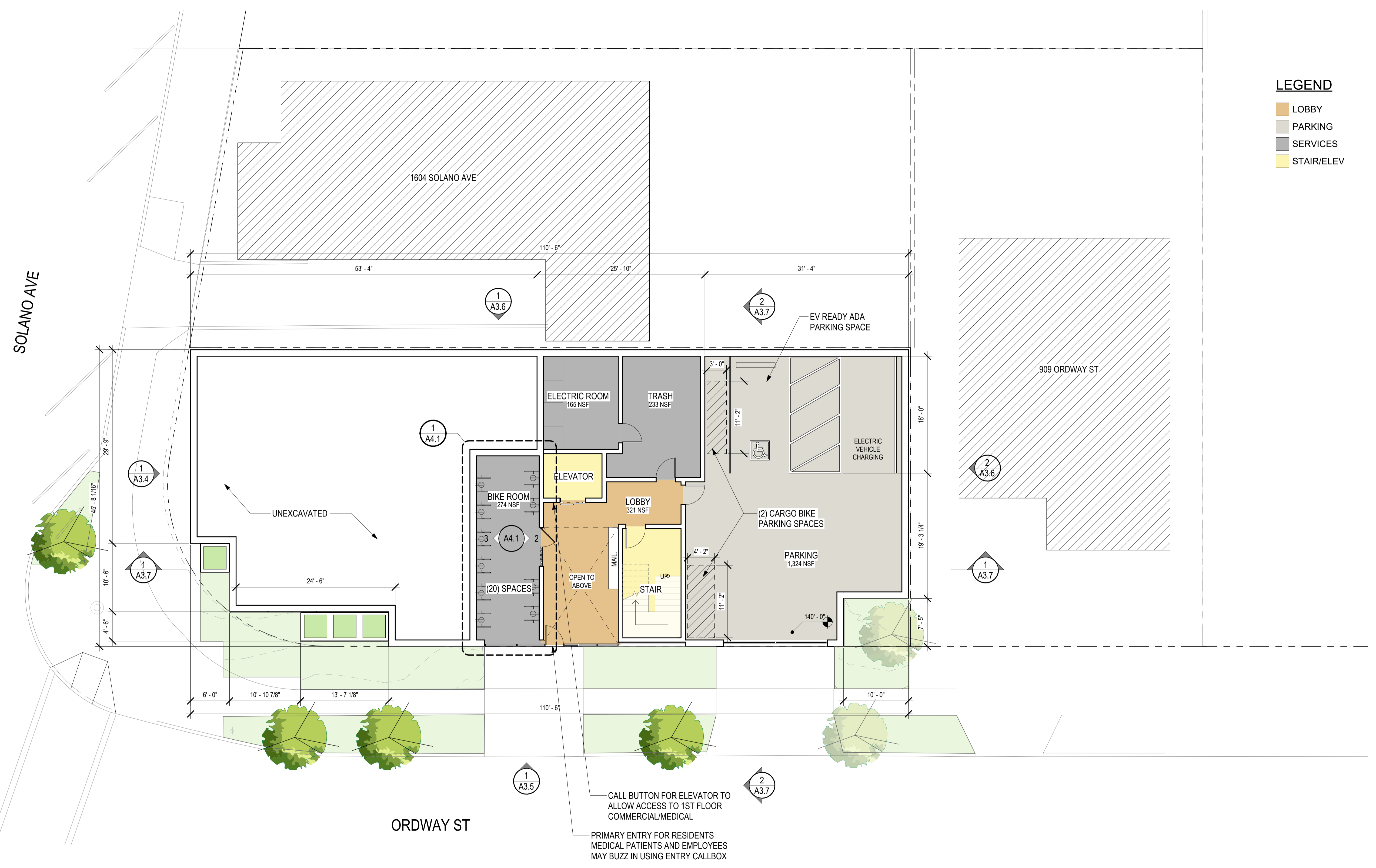
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BASEMENT FLOOR PLAN

1/8" = 1'-0" (@ 22" x 34")
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