LEED

PRELIMINARY LEED scorecard
Project name: Trans World Assurance
Project address: 9th St and El Camino Real, San Mateo
DES project number: 9947.001

LEED-CS v2009
CORE & SHELL for Office Building
9/19/2013

51	Points Targeted
43	Points Questionable
16	Points Not Possible

Total Points Achieved and Targeted: 51
Rating Level Pre-Certification Estimate: Silver
Total Rating System Possible Points: 110
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points

Yes	T	?	No			
20	4	4		**Sustainable Sites**		28 Points
Y				Prereq 1	**Construction Activity Pollution Prevention**	P
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
	1			Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alternative Transportation**, Public Transportation Access	6
2				Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	2
3				Credit 4.3	**Alternative Transportation**, Alternative Fuel Vehicles	3
		2		Credit 4.4	**Alternative Transportation**, Parking Capacity	2
	1			Credit 5.1	**Site Development**, Protect or Restore Habitat	1
	1			Credit 5.2	**Site Development**, Maximize Open Space	1
	1			Credit 6.1	**Stormwater Design**, Quantity Control	1
1				Credit 6.2	**Stormwater Design**, Quality Control	1
1				Credit 7.1	**Heat Island Effect**, Non-Roof	1
1				Credit 7.2	**Heat Island Effect**, Roof	1
	1			Credit 8	**Light Pollution Reduction**	1
	1			Credit 9	**Tenant Design and Construction Guidelines**	1
4	6			**Water Efficiency**		10 Points
Y				Prereq 1	**Water Use Reduction**	P
2				Credit 1	**Water Efficient Landscaping**, Reduce by 50%	2
	2				**Water Efficient Landscaping**, Reduce by 50% and No Potable	2
	2			Credit 2	**Innovative Wastewater Technologies**	2
3				Credit 3	**Water Use Reduction**, 30%	2
	1				**Water Use Reduction**, 35%	1
	1				**Water Use Reduction**, 40%	1
7	26	4		**Energy & Atmosphere**		37 Points
Y				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	P
Y				Prereq 2	**Minimum Energy Performance**	P
Y				Prereq 3	**Fundamental Refrigerant Management**	P
3				Credit 1	**Optimize Energy Performance**, 12%	3
1					**Optimize Energy Performance**, 14%	1
1					**Optimize Energy Performance**, 16%	1
1					**Optimize Energy Performance**, 18%	1
1					**Optimize Energy Performance**, 20%	1
1					**Optimize Energy Performance**, 22%	1
1					**Optimize Energy Performance**, 24%	1
1					**Optimize Energy Performance**, 26%	1
1					**Optimize Energy Performance**, 28%	1
1					**Optimize Energy Performance**, 30%	1
1					**Optimize Energy Performance**, 32%	1
1					**Optimize Energy Performance**, 34%	1
1					**Optimize Energy Performance**, 36%	1
1					**Optimize Energy Performance**, 38%	1
1					**Optimize Energy Performance**, 40%	1
1					**Optimize Energy Performance**, 42%	1
1					**Optimize Energy Performance**, 44%	1
1					**Optimize Energy Performance**, 46%	1
1					**Optimize Energy Performance**, 48%	1
		4		Credit 2	**Onsite Renewable Energy**, 1%	4
	2			Credit 3	**Enhanced Commissioning**	2
	2			Credit 4	**Enhanced Refrigerant Management**	2
	3			Credit 5.1	**Measurement & Verification - Base Building**	3
	3			Credit 5.2	**Measurement & Verification - Tenant Submetering**	3
	2			Credit 6	**Green Power**	2
5	1	7		**Materials & Resources**		13 Points
Y				Prereq 1	**Storage & Collection of Recyclables**	P
1				Credit 1	**Building Reuse**, Maintain 25% of Existing Walls, Floors & Roof	1
		1			**Building Reuse**, Maintain 33% of Existing Walls, Floors & Roof	1
		1			**Building Reuse**, Maintain 42% of Existing Walls, Floors & Roof	1
		1			**Building Reuse**, Maintain 50% of Existing Walls, Floors & Roof	1
		1			**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1
1				Credit 2	**Construction Waste Management**, Divert 50%	1
1					**Construction Waste Management**, Divert 75%	1
		1		Credit 3	**Materials Reuse**, 5%	1
1				Credit 4	**Recycled Content**, 10% (post-consumer + 1/2 pre-consumer)	1
1					**Recycled Content**, 20% (post-consumer + 1/2 pre-consumer)	1
1				Credit 5	**Regional Materials**, 10% Extracted, Processed & Manufactured	1
		1			**Regional Materials**, 20% Extracted, Processed & Manufactured	1
1				Credit 6	**Certified Wood**	1
7	5			**Indoor Environmental Quality**		12 Points
Y				Prereq 1	**Minimum IAQ Performance**	P
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	P
	1			Credit 1	**Outdoor Air Delivery Monitoring**	1
	1			Credit 2	**Increased Ventilation**	1
1				Credit 3	**Construction IAQ Management Plan**, During Construction	1
1				Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
1				Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
1				Credit 4.3	**Low-Emitting Materials**, Flooring Systems	1
1				Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
	1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1				Credit 6	**Controllability of Systems**, Thermal Comfort	1
1				Credit 7	**Thermal Comfort**, Design	1
	1			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
	1			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1
6				**Innovation in Design Process**		6 Points
1				Credit 1	**Exemplary Performance:** EAc6 100%	1
1					**Exemplary Performance:** MRc2 95%	1
1					**Exemplary Performance:** MRc6 95%	1
1					**Innovation in Design:** Green Housekeeping Program	1
1					**Innovation in Design:** Pilot Credit - Integrative Process	1
1				Credit 2	**LEED™ Accredited Professional**	1
2	1	1		**Regional Priority: 94402**		4 Points
1				Credit 1	**Regional Priority:** SSc4.1	1
1					**Regional Priority:** SSc7.1	1
	1				**Regional Priority:** WEc2, WEc3-40%, IEQc8.1	1
		1			**Regional Priority:** EAc2	1

Prepared by DES Architects + Engineers

CALGREEN REQUIREMENTS

2013 CALIFORNIA GREEN BUILDING CODE
(CalGreen Code or CGC) CHECKLIST FOR
NEW NONRESIDENTIAL

Building Permit No.:
Address: **Central Park South - Trans World Mixed Use Development, 9th and El Camino**

Mandatory Measures Specified

Feature or Measure (For full details of the code requirements see the 2013 Cal Green Code)	Yes/No and Plan Reference
SITE DEVELOPMENT (5.106)	
Storm water pollution control. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance per CGC 5.106.1.1	Project will comply. SWPPP will be provided at time of permit submittal.
Short-Term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack per CGC 5.106.4.1. **Long-Term bicycle parking.** For buildings with over 10 tenant-occupants, provide secure bicycle-parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space per CGC 5.106.4.2.	**Short-Term:** A short-term two-bike capacity rack will be provided. **Long-Term:** Long-Term lockers will be provided. Locations will be provided at time of permit submittal.
Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2. Parking staff marking shall comply with CGC 5.106.5.2.	Project will comply. Locations will be provided at time of permit submittal.
Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with requirements in the *California Energy Code* and in compliance with CGC 5.106.8.	Interior & exterior lighting will comply. Title 24 calculations will be provided at time of permit submittal.
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 5.303)	
Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. **Buildings in excess of 50,000 square feet.** Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day, including but not limited to, spaces used for laundry or cleaner, restaurant for food service, medical or dental office, laboratory or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystem: a. Makeup water for cooling towers where flow through is greater than 500 gpm b. Makeup water for evaporative coolers greater than 6 gpm.	Project will comply. Whole building meter will be installed per LEED minimum Project Requirements. Details will be provided at time of permit submittal.

Feature or Measure (For full details of the code requirements see the 2013 Cal Green Code)	Yes/No and Plan Reference
c. Steam and hot-water boilers with energy input more than 500,000 Btu/h. **Excess consumption.** A separate submeter or metering device shall be provided for any tenant within a building that is projected to consume more than 1,000 gal/day.	
Water reduction. Plumbing fixtures shall meet the maximum flow rate value shown in Table 5.303.2.3. **Exception.** Buildings that demonstrate 20% overall water use reduction. In this case, a calculation demonstrating a 20% reduction in the building "water use baseline," as established in Table 5.30302.2, shall be provided.	Design to exceed 20 percent reduction. Plumbing calculations will be provided at time of permit submittal.
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive reduced flow rates specified in CGC 5.303.3.1 through 5.303.3.3	Project will comply. Plumbing calculations will be provided at time of permit submittal.
Wastewater reduction. Each building shall reduce the generation of wastewater by one of the methods per CGC 5.303.4:	Project will comply. Plumbing calculations will be provided at time of permit submittal.
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1401.1 of the 2013 *California Plumbing Code* and in Chapter 6 of CGC	Project will comply. Plumbing fixture schedule will be provided at time of permit submittal.
OUTDOOR WATER USE (CGC 5.304)	
Water budget. A water budget shall be developed for landscape irrigation use per CGC 5.304.1.	Project will comply. Water budget will be provided at time of permit submittal.
Outdoor potable water use. For new water service for landscaped areas between 1,000 square feet and 5,000 square feet, separate submeters or metering devices shall be installed for indoor and outdoor potable water use per CGC 5.304.2.	Project will comply. Meter locations will be provided at time of permit submittal.
Irrigation design. In new nonresidential projects with between 1,000 and 2,500 square feet of cumulative landscaped area (the level at which the MWELO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations CGC 5.304.3: **Irrigation controllers.** Automatic irrigation system controllers installed at the time of final inspection shall comply with CGC 5.304.3.1	Project will comply. Meter locations will be provided at time of permit submittal.
WEATHER RESITANCE AND MOISTURE MANAGEMENT (CGC 5.407)	
Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by *California Building Code* Section 1403.2 and *California Energy Code* Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.	Project will comply. Envelope detailing will be provided at time of permit submittal.
Moisture control. Employ moisture control measures by the following methods: **Sprinklers.** Prevent irrigation spray on structures per CGC 5.407.2.1. **Entries and openings.** Design exterior entries and openings to prevent water intrusion into buildings per CGC 5.407.2.2.	Project will comply. General compliance notes will be provided at time of permit submittal.
CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408)	
Construction waste diversion. Comply with City of San Mateo Construction and Demolition Debris Recycling Program **Verification of compliance.** A copy of the completed waste management report shall be provided.	Project will comply. Construction Waste Management Plan will be provided at time of permit submittal and bags and receipts will be provided at substantial completion. Waste Management Report will be provided upon substantial completion.
BUILDING MAINTENANCE AND OPERATION (CGC 5.410)	
Recycling by occupants. Provide readily accessible areas that serve the entire building and are	Trash enclosure for recycling collection located on site plan.

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Feature or Measure (For full details of the code requirements see the 2013 Cal Green Code)	Yes/No and Plan Reference
identified for the depositing, storage and collection of nonhazardous materials for recycling per CGC 5.410.1	
Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2. **Commissioning report.** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.	Commissioning Report and Plan compliance requirements. Final Commissioning Report will be provided upon completion.
Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet per CGC 5.410.4. **Operation and maintenance manual.** Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection per CBC 5.410.4.5. **Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.	Not applicable. Building exceeds 10,000 square feet.
ENVIRONMENTAL QUALITY	
FIREPLACES (CGC 5.503)	
Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove or a pellet stove, and refer to residential requirements in the *California Energy Code*, Title 24, Part 6, Subchapter 7, Section 150. **Woodstoves.** Woodstoves and pellet stoves shall comply with US EPA Phase II emission limits.	Not applicable. No fireplaces or wood stoves in scope of work.
POLUTANT CONTROL (CGC 5.504)	
Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy (CGC 5.504.1.3)	Project will comply. General conformance notes will be provided at time of permit submittal.
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or 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 dust or debris which may collect in the system per CGC 5.504.3.	Project will comply. General conformance notes will be provided at time of permit submittal
Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.4. **Adhesives, sealants and caulks.** Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in CGC 5.504.4.1.	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal.
Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply. **Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency.	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal.
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in Section 5.504.4.4.	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal.

3

Feature or Measure (For full details of the code requirements see the 2013 Cal Green Code)	Yes/No and Plan Reference
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal.
Resilient flooring systems. Comply with the VOC-emission limits defined in the 2009 CHPS criteria and listed on its High Performance Products Database; products compliant with CHPS criteria certified under the Greenguard Children & Schools program; certified under the Resilient Floor Covering Institute FloorScore program; or meet California Department of Public Health 2010 Specifications. **Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal.
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8. MERV 8 filters shall be installed after any flushed-out or testing and prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.	Project will comply. Mechanical schedule with filter rating will be provided at time of permit submittal.
ENVIRONMENTAL COMFORT (CGC 5.507)	
Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Sections 5.507.4.1 or 5.507.4.2.	Project will comply. Compliance details will be provided in time of permit submittal.
OUTDOOR AIR QUALITY (CGC 5.508)	
Ozone depletion and greenhouse gas reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 or 5.508.1.2. **Supermarket refrigerant leak reduction.** New commercial refrigeration systems shall comply with Section 5.508.2 when installed in retail food stores 8,000 square feet or more condition area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high- GWP) refrigerant with a GWP of 150 or greater.	Project will comply. General compliance notes and/or specifications will be provided at time of permit submittal.

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2013 California Green Building Standards Code.	I hereby certify, as the building or installer under permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name:	Name:
Signature:	Signature:
Date:	Date:
Company:	License:
Address:	Address:
City/St/Zip	City/St/Zip

4

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ISSUE:	DATE:	DESCRIPTION:
	11/10/2014	Revised planning application
	01/29/2015	Revised planning application
	03/10/2015	Revised planning application

DRAWN BY:
REVIEWED BY:
APPROVED BY:
DES PROJECT NO.:

GREEN BUILDING COMPLIANCE:

OFFICE BUILDING

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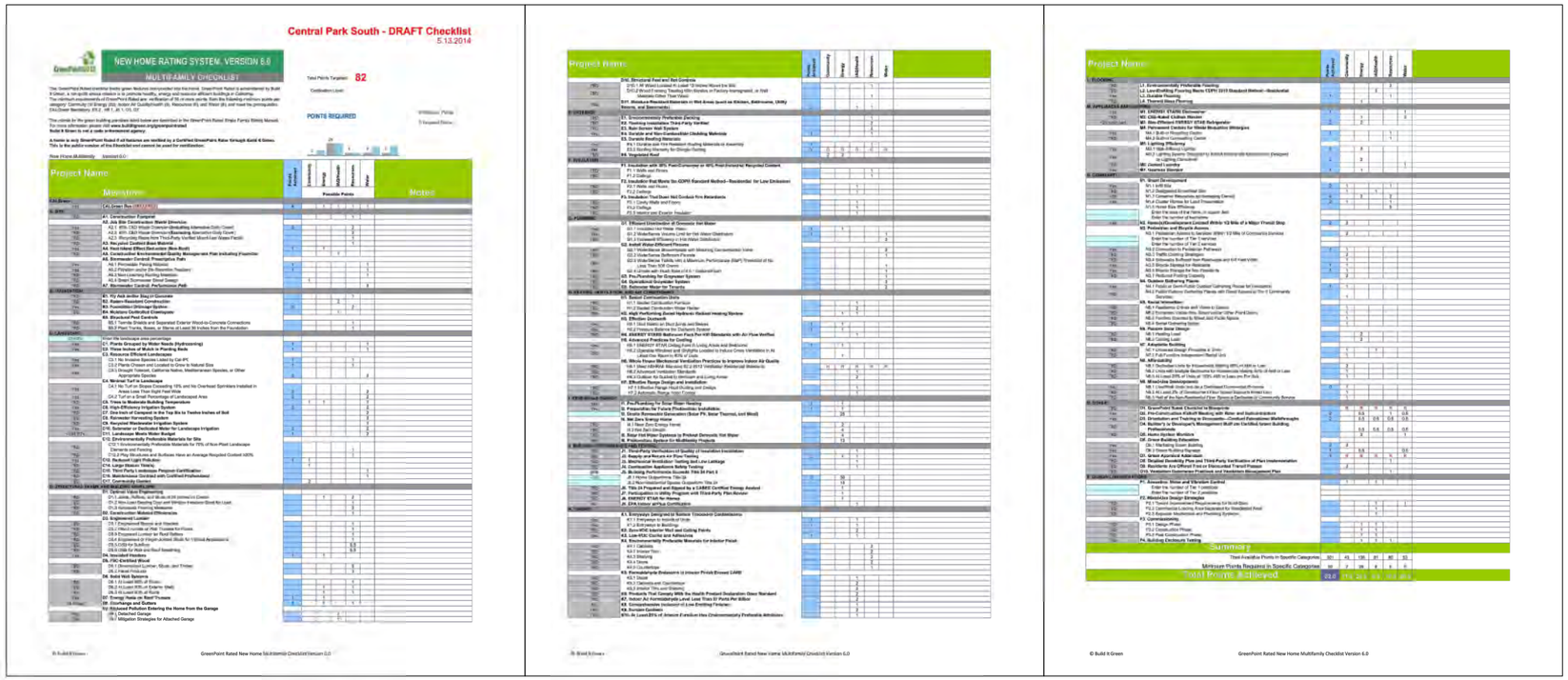
SHEET NO.

Mar 05, 2015 - 10:48am GKeshigar P:\TransWorld\9th-ElCamino\9947001\Dwg\Arch\3-GreenBldg-Office.dwg

BUILD IT GREEN



CALGREEN REQUIREMENTS

DES ARCHITECTS ENGINEERS

2013 CALGreen Residential Mandatory Measures Checklist

Feature or Measure	
PLANNING AND DESIGN	
Site Development (4.106)	
Storm water drainage management shall be implemented during construction.	Project will comply. SWPPP will be provided at time of permit submittal.
WATER EFFICIENCY AND CONSERVATION	
Indoor Water Use (4.303)	
Indoor water use shall be reduced by at least 20% using one of the following methods. 1. Water saving fixtures or flow restrictors shall be used. 2. A 20% reduction in baseline water use shall be demonstrated.	Project will comply. Plumbing calculations will be provided at time of permit submittal.
When using the calculation method specified in Section 4.303.1, multiple showerheads shall not exceed maximum flow rates. Specify minimum flow rates on the plans.	N/A - Multiple showerheads not in project scope.
Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with specified performance requirements.	Project will comply. Plumbing fixture schedule will be provided at time of permit submittal.
Outdoor Water Use (4.304)	
Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based.	Project will comply. Irrigation plans with controls will be provided at time of permit submittal.
MATERIAL CONSERVATION AND RESOURCE	
Enhanced Durability and reduced Maintenance (4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	Project will comply. General compliance notes and conformance details will be provided at time of permit submittal.
Construction Waste Reduction, Disposal and Recycling (4.408)	
A minimum of 60% of the construction waste generated at the site is diverted to recycle or salvage. This is achieved either by using City pre-certified landfills or implementation of a waste management plan. Waste management plan shall be pre-approved by Environmental Services Department.	Project will comply. Construction Waste Management Plan will be provided at time of permit submittal and tags and receipts will be provided at substantial completion.
Building Maintenance and Operation (4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner.	Project will comply. General conformance notes will be provided at time of permit submittal.
ENVIRONMENTAL QUALITY	
Pollutant Control (4.504)	
Duct openings and other related air distribution component openings shall be covered during construction.	Project will comply. Indoor Air Quality Management Plan and general conformance notes will be provided at time of permit submittal and product cut sheets will be provided at substantial completion.
Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Specify on the plans.	
Paints, stains and other coatings shall be compliant with VOC limits. Specify on the plans.	
Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Specify on the plans.	
Carpet and carpet systems shall be compliant with VOC limits. Specify on the plans.	
Documentation shall be provided to the City building inspector verifying that compliant VOC limit finish materials have been used.	
80% of floor area receiving resilient flooring, shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RCFI) FloorScore program.	
Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	
Interior Moisture Control (4.505)	
Vapor retarder and capillary break is installed at slab on grade foundations.	Project will comply. General conformance details will be provided at time of permit submittal.

2013 CALGreen Residential Mandatory Measures Checklist (Cont'd)

Feature or Measure	
ENVIRONMENTAL QUALITY (cont'd)	
Environmental Comfort (4.507)	
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.	N/A - This is a multi-unit apartment complex.
Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to Air Conditioning Contractors of America (ACCA) Manual J or equivalent. 2. Size duct systems according to ACCA 29-D (Manual D) or equivalent. 3. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.	Project will comply. General conformance notes and/or systems specifications will be provided at time of permit submittal.
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS	
Qualifications (702)	
HVAC system installers are trained and certified in the proper installation of HVAC systems.	Noted. Installer qualifications and verification of compliance documentation will be provided at substantial completion.
Verifications (703)	
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.	

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RESIDENTIAL BUILDING

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Mar 05, 2015 – 10:49am GKeslinger P:\TransWorld\9th-ElCamino\394700\1\Dwg\Arch\4-GreenBldg-Residential.dwg