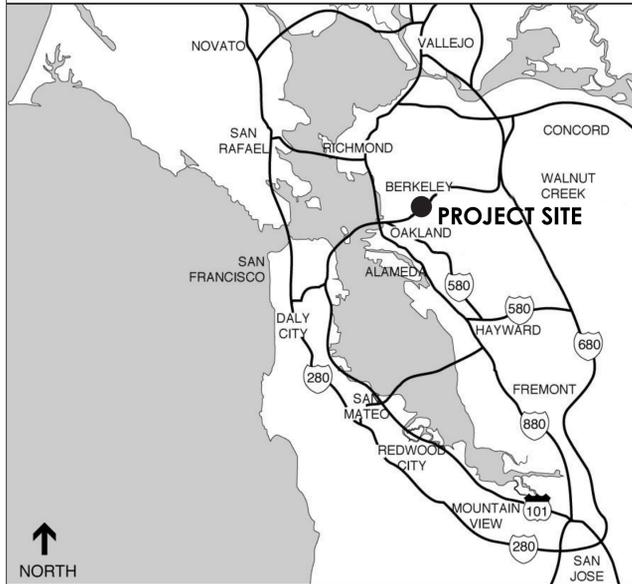


CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL

PRELIMINARY SUBMITTAL

LOCATION MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER

Claremont Hotel Properties, LP
41 Tunnel Road
Oakland, CA 94705

DEVELOPER

Signature Development Group
2335 Broadway, Suite 200
Oakland, CA 94612
(510) 251 9270
Contact: Jamie Choy
jchoy@signaturedevelopment.com

MASTER PLANNER

Hart Howerton
One Union Street
San Francisco, CA 94111
(415) 439 2200
Contact: Eron Ashley
eashley@harthowerton.com

ARCHITECT

Levy Design Partners
90 South Park Street
San Francisco, CA 94107
(415) 777 0561
Contact: Toby Levy
toby@levydesignpartners.com

ARCHITECT

Hart Howerton
One Union Street
San Francisco, CA 94111
(415) 439 2200
Contact: Eron Ashley
eashley@harthowerton.com

LANDSCAPE ARCHITECT

Hart Howerton
One Union Street
San Francisco, CA 94111
(415) 439 2200
Contact: Eron Ashley
eashley@harthowerton.com

CIVIL ENGINEER

Ruggeri-Jenson-Azar
4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
(925) 227 9100
Contact: Mark Falgout
mfalgout@rja-gps.com

Preliminary Submittal
2/11/16

GENERAL, SITE & LANDSCAPE

G001	Cover Sheet	X
G002	Existing Site Photos	X
G003	Site Plan - Existing	X
G004	Site Plan - Proposed	X
G005	Site Sections - Proposed	X
G006	Site Sections - Proposed	X
G007	Site Sections - Proposed	X
G008	Vehicular Circulation & Parking Plan	X
G009	Pedestrian Circulation & Access Plan	X

RESIDENTIAL BUILDINGS

AR001	Residential - Enlarged Site Plan	X
AR002	Residential - Site Photos	X
AR003	Residential - Precedent Imagery	X
AR004	Residential - Build It Green Checklist	X
AR005	Residential - Code & Egress Plans	X
AR006	Residential - Access Plans	X
AR007	Residential - Details: Typical Accessibility	X
AR008	Residential - Details: Typical Accessibility	X
AR009	Residential - Details: Typical Accessibility	X
AR101	Residential - Site Plan	X
AR201	Residential - Basement Plan	X
AR202	Residential - Ground Floor Plan	X
AR203	Residential - Second Floor Plan	X
AR204	Residential - Third Floor Plan	X
AR205	Residential - Fourth Floor Plan	X
AR206	Residential - Penthouse Floor Plan	X
AR207	Residential - Roof Plan	X
AR301	Residential - Elevations	X
AR302	Residential - Elevations	X
AR401	Residential - Section	X
AR501	Residential - Unit Types	X
AR601	Residential - Perspective Renderings	X

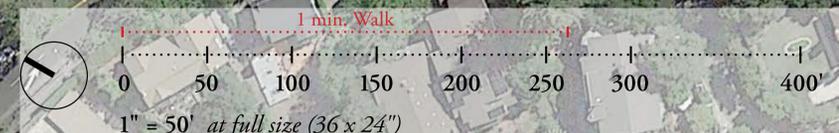
CLUB BUILDINGS

AC001	Club - Enlarged Site Plan	X
AC101	Clubhouse Expansion - Lower Floor Plan	X
AC102	Clubhouse Expansion - Upper Floor Plan	X
AC103	Clubhouse Expansion - Roof Plan	X
AC201	Clubhouse Expansion - Elevations & Sections	X
AK101	Kids Club - Floor Plans	X
AK201	Kids Club - Elevations & Sections	X
AT101	Club - Tennis Podium - Plans	X
AT102	Club - Tennis Podium - Elevations & Sections	X

CIVIL

C101	Existing Utilities	X
------	--------------------	---





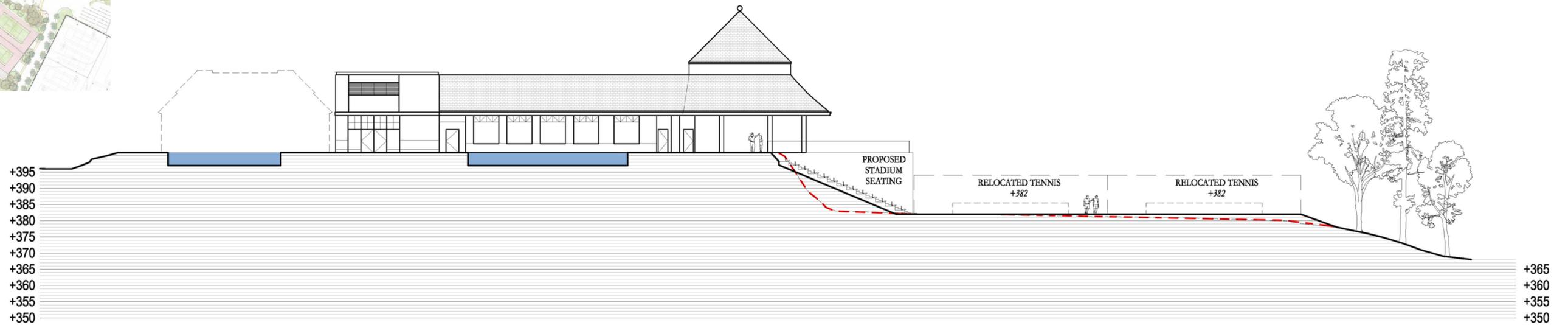
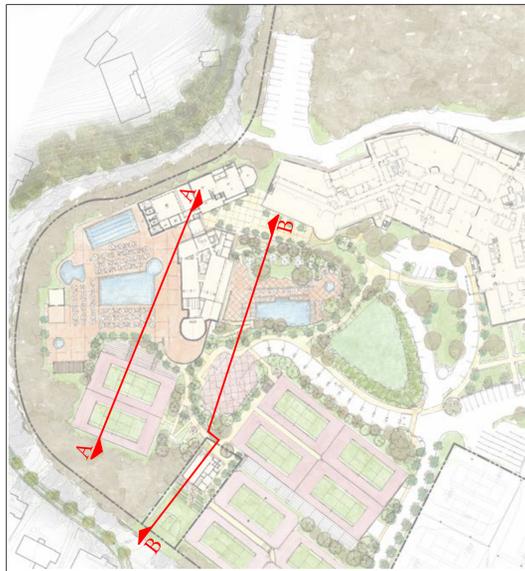
CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

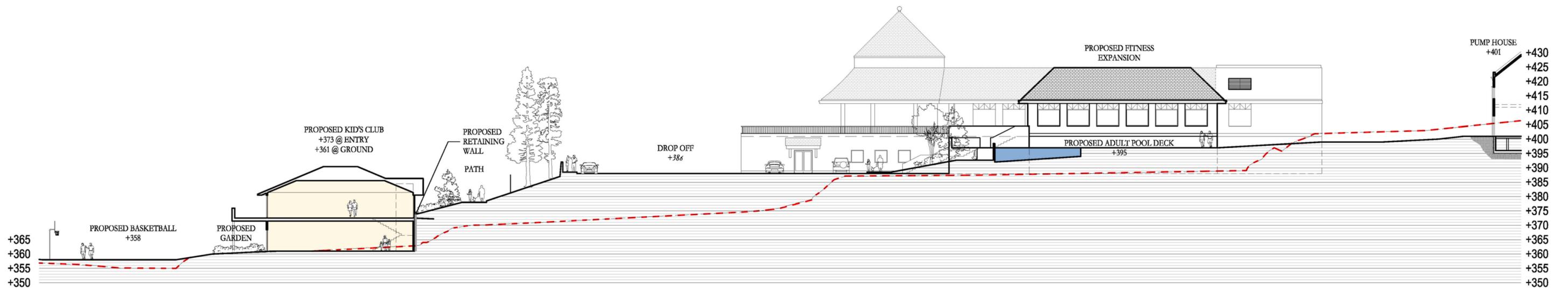


CLAREMONT CLUB, SPA & RESIDENCES

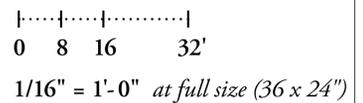
A FAIRMONT HOTEL *Oakland, CA*

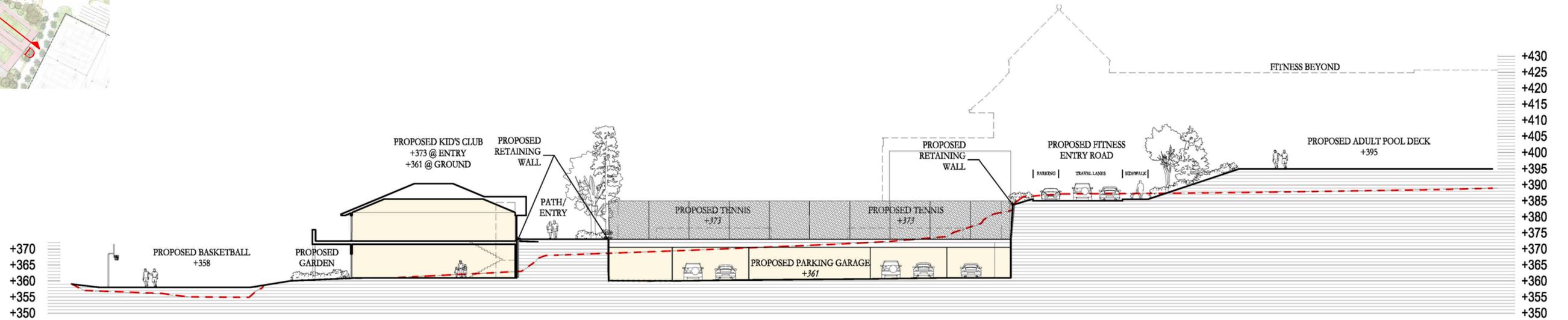


SECTION A

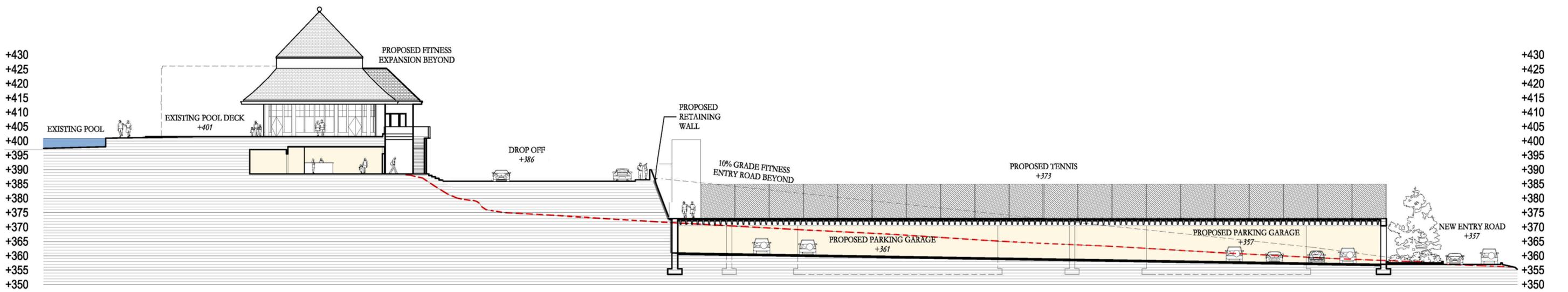


SECTION B

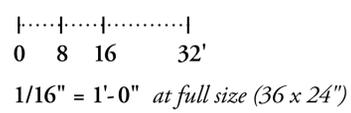


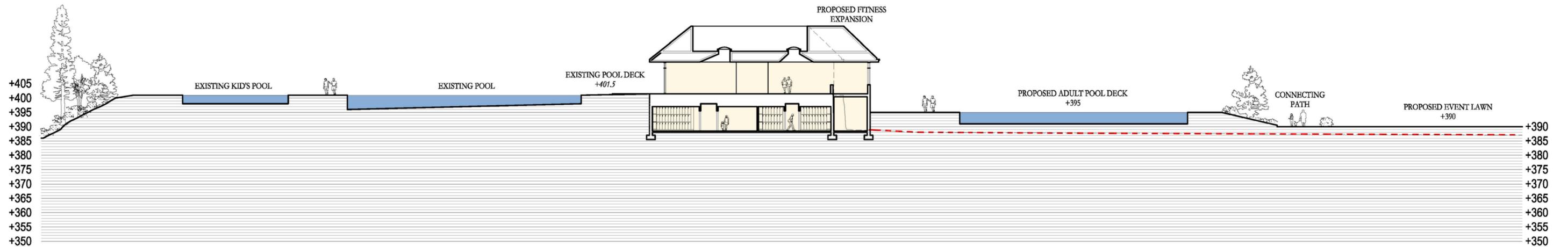
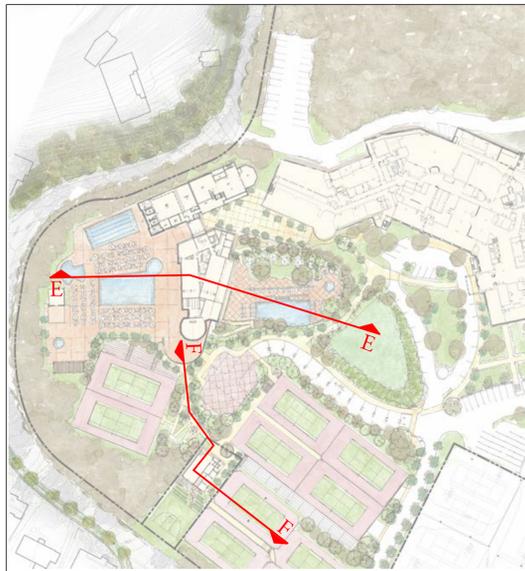


SECTION C

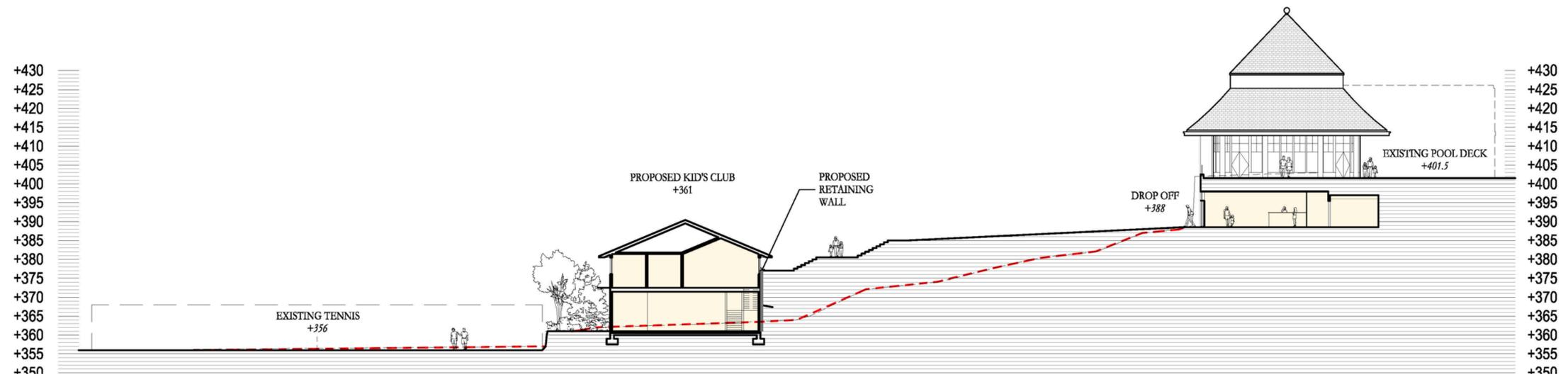


SECTION D

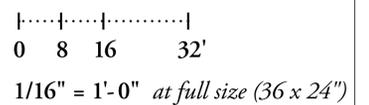




SECTION E

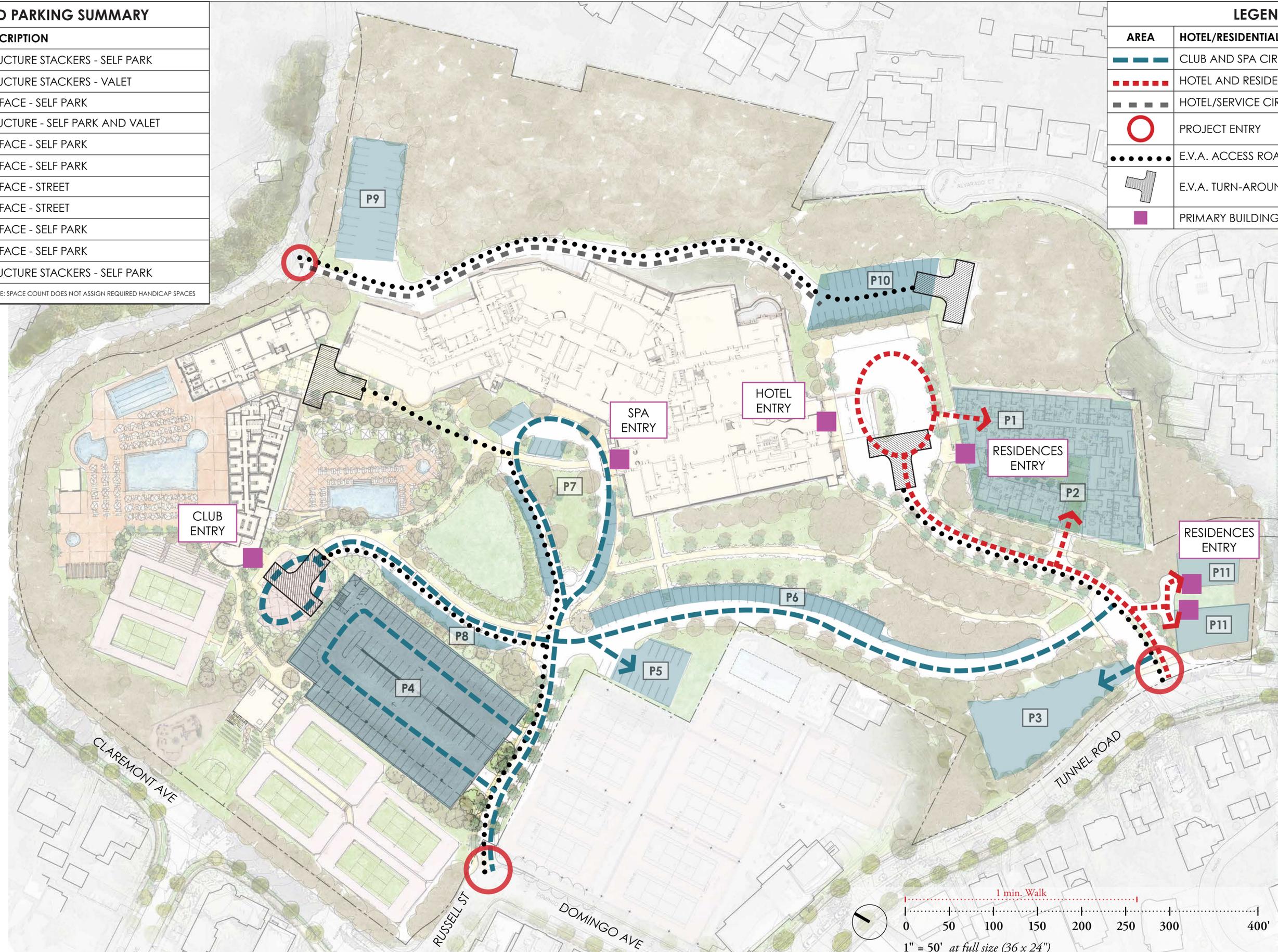


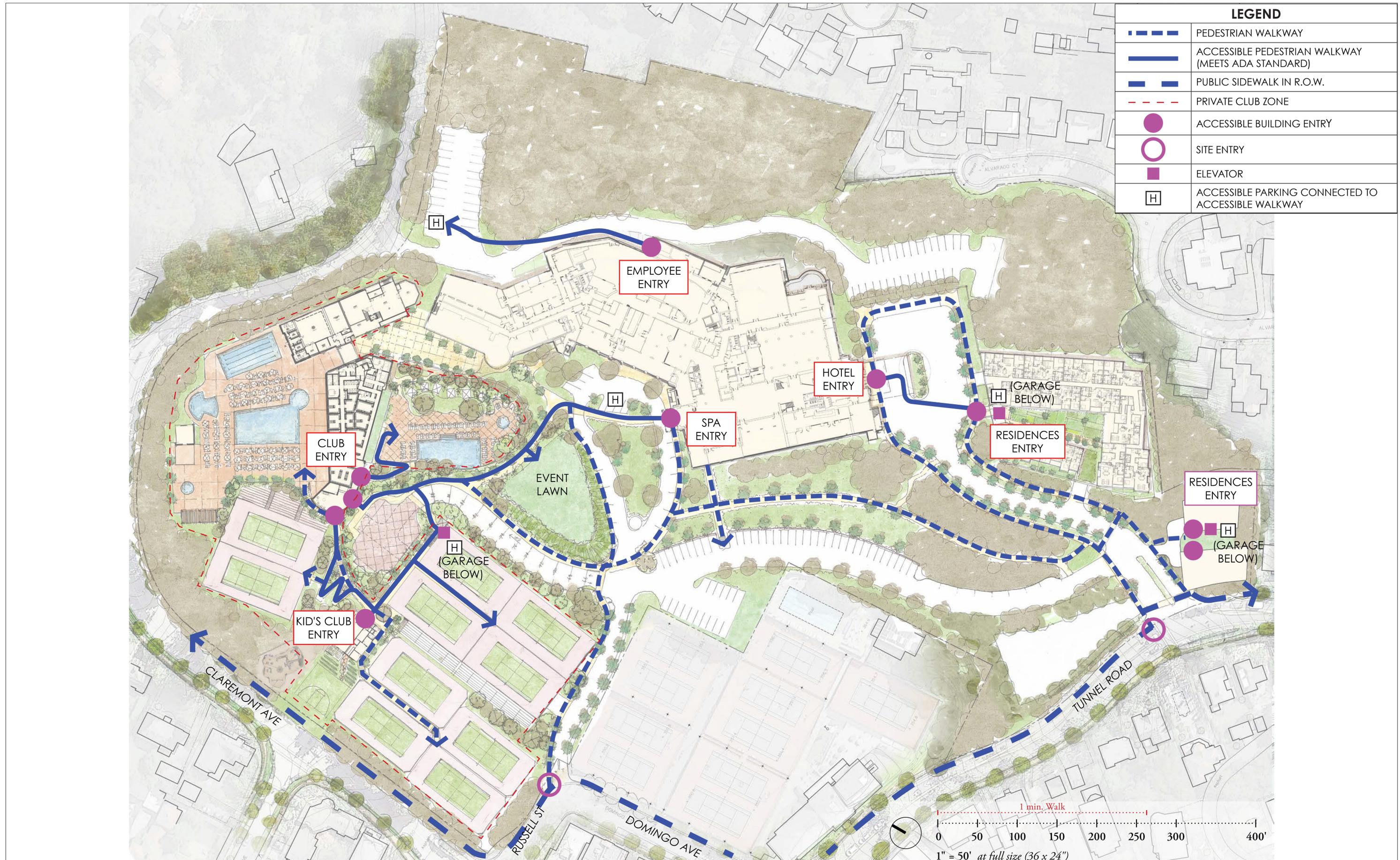
SECTION F



PROPOSED PARKING SUMMARY		
AREA	SPACES	DESCRIPTION
P1	77	STRUCTURE STACKERS - SELF PARK
P2	246	STRUCTURE STACKERS - VALET
P3	27	SURFACE - SELF PARK
P4	118	STRUCTURE - SELF PARK AND VALET
P5	16	SURFACE - SELF PARK
P6	44	SURFACE - SELF PARK
P7	18	SURFACE - STREET
P8	7	SURFACE - STREET
P9	25	SURFACE - SELF PARK
P10	30	SURFACE - SELF PARK
P11	T.B.D.	STRUCTURE STACKERS - SELF PARK
TOTAL	608	NOTE: SPACE COUNT DOES NOT ASSIGN REQUIRED HANDICAP SPACES

LEGEND	
AREA	HOTEL/RESIDENTIAL CIRCULATION
	CLUB AND SPA CIRCULATION
	HOTEL AND RESIDENTIAL CIRCULATION
	HOTEL/SERVICE CIRCULATION
	PROJECT ENTRY
	E.V.A. ACCESS ROAD
	E.V.A. TURN-AROUND
	PRIMARY BUILDING ENTRY





LEGEND	
	PEDESTRIAN WALKWAY
	ACCESSIBLE PEDESTRIAN WALKWAY (MEETS ADA STANDARD)
	PUBLIC SIDEWALK IN R.O.W.
	PRIVATE CLUB ZONE
	ACCESSIBLE BUILDING ENTRY
	SITE ENTRY
	ELEVATOR
	ACCESSIBLE PARKING CONNECTED TO ACCESSIBLE WALKWAY

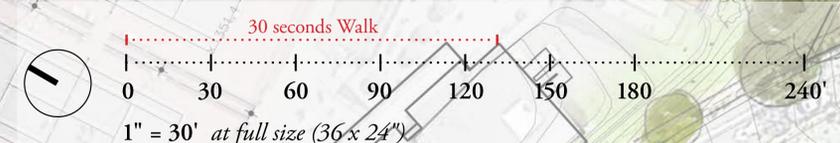
CLAREMONT CLUB, SPA & RESIDENCES

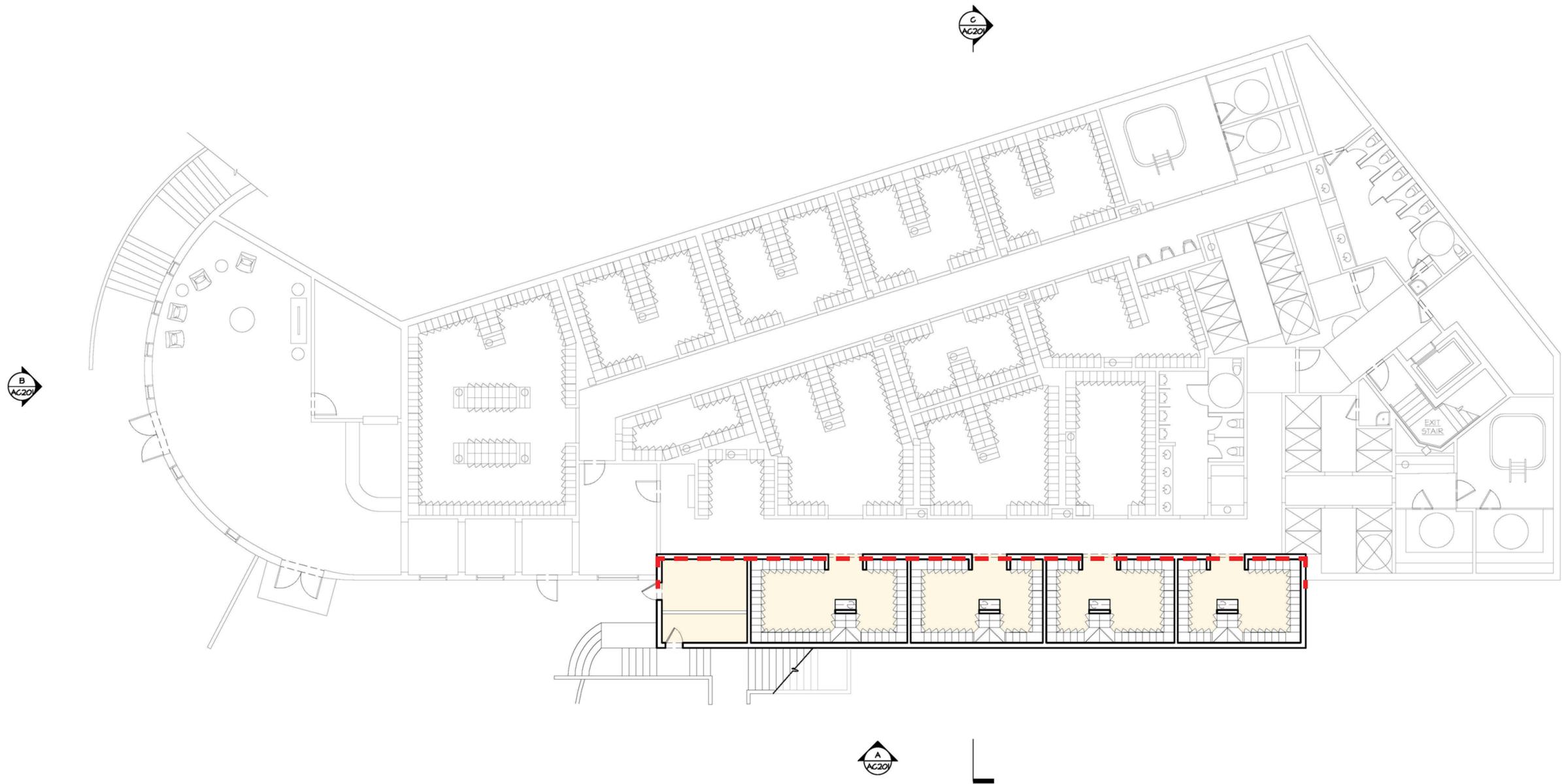
A FAIRMONT HOTEL Oakland, CA



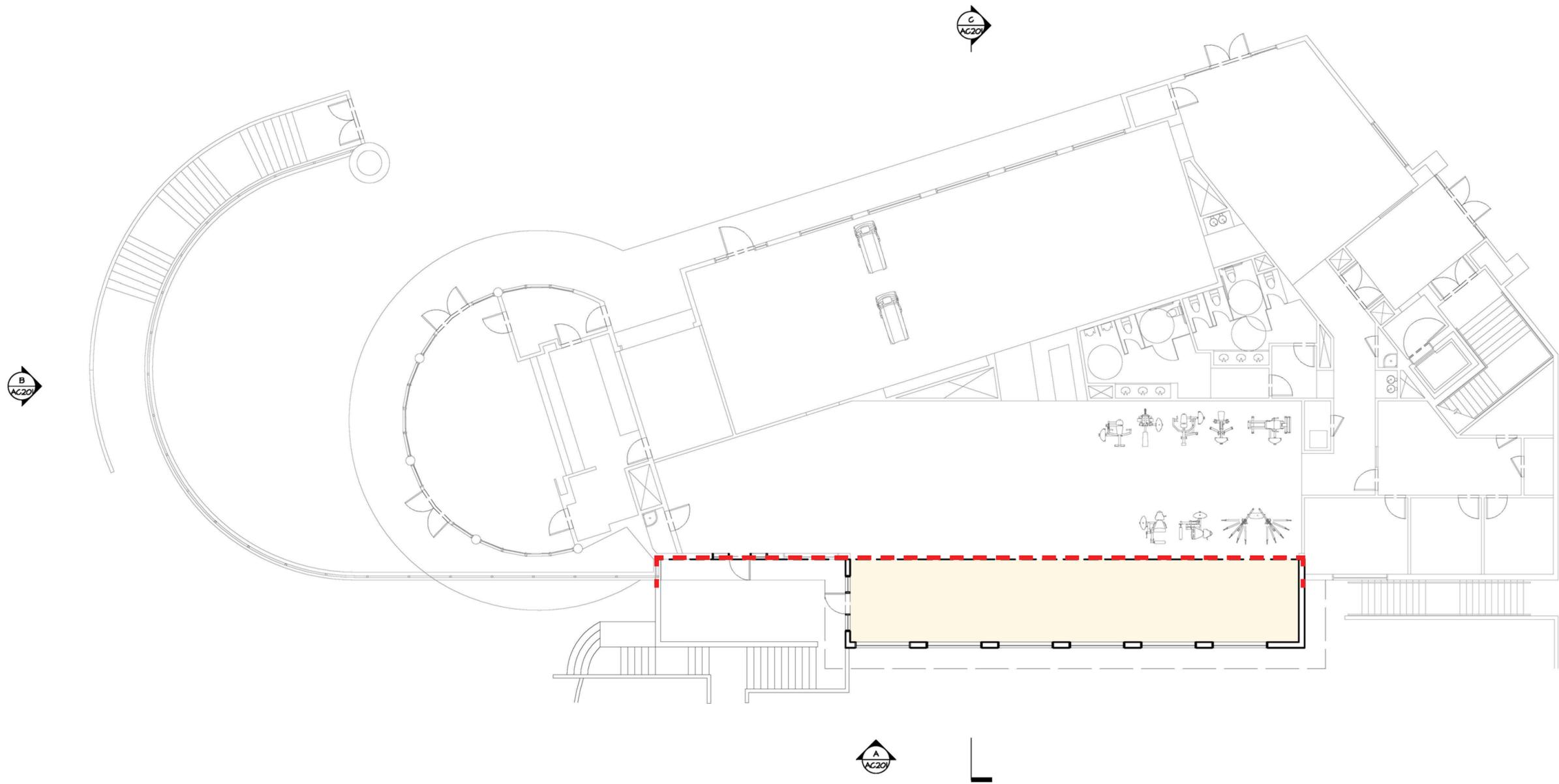
LEGEND

- 1 New Entry Gate w/ 2 Swing Arms
- 2 Updated Entry Road
- 3 Existing Parking
- 4 New Retaining Wall to Expand Parking
- 5 New Sidewalks
- 6 Existing Courtyard w/ New paving for Fitness uses
- 7 New Arrival Driveway to Club w/ Parallel Parking on One Side
- 8 New Club Arrival Court
- 9 Relocated Tennis Courts above Proposed Parking Garage
- 10 Tandem Parking, extension of proposed Parking Garage below
- 11 Proposed Stair & Elevator Connecting Garage (+361) & Club Drop-off (+388)
- 12 New Club Entrance & Lobby
- 13 Renovated Club Building
- 14 Renovated Annex Building
- 15 Renovated Pump House Building
- 16 Proposed Hot Tub
- 17 Proposed Games Deck
- 18 Proposed Adult Pool Deck
- 19 Proposed Adult Pool w/ Infinity Edge
- 20 Proposed Hot Tub
- 21 Proposed Adult Lawn w/ Cabanas
- 22 Proposed Pool Equipment Room for Adult Pool & Hot Tub
- 23 Proposed Accessible Paths & Stairs
- 24 Proposed Hotel Event Lawn
- 25 Expanded Tennis Courts
- 26 Proposed New Stadium Seating
- 27 Proposed Kid's Club
- 28 Proposed Tennis Bathroom
- 29 Proposed Kid's Club Garden
- 30 Proposed Half-court Basketball w/ Lights

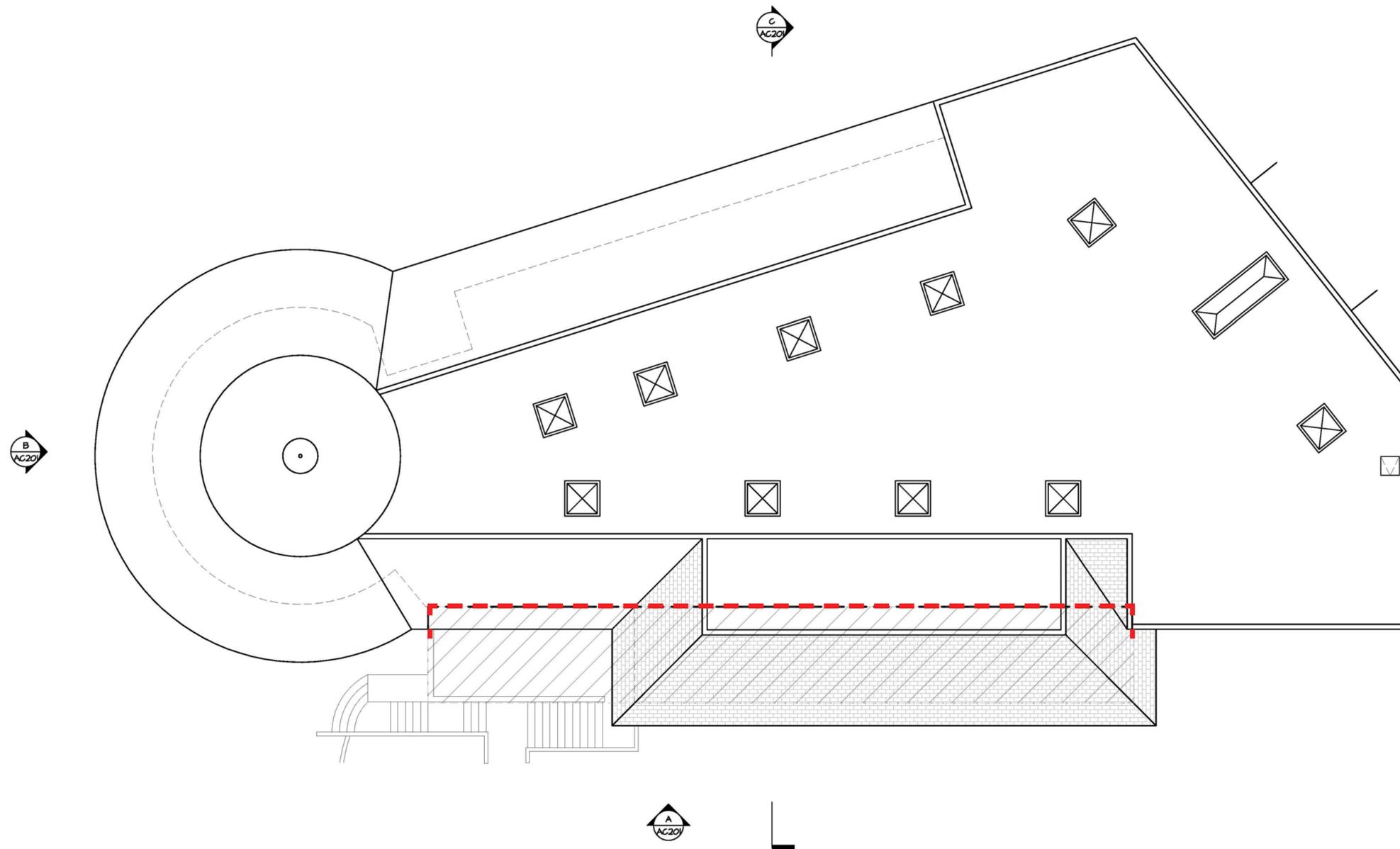




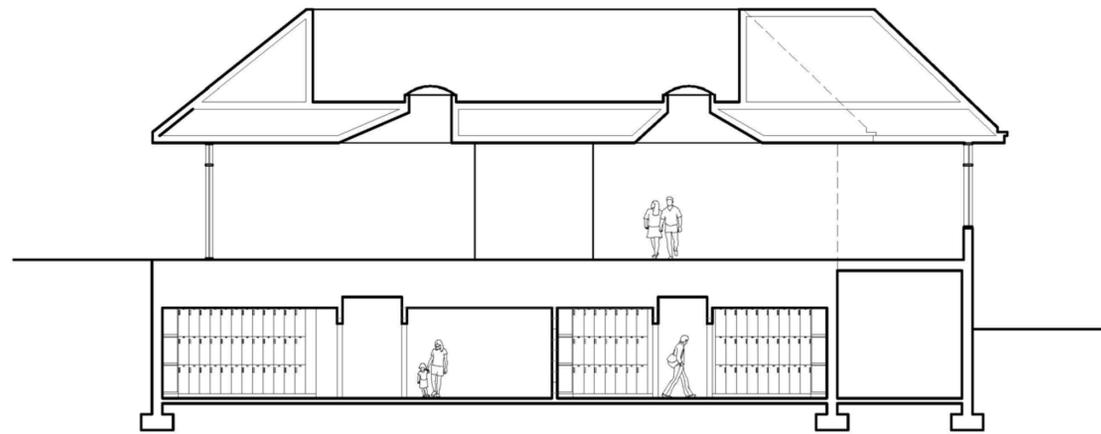
|-----|
 0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



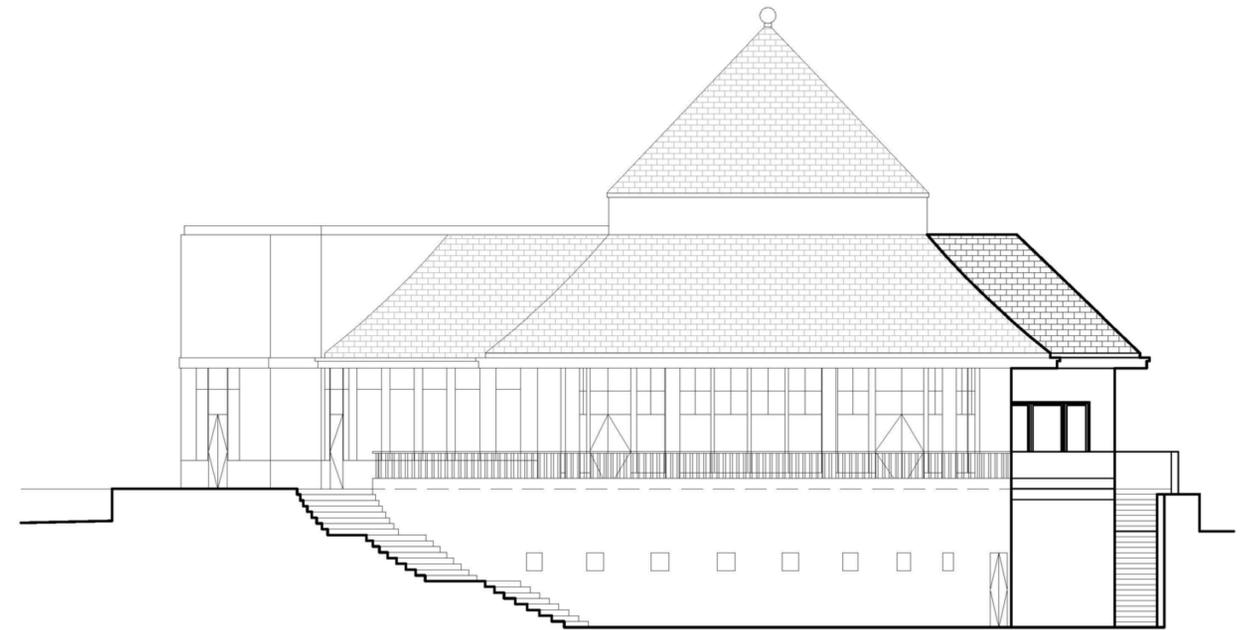
0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



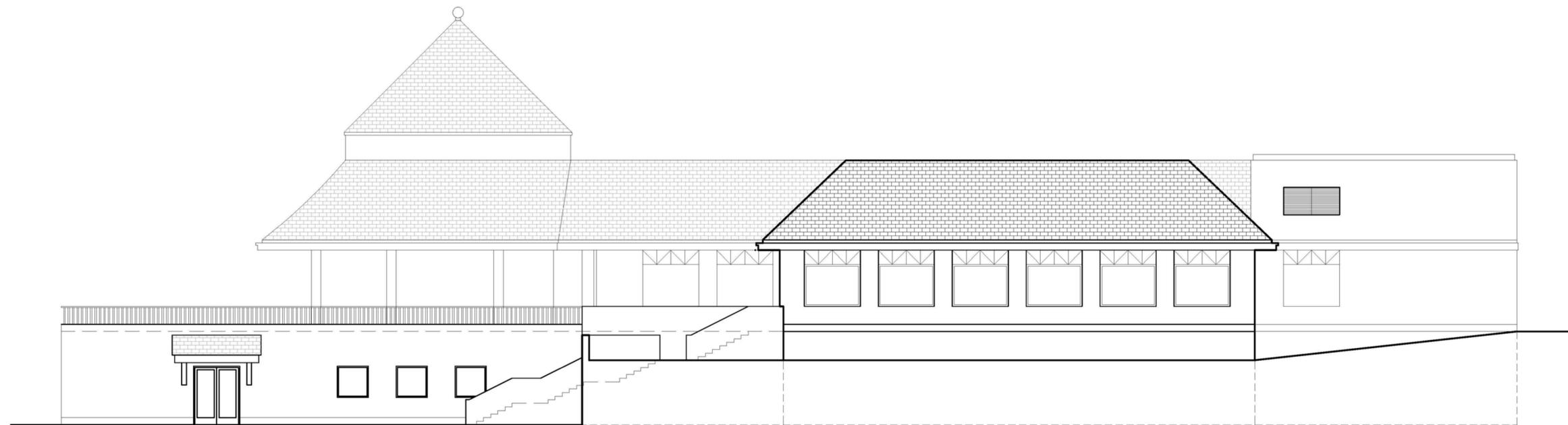
|-----|
 0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



SECTION C - LOOKING EAST

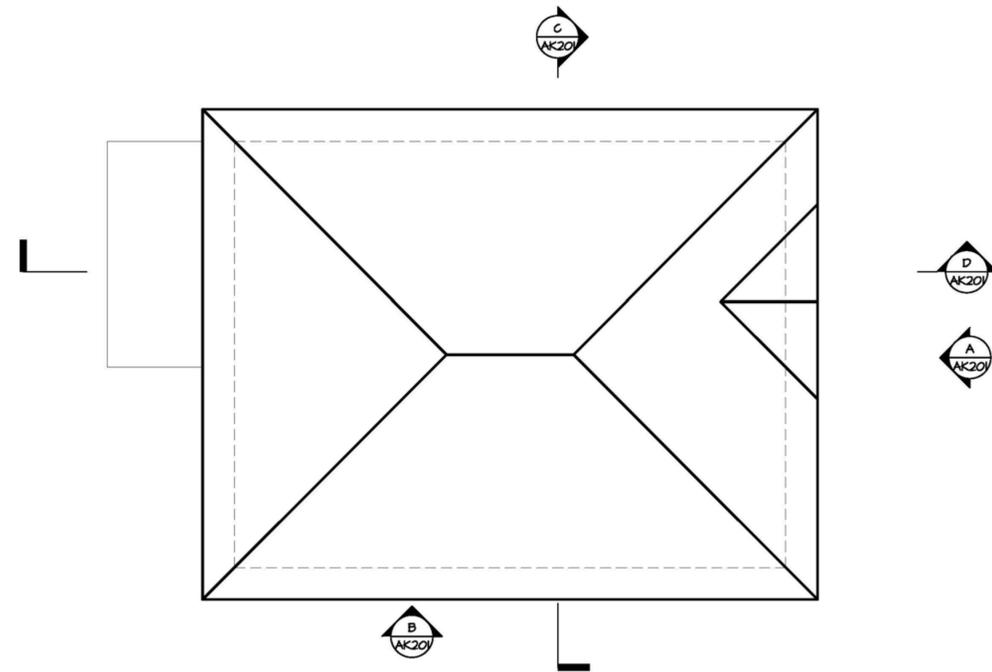


B - WEST ELEVATION

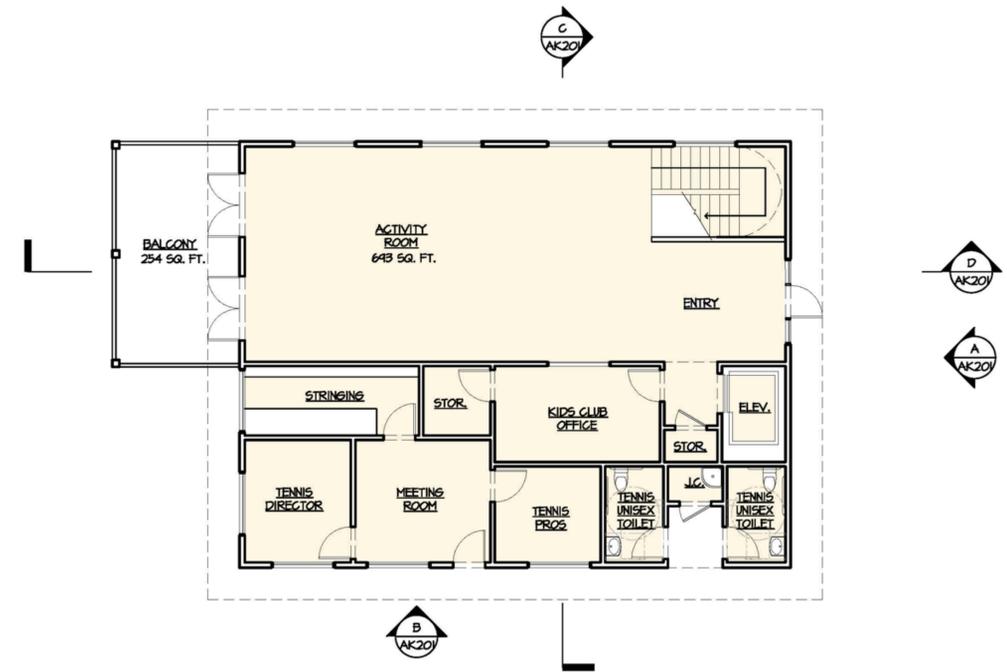


A - SOUTH ELEVATION

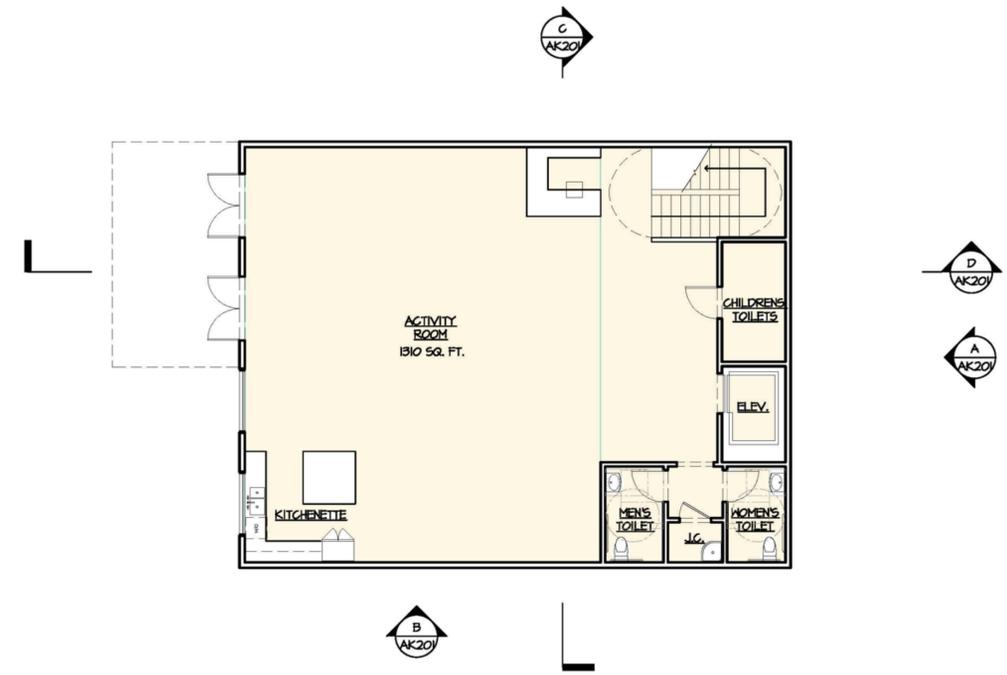
0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



ROOF PLAN

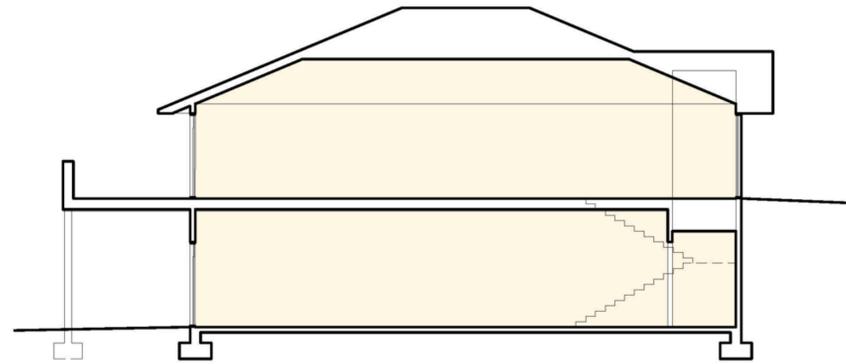


UPPER FLOOR PLAN

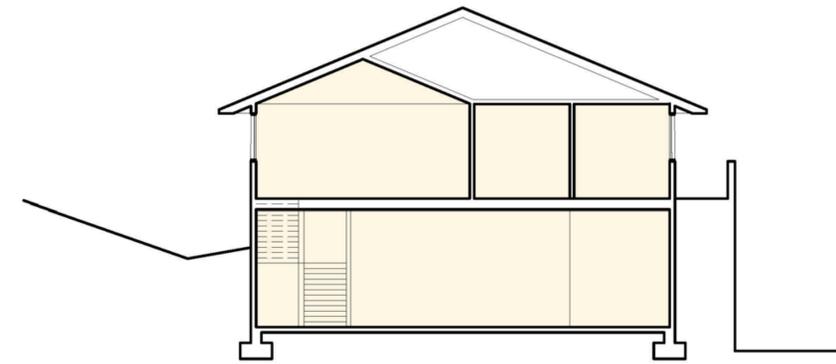


LOWER FLOOR PLAN

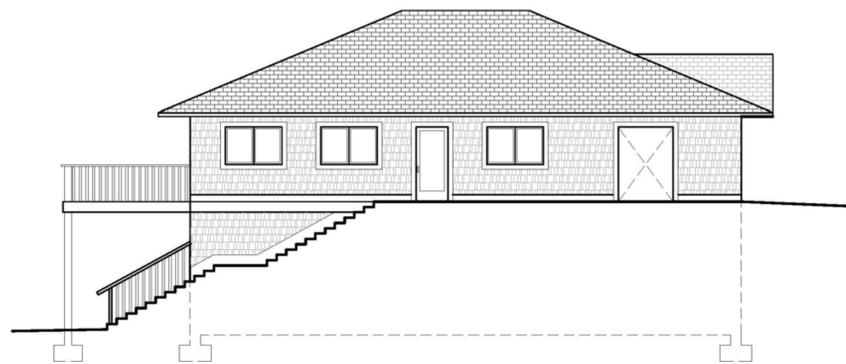
0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



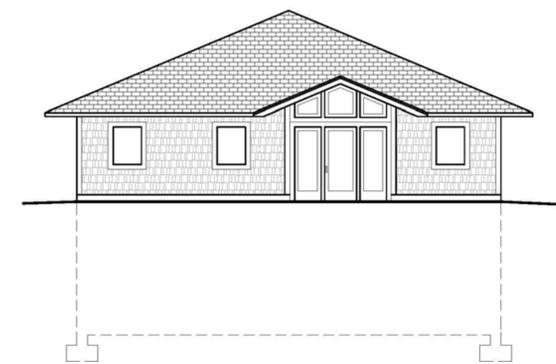
SECTION D - LOOKING NORTH



SECTION C - LOOKING EAST

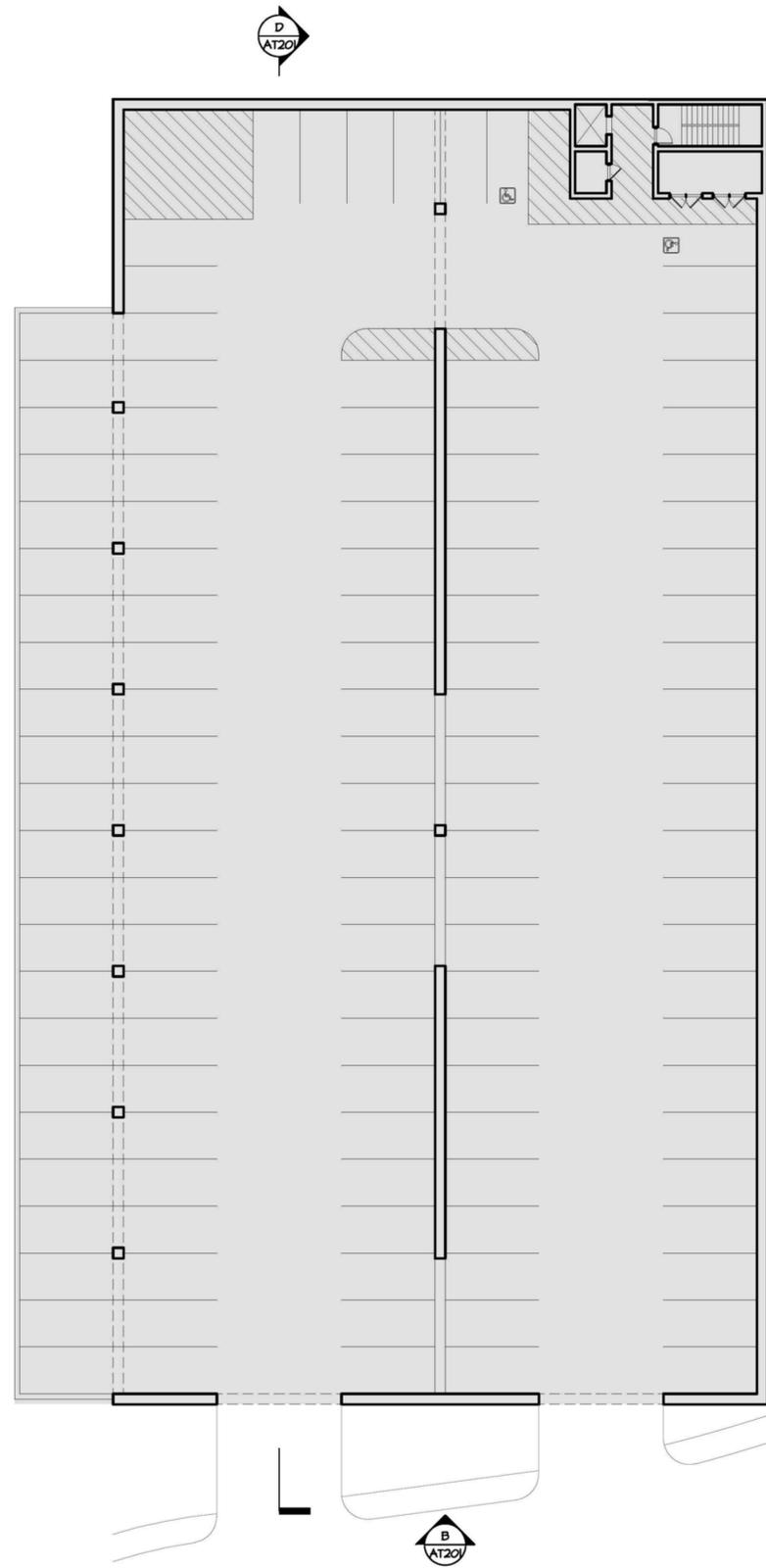


B - SOUTH ELEVATION

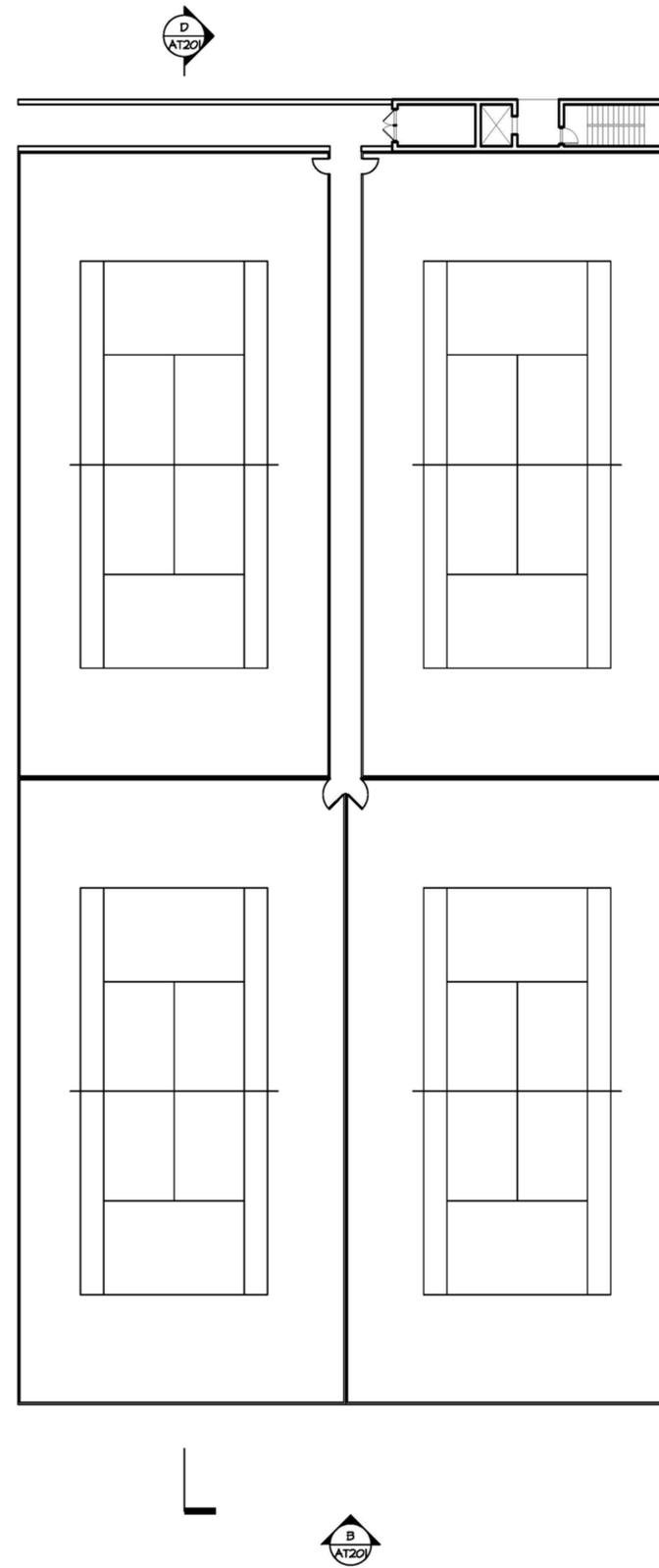


A - EAST ELEVATION

0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")

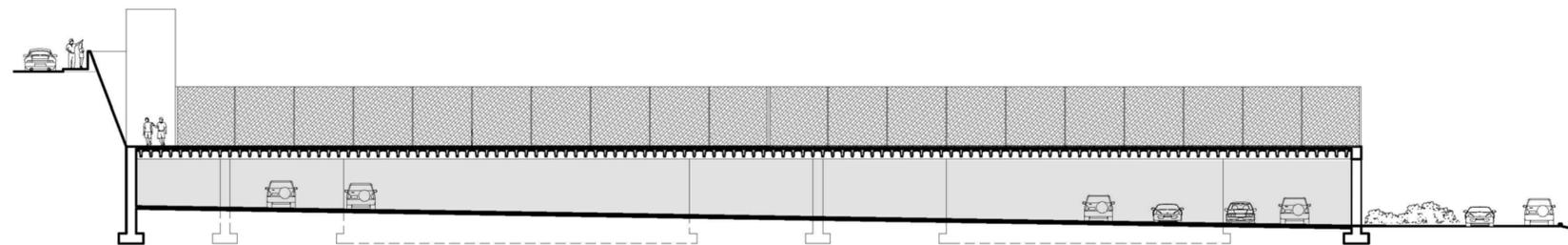


LOWER LEVEL (PARKING)

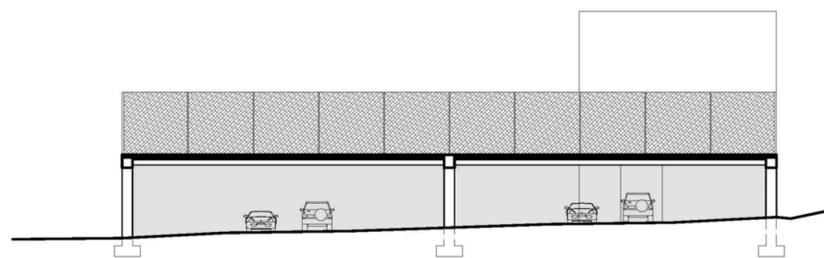


PODIUM LEVEL (TENNIS)

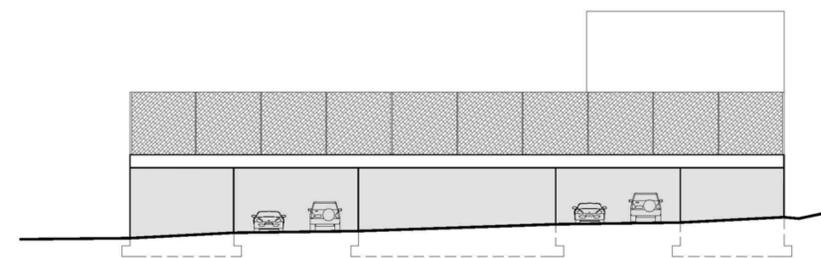
0 8 16 32'
 1/16" = 1'-0" at full size (36 x 24")



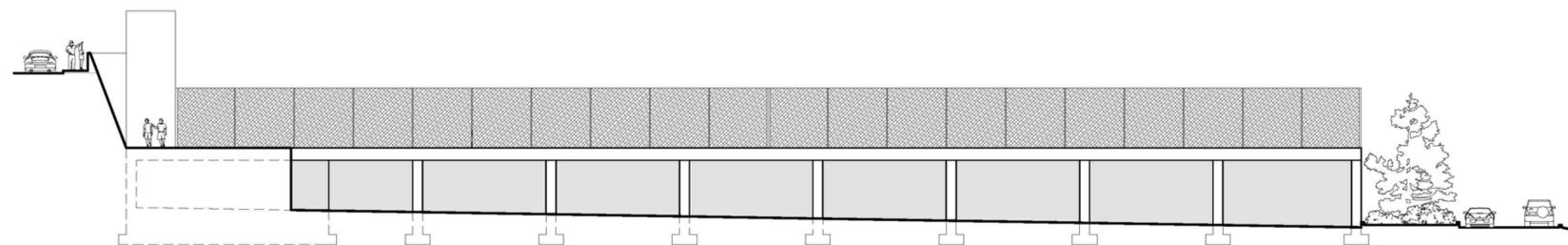
SECTION D - LOOKING EAST



SECTION C- LOOKING NORTH



B- SOUTH ELEVATION



A- WEST ELEVATION

|-----|
 0 8 16 32'
 1/16" = 1'-0" at full size (36 x 24")



CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL Oakland, CA



① SITE: AERIAL VIEW



② SITE: ENTRYWAY FROM TUNNEL ROAD



③ SITE



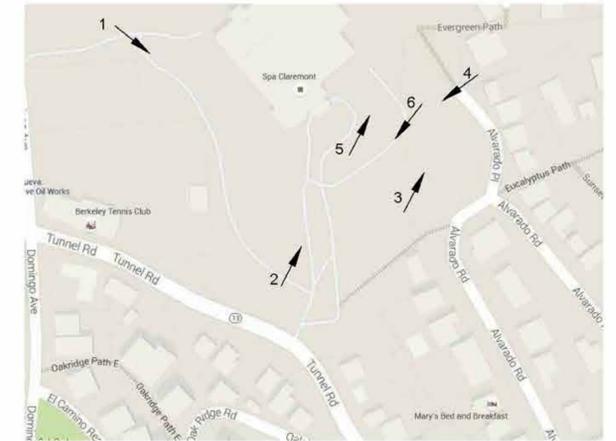
④ SITE: EVERGREEN PATH



⑤ CLAREMONT HOTEL PARKING LOT



⑥ SLOPE OF SITE



SITE MAP

1 EXISTING SITE PHOTOS



① CLAREMONT HOTEL



SITE MAP

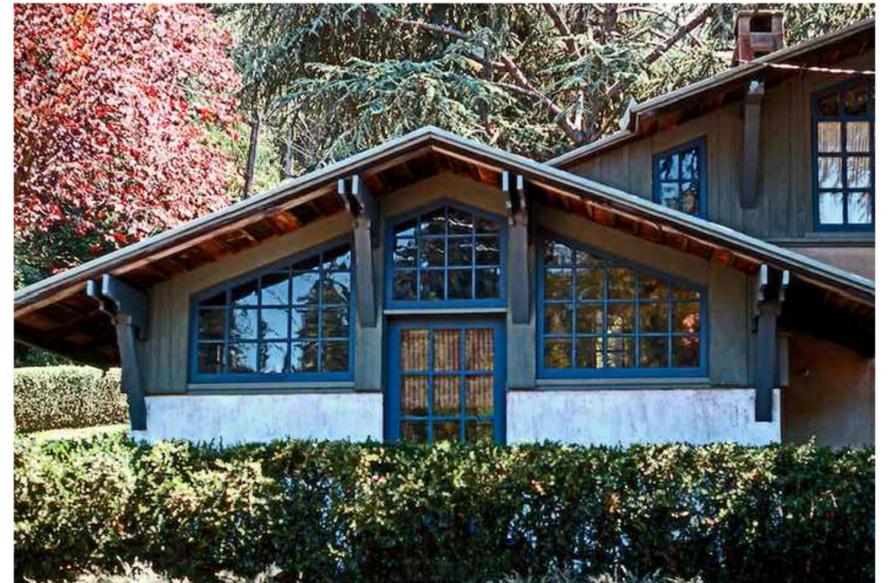
2 NEIGHBORING BUILDING PHOTOS



1 A.E. BINGHAM HOUSE
BY BERNARD MAYBECK



2 1300 MARTIN LUTHER KING JR. WAY
BY BERNARD MAYBECK



3 MATHEWSON HOUSE
BY BERNARD MAYBECK



4 GEORGE H. BOKE HOUSE
BY BERNARD MAYBECK



5 PIERPOINT HOUSE
BY JULIA MORGAN



6 HOWARD HOUSE, BERKELEY
BY JOHN GALEN HOWARD

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE
Effective January 1, 2014

2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN

SECTION	MEASURES
Chapter 1 - FOUNDATION	
101.3.1	State-registered buildings REVISED: Expands the scope of CALGreen to include ALL low-rise, high-rise, and hotel/hostel buildings of Group R occupancy.
Chapter 2 - DEFINITIONS	
202	Definitions NEW: Reduces all definitions in Chapter 2. Other chapters include only defined terms and a reference to Chapter 2. REVISED: Modifies "residential building" to include "low-rise residential buildings" and "high-rise residential buildings". NEW: Clarifies "low-rise residential building" as a Group R occupancy that is 3 stories or less and deletes reference to one- or two-family dwellings or townhouses. NEW: Defines "high-rise residential building" as a Group R occupancy that is 4 stories or greater in height.
Chapter 3 - GREEN BUILDING	
301.1.1	Additions and alterations NEW: Clarifies that CALGreen may apply to other low-rise or high-rise residential buildings and specifies that requirements only apply to the specific area of the addition or alteration. NEW: Adds a note directing code users to review Civil Code, Section 11101.1 et seq. regarding mandatory replacement of non-compliant plumbing fixtures.
301.2	Low-Rise and High-Rise Residential Buildings NEW: Clarifies that CALGreen may apply to other low-rise or high-rise residential buildings or both. NEW: New "barrier" [R] and [R] as identifying provisions applying only to low-rise or high-rise residential structures, respectively.
Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)	
4.100.2	Storm Water Drainage and Retention During Construction NO CHANGE FROM 2010 CALGREEN Projects which disturb less than one acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
4.100.3	Grading and Paving NO CHANGE FROM 2010 CALGREEN Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. NEW EXCEPTION: Revision provides an exception for additions and alterations not altering the drainage path.
Division 4.2 - ENERGY EFFICIENCY	
4.201.1	Energy Efficiency REVISED: Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/multifamily (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.
5.201.1	Standards for Residential Buildings REVISED: Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 California Energy Code (code reference date updated from 2010 to 2013).
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)	
4.300.1	Water Conserving Plumbing Fixtures and Fittings REVISED: 20% reduction of water use are now prescriptively designated within CALGREEN text. REVISED: Prescriptive and performance methodology, Tables 4.300.1 and 4.300.2. NEW: Plumbing fixtures and fittings shall comply with the following: 4.300.1.1 Water Closets: ≤ 1.28 gpf/lph 4.300.1.2 Urinals: ≤ 0.5 gpf/lph 4.300.1.3 Single Showersheads: ≤ 2.0 gpm @ 80 psi 4.300.1.4 Multiple Showersheads: combined flow rate of all showersheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet to be in operation at a time 4.300.1.4.1 Residential Lavatory Faucets: ≤ 1.5 gpm @ 80 psi 4.300.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 80 psi 4.300.1.4.3 Lavatory Faucets: ≤ 0.25 gpm per cycle 4.300.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 80 psi per cycle allowed but shall default to 1.8 gpm
4.300.2	Standards for Plumbing Fixtures and Fittings REVISED: Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code. REVISED: Resources provisions for multiple showersheads to Section 4.300.1.3.2. REVISED: Table 4.300.2 "Standards for Plumbing Fixtures and Fittings" Code users are directed, in Section 4.300.2, to the California Plumbing Code for applicable reference standards.
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)	
4.304.1	Irrigation Controllers NO CHANGE FROM 2010 CALGREEN Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plant watering needs as weather or soil conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).

PAGE 1

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE
Effective January 1, 2014

2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN

SECTION	MEASURES
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)	
4.400.1	Roofing REVISED: Specifies the areas requiring roofer proofing and asphalt shingles. Annular spaces around pipes, electric cables, conduits, or other openings in subbottom plates at eave/roof walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)	
4.400.1	Construction Waste Reduction of at least 50% NO CHANGE FROM 2010 CALGREEN Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with either Section 4.400.2, 4.400.3 or 4.400.4. OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.400.5.
4.400.2	Construction Waste Management Plans NO CHANGE FROM 2010 CALGREEN Submit a construction waste management plan meeting items 1 through 5 in Section 4.400.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.400.3	Waste Management Company NO CHANGE FROM 2010 CALGREEN Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.400.3.
4.400.4	Waste Stream Reduction 4.400.4.1 Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 4 pounds per square foot of the building area. NEW: Add Section 4.400.4.1 to acknowledge a high-rise residential compliance alternative. 4.400.4.1 (HRS) Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 2 pounds per square foot of the building area.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)	
4.410.1	Operation and Maintenance Manual NO CHANGE FROM 2010 CALGREEN At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers: 1) specific location areas shall be placed in the building.
Division 4.5 - ENVIRONMENTAL QUALITY (PRE-LEASING)	
4.500.1	General NO CHANGE FROM 2010 CALGREEN Any installed gas fireplace shall be a clean-burn sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)	
4.504.1	Covering of Duct Openings and Protection of Mechanical Equipment During Construction NO CHANGE FROM 2010 CALGREEN All duct openings shall be covered with a minimum of 1/2" thick rigid insulation during construction. The covering shall be removed and the duct opening shall be sealed with a minimum of 1/2" thick rigid insulation at the time of final inspection. The covering shall be removed and the duct opening shall be sealed with a minimum of 1/2" thick rigid insulation at the time of final inspection. The covering shall be removed and the duct opening shall be sealed with a minimum of 1/2" thick rigid insulation at the time of final inspection.
4.504.2.1	Adhesives, Sealants and Caulks NO CHANGE FROM 2010 CALGREEN Adhesives, sealants 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: 1. 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 1100 VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1188 (polystyrene), on the use of certain toxic components (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and sealant or caulking compounds (in unit of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 10 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations, Title 17, commencing with Section 94507.

PAGE 2

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE
Effective January 1, 2014

2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN

SECTION	MEASURES
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL - CONTINUED)	
4.504.2.2	Paints and Coatings NO CHANGE FROM 2010 CALGREEN Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measures, 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 coating categories listed in Table 4.504.3 shall be determined by classifying the coating as flat, flat/roll, or flat/roll-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 Measures, and the corresponding Flat, Flat/roll, or Flat/roll-High Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3	Aerosol Paints and Coatings NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product-Weighted MFR Limits for ROC in Section 94622(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94622(a)(2) and (d)(2) of the California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 48. NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. 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 01290.) 3. NSF/ANSI 140 or the Gold level 4. Scientific Certifications Systems Indoor Advantage® Gold
4.504.3	Carpet Systems NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Program.
4.504.3.1	Carpet Cushion NO CHANGE FROM 2010 CALGREEN All carpet cushions installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Program.
4.504.3.2	Carpet Adhesive NO CHANGE FROM 2010 CALGREEN All carpet adhesives shall meet the requirements of Table 4.504.1.
4.504.4	Resilient Flooring Systems REVISED: Compliance rate of resilient flooring is increased from 50% to 80%. Related changes are made for Tier 1 and Tier 2 resilient flooring measures. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products compliant with CH-PS criteria certified under the GreenGuard Children & Schools program. 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. 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 01290.)"
4.504.5	Composites Wood Products NO CHANGE FROM 2010 CALGREEN FOR 4.504.5. Referenced Table 4.504.5 has been revised to delete obsolete compliance dates. 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 the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 94120 et seq.), on or before the dates specified in those sections as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard ("composite wood products") but do not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-jointed lumber, as specified in CCR, Title 17, Section 93120.1(j).
Division 4.5 - ENVIRONMENTAL QUALITY (INTERIOR HUMIDITY CONTROL)	
4.505.2	Concrete Slab Foundations NO CHANGE FROM 2010 CALGREEN Concrete slab foundations or concrete slab-on-ground floors required to have a vapor barrier by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	Capillary Break NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1. A sheet (101.8 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curing shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

PAGE 3

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES (Includes significant changes from 2010 CALGREEN)

2013 CALGREEN CODE
Effective January 1, 2014

2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN

SECTION	MEASURES
Division 4.5 - ENVIRONMENTAL QUALITY (INTERIOR HUMIDITY CONTROL - CONTINUED)	
4.505.3	Moisture Content of Building Materials NO CHANGE FROM 2010 CALGREEN 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% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a boroscope moisture meter. Equivocal moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. 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 to be verified. 3. 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. Insulation products which are vapor retarder or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
Division 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & HUMIDITY)	
4.500.1	Bathroom Exhaust Fans NO CHANGE FROM 2010 CALGREEN Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 30% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.
Division 4.5 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)	
4.507.1	Reserved REPEALED: Section 4.507.1 Openings (for whole house fans) has been repealed. There is no substitute language.
4.507.2	Heating and Air Conditioning System Design NO CHANGE FROM 2010 CALGREEN Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The load size and that gain be established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculations), ASHRAE Handbook or other approved design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE Handbooks or other approved design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.
CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS, VERIFICATIONS)	
700.1	Installer Training NO CHANGE FROM 2010 CALGREEN HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturers. 5. Other programs acceptable to the enforcing agency.
700.2	Special Inspection NO CHANGE FROM 2010 CALGREEN Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
700.3	Documentation NO CHANGE FROM 2010 CALGREEN Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Acknowledgment: This document is an updated version of an original checklist prepared by the California Building Industry Association for summarizing the 2010 CALGreen's mandatory measures for low-rise residential structures. This checklist includes CALGreen provisions effective January 1, 2014, including all amended building and regulations for sections revised or updated for the 2013 CALGreen.

Note: This document is only a summary of the mandatory measures in the 2013 CALGreen. Users should refer to the most recent version of the 2013 CALGreen code for additional details and complete requirements.

PAGE 4

1 CALGREEN RESIDENTIAL MANDATORY MEASURES

Guide to the 2013 California Green Building Standards Code (Nonresidential)

FINISH MATERIAL CERTIFICATE - ARCHITECTURAL COATINGS Table 5.504.1.3 CALGreen Std. IRC: 5.5-2 10-24-13

FINISH	WHERE USED (TYPE)	MANUFACTURER	VOC LIMIT (GPL)	SUB-CONTR. INITIAL
PAINTS & COATINGS				
Flat coatings			50	
Nonflat coatings			100	
Nonflat high gloss coatings			150	
Specialty coatings				
Aluminum roof coatings			400	
Basement specialty coatings			400	
Bituminous roof coatings			50	
Bituminous roof primers			350	
Bond breakers			350	
Concrete curing compounds			350	
Concrete/masonry sealers			100	
Driveway sealers			50	
Dry fog coatings			150	
Faux finishing coatings			350	
Fire resistive coatings			350	
Floor coverings			100	
Form-release compounds			250	
Graphic arts coatings (sign paints)			500	
High-temperature coatings			420	
Industrial maintenance coatings			250	
Low solids coatings ¹			120	
Magnesium cement coatings			450	
Mastic texture coatings			100	
Metallic pigmented coatings			500	
Multicolor coatings			250	
Pretreatment wash primers			420	
Primers, sealers and undercoaters			100	
Reactive penetrating sealers			350	
Recycled coatings			250	
Roof coatings			50	

217

Suggested Forms and Templates

Rust preventative coatings	250 ¹
Shellacs	730
Clear/Opac	550
Specialty primers, sealers and undercoaters	100 ¹
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. (GPL) = Grams per liter of coating
2. Grams of VOC per liter of coating, including water and including exempt compounds.

Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____
City/State/Zip: _____ Phone: _____

218

Guide to the 2013 California Green Building Standards Code (Nonresidential)

FINISH MATERIAL CERTIFICATE - COMPOSITE WOOD PRODUCTS CALGreen Std. IRC: 5.5-3 10-24-13

FINISH	FORMALDEHYDE LIMITS ¹ (Max. emissions in Parts per Million)	SUB-CONTR. INITIAL
Composite wood products		
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 ²	0.13	

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96. For additional information, see California Code of Regulations, Title 17, Section 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8 inches (8 mm).

Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____
City/State/Zip: _____ Phone: _____

219

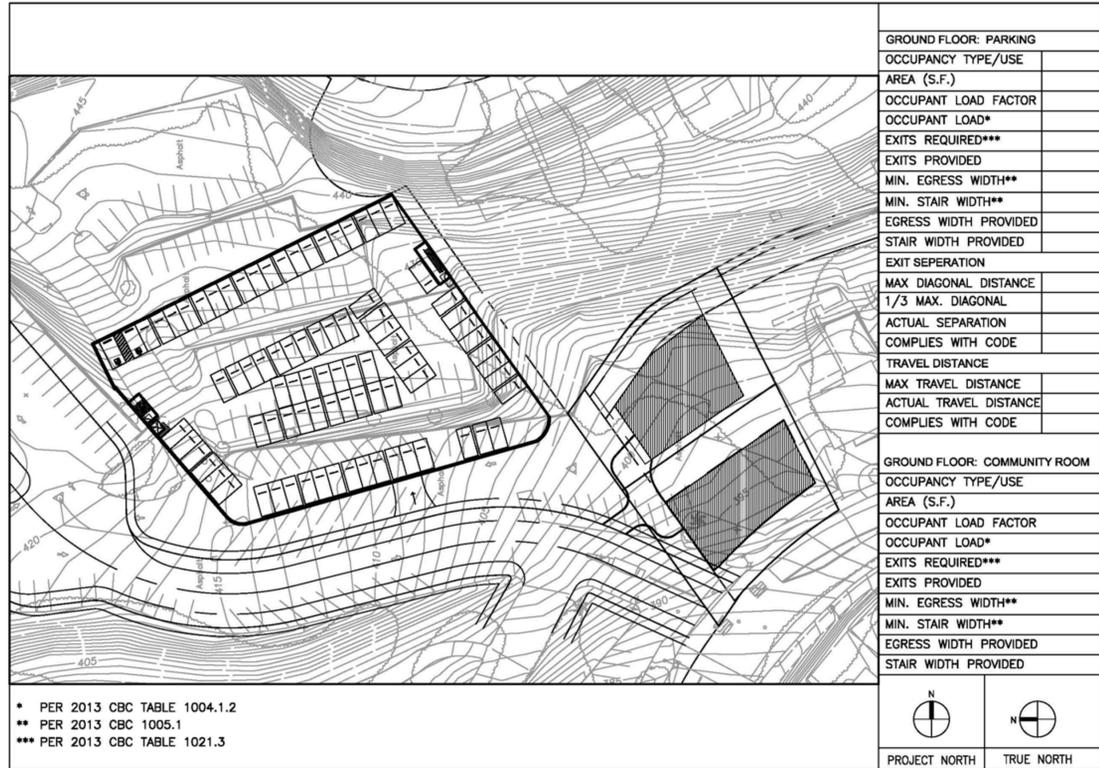
2 FINISH MATERIAL CERTIFICATE

3 GREEN POINT RATED CHECKLIST

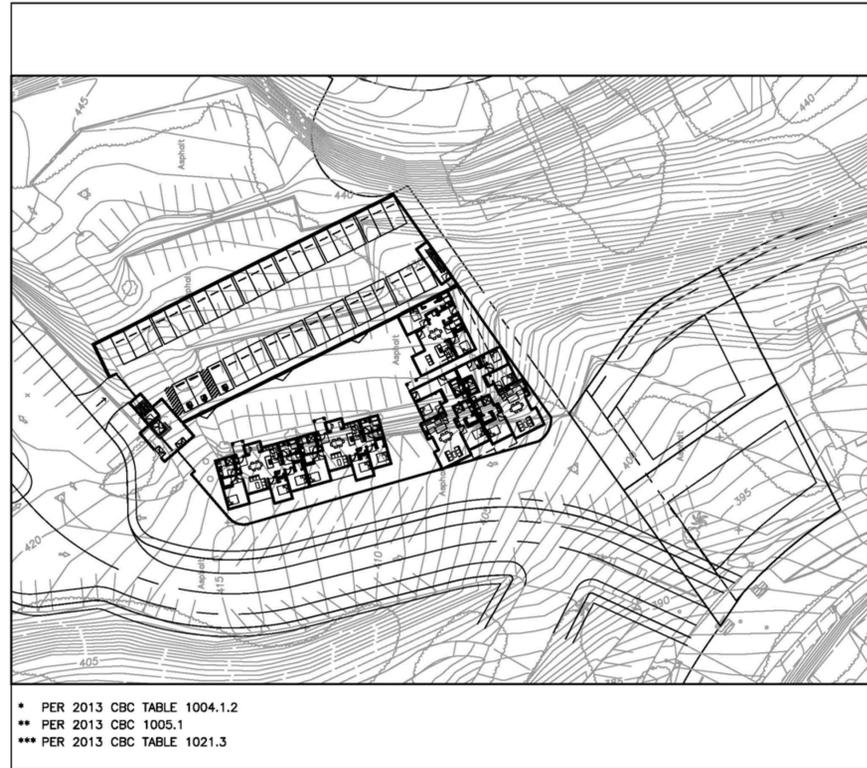
GreenPoint RATED NEW HOME RATING SYSTEM, VERSION 6.0 **Blueprint Scoresheet**

Derby Lofts
Krantz Consultants r'd Nov. 17, 2015

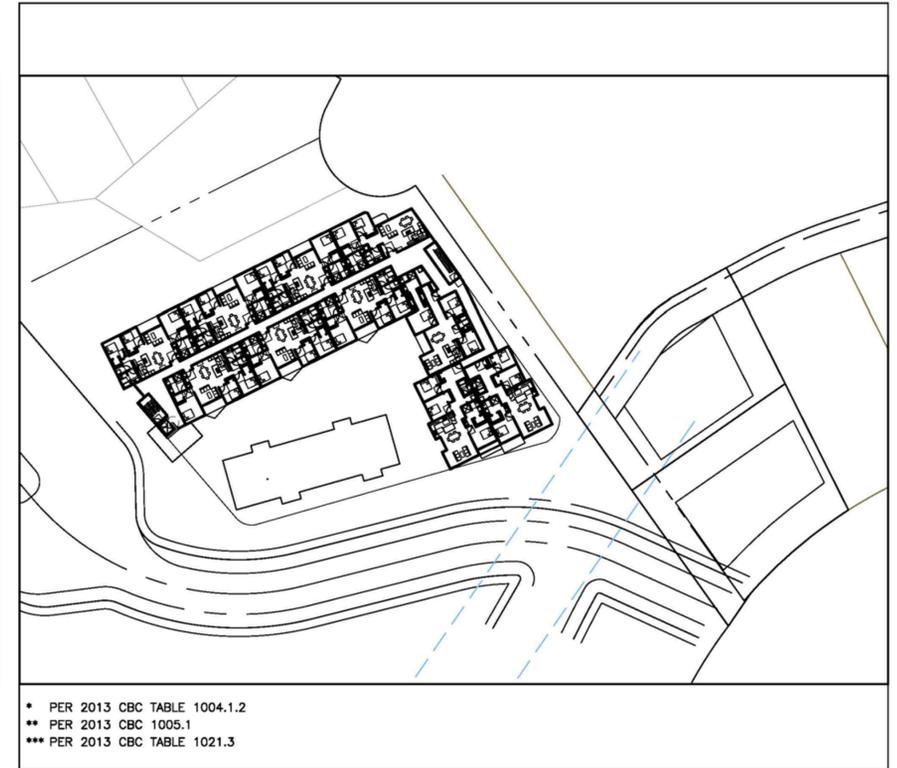
Category	Sub-category	Points Available	Points Earned	Comments
CALGreen	AL Green Res (PRE-DRIBBLE)	4	4	Compliant
	AL Green Res (POST-DRIBBLE)	4	4	Compliant
LANDSCAPE	AL Landscaping	1	1	Compliant
	AL Landscaping	1	1	Compliant
CERAMIC	AL Ceramic	1	1	Compliant
	AL Ceramic	1	1	Compliant
MECHANICAL, VENTILATION AND AIR CONDITIONING	AL Mechanical	1	1	Compliant
	AL Mechanical	1	1	Compliant
BUILDING PERFORMANCE	AL Building Performance	1	1	Compliant
	AL Building Performance	1	1	Compliant
FINISHES	AL Finishes	1	1	Compliant
	AL Finishes	1	1	Compliant
COMFORT	AL Comfort	1	1	Compliant
	AL Comfort	1	1	Compliant
COMMUNITY	AL Community	1	1	Compliant
	AL Community	1	1	Compliant
TOTAL	AL Total	30	30	Compliant
	AL Total	30	30	Compliant



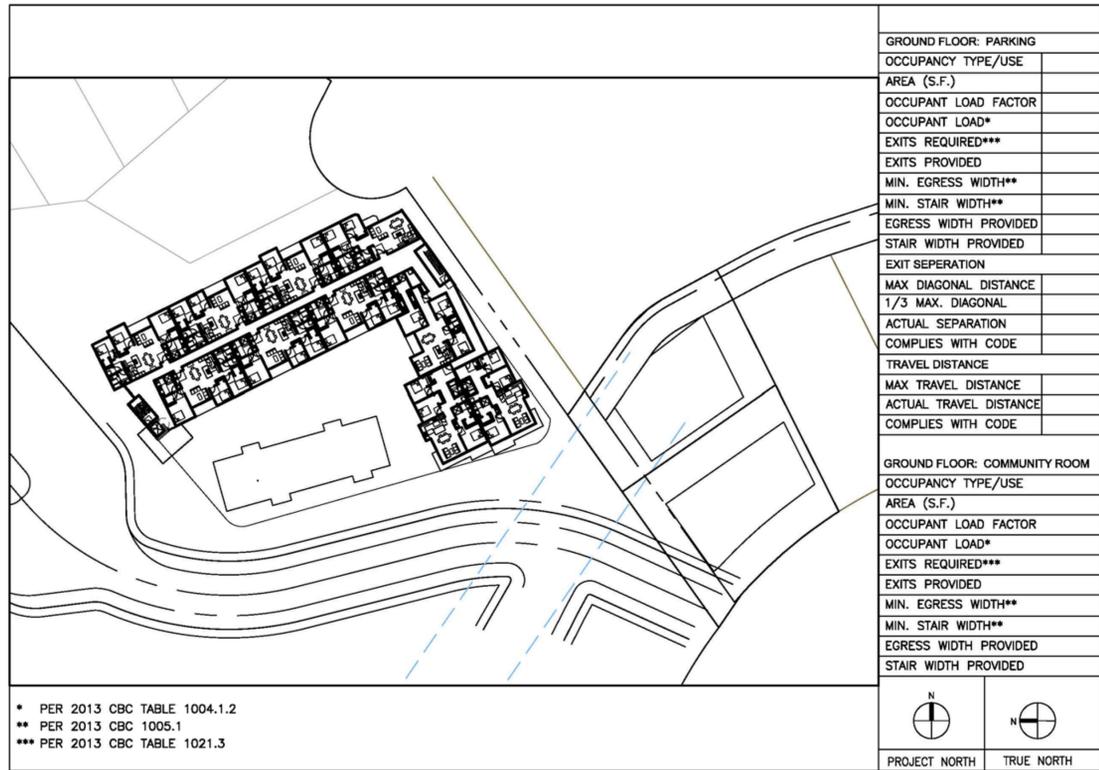
1 EGRESS PLAN: BASEMENT
 1' = 50' - 0"



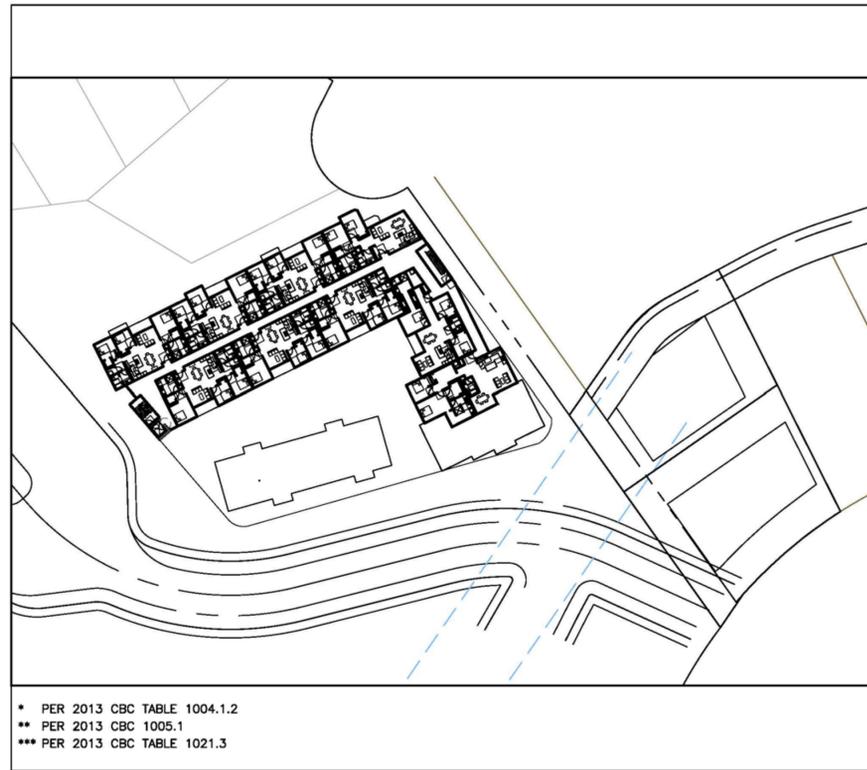
2 EGRESS PLAN: GROUND FLOOR
 1' = 50' - 0"



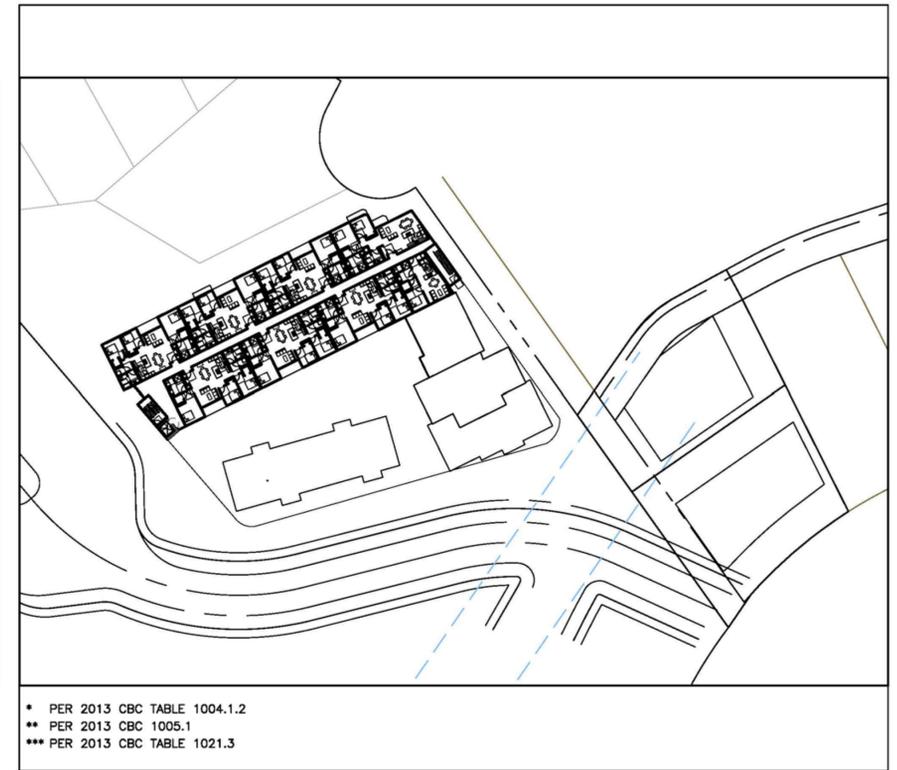
3 EGRESS PLAN: SECOND FLOOR
 1' = 50' - 0"



4 EGRESS PLAN: THIRD FLOOR
 1' = 50' - 0"



5 EGRESS PLAN: FOURTH FLOOR
 1' = 50' - 0"



6 EGRESS PLAN: FIFTH FLOOR
 1' = 50' - 0"



* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

1 EGRESS PLAN: BASEMENT
 1" = 50'-0"



* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

2 EGRESS PLAN: GROUND FLOOR
 1" = 50'-0"



* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

3 EGRESS PLAN: SECOND FLOOR
 1" = 50'-0"



* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

4 EGRESS PLAN: THIRD FLOOR
 1" = 50'-0"



* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

5 EGRESS PLAN: FOURTH FLOOR
 1" = 50'-0"



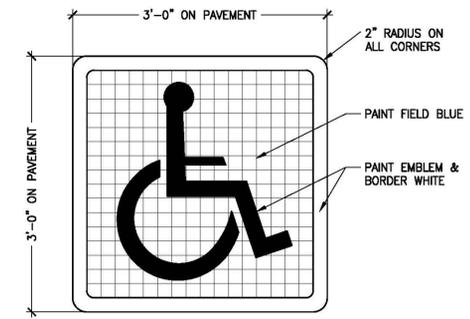
* PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

6 EGRESS PLAN: FIFTH FLOOR
 1" = 50'-0"

LEGEND	
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL (P.O.T.)

- ACCESSIBILITY NOTES**
1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX.. ALL ACCESSIBLE ROUTES OF TRAVEL TO BE AT LEAST 44". SURFACE IS STABLE, FIRM & SLIP RESISTANT, CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% U.O.N.
 2. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEED 1:20, IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS.
 3. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHERE EVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF THESE AREAS, GRID OPENINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAVEL FLOW.
 4. SURFACES WITH A SLOP OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALT FINISH AND HEAVY BROOM FINISH FOR SLOPES GREATER THAN 6%.
 5. ACCESSIBLE ROUTES OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".
 6. SEE SHEETS A0.5, A0.6 AND A0.7 FOR TYPICAL ACCESSIBILITY DETAILS.
 7. ALL REQUIRED ACCESSIBLE DOOR TO HAVE 32" CLEAR OPENING MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM IT'S CLOSED POSITION.

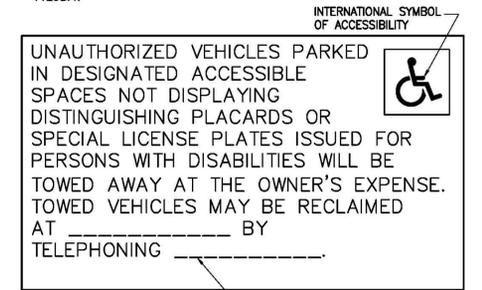
PROJECT NORTH	TRUE NORTH



GRID LINES SHOWN FOR PROPORTION ONLY AND ARE NOT TO APPEAR AS PART OF SIGN HANDICAPPED SIGNAGE TO COMPLY W/TITLE 24 & ADA REQUIREMENTS

8 PAINTED ACCESSIBLE SIGN
1'-1'-0" - ON GROUND @ PARK. STALL

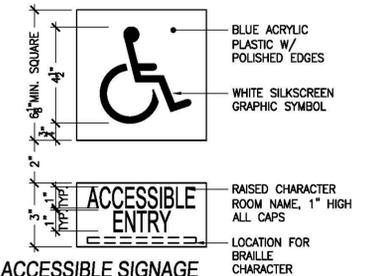
NOTE: ADDITIONAL "UNAUTHORIZED LOT" SIGNAGE MUST BE POSTED AT ENTRANCES TO OFF STREET PARKING FACILITIES OR ADJACENT TO OR VISIBLE FROM ALL ACCESSIBLE SPACES, 17" X 22" MIN. SIZE; SEE SEC. 1129B.4.



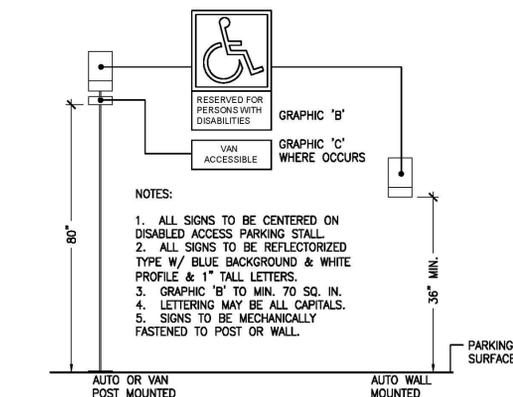
7 TYP. UNAUTHORIZED VEHICLES SIGNAGE
3'-1'-0"

NOTE:

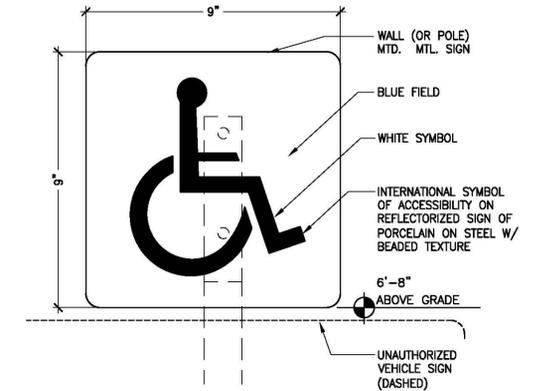
- ROOM NAME TO BE RAISED 1/32" SANS SERIF, COLOR WHITE. BRAILLE TO BE GRADE 2 BRAILLE, COLOR WHITE.
- SIGNAGE TO BE 1/4" THICK BLUE ACRYLIC PLASTIC TO MATCH FED. STND. 595b, COLOR #15090. SYMBOL TO BE SILK-SCREEN EPOXY OR VINYL, COLOR WHITE.
- ATTACH SIGNAGE TO WALL W/ TWO-SIDED TAPE & SILICONE.



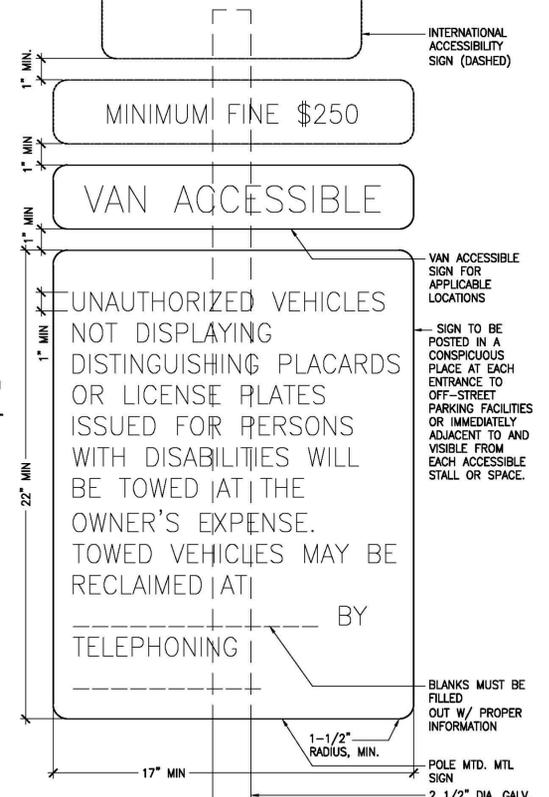
6 TYP. ACCESSIBLE SIGNAGE
3'-1'-0"



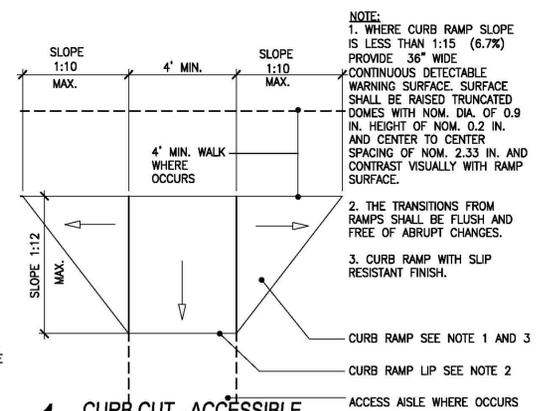
5 TYP. ACCESSIBLE PARKING STALL SIGN
3'-1'-0"



4 PAINTED ACCESSIBLE SIGN - WALL MOUNTED
1'-1'-0"

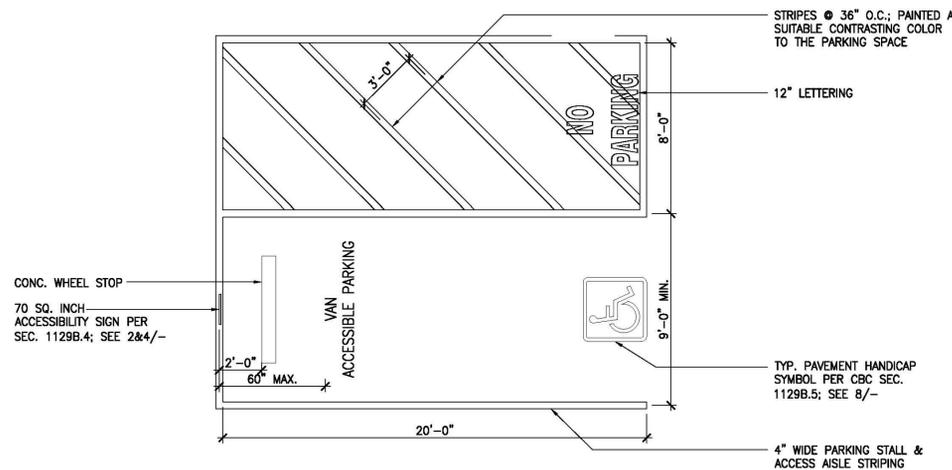


2 VAN ACCESSIBLE PARKING SIGN
3'-1'-0"

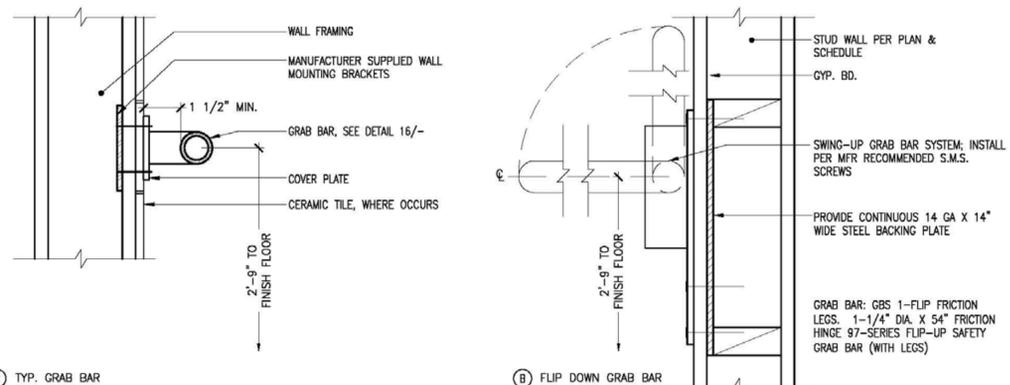


1 CURB CUT - ACCESSIBLE
1/4"-1'-0"

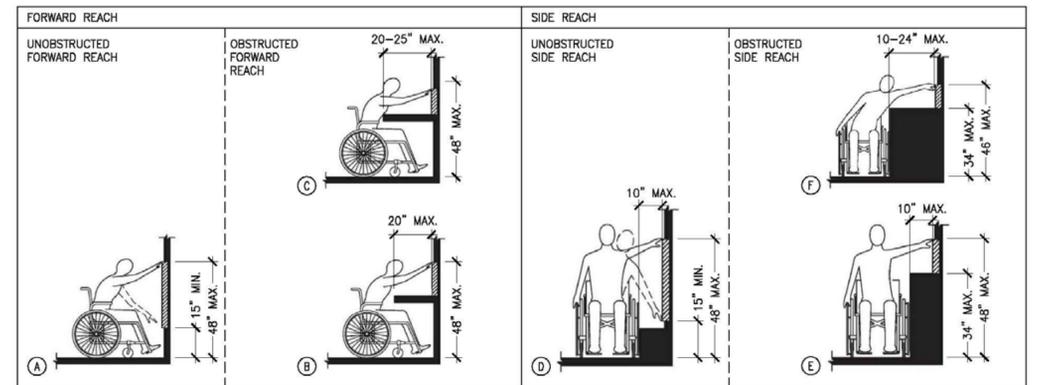
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION. EXTEND ACCESS AISLE PAINT TO TOE OF CURB RAMP.
- PAINT ENTIRE PARKING STALL BLUE WITH WHITE OUTLINE.
- WHERE CURB RAMP CONDITION OCCURS PAINT AS PER CURB RAMP DETAIL. EXTEND ACCESS AISLE PAINT TO TOE OF CURB RAMP.



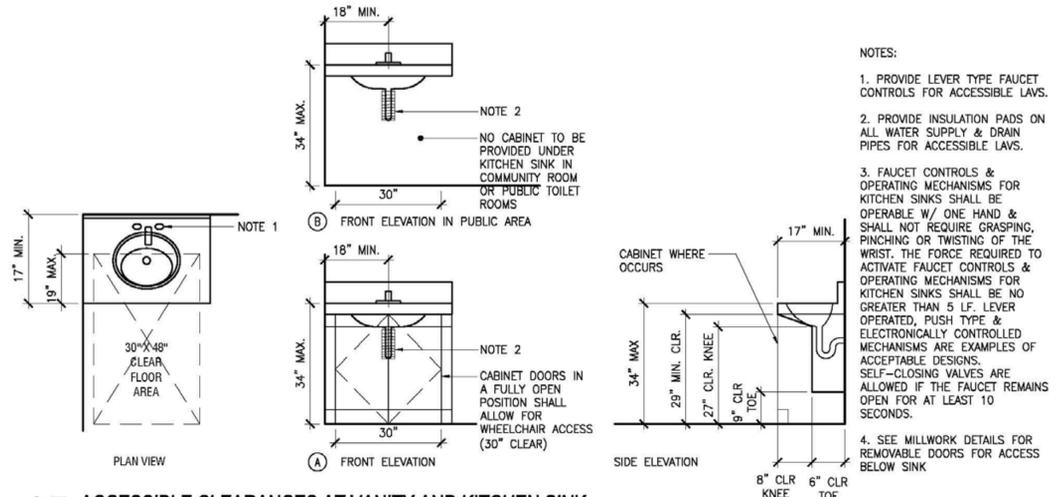
9 TYP. ACCESSIBLE PARKING SPACE
1/4"-1'-0"



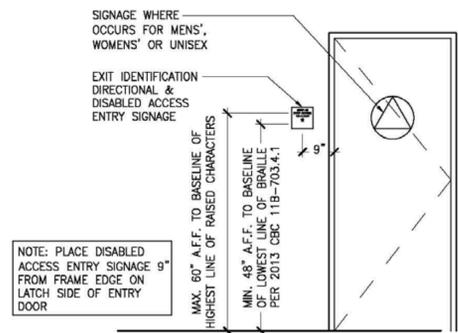
16 GRAB BAR MOUNTING/BLOCKING DETAILS
3/4"-1'-0"



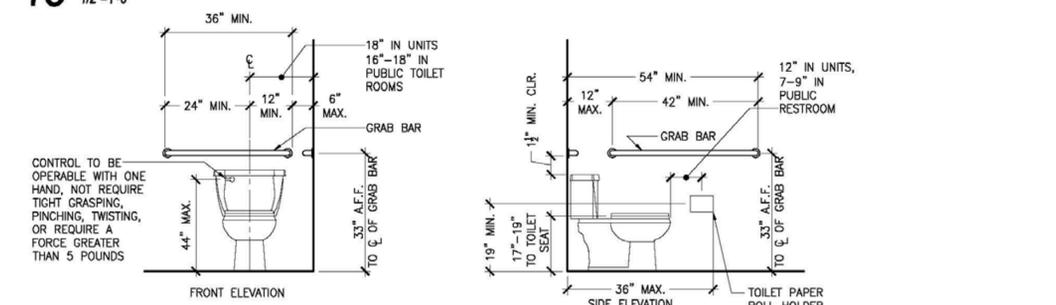
7 FORWARD AND SIDE REACH
NOT TO SCALE



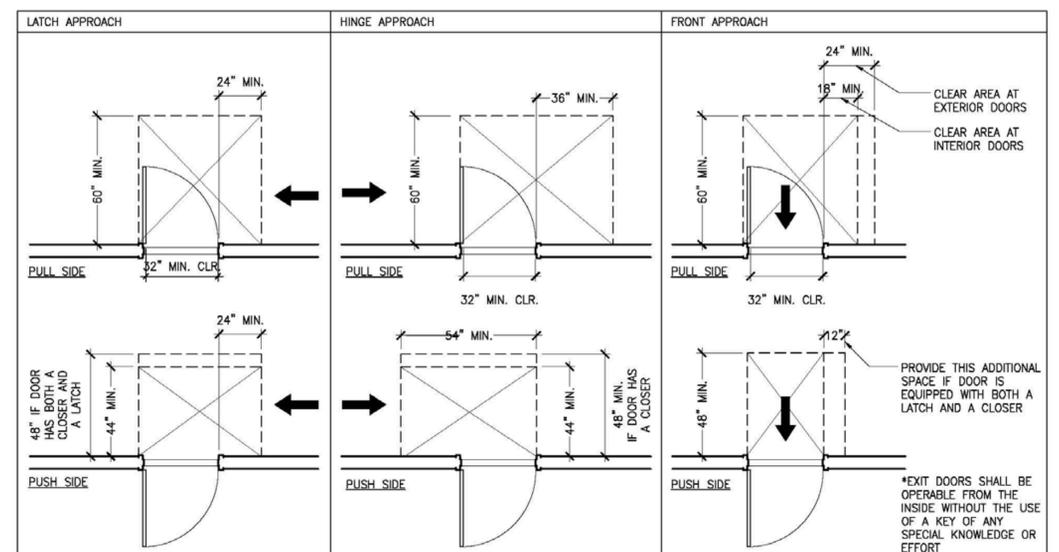
15 ACCESSIBLE CLEARANCES AT VANITY AND KITCHEN SINK
1/2"-1'-0"



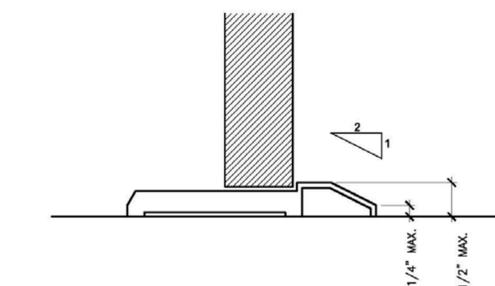
18 TYP. ACCESSIBLE SIGN MOUNTING HEIGHTS
1/2"-1'-0"



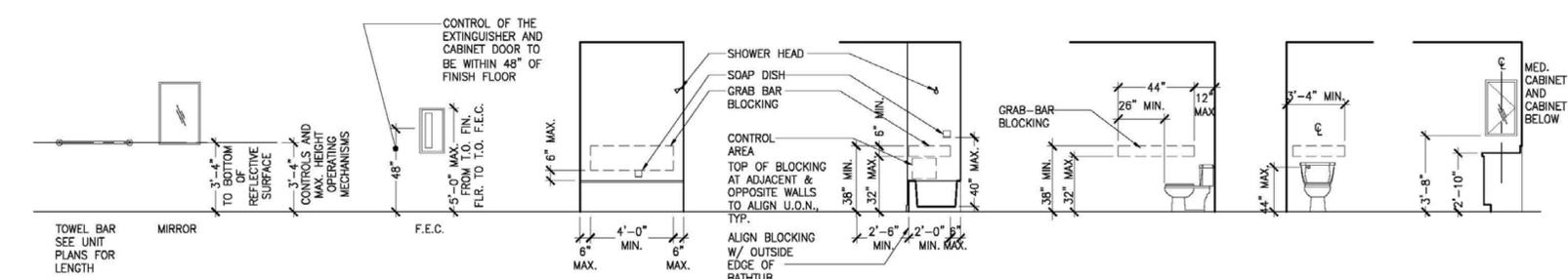
14 TYP. ACCESSIBLE TOILET CLEARANCES
1/2"-1'-0"



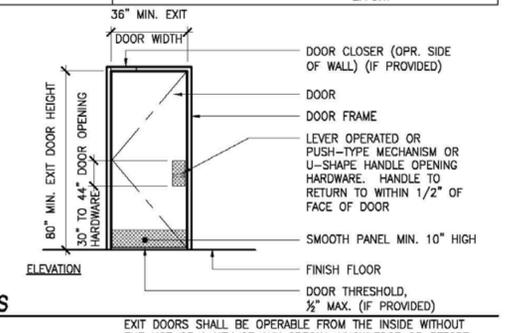
6 TYP. DOOR ACCESSIBILITY AND CLEARANCES DETAILS
1/4"-1'-0"



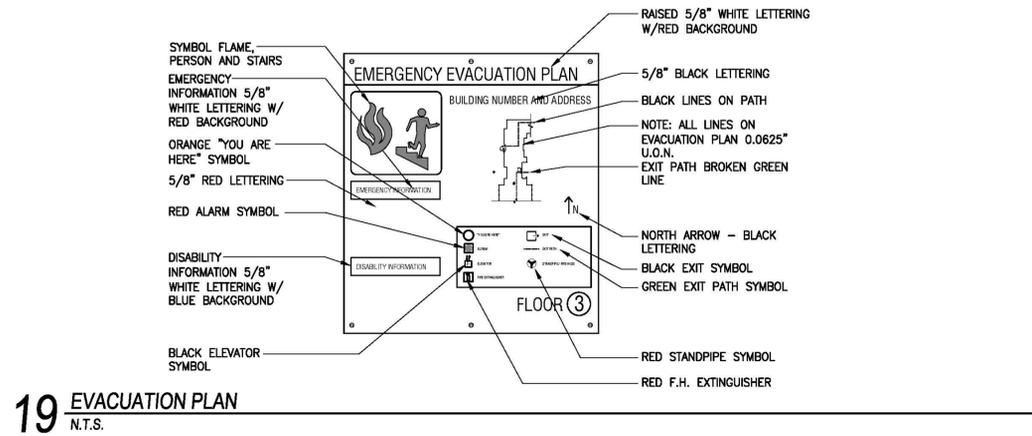
17 DOOR THRESHOLD
N.T.S.



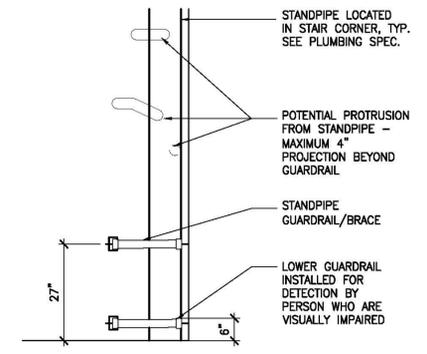
13 TYP. ACCESSIBLE / ADAPTABLE FIXTURE MOUNTING HEIGHT REQUIREMENTS
1/4"-1'-0"



EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT



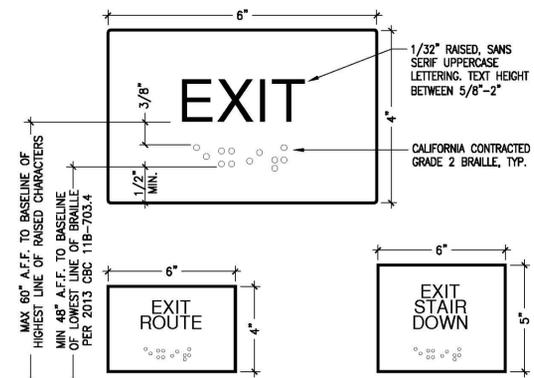
19 EVACUATION PLAN
N.T.S.



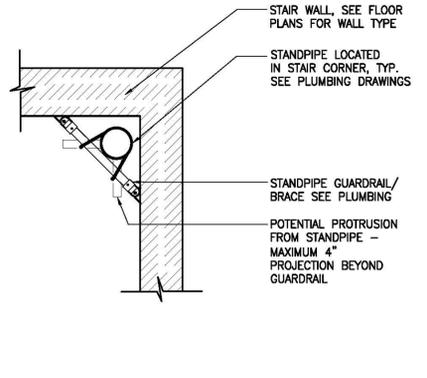
12 INTERIOR STAIR CORNER W/ STANDPIPE
3/4"=1'-0"

- ELEVATOR NOTES:**
- IF TWO-WAY INTERCOMMUNICATION DEVICE IS IN CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE PER CBC 1118.6.4
 - EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQ. VOICE COMMUNICATION.
 - ELEVATOR MUST BE EQUIPPED W/ A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED DURING CLOSING.
 - DOORS SHALL REMAIN FULLY OPEN WHEN ANSWERING A CALL FOR A MIN. OF 5 SECONDS.
 - MUST HAVE AN AUDIBLE & VERBAL ANNOUNCEMENT OR SIGNAL THAT SOUNDS TO TELL THE PASSENGERS THE CAR IS STOPPING AT OR PASSING A FLOOR.
 - AUDIBLE SIGNAL:
 - 1 BELL = UP
 - 2 BELLS = DOWN

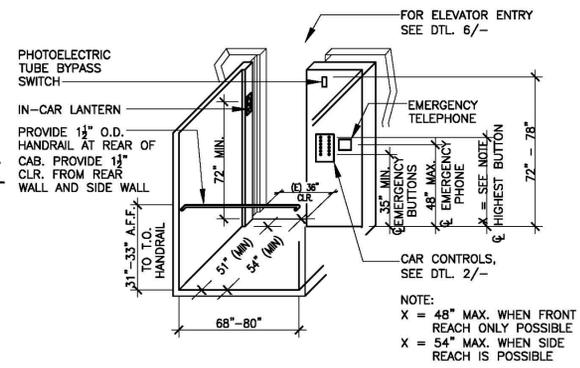
- GENERAL ADA NOTES:**
- ACCESSIBILITY STATEMENT:
 - THE BOTTOM 10 INCHES OF ALL DOORS ARE TO HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST PER 2013 CBC SECTION 11B-404.2.10.
 - 2" CONTRASTING STRIPING TO BE PROVIDED AT TOP AND BOTTOM STEPS OF STAIRS PER 2013 CBC SECTION 11B-504.4.1.
 - TACTILE IDENTIFICATION SIGNS SHALL COMPLY WITH 2013 CBC 11B-703.3
 - HANDGRIP PORTION OF HANDRAILS TO BE FREE OF SHARP CORNERS WITH NOT LESS THAN 1-1/4" MIN. AND 2" MAX. IN CROSS-SECTIONAL DIMENSION PER 2013 CBC SECTION 11B-505.7.1.
 - CONTRACTOR VERIFY THE EXISTING ACCESSIBLE COMPLIANCE AND/OR ALERT THE TENANT AS NEEDED. CONTRACTOR TO COORDINATE CONSTRUCTION TO MAINTAIN A CONSTANT ACCESSIBLE PATH OF TRAVEL DURING OPERATIONAL HOURS.



15 TACTILE EXIT SIGN
N.T.S.

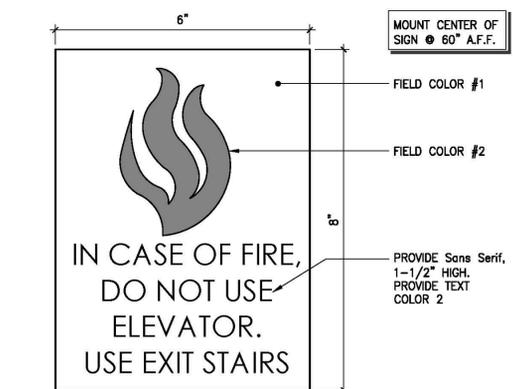


11 INTERIOR STAIR CORNER W/ STANDPIPE
3/4"=1'-0"

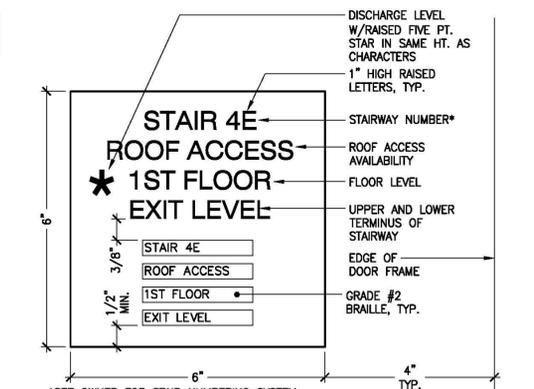


7 ELEVATOR CAB - ADA NOTES AND DIMENSIONS
1/4"=1'-0"

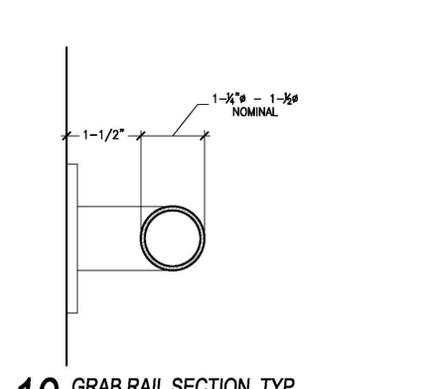
- EXIT SIGNAGE NOTES:**
- EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
- "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT STAIR UP"
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".



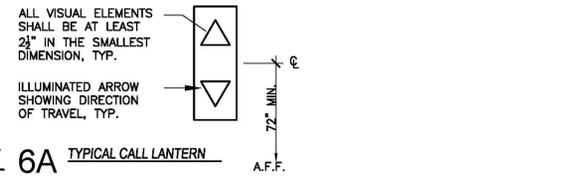
17 ELEVATOR EMERGENCY SIGN
6"=1'-0"



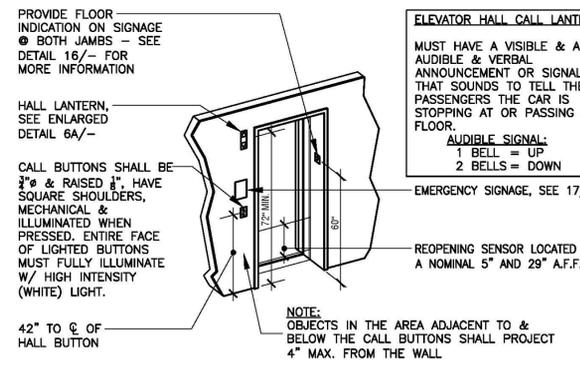
14 STAIR IDENTIFICATION SIGN
6"=1'-0"



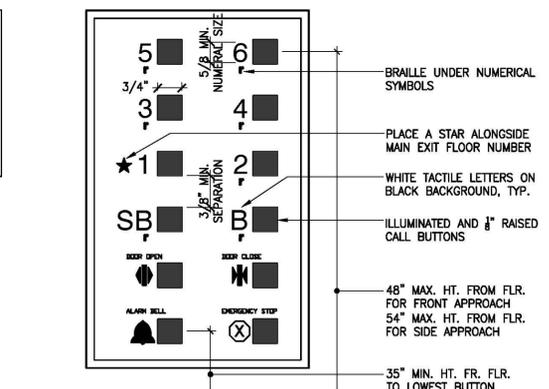
10 GRAB RAIL SECTION, TYP.
3"=1'-0"



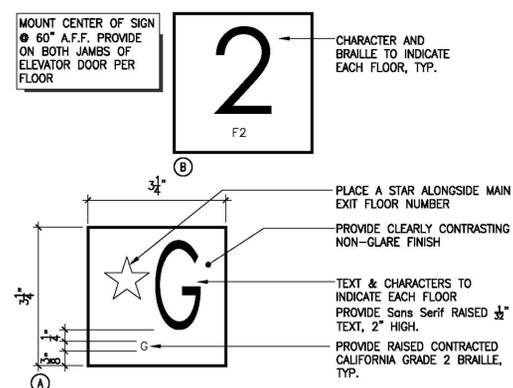
6A TYPICAL CALL LANTERN



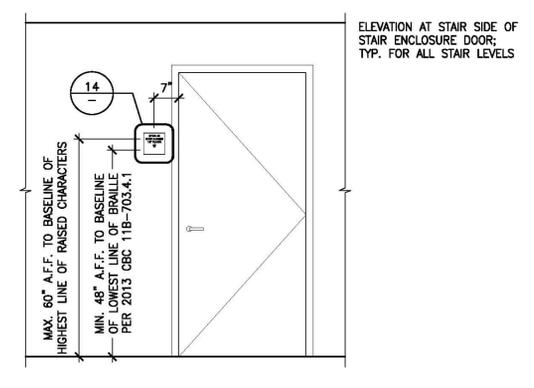
6 ELEVATOR ENTRY SIGNAGE
1/4"=1'-0"



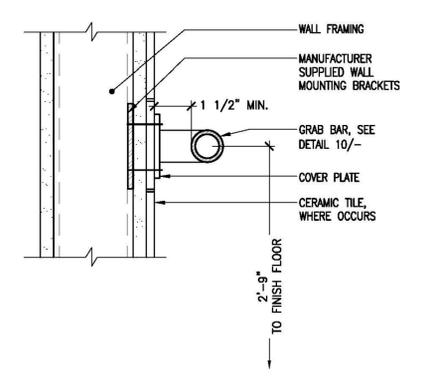
2 ELEVATOR CONTROL PANEL
3"=1'-0"



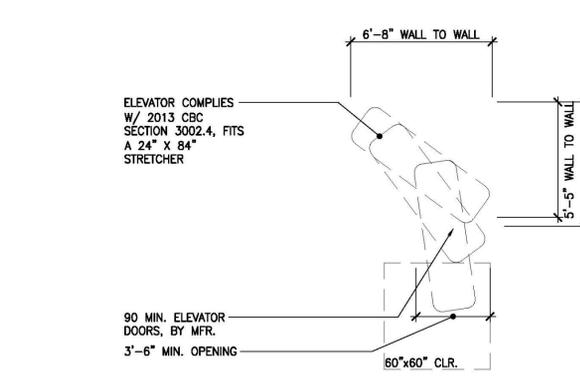
16 ELEVATOR DOORJAMB FLOOR MARKING
6"=1'-0"



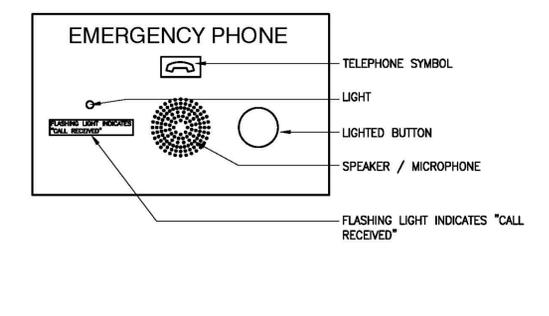
13 STAIR I.D. SIGNAGE ELEVATION
N.T.S.



8 TYP. GRAB BAR
3"=1'-0"



5 ELEVATOR PLAN
1/4"=1'-0"



1 ELEVATOR 2 WAY INTERCOM
3"=1'-0"



1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY:
 OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

UNIT SUMMARY :
 (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

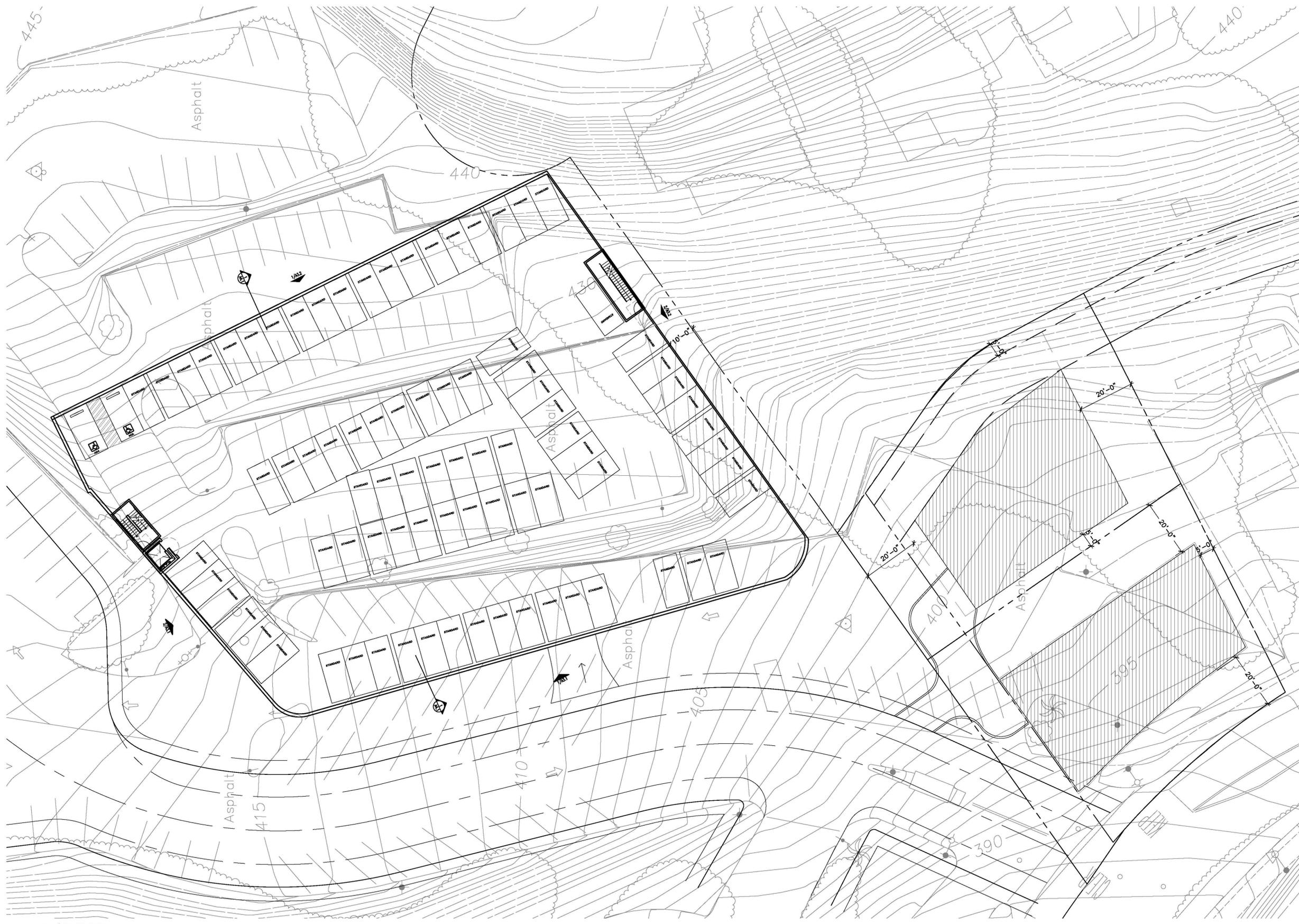
ACCESSIBILITY NOTES

INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"
 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





1 BASEMENT PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

GROUND FLOOR SUMMARY :
 PARKING GROSS FLOOR AREA = 29,992 SQ. SF.
 • (251) PARKING SPACES:
 = 83 (3 LEVEL STACKERS) + 2 ACCESSIBLE PARKING

UNIT SUMMARY :

(42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"


 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





1 GROUND FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

GROUND FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 7,383 SQ. SF.

UNIT TYPE SUMMARY
 (5) TOTAL UNITS
 • (1) UNIT TYPE A
 • (1) UNIT TYPE A'
 • (2) UNIT TYPE D
 • (1) UNIT TYPE G

PARKING GROSS FLOOR AREA = 13,541 SQ. SF.
 • (77) PARKING SPACES:
 = 37 (2 LEVEL STACKERS) + 3 ACCESSIBLE PARKING

UNIT SUMMARY :
 (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"


 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

SECOND FLOOR SUMMARY :

RESIDENTIAL GROSS FLOOR AREA = 16,811 SQ. SF.

UNIT TYPE SUMMARY

- (10) TOTAL UNITS
- (1) UNIT TYPE A
 - (1) UNIT TYPE A'
 - (6) UNIT TYPE B
 - (1) UNIT TYPE E
 - (1) UNIT TYPE F

UNIT SUMMARY :

- (42) - TOTAL RESIDENTIAL UNITS
- (1) - 1 BEDROOM UNITS
 - (7) - 2 BEDROOM UNITS
 - (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

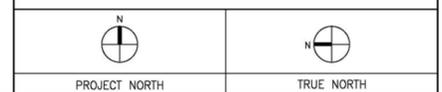
ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"

 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND



1 SECOND FLOOR PLAN
 1/16" = 1'-0"



1 THIRD FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

THIRD FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 16,643 SQ. SF.

UNIT TYPE SUMMARY

- (10) TOTAL UNITS
 • (1) UNIT TYPE A
 • (1) UNIT TYPE A'
 • (6) UNIT TYPE B
 • (1) UNIT TYPE E
 • (1) UNIT TYPE F

UNIT SUMMARY :

- (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

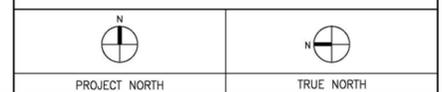
SHEET NOTES

ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"
 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

FOURTH FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 15,219 SQ. SF.

UNIT TYPE SUMMARY
 (9) TOTAL UNITS
 • (6) UNIT TYPE B
 • (1) UNIT TYPE E
 • (1) UNIT TYPE F
 • (1) UNIT TYPE H

UNIT SUMMARY :
 (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

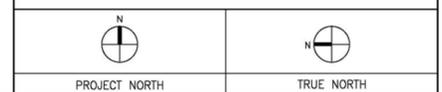
ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"

 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND



1 FOURTH FLOOR PLAN
 1/16" = 1'-0"



1 PENTHOUSE FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY :

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

PENTHOUSE FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 11,909 SQ. SF.

UNIT TYPE SUMMARY
 (8) TOTAL UNITS
 • (6) UNIT TYPE B
 • (1) UNIT TYPE F
 • (1) UNIT TYPE J

UNIT SUMMARY :
 (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

SHEET NOTES

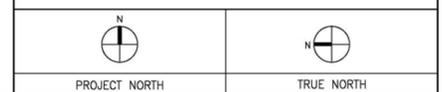
ACCESSIBILITY NOTES


 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"

 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





1 ROOF PLAN
1/16" = 1'-0"

GENERAL NOTES

SUMMARY :

- OVERALL BUILDING SUMMARY**
 LOT AREA :
 • 42,000 SQ. FT.
PROPOSED BUILDING :
 • 42 RESIDENTIAL UNITS
PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 67,965 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,533 SQ. FT.

UNIT SUMMARY :

- (42) - TOTAL RESIDENTIAL UNITS
 • (1) - 1 BEDROOM UNITS
 • (7) - 2 BEDROOM UNITS
 • (34) - 3 BEDROOM UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A	3	1,570	N/A
A'	3	1,570	N/A
B	24	1,330	75 SF
C	0	1,370	75 SF
C'	0	1,370	75 SF
D	2	1,500	75 SF
E	3	1,520	75 SF
F	4	1,175	75 SF
G	1	1,230	N/A
H	1	1,650	N/A
J	1	670	N/A

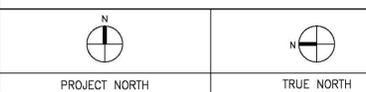
SHEET NOTES

ACCESSIBILITY NOTES

- INTERIOR UNIT DOORS: 42"
PUBLIC DOORS: 60"
- INTERIOR UNIT DOORS: 18"
EXTERIOR PUBLIC DOORS: 24"
NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

*SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





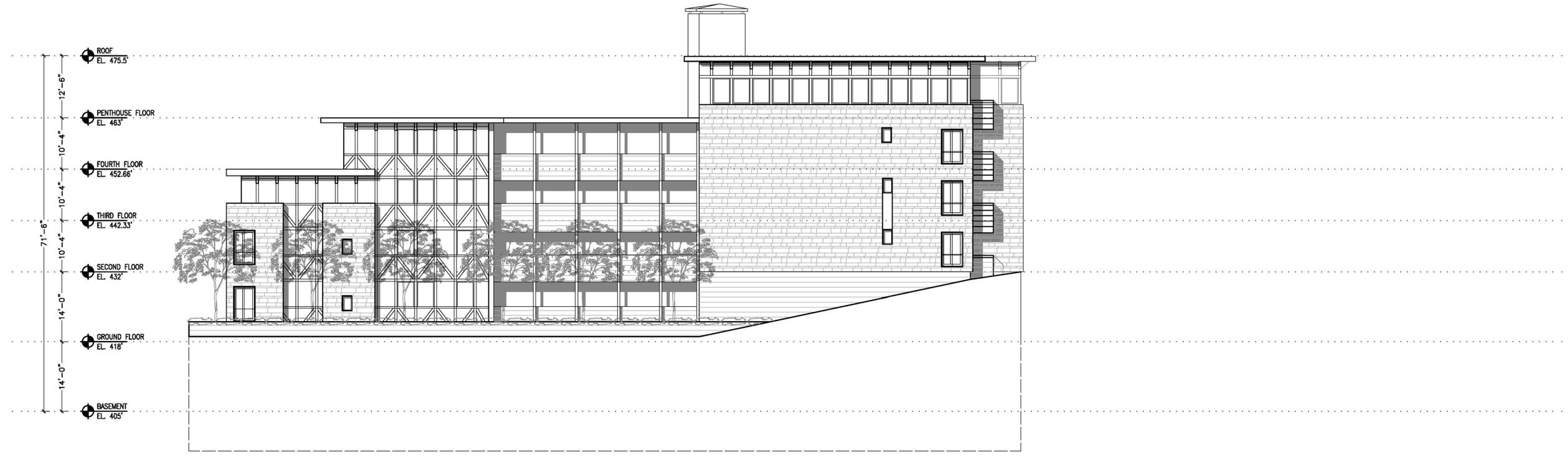
1 BUILDING ELEVATION
3/32" = 1'-0"



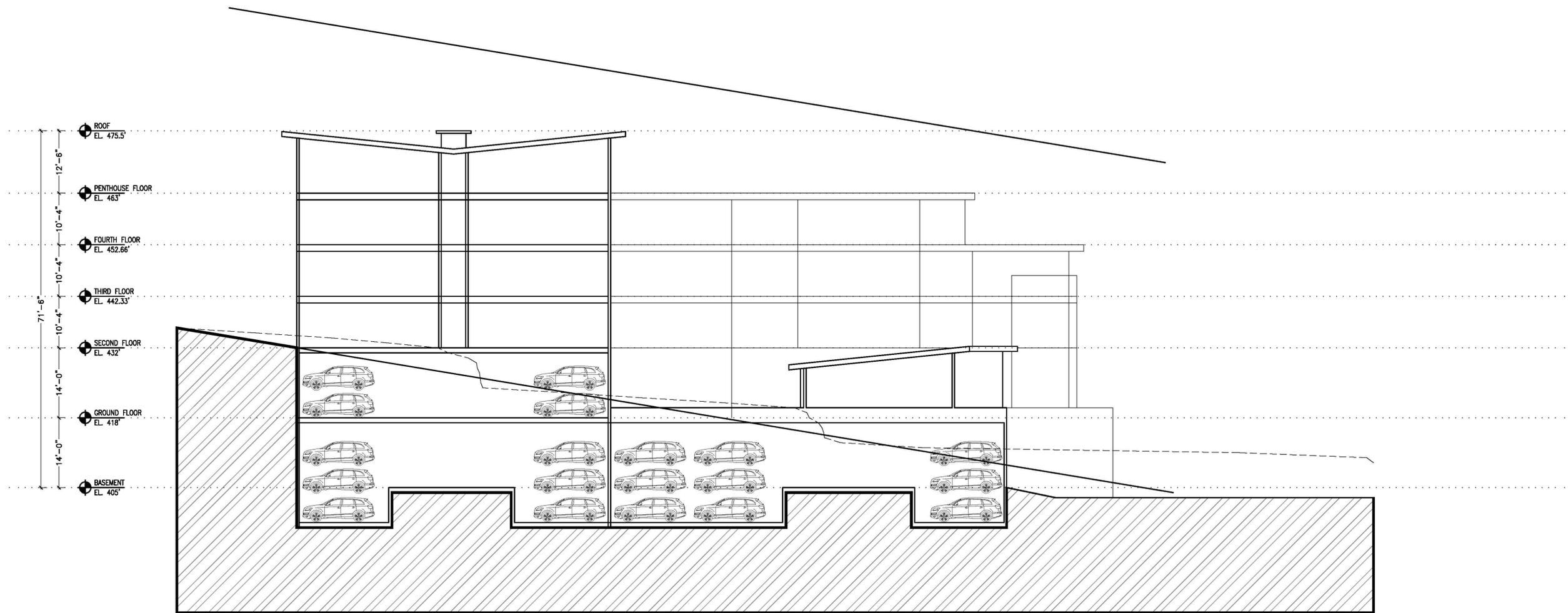
2 BUILDING ELEVATION
3/32" = 1'-0"



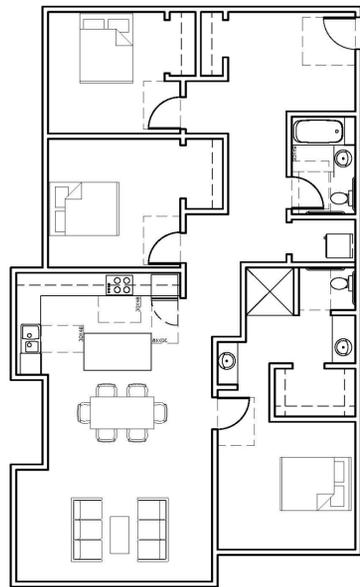
1 BUILDING ELEVATION
3/32" = 1'-0"



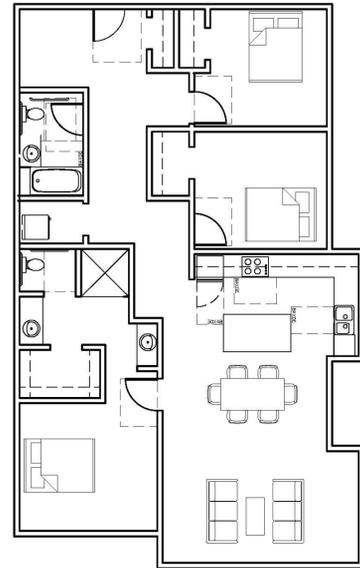
2 BUILDING ELEVATION
3/32" = 1'-0"



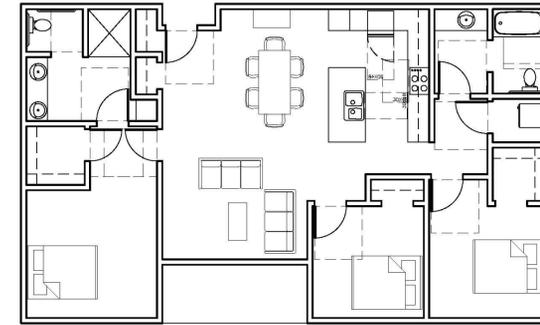
1 BUILDING SECTION
3/32" = 1'-0"



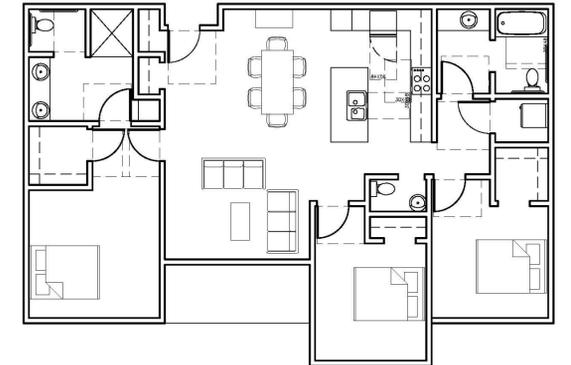
A	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1570 SF	N/A	3	



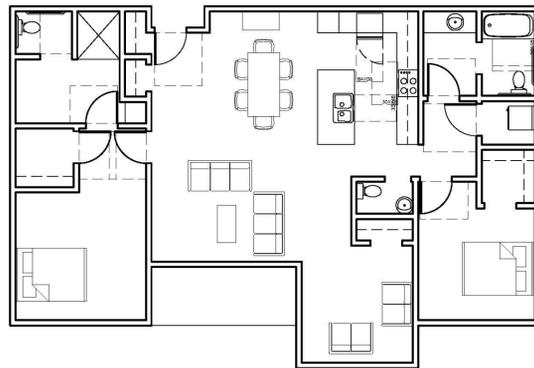
A'	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1570 SF	N/A	3	



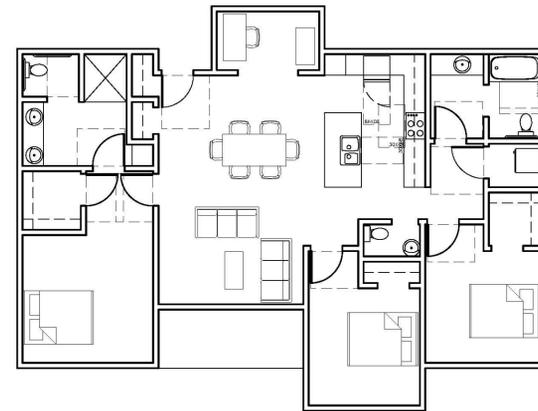
B	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1330 SF	75	24	



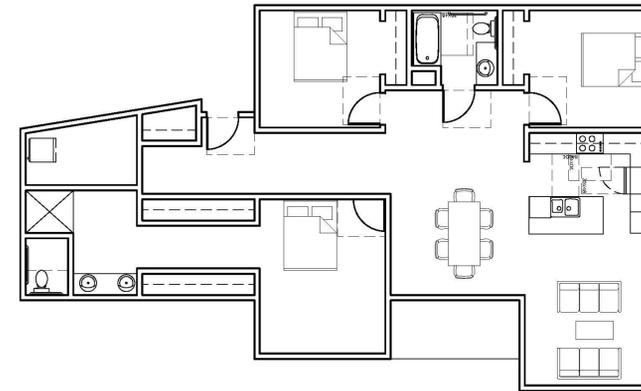
C	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1370 SF	75 SF	0	



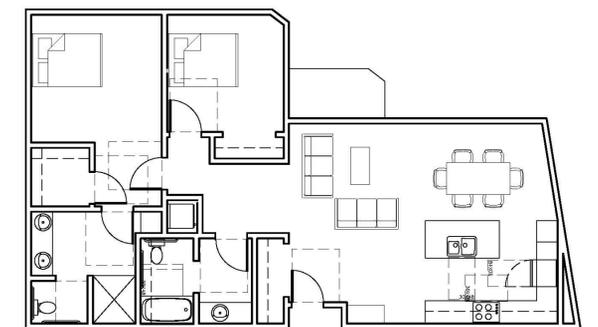
C'	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1370 SF	75 SF	0	



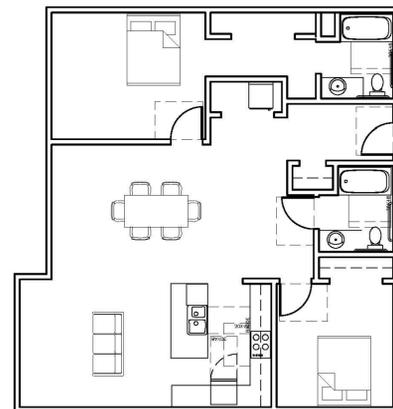
D	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1500 SF	75 SF	2	



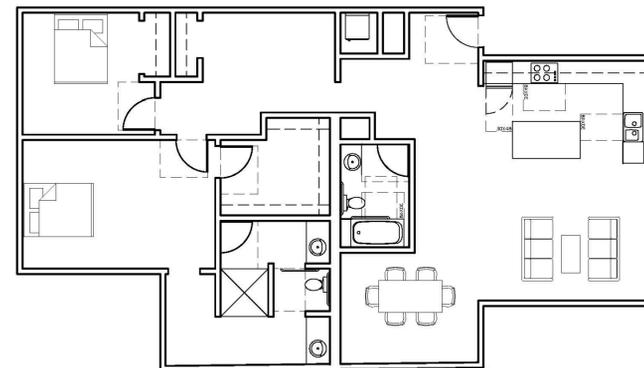
E	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1520 SF	75 SF	3	



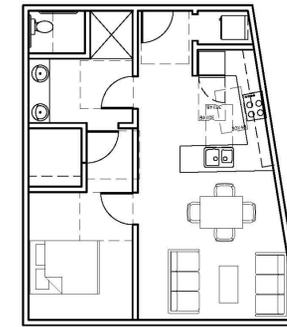
F	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1175 SF	75 SF	4	



G	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1230 SF	N/A	1	



H	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1650 SF	N/A	1	



J	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 670 SF	N/A	1	



1 STREET VIEW



2 STREET VIEW

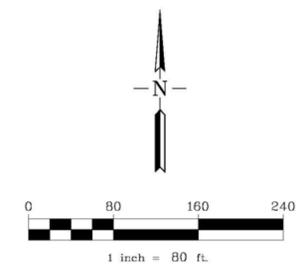


LEGEND

- SEWER
- STORM DRAIN
- POTABLE WATER
- GAS
- ELECTRIC POWER LINES, CABLES, CONDUIT & LIGHTING CABLES

ABBREVIATIONS

OH	OVER HEAD
PGE	PACIFIC GAS & ELECTRIC
PTR	PRELIMINARY TITLE REPORT
PUE	PUBLIC UTILITY EASEMENT
PWE	PUBLIC WALKWAY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
UG	UNDERGROUND
WLE	WATER LINE EASEMENT



RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

**CLAREMONT CLUB,
 SPA & RESIDENCES**
 A FAIRMONT HOTEL Oakland, CA