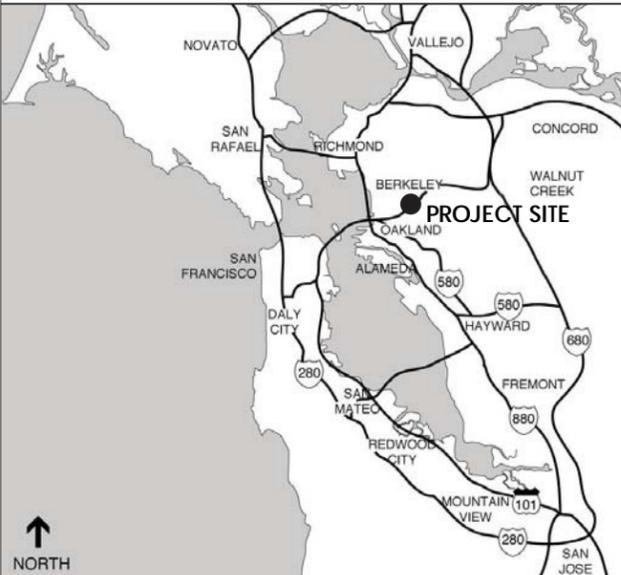


CLAREMONT CLUB, SPA & RESIDENCES

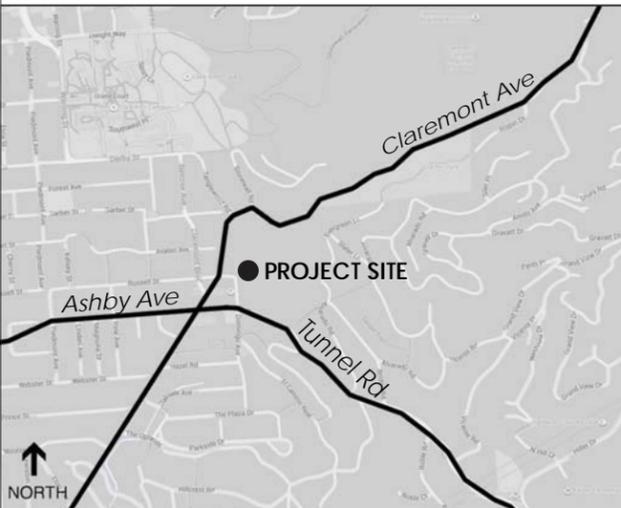
A FAIRMONT HOTEL

ENTITLEMENT 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
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(510) 251 9270
Contact: Jamie Choy
jchoy@signaturedevelopment.com

MASTER PLANNER

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eashley@harthowerton.com

ARCHITECT

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ARCHITECT

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
(925) 227 9100
Contact: Steve Lichliter
slichliter@rja-gps.com

GENERAL, SITE & LANDSCAPE

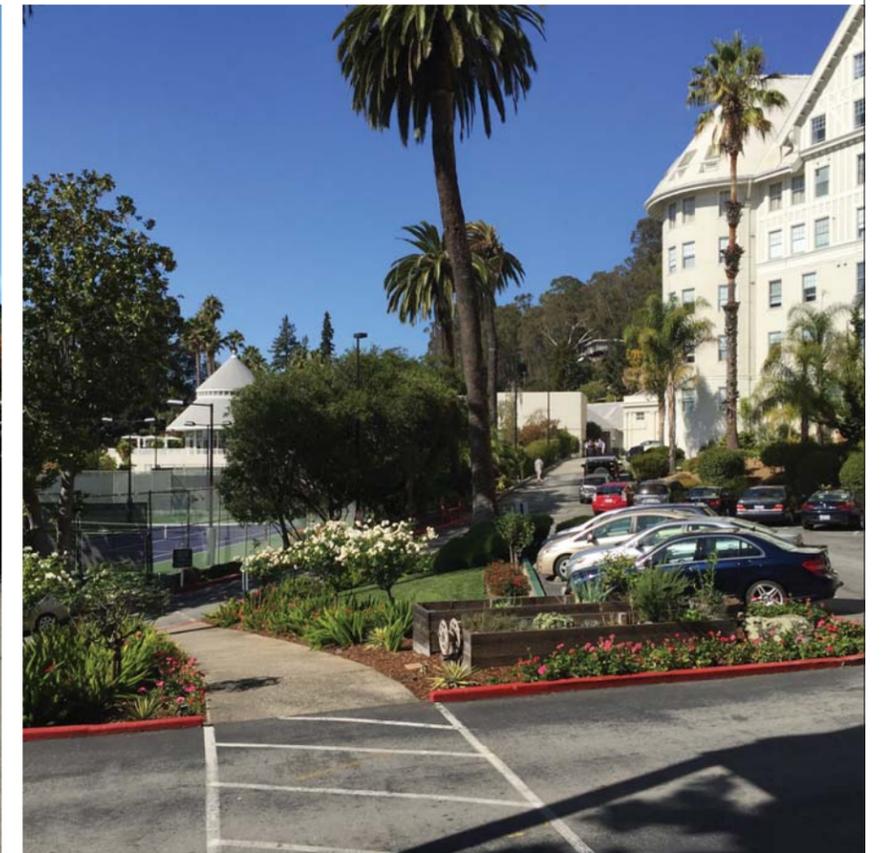
		Preliminary Submittal 2/11/16	Entitlement Submittal 11/21/16
G001	Cover Sheet	X	X
G002	Existing Site Photos	X	X
G003	Site Plan - Existing	X	X
G004	Site Plan - Proposed	X	X
G005	Site Sections - Proposed	X	X
G006	Site Sections - Proposed	X	X
G007	Vehicular Circulation & Parking Plan	X	X
G008	Pedestrian Circulation & Access Plan	X	X
G009	Aerial Perspective		X

CLUB BUILDINGS

AC001	Club - Enlarged Site Plan	X	X
AC101	Clubhouse Expansion - Lower Floor Plan	X	X
AC102	Clubhouse Expansion - Upper Floor Plan	X	X
AC103	Clubhouse Expansion - Roof Plan	X	X
AC201	Clubhouse Expansion - Elevations	X	X
AC301	Clubhouse Expansion - Section	X	X
AK101	Kids Club - Floor Plans	X	X
AK201	Kids Club - Elevations	X	X

RESIDENTIAL BUILDINGS

AR001	Residential - Enlarged Site Plan	X	X
AR002	Residential - Site Photos	X	X
AR003	Residential - Landscape Imagery		X
AR004	Residential - Landscape Imagery		X
AR005	Residential - Landscape Imagery		X
AR006	Residential - Landscape Imagery		X
AR007	Residential - Build It Green Checklist	X	X
AR008	Residential - Code & Egress Plans	X	X
AR009	Residential - Access Plans	X	X
AR010	Residential - Details: Typical Accessibility	X	X
AR011	Residential - Details: Typical Accessibility	X	X
AR012	Residential - Details: Typical Accessibility	X	X
AR201	Residential - Basement Plan	X	X
AR202	Residential - Ground Floor Plan	X	X
AR203	Residential - Second Floor Plan	X	X
AR204	Residential - Third Floor Plan	X	X
AR205	Residential - Fourth Floor Plan	X	X
AR206	Residential - Penthouse Floor Plan	X	X
AR207	Residential - Roof Plan	X	X
AR301	Residential - Elevations	X	X
AR302	Residential - Elevations	X	X
AR401	Residential - Section	X	X
AR501	Residential - Unit Types	X	X
AR601	Residential - Perspective Rendering	X	X
AR701	Hotel Porte Cochere		X
AR702	Hotel Porte Cochere		X
CIVIL			
C101	Existing Utilities	X	X
C102	Existing Condition		X





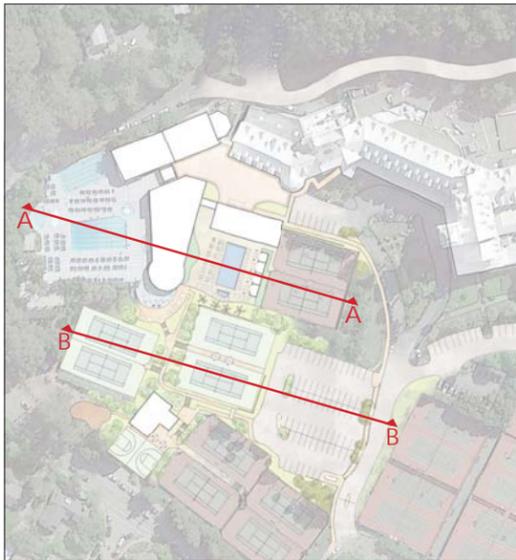
CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

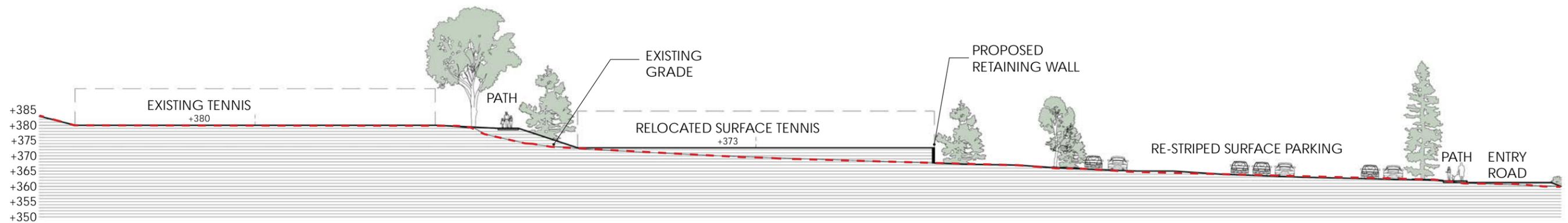


CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

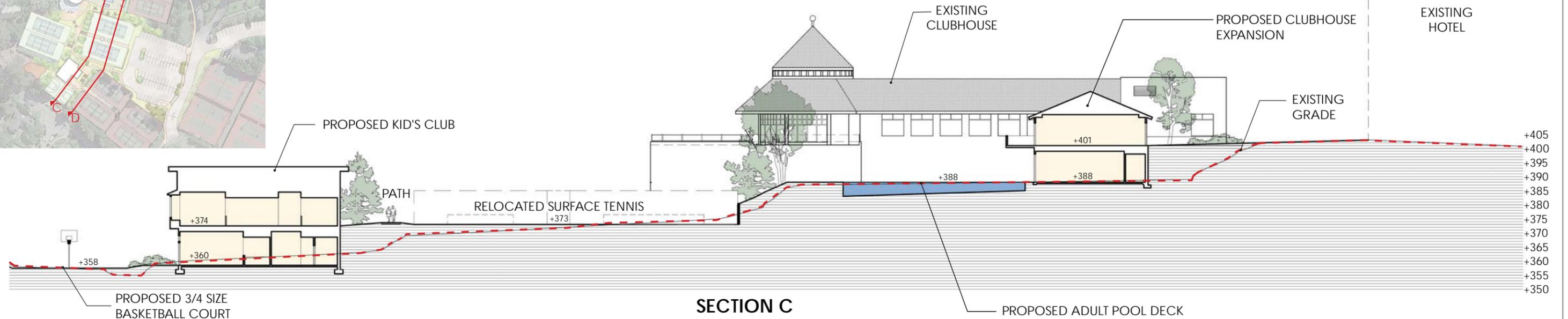
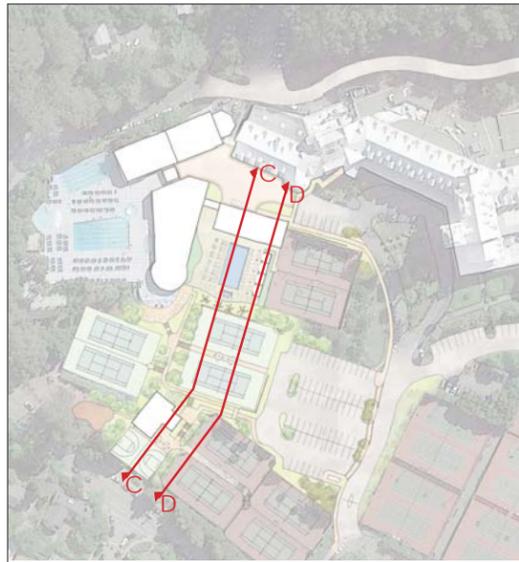


SECTION A

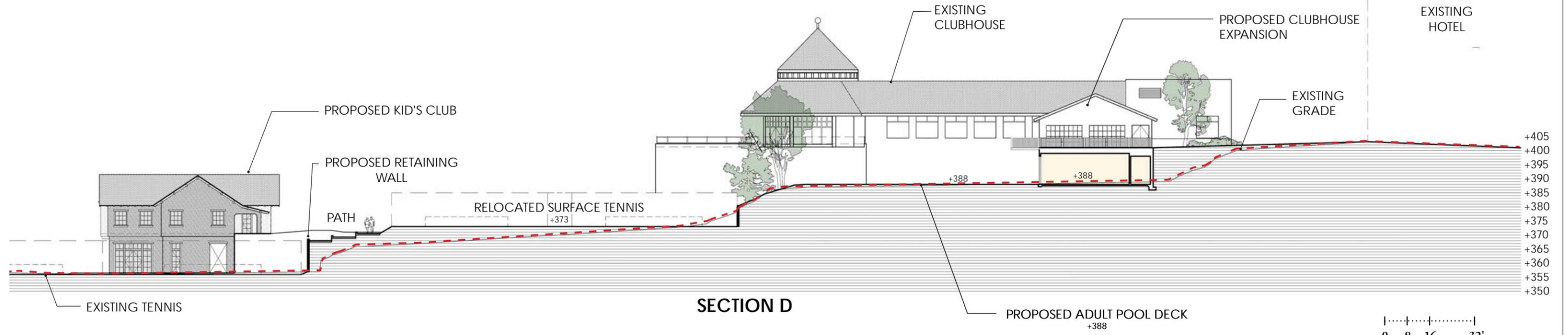


SECTION B

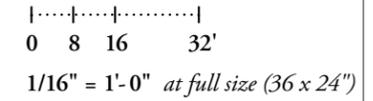
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SECTION C

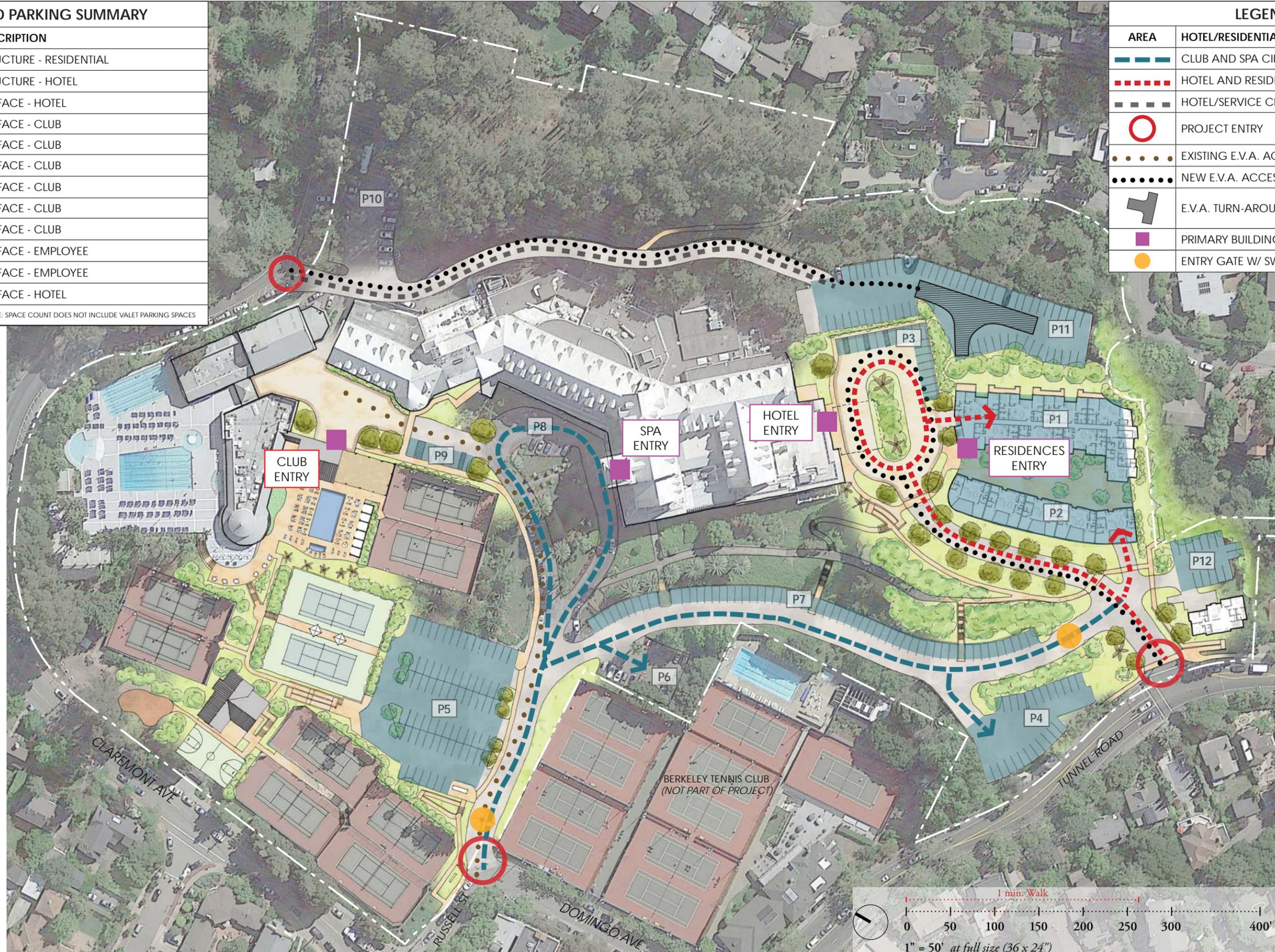


SECTION D



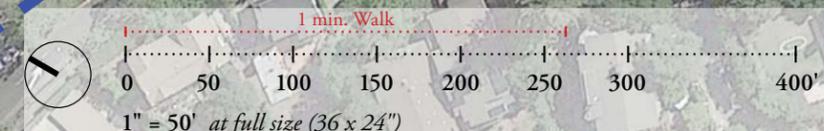
PROPOSED PARKING SUMMARY		
AREA	SPACES	DESCRIPTION
P1	65	STRUCTURE - RESIDENTIAL
P2	215	STRUCTURE - HOTEL
P3	15	SURFACE - HOTEL
P4	24	SURFACE - CLUB
P5	73	SURFACE - CLUB
P6	17	SURFACE - CLUB
P7	55	SURFACE - CLUB
P8	29	SURFACE - CLUB
P9	6	SURFACE - CLUB
P10	32	SURFACE - EMPLOYEE
P11	45	SURFACE - EMPLOYEE
P12	14	SURFACE - HOTEL
TOTAL	590	NOTE: SPACE COUNT DOES NOT INCLUDE VALET PARKING SPACES

LEGEND	
AREA	HOTEL/RESIDENTIAL CIRCULATION
	CLUB AND SPA CIRCULATION
	HOTEL AND RESIDENTIAL CIRCULATION
	HOTEL/SERVICE CIRCULATION
	PROJECT ENTRY
	EXISTING E.V.A. ACCESS ROAD
	NEW E.V.A. ACCESS ROAD
	E.V.A. TURN-AROUND
	PRIMARY BUILDING ENTRY
	ENTRY GATE W/ SWING ARM AT CLUB ENTRY

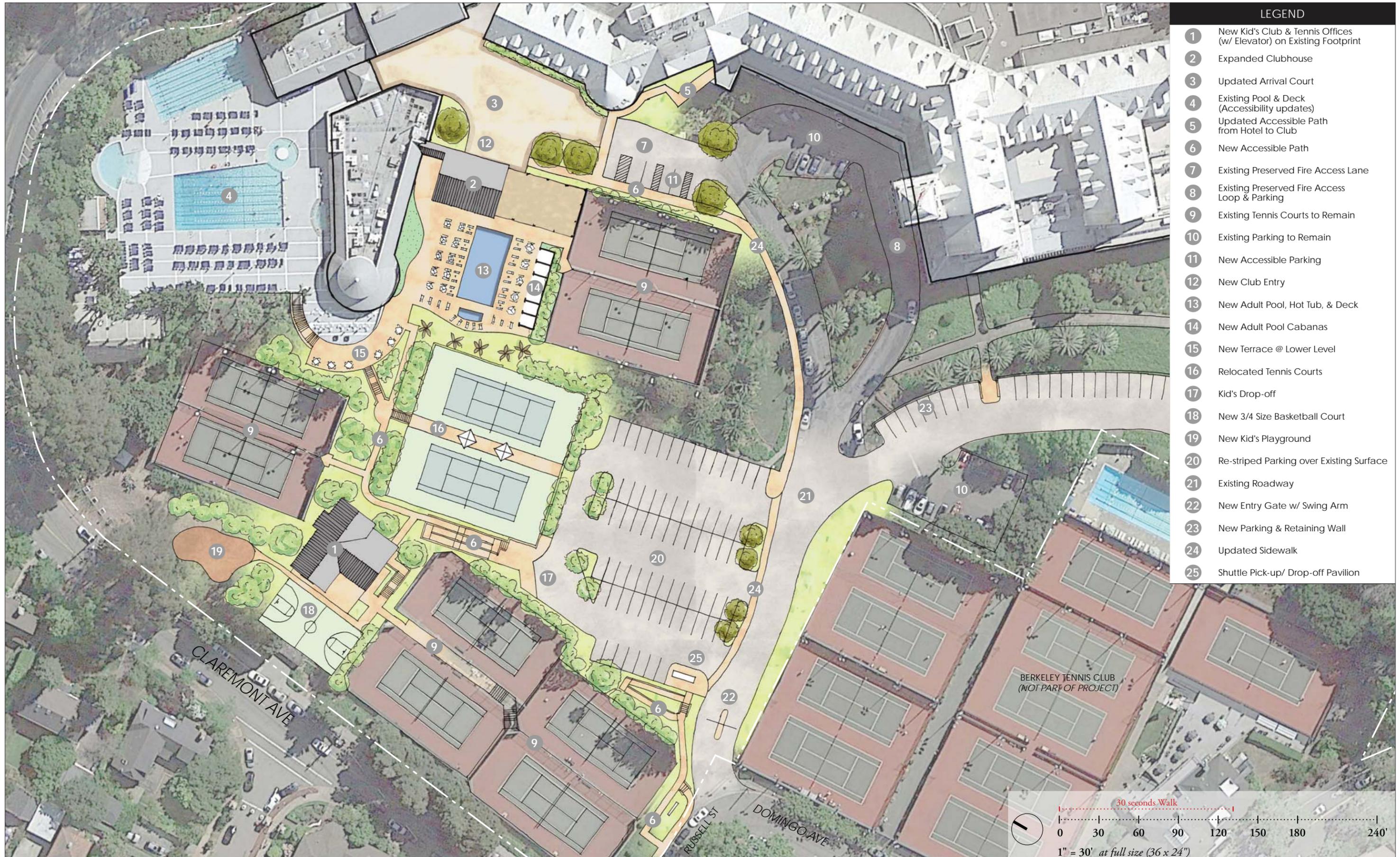




LEGEND	
	PUBLIC SIDEWALK IN R.O.W.
	PUBLIC PEDESTRIAN WALKWAY
	PUBLIC ACCESSIBLE PEDESTRIAN WALKWAY (MEETS ADA STANDARD)
	PRIVATE PEDESTRIAN WALKWAY
	SHUTTLE PICK-UP/ DROP-OFF
	ACCESSIBLE BUILDING ENTRY
	SITE ENTRY
	ELEVATOR
	ACCESSIBLE PARKING CONNECTED TO ACCESSIBLE WALKWAY

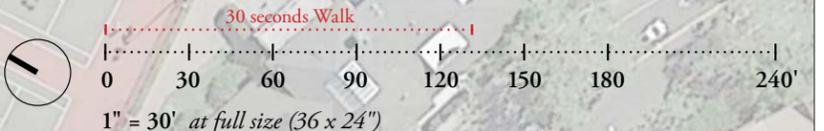


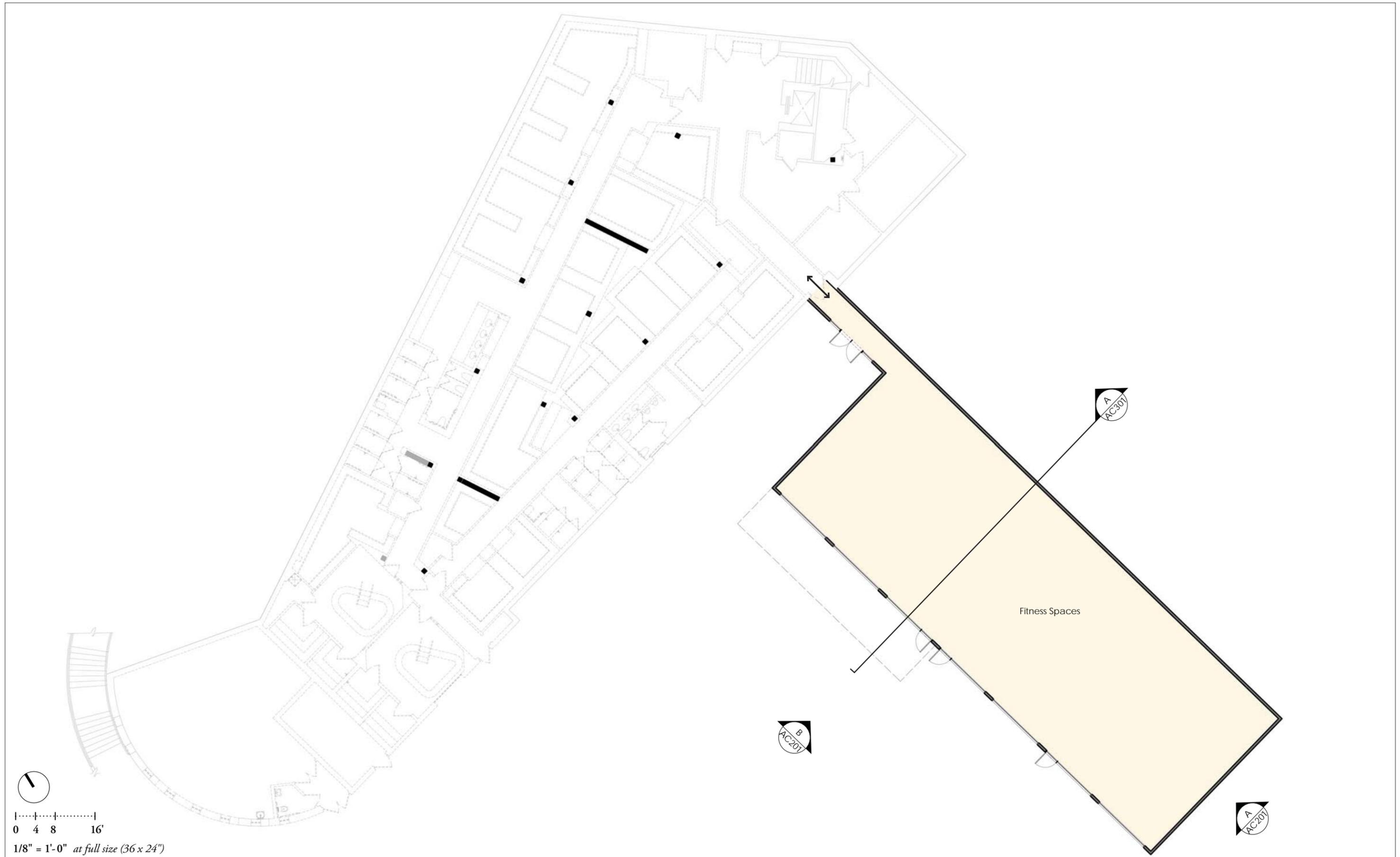




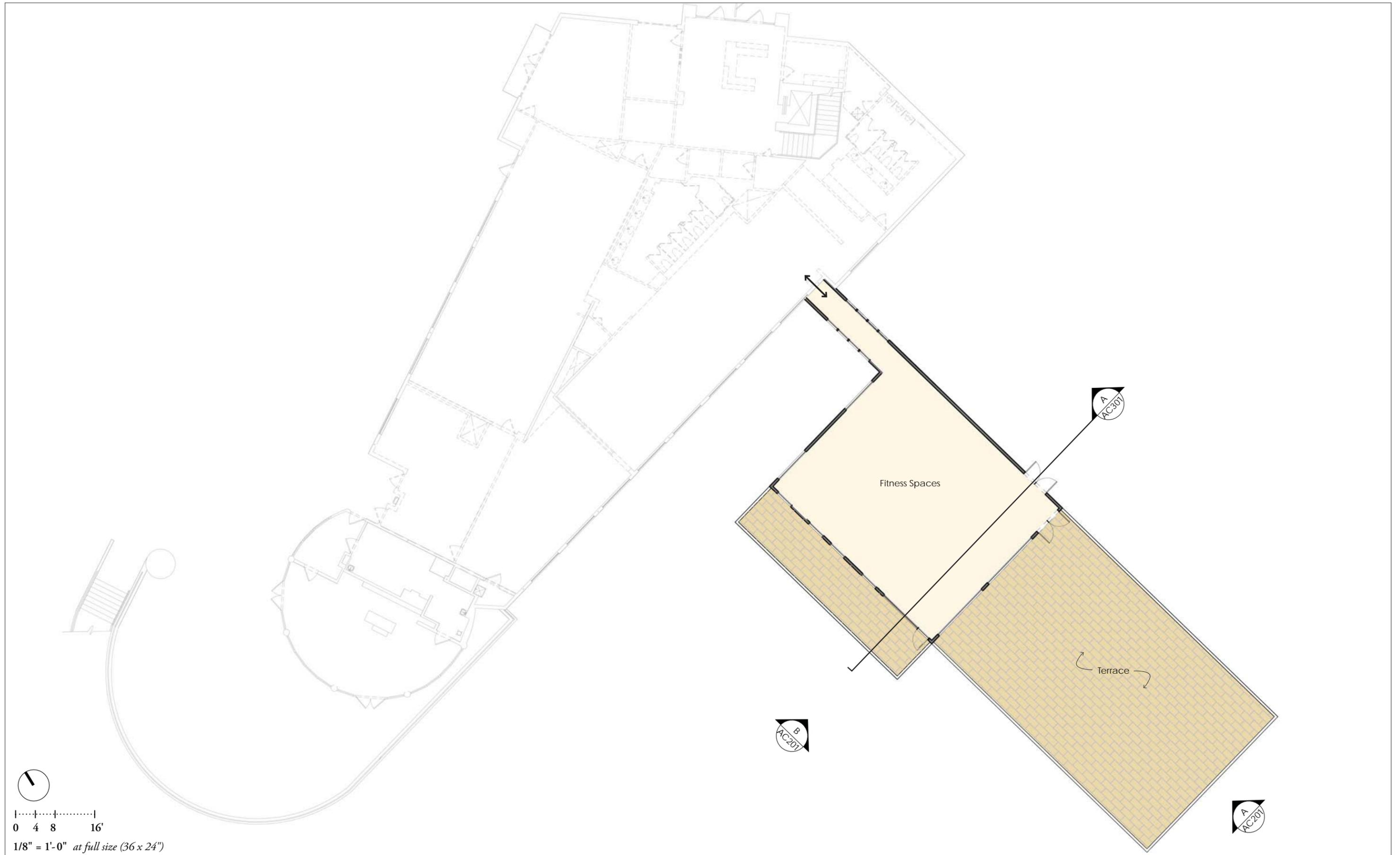
LEGEND

- 1 New Kid's Club & Tennis Offices (w/ Elevator) on Existing Footprint
- 2 Expanded Clubhouse
- 3 Updated Arrival Court
- 4 Existing Pool & Deck (Accessibility updates)
- 5 Updated Accessible Path from Hotel to Club
- 6 New Accessible Path
- 7 Existing Preserved Fire Access Lane
- 8 Existing Preserved Fire Access Loop & Parking
- 9 Existing Tennis Courts to Remain
- 10 Existing Parking to Remain
- 11 New Accessible Parking
- 12 New Club Entry
- 13 New Adult Pool, Hot Tub, & Deck
- 14 New Adult Pool Cabanas
- 15 New Terrace @ Lower Level
- 16 Relocated Tennis Courts
- 17 Kid's Drop-off
- 18 New 3/4 Size Basketball Court
- 19 New Kid's Playground
- 20 Re-striped Parking over Existing Surface
- 21 Existing Roadway
- 22 New Entry Gate w/ Swing Arm
- 23 New Parking & Retaining Wall
- 24 Updated Sidewalk
- 25 Shuttle Pick-up/ Drop-off Pavilion

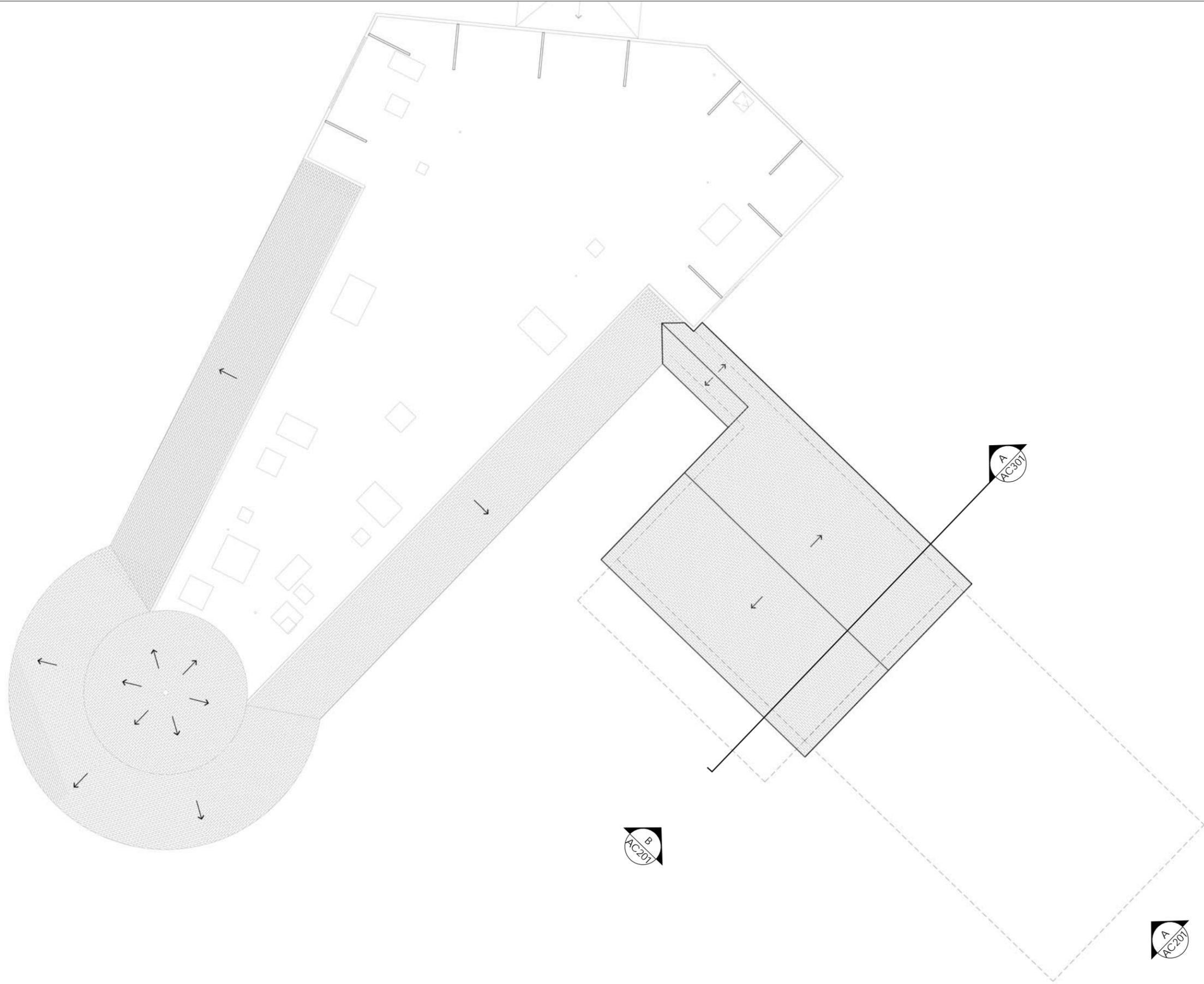




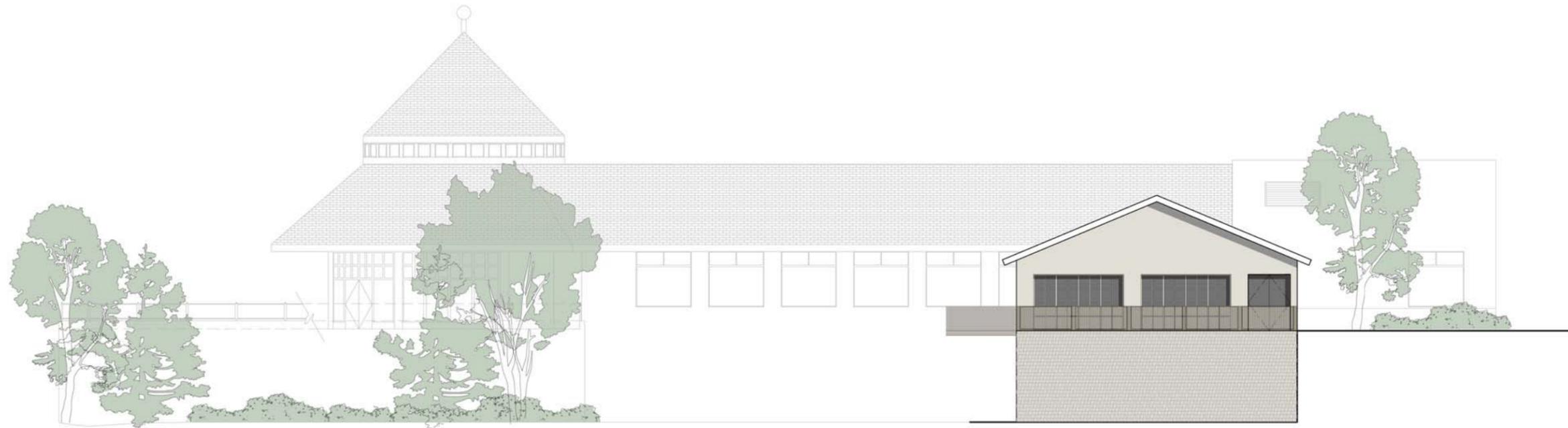

 0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")




 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")

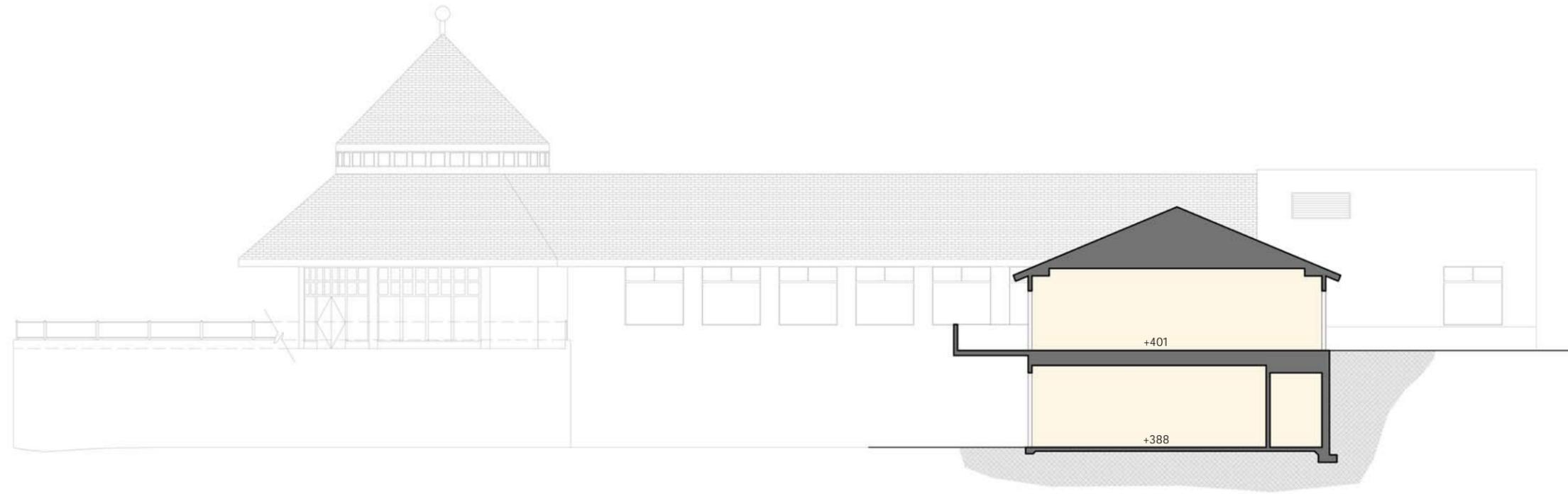


A - SOUTH ELEVATION



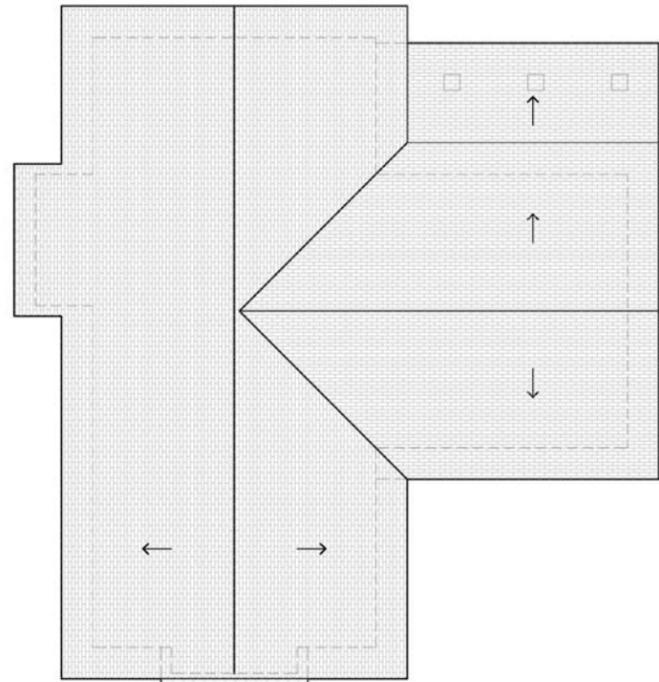
B - WEST ELEVATION

|-----|
 0 4 8 16'
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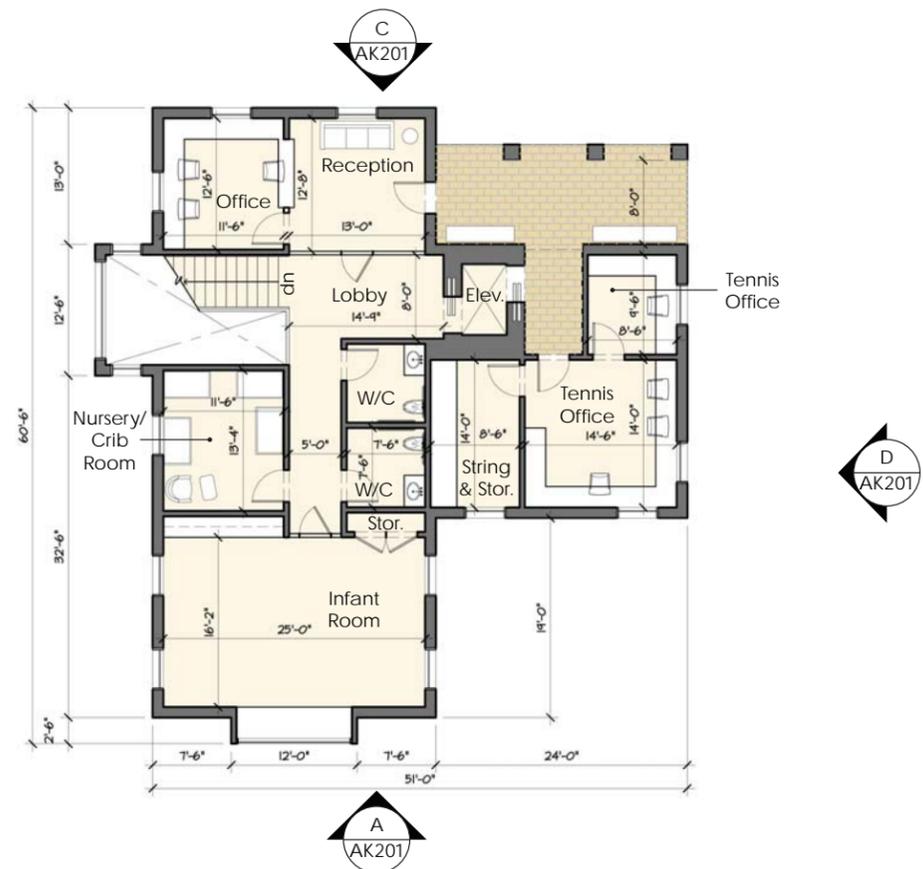


A - SECTION

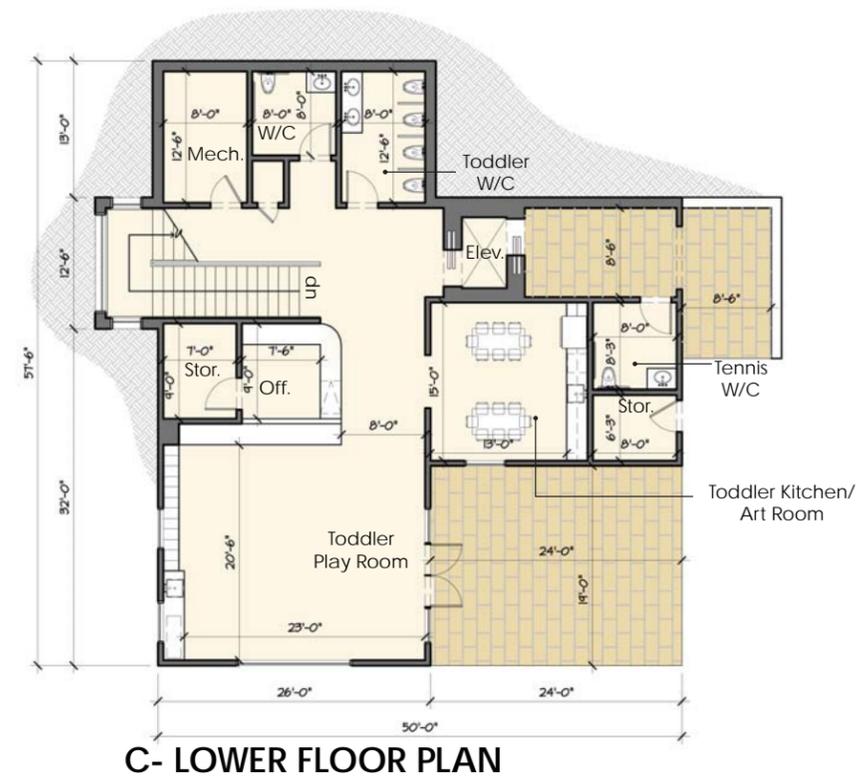
|-----|
 0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



A - ROOF PLAN



B- UPPER FLOOR PLAN



C- LOWER FLOOR PLAN

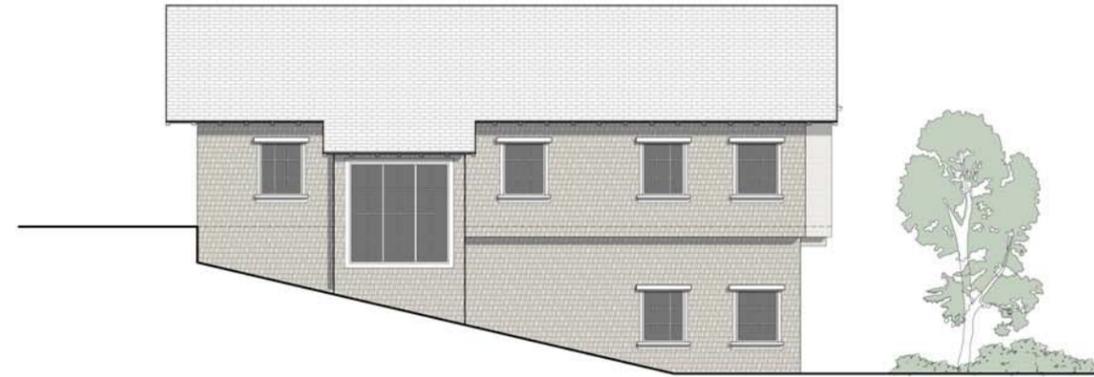


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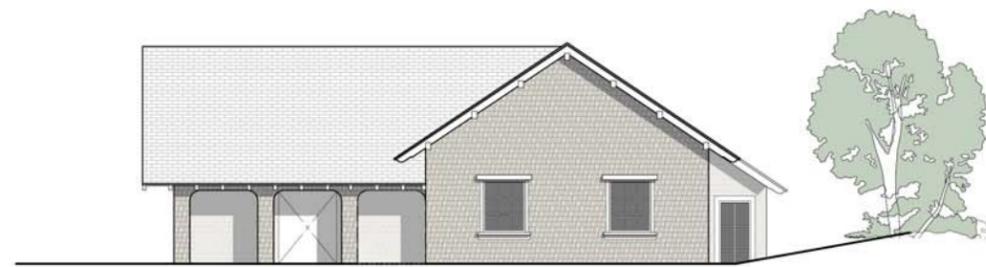
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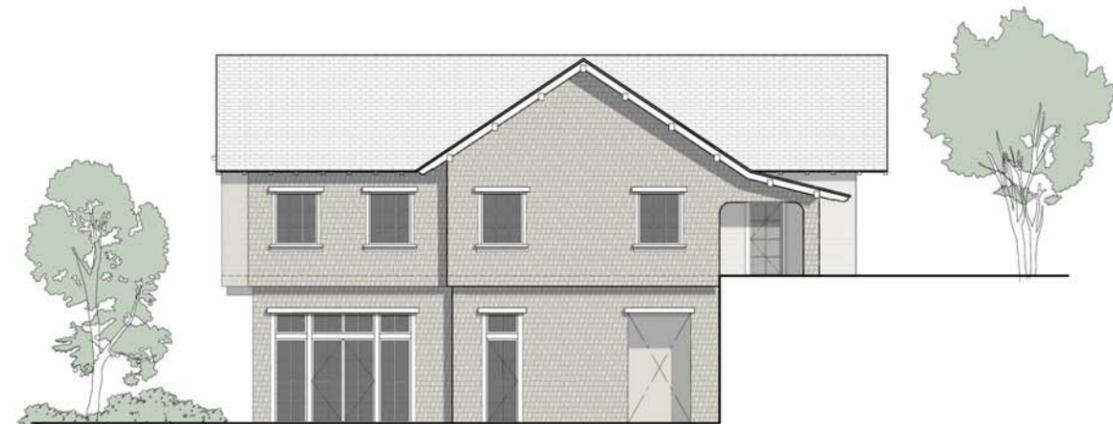
A - WEST ELEVATION



B - NORTH ELEVATION



C - EAST ELEVATION



D - SOUTH ELEVATION

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

LEGEND

- ① 43 Residential Condominiums
- ② Single Family Home
- ③ Accessible Path to Hotel Entry
- ④ Formalized Connection to Shortcut
- ⑤ New Landscaped Entry Drive
- ⑥ New Arrival Court
- ⑦ Accessible Parking in Arrival Court
- ⑧ Porte Cochere





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

RESIDENTIAL
PLANTING



FOUNDATION PLANTING
AT RESIDENCE BUILDING
(PRECEDENT: BERKELEY
TENNIS CLUB)



EXPOSED AGGREGATE PEDESTRIAN
GARDEN PATH WITH BRICK ACCENT



PITTIOSPORUM AND COMPACT STRAWBERRY TREES
AS INFORMAL HEDGE SCREEN
NOTE: NORTH AND EAST OF RESIDENCE



ENTRY AND
RESIDENTIAL
ROAD TREES



'GREENSPIRE' LITTLELEAF LINDEN
NOTE: ENTRY DRIVEWAY FORMAL TREE
PLANTING



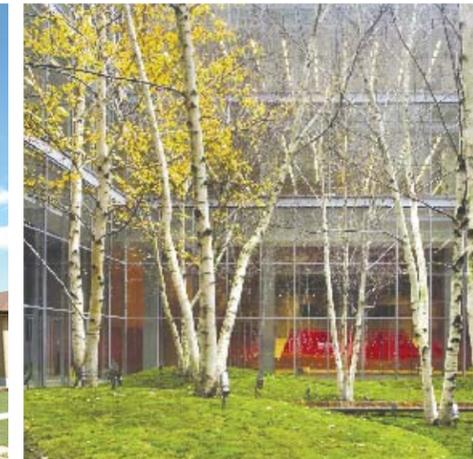
KATSURA TREE
NOTE: FEATURE AT ENTRY W/
UPLIGHTING AND RESIDENCE
GARDEN COURT TREE



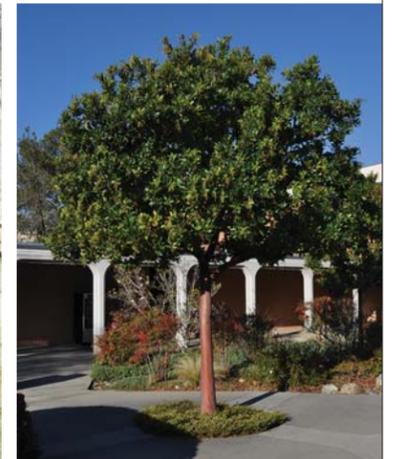
ACER JAPONICUM / JAPANESE
MAPLE
NOTE: RESIDENCE GARDEN COURT
TREE AND 4' PLANTER



TILIA CORDATA
'GREENSPIRE'
'GREENSPIRE'
LINDEN
NOTE: GARAGE
ENTRY AND NORTH
SLOPE SCREENING



BETULA ALBA / WHITE BIRCH TREES
NOTE: 5' PLANTER AND RESIDENCE
GARDEN COURT W/ GRASSES,
WOODLAND UNDERSTORY



ARBUTUS 'MARINA' TREE
NOTE: FITNESS ARRIVAL PLAZA

SCREENING
SHRUBS



ARBUTUS UNEDO 'COMPACTA' /
COMPACT STRAWBERRY TREE
NOTE: NORTH SLOPE SCREEN,
TENNIS COURT SCREEN, AND
PARKING LOT USE



HETEROMELES ARBUTIFOLIA
NOTE: NORTH SLOPE SCREEN

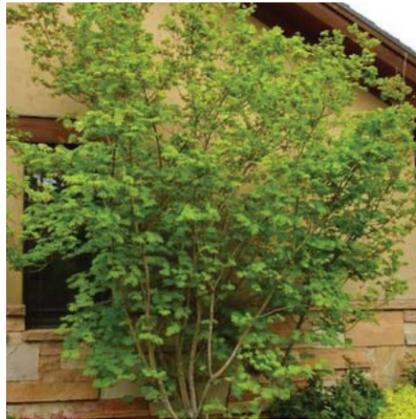


COFFEEBERRY 'MOUND SAN BRUNO'
NOTE: NORTH SLOPE SCREEN



PITTOSPORUM 'SILVER SHEEN'
NOTE: SCREEN SHRUB AT ENTRY/
EXIT AND TENNIS COURTS

TREES AND
SHRUBS IN
PLANTERS



ACER CIRCINATUM 'DWARF FORM' /
DWARF VINE MAPLE
NOTE: 5' PLANTER



SCILLA PERUVIANA
NOTE: 5' PLANTER



CAREX TUMULICOLA / BERKELEY
SEDGE
NOTE: 5' PLANTER

GROUND
COVER /
SHRUB MIX



ARCTOSTAPHYLOS CARMEL SUR / MANZANITA
CARMEL SUR
NOTE: LOWER SLOPE AND DRIVEWAY



ARCTOSTAPHYLOS ROSY DAWN / MANZANITA
ROSY DAWN
NOTE: LOWER SLOPE AND DRIVEWAY



SALVIA 'WAVERLY'
NOTE: LOOSE MASSING UPPER SLOPE
AGAINST BUILDING



PHORMIUM 'SEA JADE' / NEW ZEALAND FLAX
'SEA JADE'
NOTE: SHRUB MASSING LOWER GARAGE
ENTRY



ECHIUM FASTUOSUM / PRIDE OF MADEIRA
NOTE: DRIVEWAY FOCAL PLANTING



TBOUCHINA URVILLEANA 'ATHENS
BLUE' / ATHENS BLUE PRINCESS
FLOWER
NOTE: GARAGE ENTRY

PODIUM
VEGETATION



SLENDER VELDT GRASS



CAREX PRAEGRACILIS /
DUNE FIELD SEDGE W/ MIX OF
AEONIUMS AND FOXTAIL AGAVE



JUNCUS POLYANTHEMOS / AUSTRALIAN
GRAY RUSH

BIORETENTION
SWALE PLANTS



NATIVE LADY FERN



WESTERN SWORD FERN

VINE PLANTERS



'AVALANCHE' EVERGREEN
CLEMATIS



ROSE 'CECILE BRUNNER'

PALMS AND
SHRUBS
BELOW POOL
AND FITNESS



SYAGRUS ROMANZOFFIANA
/ QUEEN PALM



TIBOUCHINA IASIANDRA / PRINCESS
FLOWER

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

SECTION	MEASURES	2013 CALGREEN CODE
2013 CALGREEN CODE Effective January 1, 2014		
Chapter 1 ADMINISTRATION		
101.3.1	State-regulated buildings	REVISED: Expands the scope of CALGreen to include ALL low-rise, high-rise, and hotel/motel buildings of Group R occupancy.
Chapter 2 DEFINITIONS		
202	Definitions	NEW: Revises definitions to Chapter 2. Other chapters include only defined terms and a reference to Chapter 2. Modified "residential building" to include "low-rise residential building" and "high-rise residential building." REVISED: Clarifies "low-rise residential building" as a Group R occupancy that is 3 stories or less and applies reference to one- or two-family dwellings or townhomes. 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 mandatory measures in Chapter 4 apply to additions or alterations of 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 Cal Code, Section 1101.1 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 either low-rise or high-rise residential buildings or both. NEW: New "tiers" (I, II, and III) as identifying provisions applying only to low-rise or high-rise residential structures, respectively.
Chapter 4 ENERGY AND DESIGN (SEE DEFINITIONS)		
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.
Chapter 4.2 ENERGY EFFICIENCY		
4.201.1	Scope	REVISED: Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential (Section 4.201.2) are now for both residential and nonresidential chapters of CALGreen. REVISED: Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 California Energy Code (effective date updated from 2010 to 2013).
Chapter 4.3 WATER EFFICIENCY AND CONSERVATION (SEE DEFINITIONS)		
4.301.1	Water Conserving Plumbing Fixtures and Fittings	REVISED: 20% reduction of water use as now previously designated within CALGreen text. REVISED: Prescriptive and performance methodologies, Tables 4.303.1 and 4.303.2. REVISED: Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 Water Closets: ≤ 1.20 gpf/flush 4.303.1.2 Urinals: ≤ 0.5 gpf/flush 4.303.1.3 Single Showersheads: ≤ 2.0 gpm @ 80 psi 4.303.1.3.2 Multiple Showersheads: combined flow 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 4.303.1.4 Residential Lavatory Faucets: ≤ 1.5 gpm @ 80 psi 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 80 psi 4.303.1.4.3 Metering Faucets: ≤ 1.25 gallons per cycle 4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 80 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
4.303.2	Standards for Plumbing Fixtures and Fittings	REVISED: Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code. REVISED: Replaces provisions for multiple showersheads in Table 4.303.1.3.2. REVISED: Table 4.303 "Standards for Plumbing Fixtures and Fittings" Code users are directed to Section 4.303.2.
Chapter 4.3 WATER EFFICIENCY AND CONSERVATION (SEE DEFINITIONS)		
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 wind or rain sensor rain sensor which connects or communicates with the controller(s).

PAGE 1

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

SECTION	MEASURES	2013 CALGREEN CODE
2013 CALGREEN CODE Effective January 1, 2014		
Chapter 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)		
4.401.1	Roofing	REVISED: Specifies the areas needing roofer proofing are subcellular panels. Amateur spaces around pipes, electric cables, conduits, or other openings in subcellular panels at interior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
Chapter 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
4.401.2	Construction Waste Reduction of at least 5%	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 4.402, 4.403.3 or 4.404. OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.404.5. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the local jurisdiction of the enforcing agency.
4.402	Construction Waste Management Plan	NO CHANGE FROM 2010 CALGREEN Submit a construction waste management plan meeting Items 1 through 5 in Section 4.402.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.403	Waste Management Company	NO CHANGE FROM 2010 CALGREEN Hire 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 4.403.1.
4.403.4	Waste Stream Reduction Alternative	4.403.4 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 4.403.4.1 to acknowledge a high-rise residential construction and demolition waste disposed in landfills that is equal to or less than 2 pounds per square foot of the building area.
Chapter 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
4.404	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 10 specific subject areas shall be placed in the building.
Chapter 4.5 ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.501.1	General	NO CHANGE FROM 2010 CALGREEN Any installed gas fireplace shall be a closed-vent sealed combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase I emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Chapter 4.5 ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.501.2	Covering of Dust Openings and Protection of Mechanical Equipment During Construction	NO CHANGE FROM 2010 CALGREEN At the time of rough installation, during construction and until final startup of the heating, cooling and ventilating equipment, duct and other related air intake and distribution component openings shall be covered. "Tap, stain, whetstone" or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.502.1	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 applicable, or SCAQMD Rule 1103 VOC limits, as shown in Tables 4.502.1 or 4.504.2, as applicable. Such products shall also comply with Rule 1108 prohibition on the use of certain toxic compounds (toluene, xylene, dichloro, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller units of adhesives, and sealant or caulking compounds (in the form of product, tank packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations, Title 17, commencing with Section 88027.

PAGE 2

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

SECTION	MEASURES	2013 CALGREEN CODE
2013 CALGREEN CODE Effective January 1, 2014		
Chapter 4.5 ENVIRONMENTAL QUALITY (POLLUTANT CONTROL, Odors)		
4.502.2	Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Architectural paints and coatings shall comply with VOC limits in Table 4.504.1 of the Air Resources Board Architectural Suggested Control Measures, as shown in Table 4.504.2, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the Specialty Coatings categories listed in Table 4.504.1 shall be determined by reviewing the coating as Flat, Nonflat, or Nonflat-High-Gloss (swirl), based on the gloss, as defined in subsections 4.21, 4.26, and 4.31, of the 2010 California Air Resources Board, Suggested Control Measures, and the corresponding Flat, Nonflat, or Nonflat-High-Gloss VOC limit in Table 4.504.1 shall apply.
4.502.3	Aerosol Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product Weighted MIT Limits for VOC in Section 88022(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 88022(a)(2) and (b)(2) of the California Code of Regulations, Title 17, commencing with Section 88022, 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 40.
4.503	Carpet Systems	NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the labeling and product requirements of one of the following: 1. Carpet and Rug Institute's 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 (see website at: specification 01001) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certification Systems "Indoor Advantage™ Gold"
4.503.1	Carpet Cushion	NO CHANGE FROM 2010 CALGREEN All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Program.
4.503.2	Carpet Adhesive	NO CHANGE FROM 2010 CALGREEN All carpet adhesive shall meet the requirements of Table 4.504.1.
4.504	Resilient Flooring Systems	REVISED: Composite rate of resilient flooring is increased from 50% to 50%. Related changes are made for Tier 1 and Tier 2 resilient flooring systems. IF a resilient flooring is installed, at least 50% 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 CHPS 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 (see website at: specification 01001).
4.504.5	Composite 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 particulate 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 Toxic Control Measures for Composite Wood (17 CCR 95130.5 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.
Chapter 4.5 ENVIRONMENTAL QUALITY (INTERIOR BIODEGRADABLE CONTROL)		
4.505	Concrete Slab Foundations	NO CHANGE FROM 2010 CALGREEN Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 9, respectively, shall also comply with this section.
4.505.1	Capillary Break	NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1. A ≥ 100 mil (2.5 mm) thick base of 10-mil (117 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which addresses bleeding, shrinkage and curing shall be used. For additional information, see American Concrete Institute, ACI 308.2R-08. 2. Other equivalent methods approved by the enforcing agency. 3. A detail as designed specified by a licensed design professional.

PAGE 3

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

SECTION	MEASURES	2013 CALGREEN CODE
2013 CALGREEN CODE Effective January 1, 2014		
Chapter 4.5 ENVIRONMENTAL QUALITY (INTERIOR BIODEGRADABLE CONTROL, Odors)		
4.505.2	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 is shown in Table 4.505.2, unless more stringent local limits apply. Moisture content shall be verified in accordance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent 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) by 4 feet (1219 mm) from the grade-adjacent end of each joist 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-retard 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 wall-applied insulation products prior to enclosure.
Chapter 4.5 ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)		
4.506	Bathrooms 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. 3. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 60%. 4. 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.
Chapter 4.5 ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMPLIANCE)		
4.507.1	Repaired	REPEALED: Section 4.507.1 Cylinders (for whole house fans) has been repealed. There is no substitute language.
Chapter 4.5 ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMPLIANCE)		
4.507.2	Heating and Air Conditioning System Design	NO CHANGE FROM 2010 CALGREEN Heating and conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE Fundamentals or other approved design software or methods. 2. Duct systems are sized according to ANSI/ACCA 3 Manual D - 2006 (Residential Duct Systems), ASHRAE Fundamentals or other approved design software or methods. 3. Duct sealing and cooling equipment according to ANSI/ACCA 3 Manual E - 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 (QUALITY ASSURANCE 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 contractor approved training programs. 2. Public utility training programs. 3. Training programs approved by trade, labor or statewide energy consulting or ventilation organizations. 4. Programs approved by manufacturing organizations. 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 for special inspections shall include, but not be 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.

PAGE 4

1 CALGREEN RESIDENTIAL MANDATORY MEASURES

2 FINISH MATERIAL CERTIFICATE

3 GREEN POINT RATED CHECKLIST

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

FINISH	WHERE USED (TYPE)	MANUFACTURER	VOC LIMIT (GPI) ¹	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 ²			120	
Magnesite cement coatings			450	
Mastic texture coatings			100	
Metallic pigmented coatings			500	
Multicolor coatings			250	
Pretreatment wash primers			420	
Primers, sealers and under-coaters			100	
Reactive penetrating sealers			350	
Recycled coatings			250	
Roof coatings			50	

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Suggested Forms and Templates

FINISH	FORMALDEHYDE LIMITS ¹ (Max. emissions in lbs 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, Sections 95103 through 95103.12.
2. Thin medium density fiberboard has a maximum thickness of 1/4" inches (6 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: _____ Phone: _____
City/State/Zip: _____

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

FINISH	FORMALDEHYDE LIMITS ¹ (Max. emissions in lbs 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, Sections 95103 through 95103.12.
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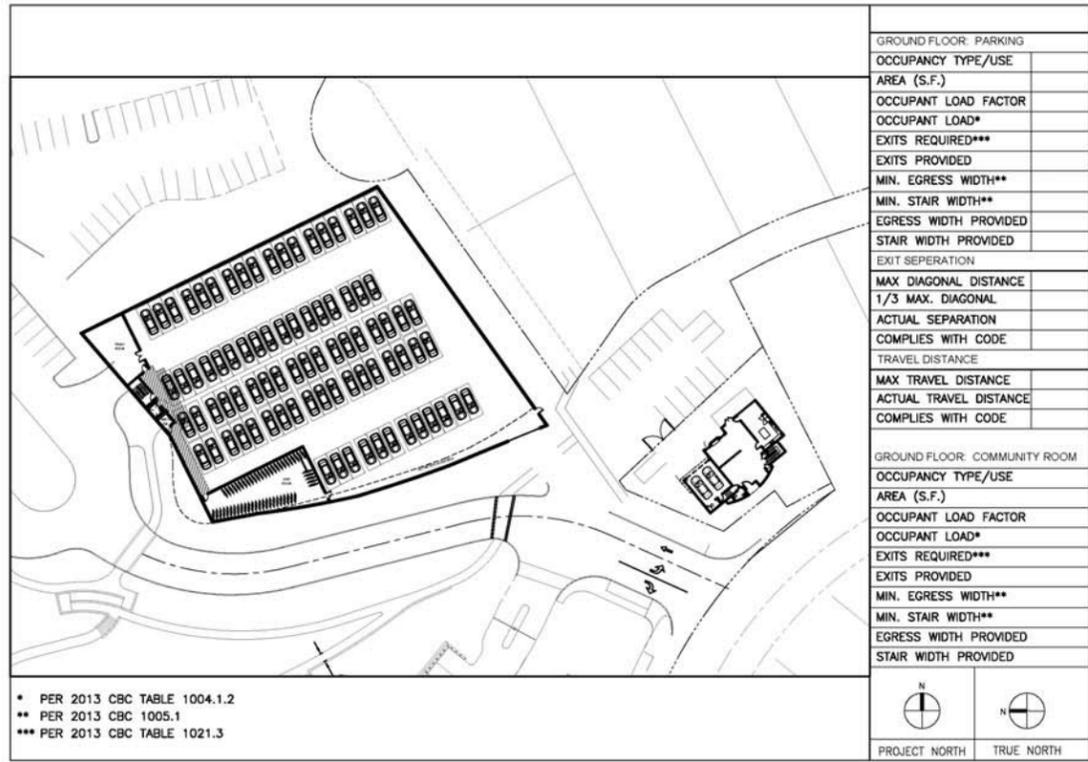
Signature: _____ Date: _____
Company: _____ License: _____
Address: _____ Phone: _____
City/State/Zip: _____

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GreenPointRATED NEW HOME RATING SYSTEM, VERSION 6.0 **Blueprint Scoresheet**

Derby Lofts
Kraatz Consultants r/d Nov. 17, 2015

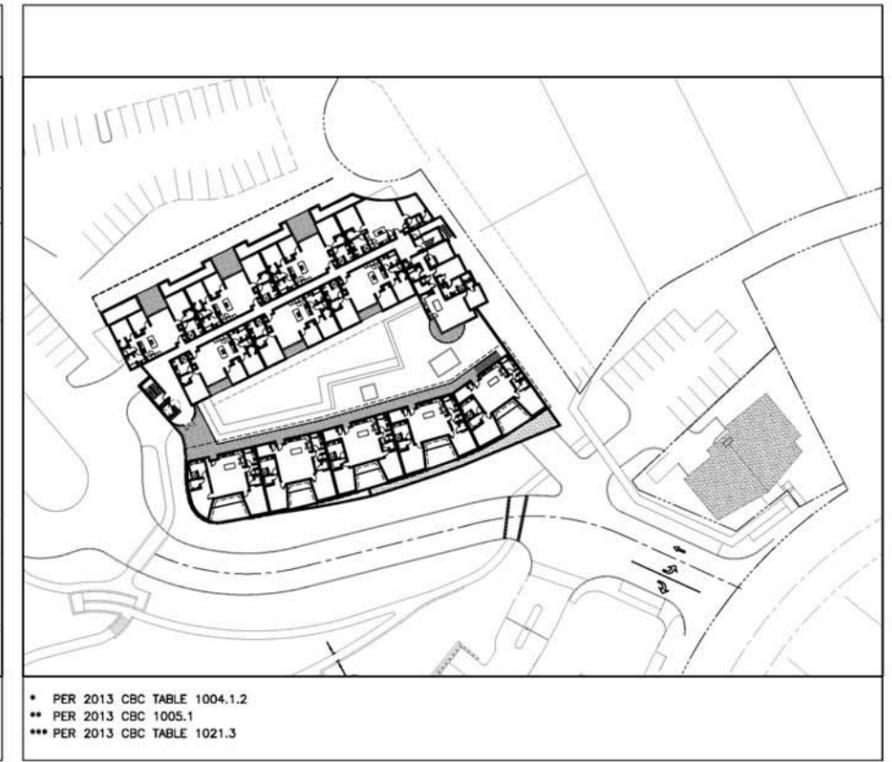
Item	Points Available	Points Earned	Comments
1.000	100	100	GreenPoint RATED
1.001	10	10	Minimum Energy Performance Path
1.002	10	10	Energy Star Certified
1.003	10	10	Water Efficient Fixtures
1.004	10	10	Low VOC Coatings and Adhesives
1.005	10	10	GreenPoint RATED
1.006	10	10	GreenPoint RATED
1.007	10	10	GreenPoint RATED
1.008	10	10	GreenPoint RATED
1.009	10	10	GreenPoint RATED
1.010	10	10	GreenPoint RATED
1.011	10	10	GreenPoint RATED
1.012	10	10	GreenPoint RATED
1.013	10	10	GreenPoint RATED
1.014	10	10	GreenPoint RATED
1.015	10	10	GreenPoint RATED
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1.017	10	10	GreenPoint RATED
1.018	10	10	GreenPoint RATED
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1.066</			



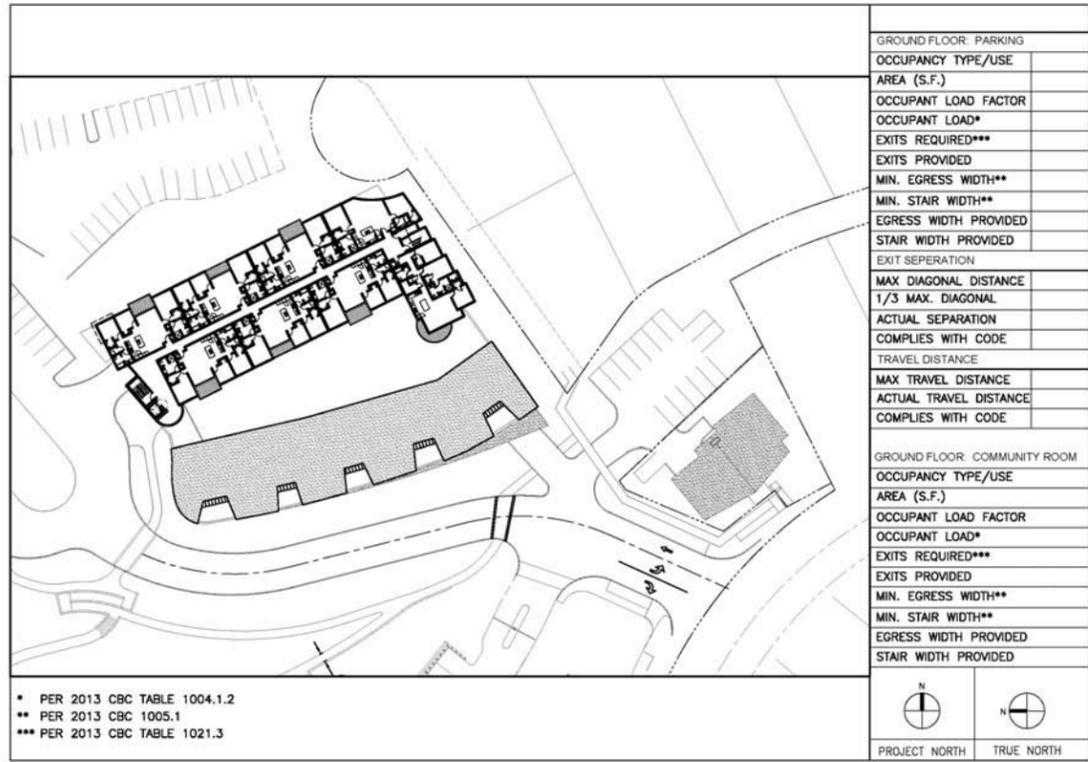
1 EGRESS PLAN: BASEMENT
1" = 50' - 0"



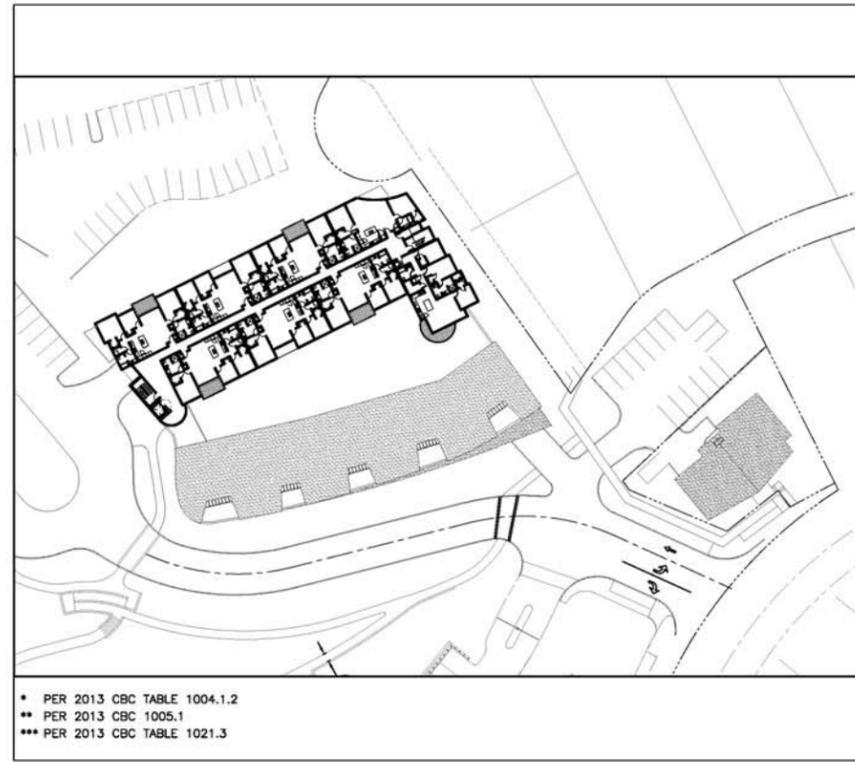
2 EGRESS PLAN: GROUND FLOOR
1" = 50' - 0"



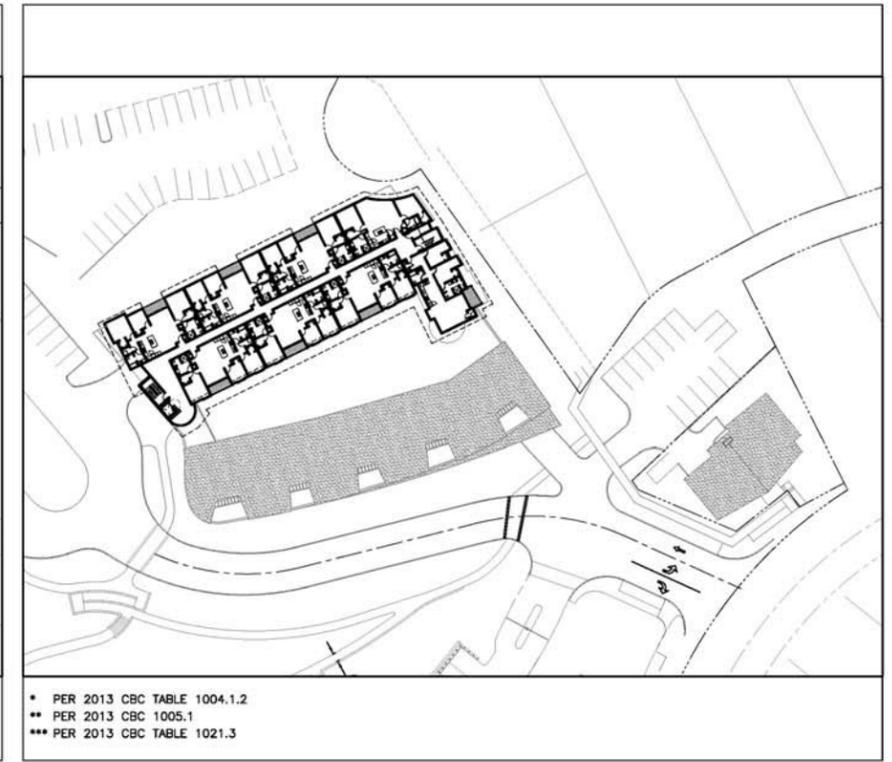
3 EGRESS PLAN: SECOND FLOOR
1" = 50' - 0"



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"



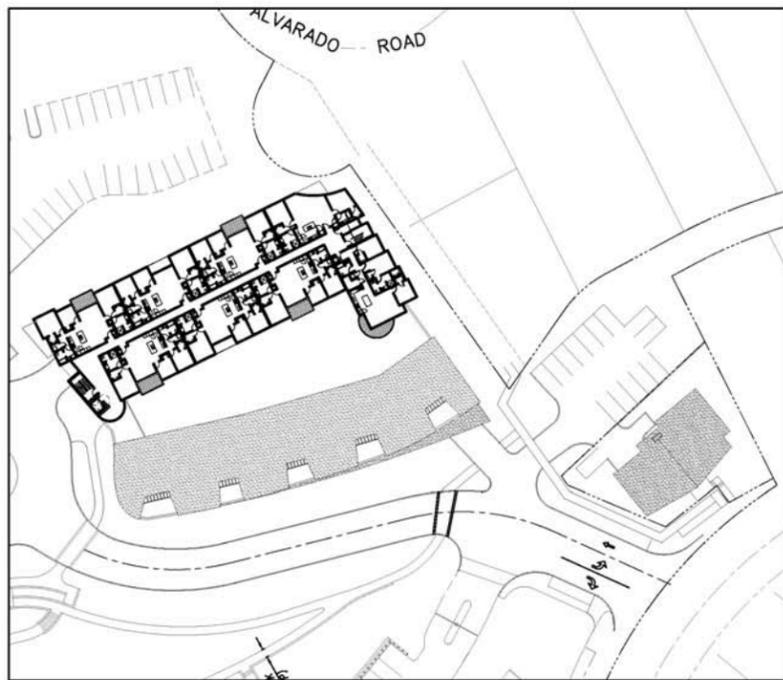
• PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

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



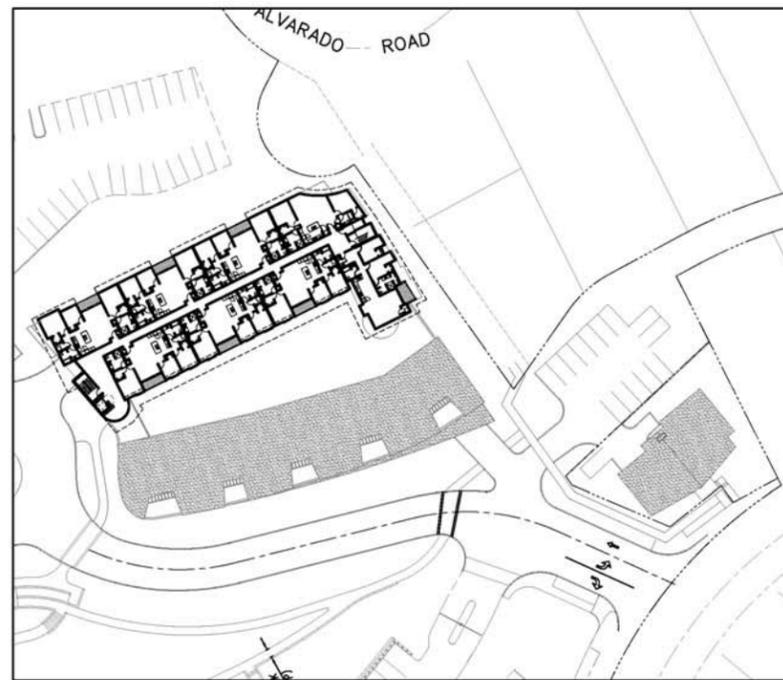
• PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

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"

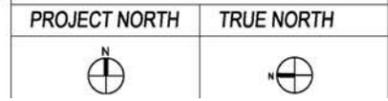


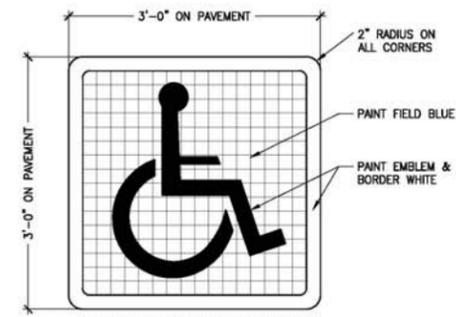
• PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

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

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

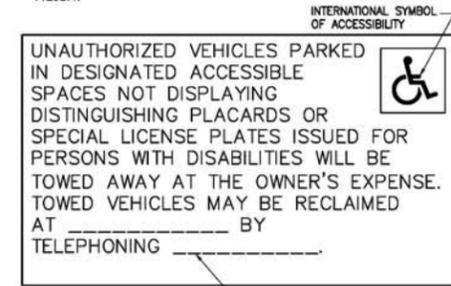
- ACCESSIBILITY NOTES**
1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX.. ALL ACCESSIBLE ROUTES OF TRAVEL TO BE AT LEAST 44". SURFACE 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 ITS CLOSED POSITION.





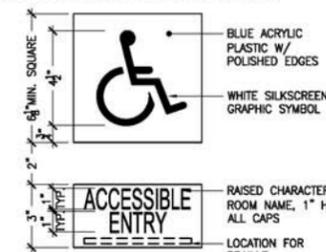
8 PAINTED ACCESSIBLE SIGN
1"=1'-0" - ON GROUND @ PARK. STALL

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.

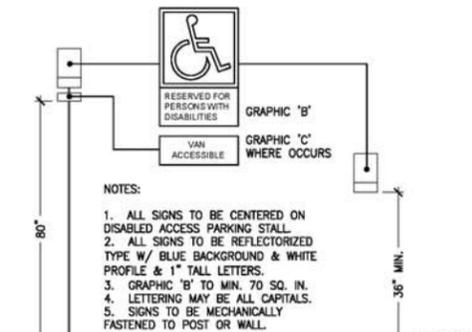


7 TYP. UNAUTHORIZED VEHICLES SIGNAGE
3"=1'-0"

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

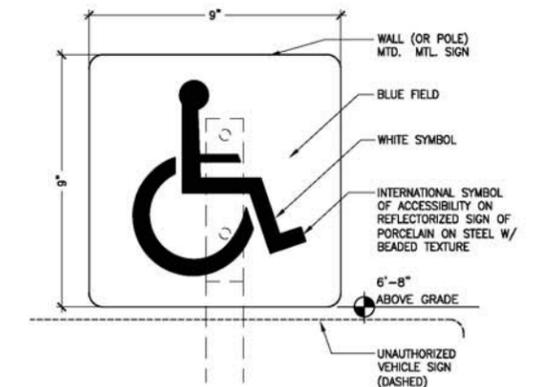


6 TYP. ACCESSIBLE SIGNAGE
3"=1'-0"

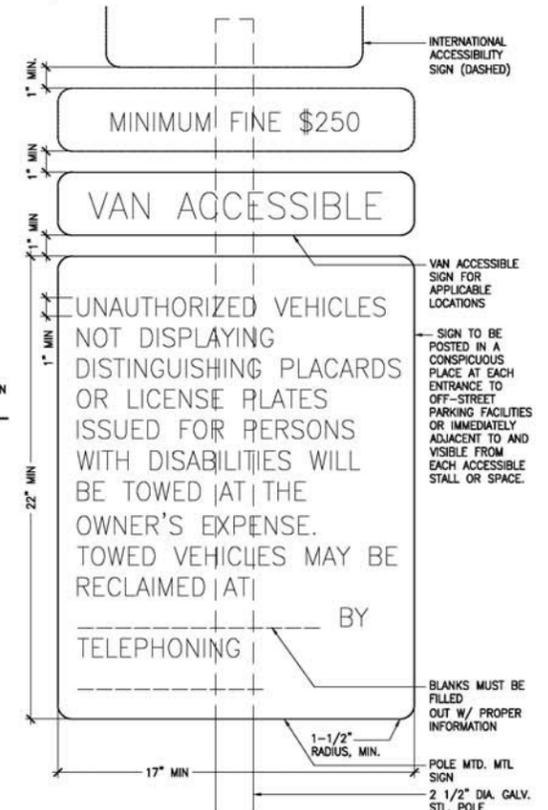


5 TYP. ACCESSIBLE PARKING STALL SIGN
3"=1'-0"

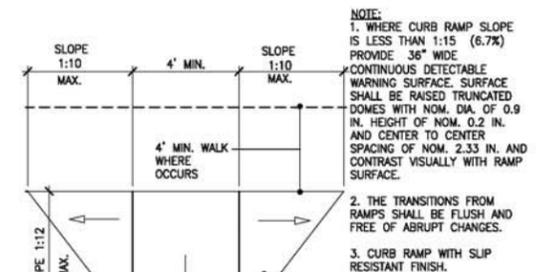
NOTES:
1. ALL SIGNS TO BE CENTERED ON DISABLED ACCESS PARKING STALL.
2. ALL SIGNS TO BE REFLECTORIZED TYPE W/ BLUE BACKGROUND & WHITE PROFILE & 1" TALL LETTERS.
3. GRAPHIC 'B' TO MIN. 70 SQ. IN.
4. LETTERING MAY BE ALL CAPITALS.
5. SIGNS TO BE MECHANICALLY FASTENED TO POST OR WALL.



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

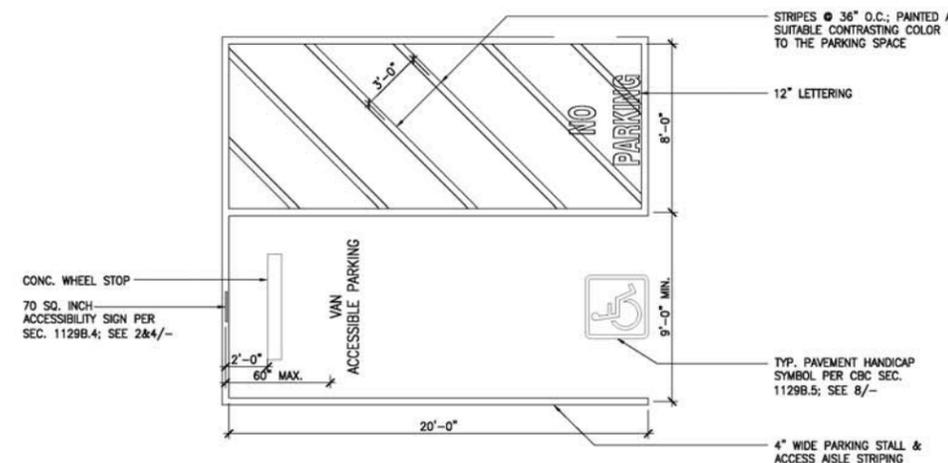


2 VAN ACCESSIBLE PARKING SIGN
3"=1'-0"

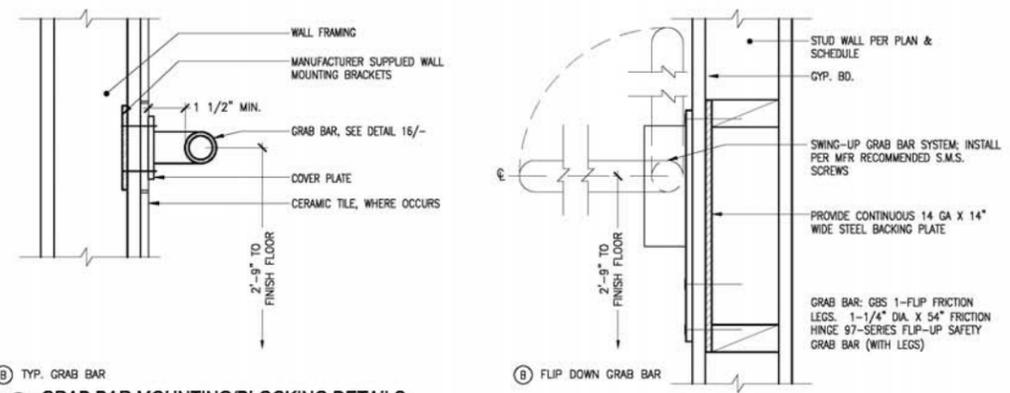


1 CURB CUT - ACCESSIBLE
1/4"=1'-0"

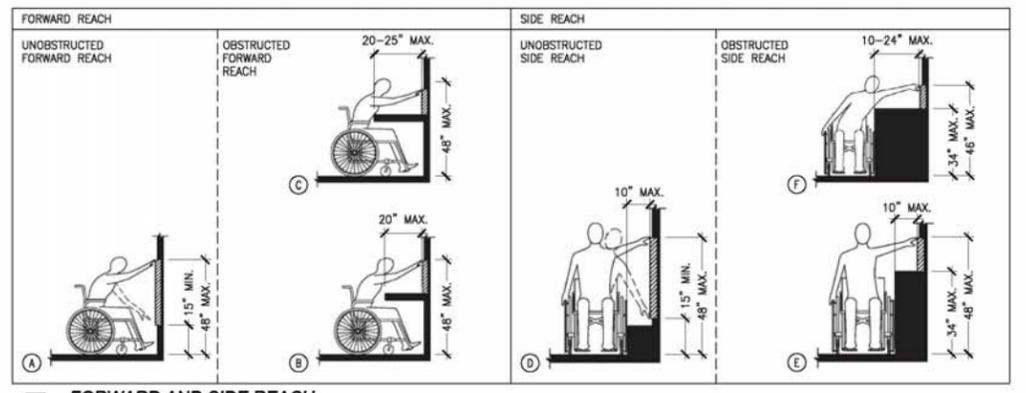
1. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ANY DIRECTION. EXTEND ACCESS AISLE PAINT TO TOE OF CURB RAMP.
2. PAINT ENTIRE PARKING STALL BLUE WITH WHITE OUTLINE.
3. WHERE CURB RAMP CONDITION OCCURS PAINT AS PER CURB RAMP DETAIL. EXTEND ACCESS AISLE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



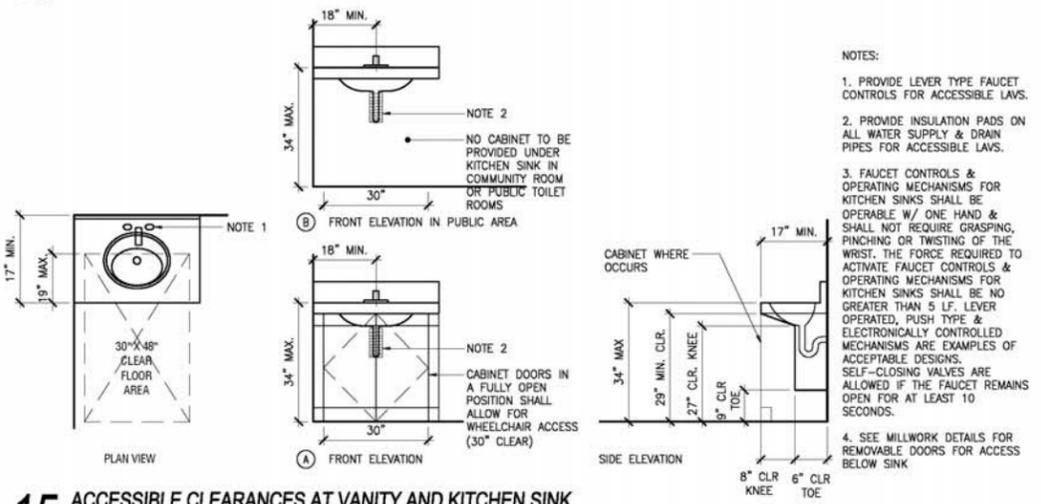
9 TYP. ACCESSIBLE PARKING SPACE
1/4"=1'-0"



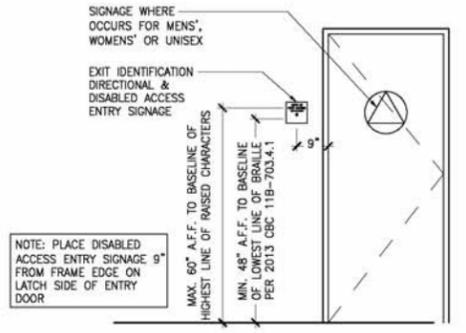
16 GRAB BAR MOUNTING/BLOCKING DETAILS
3/8=1'-0"



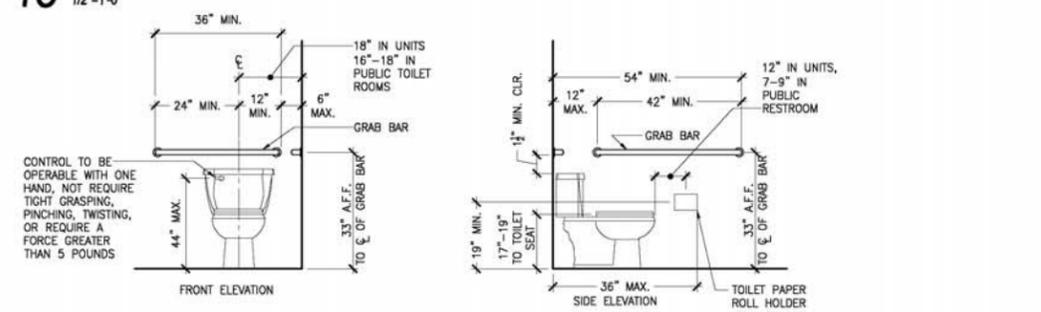
7 FORWARD AND SIDE REACH
NOT TO SCALE



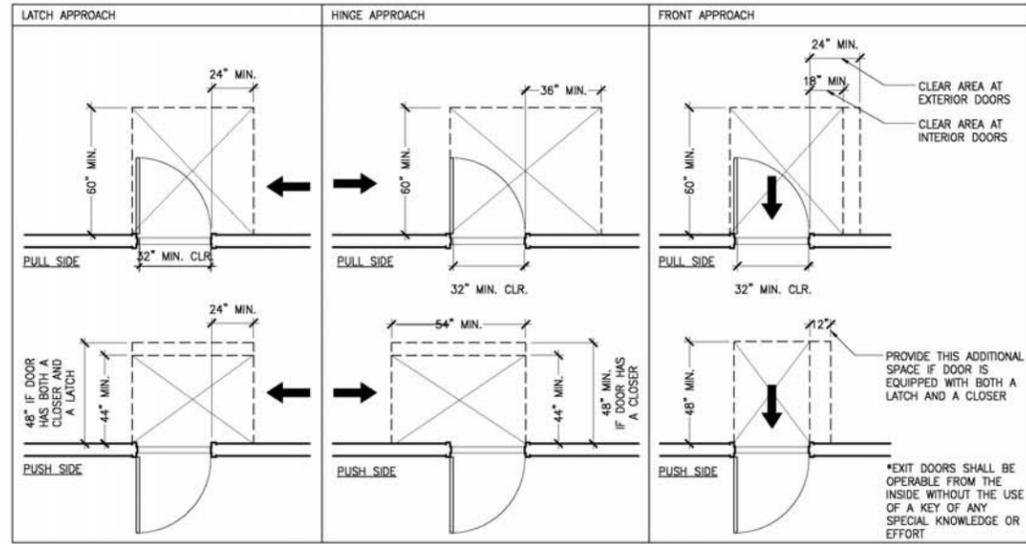
15 ACCESSIBLE CLEARANCES AT VANITY AND KITCHEN SINK
1/2=1'-0"



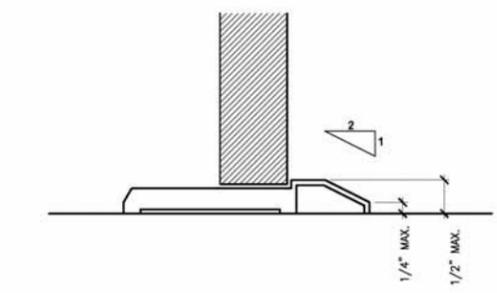
18 TYP. ACCESSIBLE SIGN MOUNTING HEIGHTS
1/2=1'-0"



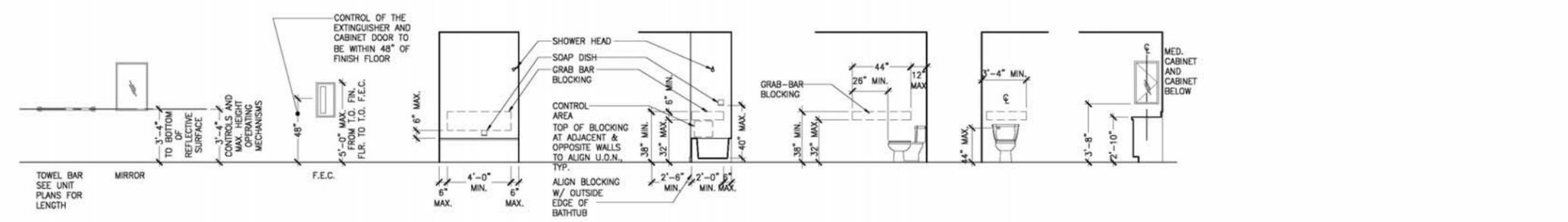
14 TYP. ACCESSIBLE TOILET CLEARANCES
1/2=1'-0"



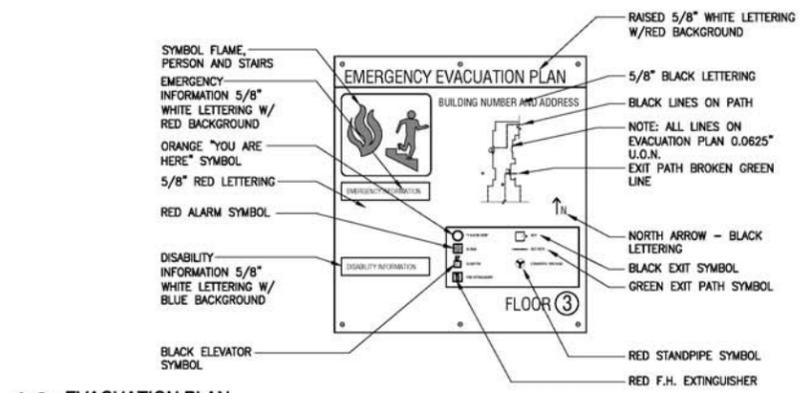
6 TYP. DOOR ACCESSIBILITY AND CLEARANCES DETAILS
1/4=1'-0"



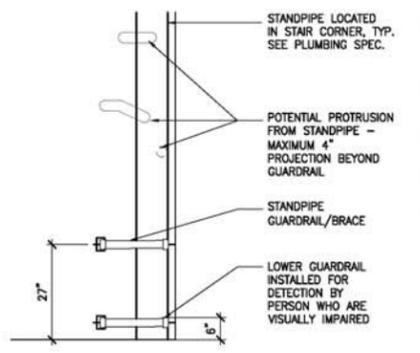
17 DOOR THRESHOLD
N.T.S.



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

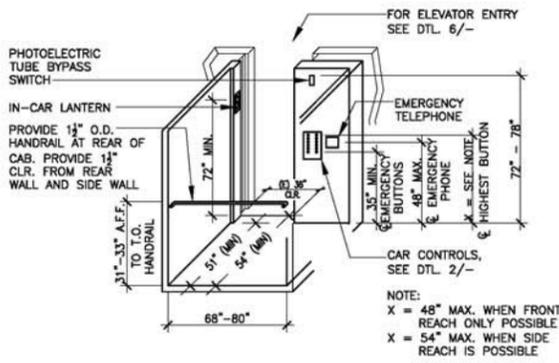


19 EVACUATION PLAN
N.T.S.



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

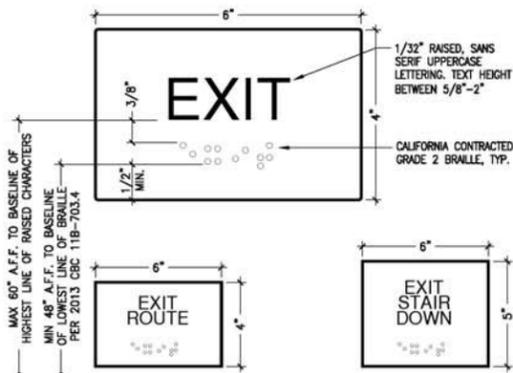
- ELEVATOR NOTES:**
- IF TWO-WAY INTERCOMMUNICATION DEVICE IS IN CLOSED COMPARTMENT THEN DOOR MUST HAVE LEVER OR LOOP HARDWARE PER CBC 1118.6.4
 - EMERGENCY INTERCOMMUNICATIONS SHALL NOT REQ. VOICE COMMUNICATION.
 - ELEVATOR MUST BE EQUIPPED W/ A DOOR REOPENING DEVICE THAT REOPENS DOOR WHEN OBSTRUCTED 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



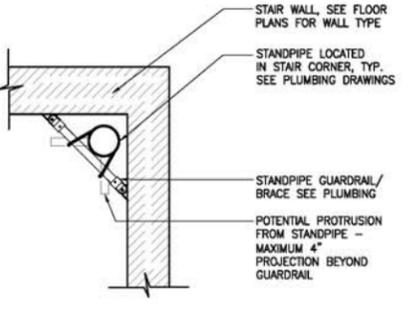
7 ELEVATOR CAB - ADA NOTES AND DIMENSIONS
1/4"=1'-0"

- 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.

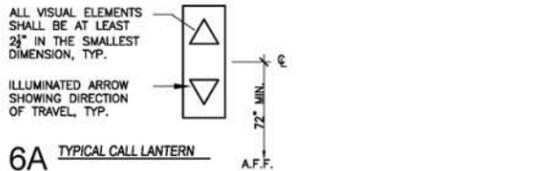
- EXIT SIGNAGE NOTES:**
- EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
- "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP 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".



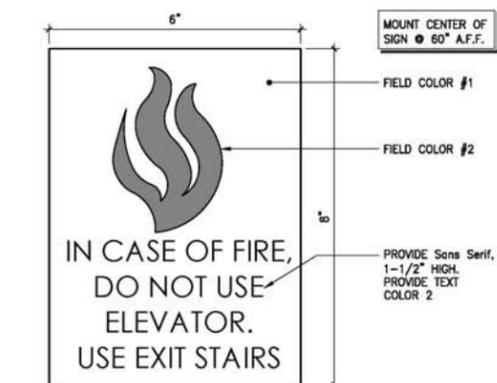
15 TACTILE EXIT SIGN
N.T.S.



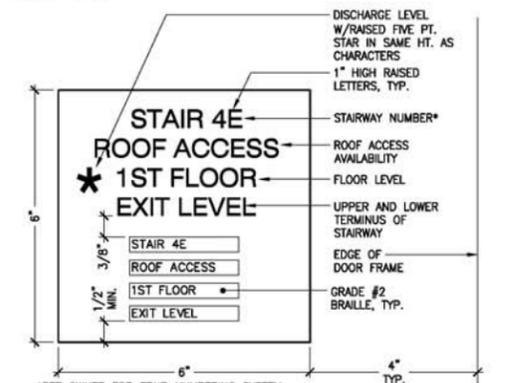
11 INTERIOR STAIR CORNER W/ STANDPIPE
3/4"=1'-0"



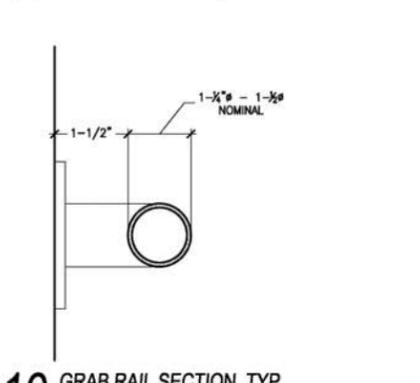
6A TYPICAL CALL LANTERN
1/4"=1'-0"



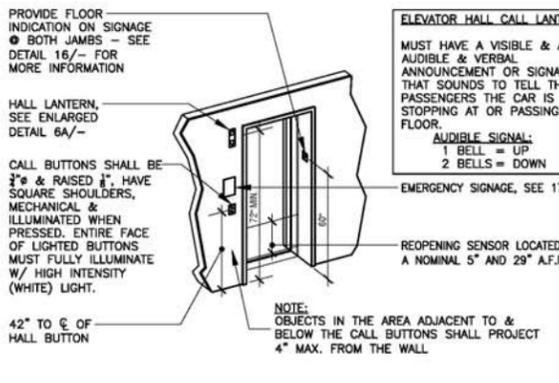
17 ELEVATOR EMERGENCY SIGN
6"=1'-0"



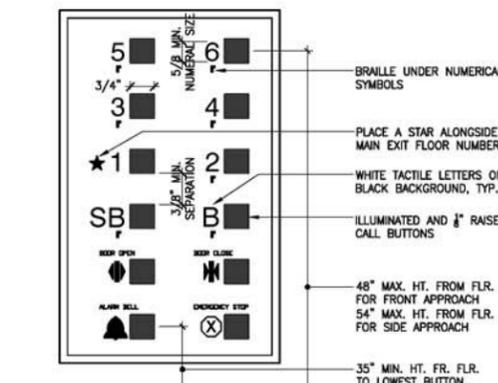
14 STAIR IDENTIFICATION SIGN
6"=1'-0"



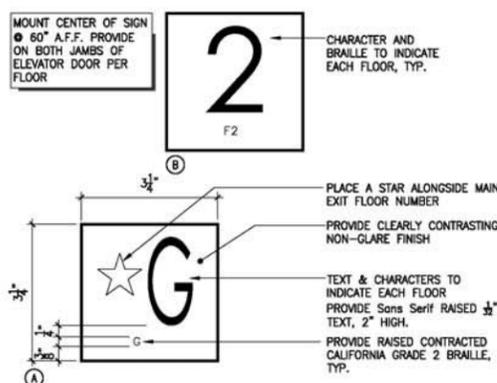
10 GRAB RAIL SECTION, TYP.
3"=1'-0"



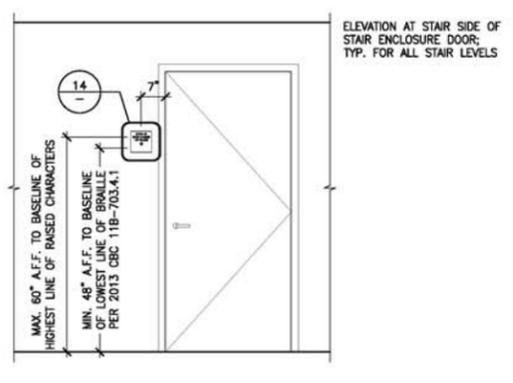
6 ELEVATOR ENTRY SIGNAGE
1/4"=1'-0"



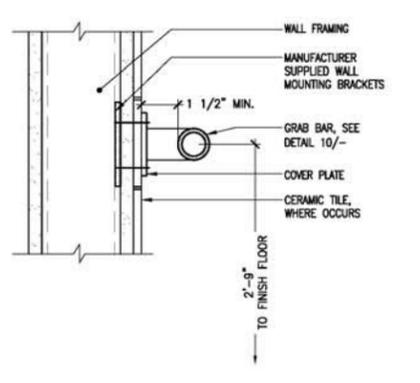
2 ELEVATOR CONTROL PANEL
3"=1'-0"



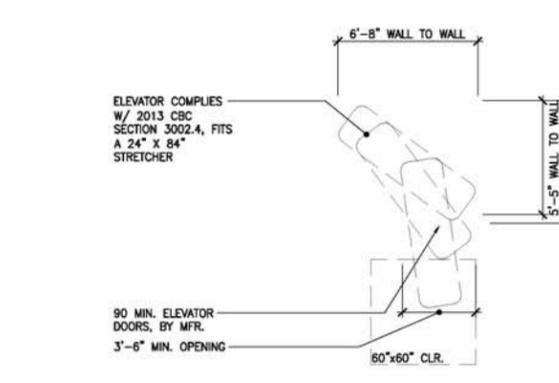
16 ELEVATOR DOORJAMB FLOOR MARKING
6"=1'-0"



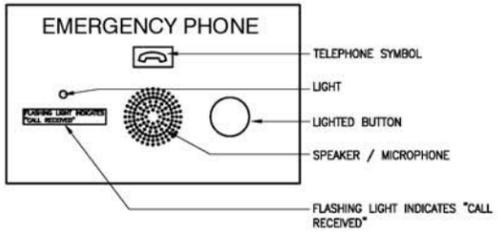
13 STAIR I.D. SIGNAGE ELEVATION
N.T.S.



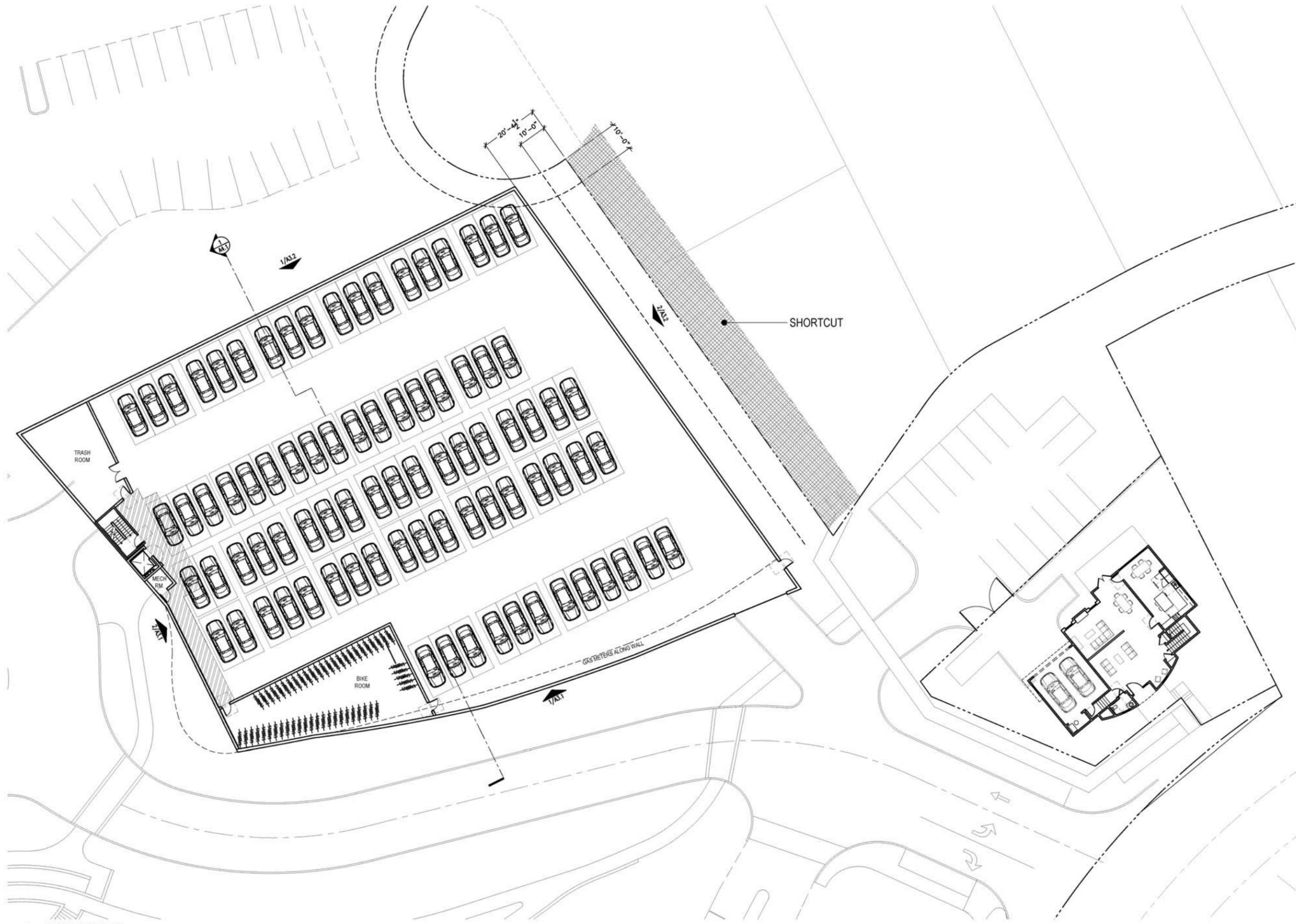
8 TYP. GRAB BAR
3"=1'-0"



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



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



GENERAL NOTES

SUMMARY:

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

GROUND FLOOR SUMMARY :
 PARKING GROSS FLOOR AREA = 31,257 SQ. SF.
 • (215) PARKING SPACES:
 = 215 (3 LEVEL STACKERS)

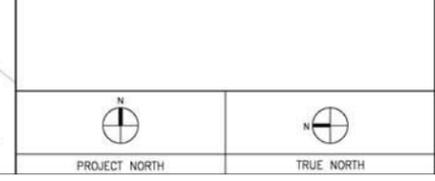
UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	85 - 100 SF
B1	2	1,375	85 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

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 :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

GROUND FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 8,086 SQ. SF.

UNIT TYPE SUMMARY
 (7) TOTAL UNITS
 • (1) UNIT TYPE A1
 • (1) UNIT TYPE A2
 • (1) UNIT TYPE A3
 • (1) UNIT TYPE A4
 • (1) UNIT TYPE A5
 • (1) UNIT TYPE E
 • (1) SINGLE FAMILY HOUSE UNITS

PARKING GROSS FLOOR AREA = 11,908 SQ. SF.
 • (64) PARKING SPACES:

UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

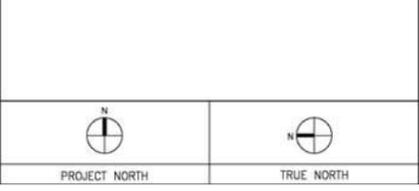
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	85 - 100 SF
B1	2	1,375	85 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

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"



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

GENERAL NOTES

SUMMARY:

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

SECOND FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 20,219 SQ. SF.

UNIT TYPE SUMMARY
 (13) TOTAL UNITS
 • (1) UNIT TYPE A1
 • (1) UNIT TYPE A2
 • (1) UNIT TYPE A3
 • (1) UNIT TYPE A4
 • (1) UNIT TYPE A5
 • (6) UNIT TYPE B
 • (1) UNIT TYPE C
 • (1) UNIT TYPE D1

UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

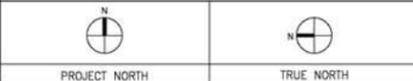
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

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

GENERAL NOTES

SUMMARY:

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

THIRD FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 13,121 SQ. SF.

UNIT TYPE SUMMARY
 (8) TOTAL UNITS
 • (6) UNIT TYPE B
 • (1) UNIT TYPE C
 • (1) UNIT TYPE D1

UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

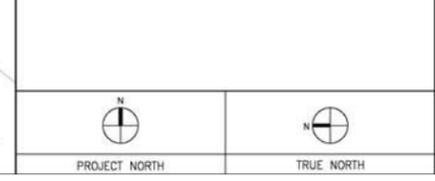
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

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 :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

FOURTH FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 13,121 SQ. SF.

UNIT TYPE SUMMARY
 (8) TOTAL UNITS
 • (6) UNIT TYPE B
 • (1) UNIT TYPE C
 • (1) UNIT TYPE D1

UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

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"



GENERAL NOTES

SUMMARY:

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

PENTHOUSE FLOOR SUMMARY :
 RESIDENTIAL GROSS FLOOR AREA = 12,691 SQ. SF.

UNIT TYPE SUMMARY
 (8) TOTAL UNITS
 • (6) UNIT TYPE B
 • (1) UNIT TYPE C
 • (1) UNIT TYPE D2

UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

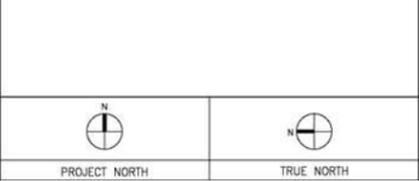
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

ACCESSIBILITY NOTES

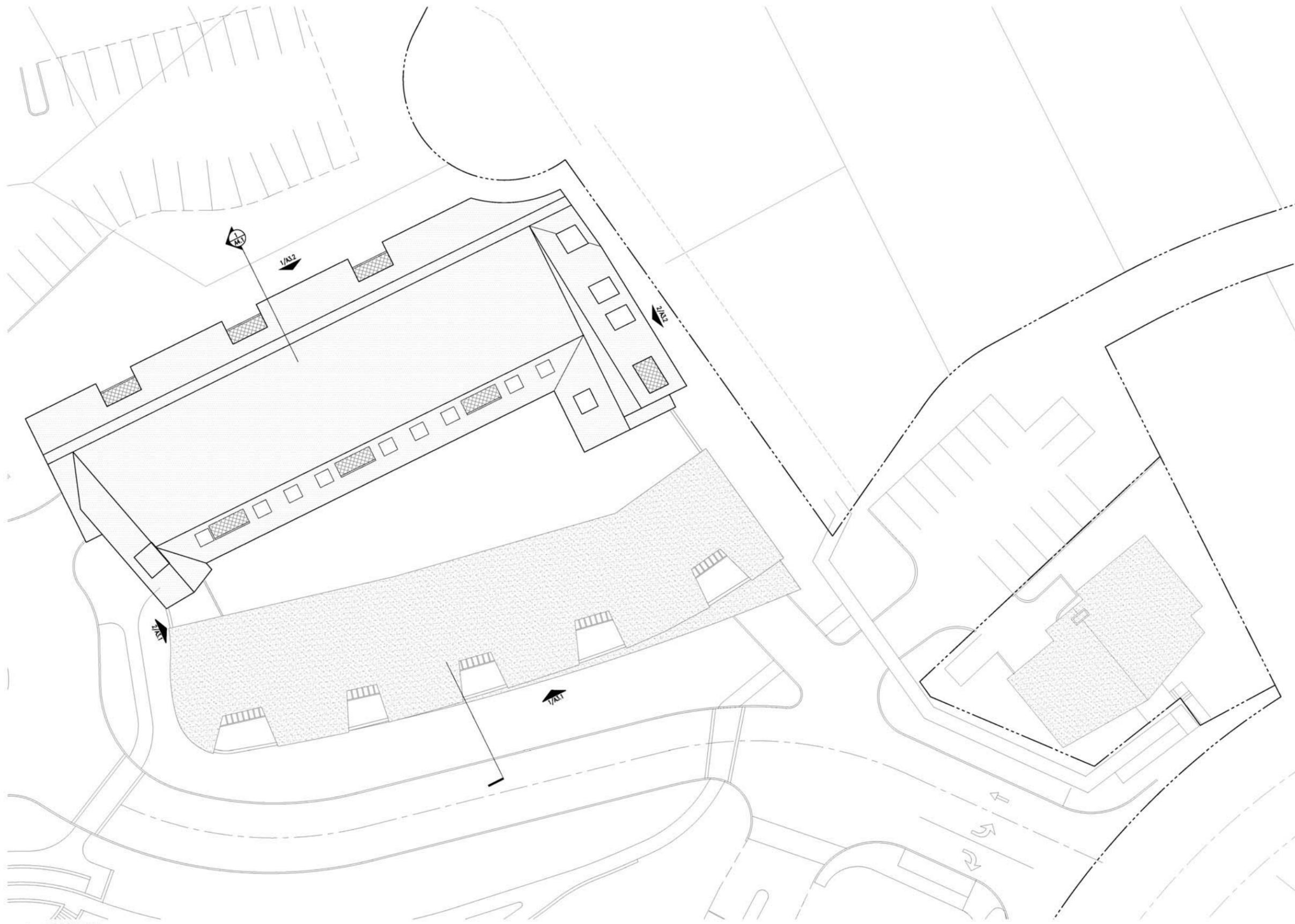
INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"
 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

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

LEGEND



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



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

GENERAL NOTES

SUMMARY:

OVERALL BUILDING SUMMARY
 LOT AREA :
 • 42,000 SQ. FT.
 PROPOSED BUILDING :
 • 43 RESIDENTIAL UNITS + 1 SINGLE FAMILY HOUSE
 PROPOSED BUILDING HEIGHT :
 • OVERALL BUILDING HEIGHT 55'-0"
 PROPOSED OVERALL BUILDING AREA :
 • RESIDENTIAL GROSS FLOOR AREA = 80,052 SQ. FT.
 • GARAGE GROSS FLOOR AREA = 43,165 SQ. FT.

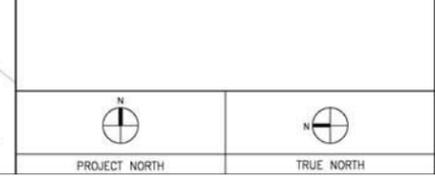
UNIT SUMMARY :
 (43) RESIDENTIAL UNITS + (1) SINGLE FAMILY HOUSE
 • (1) - 1 BEDROOM UNITS
 • (17) - 2 BEDROOM UNITS
 • (25) - 3 BEDROOM UNITS
 • (1) - SINGLE FAMILY HOUSE UNITS

UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 SF
E	1	845	N/A
SINGLE FAMILY HOUSE	1	3,350	N/A

ACCESSIBILITY NOTES

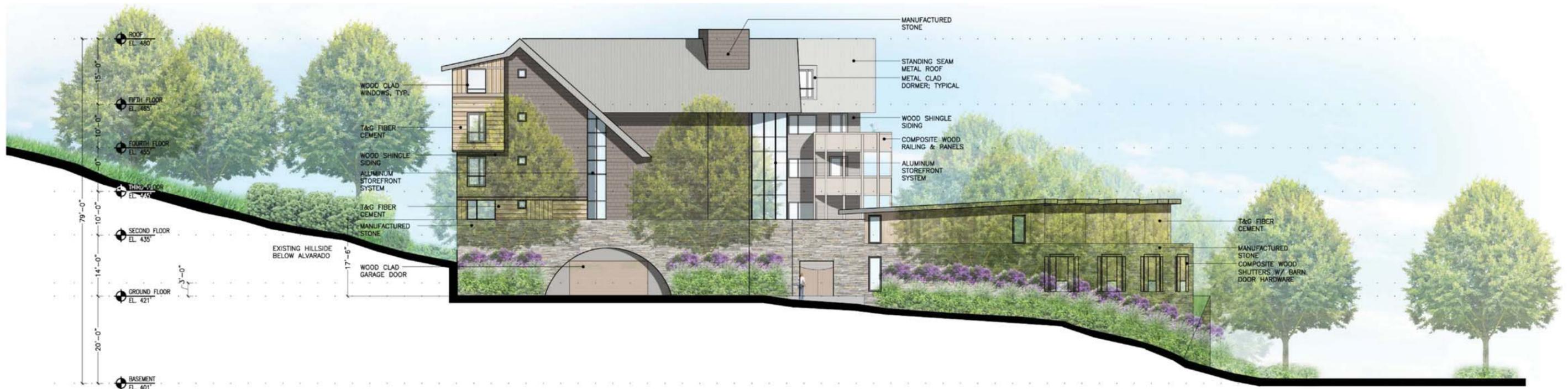
 INTERIOR UNIT DOORS: 42"
 PUBLIC DOORS: 60"
 INTERIOR UNIT DOORS: 18"
 EXTERIOR PUBLIC DOORS: 24"
 NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS
 *SEE A0.5, A0.6, A0.7 FOR ACCESSIBILITY DETAILS

LEGEND





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



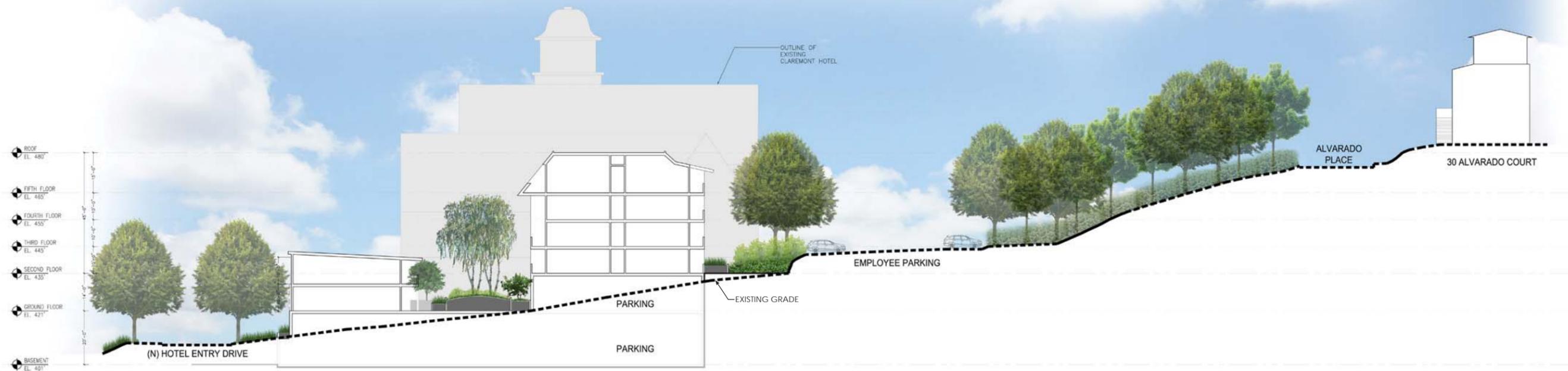
2 BUILDING ELEVATION
3/32" = 1'-0"



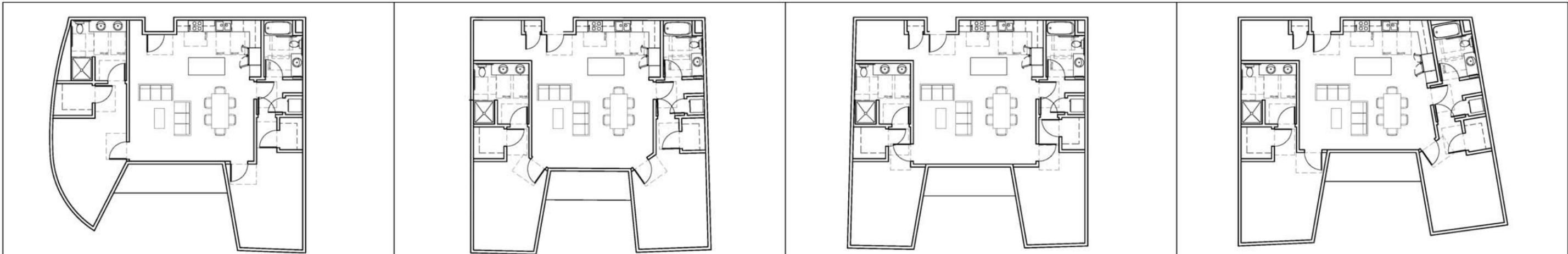
1 BUILDING ELEVATION
3/32" = 1'-0"



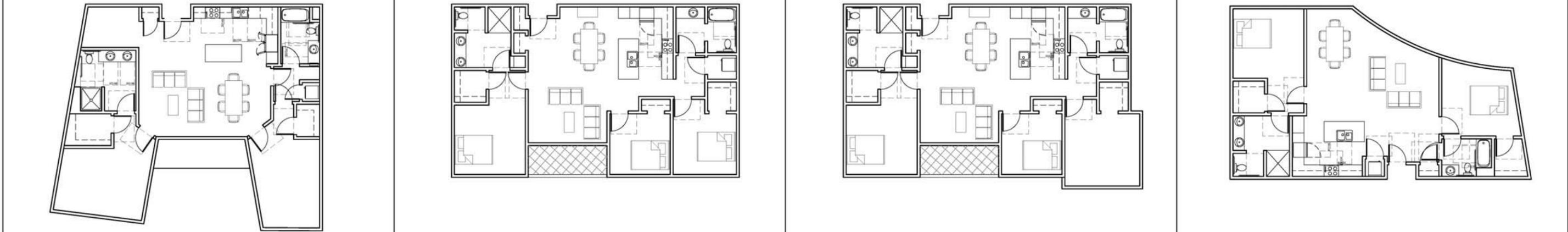
2 BUILDING ELEVATION
3/32" = 1'-0"



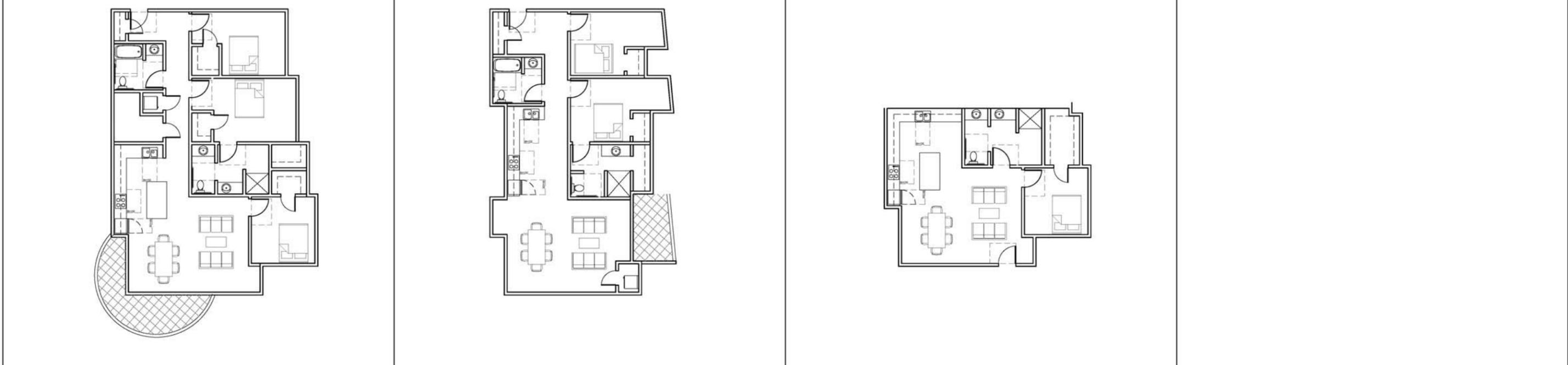
BUILDING SECTION



A1	UNIT SIZE * 1275 SF	DECK AREA 305 SF	# IN PROJECT 2	*RESIDENTIAL UNIT	A2	UNIT SIZE * 1350 SF	DECK AREA 225	# IN PROJECT 2	*RESIDENTIAL UNIT	A3	UNIT SIZE * 1305 SF	DECK AREA 240 SF	# IN PROJECT 2	*RESIDENTIAL UNIT	A4	UNIT SIZE * 1305 SF	DECK AREA 270 SF	# IN PROJECT 2	*RESIDENTIAL UNIT
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A5	UNIT SIZE * 1310 SF	DECK AREA 275 SF	# IN PROJECT 2	*RESIDENTIAL UNIT	B	UNIT SIZE * 1325 SF	DECK AREA 65-100 SF	# IN PROJECT 22	*RESIDENTIAL UNIT	B1	UNIT SIZE * 1375 SF	DECK AREA 65-100 SF	# IN PROJECT 2	*RESIDENTIAL UNIT	C	UNIT SIZE * 1215 SF	DECK AREA N/A	# IN PROJECT 4	*RESIDENTIAL UNIT
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D1	UNIT SIZE * 1505 SF	DECK AREA 135 SF	# IN PROJECT 3	*RESIDENTIAL UNIT	D2	UNIT SIZE * 1230 SF	DECK AREA 75 SF	# IN PROJECT 1	*RESIDENTIAL UNIT	E	UNIT SIZE * 845 SF	DECK AREA N/A	# IN PROJECT 1	*RESIDENTIAL UNIT
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1 STREET VIEW





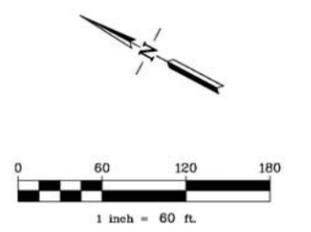


LEGEND

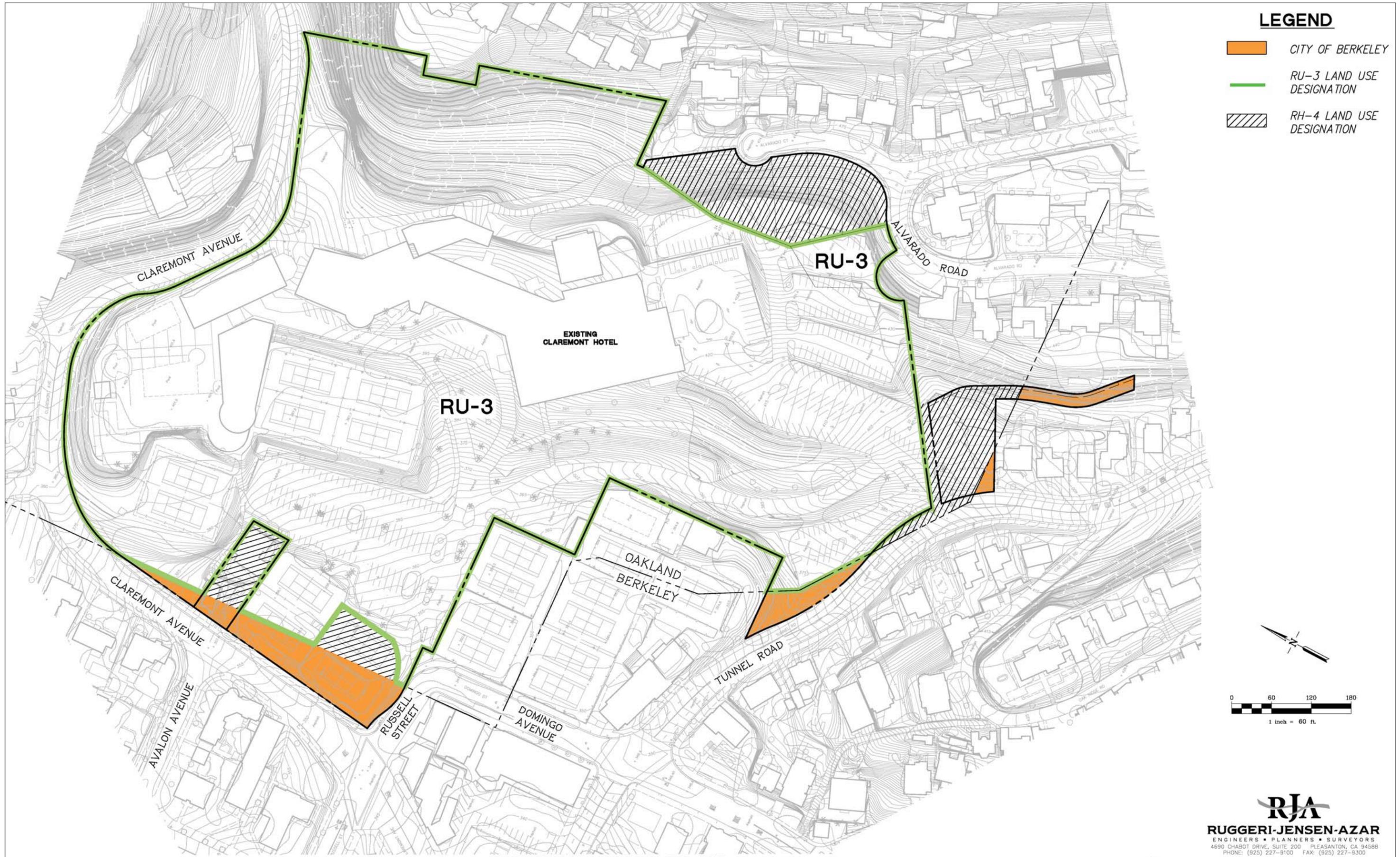
- 8" SS1 SEWER
- 6" SD STORM DRAIN
- 10" DW DOMESTIC WATER
- 12" FW FIRE WATER
- 6" GAS GAS
- ELECTRIC POWER LINES, CABLES, CONDUIT & LIGHTING CABLES

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

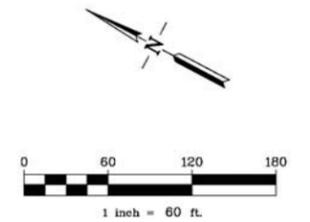


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LEGEND

- CITY OF BERKELEY
- RU-3 LAND USE DESIGNATION
- RH-4 LAND USE DESIGNATION



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