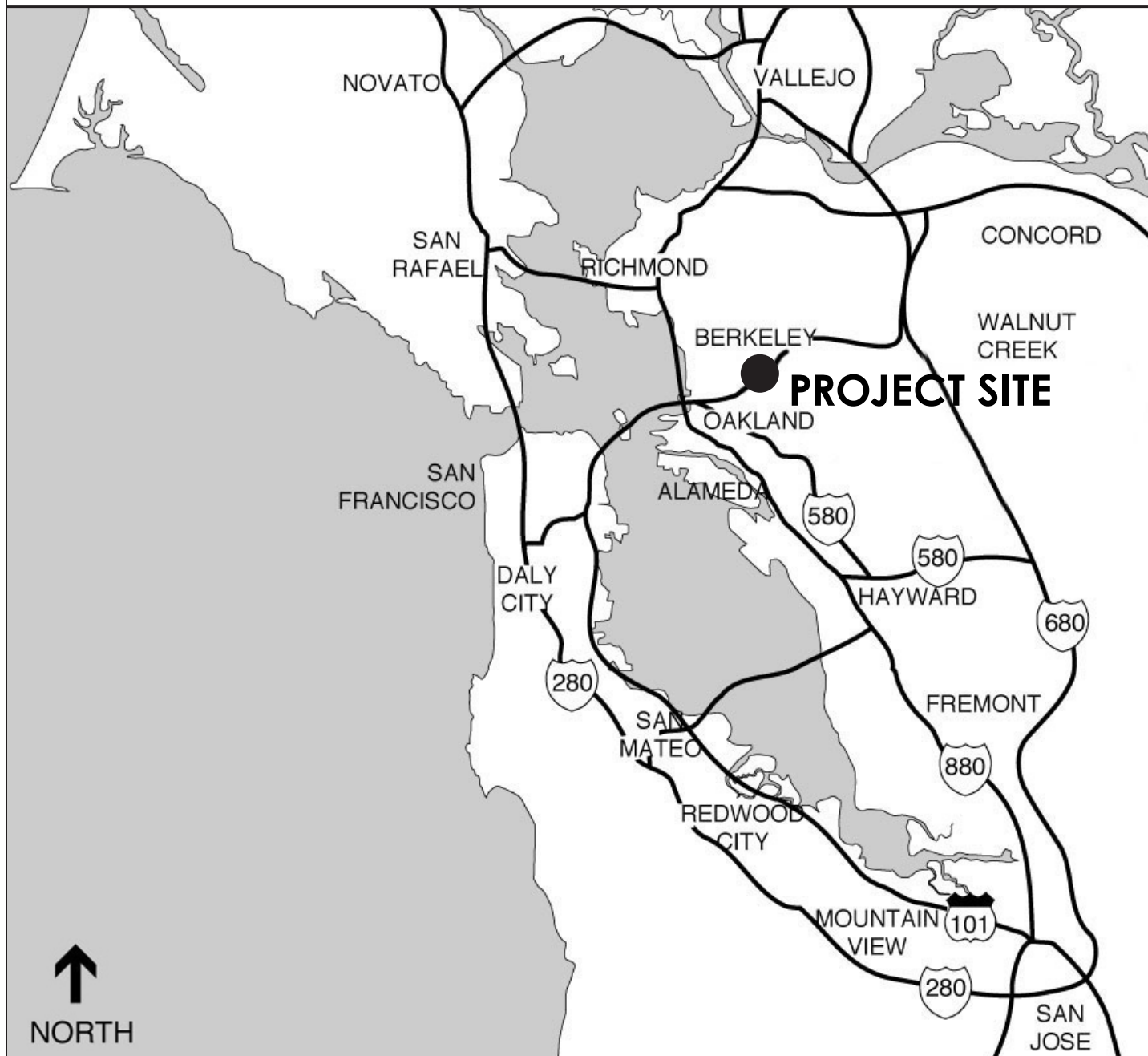

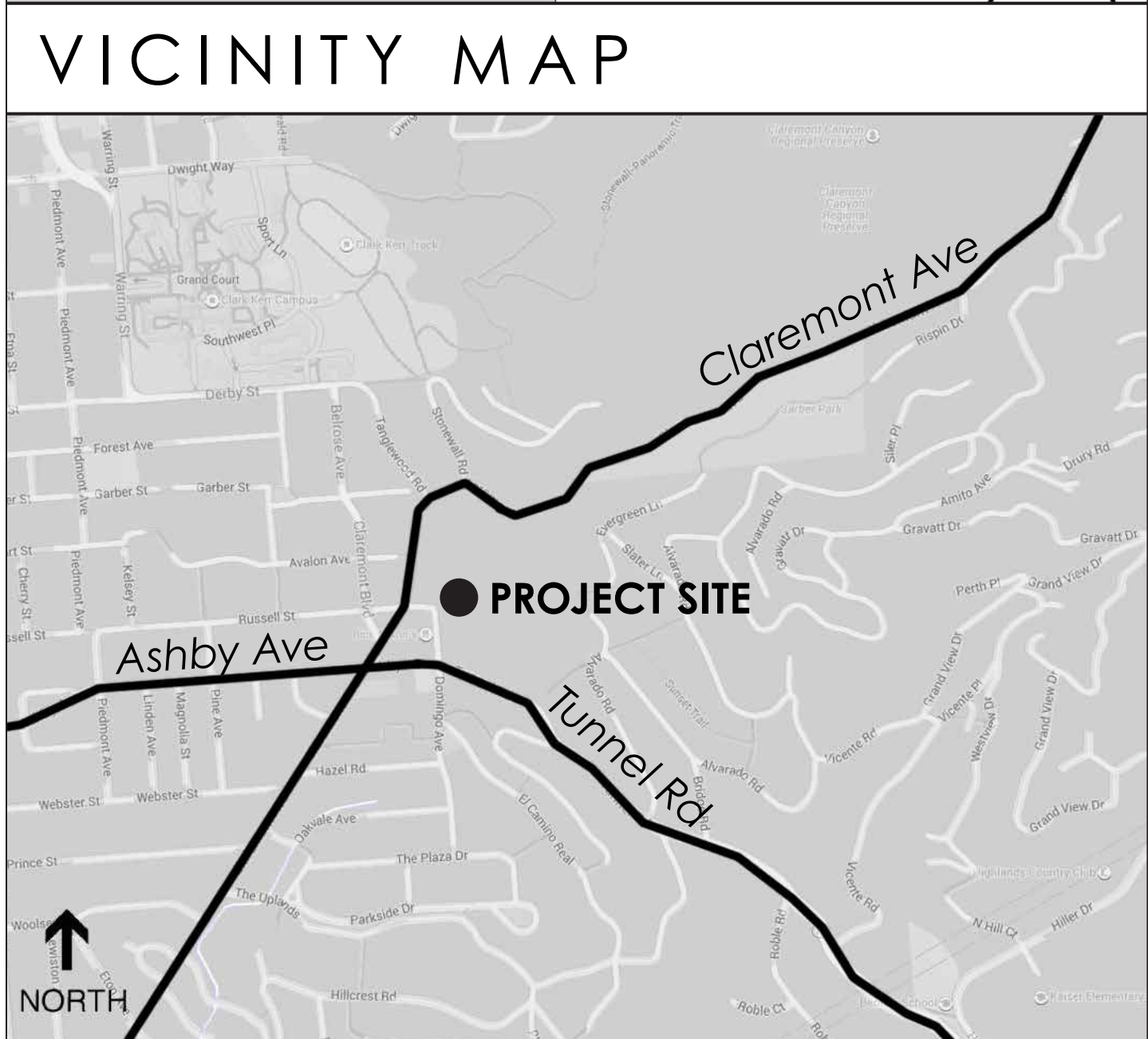
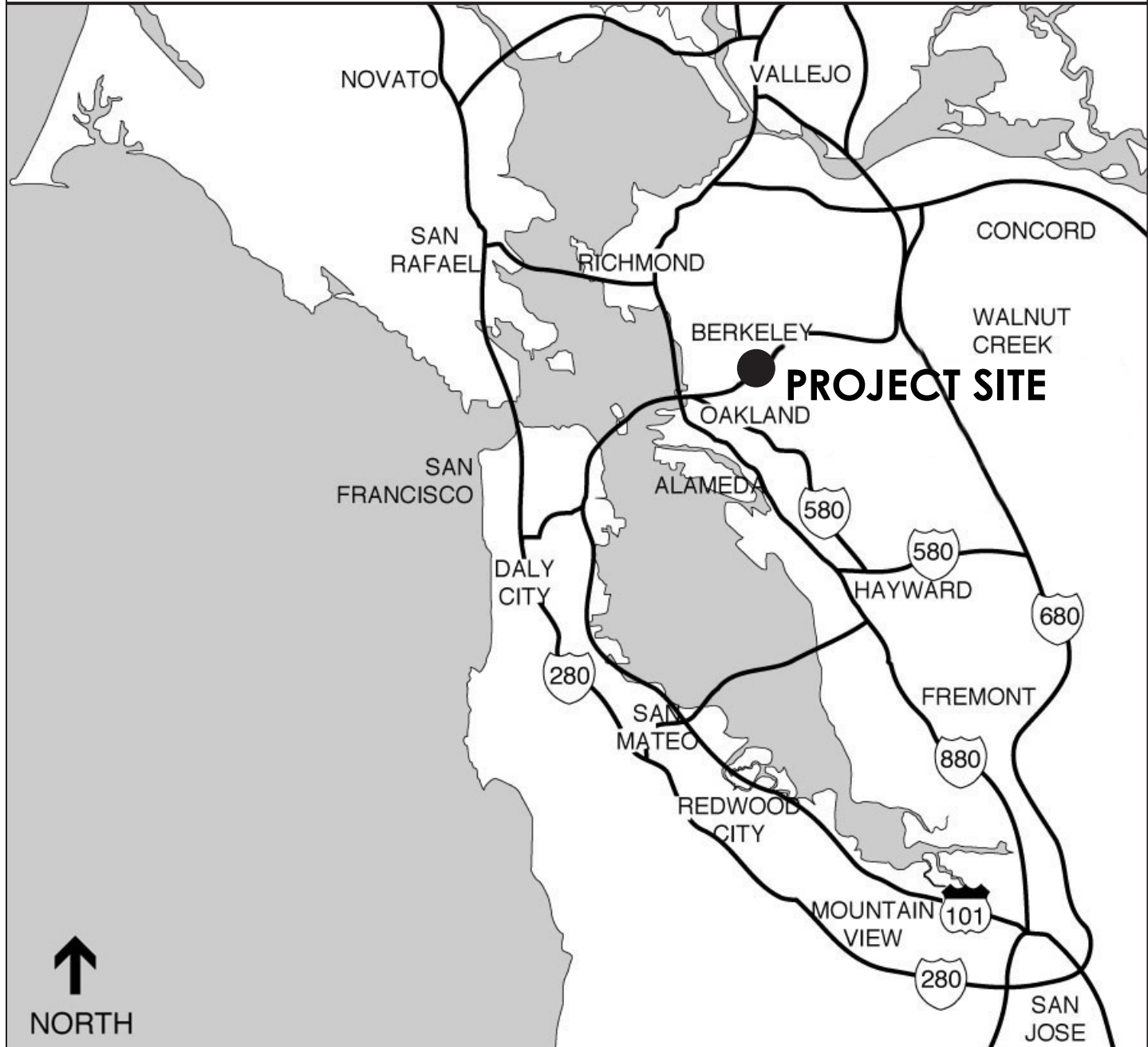


CLAREMONT CLUB, SPA & RESIDENCES A FAIRMONT HOTEL PRELIMINARY SUBMITTAL					Preliminary Submittal 2/11/16					
					GENERAL, SITE & LANDSCAPE		RESIDENTIAL BUILDINGS			
G001					Cover Sheet	X	AR001	Residential - Enlarged Site Plan	X	
G002					Existing Site Photos	X	AR002	Residential - Site Photos	X	
G003					Site Plan - Existing	X	AR003	Residential - Precedent Imagery	X	
G004					Site Plan - Proposed	X	AR004	Residential - Build It Green Checklist	X	
G005					Site Sections - Proposed	X	AR005	Residential - Code & Egress Plans	X	
G006					Site Sections - Proposed	X	AR006	Residential - tAccess Plans	X	
G007					Site Sections - Proposed	X	AR007	Residential - Details: Typical Accessibility	X	
G008					Vehicular Circulation & Parking Plan	X	AR008	Residential - Details: Typical Accessibility	X	
G009					Pedestrian Circulation & Access Plan	X	AR009	Residential - Details: Typical Accessibility	X	
							AR101	Residential - Site Plan	X	
							AR201	Residential - Basement Plan	X	
					AC001	Club - Enlarged Site Plan	X	AR202	Residential - Ground Floor Plan	X
					AC101	Clubhouse Expansion - Lower Floor Plan	X	AR203	Residential - Second Floor Plan	X
					AC102	Clubhouse Expansion - Upper Floor Plan	X	AR204	Residential - Third Floor Plan	X
					AC103	Clubhouse Expansion - Roof Plan	X	AR205	Residential - Fourth Floor Plan	X
					AC201	Clubhouse Expansion - Elevations & Sections	X	AR206	Residential - Penthouse Floor Plan	X
					AK101	Kids Club - Floor Plans	X	AR207	Residential - Roof Plan	X
					AK201	Kids Club - Elevations & Sections	X	AR301	Residential - Elevations	X
					AT101	Club - Tennis Podium - Plans	X	AR302	Residential - Elevations	X
					AT102	Club - Tennis Podium - Elevations & Sections	X	AR401	Residential - Section	X
							AR501	Residential - Unit Types	X	
							AR601	Residential - Perspective Renderings	X	
							CIVIL			
					C101	Existing Utilities		X		

LOCATION MAP		PROJECT DIRECTORY	
		<p>OWNER Claremont Hotel Properties, LP 41 Tunnel Road Oakland, CA 94705</p> <p>DEVELOPER Signature Development Group 2335 Broadway, Suite 200 Oakland, CA 94612 (510) 251 9270 Contact: Jamie Choy jchoy@signaturedevelopment.com</p> <p>MASTER PLANNER Hart Howerton One Union Street San Francisco, CA 94111 (415) 439 2200 Contact: Eron Ashley eashley@harthowerton.com</p> <p>ARCHITECT Levy Design Partners 90 South Park Street San Francisco, CA 94107 (415) 777 0561 Contact: Toby Levy toby@levydesignpartners.com</p>	
		<p>ARCHITECT Hart Howerton One Union Street San Francisco, CA 94111 (415) 439 2200 Contact: Eron Ashley eashley@harthowerton.com</p> <p>LANDSCAPE ARCHITECT Hart Howerton One Union Street San Francisco, CA 94111 (415) 439 2200 Contact: Eron Ashley eashley@harthowerton.com</p> <p>CIVIL ENGINEER Ruggeri-Jenson-Azar 4690 Chabot Drive, Suite 200 Pleasanton, CA 94588 (925) 227 9100 Contact: Mark Falgout mfalgout@rja-gps.com</p>	

LOCATION 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

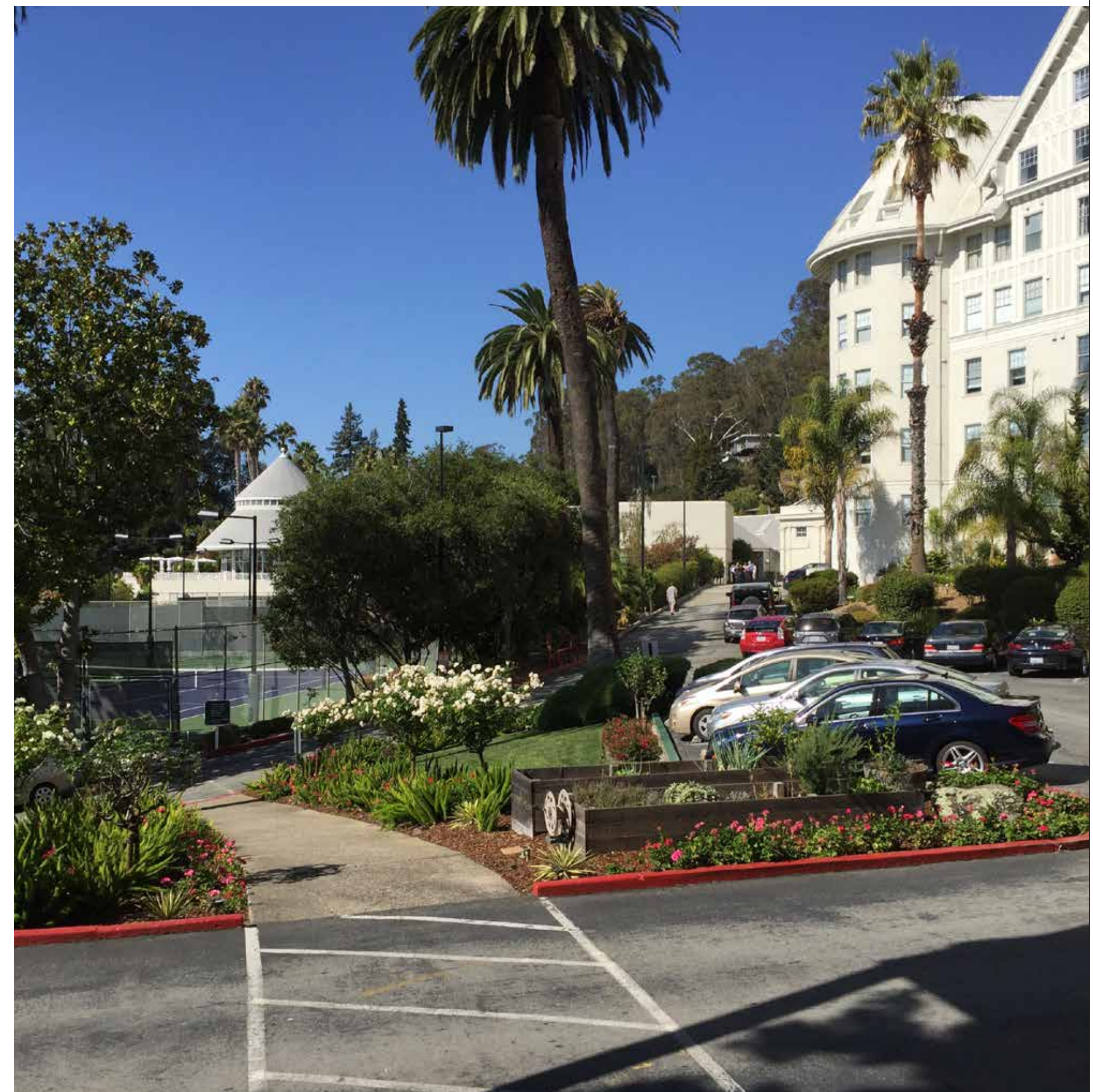
MASTER PLANNER
Hart Howerton
One Union Street
San Francisco, CA 94111
(415) 439 2200
Contact: Eron Ashley
eashley@harthowerton.com

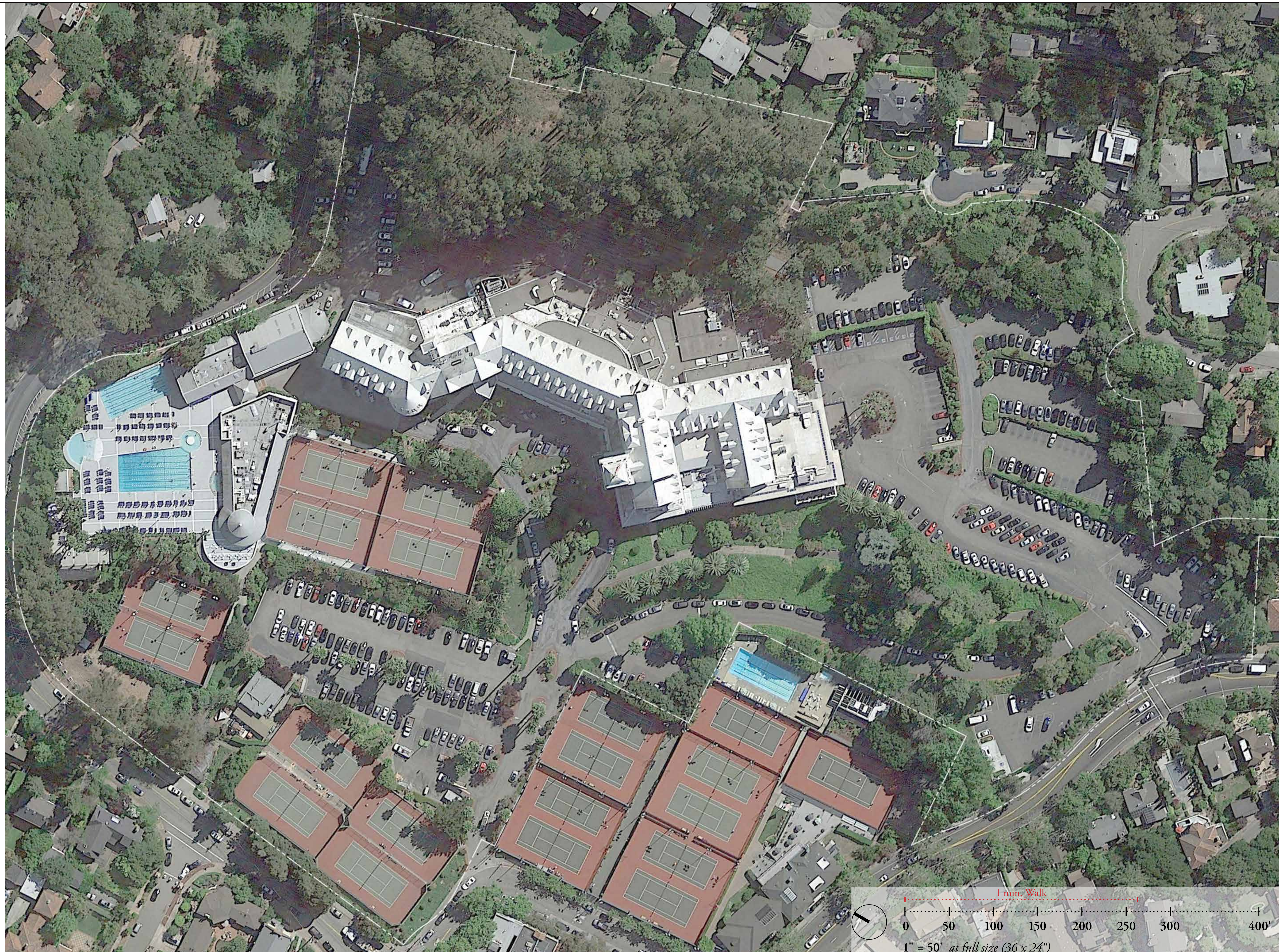
ARCHITECT
Levy Design Partners
90 South Park Street
San Francisco, CA 94107
(415) 777 0561
Contact: Toby Levy
toby@levydesignpartners.com

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
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Contact: Eron Ashley
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CIVIL ENGINEER
Ruggeri-Jenson-Azar
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Pleasanton, CA 94588
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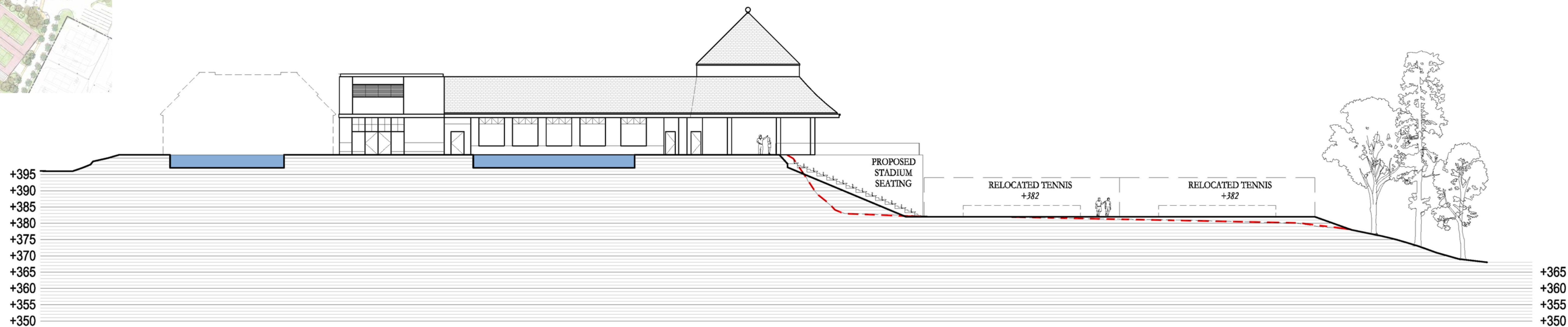
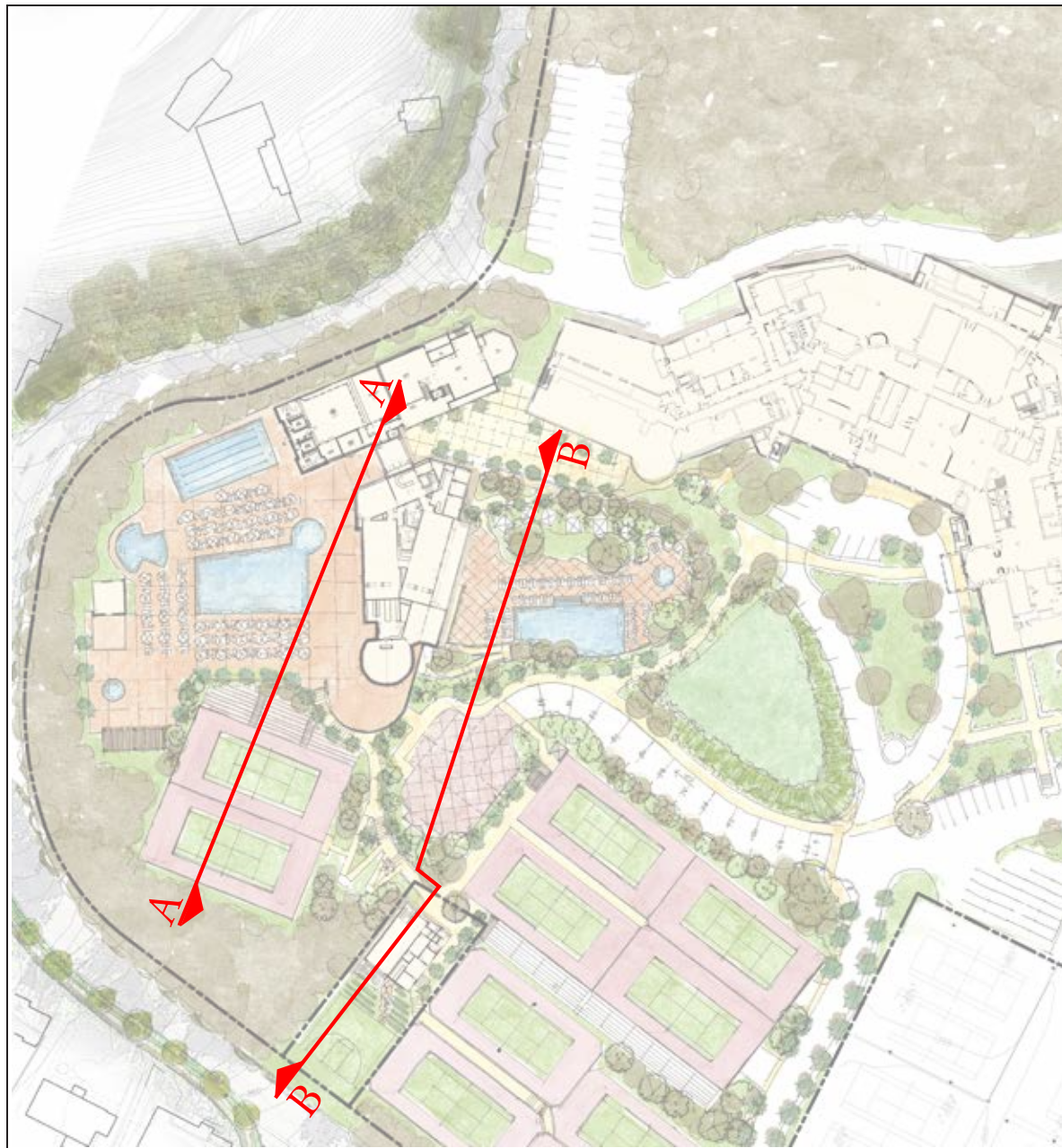
CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

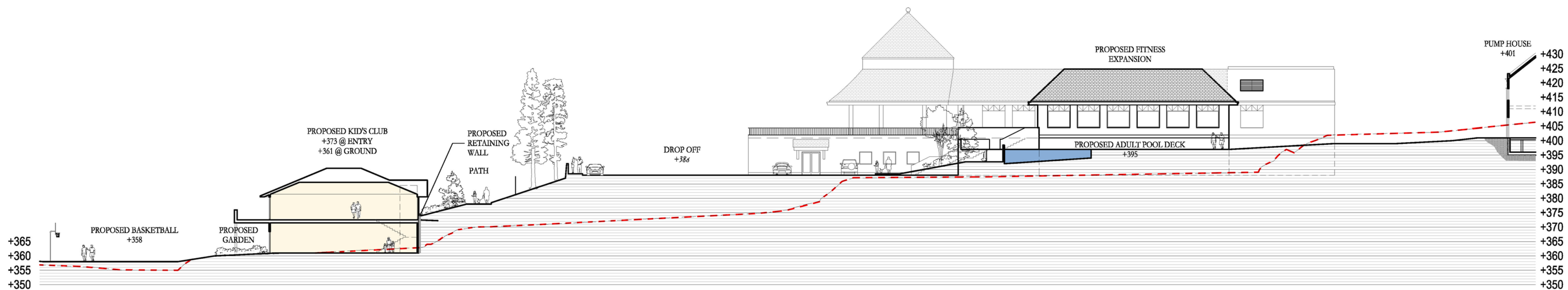


CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL Oakland, CA

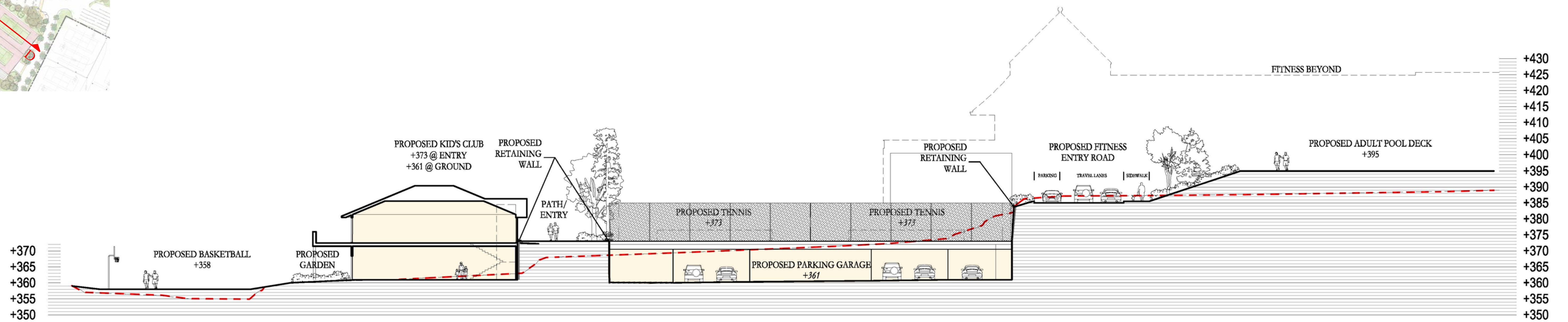


SECTION A

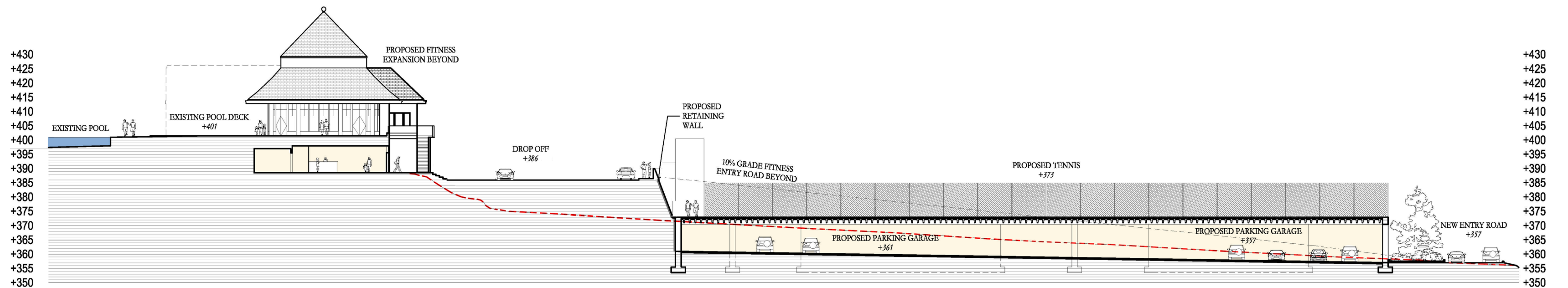


SECTION B

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

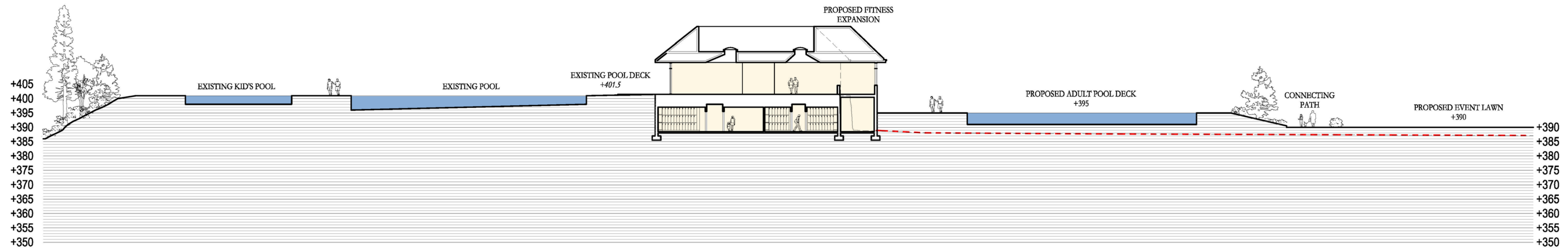


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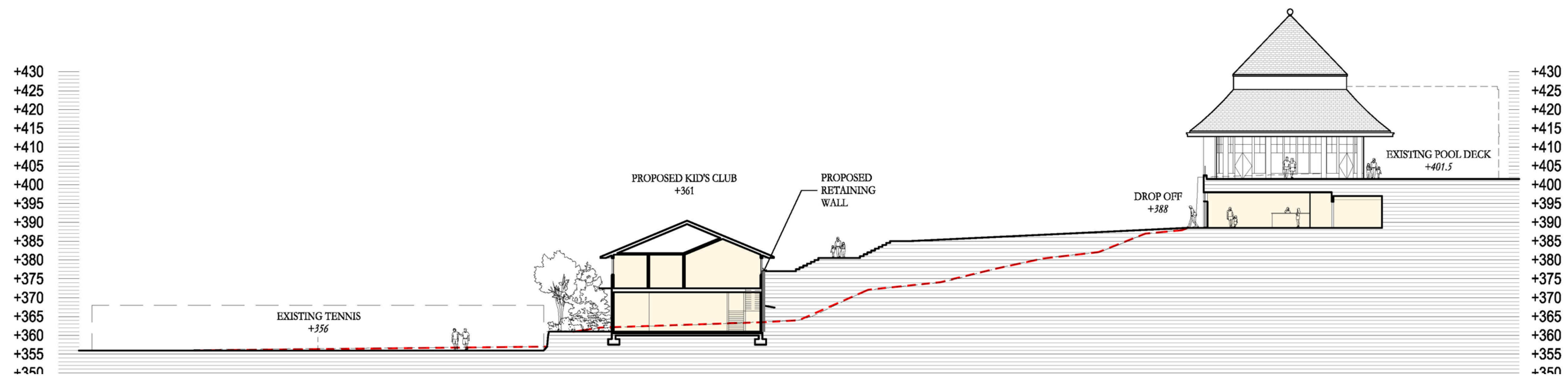


SECTION D

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SECTION E

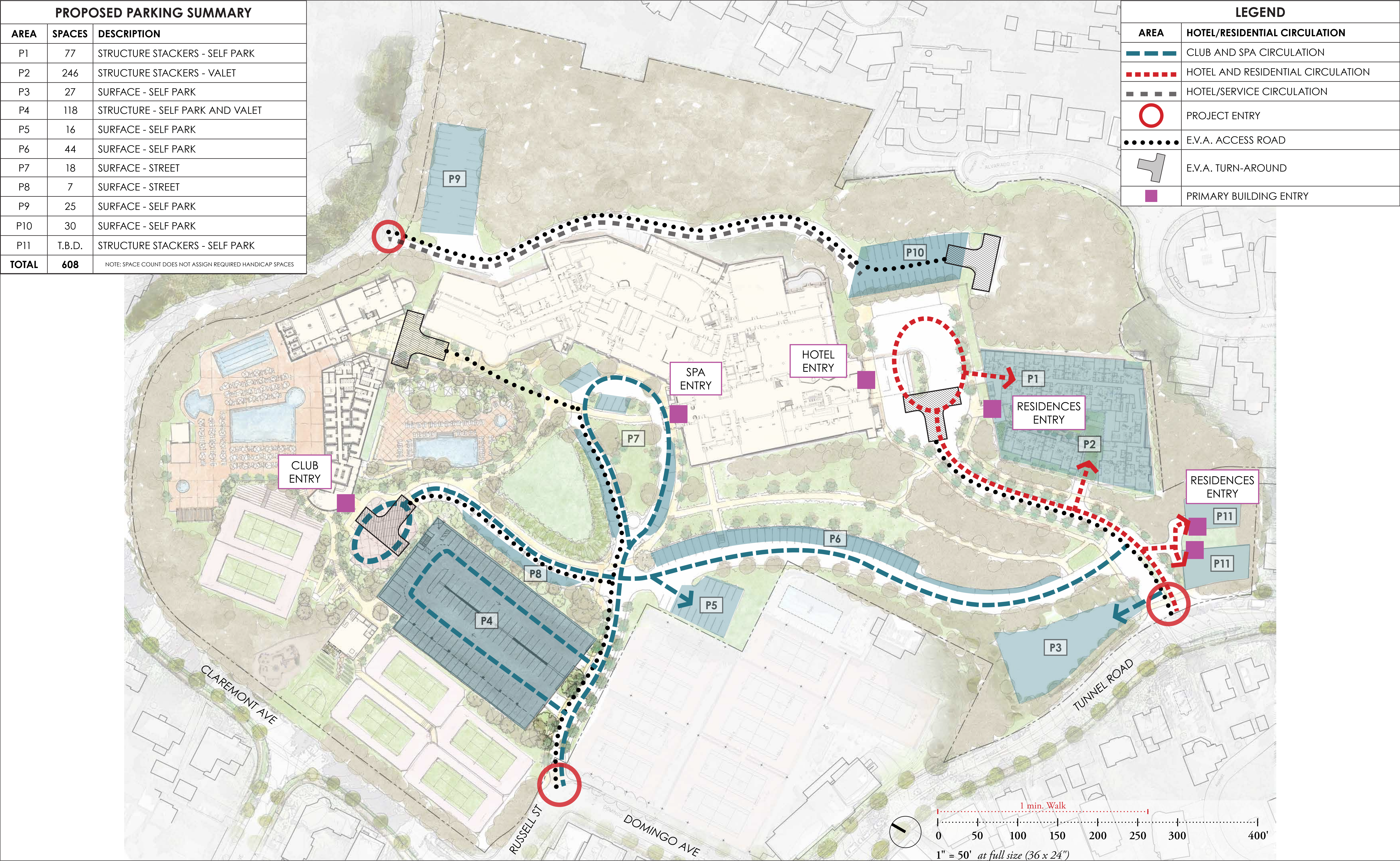


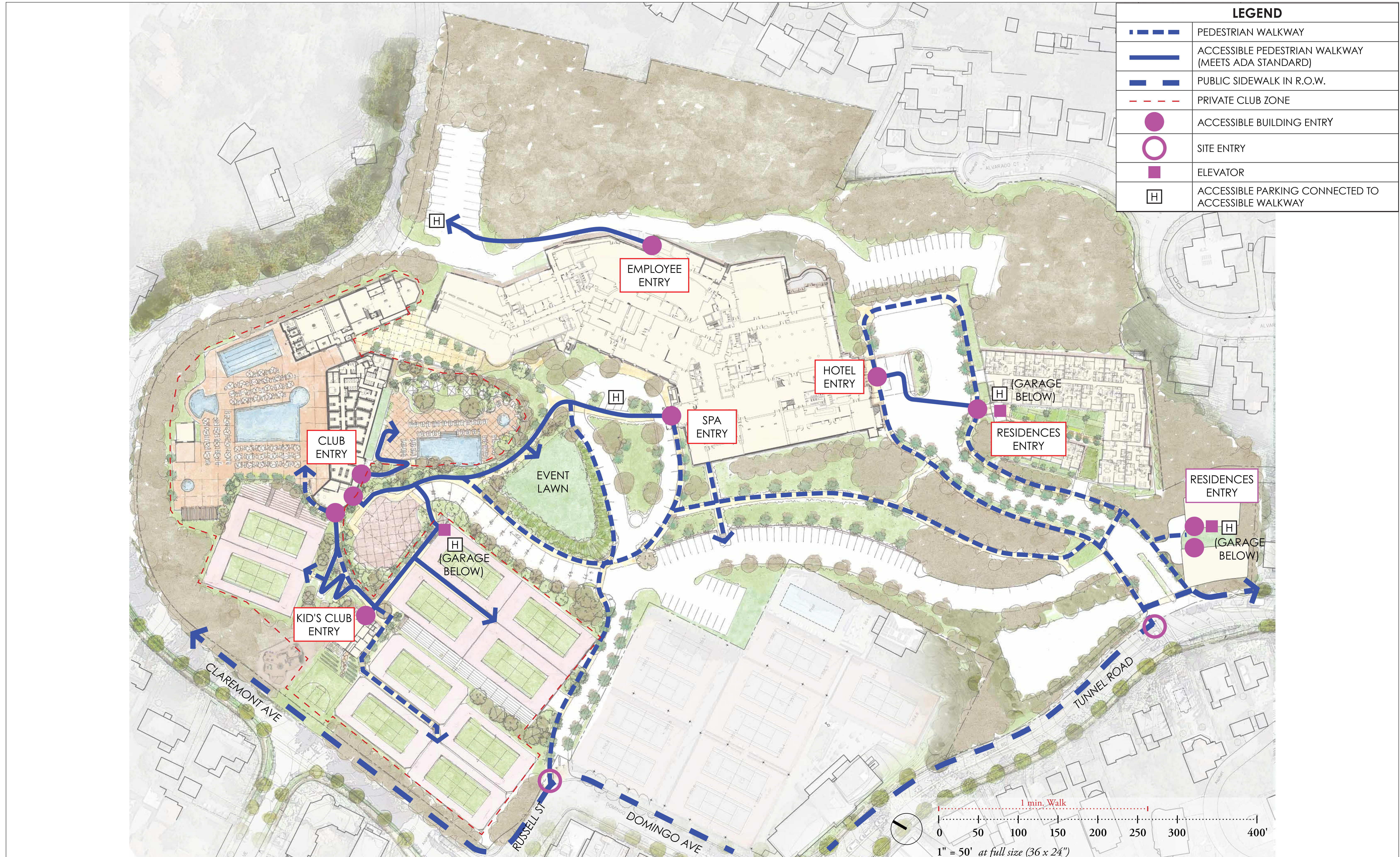
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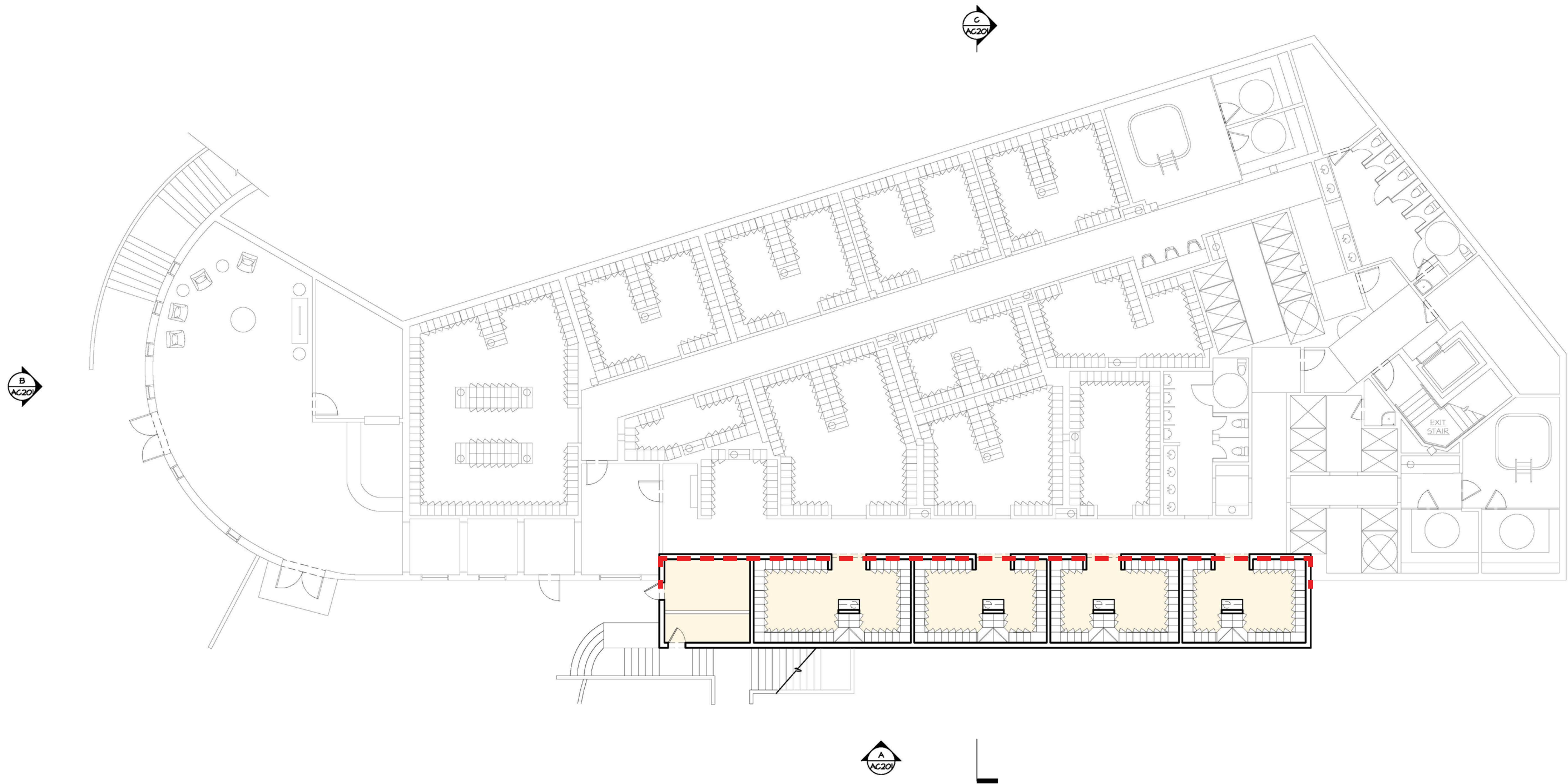
PROPOSED PARKING SUMMARY		
AREA	SPACES	DESCRIPTION
P1	77	STRUCTURE STACKERS - SELF PARK
P2	246	STRUCTURE STACKERS - VALET
P3	27	SURFACE - SELF PARK
P4	118	STRUCTURE - SELF PARK AND VALET
P5	16	SURFACE - SELF PARK
P6	44	SURFACE - SELF PARK
P7	18	SURFACE - STREET
P8	7	SURFACE - STREET
P9	25	SURFACE - SELF 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

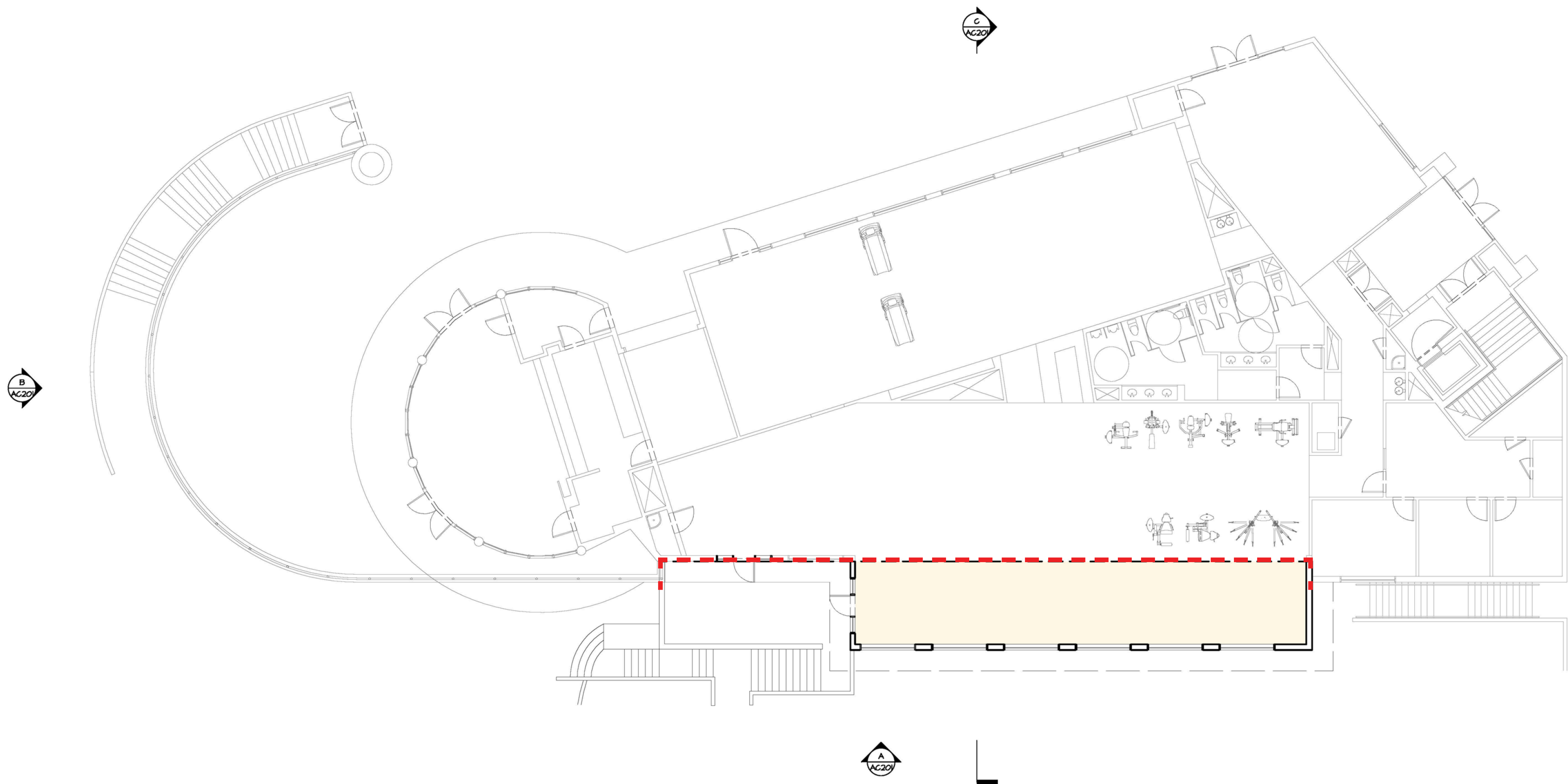




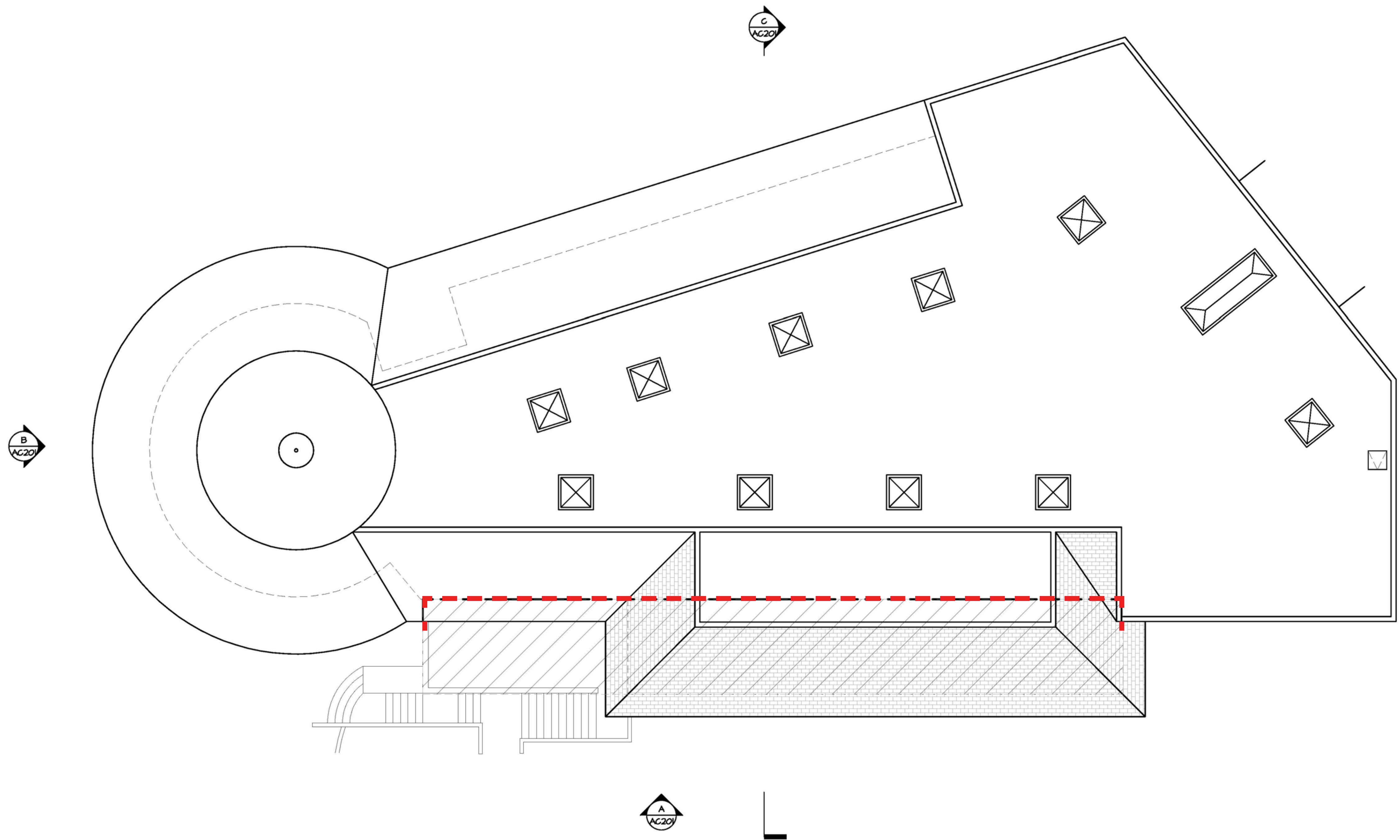




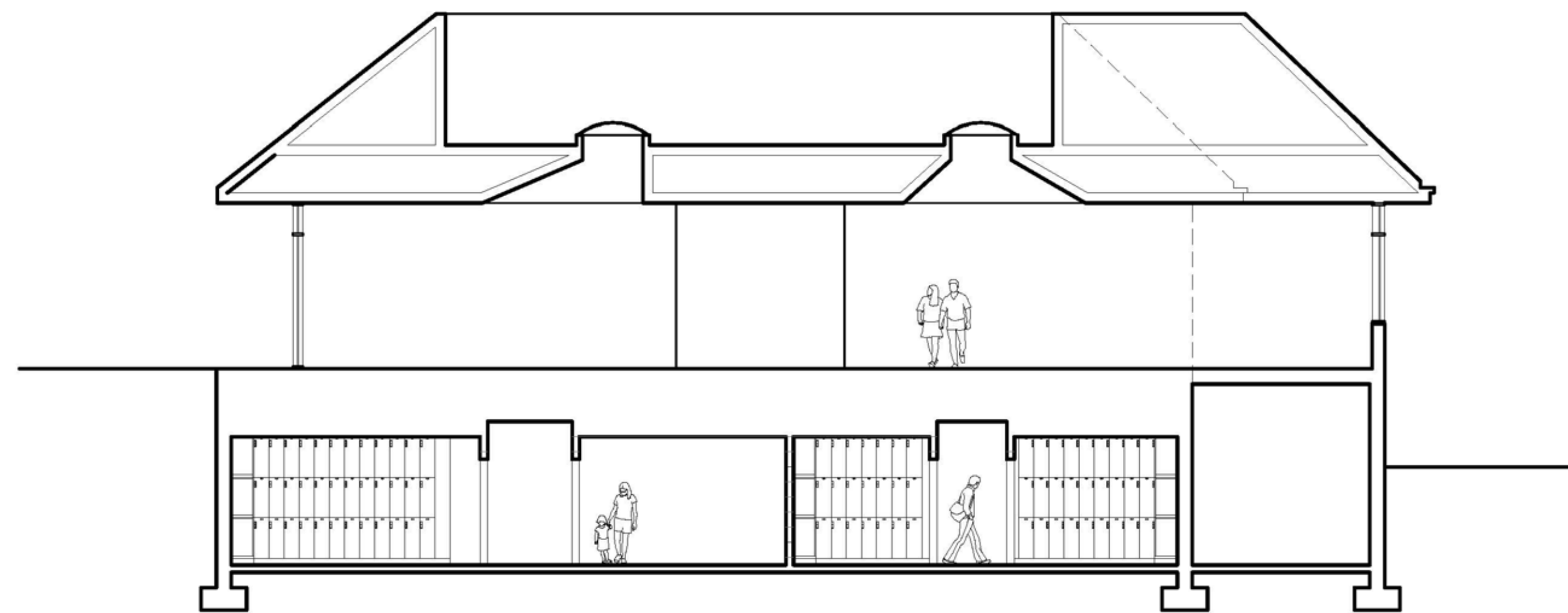
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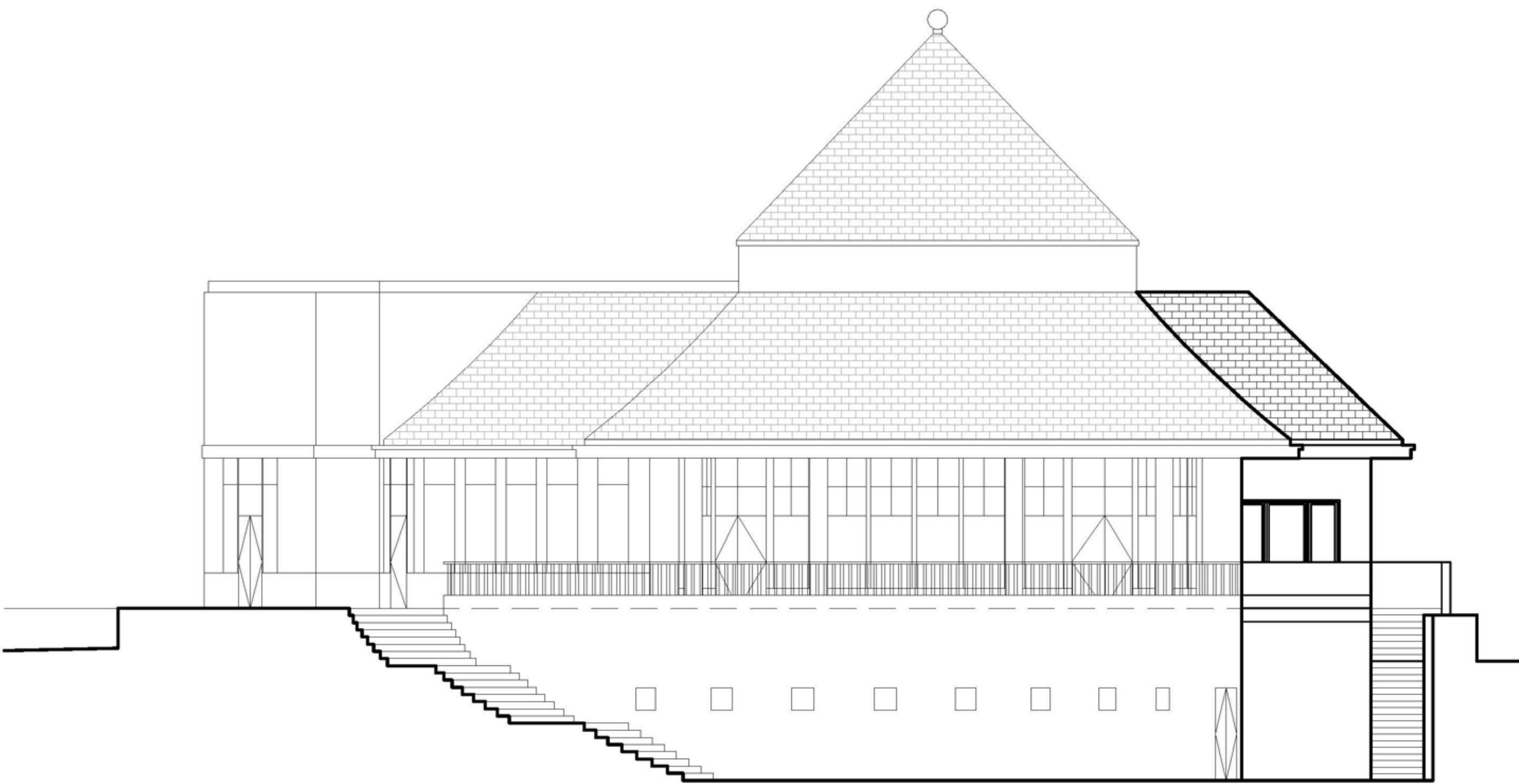
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1/8" = 1'-0" at full size (36 x 24")



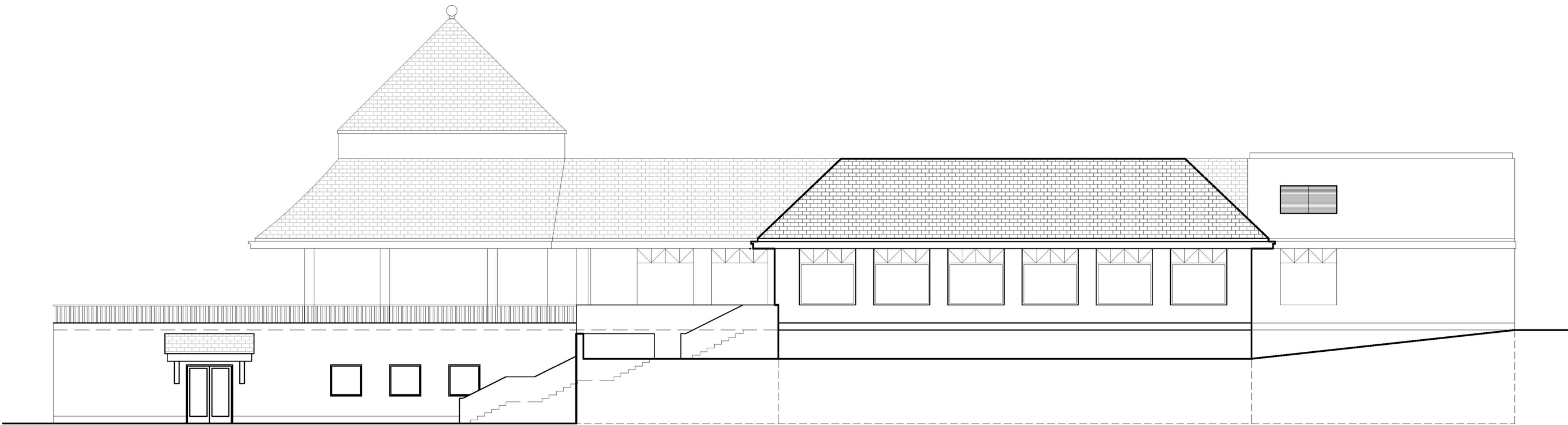
0 4 8 16'
1/8" = 1'-0" at full size (36 x 24")



SECTION C - LOOKING EAST

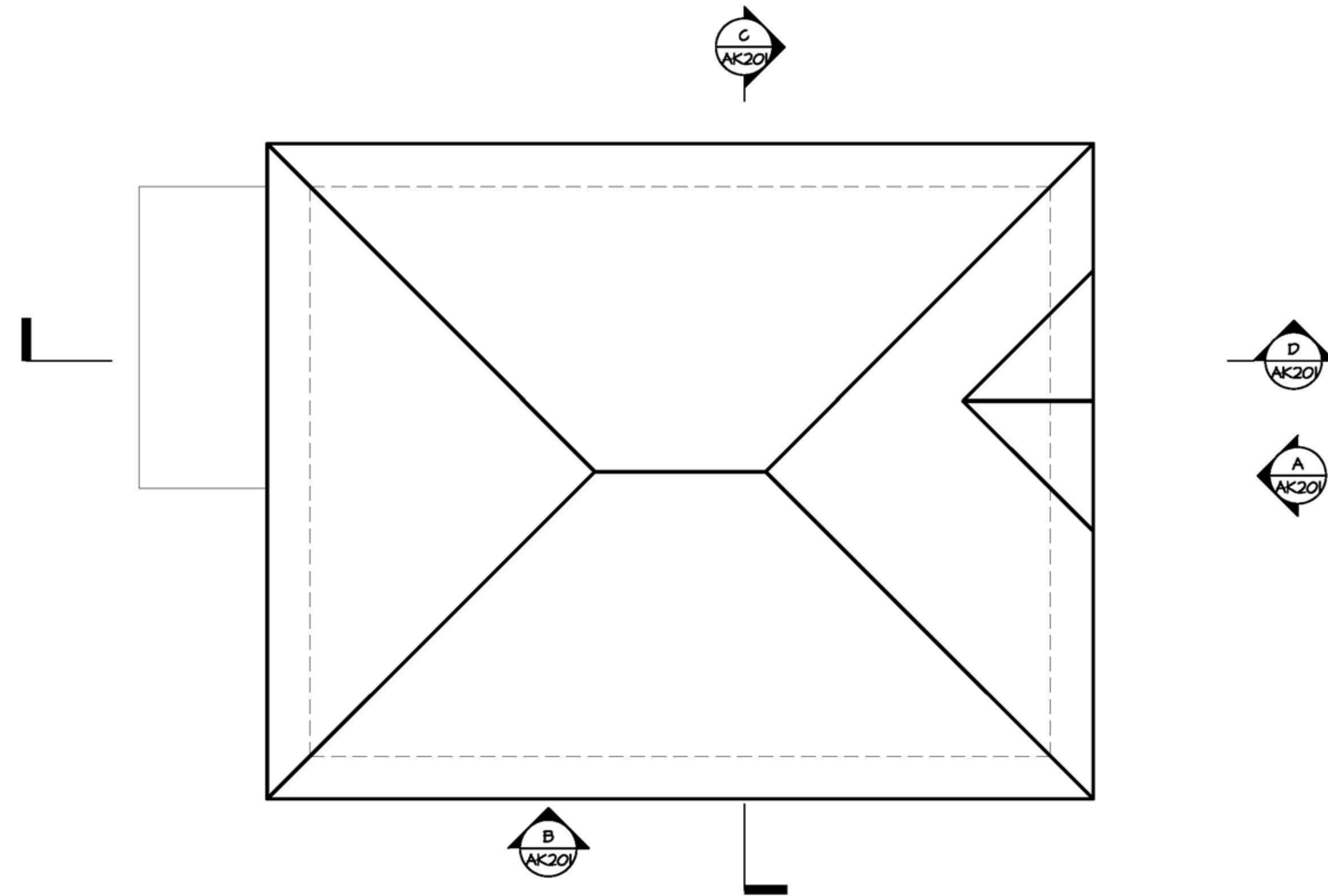


B - WEST ELEVATION

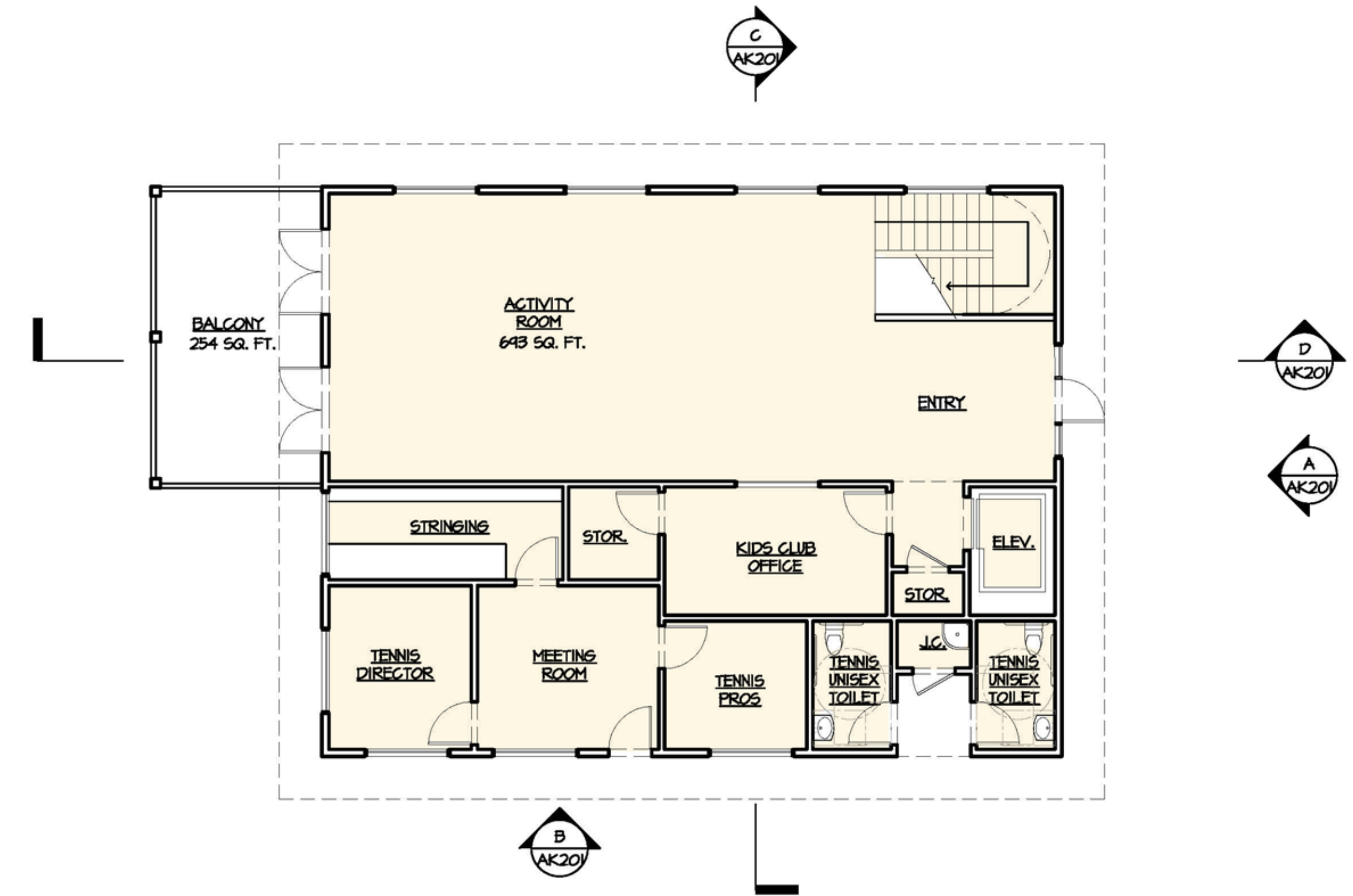


A - SOUTH ELEVATION

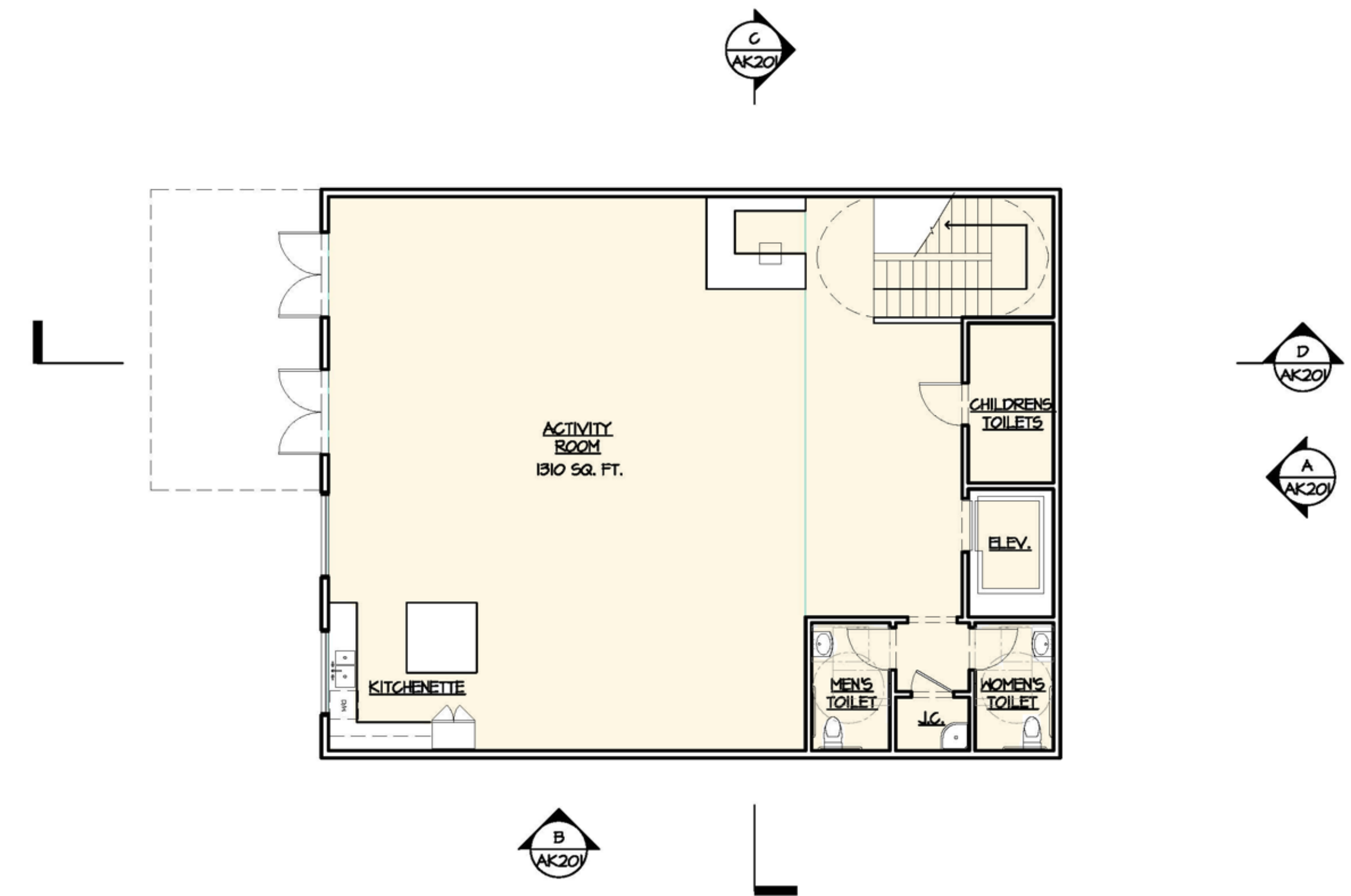
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 1/8" = 1'-0" at full size (36 x 24")



ROOF PLAN

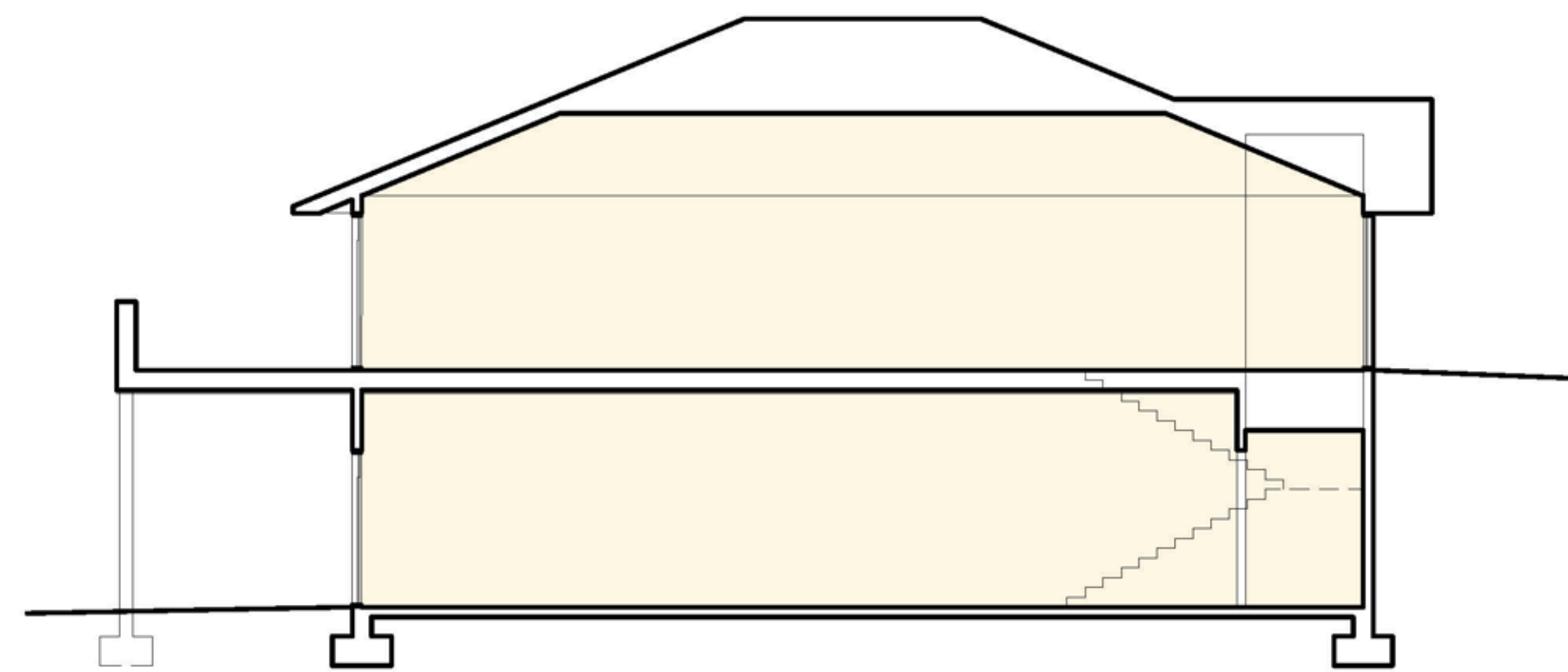


UPPER FLOOR PLAN

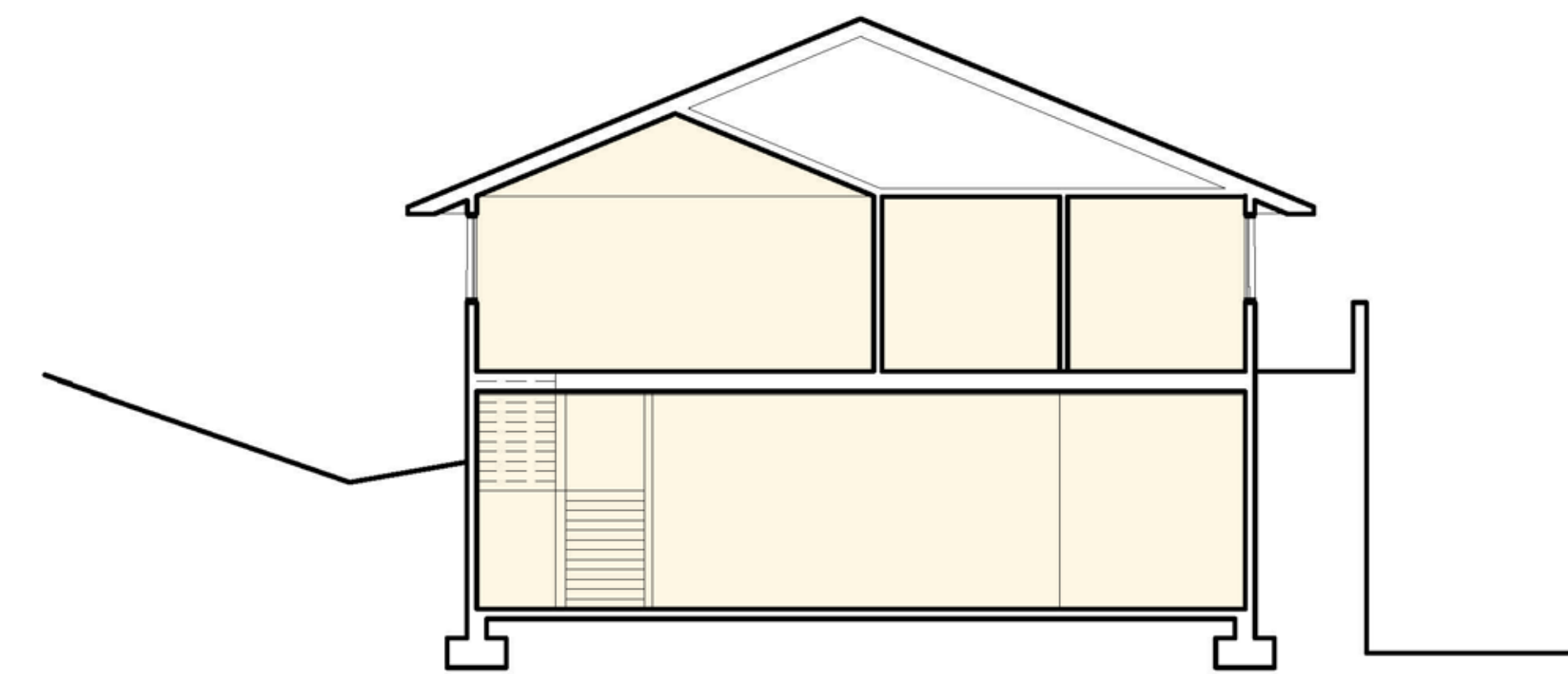


LOWER FLOOR PLAN

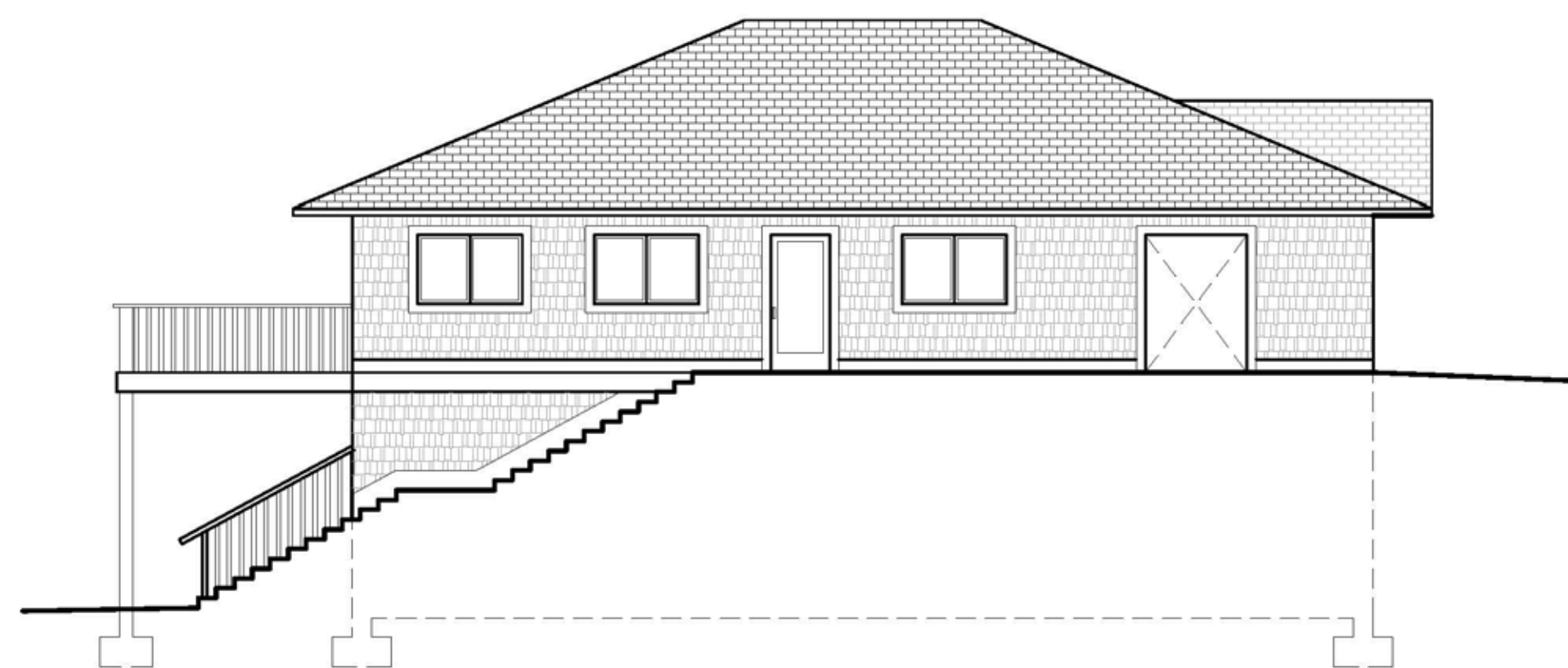
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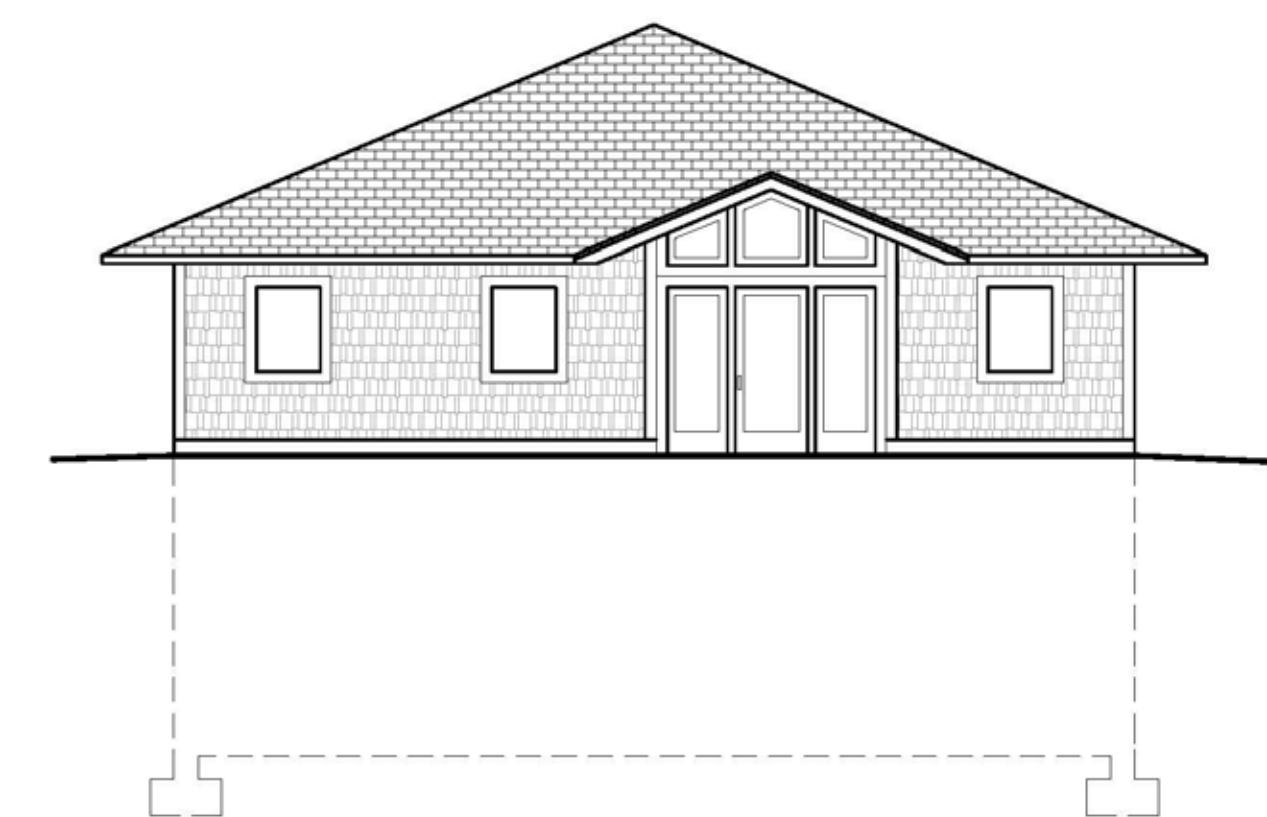
SECTION D - LOOKING NORTH



SECTION C - LOOKING EAST

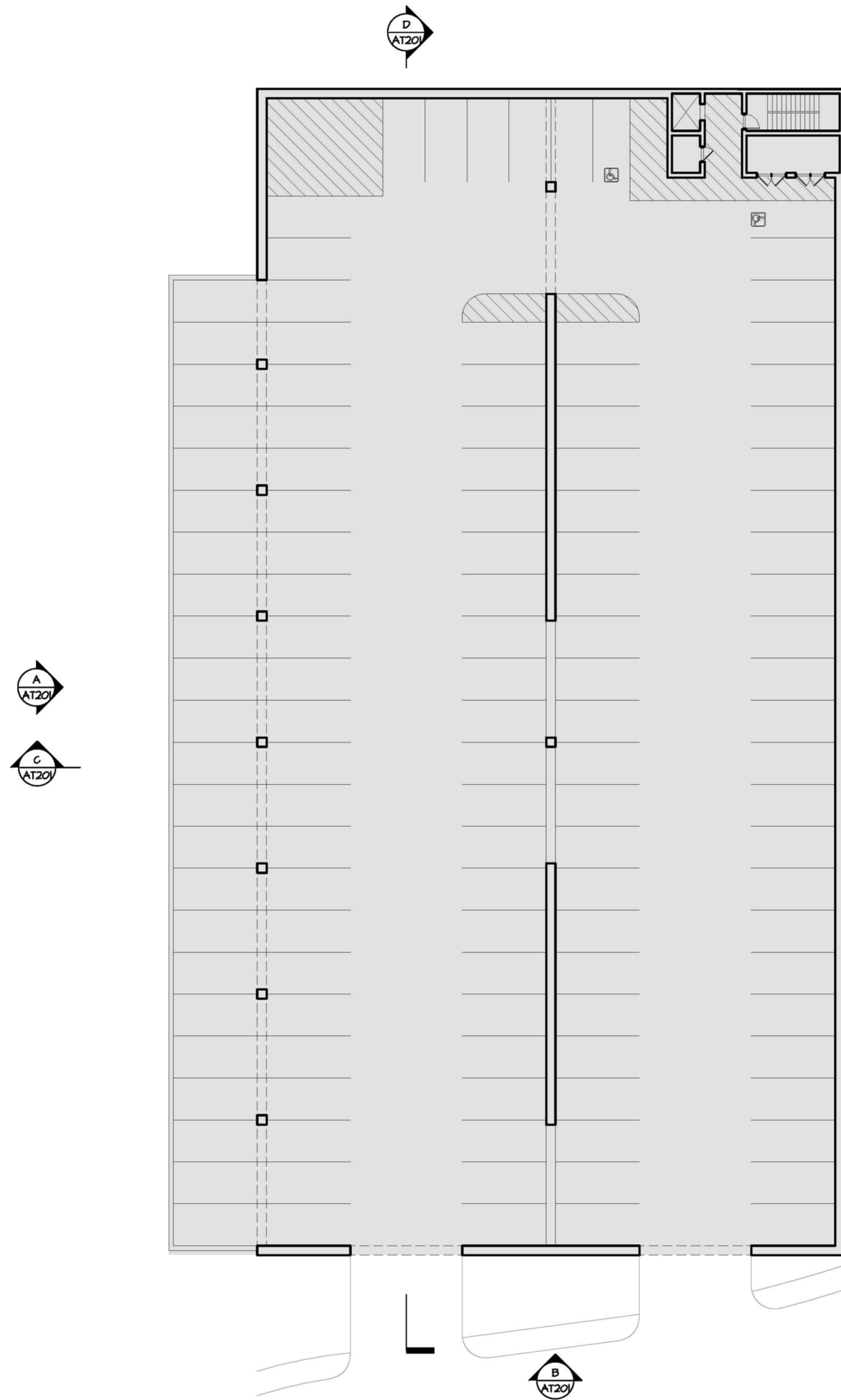


B - SOUTH ELEVATION

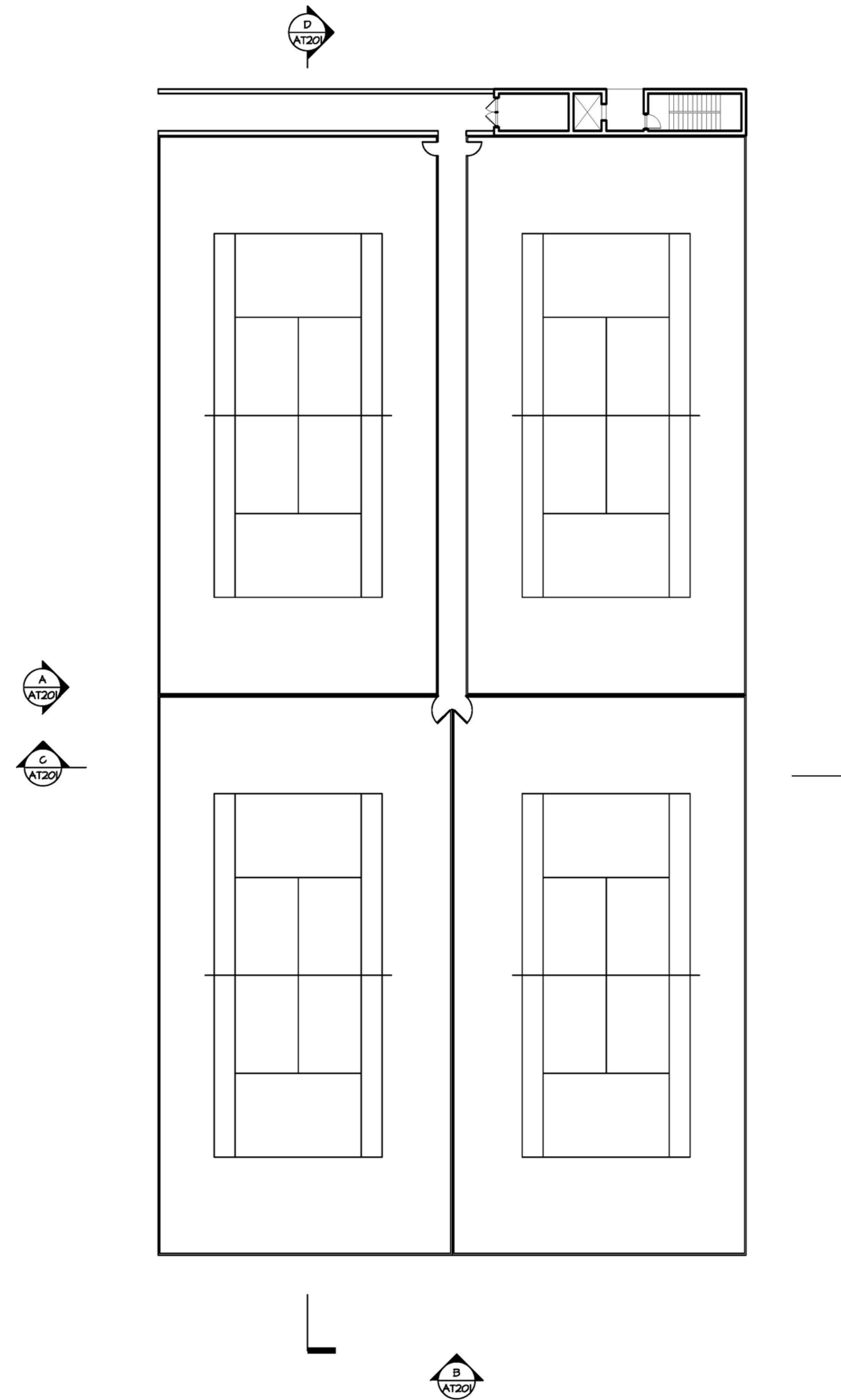


A - EAST ELEVATION

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

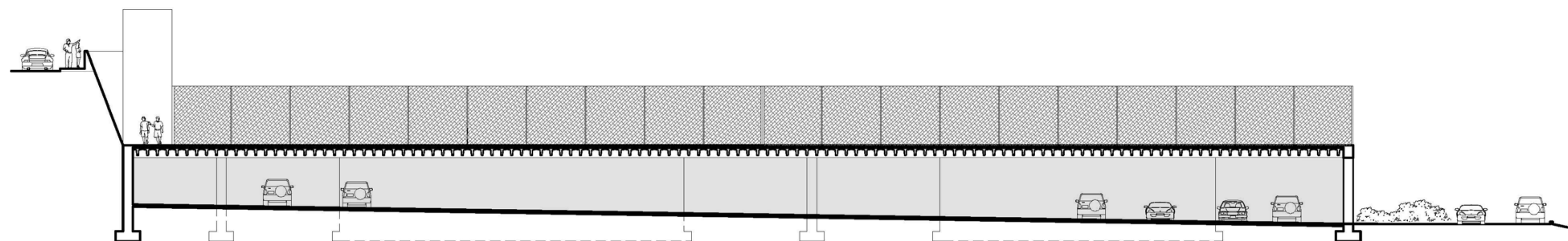


LOWER LEVEL (PARKING)

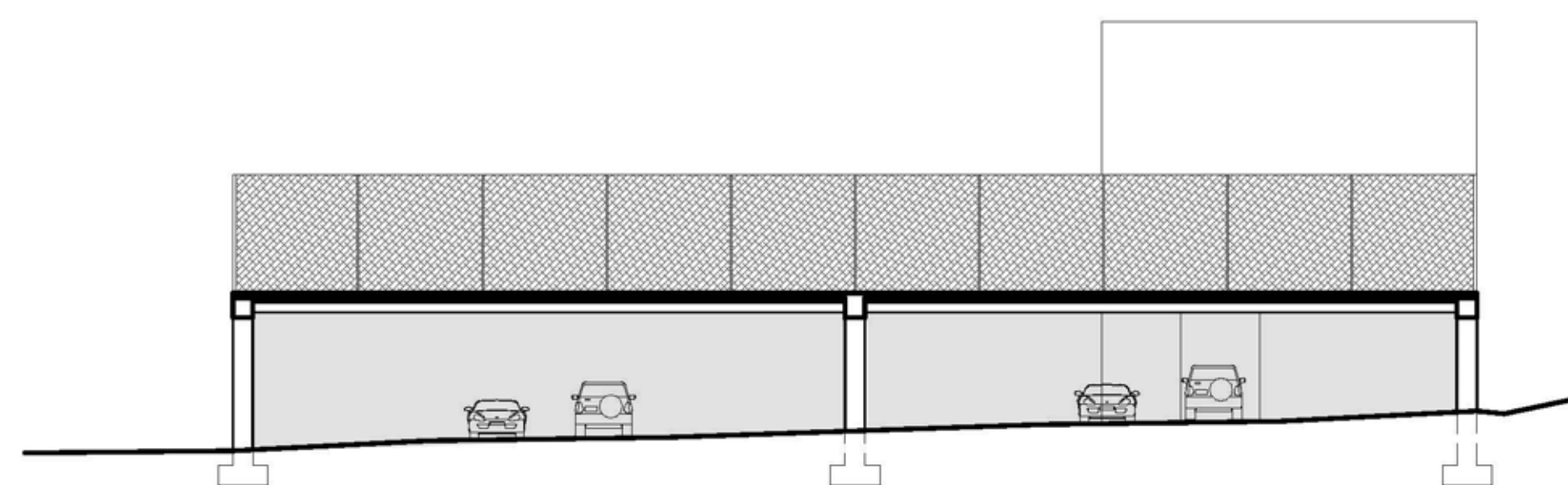


PODIUM LEVEL (TENNIS)

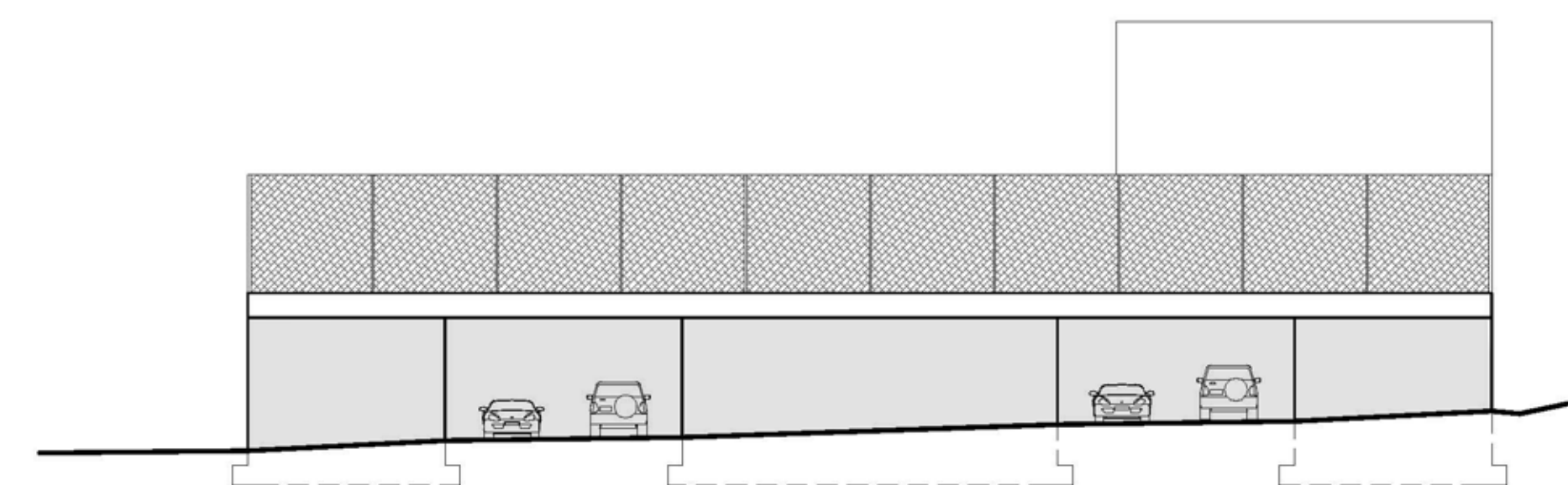
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1/16" = 1'-0" at full size (36 x 24")



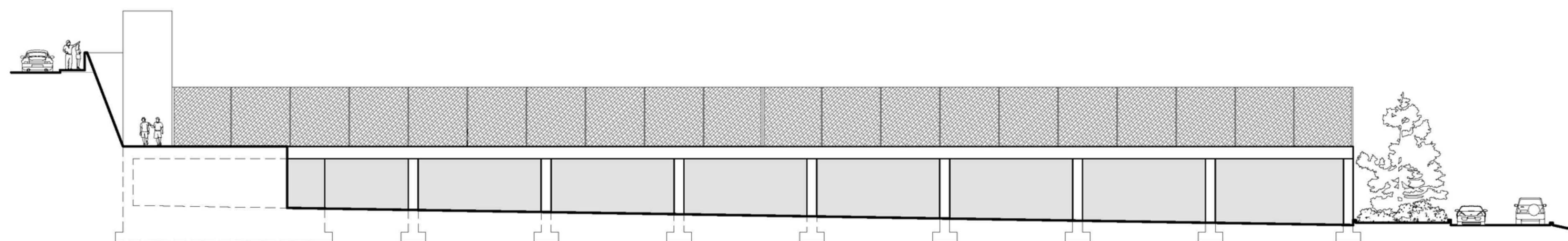
SECTION D - LOOKING EAST



SECTION C- LOOKING NORTH



B- SOUTH ELEVATION



A- WEST ELEVATION

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





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



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



2013 CALGREEN CODE Effective January 1, 2014			
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN	
Chapter 1 - ADMINISTRATION			
101.3.1	State-regulated buildings	REVISED:	Expands the scope of CALGreen to include ALL low-rise, high-rise, and hotel/hotel buildings of Group R occupancy.
Chapter 2 - DEFINITIONS			
202	Definitions	NEW:	Reduces all definitions to 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			
Division 3.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)			
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 Civil Code, Section 1101.1, 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 "banquet [R] and [R] [R]" as identifying provisions applying only to low-rise or high-rise residential structures, respectively.
Division 3.2 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)			
4100.2	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.
4100.3	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/ 5.201.1	Scope	REVISED:	Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotel (Section 5.201.1) are now in 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 (code reference date updated from 2010 to 2013).
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)			
4300.1	Water Conserving Plumbing Fixtures and Fittings	REVISED:	20% reduction of water use are now prescriptively designated within CALGREEN text.
		REPEALED:	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 Closes: ≤ 1.28 gallons 4.300.1.2 Urinals: ≤ 0.5 gallon 4.300.1.3 Single Showers: ≤ 2.0 gpm @ 80 psi 4.300.1.3.2 Multiple Showers: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time 4.300.1.4 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 gallons per cycle 4.300.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 80 psi temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
4300.2	Standards for Plumbing Fixtures and Fittings	REVISED:	Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code.
		REVISED:	Reallocates provisions for multiple showerheads to Section 4.300.1.3.2.
		REPEALED:	Table 4.300 "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)			
4304.1	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



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



2013 CALGREEN CODE Effective January 1, 2014			
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN	
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)			
4400.1	Recent Proofing	REVISED:	Specifies the areas needing recent proofing are sealant/bonding plates. Annular spaces around pipes, electric cables, conduits, or other openings in sealant/bonding plates at exterior 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 (BUILDING MAINTENANCE & OPERATION)			
4400.1	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. 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 haul boundaries of the diversion facility.
4400.2	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.
4400.3	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.
4400.4	Waste Stream Reduction Alternative	4.400.4	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.
4400.4.1		NEW:	Adds 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)			
4401.1	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 10 specific topics shall be provided to the owner.
Division 4.5 - ENVIRONMENTAL QUALITY (PREPLACES)			
4500.1	General	NO CHANGE FROM 2010 CALGREEN	Any installed gas fireplace shall be a direct-vent 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)			
4500.1	Covering of Dust Openings and Protection of Mechanical Equipment During Construction	NO CHANGE FROM 2010 CALGREEN	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component coverings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4504.2.1	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 or publisher 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 110B VOC limits, as shown in Tables 4.504.1 or 4.504.2, as applicable. Such products shall also comply with Rule 116B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of the California Code of Regulations, Title 17, commencing with Section 94507.

PAGE 2



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



2013 CALGREEN CODE Effective January 1, 2014			
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN	
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL - CONTINUED)			
		NO CHANGE FROM 2010 CALGREEN	
4504.2.2	Paints and Coatings	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 control limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Semi-Gloss, or High-Gloss Coatings, 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, Semi-Gloss, or High-Gloss VOC limit in Table 4.504.3 shall apply.	
4504.2.3	Aerosol Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94502(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94502(a)(2) and (a)(2) of the California Code of Regulations, Title 17, commencing with Section 94502, 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 limit of Regulation 8, Rule 48.	
4504.3	Carpet Systems	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 01504). 3. NSF/ANSI 140 or the Gold level 4. Scientific Certifications Systems Indoor Advantage™ Gold	
4504.3.1	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.	
4504.3.2	Carpet Adhesive	NO CHANGE FROM 2010 CALGREEN All carpet adhesives shall meet the requirements of Table 4.504.1.	
4504.4	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 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 (also known as Specification 01504). (Change 31360)	
4504.5	Composites Wood Products	NO CHANGE FROM 2010 CALGREEN FOR 4504.5. Referenced Table 4.504.5 has been revised to delete obsolete compliance dates. Standard 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 95120 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 standard plywood, particleboard, and medium density fiberboard. Composite wood products do not include hardboard, structural aluminum, structural plastic, structural composite lumber, oriented strand board laminated interior, pre-laminated wood joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 61310.10.	
Division 4.6 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)			
4505.2	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 5, respectively, shall also comply with this section.	
4505.2.1	Capillary Break	NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1. A 6-mil (0.006 in.) thick layer of 105-mil (1.05 in.) or larger clear 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 308.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.	

PAGE 3



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



2013 CALGREEN CODE Effective January 1, 2014			
SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN	
Division 4.5 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL - CONTINUED)			
4505.3	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 contact-type moisture meter. Equivariant 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 retarders 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 & EXHAUST)			
4505.1	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)			
4507.1	Reserved	REPEALED: Section 4.507.1 Openings (for whole house fans) has been repealed. There is no substitute language.	
4507.2	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 heat loss and heat gain shall be calculated according to ANSI/ACCA Manual J - 2004 (Residential Load Calculation), ASHRAE Fundamentals or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA Manual D - 2008 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 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)			
702.1	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 manufacturing organizations. 5. Other programs acceptable to the enforcing agency.	
702.2	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.	
703.1	Documentation	NO CHANGE FROM 2010 CALGREEN Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer verification, 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.	

Acknowledgement: 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, covering all residential buildings and notations 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.

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1 CALGREEN RESIDENTIAL MANDATORY MEASURES

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

FINISH MATERIAL CERTIFICATE – ARCHITECTURAL COATINGS				
Table 5.504.4.3				CALGreen Std. ISC-5.5.2 10-24-13
FINISH	WHERE USED (TYPE)	MANUFACTURER	VOC LIMIT ¹ (GPL) ²	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 ³			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	

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Suggested Forms and Templates

Rust preventative coatings	250 ¹
Shellacs	730
Clear	550
Opaque	
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:		Phone:	
City/State/Zip:			

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

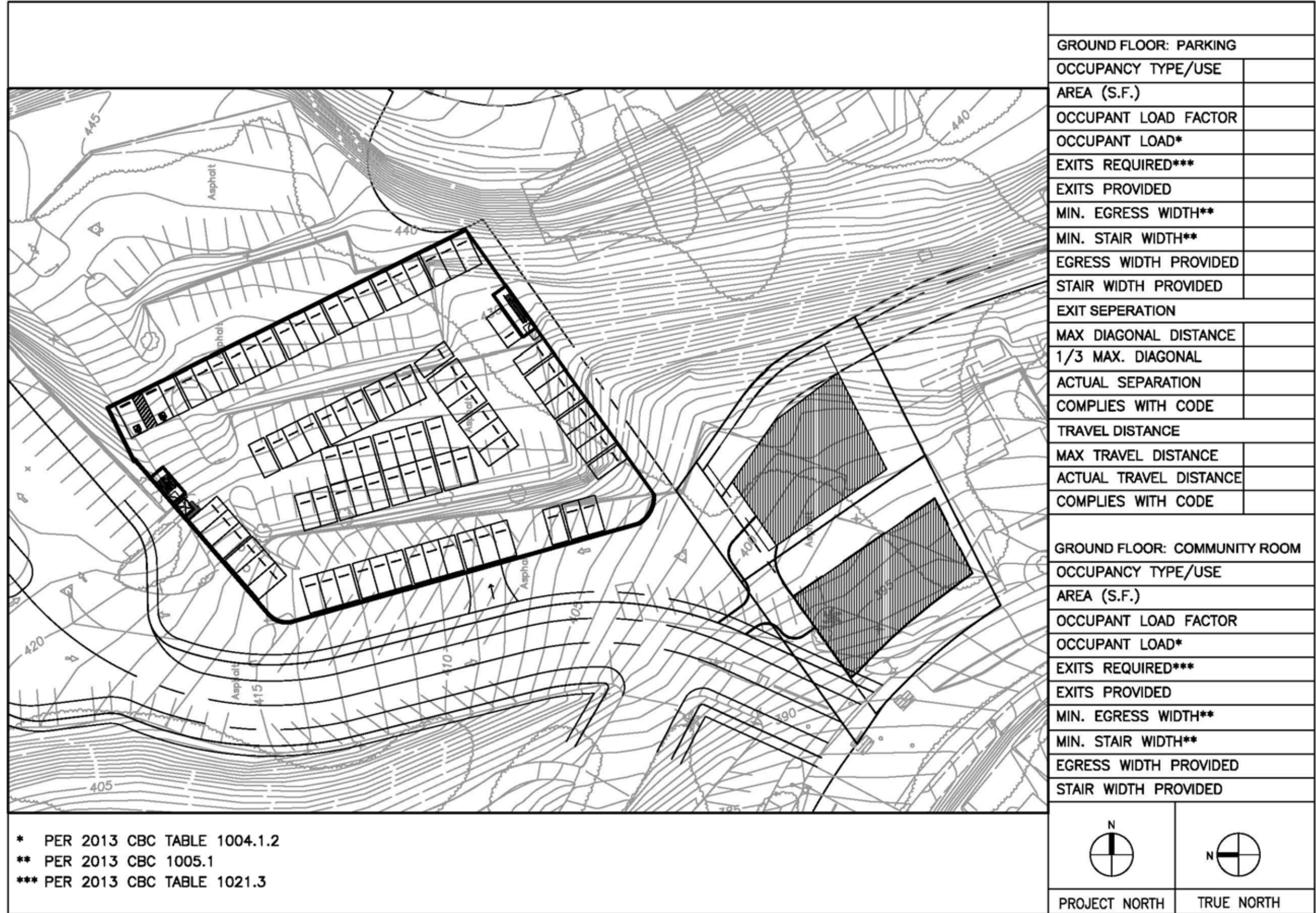
FINISH MATERIAL CERTIFICATE – COMPOSITE WOOD PRODUCTS			
CALGreen Std. ISC-5.5.3 10-24-13			SUB- CONTR. INITIAL
FINISH	FORMALDEHYDE LIMITS ¹ (Max. emissions in Parts per Million)		
Composite wood products			
Hardwood plywood veneer core	0.05		
Hardwood plywood composite core	0.05		
Particle board	0.09		
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 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8 inches (8 mm).

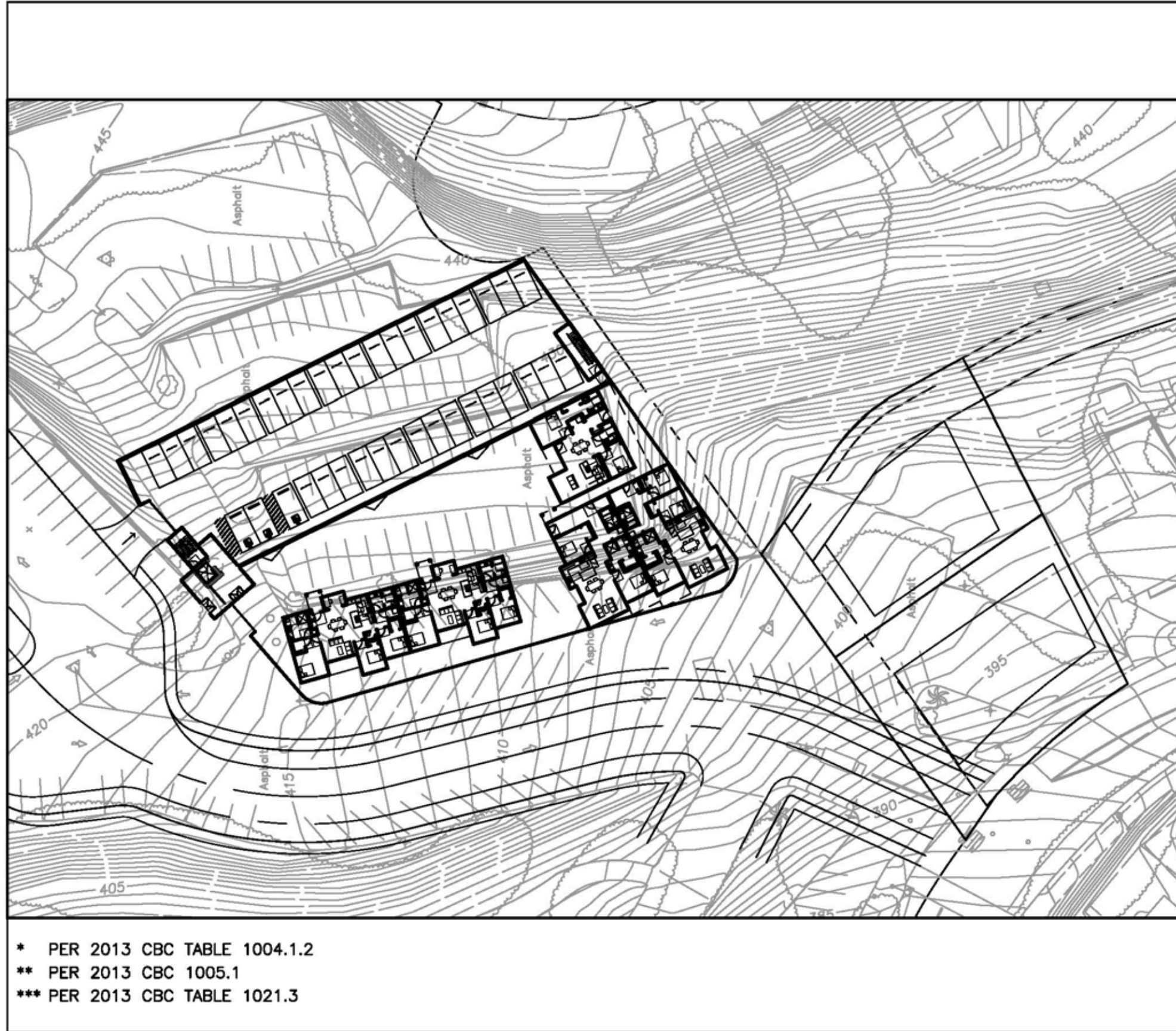
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Signature:		Date:	
Company:		License:	
Address:		Phone:	
City/State/Zip:			

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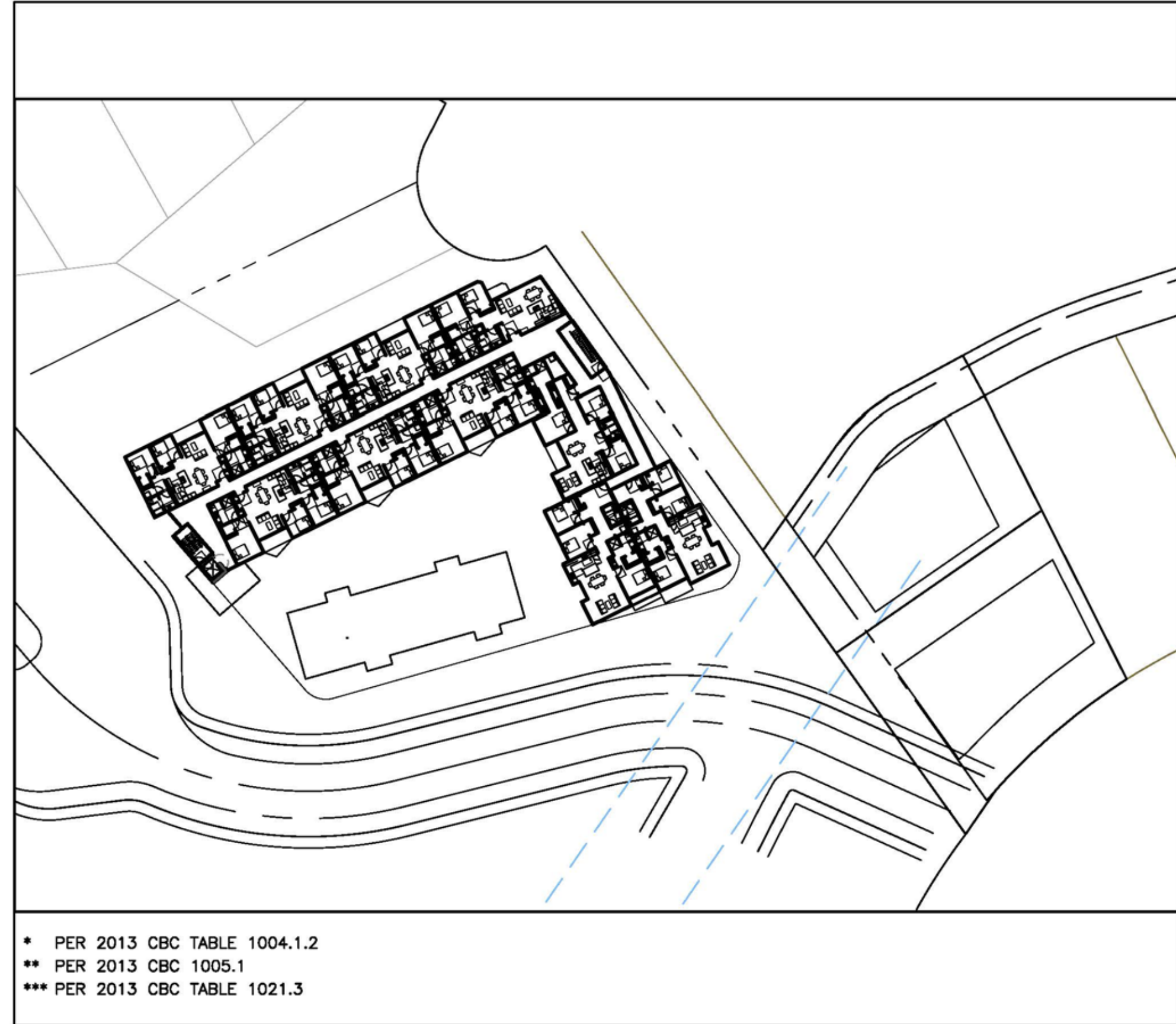
NEW HOME RATING SYSTEM, VERSION 6.0				Blueprint Scoresheet							
Derby Lofts Krantz Consultants r/d Nov. 17, 2015				Points Targeted	Community	Energy	Water	Indoor Air Quality	Resource	Waste	
CALGreen				Yes	No	Points Targeted	Yes	No	Points Targeted	Yes	No
A. SFP	Yes	1	CAL Green (No 000								



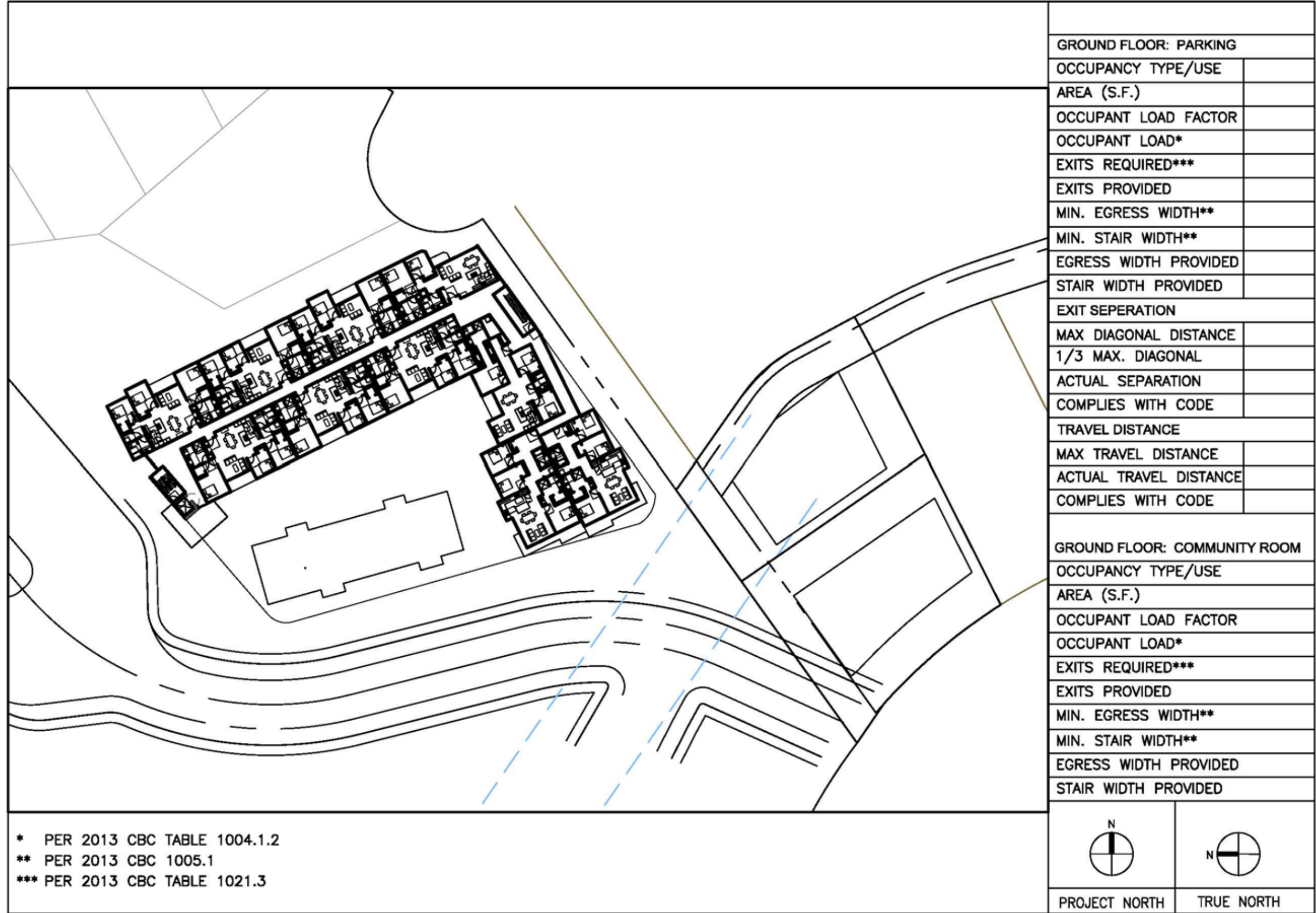
1 EGRESS PLAN: BASEMENT
1' = 50' - 0"



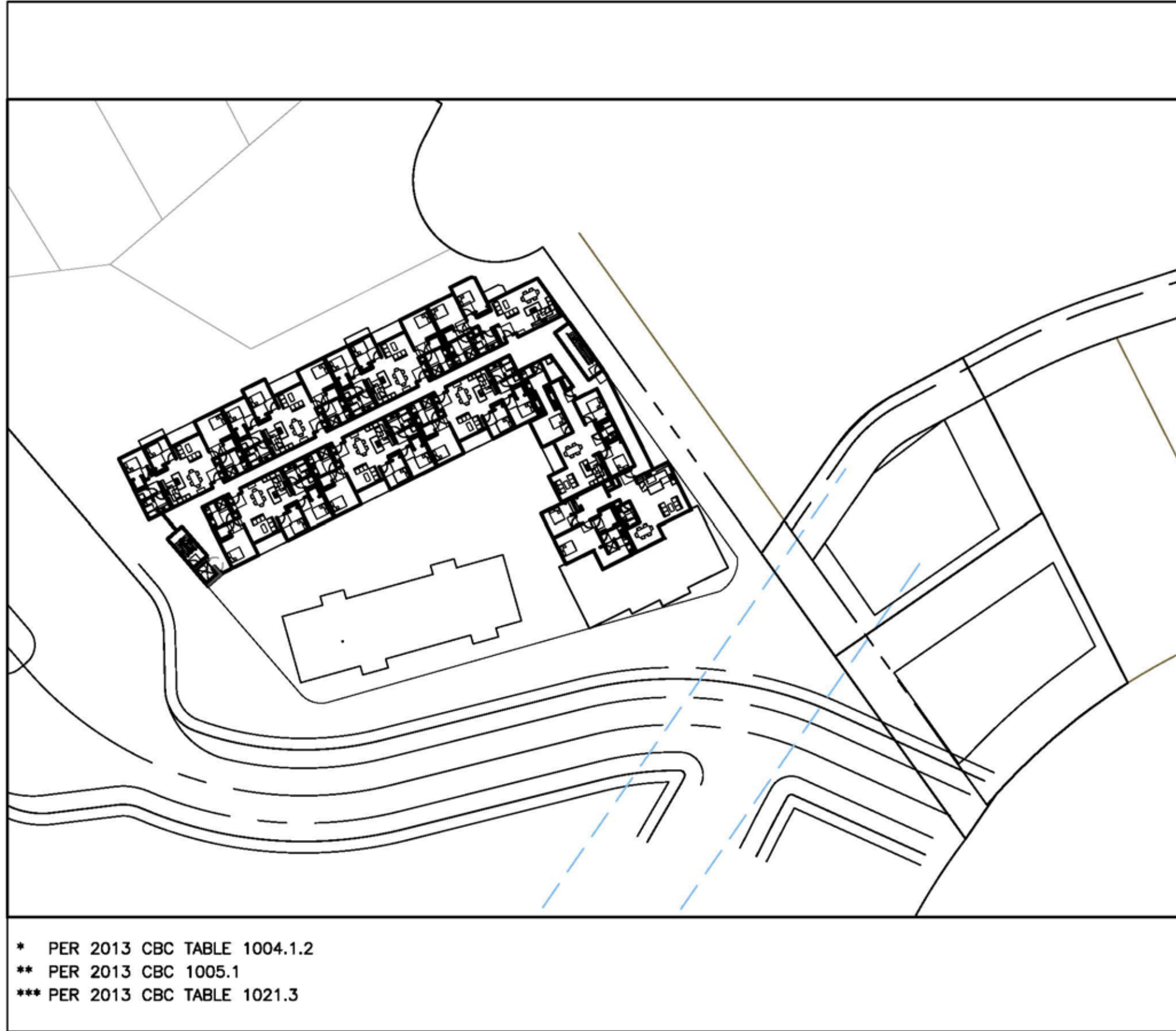
2 EGRESS PLAN: GROUND FLOOR
1' = 50' - 0"



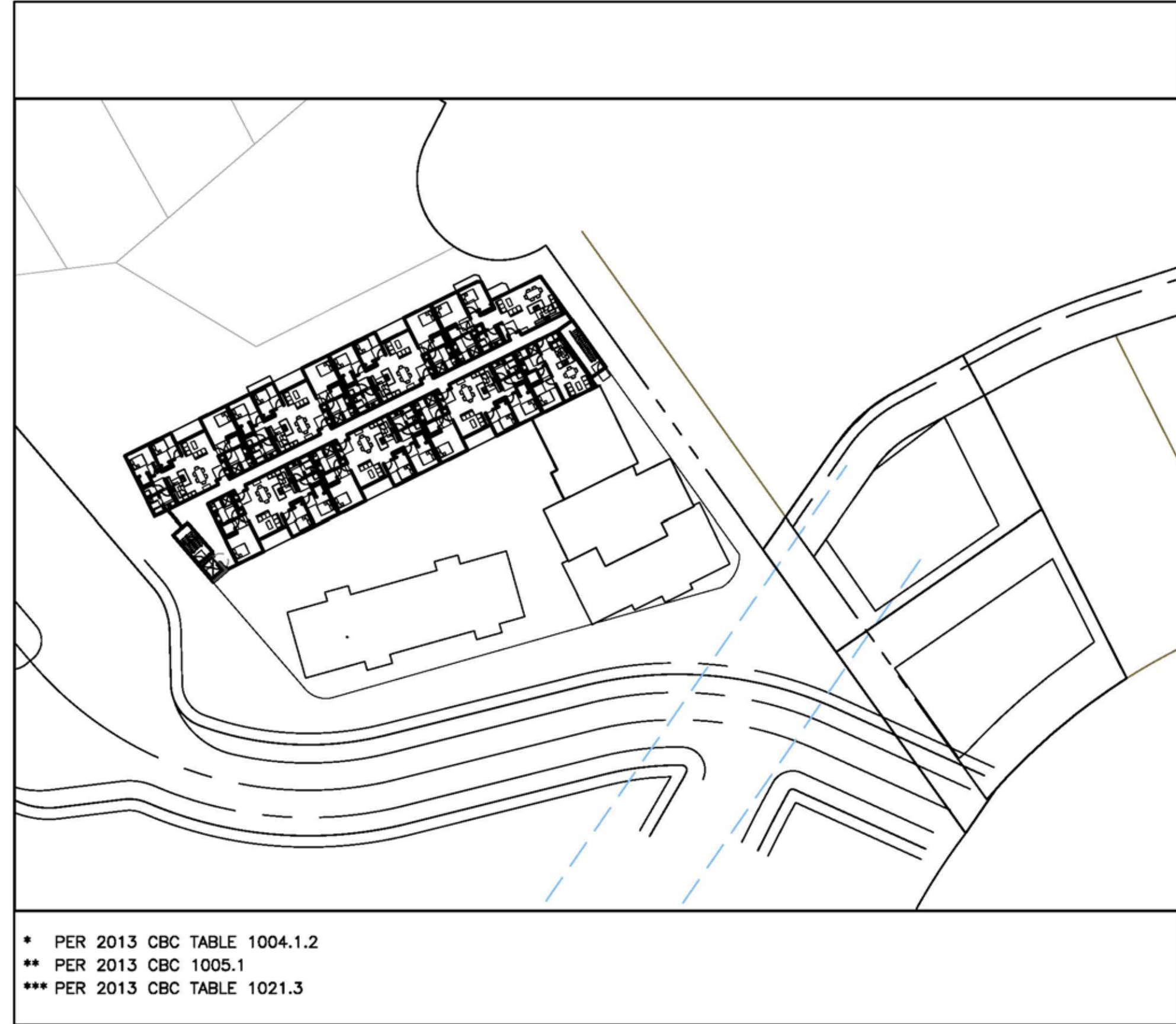
3 EGRESS PLAN: SECOND FLOOR
1' = 50' - 0"



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

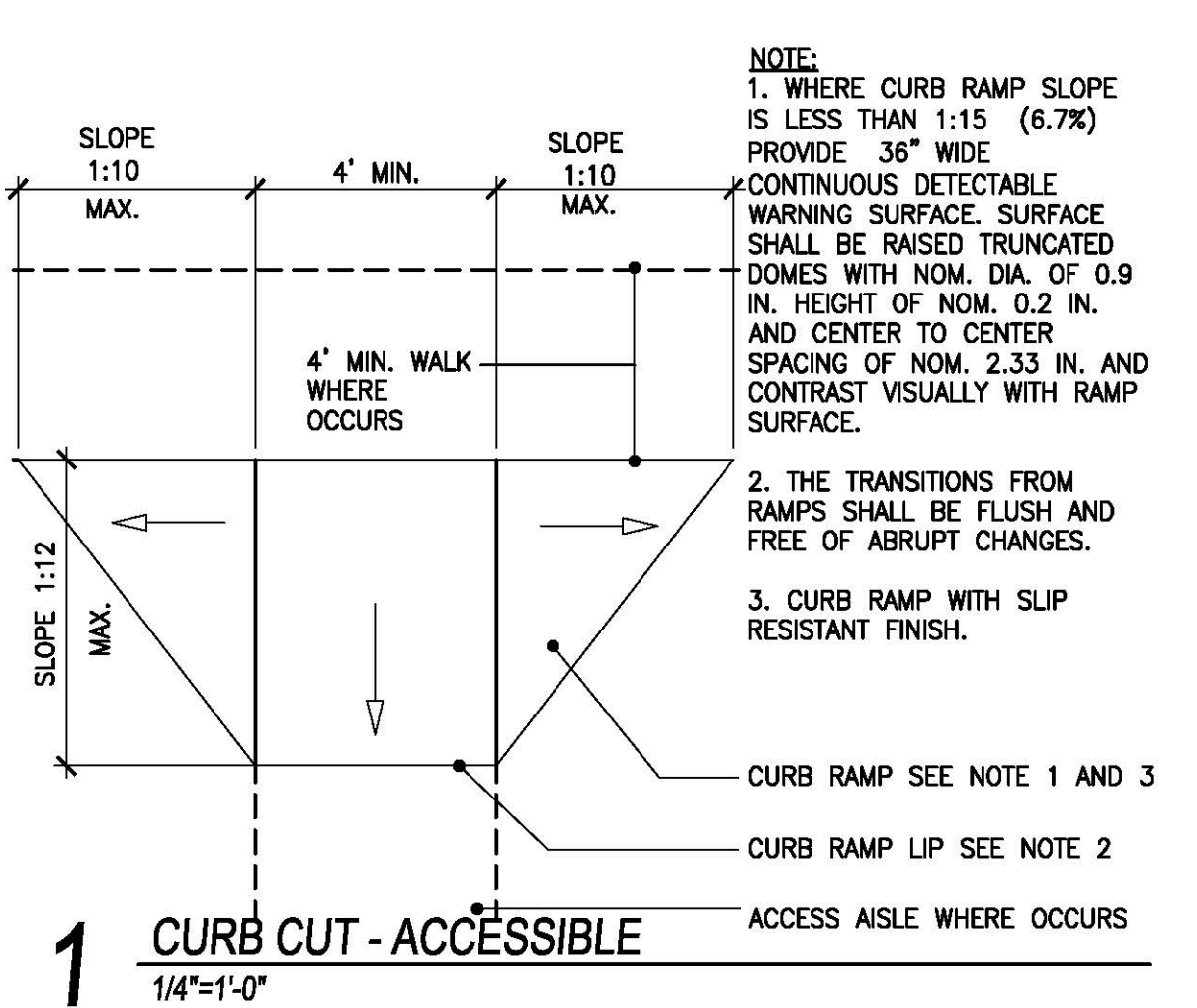
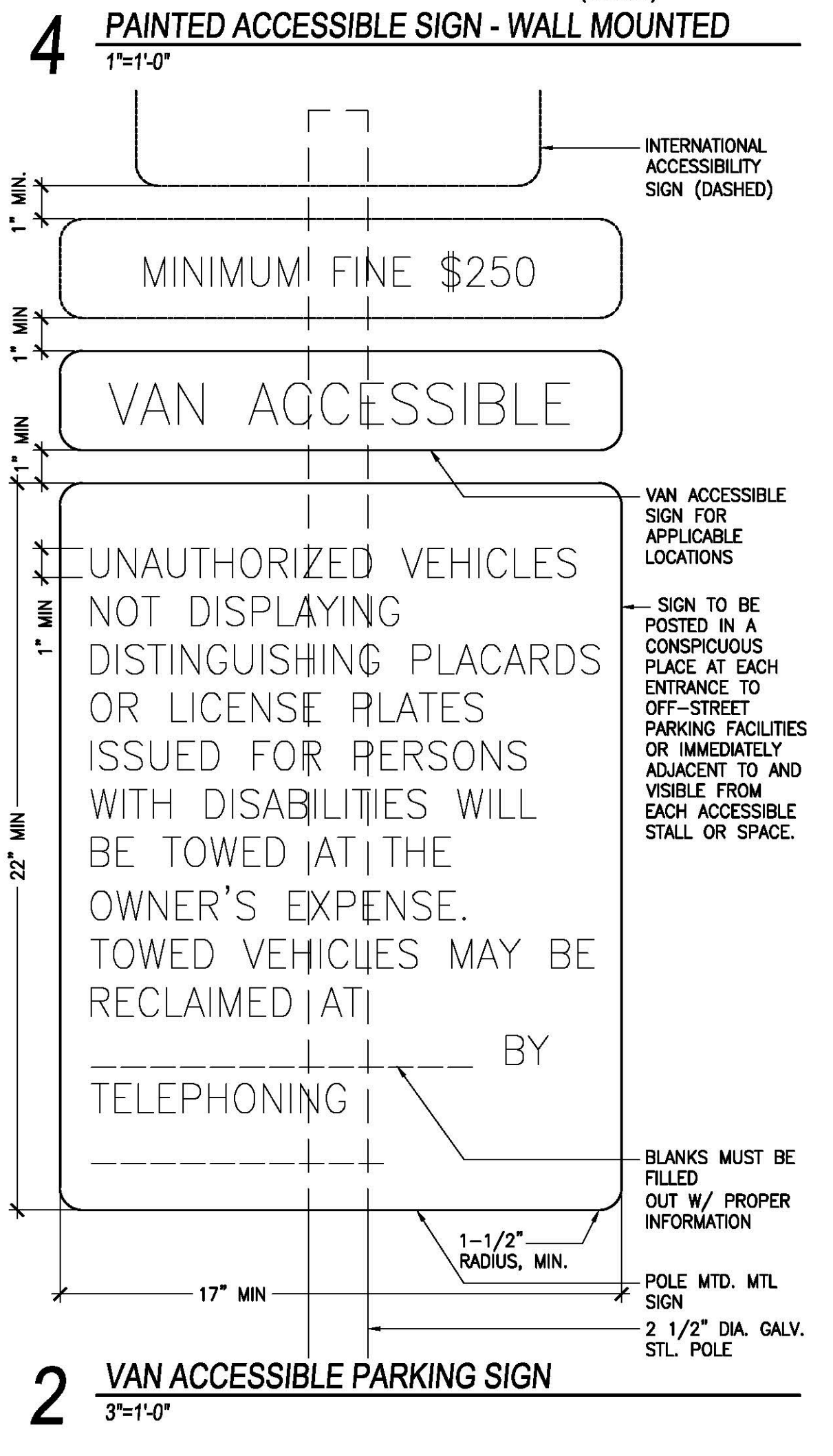
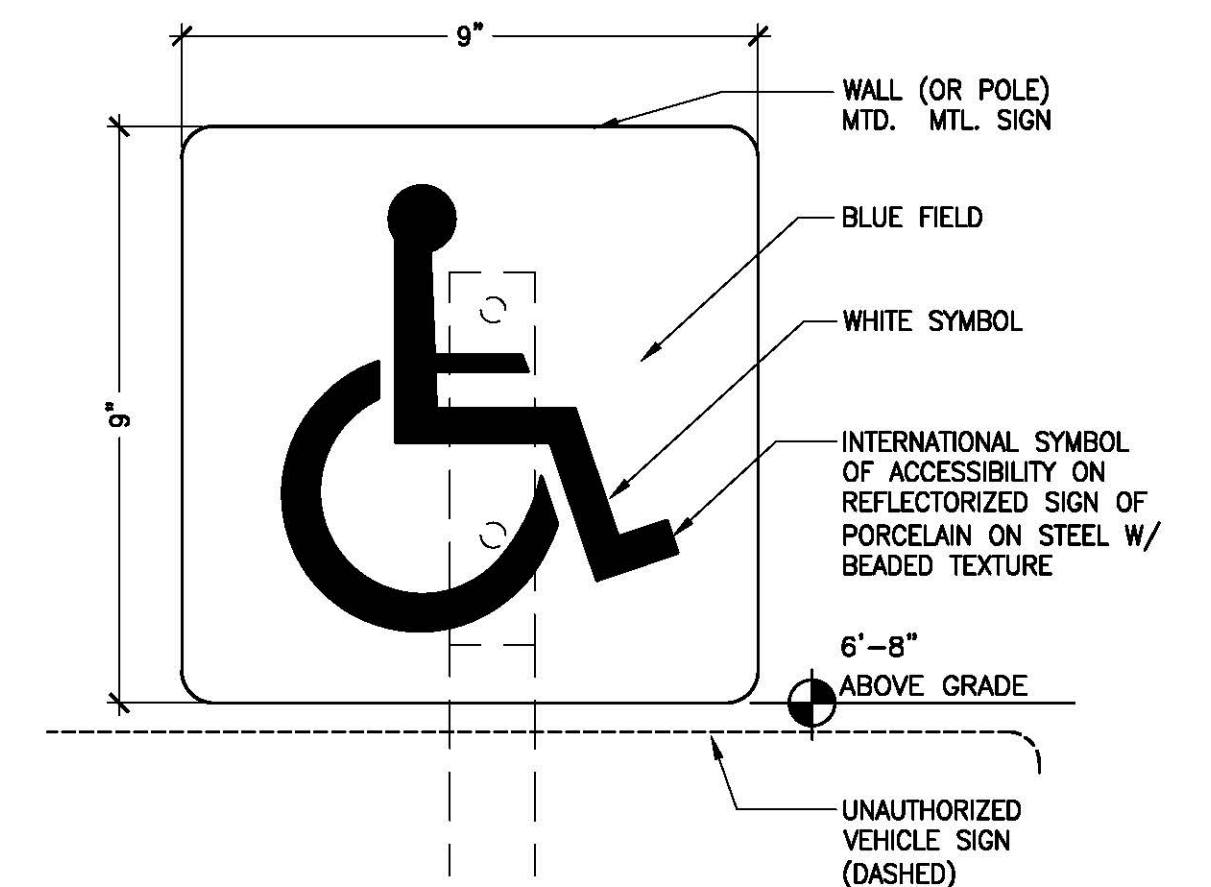
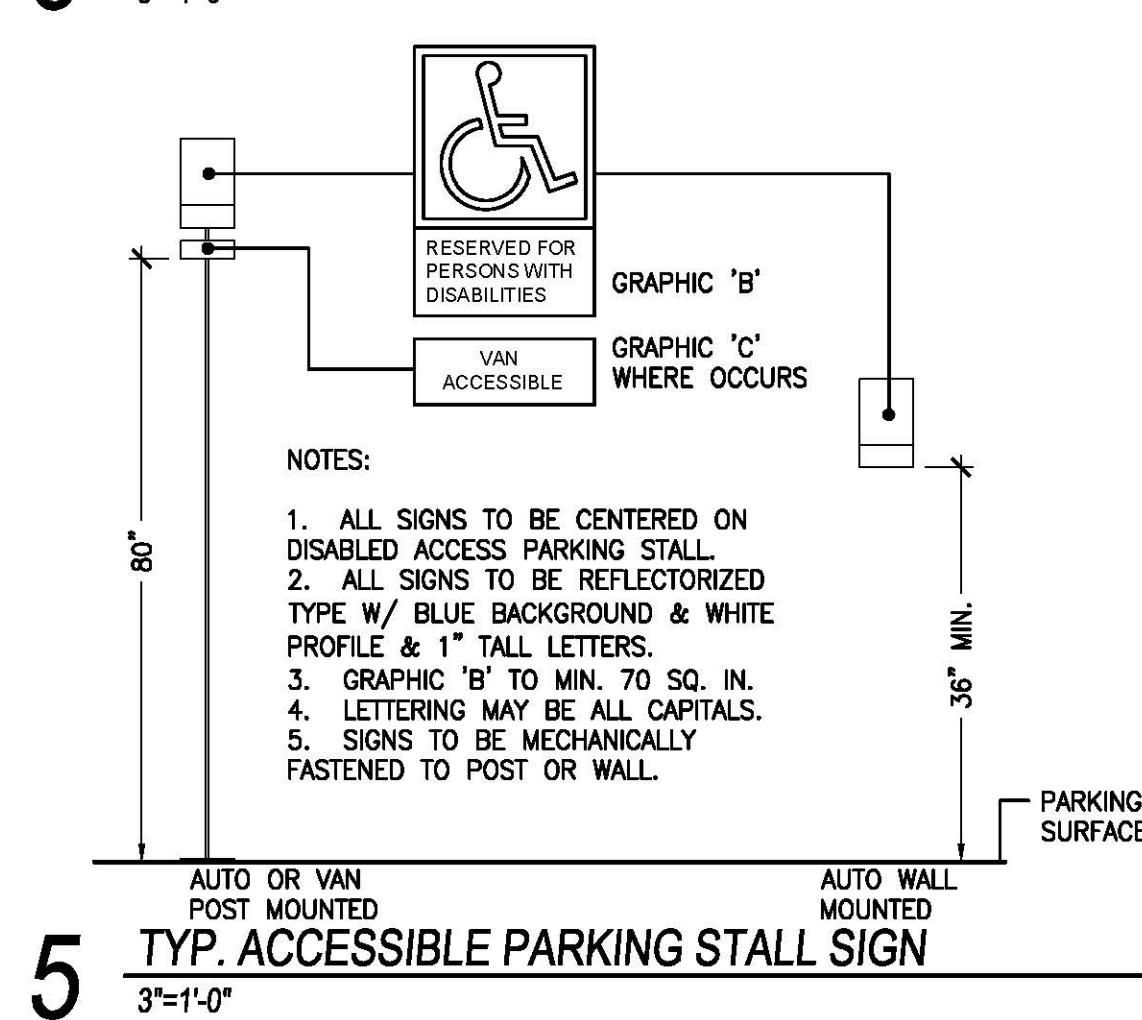
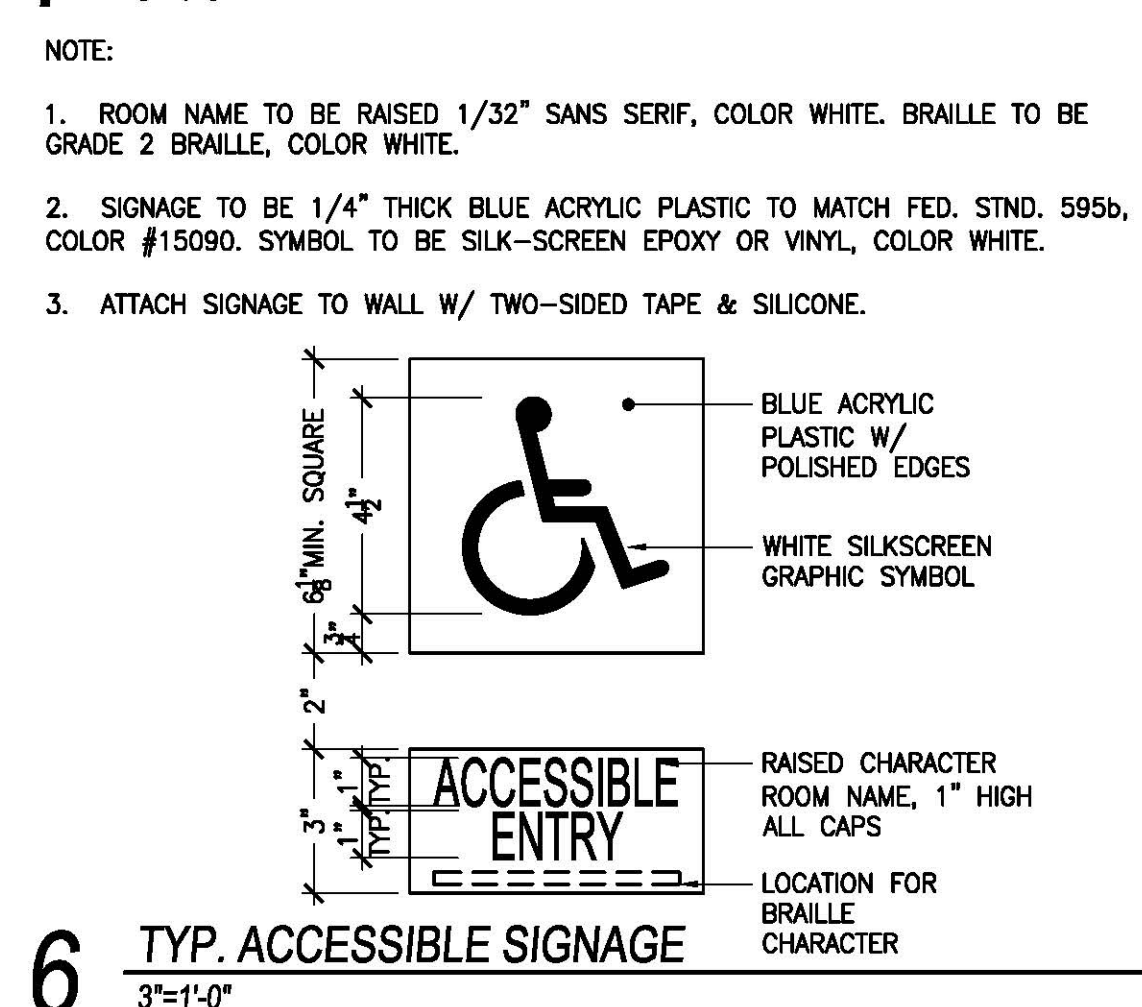
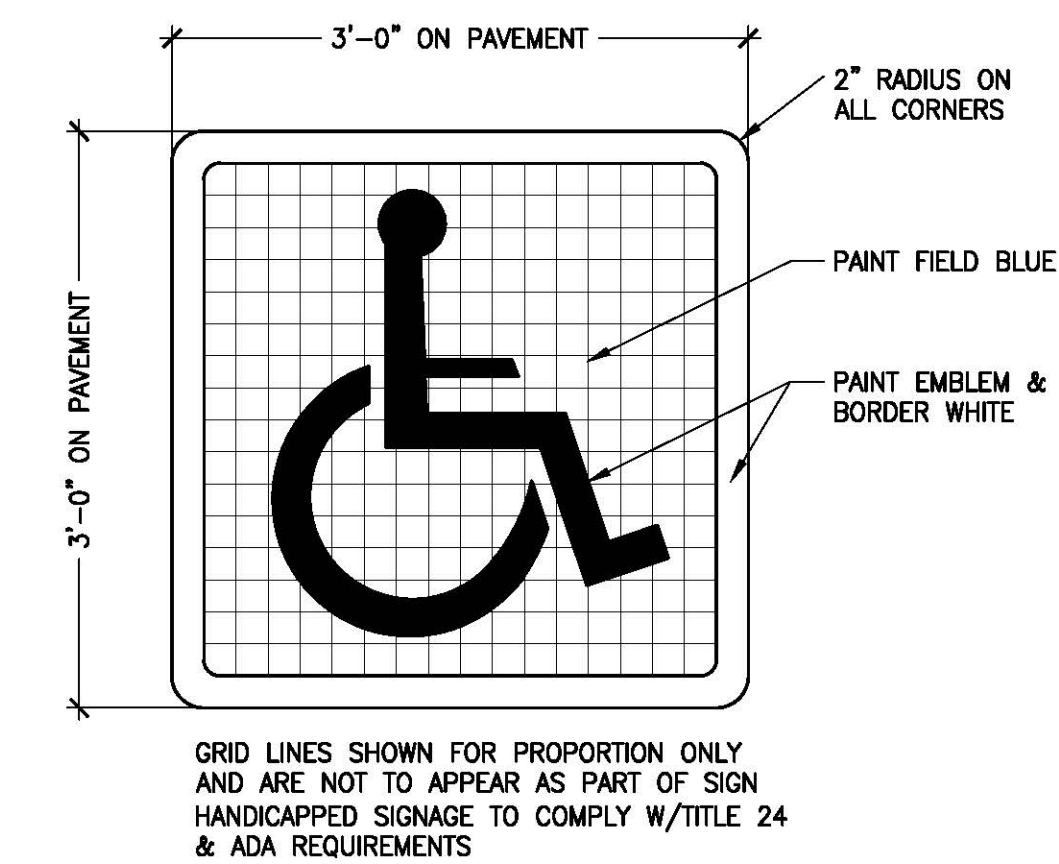
1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX.. ALL ACCESSIBLE ROUTES OF TRAVEL TO BE AT LEAST 44". SURFACE IS STABLE, FIRM & SLIP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

PROJECT NORTH

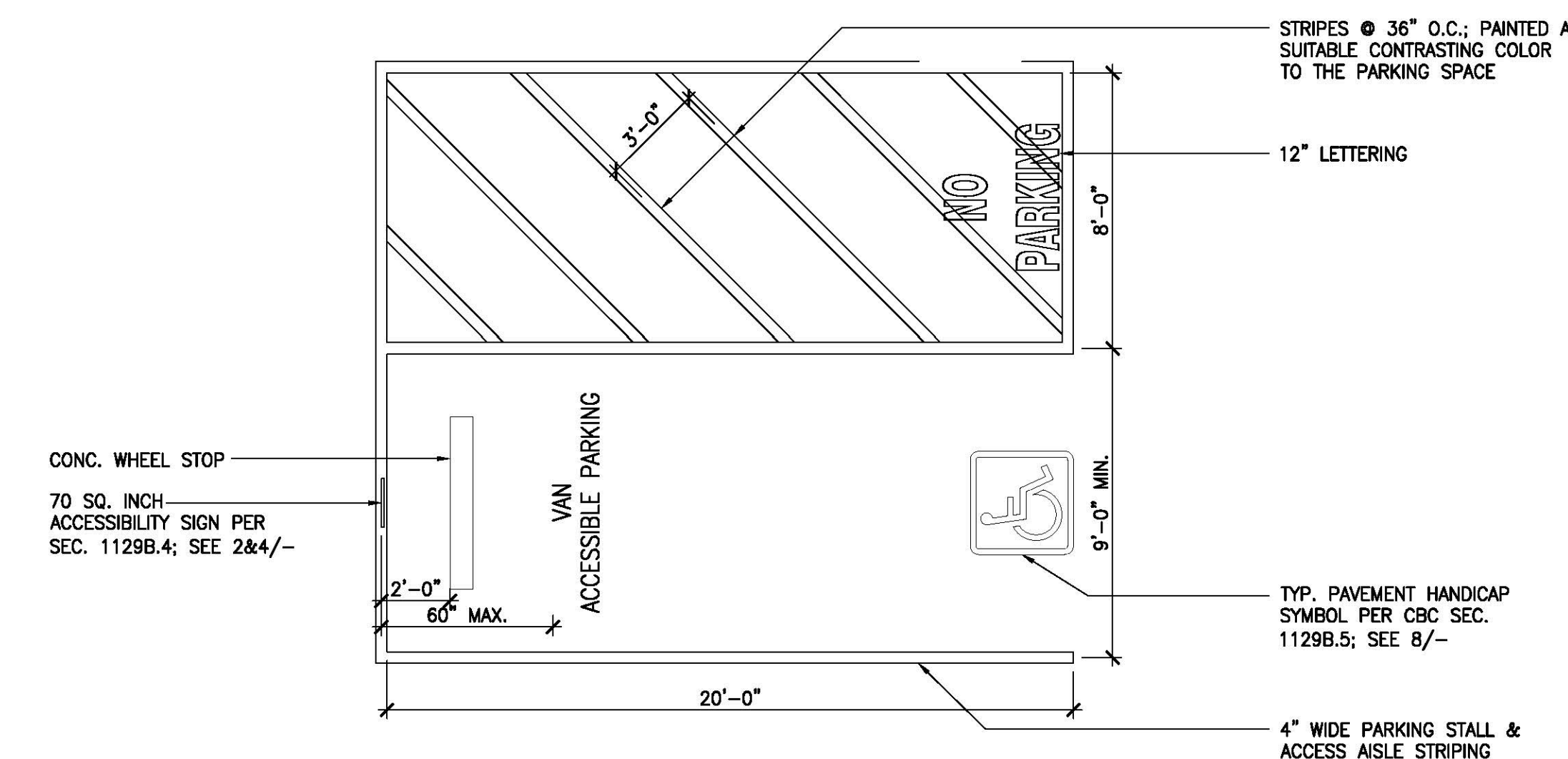


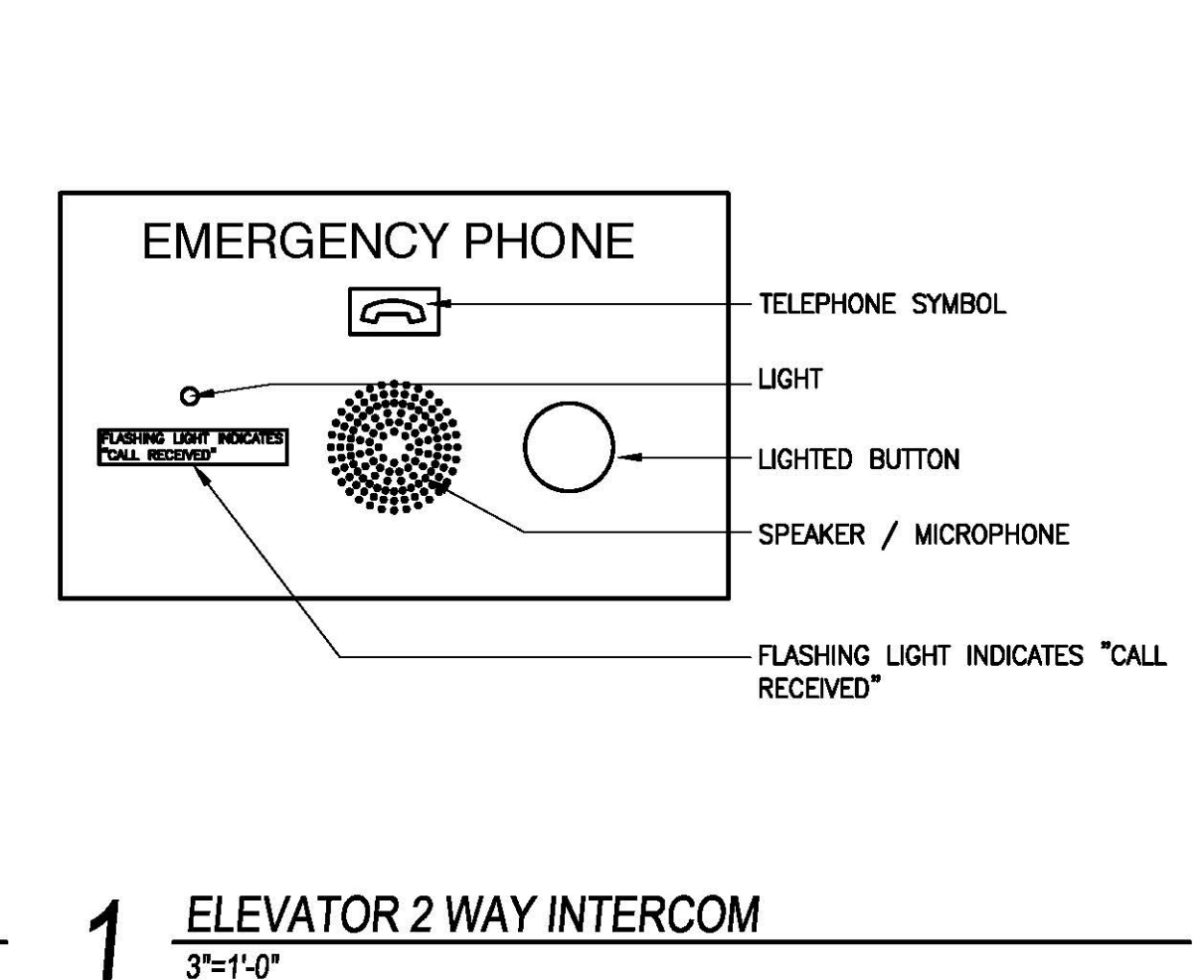
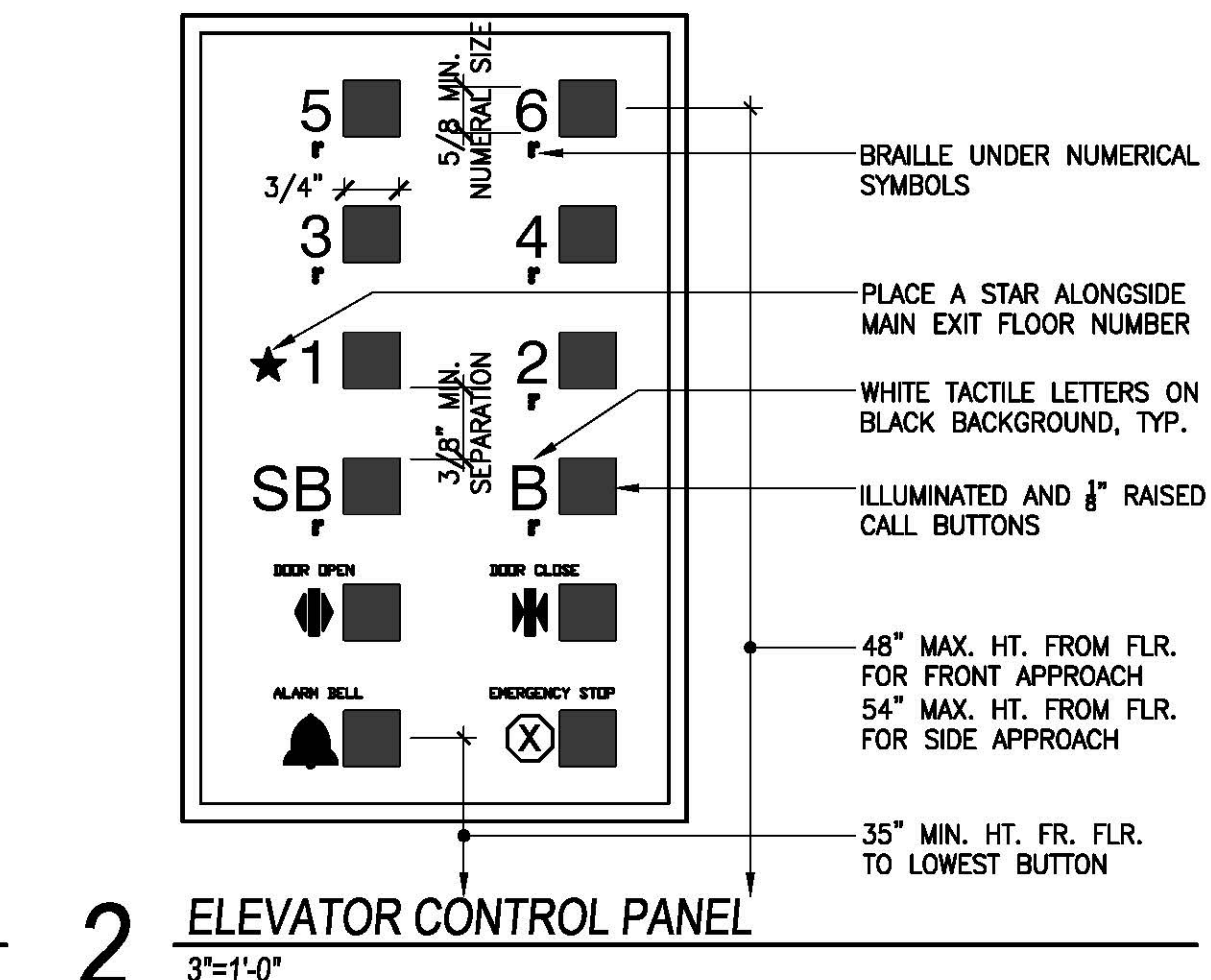
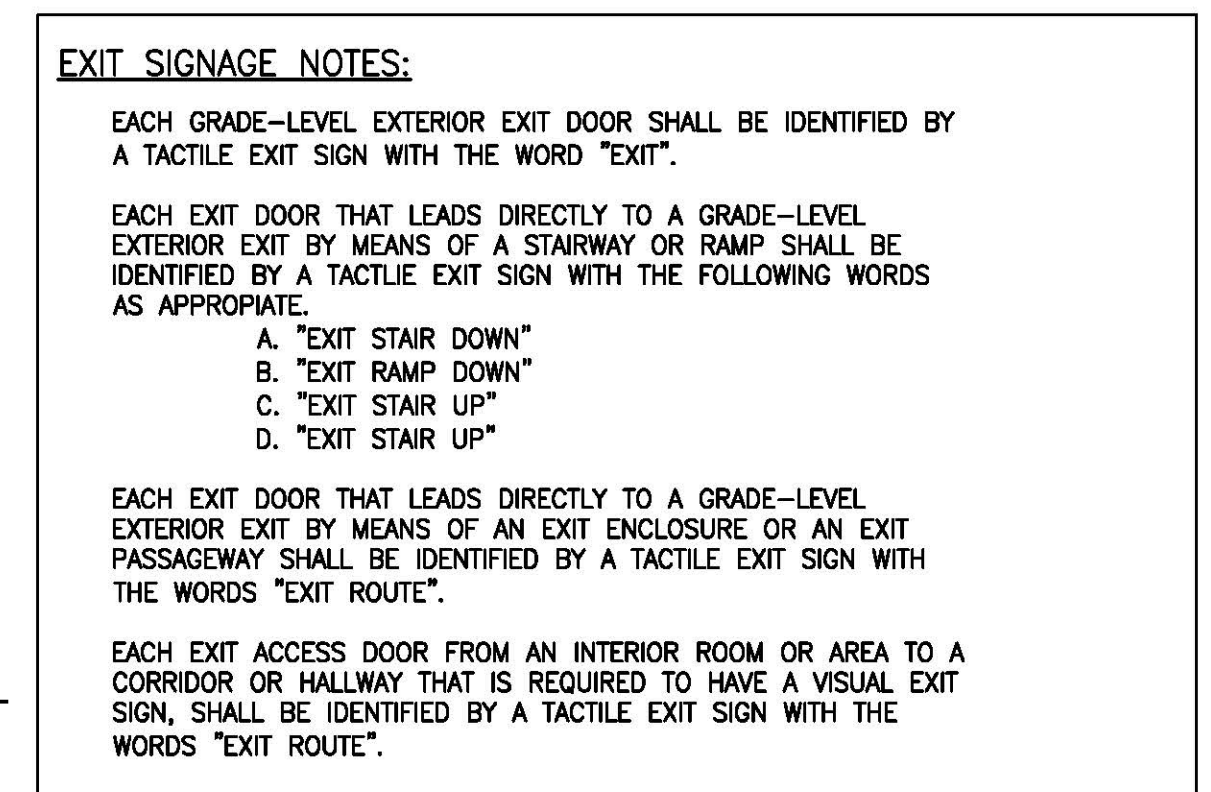
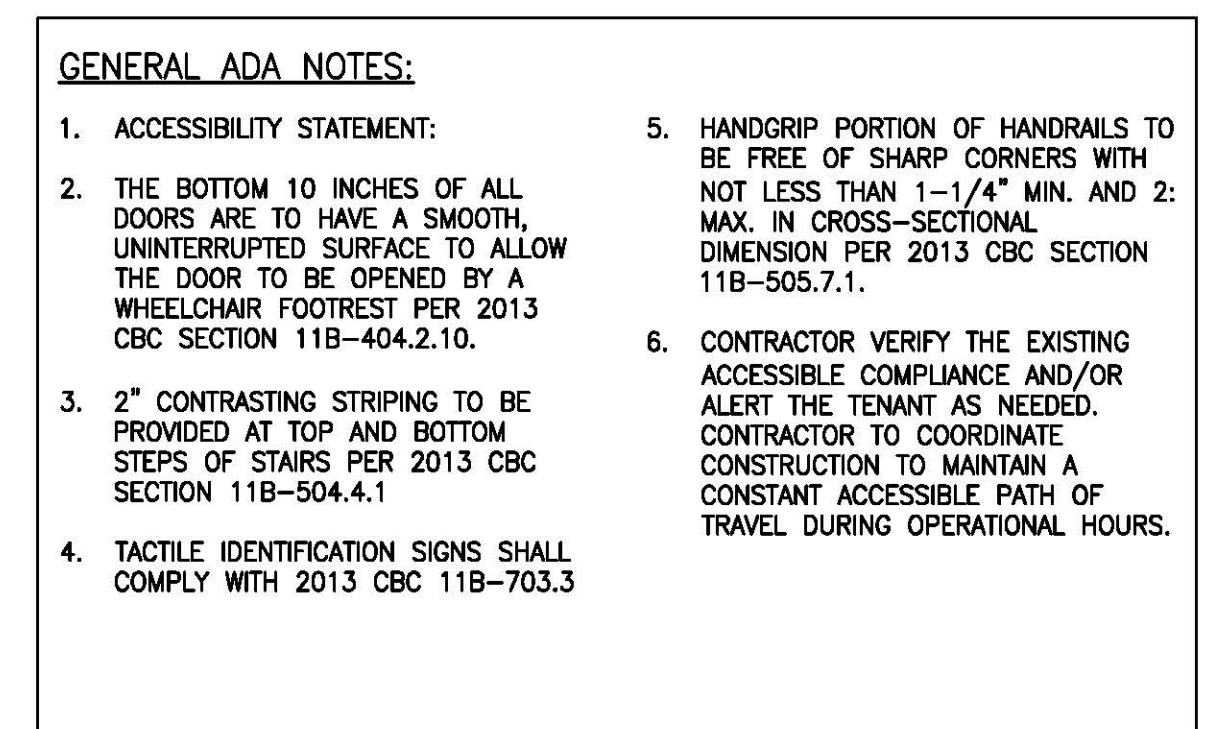
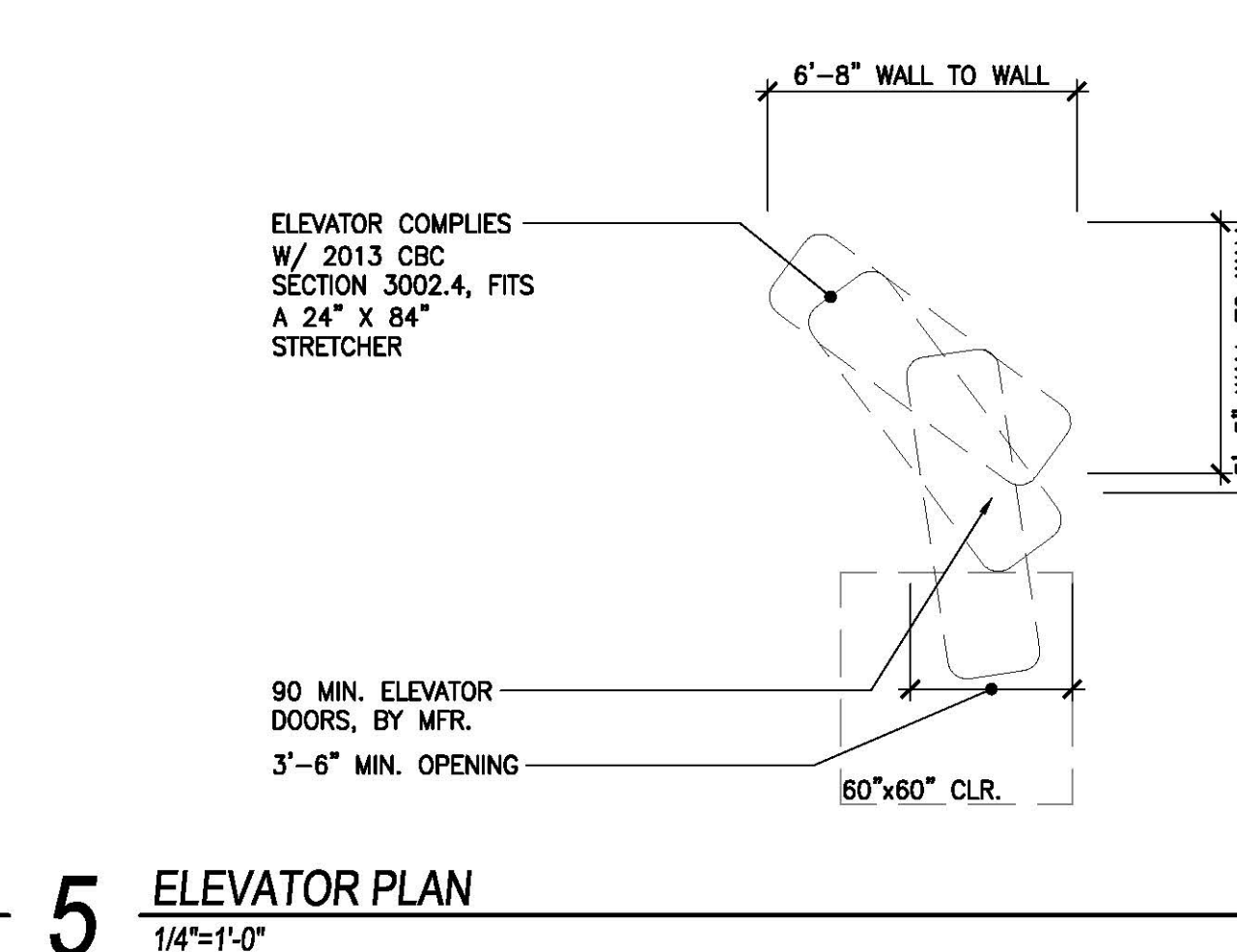
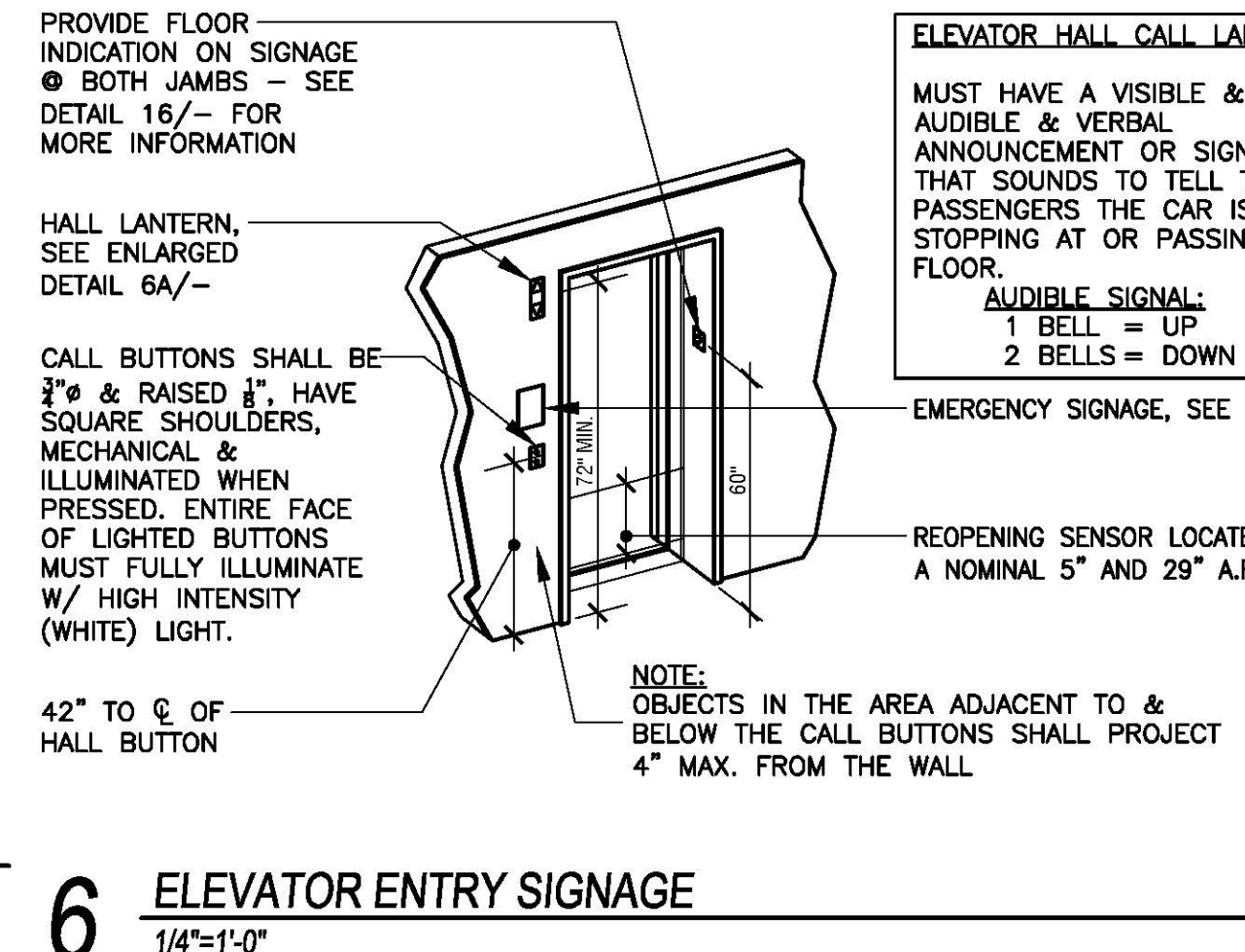
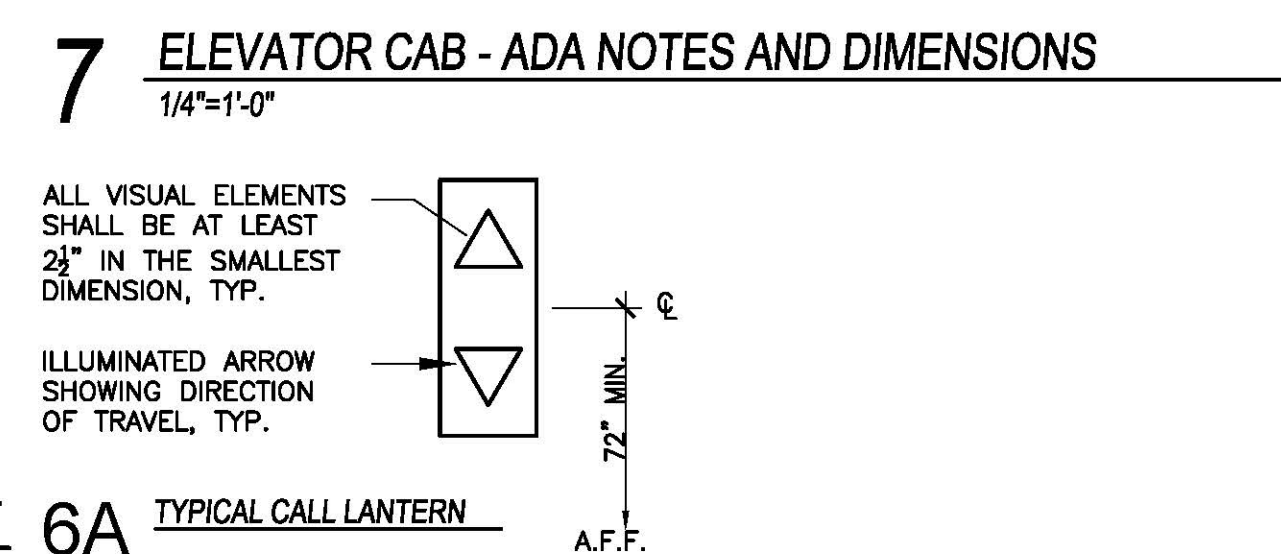
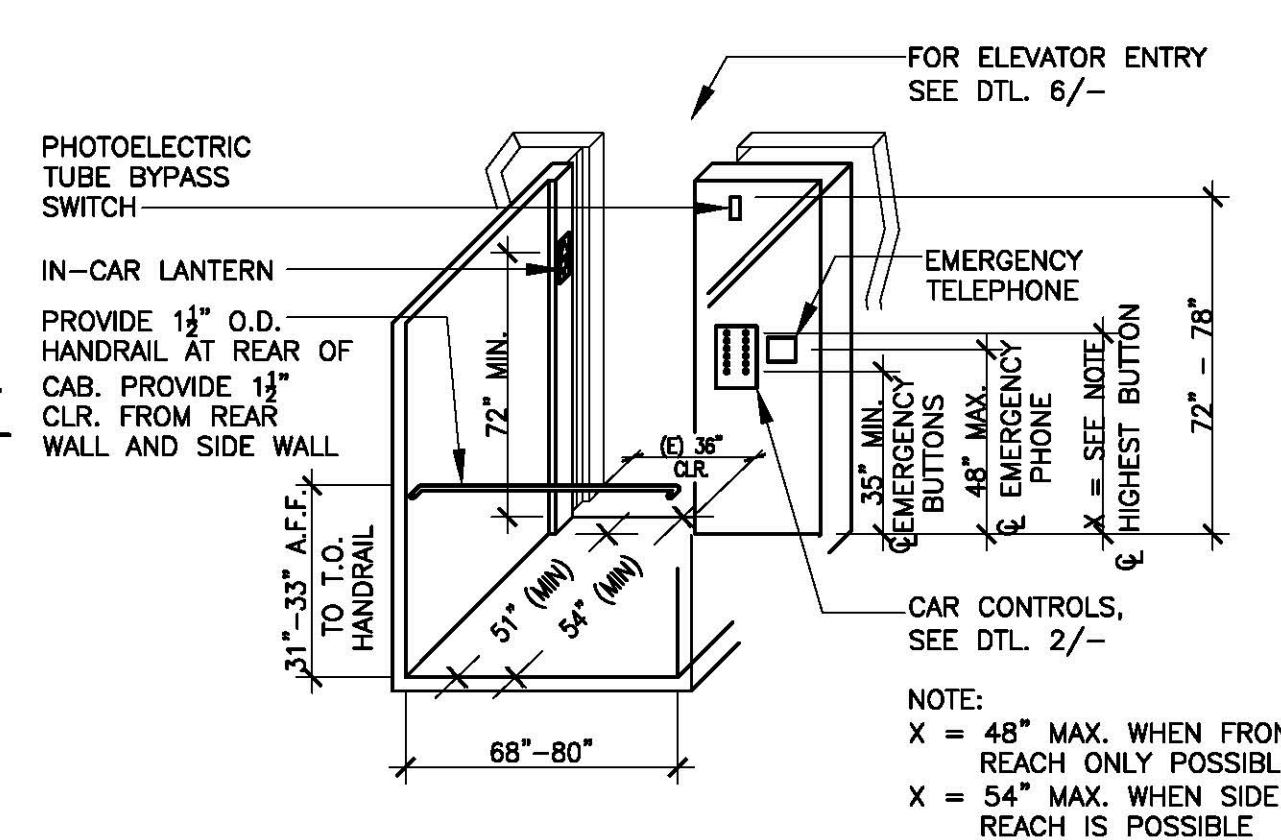
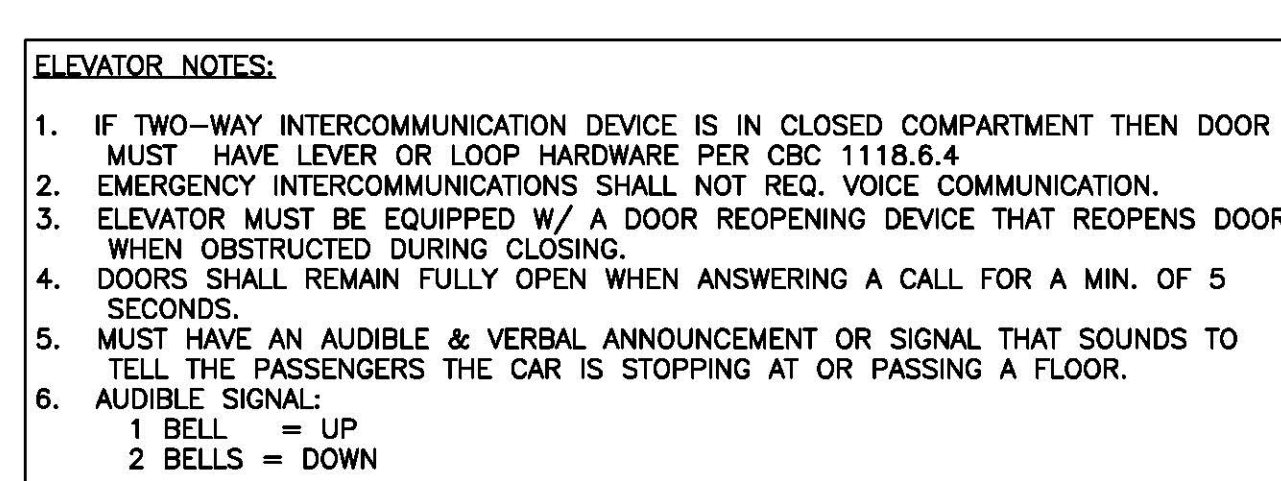
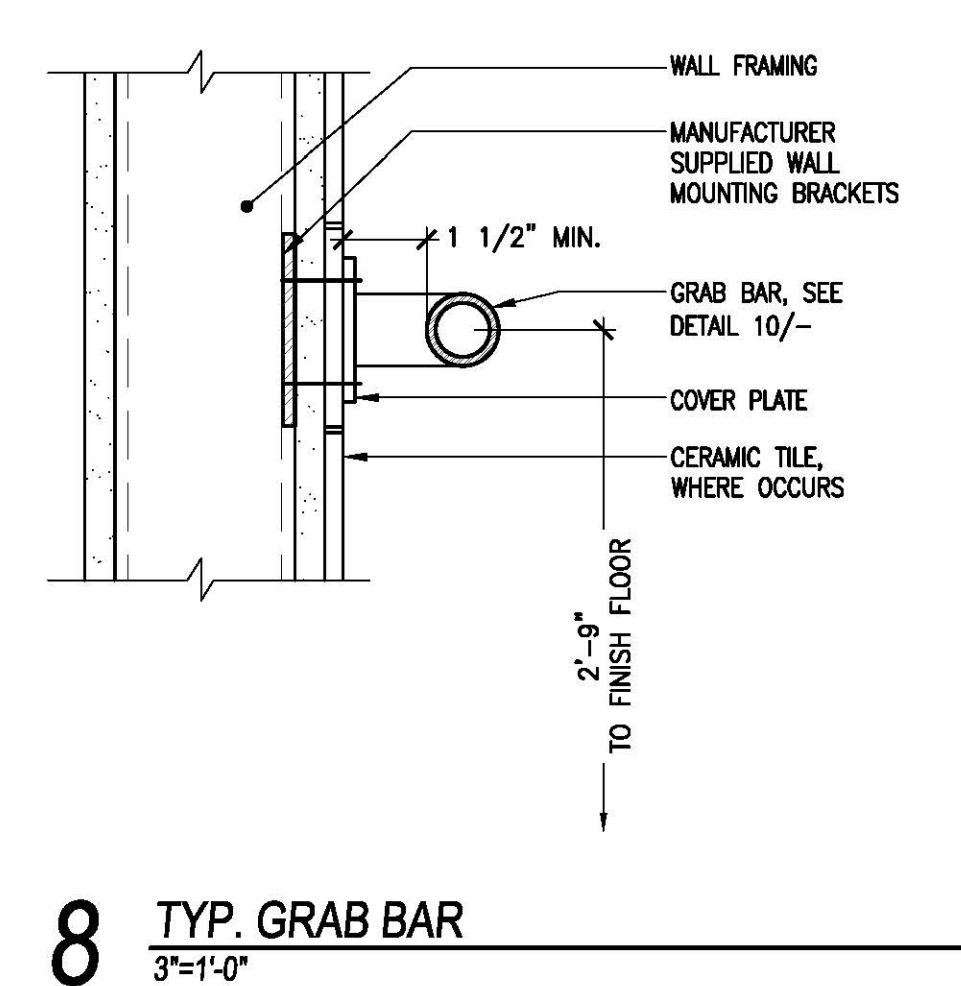
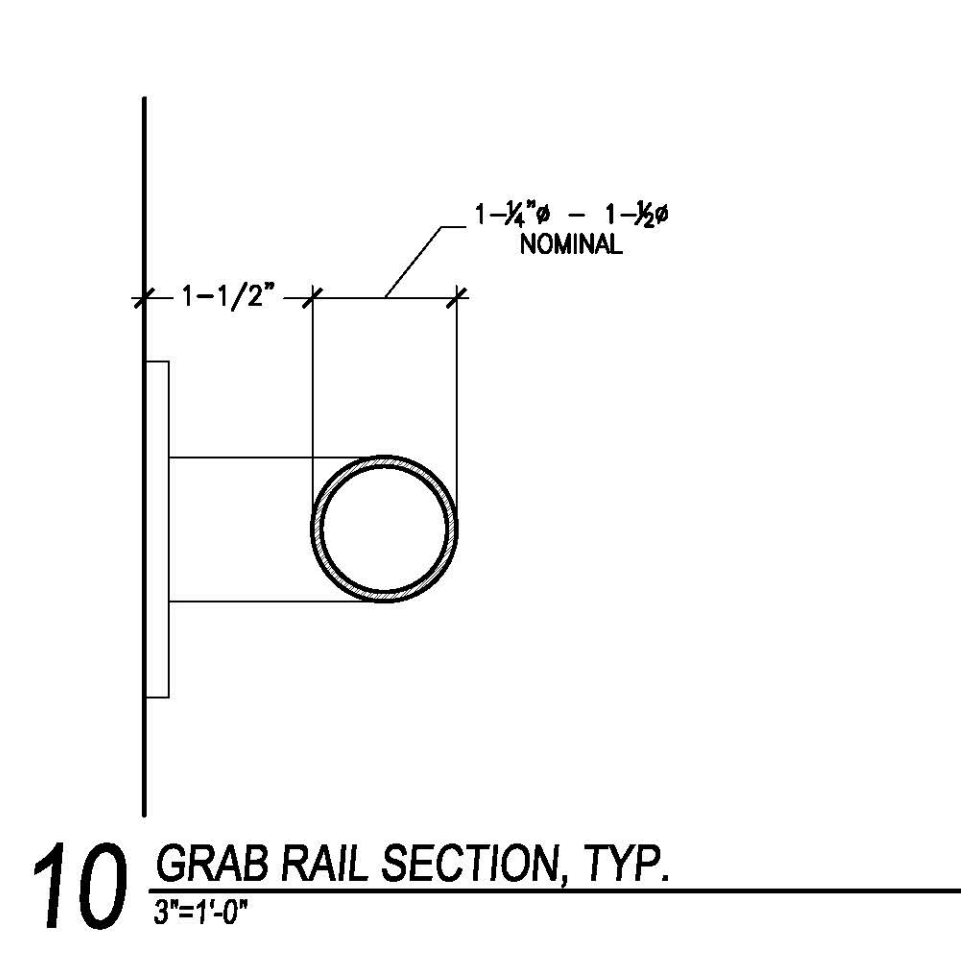
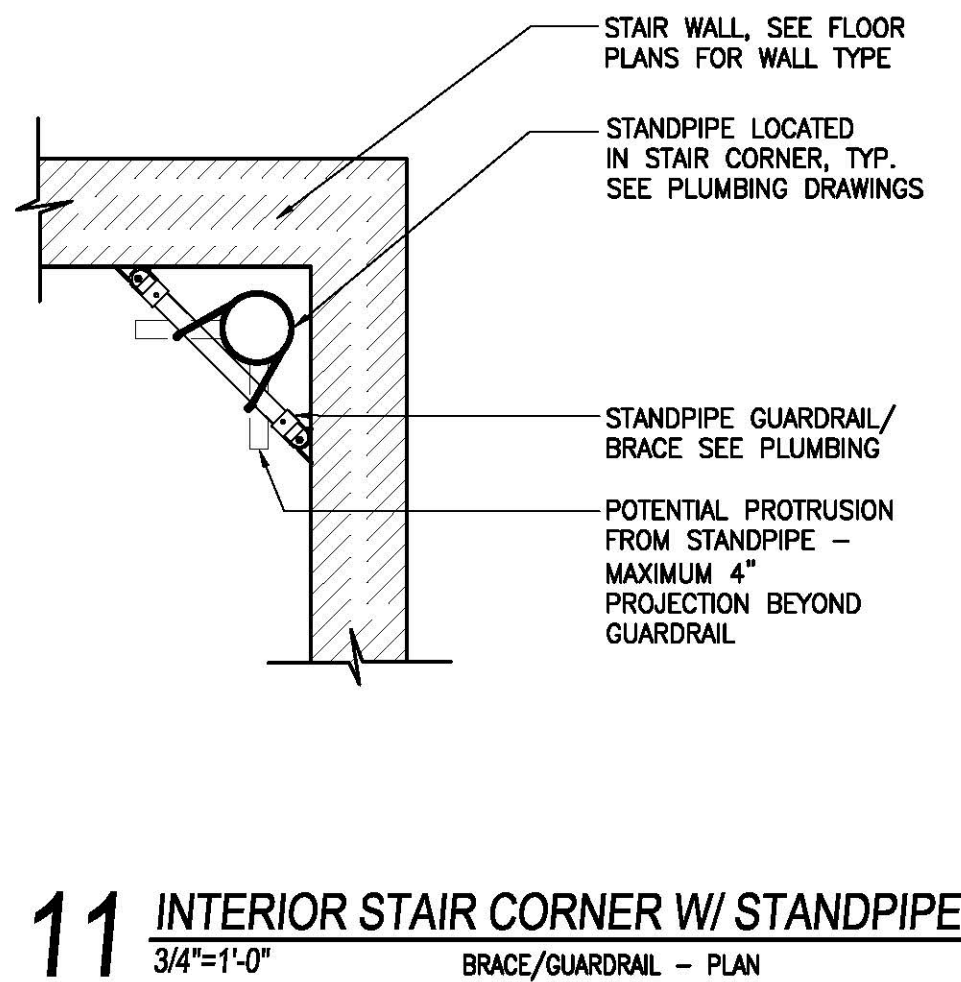
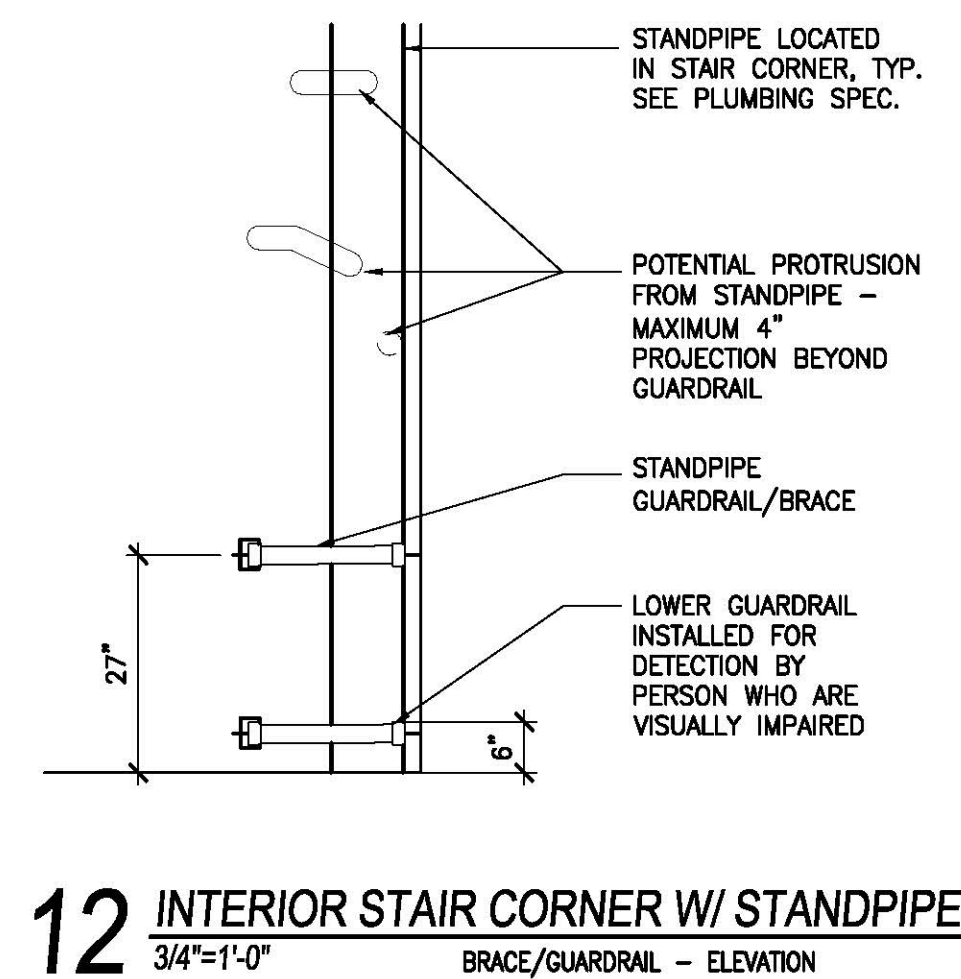
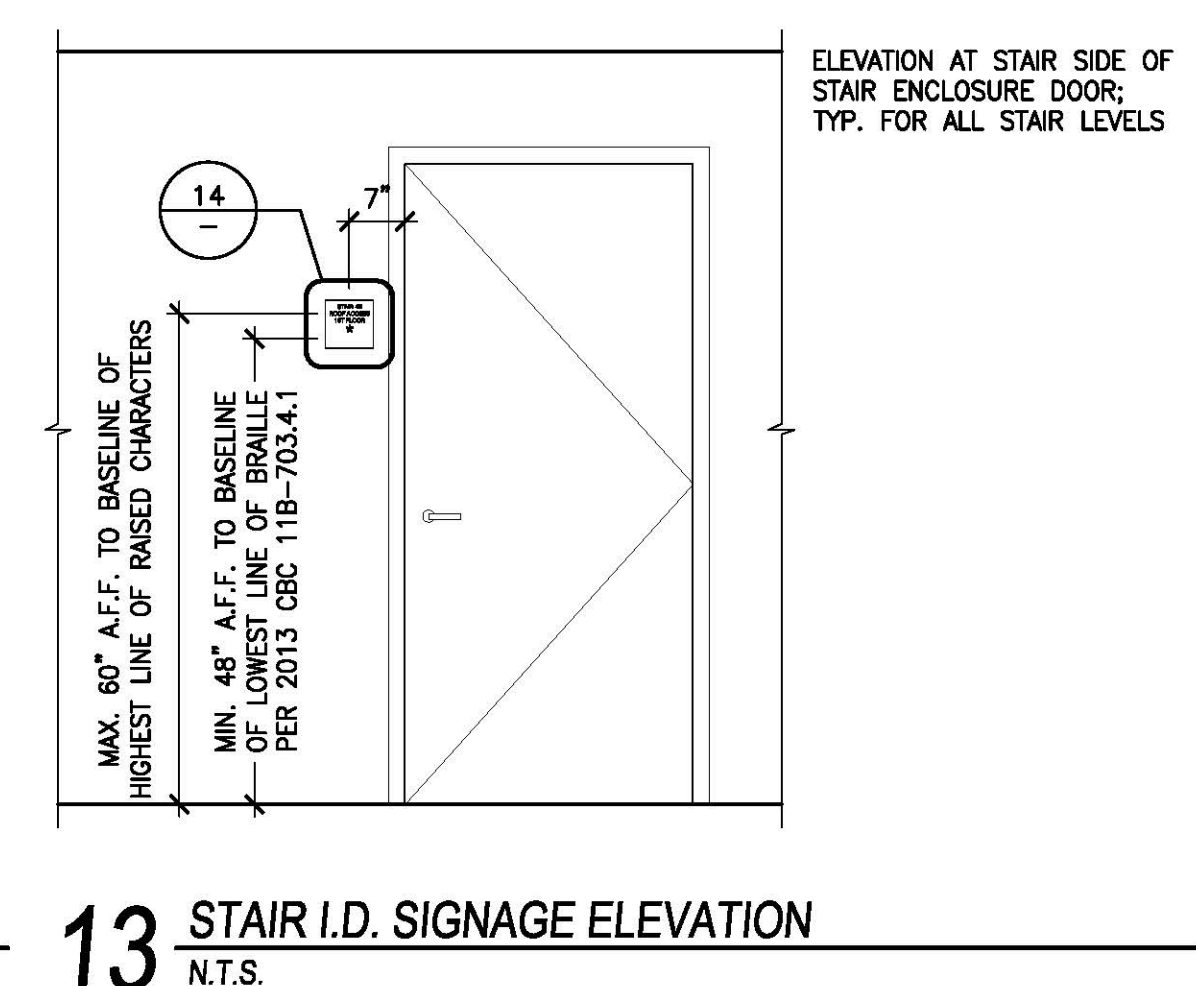
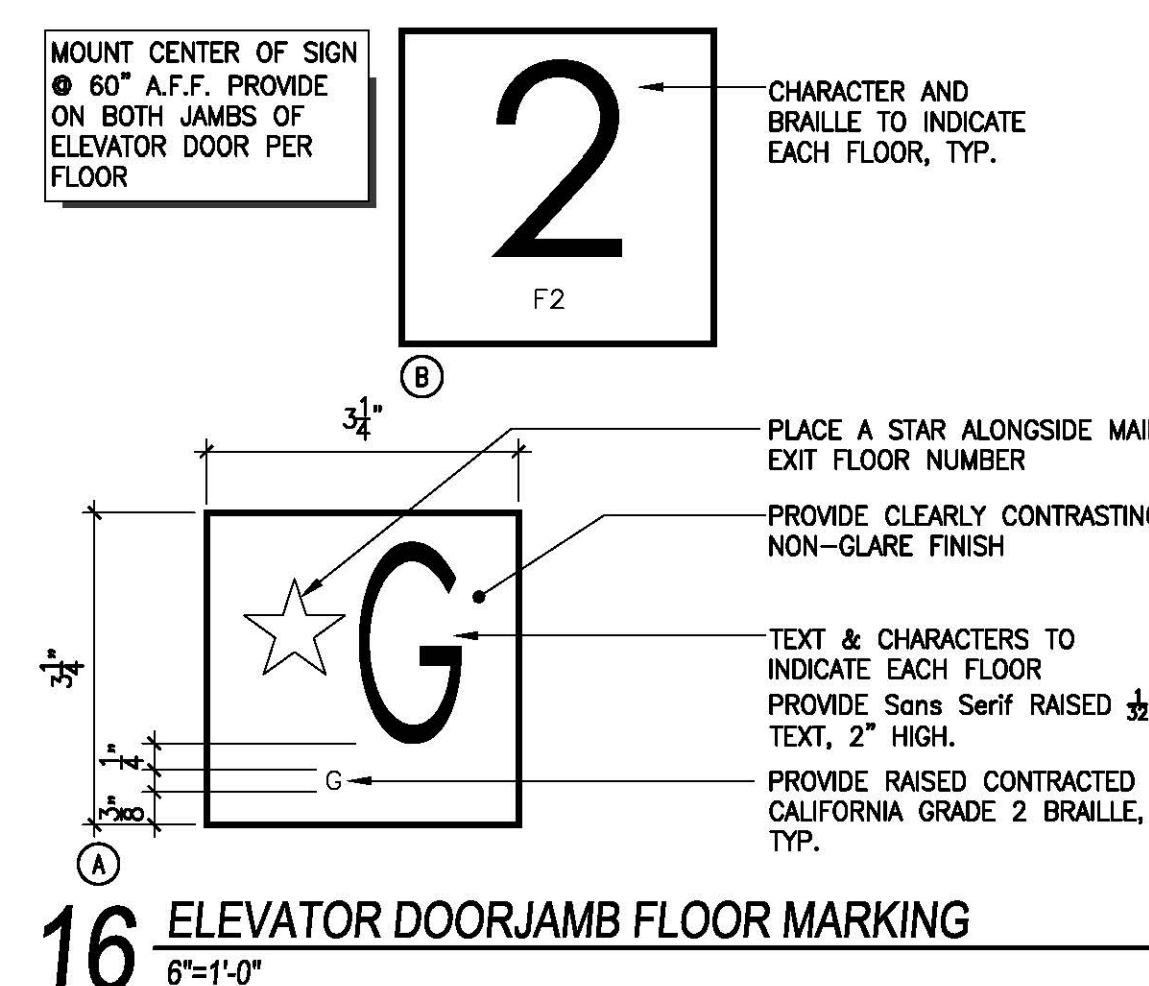
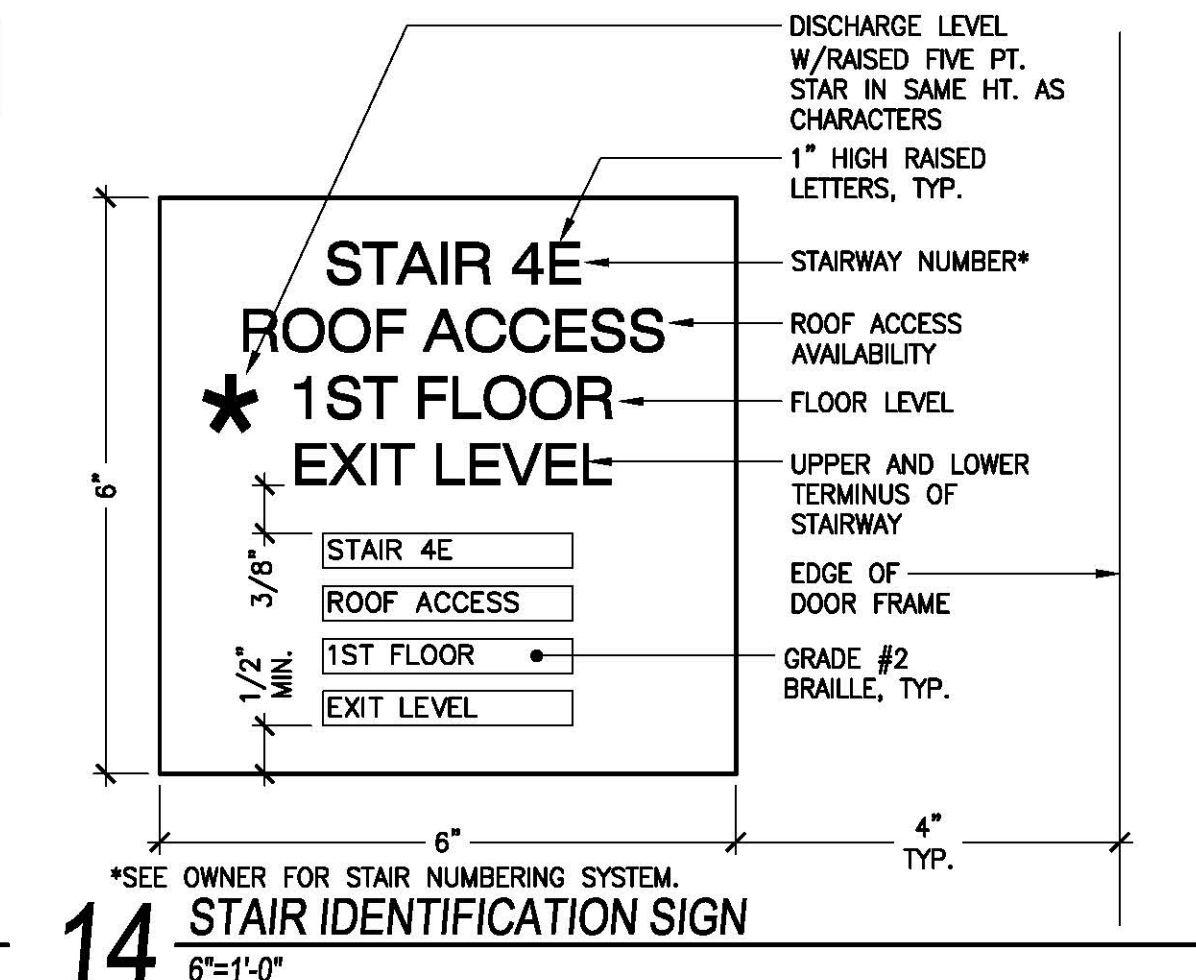
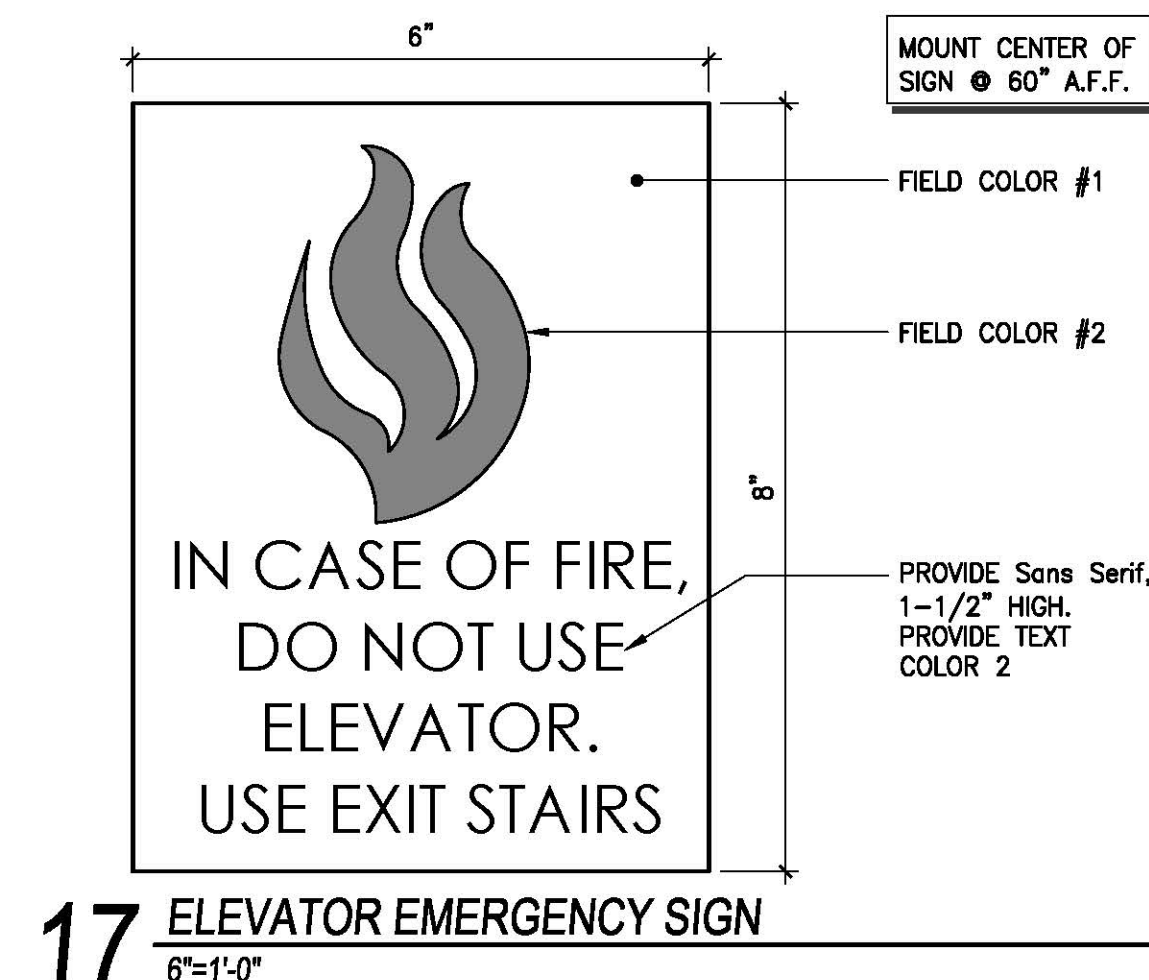
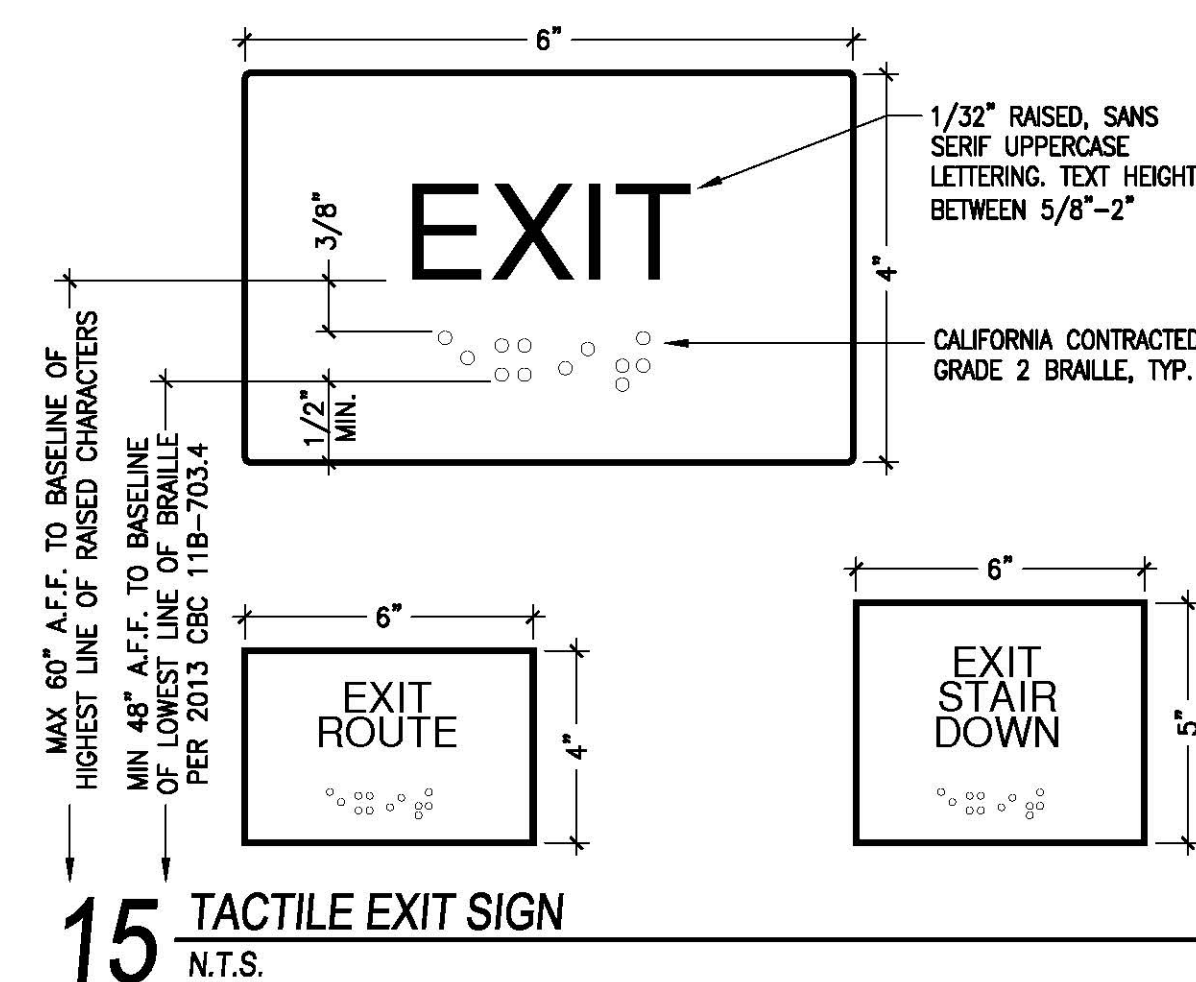
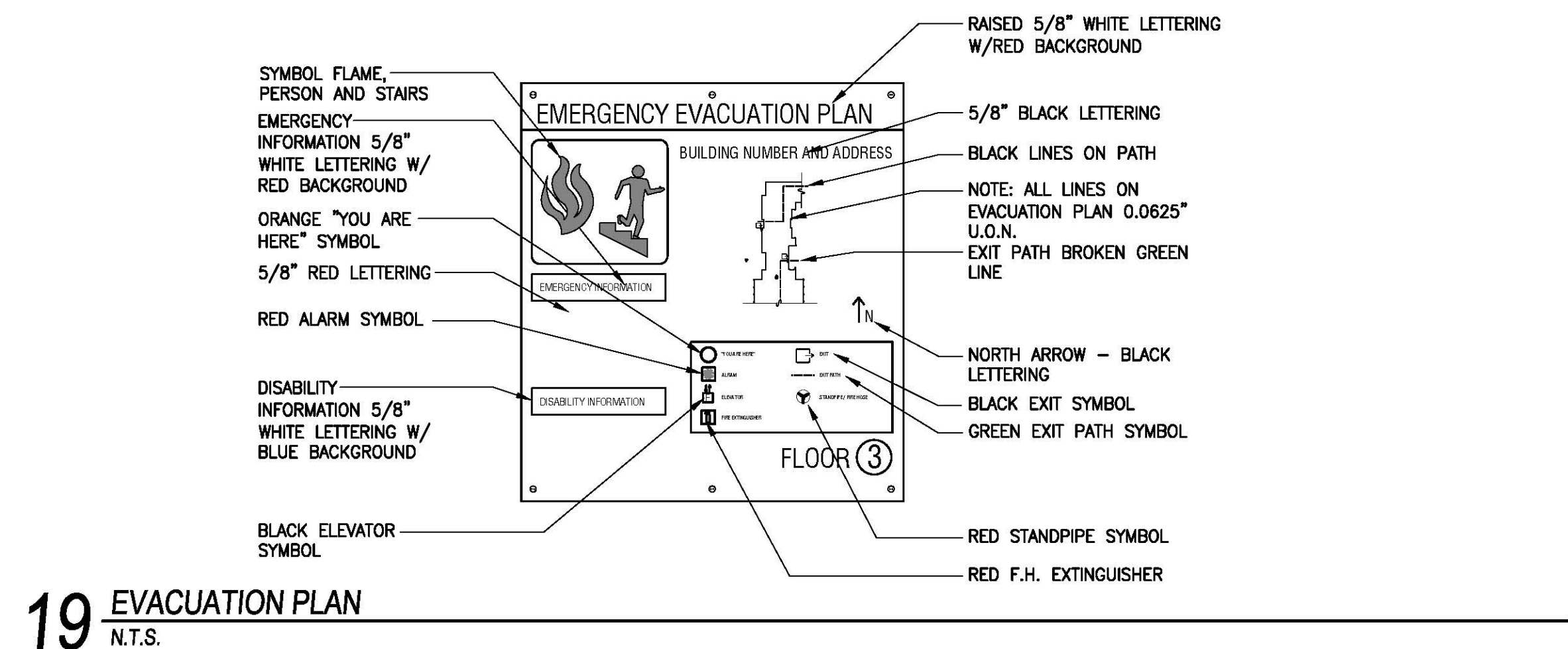
TRUE NORTH





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.







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"

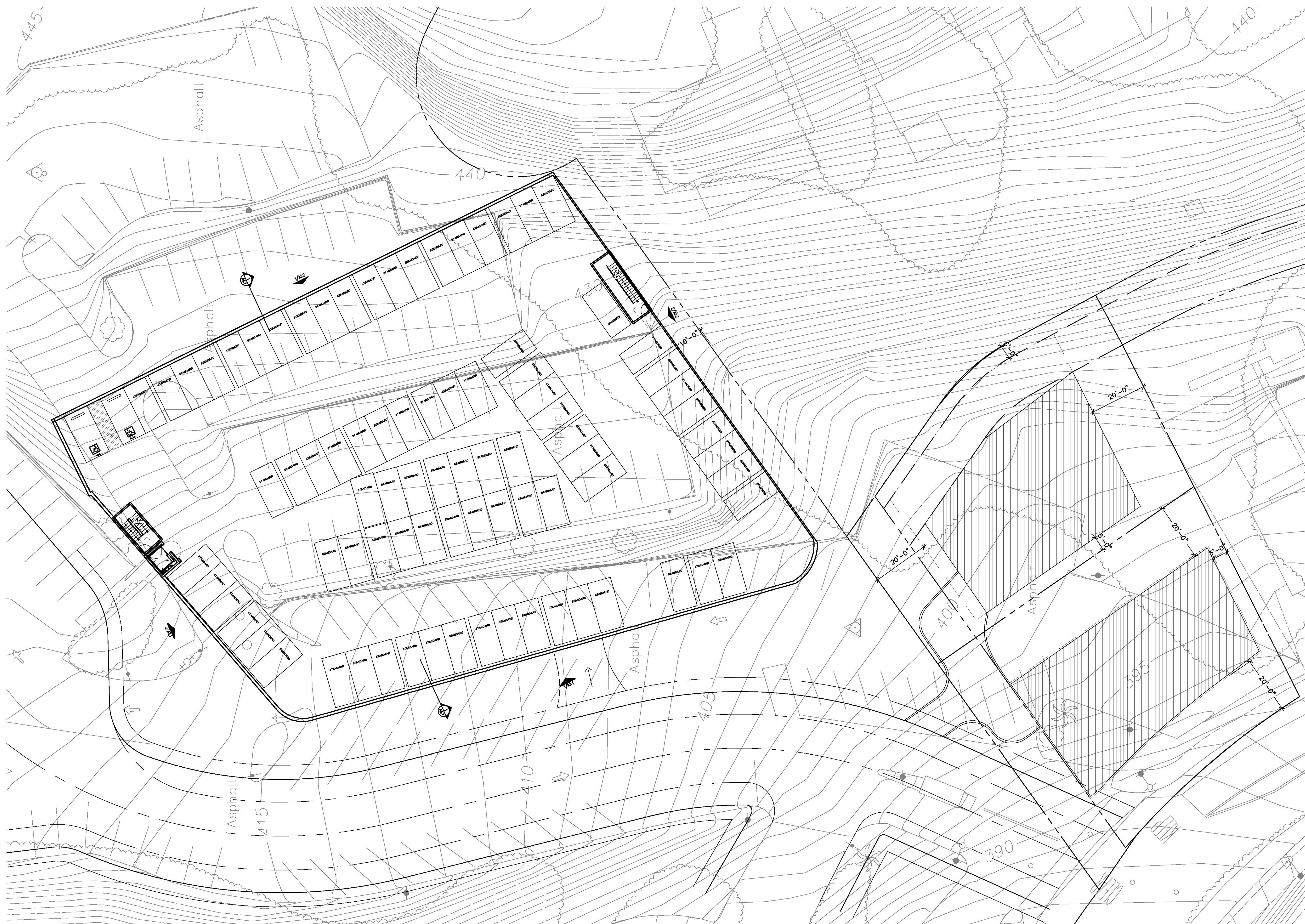
INTERIOR UNIT DOORS: 18"
EXTERIOR PUBLIC DOORS: 24"
NOTE: SEE A0.5 FOR ADDITIONAL DOOR ACCESSIBILITY CLEARANCE DETAILS

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

LEGEND

PROJECT NORTH

TRUE NORTH



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

N
DIRECTION NORTH

N
TRUE NORTH



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

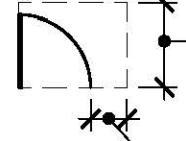
UNIT SUMMARY :


(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
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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

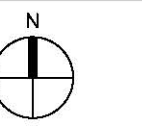
ACCESSIBILITY NOTES

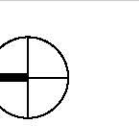
 INTERIOR UNIT DOORS: 42"
PUBLIC DOORS: 60"

 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

 PROJECT NORTH

 TRUE NORTH



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 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
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CLEARANCE DETAILS

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

LEGEND





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

PROJECT NORTH

TRUE NORTH



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.*
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A'	3	1,570	N/A
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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"

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

LEGEND

PROJECT NORTH

TRUE NORTH



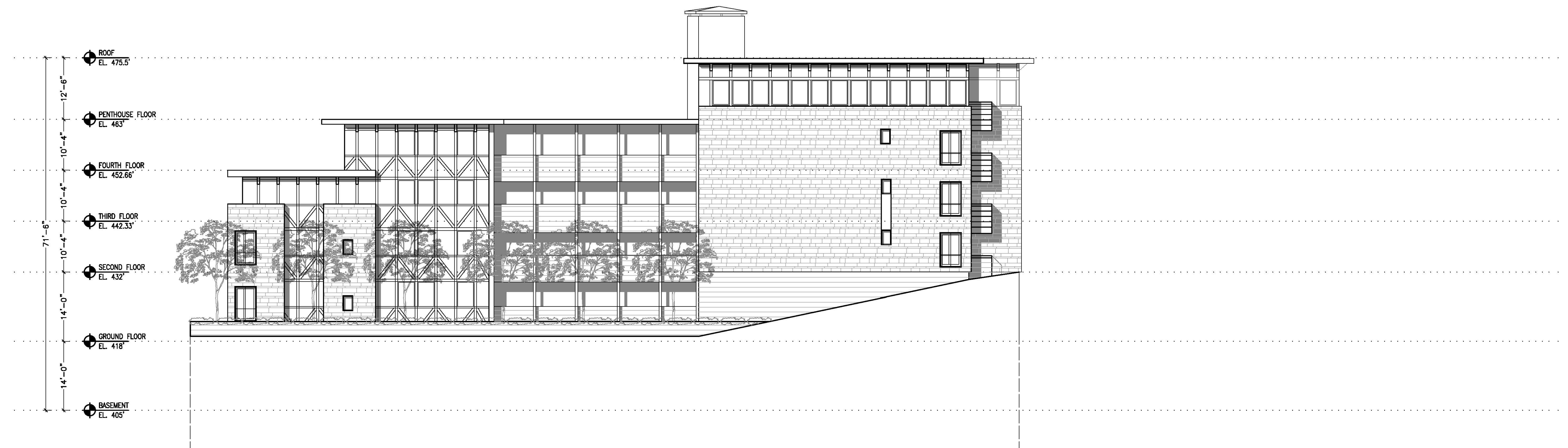
1 BUILDING ELEVATION
3/32" = 1'-0"



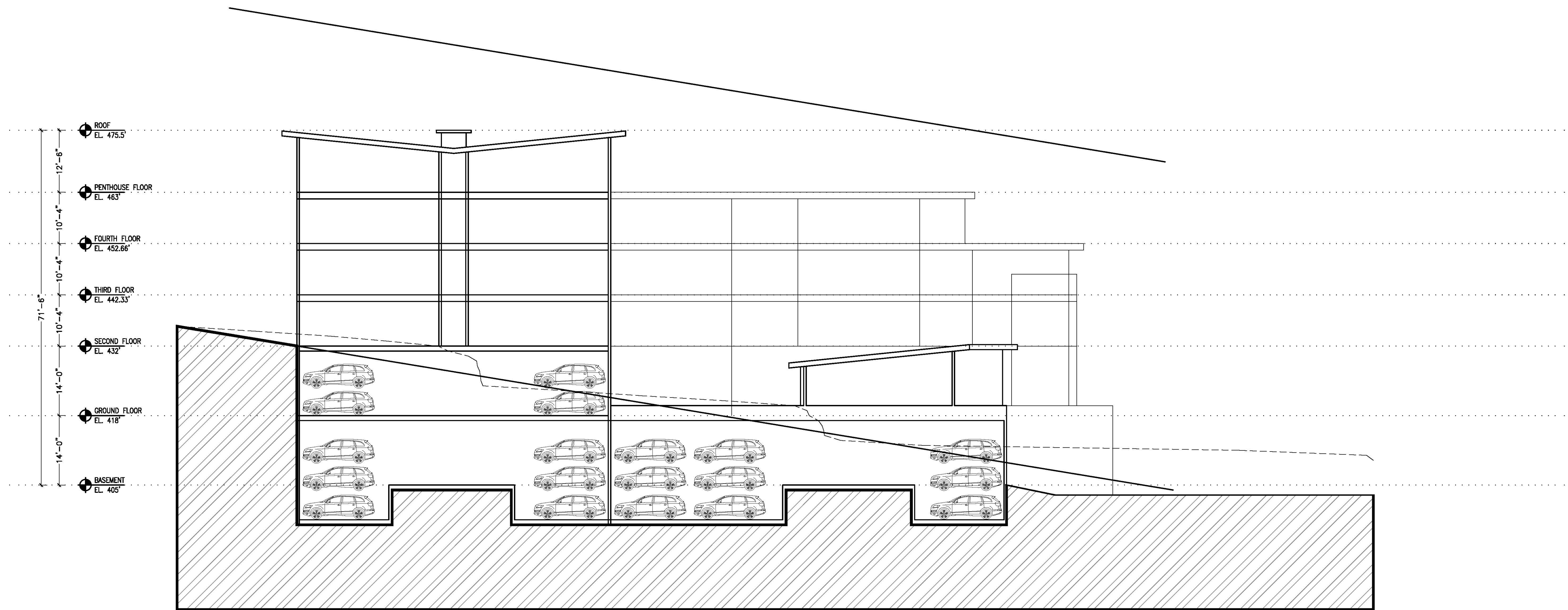
2 BUILDING ELEVATION
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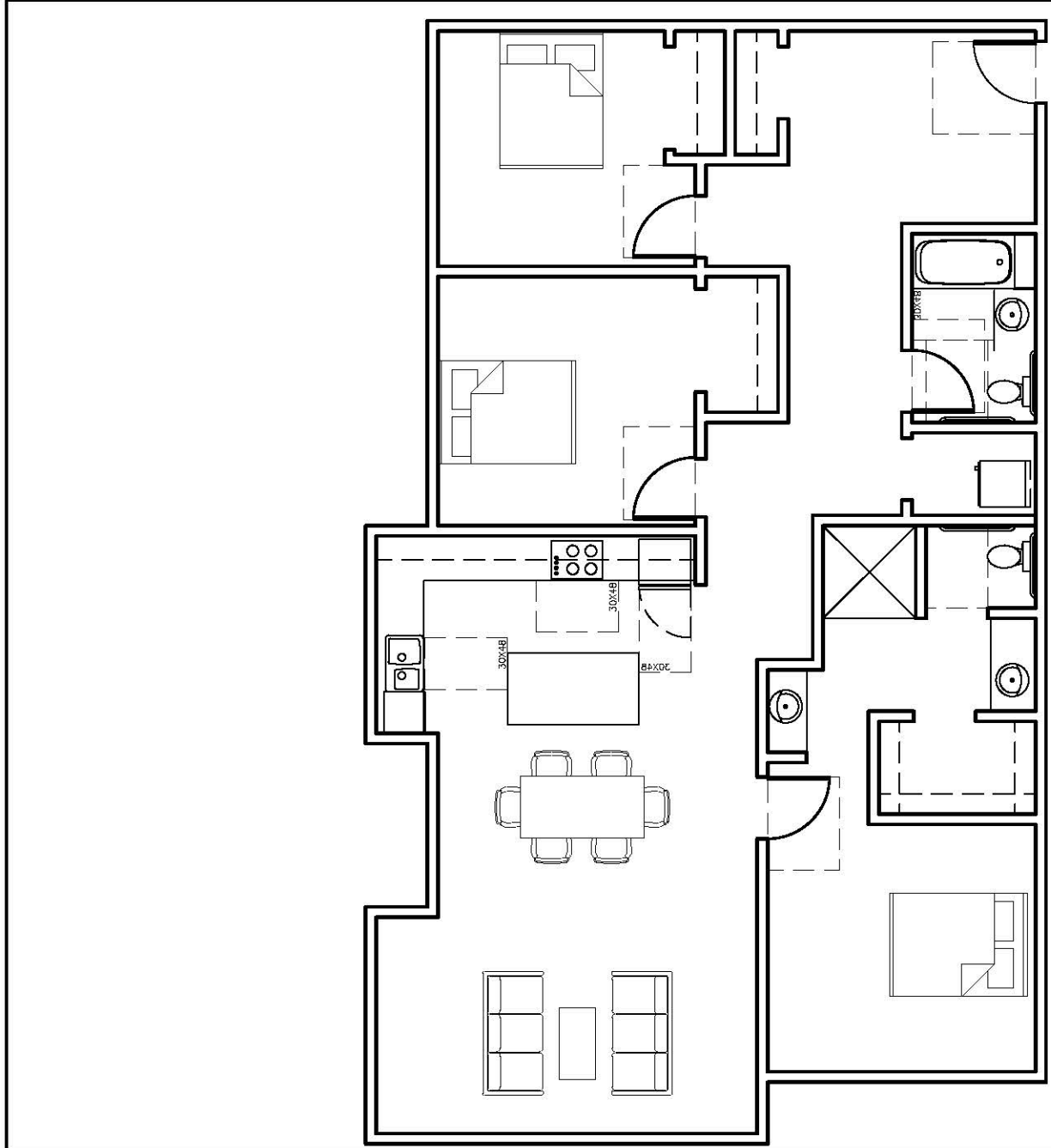
1 BUILDING ELEVATION
3/32" = 1'-0"



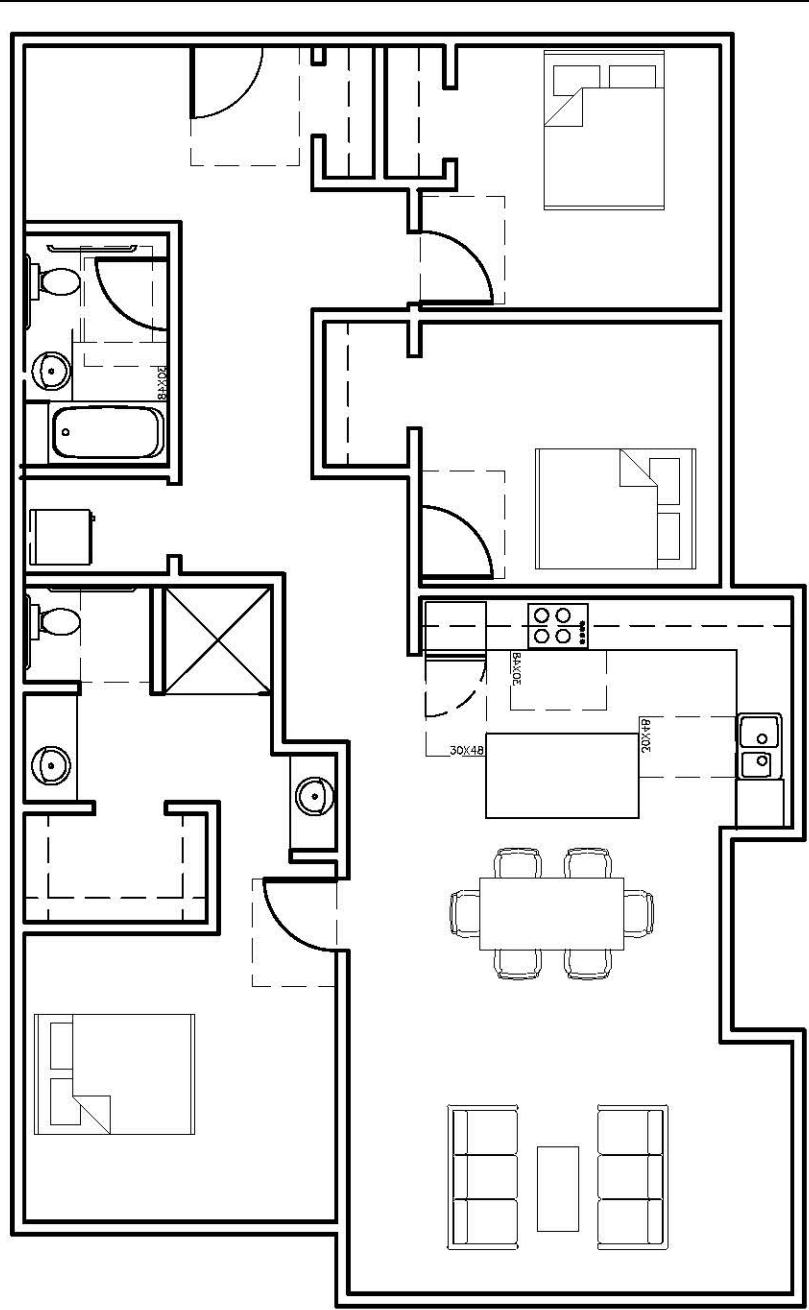
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3/32" = 1'-0"



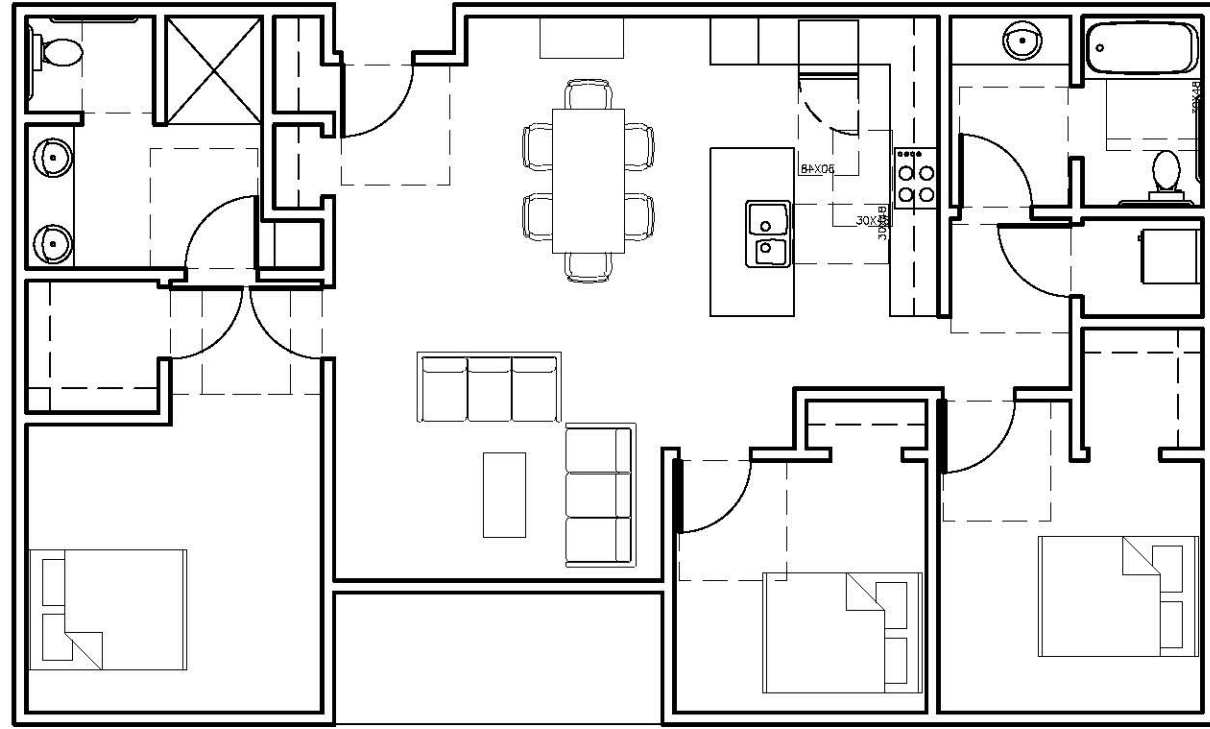
1 BUILDING SECTION
3/32" = 1'-0"



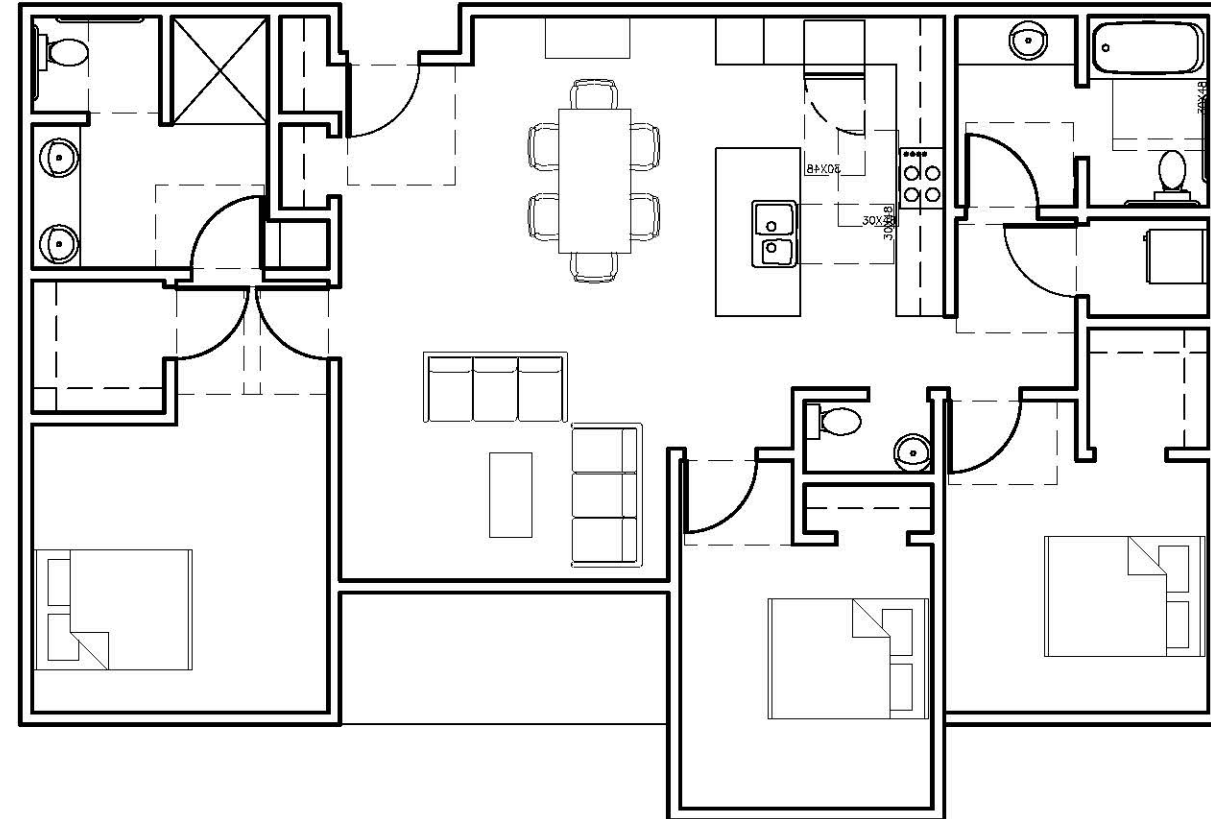
A	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1570 SF	N/A	3	



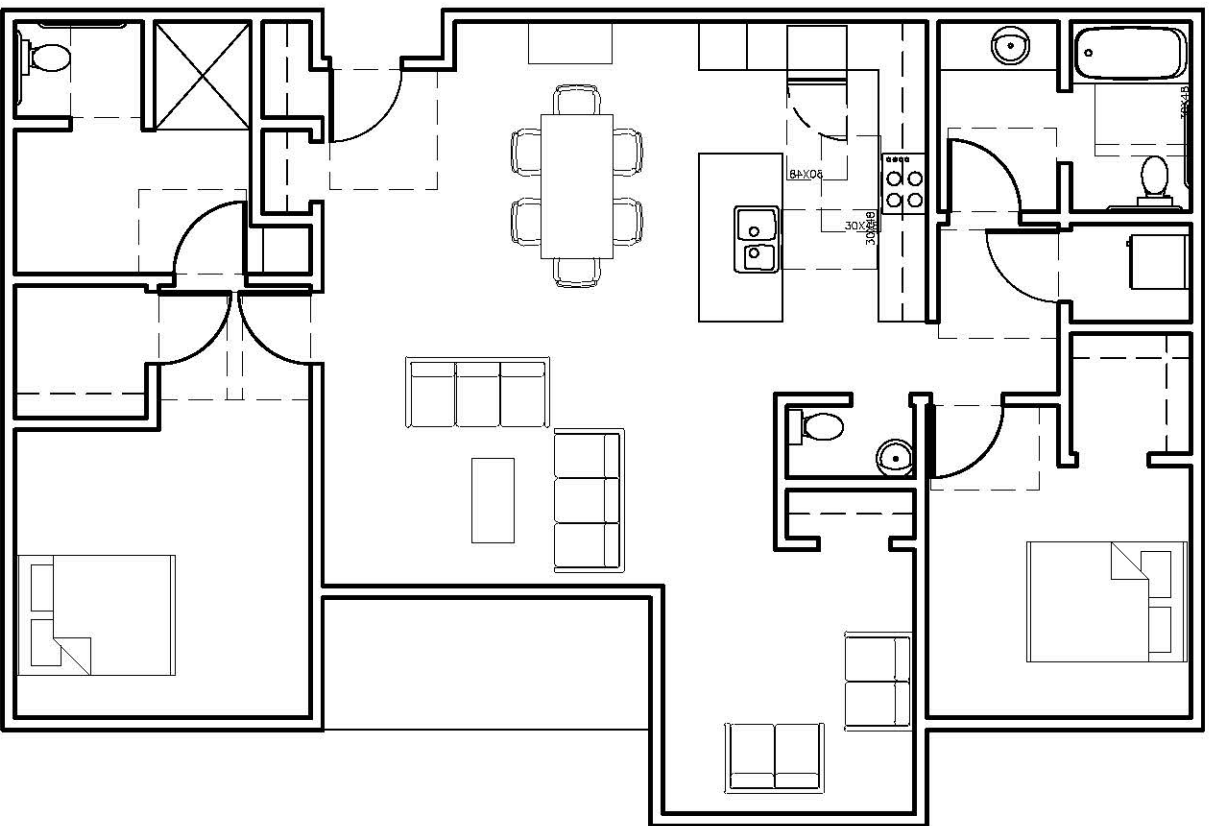
A'	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1570 SF	N/A	3	



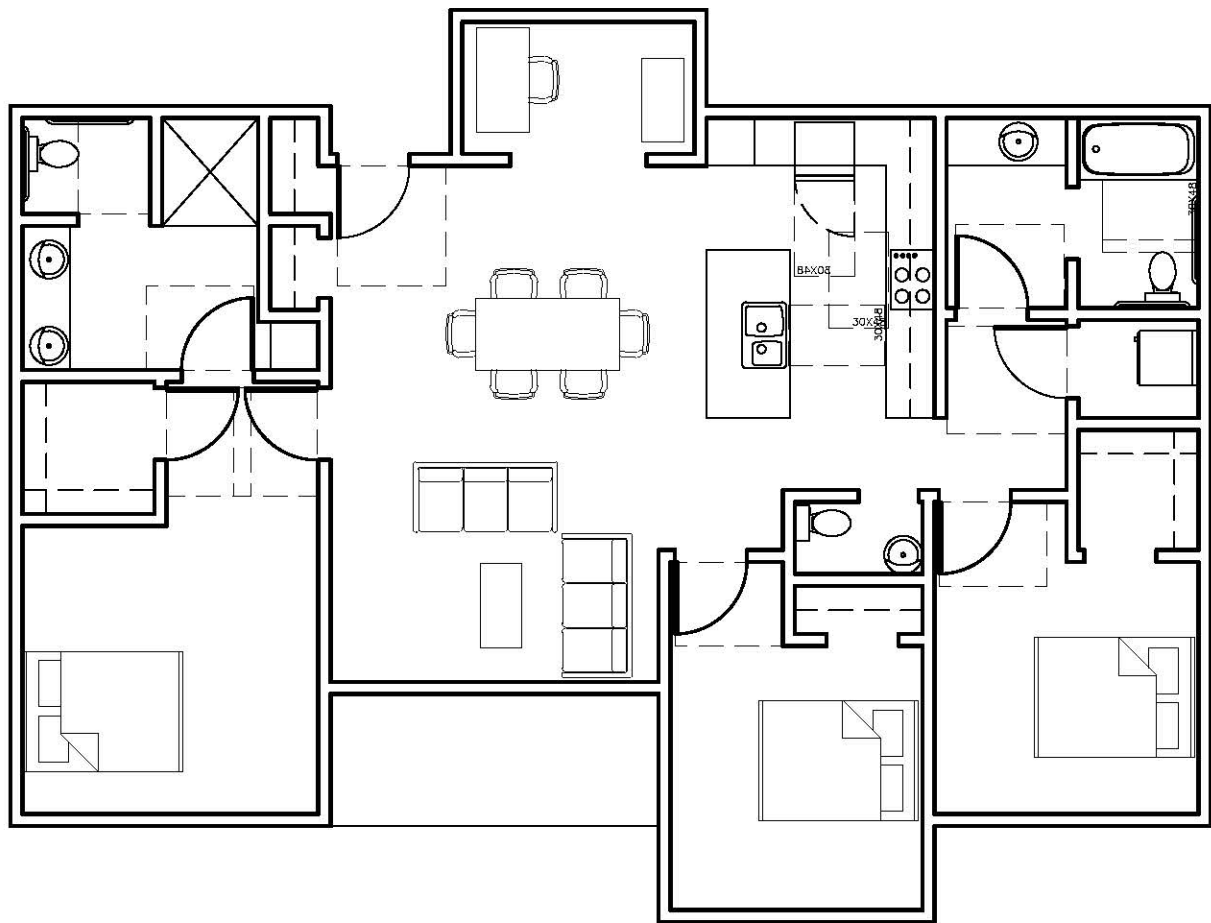
B	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1330 SF	75	24	



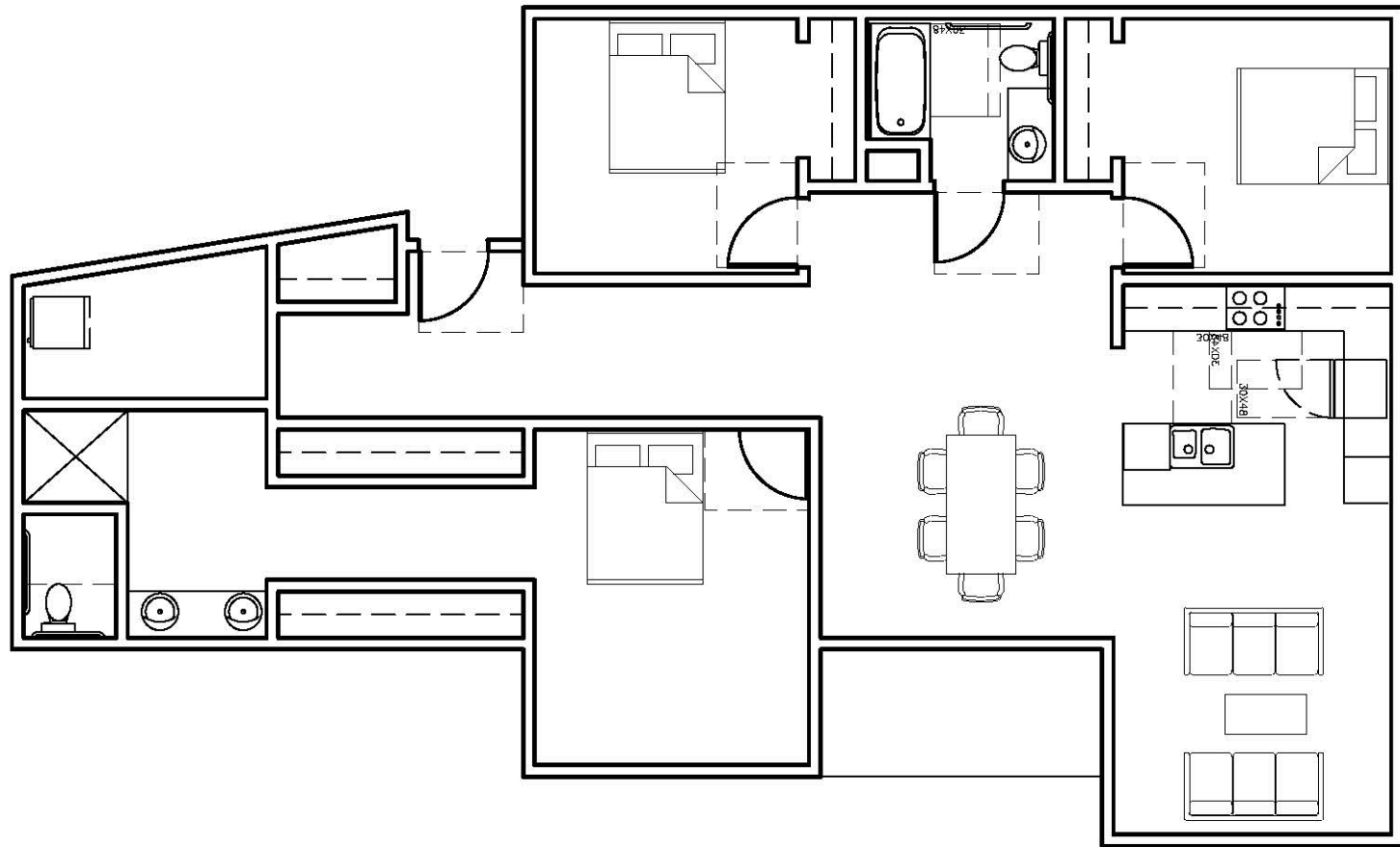
C	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1370 SF	75 SF	0	



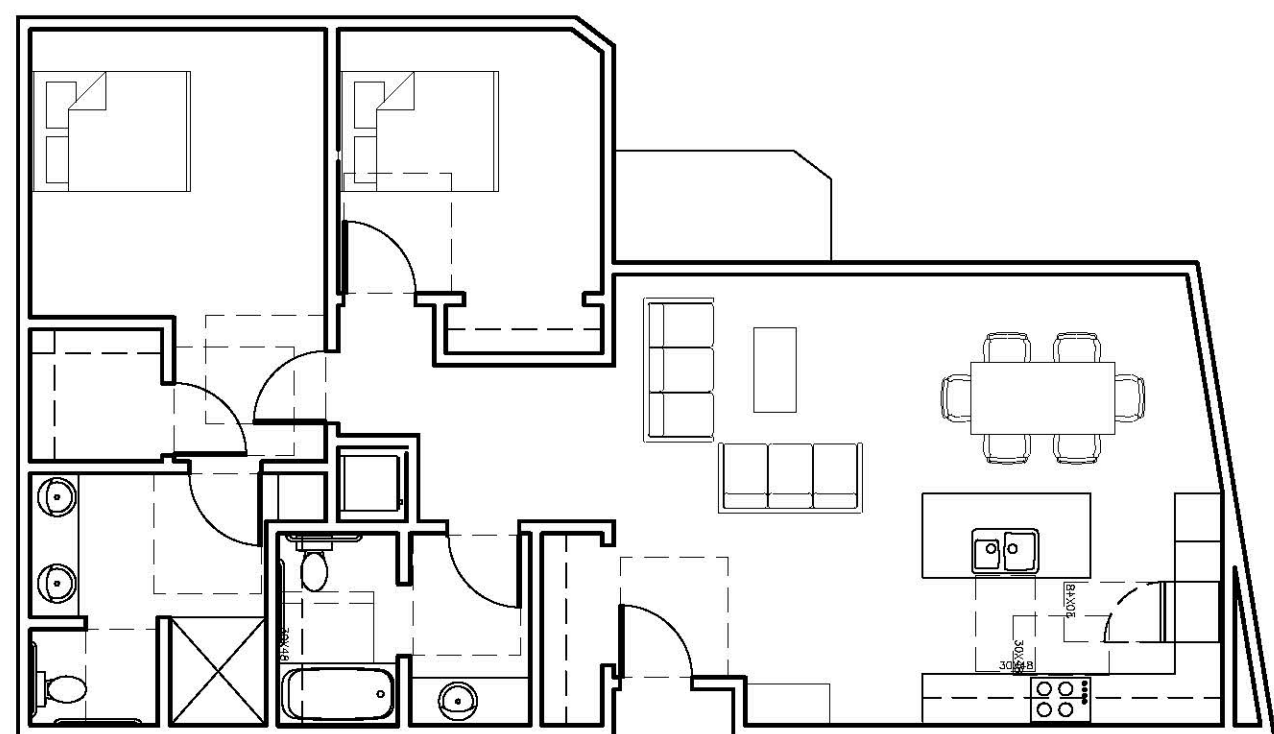
C'	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1370 SF	75 SF	0	



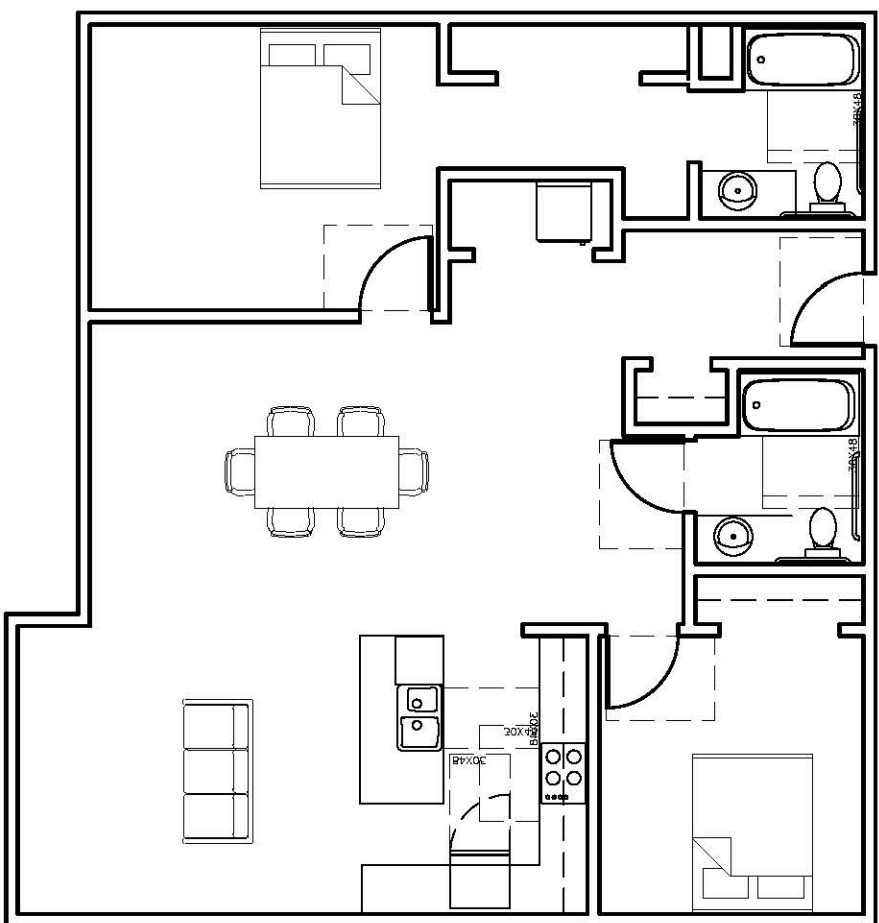
D	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1500 SF	75 SF	2	



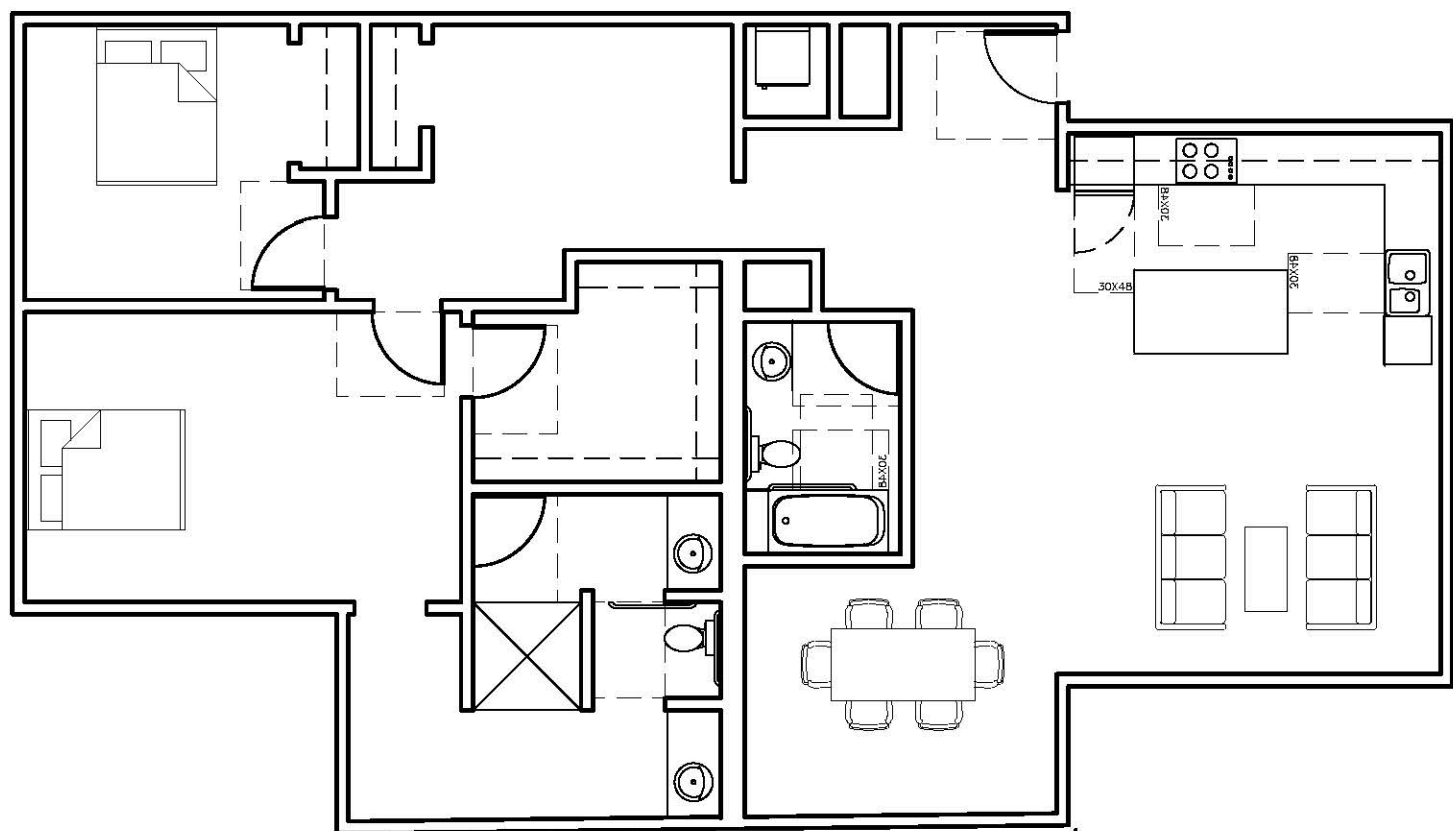
E	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1520 SF	75 SF	3	



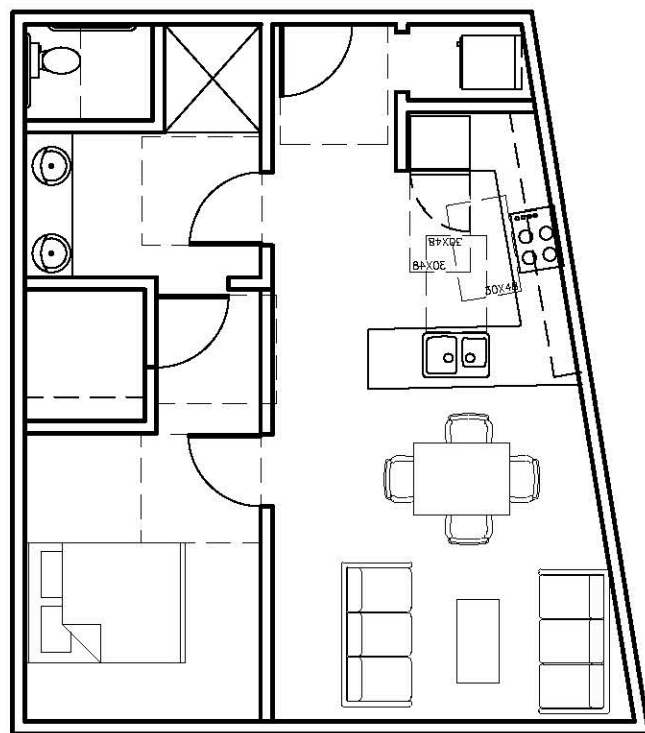
F	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT
	* 1175 SF	75 SF	4	



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

