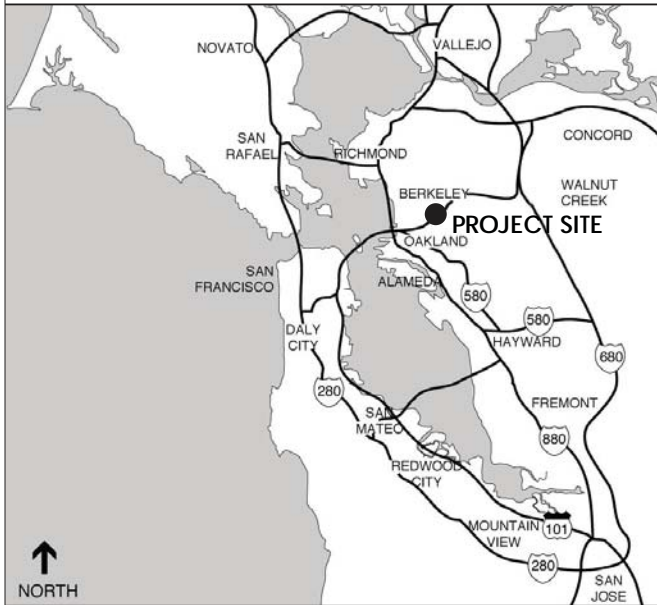
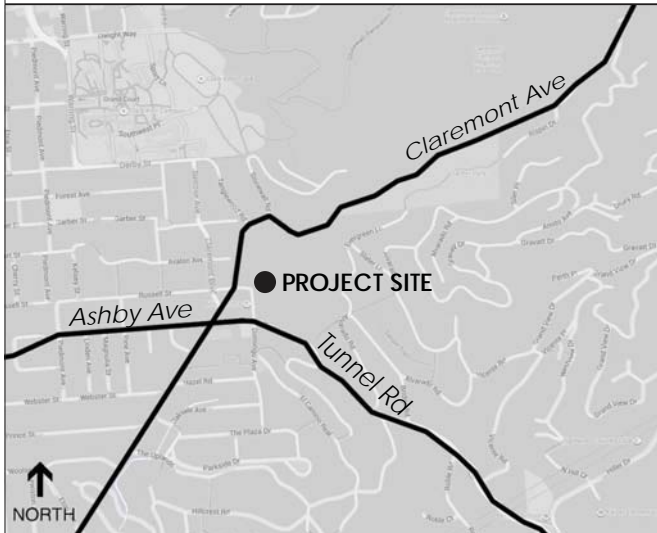


CLAREMONT
CLUB, SPA &
RESIDENCES
A FAIRMONT HOTEL
ENTITLEMENT SUBMITTAL

LOCATION MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER

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

DEVELOPER

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2335 Broadway, Suite 200
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Contact: Jamie Choy
jchoy@signaturedevelopment.com

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San Francisco, CA 94107
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ARCHITECT

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LANDSCAPE ARCHITECT

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Contact: Eron Ashley
eamshley@harthowerton.com

CIVIL ENGINEER

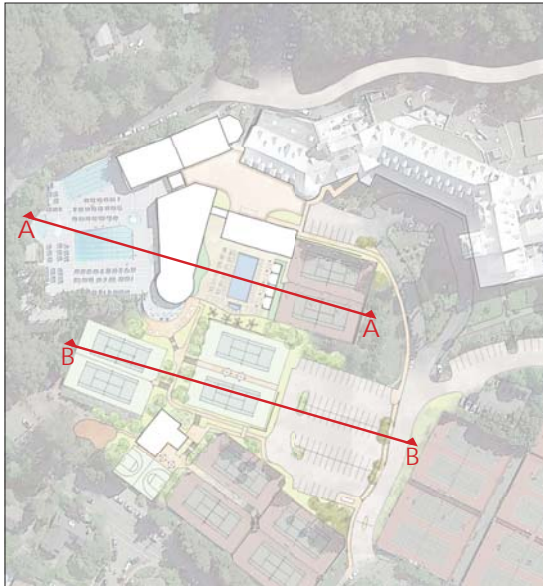
Ruggeri-Jenson-Azar
4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
(925) 227 9100
Contact: Steve Lichliter
slichliter@rja-gps.com

		Preliminary Submittal 2/11/16	Entitlement Submittal 11/21/16	RESIDENTIAL BUILDINGS			
				AR001	Residential - Enlarged Site Plan	X	X
				AR002	Residential - Site Photos	X	X
				AR003	Residential - Landscape Imagery		X
GENERAL, SITE & LANDSCAPE				AR004	Residential - Landscape Imagery		X
G001	Cover Sheet	X	X	AR005	Residential - Landscape Imagery		X
G002	Existing Site Photos	X	X	AR006	Residential - Landscape Imagery		X
G003	Site Plan - Existing	X	X	AR007	Residential - Build It Green Checklist	X	X
G004	Site Plan - Proposed	X	X	AR008	Residential - Code & Egress Plans	X	X
G005	Site Sections - Proposed	X	X	AR009	Residential - Access Plans	X	X
G006	Site Sections - Proposed	X	X	AR010	Residential - Details: Typical Accessibility	X	X
G007	Vehicular Circulation & Parking Plan	X	X	AR011	Residential - Details: Typical Accessibility	X	X
G008	Pedestrian Circulation & Access Plan	X	X	AR012	Residential - Details: Typical Accessibility	X	X
G009	Aerial Perspective		X	AR201	Residential - Basement Plan	X	X
				AR202	Residential - Ground Floor Plan	X	X
CLUB BUILDINGS				AR203	Residential - Second Floor Plan	X	X
AC001	Club - Enlarged Site Plan	X	X	AR204	Residential - Third Floor Plan	X	X
AC101	Clubhouse Expansion - Lower Floor Plan	X	X	AR205	Residential - Fourth Floor Plan	X	X
AC102	Clubhouse Expansion - Upper Floor Plan	X	X	AR206	Residential - Penthouse Floor Plan	X	X
AC103	Clubhouse Expansion - Roof Plan	X	X	AR207	Residential - Roof Plan	X	X
AC201	Clubhouse Expansion - Elevations	X	X	AR301	Residential - Elevations	X	X
AC301	Clubhouse Expansion - Section	X	X	AR302	Residential - Elevations	X	X
AK101	Kids Club - Floor Plans	X	X	AR401	Residential - Section	X	X
AK201	Kids Club - Elevations	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				

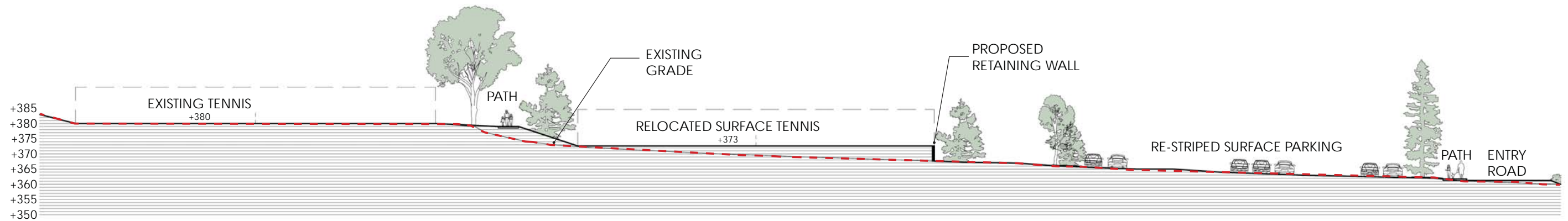








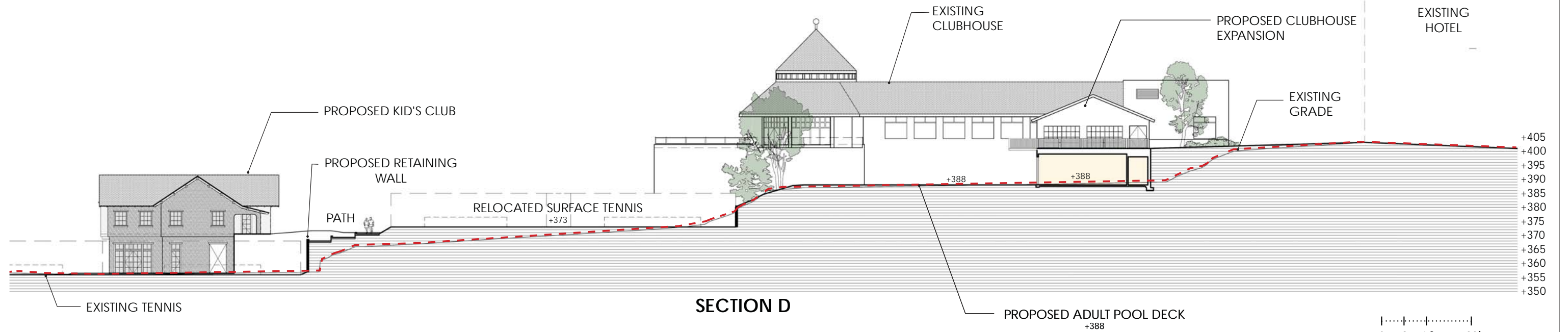
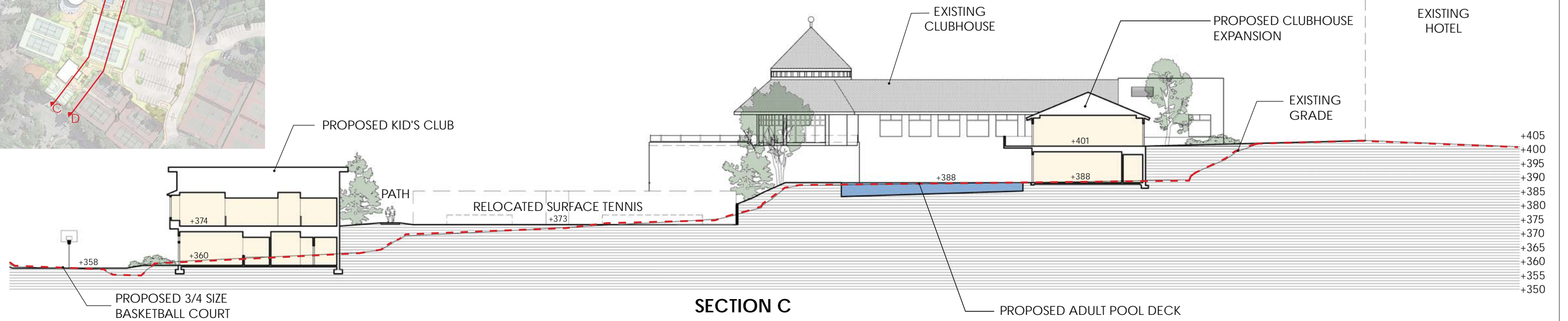
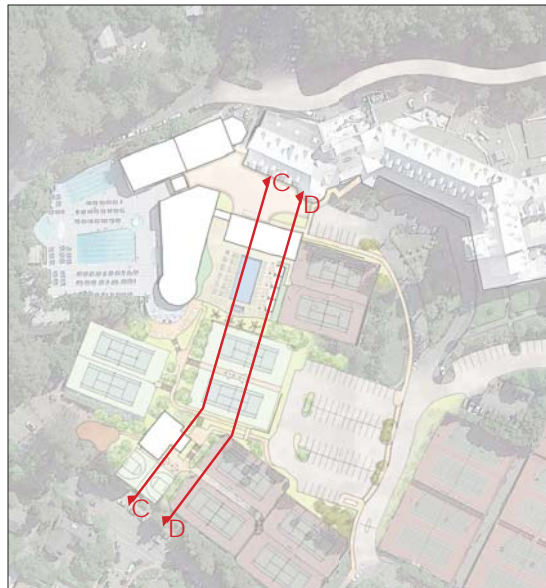
SECTION A



SECTION B

0 8 16 32'

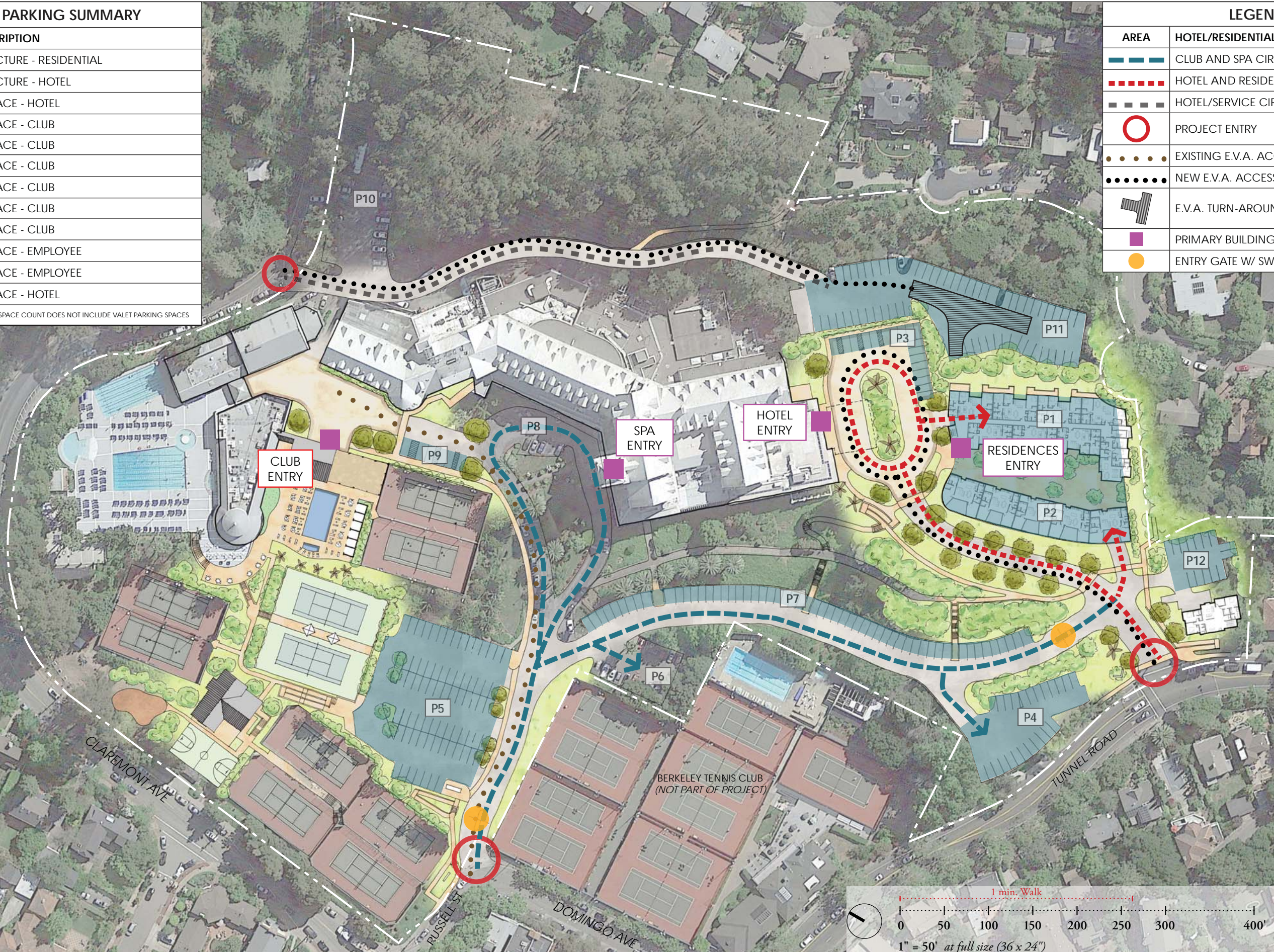
1/16" = 1'-0" at full size (36 x 24")

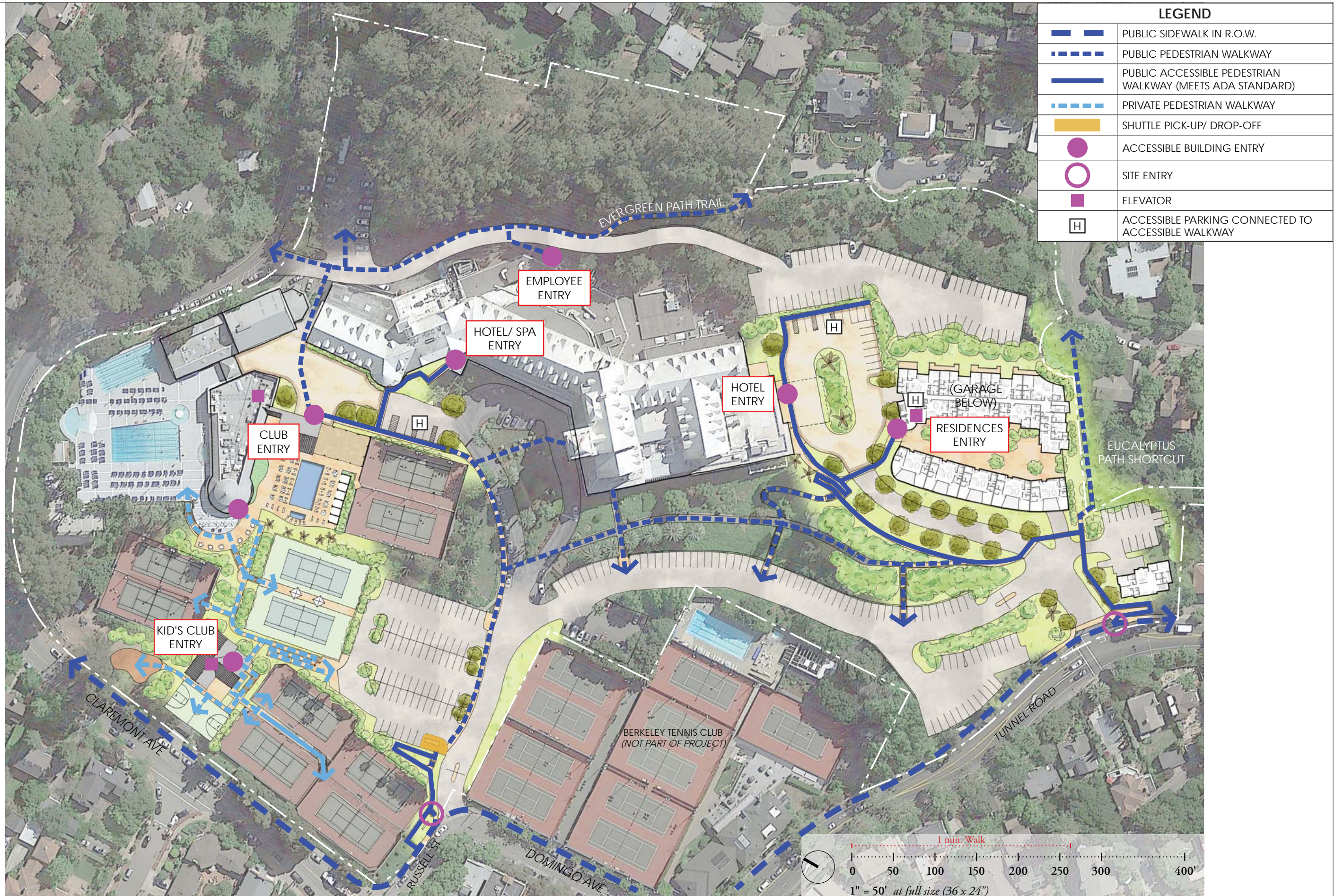


0 8 16 32'
1/16" = 1'-0" at full size (36 x 24")

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

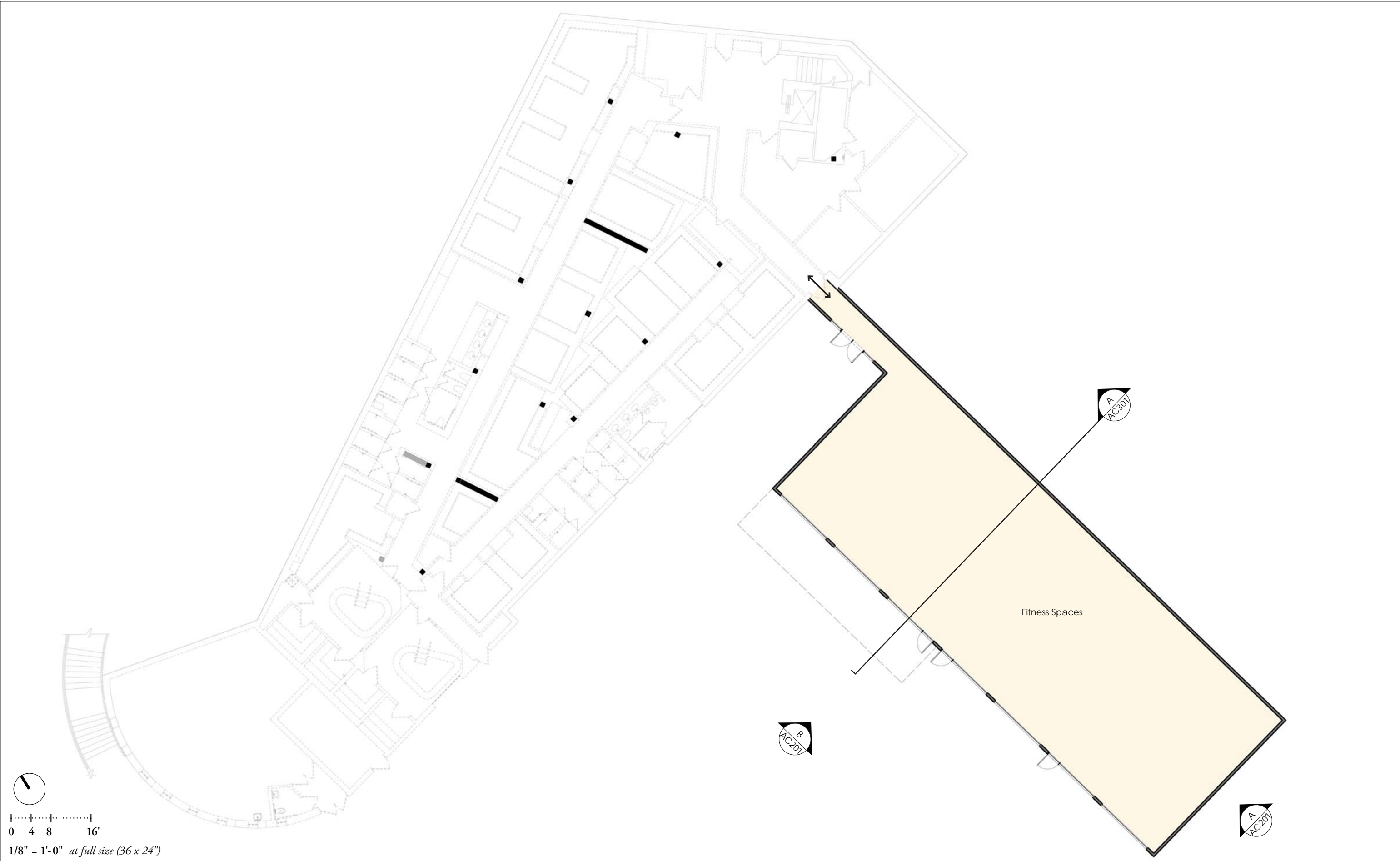


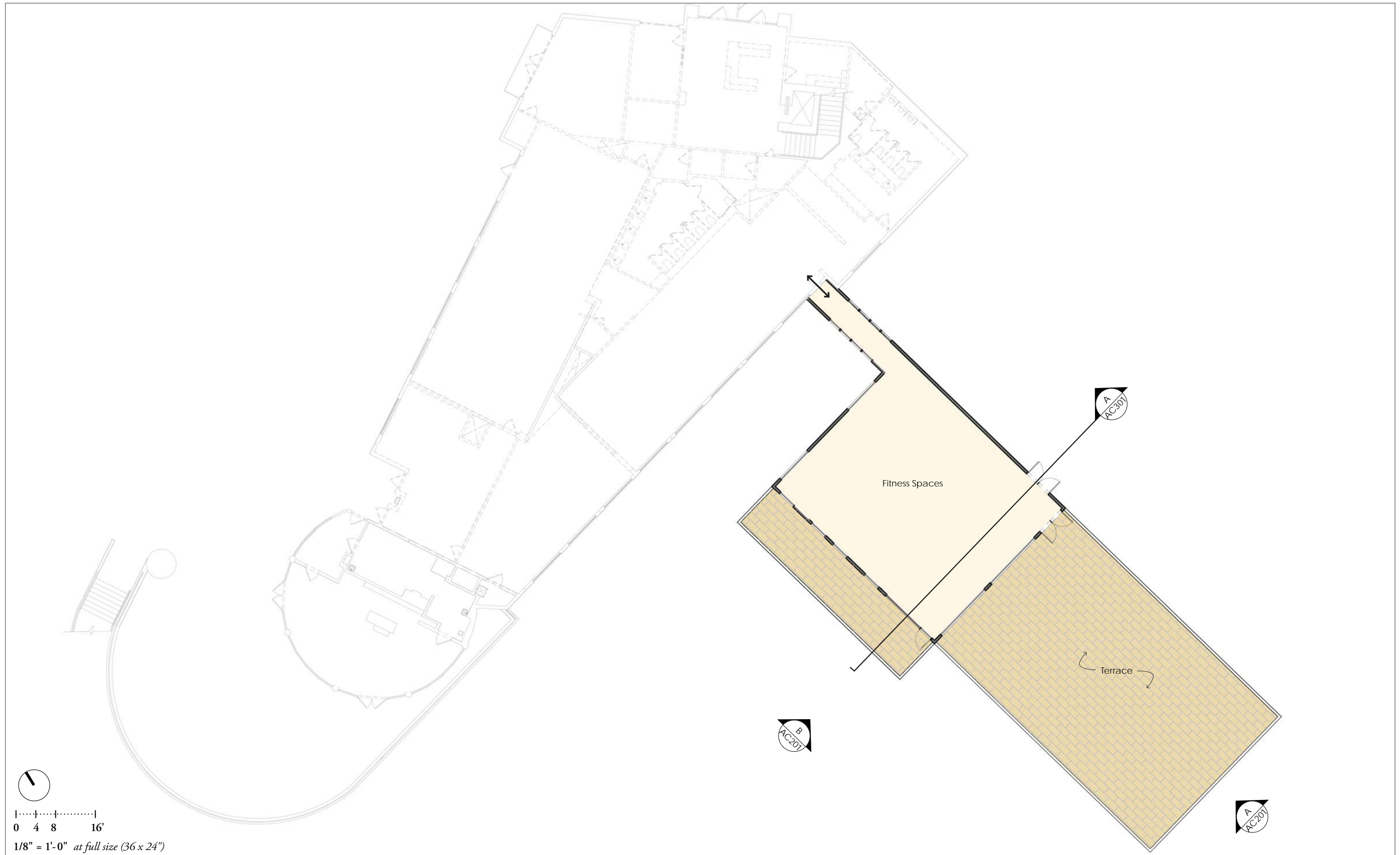


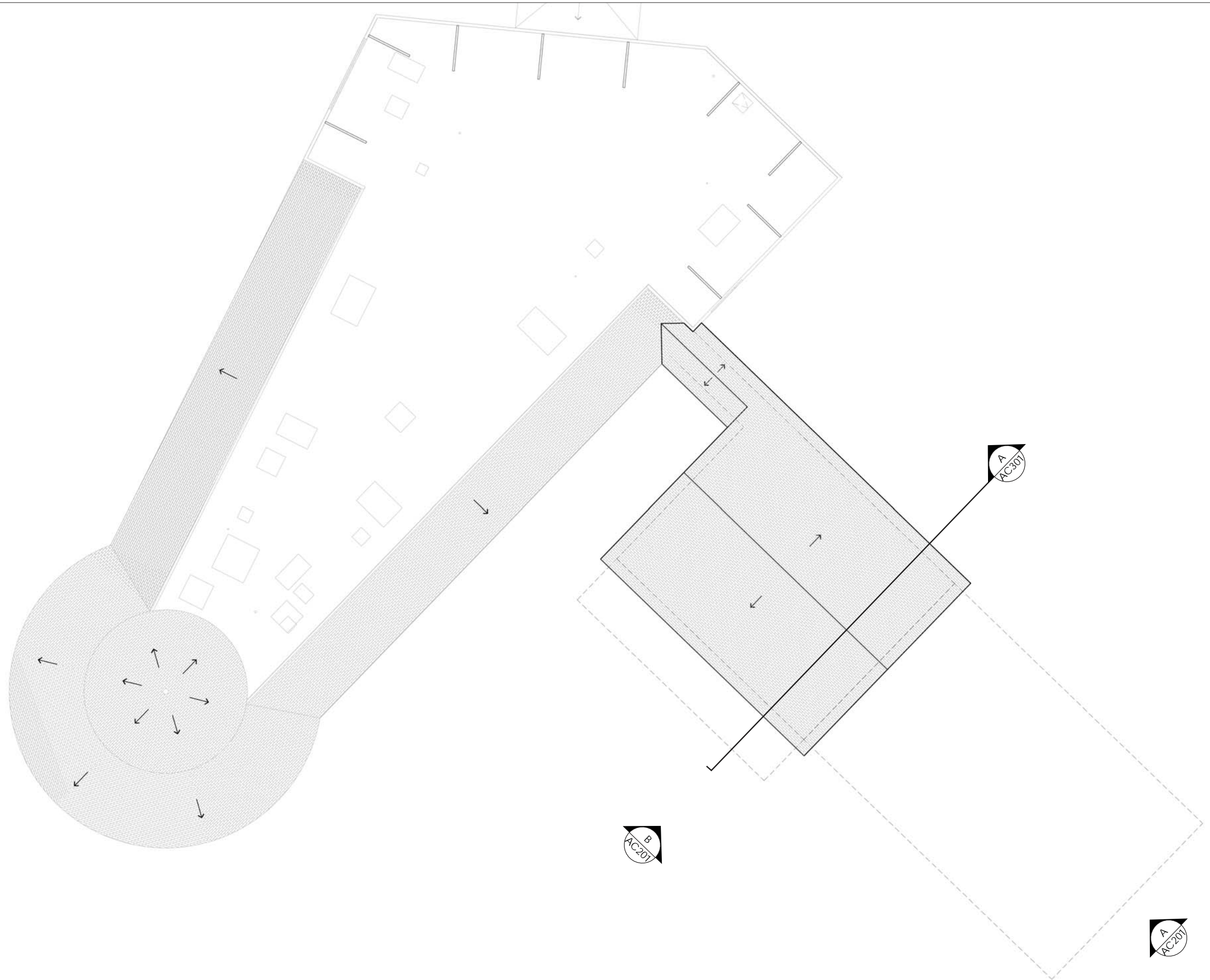




LEGEND	
1	New Kid's Club & Tennis Offices (w/ Elevator) on Existing Footprint
2	Expanded Clubhouse
3	Updated Arrival Court
4	Existing Pool & Deck (Accessibility updates)
5	Updated Accessible Path from Hotel to Club
6	New Accessible Path
7	Existing Preserved Fire Access Lane
8	Existing Preserved Fire 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")

HART | HOWERTON

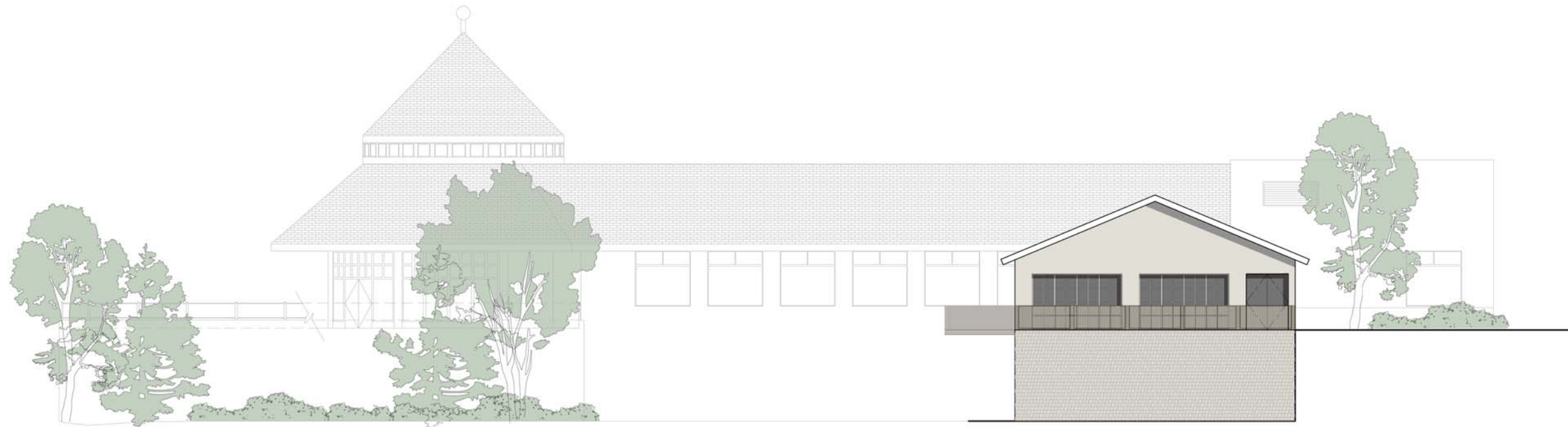
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CLAREMONT CLUB, SPA & RESIDENCES

A FAIRMONT HOTEL *Oakland, CA*

Clubhouse Expansion - Roof Plan | AC103

November 21, 2016

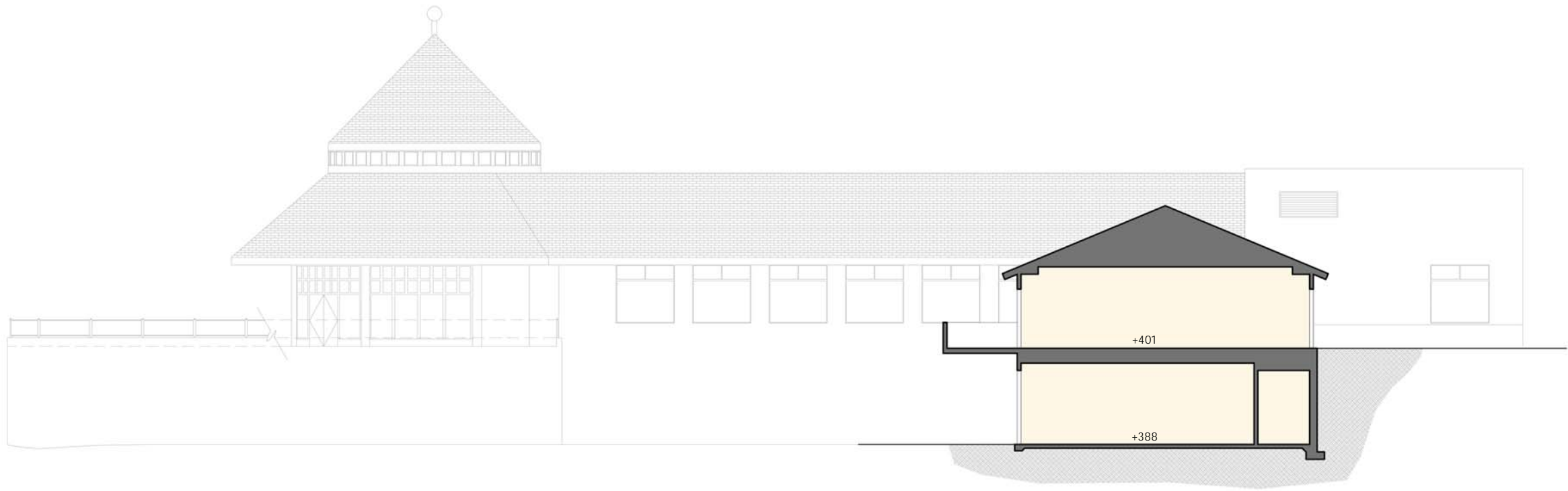


A - SOUTH ELEVATION



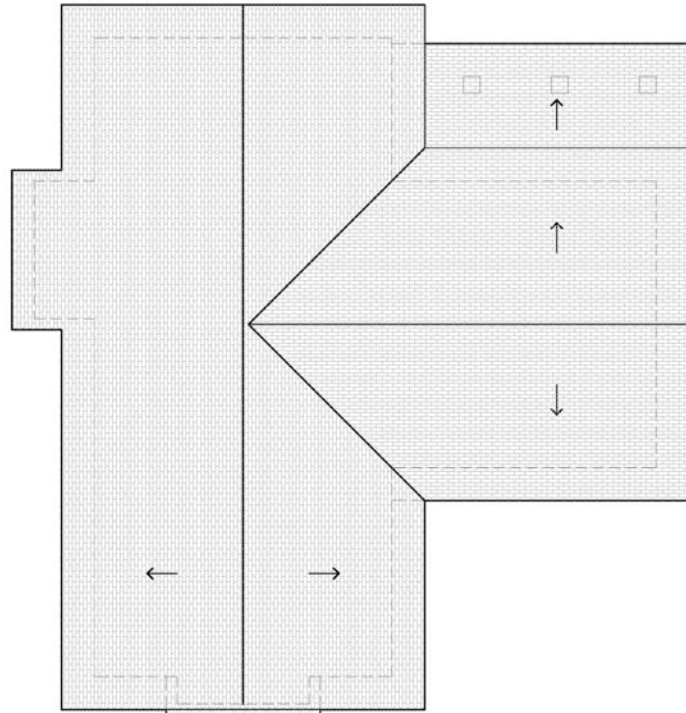
B - WEST ELEVATION

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

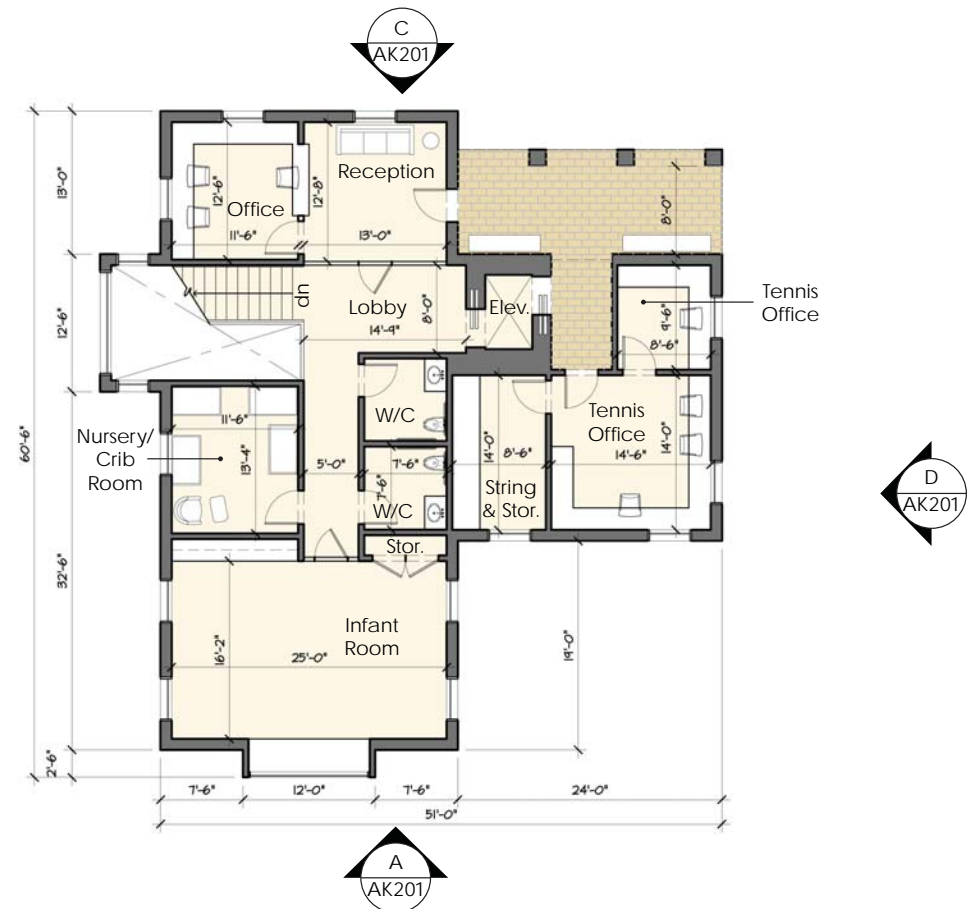


A - SECTION

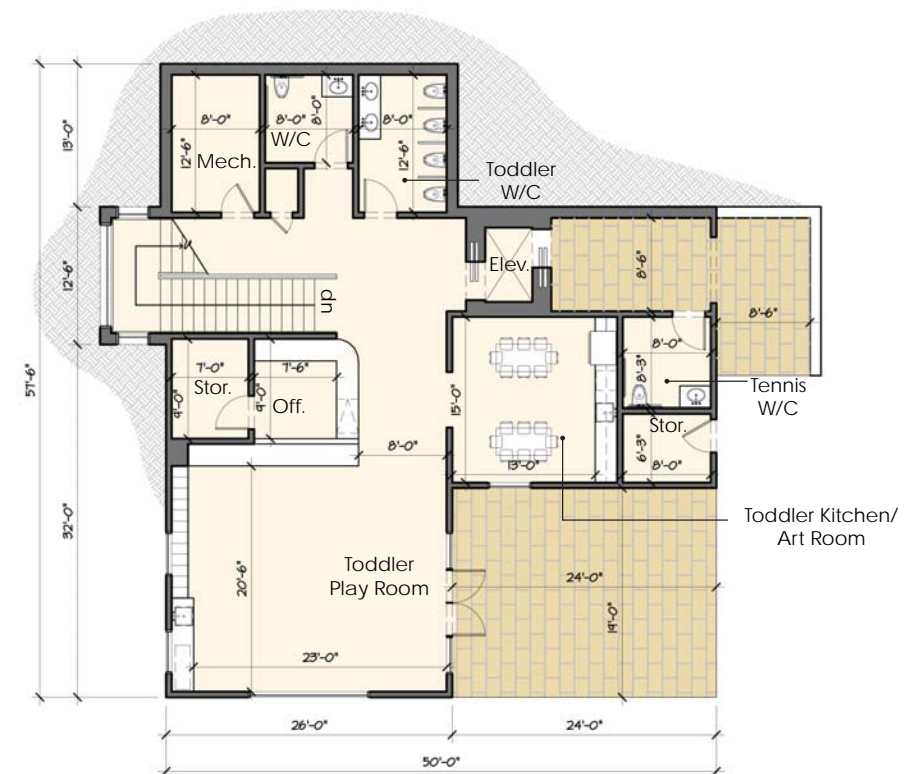
0 4 8 16'
 1/8" = 1'-0" at full size (36 x 24")



A - ROOF PLAN



B- UPPER FLOOR PLAN



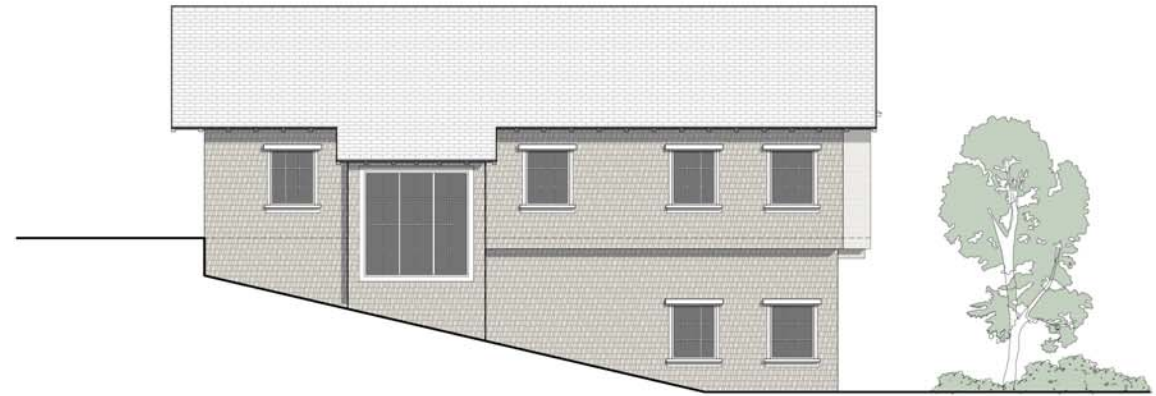
C- LOWER FLOOR PLAN



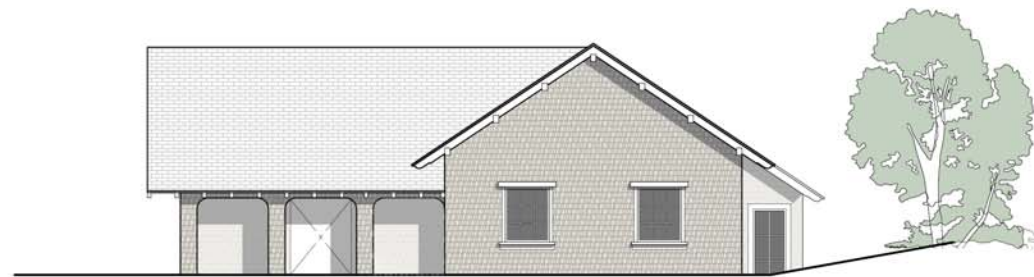
0 4 8 16'
1/8" = 1'-0" at full size (36 x 24")



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")





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



PITTOSPORUM 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

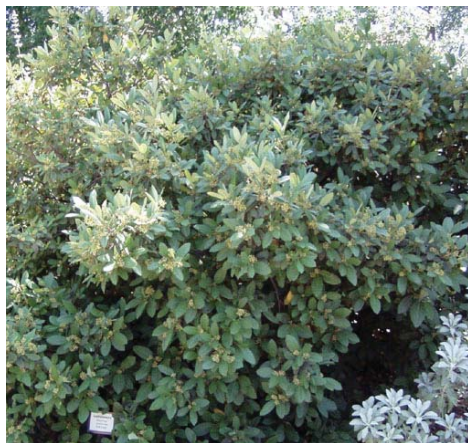
SCREENING
SHRUBS



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



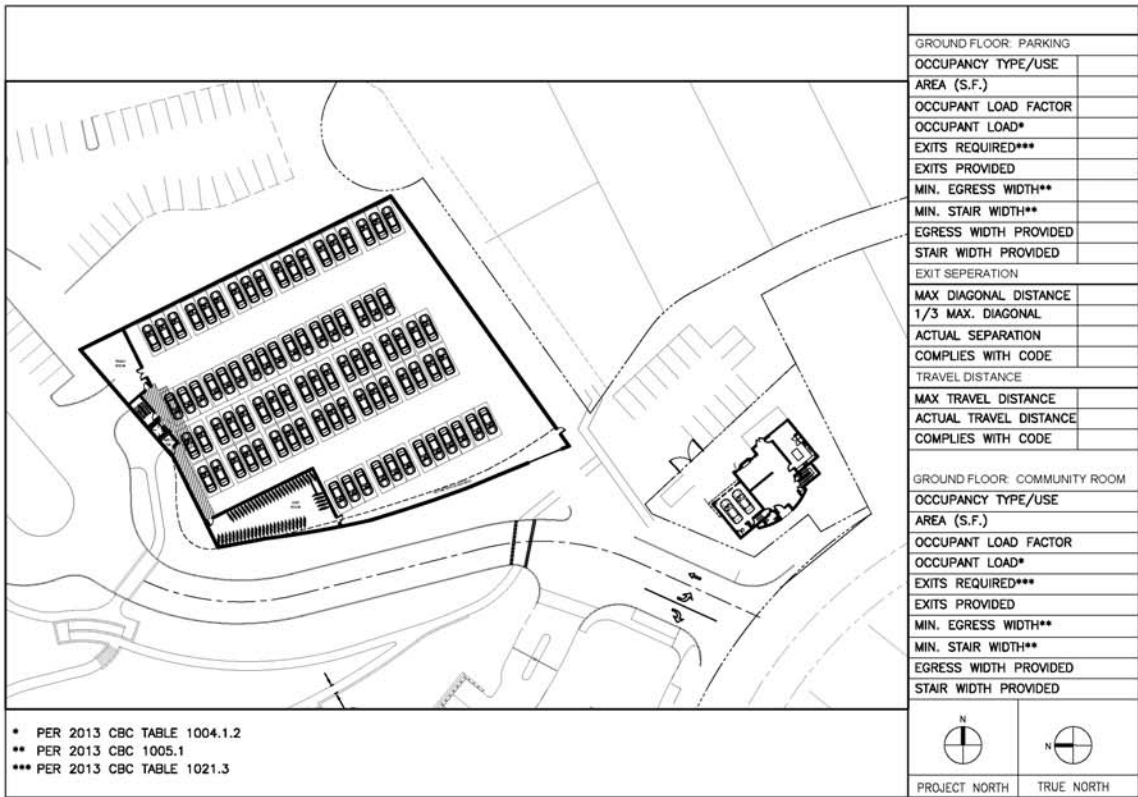
CAREX PRAEGRACILIS /
DUNE FIELD SEDGE W/ MIX OF
AEONIUMS AND FOXTAIL AGAVE



JUNCUS POLYANTHEMOS / AUSTRALIAN
GRAY RUSH

<p>BIORETENTION SWALE PLANTS</p>	<div data-bbox="534 110 1112 530">  </div> <div data-bbox="534 534 745 560"> <p>NATIVE LADY FERN</p> </div> <div data-bbox="1134 110 1575 530">  </div> <div data-bbox="1134 534 1389 560"> <p>WESTERN SWORD FERN</p> </div>
<p>VINE PLANTERS</p>	<div data-bbox="534 687 904 1106">  </div> <div data-bbox="534 1110 829 1165"> <p>'AVALANCHE' EVERGREEN CLEMATIS</p> </div> <div data-bbox="923 687 1311 1106">  </div> <div data-bbox="923 1110 1193 1137"> <p>ROSE 'CECILE BRUNNER'</p> </div>
<p>PALMS AND SHRUBS BELOW POOL AND FITNESS</p>	<div data-bbox="534 1282 876 1701">  </div> <div data-bbox="534 1705 848 1759"> <p>SYAGRUS ROMANZOFFIANA / QUEEN PALM</p> </div> <div data-bbox="895 1282 1342 1701">  </div> <div data-bbox="895 1705 1302 1759"> <p>TIBOUCHINA IASIANDRA / PRINCESS FLOWER</p> </div>

1 CALGREEN RESIDENTIAL MANDATORY MEASURES



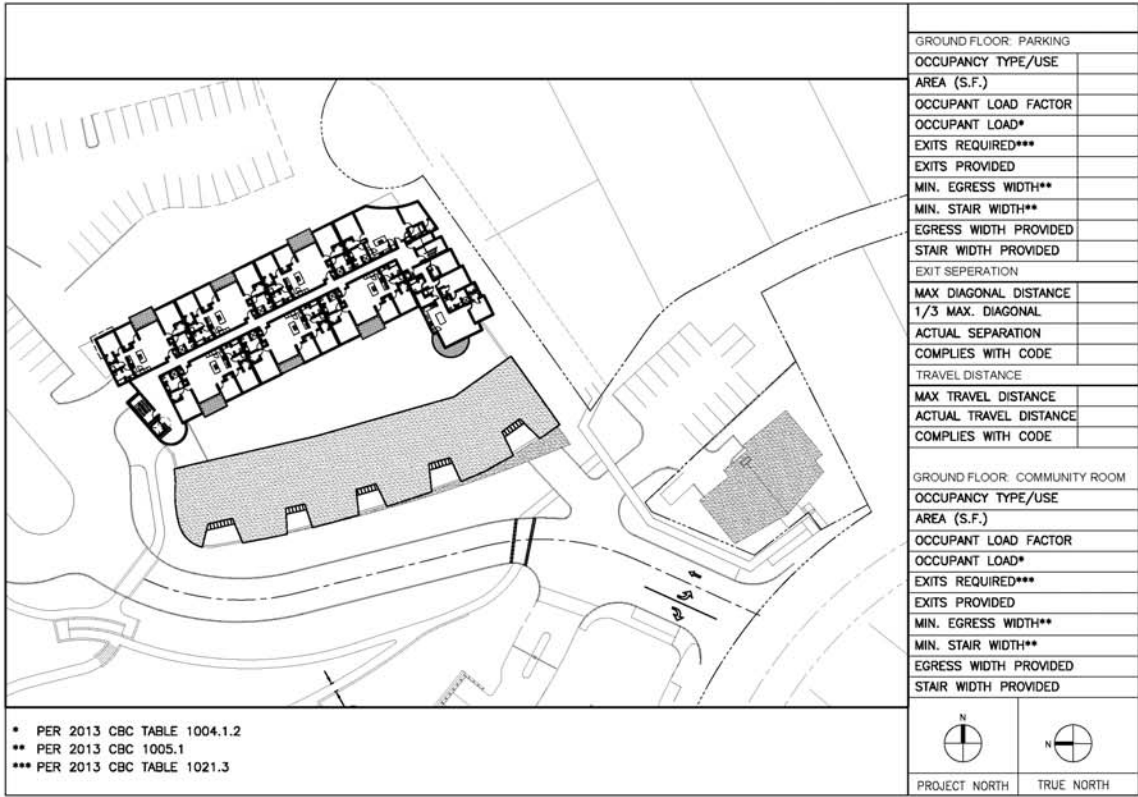
1 EGRESS PLAN: BASEMENT
 1" = 50' - 0"



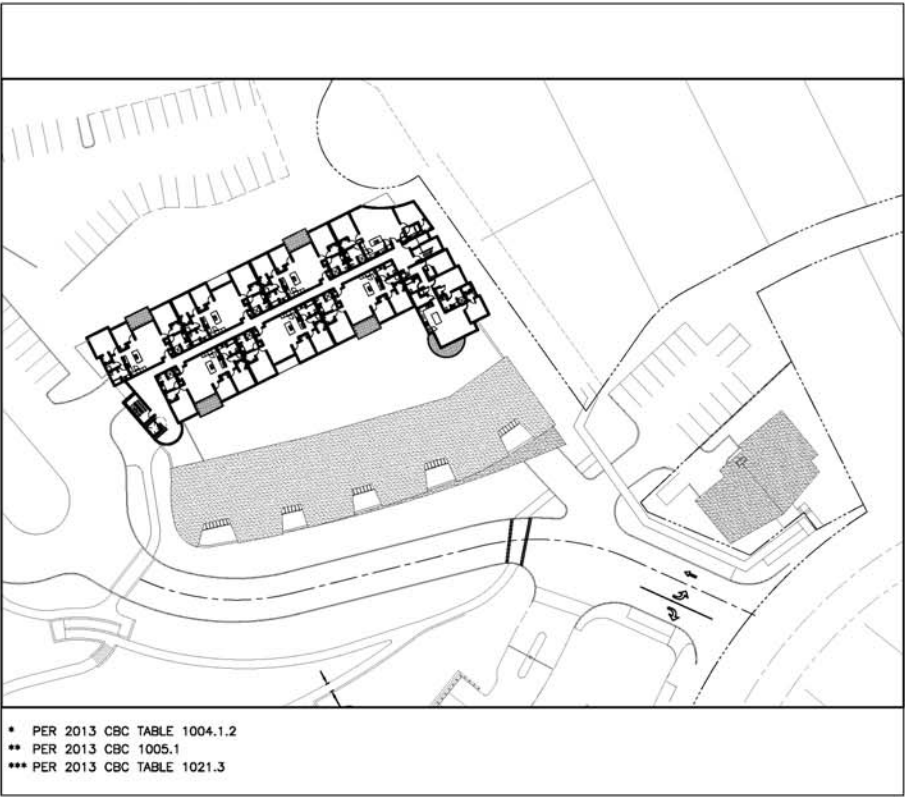
2 EGRESS PLAN: GROUND FLOOR
 1" = 50' - 0"



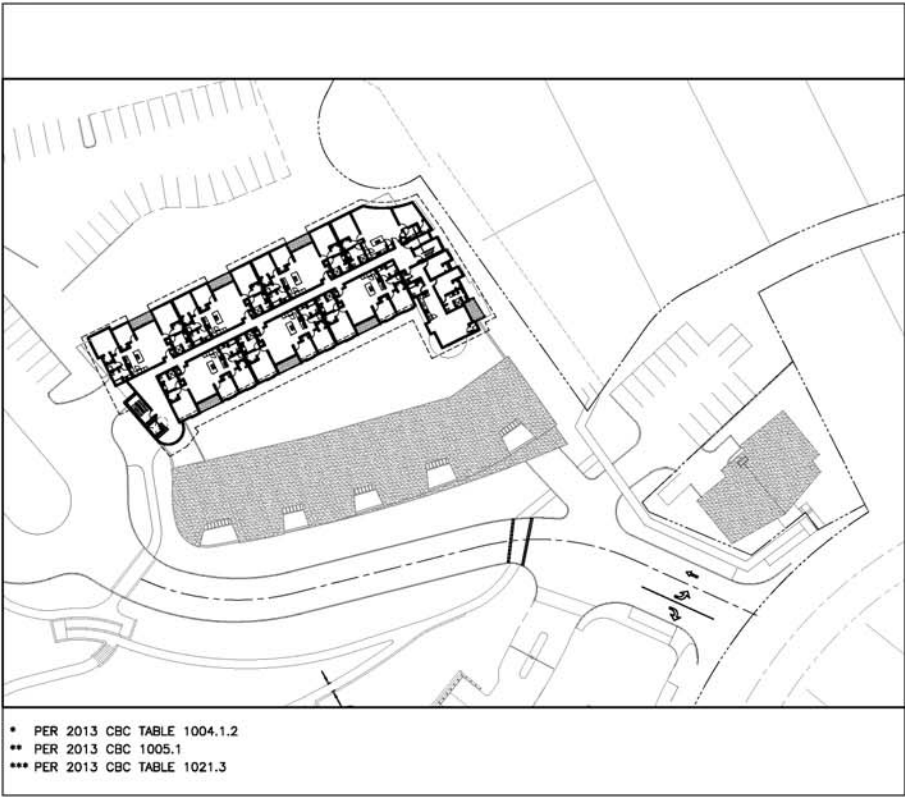
3 EGRESS PLAN: SECOND FLOOR
 1" = 50' - 0"



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"



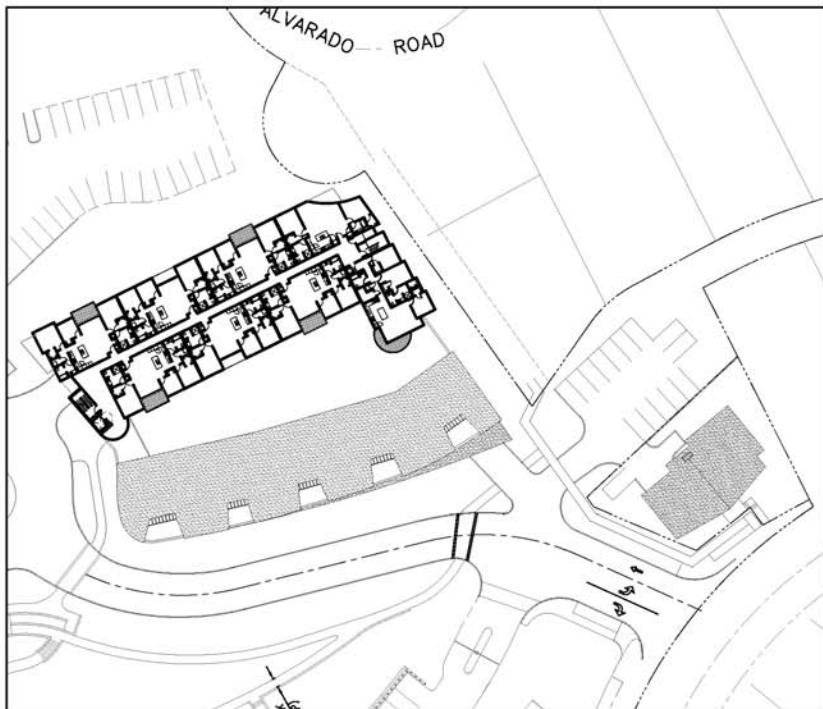
• PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

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



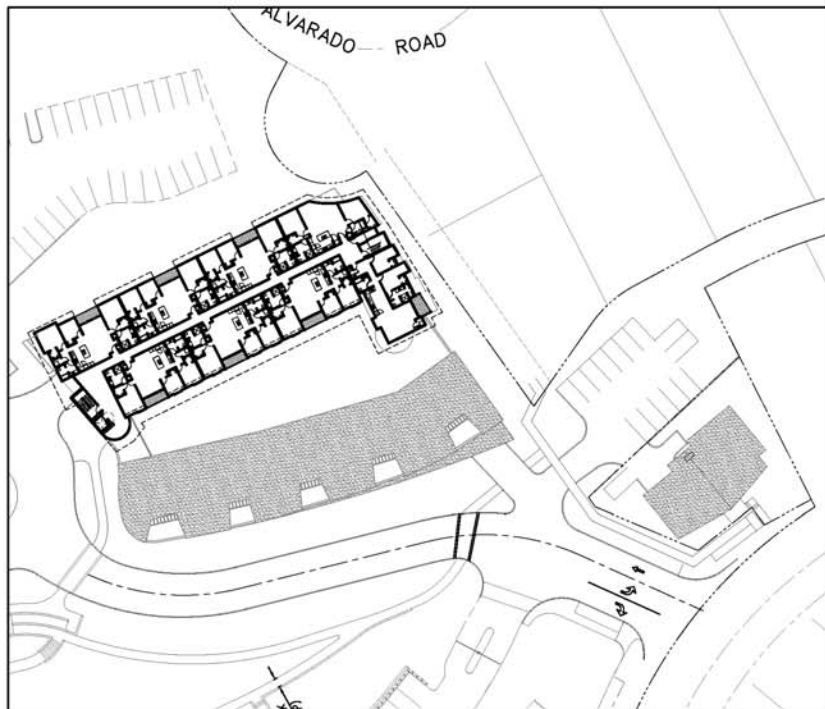
• PER 2013 CBC TABLE 1004.1.2
 ** PER 2013 CBC 1005.1
 *** PER 2013 CBC TABLE 1021.3

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

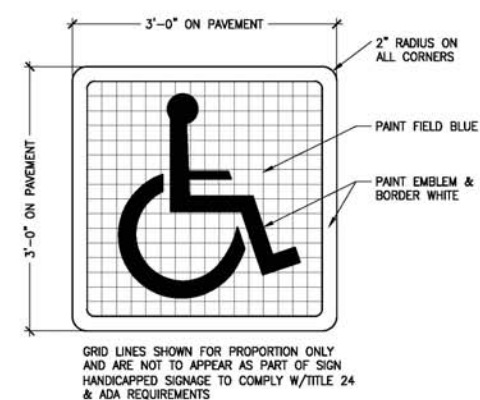
1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. ALL ACCESSIBLE ROUTES OF TRAVEL TO BE AT LEAST 44". SURFACE IS STABLE, FIRM & SLIP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



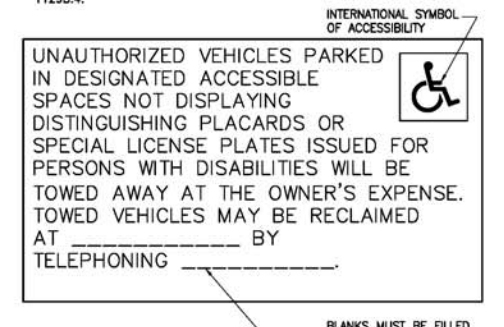
TRUE NORTH





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.



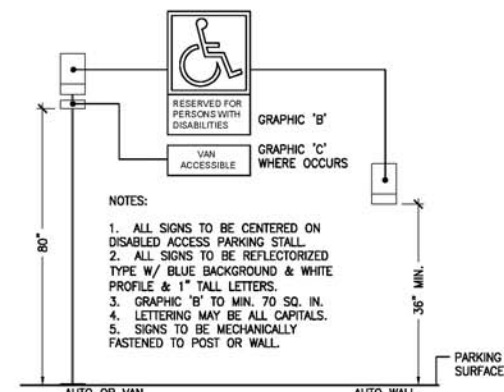
7 TYP. UNAUTHORIZED VEHICLES SIGNAGE
3"=1'-0"

NOTE:

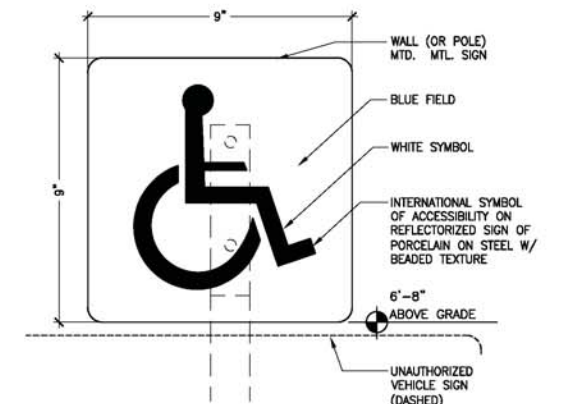
1. ROOM NAME TO BE RAISED 1/32" SANS SERIF, COLOR WHITE. BRAILLE TO BE GRADE 2 BRAILLE, COLOR WHITE.
2. SIGNAGE TO BE 1/4" THICK BLUE ACRYLIC PLASTIC TO MATCH FED. STD. 595b, COLOR #15090. SYMBOL TO BE SILK-SCREEN EPOXY OR VINYL, COLOR WHITE.
3. ATTACH SIGNAGE TO WALL W/ TWO-SIDED TAPE & SILICONE.



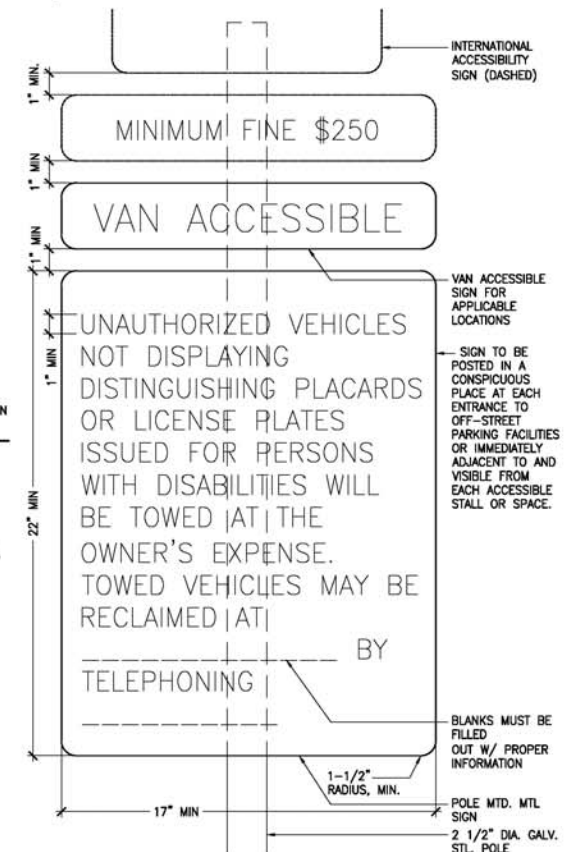
6 TYP. ACCESSIBLE SIGNAGE
3"=1'-0"



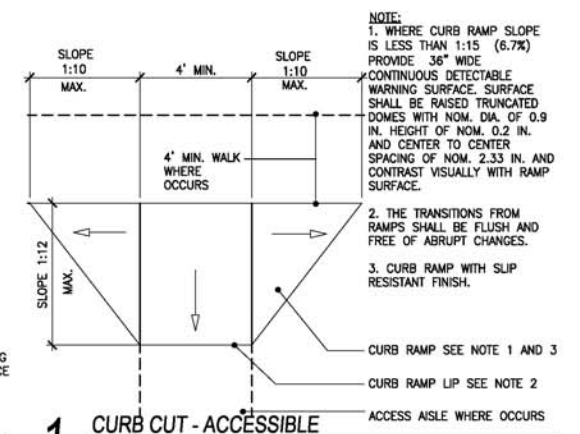
5 TYP. ACCESSIBLE PARKING STALL SIGN
3"=1'-0"



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

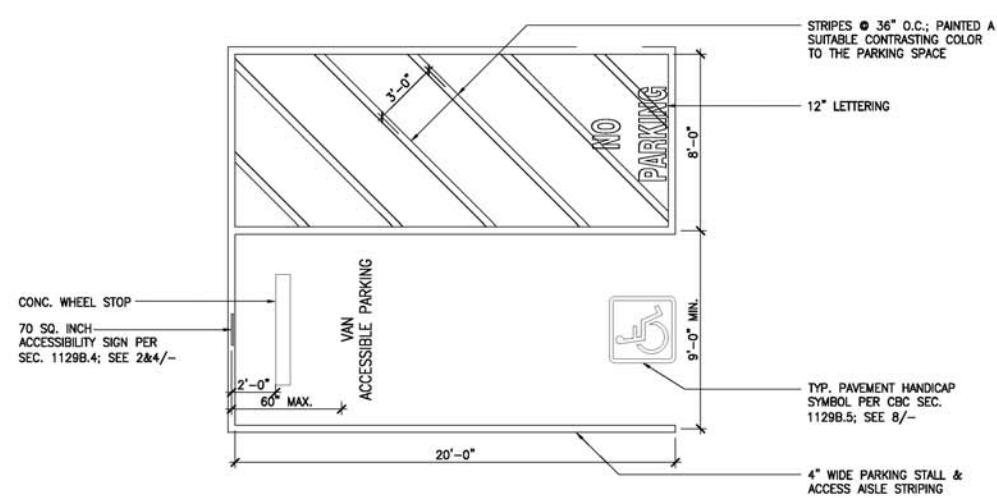


2 VAN ACCESSIBLE PARKING SIGN
3"=1'-0"

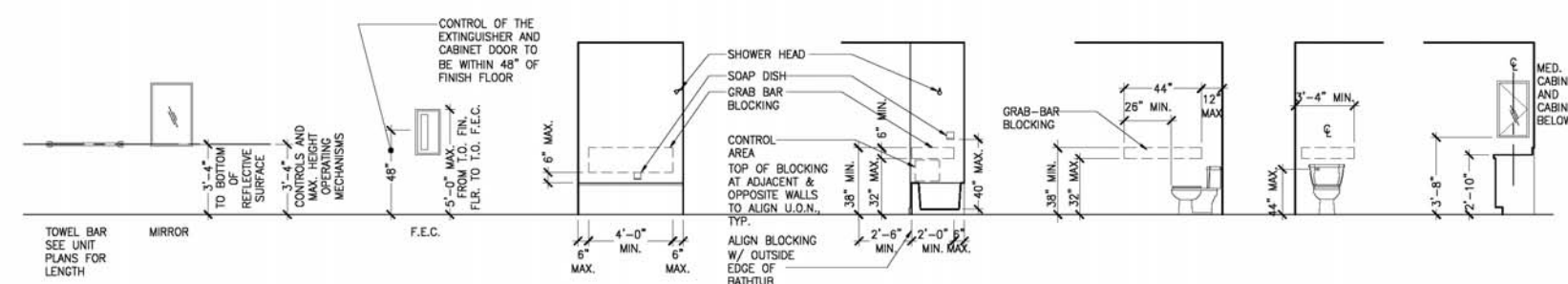
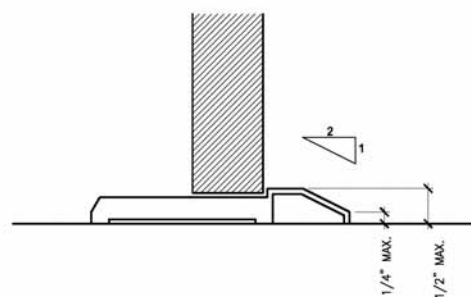
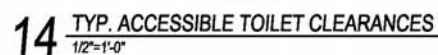
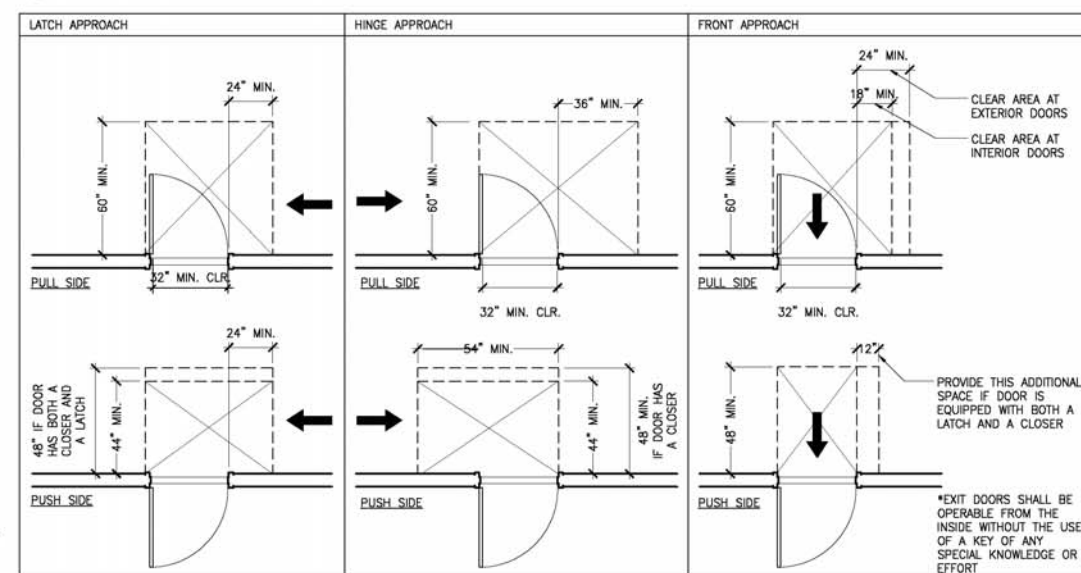
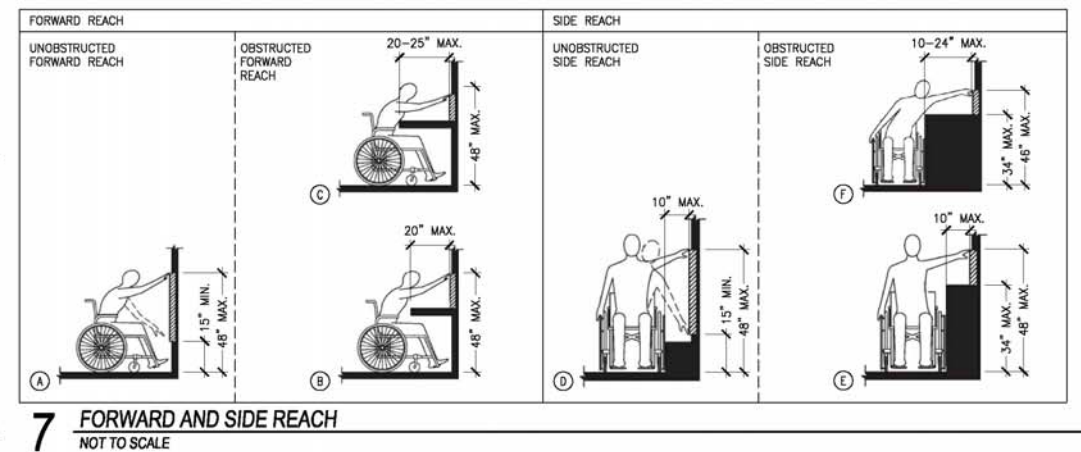
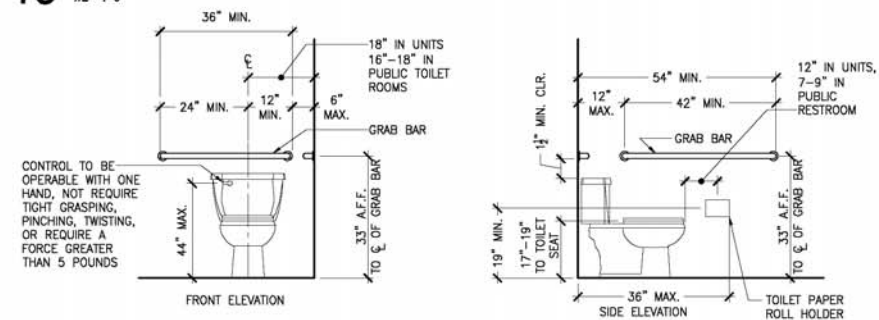
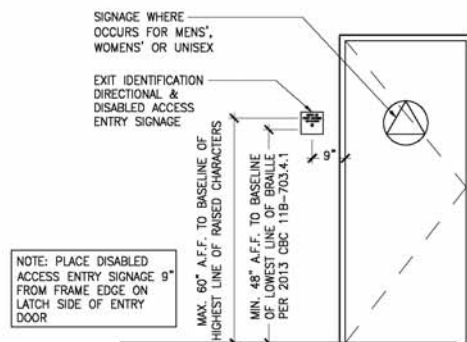
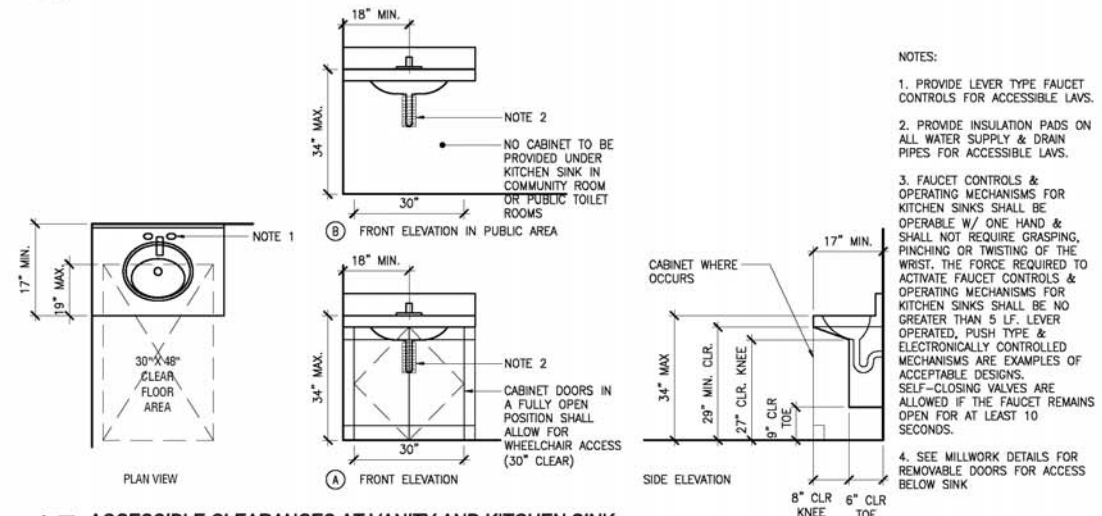
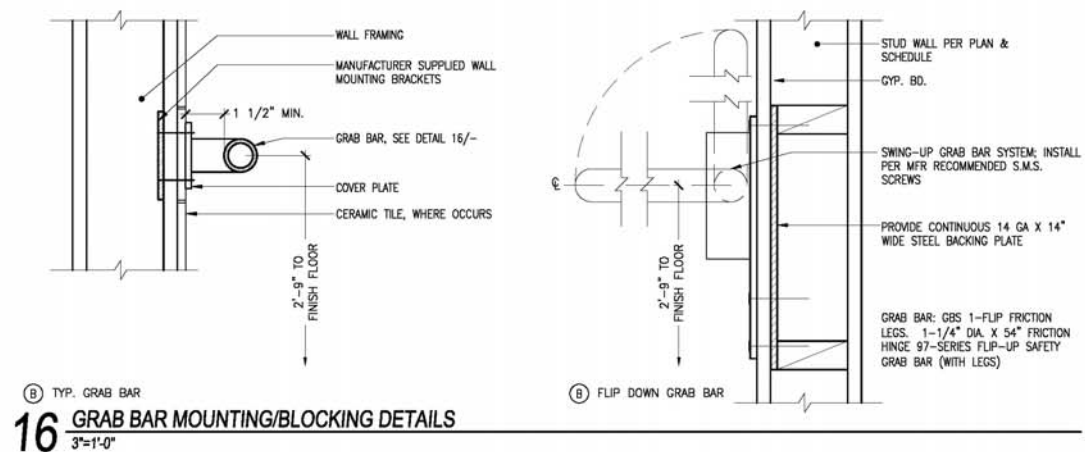


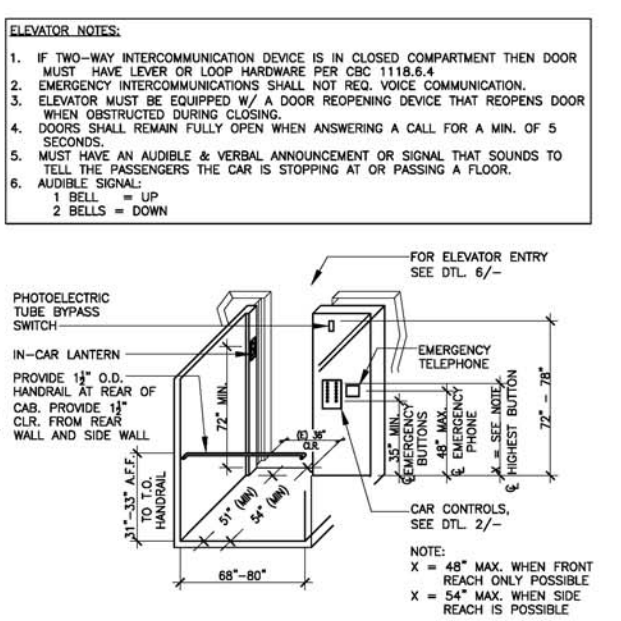
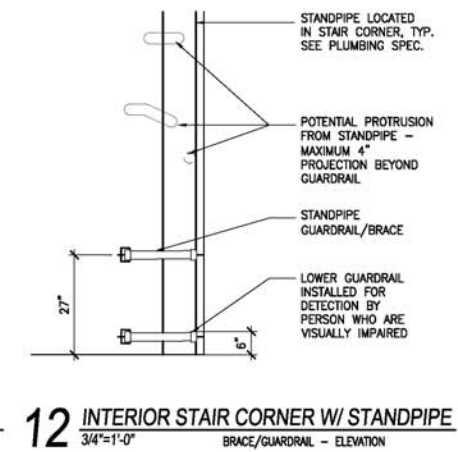
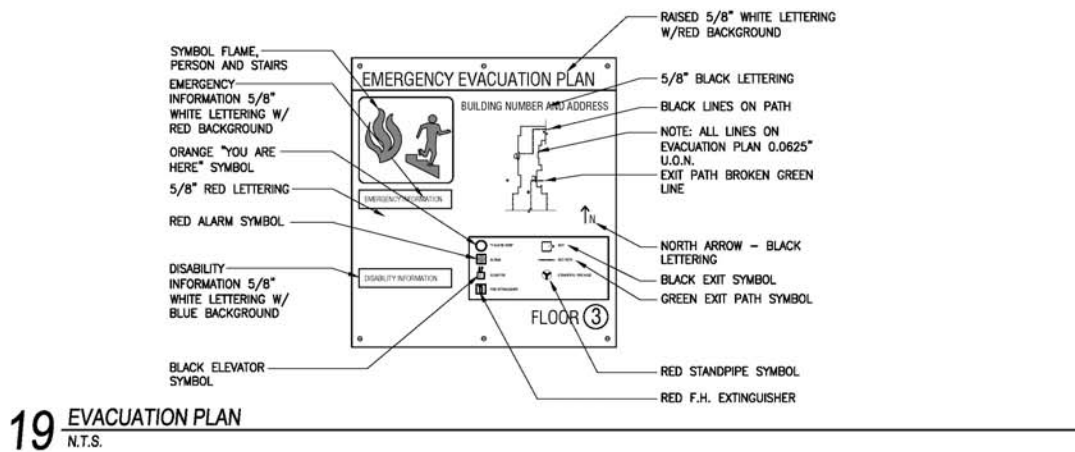
1 CURB CUT - ACCESSIBLE
1/4"=1'-0"

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.

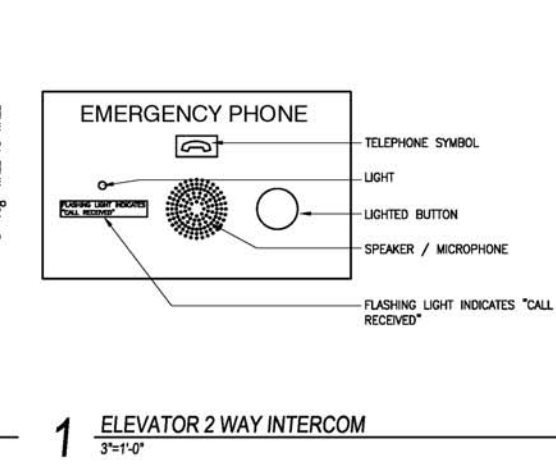
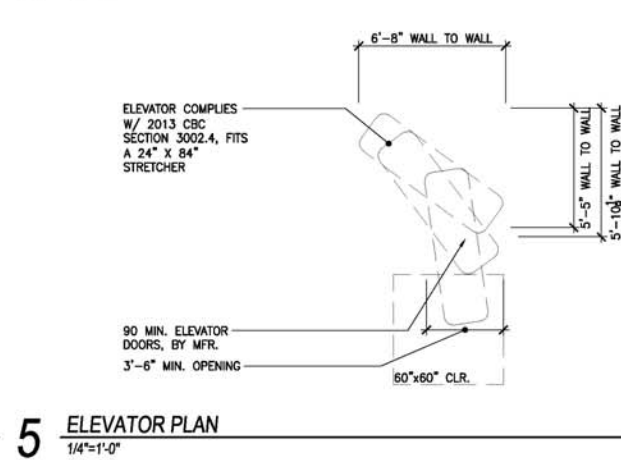
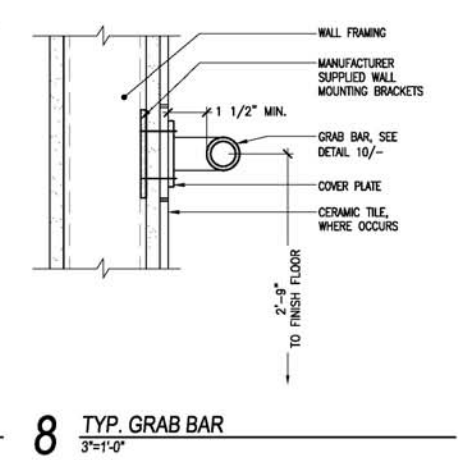
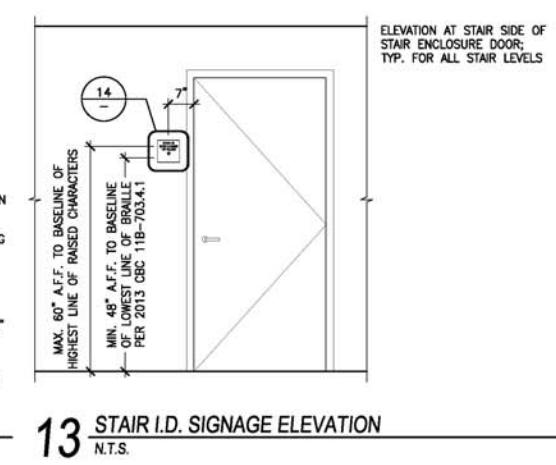
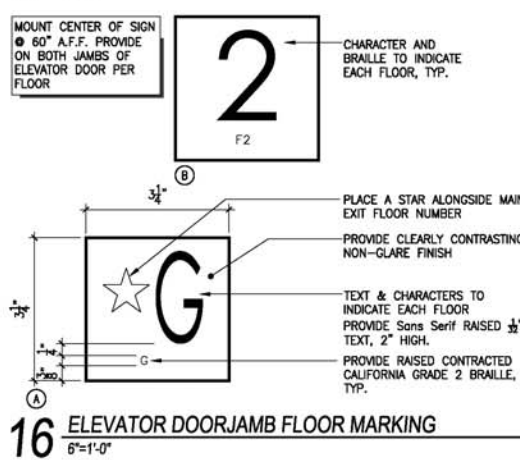
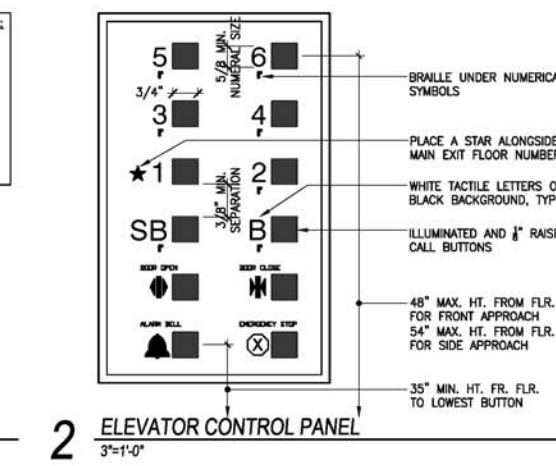
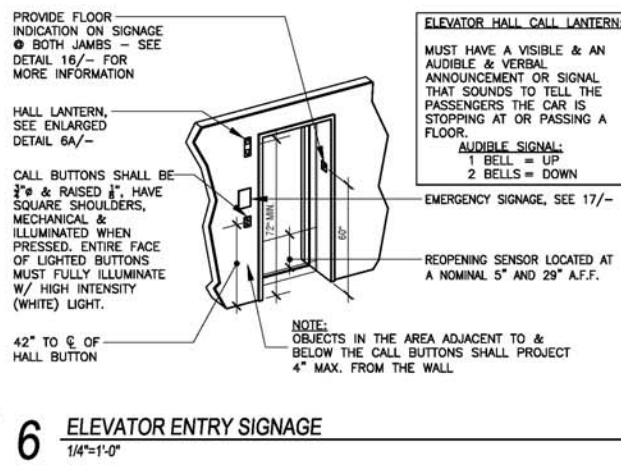
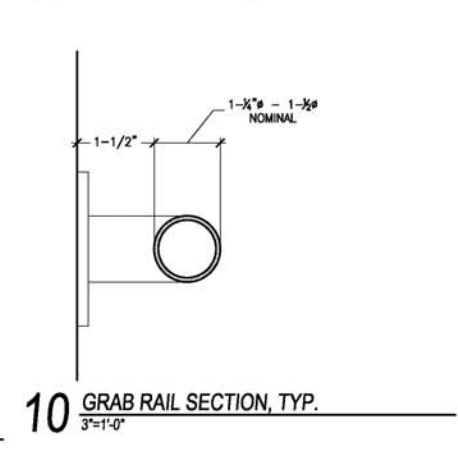
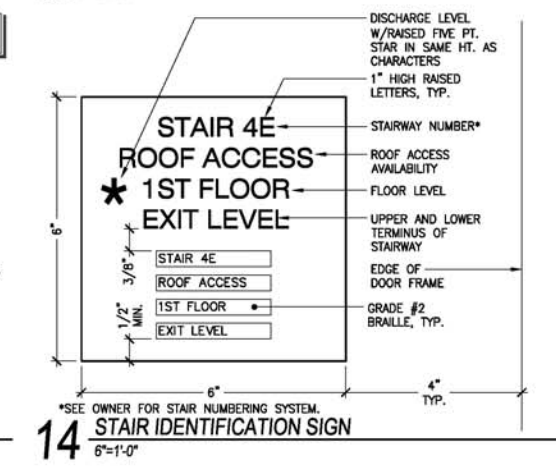
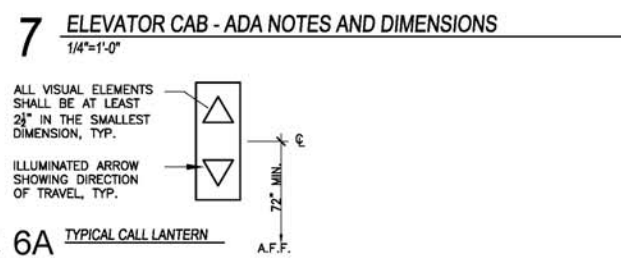
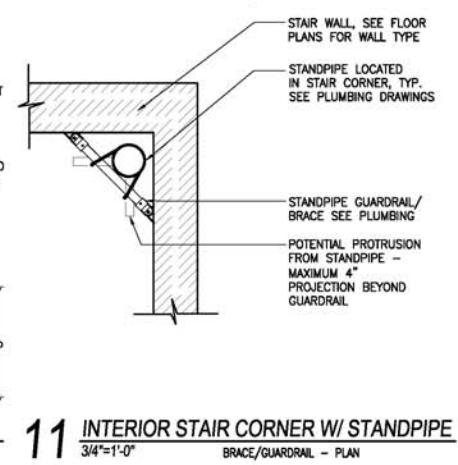
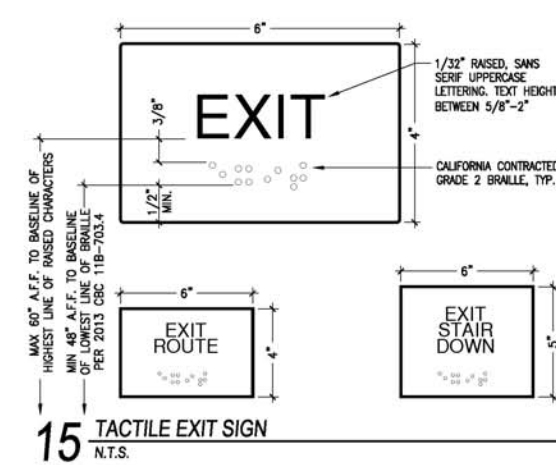


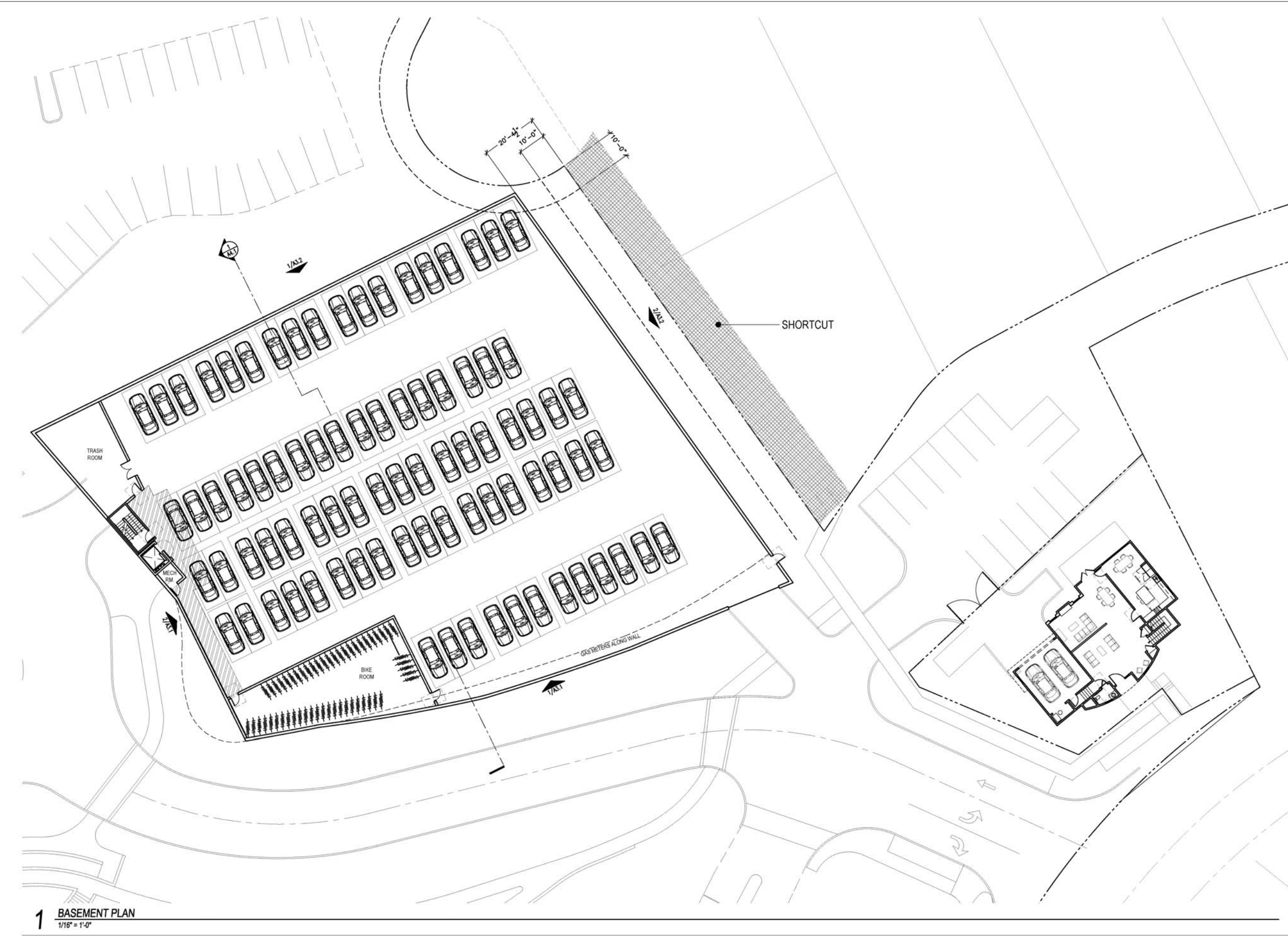
9 TYP. ACCESSIBLE PARKING SPACE
1/4"=1'-0"





- GENERAL ADA NOTES:**
1. ACCESSIBILITY STATEMENT:
 2. 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.
 3. 2\"/>
 4. TACTILE IDENTIFICATION SIGNS SHALL COMPLY WITH 2013 CBC 11B-703.3.
 5. HANDGRIP PORTION OF HANDRAILS TO BE FREE OF SHARP CORNERS WITH NOT LESS THAN 1-1/4\"/>
 6. 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:
- A. "EXIT STAIR DOWN"
 - B. "EXIT RAMP DOWN"
 - C. "EXIT STAIR UP"
 - D. "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".





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	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 GROUND 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.

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	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.

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

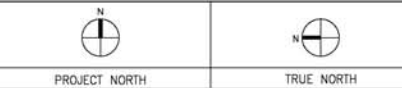
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75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

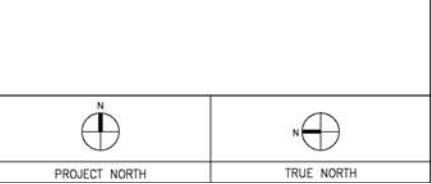
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75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





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

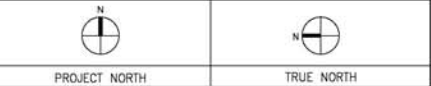
UNIT TYPE	# IN PROJECT	SQ. FT.	DECK SQ. FT.*
A1	2	1,275	305 SF AT LOWER LEVEL
A2	2	1,350	225 SF AT LOWER LEVEL
A3	2	1,305	240 SF AT LOWER LEVEL
A4	2	1,305	270 SF AT LOWER LEVEL
A5	2	1,310	275 SF AT LOWER LEVEL
B	22	1,325	65 - 100 SF
B1	2	1,375	65 - 100 SF
C	4	1,215	N/A
D1	3	1,505	135 SF
D2	1	1,230	75 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 BUILDING ELEVATION
3/32" = 1'-0"



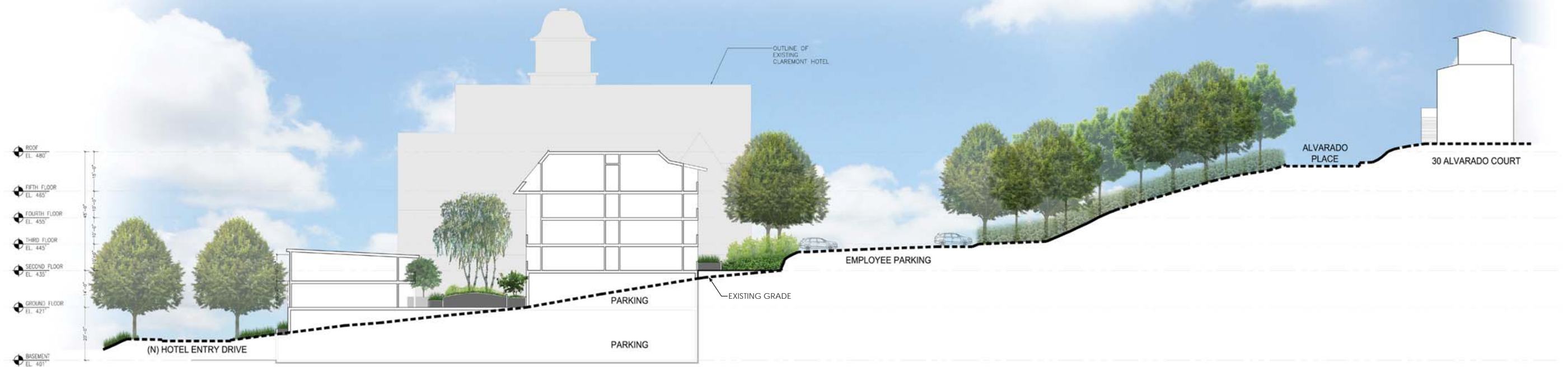
2 BUILDING ELEVATION
3/32" = 1'-0"



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



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



BUILDING SECTION

																																			
A1 <table border="1"> <tr> <th>UNIT SIZE</th><th>DECK AREA</th><th># IN PROJECT</th><th>*RESIDENTIAL UNIT</th></tr> <tr> <td>* 1275 SF</td><td>305 SF</td><td>2</td><td></td></tr> </table>	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT	* 1275 SF	305 SF	2		A2 <table border="1"> <tr> <th>UNIT SIZE</th><th>DECK AREA</th><th># IN PROJECT</th><th>*RESIDENTIAL UNIT</th></tr> <tr> <td>* 1350 SF</td><td>225</td><td>2</td><td></td></tr> </table>	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT	* 1350 SF	225	2		A3 <table border="1"> <tr> <th>UNIT SIZE</th><th>DECK AREA</th><th># IN PROJECT</th><th>*RESIDENTIAL UNIT</th></tr> <tr> <td>* 1305 SF</td><td>240 SF</td><td>2</td><td></td></tr> </table>	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT	* 1305 SF	240 SF	2		A4 <table border="1"> <tr> <th>UNIT SIZE</th><th>DECK AREA</th><th># IN PROJECT</th><th>*RESIDENTIAL UNIT</th></tr> <tr> <td>* 1305 SF</td><td>270 SF</td><td>2</td><td></td></tr> </table>	UNIT SIZE	DECK AREA	# IN PROJECT	*RESIDENTIAL UNIT	* 1305 SF	270 SF	2	
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1 STREET VIEW

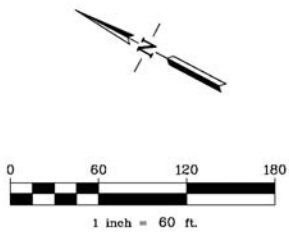






- LEGEND**
- 8" SS SEWER
 - 6" SD STORM DRAIN
 - DW DOMESTIC WATER
 - FW FIRE WATER
 - GAS GAS
 - ELECTRIC POWER LINES, CABLES, CONDUIT & LIGHTING CABLES

- ABBREVIATIONS**
- OH OVER HEAD
 - PGE PACIFIC GAS & ELECTRIC
 - PTP 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

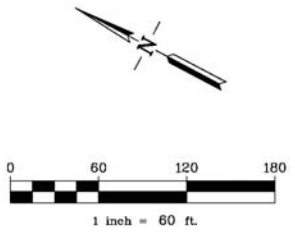


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LEGEND

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



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