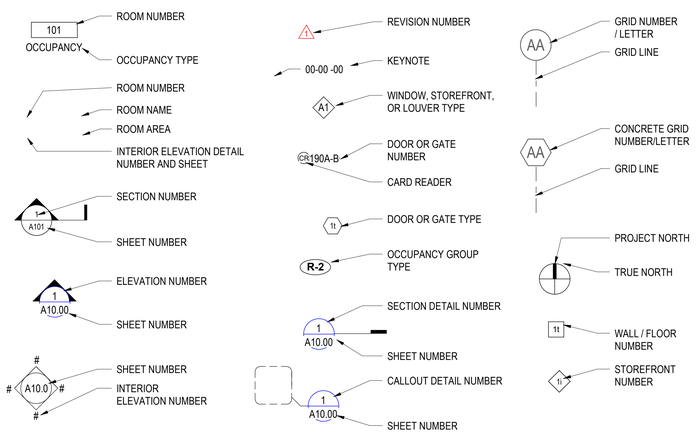
ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACP	ACOUSTIC CEILING PANEL
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATIVE
AMT	AMOUNT
ANOD	ANODIZED
AP	ACCESS PANEL
APL	ASSUMED PROPERTY LINE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASSY	ASSEMBLY
A/V	AUDIO VISUAL
AUTO	AUTOMATIC
BATT	BATTING
BALC	BALCONY
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CURB
BOD	BASIS OF DESIGN
BOT	BOTTOM
BOW	BACK OF SIDEWALK
BRKT	BRACKET
BTW, B/W	BETWEEN
BUR	BUILT UP ROOFING
CAB	CABINET
CEM	CEMENT
CEM PLAS	CEMENT PLASTER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLO	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CSMT	CASEMENT
CT	CERAMIC TILE
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLD
EJ	EXPANSION JOINT
ELEV	ELEVATION OR ELEVATOR
ELEC	ELECTRIC
ENCL	ENCLOSURE, ENCLOSED
EP	ELECTRIC PANEL
EQ	EQUAL
EQPT	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FACP	FAIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FCB	FIBER CEMENT BOARD
FCP	FIBER CEMENT PANEL
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FIN	FINISH OR FINISHED
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FR	FIRE RESISTANCE
FRTW	FIRE RETARDANT TREATED WOOD
FRP	FIBER REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
GA	GUAGE
GALV	GALVINIZED
GAR	GARAGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLAZ	GLAZING
GSM	GALVINIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HD	HOLD-DOWN
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H PLAM	HIGH PRESSURE LAMINATE
HR	HOUR OR HANDRAIL
HSS	TUBE STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR-CONDITIONING
HYD	HYDRANT
IIC	IMPACT INSULATION CLASS
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KD	KILN DRIED
KIT	KITCHEN
KPL	KICK PLATE
L	ANGLE
LAU	LAUNDRY
LAV	LAVATORY
LIN	LINOLEUM
LVT	LUXURY VINYL TILE
LVL	LEVEL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFC	OFFICE
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
OPP	OPPOSITE
OPP HD, OPH	OPPOSITE HAND
OPNG	OPENING
PCC	PRECAST CONCRETE
PERF	PERFORATED
PLT	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PR	PAIR
PT	PRESSURE TREATED OR POST TENSIONED
PTD	PAINTED
PLYWD, PLY	PLYWOOD
PREFAB	PREFABRICATED
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE (RIGID)
QTY	QUANTITY
R	RISER
RCP	REFLECTED CEILING PLAN
REF	REFER(ENCE) OR REFRIGERATOR
REINF	REINFORCE(D) (ING) (MENT)
REQ	REQUIRED
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAF	SELF-ADHERED FLASHING
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
SD	STORM DRAIN
SHV	SHELVES (ING)
SQ IN	SQUARE INCH
SSD	SEE STRUCTURAL DRAWINGS
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR SUBFLOOR
SG	SAFETY GLAZING
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL OR SANITARY SEWER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT, STR'L	STRUCTURAL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SV	SHEET VINYL
SYS	SYSTEM
T	TEMPERED
T&G	TONGUE AND GROOVE
TDS	TIE DOWN SYSTEM
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TEMP GL	TEMPERED GLASS
THK	THICK(NESS)
TO	TOP OF
TOC	TOP OF CONCRETE
TOPL	TOP OF PLATE
TOS	TOP OF SLAB
TOSF	TOP OF SUBFLOOR
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
W	WASHER
W/	WITH
WC	WATER CLOSET
W/D	STACKED WASHER AND DRYER
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WO	WHERE OCCURS
WP	WATERPROOF
WRB	WATER RESISTIVE BARRIER
WS	WHEELSTOP
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

GRAPHIC SYMBOLS



PROJECT TEAM

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GOLDEN GATE VILLAGE REHABILITATION BUILDING PERMIT SET

PROJECT DESCRIPTION

The Golden Gate Village (GGV) Affordable Housing Acquisition, Conversion and Rehabilitation Project (Project) includes the acquisition and rehabilitation of the existing 300-unit affordable housing community located within 29 buildings on approximately 29.8 acres located at Drake Avenue in Marin City (APNs 052-140-41 and 052-140-22). Proposed rehabilitation activities include improvements to the grounds, buildings accessory structures, units, signage, infrastructure and associated improvements, as follows:

- Exterior improvements including foundation, concrete/masonry, structural/seismic, siding, windows, doors, access (stair, balcony, banister and corridor), roofing, waterproofing (painting and caulking), landscape/open space, fencing, lighting and hardscape;
- Infrastructure system improvements including water, sewer, storm drainage, dry utilities, lighting, security systems, fire and life safety, solar photovoltaic, sustainability measures, and trash management;
- Street, access and parking (bike/vehicle) improvements including streets/curb/gutter, pedestrian crossings, sidewalks, ADA path of travel, asphalt, paving and striping;
- Interior improvements including finishes/fixtures/materials, electrical/lighting, mechanical, HVAC and water heating/plumbing systems; and,
- Other associated improvements.

No buildings will be torn down and no new square footage will be added to the Project.



PROJECT DATA

BUILDING AREA (PER CBC 2022)

BUILDING AREA (PER 2022 CBC SECTION 202 DEFINITIONS): THE AREA INCLUDED WITHIN THE INSIDE PERIMETER OF EXTERIOR WALLS, EXCLUSIVE OF OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

BUILDING AREAS PER CBC = RANGE IN SIZE FROM 2,140 SF TO 7,900 SF

BUILDING B (B5-10, 12-13):	7,900 GSF
BUILDING B (B11):	8,300 GSF
BUILDING C (C2):	4,252 GSF
BUILDING E (E2-5):	2,140 GSF
PHASE 1 TOTAL GSF:	76,412 GSF

PHASE 1 EXISTING UNIT MIX

BUILDING B:	
(E) 1 BR/1 BA 600 SF	1 UNIT
(E) 3 BR/2 BA 1071 SF	3 UNITS
(E) 3 BR/1 BA TH 931 SF	30 UNITS
(E) 3 BR/1 BA TH 976 SF	32 UNITS
(E) 4 BR/2 BA TH MOB. ACC. 1152 SF	2 UNITS
BUILDING C:	
(E) 4 BR/1 BA 1047 SF	4 UNITS
BUILDING E:	
(E) 1 BR/1 BA 518 SF	12 UNITS
(E) 1 BR/1 BA MOB. ACC. 518 SF	4 UNITS
UNITS	88 TOTAL

PHASE 1 PROPOSED UNIT MIX

BUILDING B:	
(E) 1 BR/1 BA 600 SF	1 UNIT
(E) 3 BR/2 BA 1071 SF	3 UNITS
(E) 3 BR/1 BA TH 931 SF	28 UNITS
(E) 3 BR/1 BA TH 976 SF	31 UNITS
(E) 4 BR/1 BA TH MOB. ACC. 1152 SF	2 UNITS
(N) 3 BR/1 BA TH MANAGER'S UNIT 931 SF	1 UNIT
(N) 3 BR/1 BA TH COMM. ACC. 931 SF	1 UNIT
(N) 3 BR/1 BA TH COMM. ACC. 976 SF	1 UNIT
BUILDING C:	
(E) 4 BR/1 BA 1047 SF	3 UNITS
(N) 4 BR/1 BA COMM. ACC. 1047 SF	1 UNIT
BUILDING E:	
(E) 1 BR/1 BA 518 SF	2 UNITS
(E) 1 BR/1 BA MOB. ACC. 518 SF	4 UNITS
(N) 1 BR/1 BA MOB. ACC. 518 SF	9 UNITS
(N) 1 BR/1 BA COMM ACC. 518 SF	1 UNITS
TENANT UNITS	87 TOTAL
MANAGER'S UNITS	1 TOTAL
UNITS	88 TOTAL

ACCESSIBILITY NOTES:
PHASE 1 HAS 6 EXISTING MOBILITY UNITS, 9 ADDITIONAL MOBILIY UNITS AND 4 COMMUNICATION UNITS ARE BEING ADDED IN PHASE 1.

THE COMBINATION OF ALL THREE PHASE OF THE PROJECT WILL CONTAIN 10% MOBILITY UNITS AND 4% COMMUNICATION UNITS PER FUNDING REQUIREMENTS, A WAIVER HAS BEEN OBTAINED TO VARY FROM THE NORMAL DISPURSMENT REQUIREMENTS BASED ON THE UNIQUE HISTORIC IMPLCATIONS OF THE VARIOUS BUILDING TYPES

APPLICABLE CODES

ALL (N) WORK AND MATERIALS SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE FOLLOWING CODES:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALFORNIA GREEN BUILDING CODE
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE CODES, STATUES, ORDINANCES, LAWS AND REGULATIONS IN EFFECT FOR CONSTRUCTION WORK CARRIED OUT IN THE CITY OF MARIN CITY.

DEFERRED OR PHASED / CONCURRENT SUBMITTALS

1. UNDERGROUND FIRE, STANDPIPES, FIRE SPRINKLER
2. FIRE ALARM

FIRE SAFETY NOTES OR BIDDER NOTES

THE EXISTING BUILDINGS WERE NOT DESIGNED OR BUILT WITH FIRE SPRINKLER SYSTEMS. SCOPE OF WORK INCLUDES A COMPLETE HYDRAULICALLY CALCULATED AUTOMATIC WET PIPE SPRINKLER SYSTEM FOR EACH OF THE 29 BUILDINGS AS NOTED ON THE DRAWINGS FOR COMPLETE FIRE SUPPRESSION SYSTEMS COMPLYING WITH NFPA 13 OR 13R AS NOTED AND ANY OTHER LISTED CODES OR REFERENCE.

VICINITY MAP



PROJECT DATA & BUILDING CODE SUMMARY

PROJECT NAME: GOLDEN GATE VILLAGE (AKA MARIN CITY PUBLIC HOUSING)
APN: 052-140-22, 052-140-41
ZONING: RMP-13 (RESIDENTIAL MULTIPLE PLANNED)
COUNTYWIDE PLAN DESIGNATION: MF4.5 (MEDIUM TO HIGH DENSITY RESIDENTIAL)
HISTORIC STATUS: LISTED ON HISTORIC REGISTER
ADDRESS: 101-429 DRAKE AVENUE, 1-99 COLE DRIVE
OWNER: HOUSING AUTHORITY OF THE COUNTY OF MARIN
LOT SIZE: 29.8 ACRES
CONSTRUCTION DESCRIPTION:

						CONSTRUCTION TYPE		OCCUPANCY	
USE	BLDG	# OF BLDGS	BLDG SF	BLDG MATERIAL	STORIES	ORIGINAL	CURRENT	ORIGINAL	CURRENT
RESIDENTIAL (NON-ELEVATOR SERVED)	B	9	7,000	CMU & WOOD FRAME	2	V	V-B	H	R-2
	C	1	4,000	WOOD FRAME	1	V	V-B	H	R-2
	E	4	2,150	WOOD FRAME	1	V	V-B	H	R-2

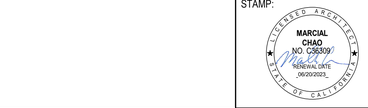
PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

BURBANK HOUSING
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:



ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	12" = 1'-0"
TITLE:	**TITLE SHEET**

SHEET:
G0.00

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8/22/2025 3:55:24 PM

SHEET NUMBER	SHEET NAME	100% DD	PERMIT SET
GENERAL			
G0.00	TITLE SHEET	●	●
G0.01	DRAWING INDEX	●	●
G0.02	OCCUPANT LOAD DIAGRAM	●	●
G0.30	2022 CBC 11B - ACCESSIBILITY - COMMON AREAS	●	●
G0.31	2022 CBC 11B - ACCESSIBILITY - COMMON AREAS	●	●
G0.32	2022 CBC 11B - ACCESSIBILITY - RESTROOMS	●	●
G0.33	2022 CBC 11B - ACCESSIBILITY - SIGNAGE	●	●
G0.34	2022 CBC 11B - ACCESSIBILITY - DWELLING UNITS	●	●
G0.35	2022 CBC 11B - ACCESSIBILITY - PARKING	●	●
G0.36	CBC 2019 - ACCESSIBILITY - COMMON AREAS	●	●
G0.37	CBC 2019 - ACCESSIBILITY - RESTROOMS	●	●
G0.38	CBC 2019 - ACCESSIBILITY - SIGNAGE	●	●
G0.39	CBC 2019 11B - ACCESSIBILITY - DWELLING UNITS	●	●
G0.40	TITLE 24 REPORT	●	●
G0.41	TITLE 24 REPORT	●	●
15			
CIVIL			
C1.1	GRADING PLAN	●	●
C1.2	GRADING PLAN	●	●
C1.3	GRADING PLAN	●	●
C1.4	GRADING PLAN	●	●
C1.5	GRADING PLAN	●	●
C1.6	GRADING PLAN	●	●
C2.1	UTILITY PLAN	●	●
C2.2	UTILITY PLAN	●	●
C2.3	UTILITY PLAN	●	●
C3.1	DETAILS	●	●
10			
JOINT TRENCH			
JT1.01	DRY UTILITY STANDARDS	●	●
JT1.02	DRY UTILITY INTENT	●	●
JT1.03	DRY UTILITY INTENT	●	●
JT1.04	DRY UTILITY INTENT	●	●
4			
LANDSCAPE			
L0.01	GENERAL NOTES - PHASE 1	●	●
L0.02	EXISTING TREE PLAN - PHASE 1	●	●
L1.01	LANDSCAPE MATERIAL AND NOTES	●	●
L1.02	OVERALL LANDSCAPE	●	●
L1.03	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - NORTH	●	●
L1.04	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - CENTRAL	●	●
L1.05	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - SOUTH	●	●
L1.06	FENCING PLAN - PHASE 1 - NORTH	●	●
L1.07	FENCING PLAN - PHASE 1 - CENTRAL	●	●
L1.08	FENCING PLAN - PHASE 1 - SOUTH	●	●
L2.01	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS	●	●
L2.02	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS	●	●
L2.03	PATIO SECTIONS	●	●
L8.01	CONSTRUCTION DETAILS	●	●
L8.02	CONSTRUCTION DETAILS	●	●
L8.03	CONSTRUCTION DETAILS	●	●
L9.01	IRRIGATION LEGEND AND NOTES - PHASE 1	●	●
L9.02	IRRIGATION PLAN - PHASE 1 - NORTH	●	●
L9.03	IRRIGATION PLAN - PHASE 1 - CENTRAL	●	●
L9.04	IRRIGATION PLAN - PHASE 1 - SOUTH	●	●
L10.01	PLANTING PLAN - PHAE 1 - NORTH	●	●
L10.02	PLANTING PLAN - PHASE 1 - CENTRAL	●	●
L10.03	PLANTING PLAN - PHASE 1 - SOUTH	●	●
L10.04	PLANTING PLAN AND NOTES - PHASE 1	●	●
24			
ARCHITECTURE			
D2.10	DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13	●	●
D2.11	DEMOLITION PLANS - BUILDING TYPE B11	●	●
D2.12	DEMOLITION PLANS - BUILDING TYPE B12	●	●
D2.13	DEMOLITION PLANS - BUILDING TYPE C2	●	●
D2.14	DEMOLITION PLANS - BUILDING TYPE E2 - E5	●	●
D3.10	DEMOLITION ELEVATIONS - BUILDING TYPE B5 - B10, B13	●	●
D3.11	DEMOLITION ELEVATIONS - BUILDING TYPE B11	●	●
D3.12	DEMOLITION ELEVATIONS - BUILDING TYPE B12	●	●
D3.13	DEMOLITION ELEVATIONS - BUILDING TYPE C2	●	●
D3.14	DEMOLITION ELEVATIONS - BUILDING TYPE E2 - E5	●	●
D4.17	DEMOLITION COMMUNITY BUILDING ENLARGED PLAN	●	●
A1.00	OVERALL SITE PLAN	●	●
A1.01	SITE PLAN - PHASE 1	●	●
A2.10	FLOOR PLANS - BUILDING TYPE B5 - B10, B13	●	●
A2.11	FLOOR PLANS - BUILDING TYPE B11	●	●
A2.12	FLOOR PLANS - BUILDING TYPE B12	●	●
A2.13	FLOOR PLANS - BUILDING TYPE C2	●	●
A2.14	FLOOR PLANS - BUILDING TYPE E2 - E5	●	●
A3.10	SECTIONS & ELEVATIONS - BUILDING TYPE B5 - B10, B13	●	●
A3.11	SECTIONS & ELEVATIONS - BUILDING TYPE B11	●	●
A3.12	SECTIONS & ELEVATIONS - BUILDING TYPE B12	●	●
A3.13	SECTIONS & ELEVATIONS - BUILDING TYPE C2	●	●
A3.14	SECTIONS & ELEVATIONS - BUILDING TYPE E2 - E5	●	●
A4.00	UNIT INDEX - PHASE 1	●	●
A4.10	UNIT PLANS & RCP - BLDG TYPE B - 3BR TOWNHOME	●	●
A4.11	UNIT PLANS & RCP - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME	●	●
A4.12	UNIT PLANS & RCP - BLDG TYPE B - 1BR FLAT	●	●
A4.13	UNIT PLANS & RCP - BLDG TYPE B - 3BR FLAT	●	●
A4.14	UNIT PLANS & RCP - BLDG TYPE C - 4BR FLAT	●	●
A4.15	UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT	●	●
A4.16	UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT ACCESSIBLE	●	●
A4.17	COMMUNITY BUILDING ENLARGED PLAN & RCP	●	●
A4.18	COMMUNITY BUILDING - INTERIOR ELEVATIONS	●	●
A7.00	EXTERIOR STAIRS (BUILDING TYPE 12) - PLANS AND SECTIONS	●	●
A8.40	EXTERIOR DETAILS	●	●
A8.70	ROOF DETAILS	●	●
A9.01	WALL AND ROOF ASSEMBLIES	●	●
A9.16	UNIT DOOR SCHEDULE	●	●
A9.17	COMMON AREAS DOOR SCHEDULE	●	●
A9.18	WINDOW SCHEDULE	●	●

SHEET NUMBER	SHEET NAME	100% DD	PERMIT SET
A9.19	STOREFRONT SCHEDULE	●	●
A9.20	DOOR DETAILS - EXTERIOR	●	●
A9.21	WINDOW DETAILS	●	●
43			
STRUCTURAL			
S1.01	STRUCT ABBREV'S, SPEC. INSPECT., & SHEET INDEX	●	●
S1.02	GENERAL NOTES	●	●
S2.10	BUILDING TYPE B1-10 & B13	●	●
S2.11	BUILDING TYPE B11 FLOOR PLANS	●	●
S2.12	BUILDING TYPE B12 FLOOR PLANS	●	●
S2.13	BUILDING TYPE C2 FLOOR PLANS	●	●
S2.14	BUILDING TYPE E2-E5 FLOOR PLANS	●	●
S4.01	TYPICAL CONCRETE DETAILS	●	●
S4.02	CONCRETE DETAILS	●	●
S5.01	STEEL DETAILS	●	●
S6.01	TYPICAL WOOD DETAILS	●	●
S6.02	WOOD DETAILS	●	●
12			
MECHANICAL			
M0.01	MECHANICAL NOTES, LEGENDS AND SCHEDULES	●	●
M2.10	MECHANICAL FLOOR PLANS - BUILDING TYPES B5 -10, B13	●	●
M2.11	MECHANICAL FLOOR PLANS - BUILDING TYPE B11	●	●
M2.12	MECHANICAL FLOOR PLANS - BUILDING TYPE B12	●	●
M2.13	MECHANICAL FLOOR PLANS - BUILDING TYPES C2	●	●
M2.14	MECHANICAL FLOOR PLANS - BUILDING TYPES E2 - E5	●	●
M4.01	MECHANICAL UNIT PLANS - BLDG TYPE B	●	●
M4.02	MECHANICAL UNIT PLANS - BLDG TYPE B	●	●
M4.03	MECHANICAL UNIT PLANS - BLDG TYPE C	●	●
M4.04	MECHANICAL UNIT PLANS - BLDG TYPE E	●	●
M4.05	MECHANICAL UNIT PLANS - COMMUNITY BUILDING ENLARGED PLAN	●	●
M5.01	MECHANICAL DETAILS	●	●
12			
PLUMBING			
P0.01	PLUMBING NOTES, LEGENDS AND SCHEDULES	●	●
P2.10	PLUMBING FLOOR PLANS - BUILDING TYPE B5-10, B13	●	●
P2.11	PLUMBING FLOOR PLANS - BUILDING TYPE B11	●	●
P2.12	PLUMBING FLOOR PLANS - BUILDING TYPE B12	●	●
P2.13	PLUMBING FLOOR PLANS - BUILDING TYPES C2	●	●
P2.14	PLUMBING FLOOR PLANS - BUILDING TYPES E2 - E5	●	●
P4.01	PLUMBING UNIT PLANS - BLDG TYPE B	●	●
P4.02	PLUMBING UNIT PLANS - BLDG TYPE B	●	●
P4.03	PLUMBING UNIT PLANS - BLDG TYPES C AND E	●	●
P4.04	PLUMBING UNIT PLANS - BLDG TYPE E	●	●
P4.05	PLUMBING UNIT PLANS - COMMUNITY BUILDING ENLARGED PLAN	●	●
P5.01	PLUMBING DETAILS	●	●
12			
ELECTRICAL			
E0.01	ELECTRICAL LEGEND, NOTES AND DETAILS	●	●
E0.02	ELECTRICAL EXISTING SERVICE PHOTOS	●	●
E0.03	ELECTRICAL LIGHTING FIXTURE SCHEDULE AND MANDATORY MEASURES	●	●
E1.00	ELECTRICAL SITE PLAN	●	●
E1.01	ELECTRICAL SITE PLAN - PHASE 1	●	●
E2.01	ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - B BUILDINGS (LESS B12)	●	●
E2.02	ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - B12 BUILDING	●	●
E2.03	ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - C BUILDING	●	●
E2.04	ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - E BUILDINGS	●	●
E2.05	ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - A BUILDINGS (TYP. x8)	●	●
E2.06	ELECTRICAL PANELBOARD SCHEDULES	●	●
E2.10	ELECTRICAL FLOOR PLANS -BUILDING TYPE B5-10, B13	●	●
E2.11	ELECTRICAL FLOOR PLANS -BUILDING TYPE B11	●	●
E2.12	ELECRICAL FLOOR PLANS - BUILDING TYPE B12	●	●
E2.13	ELECTRICAL FLOOR PLANS - BUILDING C2	●	●
E2.14	ELECTRICAL FLOOR PLANS -BUILDING TYPE E2, E3, E4, E5	●	●
E2.15	ELECTRICAL FLOOR PLANS -BUILDING TYPE E2 & E3	●	●
E2.16	ELECTRICAL FLOOR PLANS -BUILDING TYPE E4	●	●
E2.17	ELECTRICAL FLOOR PLANS -BUILDING TYPE E3	●	●
E2.18	ELECTRICAL FLOOR PLANS -BUILDING TYPE E4	●	●
E2.19	ELECTRICAL FLOOR PLANS -BUILDING TYPE E5	●	●
E2.20	ELECTRICAL FLOOR PLANS -BUILDINGS A1, A2, A5	●	●
E2.21	ELECTRICAL FLOOR PLANS -BUILDINGS A1, A2, A5	●	●
E2.22	ELECTRICAL FLOOR PLANS -BUILDINGS A3 & A4	●	●
E2.23	ELECTRICAL FLOOR PLANS -BUILDINGS A3 & A4	●	●
E2.24	ELECTRICAL FLOOR PLANS -BUILDING A6	●	●
E2.25	ELECTRICAL FLOOR PLANS -BUILDING A6	●	●
E2.26	ELECTRICAL FLOOR PLANS -BUILDING A7	●	●
E2.27	ELECTRICAL FLOOR PLANS -BUILDING A7	●	●
E2.28	ELECTRICAL FLOOR PLANS -BUILDING A8	●	●
E2.29	ELECTRICAL FLOOR PLANS -BUILDING A8	●	●
E4.01	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE A -1BR FLAT	●	●
E4.02	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE A -1BR FLAT ACCESSIBLE	●	●
E4.03	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE A - 2BR FLAT	●	●
E4.04	ELECTRICAL UNIT PLANS - BLDG TYPE A -2BR FLAT ACCESSIBLE	●	●
E4.05	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE A -3BR FLAT	●	●
E4.06	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE - 3BR TOWNHOME	●	●
E4.07	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE B -4BR ACCESSIBLE TOWNHOME	●	●
E4.08	ELECTRICAL UNIT PLANS & RCP -BLDG TYPE B -1BR FLAT	●	●
E4.10	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE B - 3BR FLAT	●	●
E4.11	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE C - 4BR FLAT	●	●
E4.12	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE C - 4BR FLAT ACCESSIBLE	●	●
E4.13	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE C - 3BR FLAT ACCESSIBLE	●	●
E4.14	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT	●	●
E4.15	ELECTRICAL UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT ACCESSIBLE	●	●
E4.16	ELECTRICAL UNIT PLANS & RCP - COMMUNITY BUILDING PLAN	●	●
46			
FIRE SPRINKLER			
FX001	FIRE SPRINKLER SITE PLAN, LEGEND, NOTES, DETAILS	●	●
FX110	FIRE SPRINKLER BUILDING STYLE B, EXCLUDE B11 & B12 FLOOR PLANS/ROOF, NOTES	●	●
FX120	FIRE SPRINKLER BUILDING STYLE B11 FLOOR PLANS/ROOF, NOTES	●	●
FX130	FIRE SPRINKLER BUILDING STYLE B12 FLOOR PLANS/ROOF, NOTES	●	●
FX145	FIRE SPRINKLER BUILDING C2 FLOOR PLANS/ROOF, NOTES	●	●
FX150	FIRE SPRINKLER BUILDING STYLE E2 & E2 FLOOR PLANS/ROOF, NOTES	●	●
FX160	FIRE SPRINKLER BUILDING STYLE E4 & E5 FLOOR PLANS/ROOF, NOTES	●	●
7			

SHEET NUMBER	SHEET NAME	100% DD	PERMIT SET
SIGNAGE			
SI 0.0	SIGNAGE COVER SHEET	●	●
SI 0.1	LOGO & TYPE	●	●
SI 0.2	COLORS & MATERIALS	●	●
SI 0.3	OVERALL PROJECT UPDATE - CONCEPTS - FOR REFERENCE ONLY	●	●
SI 0.0-0	SITE PLAN - EXTERIOR SIGN LOCATIONS	●	●
SI 1.0-0	UNIT ID NUMERALS	●	●
SI 1.1-0	UNIT ID ADA PLAQUE	●	●
SI 2.2-0	BUILDING B-C-E ADDRESS SIGN	●	●
SI 2.2-1	BUILDING B-C-E ADDRESS SIGN	●	●
SI 3.0-0	PRIMARY VEHICULAR DIRECTIONAL	●	●
SI 4.1-0	MONUMENT SIGN AT ADMIN & COMMUNITY BUILDINGS	●	●
SI 5.0-0	FLOOR PLAN INTERIOR SIGN LOCATIONS	●	●
SI 6.0-0	ROOM ID	●	●
SI 6.1-0	RESTROOM ID	●	●
SI 6.2-0	EXIT ROUTE	●	●
SI 7.0-0	TITLE 24 RESTROOM PLAQUE	●	●
16			

TOTAL SHEETS: 201

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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	

TITLE:

DRAWING INDEX

SHEET:

G0.01

PRELIMINARY - Not for Construction -

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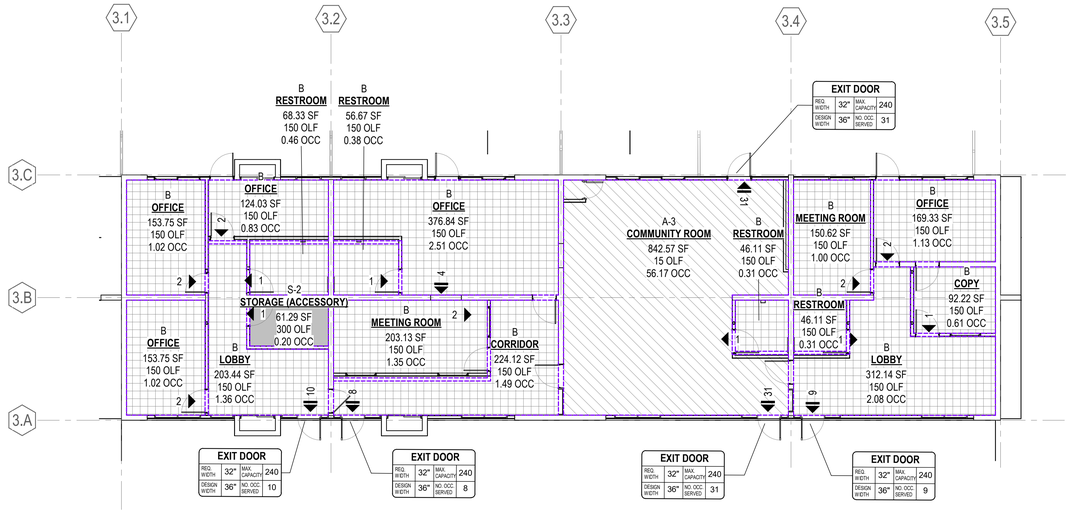

BUILDING B12 - LEVEL 1 OCCUPANT LOAD (1)
1/8" = 1'-0"

EGRESS & OCCUPANCY LEGEND

A-3 OCCUPANCY: ASSEMBLY
15 GROSS SF PER OCCUPANT, TYP.

B OCCUPANCY: BUSINESS
150 GROSS SF PER OCCUPANT, TYP.

S-2 OCCUPANCY: STORAGE & MAINTENANCE
300 GROSS SF PER OCCUPANT, TYP.

8 **# OCCUPANTS EXITING FROM SPACE**

8 **CUMULATIVE # OCCUPANTS EXITING FROM SPACE**

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95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/31/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
OCCUPANT LOAD DIAGRAM

SHEET:
G0.02

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FLOOR AND GROUND SURFACES (CBC 11B-302)

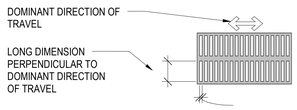
GENERAL
FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT.

CARPET
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING, OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH CBC 11B-303.



CARPET PILE HEIGHT

OPENINGS.
OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.



ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

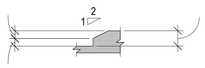
CHANGES IN LEVEL (CBC 11B-303)

VERTICAL
CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.



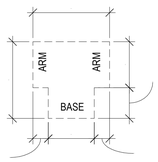
VERTICAL CHANGE IN LEVEL

BEVELED
CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

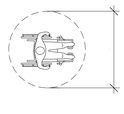


BEVELED CHANGE IN LEVEL

TURNING SPACE (11B-304)

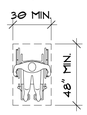


T SHAPED TURNING SPACE

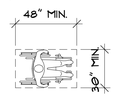


CIRCULAR SPACE

CLEAR FLOOR /GROUND SPACE (CBC 11B-305) *(CBC 11A-1G)*

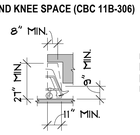


FORWARD

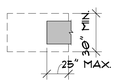


PARALLEL

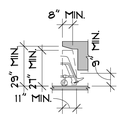
TOE AND KNEE SPACE (CBC 11B-306)



ELEVATION



PLAN

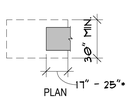


ELEVATION @ LAVATORY

KNEE CLEARANCE



ELEVATION

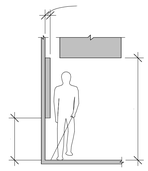


PLAN

*19" MIN. @ DINING AND WORK SURFACES

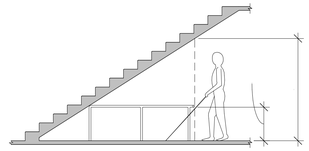
TOE CLEARANCE

PROTRUDING OBJECTS (CBC 11B-307)



LIMITS OF PROTRUDING OBJECTS

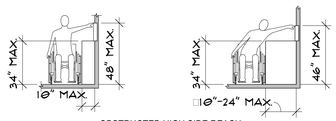
* EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4-1/2" MAX.



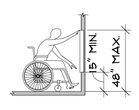
VERTICAL CLEARANCE

* DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" A.F.F.

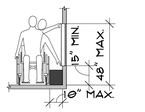
REACH RANGES (CBC 11B-308) ***(CBC 11A-1I & 11A-1J)***



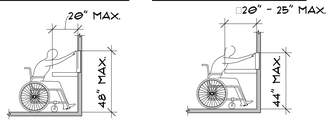
OBSTRUCTED HIGH SIDE REACH



UNOBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED HIGH SIDE REACH



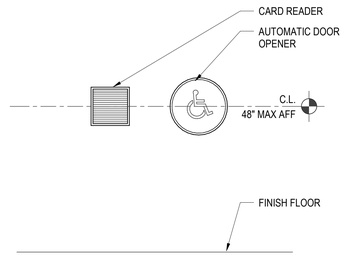
OBSTRUCTED HIGH FORWARD REACH

OPERABLE PARTS (CBC 11B-309)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 SHALL BE PROVIDED.

HEIGHT
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES (CBC 11B-308.)

OPERATION
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

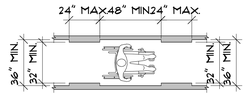


CARD READER AND AUTOMATIC DOOR OPENER ELEVATION DIAGRAM

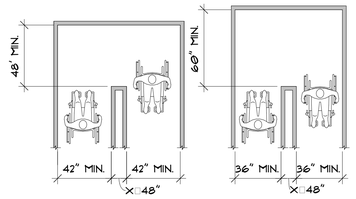
WALKING SURFACES (CBC 11B-403) *(CBC 11A-1E & 11A-1C)*

SLOPE
THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
EXCEPTION:
- THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

CHANGES IN LEVEL
CHANGES IN LEVEL SHALL COMPLY WITH CBC 11B-303.
CLEAR WIDTH
THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.
EXCEPTIONS:
- THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM.
- THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN BECAUSE OF RIGHT OF WAY RESTRICTIONS, NATURAL BARRIERS, OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.
- THE CLEAR WIDTH OF AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.



CLEAR WIDTH OF AN ACCESSIBLE ROUTE



180° TURN

180° TURN (EXCEPTION)

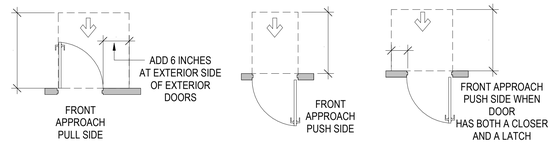
CLEAR WIDTH AT TURN

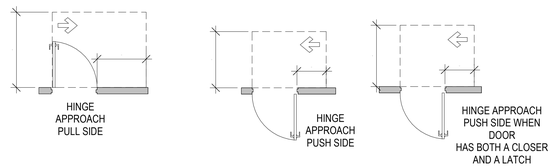
DOORS (AT COMMON USE AREAS) CBC 11B-404
FOR DWELLING UNIT DOORS, SEE G7.06B *2022 CBC 11B - ACCESSIBILITY - DWELLING UNITS.*

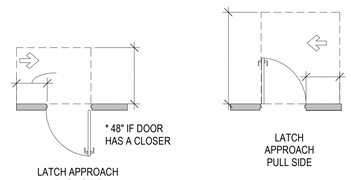
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

DOOR AND GATE HARDWARE
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS:
  1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
  2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
  3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
  4. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.

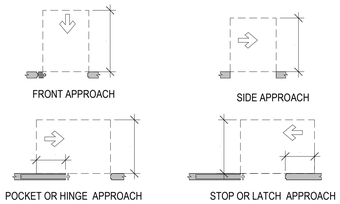
  **THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.*
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
- DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.
  EXCEPTION: GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B-404.2.11.



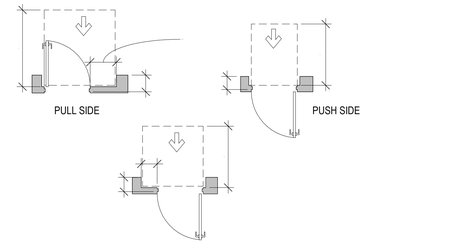




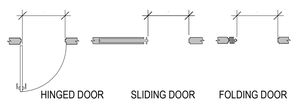
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS



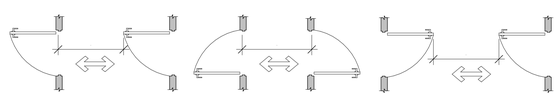
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS



MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



CLEAR WIDTH OF DOORWAYS



DOORS IN SERIES AND GATES IN SERIES

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LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR, SPM
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
2022 CBC 11B - ACCESSIBILITY - COMMON AREAS

SHEET:
G0.30

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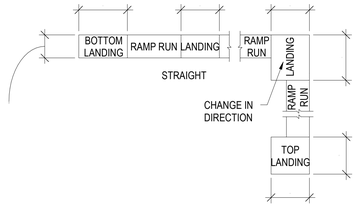
RAMPS (CBC 11B-405)

SLOPE
RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

CLEAR WIDTH
- THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES.
  EXCEPTIONS:
  - HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE BY 3-1/2 INCHES MAXIMUM.
  - THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL BE 36" MINIMUM BETWEEN HANDRAILS.

RISE
THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.
LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.



RAMP LANDINGS

SLOPE
- LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.

WIDTH
- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

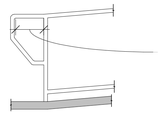
LENGTH
- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. BOTTOM LANDING SHALL BE 72 INCHES IN LENGTH IN THE DIRECTION OF RAMP RUN.

CHANGE IN DIRECTION
- RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

DOORWAYS
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA:
  1. DOORS FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES.
  2. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.

HANDRAILS
- RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH CBC 11B-505.

EDGE PROTECTION
- SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND EACH SIDE OF RAMP LANDINGS. A CURB 4 INCHES HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE. TO PREVENT WHEEL ENTRAPMENT THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.



CURB OR BARRIER EDGE PROTECTION

CURB RAMPS CBC 11B-406

CURB RAMPS LOCATION
- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

LANDINGS
- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

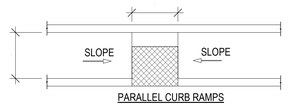
WIDTH
- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES) SHALL BE 48" MINIMUM.

SLOPE
- RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12. WHERE PROVIDED, CURB RAMP FLARES. SHALL NOT BE STEEPER THAN 1:10
- CROSS SLOPE OF CURB RAMP SHALL BE 1:48 MAXIMUM.

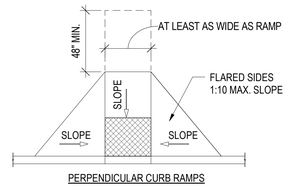
DIAGONAL CURB RAMPS
- DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



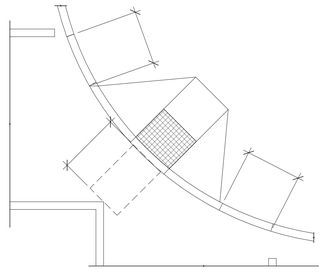
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



PARALLEL CURB RAMPS



PERPENDICULAR CURB RAMPS



DIAGONAL OR CORNER TYPE CURB RAMPS

STAIRWAYS (CBC 11B-504)

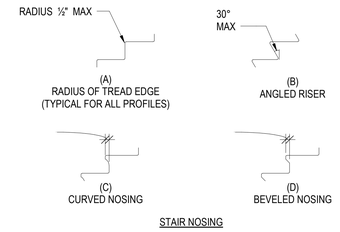
TREADS AND RISERS
- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.

OPEN RISERS
- OPEN RISERS ARE NOT PERMITTED.
  EXCEPTIONS:
  1. ON EXTERIOR STAIRWAYS, AN OPENING OF NOT MORE THAN 1/2 INCH MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.
  2. ON EXTERIOR STAIRWAYS, RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN 1/2 INCH MAY BE PERMITTED.

TREAD SURFACE
STAIR TREADS SHALL COMPLY WITH CBC 1011.5.2 AND 11B-504.

CONTRASTING STRIPE
- INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

NOSING
- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSING THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1-1/4 INCHES MAXIMUM OVER THE TREAD BELOW.



STAIR NOSING

HANDRAILS (CBC 11B-505)

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
EXCEPTIONS:
- IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDE OF AISLE RAMP WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH.
- CURB RAMPS DO NOT REQUIRE HANDRAILS.
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED WHEN A RAMP RUN IS LESS THAN 6 INCHES IN RISE OR 72 INCHES IN LENGTH.
- STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY (CBC 1011.11, EXCEPTION 1.)

CONTINUITY
HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. IN ASSEMBLY AREAS, RAMP HANDRAILS ADJACENT TO SEATING OR WITHIN THE AISLE ARE NOT REQUIRED TO BE CONTINUOUS.

HEIGHT
TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSING, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSING, AND RAMP SURFACES.



HANDRAIL HEIGHT

CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1-1/2 INCHES MINIMUM



HANDRAIL CLEARANCE | HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

GRIPPING SURFACE
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1-1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

CIRCULAR CROSS SECTION
HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

SURFACES
HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS
HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

HANDRAIL EXTENSIONS
HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.

EXCEPTIONS:
- EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCH BACK OR DOGLEG STAIRS AND RAMPS.
- IN ASSEMBLY AREAS EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVER WITHIN AISLES.
- IN ALTERATIONS WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEG. FROM THE RAMP RUN TOP AND BOTTOM EXTENSION AT RAMPS.

RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

TOP EXTENSION AT STAIRS
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

BOTTOM EXTENSION AT STAIRS
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. HANDRAIL SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO THE WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



TOP HANDRAIL EXTENSION OF STAIRS

NOTE: X = TREAD DEPTH

BOTTOM HANDRAIL EXTENSION AT STAIRS

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NO. C36309
RENEWAL DATE
08/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR, SPM
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - COMMON AREAS

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DRINKING FOUNTAIN (CBC 11B-602)

CLEAR FLOOR SPACE
UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.

SPOUT HEIGHT
SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING THE BUMPERS.



DRINKING FOUNTAIN SPOUT LOCATION

DRINKING FOUNTAINS FOR STANDING PERSONS
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

TOILET AND BATHING ROOMS (CBC 11B-603)

TURNING SPACE
TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

OVERLAP
REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

DOOR SWING
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM.

EXCEPTIONS:
- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
- IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, DOORS SHALL BE PERMITTED TO SWING OVER THE TURNING SPACE WITHOUT LIMITATION.

MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

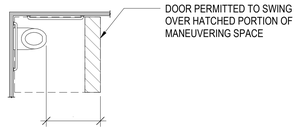
COAT HOOKS, SHELVES AND MEDICINE CABINETS
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

ACCESSORIES
WHERE TOWEL OR SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" ONTO PATH OF TRAVEL OR CLEAR SPACES.

WATER CLOSETS AND TOILET COMPARTMENTS (CBC 11B-604)

SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

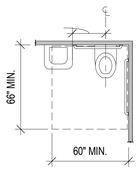
EXCEPTION: IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, MANEUVERING SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM OF 60 INCHES WIDE AND 36 INCHES DEEP.



SIZE OF CLEARANCE AT WATER CLOSETS

OVERLAP
THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 26 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.



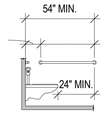
OVERLAP OF WATER CLOSET CLEARANCE
IN RESIDENTIAL DWELLING UNITS ONLY

SEATS
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2" HIGH MAXIMUM.

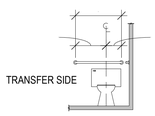
EXCEPTION: IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.

GRAB BARS
GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.

EXCEPTIONS:
- IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.
- THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.



SIDE WALL GRAB BAR

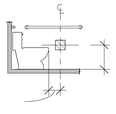


REAR WALL GRAB BAR

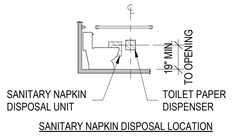
FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH CBC11B-604.8.2.

DISPENSERS AND DISPOSAL UNITS
TOILET PAPER DISPENSERS: SHALL COMPLY WITH 11B 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR, AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

SANITARY NAPKIN DISPOSAL UNITS: IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR.



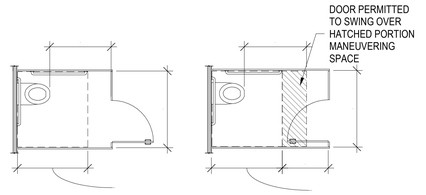
DISPENSER OUTLET LOCATION



SANITARY NAPKIN DISPOSAL LOCATION

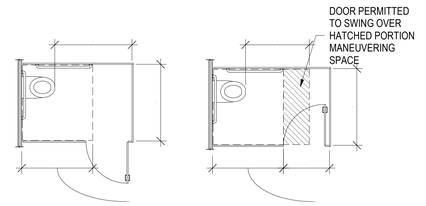
WHEELCHAIR ACCESSIBLE COMPARTMENTS (CBC 11B-604.8)

SIZE
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.



OUT SWINGING DOOR IN SWINGING DOOR

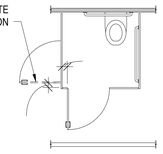
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



OUT SWINGING DOOR IN SWINGING DOOR

SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

DOORS
TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH CBC 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE FARTHEST FROM THE WATER CLOSET AND SHALL BE 54 INCHES MINIMUM FROM THE REAR WALL. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH CBC 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

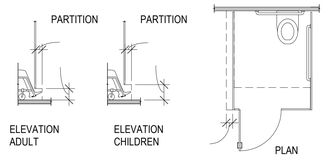


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

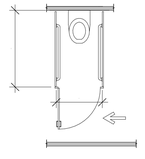
TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION:
- TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES WIDE.

APPROACH
COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.



WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



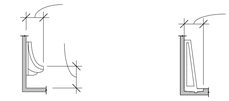
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

URINALS (CBC 11B-605)

HEIGHT AND DEPTH
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13-1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH CBC 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

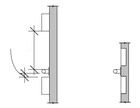


WALL HUNG TYPE STALL TYPE

HEIGHT AND DEPTH OF URINALS

GRAB BARS (CBC 11B-609)

GRAB BARS SPACING
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.



PROJECTING OBJECTS RECESSED OBJECTS

SPACING OF GRAB BARS

POSITION OF GRAB BARS
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

SURFACE HAZARDS
GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

INSTALLATION
GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

STRUCTURAL STRENGTH
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

WASHING MACHINES AND CLOTHES DRYERS (CBC 11B-611)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH CBC 11B-309.

HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



TOP LOADING FRONT LOADING

HEIGHT OF LAUNDRY COMPARTMENT OPENING

FOR REFERENCE ONLY
BASED ON 2022 CBC 11B, FHA, AND ADAG

PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

BURBANK HOUSING
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
LICENSED ARCHITECT
MARCIAL CHAD
NO. C36309
RENEWAL DATE
09/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR, SPM
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - RESTROOMS

SHEET:
G0.32

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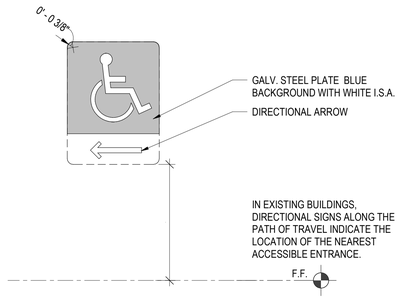
8/22/2025 3:55:31 PM

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595C.

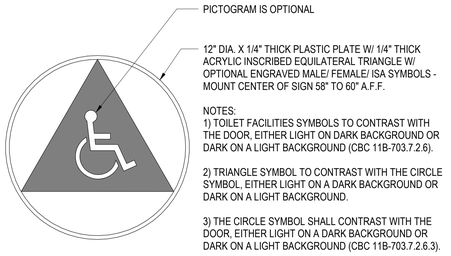
EXCEPTION:
- THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT.



INTERNATIONAL SYMBOL OF ACCESSIBILITY
CBC 11B-703.7.2.1



DIRECTIONAL SIGNAGE
CBC 11B-216.6



UNISEX ACCESSIBLE RESTROOM DOOR SIGN

EXIT SIGNS (CBC 1013)

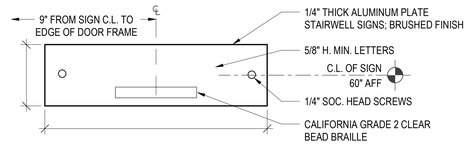
EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

EXCEPTIONS:
- EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
- EXIT SIGNS ARE NOT REQUIRED IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUPS R-1, R-2, R-3 OR R-3.1.

ILLUMINATION
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1013.4 NEED NOT BE PROVIDED WITH ILLUMINATION.
- INTERNALLY ILLUMINATED EXIT SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS WITH A WIDTH OF NOT LESS THAN 2 INCHES WIDE, EXCEPT FOR THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 3/8 INCH. SIGNS LARGER THAN THE MAXIMUM ESTABLISHED IN CBC SECTION 1013 SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNABLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED. THE FACE OF THE SIGN SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES, AND SHALL BE ILLUMINATED AT ALL TIMES.

RAISED CHARACTER AND BRAILLE EXIT SIGNS
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
- EACH GRADE LEVEL EXTERIOR EXIT DOOR REQUIRED TO COMPLY WITH THIS SECTION 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 WITH 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 EXIT PASSAGEWAY; OR, FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY; SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT".
- RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CBC CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.3, AND 11B-703.5.

FLOOR LEVEL EXIT SIGNS
WHERE EXIT SIGNS ARE REQUIRED, APPROVED LOW-LEVEL EXIT SIGNS, ILLUMINATED INTERNALLY OR EXTERNALLY, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, I, E, R2.1, AND ALL AREAS SERVING GUEST ROOMS OF GROUP R, DIVISION 1 OCCUPANCIES.



TACTILE EXIT SIGNS

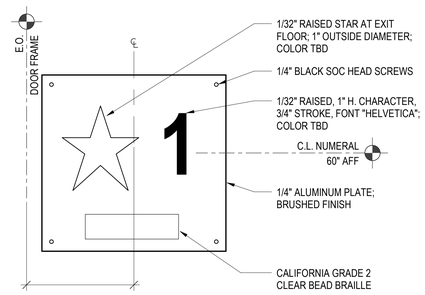
STAIRWAY IDENTIFICATION SIGNS (CBC 1023.9)

A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE THE OPEN AND CLOSED POSITIONS.

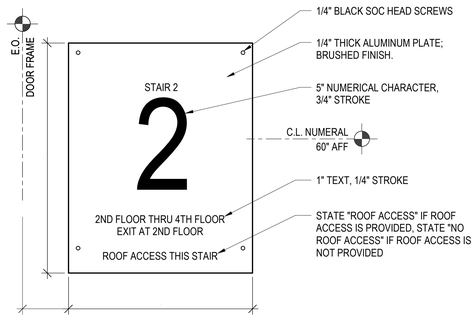
IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.

AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

SIGNAGE REQUIREMENTS.
STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12 INCHES.
- SIGN SHALL BE LOCATED ADJACENT TO LATCH SIDE, CENTERED AT 9" FROM DOOR EDGE (OR 7" FROM FRAME.)
- THE LETTERS DESIGNATING THE IDENTIFICATION OF THE STAIR ENCLOSURE SUCH AS "STAIR NO. 1" OR "WEST STAIR" SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MINIMUM OF 1-1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN HEIGHT WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.
- ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.
- THE STAIRWAY UPPER TERMINUS SUCH AS "ROOF ACCESS" OR "NO ROOF ACCESS" SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

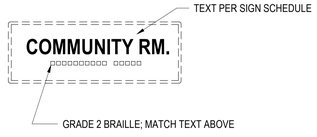


FLOOR LEVEL IDENTIFICATION SIGN (INTERIOR OF STAIR)



STAIRWAY IDENTIFICATION SIGN (EXTERIOR OF STAIR)

TACTILE SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES IS REQUIRED TO BE POSITIONED AT A MAXIMUM OF 60" TO THE BASELINE OF THE HIGHEST LINE OF RAISED ALPHA CHARACTERS AND MINIMUM 48" TO THE BASELINE OF THE BRAILLE CELLS.



ROOM IDENTIFICATION SIGNS

COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS (CBC 11B-702)

GENERAL
FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9 SECTIONS 907.5.2.1 AND 907.5.2.3 OF THE 2022 CALIFORNIA BUILDING CODE.

SIGNS (CBC 11B 703)

GENERAL
WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

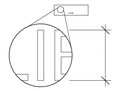
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE.

DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

CASE
CHARACTERS SHALL BE UPPERCASE.

STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

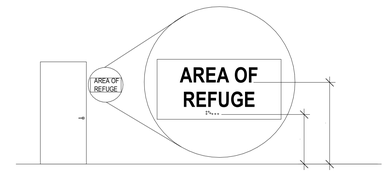
CHARACTER HEIGHT
MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".



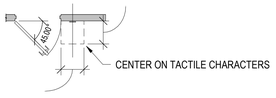
LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2.)

INSTALLATION HEIGHT AND LOCATION
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11B-703.4.1).
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED ON THE RIGHT SIDE OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
- SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

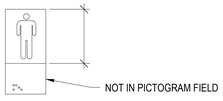


HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



LOCATION OF TACTILE SIGNS AT DOORS

PICTOGRAMS
- PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
- FINISH AND CONTRAST: PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- TEXT DESCRIPTORS: PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.



PICTOGRAM FIELD DARK-ON-LIGHT

SYMBOLS OF ACCESSIBILITY
- FINISH AND CONTRAST: SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

VISUAL CHARACTERS
- FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CASE: CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.
- STYLE: CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- HEIGHT FROM FINISH FLOOR OR GROUND: VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- STROKE THICKNESS: STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- CHARACTER SPACING: CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.
- LINE SPACING: SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170% MAXIMUM OF THE CHARACTER HEIGHT.

FOR REFERENCE ONLY
BASED ON 2022 CBC 11B, FHA, AND ADAG

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OAKLAND, CA 94612
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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

MARCIAL CHAD
NO. C36309
RENEWAL DATE
06/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
2022 CBC 11B - ACCESSIBILITY - SIGNAGE

SHEET:
G0.33

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LAVATORIES AND SINKS (11B-606)

CLEAR FLOOR SPACE
A CLEAR FLOOR SPACE COMPLYING WITH 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
- A PARALLEL APPROACH COMPLYING WITH 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
- IN RESIDENTIAL UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET:
  (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE,
  (B) THE FLOOR EXTENDS UNDER THE CABINETRY, AND
  (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
- THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE.
- NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

HEIGHT
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

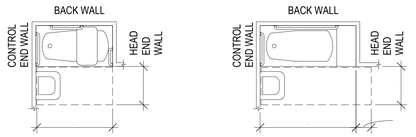
FAUCETS
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

EXPOSED PIPES AND SURFACES
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

ADJACENT SIDE WALL OR PARTITION
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH.

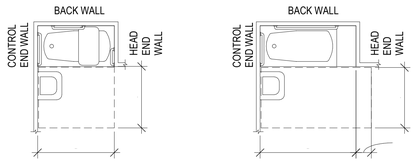
BATH TUBS (CBC 11B-607)

CLEARANCE
CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH CBC 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.



REMOVABLE IN-TUB SEAT
PARALLEL APPROACH

PERMANENT SEAT
PARALLEL APPROACH



REMOVABLE IN-TUB SEAT
FORWARD APPROACH

PERMANENT SEAT
FORWARD APPROACH

CLEARANCES FOR BATHTUBS

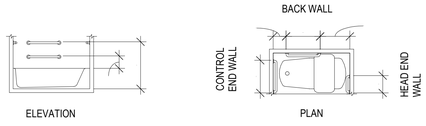
SEAT
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U-SHAPED GRAB BAR SHALL BE PERMITTED.
EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



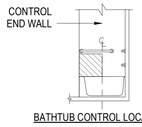
ELEVATION PLAN

GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



ELEVATION PLAN

GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

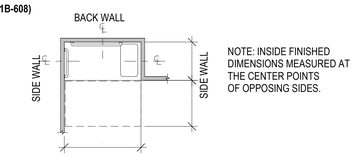


BATHTUB CONTROL LOCATION

CONTROLS
CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH CBC 11B-309.4.

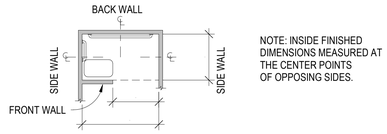
SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

SHOWERS (11B-608)



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

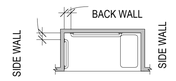


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

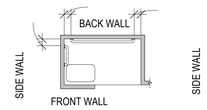
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED.

EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS/SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



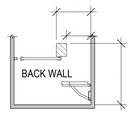
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS



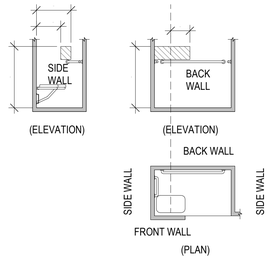
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

SEATS
A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS AND TRANSFER TYPE SHOWERS.
EXCEPTION:
IN RESIDENTIAL DWELLING UNITS, SEATS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWER COMPARTMENTS. PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS SO AS TO PERMIT THE INSTALLATION OF SEATS.

CONTROLS
IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS AND THE SHOWER SPRAY UNIT SHALL BE LOCATED ON THE BACK WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 16 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR.



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

THRESHOLDS
THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH CBC 11B-303. IN TRANSFER TYPE SHOWER COMPARTMENTS, THRESHOLDS 1/2" HIGH MAXIMUM SHALL BE BEVELED, ROUNDED OR VERTICAL.

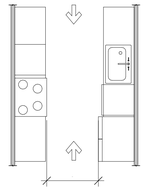
SHOWER FLOOR OR GROUND SURFACE
SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

SOAP DISH
WHERE PROVIDED IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND WITHIN THE REACH LIMITS FROM THE SEAT.

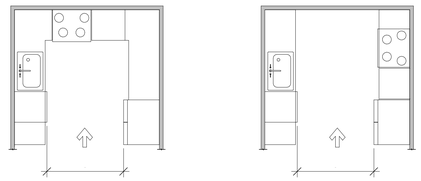
KITCHENS AND KITCHENETTES (CBC 11B-804)

CLEARANCE
CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE.
EXCEPTION:
SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B 804.2.

PASS THROUGH KITCHEN
IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.


PASS THROUGH KITCHENS

U-SHAPED KITCHEN
IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.


U-SHAPED KITCHENS

KITCHEN WORK SURFACE
- IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH CBC 11B-809, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.

CLEAR FLOOR OR GROUND SPACE
- A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH CBC 11B-306 .

EXCEPTION:
- CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
  1. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;
  2. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
  3. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

HEIGHT
- THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION:
- A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM AND 36 INCHES MAXIMUM, SHALL BE PERMITTED.

EXPOSED SURFACES
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

SINKS
- SINKS SHALL COMPLY WITH CBC 11B-606.

STORAGE
- AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH CBC 11B-811.

APPLIANCES
WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH THIS SECTION:
- CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.
- OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH CBC 11B-309.

EXCEPTIONS:
1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.4.
2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.3.

DISHWASHER
- CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK

RANGE OR COOKTOP
- WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

OVENS
- SIDE-HINGED DOOR OVENS: SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
- BOTTOM-HINGED DOOR OVENS: BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
- CONTROLS: OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

REFRIGERATOR/FREEZER
- COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

RESIDENTIAL DWELLING UNITS (CBC 11B-809)

ACCESSIBLE ROUTES
- ACCESSIBLE ROUTES COMPLYING WITH DIVISION 4 SHALL BE PROVIDED WITHIN RESIDENTIAL DWELLING UNITS.

EXCEPTION:
- ACCESSIBLE ROUTES SHALL NOT BE REQUIRED TO OR WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS.

LOCATION
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE A PART OF THE RESIDENTIAL DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES.

TURNING SPACE
- ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH CBC 11B-304.

EXCEPTION:
- TURNING SPACE SHALL NOT BE REQUIRED IN EXTERIOR SPACES 30 INCHES MAXIMUM IN DEPTH OR WIDTH.

KITCHEN
WHERE A KITCHEN IS PROVIDED, IT SHALL COMPLY WITH CBC 11B-804.

TOILET FACILITIES AND BATHING FACILITIES
AT LEAST ONE BATHROOM SHALL COMPLY WITH CBC 11B-603. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF CBC 11B-603 THROUGH 11B-610. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE LOCATED IN THE SAME BATHROOM OR TOILET AND BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER PARTS OF THE RESIDENTIAL DWELLING UNIT.

SUBSEQUENT BATHROOMS
IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-608.

RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES
RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS SECTION.
- BUILDING FIRE ALARM SYSTEM: WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM: RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9, SECTION 907.2.11.
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11.
- RESIDENTIAL DWELLING UNIT CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 4.
  - ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR CARBON MONOXIDE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON CARBON MONOXIDE DETECTION.
- RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE: COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE.
- NOTIFICATION: A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
- IDENTIFICATION: A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
- SITE, BUILDING, OR FLOOR ENTRANCE: WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH CBC 708.4.

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STAMP:
LICENSED ARCHITECT
MARCAL CHAD
NO. C36309
RENEWAL DATE 06/20/2023
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - DWELLING UNITS

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G0.34

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PARKING SPACES (CBC 11B-502)

GENERAL
WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

VEHICLE SPACES
CAR AND VAN PARKING SPACES SHALL BE 216 INCHES LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES WIDE MINIMUM, AND VAN PARKING SPACES SHALL BE 144 INCHES WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE.
EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES WIDE MINIMUM.

ACCESS AISLES
ACCESS AISLES SERVING PARKING SPACES SHALL BE 60 INCHES WIDE MINIMUM. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. ACCESS AISLES SHALL BE PERMITTED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER.

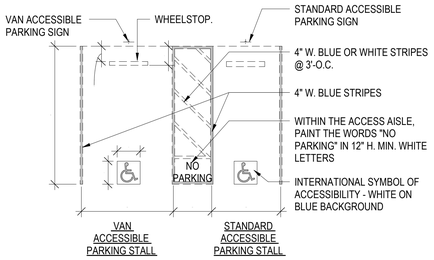
FLOOR OR GROUND SURFACES
PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

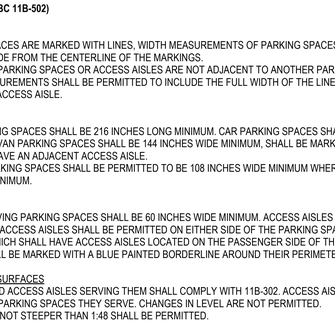
VERTICAL CLEARANCE
PARKING SPACES AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.
EXCEPTION: IN EXISTING MULTISTORY PARKING FACILITIES, CAR PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 80 INCHES MINIMUM. EXISTING VERTICAL CLEARANCE IN EXCESS OF 80 INCHES AND LESS THAN 98 INCHES SHALL BE MAINTAINED. THIS EXCEPTION SHALL NOT APPLY TO VAN PARKING SPACES, ACCESS AISLES, OR VEHICULAR ROUTES SERVING THEM.

IDENTIFICATION
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (80 INCHES MINIMUM IF IN PATH OF TRAVEL) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

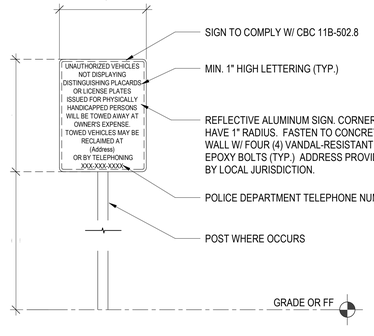
RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ADDITIONAL SIGNAGE
AN "UNAUTHORIZED PARKING" SIGN SHALL BE POSTED EITHER
1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFFSET PARKING FACILITY OR
2) IMMEDIATELY ADJACENT TO ON SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE





ACCESSIBLE PARKING SIGN



UNAUTHORIZED PARKING SIGNAGE

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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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CHECKED BY:	OS
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
2022 CBC 11B - ACCESSIBILITY - PARKING

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DOORS (AT COMMON USE AREAS) CBC 1126 A, 11A-8B THRU 11A-8H

FOR DWELLING UNIT DOORS, SEE G0.35 *CBC 2019 11A - ACCESSIBILITY - DWELLING UNITS* AND G0.36 *CBC 2019 11B - ACCESSIBILITY - DWELLING UNITS.*

WIDTH AND HEIGHT OF DOORS — ***11A ONLY***

DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL PERMIT THE INSTALLATION OF A DOOR NO LESS THAN 36" WIDE AND 80" HIGH.
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

LEVEL FLOOR OR LANDING

THE FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL.

CLOSER-EFFORT TO OPERATE DOORS

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS, 5 POUNDS FOR INTERIOR DOORS AND 15 POUNDS FOR REQUIRED FIRE DOORS.

SMOOTH SURFACE

THE BOTTOM 10" OF ALL DOORS AND GATES SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.

DOORS CONT'D (CBC 11B-404) *(DIAGRAMS SHOWN IN CBC FIGURES 11A-8B THRU 11A-8H)* — ***11B ONLY***

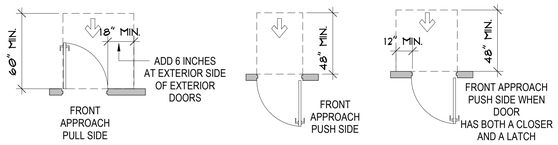
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

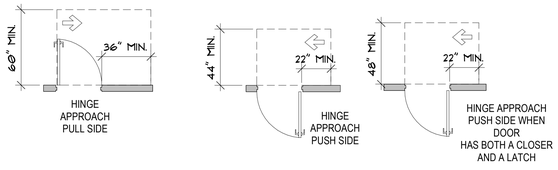
DOOR AND GATE HARDWARE

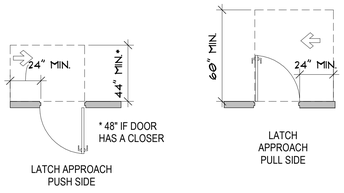
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
  1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
  2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
  3. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.
  4. FIRE DOORS: 15 POUNDS MAXIMUM.

  *THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
- DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

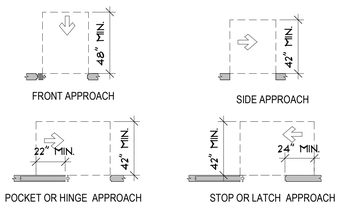
EXCEPTION:
- GLAZING PANELS WITH THE LOWEST PART MORE THAN 66 INCHES FROM THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B-404.2.11.



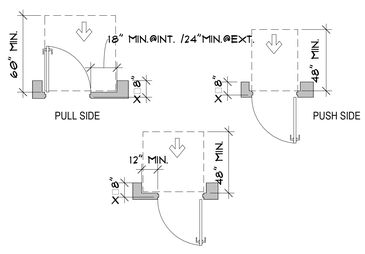




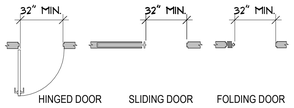
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS



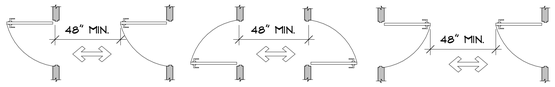
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS



MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



CLEAR WIDTH OF DOORWAYS



DOORS IN SERIES AND GATES IN SERIES

STAIRWAYS (CBC 11B-504)

TREADS AND RISERS — ***11B ONLY***

- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.

OPEN RISERS

- OPEN RISERS ARE NOT PERMITTED.

TREAD SURFACE

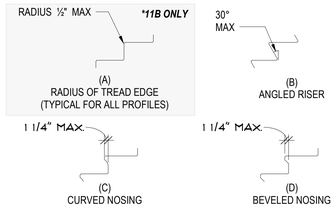
- STAIR TREADS SHALL COMPLY WITH CBC 1011.5.2, AND 1115A OR 11B-504. CHANGES IN LEVEL ARE NOT PERMITTED.

CONTRASTING STRIPE

- INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

NOSINGS — ***11B ONLY***

- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1 1/4 INCHES MAXIMUM OVER THE TREAD BELOW.



STAIR NOSINGS

RAMPS (CBC 11B-405)

SLOPE

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE

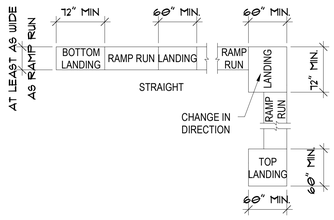
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

CLEAR WIDTH

- THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES.
  EXCEPTIONS:
  - HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE BY 3 1/2 INCHES MAXIMUM.
  - THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL BE 36" MINIMUM BETWEEN HANDRAILS.

RISE

THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.
LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.



RAMP LANDINGS

SLOPE

- LANDINGS SHALL HAVE SLOPE NO STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED.

WIDTH

- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

LENGTH

- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.

CHANGE IN DIRECTION

- RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

DOORWAYS

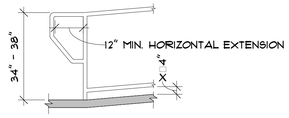
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA:
  1. DOORS FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES.
  2. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.

HANDRAILS — ***11B ONLY***

- RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH CBC 11B-505.

EDGE PROTECTION

- SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND EACH SIDE OF RAMP LANDINGS. A CURB 2 INCHES HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4INCH DIAMETER SPHERE. TO PREVENT WHEEL ENTRAPMENT THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.



CURB OR BARRIER EDGE PROTECTION

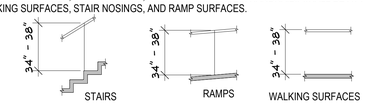
HANDRAILS (CBC 11B-505)

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
EXCEPTIONS:
- IN ASSEMBLY AREAS, HANDRAILS SHALL NOT BE REQUIRED ON BOTH SIDE OF AISLE RAMP WHERE A HANDRAIL IS PROVIDED AT EITHER SIDE OR WITHIN THE AISLE WIDTH.
- CURB RAMPS DO NOT REQUIRE HANDRAILS.
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED WHEN A RAMP RUN IS LESS THAN 6 INCHES IN RISE OR 72 INCHES IN LENGTH.
- STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY (CBC 1011.11, EXCEPTION 1.)

CONTINUITY . HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. IN ASSEMBLY AREAS, RAMP HANDRAILS ADJACENT TO SEATING OR WITHIN THE AISLE ARE NOT REQUIRED TO BE CONTINUOUS.

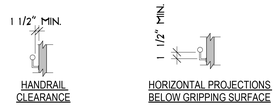
HEIGHT

TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.



HANDRAIL HEIGHT

CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM



GRIPPING SURFACE

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.

CIRCULAR CROSS SECTION

HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

SURFACES

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS

HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

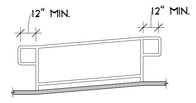
HANDRAIL EXTENSIONS

HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS.

EXCEPTIONS: — ***11B ONLY***

- EXTENSIONS SHALL NOT BE REQUIRED FOR CONTINUOUS HANDRAILS AT THE INSIDE TURN OF SWITCH BACK OR DOGLEG STAIRS AND RAMPS.
- IN ASSEMBLY AREAS EXTENSIONS SHALL NOT BE REQUIRED FOR RAMP HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVER WITHIN AISLES.
- IN ALTERATIONS WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF RAMP RUN WOULD CREATE A HAZARD THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEG. FROM THE RAMP RUN TOP AND BOTTOM EXTENSION AT RAMPS.

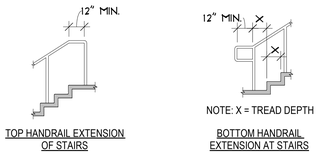
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

TOP EXTENSION AT STAIRS

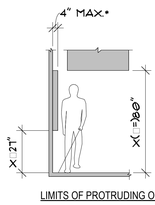
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

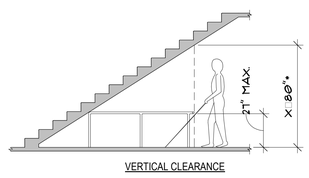


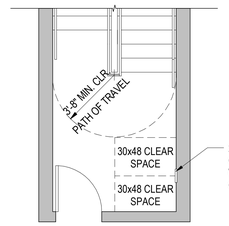
BOTTOM EXTENSION AT STAIRS

AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AND ADJACENT STAIR FLIGHT OR SHALL RETURN TO THE WALL, GUARD, OR THE WALKING SURFACE. AT THE BOTTOM OF A STAIR FLIGHT, A HORIZONTAL EXTENSION SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

PROTRUDING OBJECTS (CBC 11B-307)







002_2-WAY COMMUNICATOR PLAN DIAGRAM 10
1/4" = 1'-0"

CURB RAMPS CBC 11B-406 *(&1112A)*

CURB RAMPS LOCATION.

- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

LANDINGS.

- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

WIDTH

- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES) SHALL BE 48" MINIMUM

SLOPE

- RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12. WHERE PROVIDED, CURB RAMP FLARES. SHALL NOT BE STEEPER THAN 1:10.
- CROSS SLOPE OF CURB RAMP SHALL BE 1:48 MAXIMUM.

GROOVED BORDER — ***11A ONLY***

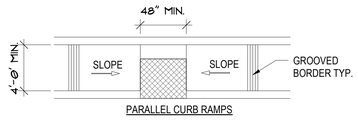
- CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH WIDE BY 1/4 INCH DEEP AT 3/4 INCH ON CENTER.

DIAGONAL CURB RAMPS

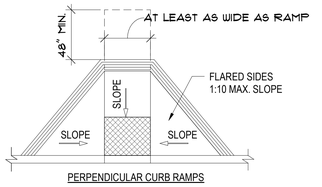
- DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



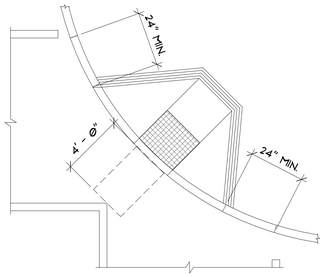
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



PARALLEL CURB RAMPS



PERPENDICULAR CURB RAMPS



DIAGONAL OR CORNER TYPE CURB RAMPS

FOR REFERENCE ONLY

BASED ON CBC 11A & 11B, FHA, AND ADAG

Designations *11A only* and *11B only* cite references to these code sections, but may apply to any project, whether publicly or privately funded.

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STAMP:

LICENSED ARCHITECT — STATE OF CALIFORNIA
MARCIAL CHAD
NO. C36309
RENEWAL DATE 06/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:

CBC 2019 - ACCESSIBILITY - COMMON AREAS

SHEET:

G0.36

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8/22/2025 3:55:36 PM

TOILET AND BATHING ROOMS (CBC 11B-603)

TURNING SPACE
TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

OVERLAP
REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

DOOR SWING
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM.

EXCEPTION:
- WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR SPACE COMPLYING WITH 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
- IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, DOORS SHALL BE PERMITTED TO SWING OVER THE TURNING SPACE WITHOUT LIMITATION.

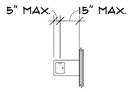
MIRRORS
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

COAT HOOKS, SHELVES AND MEDICINE CABINETS
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308 SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

ACCESSORIES
WHERE TOWEL OR SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON THE ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. ACCESSORIES SHALL NOT PROTRUDE MORE THAN 4" ONTO PATH OFTRAVEL OR CLEAR SPACES.

DRINKING FOUNTAIN (CBC 11B-602)

CLEAR FLOOR SPACE
UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED. SPOUT HEIGHT. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING THE BUMPERS.

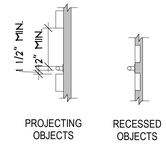


DRINKING FOUNTAIN SPOUT LOCATION

DRINKING FOUNTAINS FOR STANDING PERSONS. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

GRAB BARS (CBC 11B-609)

GRAB BARS SPACING
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM.



PROJECTING OBJECTS RECESSED OBJECTS

SPACING OF GRAB BARS

POSITION OF GRAB BARS
GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.

SURFACE HAZARDS
GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

FITTINGS
GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

INSTALLATION
GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.

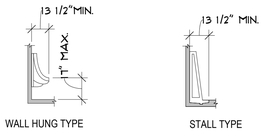
STRUCTURAL STRENGTH
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

URINALS (CBC 11B-605)

HEIGHT AND DEPTH
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

FLUSH CONTROLS
SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH CBC 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

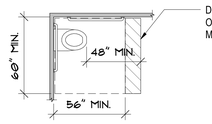


WALL HUNG TYPE STALL TYPE

HEIGHT AND DEPTH OF URINALS

WATER CLOSETS AND TOILET COMPARTMENTS (CBC 11B-604)

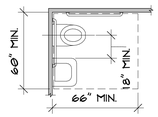
SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.



SIZE OF CLEARANCE AT WATER CLOSETS

OVERLAP
THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS , A LAVATORY COMPLYING WITH 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.



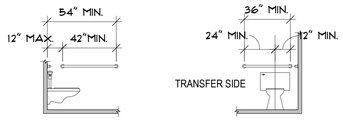
OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS ONLY

SEATS
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL 2" HIGH MAXIMUM.

EXCEPTION:
- IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.

GRAB BARS
GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.

EXCEPTIONS:
- IN RESIDENTIAL DWELLING UNITS , GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.
- THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.



SIDE WALL GRAB BAR REAR WALL GRAB BAR

FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH CBC11B-604.8.2.

DISPENSERS AND DISPOSAL UNITS
TOILET PAPER DISPENSERS: SHALL COMPLY WITH 11B 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR, AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

SANITARY NAPKIN DISPOSAL UNITS: IF PROVIDED, SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE WALL MOUNTED AND LOCATED ON THE SIDEWALL BETWEEN THE REAR WALL OF THE TOILET AND THE TOILET PAPER DISPENSER, ADJACENT TO THE TOILET PAPER DISPENSER. THE DISPOSAL UNIT SHALL BE LOCATED BELOW THE GRAB BAR WITH THE OPENING OF THE DISPOSAL UNIT 19 INCHES MINIMUM ABOVE THE FINISH FLOOR.



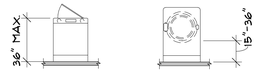
DISPENSER OUTLET LOCATION SANITARY NAPKIN DISPOSAL LOCATION

WASHING MACHINES AND CLOTHES DRYERS (CBC 11B-611)

CLEAR FLOOR SPACE
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH CBC 11B-305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

OPERABLE PARTS
OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH CBC 11B-309.

HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

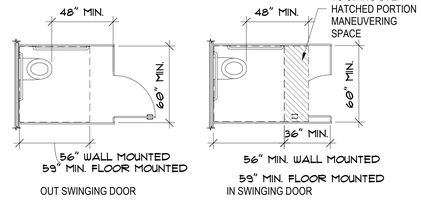


TOP LOADING FRONT LOADING

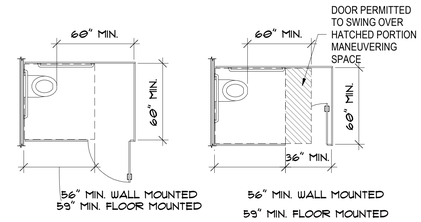
HEIGHT OF LAUNDRY COMPARTMENT OPENING

WHEELCHAIR ACCESSIBLE COMPARTMENTS

SIZE
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL.

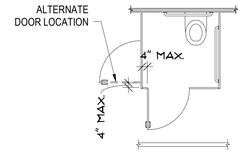


SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

DOORS
TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH CBC 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH CBC 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET.

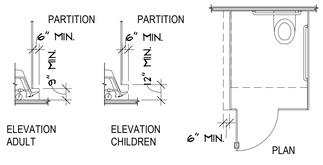


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

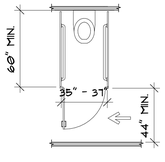
TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR.

EXCEPTION:
- TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES WIDE.

APPROACH
COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET.

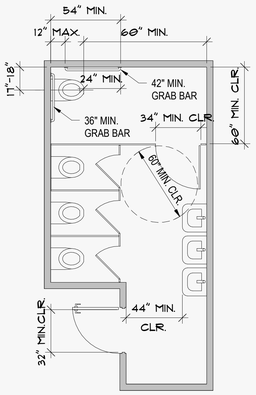


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

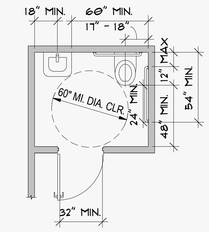


AMBULATORY ACCESSIBLE TOILET COMPARTMENT

COMMON USE TOILET FACILITIES (CBC 11A-9A) **11A ONLY*



MULTIPLE ACCOMMODATION TOILET FACILITY



SINGLE ACCOMMODATION TOILET FACILITY

PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2025

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:
CBC 2019 - ACCESSIBILITY - RESTROOMS

SHEET:
G0.37

FOR REFERENCE ONLY
BASED ON CBC 11A & 11B, FHA, AND ADAG
Designations *11A only* and *11B only* cite references to these code sections, but may apply to any project, whether publicly or privately funded.

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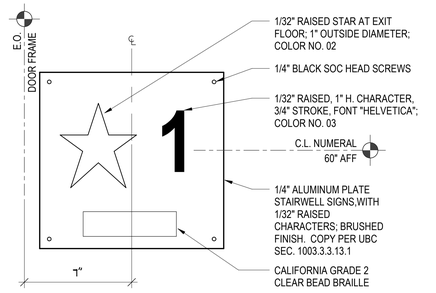
STAIRWAY IDENTIFICATION SIGNS (CBC 1023.9)

A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIR OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF AND THE DIRECTION TO THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE THE OPEN AND CLOSED POSITIONS.

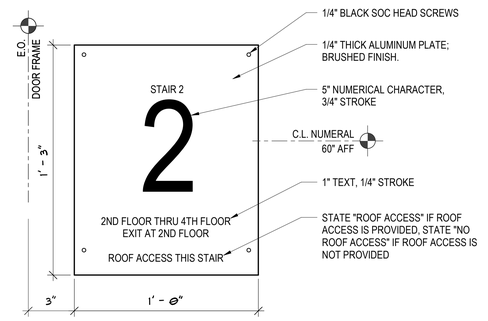
IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.
AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

SIGNAGE REQUIREMENTS.

- STAIRWAY IDENTIFICTIONSIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12 INCHES.
- SIGN SHALL BE LOCATED ADJACENT TO LATCH SIDE, CENTERED AT 9" FROM DOOR EDGE (OR 7" FROM FRAME.)
- THE LETTERS DESIGNATING THE IDENTIFICATION OF THE STAIR ENCLOSURE SUCH AS *STAIR NO. 1* OR *WEST STAIR* SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE A MINIMUM OF 1 1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN HEIGHT WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.
- ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.
- THE STAIRWAY UPPER TERMINUS SUCH AS *ROOF ACCESS* OR *NO ROOF ACCESS* SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.



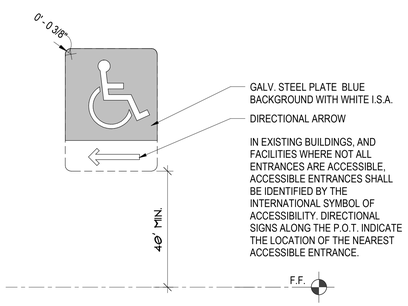
002_FLOOR LEVEL IDENTIFICATION SIGN (INTERIOR OF STAIR) 5
3" = 1'-0"



002_STAIRWAY IDENTIFICATION SIGN (EXERIOR OF STAIR) 6
3" = 1'-0"



002_UNISEX ACCESSIBLE RESTROOM DOOR SIGN 13
3" = 1'-0"



002_DIRECTIONAL SIGNAGE 7
3" = 1'-0"

COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS (CBC 11B-702)

GENERAL
FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9 SECTIONS 907.5.2.1 AND 907.5.2.3 OF THE 2019 CALIFORNIA BUILDING CODE.

SIGNS (CBC 11B 703)

GENERAL
WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

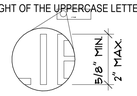
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE

DEPTH
RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

CASE
CHARACTERS SHALL BE UPPERCASE.

STYLE
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

CHARACTER HEIGHT
MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (16 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

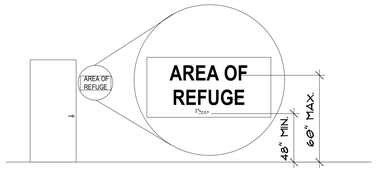


LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

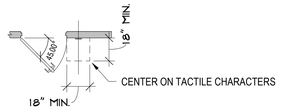
BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2.)

INSTALLATION HEIGHT AND LOCATION

- TACTILE SIGNAGE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS (CBC 11B-703.4.1).
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED ON THE RIGHT SIDE OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
- SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.



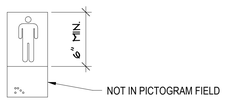
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



LOCATION OF TACTILE SIGNS AT DOORS

PICTOGRAMS

- PICTOGRAM FIELDS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
- FINISH AND CONTRAST: PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- TEXT DESCRIPTORS: PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD.



PICTOGRAM FIELD DARK-ON-LIGHT

SYMBOLS OF ACCESSIBILITY

- FINISH AND CONTRAST: SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

VISUAL CHARACTERS

- FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.
- STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
- HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1015 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.
- LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170% MAXIMUM OF THE CHARACTER HEIGHT.

EXIT SIGNS (CBC 1013)

EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

EXCEPTIONS:

- EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
- EXIT SIGNS ARE NOT REQUIRED IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUPS R-1, R-2, R-3 OR R-3.1.

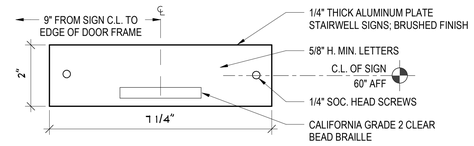
ILLUMINATION

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1013.4 NEED NOT BE PROVIDED WITH ILLUMINATION.
- INTERNALLY ILLUMINATED EXIT SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EXTERNALLY ILLUMINATED EXIT SIGNS SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS WITH A WIDTH OF NOT LESS THAN 2 INCHES, EXCEPT FOR THE LETTER "I", AND THE MINIMUM SPACING SHALL NOT BE LESS THAN 3/8 INCH. LARGER SIGNS SHALL HAVE WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND. THE FACE OF THE SIGN SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES, AND SHALL BE ILLUMINATED AT ALL TIMES.

RAISED CHARACTER AND BRAILLE EXIT SIGNS
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

- EACH GRADE LEVEL EXTERIOR EXIT DOOR REQUIRED TO COMPLY WITH THIS SECTION 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 WITH 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 EXIT PASSAGEWAY; OR, FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY; SHALL BE IDENTIFIED WITH A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE INDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT".
- RAISED CHARACTER AND BRAILLE EXIT SIGNS SHALL COMPLY WITH CBC CHAPTER 11A, SECTION 1143A OR CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.3, AND 11B-703.5.

FLOOR LEVEL EXIT SIGNS
WHERE EXIT SIGNS ARE REQUIRED, APPROVED LOW-LEVEL EXIT SIGNS, ILLUMINATED INTERNALLY OR EXTERNALLY, SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, I, E, R2.1, AND ALL AREAS SERVING GUEST ROOMS OF GROUP R, DIVISION 1 OCCUPANCIES.



002_TACTILE EXIT SIGNS 3
6" = 1'-0"

TACTILE SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES IS REQUIRED TO BE POSITIONED AT A MAXIMUM OF 60" TO THE BASELINE OF THE HIGHEST LINE OF RAISED ALPHA CHARACTERS AND MINIMUM 48" TO THE BASELINE OF THE BRAILLE CELLS.



002_ROOM INDENTIFICATION SIGNS 2
3" = 1'-0"

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595C.

EXCEPTION:

- THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS TO COMPLEMENT DECOR OR UNIQUE DESIGN. THE SYMBOL CONTRAST SHALL BE LIGHT ON DARK OR DARK ON LIGHT



002_INTERNATIONAL SYMBOL OF ACCESSIBILITY 1
3" = 1'-0"

FOR REFERENCE ONLY

BASED ON CBC 11A & 11B, FHA, AND ADAG

Designations *11A only* and *11B only* cite references to these code sections, but may apply to any project, whether publicly or privately funded.

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
CBC 2019 - ACCESSIBILITY - SIGNAGE

SHEET:
G0.38

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RESIDENTIAL DWELLING UNITS (CBC 11B-809)

ACCESSIBLE ROUTES
- ACCESSIBLE ROUTES COMPLYING WITH DIVISION 4 SHALL BE PROVIDED WITHIN RESIDENTIAL DWELLING UNITS.

EXCEPTION:
- ACCESSIBLE ROUTES SHALL NOT BE REQUIRED TO OR WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS.

LOCATION
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE A PART OF THE RESIDENTIAL DWELLING UNIT. WHERE ONLY ONE ACCESSIBLE ROUTE IS PROVIDED, IT SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES.

TURNING SPACE
- ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH CBC 11B-304.

EXCEPTION:
- TURNING SPACE SHALL NOT BE REQUIRED IN EXTERIOR SPACES 30 INCHES (760 MM) MAXIMUM IN DEPTH OR WIDTH.

KITCHEN
WHERE A KITCHEN IS PROVIDED, IT SHALL COMPLY WITH CBC 11B-804.

TOILET FACILITIES AND BATHING FACILITIES
AT LEAST ONE BATHROOM SHALL COMPLY WITH CBC 11B-603. NO FEWER THAN ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF CBC 11B-603 THROUGH 11B-610. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE LOCATED IN THE SAME TOILET AND BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER PARTS OF THE RESIDENTIAL DWELLING UNIT.

SUBSEQUENT BATHROOMS
IN RESIDENTIAL DWELLINGS WITH MORE THAN ONE BATHROOM, WHEN A BATH TUB IS INSTALLED IN THE FIRST BATHROOM AND A SHOWER COMPARTMENT IS PROVIDED IN A SUBSEQUENT BATHROOM, AT LEAST ONE SHOWER SHALL COMPLY WITH 11B-608.

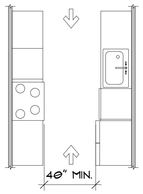
RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES
RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS SECTION.
- BUILDING FIRE ALARM SYSTEM: WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.
- RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM: RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9, SECTION 907.2.11.
- CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW BUILDINGS IN ACCORDANCE WITH SECTIONS 915.1.1 THROUGH 915.7. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN EXISTING BUILDINGS IN ACCORDANCE WITH CHAPTER 11 OF THE CALIFORNIA FIRE CODE. PURSUANT TO HEALTH AND SAFETY CODE SECTION 17926, CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN ALL EXISTING GROUP R BUILDINGS AS REQUIRED IN SECTION 915.
- RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE: COMMUNICATION FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE.
- NOTIFICATION: A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE AND VISIBLE SIGNAL WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.
- IDENTIFICATION: A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.
- SITE, BUILDING, OR FLOOR ENTRANCE: WHERE A SYSTEM, INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH CBC 708.4.

KITCHENS AND KITCHENETTES (CBC 11B-804)

CLEARANCE
CLEARANCES ARE MEASURED FROM THE FURTHEST PROJECTING FACE OF ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS, EXCLUDING HARDWARE.

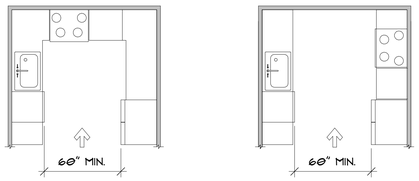
EXCEPTION:
SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B 804.2.

PASS THROUGH KITCHEN
IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.



PASS THROUGH KITCHENS

U-SHAPED KITCHEN
IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MINIMUM.



U-SHAPED KITCHENS

KITCHEN WORK SURFACE
- IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH CBC 11B-809, AT LEAST ONE 30 INCHES WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE.

CLEAR FLOOR OR GROUND SPACE
- A CLEAR FLOOR SPACE COMPLYING WITH 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH CBC 11B-306 .

EXCEPTION:
- CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
  1. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;
  2. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
  3. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

HEIGHT
- THE KITCHEN WORK SURFACE SHALL BE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION:
- A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM AND 36 INCHES MAXIMUM, SHALL BE PERMITTED.

EXPOSED SURFACES
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

SINKS
- SINKS SHALL COMPLY WITH CBC 11B-606.

STORAGE
- AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH CBC 11B-811.

APPLIANCES
WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH THIS SECTION:
- CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.
- OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH CBC 11B-309.

EXCEPTIONS:
1. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.4.
2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH CBC 11B-309.3.

DISHWASHER
- CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK

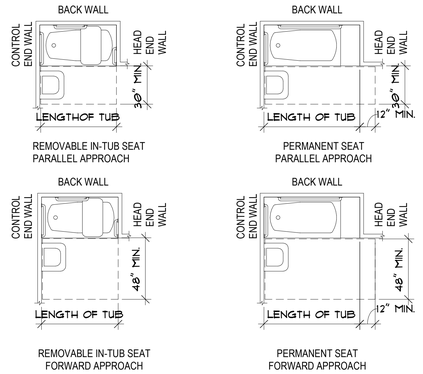
RANGE OR COOKTOP
- WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

OVENS
- SIDE-HINGED DOOR OVENS: SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.
- BOTTOM-HINGED DOOR OVENS: BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY CBC 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.
- CONTROLS: OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

REFRIGERATOR/FREEZER
- COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

BATH TUBS (CBC 11B-607)

CLEARANCE
CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 48 INCHES WIDE MINIMUM FOR FORWARD APPROACH AND 30 INCHES WIDE MINIMUM FOR PARALLEL APPROACH. A LAVATORY COMPLYING WITH CBC 11B-606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12 INCHES MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

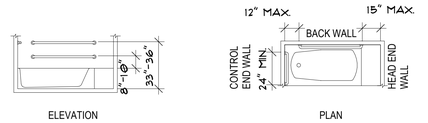


CLEARANCES FOR BATHTUBS

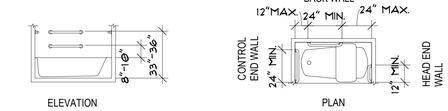
SEAT
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U-SHAPED GRAB BAR SHALL BE PERMITTED.

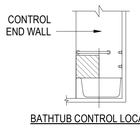
EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS



GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS



BATHTUB CONTROL LOCATION

CONTROLS
CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WITH CBC 11B-309.4.

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

LAVATORIES AND SINKS (11B-606)

CLEAR FLOOR SPACE
A CLEAR FLOOR SPACE COMPLYING WITH 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
- A PARALLEL APPROACH COMPLYING WITH 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
- IN RESIDENTIAL UNITS CABINETRY SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET:
  (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE,
  (B) THE FLOOR EXTENDS UNDER THE CABINETRY, AND
  (C) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
- THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE - THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN CONSIDERING KNEE AND TOE CLEARANCE.
- NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

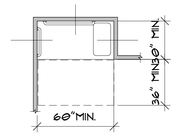
HEIGHT
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FAUCETS
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

EXPOSED PIPES AND SURFACES
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

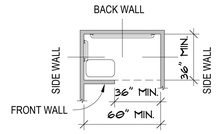
ADJACENT SIDE WALL OR PARTITION
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH . SINKS SHALL BE A MAXIMUM OF 6 1/2 INCHES DEEP.

SHOWERS (11B-608)



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

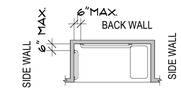


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

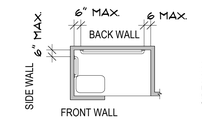
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

GRAB BARS
WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT AN L- SHAPED OR U SHAPED GRAB BAR SHALL BE PERMITTED.

EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATHTUBS/SHOWERS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS

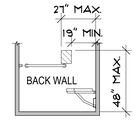


GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

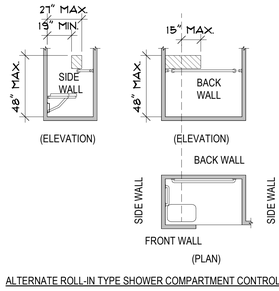
SEATS
A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS AND TRANSFER TYPE SHOWERS.

EXCEPTION:
IN RESIDENTIAL DWELLING UNITS SEATS SHALL NOT BE REQUIRED TO BE INSTALLED IN SHOWER COMPARTMENTS. PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF SEATS.

CONTROLS
CONTROLS AND FAUCETSSHALL ALLOW THE USER TO CLOSE AND OPEN THE WATER SUPPLY.OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.OPERABLE PARTS OF THE SHOWER SPRAY UNIT, INCLUDING THEHANDLE, SHALL BE INSTALLED ON THE BACK WALL ADJACENT TO THE SEAT WALL 19 INCHES (483 MM) MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR.



STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION



ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION

SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120°F MAXIMUM.

THRESHOLDS
THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH CBC 11B-303.

SHOWER FLOOR OR GROUND SURFACE
SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

SOAP DISH
WHERE PROVIDED IT SHALL BE LOCATED ON THE CONTROL WALL AT 40 INCHES MAXIMUM ABOVE THE SHOWER FLOOR AND WITHIN THE REACH LIMITS FROM THE SEAT.

FOR REFERENCE ONLY

BASED ON CBC 11A & 11B, FHA, AND ADAG

Designations *11A only* and *11B only* cite references to these code sections, but may apply to any project, whether publicly or privately funded.

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STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C26309 — RENEWAL DATE 06/20/2023 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:
CBC 2019 11B - ACCESSIBILITY - DWELLING UNITS

SHEET:
G0.39

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Project Name:	Golden Gate Village Phl E Buildings	**Date Prepared:**	2025-08-18

A. General Information

1	Project Name	Golden Gate Village Phl E Buildings			
2	Run Title				
3	Project Location	Golden Gate Village			
4	City	Marin City	5	Standards Version	Compliance 2022
6	Zip code	94965	7	Compliance Software (version)	CBECC 2022.3.2 (1369)
8	Climate Zone	3	9	Building Orientation (deg)	225
10	Building Type(s)	• Multifamily 3 stories	11	Weather File	OAKLAND-INTL_STYP20.epw
12	Project Scope	• Existing addition and alteration	13	Number of Dwelling Units	16
14	Total Conditioned Floor Area in Scope (ft²)	9104	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	None
18	Nonresidential Conditioned Floor Area	0	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	9104			

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B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Not Included	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the LMCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the LMCC-PRF-E).	
	MultiFam	Performance		☒ Not Included		
Mechanical (See Table H)	Nonres	Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	LMCC-LTI-01E is required
	MultiFam	Performance		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	LMCC-LTO-01E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	LMCC-LTS-01E is required
	MultiFam	Performance		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the LMCC form listed if applicable (i.e. compliance will not be shown on the LMCC-PRF-E.)	
	MultiFam	Performance		☒ Not Included	Electrical Power Distribution 110.11	LMCC-ELC-01E is required
			Battery (see Table F)	☐ Performance	Commissioning 120.8	LMCC-CXR-01E is required
				☒ Not Included	Solar and Battery 110.10	LMCC-SAB-01E is required

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C1. COMPLIANCE SUMMARY

	COMPLIES[3]		
	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)	Total[2] (kBtu/ft² - yr)
Standard Design	102.38	n/a	n/a
Proposed Design	80.9	n/a	n/a
Compliance Margins	**21.48**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] *Efficiency measures include improvements like a better building envelope and more efficient equipment*
[2] *Compliance Totals include efficiency, photovoltaics and batteries*
[3] *New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded*
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

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C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

	COMPLIES[2]		
Energy Component	**Standard Design (TDV)**	**Proposed Design (TDV)**	**Compliance Margin (TDV)[1]**
Space Heating	31.9	26.56	5.34
Space Cooling	10.08	8.48	1.6
Indoor Fans	16.9	15.61	1.29
Heat Rejection	0	0	0
Pumps & Misc.	0.72	0.7	0.02
Domestic Hot Water	42.78	29.55	13.23
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**102.38**	**80.9**	**21.48 (21%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**N/A**	**N/A**	**n/a (n/a)**

[1] *Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.*

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C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	67.15	67.15	---
Process	72.02	72.13	-0.11
Other Ltg	11.29	11.29	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**252.84**	**231.47**	**21.37 (8.5%)**

[1] *Notes: This table is not used for Energy Code Compliance.*

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

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C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	9.9	8.1	1.8	---	---	---
Space Cooling	0.4	0.3	0.1	---	---	---
Indoor Fans	4.9	4.5	0.4	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.2	0.2	0	---	---	---
Domestic Hot Water	14.5	10	4.5	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**29.9**	**23.1**	**6.8**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**29.9**	**23.1**	**6.8**	**0**	**0**	**0**
Receptacle	21.4	21.4	0	---	---	---
Process	23.8	23.8	0	---	---	---
Other Ltg	3.2	3.2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**78.3**	**71.5**	**6.8**	**0**	**0**	**0**

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C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	29.35	26.8	2.55	8.69
NET EUI[1]	29.35	26.8	2.55	8.69

[1] *Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.*

D1. EXCEPTIONAL CONDITIONS

• Significant modeling approximations have been used to represent the building design. Such approximations are common and an expected part of energy modeling. However, such approximations should have thermodynamically similar results in the model and in the completed building. Ensure that a narrative has been provided. Review the narrative and ensure the modeling approximations are appropriate. In such cases, the Exceptional Design Compliance procedure should be used. An example would be modeling of thermal storage by modifying the efficiency of heating and cooling equipment.

D2. MULTIFAMILY REQUIRED SPECIAL FEATURES

• Indoor air quality, balanced fan
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: fault indicator display
• Exposed slab floor in conditioned zone
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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E1. HERS VERIFICATION SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered LMCIs and LMCVs are required to be completed in the HERS Registry.

Building-level Verifications:
• -- None --
Cooling System Verifications:
• -- None --
Heating System Verifications:
• Verified heat pump rated heating capacity
HVAC Distribution System Verifications:
• -- None --
Domestic Hot Water System Verifications:
• -- None --

E4. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

The model includes balanced ventilation instead of the exhaust only ventilation that is in the design. CBECC was erroneously requiring Building Envelope Leakage HERS Verifications when default exhaust was modeled, which is not a requirement for Alterations. Selecting Default Balanced Ventilation is the only way to avoid incorrect HERS verifications.

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	**Dwelling Unit Type**	**Zone**	**Zone Group Multiplier**
1 bedrooms-(1/4)	DU 1-Bed	1bed room flats	4
1 bedrooms-(2/4)	DU 1-Bed	1bed room flats	4
1 bedrooms-(3/4)	DU 1-Bed	1bed room flats	4
1 bedrooms-(4/4)	DU 1-Bed	1bed room flats	4

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F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	**CFA (ft²)**	**Number of Bedrooms**	**Number in Building**	**Space Conditioning Systems Assigned**	**DHW System Name**	**IAQ Vent Fan Name**
DU 1-Bed	569	1	16	DU 1-Bed | :PTHP Ephoca:::2:2	Indiv HPWH	Default Minimum Balanced IAQ Fan

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	2180	795.2	36.48
East-Facing[2]	1576	0	0
South-Facing[3]	2180	795.2	36.48
West-Facing[4]	1576	0	0
Total	**7512**	**1590.4**	**21.17**
Roof	9104	0	0

Notes
[1]*North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),*
[2]*East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),*
[3]*South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),*
[4]*West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),*

G2B. ROOFING PRODUCT SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06
Name	**Roof Pitch**	**Roof Rise (x in 12)**	**Aged Solar Reflectance**	**Thermal Emittance**	**SRI**
Sloped roof	Steep slope	4	0.1	0.85	N/A
Sloped roof-2	Steep slope	4	0.1	0.85	N/A

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G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
Wall-Wood Framed-Extr	Exterior Walls	5,232	Wood Framed Wall	0	0	0	U-factor	0.2865	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	E
Roof-VaultedCeiling	Cathedral Ceilings	9,104	Wood Framed Ceiling	0	0	10	U-factor	0.0772	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Inside Finish: Gypsum Board	E
Wall -CMU Extr	Exterior Walls	2,280	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
T24-IntZB-Wall Cons	Interior Walls	11,777.5	Wood Framed Wall	0	0	0	U-factor	0.2773	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	

[1] *Status: N - New, A - Altered, E - Existing*

H2. DWELLING UNIT HVAC HEATING AND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heating				Cooling		
						Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
DU 1-Bed	PTHP Ephoca	Room HP N/A	16	N/A	N/A	7,914	N/A	HSPF2	N/A	N/A	CEER	10.3

H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
Dwelling Unit Type	IAQ Option	Central Fan (if applicable)					Individual Fan (if applicable)					
		IAQ Fan Type Type	Supply Airflow CFM	Supply Fan Efficacy W/CFM	Exhaust CFM	Exhaust Fan Efficacy W/CFM	IAQ Fan Type	Count	Airflow CFM	Fan Efficacy W/CFM	Recovery Efficiency SRE	Recovery Efficiency ASRE
DU 1-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	32.07	N/A	N/A	N/A

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G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor 1	20	0.5	E
ResidentialDoor 1-2	20	0.5	E
ResidentialDoor 1-3	20	0.5	E
ResidentialDoor 1-4	20	0.5	E

[1] *Status: N - New, A - Altered, E - Existing*

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
WH1 40gal	Heat Pump	Storage	16	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Tank Zone

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

01	02	03	04	05	06	07	08
System Name	Configuration	Type	Qty in System	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Is Compact Distribution
Indiv HPWH	Domestic Hot Water (DHW)	Unitary	1	Standard Distribution System	WH1 40gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LT101-E for mandatory controls

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Windows AL-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	225	4	184	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	225	4	184	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Sliding Door	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	225	4	213.6	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Sliding Door-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	225	4	213.6	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 2	45	4	184	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 2	45	4	184	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Sliding Door-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 2	45	4	213.6	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[1] *Status: N - New, A - Altered, E - Existing*

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Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Jennifer Love	Documentation Author Signature:
Company: Streamline Green	Signature Date: 08/18/2025
Address: 1355 Francisco St	CEA/HERS Certification Identification (if applicable): R22-16-40096
City/State/Zip: Berkeley, CA 94702	Phone: 510-387-1532
	5103255672

CABEC California Building Officials (CALBO) CERTIFIED ENERGY ANALYST

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Marcial Chao	Responsible Designer Signature: Marcial Chao
Company: Pyatok Architecture	Date Signed: 08/18/2025
Address: 1611 Telegraph Ave. Suite 200	License #: C36309
City/State/Zip: Oakland, CA 94612	Title:
Phone: (510) 465-7010	Scope:

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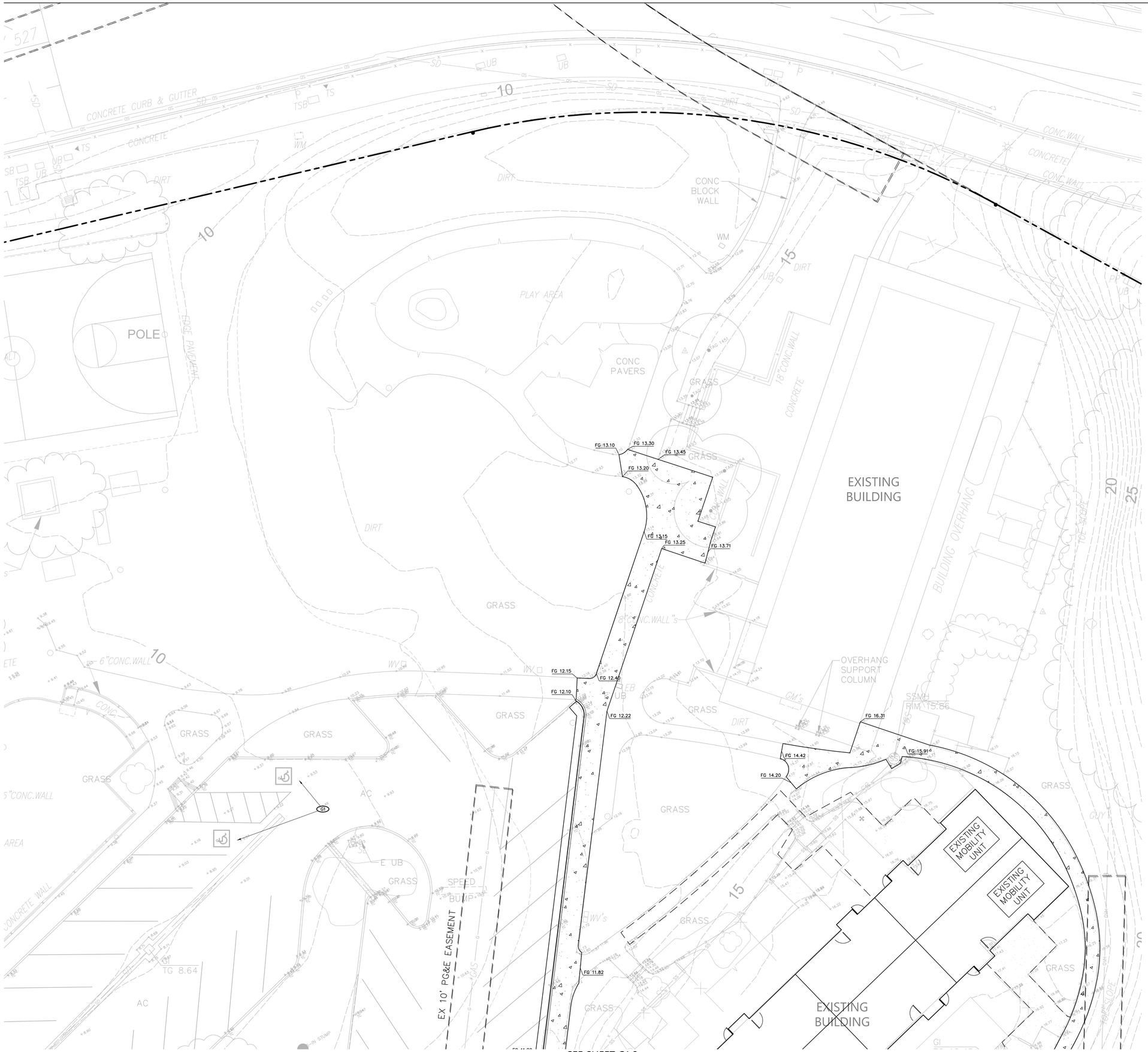

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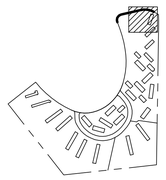

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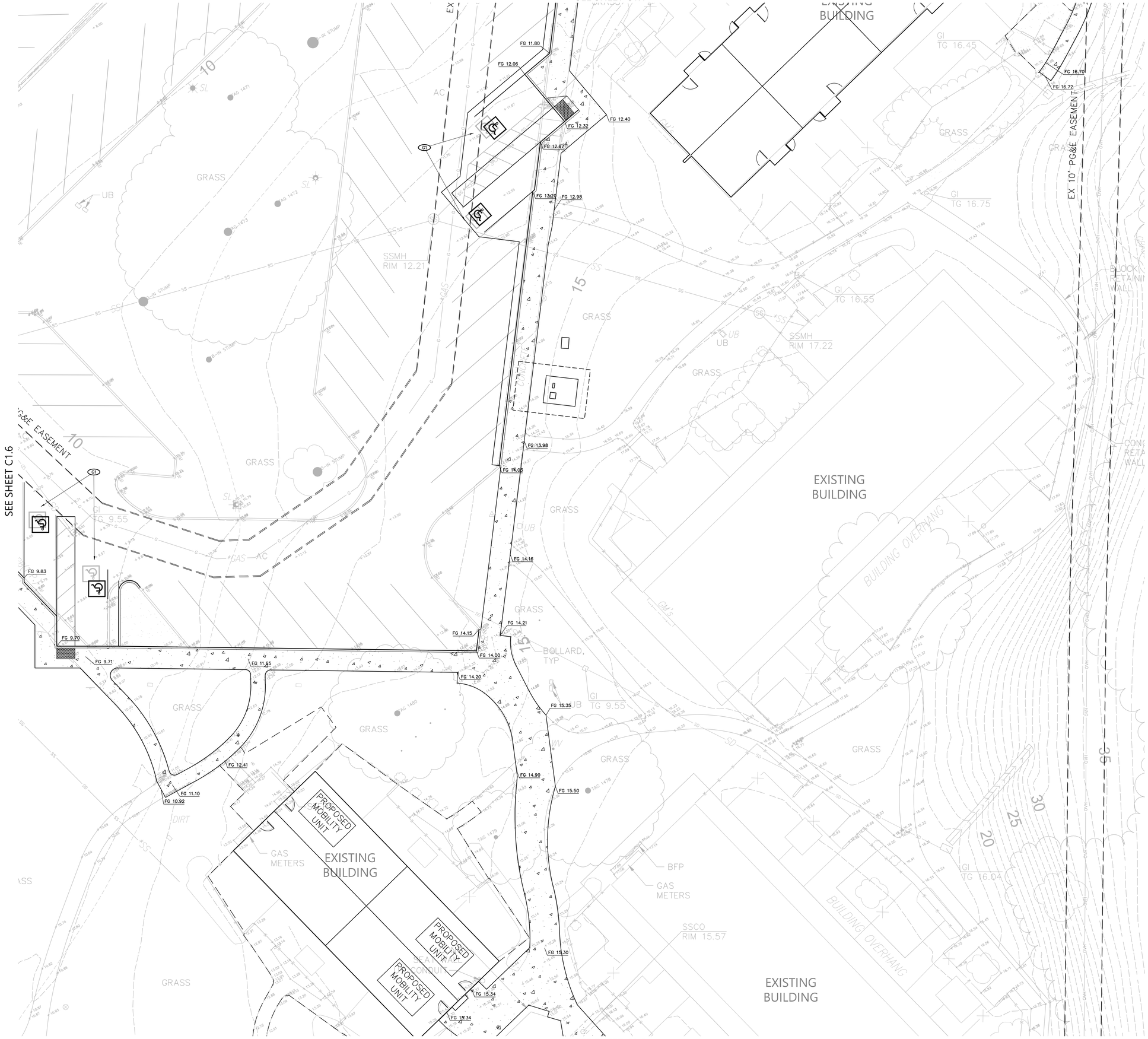

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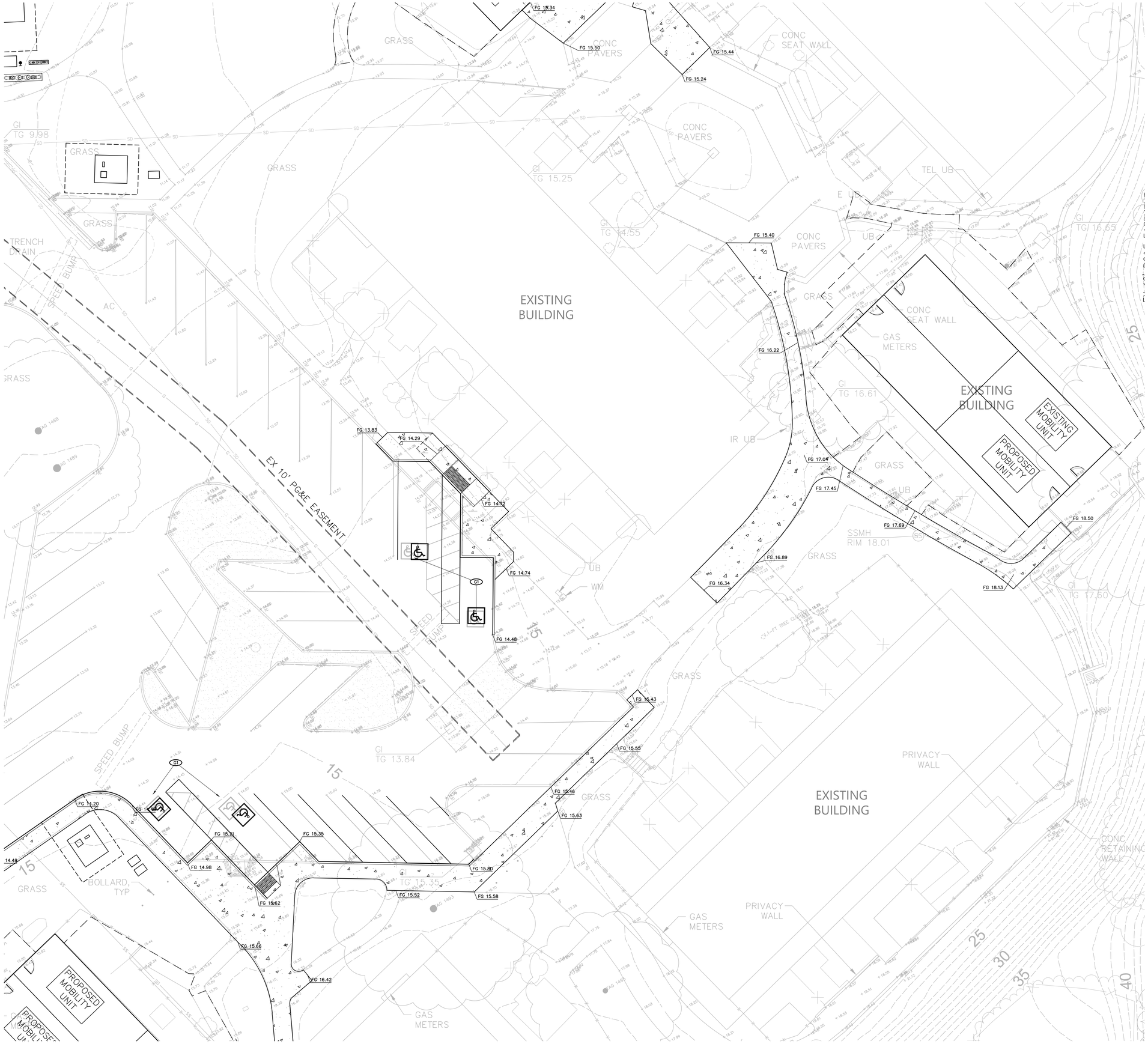

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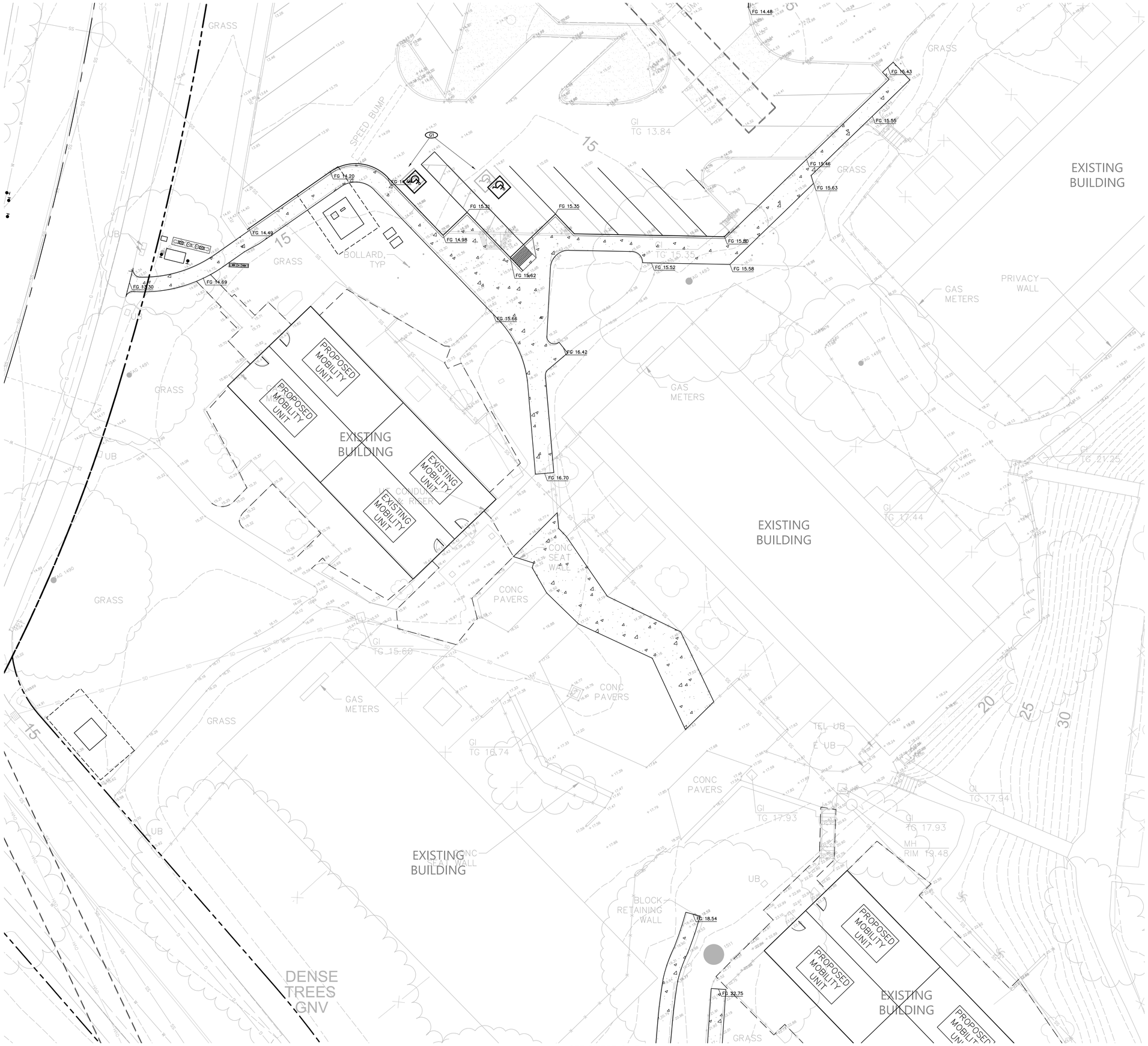

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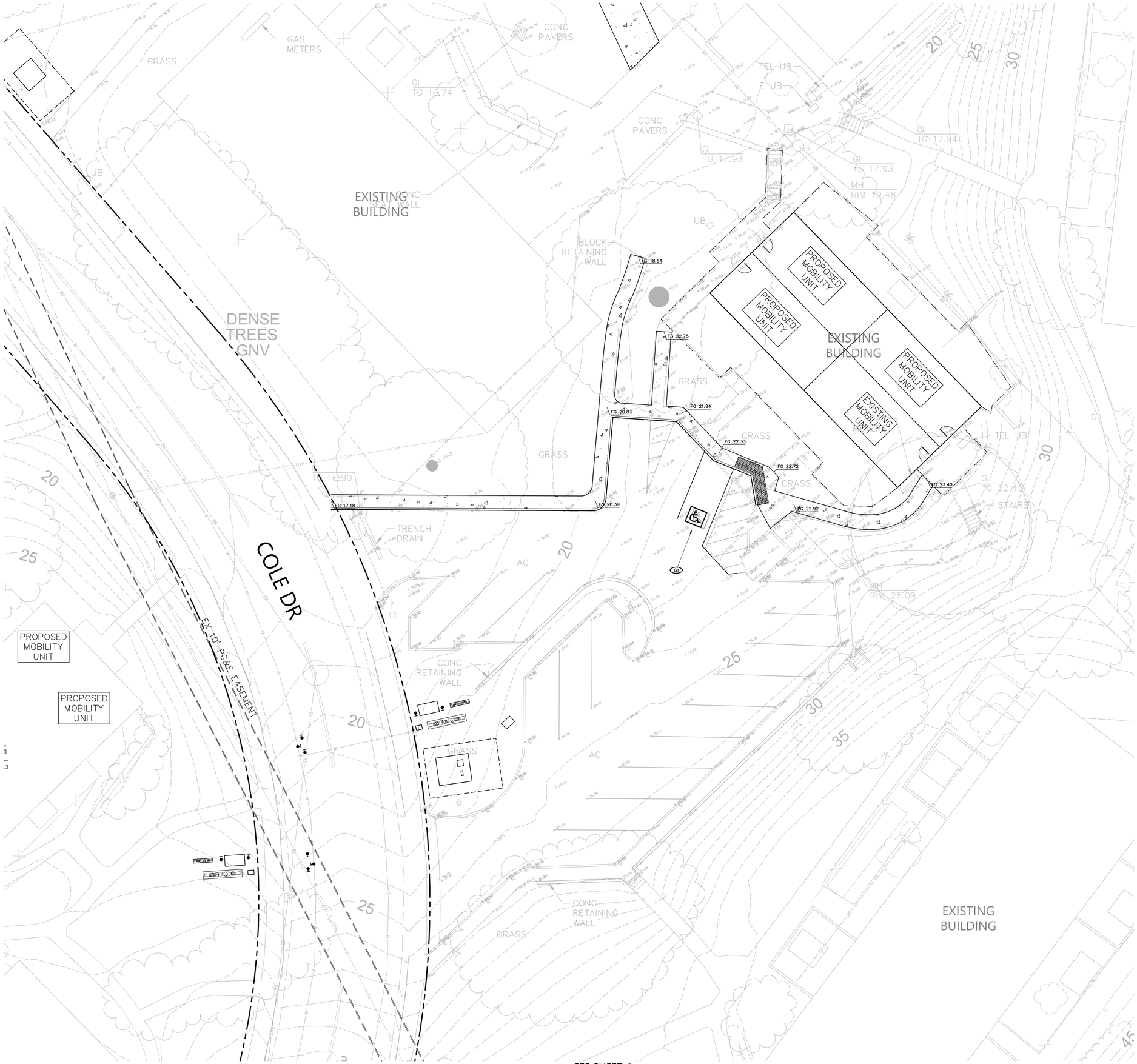

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100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	8/21/2025
SCALE:	AS SHOWN

TITLE:
GRADING PLAN

SHEET:
C1.5

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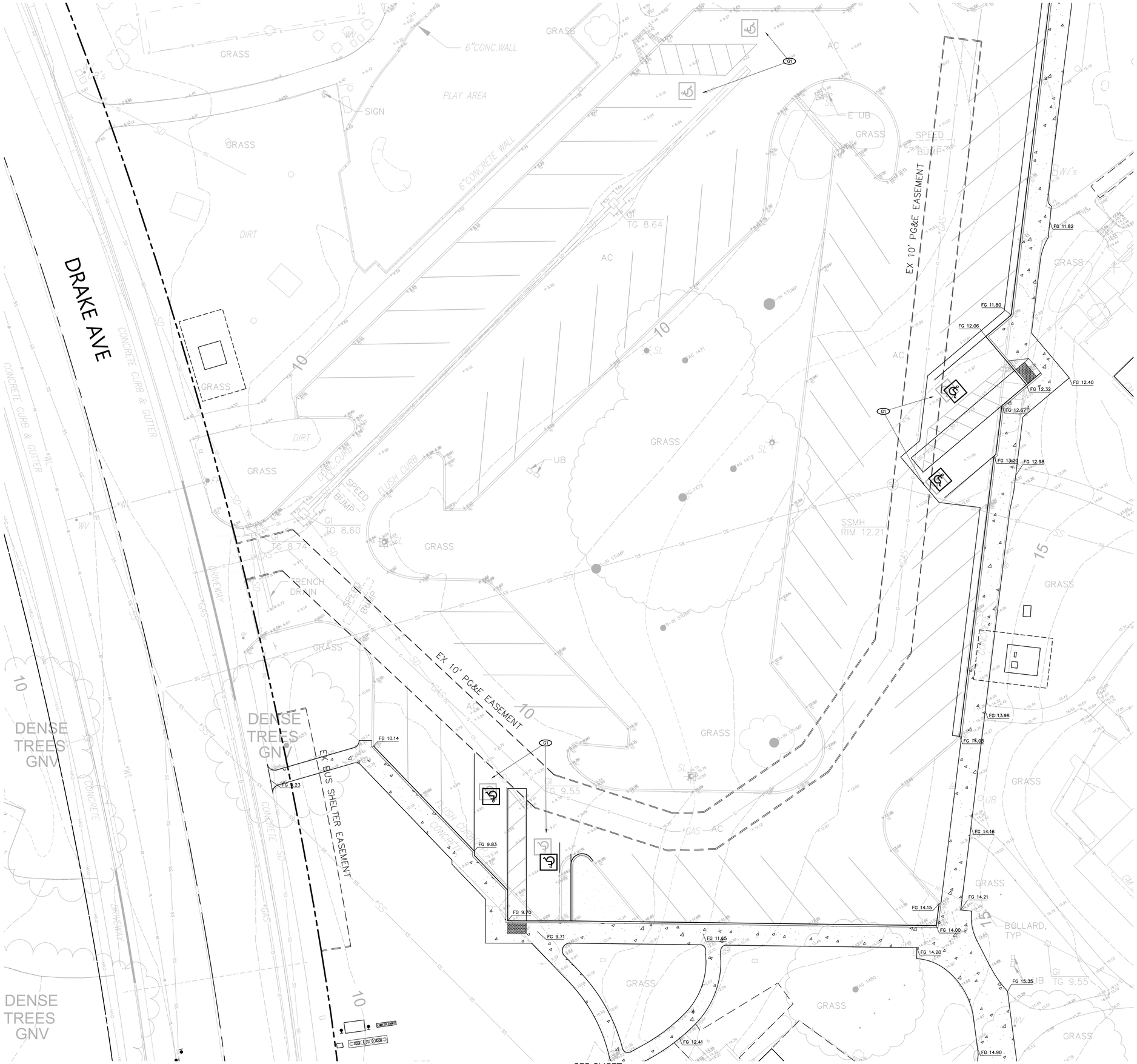
SEE SHEET #

GRADING KEYNOTES

G1 VERIFY EXISTING ACCESSIBLE STALLS MEET THE CURRENT ACCESSIBILITY STANDARD REQUIREMENTS. MODIFY AS NECESSARY TO MEET CURRENT ACCESSIBILITY STANDARD REQUIREMENTS.



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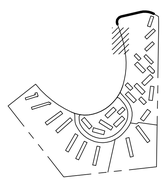

SITE KEYMAP
NO SCALE

Plot: Aug 22, 2025 at 4:50pm
242249_SITE.dwg

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STAMP:

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RICHARD T. CARLILE
No. 57885
CIVIL
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	8/21/2025
SCALE:	AS SHOWN

TITLE:
GRADING PLAN

SHEET:
C1.6

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LEGEND

PROPOSED

- SS — SANITARY SEWER
- W — DOMESTIC WATER
- FW — FIRE WATER
- E — UNDERGROUND ELECTRIC LINE



SEE SHEET C2.2

UTILITY KEYNOTES

(U1) INSTALL 4-INCH HOT TAP AND 4-INCH COMPOUND METER WITH BYPASS IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0055. HOT TAP TO BE PERFORMED UNDER OBSERVATION OF APPROVED UTILITY DEPARTMENT INSPECTOR.

(U2) INSTALL 8-INCH CUT IN TEE AND MAINLINE GATE VALVE. INSTALL 8-INCH FIRELINE AND BACKFLOW PREVENTOR IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0029.

(U3) SEE SPRINKLER PLAN FOR CONNECTION POINT TO EXISTING BUILDING.

(U4) CONTRACTOR SHALL VERIFY LOCATION OF EXISTING DOMESTIC WATER SERVICE CONNECTION PRIOR TO INSTALLATION OF NEW SERVICE LINE.

(U5) SEE PIPE BURSTING PLAN FOR SANITARY SEWER LATERAL REPLACEMENT.

(U6) ELECTRICAL JOINT TRENCH AND EQUIPMENT BY OTHERS.

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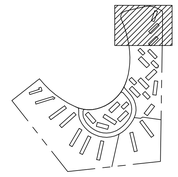
scale 1" = 20' feet



SITE KEYMAP
NO SCALE

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No. 57885
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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
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TITLE:

PROJECT PHASE KEYMAP

SHEET:

1

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Plot Aug 22, 2025 at 4:43pm

242249_SITE.dwg

LEGEND

PROPOSED

- SS — SANITARY SEWER
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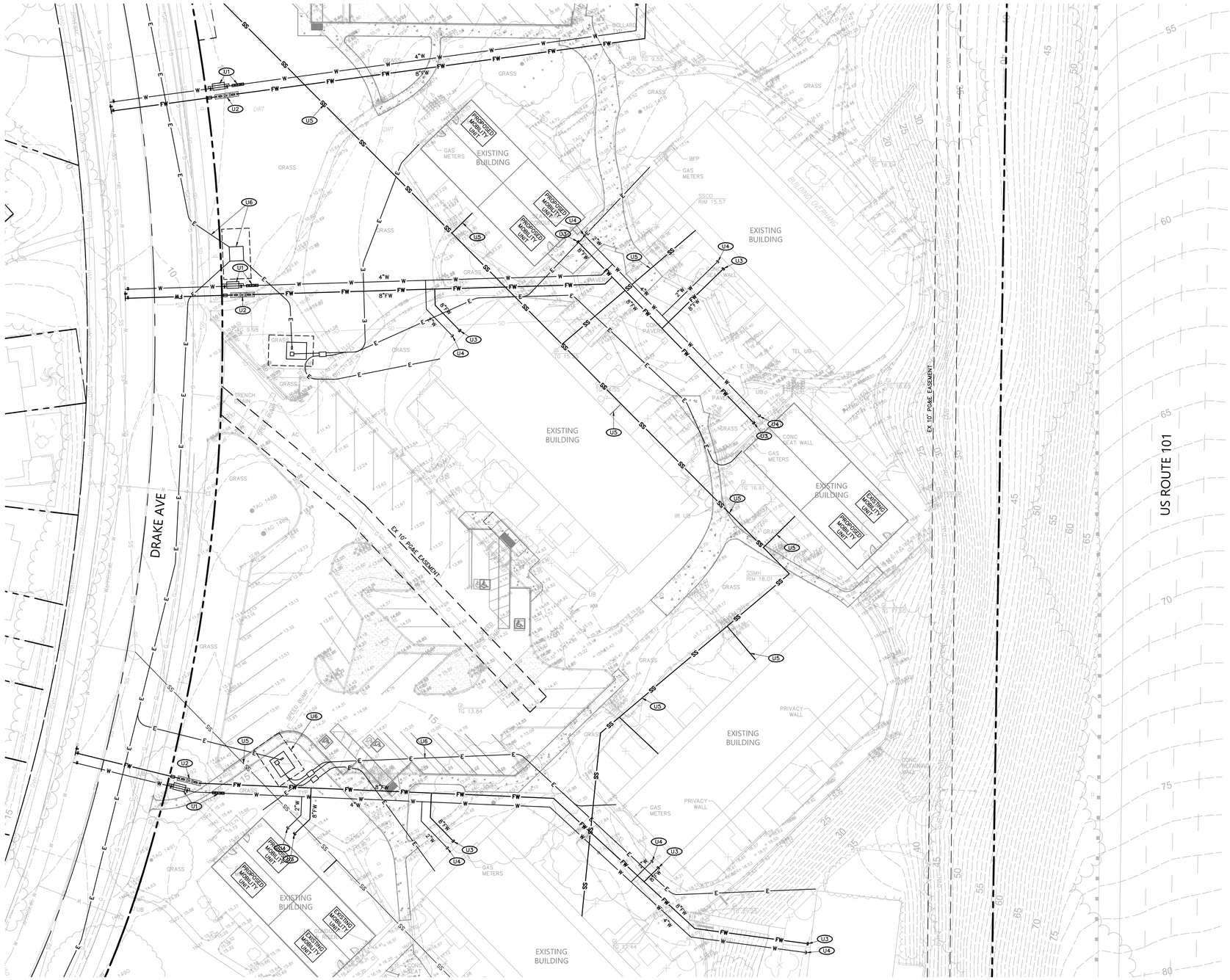
- FW — FIRE WATER
- E — UNDERGROUND ELECTRIC LINE

SEE SHEET C2.1



SEE SHEET C2.3

UTILITY KEYNOTES

(U1) INSTALL 4-INCH HOT TAP AND 4-INCH COMPOUND METER WITH BYPASS IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0055. HOT TAP TO BE PERFORMED UNDER OBSERVATION OF APPROVED UTILITY DEPARTMENT INSPECTOR.

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(U5) SEE PIPE BURSTING PLAN FOR SANITARY SEWER LATERAL REPLACEMENT.

(U6) ELECTRICAL JOINT TRENCH AND EQUIPMENT BY OTHERS.

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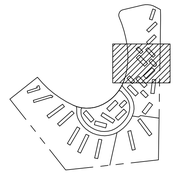
scale 1" = 20' feet



SITE KEYMAP
NO SCALE

Plot: Aug 22, 2025 at 4:43pm

242249_SITE.dwg

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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2024/2249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	8/21/2025
SCALE:	AS SHOWN

TITLE:

UTILITY PLAN

SHEET:

C2.2

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LEGEND

PROPOSED

- SS — SANITARY SEWER
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- E — UNDERGROUND ELECTRIC LINE



UTILITY KEYNOTES

(U1) INSTALL 4-INCH HOT TAP AND 4-INCH COMPOUND METER WITH BYPASS IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0065. HOT TAP TO BE PERFORMED UNDER OBSERVATION OF APPROVED UTILITY DEPARTMENT INSPECTOR.

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(U6) ELECTRICAL JOINT TRENCH AND EQUIPMENT BY OTHERS.

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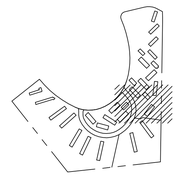

SITE KEYMAP
NO SCALE

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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	8/21/2025
SCALE:	AS SHOWN

TITLE:
UTILITY PLAN

SHEET:
C2.3

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Plot: Aug 22, 2025 at 4:40pm
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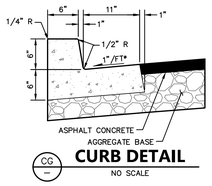
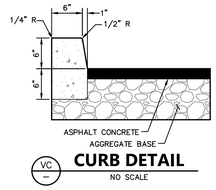


CG — **CURB DETAIL**

NO SCALE



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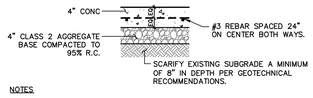


NOTES

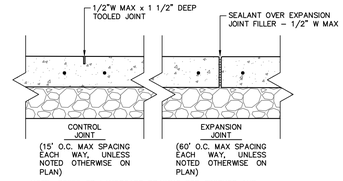
CONCRETE WALKWAY TO BE INSTALLED IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

SEE ARCHITECT DRAWINGS AND LANDSCAPE DRAWINGS FOR ALL OTHER INFORMATION INCLUDING SCORING, FINISH COLOR, CONTROL JOINTS, EXPANSION JOINTS, EDGE TREATMENT, STAIRS AND HANDRAILS.

WALKWAY SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% IN ACCORDANCE WITH SECTION 11B403.3 OF THE CBC AND WHICH DOES NOT IMPEDE DRAINAGE.

TYPICAL CONCRETE FLATWORK SECTION

NO SCALE



NOTE: REFER TO LANDSCAPE DRAWING FOR FINISHES AND SCORING PATTERNS

CONCRETE CONTROL JOINTS

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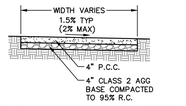

TYPICAL CONCRETE WALKWAY SECTION

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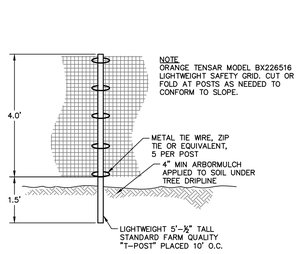

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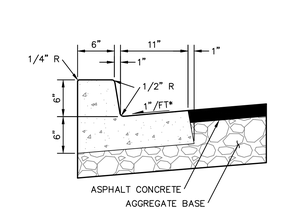
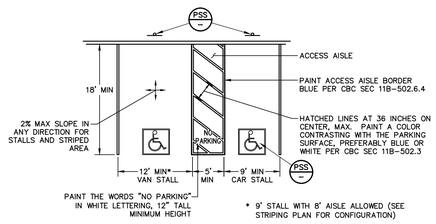


CC — PRIVATE CURB (CATCH) DETAIL

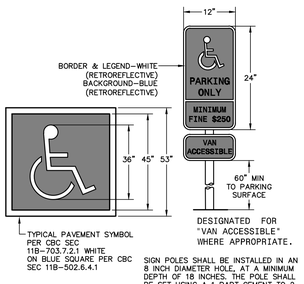
NO SCALE

* GUTTER PAN SLOPE NOT TO EXCEED 2% IN ACCESSIBLE AREAS WHERE CURB AND GUTTER ARE PERPENDICULAR TO A CONCRETE SURFACE, GUTTER SLOPE SHALL CONFORM TO ADJACENT CONCRETE SLOPE.



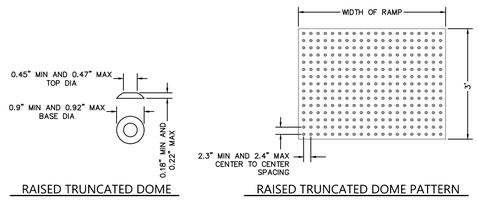
ACCESSIBLE PARKING IDENTIFICATION

AP — NO SCALE



PARKING SPACE SIGNAGE

PSS — NO SCALE

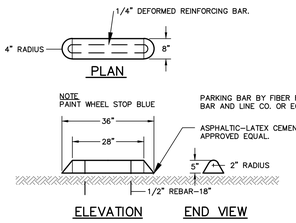


NOTES:

1. DETECTABLE WARNING SURFACE SHALL MEET SPECIFICATIONS PER CBC 11B-705.1
2. TRUNCATED DOMES SHALL ALIGN WITH THE RAMP IN THE DIRECTION OF TRAVEL.
3. AT CURB RAMPS, FRONT EDGE OF DETECTABLE WARNING SURFACE SHALL BE BETWEEN 6 AND 8 INCHES OF FACE OF CURB.
4. DETECTABLE WARNING SURFACE SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.

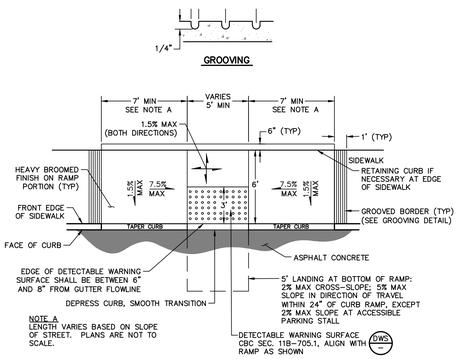
DETECTABLE WARNING SURFACE

DWS — NO SCALE



WHEEL STOP DETAIL

WS — NO SCALE



CASE "C" CURB RAMP

CRC — NO SCALE

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STAMP:

LICENSED PROFESSIONAL ENGINEER — RICHARD F. CARLILE — No. 57885 — CIVIL — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
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CHECKED BY:	ST
ISSUE DATE:	8/21/2025
SCALE:	AS SHOWN

TITLE:

CONSTRUCTION DETAILS

SHEET:

C3.1

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Plot Aug 22, 2025 at 1:51 pm

242249_STT.dwg

TYPICAL
DISTRIBUTION TRENCH
Joint Trench – Franchise Area or P.U.E.

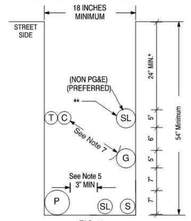
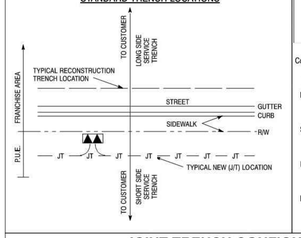


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.
* Increase cover to 30" in the street area (see Note 3).
** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

STANDARD TRENCH LOCATIONS



TYPICAL
SERVICE TRENCH

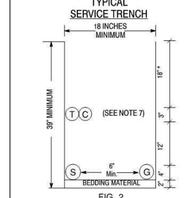


FIG. 2
(View facing Distribution Trench)

SEE UTILITY BULLETIN TD-5453B-002 FOR UPDATED MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

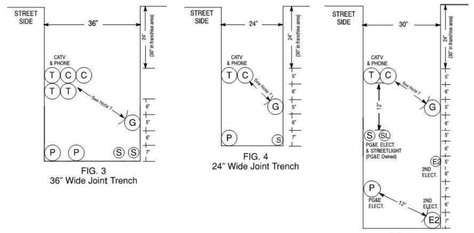


FIG. 3
36" Wide Joint Trench

FIG. 4
24" Wide Joint Trench

FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

   If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
    - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
    - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
    - At no time shall the over saturation of native soils be used to achieve these requirements.

    The sieves and screens shall be:
    - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 062288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
    - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
    - PG&E approved import material is per CGT Engineering Guideline 4123.
    - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
    - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
    - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
    - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09–27–2006.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)

		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench."
Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."
**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

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GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF SAUSALITO FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT THEIR WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUME NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL, SHOP DRAWINGS AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR 135,596.
33. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.

A JT1.01 DRY UTILITY STANDARDS
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100% SD SET	6/17/2025
50% DD SET	7/23/2025
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TITLE:	DRY UTILITY STANDARDS

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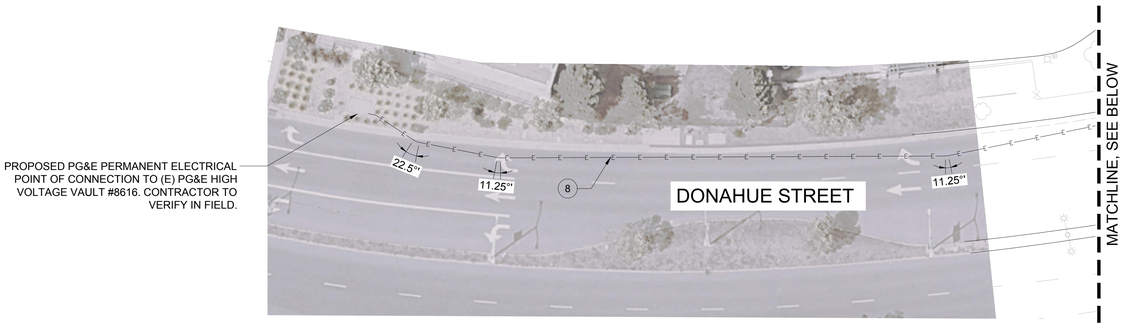

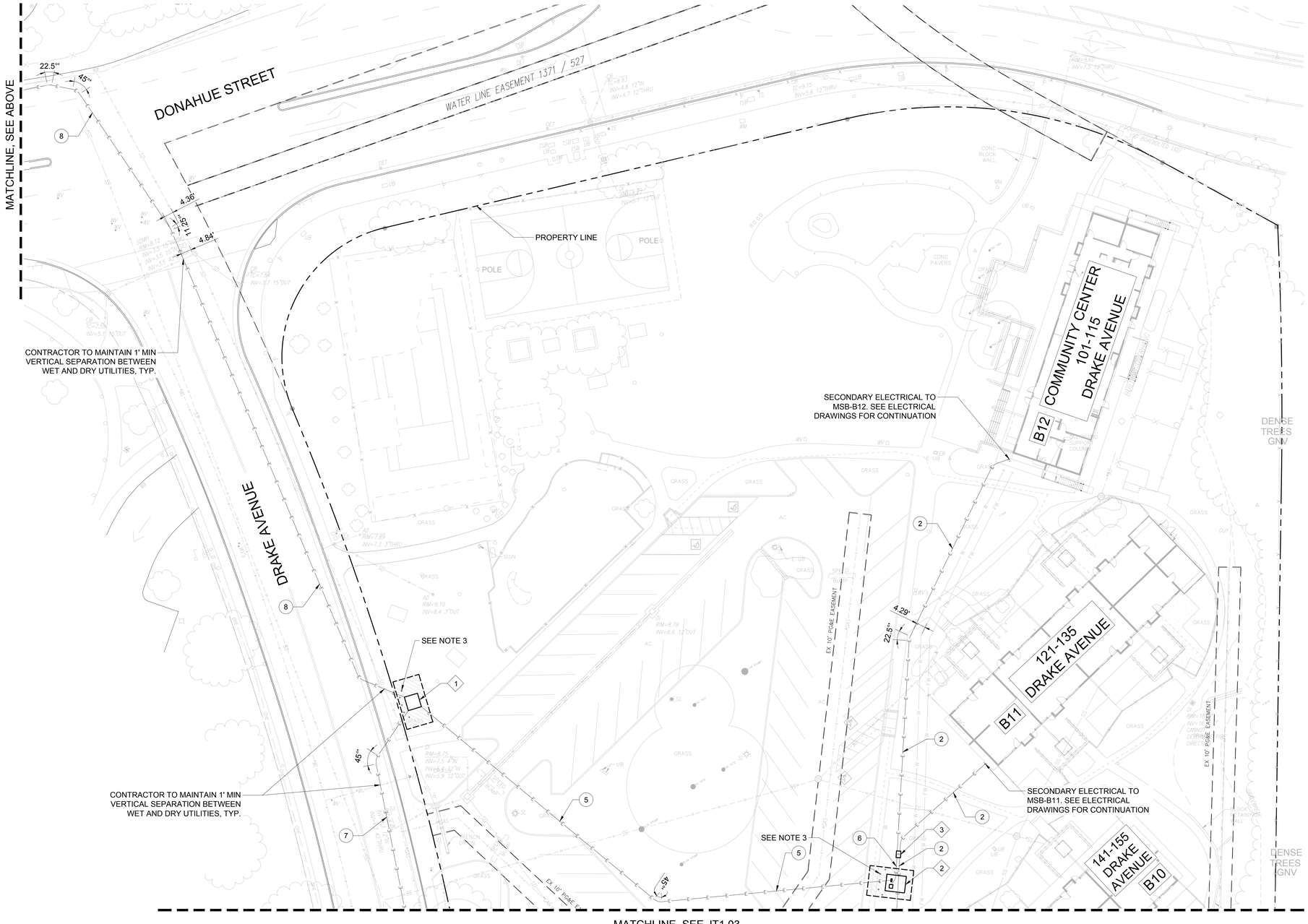

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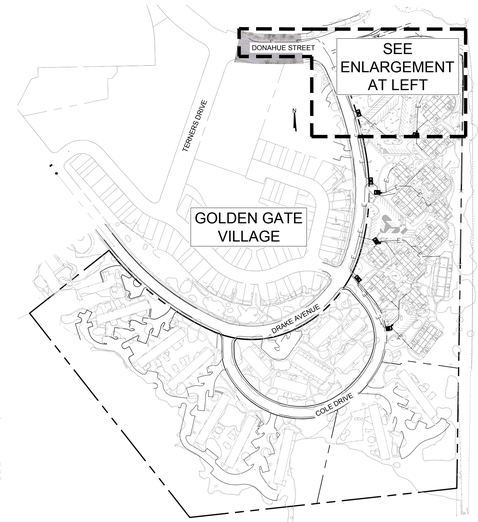

KEY MAP
N.T.S.

EQUIPMENT TAG:

1. BOX PAD FOR PG&E PAD MOUNTED INTERRUPTER SWITCH (PMI-9),74" X 76" X 36", REFER TO PG&E GREENBOOK SECTION 076270, (PG&E ORDERING CODE: 360229)
2. PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040292)
3. PG&E SECONDARY BOX (SECONDARY UNDERGROUND EQUIPMENT ENCLOSURE) #3, 24" X 36" X 36" (PG&E ORDERING CODE: 019599)

CONDUIT NOTE TAG:

1. PG&E SECONDARY ELECTRICAL (1) 5"
2. PG&E SECONDARY ELECTRICAL (2) 5"
3. PG&E SECONDARY ELECTRICAL (3) 5"
4. PG&E SECONDARY ELECTRICAL (4) 5"
5. PG&E PRIMARY ELECTRICAL (1) 4"
6. PG&E PRIMARY ELECTRICAL (2) 4"
7. PG&E PRIMARY ELECTRICAL (1) 6"
8. PG&E PRIMARY ELECTRICAL (2) 6"

LEGEND:

PROPERTY LINE

PROPOSED ELECTRICAL TRENCH

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.
3. REFER TO PG&E GREENBOOK, CURRENT EDITION, SECTION 051122 FOR CLEARANCES AND LOCATION REQUIREMENTS FOR BOLLARDS AROUND PAD MOUNTED TRANSFORMER. BOLLARD INSTALLATION SHALL BE FIELD-COORDINATED WITH A PG&E FIELD INSPECTOR.

1"=20' 20' 0 20' 40'

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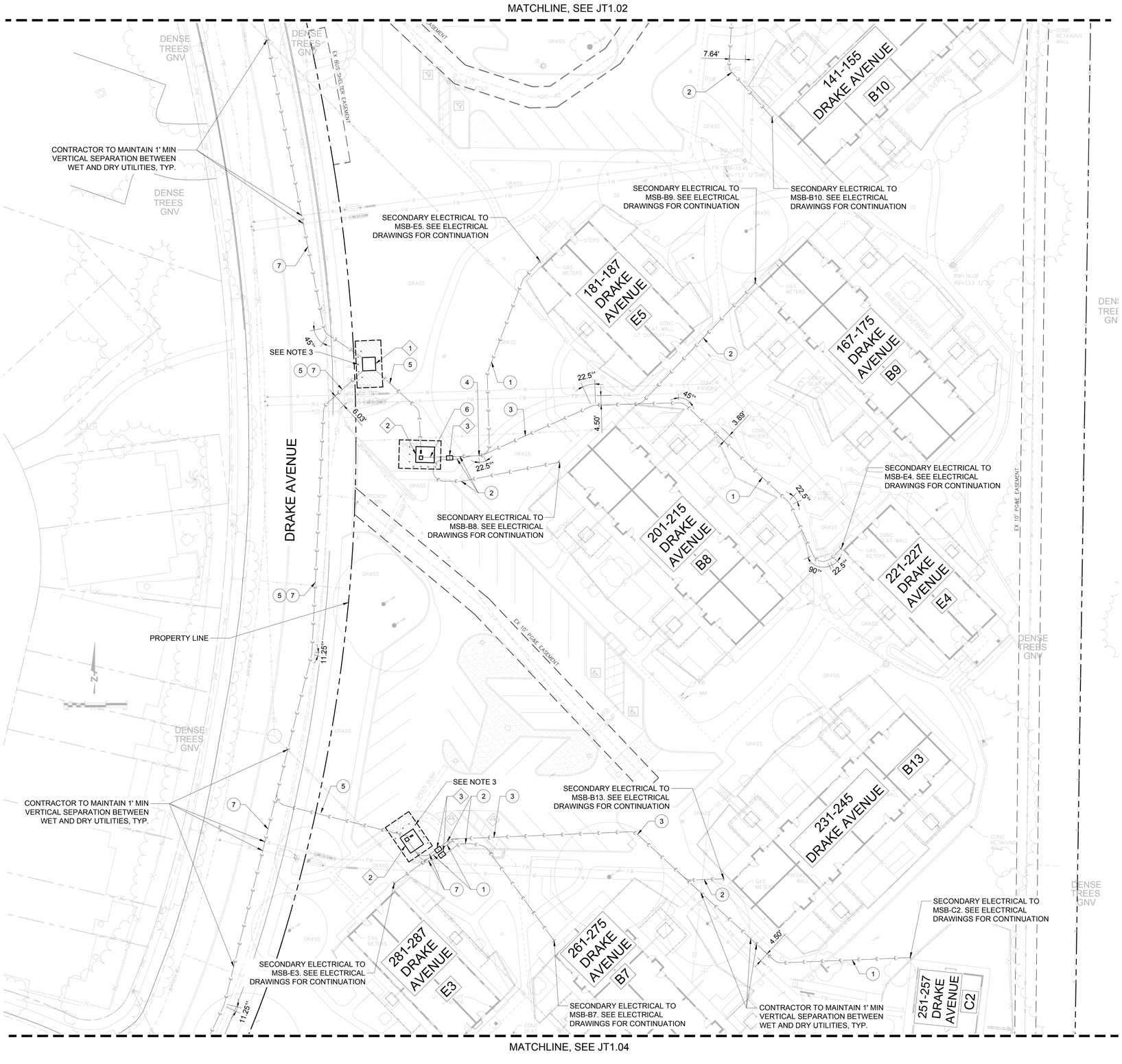

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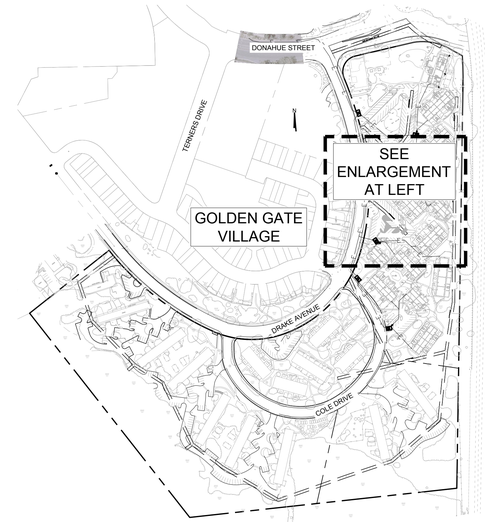

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8. PG&E PRIMARY ELECTRICAL (2) 6"

LEGEND:

PROPERTY LINE

PROPOSED ELECTRICAL TRENCH

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TITLE:

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SHEET:

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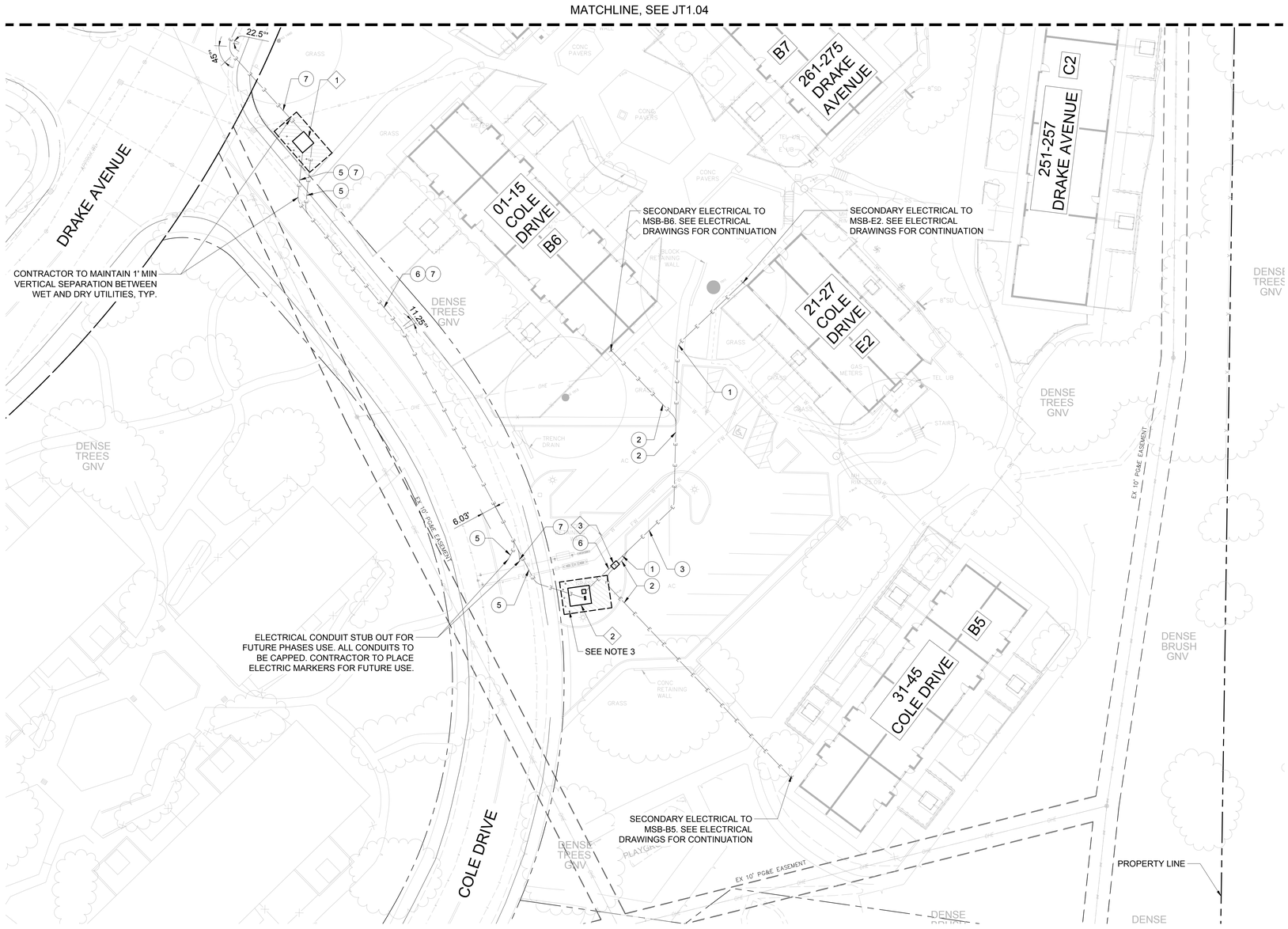

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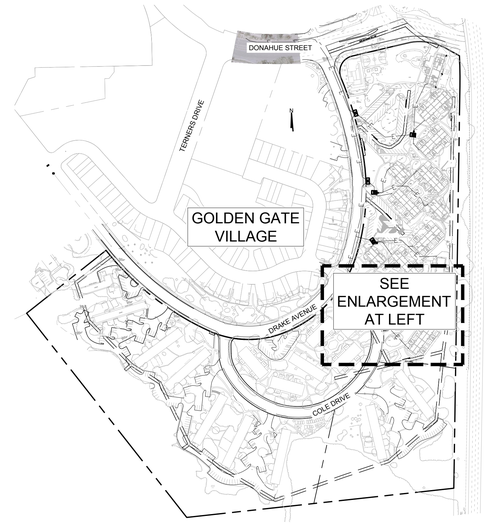

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1. BOX PAD FOR PG&E PAD MOUNTED INTERRUPTER SWITCH (PMI-9),74" X 76" X 36", REFER TO PG&E GREENBOOK SECTION 076270, (PG&E ORDERING CODE: 360229)
2. PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040292)
3. PG&E SECONDARY BOX (SECONDARY UNDERGROUND EQUIPMENT ENCLOSURE) #3, 24" X 36" X 36" (PG&E ORDERING CODE: 019599)

CONDUIT NOTE TAG:

1. PG&E SECONDARY ELECTRICAL (1) 5"
2. PG&E SECONDARY ELECTRICAL (2) 5"
3. PG&E SECONDARY ELECTRICAL (3) 5"
4. PG&E SECONDARY ELECTRICAL (4) 5"
5. PG&E PRIMARY ELECTRICAL (1) 4"
6. PG&E PRIMARY ELECTRICAL (2) 4"
7. PG&E PRIMARY ELECTRICAL (1) 6"
8. PG&E PRIMARY ELECTRICAL (2) 6"

LEGEND:

PROPERTY LINE

PROPOSED ELECTRICAL TRENCH

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.
3. REFER TO PG&E GREENBOOK, CURRENT EDITION, SECTION 051122 FOR CLEARANCES AND LOCATION REQUIREMENTS FOR BOLLARDS AROUND PAD MOUNTED TRANSFORMER. BOLLARD INSTALLATION SHALL BE FIELD-COORDINATED WITH A PG&E FIELD INSPECTOR.

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

1"=20' 20' 0 20' 40'

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STAMP:
REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 CIVIL STATE OF CALIFORNIA

ISSUANCE SCHEDULE

50% SD SET	05/23/2025
100% SD SET	6/17/2025
50% DD SET	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	8/21/2025
SCALE:	
TITLE:	DRY UTILITY INTENT

SHEET: JT1.04

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GENERAL NOTES:

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY CIVIL ENGINEER AND ARCHITECTURAL DRAWINGS PREPARED BY PYATOK ARCHITECTS.

2. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

3. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

6. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   A. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, US DEPARTMENT OF JUSTICE
   B. 2022 CALIFORNIA BUILDING CODE
   C. CALIFORNIA STATE TITLE 24
   D. CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENSE REQUIREMENTS
   E. MARIN COUNTY
   F. MARIN CITY

7. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

8. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE. INSPECTIONS:
    A. PRE-CONSTRUCTION SITE WALK THROUGH
    B. CONSTRUCTION LAYOUT
    C. GRADING AND FORM WORK
    D. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
    E. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
    F. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
    G. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD.
    H. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

11. THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANTING & SOIL PREP NOTES:

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT (3.5% AT TURF AREAS) WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.

3. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL BOXED TREE MATERIALS 15 GALLON OR LARGER SIZED SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED TREE MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

5. STORMWATER TREATMENT SOIL TO COMPLY WITH THE CITY OF SEATTLE STORMWATER CODE AND MANUAL FOR LOCAL CODE REQUIREMENTS. REFER TO WA STATE DEPARTMENT OF ECOLOGY FOR INDUSTRIAL STORMWATER AND SHORELINE PERMIT REQUIREMENTS. REFER TO CIVIL PLANS FOR MORE DETAIL AND CALCULATIONS.

6. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

8. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

9. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

10. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

11. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

12. ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

13. TREE PROTECTION FENCING REQUIRED TREES DURING CONSTRUCTION AT EXISTING TO REMAIN. SEE SHEET 4.00

ABBREVIATIONS:

AD	AREA DRAIN
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DBH	DIAMETER AT BREAST HT
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EA	EA
EJ	EXPANSION JOINT
EXP	EXPANSION
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GAL	GALLON
GFRC	GLASS FIBER REINFORCED CONCRETE
GB	GRADE BREAK
GL	GRID LINE
HP	HIGH POINT
HPS	HIGH POINT SWALE
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
JNT	JOINT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL ENGINEERING DRAWINGS
SCS	SEE CORE SHELL ARCHITECTURE DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEERING DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEERING DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
SST	STAINLESS STEEL
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
TFG	TOP OF FOOTING
THLD	THRESHOLD
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.01	GENERAL NOTES - PHASE 1
L0.02	EXISTING TREE PLAN - PHASE 1
L1.01	LANDSCAPE MATERIAL AND NOTES
L1.02	OVERALL LANDSCAPE
L1.03	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - NORTH
L1.04	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - CENTRAL
L1.05	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - SOUTH
L1.06	FENCING PLAN - PHASE 1 - NORTH
L1.07	FENCING PLAN - PHASE 1 - CENTRAL
L1.08	FENCING PLAN - PHASE 1 - SOUTH
L2.01	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS
L2.02	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS
L2.03	PATIO SECTIONS
L8.01	CONSTRUCTION DETAILS
L8.02	CONSTRUCTION DETAILS
L8.03	CONSTRUCTION DETAILS
L9.01	IRRIGATION LEGEND AND NOTES - PHASE 1
L9.02	IRRIGATION PLAN - PHASE 1 - NORTH
L9.03	IRRIGATION PLAN - PHASE 1 - CENTRAL
L9.04	IRRIGATION PLAN - PHASE 1 - SOUTH
L10.01	PLANTING PLAN - PHASE 1 - NORTH
L10.02	PLANTING PLAN - PHASE 1 - CENTRAL
L10.03	PLANTING PLAN - PHASE 1 - SOUTH
L10.04	PLANTING LEGEND AND NOTES - PHASE 1

JETT LANDSCAPE ARCHITECTURE + DESIGN
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105 DRAKE AVE., SAUSALITO, CA 94965

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date 08/21/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

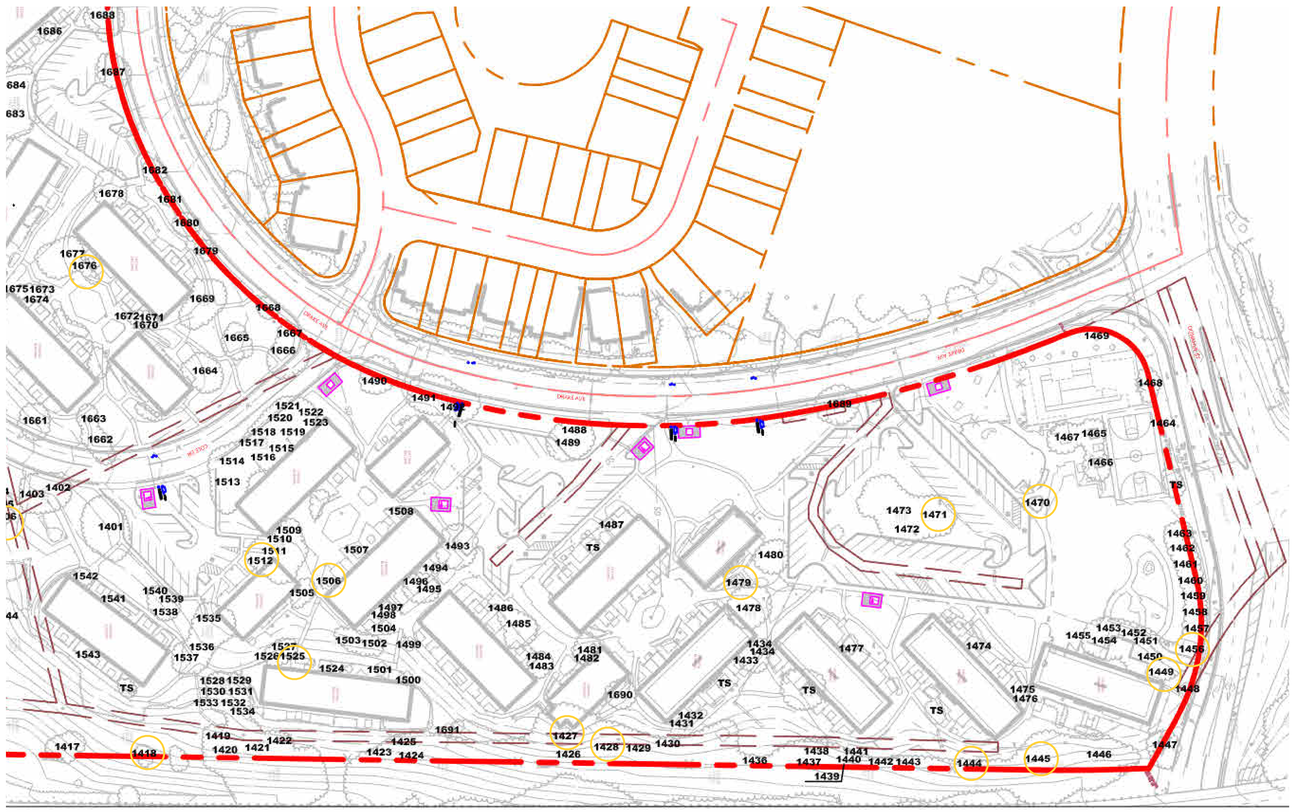
NO.	ISSUE	DATE
1	100% SD	06/17/2025
2	50% DD	07/23/2025
4	ISSUED FOR PERMIT	08/21/2025

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 08/21/2025
SCALE: 12" = 1'-0"
TITLE:
GENERAL NOTES - PHASE 1

L0.01

811 Know what's below. Call before you dig.

8/21/2025 8:53:47 PM



NON-PROTECTED TREES IDENTIFIED FOR REMOVAL

HERITAGE TREES IDENTIFIED FOR REMOVAL

NOTE

1. LANDSCAPE ARCHITECT TO DETERMINE NUMBER OF REPLACEMENT TREES PER COUNTY OF MARIN REQUIREMENTS.

Tag #	Species	Diameter	Condition	Suitability	Protected	Disposition	Comments	Arborist's Disposition Comments
1401	Blue gum	81	4	Moderate	No	Potentially preserve	Multiple attachments at 10 feet; cavity at 2' on N; codominant base; good vigor; large surface roots with minor cracking.	Reevaluate as plans develop.
1402	Evergreen ash	22	3	Moderate	No	Potentially preserve	Multiple attachments at 8 feet; short, spreading crown; epicormic sprouts; large surface roots with minor cracking; fair vigor.	Reevaluate as plans develop.
1403	Evergreen ash	22	3	Moderate	No	Potentially preserve	Multiple attachments at 7 feet; short, spreading crown; epicormic sprouts; large surface roots with minor cracking; fair vigor.	Reevaluate as plans develop.
1404	Strawberry tree	9,5,4	3	Moderate	No	Potentially preserve	Multiple attachments at base; asymmetric DW; wounding on trunks; fair vigor.	Reevaluate as plans develop.
1405	Strawberry tree	8,5,5,5	3	Moderate	No	Potentially preserve	Multiple attachments at base; asymmetric DW; wounding on trunks; fair vigor.	Reevaluate as plans develop.
1406	Strawberry tree	8,8,8,5	1	Low	No	Remove	Failed stem horizontal on ground with decay; large branch deadwood; fruit; unlikely preserve as a tree.	Condition
1407	Cabbage palm	8,7,6,4	3	Low	No	Potentially preserve	Multiple attachments at base; slight chlorosis; limited rooting space.	Reevaluate as plans develop.
1408	Cabbage palm	6,6,5,4,2,1,1	3	Low	No	Potentially preserve	Multiple attachments at base; slight chlorosis; limited rooting space; base declining %.	Reevaluate as plans develop.
1409	Cook pine	7,6,5	3	Moderate	No	Potentially preserve	Multiple attachments at base; good vigor.	Reevaluate as plans develop.
1410	Cherry plum	10,9,5	3	Low	No	Potentially preserve	In 2 foot planter; multiple attachments at 4 feet with seams; asymmetric S; fair vigor.	Reevaluate as plans develop.
1411	Silk oak	20	3	Moderate	No	Potentially preserve	Leans SW; decay in trunk; base; surface roots; hollowing of branch ties; soil; fair vigor.	Reevaluate as plans develop.
1412	Silk oak	19	3	Moderate	No	Potentially preserve	Codominant at 8 feet; asymmetric S; surface roots; fair vigor.	Reevaluate as plans develop.
1413	Monterey pine	32	3	Low	No	Potentially preserve	Top of steep slope; under high voltage lines; Multiple attachments at 8 feet; minor twig dieback.	Reevaluate as plans develop.
1414	Arroyo willow	10,8	2	Low	Protected	Remove	Failed stem horizontal on ground reprouting; decay at base; poor structure.	Condition
1415	Arroyo willow	9,6,5	2	Low	No	Remove	Heavy lean N downhill; poor structure; good vigor; severe stress from failed limb.	Condition
1416	Blue gum	8,36,24,22,1	3	Moderate	No	Potentially preserve	Multiple attachments at 5 feet; wire pruned for high voltage; fair form good vigor.	Reevaluate as plans develop.
1417	Blackwood acacia	15	4	Moderate	No	Potentially preserve	Multiple attachments at 12 feet; good vigor and form.	Reevaluate as plans develop.
1418	Monterey pine	26	3	Low	No	Remove	15 foot away	Dead
1419	Blackwood acacia	15	3	Moderate	No	Potentially preserve	Multiple narrow attachments at 15 feet; minor twig dieback; records on 4' slide from base to 4 feet.	Reevaluate as plans develop.
1420	Blackwood acacia	11,6	2	Low	No	Potentially preserve	Suppressed understory tree; codominant at 2 feet, completely one-sided.	Reevaluate as plans develop.
1421	Blackwood acacia	9,8,7,7,5,4	2	Low	No	Potentially preserve	Multiple narrow attachments at base; smaller stems W suppressed; high voltage; wounding on E trunks from base to 4 feet.	Reevaluate as plans develop.
1422	Blackwood acacia	11	3	Low	No	Potentially preserve	Just above concrete drainage; asymmetric W.	Reevaluate as plans develop.
1423	Coast redwood	8	3	Moderate	No	Potentially preserve	Top of slope; asymmetric W; fair vigor.	Reevaluate as plans develop.
1424	Coast redwood	10	3	Moderate	Protected	Potentially preserve	Top of slope; asymmetric W; fair vigor; epicormic sprouts; fair vigor.	Reevaluate as plans develop.
1425	Black locust	7	3	Low	No	Potentially preserve	Edge of steep slope under high voltage; base W; codominant at 8 feet; fair vigor.	Reevaluate as plans develop.
1426	Blue gum	34	3	Low	No	Potentially preserve	Multiple narrow attachments at 8 feet; fair crown N-S; high voltage branches.	Reevaluate as plans develop.
1427	Monterey pine	34	1	Low	No	Remove	Lean W; soil cracking E up slope; prior vigor pruned Uncontrolled, severe lean to building for high voltage.	Condition
1428	Cherry plum	10	1	Low	No	Remove	Multiple narrow and fused attachments 4 feet; poor structure; poor vigor.	Condition
1429	Blackwood acacia	16	3	Moderate	No	Potentially preserve	Near fence; single upright stem; fair form and vigor.	Reevaluate as plans develop.
1430	Cherry plum	7,6	3	Low	No	Potentially preserve	Narrow codominant at 2 feet; several codominant stems higher up; fair vigor.	Reevaluate as plans develop.
1431	Victorian box	9	3	Moderate	No	Potentially preserve	Engulfed by ivy; multiple attachments at 7 feet; fair vigor.	Reevaluate as plans develop.
1432	Cherry plum	7	3	Moderate	No	Potentially preserve	Edge of basin/4 feet; fair vigor; ivy.	Reevaluate as plans develop.
1433	Cabbage palm	17,4,4	3	Moderate	No	Potentially preserve	Multiple attachments near base; narrow short.	Reevaluate as plans develop.
1434	Apple	19	3	Moderate	No	Potentially preserve	Corner of yard; narrow codominant at 5 feet; epicormics; dense low crown.	Reevaluate as plans develop.
1435	Cherry plum	10	3	Moderate	No	Potentially preserve	Crowded with apple, asymmetric N; fair vigor.	Reevaluate as plans develop.
1436	Blue gum	70,40	3	Moderate	No	Potentially preserve	Multiple attachments near base; upright; skyward for high voltage; fair vigor; small dead branches.	Reevaluate as plans develop.
1437	Blue gum	50	3	Moderate	No	Potentially preserve	Fused base with River she-oak; upright; above high voltage; fair vigor; small dead branches.	Reevaluate as plans develop.
1438	River she-oak	38	3	Low	No	Potentially preserve	Fused base with eucalyptus; lean E; interior tree.	Reevaluate as plans develop.
1439	Blue gum	22	2	Low	No	Potentially preserve	Poor form and structure; top bowed E; very crowded.	Reevaluate as plans develop.
1440	Blue gum	20,20,17	2	Low	No	Potentially preserve	Multiple attachments at base; topped; poor form and structure.	Reevaluate as plans develop.
1441	Coast live oak	9,9	3	Low	Protected	Potentially preserve	Codominant at base; one-sided W; low crown; fair vigor.	Reevaluate as plans develop.
1442	Red flowering gum	7,7,5	3	Moderate	No	Potentially preserve	Multiple attachments at 5 feet; narrow crown; weeping branches.	Reevaluate as plans develop.
1443	Blue gum	11,8	3	Low	No	Potentially preserve	Multiple attachments at 2 feet; narrow crown; fair form and vigor; end of crowded row.	Reevaluate as plans develop.
1444	Blue gum	9	1	Low	No	Remove	Poor form; completely bowed beyond horizontal N; all but dead.	Condition
1490	London plane	17	3	Moderate	No	Potentially preserve	Multiple attachments at 10 feet; thinning; moderate twig dieback.	Reevaluate as plans develop.
1491	London plane	15	4	High	No	Potentially preserve	Multiple attachments at 10 feet; good vigor; sinuous trunk.	Reevaluate as plans develop.
1492	London plane	13	3	Moderate	No	Potentially preserve	Multiple attachments at 10 feet; slightly thin; corrected lean E.	Reevaluate as plans develop.
1493	Sawleaf zelkova	21	4	High	No	Potentially preserve	Many, large surface roots; multiple attachments at 8 feet; good vigor; asymmetric N; basin/4 feet.	Reevaluate as plans develop.
1494	Cherry plum	12	2	Low	No	Potentially preserve	Growing through wood fence; multiple narrow attachments 4 feet; poor form.	Reevaluate as plans develop.
1495	Cherry plum	15	3	Low	No	Potentially preserve	Multiple narrow attachments 5 feet, one-sided E; fair vigor; asymmetric E.	Reevaluate as plans develop.
1496	Victorian box	12	3	Low	No	Potentially preserve	Edge of concrete; codominant/4 feet; one-sided E/W; crowded.	Reevaluate as plans develop.
1497	Victorian box	12	3	Low	No	Potentially preserve	Edge of concrete; crowded; narrow crown.	Reevaluate as plans develop.
1498	Fig	12	2	Low	No	Potentially preserve	Heavily suppressed; bowed W; topped.	Reevaluate as plans develop.
1499	Chinese elm	11	2	Low	No	Potentially preserve	Bottom of slope above wall; codominant at 1 foot with large entwinocrous cankers on E side of attachment; poor vigor.	Reevaluate as plans develop.
1500	Avocado	9	4	High	No	Potentially preserve	Good young tree, low domed crown.	Reevaluate as plans develop.
1501	Cherry plum	17	3	Low	No	Potentially preserve	Lean SW; decay in trunk; topped; poor vigor; epicormics.	Reevaluate as plans develop.
1502	Fremont cottonwood	17	3	Low	No	Potentially preserve	Lean N; asymmetric crown N; vigorous.	Reevaluate as plans develop.
1503	Fremont cottonwood	22	3	Moderate	No	Potentially preserve	On steep slope; multiple attachments 15 feet; good vigor.	Reevaluate as plans develop.
1504	Fremont cottonwood	8,6,5	3	Low	No	Potentially preserve	2 foot growing area; multiple stems from base;	Reevaluate as plans develop.
1505	Cherry plum	6,5,5,5,4,4,2	2	Low	No	Potentially preserve	Collection of stems from base; dense crown of epicormic sprouts.	Reevaluate as plans develop.
1506	Windmill palm	10	1	Low	No	Remove	15 feet trunk; has living fronds at top.	Condition
1507	Cherry plum	8,7,4,4,3	2	Low	No	Potentially preserve	Collection of stems from 2 feet; topped; poor vigor.	Reevaluate as plans develop.
1508	Windmill palm	10	3	Moderate	No	Potentially preserve	15 feet brown trunk; fair vigor; no leg.	Reevaluate as plans develop.
1509	Cherry plum	17,7,7,6	2	Low	No	Potentially preserve	Collection of stems from below 4 feet; completely engulfed by ivy; poor vigor.	Reevaluate as plans develop.
1510	Cherry plum	9	2	Low	No	Potentially preserve	At fence; engulfed in ivy; poor form and structure; poor vigor.	Reevaluate as plans develop.
1511	Coast redwood	50	3	Moderate	Heritage	Potentially preserve	Top is completely lit from pruning wire; displacing sidewalk S; multiple attachments 2 feet; measured below; natural bracing with fused stem; good vigor; low top.	Reevaluate as plans develop.
1512	Cherry plum	15	1	Low	No	Remove	Lean S; bowed at 4 feet; bowed S; poor form and structure; poor vigor.	Condition
1513	Blackwood acacia	28	3	Moderate	No	Potentially preserve	Multiple attachments at 6 feet; narrow crown N-S; at fence; fair vigor.	Reevaluate as plans develop.
1514	Blackwood acacia	29	3	Moderate	No	Potentially preserve	Multiple attachments at 10 feet; high crown; slightly asymmetric W; thinning at top.	Reevaluate as plans develop.
1515	Blackwood acacia	12	2	Low	No	Potentially preserve	Bowed N; interior tree; narrow codominant at 6 feet.	Reevaluate as plans develop.
1516	Blackwood acacia	10	3	Low	No	Potentially preserve	Single stem bowed E; narrow crown.	Reevaluate as plans develop.
1517	Blackwood acacia	12	3	Low	No	Potentially preserve	Upright, high, slightly thin crown.	Reevaluate as plans develop.
1518	Blackwood acacia	9	2	Low	No	Potentially preserve	Top bowed W to horizontal; poor form and structure; suppressed;	Reevaluate as plans develop.
1519	Blackwood acacia	12	2	Low	No	Potentially preserve	One-sided E; fair vigor; decay in trunk below old branch removal	Reevaluate as plans develop.
1520	Hollywood juniper	8,5,4,3	3	Low	No	Potentially preserve	Multiple attachments 3 feet; small stems leggy; narrow crown E-W; crowded with neighboring trees.	Reevaluate as plans develop.
1521	Japanese black pine	7	3	Low	No	Potentially preserve	Suppressed; multiple attachments at 6 feet; one-sided W.	Reevaluate as plans develop.
1522	Blackwood acacia	27	3	Low	No	Potentially preserve	Landscape fabric over root flare; multiple attachments at 6 feet; fair vigor; fair vigor.	Reevaluate as plans develop.
1523	Blackwood acacia	29	3	Low	No	Potentially preserve	Multiple attachments at 10 feet; among stem in NW axis has vertical crack; fair vigor.	Reevaluate as plans develop.
1524	Fremont cottonwood	8,3,3,2,2	3	Low	No	Potentially preserve	Collection of small stems from 2 feet; bushy and vigorous.	Reevaluate as plans develop.
1525	Cherry plum	10	1	Low	No	Remove	Fused base; hollow low attachment; topped; made up of epicormics; poor structure.	Condition
1526	Blackwood acacia	11	4	Moderate	No	Potentially preserve	At fence and concrete edge; good form and vigor.	Reevaluate as plans develop.
1527	Evergreen ash	10,7	2	Low	No	Potentially preserve	Top of slope; codominant at 2 feet; epicormics; twig and branch dieback;	Reevaluate as plans develop.
1528	Blackwood acacia	14	3	Low	No	Potentially preserve	In crowded grove; one-sided S; bowed S at top; suppressed.	Reevaluate as plans develop.
1529	Blackwood acacia	20	3	Low	No	Potentially preserve	In crowded grove; dominant in stand; codominant at 15 feet; fair form and vigor.	Reevaluate as plans develop.
1530	Blackwood acacia	12	3	Low	No	Potentially preserve	In crowded grove; one-sided E.	Reevaluate as plans develop.
1531	Blackwood acacia	8	3	Low	No	Potentially preserve	In crowded grove; one-sided N.	Reevaluate as plans develop.
1532	Blackwood acacia	12	3	Low	No	Potentially preserve	High crown; narrow codominant attachments at top.	Reevaluate as plans develop.
1533	Blackwood acacia	7	3	Low	No	Potentially preserve	Lean SE; codominant at 5 feet; low, domed crown.	Reevaluate as plans develop.
1534	Blackwood acacia	7	3	Low	No	Potentially preserve	Lean E; low, small crown; edge of steep slope.	Reevaluate as plans develop.
1445	Monterey pine	45	1	Low	No	Remove	Heavy lower damage and lean; all but dead above 30 feet.	Condition
1446	Blue gum	32	4	Moderate	No	Potentially preserve	Good vigor; overextended branches & over hillside; good form otherwise.	Reevaluate as plans develop.
1447	Coast redwood	24	3	Moderate	Protected	Potentially preserve	Windrowed/ fit; moderate epicormic growth; fair vigor.	Reevaluate as plans develop.
1448	Coast redwood	15,13,8,8,6,1	3	Low	Protected	Potentially preserve	Many stems from base; short form; fair vigor.	Reevaluate as plans develop.
1449	Monterey pine	18	1	Low	No	Remove	Low crown; lifes spark vigor.	Condition
1450	London plane	15	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet, top flattened; fair vigor.	Reevaluate as plans develop.
1451	London plane	10	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet; branch dieback.	Reevaluate as plans develop.
1452	London plane	10	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet; branch dieback; fair vigor.	Reevaluate as plans develop.
1453	London plane	9	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet; branch dieback; lean E.	Reevaluate as plans develop.
1454	London plane	11	2	Low	No	Prune	Multiple attachments at 7 feet; branch dieback; branches scraping light on building	Prune for clearance for light;
1455	London plane	10	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet; branch dieback; epicormics.	Reevaluate as plans develop.
1456	Monterey pine	32	1	Low	No	Remove	Lean S; soil cracking S	Dead
1457	Coast redwood	13	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin; exposed surface roots; leaf in row.	Reevaluate as plans develop.
1458	Coast redwood	18	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin.	Reevaluate as plans develop.
1459	Coast redwood	15	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin.	Reevaluate as plans develop.
1460	Coast redwood	19	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin; minor twig dieback;	Reevaluate as plans develop.
1461	Coast redwood	21	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin; minor twig dieback;	Reevaluate as plans develop.
1462	Coast redwood	19	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin; minor twig dieback; nutritious.	Reevaluate as plans develop.
1463	Coast redwood	26	3	Moderate	Protected	Potentially preserve	In row planting; windrowed fit; slightly thin; minor twig dieback; lean N.	Reevaluate as plans develop.
1464	Blackwood acacia	1,5,5,5,5,5,4,	2	Low	No	Potentially preserve	Multiple stems at base; thick crown; between chain link fence and wall.	Reevaluate as plans develop.
1465	London plane	12	3	Low	No	Potentially preserve	10 foot square raised planter; multiple attachments 5 feet, moderate twig and small branch dieback.	Reevaluate as plans develop.
1466	London plane	13	3	Low	No	Potentially preserve	10 foot square raised planter; multiple attachments 7 feet, mild twig and small branch dieback.	Reevaluate as plans develop.
1467	London plane	12	3	Low	No	Potentially preserve	10 foot square raised planter; multiple attachments 7 feet, mild twig and small branch dieback; thin foliage.	Reevaluate as plans develop.
1468	Pacific wax myrtle	7,6,5,5,5	2	Low	Protected	Potentially preserve	Many stems at base; poor vigor; pervasive twig dieback.	Reevaluate as plans develop.
1469	Shore pine	9	2	Low	No	Potentially preserve	Short poor vigor; branch dieback.	Reevaluate as plans develop.
1470	London plane	19	1	Low	No	Remove	Engulfing small tree enclosure; topped at 8' and dead above.	Condition
1471	Italian stone pine	22	2	Low	No	Remove	Lean S; surface roots W heaving; codominant at 5 feet; fair vigor; thin.	Severe, uncorrected lean
1472	Italian stone pine	28	3	Moderate	No	Potentially preserve	Large root flare; multiple narrow attachments 5 feet; fair vigor; moderate twig dieback.	Reevaluate as plans develop.
1473	Italian stone pine	28	3	Moderate	No	Potentially preserve	Large root flare; multiple narrow attachments 5 feet; tree crown; asymmetric SE; crowded.	Reevaluate as plans develop.
1474	Southern magnolia	12	3	Moderate	No	Potentially preserve	Multiple attachments at 5 feet; dense; twiggy crown; slight chlorosis.	Reevaluate as plans develop.
1475	Avocado	8,5	2	Low	No	Potentially preserve	Codominant at base; completely one-sided N; poor vigor.	Reevaluate as plans develop.
1476	Cherry plum	8,7,7,6	3	Low	No	Potentially preserve	No lag; multiple attachments below 4 feet; dense; columnar form.	Reevaluate as plans develop.
1477	Cherry arborvitae	10	3	Low	No	Potentially preserve	Dense; columnar form; no lag.	Reevaluate as plans develop.
1478	Evergreen ash	22	4	High	No	Potentially preserve	Large surface roots; multiple attachments at 10 feet; epicormic sprouting; slightly thin.	Reevaluate as plans develop.
1479	Common hawthorn	14	1	Low	No	Remove	Multiple attachments at 4 feet with seam; separating at attachment; history of seam failure; epicormics.	Condition
1480	Monterey pine	23	3	Low	No	Potentially preserve	Large surface roots, shower sinuous trunk; thinning.	Reevaluate as plans develop.
1481	Cherry plum	18	2	Low	No	Potentially preserve	Completely engulfed in ivy; one-sided N; poor vigor.	Reevaluate as plans develop.
1482	Cherry plum	12	2	Low	No	Potentially preserve	Completely engulfed in ivy; one-sided S; poor vigor.	Reevaluate as plans develop.
1483	Blackwood acacia	11	3	Moderate	No	Potentially preserve	Edge of yard at fence; good vigor; narrow attachments at 10 feet beginning to occlude one another.	Reevaluate as plans develop.
1484	Cherry plum	1,5,5,5,4,4,4,	3	Low	No	Potentially preserve	Multiple attachments below 4 feet; fair crown N-S; numerous upright vigorous shoots.	Reevaluate as plans develop.
1485	Cherry plum	8,7,6,6,5,5,4	3	Moderate	No	Potentially preserve	Multiple attachments at base; collection of vigorous upright shoots; dense crown.	Reevaluate as plans develop.
1486	Cherry plum	9,5,5,4,3,2	2	Low	No	Potentially preserve	Multiple attachments at 3 feet; poor vigor; twig dieback.	Reevaluate as plans develop.
1487	Cherry plum	9,7,4,3	2	Low	No	Potentially preserve	Multiple attachments at 3 feet; hedge pruned low; poor vigor; twig dieback; thin foliage.	Reevaluate as plans develop.
1488	Silk oak	22	3	Low	No	Potentially preserve	Large root flare; cavity with docks at base on NW; fair vigor and form; mower damage to surface roots.	Reevaluate as plans develop.
1489	Silk oak	24	3	Low	No	Potentially preserve	Large root flare; multiple poor attachments at 8 feet; fair vigor; mower damage to surface roots.	Reevaluate as plans develop.
1535	Blackwood acacia	25	2	Low	No	Potentially preserve	4' from concrete; heaving upwards; multiple attachments at 8 feet; thin at tip; twig dieback; asymmetric NW.	Reevaluate as plans develop.
1536	Chinese elm	12,10	3	Low	No	Potentially preserve	Codominant at 2 feet; spreading crown; fair vigor.	Reevaluate as plans develop.
1537	Chinese elm	16	3	Low	No	Potentially preserve	Corrected lean N; multiple attachments 8-10 feet; asymmetric crown E.	Reevaluate as plans develop.
1538	Blackwood acacia	6	3	Low	No	Potentially preserve	Narrow codominant at 2' concrete in two sides N and W; codominant top.	Reevaluate as plans develop.
1539	Blackwood acacia	10,7	3	Low	No	Potentially preserve	Narrow codominant at 2 feet; slightly thin; attachments 4 feet; poor form.	Reevaluate as plans develop.
1540	Blackwood acacia	16,13	2	Low	No	Potentially preserve	Codominant at 2 and 5 feet; E stem bows to horizontal; poor form and structure.	Reevaluate as plans develop.
1541	Cherry plum	14,11,5	2	Low	No	Potentially preserve	At fence; multiple attachments below 4 feet; twig dieback at top; poor vigor.	Reevaluate as plans develop.
1542	Blackwood acacia	7	3	Low	No	Potentially preserve	Lean S; bowed S; growing through hedge; good vigor.	Reevaluate as plans develop.
1543	Blackwood acacia	9	4	Moderate	No	Potentially preserve	No lag; well defined central leader; good vigor.	Reevaluate as plans develop.
1544	Coast redwood	13,7,6,6,4	2	Low	No	Potentially preserve	Stump sprout; poor vigor.	Reevaluate as plans develop.
1545	Coast redwood	12,10,9,7	2	Low	Protected	Potentially preserve	Stump sprout; poor vigor.	Reevaluate as plans develop.
1546	Cherry plum	10,6,6,3	3	Moderate	No	Potentially preserve	Corner of yard at concrete wall; multiple attachments 3 feet; one-sided N; fair vigor.	Reevaluate as plans develop.
1547	River red gum	5,5	2	Low	No	Potentially preserve	Codominant from corn at base; heavy bow N; poor vigor; twig dieback.	Reevaluate as plans develop.
1548	Coast live oak	9	3	High	No	Potentially preserve	Good young tree; codominant at 5 feet.	Reevaluate as plans develop.
1549	Coast live oak	13	4	High	Protected	Potentially preserve	At fence; asymmetric W; vigorous young tree.	Reevaluate as plans develop.
1550	Chinese elm	19	3	Moderate	No	Potentially preserve	Multiple attachments at 8 feet, one crosses behind others; branch failure in center of crown; epicormic sprouting below; still fairly well structured.	Reevaluate as plans develop.
1551	Silk oak	15	3	Low	No	Potentially preserve	Codominant at 8 feet; wound and decay in E stem; sharp bends in stems; fair vigor.	Reevaluate as plans develop.
1552	Cherry plum	7	3	Moderate	No	Potentially preserve	At concrete; codominant at 5 feet; asymmetric SW; fair vigor.	Reevaluate as plans develop.
1553	Cherry plum	12	3	Low	No	Potentially preserve	Epicormic sprouting from old stumps developed into dense, decay in base; fair vigor.	Reevaluate as plans develop.
1554	Loquat	6,4,3	3	Moderate	No	Potentially preserve	Multiple stems from base; fair vigor; thinning at top;	Reevaluate as plans develop.
1555	Cherry plum	8,6,4,4,3	3	Low	No	Potentially preserve	Multiple stems from base; poor structure; good vigor.	Reevaluate as plans develop.
1556	Canary Island pine	12	4	High	No	Potentially preserve	Good young tree; top of slope.	Reevaluate as plans develop.
1557	Cherry plum	13,12,7,6	2	Low	No	Potentially preserve	Multiple attachments at base; crossing stems; poor vigor; pervasive twig and branch dieback.	Reevaluate as plans develop.
1558	Cherry plum	7	3	Low	No	Potentially preserve	Trunk propped up; lean S; multiple attachments at 5 feet; fair vigor.	Reevaluate as plans develop.
1559	Peppe tree	11	4	High	No	Potentially preserve	Codominant at 5 feet; low crown to ground; good vigor.	Reevaluate as plans develop.
1560	Blackwood acacia	20	3	Moderate	No	Potentially preserve	Large domed crown under multiple narrow attachments at 10 feet;	Reevaluate as plans develop.
1561	Blackwood acacia	36	3	Moderate	No	Potentially preserve	Codominant at 10 feet; strange growth around attachment; moderate twig dieback.	Reevaluate as plans develop.
1562	Sawleaf zelkova	17	3	Moderate	No	Potentially preserve	Multiple attachments at 6 feet; large surface roots; 4 stems at base; fair vigor; thin foliage; good form otherwise.	Reevaluate as plans develop.
1563	Monterey pine	30	3	Low	No	Potentially preserve	One-sided E; neighboring tree to W removed; fair vigor; top all gone.	Reevaluate as plans develop.
1564	Monterey pine	32	1	Low	No	Remove	15 feet away	Dead
1565	Coast live oak	10	4	High	Protected	Potentially preserve	Good young tree.	Reevaluate as plans develop.
1566	Blackwood acacia	6	4	Moderate	No	Potentially preserve	Tag on fence; good young tree edge of cypress skyline.	Reevaluate as plans develop.
1567	Blackwood acacia	6	4	Moderate	No	Potentially preserve	Good young tree; edge of cypress skyline.	Reevaluate as plans develop.
1568	Cherry plum	7	2	Low	No	Potentially preserve	In courtyard; bowed W to horizontal; fair vigor.	Reevaluate as plans develop.
1569	Monterey cypress	63	4	High	Yes	Potentially preserve	Specimen tree; many upright stems; good vigor; dense crown; 7' hanging branch on S over gutter.	Reevaluate as plans develop.
1570	Cherry plum	9,4	2	Low	No	Potentially preserve	Codominant at 1 foot; dense twiggy crown; poor vigor.	Reevaluate as plans develop.
1571	Apple	9,8,7	1	Low	No	Remove	Multiple narrow attachments with included bark at 3 feet; poor form; better attachment, crossing stems, removed to base.	Condition
1572	Chinese elm	16	4	High	No	Potentially preserve	7 foot planting strip; corrected lean E; codominant at 8 and 9 feet; low domed crown; good vigor.	Reevaluate as plans develop.
1573	Japanese chesswood	8,5	4	High	No	Potentially preserve	Top of slope; codominant at base; low dense crown.	Reevaluate as plans develop.
1574	Canary Island pine	26	3	Moderate	No	Potentially preserve	Somewhat sparse; light colored; good structure.	Reevaluate as plans develop.
1575	Chinese elm	8	4	Moderate	No	Potentially preserve	7 foot planting strip; codominant at 7 feet, low, dense crown; anthracnose canker at base N.	Reevaluate as plans develop.
1576	London plane	14	1	Low	No	Remove	All but dead.	Condition
1577	Silver dollar gum	28	5	High	No	Potentially preserve	Multiple attachments at 8-10 feet; well-structured crown; good vigor; good vigor; large root flare; exposed surface roots.	Reevaluate as plans develop.
1578	Swampgum	15	5	High	No	Potentially preserve	Good structure and vigor.	Reevaluate as plans develop.
1579	Monterey cypress	27	3	Moderate	No	Potentially preserve	Vigorous low crown; codominant at 7 feet; history of branch failure;	Reevaluate as plans develop.

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REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date: 08/21/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	100% SD	06/17/2025
2	50% DD	07/23/2025
4	ISSUED FOR PERMIT	08/21/2025

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 08/21/2025

SCALE: 12" = 1'-0"

TITLE:
EXISTING TREE PLAN - PHASE 1

L0.02

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SITE PAVING		
TYPE	AREA	DETAIL
Phase 1		
CONCRETE SIDEWALK	10,088 SF	B / LD-1
LAUNDRY PATIO	631 SF	B / LD-1
BARK MULCH	99 SF	

PAVING NOTE

1. REPAIR EXISTING PAVING WHEREVER DIFFERRENTIAL SETTLEMENT OR UPLIFTING IS GREATER THAN 1/4" AND/OR AS OTHERWISE INDICATED BY THE ADA COMPLIANCE CONSULTANT, CRACKS, OR DAMAGE IS OBSERVED, REFER TO ADA COMPLIANCE SURVEY DRAWINGS. SCD.
2. PROVIDE NEW PEDESTRIAN PATHS AND/OR RAMPS TO ADA UNITS TO MEET ADA REQUIREMENT AS NEEDED. REFER TO ARCHITECT DRAWINGS FOR THE LOCATIONS OF ADA UNITS.
3. POWER WASH ALL CONCRETE PAVEMENT AND PAVERS.

SITE WALLS & WOODEN FENCES				
LOCATION	WALL &FENCE TYPE	TOTAL LENGTH (LF)	* DETAIL	RECOMMENDATIONS
Phase 1				
		50'-8"		
	WOOD FENCE TYPE B	24'-11"	H / LD-1	B
B-4	WOOD FENCE TYPE A	8'-1"	1 / A-16	B
B-5	CONCRETE WALL - BUILDING FRONT	112'-9"	J / LD-2	A
B-5	CMU BLOCK - LAUNDRY DRY AREA	192'-11"	2 / A-16	A
B-5	SCREEN FENCE	36'-1"	1 / A-16	B
B-5	WOOD FENCE TYPE B	59'-2"	H / LD-1	B
B-6	SCREEN FENCE	51'-0"	1 / A-16	B
B-6	WOOD FENCE TYPE A	194'-4"	1 / A-16	B
B-6	WOOD FENCE TYPE B	57'-1"	H / LD-1	B
B-7	SCREEN FENCE	40'-8"	1 / A-16	B
B-7	WOOD FENCE TYPE A	189'-5"	1 / A-16	B
B-7	WOOD FENCE TYPE B	55'-10"	H / LD-1	B
B-8	SCREEN FENCE	46'-3"	1 / A-16	B
B-8	WOOD FENCE TYPE A	194'-3"	1 / A-16	B
B-8	WOOD FENCE TYPE B	57'-8"	H / LD-1	B
B-9	SCREEN FENCE	36'-7"	1 / A-16	B
B-9	WOOD FENCE TYPE A	193'-5"	1 / A-16	B
B-9	WOOD FENCE TYPE B	57'-6"	H / LD-1	B
B-10	CMU BLOCK - LAUNDRY DRY AREA	189'-10"	2 / A-16	A
B-10	SCREEN FENCE	40'-6"	1 / A-16	B
B-10	WOOD FENCE TYPE B	55'-7"	H / LD-1	B
B-11	CMU BLOCK - LAUNDRY DRY AREA	190'-5"	2 / A-16	A
B-11	SCREEN FENCE	42'-6"	1 / A-16	B
B-11	WOOD FENCE TYPE B	56'-5"	H / LD-1	B
B-12	CONCRETE WALL - BUILDING FRONT	175'-7"	J / LD-2	A
B-13	CMU BLOCK - LAUNDRY DRY AREA	192'-5"	2 / A-16	A
B-13	SCREEN FENCE	40'-9"	1 / A-16	B
B-13	WOOD FENCE TYPE B	46'-1"	H / LD-1	B
C-2	SCREEN FENCE	28'-5"	1 / A-16	B
C-2	WOOD FENCE TYPE B	35'-0"	H / LD-1	B
E-2	GATHERING SPACE LOW WALL	66'-11"	J / LD-2	A
E-2	WOOD FENCE TYPE A	94'-10"	1 / A-16	B
E-2	WOOD FENCE TYPE B	6'-2"	H / LD-1	B
E-3	GATHERING SPACE LOW WALL	26'-1"	J / LD-2	A
E-3	WOOD FENCE TYPE A	96'-5"	1 / A-16	B
E-3	WOOD FENCE TYPE B	6'-1"	H / LD-1	B
E-4	GATHERING SPACE LOW WALL	55'-3"	J / LD-2	A
E-4	WOOD FENCE TYPE A	76'-8"	1 / A-16	B
E-4	WOOD FENCE TYPE B	10'-5"	H / LD-1	B
E-5	GATHERING SPACE LOW WALL	28'-10"	J / LD-2	A
E-5	WOOD FENCE TYPE A	97'-6"	1 / A-16	B

NOTE

1. * REFER TO REFER TO *MARIN HOUSING AUTHORITY HOUSING PROJECT NO. CAL. 52-1* (1958) DOCUMENT SET FOR ORIGINAL DETAILS, NEW FENCING UNIT WILL BE SIMILAR TO ORIGINAL DETAILS. DETAILS WILL BE UPDATED BY LANDSCAPE ARCHITECT FOR CODE COMPLIANCE, DURABLITY AND REPAIR.
2. TAKEOFFS ARE TAKEN FROM TOPOGRAPHIC INFORMATION AVAILABLE AT THE TIME THESE PLANS WERE DEVELOPED. LANDSCAPE ARCHITECT TO VERIFY IN FIELD PRIOR TO OR UPON COMMENCEMENT OF THE DESIGN DEVELOPMENT PHASE OF WORK .

EXTERIOR STORAGE UNITS			
QTY	TYPE	DETAILS	RECOMMENDATIONS
Phase 1			
45	EXTERIOR STORAGE UNIT	3 / A-16	C

NOTE

1. * REFER TO REFER TO *MARIN HOUSING AUTHORITY HOUSING PROJECT NO. CAL. 52-1* (1958) DOCUMENT SET FOR ORIGINAL DETAILS, NEW STORAGE UNIT WILL BE SIMILAR TO ORIGINAL DETAILS.

UNIT PATIO FENCES				
LOCATION	FENCE TYPE	TOTAL LENGTH (LF)	DETAIL	RECOMMENDATIONS
Phase 1				
	LOW FENCE (BARRIER)	19'-2"	I / LD-1	B
B-2	LOW FENCE (BARRIER)	2'-1"	I / LD-1	B
B-5	LOW FENCE (BARRIER)	253'-0"	I / LD-1	B
B-6	LOW FENCE (BARRIER)	302'-1"	I / LD-1	B
B-7	LOW FENCE (BARRIER)	276'-8"	I / LD-1	B
B-8	LOW FENCE (BARRIER)	297'-0"	I / LD-1	B
B-9	LOW FENCE (BARRIER)	277'-7"	I / LD-1	B
B-10	LOW FENCE (BARRIER)	273'-11"	I / LD-1	B
B-11	LOW FENCE (BARRIER)	297'-9"	I / LD-1	B
B-12	LOW FENCE (BARRIER)	247'-5"	I / LD-1	B
B-13	LOW FENCE (BARRIER)	287'-6"	I / LD-1	B
C-2	LOW FENCE (BARRIER)	287'-3"	I / LD-1	B
E-2	LOW FENCE (BARRIER)	149'-5"	I / LD-1	B
E-3	LOW FENCE (BARRIER)	134'-4"	I / LD-1	B
E-4	LOW FENCE (BARRIER)	167'-4"	I / LD-1	B
E-5	LOW FENCE (BARRIER)	148'-11"	I / LD-1	B

NOTE

1. * REFER TO REFER TO *MARIN HOUSING AUTHORITY HOUSING PROJECT NO. CAL. 52-1* (1958) DOCUMENT SET FOR ORIGINAL DETAILS, NEW FENCING UNIT WILL BE SIMILAR TO ORIGINAL DETAILS.
2. TAKEOFFS ARE TAKEN FROM TOPOGRAPHIC INFORMATION AVAILABLE AT THE TIME THESE PLANS WERE DEVELOPED. LANDSCAPE ARCHITECT TO VERIFY IN FIELD.
3. ALL FENCING LINEAR FEET INCLUDES GATE IN CALCULATIONS.

RECOMMENDATIONS KEY

A. *FOR ALL CMU WALLS RECOMMENDATION IS* : POWER WASH, PATCH AS NEEDED, AND REPAINT
B. *FOR ALL FENCING:* REMOVE AND REPLACE, EXTENT TO BE VERIFIED BY LANDSCAPE ARCHITECT.
C. *FOR ALL STORAGE UNITS:* REMOVE AND REPLACE.
D. *FOR WOOD FENCE TYPE A* : REMOVE AND REPLACE.

0' 35' 70' 140' 280'

N

811 Know what's below. Call before you dig.

JETT LANDSCAPE ARCHITECTURE + DESIGN
CA/A #3335 · 2 Theatre Square #218 · Orinda CA · 94563
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1425 CORPORATE
CENTER PARKWAY
SANTA ROSA, CA
95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date 08/21/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	100% SD	06/17/2025
2	50% DD	07/23/2025
4	ISSUED FOR PERMIT	08/21/2025

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 08/21/2025

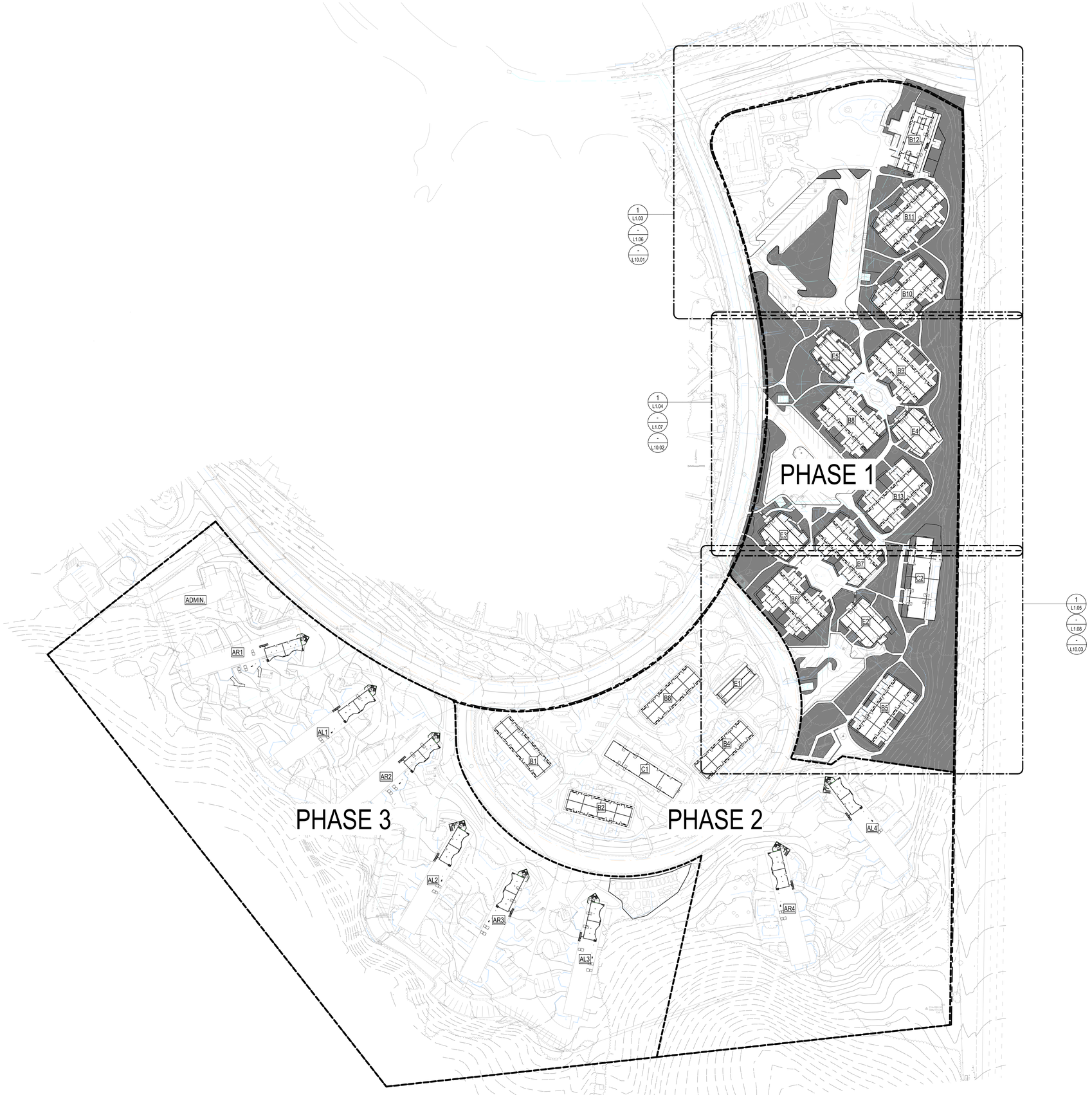
SCALE:

TITLE:

LANDSCAPE MATERIAL AND NOTES

L1.01

8/21/2025 8:53:48 PM



1 KEY MAP
1" = 70'-0"

0' 35' 70' 140' 280'

N

Know what's **below.** **Call** before you dig.

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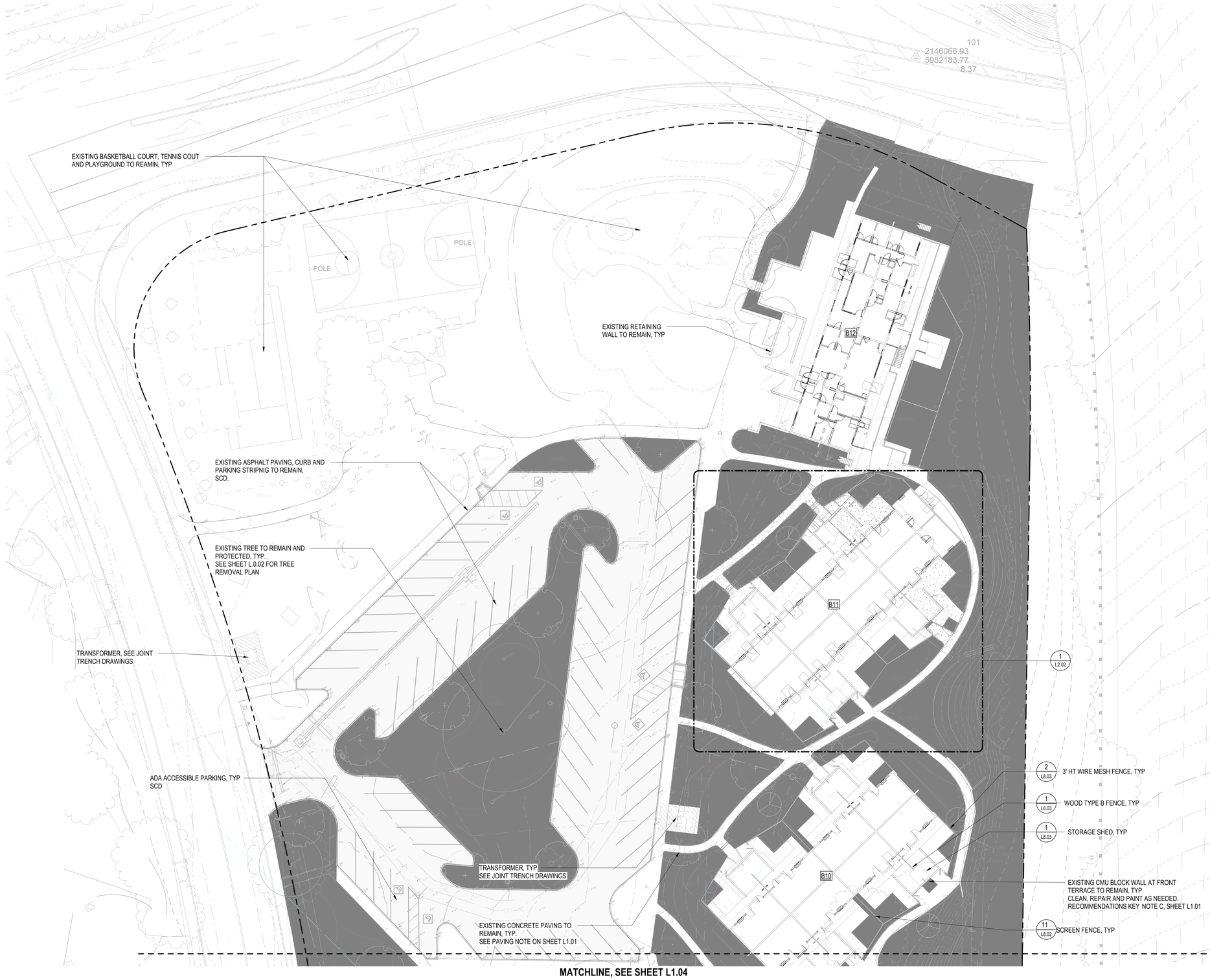
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	08/21/2025
SCALE:	1" = 70'-0"

TITLE:
OVERALL LANDSCAPE

L1.02

8/21/2025 8:53:52 PM



1 LANDSCAPE- PHASE 1 - NORTH
1" = 20'-0"

NOTE
see civil for paving patch and repair information

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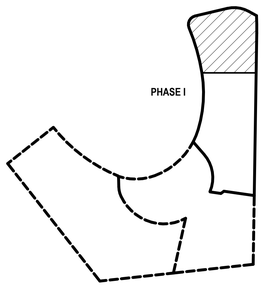

KEY MAP



REVISION SCHEDULE

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ISSUE DATE:	08/21/2025
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - NORTH

L1.03

N

0' 10' 20' 40' 60'
SCALE: 1"=20'-0"

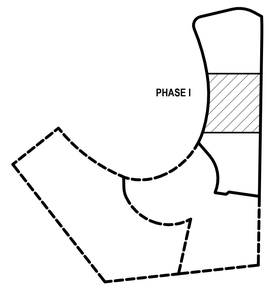
811 Know what's **below.** **Call** before you dig.

8/21/2025 8:53:58 PM

NOTE
see civil for paving patch and repair information



1 LANDSCAPE- PHASE 1 - CENTRAL
1" = 20'-0"



KEY MAP

N

0' 10' 20' 40' 60'
SCALE: 1"=20'-0"

811 Know what's below. Call before you dig.

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DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	08/21/2025
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - CENTRAL

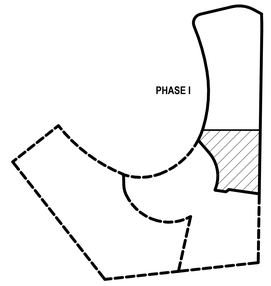
L1.04

8/21/2025 8:54:00 PM

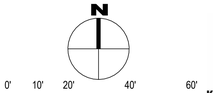


1 LANDSCAPE- PHASE 1 - SOUTH
1" = 20'-0"

NOTE
see civil for paving patch and repair information



KEY MAP



SCALE: 1"=20'-0"

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DRAWN BY:	AUTHOR
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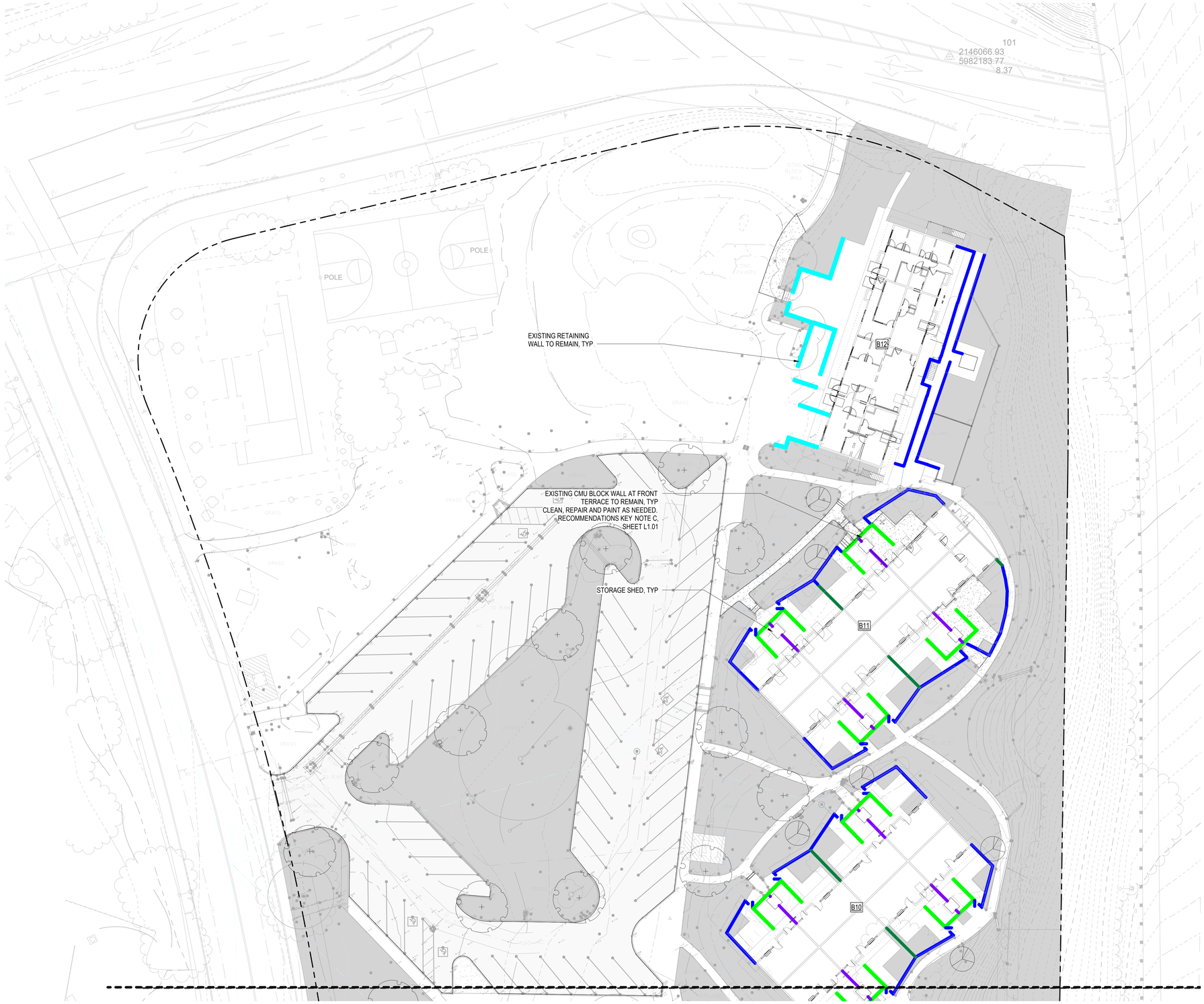
TITLE:
LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - SOUTH

L1.05

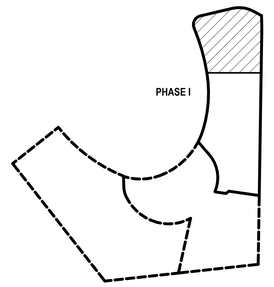
8/21/2025 8:54:02 PM

SITE WALLS & FENCES LEGEND
TYPE
CMU BLOCK - LAUNDRY DRY AREA
CONCRETE WALL - BUILDING FRONT
GATHERING SPACE LOW WALL
SCREEN FENCE
WOOD FENCE TYPE A
WOOD FENCE (BARRIER)

TYPICAL FENCE LAYOUT
SEE SHEET L2.01 & L2.02 FOR TYPICAL FENCE LAYOUT



1 FENCING- PHASE 1 - NORTH
1" = 20'-0"



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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ISSUE DATE:	08/21/2025
SCALE:	As indicated

TITLE:
FENCING PLAN - PHASE 1 - NORTH

L1.06

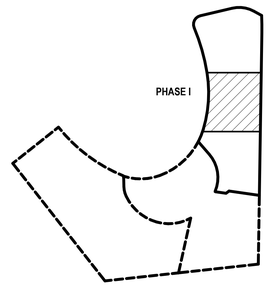
8/21/2025 8:54:07 PM

SITE WALLS & FENCES LEGEND
TYPE
CMU BLOCK - LAUNDRY DRY AREA
CONCRETE WALL - BUILDING FRONT
GATHERING SPACE LOW WALL
SCREEN FENCE
WOOD FENCE TYPE A
WOOD FENCE (PLANTER)

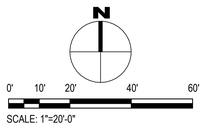
TYPICAL FENCE LAYOUT
SEE SHEET L2.01 & L2.02 FOR TYPICAL FENCE LAYOUT



1 FENCING-PHASE 1 - CENTRAL
1" = 20'-0"



KEY MAP



SCALE: 1"=20'-0"

8/21/2025 8:54:13 PM

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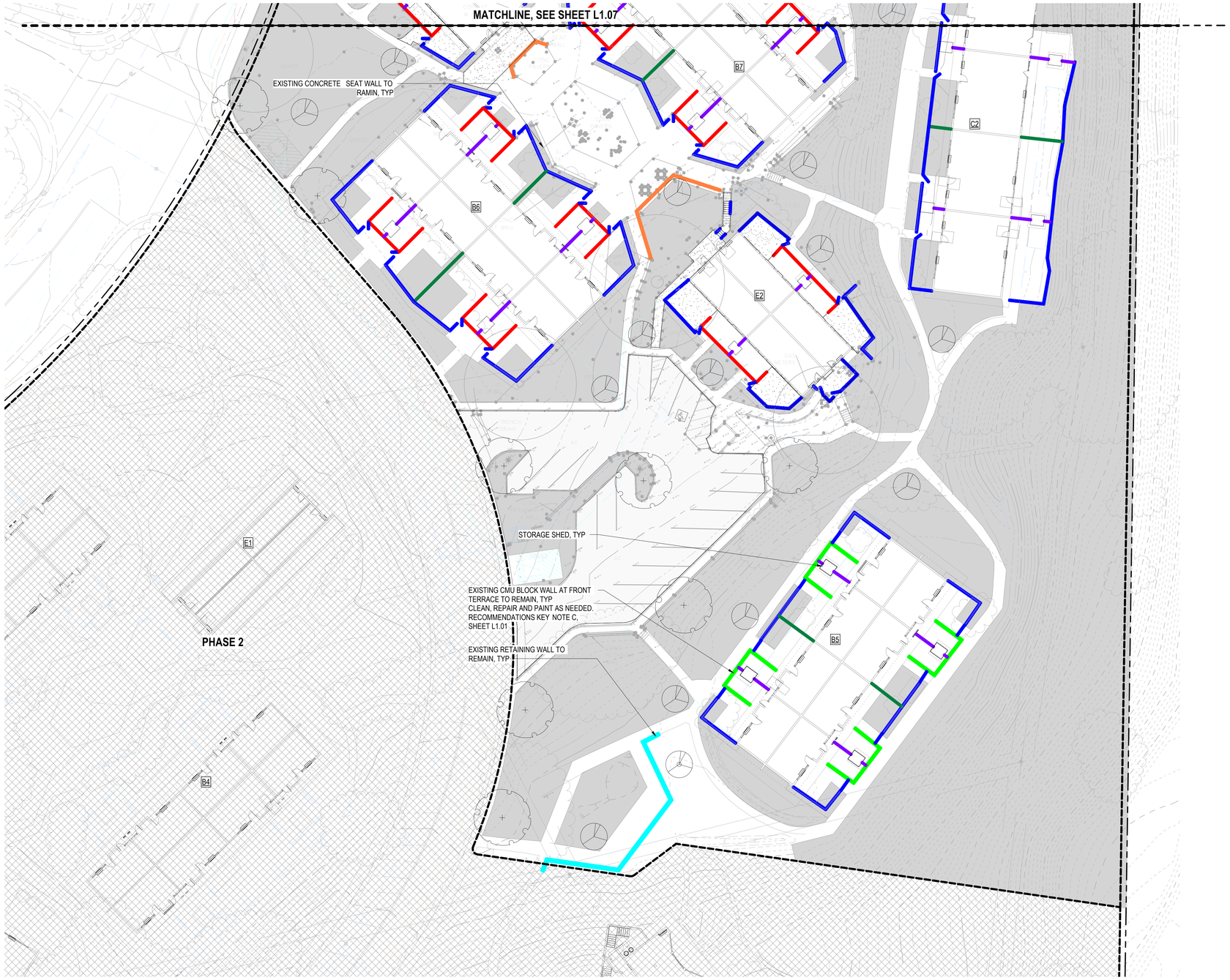
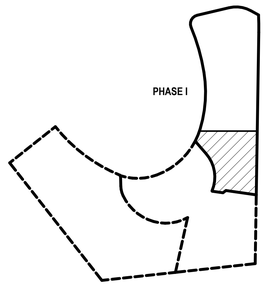
TITLE:
FENCING PLAN - PHASE 1 - CENTRAL

L1.07



1 FENCING-PHASE 1 - SOUTH
1" = 20'-0"

SITE WALLS & FENCES LEGEND
TYPE
CMU BLOCK - LAUNDRY DRY AREA
CONCRETE WALL - BUILDING FRONT
GATHERING SPACE LOW WALL
SCREEN FENCE
WOOD FENCE TYPE A
WOOD FENCE TYPE B
LOW FENCE (BARRIER)



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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DRAWN BY:	AUTHOR
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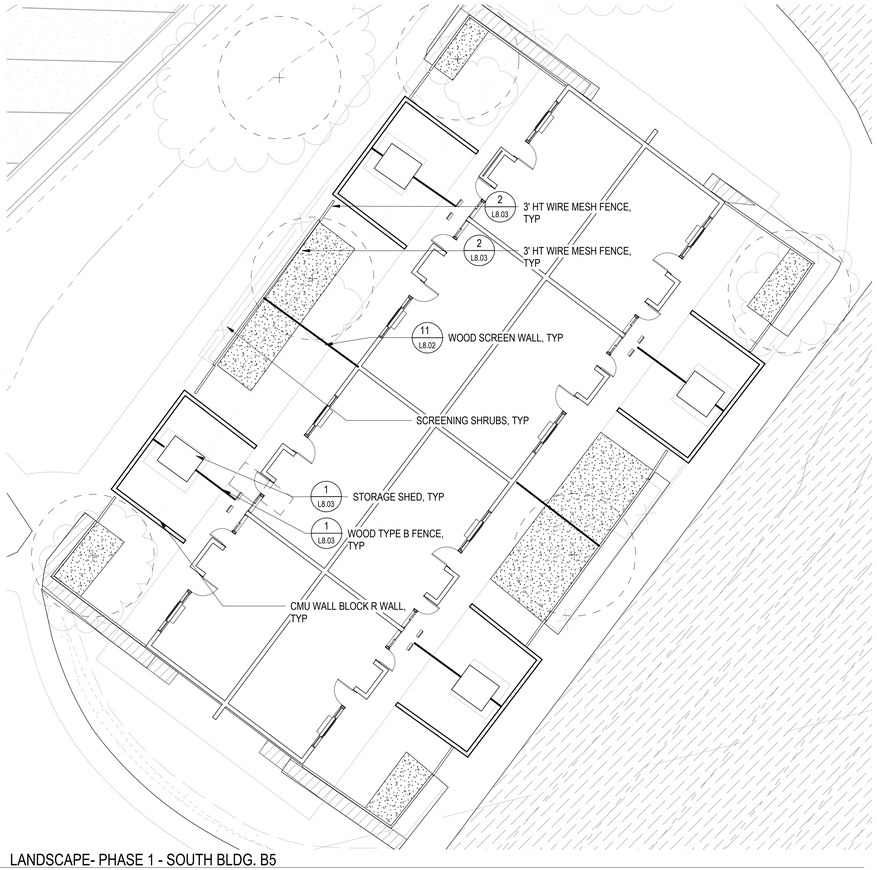
SCALE:	As indicated

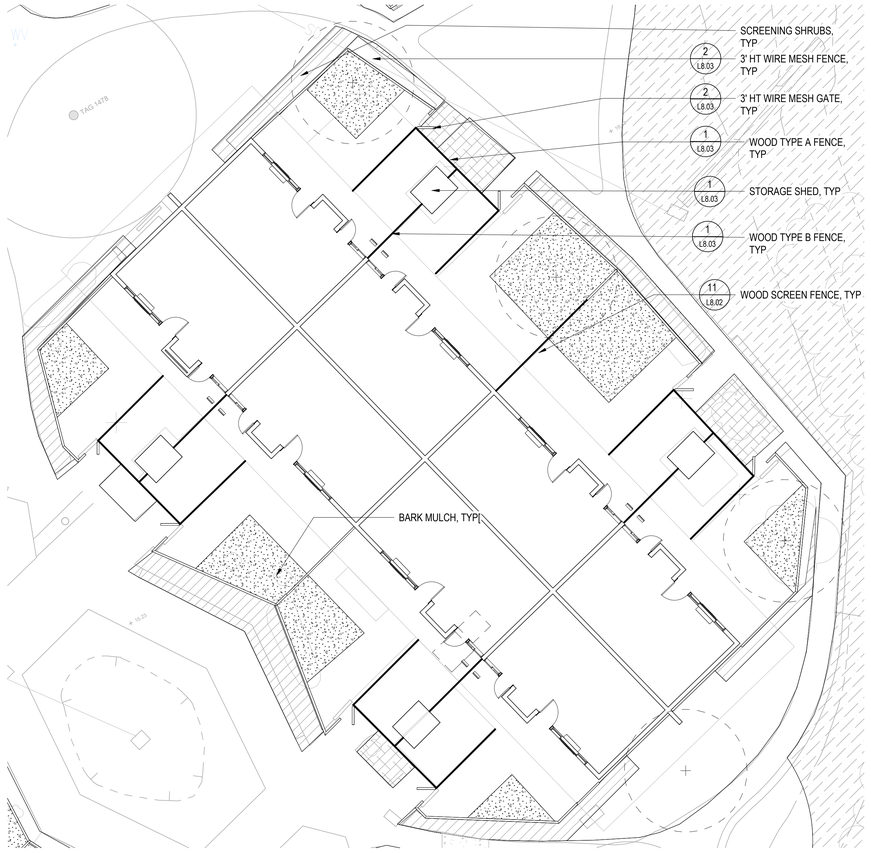
TITLE:
FENCING PLAN - PHASE 1 - SOUTH

L1.08

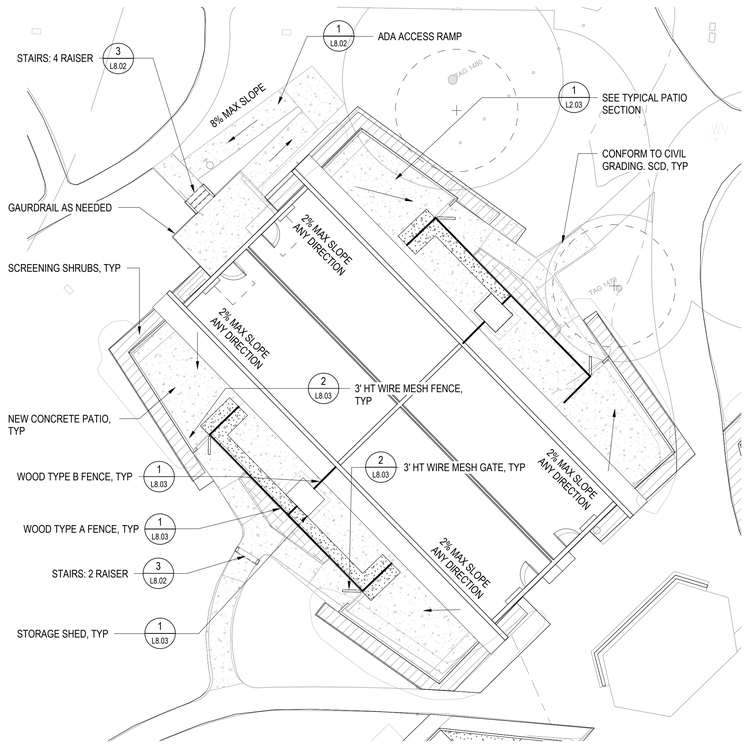
8/21/2025 8:54:18 PM



1 LANDSCAPE- PHASE 1 - SOUTH BLDG. B5
1" = 10'-0"



2 LANDSCAPE- PHASE 1 - CENTRAL BLD(B6, B7 & B8 -SIMILAR)
1" = 10'-0"



4 LANDSCAPE- PHASE 1 - CENTRAL BLDG. E5
1" = 10'-0"

NOTE
see civil for paving patch and repair information

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ISSUE DATE:	08/21/2025
SCALE:	1" = 10'-0"

TITLE:
LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS

L2.01

N

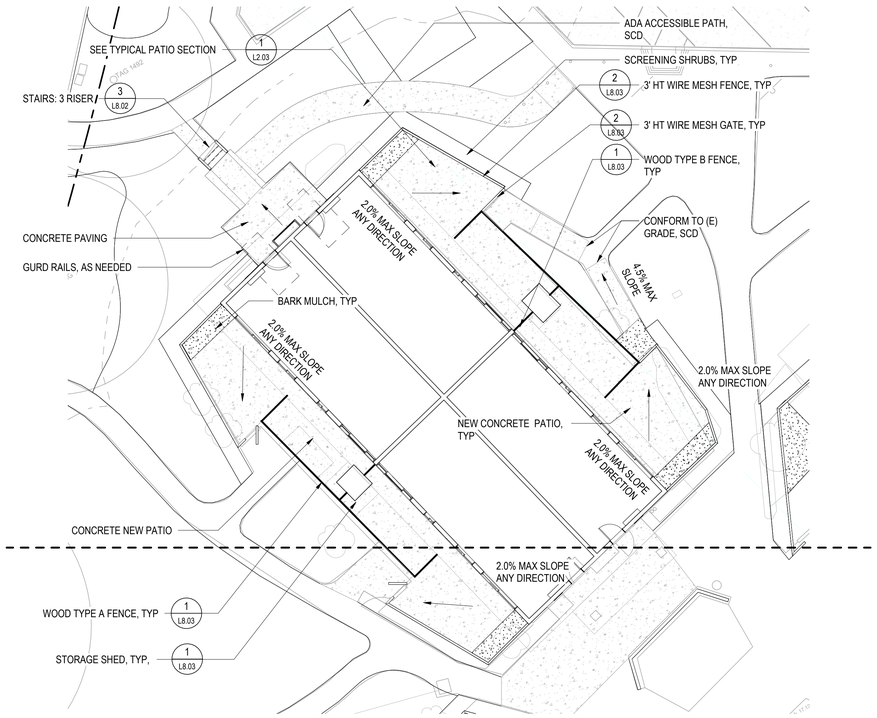
0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

811 Know what's below. Call before you dig.

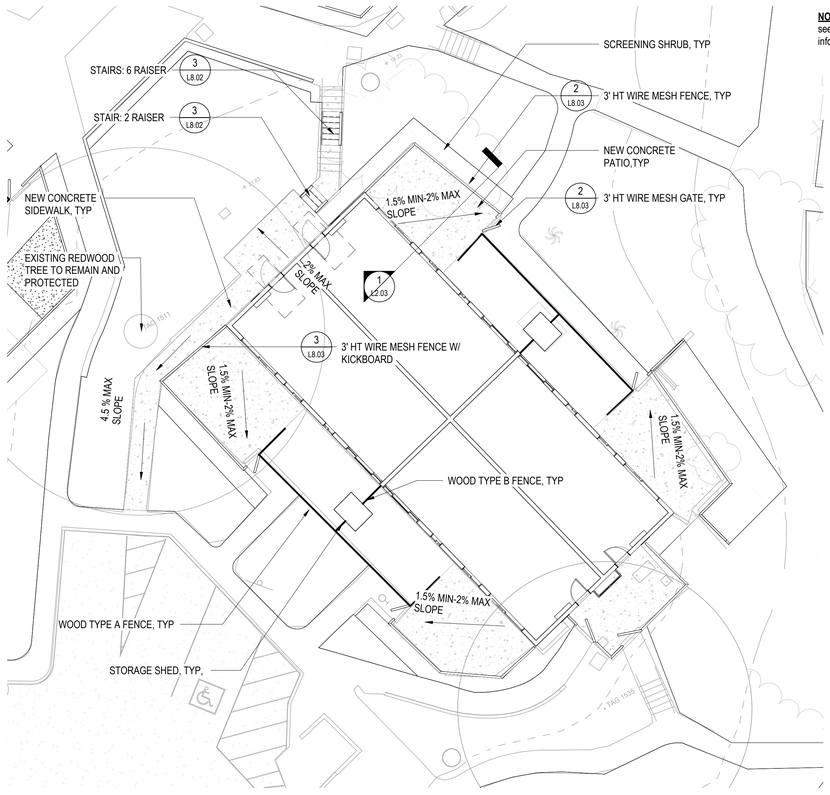
8/21/2025 8:54:20 PM



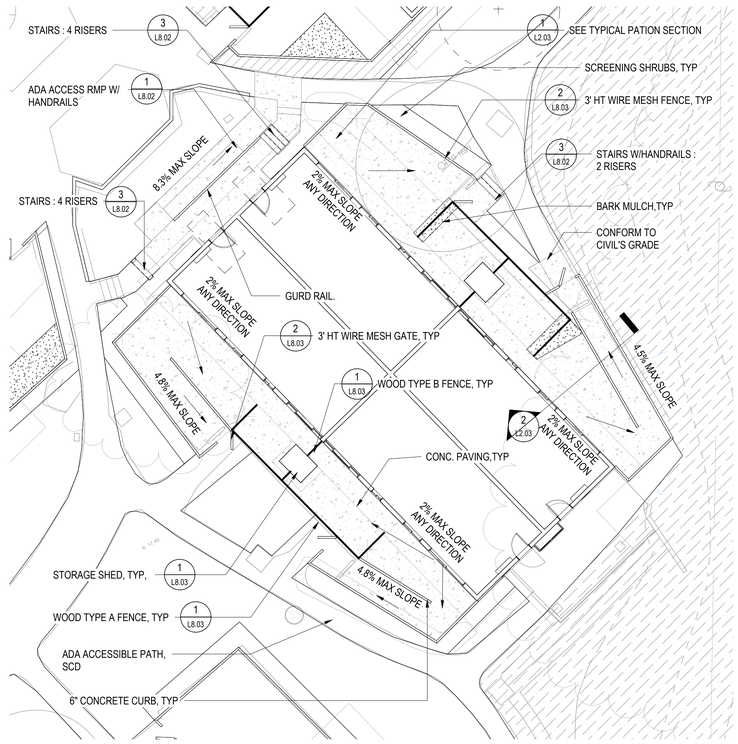
1 LANDSCAPE- PHASE 1 - NORTH BLDG. B11 (B10 & B13-SIMILAR)
1" = 10'-0"



3 LANDSCAPE- PHASE 1 - CENTRAL BLDG. E3
1" = 10'-0"



2 LANDSCAPE- PHASE 1 - SOUTH BLDG, E2
1" = 10'-0"



4 LANDSCAPE- PHASE 1 - CENTRALBLDG. E4
1" = 10'-0"

NOTE
see civil for paving patch and repair information

N

0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

811 Know what's below. Call before you dig.

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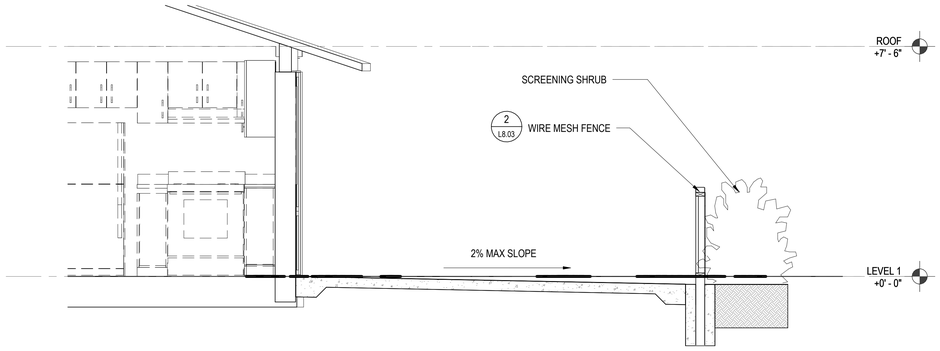
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	08/21/2025
SCALE:	1" = 10'-0"

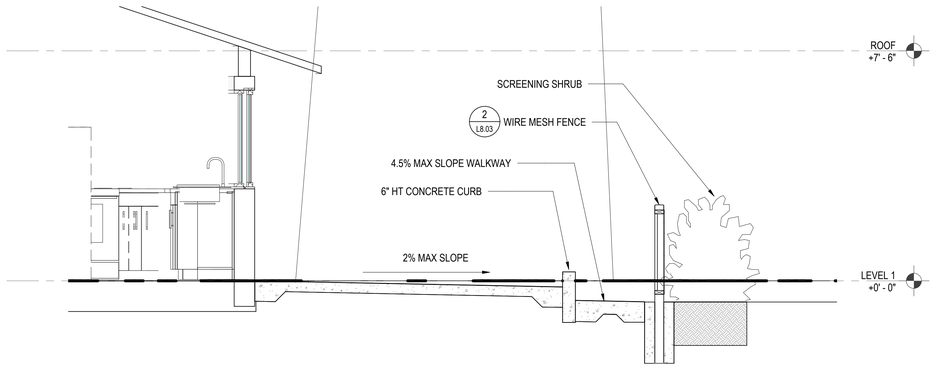
TITLE:
LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS

L2.02

8/21/2025 8:54:23 PM



1 TYPICAL PATION SECTION
1/2" = 1'-0"



2 PATIO AND SLOPE WALK WAY AT BLDG E4
1/2" = 1'-0"

8/21/2025 8:54:24 PM

SCALE: NTS

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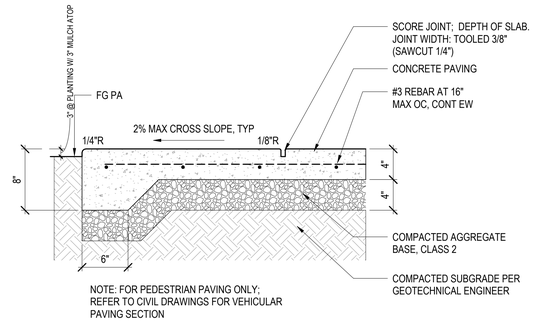
DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 08/21/2025

SCALE: 1/2" = 1'-0"

TITLE:
PATIO SECTIONS

811 Know what's below. Call before you dig.

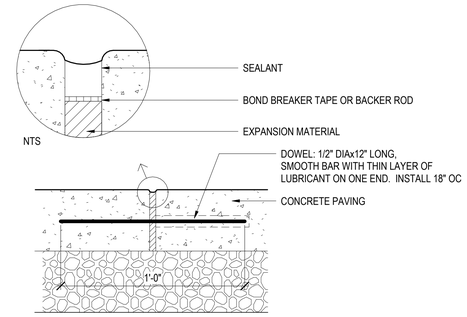
L2.03



NOTE: FOR PEDESTRIAN PAVING ONLY;
REFER TO CIVIL DRAWINGS FOR VEHICULAR PAVING SECTION

1 CONCRETE PAVING

1 1/2" = 1'-0"



NOTES:

1. INSTALL DOWELED EXPANSION JOINTS AT 20'-0" OC, TYP
2. INSTALL UN-DOWELED EXPANSION JOINTS WHERE PAVING MEETS VERTICAL WALLS OR STRUCTURES UNLESS OTHERWISE NOTED ON THE PLANS
3. CONSTRUCTION JOINTS TO BE AS SHOWN ABOVE, MINUS 3/8" GAP AND EXPANSION MATERIAL

2 CONCRETE PAVING - EXP JNT

3" = 1'-0"

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3335
Exp. 05/31/26
Date 08/21/2025
STATE OF CALIFORNIA

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1	100% SD	06/17/2025
2	50% DD	07/23/2025
4	ISSUED FOR PERMIT	08/21/2025

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DRAWN BY: AUTHOR
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SCALE: As indicated

TITLE:
CONSTRUCTION DETAILS

L8.01

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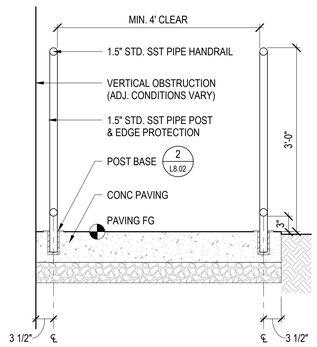
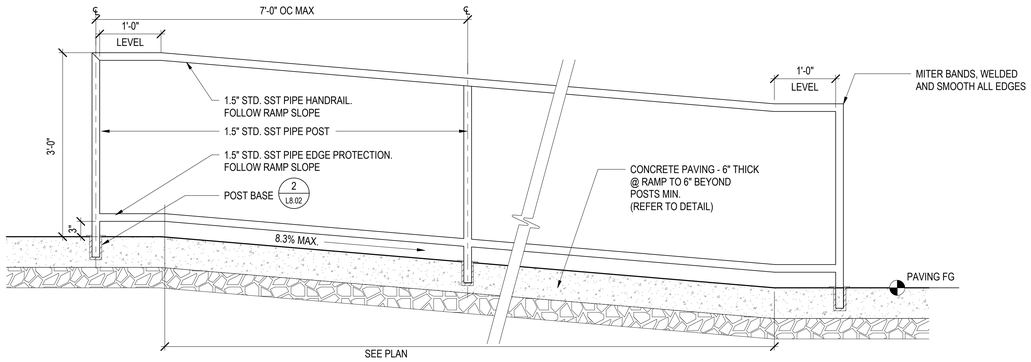
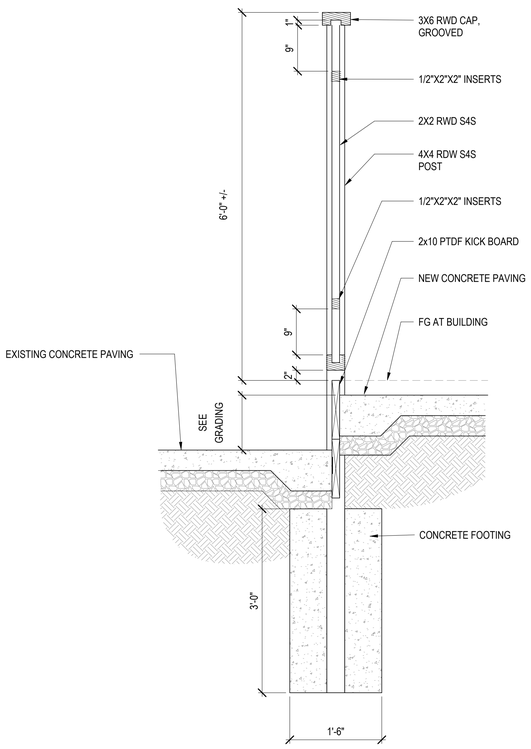


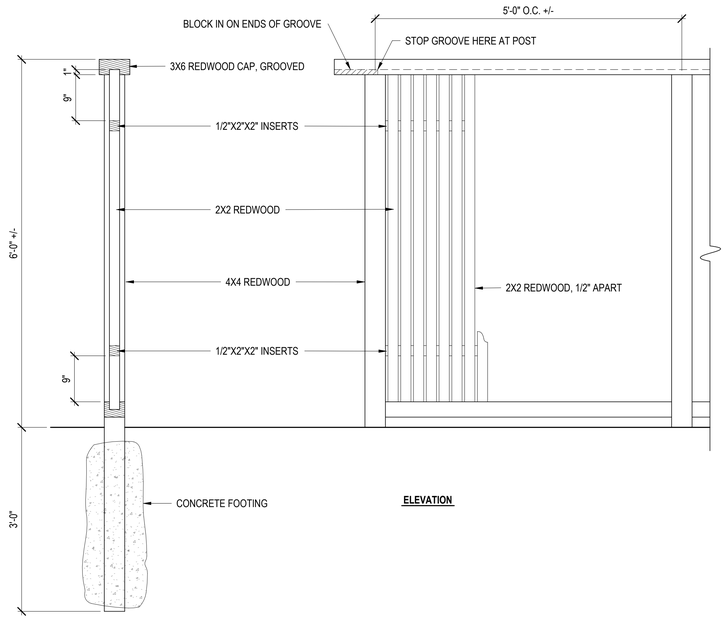


1 RAMP - CONC ON GRADE
1" = 1'-0"



SECTION

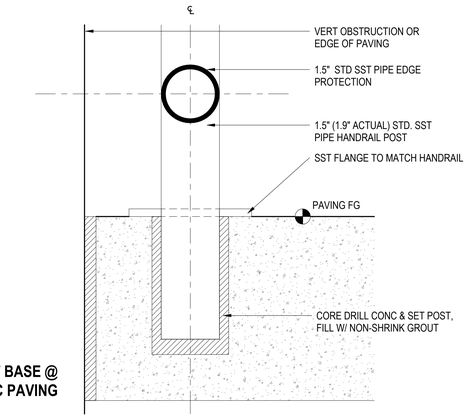
15 WOOD SCREEN W/ KICK BOARD
1" = 1'-0"



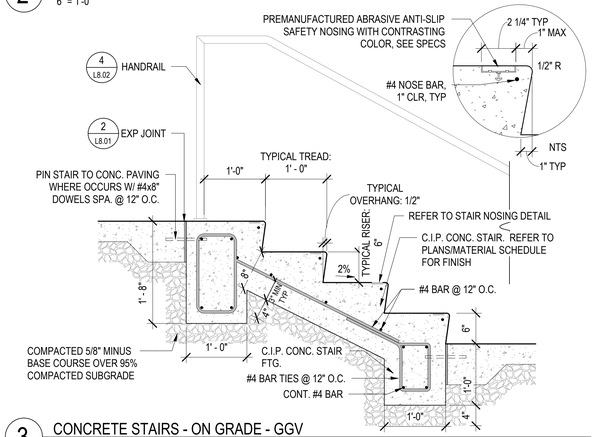
ELEVATION

SECTION

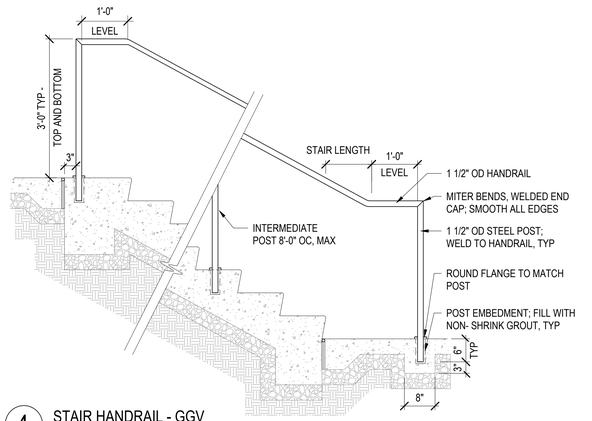
11 WOOD SCREEN
1" = 1'-0"



2 HANDRAIL - POST BASE
6" = 1'-0"



3 CONCRETE STAIRS - ON GRADE - GGV
1" = 1'-0"



4 STAIR HANDRAIL - GGV
3/4" = 1'-0"

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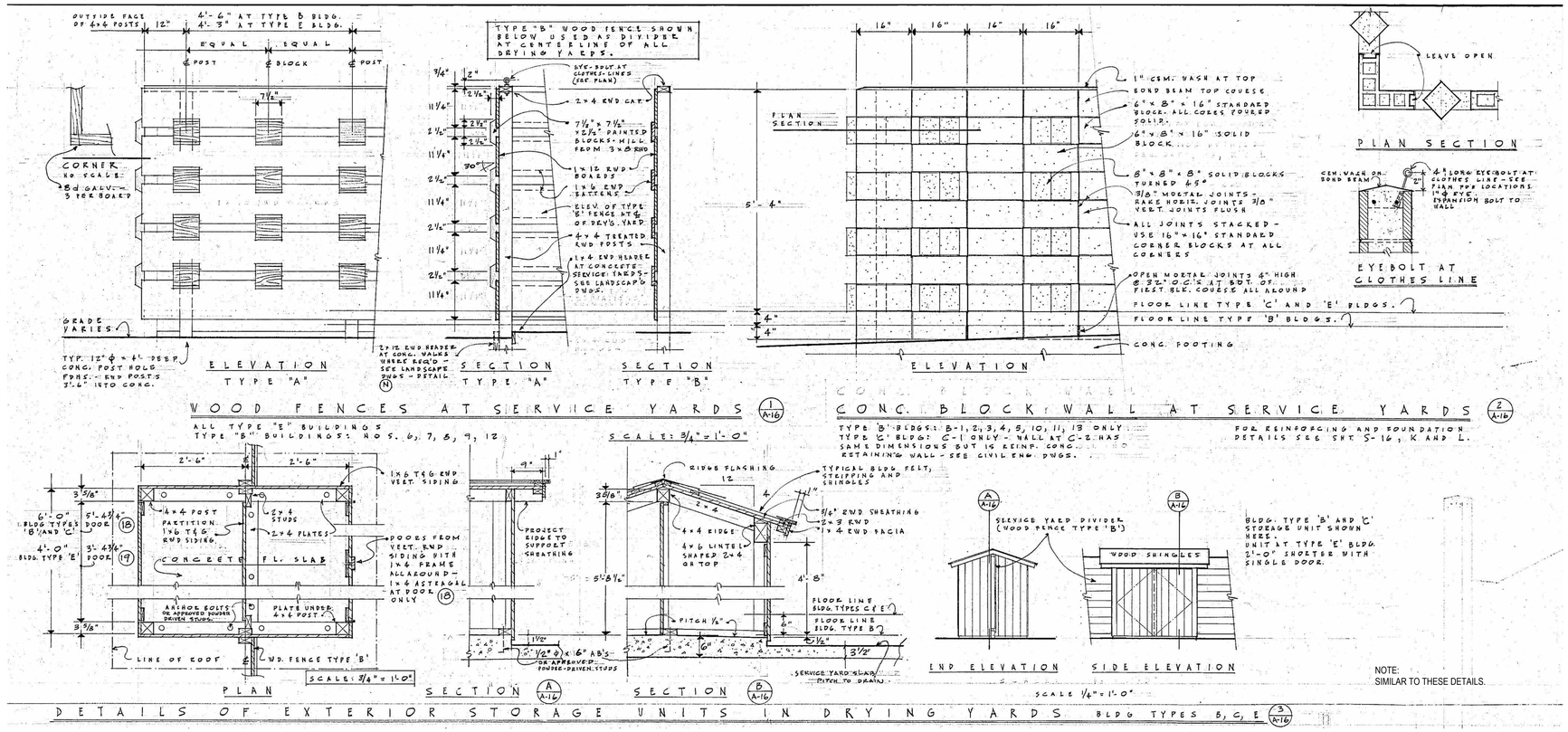
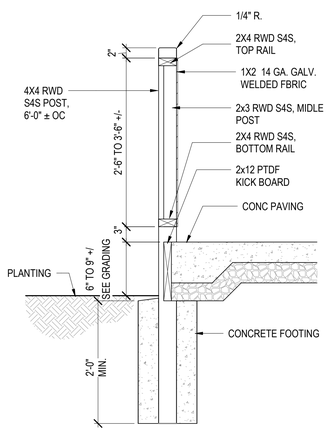
L8.02

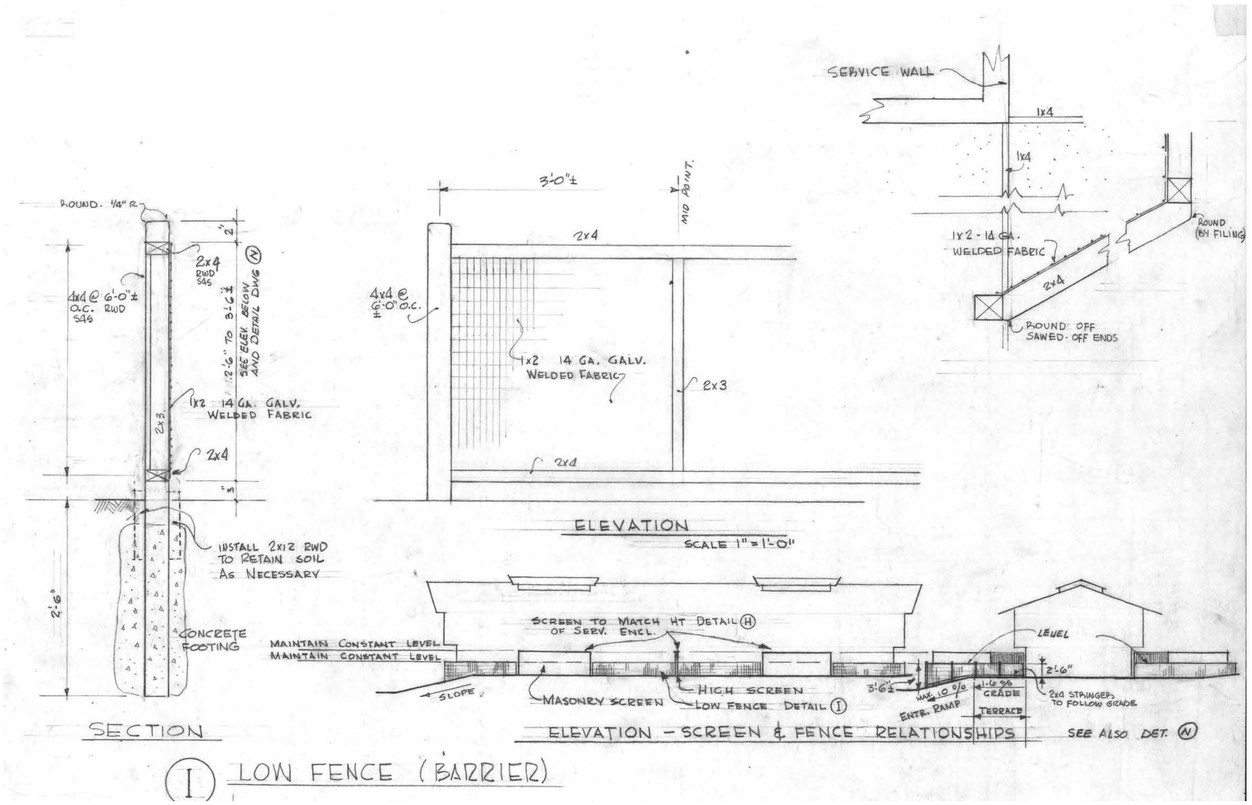


1 WOOD FENCE TYPE A & TYPE B, STORAGE-DRAFT
SCALE: NTS

NOTE:
SIMILAR TO THESE DETAILS.



3 MESH FENCE W/ KICKBOARD
1" = 1'-0"



I LOW FENCE (BARRIER)

NOTE:
SIMILAR TO THIS DETAIL

2 MESH FENCE
SCALE: NTS

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GENERAL IRRIGATION NOTES:

1. UPGRADE IRRIGATION SYSTEM, CONTROLLER, VALVES, BACKFLOW PREVENTION DEVICES, TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LAWN ROTATORS OR ROTOR HEADS, LOW FLOW DRIP, AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

2. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING AND/OR NEW INSTALLED BACKFLOW PREVENTION DEVICE.NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

3. IRRIGATION PLANS WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT IDENTIFYING REPLACEMENT AND AND REPAIR OF LEAKING EXISTING SYSTEMS AND/OR MODIFICTIONS TO ADAPT THE EXISTING SYSTEMS TO NEW BUBBLER OR DRIP IRRIGATION PER OWNER DIRECTION.

4. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

8. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

10. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

11. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

IRRIGATION BY PLANTING AREA NOTES

1. IRRIGATION WATER METER: IF INSTALL NEW IRRIGATION WATER METER REQUIRED.
2. IRRIGATION CONTROLLER: NEW WEATHER-BASED IRRIGATION CONTROLLER AS REQUIRED TO COMPLY WITH CODES.
3. INSTALL SMALL CONTROLLER FOR NEW VALVES AS NEEDED TO DRIP AND BUBBLER IRRIGATION.
4. EXISTING TURF AND SHRUBS TO REMAIN: MODIFY EXISTING SPRAY SYSTEM AS NEEDED TO COMPLY WITH CODES, INSTALL HIGH-EFFIENCY SPRAY HEADS, INSTALL SMALL CONTROLLER PER NOTE #3 ABOVE.
5. NEW TURF AREA: REPAIR EXISTING SPRAY IRRIGATION SYSTEM, REPLACE SPRAY HEADS WITH ROTORS OR ACCEPTABLE WATER CONSERVING OVERHEAD APPLICATION.
6. NEW TREES: INSTALL NEW BUBBLER AND TUBE IRRIGATION SYSTEM.
7. NEW SHRUBS AND GROUNDCOVER: MODIFY EXISTING TURF AREAS WHERE SHOWN AND INSTALL NEW NETAFILM OR SIMILAR SUBSURFACE IRRIGATION SYSTEM.
8. MULCH AREA: CAP OFF EXISTING IRRIGATION SYSTEM.
9. SEE PLANTING AREA FOR IRRIGATION SQUARE FOOTAGE.
10. THIS DIAGRAM IS BASED ON 1984 LANDSCAPE IRRIGATION AS BUILT DRAWINGS. EXISTING IRRIGATION SYSTEM TO BE VERIFIED IN FIELD.

IRRIGATION REF SCHEDULE

KEY	DESCRIPTION	MODEL

IRRIGATION HYDROZONE AREA (for filled regions)

STATION NUMBER	IRRIGATION TYPE	AREA (SF)
1	LOW WATER DRIP	106
2	LOW WATER DRIP	156
3	MEDIUM WATER DRIP	291
Grand total		553

TO GET TOTAL AREA FOR FILLED REGIONS, RUN THE DYNAMO SCRIPT CALLED "Filled Region Area.dyn" LOCATED HERE: M:\REVIT\SEED FILES\2022\DYNAMO SCRIPTS

IN PROGRESS

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TITLE:
IRRIGATION LEGEND AND NOTES - PHASE 1

L9.01

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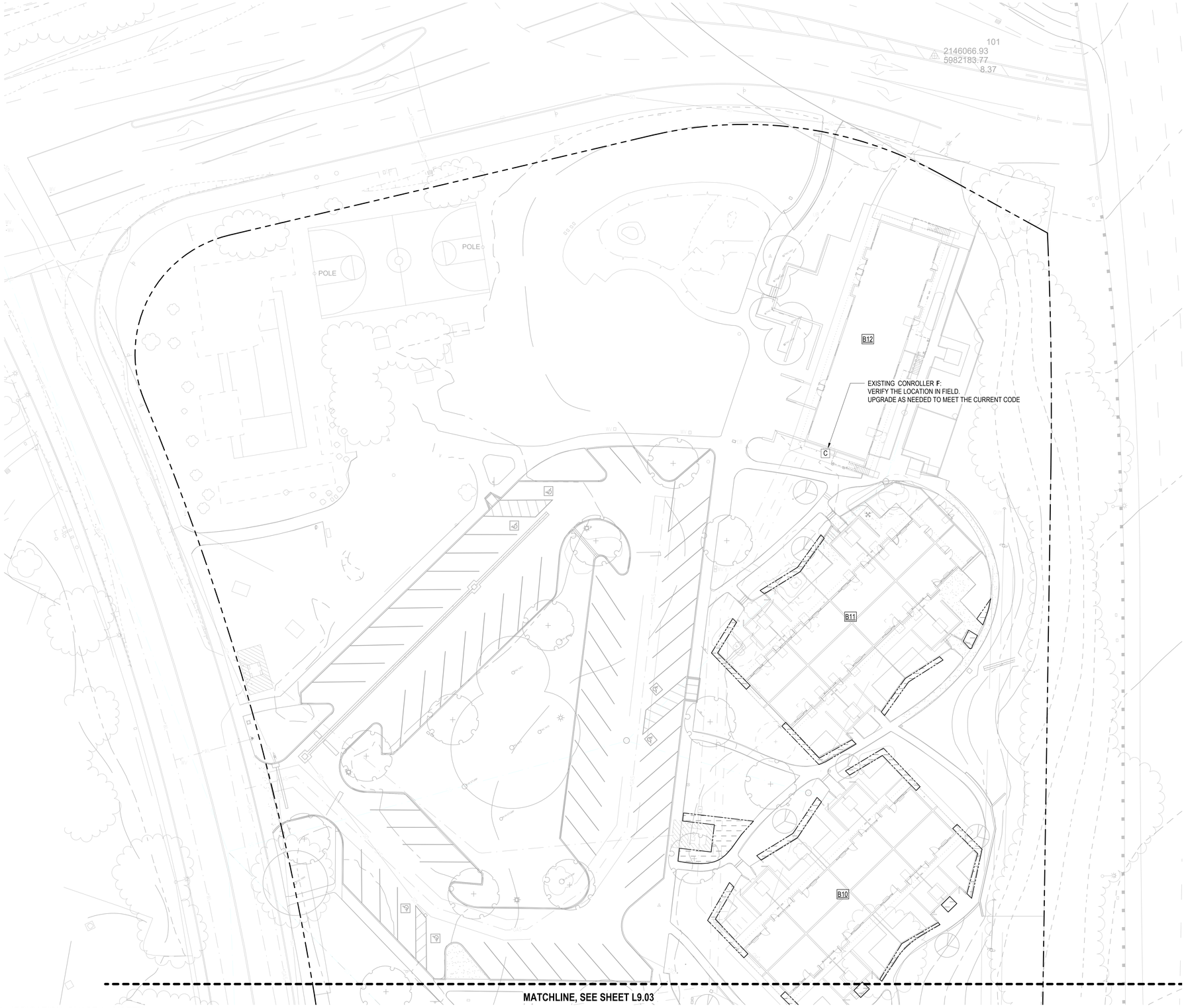
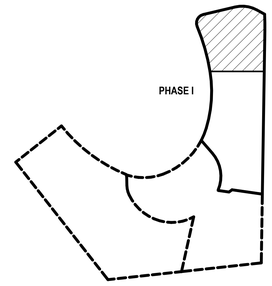


1 IRRIGATION- PHASE 1 - NORTH
1" = 20'-0"



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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IRRIGATION PLAN - PHASE 1 - NORTH

L9.02

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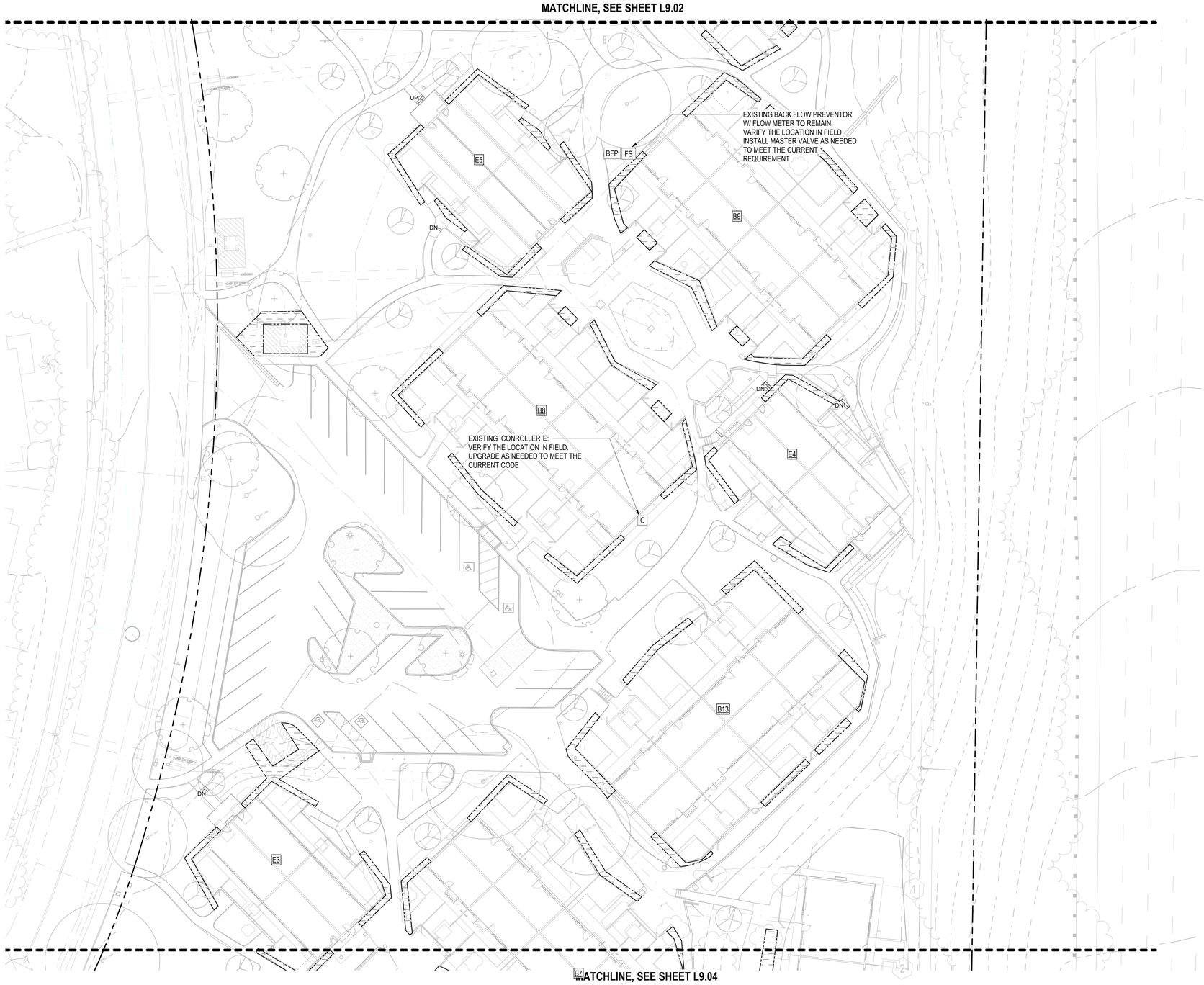
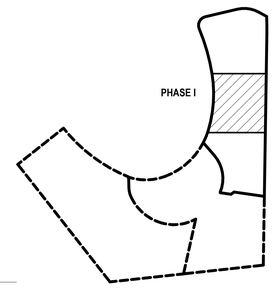


1 IRRIGATION- PHASE 1 - CENTRAL
1" = 20'-0"



KEY MAP

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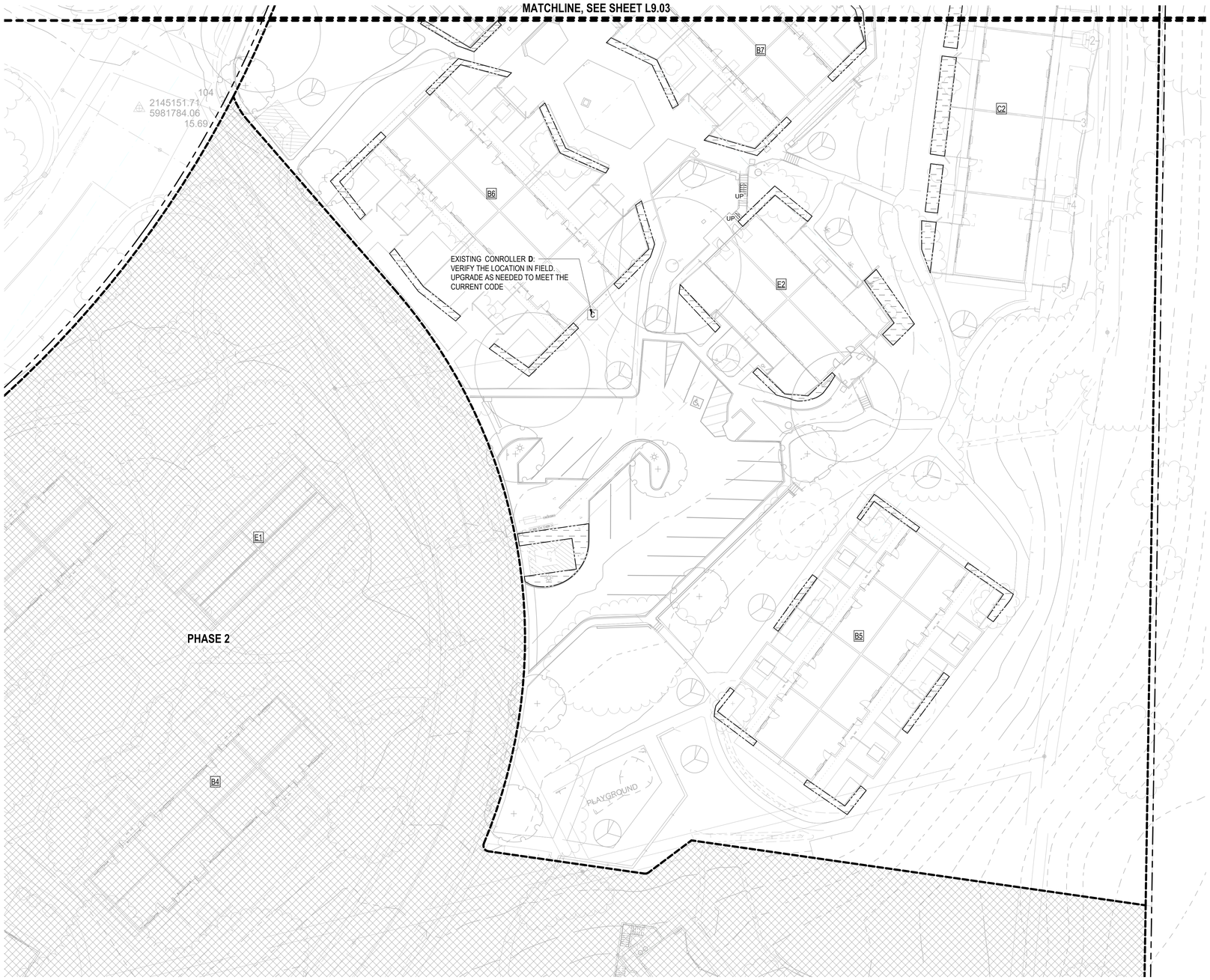
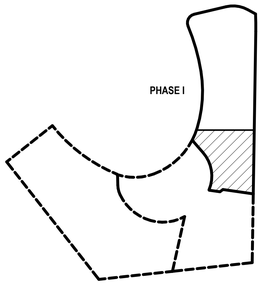
L9.03



1 IRRIGATION- PHASE 1 - SOUTH
1" = 20'-0"



KEY MAP

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SCALE: 1"=20'-0"

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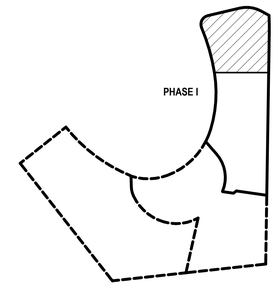
IRRIGATION PLAN - PHASE 1 - SOUTH

L9.04

PLANTING LEGEND
PLANTING TYPE
BARK MULCH
EX TURF TO BE RESTORED
SHRUBS
WEED MAINTENANCE



1 PLANTING- PHASE 1 - NORTH
1" = 20'-0"



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PLANTING PLAN - PHASE 1 - NORTH

L10.01

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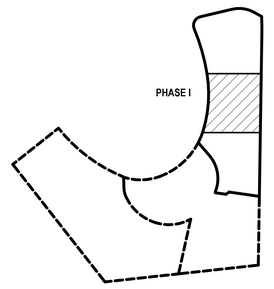
1 PLANTING- PHASE 1 - CENTRAL
1" = 20'-0"

PLANTING LEGEND
PLANTING TYPE
BARK MULCH
EX TURF TO BE RESTORED
SHRUBS
WEED MAINTENANCE



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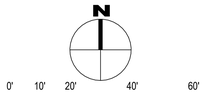

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PLANTING PLAN - PHASE 1 - CENTRAL

L10.02

8/21/2025 8:54:40 PM

PLANTING LEGEND
PLANTING TYPE
BARK MULCH
EX TURF TO BE RESTORED
SHRUBS
WEED MAINTENANCE



1 PLANTING- PHASE 1 - SOUTH
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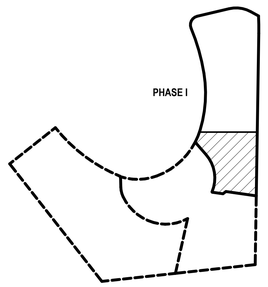

KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CA# #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

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1425 CORPORATE
CENTER PARKWAY
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95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date: 08/21/2025
STATE OF CALIFORNIA

REVISION SCHEDULE

NO.	ISSUE	DATE
1	100% SD	06/17/2025
2	50% DD	07/23/2025
4	ISSUED FOR PERMIT	08/21/2025

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	08/21/2025
SCALE:	As indicated

TITLE:
PLANTING PLAN - PHASE 1 - SOUTH

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PLANTING DESIGN INTENT

1. ALL TREES SHALL BE A MINIMUM OF FIVE (5) FEET FROM ANY EXISTING OR PROPOSED ELECTRIC DEPARTMENT FACILITIES, REFER TO ARBORIST REPORT FOR EXISTING TREES TO BE REMOVED. INSTALL BARRIERS WHERE EXISTING TREE ROOTS ARE REMOVED DUE TO UPLIFTED PAVEMENT. TREES SHALL NOT BE PLANTED IN PUE 'S OR ELECTRIC EASEMENTS.
2. THE FINAL PLANTING DESIGNS WILL UTILIZE A VARIETY OF CALIFORNIA-NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING. PLANT SPECIES WILL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA 'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
3. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
4. NEW AND RENOVATED TURF SPECIES, IF INCLUDED, SHALL BE A FESCUE-BLEND TURF GRASS TO MINIMIZE WATER CONSUMPTION.
5. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
6. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
7. PLANTS WILL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
8. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
9. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.

EXISTING TREE PROTECTION NOTES

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE CITY.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY BOXED TREES TO BE TRANSPLANTED, BEFORE AND AFTER TRANSPLANTING, THROUGHOUT THE CONSTRUCTION PERIOD.
12. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
13. ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.

TREE SCHEDULE

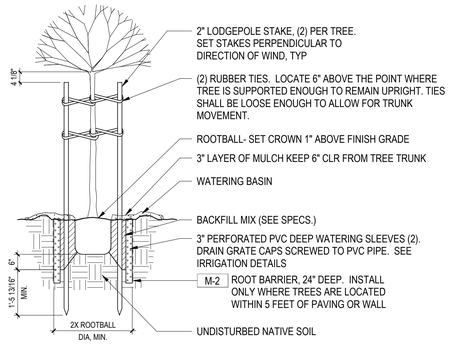
QTY	SIZE	BUBBLER COUNT (PER NEW TREE)
90	15 GALLON	2

NOTES
1. TREES PROPOSED IN EXCESS OF THE REPLACEMENT REQUIREMENT SHALL BE INCLUDED AS AN ADD ALTERNATE.
2. REFER TO EXISTING TREE PLAN FOR REPLACEMENT TREE COUNT.

SHRUB & GROUNDCOVER SCHEDULE

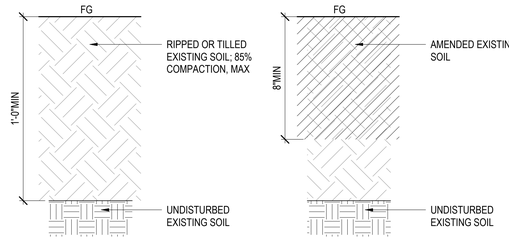
PHASE	AREA	1G @ 12'OC TRIANGULAR SPACING %	AREA	*COUNT	% 1G @ 4'OC SQUARE SPACING %	AREA	*COUNT	% 5G @ 4' OC SQUARE SPACING %	AREA	*COUNT	PLANT TOTALS 1g	5g
1	133,730	60%	80,238	643	35%	46,806	2925	5%	6,687	418	3,568	418
2	107,216	60%	64,330	516	35%	37,526	2345	5%	5,361	335	2,861	335
3	132,894	60%	79,736	639	35%	46,513	2907	5%	6,645	415	3,546	415
											9,975	**1,168**

PLANTING SCHEDULE - PLANT AREAS			
LOCATION	**AREA**	**IRRIGATION TYPE**	NOTES
Phase 1			
BARK MULCH	11,711 SF	NONE	<varies>
EX TURF TO BE RESTORED	91,268 SF	<varies>	
SHRUBS	9,918 SF	<varies>	<varies>
WEED MAINTENANCE	69,703 SF	NONE	



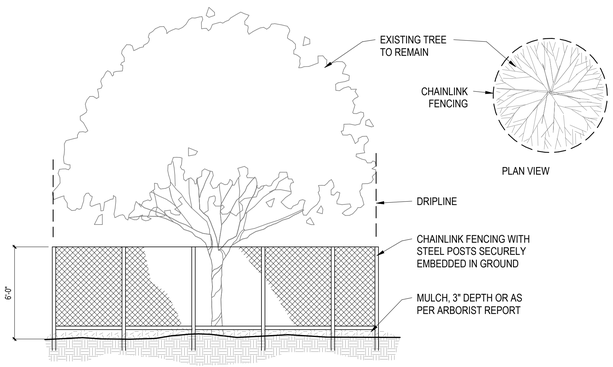
NOTE:
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

4 TREE PLANTING
1/2" = 1'-0"



NOTE:
SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL.

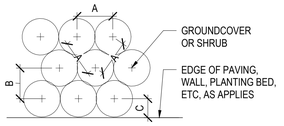
5 SOIL AMENDMENT
3" = 1'-0"



NOTE: SEE ABORIST REPORT FOR ADDITIONAL INFORMATION

6 TREE PROTECTION FENCING
1/4" = 1'-0"

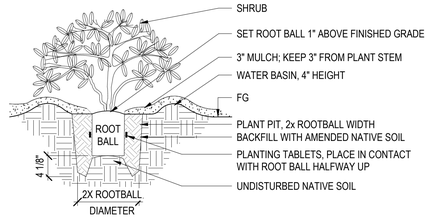
PLANT SPACING & QUANTITIES CHART			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032



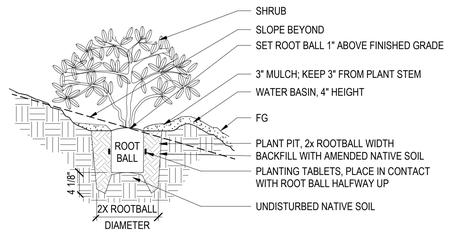
PLAN

NOTES
1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUAL DISTANCE TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

1 GROUNDCOVER PLANTING
1" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"



3 SHRUB PLANTING ON SLOPE
1" = 1'-0"

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SCALE:	As indicated
TITLE:	PLANTING LEGEND AND NOTES - PHASE 1

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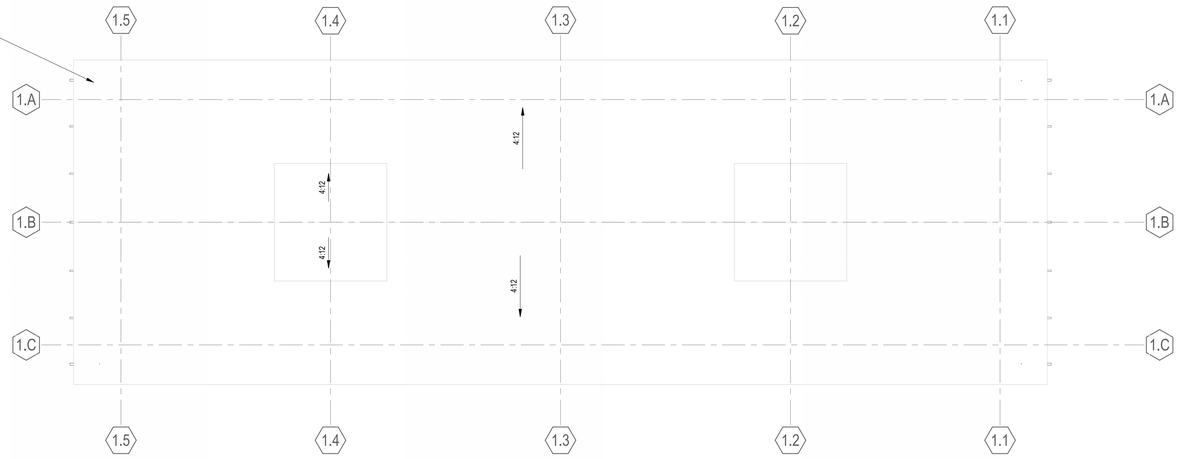
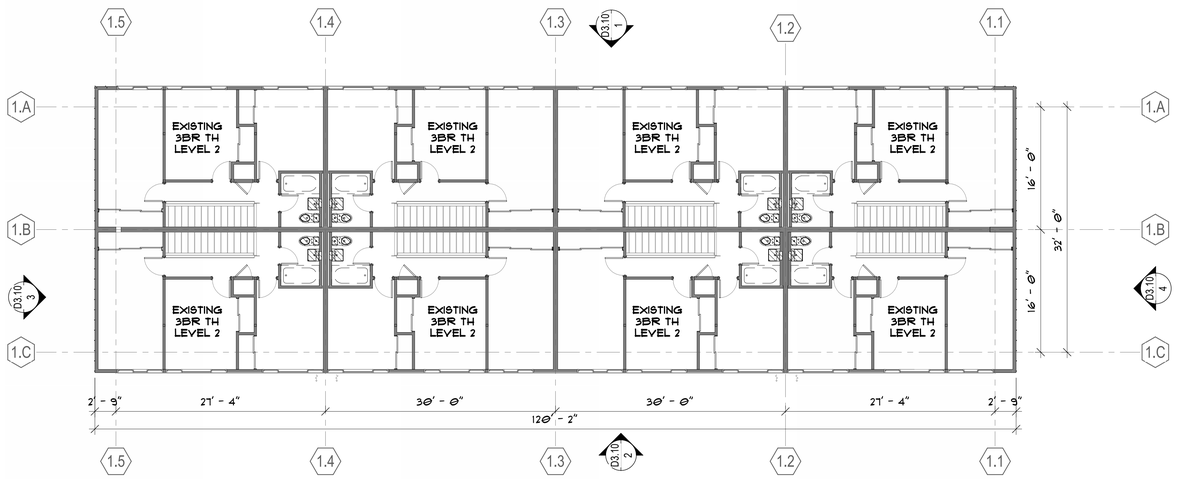
EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13 - ROOF 3
1/8" = 1'-0"

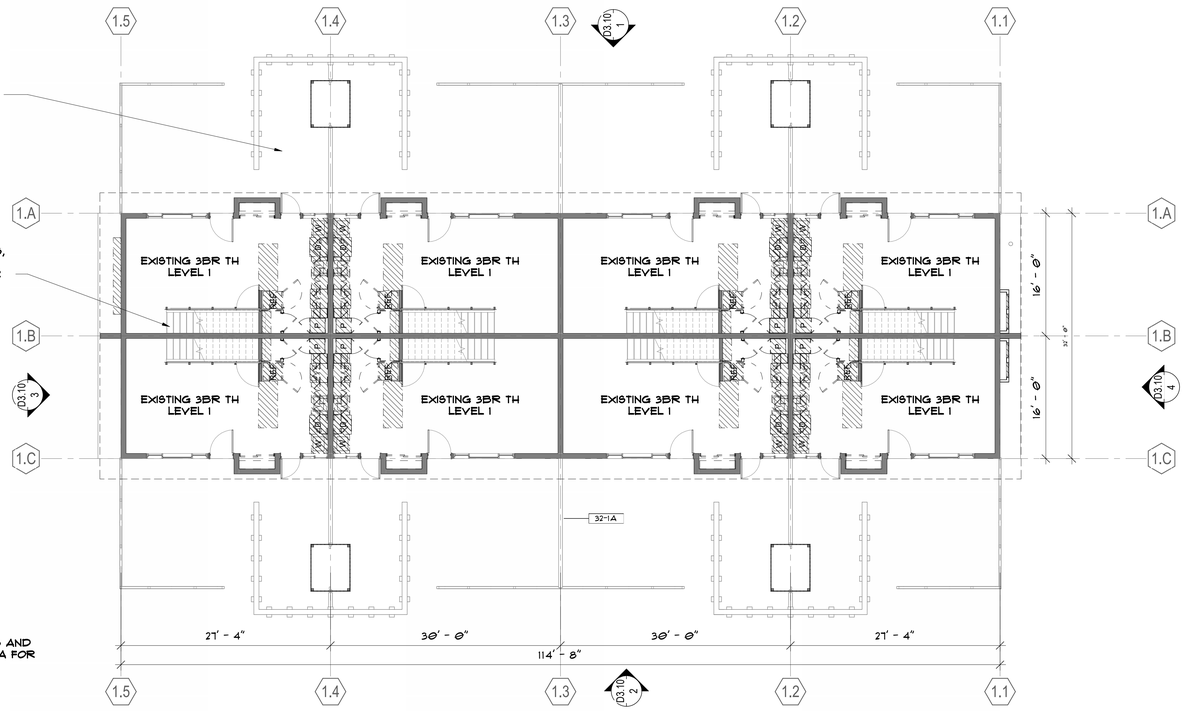


DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13 - LEVEL 2 2
1/8" = 1'-0"

WHERE OCCURS REMOVE ANY MATERIALS THAT HAVE BEEN ADDED ON TO ORIGINAL PATIO SCREENING WALLS INCLUDING BY NOT LIMITED TO CANOPIES, ROOF COVERINGS, SIDING, FENCING AND ALL OTHER ASSOCIATED NON ORIGINAL MATERIALS, TYPICAL FOR ALL

REMOVE TREADS AND RISERS, EXISTING STRINGERS TO REMAIN, PREPARE AREA FOR NEW TREADS AND RISERS TO MATCH

REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS



DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13 - LEVEL 1 1
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE B5-10, B13, B5 SHOWN

DEMOLITION NOTES

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2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR SHALL VERIFY AND SURVEY EXISTING CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION.
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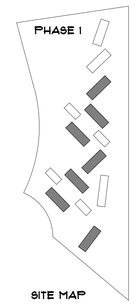
9. REMOVE ALL INTERIOR DOORS, INCLUDING AT EXISTING WALLS TO REMAIN, U.O.N. PREPARE OPENINGS AT EXISTING WALLS TO REMAIN FOR NEW DOOR INSTALLATION.
10. SEE SHEET D4.X SERIES SHEETS FOR UNIT DEMOLITION PLANS.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
12. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
13. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
14. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
15. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
16. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING

DEMOLITION LEGEND

EXISTING FRAMING TO REMAIN, ALL INTERIOR DRYWALL TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW PLUMBING AND ELECTRICAL SERVICES

DEMO (E) WALL

DEMO (E) SURFACE, AREA & CONSTRUCTION.



SITE MAP

0' 4' 8' 16'

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OAKLAND, CA 94612

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2025
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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
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100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

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TITLE:

DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13

SHEET:

D2.10

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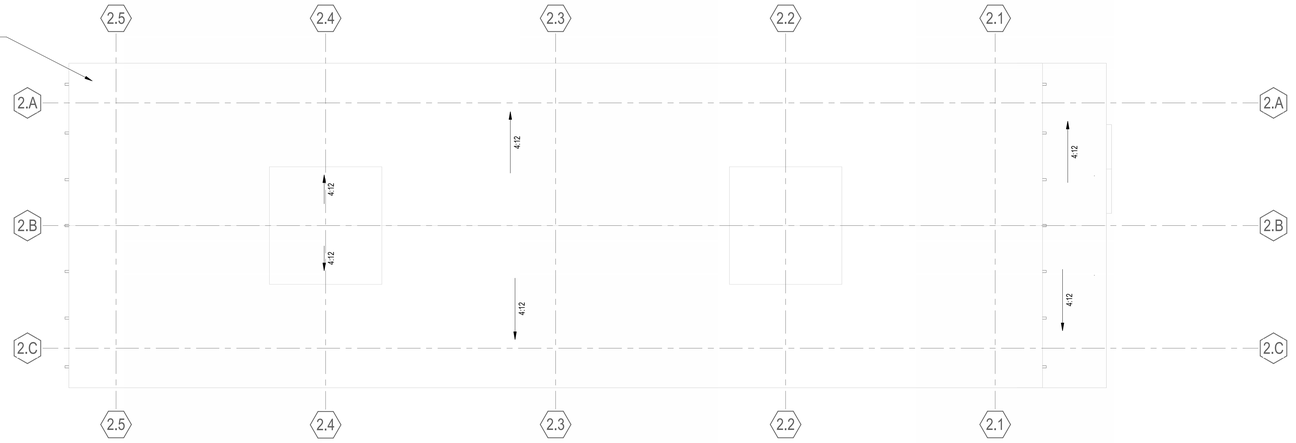
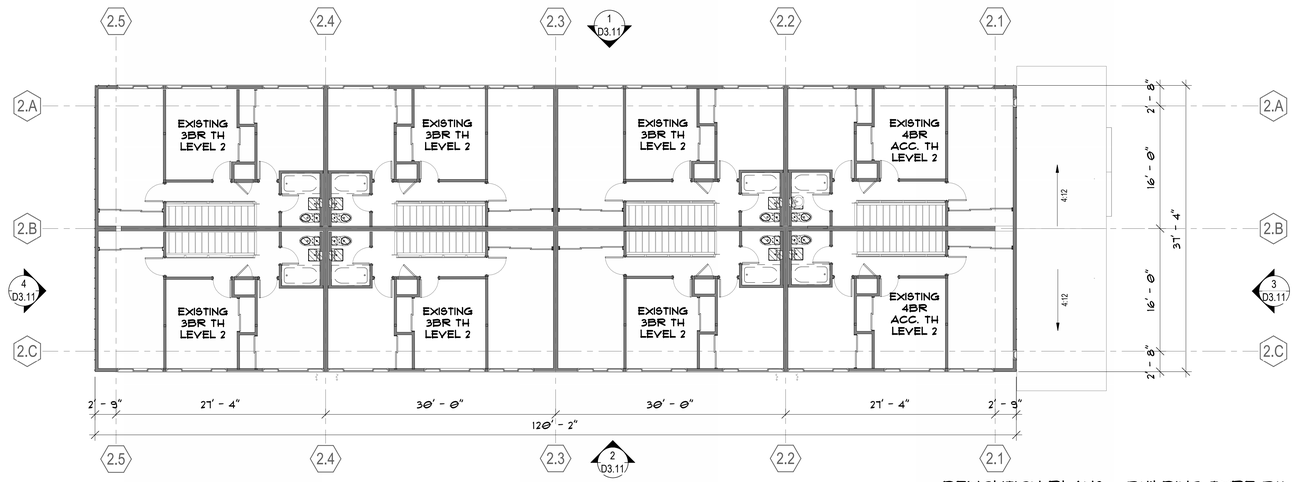
EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



DEMOLITION PLANS - BUILDING TYPE B11 - ROOF
1/8" = 1'-0" (3)



DEMOLITION PLANS - BUILDING TYPE B11 - LEVEL 2
1/8" = 1'-0" (2)

WHERE OCCURS REMOVE ANY MATERIALS THAT HAVE BEEN ADDED ON TO ORIGINAL PATIO SCREENING WALLS INCLUDING BY NOT LIMITED TO CANOPIES, ROOF COVERINGS, SIDING, FENCING AND ALL OTHER ASSOCIATED NON ORIGINAL MATERIALS, TYPICAL FOR ALL

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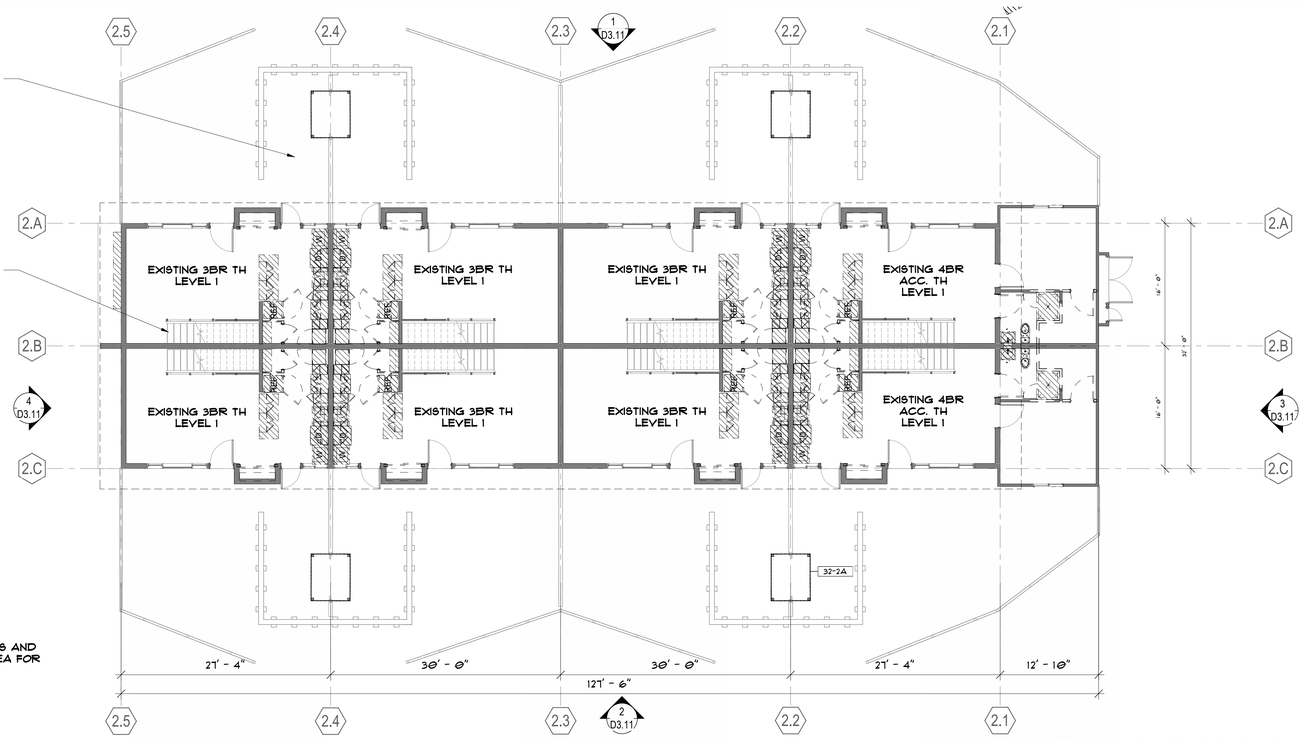

DEMOLITION PLANS - BUILDING TYPE B11 - LEVEL 1
1/8" = 1'-0" (1)

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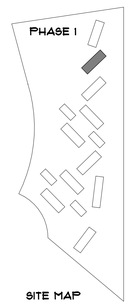

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DEMOLITION PLANS - BUILDING TYPE B11

SHEET:

D2.11

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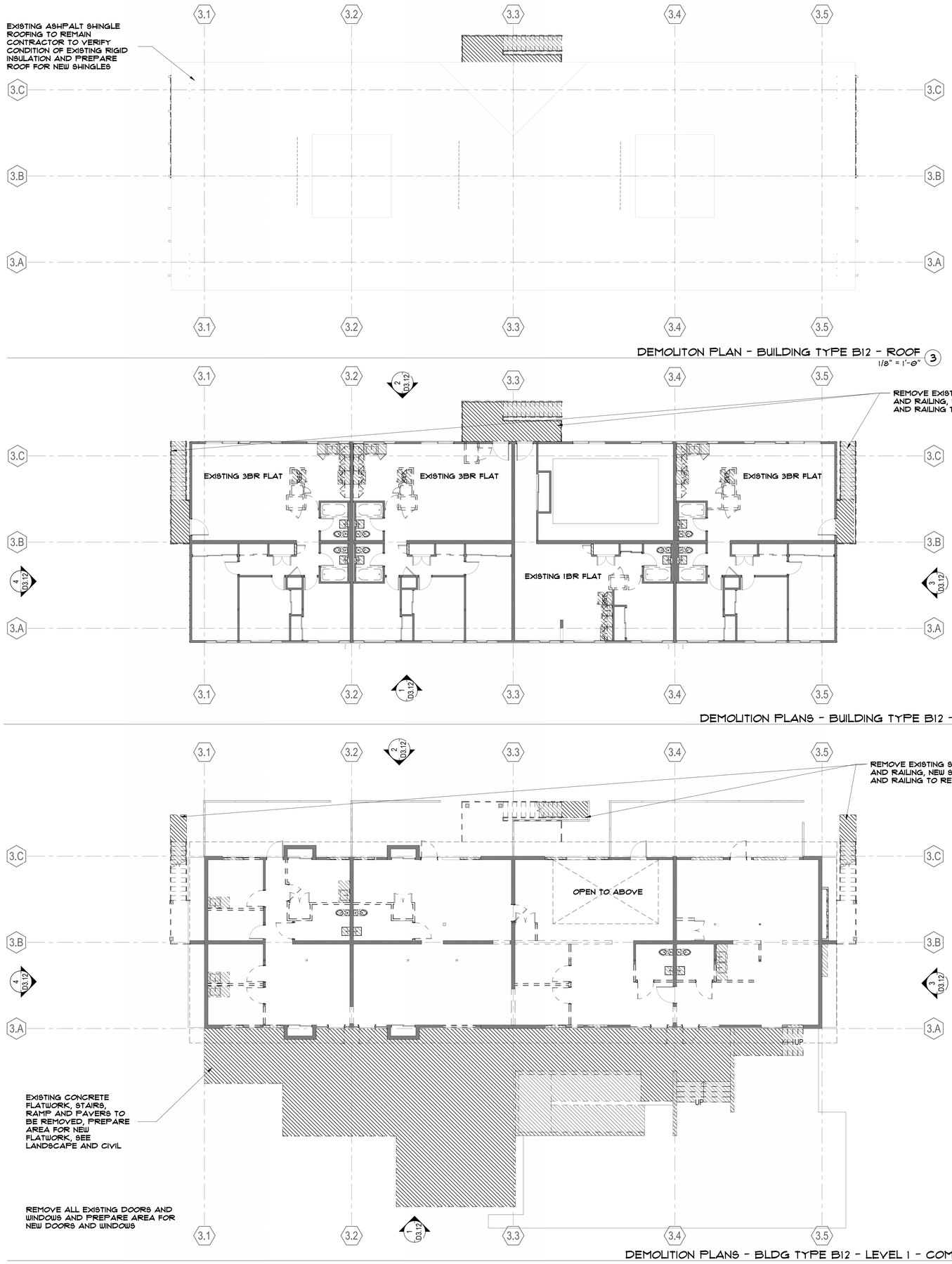

DEMOLITION NOTES

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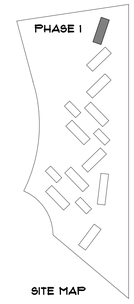
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR SHALL VERIFY AND SURVEY EXISTING CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
6. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT SHOWN ON THE DRAWINGS.
7. REMOVE ALL EXISTING WINDOWS AND SLIDING GLASS DOORS, U.O.N. PREPARE OPENINGS FOR NEW INSTALLATION.
8. REMOVE ALL EXTERIOR DOORS, U.O.N. PREPARE OPENINGS FOR NEW INSTALLATION.
9. REMOVE ALL INTERIOR DOORS, INCLUDING AT EXISTING WALLS TO REMAIN, U.O.N. PREPARE OPENINGS AT EXISTING WALLS TO REMAIN FOR NEW DOOR INSTALLATION.
10. SEE SHEET D4.X SERIES SHEETS FOR UNIT DEMOLITION PLANS.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
12. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
13. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
14. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
15. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
16. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING

DEMOLITION LEGEND

EXISTING FRAMING TO REMAIN, ALL INTERIOR DRYWALL TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW PLUMBING AND ELECTRICAL SERVICES

DEMO (E) WALL

DEMO (E) SURFACE, AREA & CONSTRUCTION.



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STAMP:

LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
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ISSUE DATE:	8/21/2025
SCALE:	As indicated

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DEMOLITION PLANS - BUILDING TYPE B12

SHEET:

D2.12

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DEMOLITION NOTES

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2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
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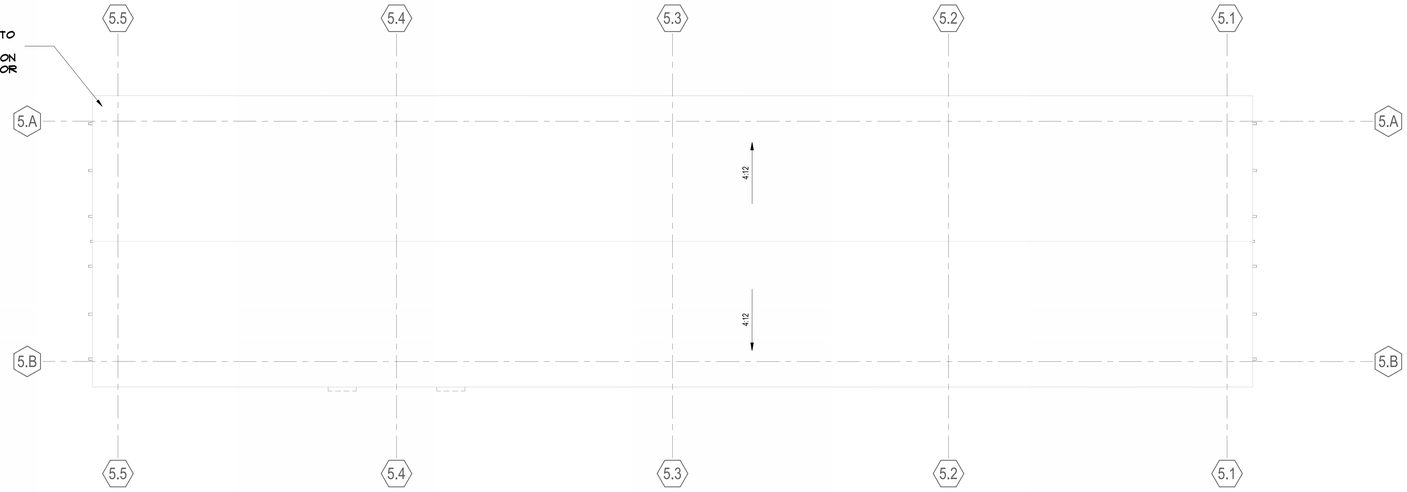
10. SEE SHEET D4.X SERIES SHEETS FOR UNIT DEMOLITION PLANS.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
12. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
13. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
14. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
15. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
16. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING

EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



DEMOLITION PLANS - BUILDING TYPE C2 - ROOF (2)
1/8" = 1'-0"

WHERE OCCURS REMOVE ANY MATERIALS THAT HAVE BEEN ADDED ON TO ORIGINAL PATIO SCREENING WALLS INCLUDING BY NOT LIMITED TO CANOPIES, ROOF COVERINGS, SIDING, FENCING AND ALL OTHER ASSOCIATED NON ORIGINAL MATERIALS, TYPICAL FOR ALL

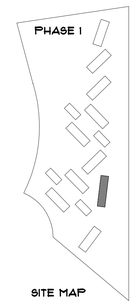
REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS



DEMOLITION PLANS - BUILDING TYPE C2 - LEVEL 1 (1)
1/8" = 1'-0"

DEMOLITION LEGEND

- EXISTING FRAMING TO REMAIN, ALL INTERIOR DRYWALL TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW PLUMBING AND ELECTRICAL SERVICES
- DEMO (E) WALL
- DEMO (E) SURFACE, AREA & CONSTRUCTION.



SITE MAP

0' 4' 8' 16'

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NO. C36309
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PERMIT SET - PHASE 1	8/21/2025

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DEMOLITION PLANS - BUILDING TYPE C2

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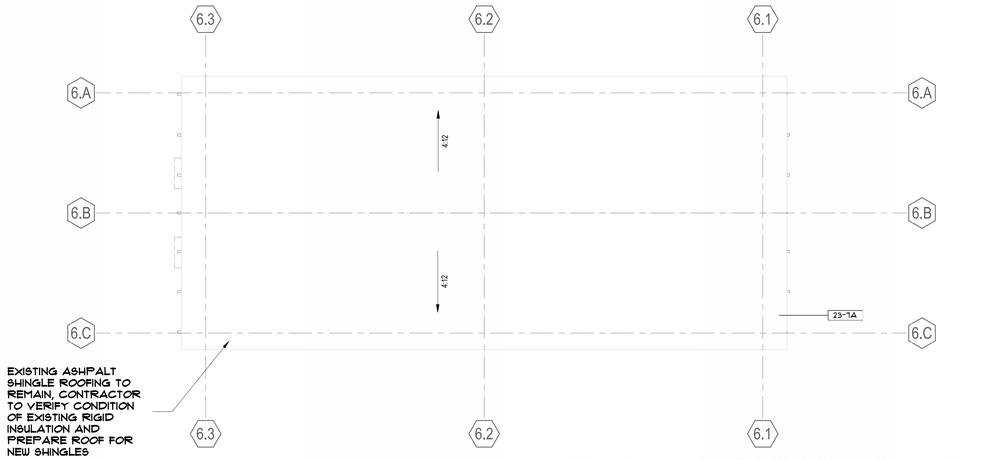
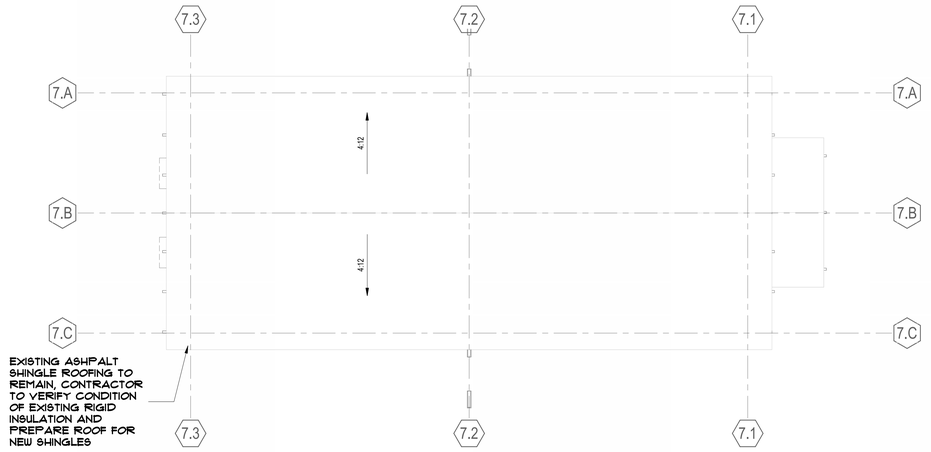
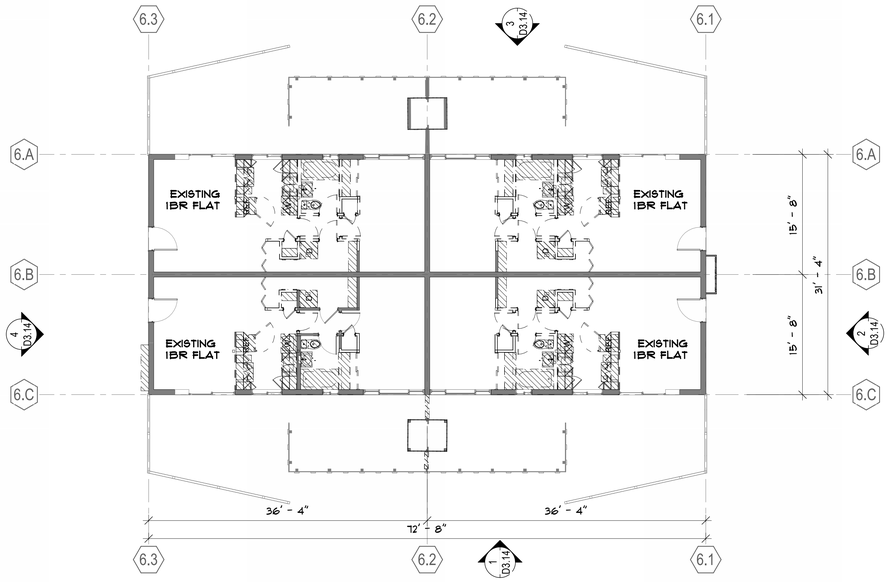


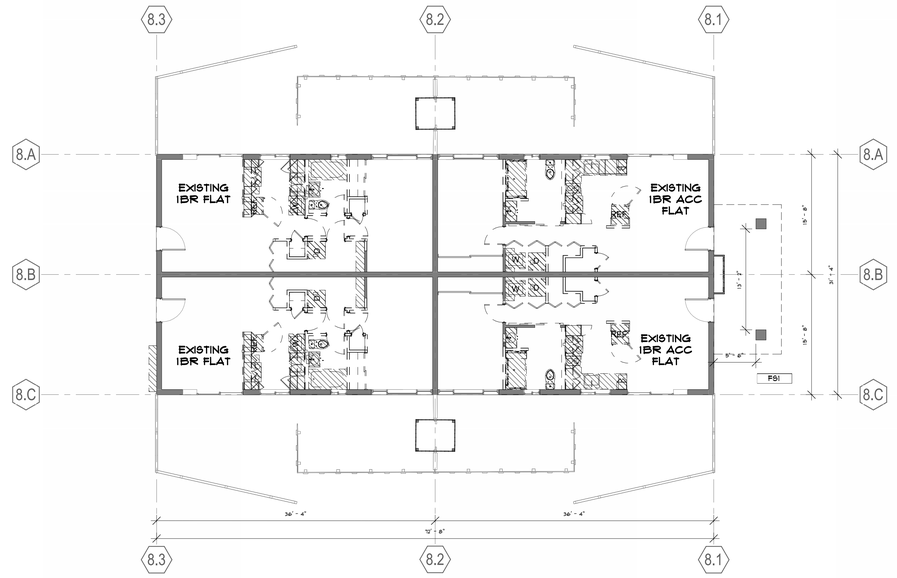
DEMOLITION PLAN - BUILDING TYPE E5 - ROOF 6
1/8" = 1'-0"



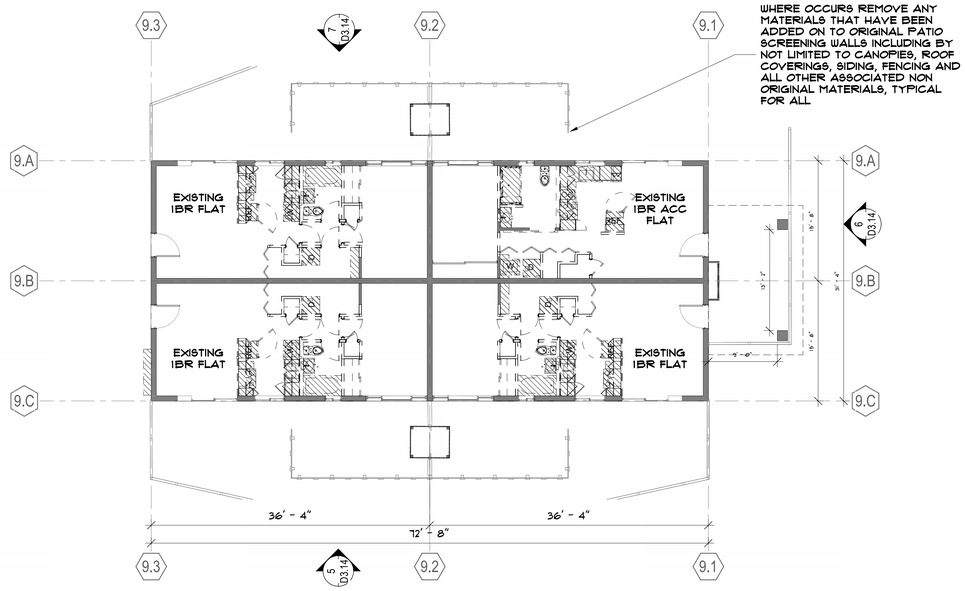
DEMOLITION PLANS - BUILDING TYPE E2 - E4 - ROOF 3
1/8" = 1'-0"



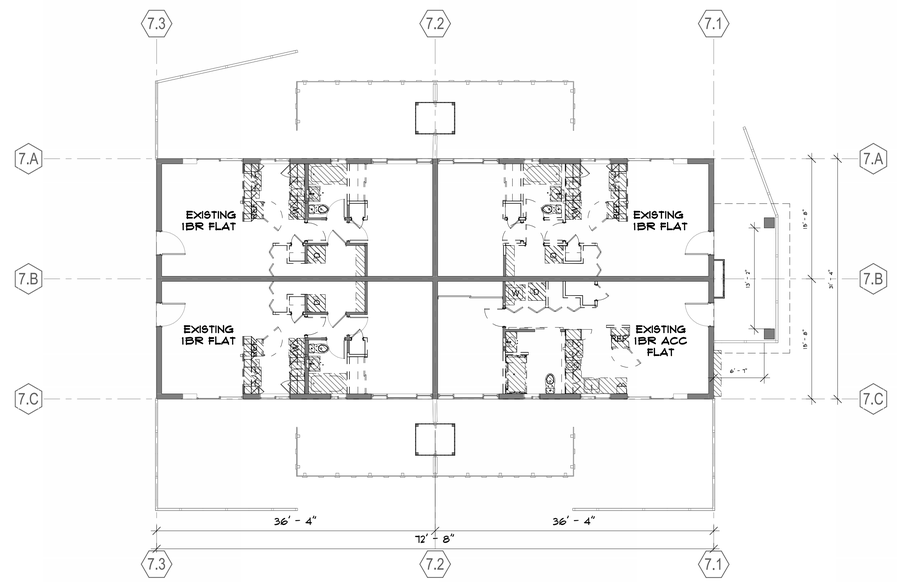
DEMOLITION PLAN - BUILDING TYPE E5 - LEVEL 1 5
1/8" = 1'-0"



DEMOLITION PLANS - BUILDING TYPE E3 - LEVEL 1 2
1/8" = 1'-0"



DEMOLITION PLAN - BUILDING TYPE E4 - LEVEL 1 4
1/8" = 1'-0"



DEMOLITION PLAN - BUILDING TYPE E2 - LEVEL 1 1
1/8" = 1'-0"

DEMOLITION NOTES

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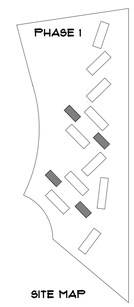
DEMOLITION LEGEND

EXISTING FRAMING TO REMAIN, ALL INTERIOR DRYWALL TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW PLUMBING AND ELECTRICAL SERVICES

DEMO (E) WALL

DEMO (E) SURFACE, AREA & CONSTRUCTION.



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NO. C26309
RENEWAL DATE 08/31/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
DEMOLITION PLANS - BUILDING TYPE E2 - E5

SHEET:
D2.14

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ELEVATION NOTES

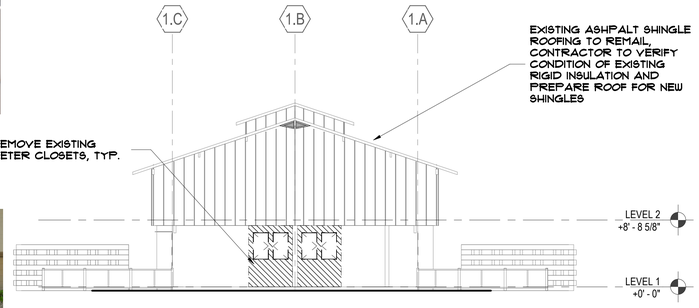
1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

REMOVE EXISTING BUILDING SIGNAGE



REMOVE EXISTING METER CLOSETS, TYP.





BUILDING TYPE B5 - EAST DEMOLITION ELEVATION (4)
1/8" = 1'-0"

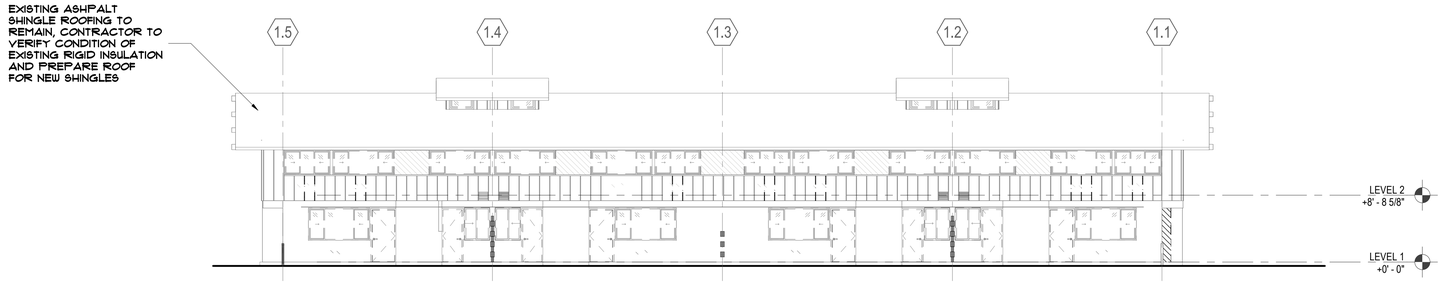
REMOVE EXISTING ATTIC VENT, PREPARE OPENING FOR NEW INFILL PANEL

REMOVE EXISTING GAS METERS, PIPING, ENCLOSURE AND ALL RELATED MATERIALS



BUILDING TYPE B5 - WEST DEMOLITION ELEVATION (3)
1/8" = 1'-0"

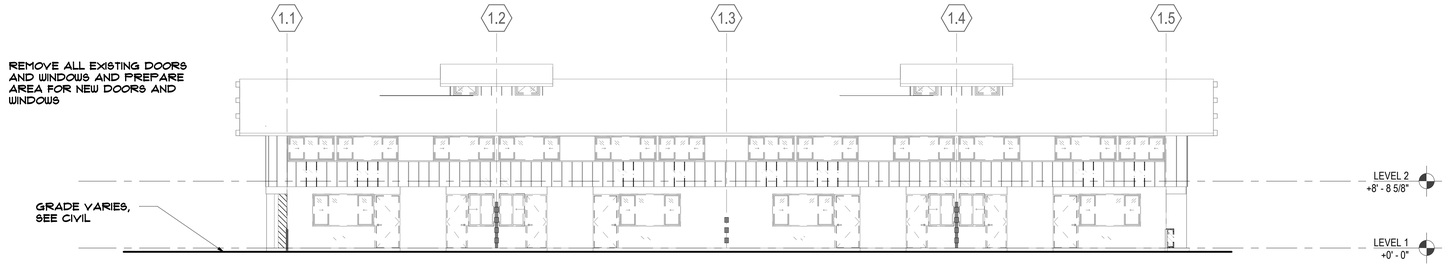
EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



BUILDING TYPE B5 - SOUTH DEMOLITION ELEVATION (2)
1/8" = 1'-0"

REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS

GRADE VARIES, SEE CIVIL



BUILDING TYPE B5 - NORTH DEMOLITION ELEVATION (1)
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE B5-10 & B13, B5 SHOWN

0' 4' 8' 16'

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NO. C36309
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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

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JOB NUMBER:	2403
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CHECKED BY:	Checker
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TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B5 - B10, B13

SHEET:

D3.10

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ELEVATION NOTES

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4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
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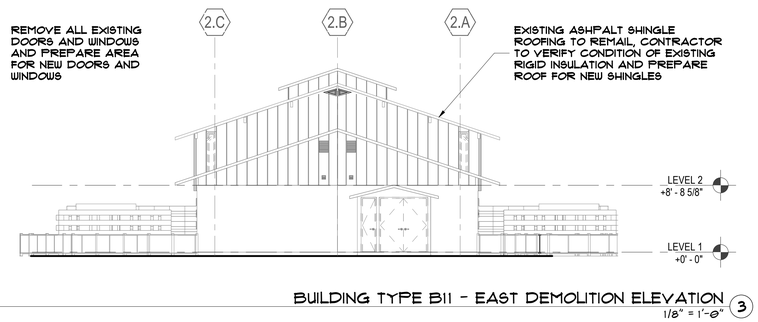
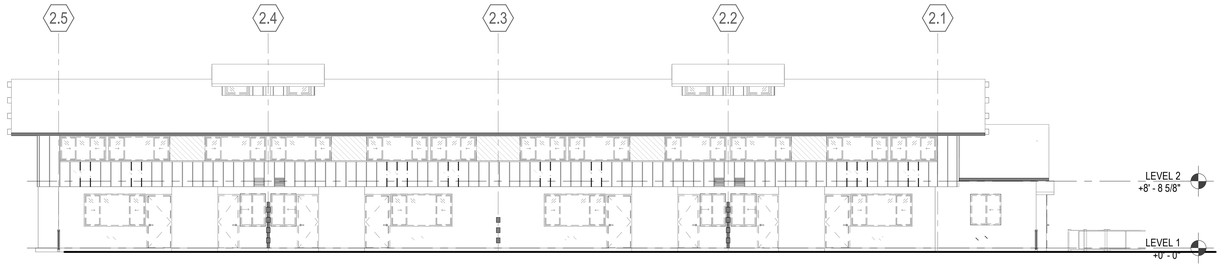
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.



BUILDING TYPE B11 - WEST DEMOLITION ELEVATION 4
1/8" = 1'-0"



BUILDING TYPE B11 - EAST DEMOLITION ELEVATION 3
1/8" = 1'-0"



BUILDING TYPE B11 - SOUTH DEMOLITION ELEVATION 2
1/8" = 1'-0"



BUILDING TYPE B11 - NORTH DEMOLITION ELEVATION 1
1/8" = 1'-0"

0' 4' 8' 16'

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CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B11

SHEET:

D3.11

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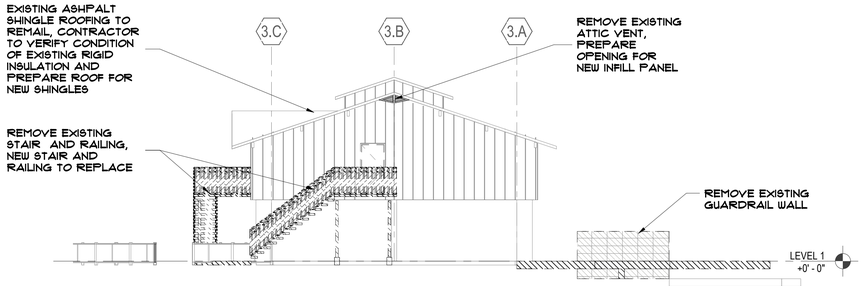
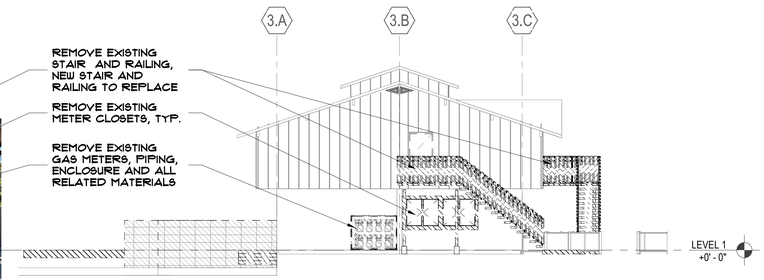
ELEVATION NOTES

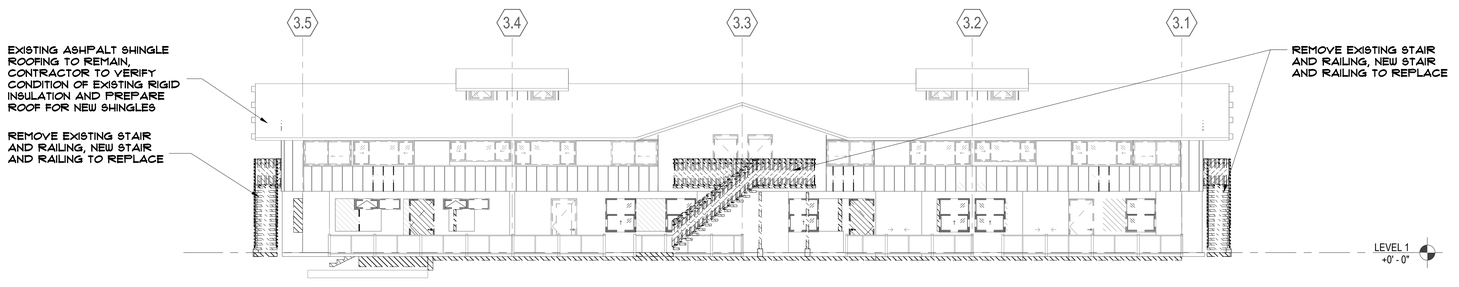
1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.



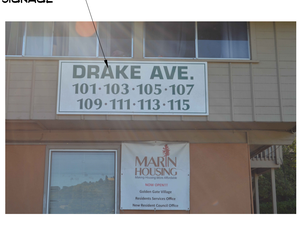
BUILDING TYPE B12 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"

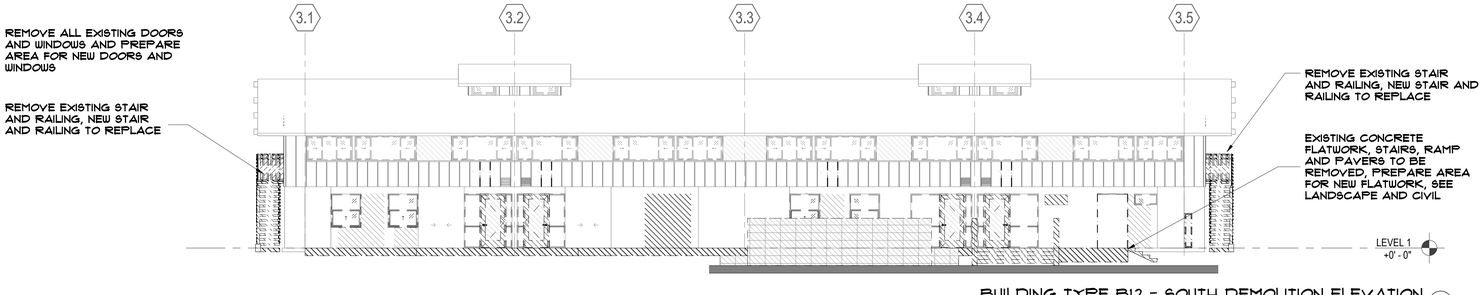


BUILDING TYPE B12 - EAST DEMOLITION ELEVATION (3)
1/8" = 1'-0"



BUILDING TYPE B12 - NORTH DEMOLITION ELEVATION (2)
1/8" = 1'-0"





BUILDING TYPE B12 - SOUTH DEMOLITION ELEVATION (1)
1/8" = 1'-0"

0' 4' 8' 16'

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C26309
RENEWAL DATE 08/31/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

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DRAWN BY:	Author
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SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B12

SHEET:

D3.12

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ELEVATION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

REMOVE EXISTING GAS METERS, PIPING, ENCLOSURE AND ALL RELATED MATERIALS

BUILDING TYPE C2 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"

REMOVE EXISTING METER CLOSETS AND EQUIPMENT REPAIR FACADE CHANGES FROM REMOVAL, TYP.

BUILDING TYPE C2 - EAST DEMOLITION ELEVATION (3)
1/8" = 1'-0"

BUILDING TYPE C2 - SOUTH DEMOLITION ELEVATION (2)
1/8" = 1'-0"

REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS

REMOVE EXISTING BUILDING SIGNAGE





EXISTING ASHPALT SHINGLE ROOFING TO REMAIN, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

BUILDING TYPE C2 - NORTH DEMOLITION ELEVATION (1)
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE C1 & C2, C2 SHOWN

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100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

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DEMOLITION ELEVATIONS - BUILDING TYPE C2

SHEET:

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ELEVATION NOTES

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2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
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5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
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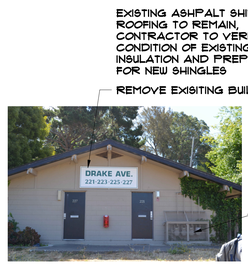
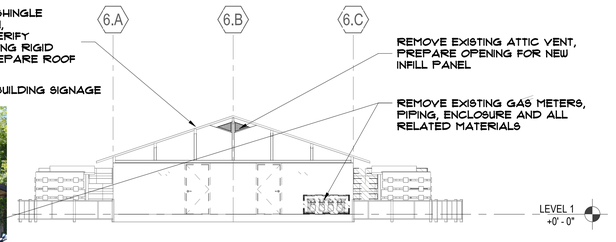
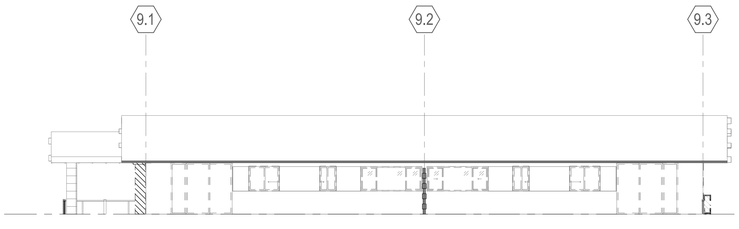




BUILDING TYPE E2 - E5 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"

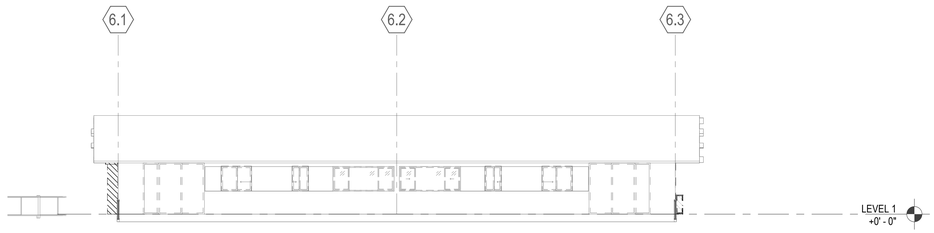
APPLIES TO BUILDINGS E2-E5, E5 SHOWN

REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS



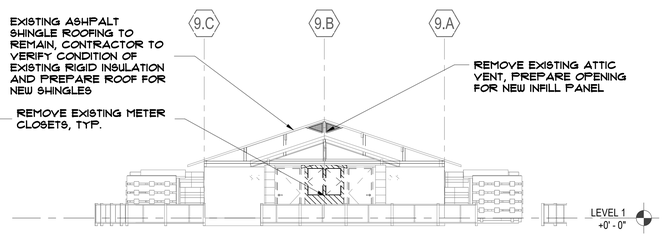
BUILDING TYPE E2 - E4 - NORTH DEMOLITION ELEVATION (7)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN



BUILDING TYPE E5 - NORTH DEMOLITION ELEVATION (3)
1/8" = 1'-0"



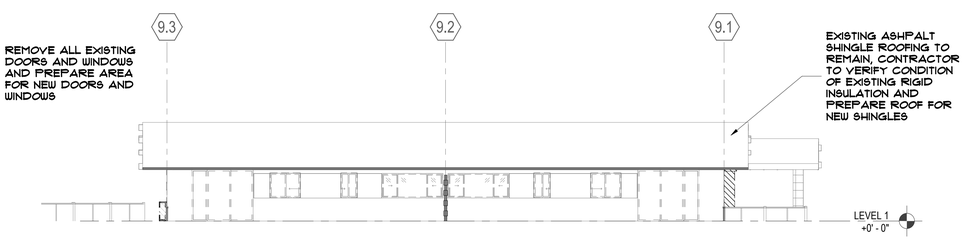


BUILDING TYPE E2 - E4 - EAST DEMOLITION ELEVATION (6)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN

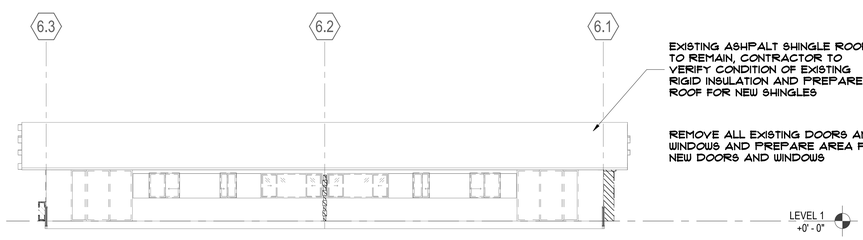


BUILDING TYPE E5 - EAST DEMOLITION ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE E2 - E4 - SOUTH DEMOLITION ELEVATION (5)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN



BUILDING TYPE E5 - SOUTH DEMOLITION ELEVATION (1)
1/8" = 1'-0"

0' 4' 8' 16'

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NO. C36309
RENEWAL DATE
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STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

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TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE E2 - E5

SHEET:

D3.14

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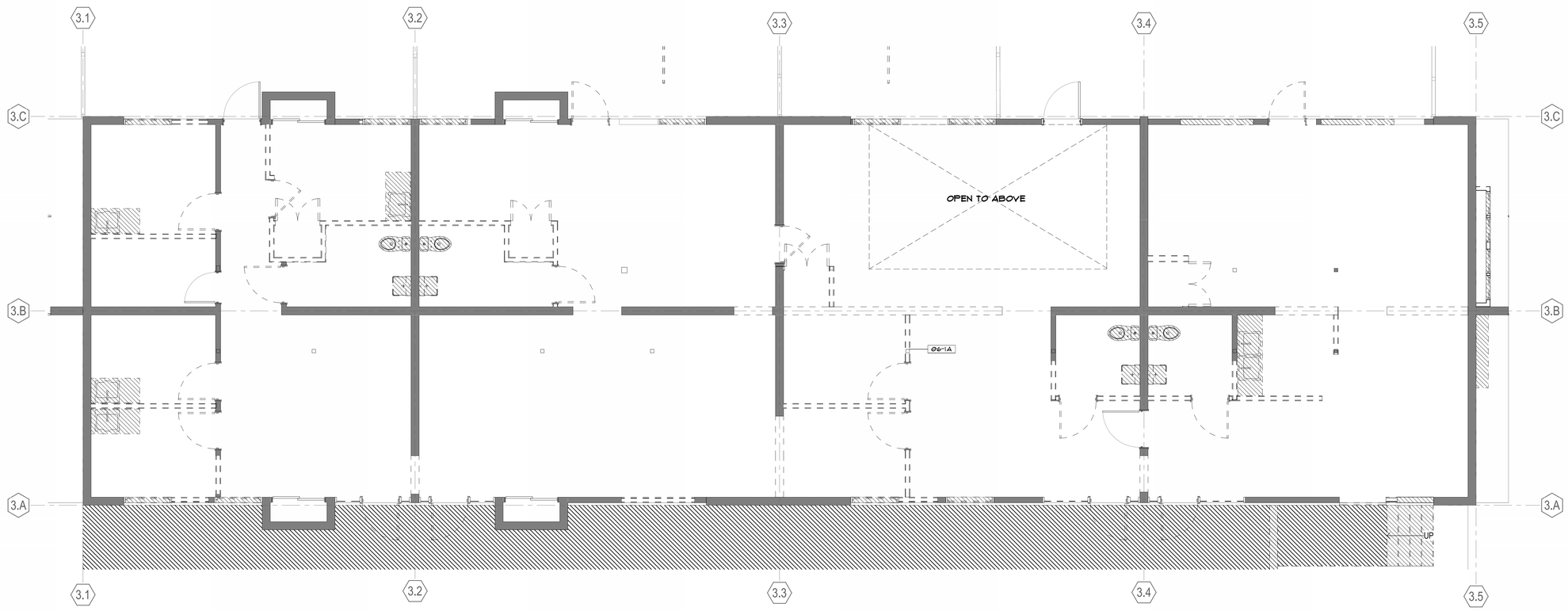
DEMOLITION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR SHALL VERIFY AND SURVEY EXISTING CONDITIONS PRIOR TO DEMOLITION AND CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
6. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS NOT SHOWN ON THE DRAWINGS.
7. REMOVE ALL EXISTING WINDOWS AND SLIDING GLASS DOORS, U.O.N. PREPARE OPENINGS FOR NEW INSTALLATION.
8. REMOVE ALL EXTERIOR DOORS, U.O.N. PREPARE OPENINGS FOR NEW INSTALLATION.
9. REMOVE ALL INTERIOR DOORS, INCLUDING AT EXISTING WALLS TO REMAIN, U.O.N. PREPARE OPENINGS AT EXISTING WALLS TO REMAIN FOR NEW DOOR INSTALLATION.
10. SEE SHEET D4.X SERIES SHEETS FOR UNIT DEMOLITION PLANS.
11. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
12. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
13. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
14. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
15. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
16. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING



DEMOLITION LEGEND

- EXISTING FRAMING TO REMAIN, ALL INTERIOR DRYWALL TO BE REMOVED TO ALLOW FOR INSTALLATION OF NEW PLUMBING AND ELECTRICAL SERVICES
- DEMO (E) WALL
- DEMO (E) SURFACE, AREA & CONSTRUCTION.

DEMO PLAN - BLDG TYPE B12 - COMM. BLDG ENLARGED PLAN (1)
1/4" = 1'-0"

0' 2' 4' 8'

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PERMIT SET - PHASE 1	8/21/2025

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DEMOLITION COMMUNITY BUILDING ENLARGED PLAN

SHEET:

D4.17

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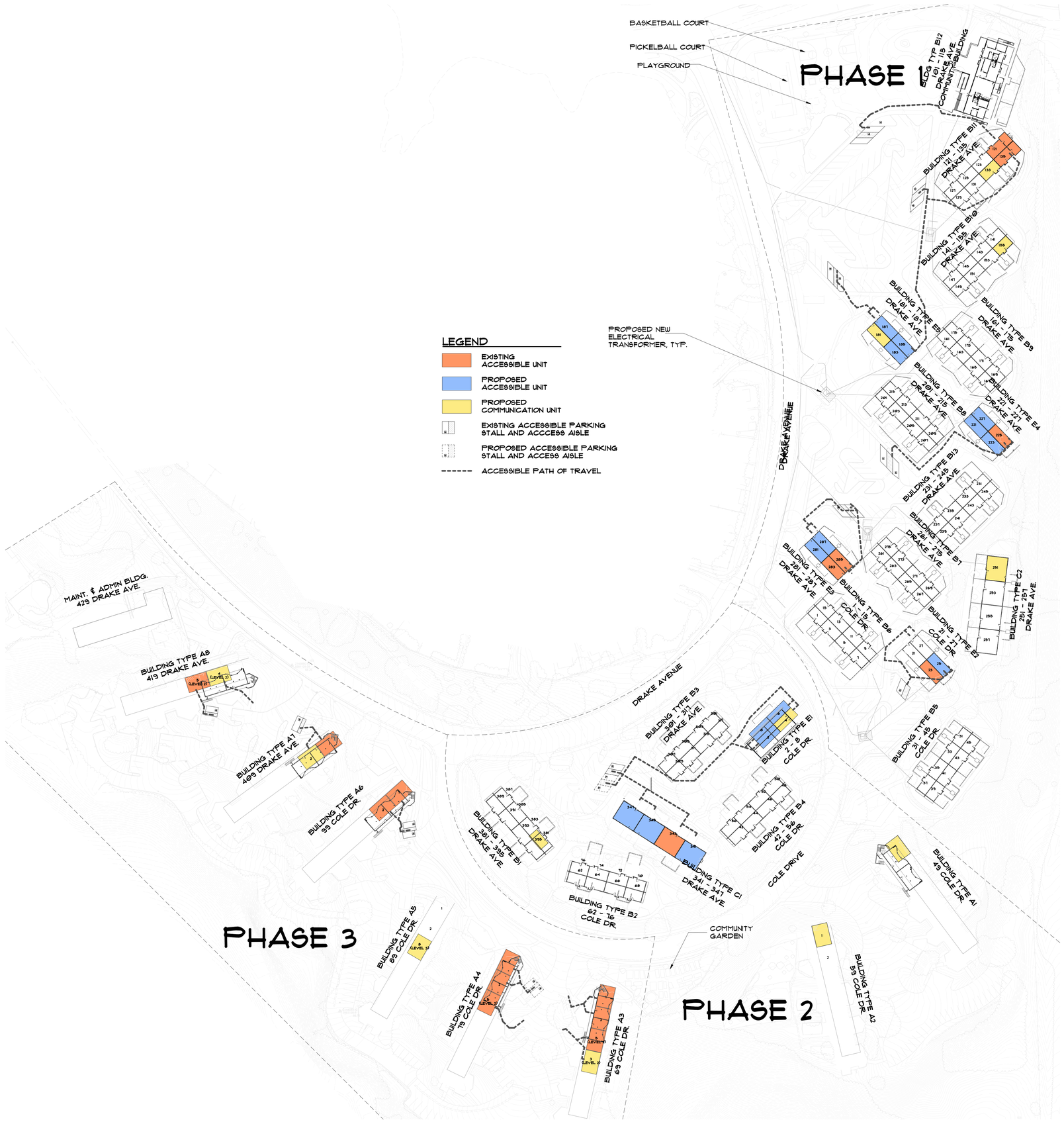

SITE PLAN NOTES

1. SEE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS.
2. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS.
3. SEE CIVIL AND LANDSCAPE DRAWINGS FOR LANDSCAPE AREAS, RETAINING WALLS, PLANTERS, WALKS, STEPS, FEATURES, AND OTHER SITE IMPROVEMENTS.
4. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
5. PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER-FREE NOTES AND CBC CHAPTER_11B.
6. ALL ACCESSIBLE ROUTES AND RAMPS ARE REQUIRED TO HAVE THE FOLLOWING:
   1. WALKING SURFACE SHALL NOT EXCEED 4.9% SLOPE (1:20) IN THE DIRECTION OF TRAVEL.
   2. RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL, AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
   3. CONTRACTOR SHALL COORDINATE AND PLAN FOR CONSTRUCTION TOLERANCES AS REQUIRED TO ENSURE THAT MAXIMUM ALLOWABLE SLOPES ARE NOT EXCEEDED.
   4. ALL CROSS SLOPES AND LANDINGS SHALL NOT EXCEED 1.9% (1:50) SLOPE.
   5. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE
   6. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DIMENSIONS AND DETAILS.
7. CURB RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL.
8. PARKING STALLS SHALL NOT EXCEED 1.9% (1:50) SLOPE IN ANY DIRECTION.
9. EXTERIOR LIGHTING SHALL BE BAFFLED AND/ OR DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS, WITH LIGHTING LEVELS DESIGNED TO REDUCE GLARE. SEE ELECTRICAL DRAWINGS.
10. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING ELEVATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
12. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N., SEE CIVIL

SITE PLAN - OVERALL SITE AND PHASING
1" = 60'-0" (1)

0' 20' 40' 80'

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OVERALL SITE PLAN

SHEET:

A1.00

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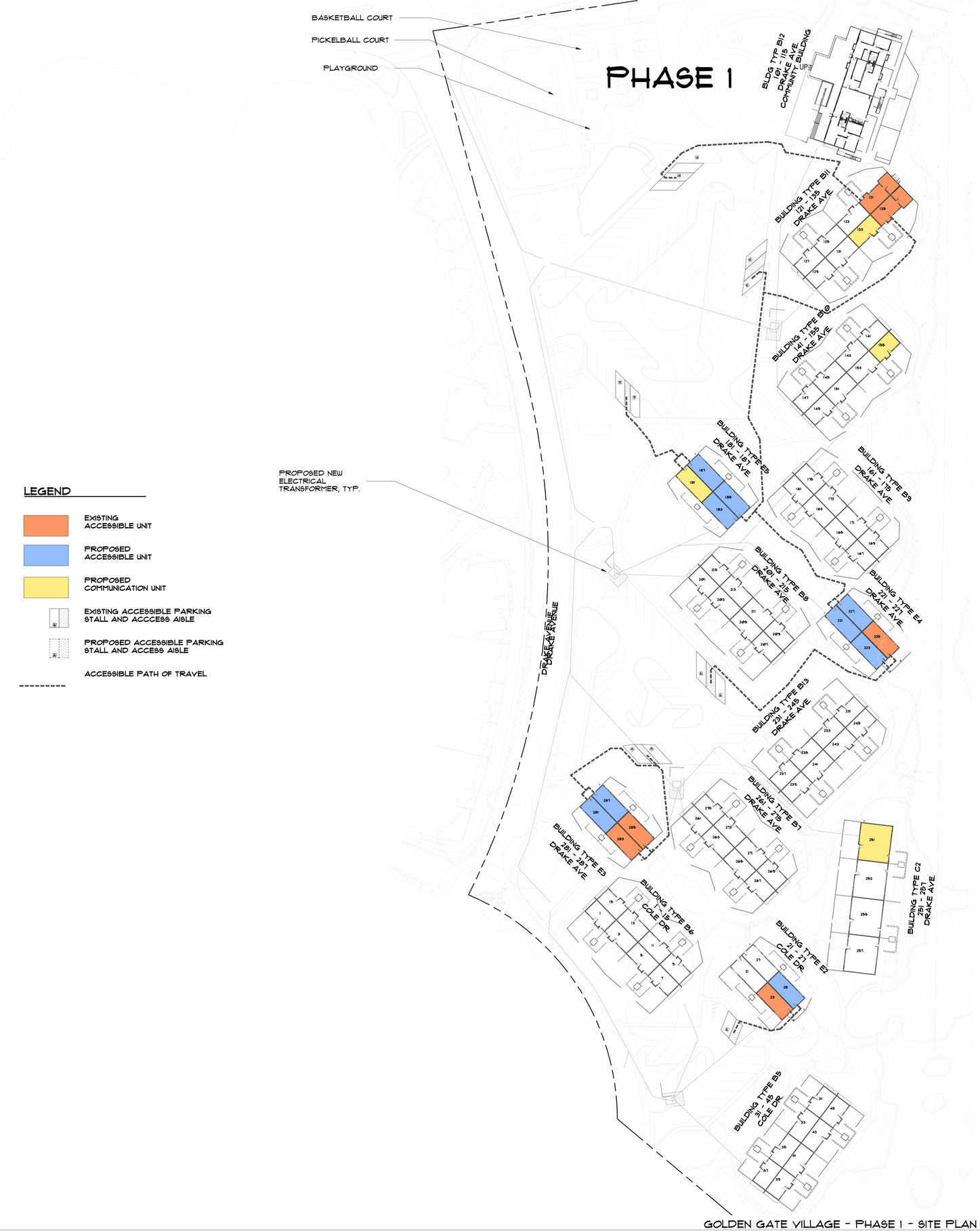

GOLDEN GATE VILLAGE - PHASE 1 - SITE PLAN (1)
1" = 40'-0"

LEGEND

- EXISTING ACCESSIBLE UNIT
- PROPOSED ACCESSIBLE UNIT
- PROPOSED COMMUNICATION UNIT
- EXISTING ACCESSIBLE PARKING STALL AND ACCCESS AISLE
- PROPOSED ACCESSIBLE PARKING STALL AND ACCESS AISLE
- ACCESSIBLE PATH OF TRAVEL

SITE PLAN NOTES

1. SEE SHEET G0.00 FOR SYMBOLS AND ABBREVIATIONS.
2. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS.
3. SEE CIVIL AND LANDSCAPE DRAWINGS FOR LANDSCAPE AREAS, RETAINING WALLS, PLANTERS, WALKS, STEPS, FEATURES, AND OTHER SITE IMPROVEMENTS.
4. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
5. PROVIDE BARRIER-FREE ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PER THE BARRIER-FREE NOTES AND CBC CHAPTER_11B.
6. ALL ACCESSIBLE ROUTES AND RAMPS ARE REQUIRED TO HAVE THE FOLLOWING:
   1. WALKING SURFACE SHALL NOT EXCEED 4.9% SLOPE (1:20) IN THE DIRECTION OF TRAVEL.
   2. RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL, AND SHALL HAVE REQUIRED CURBS AND HANDRAILS.
   3. CONTRACTOR SHALL COORDINATE AND PLAN FOR CONSTRUCTION TOLERANCES AS REQUIRED TO ENSURE THAT MAXIMUM ALLOWABLE SLOPES ARE NOT EXCEEDED.
   4. ALL CROSS SLOPES AND LANDINGS SHALL NOT EXCEED 1.9% (1:50) SLOPE.
   5. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE ACCESSIBLE ROUTE
   6. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DIMENSIONS AND DETAILS.
7. CURB RAMPS SHALL NOT EXCEED 8.3% SLOPE (1:12) IN THE DIRECTION OF TRAVEL.
8. PARKING STALLS SHALL NOT EXCEED 1.9% (1:50) SLOPE IN ANY DIRECTION.
9. EXTERIOR LIGHTING SHALL BE BAFFLED AND/ OR DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS, WITH LIGHTING LEVELS DESIGNED TO REDUCE GLARE. SEE ELECTRICAL DRAWINGS.
10. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING ELEVATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
12. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N., SEE CIVIL

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105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

ALLISON MARCIAL CHAO
NO. C26309
RENEWAL DATE
06/30/2027
REGISTERED ARCHITECT
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
SITE PLAN - PHASE 1

SHEET:
A1.01

0' 20' 40' 80'

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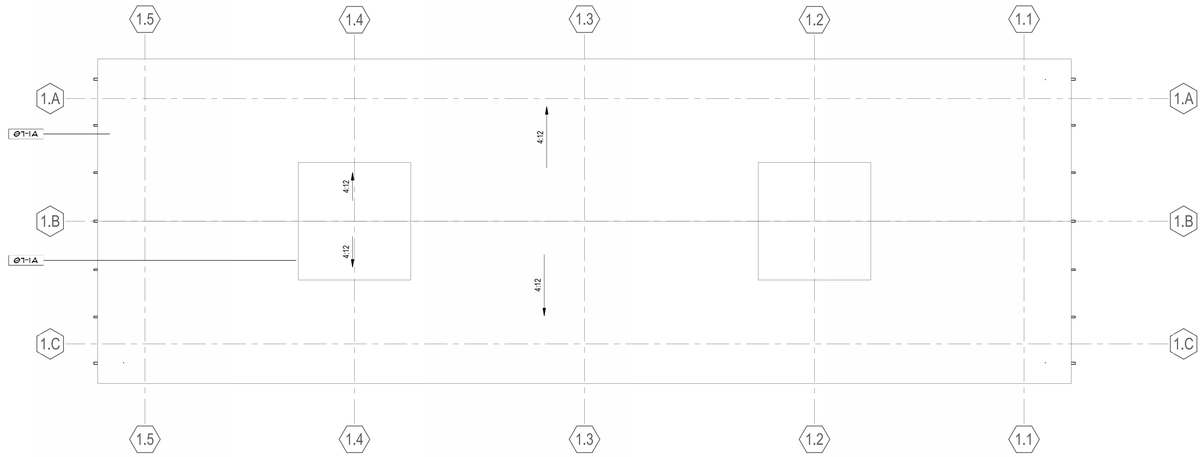
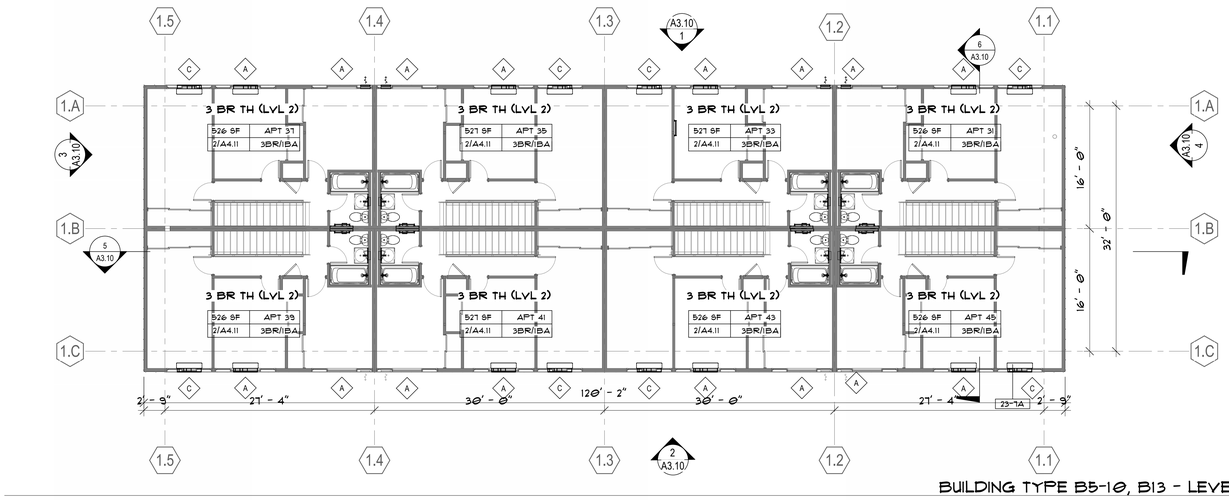
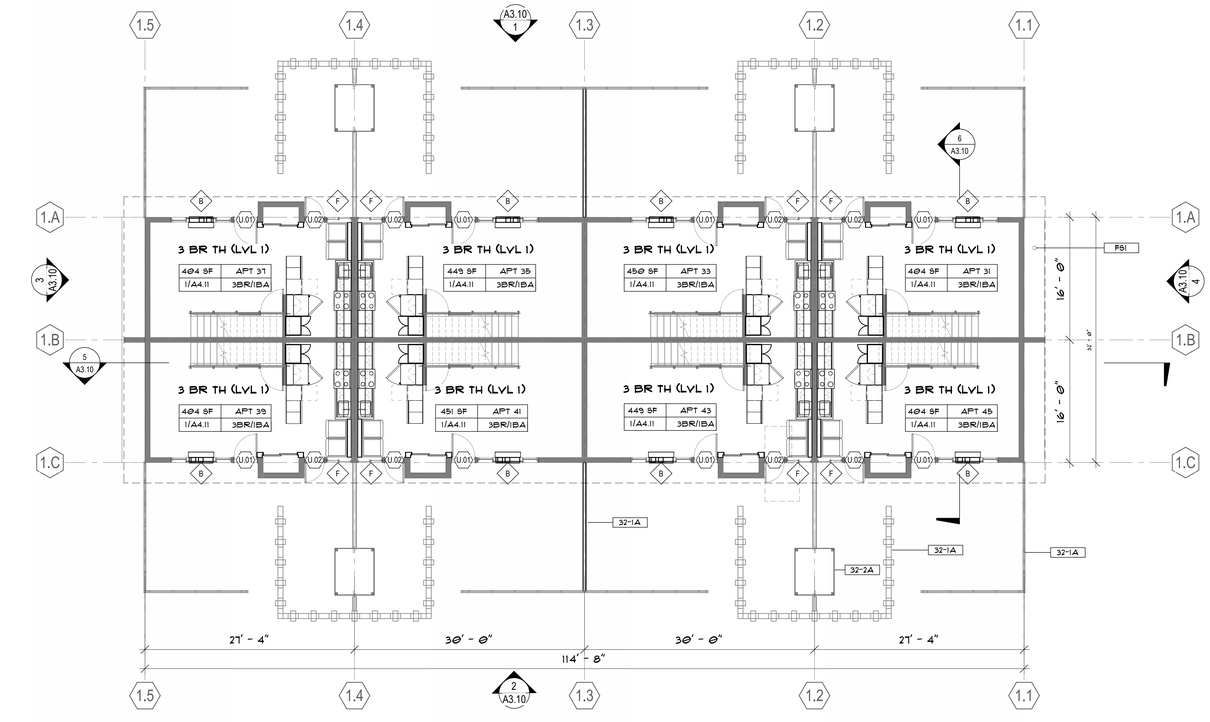
8/22/2025 6:22:53 PM



BUILDING TYPE B5-10, B13 - ROOF PLAN 3
1/8" = 1'-0"



BUILDING TYPE B5-10, B13 - LEVEL 2 PLAN 2
1/8" = 1'-0"



BUILDING TYPE B5-10, B13 - LEVEL 1 PLAN 1
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE B5 - B10, B13, B5 SHOWN

FLOOR PLAN NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
7. ALL ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
8. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
9. SEE SHEET A4.X SERIES SHEETS FOR UNIT FLOOR PLANS.
10. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
11. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING PLANS.
12. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
14. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
15. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACINGS REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
16. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
18. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
20. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø1-1A	NEW ASPHALT SHINGLE ROOF OVER R-10 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FS1	FIRE SPRINKLER RISER,S.F.S.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

PHASE 1

SITE MAP

0' 4' 8' 16'

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/20/2023
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B5 - B10, B13

SHEET:

A2.10

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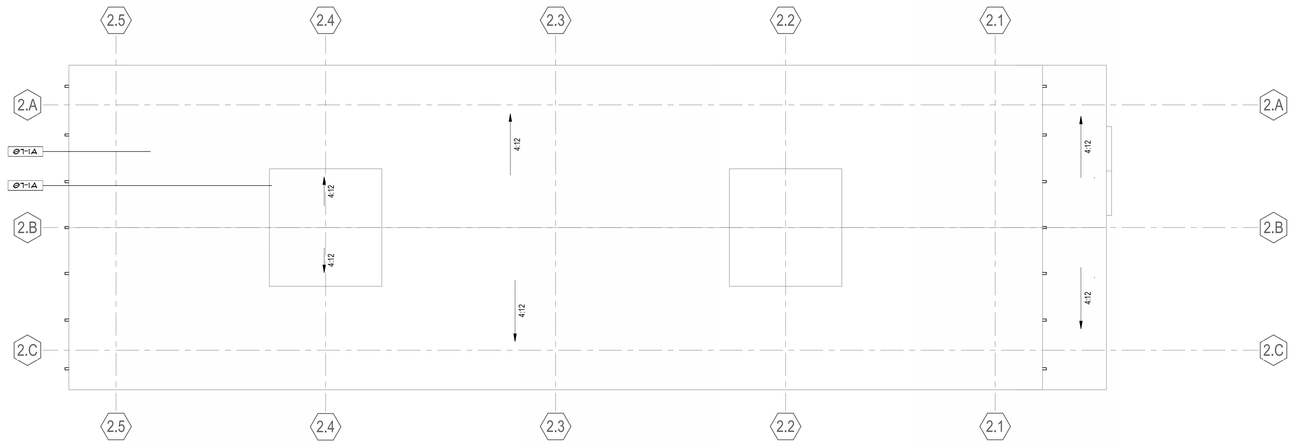
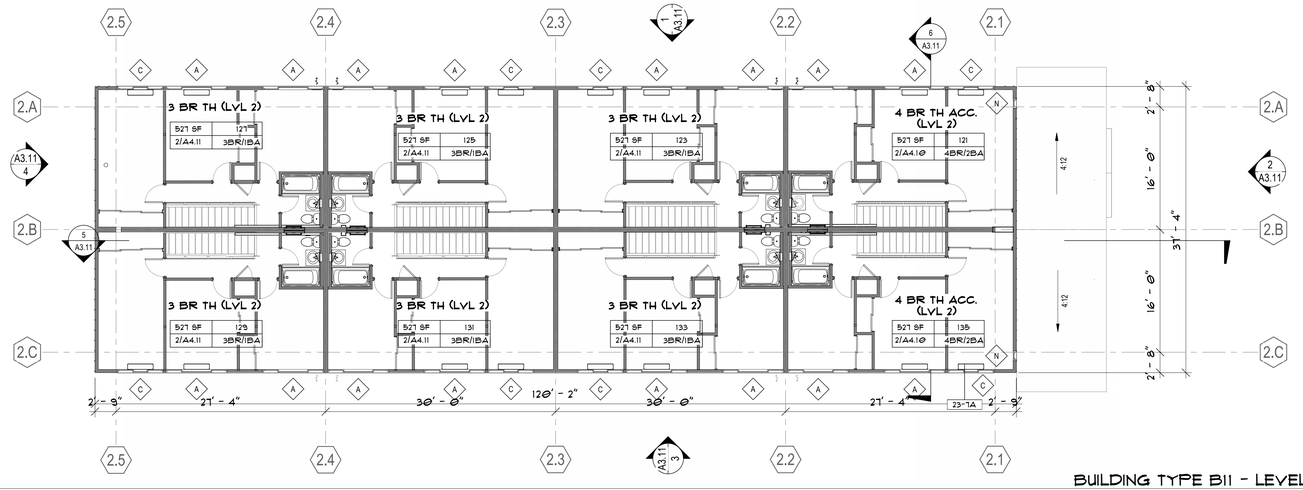
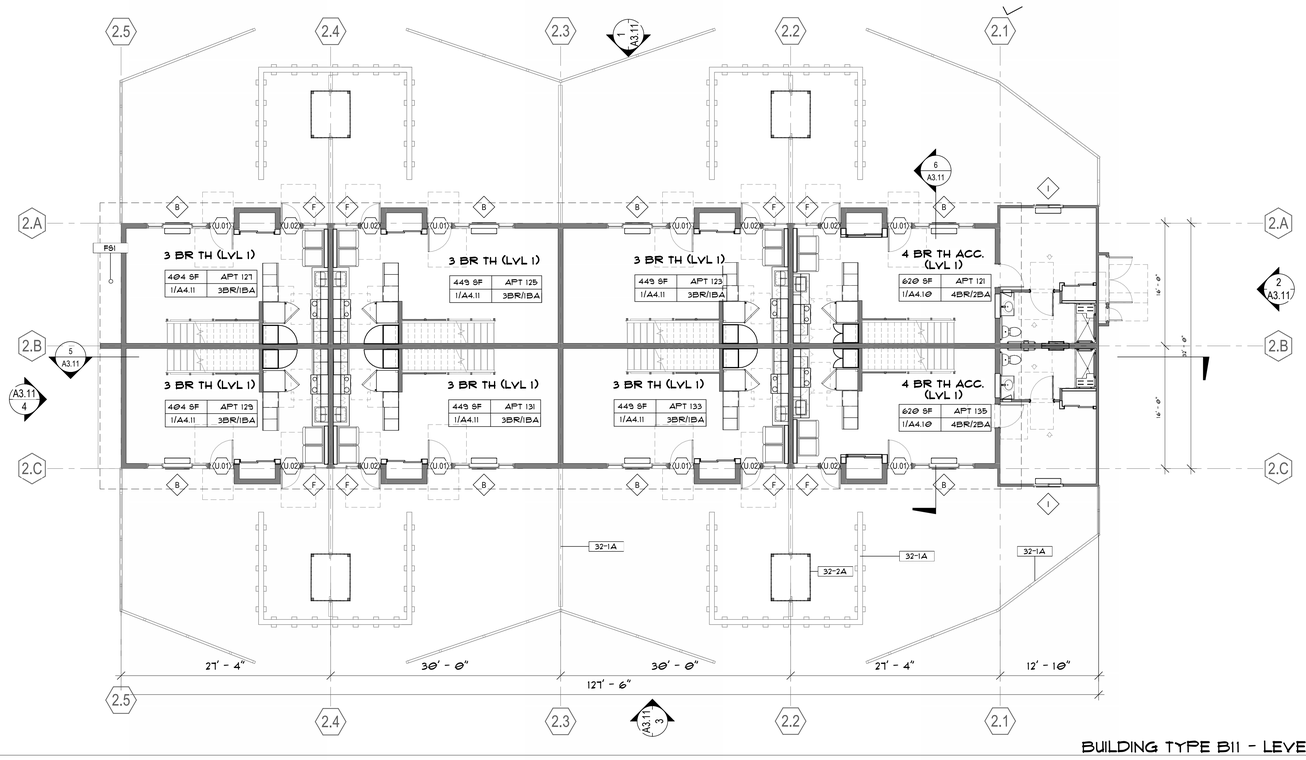
8/22/2025 6:22:57 PM



BUILDING TYPE B11 - ROOF PLAN 3
1/8" = 1'-0"



BUILDING TYPE B11 - LEVEL 2 PLAN 2
1/8" = 1'-0"



BUILDING TYPE B11 - LEVEL 1 PLAN 1
1/8" = 1'-0"

FLOOR PLAN NOTES

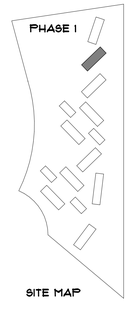
1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
7. ALL ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
8. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
9. SEE SHEET A4.X SERIES SHEETS FOR UNIT FLOOR PLANS.
10. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
11. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING PLANS.
12. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
14. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
15. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACINGS REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
16. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
18. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
20. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
07-1A	NEW ASPHALT SHINGLE ROOF OVER R-19 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
F5I	FIRE SPRINKLER RISER,S.F.S.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 4' 8' 16'

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95407

GOLDEN GATE VILLAGE

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/20/2023
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B11

SHEET:

A2.11

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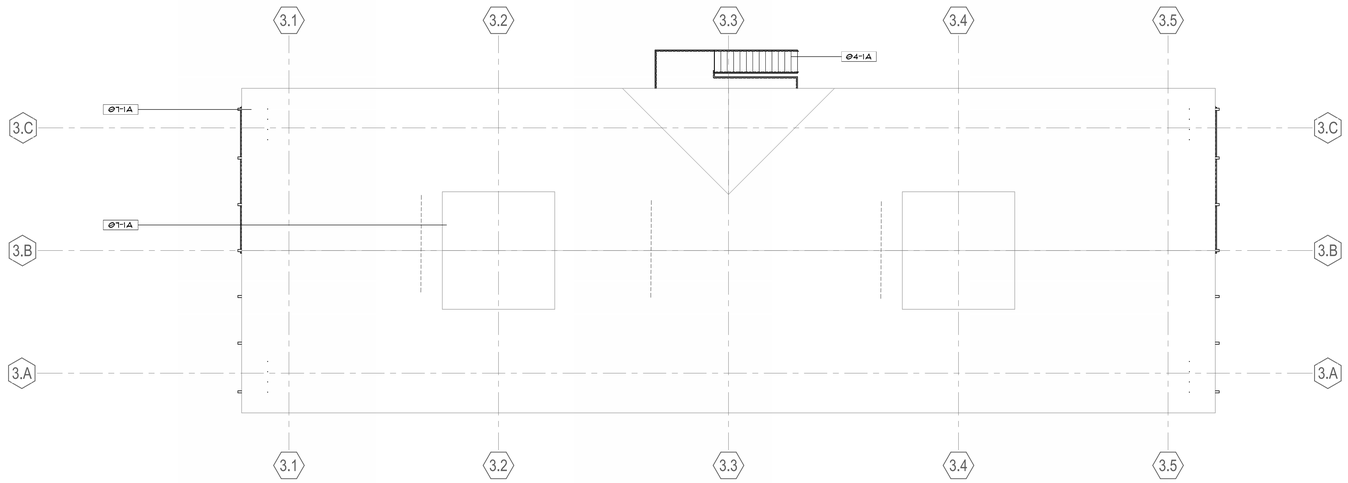
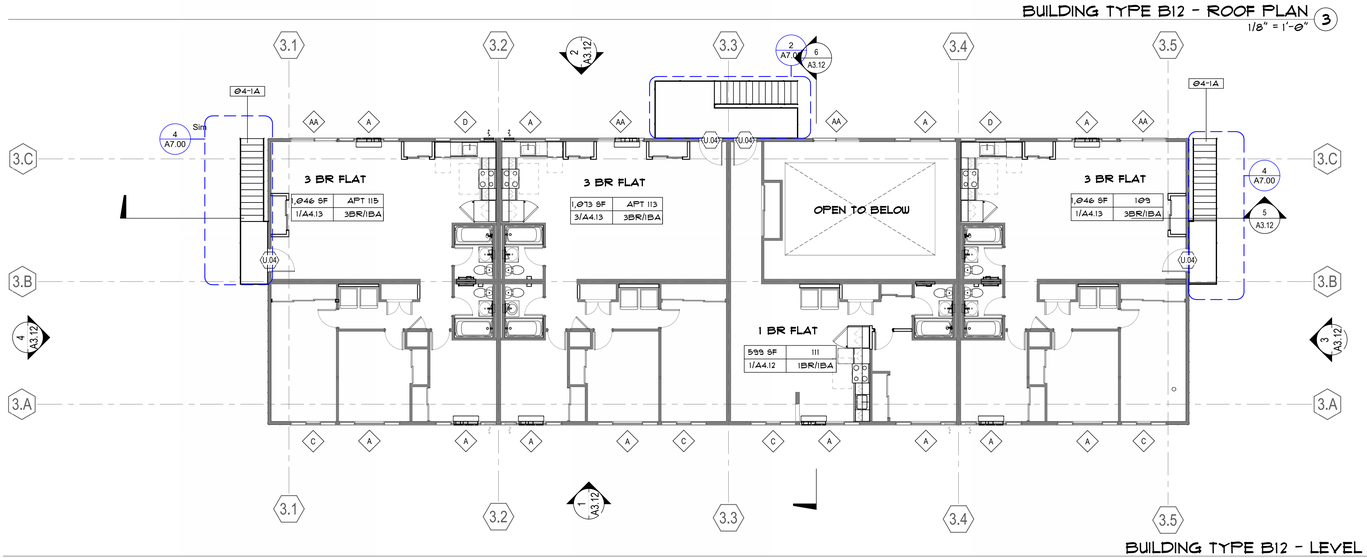
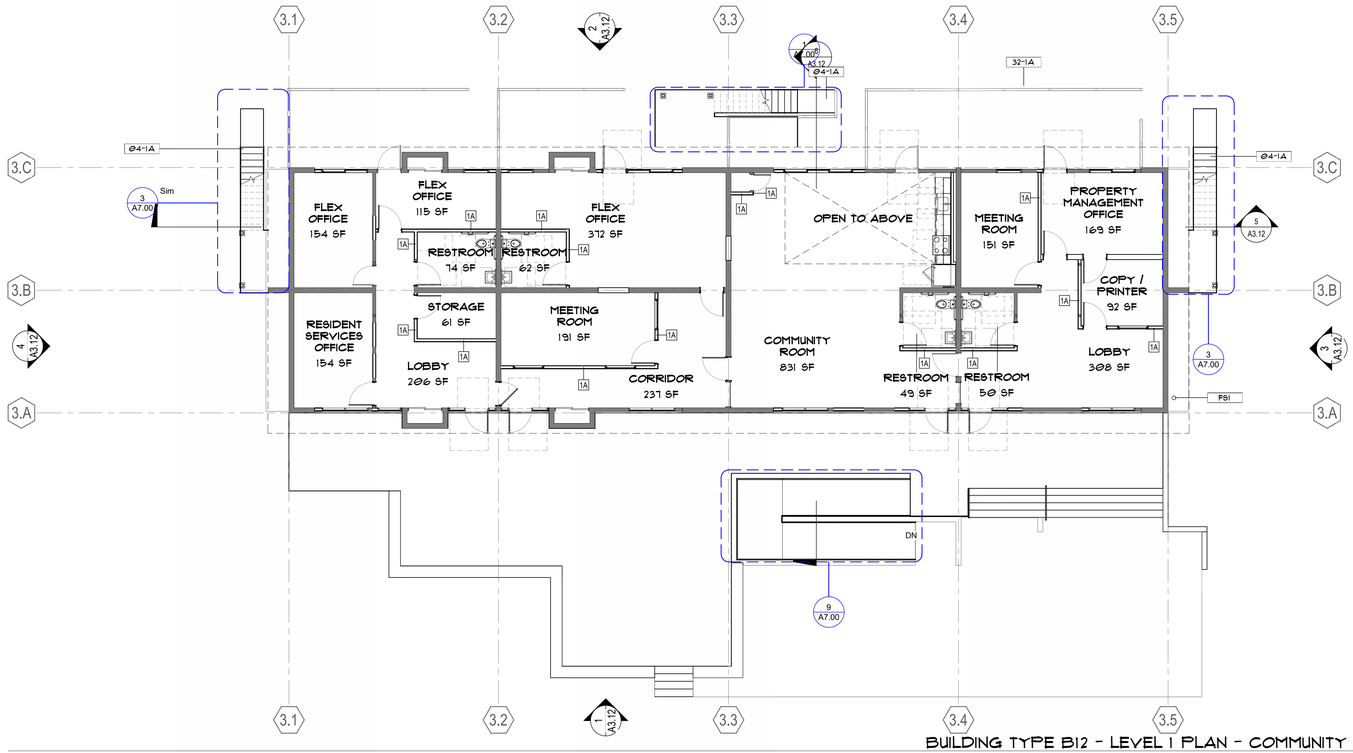


BUILDING TYPE B12 - ROOF PLAN 3
1/8" = 1'-0"



BUILDING TYPE B12 - LEVEL 2 PLAN 2
1/8" = 1'-0"



BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING 1
1/8" = 1'-0"

FLOOR PLAN NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
7. ALL ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
8. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
9. SEE SHEET A4.X SERIES SHEETS FOR UNIT FLOOR PLANS.
10. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
11. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING PLANS.
12. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
14. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
15. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACINGS REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
16. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
18. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
20. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø4-1A	NEW STAIR AND LANDING,S.S.D
Ø7-1A	NEW ASPHALT SHINGLE ROOF OVER R-10 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
FS1	FIRE SPRINKLER RISER,S.F.S.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

PHASE 1

SITE MAP

0' 4' 8' 16'

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STAMP:

MARCIAL CHAD
NO. C36309
RENEWAL DATE
06/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B12

SHEET:

A2.12

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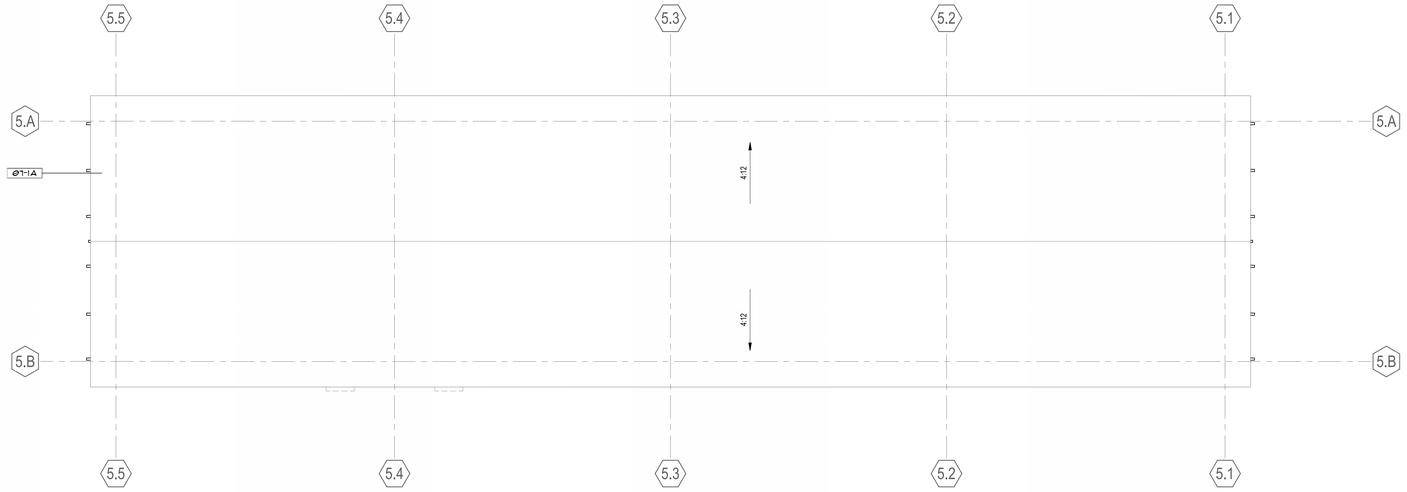
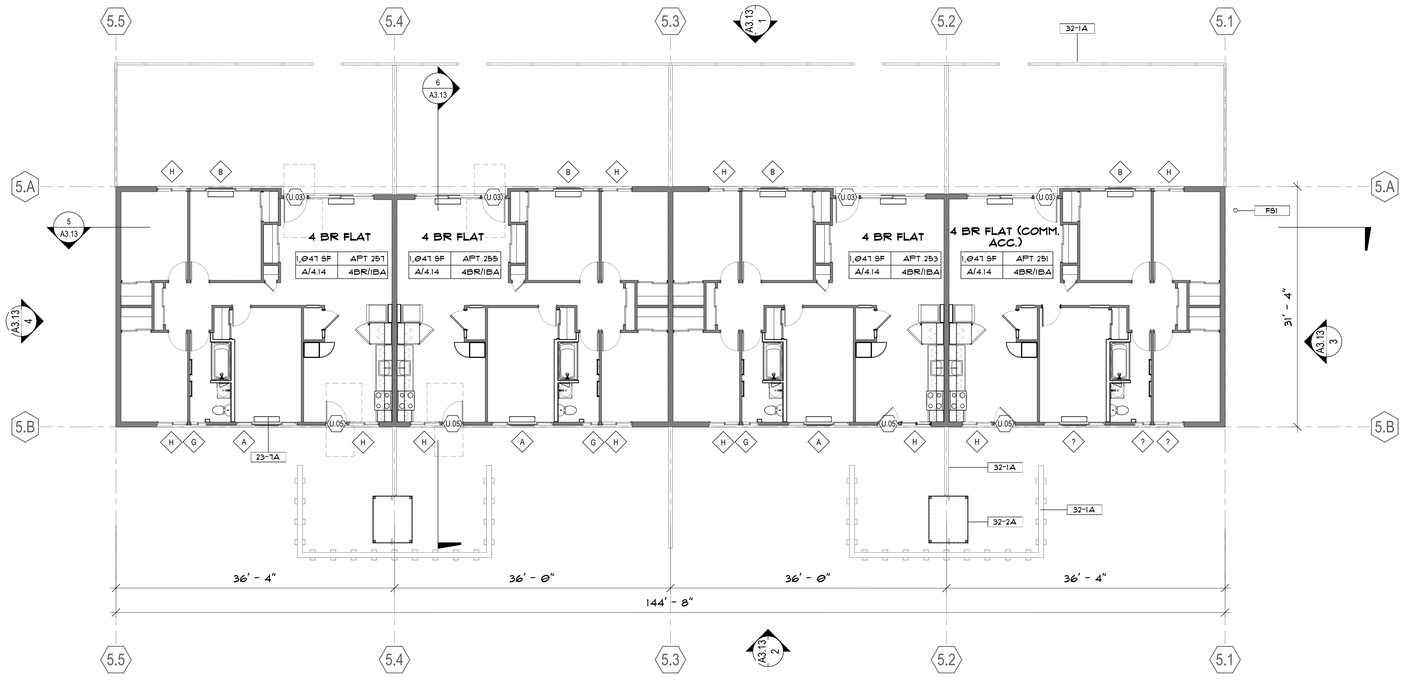
8/22/2025 6:23:06 PM



BUILDING TYPE C2 - ROOF PLAN (2)
1/8" = 1'-0"



BUILDING TYPE C2 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
7. ALL ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
8. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
9. SEE SHEET A4.X SERIES SHEETS FOR UNIT FLOOR PLANS.
10. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
11. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING PLANS.
12. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
14. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
15. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACINGS REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
16. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
18. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
20. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

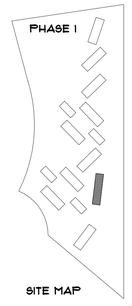
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

@T-1A	NEW ASPHALT SHINGLE ROOF OVER R-10 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
F01	FIRE SPRINKLER RISER,S.F.S.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 4' 8' 16'

PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612

510.465.7010 p | 510.465.8575 f
www.pyatok.com

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BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT — STATE OF CALIFORNIA
MARCAL CHAD
NO. C36309
RENEWAL DATE
06/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE C2

SHEET:

A2.13

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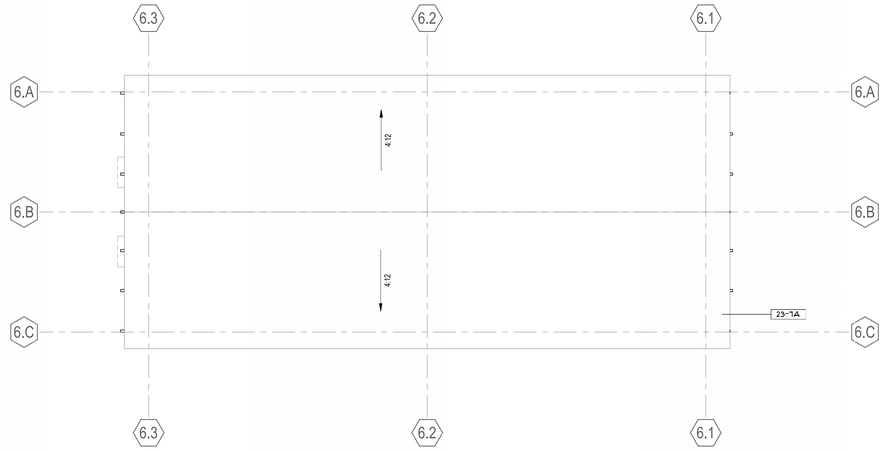
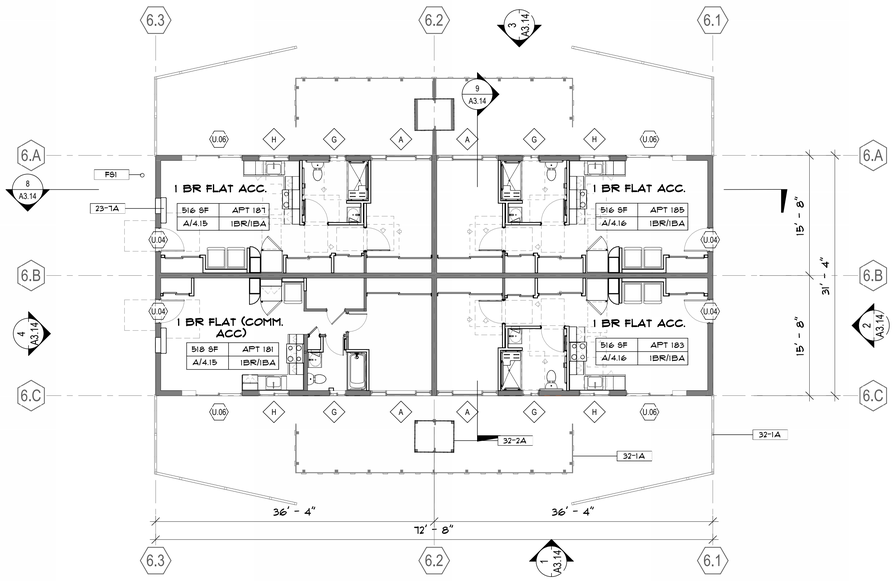
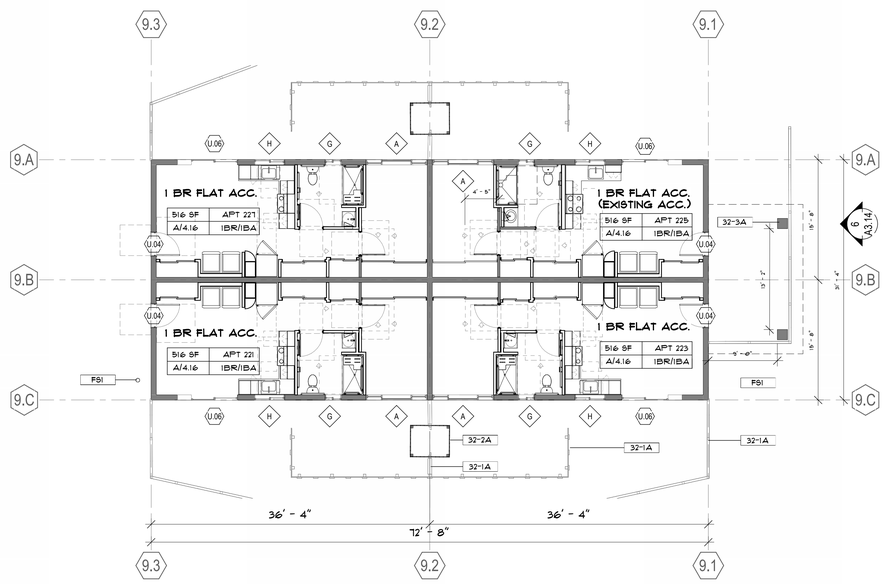
8/22/2025 6:23:11 PM



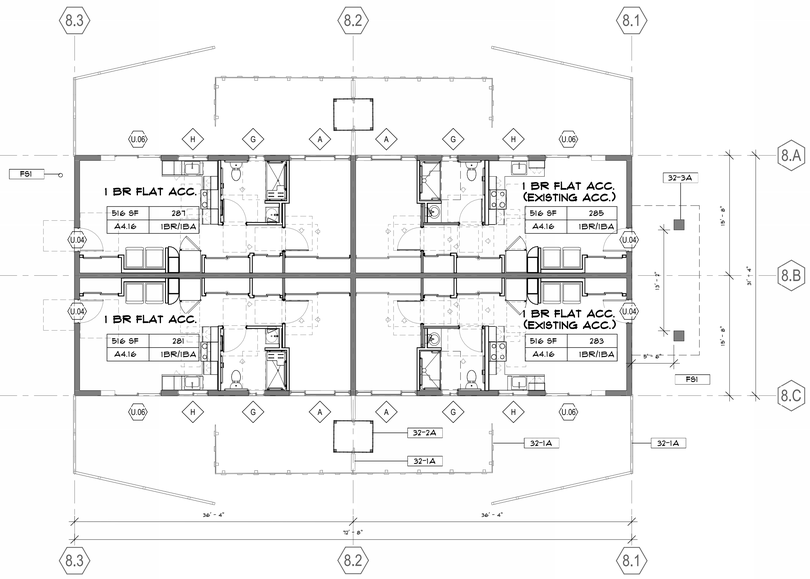
BUILDING TYPE E5 - ROOF PLAN (6)
1/8" = 1'-0"



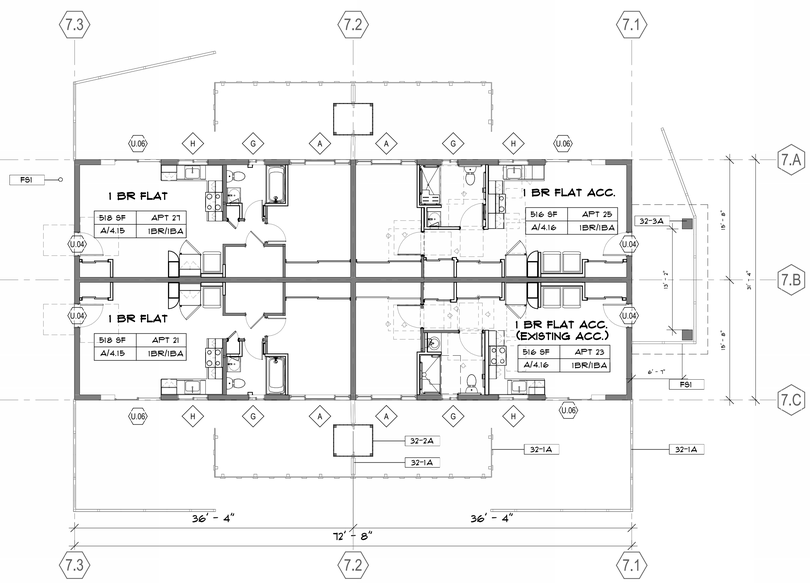
BUILDING TYPE E5 - LEVEL 1 PLAN (5)
1/8" = 1'-0"



BUILDING TYPE E4 - LEVEL 1 PLAN (4)
1/8" = 1'-0"



BUILDING TYPE E3 - LEVEL 1 PLAN (2)
1/8" = 1'-0"



BUILDING TYPE E2 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

FLOOR PLAN NOTES

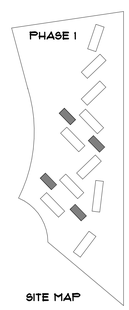
1. BUILDINGS ARE REPEATED AROUND THE SITE. PLANS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
7. ALL ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
8. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
9. SEE SHEET A4.X SERIES SHEETS FOR UNIT FLOOR PLANS.
10. SEE INDIVIDUAL UNIT FLOOR PLANS OR ENLARGED BUILDING PLANS FOR DETAILED INFORMATION ON DIMENSIONS, CONSTRUCTION, DOORS, WINDOWS, AND OTHER ELEMENTS, TYPICAL.
11. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND GRADING PLANS.
12. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
14. WHERE PROVIDED, CMU WALLS SHALL RECEIVE REINFORCING PER STRUCTURAL DRAWINGS, AND TERMINATE AT STRUCTURE ABOVE, U.O.N.
15. SEE STRUCTURAL DRAWINGS FOR REQUIRED STUD SIZES, GAUGES, AND SPACINGS REQUIRED. COORDINATE BLOCKING AND BRACING REQUIREMENTS FOR ALL WALL-HUNG ITEMS, AND VERIFY LOCATIONS PRIOR TO INSTALLATION OF FINISHES.
16. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13.
18. PROVIDE WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES, PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
19. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
20. PROVIDE FIRE BLOCKING IN STUD WALL CONCEALED SPACES, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS, BOTH VERTICALLY AND HORIZONTALLY.
21. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
32-3A	EXISTING COVERED UNIT ENTRY
FSI	FIRE SPRINKLER RISER,S.F.S.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 4' 8' 16'

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www.pyatok.com

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95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C26309
RENEWAL DATE
06/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
FLOOR PLANS - BUILDING TYPE E2 - E5

SHEET:
A2.14

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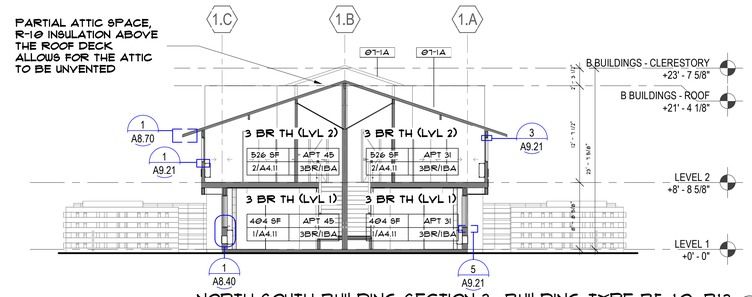
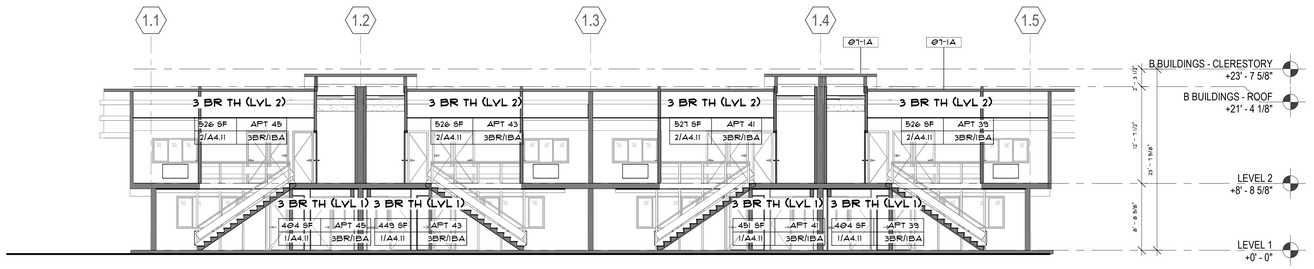
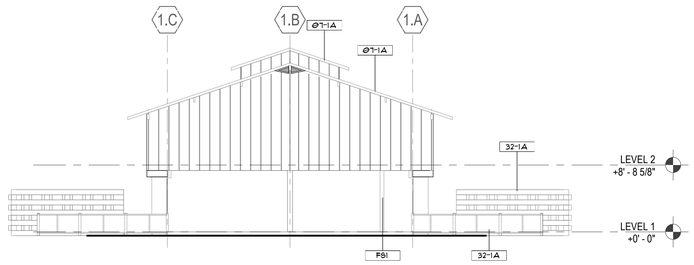
8/22/2025 6:23:16 PM



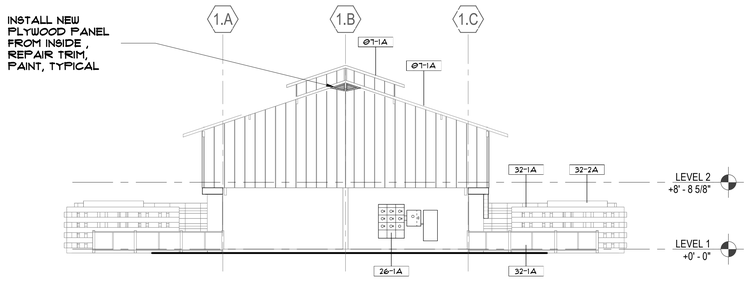
NORTH SOUTH BUILDING SECTION 2- BUILDING TYPE B5-10, B13 (6)
1/8" = 1'-0"



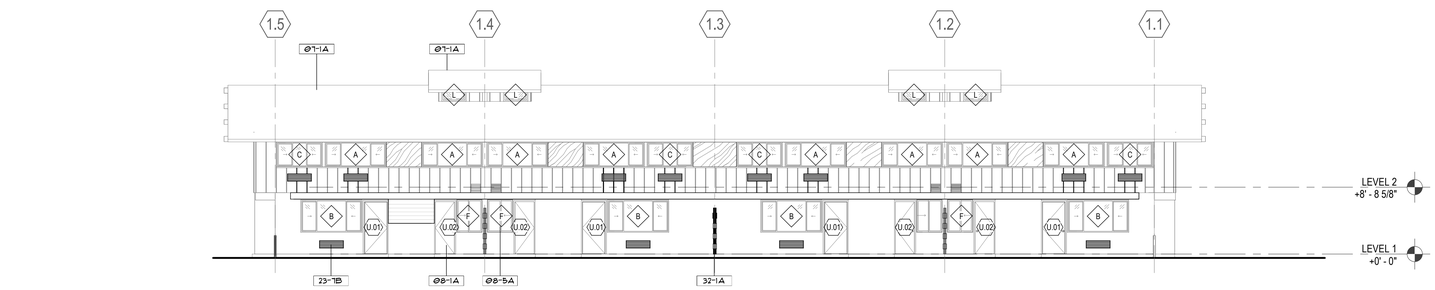
EAST WEST BUILDING SECTION 2- BUILDING TYPE B5-10, B13 (5)
1/8" = 1'-0"



BUILDING TYPE B5 - EAST ELEVATION (4)
1/8" = 1'-0"

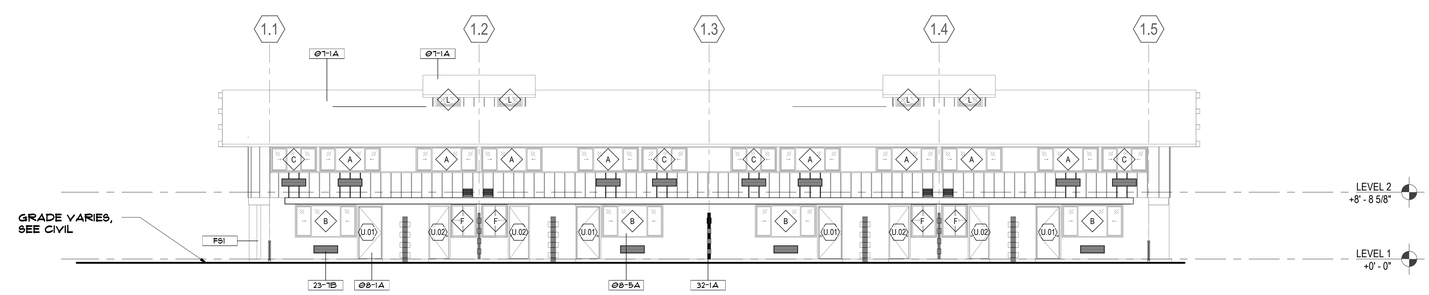


BUILDING TYPE B5 - WEST ELEVATION (3)
1/8" = 1'-0"



BUILDING TYPE B5 - SOUTH ELEVATION (2)
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø7-1A	NEW ASPHALT SHINGLE ROOF OVER R-19 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
Ø8-1A	NEW UNIT ENTRY DOOR
Ø8-5A	NEW ALUMINIUM WINDOWS TO MATCH EXISTING
23-7B	LOUVERS FOR PTHP UNIT, S.M.D.
26-1A	METERS AND MAINS,S.E.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
F51	FIRE SPRINKLER RISER,S.F.S.D.



BUILDING TYPE B5 - NORTH ELEVATION (1)
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE B5-10 & B13, B5 SHOWN

BUILDING SECTION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. SECTIONS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
5. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
6. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

ELEVATION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

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PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
SECTIONS & ELEVATIONS - BUILDING TYPE B5 - B10, B13

SHEET:
A3.10

0' 4' 8' 16'

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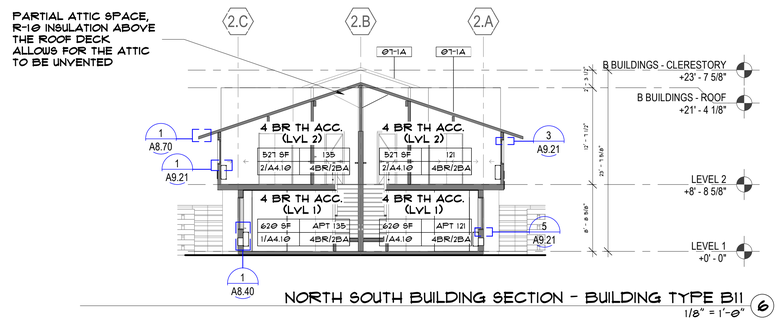
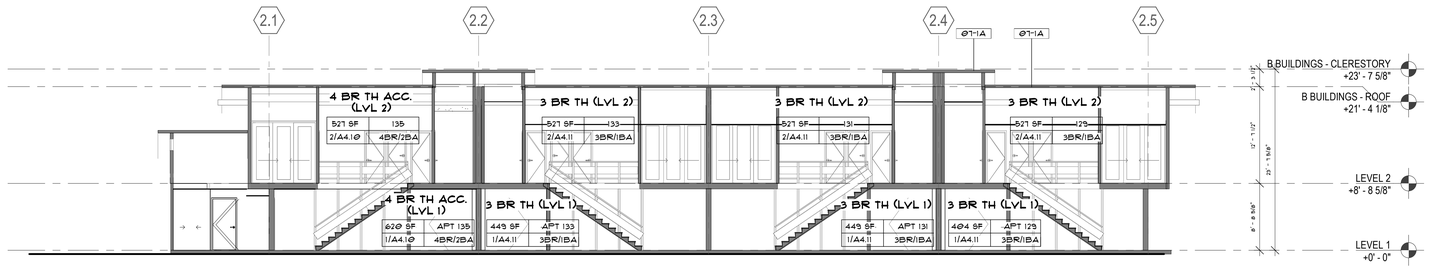
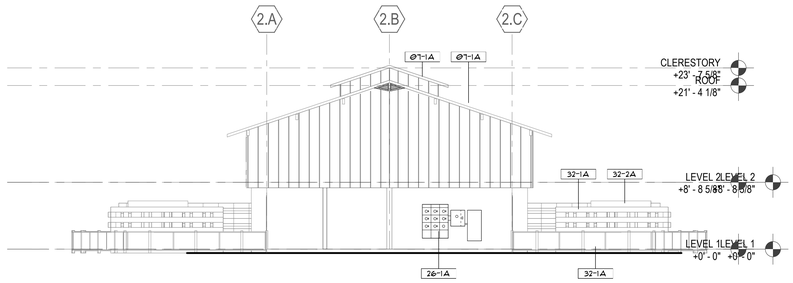
8/22/2025 6:23:19 PM



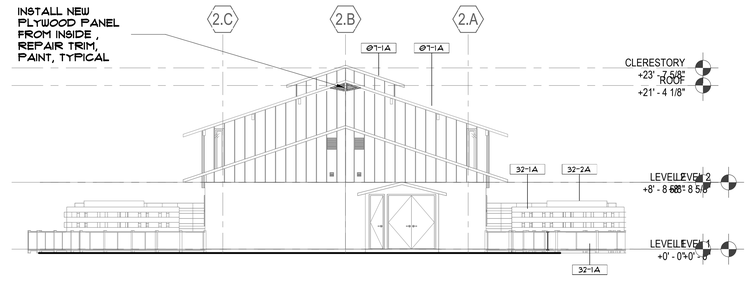
NORTH SOUTH BUILDING SECTION - BUILDING TYPE B11 (6)
1/8" = 1'-0"



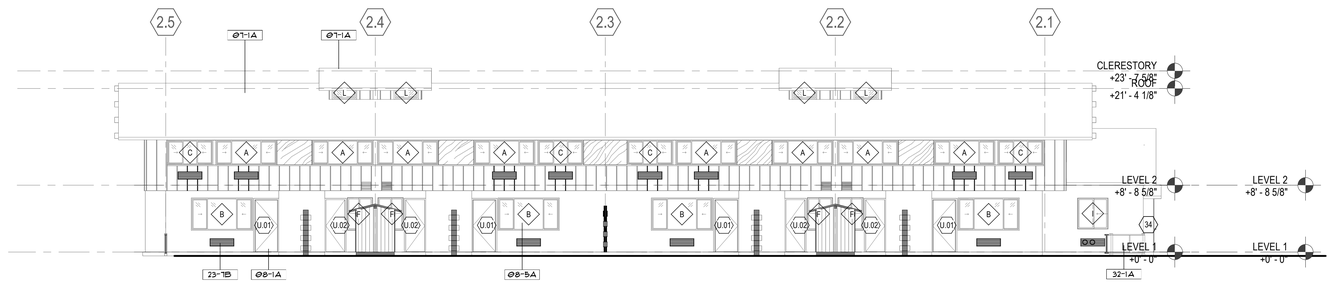
EAST WEST BUILDING SECTION - BUILDING TYPE B11 (5)
1/8" = 1'-0"



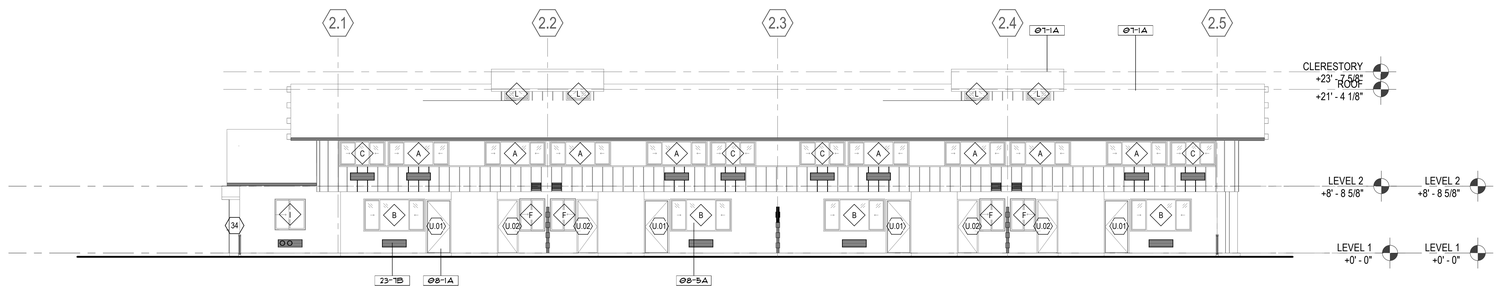
BUILDING TYPE B11 - WEST ELEVATION (4)
1/8" = 1'-0"



BUILDING TYPE B11 - EAST ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE B11 - SOUTH ELEVATION (3)
1/8" = 1'-0"



BUILDING TYPE B11 - NORTH ELEVATION (1)
1/8" = 1'-0"

BUILDING SECTION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. SECTIONS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
5. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
6. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

ELEVATION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø7-1A	NEW ASPHALT SHINGLE ROOF OVER R-19 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
Ø8-1A	NEW UNIT ENTRY DOOR
Ø8-5A	NEW ALUMINIUM WINDOWS TO MATCH EXISTING
23-7B	LOUVERS FOR PTHP UNIT, S.M.D.
26-1A	METERS AND MAINS,S.E.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.

0' 4' 8' 16'

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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/20/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
SECTIONS & ELEVATIONS - BUILDING TYPE B11

SHEET:
A3.11

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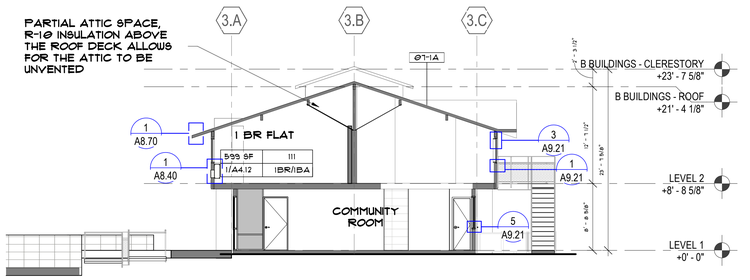
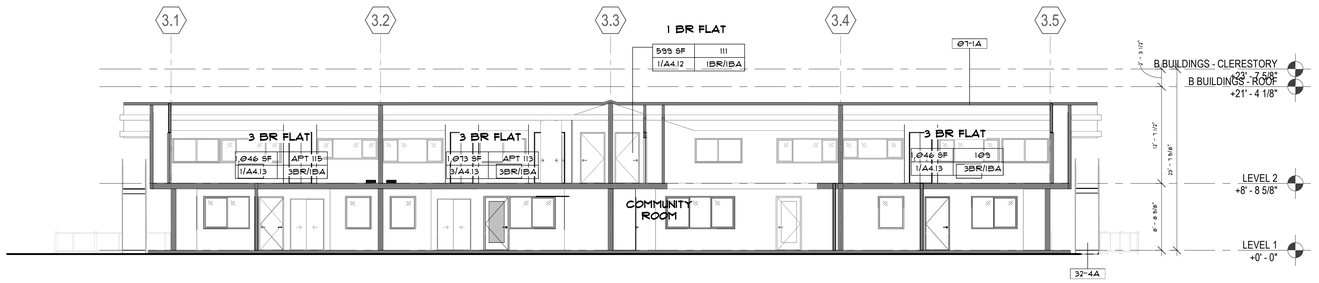
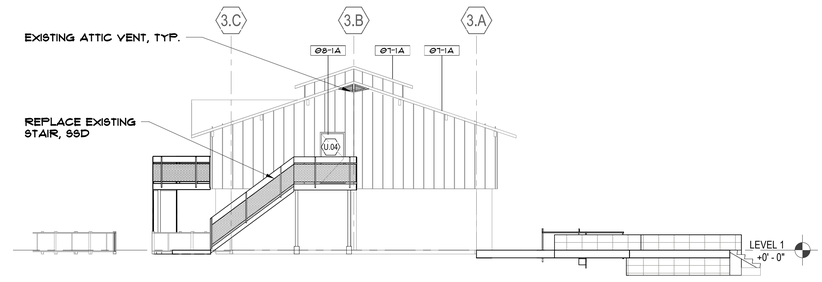
8/22/2025 6:23:21 PM



NORTH SOUTH BUILDING SECTION - BUILDING TYPE B12 (6)
1/8" = 1'-0"



EAST WEST BUILDING SECTION - BUILDING TYPE B12 (5)
1/8" = 1'-0"



BUILDING TYPE B12 - WEST ELEVATION (4)
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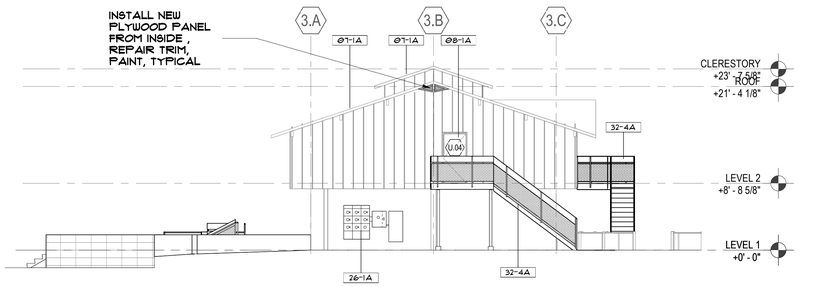
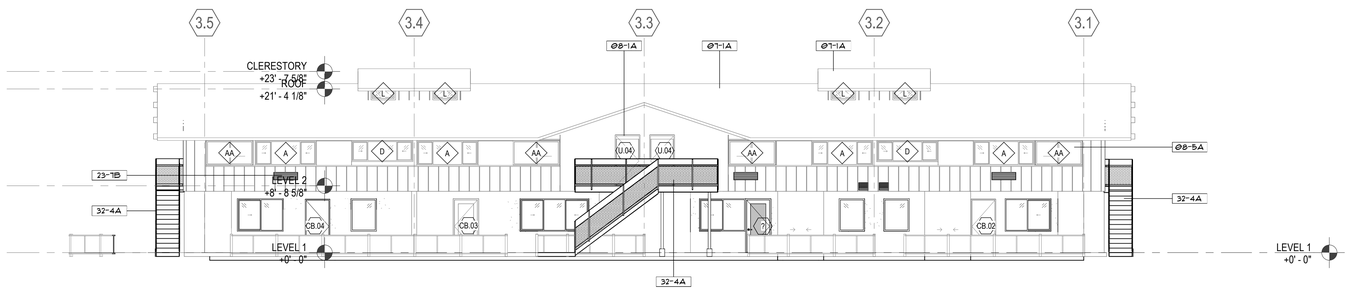
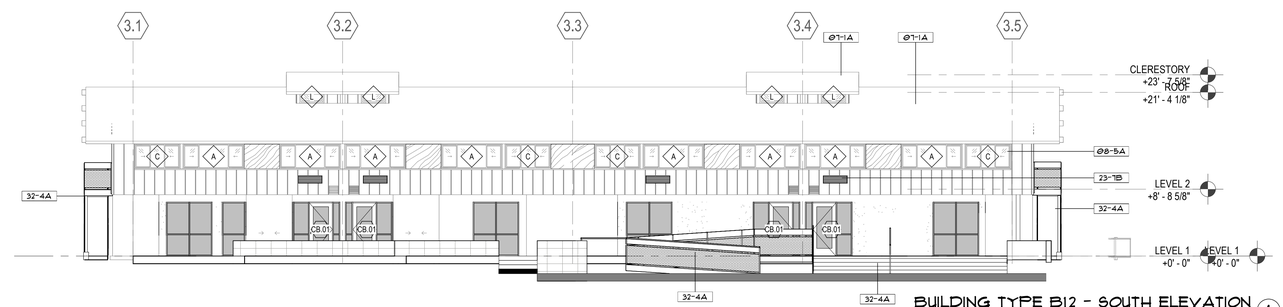


BUILDING TYPE B12 - EAST ELEVATION (3)
1/8" = 1'-0"



BUILDING TYPE B12 - NORTH ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE B12 - SOUTH ELEVATION (1)
1/8" = 1'-0"

BUILDING SECTION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. SECTIONS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
5. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
6. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

ELEVATION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-19 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
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Ø8-1A	NEW UNIT ENTRY DOOR
Ø8-5A	NEW ALUMINUM WINDOWS TO MATCH EXISTING
23-1B	LOUVERS FOR PTHP UNIT, S.M.D.
26-1A	METERS AND MAINS,S.E.D.
32-4A	

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PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
SECTIONS & ELEVATIONS - BUILDING TYPE B12

SHEET:
A3.12

0' 4' 8' 16'

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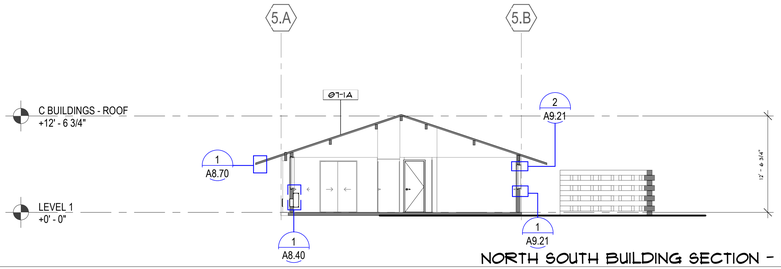
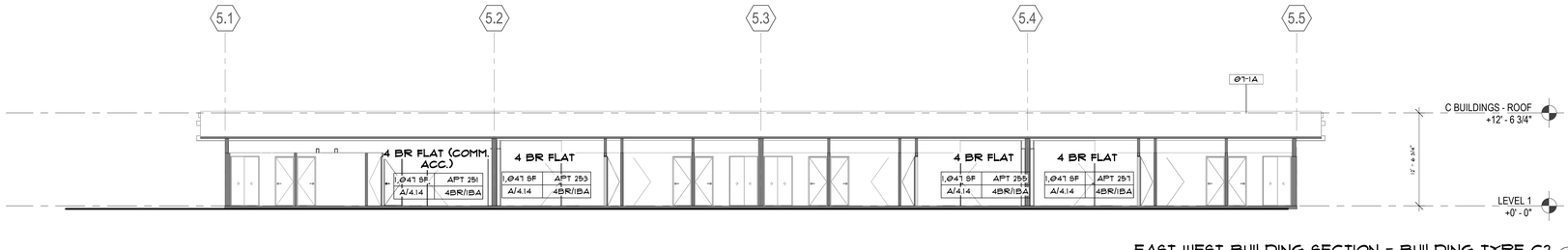
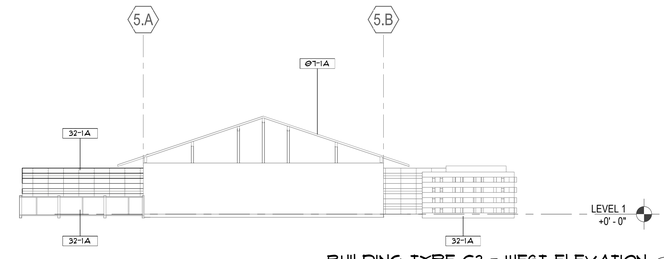
8/22/2025 6:23:24 PM



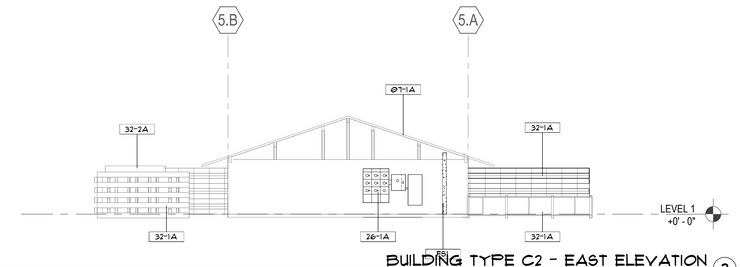
NORTH SOUTH BUILDING SECTION - BUILDING TYPE C2 (6)
1/8" = 1'-0"



EAST WEST BUILDING SECTION - BUILDING TYPE C2 (5)
1/8" = 1'-0"



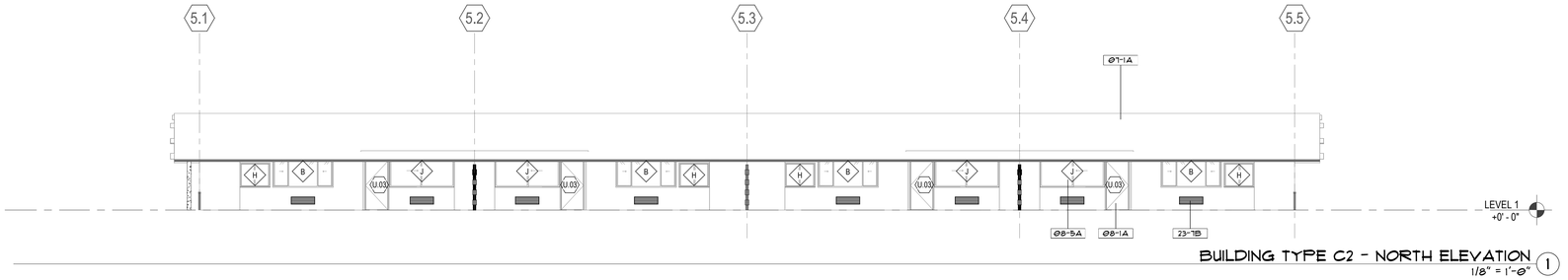
BUILDING TYPE C2 - WEST ELEVATION (4)
1/8" = 1'-0"



BUILDING TYPE C2 - EAST ELEVATION (3)
1/8" = 1'-0"



BUILDING TYPE C2 - SOUTH ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE C2 - NORTH ELEVATION (1)
1/8" = 1'-0"

APPLIES TO BUILDINGS TYPE C1 & C2, C2 SHOWN

BUILDING SECTION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. SECTIONS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
3. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
5. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
6. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

ELEVATION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. ELEVATIONS SHOWN APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
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4. REPLACE ALL WINDOWS AND SLIDING GLASS DOORS WITH NEW ALUMINUM WINDOWS AND SLIDING GLASS DOORS TO MATCH ORIGINAL, U.O.N.
5. REPLACE ALL EXTERIOR DOORS, INCLUDING UNIT ENTRY DOORS, TO MATCH ORIGINAL, U.O.N.
6. ALL NON-ATTIC ROOFS MUST HAVE A MINIMUM OF R-10 RIGID INSULATION ABOVE THE ROOF SHEATHING.
7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. ALL GUTTERS SHALL BE LEVEL U.O.N. AND RAINWATER LEADERS SHALL VERTICALLY ALIGN WITH WALLS INCLUDING PRIVATE DECKS AND STAIRS OPENINGS
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
12. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
13. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
15. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø1-1A	NEW ASPHALT SHINGLE ROOF OVER R-10 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
Ø8-1A	NEW UNIT ENTRY DOOR
Ø8-5A	NEW ALUMINIUM WINDOWS TO MATCH EXISTING
23-1B	LOUVERS FOR PTHP UNIT, S.M.D.
26-1A	METERS AND MAINS,S.E.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
F61	FIRE SPRINKLER RISER,S.F.S.D.

0' 4' 8' 16'

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/20/2023
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE C2

SHEET:

A3.13

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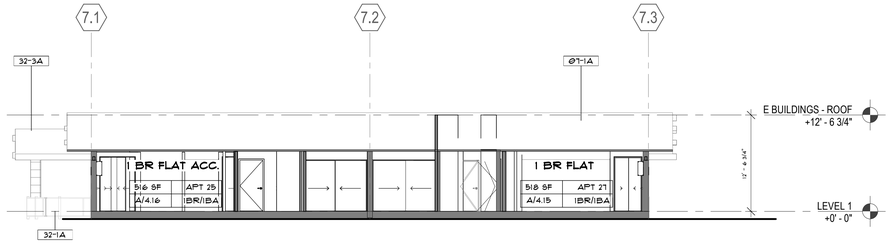
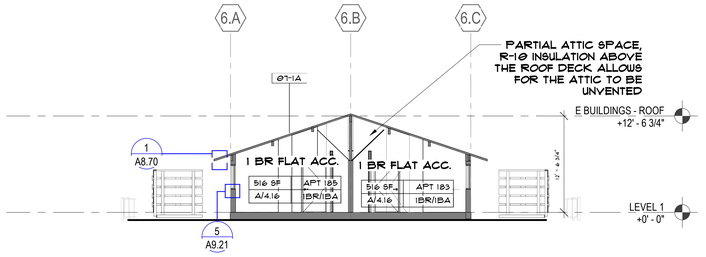
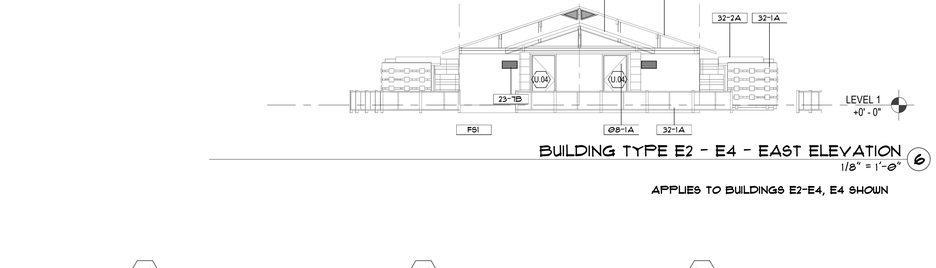


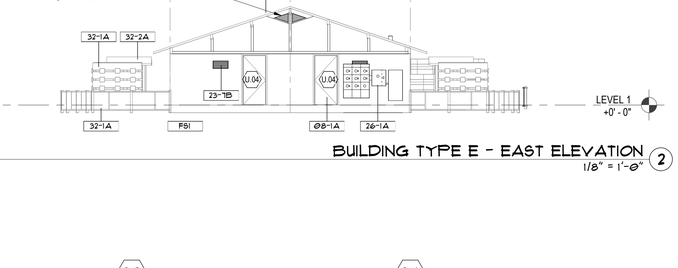
EAST WEST BUILDING SECTION - BUILDING TYPE E2-E4 (10)
1/8" = 1'-0"



NORTH SOUTH BUILDING SECTION - BUILDING TYPE E2 - E5 (9)
1/8" = 1'-0"

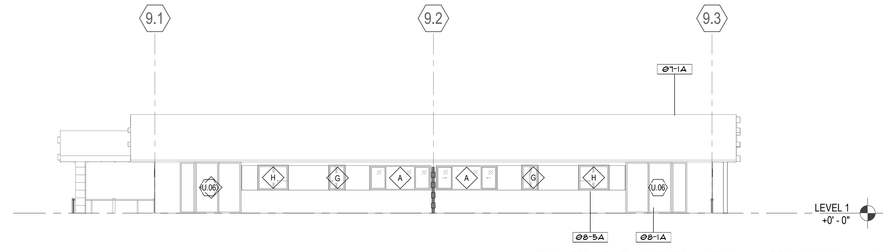


EAST WEST BUILDING SECTION - BUILDING TYPE E5 (8)
1/8" = 1'-0"



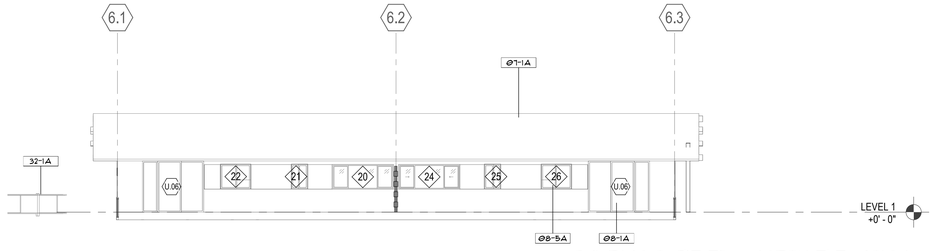
BUILDING TYPE E2 - E5 - WEST ELEVATION (4)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E5, E5 SHOWN



BUILDING TYPE E2 - E4 - NORTH ELEVATION (7)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN

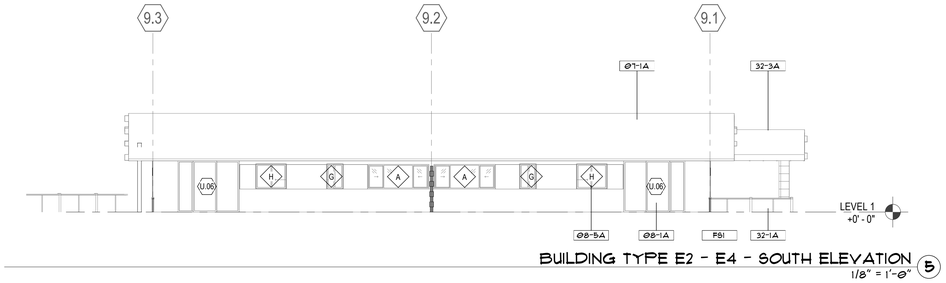


BUILDING TYPE E5 - NORTH ELEVATION (3)
1/8" = 1'-0"

BUILDING TYPE E2 - E4 - EAST ELEVATION (6)
1/8" = 1'-0"

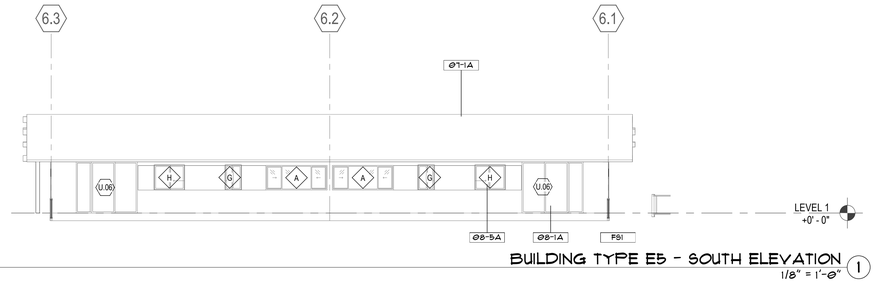
APPLIES TO BUILDINGS E2-E4, E4 SHOWN

BUILDING TYPE E - EAST ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE E2 - E4 - SOUTH ELEVATION (5)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN



BUILDING TYPE E5 - SOUTH ELEVATION (1)
1/8" = 1'-0"

BUILDING SECTION NOTES

1. BUILDINGS ARE REPEATED AROUND THE SITE. SECTIONS SHOWN MAY APPLY TO MORE THAN ONE BUILDING, AND GRADING VARIES AROUND THE SITE. SEE CIVIL DRAWINGS FOR SPECIFIC GRADING INFORMATION AND ACCESSIBLE PATH OF TRAVEL REQUIREMENTS.
2. SOME FENCING AND PATIO WALLS ARE OMITTED FOR CLARITY, SEE LANDSCAPE DRAWINGS.
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   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
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23-1B	LOUVERS FOR PTHP UNIT, S.M.D.
26-1A	METERS AND MAINS,S.E.D.
32-1A	EXISTING FENCE TO REMAIN,S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
32-3A	EXISTING COVERED UNIT ENTRY
FS1	FIRE SPRINKLER RISER,S.F.S.D.

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/20/2023
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE E2 - E5

SHEET:

A3.14

0' 4' 8' 16'

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8/22/2025 6:23:29 PM

PHASE 1 - UNIT SCHEDULE						
Building Type	Building Address	Unit #	Level	Bedroom Count	Unit Area SF	Comments
B5	31-45 COLE	31	1&2	3	931	
		33	1&2	3	976	
		35	1&2	3	931	
		37	1&2	3	931	
		39	1&2	3	931	MANAGER'S UNIT
		41	1&2	3	976	
		43	1&2	3	976	
		45	1&2	3	976	
		8			7628	
B6	1-15 COLE	1	1&2	3	931	
		3	1&2	3	976	
		5	1&2	3	931	
		7	1&2	3	931	
		9	1&2	3	931	
		11	1&2	3	976	
		13	1&2	3	976	
		15	1&2	3	976	
		8			7628	
B7	261-275 DRAKE	261	1&2	3	931	
		263	1&2	3	976	
		265	1&2	3	931	
		267	1&2	3	931	
		269	1&2	3	931	
		271	1&2	3	976	
		273	1&2	3	976	
		275	1&2	3	976	
		8			7628	
B8	201-215 DRAKE	201	1&2	3	931	
		203	1&2	3	976	
		205	1&2	3	931	
		207	1&2	3	931	
		209	1&2	3	931	
		211	1&2	3	976	
		213	1&2	3	976	
		215	1&2	3	976	
		8			7628	
B9	161-175 DRAKE	161	1&2	3	931	
		163	1&2	3	976	
		165	1&2	3	931	
		167	1&2	3	931	
		169	1&2	3	931	
		171	1&2	3	976	
		173	1&2	3	976	
		175	1&2	3	976	
		8			7628	
B10	141-155 DRAKE	141	1&2	3	931	
		143	1&2	3	976	
		145	1&2	3	931	
		147	1&2	3	931	
		149	1&2	3	931	
		151	1&2	3	976	
		153	1&2	3	976	
		155	1&2	3	976	PROPOSED COMMUNICATIONS ACCESSIBLE
		8			7628	
B11	121-135 DRAKE	121	1&2	4	1,152	EXISTING MOBILITY ACCESSIBLE
		123	1&2	3	976	
		125	1&2	3	976	
		127	1&2	3	931	
		129	1&2	3	931	
		131	1&2	3	976	
		133	1&2	3	976	PROPOSED COMMUNICATIONS ACCESSIBLE
		135	1&2	4	1,152	EXISTING MOBILITY ACCESSIBLE
		8			8070	
B12	101-115 DRAKE	101	1	COMMUNITY BUILDING		COMMUNITY BUILDING 3,513 SF
		103	1			
		105	1			
		107	1			
		109	2	3	1071	
		111	2	1	600	
		113	2	3	1071	
		115	2	3	1071	
		4			3813	
B13	231-245 DRAKE	231	1&2	3	931	
		233	1&2	3	976	
		235	1&2	3	931	
		237	1&2	3	931	
		239	1&2	3	931	
		241	1&2	3	976	
		243	1&2	3	976	
		245	1&2	3	976	
		8			7628	
C2	251-257 DRAKE	251	1	4	1047	PROPOSED COMMUNICATIONS ACCESSIBLE
		253	1	4	1047	
		255	1	4	1047	
		257	1	4	1047	
		4			4188	
E2	21-27 COLE	21	1	1	518	
		23	1	1	518	EXISTING MOBILITY ACCESSIBLE
		25	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		27	1	1	518	
		4			2072	
E3	281-287 DRAKE	281	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		283	1	1	518	EXISTING MOBILITY ACCESSIBLE
		285	1	1	518	EXISTING MOBILITY ACCESSIBLE
		287	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		4			2072	
E4	221-227 DRAKE	221	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		223	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		225	1	1	518	EXISTING MOBILITY ACCESSIBLE
		227	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		4			2072	
E5	181-187 DRAKE	181	1	1	518	PROPOSED COMMUNICATIONS ACCESSIBLE
		183	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		185	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		187	1	1	518	PROPOSED MOBILITY ACCESSIBLE
		4			2072	
Total # Units		**88**		**Total Unit Area SF**	**77755**	

UNIT PLAN NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
3. UNIT PLANS SHOWN ARE TYPICAL, U.O.N. REFER TO OVERALL BUILDING PLANS IN A2.X SERIES SHEETS FOR VARYING PERIMETER CONDITIONS.
4. REFER TO BUILDING PLANS FOR FIRE BARRIER AND FIRE WALL LOCATIONS, WHERE OCCURS.
5. REPLACE ALL INTERIOR DOORS WHERE PLANS SHOW EXISTING WALL AND DOOR OPENING TO REMAIN, U.O.N. PROVIDE NEW INTERIOR DOORS PER PLANS AT NEW WALLS.
6. TYPICAL PASSAGE DOORS AT ACCESSIBLE UNITS SHALL BE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE
7. CONTRACTOR TO VERIFY TUB/ SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
8. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR, U.O.N., IN EACH BATHROOM, MOUNTED AT 48" MAXIMUM ABOVE FINISH FLOOR TO TOP OF TOWEL BAR. PROVIDE SOLID BLOCKING AT TOWEL BARS.
9. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE AN UNOBSTRUCTED 135-DEGREE REFRIGERATOR DOOR SWING.
10. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. PROVIDE CEILING AND/ OR WALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE SPRINKLER SYSTEMS. IN FIRE-RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF-CLOSING DEVICES.
12. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. SEE ELECTRICAL DRAWINGS.
13. SEE ELECTRICAL DRAWINGS FOR OUTLET TYPES AND LOCATIONS. OUTLET AND THERMOSTATS SHALL MEET THE FOLLOWING REQUIREMENTS:
    1. THE HEIGHT OF THE THERMOSTAT SHALL BE 48" MAXIMUM A.F.F. TO THE HIGHEST OPERABLE PART.
    2. HEIGHT OF TYPICAL WALL OUTLET SHALL BE 15" MINIMUM A.F.F. TO THE BOTTOM OF THE BOX (NOT THE CENTERLINE).
    3. HEIGHT AND LOCATION OF TYPICAL KITCHEN OUTLETS SHALL BE 46" H. MAXIMUM MEASURED FROM FINISH FLOOR TO THE TOP OF THE OUTLET BOX, AND SHALL BE LOCATED AT LEAST 36" FROM INSIDE CORNER COUNTERTOP CONDITIONS (L-SHAPE AND U-SHAPE KITCHENS).
14. PROVIDE DATA BOX FOR WALL-MOUNTED TELEVISION IN LIVING ROOM. PROVIDE SOLID BACKING AT 48" ABOVE FINISH FLOOR, CENTERED ON DATA BOX.
15. PROVIDE ACOUSTIC INSULATION AT WALLS AND CEILING OF WASHER/ DRYER LOCATIONS. ALL DRYER VENTS SHALL BE ISOLATED FROM FRAMING MEMBERS.
16. DOOR OPENINGS AND OPERABLE PORTIONS OF ANY WINDOW MUST BE 3'-0" MINIMUM AWAY FROM ANY UNIT EXHAUST VENT OR DUCT. EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3'-0" FROM OPENINGS INTO THE BUILDING, AND TO PROPERTY LINES.
17. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
18. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13R.
19. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

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STAMP:

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	12" = 1'-0"

TITLE:
UNIT INDEX - PHASE 1

SHEET:
A4.00

PRELIMINARY - Not for Construction -

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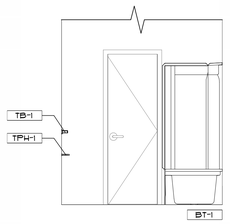
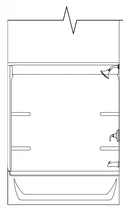
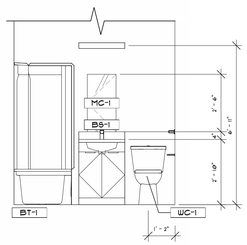


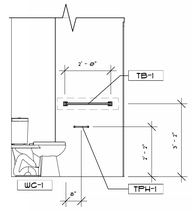
TYPE B - 3BR TH - BATH 4 (10)
3/8" = 1'-0"



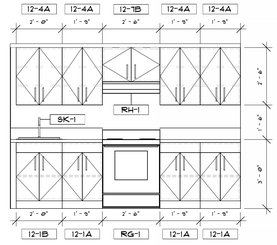
TYPE B - 3BR TH - BATH 3 (9)
3/8" = 1'-0"



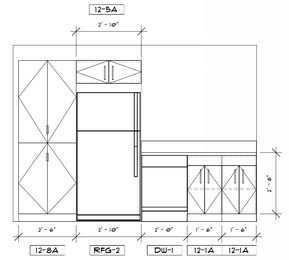
TYPE B - 3BR TH - BATH 2 (8)
3/8" = 1'-0"



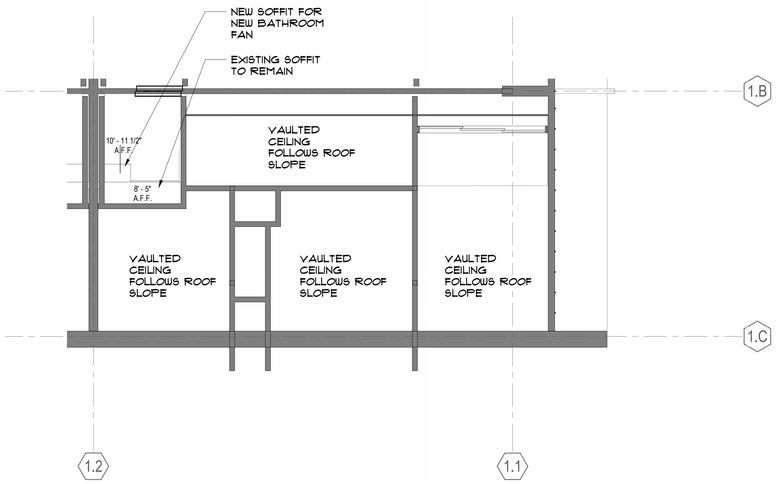
TYPE B - 3BR TH - BATH 1 (7)
3/8" = 1'-0"



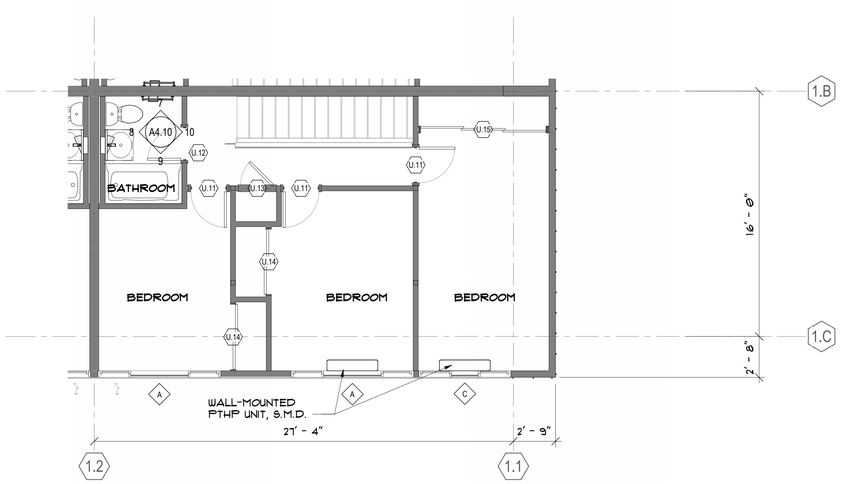
TYPE B - 3BR TH - KITCHEN 2 (6)
3/8" = 1'-0"



TYPE B - 3BR TH - KITCHEN 1 (5)
3/8" = 1'-0"

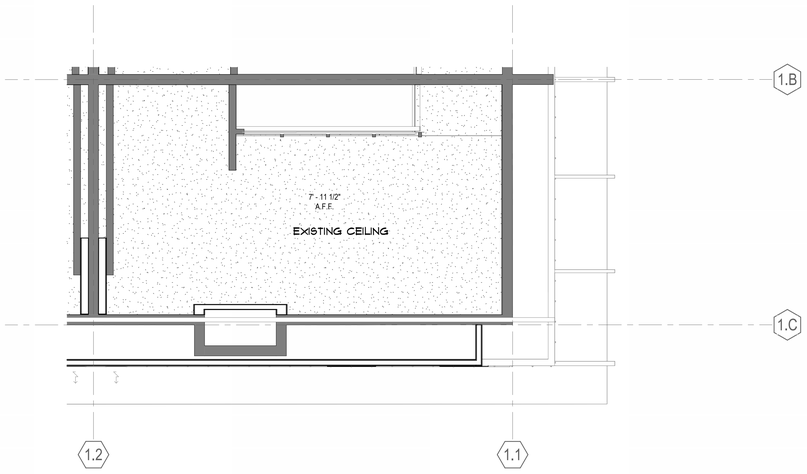


BLDG TYPE B - 3BR TOWNHOME (LVL 2) - RCP (4)
1/4" = 1'-0"

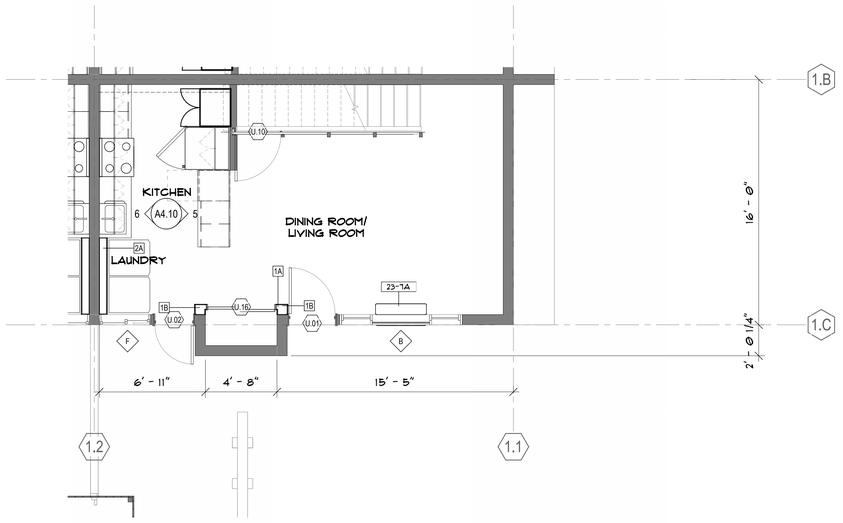


62 UNITS

FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 2) (2)
1/4" = 1'-0"



BLDG TYPE B - 3BR TOWNHOME (LVL 1) - RCP (3)
1/4" = 1'-0"



62 UNITS (BUILDING B5, APT. 45 SHOWN)
931 SF NET AT END UNITS
976 SF NET AT CENTER UNITS

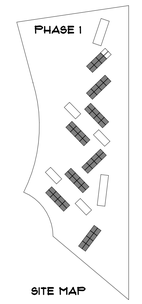
FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1) (1)
1/4" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-1B	BASE CABINET, REMOVABLE UNDER SINK, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-4A	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 30" HIGH, 12" DEEP
12-5A	UPPER CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 39" HIGH, 12" DEEP
12-7B	UPPER CABINET, OVER RANGE HOOD, 18" HIGH , 12" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BS-1	BATHROOM SINK WITH FAUCET
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
RFG-2	REFRIGERATOR WITH TOP FREEZER, 26" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

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SANTA ROSA, CA
95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/31/2025

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 3BR TOWNHOME

SHEET:

A4.10

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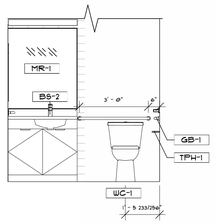
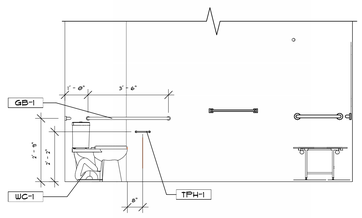
8/22/2025 6:23:35 PM



TYPE B - 4BR TH - ACC BATH 3 (7)
3/8" = 1'-0"



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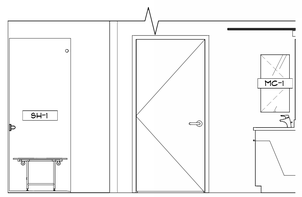
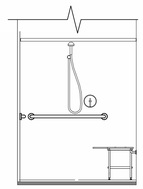
3/8" = 1'-0"



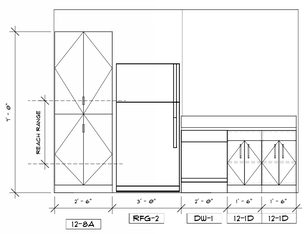
TYPE B - 4BR TH - ACC BATH 4 (10)
3/8" = 1'-0"



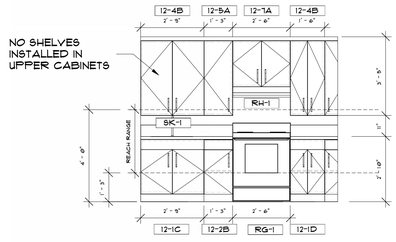
TYPE B - 4BR TH - ACC BATH 1 (9)
3/8" = 1'-0"

REFER TO A4.10 FOR LVL 2 BATHROOM

Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1C	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1D	1	1	18	23	2.9 SF	2.9 SF	5.8 SF
12-1D	1	1	18	23	2.9 SF	2.9 SF	5.8 SF
12-1D	1	1	18	23	2.9 SF	2.9 SF	5.8 SF
12-2B	1	1	15	23	2.4 SF	2.4 SF	4.8 SF
12-2B	1	1	12	23	1.9 SF	1.9 SF	3.8 SF
12-4B	1	0	33	12	2.8 SF	0.0 SF	2.8 SF
12-4B	1	0	18	12	1.5 SF	0.0 SF	1.5 SF
12-5A	1	0	15	12	1.3 SF	0.0 SF	1.3 SF
12-5A	1	0	12	12	1.0 SF	0.0 SF	1.0 SF
12-7A	0	0	30	12	0.0 SF	0.0 SF	0.0 SF
12-8A	2	2	30	24	10.0 SF	10.0 SF	20.0 SF
				TOTAL:	29.4 SF	22.9 SF	52.4 SF
				PERCENTAGE ACCESSIBLE:			56.2%

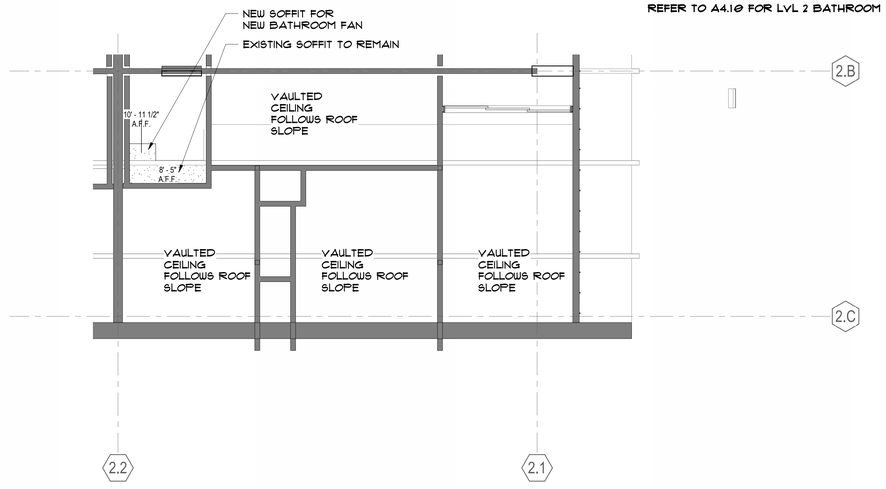


TYPE B - 4BR TH - ACC KITCHEN 2 (6)
3/8" = 1'-0"

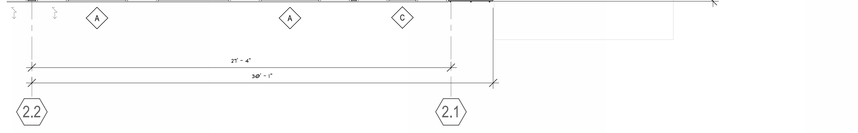


TYPE B - 4BR TH - ACC KITCHEN 1 (5)
3/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1C	BASE CABINET, DOUBLE DOOR, MOBILITY CLEAR KNEE SPACE CASEWORK, 36" HIGH, 23" DEEP
12-1D	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE1 DOOR, 36" HIGH, 23" DEEP
12-2B	BASE CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 36" HIGH, 23" DEEP
12-4B	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 39" HIGH, 12" DEEP
12-5A	UPPER CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 39" HIGH, 12" DEEP
12-7A	UPPER CABINET, OVER RANGE HOOD, 24" HIGH , 12" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BS-2	VANITY BATHROOM SINK
DW-1	DISHWASHER,24" WIDE
GB-1	GRAB BARS, PROVIDE BACKING AT FRAMED WALLS AND CONCRETE ANCHORS AT CMU WALLS
MC-1	MIRRORED MEDICINE CABINET
MR-1	BATHROOM MIRROR
RFG-2	REFRIGERATOR WITH TOP FREEZER, 26" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SH-1	60" X 30" ROLL-IN SHOWER, WITH REMOVABLE THRESHOLD S.P.D.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.

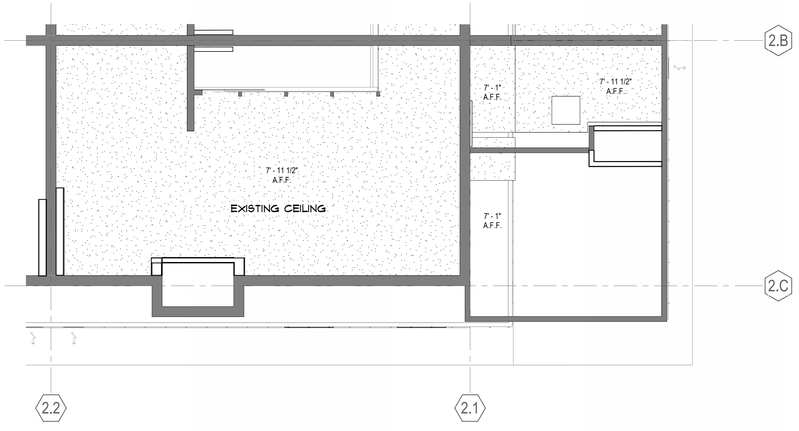


BLDG TYPE B - 4BR ACC. TOWNHOME (LVL 2) - RCP (4)
1/4" = 1'-0"

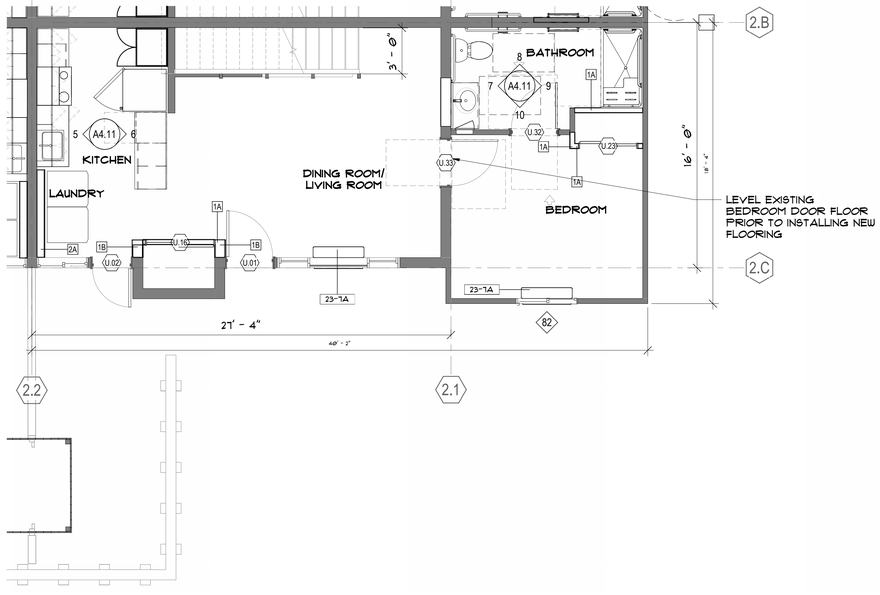


2 UNITS

FLOOR PLAN - BLDG TYPE B - 4BR ACC. TOWNHOME (LVL 2) (2)
1/4" = 1'-0"



BLDG TYPE B - 4BR ACC. TOWNHOME (LVL 1) - RCP (3)
1/4" = 1'-0"



2 UNITS (BUILDING B11, APT. 135 SHOWN)
1152 SF NET

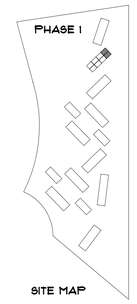
FLOOR PLAN - BLDG TYPE B - 4BR ACC. TOWNHOME (LVL 1) (1)
1/4" = 1'-0"

EXISTING ACCESSIBLE UNIT

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

PYATOK
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BURBANK HOUSING
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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/20/2023

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	MO
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME

SHEET:

A4.11

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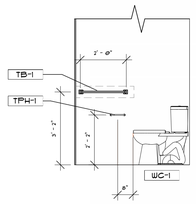
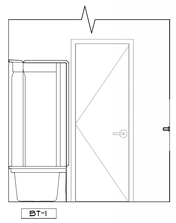
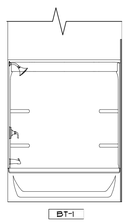
8/22/2025 6:23:40 PM



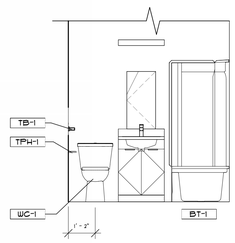
TYPE B - 1BR FLAT - BATH 4 (7)
3/8" = 1'-0"



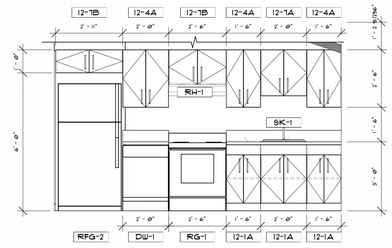
TYPE B - 1BR FLAT - BATH 3 (6)
3/8" = 1'-0"



TYPE B - 1BR FLAT - BATH 1 (5)
3/8" = 1'-0"

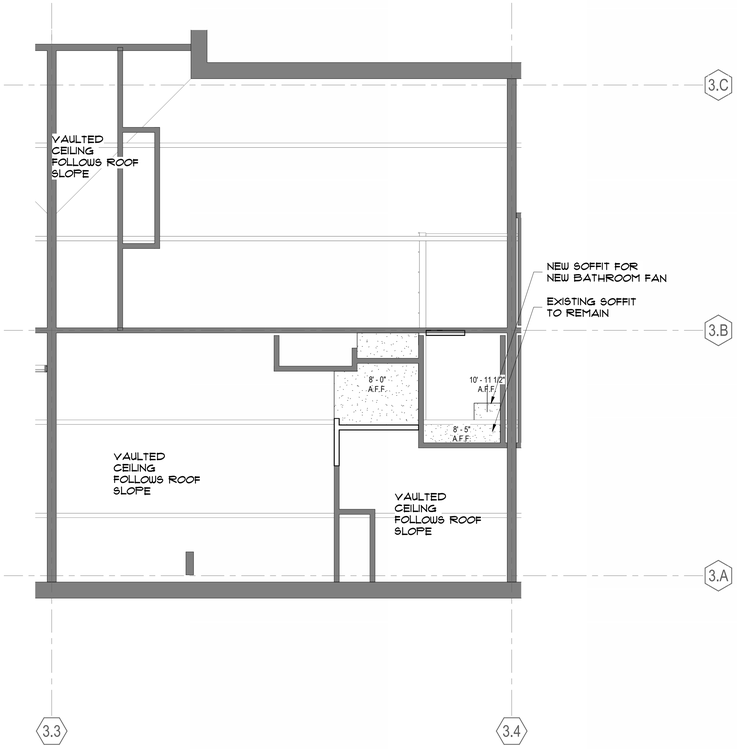


TYPE B - 1BR FLAT - BATH 2 (4)
3/8" = 1'-0"

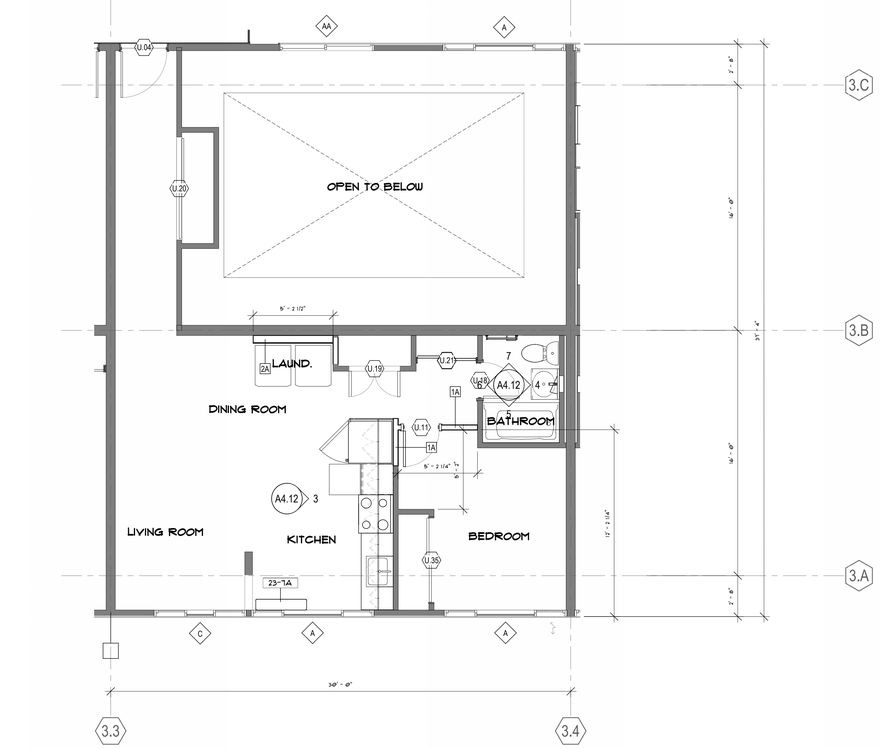


TYPE B - 1BR FLAT - KITCHEN 1 (3)
3/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-4A	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 30" HIGH, 12" DEEP
12-7A	UPPER CABINET, OVER RANGE HOOD, 24" HIGH , 12" DEEP
12-7B	UPPER CABINET, OVER RANGE HOOD, 18" HIGH , 12" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
RFG-2	REFRIGERATOR WITH TOP FREEZER, 26" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.



BLDG TYPE B - 1BR FLAT - RCP (2)
1/4" = 1'-0"



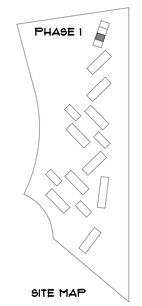
1 UNIT (BUILDING B12, APT. 48 SHOWN)
600 SF NET

FLOOR PLAN - BLDG TYPE B - 1BR FLAT (1)
1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

8/22/2025 6:23:43 PM

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GOLDEN GATE VILLAGE

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	MO
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 1BR FLAT

SHEET:

A4.12

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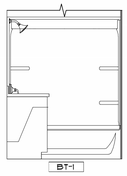
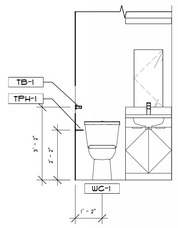
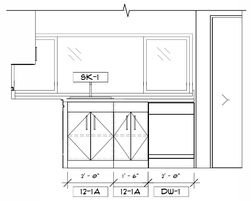


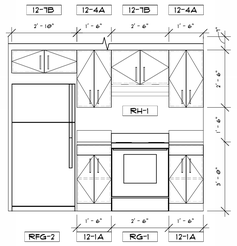
TYPE B - 3BR FLAT - BATH 1 (7)
3/8" = 1'-0"



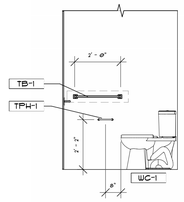
TYPE B - 3BR FLAT - BATH 2 (6)
3/8" = 1'-0"



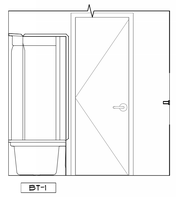
TYPE B - 3BR FLAT - KITCHEN 2 (5)
3/8" = 1'-0"



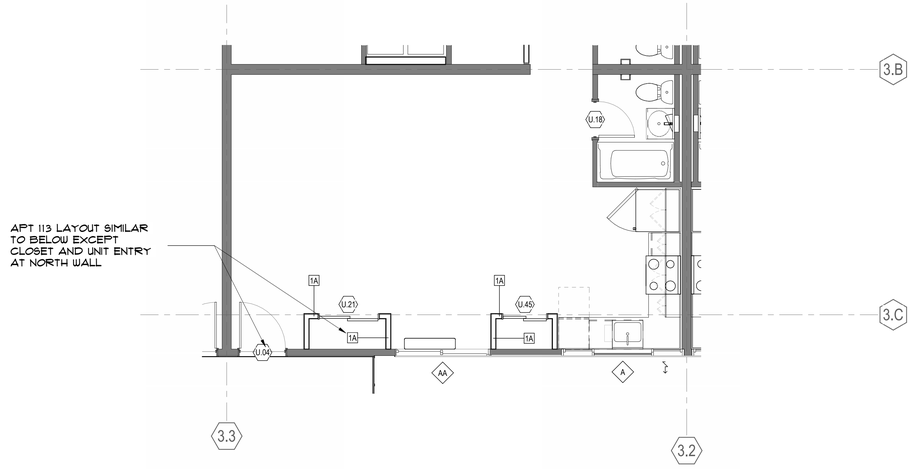
TYPE B - 3BR FLAT - KITCHEN 1 (4)
3/8" = 1'-0"



TYPE B - 3BR FLAT - BATH 3 (9)
3/8" = 1'-0"



TYPE B - 3BR FLAT - BATH 4 (8)
3/8" = 1'-0"

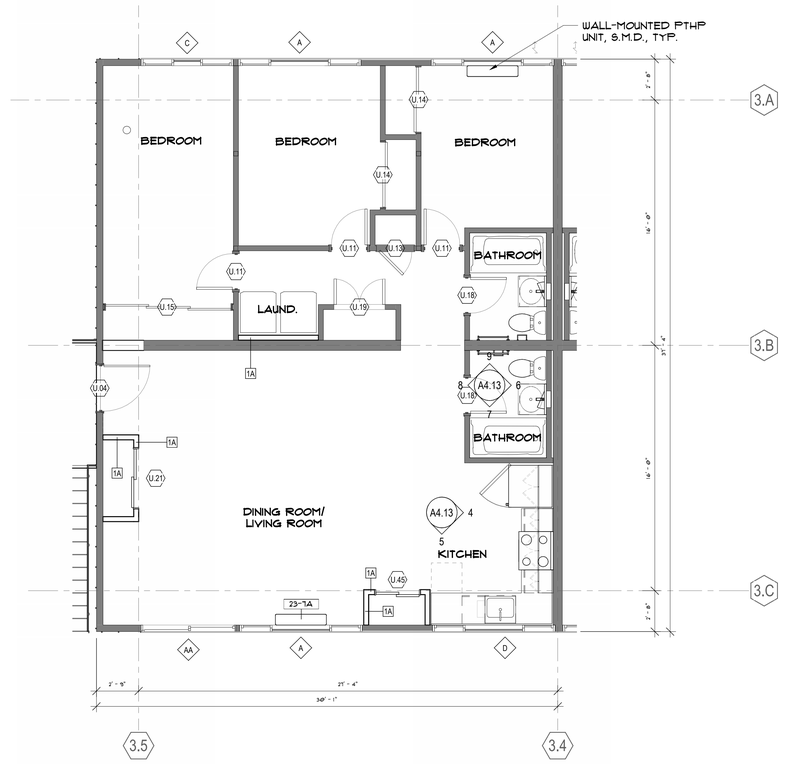


1 UNIT (BUILDING B12, APT. 113 SHOWN)
1071 SF NET

FLOOR PLAN - BLDG TYPE B - 3BR FLAT - APT 113 (3)
1/4" = 1'-0"



BLDG TYPE B - 3 BR FLAT - RCP (2)
1/4" = 1'-0"



2 UNITS (BUILDING B12, APT. 115 SHOWN)
1071 SF NET

FLOOR PLAN - BLDG TYPE B - 3BR FLAT (1)
1/4" = 1'-0"

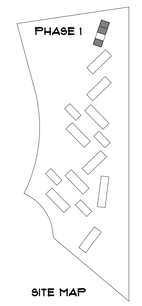
KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-4A	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 30" HIGH, 12" DEEP
12-7B	UPPER CABINET, OVER RANGE HOOD, 18" HIGH , 12" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
RFG-2	REFRIGERATOR WITH TOP FREEZER, 28" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

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OAKLAND, CA 94612

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SANTA ROSA, CA
95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

MARCIAL CHAO NO. C36309 RENEWAL DATE 08/31/2025

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	MO
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
UNIT PLANS & RCP - BLDG TYPE B - 3BR FLAT

SHEET:
A4.13

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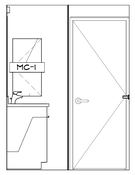
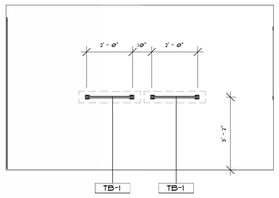
8/22/2025 6:23:47 PM

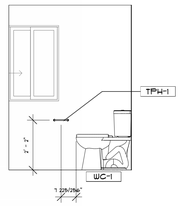
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-4A	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 30" HIGH, 12" DEEP
12-7B	UPPER CABINET, OVER RANGE HOOD, 18" HIGH , 12" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
MR-1	BATHROOM MIRROR
RFG-2	REFRIGERATOR WITH TOP FREEZER, 28" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.



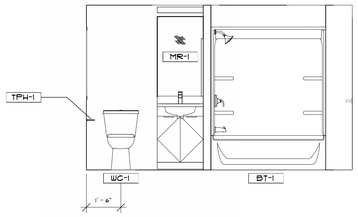
TYPE C - 4BR FLAT - BATH 4 (6)
3/8" = 1'-0"



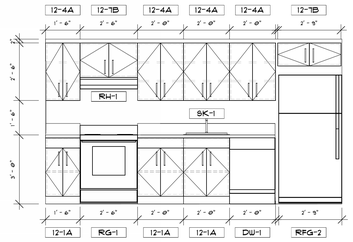
TYPE C - 4BR FLAT - BATH 3 (7)
3/8" = 1'-0"



TYPE C - 4BR FLAT - BATH 2 (5)
3/8" = 1'-0"



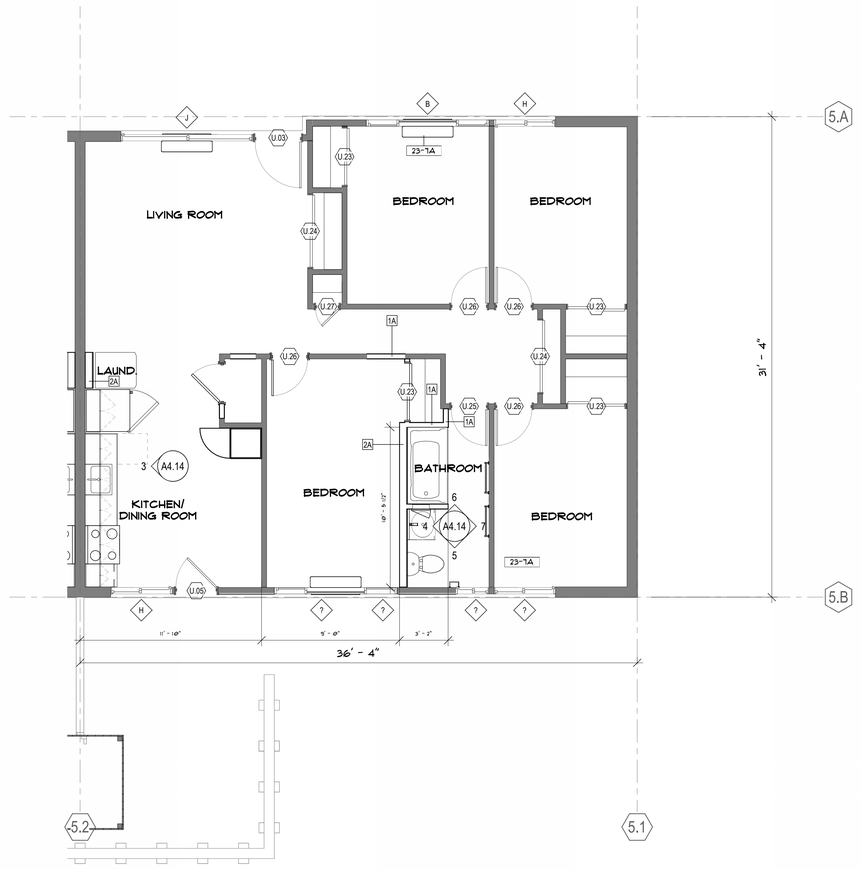
TYPE C - 4BR FLAT - BATH 1 (4)
3/8" = 1'-0"



TYPE C - 4BR FLAT - KITCHEN (3)
3/8" = 1'-0"



BLDG TYPE C - 4BR FLAT - RCP (2)
1/4" = 1'-0"



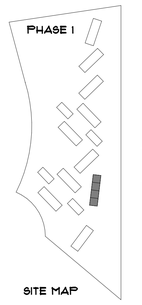
4 UNITS (BUILDING C2, APT. 251 SHOWN)
1041 SF NET

FLOOR PLAN - BLDG TYPE C - 4BR FLAT (1)
1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2025

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:
UNIT PLANS & RCP - BLDG TYPE C - 4BR FLAT

SHEET:
A4.14

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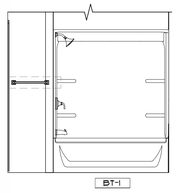
8/22/2025 6:23:51 PM

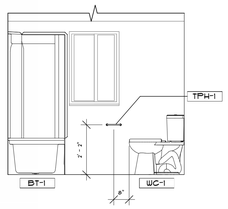
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 36" HIGH, 23" DEEP
12-4A	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 30" HIGH, 12" DEEP
12-7B	UPPER CABINET, OVER RANGE HOOD, 18" HIGH , 12" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.F.D.



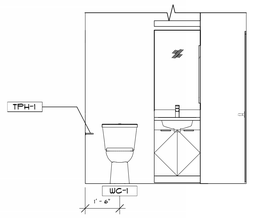
TYPE E - 1BR FLAT - BATH 4 (8)
3/8" = 1'-0"



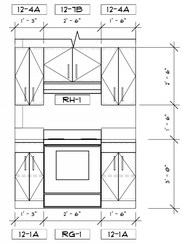
TYPE E - 1BR FLAT - BATH 3 (5)
3/8" = 1'-0"



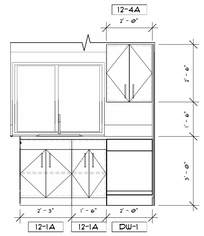
TYPE E - 1BR FLAT - BATH 2 (7)
3/8" = 1'-0"



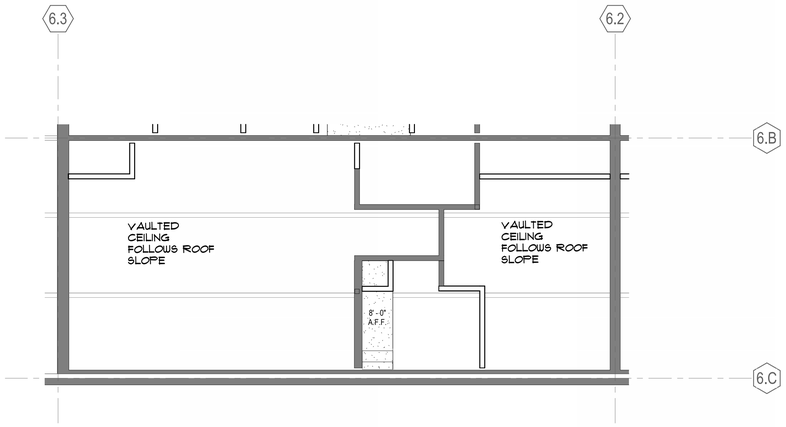
TYPE E - 1BR FLAT - BATH 1 (6)
3/8" = 1'-0"



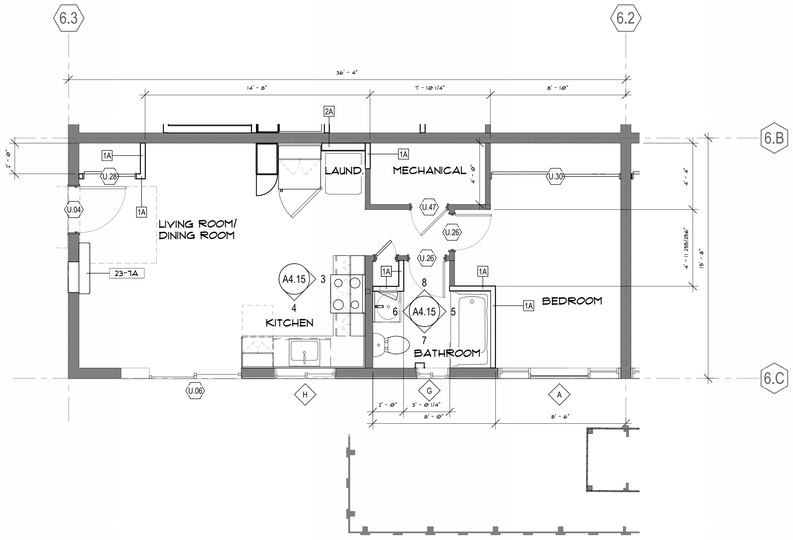
TYPE E - 1BR FLAT - KITCHEN 2 (3)
3/8" = 1'-0"



TYPE E - 1BR FLAT - KITCHEN 1 (4)
3/8" = 1'-0"



BLDG TYPE E - 1BR FLAT - RCP (2)
1/4" = 1'-0"



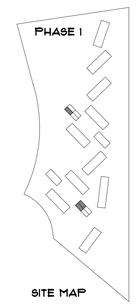
3 UNITS (BUILDING E5, APT. 181 SHOWN)
518 SF NET

FLOOR PLAN - BLDG TYPE E - 1BR FLAT (1)
1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

8/22/2025 6:23:57 PM

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SANTA ROSA, CA
95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT

SHEET:

A4.15

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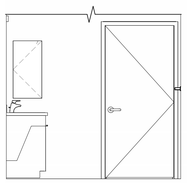
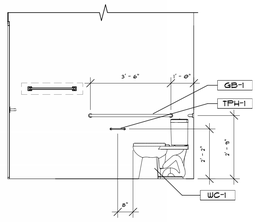
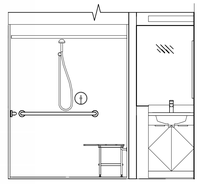
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1C	BASE CABINET, DOUBLE DOOR, MOBILITY CLEAR KNEE SPACE CASEWORK, 30" HIGH, 23" DEEP
12-1D	BASE CABINET, ADJUSTABLE SHELVES, DOUBLE1 DOOR, 30" HIGH, 23" DEEP
12-2B	BASE CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 30" HIGH, 23" DEEP
12-4B	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 39" HIGH, 12" DEEP
12-7A	UPPER CABINET, OVER RANGE HOOD, 24" HIGH , 12" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
DW-1	DISHWASHER,24" WIDE
GB-1	GRAB BARS, PROVIDE BACKING AT FRAMED WALLS AND CONCRETE ANCHORS AT CMU WALLS
RFG-1	ADA-COMPLIANT TOP REFRIGERATOR WITH TOP FREEZER, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE.
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.P.D.



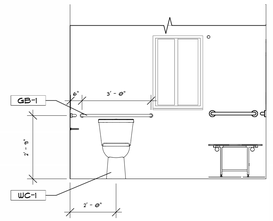
TYPE E - 1BR FLAT - ACC BATH 4 (9)
3/8" = 1'-0"



TYPE E - 1BR FLAT - ACC BATH 3 (8)
3/8" = 1'-0"

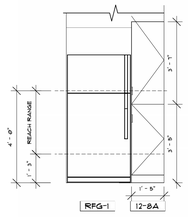


TYPE E - 1BR FLAT - ACC BATH 2 (7)
3/8" = 1'-0"

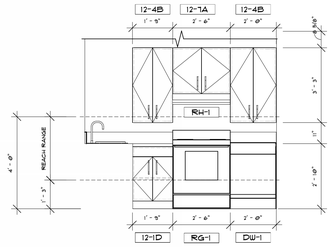


TYPE E - 1BR FLAT - ACC BATH 1 (6)
3/8" = 1'-0"

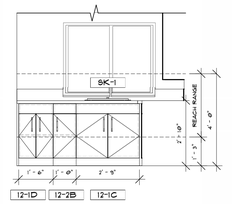
Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1C	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1D	1	1	18	23	2.9 SF	2.9 SF	5.8 SF
12-1D	1	1	21	23	3.4 SF	3.4 SF	6.7 SF
12-2B	1	1	12	23	1.9 SF	1.9 SF	3.8 SF
12-4B	1	0	21	12	1.8 SF	0.0 SF	1.8 SF
12-4B	1	0	24	12	2.0 SF	0.0 SF	2.0 SF
12-7A	0	0	30	12	0.0 SF	0.0 SF	0.0 SF
12-8A	2	2	17	24	5.7 SF	5.7 SF	11.3 SF
				TOTAL:	17.6 SF	13.8 SF	31.4 SF
				PERCENTAGE ACCESSIBLE:			56.0%



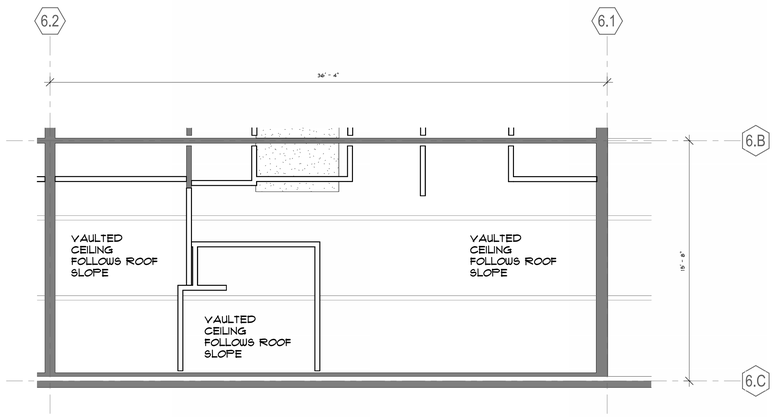
TYPE E - 1BR FLAT - ACC KITCHEN 3 (5)
3/8" = 1'-0"



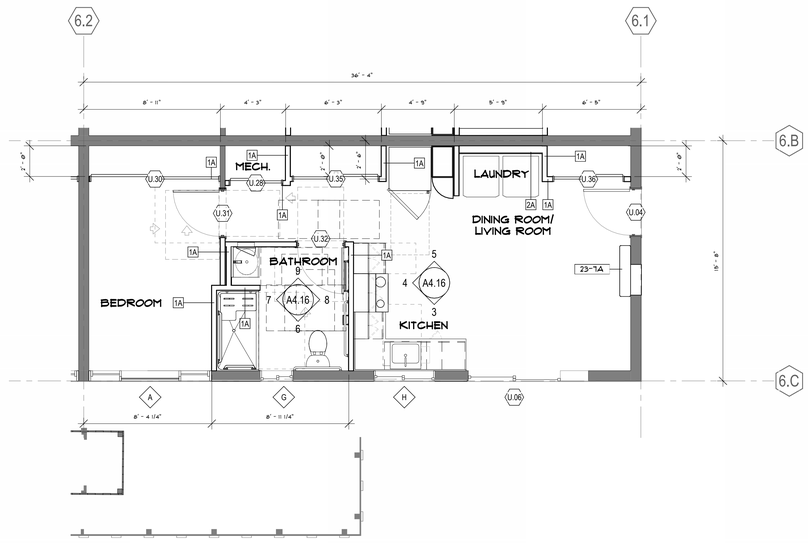
TYPE E - 1BR FLAT - ACC KITCHEN 4 (4)
3/8" = 1'-0"



TYPE E - 1BR FLAT - ACC KITCHEN 1 (3)
3/8" = 1'-0"



BLDG TYPE E - 1BR FLAT ACCESSIBLE - RCP (2)
1/4" = 1'-0"



13 UNITS (BUILDING E5, APT. 183 SHOWN)
518 SF NET

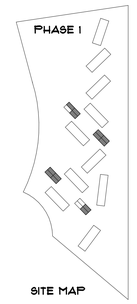
FLOOR PLAN - BLDG TYPE E - 1BR FLAT ACCESSIBLE (1)
1/4" = 1'-0"

PROPOSED ACCESSIBLE UNIT

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

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STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2027

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	MO
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT ACCESSIBLE

SHEET:

A4.16

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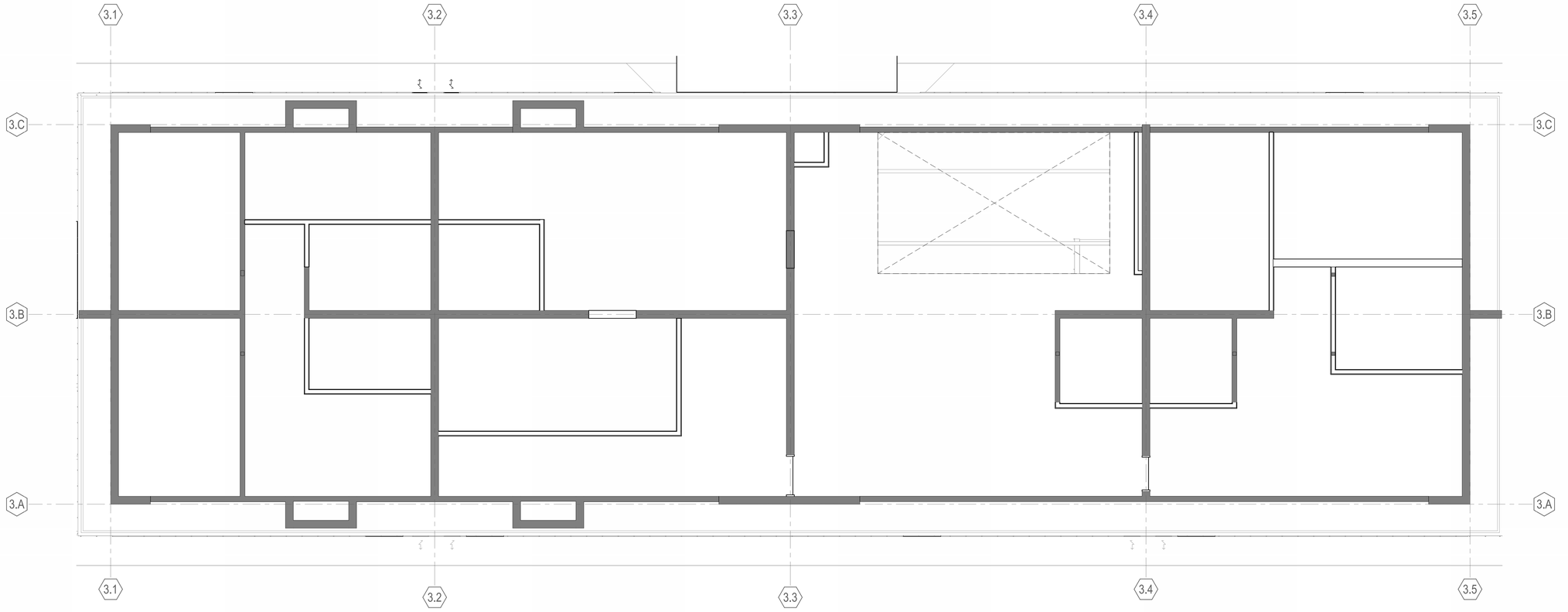
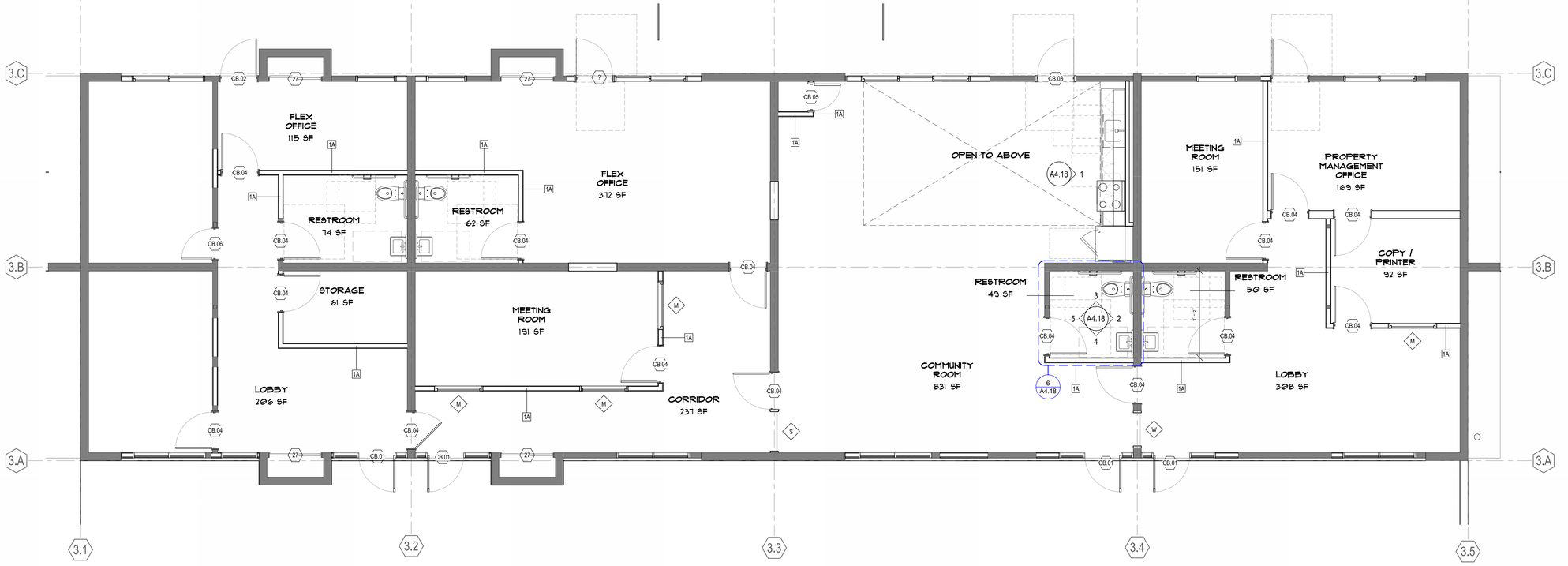
8/22/2025 6:24:04 PM



BLDG TYPE B12 - LEVEL 1 - COMMUNITY BLDG ENLARGED RCP (2)
1/4" = 1'-0"



BLDG TYPE B12 - LEVEL 1 - COMMUNITY BLDG ENLARGED PLAN (1)
1/4" = 1'-0"

COMMON BATHROOM NOTES

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.). ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
3. HOT WATER AND DRAIN PIPES UNDER THE LAVATORY SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
4. THE DEPTH OF A SINK BOWL SHALL BE NO GREATER THAN 6-1/2". ONLY ONE BOWL OF A DOUBLE- OR TRIPLE-BOWL SINK NEEDS TO MEET THIS REQUIREMENT.
5. ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 28" A.F.F.
6. PROVIDE BLOCKING FOR MIRRORS AS REQUIRED.

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION

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STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2025

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

COMMUNITY BUILDING ENLARGED PLAN & RCP

SHEET:

A4.17

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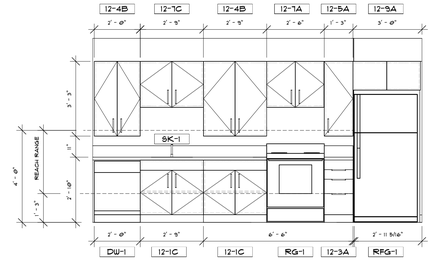
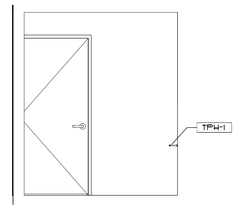
8/22/2025 6:24:09 PM

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1C	BASE CABINET, DOUBLE DOOR, MOBILITY CLEAR KNEE SPACE CASEWORK, 30" HIGH, 23" DEEP
12-3A	BASE CABINET, 3 DRAWERS, 23" DEEP
12-4B	UPPER CABINET, ADJUSTABLE SHELVES, DOUBLE DOOR, 39" HIGH, 12" DEEP
12-5A	UPPER CABINET, ADJUSTABLE SHELVES, SINGLE DOOR, 39" HIGH, 12" DEEP
12-7A	UPPER CABINET, OVER RANGE HOOD, 24" HIGH , 12" DEEP
12-7C	UPPER CABINET, OVER SINK, 24" HIGH , 12" DEEP
12-9A	UPPER BOX CABINET, NO SHELVES, 24" DEEP
BS-3	BATHROOM SINK, WALL HUNG
DW-1	DISHWASHER,24" WIDE
GB-1	GRAB BARS, PROVIDE BACKING AT FRAMED WALLS AND CONCRETE ANCHORS AT CMU WALLS
MR-1	BATHROOM MIRROR
RFG-1	ADA-COMPLIANT TOP REFRIGERATOR WITH TOP FREEZER, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	WATER CLOSET, S.F.D.

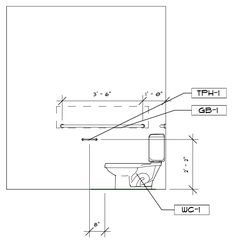
Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1C	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1C	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-3A	2	1	15	23	4.8 SF	2.4 SF	7.2 SF
12-4B	1	0	24	12	2.0 SF	0.0 SF	2.0 SF
12-4B	1	0	33	12	2.8 SF	0.0 SF	2.8 SF
12-5A	1	0	15	12	1.3 SF	0.0 SF	1.3 SF
12-7A	0	1	30	12	0.0 SF	2.5 SF	2.5 SF
12-7C	0	1	33	12	0.0 SF	2.8 SF	2.8 SF
12-9A	0	0	15	23	0.0 SF	0.0 SF	0.0 SF
				TOTAL:	10.8 SF	7.6 SF	18.4 SF
				PERCENTAGE ACCESSIBLE:			58.5%



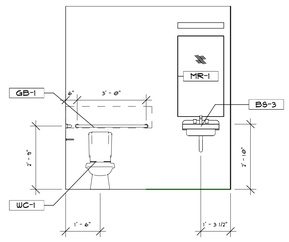
COMMUNITY ROOM KITCHEN (1)
3/8" = 1'-0"



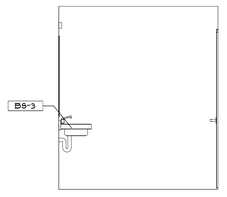
COMMUNITY ROOM BATH 4 (5)
3/8" = 1'-0"



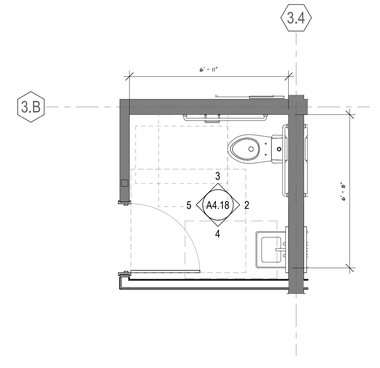
COMMUNITY ROOM BATH 3 (3)
3/8" = 1'-0"



COMMUNITY ROOM BATH 2 (2)
3/8" = 1'-0"



COMMUNITY ROOM BATH 1 (4)
3/8" = 1'-0"



COMMUNITY ROOM - ENLARGED RESTROOM PLANS (6)
3/8" = 1'-0"

8/22/2025 6:24:13 PM

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STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/20/2027

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	3/8" = 1'-0"

TITLE:
COMMUNITY BUILDING - INTERIOR ELEVATIONS

SHEET:
A4.18

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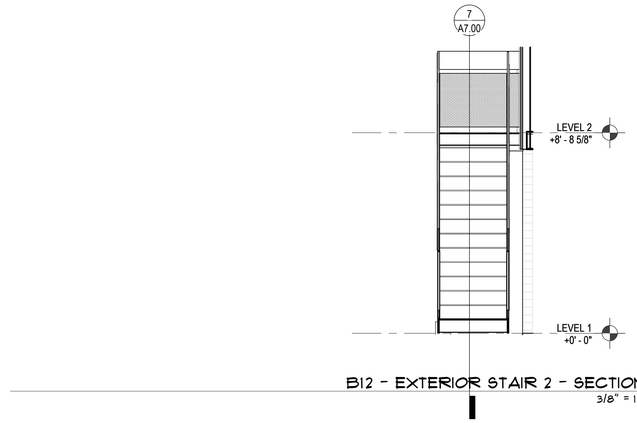
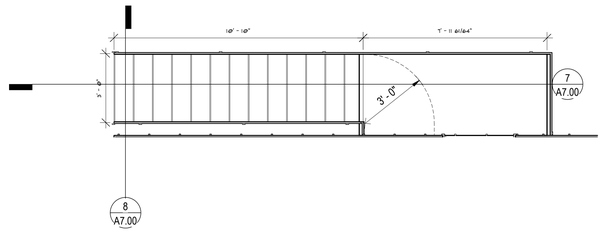
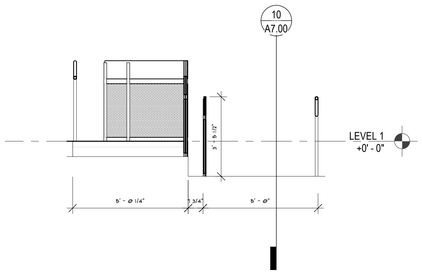


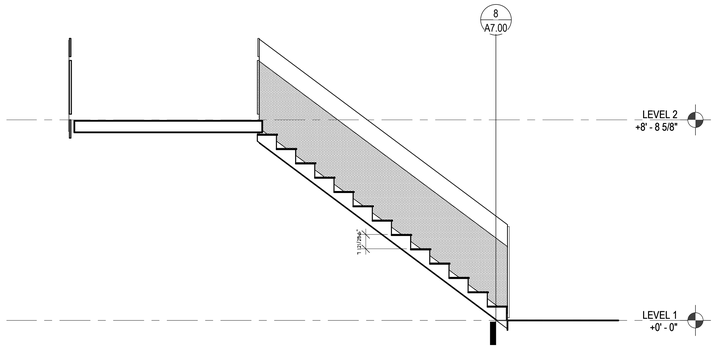
B12 - EXTERIOR STAIR 2 - SECTION 2 (8)
3/8" = 1'-0"



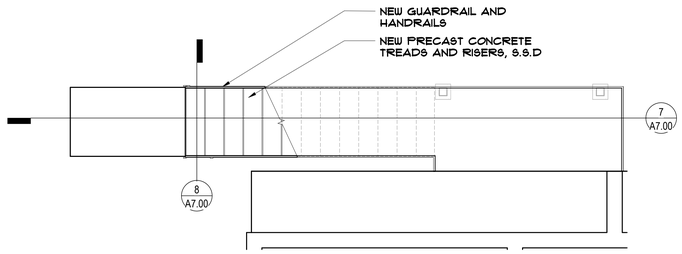
B12 - EXTERIOR STAIR - LEVEL 2 (4)
3/8" = 1'-0"



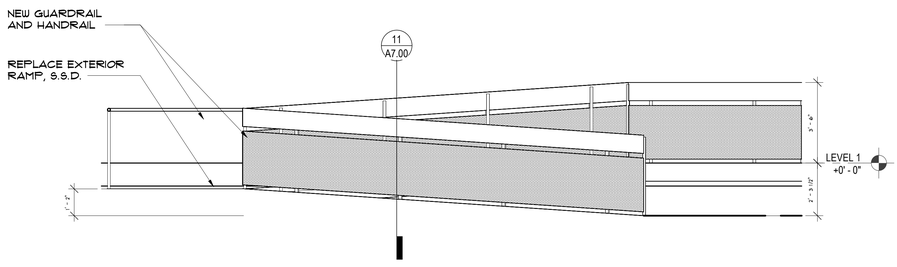
B12 - EXTERIOR RAMP - SECTION 2 (11)
3/8" = 1'-0"



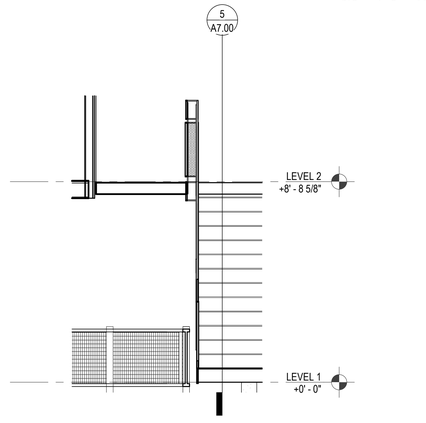
B12 - EXTERIOR STAIR 2 - SECTION 1 (7)
3/8" = 1'-0"



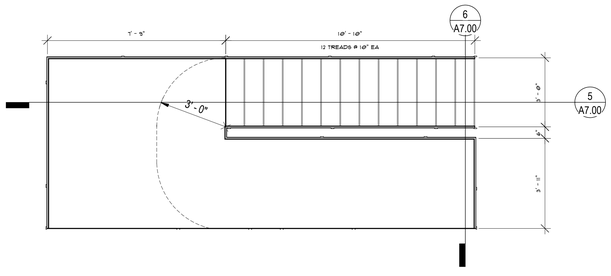
B12 - EXTERIOR STAIR 2 - LEVEL 1 (3)
3/8" = 1'-0"



B12 - EXTERIOR RAMP - SECTION 1 (10)
3/8" = 1'-0"

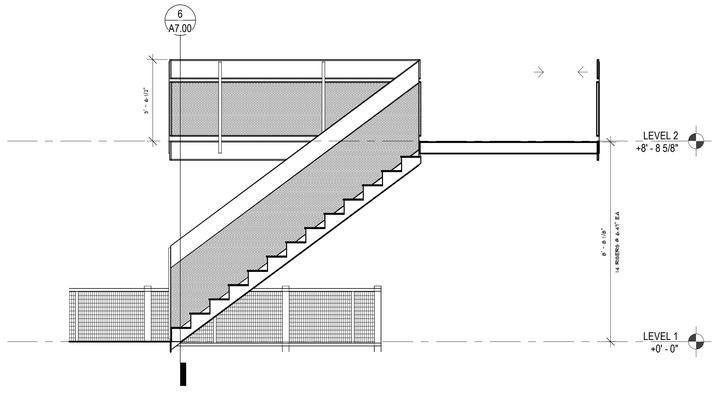


B12 -EXTERIOR STAIR 1 - SECTION 2 (6)
3/8" = 1'-0"

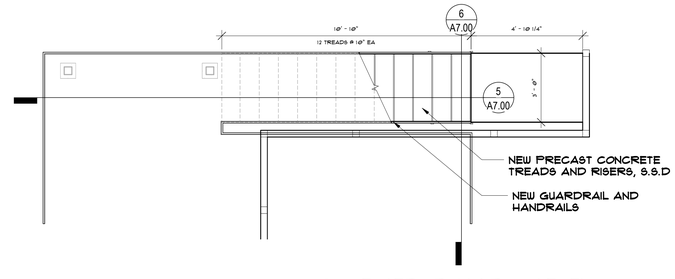


B12- EXTERIOR STAIR 1 - LEVEL 2 (2)
3/8" = 1'-0"

B12 - EXTERIOR RAMP (9)
3/8" = 1'-0"



B12 - EXTERIOR STAIR - SECTION 1 (5)
3/8" = 1'-0"



B12- EXTERIOR STAIR 1 - LEVEL 1 (1)
3/8" = 1'-0"

8/22/2025 6:24:18 PM

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105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	3/8" = 1'-0"

TITLE:

EXTERIOR STAIRS (BUILDING TYPE 12) - PLANS AND SECTIONS

SHEET:

A7.00

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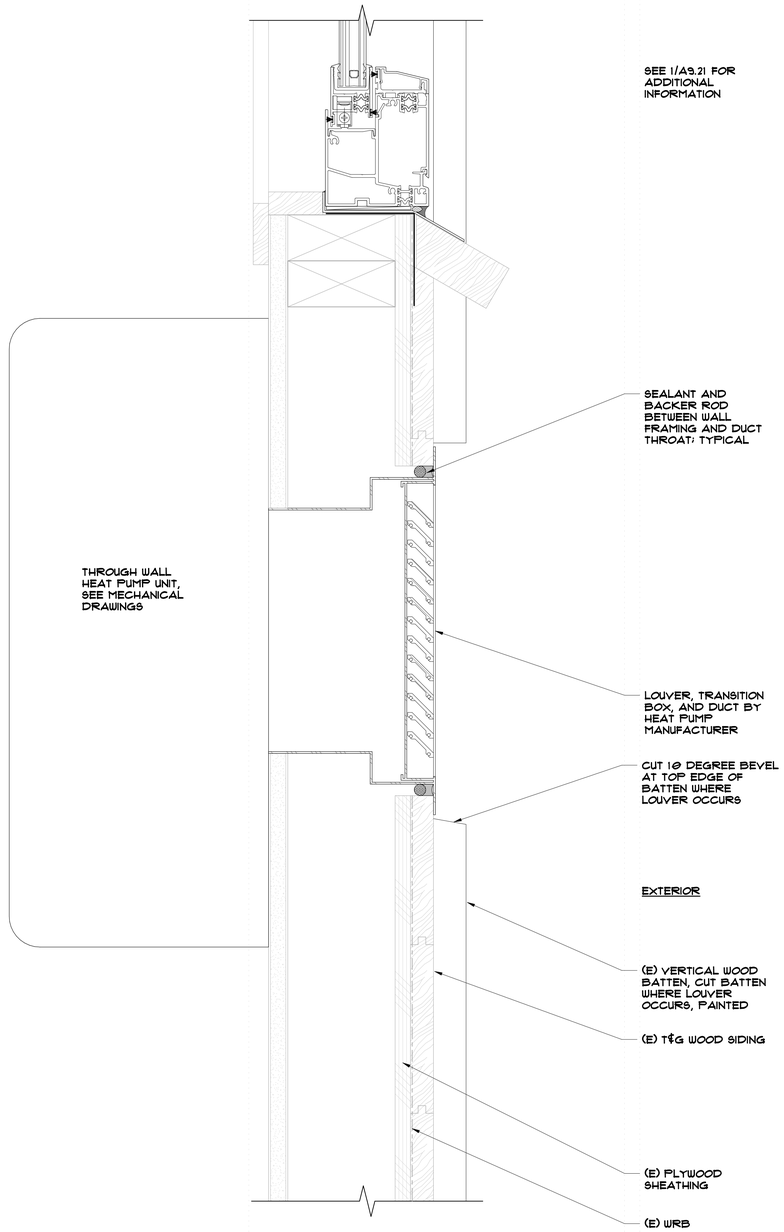
NOTES:
REMOVE (E) SIDING AND VERTICAL BATTENS AS NECESSARY TO INSTALL LOUVER FOR HEAT PUMP UNIT.

REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY.

ALL DISIMILAR METALS ARE TO BE PROPERLY SEPARATED/COATED/PROTECTED AGAINST GALVANIC REACTION



HEAT PUMP LOUVER AT EXISTING WALL 1
6" = 1'-0"

8/22/2025 6:24:18 PM

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LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	6" = 1'-0"

TITLE:
EXTERIOR DETAILS

SHEET:
A8.40

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STAMP:



ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	3" = 1'-0"

TITLE:

ROOF DETAILS

SHEET:

A8.70

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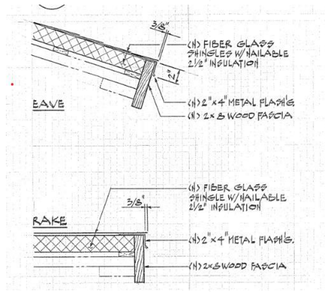
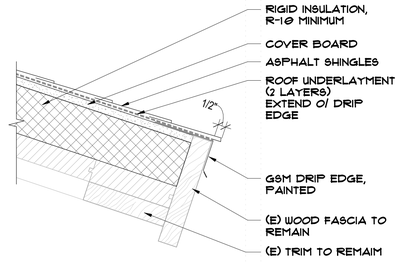
REFERENCE PHOTO
NOT TO SCALE



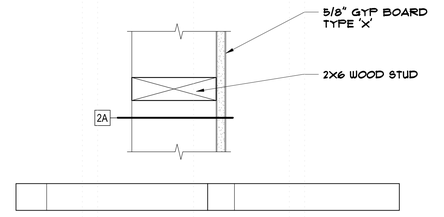
1985 REFERENCE DETAIL
NOT TO SCALE

NOTE:
REPAIR ALL DAMAGED EXISTING WOOD TRIMS/FASCIA BOARDS, PREPARE ALL SURFACES FOR NEW PAINT. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN

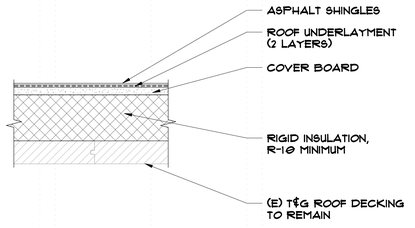


ROOF EAVE BUILDINGS B, C, &E (1)
3" = 1'-0"

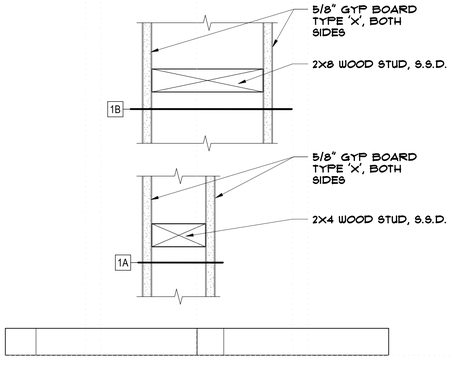
8/22/2025 6:24:19 PM



INT WOOD STUD FURRING WALL 2
3" = 1'-0"



TYPICAL ROOF ASSEMBLY A
3" = 1'-0"



INTERIOR WOOD STUDD INFILL WALL 1
3" = 1'-0"

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NO. C36309
RENEWAL DATE
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ISSUANCE SCHEDULE

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50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	3" = 1'-0"

TITLE:

WALL AND ROOF ASSEMBLIES

SHEET:

A9.01

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8/22/2025 6:24:20 PM

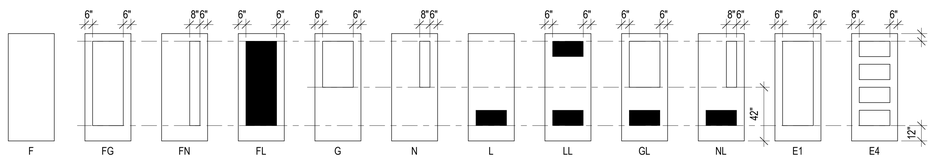
UNIT DOOR SCHEDULE - PHASE 1 (EXISTING TO BE REPLACED)

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OITC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
U.01	UNIT ENTRY	3' - 3"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	□VARIES□					45 MIN.	
U.02	UNIT ENTRY	2' - 9"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.03	UNIT ENTRY	3' - 4"	6' - 8"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.04	UNIT ENTRY	□VARIES□	6' - 8"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.05	UNIT ENTRY	3' - 1"	6' - 8"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.06	PATIO DOOR																										
INTERIOR																											
U.10	CLOSET	3' - 0"	7' - 0"	F	HM	PTD	1	1	STL	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.11	BEDROOM	2' - 6"	6' - 8"	F				1																	B		
U.12	BATHROOM	2' - 4"	6' - 8"	F				1																	B		
U.13	LINEN CLOSET	2' - 4"	6' - 0"	F				1																	B		
U.14	CLOSET	4' - 5"	6' - 8 1/2"	B				2																	D		
U.15	CLOSET	8' - 5"	8' - 0"	FL	SC/L	PTD	3	2	WD	PTD					0' - 0"	0' - 0"										---	
U.18	BATHROOM	2' - 6"	7' - 0"	F				1																	B		
U.19	MECHANICAL	3' - 4"	5' - 2"																								
U.20	CLOSET	6' - 8 1/2"	6' - 0"	B				2																	D		
U.21	CLOSET	4' - 0"	6' - 8"	B				2																	D		
U.23	CLOSET	3' - 10 1/2"	6' - 8 1/2"	B				2																	D		
U.24	CLOSET	4' - 10 1/2"	6' - 8 1/2"	B				2																	D		
U.25	BATHROOM	2' - 6"	6' - 8"	FG	SC/G	PTD	1	1	WD	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
U.26	BEDROOM	2' - 6"	6' - 8"	FG	HC	PTD	1	1	WD	PTD	-				0' - 0"	0' - 0"				●	●					45 MIN.	
U.27	CLOSET	1' - 8"	6' - 8"	FG	SC/G	PTD	1	1	WD	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
U.30	CLOSET	8' - 6"	6' - 8 1/2"	B				2																	D		
U.31	BEDROOM	3' - 0"	6' - 10"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●						---	
U.33	BEDROOM	3' - 5"	6' - 10"	F	HC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●						□VARIES□	
U.35	CLOSET	5' - 8"	7' - 1 1/2"	B				2																	D		
U.47	CLOSET	2' - 6"	6' - 8"	FG	SC	PTD	1	1	WD	PTD	-				0' - 0"	0' - 0"				●	●					45 MIN.	

UNIT DOOR SCHEDULE - PHASE 1 (NEW)

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OITC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
U.01	UNIT ENTRY	3' - 3"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	□VARIES□					45 MIN.	
U.02	UNIT ENTRY	2' - 9"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.03	UNIT ENTRY	□VARIES□	□VARIES□	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	□VARIES□					45 MIN.	
U.04	UNIT ENTRY	3' -02"	6' - 8"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.05	UNIT ENTRY	3' - 1"	6' - 8"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
U.06	PATIO DOOR																										
INTERIOR																											
U.11	BEDROOM	2' - 6"	6' - 8"	F				1																	B		
U.16	CLOSET	4' - 6 1/2"	7' - 0 1/2"	B				2																	D		
U.21	CLOSET	4' - 0"	6' - 8"	B				2																	D		
U.23	CLOSET	3' - 10 1/2"	6' - 8 1/2"	B				2																	D		
U.24	CLOSET	4' - 10 1/2"	6' - 8 1/2"	B				2																	D		
U.26	BEDROOM	2' - 6"	6' - 8"	FG	HC	PTD	1	1	WD	PTD	-				0' - 0"	0' - 0"				●	●					45 MIN.	
U.27	CLOSET	1' - 8"	6' - 8"	FG	SC/G	PTD	1	1	WD	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
U.28	CLOSET	3' - 6"	7' - 0 1/2"	B				2																	D		
U.29	CLOSET	1' - 6"	6' - 8"	F	SC	PTD	1	1	WD	PTD	-				0' - 0"	0' - 0"				●						45 MIN.	
U.30	CLOSET	8' - 6"	6' - 8 1/2"	B				2																	D		
U.31	BEDROOM	3' - 0"	6' - 10"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●						---	
U.32	BATHROOM	3' -A0"	6' - 10"	F	HC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●						□VARIES□	
U.33	BEDROOM	3' - 5"	6' - 10"	F	HC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●						□VARIES□	
U.34	CLOSET	2' - 4"	6' - 8"	FG	SC/G	PTD	1	1	WD	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
U.35	CLOSET	5' - 8"	7' - 1 1/2"	B				2																	D		
U.36	CLOSET	4' - 8"	7' - 1 1/2"	B				2																	D		
U.45	CLOSET	3' - 0"	6' - 8"	B				2																	D		

DOOR LEAF TYPES



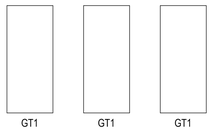
F - FLUSH
FG - FULL GLASS
FN - FULL NARROW LIGHT

FL - FULL LOUVERED
G - HALF GLASS
N - NARROW LIGHT

L - LOUVERED (TOP OR BOTTOM)
LL - LOUVERED (TOP AND BOTTOM)
GL - HALF GLASS AND LOUVERED

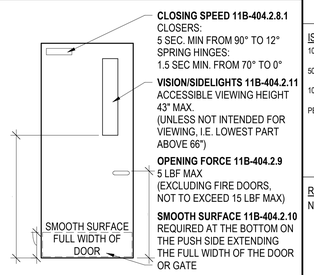
NL - NARROW LIGHT AND LOUVERED
E1 - 1 PANEL LEAF
E4 - 4 PANEL LEAF

GATE LEAF TYPES



GT1 - GATE 1
GT2 - GATE 2
GT3 - GATE 3

BASIC ACCESSIBILITY ELEVATION



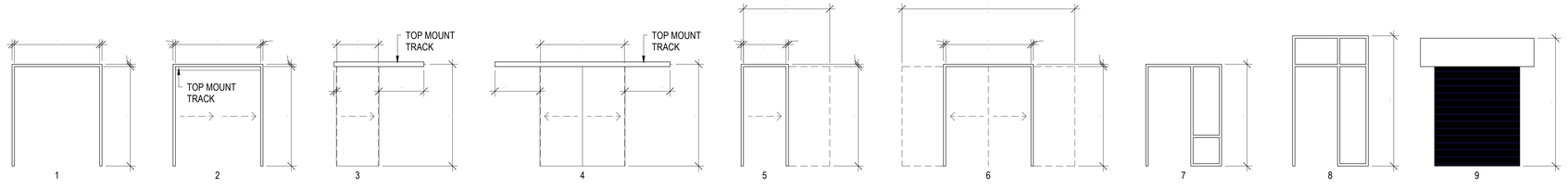
CLOSING SPEED 11B-404.2.8.1
CLOSERS:
5 SEC. MIN FROM 90° TO 12°
SPRING HINGES:
1.5 SEC MIN. FROM 70° TO 0°

VISION/SIDELIGHTS 11B-404.2.11
ACCESSIBLE VIEWING HEIGHT
43" MAX.
(UNLESS NOT INTENDED FOR VIEWING, I.E. LOWEST PART ABOVE 66")

OPENING FORCE 11B-404.2.9
5 LBF MAX
(EXCLUDING FIRE DOORS, NOT TO EXCEED 15 LBF MAX)

SMOOTH SURFACE 11B-404.2.10
REQUIRED AT THE BOTTOM ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE

FRAME TYPES



1 - SINGLE OR PAIR
2 - DOUBLE OR TRIPPLE BYPASS
3 - SINGLE BARN

4 - DOUBLE BARN
5 - SINGLE POCKET
6 - DOUBLE POCKET

7 - FRAME WITH SIDELIGHT
8 - STOREFRONT
9 - OVERHEAD COILING

DOOR MATERIAL & FINISH KEY

MATERIALS

AL	ALUMINUM
AL/G	ALUMINUM / TEMPERED GLASS
FBG	FIBERGLASS
FBG/G	FIBERGLASS / TEMPERED GLASS
HC	HOLLOW CORE WOOD
HC/L	HOLLOW CORE WOOD / LOUVER
HC/G	HOLLOW CORE WOOD / TEMPERED GLASS
HM	HOLLOW METAL
HM/L	HOLLOW METAL / LOUVER
HM/G	HOLLOW METAL / TEMPERED GLASS
SC	SOLID CORE WOOD OR COMPOSITE
SC/L	SOLID CORE WOOD OR COMPOSITE / LOUVER
SC/G	SOLID CORE WOOD OR COMPOSITE / TEMPERED GLASS
STL	STEEL
WD	WOOD
VNL	VINYL

FINISHES

MFR	MANUFACTURER'S FINISH
FF	FACTORY FINISH, SEE FINISH SCHEDULE
PTD	PAINTED
FF/CLR	FACTORY FINISHED, CLEAR ANODIZED
FF/DB	FACTORY FINISHED, DARK BRONZE

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STAMP:



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100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated
TITLE:	UNIT DOOR SCHEDULE

SHEET:

A9.16

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8/22/2025 6:24:31 PM

COMMON AREA DOOR SCHEDULE - PHASE 1(NEW)

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OITC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
CB.01	COMMUNITY BUILDING ENTRY	3' - 0"		FG	AL/G	FF/DB	1	B	AL	FF/DB	T									●	●					---	
CB.02	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
CB.03	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0 1/2"	FG	HM/G	PTD	1	1	STL	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
INTERIOR																											
CB.04	COMMUNITY BUILDING	3' - 0"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
CB.05	COMMUNITY BUILDING	2' - 2"	6' - 10"	F			1	1																	B		
CB.06	COMMUNITY BUILDING	2' - 6"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	

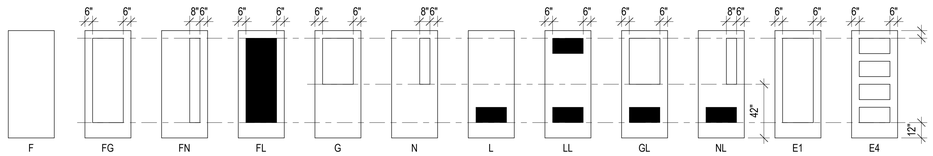
COMMON AREA DOOR SCHEDULE - PHASE 1(EXISTING TO BE REPLACED)

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OITC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
CB.02	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
CB.03	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0 1/2"	FG	HM/G	PTD	1	1	STL	PTD	T				0' - 0"	0' - 0"				●	●					45 MIN.	
INTERIOR																											
CB.04	COMMUNITY BUILDING	3' - 0"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
CB.06	COMMUNITY BUILDING	2' - 6"	7' - 0"	F	SC	PTD	1	1	WD	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	

SITE DOORS (EXISTING TO BE REPLACED)

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OITC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
33	METER SHED	3' - 5"	7' - 2"	F	HM	PTD	1	1	STL	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	
34	METER SHED	6' - 4"	7' - 2"	F	HM	PTD	2	1	STL	PTD					0' - 0"	0' - 0"				●	●					45 MIN.	

DOOR LEAF TYPES



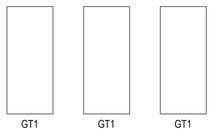
F - FLUSH
FG - FULL GLASS
FN - FULL NARROW LIGHT

FL - FULL LOUVERED
G - HALF GLASS
N - NARROW LIGHT

L - LOUVERED (TOP OR BOTTOM)
LL - LOUVERED (TOP AND BOTTOM)
GL - HALF GLASS AND LOUVERED

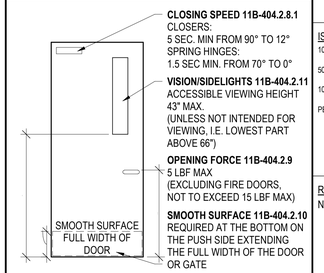
NL - NARROW LIGHT AND LOUVERED
E1 - 1 PANEL LEAF
E4 - 4 PANEL LEAF

GATE LEAF TYPES



GT1 - GATE 1
GT2 - GATE 2
GT3 - GATE 3

BASIC ACCESSIBILITY ELEVATION



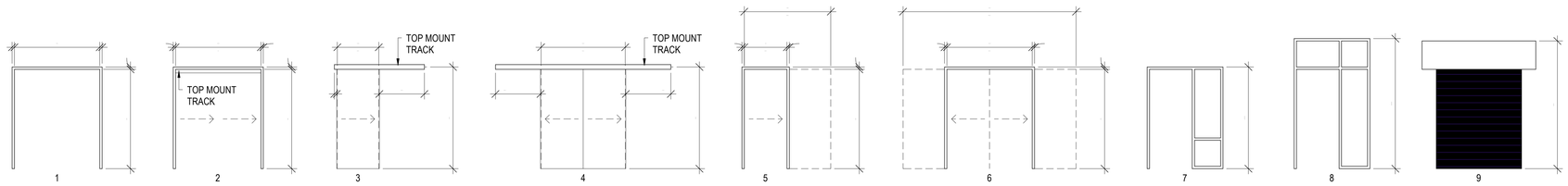
CLOSING SPEED 11B-404.2.8.1
CLOSERS:
5 SEC. MIN FROM 90° TO 12°
SPRING HINGES:
1.5 SEC MIN. FROM 70° TO 0°

VISION/SIDELIGHTS 11B-404.2.11
ACCESSIBLE VIEWING HEIGHT
43" MAX.
(UNLESS NOT INTENDED FOR VIEWING, I.E. LOWEST PART ABOVE 66")

OPENING FORCE 11B-404.2.9
5 LBF MAX.
(EXCLUDING FIRE DOORS, NOT TO EXCEED 15 LBF MAX)

SMOOTH SURFACE 11B-404.2.10
REQUIRED AT THE BOTTOM ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE

FRAME TYPES



1 - SINGLE OR PAIR
2 - DOUBLE OR TRIPPLE BYPASS
3 - SINGLE BARN

4 - DOUBLE BARN
5 - SINGLE POCKET
6 - DOUBLE POCKET

7 - FRAME WITH SIDELIGHT
8 - STOREFRONT
9 - OVERHEAD COILING

DOOR MATERIAL & FINISH KEY

MATERIALS

AL	ALUMINUM
AL/G	ALUMINUM / TEMPERED GLASS
FBG	FIBERGLASS
FBG/G	FIBERGLASS / TEMPERED GLASS
HC	HOLLOW CORE WOOD
HC/L	HOLLOW CORE WOOD / LOUVER
HC/G	HOLLOW CORE WOOD / TEMPERED GLASS
HM	HOLLOW METAL
HM/L	HOLLOW METAL / LOUVER
HM/G	HOLLOW METAL / TEMPERED GLASS
SC	SOLID CORE WOOD OR COMPOSITE
SC/L	SOLID CORE WOOD OR COMPOSITE / LOUVER
SC/G	SOLID CORE WOOD OR COMPOSITE / TEMPERED GLASS
STL	STEEL
WD	WOOD
VNL	VINYL

FINISHES

MFR	MANUFACTURER'S FINISH
FF	FACTORY FINISH, SEE FINISH SCHEDULE
PTD	PAINTED
FF/CLR	FACTORY FINISHED, CLEAR ANODIZED
FF/DB	FACTORY FINISHED, DARK BRONZE

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STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/31/2027

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

COMMON AREAS DOOR SCHEDULE

SHEET:

A9.17

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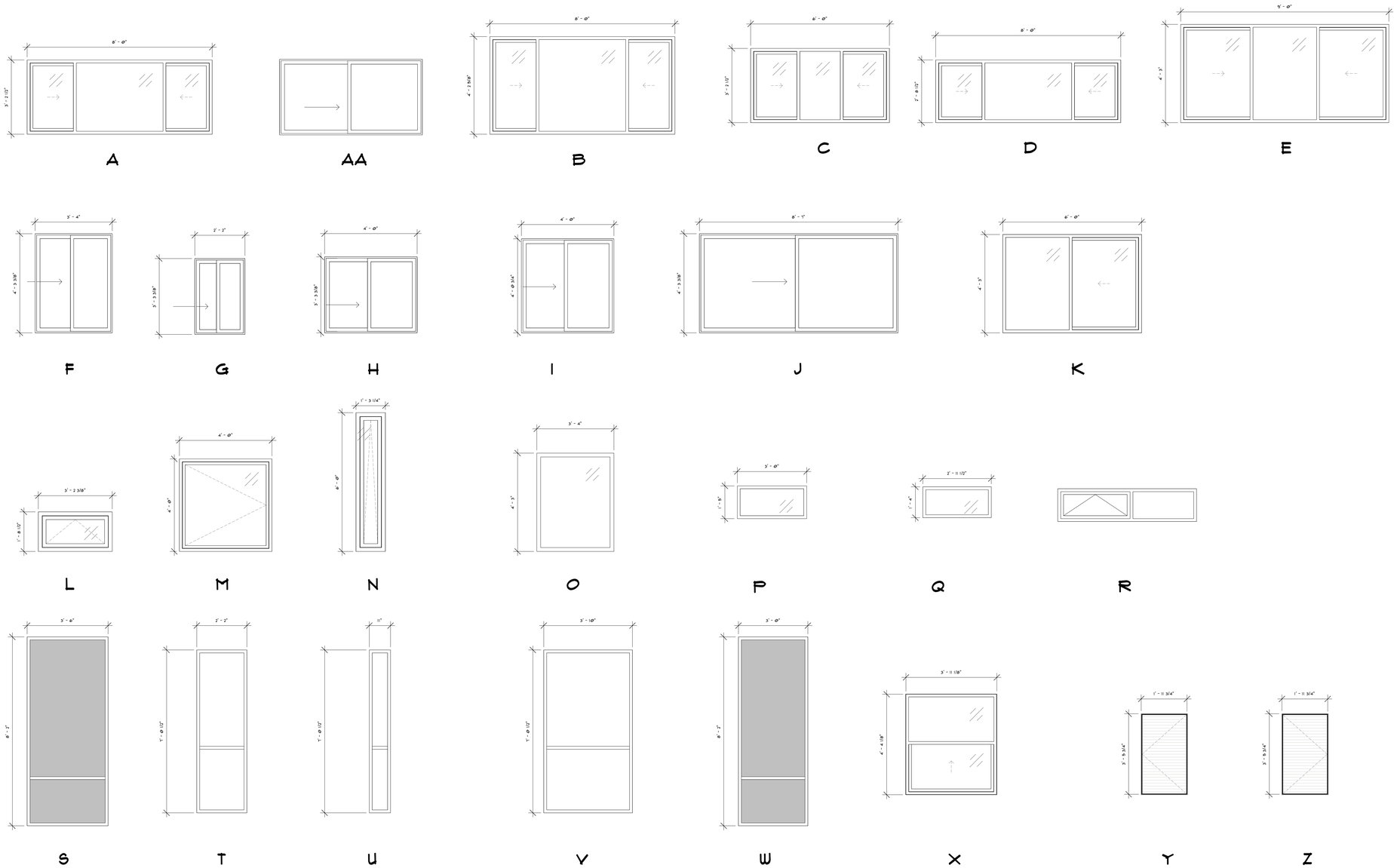
WINDOW SCHEDULE

TYPE MARK	COUNT	HEIGHT	WIDTH	GLAZED AREA	□OPERABLE AREA	□SOUND RATING - OITC	□SOUND RATING - STC
A	160	3' - 2 1/2"	8' - 0"	25.67 SF	12.83 SF		
AA	4	3' - 2 1/2"	6' - 2"				
B	68	4' - 2 5/8"	8' - 0"	33.75 SF	16.88 SF		
C	68	3' - 2 1/2"	6' - 0"	19.25 SF	12.83 SF		
D	2	2' - 8 1/2"	8' - 0"	21.67 SF	10.83 SF		
E	1	4' - 3"	9' - 0"	38.25 SF	25.50 SF		
F	64	4' - 2 5/8"	3' - 4"				
G	20	3' - 2 5/8"	2' - 2"				
H	28	3' - 2 5/8"	4' - 0"				
I	2	4' - 0"	4' - 0"				
J	4	4' - 2 5/8"	8' - 7"				
K	3	4' - 3"	6' - 0"	25.50 SF	12.75 SF		
L	72	1' - 8 1/2"	3' - 2 3/8"	5.46 SF	5.46 SF		
M	4	4' - 0"	4' - 0"	16.00 SF	16.00 SF		
N	2	6' - 0"	1' - 3 1/4"	7.63 SF	7.63 SF		
O	3	4' - 3"	3' - 4"	14.17 SF	0.00 SF		
P	1	1' - 5"	3' - 0"	4.25 SF	0.00 SF		
Q	1	1' - 4"	2' - 11 1/2"	3.34 SF	0.00 SF		
R	2	1' - 5"	6' - 0"				
S	1	8' - 2"	3' - 6"				
T	2	7' - 0 1/2"	2' - 2"				
U	4	7' - 0 1/2"	0' - 11"				
V	2	7' - 0 1/2"	3' - 10"				
W	1	8' - 2"	3' - 0"				
X	10	4' - 4 1/4"	3' - 11 1/4"	17.14 SF	8.57 SF		
Y	5	3' - 6"	2' - 0"	7.00 SF	7.00 SF		
Z	5	3' - 6"	2' - 0"	7.00 SF	7.00 SF		

WINDOW LEGEND



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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	1/2" = 1'-0"

TITLE:
WINDOW SCHEDULE

SHEET:
A9.18

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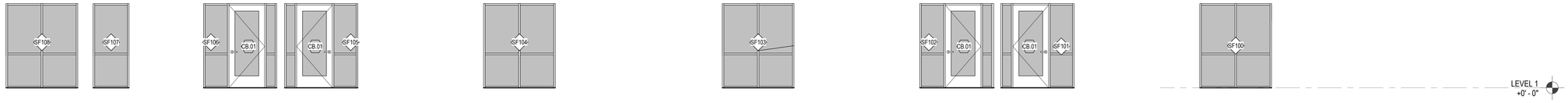
STOREFRONT SCHEDULE							
MARK	LOCATION	LENGTH	UNCONNECTED HEIGHT	STOREFRONT FINISH	DETAILS - HEAD	DETAILS - JAMB	DETAILS - SILL
SF100	LOBBY	6' - 0"	7' - 0 1/2"				
SF101	LOBBY	6' - 1 1/2"	7' - 0 1/2"				
SF102	COMMUNITY ROOM	6' - 1 1/2"	7' - 0 1/2"				
SF103	COMMUNITY ROOM	6' - 0"	7' - 0 1/2"				
SF104	CORRIDOR	6' - 0"	7' - 0 1/2"				
SF105	CORRIDOR	6' - 1 1/2"	7' - 0 1/2"				
SF106	LOBBY	6' - 1 1/2"	7' - 0 1/2"				
SF107	LOBBY	3' - 0"	7' - 0 1/2"				
SF108	RESIDENTS SERVICES OFFICE	6' - 0"	7' - 0 1/2"				

EXTERIOR STOREFRONTS - BUILDING B12



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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
08/20/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	8/21/2025
SCALE:	1/4" = 1'-0"

TITLE:

STOREFRONT SCHEDULE

SHEET:

A9.19

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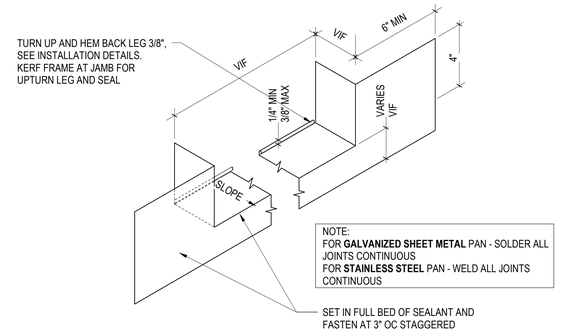
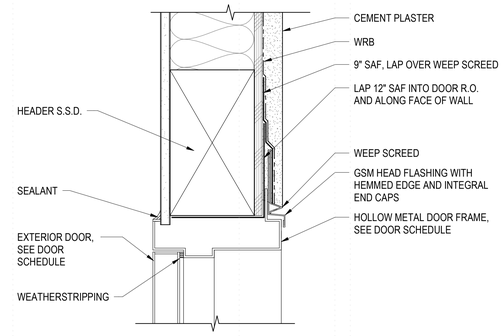
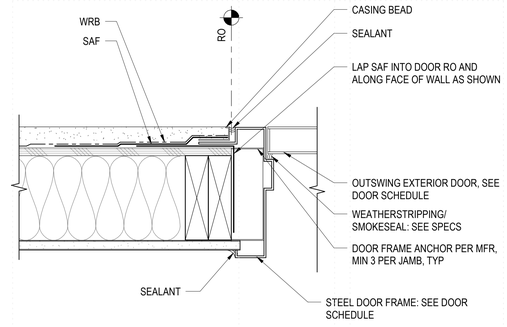


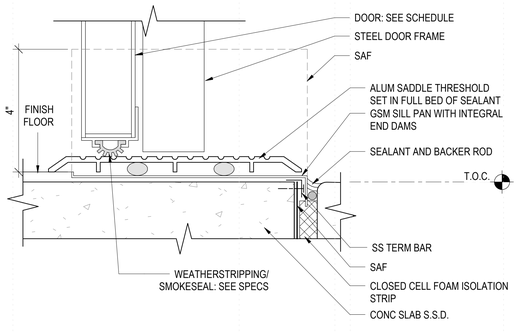
TYPICAL DOOR SILL PAN 7
3" = 1'-0"



EXTERIOR DOOR HEAD AT CEMENT PLASTER 3
3" = 1'-0"



EXTERIOR DOOR JAMB AT CEMENT PLASTER 2
3" = 1'-0"



DOOR THRESHOLD AT EXTERIOR GRADE 1
6" = 1'-0"

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/31/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	CA / RD
CHECKED BY:	GS / CC
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

DOOR DETAILS - EXTERIOR

SHEET:

A9.20

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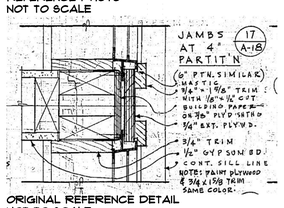
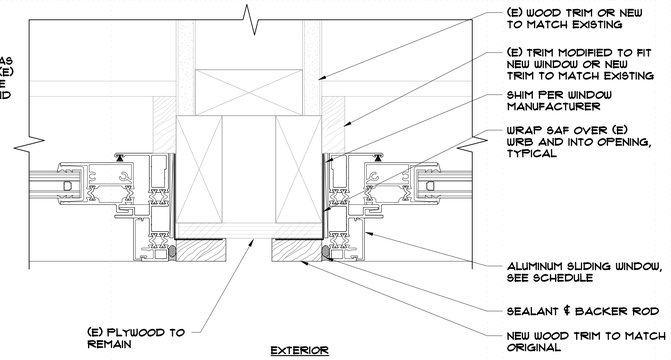
REFERENCE PHOTO
NOT TO SCALE



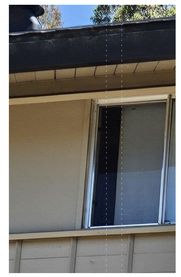
ORIGINAL REFERENCE DETAIL
NOT TO SCALE

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY DAMAGED SIDING AND TRIM AS NECESSARY



WINDOW JAMB AT INTERIOR PARTITION 7

6" = 1'-0"



REFERENCE PHOTO
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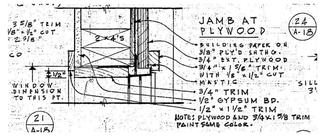
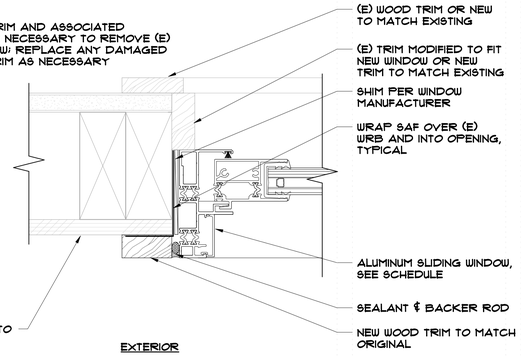


ORIGINAL REFERENCE DETAIL
NOT TO SCALE

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY DAMAGED SIDING AND TRIM AS NECESSARY



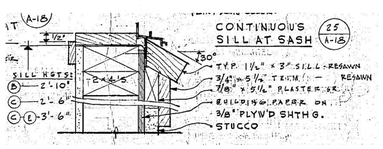
WINDOW JAMB AT PLYWOOD 6

6" = 1'-0"

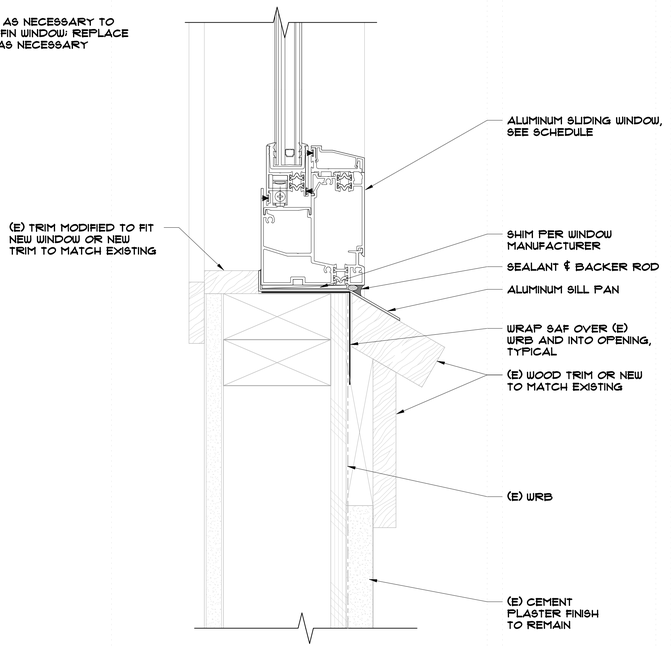
NOTE:
REMOVE (E) TRIM AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY WOOD TRIM AS NECESSARY



REFERENCE PHOTO
NOT TO SCALE



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

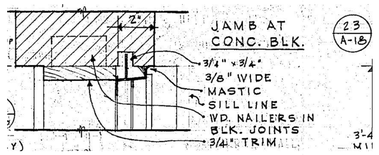


GROUND FLOOR WINDOW SILL AT CEMENT PLASTER 5

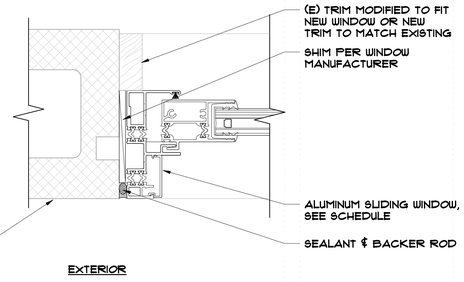
6" = 1'-0"



REFERENCE PHOTO
NOT TO SCALE



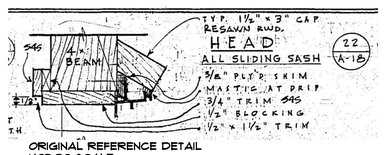
ORIGINAL REFERENCE DETAIL
NOT TO SCALE



WINDOW JAMB AT CMU WALL 4

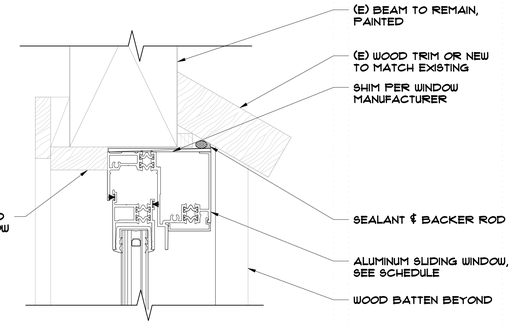
6" = 1'-0"

NOTE:
REMOVE (E) SIDING AND VERTICAL BATTENS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

(E) TRIM MODIFIED TO FIT NEW WINDOW OR NEW TRIM TO MATCH EXISTING



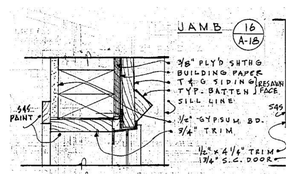
WINDOW HEAD AT WOOD SIDING 3

6" = 1'-0"

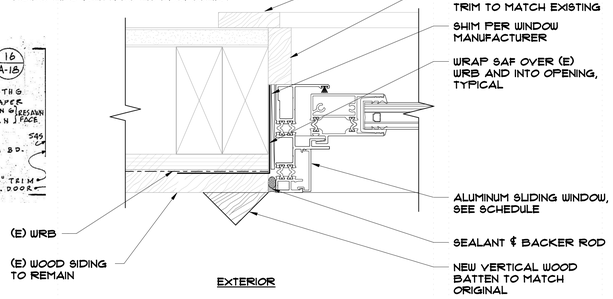
NOTE:
REMOVE (E) SIDING AND VERTICAL BATTENS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY



REFERENCE PHOTO
NOT TO SCALE



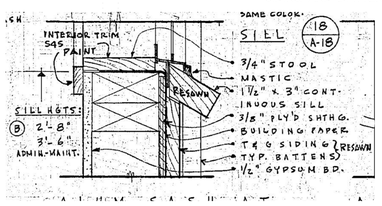
ORIGINAL REFERENCE DETAIL
NOT TO SCALE



WINDOW JAMB AT WOOD SIDING 2

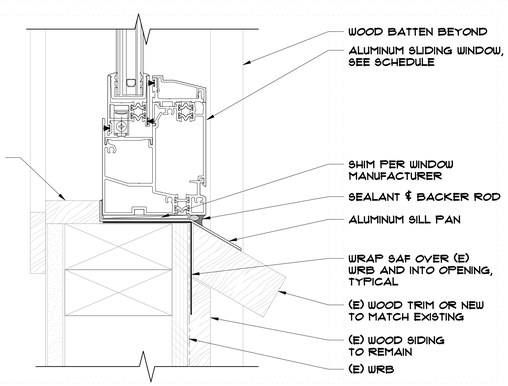
6" = 1'-0"

NOTE:
REMOVE (E) SIDING AND VERTICAL BATTENS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW; REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

(E) TRIM MODIFIED TO FIT NEW WINDOW OR NEW TRIM TO MATCH EXISTING



WINDOW SILL AT WOOD SIDING 1

6" = 1'-0"

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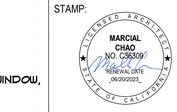
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:



ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025
PERMIT SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
2	Revision 2	Date 2

JOB NUMBER:	2403
DRAWN BY:	JT
CHECKED BY:	JT/PW
ISSUE DATE:	8/21/2025
SCALE:	6" = 1'-0"
TITLE:	WINDOW DETAILS

SHEET:

A9.21

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8/22/2025 6:24:43 PM

STRUCTURAL ABBREVIATIONS

A	
A.B.	ANCHOR BOLT
AC.	ALASKA CEDAR (WOOD)
ABT	ABOUT
ABV	ABOVE
ADD'L	ADDITIONAL
ADJ.	ADJACENT
ALT.	ALTERNATE
AMP.	AMPLITUDE
AGGR.	AGGREGATE
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URE)(URAL)
B	
BD	BOARD
BF	BRACED FRAME
B.F.	BOUNDARY FASTENER
B.L.	BOTTOM LOWER
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAIL(ING)
BOT.	BOTTOM
B.O.	BOTTOM OF
B.O.C.	BOTTOM OF CONCRETE
B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEEL
BRG	BEARING
B.S.	BOTH SIDES
BSMT	BASEMENT
B.U.	BOTTOM UPPER
BTWN	BETWEEN
C	
C	CHANNEL (STEEL SHAPE)
CFS	COLD-FORMED STEEL
CIDH	CAST-IN-DRILLED HOLE
C.I.P.	CAST-IN-PLACE
C.J.	CONSTRUCTION JOINT
C.J.P.	COMPLETE JOINT PENETRATION (GROOVE WELD)
CLG	CEILING
CLR	CLEAR, CLEARANCE
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COLL.	COLLECTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCT(ING)(ION)
CONT.	CONTINUOUS
CONTR.	CONTRACT(OR)
CRVD.	CURVED
C.P.	COMPLETE PENETRATION (WELD)
CST.	CONSTRUCTION
CTR	CENTER, CENTRAL
CTSK	COUNTERSINK
CWT	COUNTERWEIGHT
CVN	CHARPY V-NOTCH
D	
d	PENNY WEIGHT (NAIL)
D2L	NELSON WELDED REBAR
D.B.A.	DEFORMED BAR ANCHOR
DBL.	DOUBLE
DEMO.	DEMOLITION
DTL	DETAIL
DF	DOUGLAS FIR (WOOD)
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISCONT.	DISCONTINUOUS
DN	DOWN
DO	DITTO
DP	DEEP
DWG	DRAWING
E	
(E)	EXISTING
EA.	EACH
E.F.	EACH FACE
E.G.	SUCH AS
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEVR	ELEVATOR
E.J.	EXPANSION JOINT
EMBED.	EMBEDMENT
E.N.	EDGE NAIL(ING)
E.O.	EDGE OF
E.O.S.	EDGE OF SLAB
E.P.S.	EXPANDED POLYSTYRENE
EQ.	EQUAL (EQUIVALENT)
EQ. SP.	EQUALLY SPACED
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
E.W.	EACH WAY
E.W.E.F.	EACH WAY, EACH FACE
E/W	EAST/WEST
EXP.	EXPANSION
EXT.	EXTERIOR
F	
FB	FLAT BAR (STEEL SHAPE)
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FAR FACE OR FIELD FASTENER
FIN.	FINISH(ED)
FLG.	FLANGE
FLR	FLOOR
F.N.	FIELD NAIL
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD OR FACE OF STEEL
F.P.	FULL PENETRATION (WELD)
FPRF.	FIREPROOFING
FRMG	FRAMING
F.S.	FAR SIDE
FT	FEET OR FOOT
FTG.	FOOTING
G	
ga	GAUGE
GALV.	GALVANIZED
GAR.	GARAGE
G.B.	GRADE BEAM
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GLB	GLUED LAMINATED TIMBER BEAM
GLC	GLUED LAMINATED TIMBER COLUMN
G.N.	GENERAL NOTES
GR.	GRADE
GYP.	GYPSUM
H	
(H), HORIZ.	HORIZONTAL
H.C.T.	HOLLOW CLAY TILE
HD	HOLDOWN
H.D.G.	HOT-DIP GALVANIZED
HDPE	HIGH-DENSITY POLYETHYLENE
HDR	HEADER
HGR	HANGER
HK	HOOK
H.S.	HEADED STUD OR HIGH STRENGTH (BOLT)
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
I	
I.D.	INSIDE DIAMETER
I.E.	THAT IS, SPECIFICALLY
I.F.	INSIDE FACE
IN.	INCH
INCL.	INCLUDED
INFO.	INFORMATION
INSP.	INSPECTION
INSUL.	INSULATION
INT.	INTERIOR
IRREG.	IRREGULAR
J	
JCT.	JUNCTION
JST	JOIST
JT, JNT	JOINT
K	
K	KIP (1,000 POUNDS)
K.D.	KILN DRIED
KSI	KIPS PER SQUARE INCH
KSF	KIPS PER SQUARE FOOT
L	
L	ANGLE (STEEL SHAPE)
LB.	POUND
LGS	LIGHT-GAUGE STEEL
L.L.B.B.	LONG LEGS BACK TO BACK
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LMBR	LUMBER
L.S.	LONG SLOTTED (HOLE)
LSL	LAMINATED STRAND LUMBER
LSLH	LONG SLOTTED (HOLE) W/ LONG AXIS HORIZ.
LSLT.	LONG SLOTTED (HOLE)
LSLV	LONG SLOTTED (HOLE) W/ LONG AXIS VERT.
LTWT	LIGHTWEIGHT
LVL	LEVEL OR LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
M	
MANUF.	MANUFACTURER
MATL	MATERIAL
MAX.	MAXIMUM (NO MORE THAN; AT MOST)
M.B.	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL (STEEL SHAPE)
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ.	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURE(R)
M.I.	MALLEABLE IRON
MIN.	MINIMUM (NO LESS THAN; AT LEAST)
MISC.	MISCELLANEOUS
MOD.	MODIFY(Y)(ICATION)
MT	MISCELLANEOUS TEE (STEEL SHAPE)
MTL	METAL
N	
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N&FS	NEAR & FAR SIDE
N.T.S.	NOT TO SCALE
NR	NEAR
N.S.	NEAR SIDE
N/S	NORTH/SOUTH
N.W.	NORMAL WEIGHT
NWC	NORMAL WEIGHT CONCRETE
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OG	OPEN GRAIN (REDWOOD)
O.H.	OPPOSITE HAND
OPG	OPENING
OPNG	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
O.S.	OVERSIZED (HOLE)
P	
P.A.F.	POWDER ACTUATED FASTENER(S)
PC, PCS	PIECE, PIECES
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
P.D.	POWDER DRIVEN
P.D.F.	POWDER DRIVEN FASTENER(S)
P.E.F.	(PLYWOOD) PANEL EDGE FASTENER
P.E.N.	(PLYWOOD) PANEL EDGE NAILING
PERF.	PERFORATED
PIPE-X	EXTRA STRONG PIPE
PIPE-XX	DOUBLE EXTRA STRONG PIPE
P.J.P.	PARTIAL JOINT PENETRATION (GROOVE WELD)
PL	PLATE
P.L.	PROPERTY LINE
PLWD.	PLYWOOD
PLYWD	PLYWOOD
P.P.	PARTIAL PENETRATION (WELD)
PREFAB.	PREFABRICATE(D)
PRELIM.	PRELIMINARY
PRESTR.	PRESTRESSED
PREV.	PREVIOUS(LY)
PROJ.	PROJECT(ED)(ING)(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT.	POINT
P.T.	POST-TENSION(ED)(ING)
R	
(R)	REUSED
RAD.	RADIUS
RB	ROUND BAR (STEEL SHAPE)
R.C.	REINFORCED CONCRETE
REINF.	REINFORCE(D)(ING)
REBAR	REINFORCING BAR
REF.	REFERENCE
REQ'D	REQUIRED
RET.	RETAINING
REV.	REVIS(E)(ION)
RF	ROOF
RFG	ROOFING
RND	ROUND
R.O.	ROUGH OPENING
RW	REDWOOD
S	
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.B.	SOLID BLOCKING
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP.	SEPARATION
SFHCS	SOCKET FLAT HEAD CAP SCREW
SHT	SHEET
SHTG	SHEATHING
SIM.	SIMILAR
S.L.B.B.	SHORT LEGS BACK TO BACK
S.L.D.	SEE LANDSCAPE DRAWINGS
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SP	SOUTHERN PINE (WOOD)
SPC.	SPAC(ES)(ING)
S.P.D.	SEE PLUMBING DRAWINGS
SPEC(S).	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.	SHORT SLOTTED (HOLE)
SSLT.	SHORT SLOTTED (HOLE)
ST	AMERICAN STANDARD TEE (STEEL SHAPE)
STAG.	STAGGER(ED)
STAGG.	STAGGER(ED)
STD	STANDARD
STFNR.	STIFFENER
STL	STEEL
STRUC.	STRUCTURAL
SUP.	SUPPORT
SUSP.	SUSPENDED
SYM., SYMM.	SYMMETRICAL
T	
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.B.D.	TO BE DETERMINED
TD	TIE DOWN
THD	THREADED
THK	THICK(NESS)
THRD	THREADED
THRU	THROUGH
T.L.	TOP LOWER
T.N.	TOE NAIL
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE ELEVATION
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
TS	TUBE STEEL
T.U.	TOP UPPER
TYP.	TYPICAL
U	
U.O.N.	UNLESS OTHERWISE NOTED
URM	UNREINFORCED MASONRY
V	
(V), VERT.	VERTICAL
VOL.	VOLUME
V.I.F.	VERIFY IN FIELD
V.W.M.	VERIFY W/ MANUF.
W	
W/	WITH
WD	WOOD
WF	WIDE FLANGE
W.H.	WEB HORIZONTAL
W/IN	WITHIN
WKG	WORKING
W.O.	WHERE OCCURS
W/O	WITHOUT
W.P.	WORK POINT
WPFG	WATERPROOFING
WT	WIDE-FLANGE TEE (STEEL SHAPE)
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
X	
XS	EXTRA STRONG (PIPE)
XXS	DOUBLE EXTRA STRONG (PIPE)

SPECIAL CHARACTERS

&	AND
@	AT
CL	CENTER LINE
Ø	DIAMETER OR ROUND
//	PARALLEL
PL	PLATE, PROPERTY LINE
#	POUND OR NUMBER
±	TOLERANCE

OTHER ABBREVIATIONS (PRODUCT ABBREVIATIONS):

FOR WOOD FRAMING FASTENER AND CONNECTOR ABBREVIATIONS, SEE SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS CATALOG (available at www.strongtie.com).

FOR POWDER-DRIVEN FASTENERS AND CONCRETE ANCHOR ABBREVIATIONS, SEE HILTI NORTH AMERICAN PRODUCT TECHNICAL GUIDE (available at www.us.hilti.com) AND SIMPSON STRONG-TIE ANCHOR SYSTEMS CATALOG (available at www.strongtie.com).

FOR LIGHT-GAUGE STEEL CONNECTOR ABBREVIATIONS, SEE STEEL NETWORK LIGHT STEEL FRAMING CONNECTION CATALOG (available at www.steelnetwork.com) AND SIMPSON STRONG-TIE COLD-FORMED STEEL CONNECTORS CATALOG (available at www.strongtie.com).

FOR ENGINEERED WOOD PRODUCT ABBREVIATIONS, SEE iLEVEL CATALOG (available at www.ilevel.com), LP BUILDING PRODUCTS CATALOG (available at www.lpcorp.com), REDBUILT CATALOG (available at www.redbuilt.com), AND STANDARD STRUCTURES, INC., CATALOG (available at www.standardstructures.com)

"THRD STUD" INDICATES FULL FUSION WELDED STUD PER SPECIFICATION SECTION 05 12 00.

City of Sausalito - BUILDING DIVISION
420 Litho Street, Sausalito CA 94965 TEL. (415) 289-4136

SPECIAL INSPECTION AND TESTING SCHEDULE

*** THIS FORM SHOULD BE IMPRINTED ON THE APPROVED PLANS***

GOLDEN GATE VILLAGE PHASE 1 RENOVATION — PROJECT DESCRIPTION

BUILDING PERMIT NO.

105 DRAKE AVE., SAUSALITO, CA 94965 — PROJECT ADDRESS

TESTING/INSPECTION AGENCY or SPECIAL INSPECTOR

REINFORCED CONCRETE, GUNITE, GROUT AND MORTAR:

Concrete	Gunite	Grout	Mortar	
				Aggregate Tests
				Reinforcing Tests
				Mix Designs
X				Reinforcing Placement
				Batch Plant Inspection
X				Inspect Placing
				Cast Samples
				Pick-up Samples
				Compression Tests

PRECAST/PRESTRESSED CONCRETE:

Piles	Post-Tens	Pre-tens	Cladding	
				Aggregate Tests
				Reinforcing Tests
				Tendon Tests
				Mix Designs
				Reinforcing Placement
				Insert Placement
				Concrete Batching
				Concrete Placement
				Installation Inspection
				Cast Samples
				Pick-up Samples
				Compression Tests

MASONRY:
___ Special Inspection Stresses Used
___ Preliminary Acceptance Tests (Masonry Units, Wall Prisms)
___ Subsequent Tests (Mortar, Grout, Field Wall Prisms)
_X_ Placement Inspection of Units

STRUCTURAL WOOD:
___ Shear Wall Nailing Inspection
___ Inspection of Glu-lam Fab
___ Inspection of Truss Joist Fab
___ Sample and Test Components
_X_ EPOXY ANCHORS

STRUCTURAL STEEL/WELDING:
___ Sample and Test (list specific members below)
___ Shop Material Identification
_X_ Welding Inspection __ Shop _X_ Field
___ Ultrasonic Inspection __ Shop __ Field
___ High-strength Bolting
Inspection Shop __ Field __
__ A325 __ N __ X __ F
__ A490 __ N __ X __ F
___ Metal Deck Welding Inspection
___ Reinforcing Steel Welding Inspection
___ Metal Stud Welding Inspection
___ Concrete Insert Welding Inspection

FIREPROOFING:
___ Placement Inspection
___ Density Tests
___ Thickness Tests
___ Inspect Batching

INSULATING CONCRETE:
___ Sample and Test
___ Placement Inspection
___ Unit Weights

FILL MATERIAL:
___ Acceptance Tests
___ Placement Inspection
___ Field Density

ADDNL. INSTRUCTIONS OR OTHER TESTS AND INSPECTIONS: _____

STRUCTURAL DRAWING SHEET INDEX

S1.01	STRUCT ABBREV'S, SPEC. INSPECT., & SHEET INDEX
S1.02	GENERAL NOTES
S2.10	BUILDING TYPE B5-10 & B13 FLOOR PLANS
S2.11	BUILDING TYPE B11 FLOOR PLANS
S2.12	BUILDING TYPE B12 FLOOR PLANS
S2.13	BUILDING TYPE C2 FLOOR PLANS
S2.14	BUILDING TYPE E2-E5 FLOOR PLANS
S4.01	TYPICAL CONCRETE DETAILS
S4.02	CONCRETE DETAILS
S5.01	STEEL DETAILS
S6.01	TYPICAL WOOD DETAILS
S6.02	WOOD DETAILS

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105 DRAKE AVE., SAUSALITO, CA 94965

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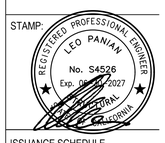

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:

STRUCT ABBREV'S, SPEC. INSPECT., & SHEET INDEX

SHEET:

S1.01

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Plotted: Thursday, August 21, 2025 9:09:05 AM - By: nisler - Sheet Size: 30x42 - File: X:\2024dwgs\24065-02\struct\06502S1.01.dwg

STRUCTURAL NOTES

DIVISION 01: GENERAL CONDITIONS

SECTION A: GENERAL REQUIREMENTS

1. These notes apply to all drawings and govern unless otherwise noted. All work shall conform to the 2022 California Building Code, as modified by state and local jurisdiction.

2. These structural drawings are copyrighted instruments of service of Tipping, for sole use for this project. Tipping CAD files may only be used as backgrounds for shop drawings after Tipping receives a signed waiver from each party using the files, addressing the limitations and proper use of these CAD files.

3. Verify all existing conditions and proposed dimensions at the job site. Compare structural drawings with architectural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved. Do not scale drawings.

4. Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions.

5. Unless otherwise shown or noted, install, test, and inspect manufactured structural products in accordance with manufacturer's recommendations and applicable evaluation service reports.

6. The Contractor and Special Inspector shall contact the Structural Engineer regarding any questions of interpretation of these specifications and drawings.

7. Submittal Protocol:

   1. Shop drawings, design-build calculations, and product data shall be submitted to, and reviewed by, General Contractor, Architect, and Engineer before fabrication.

   2. Each shop drawing submittal to the Engineer shall be submitted electronically:
      1. Except for mock-ups, samples, and as otherwise specified, all submittals to be in electronic form (Adobe Portable Document Format).

   3. Submit shop drawings well in advance of fabrication; allow at least three weeks for engineering review, and additional time for review and forwarding by Architect and General Contractor, and for revisions and re-submittal, if required.

   4. Shop drawings and welding procedure submittals shall be dated, and each update shall be identified with a unique revision number. All items on the shop drawings that vary from the Structural Drawings, alter structural details, or extrapolate from similar details, shall be circled by a cloud with the note "Engineer Verify."

   5. Once reviewed, shop drawings and product data shall not be changed, nor shall construction operations be deviated from, unless resubmitted and reviewed again. Review of shop drawings that contain deviations from Contract Documents shall not constitute acceptance of such deviations, unless specifically authorized by the Architect.

   6. Submittal review is of a general nature only, and responsibility for conformance with drawing intent shall remain with the Contractor. Review does not imply or state that Contractor has correctly interpreted the Contract Documents.

   7. Satisfactory review of shop drawings and product data must be obtained prior to fabrication or delivery of material to the site. The following items shall be submitted:
      1. Survey of existing column centerlines, wall lines and floor elevations.
      2. Concrete mix designs (submit to testing lab for approval, copy to Structural Engineer).
      3. Concrete slab construction joint and control joint layout.
      4. Concrete curing procedures and products.
      5. Masonry unit certificates.
      6. Product literature for Structural Epoxies and Grouts.
      7. Reinforcing bar mill certificates.
      8. Rebar shop drawings.
      9. Product literature for mechanical couplers.
      10. Concrete formwork shop drawings showing both plan dimensions and elevations for elevated concrete slabs with sloping soffits.
      11. Structural steel & connections shop drawings.
      12. Written Weld Procedure Specifications (WPS) and manufacturer's electrode data sheets (submit to testing lab for approval, copy to Structural Engineer).
      13. Shop drawings and structural calculations for lateral and vertical support of any equipment exceeding 400 pounds.
      14. Penetration plans, using structural drawings as backgrounds, showing the size and location of all slab openings, sleeves, cores and penetrations, including HVAC, electrical, telephone, fire sprinkler, plumbing and any other utilities. This includes pipes or conduits routed through or embedded within structural elements such as beams, slabs or walls.
      15. Structural drawings and calculations for all shoring and bracing of soil, and of existing and new structures, where needed to adequately support imposed vertical and lateral loads. These submittals are for information-only.

8. Safety Measures:

   1. At all times, Contractor shall be solely and completely responsible for job site conditions including safety of people and property, and for all necessary independent engineering reviews of these conditions.

   2. Install shoring and bracing of soil, and of existing and new structures, where necessary to adequately support imposed vertical and lateral loads. Maintain shoring and bracing until the new structure can support the anticipated loads.

   3. Engineer's job site visits are not intended to include review of adequacy of Contractor's safety measures.

9. Any openings, holes, cuts or discontinuities not shown on the structural drawings and extending into or through structural elements require Engineer's prior approval and may require special structural detailing. Existing concrete slab reinforcing outside of areas specifically called for demolition may not be cut without Engineer's prior approval.

10. Survey of Existing Structure: Before preparing steel shop drawings, Contractor shall survey the existing building to locate all existing floor elevations, column centerlines, and interior and exterior face of wall, in order to locate new column centerlines and steel base elevations.

SECTION B: STRUCTURAL TESTING, INSPECTION, AND OBSERVATION

1. Provide tests and inspections for all items as required by the California Building Code and all applicable local ordinances.

2. The Owner shall retain an independent testing agency to perform all required testing and inspections.

3. The Contractor is responsible for coordinating with Owner's Testing Agency and Special Inspector to schedule all required tests and inspections.

4. The following specific items shall be inspected and/or tested by the testing lab:

   1. Placement of reinforcing steel (long enough prior to pour to make any required corrections.)

   2. Placement of concrete.

   3. Concrete compressive strength.

   4. Placement of masonry units.

   5. Masonry unit compressive strength (three specimens for each 5,000 sq. ft. of wall).

   6. Masonry grout strength (three specimens for each 5,000 sq. ft. of wall).

   7. Reinforcing bars and threaded rods epoxy-adhesive into existing concrete or brick. See section entitled "EPOXY DOWELS" for testing requirements.

   8. Bolts and embedded items installed into concrete.

   9. All structural welding. All complete penetration welds shall be non-destructively tested by ultrasonic or radiographic methods unless otherwise noted in drawings.

   10. All bolted connections, including special requirements for high strength bolting.

5. Structural Observation: In addition to inspection by Special Inspector, Structural Engineer will review construction for general conformance with Structural Drawings. Contractor shall notify Structural Engineer at least five working days prior to concealing any structural items. Structural Engineer will then determine if a site visit is appropriate. Notification shall include the following items:

   1. Reinforcement, and embedded items, prior to concrete placement.

SECTION C: STRUCTURAL DESIGN BASIS

1. Construct in conformance with the 2022 California Building Code and all applicable local ordinances.

2. Design vertical loads:

	DL (psf)	LL (psf)
Sloped Roof:	15	20
Stairs (Treads):	60	100
Stairs (Landing):	10	100
Residential Floor:	10	40
Public Floor:	10	100

3. Design lateral loads are based on the following criteria:

   1. Risk Category: II

   2. Wind
      1. Basic Wind Speed: 92 mph (3-second gust)
      2. Exposure Category: B
         B for design-build cladding/glazing
      3. Importance Factor, Iw: 1.00
      4. Internal Pressure Coef: +/- 0.18 for main bldg

   3. Seismic
      1. Importance Factor, Ie: 1.00
      2. S-s: 1.71 g (0.2 sec site specific response)
      3. S-1: 0.64 g (1.0 sec site specific response)
      4. Site Soil Class: D
      5. S-ds: 1.29 g (0.2 sec site specific response)
      6. S-d1: 1.28 g (1.0 sec site specific response)
      7. SDC: D (Seismic Design Category)
      8. Basic Existing Lateral System:
         1. Ground Floor: Item A.9, Ordinary reinforced masonry shear walls
         2. Second Floors (where occurs): Item A.15, Light-framed walls sheathed with wood structural panels

SECTION D: DESIGN-BUILD CRITERIA

1. Submit shop drawings and structural calculations for all design-build items, stamped and signed by a California-licensed Civil or Structural Engineer.

DIVISION 31: EARTHWORK

SECTION 31 60 00: FOUNDATIONS

1. The foundation design is based on 2022 California Building Code presumptive load-bearing values, provided in Table 1806.2.

2. Allowable soil bearing pressure for dead plus live loads: 1,500 psf.

3. Except where otherwise shown, excavations shall be made as near as possible to the neat lines required by the size and shape of the structure. All foundations shall be poured without the use of side forms wherever possible. If the trenches cannot stand, fully form sides to dimensions shown.

4. Do not allow water to stand in trenches. If bottoms of trenches become softened due to rain or other water before concrete is cast, excavate softened material and replace with properly compacted backfill or concrete at no cost to the owner.

5. All excavations are to be inspected by the Geotechnical Engineer prior to placing rebar. Forms and reinforcing are to be inspected by Special Inspector prior to placing concrete.

DIVISION 03: CONCRETE

SECTION 03 20 00: REINFORCING STEEL

1. All reinforcing steel bars shall conform with the Standard Specifications for Deformed Billet-steel for Concrete Reinforcement, ASTM A615, Grade 60, unless otherwise noted.

2. Welding rebar is not permitted except where shown on the drawings.

3. Anchor Bolts (unless otherwise noted on the drawings):

   1. Wood Framing:
      1. Typical anchor bolts for wood sills and ledgers: ASTM F1554 Gr. 36, A36, or A307.

   2. Steel Framing:
      1. Anchor bolts for typical base plates and steel connections: F1554, Gr. 55.

4. Suitable metal or plastic devices of some standard manufacture shall be used to hold reinforcement in its true horizontal and vertical positions. These devices shall be sufficiently rigid and numerous to prevent displacement of the reinforcement during placement of concrete. All such devices shall have prior approval from the Architect.

5. Anchor bolts, anchor rods and embedded items must be securely held in place and alignment prior to and during concrete placement.

6. Lap splice all bars as shown in the Typical Lap Splices detail, unless otherwise shown on the drawings.

7. Concrete Cover: Unless otherwise shown on the drawings, maintain coverage to face of reinforcing bars as follows:

Location	Clear Cover
Cast against earth:	3 in.
Exposed to earth or weather:	
Slabs, walls	2 in. (1-1/2 in. for #5 & smaller)
Beam ties	1-1/2 in.
Beam primary reinf.	1-1/2 in.
Not exposed to earth or weather:	
Slabs, walls, joists	3/4 in.
Beam & column ties	1-1/2 in.
Beam & column primary reinf.	1-1/2 in.

Notes:
1. Tolerances per ACI 117, except that clear cover may not be reduced in fire-rated members or assemblies.

8. Utilities: The location and protection of existing utilities is the responsibility of the Contractor. The Contractor shall notify the Structural Engineer if utility pipes run through, or within 24 inches below, any new concrete construction. If the condition is not covered by details in the drawings, the Structural Engineer will provide the Contractor with design details under such circumstances.

SECTION 03 25 00: CONCRETE AND MASONRY ANCHORS

1. EPOXY ADHESIVE DOWELS

   1. Epoxy for epoxy-adhesive dowels (reinforcing bars or all-thread rods) shall be:
      1. Hilti HIT-RE 100, in accordance with ICC ESR-3829,
      2. Simpson SET-3G, in accordance with ICC-ES Report No. ESR-4057,
      3. Approved equal or better substitution.

   2. Epoxy for epoxy-adhesive dowels installed in CMU (reinforcing bars or all-thread rods) shall be:
      1. Hilti HIT-HY 270, in accordance with ICC ESR-4143,
      2. Simpson SET-3G, in accordance with ICC-ES Report No. ESR-4844.

3. Epoxy shall be in two-part cartridges dispensed through proprietary mixing nozzles. Polyester or acrylic resins shall not be substituted for epoxy.
   1. Install dowels in existing concrete as follows:
      1. Locate rebar or PT tendons with non-destructive means prior to drilling. Do not damage any reinforcement.
      2. Drill hole to depth shown on drawings. If not shown on the drawings, hole depth shall be at least 12 diameters. Hole size shall be 1/8 inch greater than nominal bar diameter (see manufacturer).
      3. Clean hole with wire bottle-type brush and blow out with oil-free compressed air. Dowels shall be clean, dry and free of oil, grease and dirt. Inspect holes and dowels before filling holes with epoxy.
      4. After inspection, place measured amount of epoxy in hole with applicator equipped with an extension nozzle.
      5. Insert dowel slowly while rotating about 90 degrees. Secure it in the center of the hole.
      6. Remove excess epoxy from around hole before it hardens.
      7. Do not disturb, bolt up, or apply load to embedded anchor until the epoxy is fully cured (see manufacturer for cure time).

4. Testing of epoxy dowels in concrete:
   1. Owner's Testing Agency to verify diameter, depth and cleanliness of drilled holes.
   2. Owner's Testing Agency to test 25% of the first 100 dowels installed in direct tension to the following values:

#3 bar	5,000	3/8" Thrd. Rod	3,500 #
#4 bar	9,000	1/2" Thrd. Rod	6,000 #
#5 bar	14,000	5/8" Thrd. Rod	9,000 #

   3. If testing of the first 100 dowels results in a "pass" rate of 95% or better, sampling may be reduced to 10% of the remaining work.
   4. All contact surfaces between new concrete and existing masonry, or between new block masonry and existing masonry or concrete, shall be connected by epoxy adhesive dowels. If dowels are not shown on the drawings for typical or similar conditions, then dowels shall be no less than the following:
      1. New concrete columns, pilasters or walls in contact with new concrete masonry units: # 5 hooked or long straight dowels at 16 inches on center (vertical dimension).
      2. New concrete masonry units in contact with existing concrete: #5 hooked or long straight dowels at 16 inches on center (vertical dimension).
      3. Exception: all contact areas that indicate a dimensioned gap, seismic joint or compressible material at the interface shall not be dowelled.

2. MECHANICAL ANCHORS

1. Use the concrete mechanical anchor specified on the drawings. The following products may be proposed as substitutions, but require specific approval on a case-by-case basis. In substitution request, specify location and structural detail. Do not install substitute anchor unless substitution request is approved.
   1. Expansion Anchor:
      1. Hilti Kwik Bolt TZ2 complying with ICC ESR-4266,
      2. Dewalt/Powers Power-Stud+SD2 complying with ICC ESR-2502, or
      3. Simpson Strong-Bolt 2 complying with ICC ESR-3037.
   2. Screw-in Anchor:
      1. Dewalt/Powers Screwbolt+ complying with ICC ESR-3889 or
      2. Simpson Titen HD Anchor complying with ICC ESR-2713.
   3. Concrete/Masonry Screws:
      1. Products:
         1. Hilti Kwik-Con II+, or
         2. Simpson Titen Concrete and Masonry Screw.
      2. Called out as "CONCRETE SCREW" on the drawings,
      3. 1/4" diameter screw with 1-3/4" minimum embedment into concrete or masonry, unless otherwise noted on the drawings,
      4. Phillips flat tapered head if fastened to wood, pan hex head if fastened to steel.
      5. Stainless Steel if exposed to the weather or fastened to preservative-treated wood.

2. Drill holes to manufacturer's specified diameter with carbide-tipped bits meeting the diameter requirements of ANSI B212.15. Rotary-hammer drills with light, high-frequency impact are recommended for drilling holes in reinforced concrete or solid-grouted CMU.

3. Follow manufacturer's installation instructions. Torque bolts as recommended by manufacturer. Expansion anchors shall be re-tightened after 24 hours or more, to compensate for initial relaxation. Mechanical anchors shall be covered by spray-on fireproofing or otherwise protected from fire as required by the Architect.

4. Owner's Testing Agency to make periodic inspections during anchor installation to verify anchor type and dimensions, concrete thickness and type (normal weight vs. lightweight), anchor embedment, and adherence to manufacturer's installation instructions.

3. POWDER-DRIVEN FASTENERS

1. Powder-driven fasteners, where noted on plans, shall be 0.157" diameter x 3/4" minimum length, unless otherwise noted.

2. The following products may be used. Do not install substitute fastener unless substitution request is approved.
   1. Hilti X-U Universal P.D.F. complying with ICC ESR-2269 or Simpson PDPA complying with ICC ESR-2138.

SECTION 03 30 00: CAST-IN-PLACE CONCRETE

1. Submit proposed concrete mix design conforming to the following:

   1. Portland cement to conform to ASTM C150 and C595, and shall be Type II. Type I cement may be used in areas not in contact with earth.

   2. Conform to Portland cement and Supplementary Cementitious Material (SCM) limits in Concrete Mix Schedule below.

   3. Aggregate shall be free of alkali-silica reactivity per ASTM C33 Appendix X1.

   4. Water-to-cementitious material (W/CM) ratio not to exceed 0.45.

   5. Acid-soluble chloride content shall not exceed 0.2 percent of cement weight. Chloride-free admixtures and plasticizers for workability may be used if approved by the testing laboratory and Structural Engineer.

2. Reinforce all concrete. Concrete construction tolerances shall comply with ACI 117. Install all inserts, bolts, anchors, pipe sleeves and reinforcing bars and securely tie prior to placing concrete.

3. Concrete Mix Schedule:

Location	f'c (psi)	Age (days)	Type	Aggr. Max. Size (inches)	Aggregate Portland (lb/cy)	Max. Portland (%)	SCM* Range (%)
Fdn./S.O.G.	3,000	56	Normal	3/4-1.5	200		50-70
CIP Walls	4,000	56	Normal	3/4-1.5	200		50-70

* SCM = Supplementary Cementitious Material content, measured as percentage of total cementitious material by weight.

4. Supplementary Cementitious Materials (SCM):

   1. Ground granulated blast furnace slag (GGBFS) to conform to ASTM C989. GGBFS to be the primary SCM, i.e., at least half of SCM content by weight.

   2. Fly ash to conform to ASTM C618 Class F. Fly ash content to be not less than 15 percent nor more than 30 percent of total cementitious material weight.

5. Concrete shall be placed in a continuous operation between predetermined construction joints.

6. Concrete shall be continuously cured for 7 days after placement in an approved manner. Footings are excepted from this requirement.

7. Construction joints to be roughened to expose 1/4 inch of clean aggregate solidly embedded in mortar matrix, and include shear keys and dowels as required by Structural Engineer.

8. Penetrations through concrete slabs, beams, walls and columns require prior approval.

9. Patching of concrete: All insert holes, and other imperfections on the surfaces of the concrete shall be filled with grout, brushed, and sacked to a uniform finish. All holes through to the outside of the building must be made watertight.

10. Chamfer all corners 3/4 inch, except top edges of slabs and beams, unless otherwise noted.

11. Construction tolerances shall conform to ACI 117, unless Architect specifies more stringent requirements. See Architect for concrete finishes, form appearance, flatness and levelness criteria. If such criteria are not specified, Contractor shall submit proposed criteria to Architect for approval before commencing work.

12. Formed Surface Irregularity:

   1. Exposed to View: Class A (1/8 inch), except utility spaces may be Class B (1/4 inch).

   2. Concealed: Class B (1/4 inch), except below-grade surfaces against soil may be Class C (1/2 inch).

13. Nonshrink and Drypack Grout:

   1. ASTM Standard C1107, non-metallic.

   2. Minimum compressive strength of:
      1. 2,400 psi in 48 hours, and
      2. 5,000 psi in 28 days.

   3. Add only enough water to meet both strength and consistency requirements. Do not add excess water.

   4. Nonshrink Grout:
      1. Use where high fluidity and/or increased placing time are required; pour into void contained by permanent or temporary forms.
      2. Products:
         1. "Five Star Grout" by U.S. Grout Corporation,
         2. "Masterflow 713 Plus" by Chemrex/BASF,
         3. "Masterflow 928" by Chemrex/BASF, or
         4. Approved equal or better substitution.

   5. Drypack Grout:
      1. Mix to a stiff plastic consistency and pack firmly into place.
      2. Products:
         1. "Embeco 636 Grout" by Master Builders,
         2. "Euco Dry Pack Grout" by Euclid Chemical Company,
         3. "Masterflow Dry Pack" by Master Builders, or
         4. Approved equal or better substitution.

DIVISION 04: MASONRY

SECTION 04 20 00: CONCRETE UNIT MASONRY

1. Specified Compressive Strength of Masonry, f'm: 1,500 psi.

   1. Concrete masonry units (CMU) shall have a minimum net area compressive strength of 1,900 psi.

   2. Mortar shall conform to ASTM C270, Type M or S, and attain a minimum compressive strength of 1,800 psi at 28 days.

   3. Grout shall conform to ASTM C476 and attain a minimum compressive strength of 2,000 psi at 28 days.

2. Concrete masonry units (CMU) shall conform with ASTM C90. Special inspection is required per TMS402/602-11 Section 1.19. Masonry units shall be hollow with cells large enough to permit proper placement of reinforcing and grout. "Speed blocks" lacking end webs may be used.

3. Admixtures such as coloring pigments, air-entraining agents, accelerators, retarders, water-repellant agents, antifreeze compounds, and other admixtures shall not be added to mortar or grout unless otherwise noted on the drawings.

4. Walls over five feet tall shall be provided with bottom clean-outs as required by TMS602-11 Section 3.2F. All cells shall be filled solid with grout and reinforced as shown in specific details. Grouted cells shall be consolidated by mechanical vibration to prevent voids and rock pockets. The cells shall be consolidated immediately during the pour and reconsolidated after water absorption by the block masonry but before the grout loses plasticity. Grout shall not be over-vibrated, defined by aggregate separation from the mortar paste.

5. Contractor shall submit to the Architect for review a drawing locating all proposed control joints in masonry walls prior to commencing work.

6. Bond beams with two #5 continuous horizontal bars shall be provided at all floor and roof lines and at the tops of walls, unless larger reinforcing is called for on the drawings.

7. Provide a bond beam with two #5 horizontal bars above and below all openings and extend these bars 24 inches past the opening at each side, unless noted otherwise. Provide vertical jamb reinforcing as noted in specific details, for the full height of the wall at each side of openings, at each side of control joint, and at all wall ends.

8. Lap splice all bars a minimum of 50 bar diameters, with a minimum lap of 18 inches, unless otherwise noted on the drawings.

DIVISION 05: METALS

SECTION 05 12 00: STRUCTURAL STEEL AND MISCELLANEOUS IRON

1. Steel pipe shall conform to ASTM A53, Type E or S, Grade B (Fy = 35 ksi), unless otherwise noted. Finish black, except where required to receive hot-dip galvanized coating.

2. Square or rectangular HSS shall conform to ASTM A500 Grade B (Fy = 46 ksi); ASTM A847 (Fy = 50 ksi) may be substituted.

3. Non-seismically loaded structural steel plates and bars:

   1. ASTM A36 (Fy = 36 ksi); ASTM A572 Grade 50 may be substituted.

4. Use ASTM A572 Grade 50 for typical threaded rods, and F1554 Grade 55 for threaded rods used as anchor bolts. ASTM A193 Grade B7 may be used in lieu of A449 or F1554 Grade 105.

   1. Threaded rod nuts and washers: Same as for machine bolts where A307 or A36 material is used otherwise use nuts as required by ASTM A490. Nuts to be heavy hex when embedded in concrete.

5. Unfinished (machine) bolt assemblies shall conform to ASTM A307 Grade A, with ASTM F844 washers (ANSI B18.23.1 if beveled).

6. Full pretensioning shall be attained by turn-of-the-nut method, direct tension indicator (DTI) washers, or other method approved by the Structural Engineer. Tensioning by calibrated wrench is not allowed. Bolted joints shall conform to the "Specification for Structural Joints Using High Strength Bolts," and washers shall be installed where required by Section 6 of the same specification.

7. Any steel exposed to weather shall be hot-dip galvanized per ASTM A123 (steel fasteners per ASTM A153 or B695, Class 55), or weatherproofed by an approved equal.

8. All work shall be performed in accordance with:

   1. AISC 360, "Specification for Structural Steel Buildings" and

   2. AISC 303, "Code of Standard Practice for Steel Buildings and Bridges," modified as follows:
      1. No provision of AISC 303 shall be effective to change the duties and responsibilities of the Owner, Contractor, Architect and Structural Engineer from those set forth in these Contract Documents.
      2. Reference to AISC 303 is made only to technical issues and excludes all issues related to schedule, Owner's responsibilities, approvals and commercial terms.
      3. Where discrepancies exist between the requirements of the Contract Documents and AISC 303, the requirements of the Contract Documents shall govern and the corresponding provision of AISC 303 shall be assumed as being deleted.
      4. Contrary to AISC 303 Section 4.1, issuance of structural design drawings for bid does not constitute a release for construction. Prior to proceeding with mill orders, shop drawings or fabrication, Contractor shall confirm with Owner, Architect and Structural Engineer which portions of the work have been released for construction.

9. Welding shall conform with the latest edition of the AWS D1.1 specifications and shall be done by certified welders. All electrodes shall be E70XX (70 ksi) unless otherwise noted on the drawings.

10. All welding shall be performed in strict adherence to a written welding procedure specification (WPS) per AWS D1.1, Section 6.5.2.

DIVISION 06: WOOD

SECTION 06 10 00: ROUGH CARPENTRY

1. Unless otherwise shown on the drawings, nailing shall conform to the CBC, Table 2304.10.2. Unless otherwise noted on these drawings, all nails shall be common nails (as opposed to box, sinker or cooler nails). 16 penny vinyl coated sinkers may be substituted for 16 penny box or common nails for rough framing. Sinkers shall not be used with metal connectors.

2. Sills on concrete shall be pressure treated Douglas Fir conforming to AWPA UC 3 for exterior wall sills at least 12 inches above grade, and UC 4 for exterior walls sills less than 12 inches above grade, and for any wood in direct contact with ground. Contractor shall provide Owner with bid alternate for using lumber treated with ACQ preservative. Sills shall be fastened to the concrete with a minimum of two fasteners per piece and a fastener no more than 12 inches and no less than 7 bolt diameters from each end of piece.

3. Sills of bearing walls and shear walls bearing on concrete slabs shall be shimmed and grouted with cementitious grout as needed to accommodate variations in concrete slab flatness and levelness as permitted in ACI 117 for conventional construction. Alternatively, wall studs may be cut to custom length to accommodate variations in concrete slab elevations.

4. Fasten all sill plates at non-structural partition walls to concrete slabs with 0.177-inch diameter stainless steel or mechanically galvanized powder-driven fasteners at 16 inches on center, with 1-1/4-inch minimum concrete embedment, unless otherwise noted on the drawings.

5. For anchor bolt material specifications, see Reinforcing Steel section. All anchor bolts shall have plate washers, minimum 3 inches square by 1/4 inch thick. Anchor bolts must be securely wired in place and aligned in a true straight line prior to the concrete placement. Anchor bolts may not be "wet set."

6. All machine bolts through wood shall be ASTM A307, installed through holes 1/16 inch larger than diameter of bolt. Provide washers under all bolt heads and nuts bearing on wood. Provide malleable iron washers (ASTM A47) unless otherwise shown on the drawings. Provide standard steel cut washers (ASTM F844) only where specifically allowed on the drawings.

7. Place joists with crown up. Add one additional joist under all parallel partitions.

8. Block all joists at supports and under all partitions with minimum 2x solid blocking. Block and bridge roof joists at 10 feet and floor joists at 8 feet where ceiling assembly is not attached directly to bottom of joists.

9. Wood connector call-outs on the Drawings refer to Simpson Strong-Tie Connectors unless otherwise noted. USP Lumber Connectors or other manufacturers' products may only be used if proposed connector:

   1. Has a Simpson-equivalent reference number or label,

   2. Has equal or greater allowable load values, substantiated by a current ESR,

   3. Fits within the geometric constraints of the installed condition,

   4. Has equal or greater corrosion resistance and

   5. Is submitted and approved as an equal or better substitution.

   6. Note: Some Simpson Strong-Tie products have no known substitutions, such as connectors with self-drilling screws.

10. Unless otherwise shown on the Drawings:

   1. Fill all fastener holes with the maximum number, diameter and length of fasteners (nails, bolts, etc.).

   2. For straps where manufacturer offers nailed or bolted alternatives, install nails.

11. All wood and wood products in contact with concrete or masonry shall be pressure-treated (see "sills" note for AWPA UC grade). Species and grade for pressure-treated products shall match that specified for untreated similar lumber or wood products (i.e., pressure-treated Hem-Fir may not be substituted for pressure-treated Douglas-Fir), unless otherwise noted on the drawings.

12. Use hot-dipped galvanized or stainless steel nails, bolts, and hardware where exposed to weather or soil. Nails and screws fastened to pressure-preservative-treated wood (including all mudsills) or fire-retardant-treated wood shall also be hot-dip galvanized or stainless steel, except that nails and screws fastened to ACQ-preserved wood shall only be stainless steel. Hot-dipped galvanized box nails may be substituted for common nails of equal pennyweight. Electrogalvanized fasteners shall not be substituted for hot-dip galvanized fasteners.

13. Re-tighten all bolts before closing in framing.

SECTION 06 11 00: FRAMING LUMBER

1. All framing lumber shall be Douglas Fir-Larch graded per WCLIB Grading Rules. All lumber shall be surfaced dry (SD, MC 19 or less) or kiln dried (KD, MC 19 or less), except that heavy timber posts may be surfaced green. Plywood edge nail spacing in surfaced green posts shall be decreased by one third (i.e., number of nails increased 50%). MC = Maximum moisture content at initial use, in percent.

2. Grading:

Item	Sizes	Grade
Studs	2x4	No. 2 or Stud
Studs	Other 2x, 3x	No. 2
Studs & Posts	4x	No. 1
Posts & Timbers	6x, 8x	No. 1
Sill & Top Plates	2x	No. 1 or Construction
Sill & Top Plates	3x, 4x	No. 1 or Construction
Beams	3x, 4x	No. 1
Beams & Stringers	6x, 8x	No. 1
Floor Joists	2x	No. 2
Roof Joists	2x	No. 2
T & G Decking	Any	Select
Ledgers	2x	No. 2
Ledgers	3x, 4x, 6x	No. 1
Blocking & Nailers	2x	Construction
Blocking & Nailers	3x, 4x, 6x	Construction
Plates & Misc.	2x	No. 2 or Construction

3. See Drawings for bridging and blocking requirements.

4. Refer to minimum fastening schedule in CBC Table 2304.10.2, except where more restrictive requirements are given on the drawings.

SECTION 06 17 20: STRUCTURAL COMPOSITE LUMBER

1. Parallel Strand Lumber (PSL) headers and beams to meet or exceed grade 2.0E (Fb = 2,900 psi; Fv = 290 psi; E = 2,000,000 psi). Parallel Strand Lumber (PSL) columns and posts to meet or exceed 1.8E (Fb = 2,400 psi; Fv = 190 psi; E = 1,800,000 psi). Product: Parallam PSL by iLevel or approved equal or better substitution.

SECTION 06 18 50: STRUCTURAL GLUED LAMINATED TIMBER (GLULAM) AND MANUFACTURED LUMBER

1. All glued laminated timber (glulam) members to be fabricated in accordance with ANSI Standard A190.1 and marked with APA EWS or AITC trademarks. Certificates indicating conformance with ANSI Standard A190.1 to be furnished to Architect.

2. Glulam Beam (GLB) Species and Combinations:

Loc'n	Span Type	Combination and Species	Fbx bott. (psi)	Fbx top (psi)	Fvx (psi)	Ex (psi)	Camber radius (ft)
Int.	Simple	24F-V4 (DF)	2,400	1,850	265	1,900,000	3,500
Int.	Multiple*	24F-V8 (DF)	2,400	2,400	265	1,900,000	None

* Multiple = beams continuous over supports or with cantilevers.

3. Moisture content of glulam to be neither less than 7% nor greater than 12%.

4. All gluing to be done in shop, using exterior glue, by qualified personnel and conforming with all requirements set out in PS 56.

5. Provide Architectural appearance grade glulam unless otherwise specified.

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LEO PANIAN
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Exp. 06/30/2027
STRUCTURAL
CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:

GENERAL NOTES

SHEET:

S1.02

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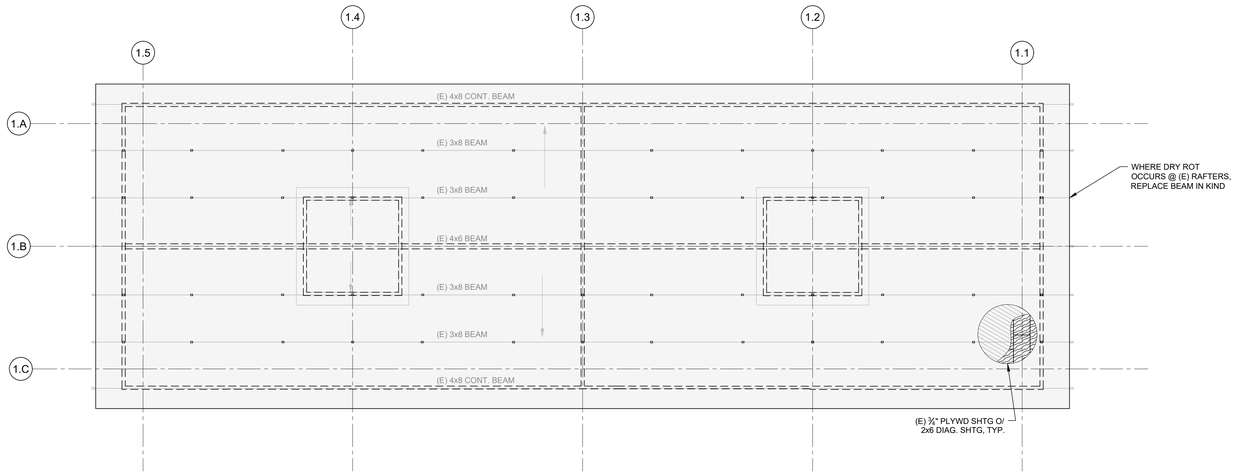
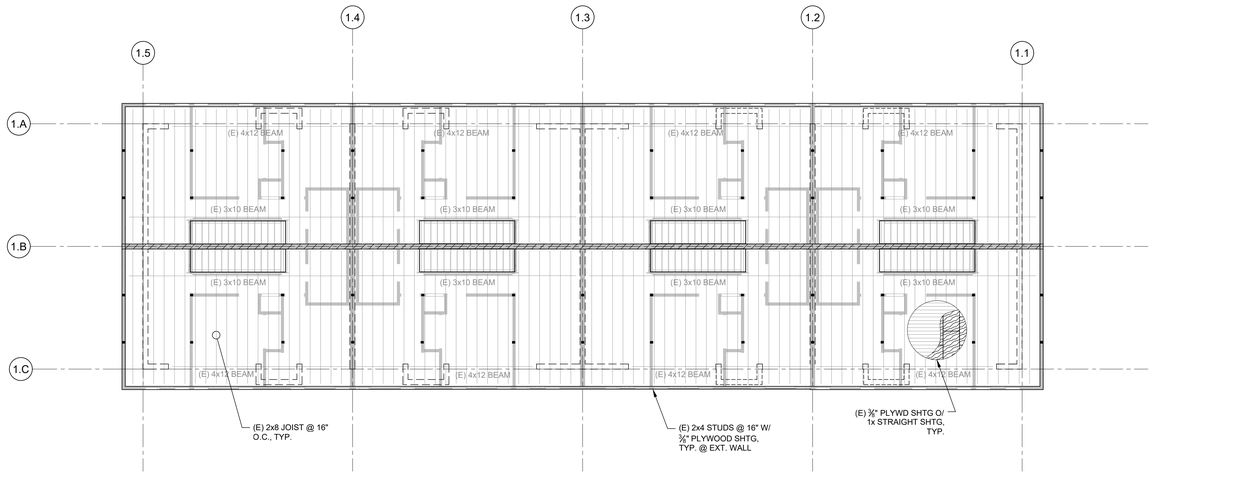
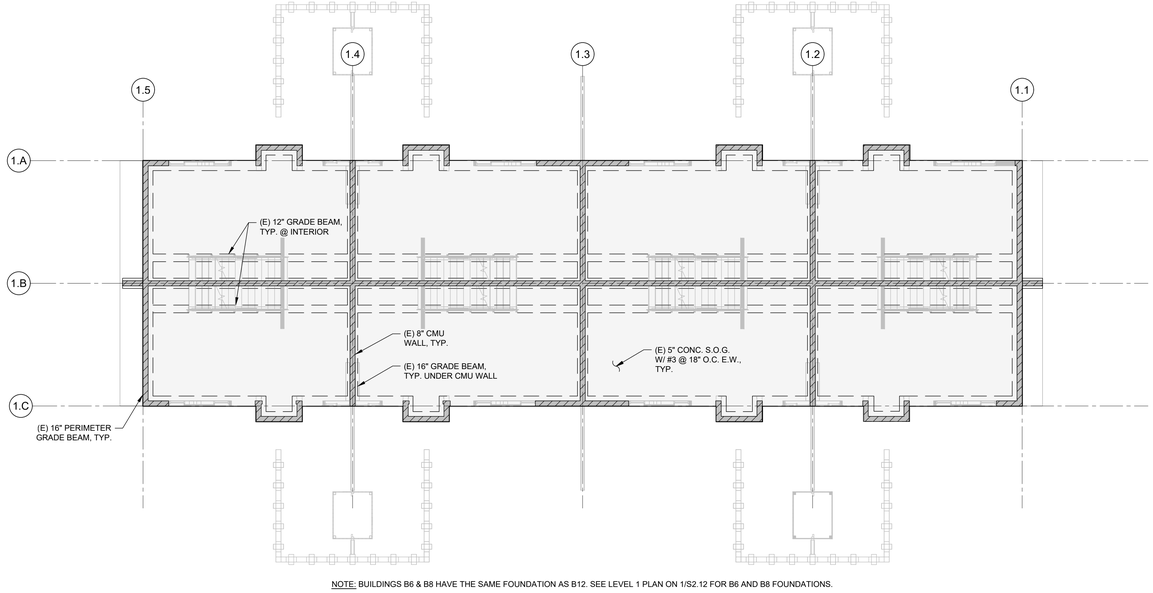


3 / S2.10 BUILDING TYPE B5-B10, B13 - ROOF PLAN 1/8" = 1'-0"



2 / S2.10 BUILDING TYPE B5-B10, B13 - LEVEL 2 PLAN 1/8" = 1'-0"

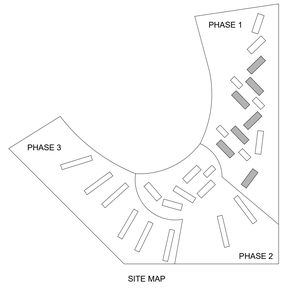


NOTE: BUILDINGS B6 & B8 HAVE THE SAME FOUNDATION AS B12. SEE LEVEL 1 PLAN ON 1/S2.12 FOR B6 AND B8 FOUNDATIONS.

1 / S2.10 BUILDING TYPE B5-B10, B13 - LEVEL 1 PLAN 1/8" = 1'-0"

PLAN LEGEND:

- (E) NON-STRUCT. WOOD WALL, S.A.D.
- (N) NON-STRUCT. WOOD WALL, S.A.D.
- (E) CMU WALL
- (E) WOOD STRUCTURAL WALL
- (N) CMU WALL
- WALL BELOW
- WINDOW IN STRUCTURAL WALL. HDR PER PLAN
- C1 — SOLID WOOD OR BUILT-UP STUD POST
- T1 — STEEL COLUMN, SIZE PER PLAN
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- HANGER PER PLAN
- B1 — BEAM PER PLAN



SITE MAP

0' 4' 8' 16'

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STAMP: REGISTERED PROFESSIONAL ENGINEER LEO PANIAN No. S4526 Exp. 09/30/2027 STRUCTURAL CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:
BUILDING TYPE B5-10 & B13 FLOOR PLANS

SHEET:
S2.10

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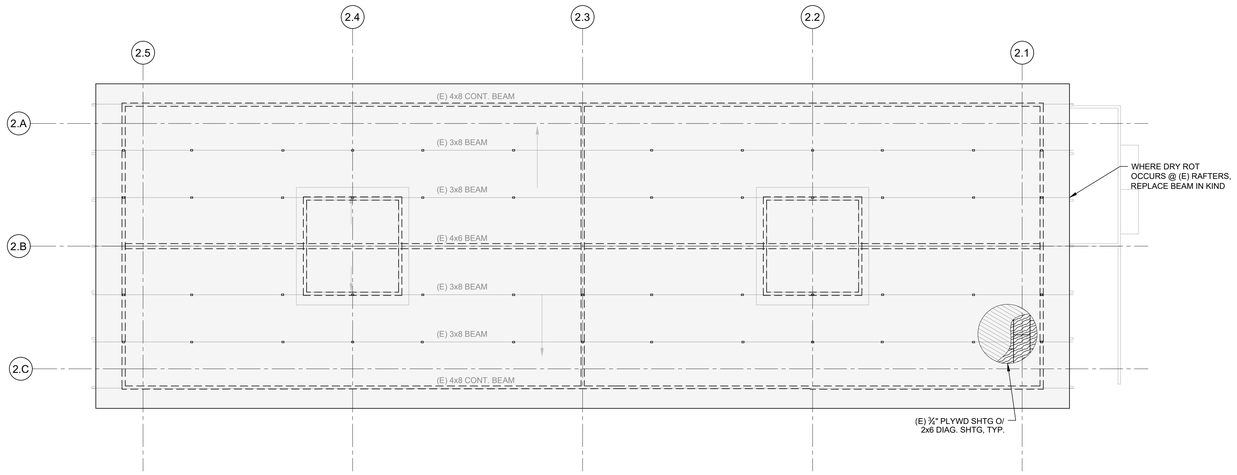
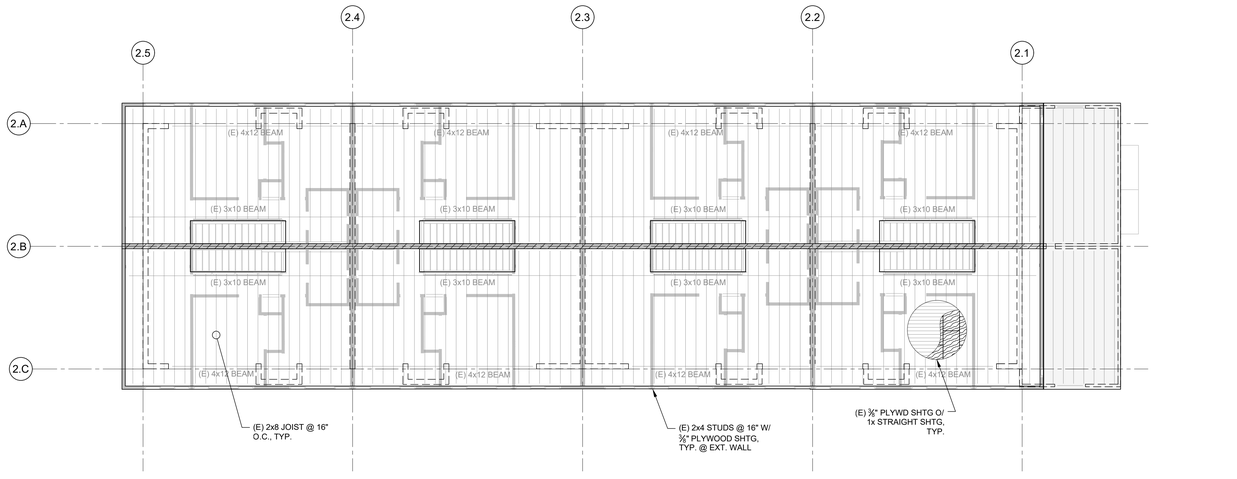
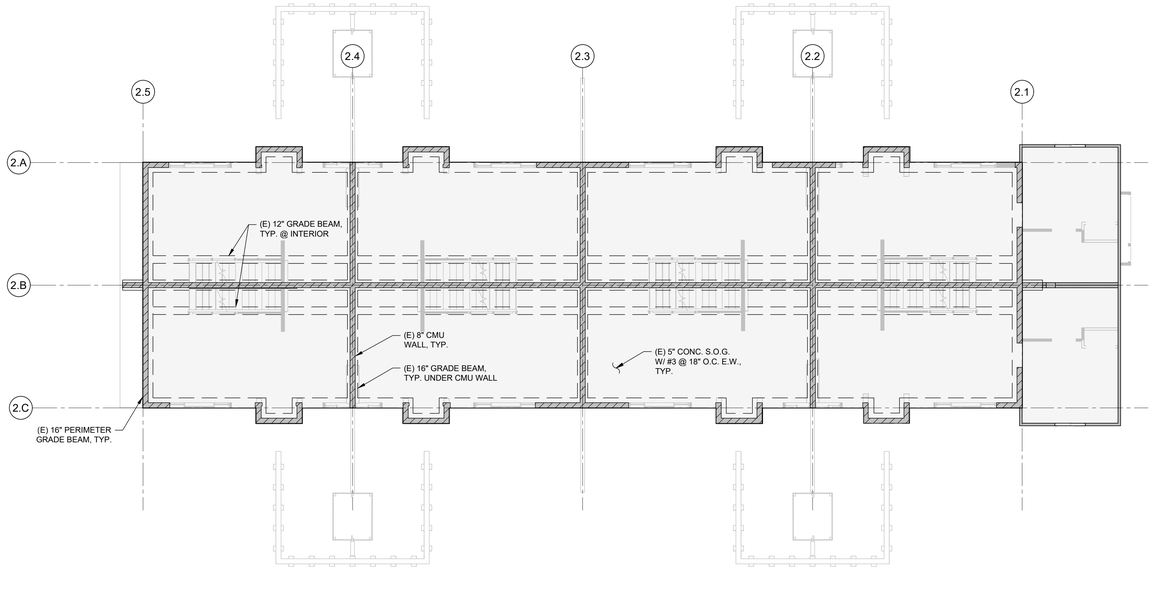


3 / S2.11 BUILDING TYPE B11 - ROOF PLAN 1/8" = 1'-0"



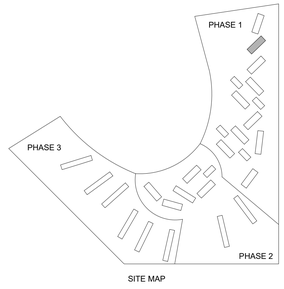
2 / S2.11 BUILDING TYPE B11 - LEVEL 2 PLAN 1/8" = 1'-0"



1 / S2.11 BUILDING TYPE B11 - LEVEL 1 PLAN 1/8" = 1'-0"

PLAN LEGEND:

- (E) NON-STRUCT. WOOD WALL, S.A.D.
- (N) NON-STRUCT. WOOD WALL, S.A.D.
- (E) CMU WALL
- (E) WOOD STRUCTURAL WALL
- (N) CMU WALL
- WALL BELOW
- WINDOW IN STRUCTURAL WALL. HDR PER PLAN
- C1 — SOLID WOOD OR BUILT-UP STUD POST
- T1 — STEEL COLUMN, SIZE PER PLAN
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- HANGER PER PLAN
- B1 — BEAM PER PLAN



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105 DRAKE AVE., SAUSALITO, CA 94965

STAMP: REGISTERED PROFESSIONAL ENGINEER LEO PANIAN No. S4526 Exp. 09/30/2027 STRUCTURAL CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:
BUILDING TYPE B11 FLOOR PLANS

SHEET:
S2.11

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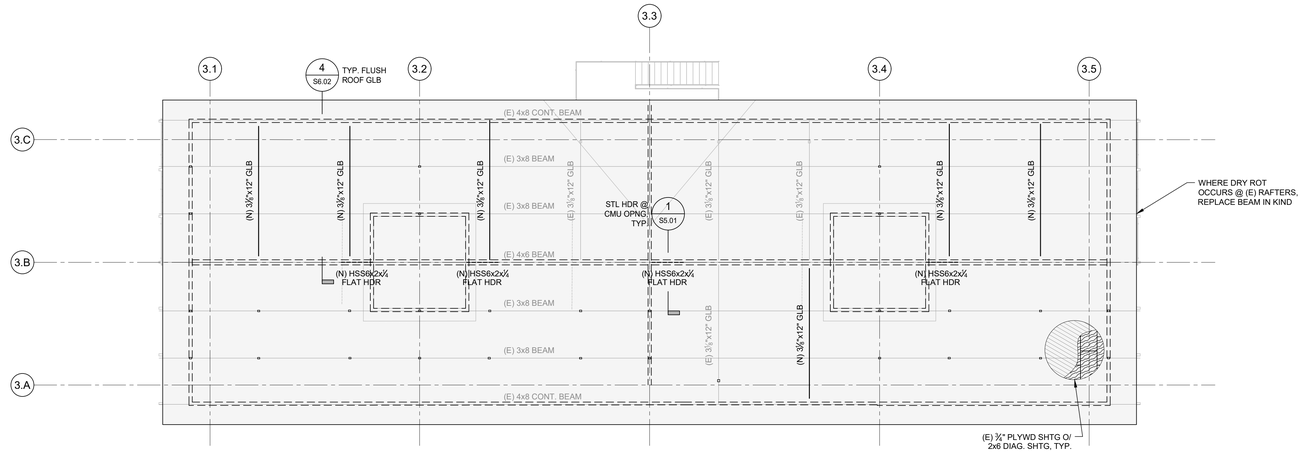
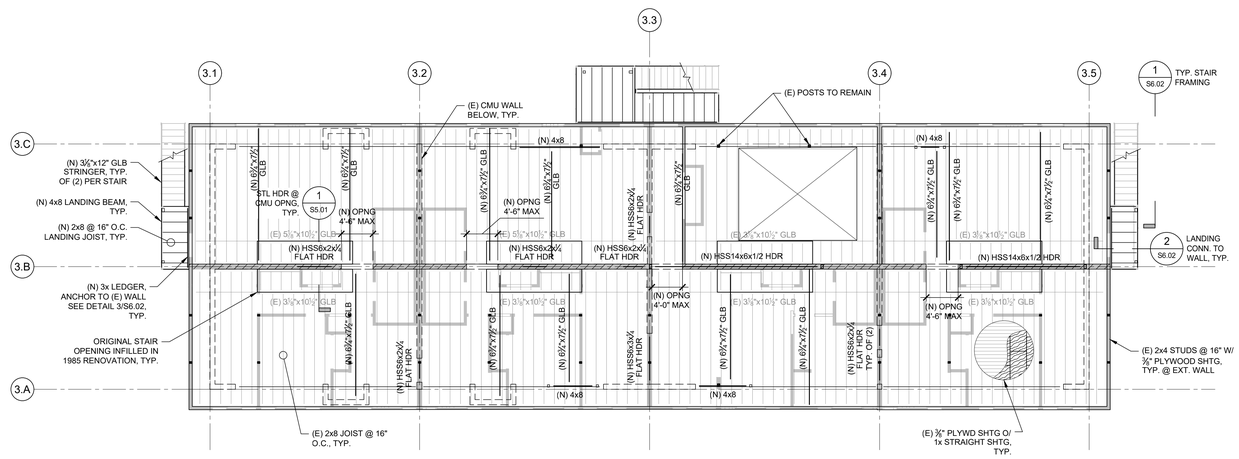


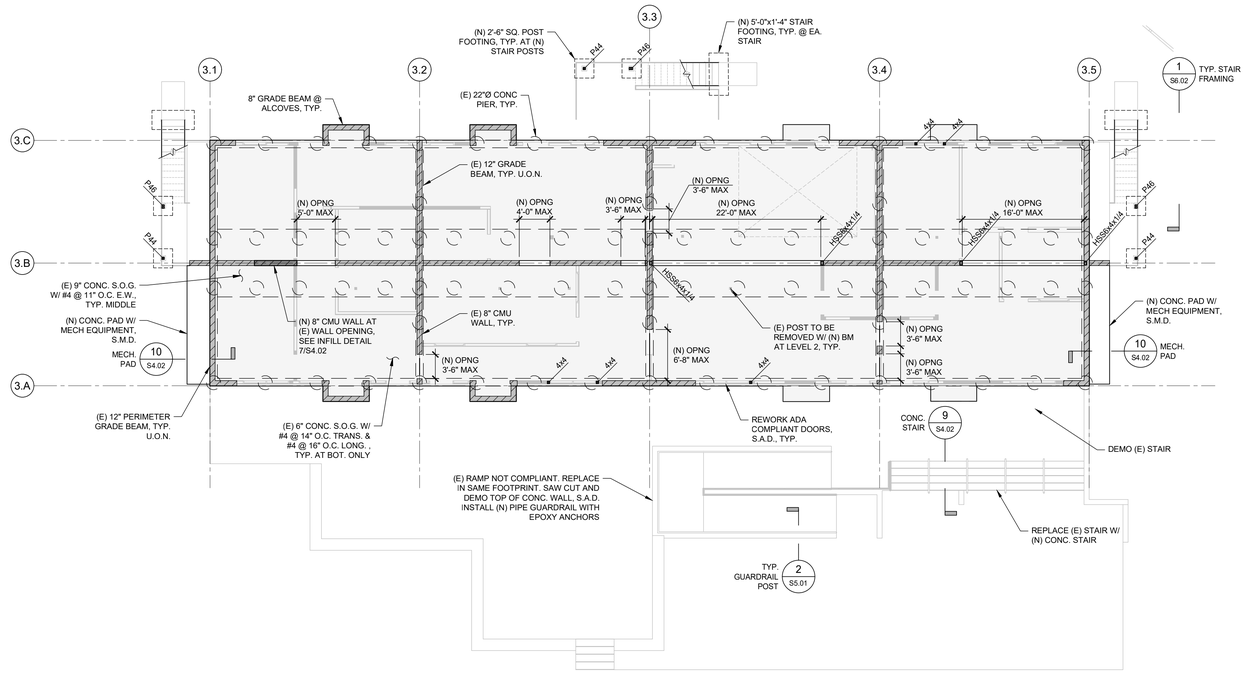
3 S2.12 BUILDING TYPE B12 - ROOF PLAN

1/8" = 1'-0"



2 S2.12 BUILDING TYPE B12 - LEVEL 2 PLAN

1/8" = 1'-0"

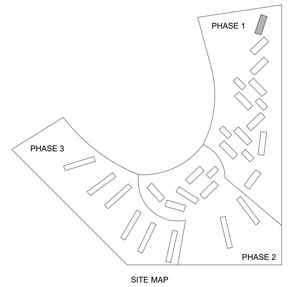


1 S2.12 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING

1/8" = 1'-0"

PLAN LEGEND:

- (E) NON-STRUCT. WOOD WALL, S.A.D.
- (N) NON-STRUCT. WOOD WALL, S.A.D.
- (E) CMU WALL
- (E) WOOD STRUCTURAL WALL
- (N) CMU WALL
- WALL BELOW
- WINDOW IN STRUCTURAL WALL. HDR PER PLAN
- C1 / T1 — SOLID WOOD OR BUILT-UP STUD POST / STEEL COLUMN, SIZE PER PLAN
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- B1 — HANGER PER PLAN / BEAM PER PLAN



SITE MAP

0' 4' 8' 16'

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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE: **BUILDING TYPE B12 FLOOR PLANS**

SHEET: **S2.12**

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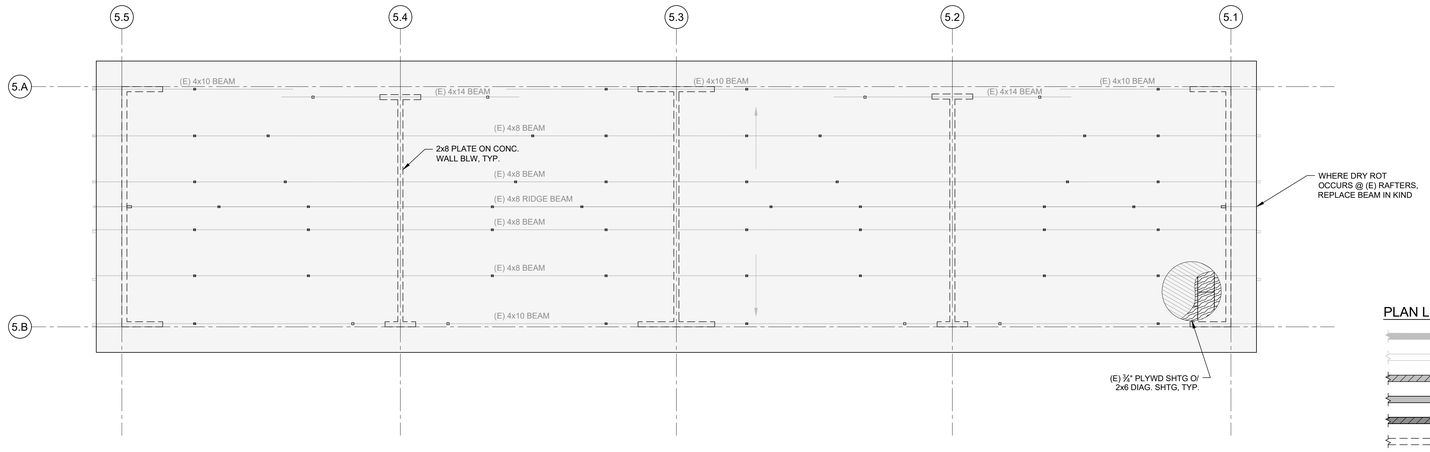
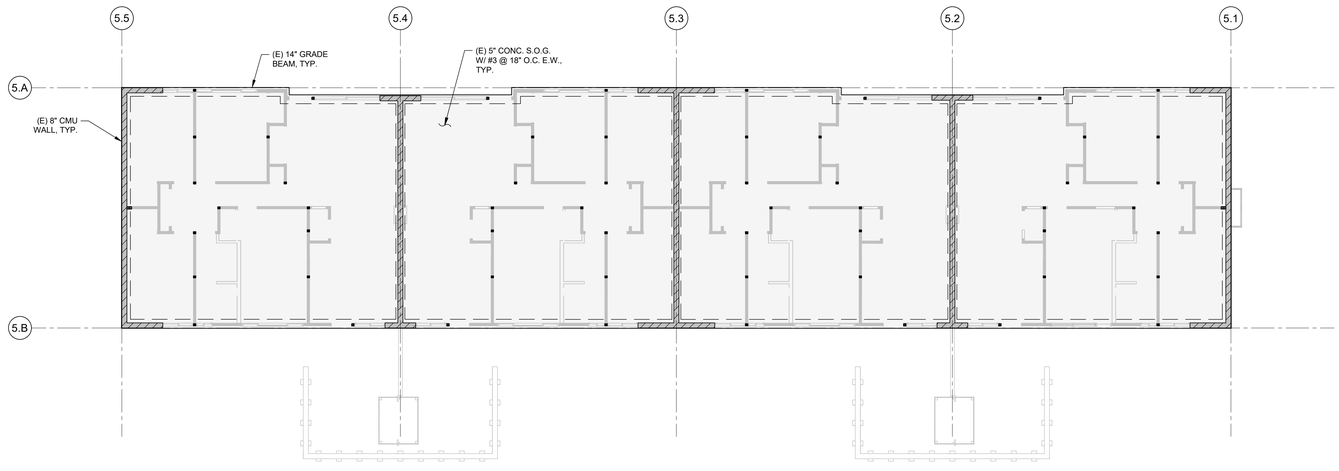


2 S2.13 BUILDING TYPE C2 - ROOF PLAN

1/8" = 1'-0"

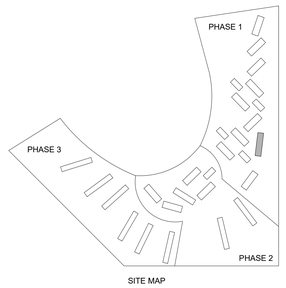


1 S2.13 BUILDING TYPE C2 - LEVEL 1 PLAN

1/8" = 1'-0"

PLAN LEGEND:

- (E) NON-STRUCT. WOOD WALL, S.A.D.
- (N) NON-STRUCT. WOOD WALL, S.A.D.
- (E) CMU WALL
- (E) WOOD STRUCTURAL WALL
- (N) CMU WALL
- WALL BELOW
- WINDOW IN STRUCTURAL WALL. HDR PER PLAN
- C1 / T1 — SOLID WOOD OR BUILT-UP STUD POST / STEEL COLUMN, SIZE PER PLAN
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- B1 — HANGER PER PLAN / BEAM PER PLAN



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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEO PANIAN
No. S4526
Exp. 08/31/2027
STRUCTURAL
CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
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ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:

BUILDING TYPE C2 FLOOR PLANS

SHEET:

S2.13

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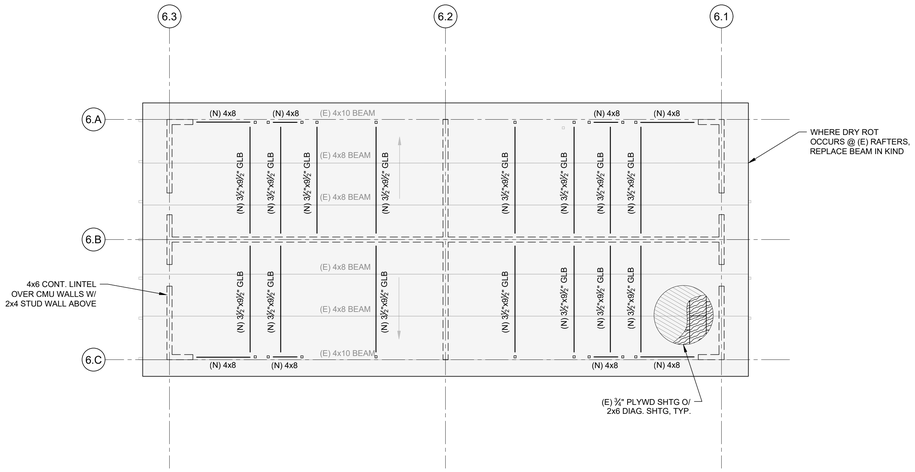
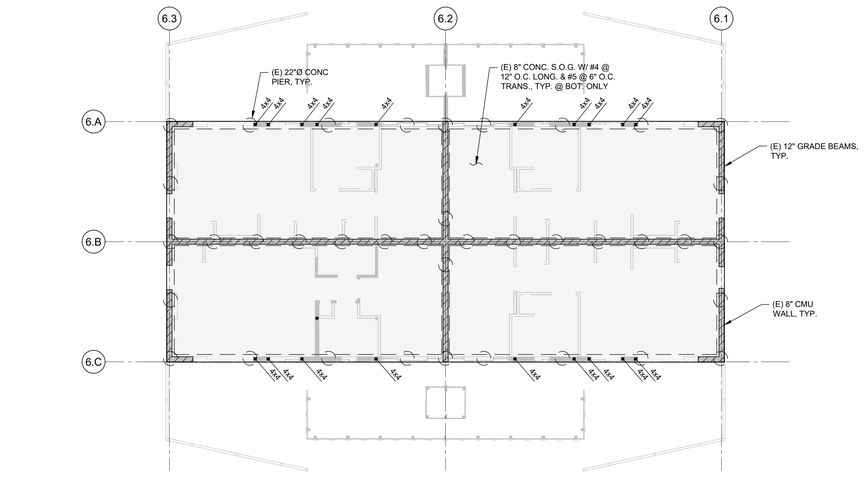
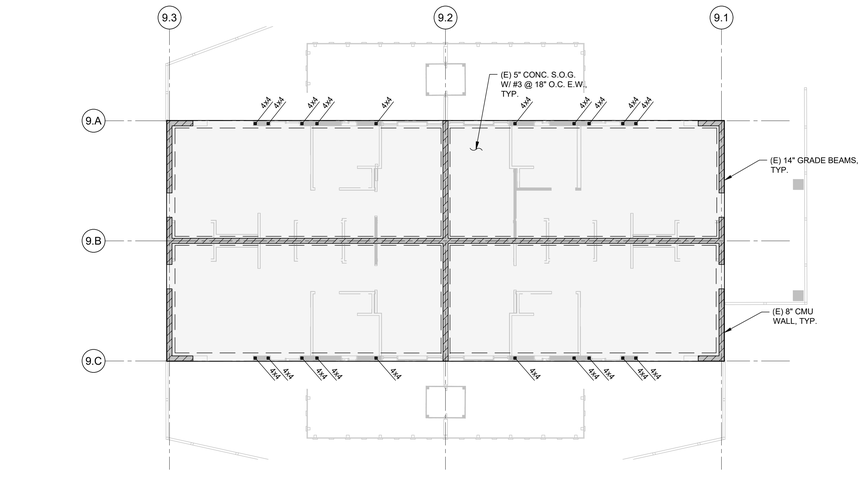


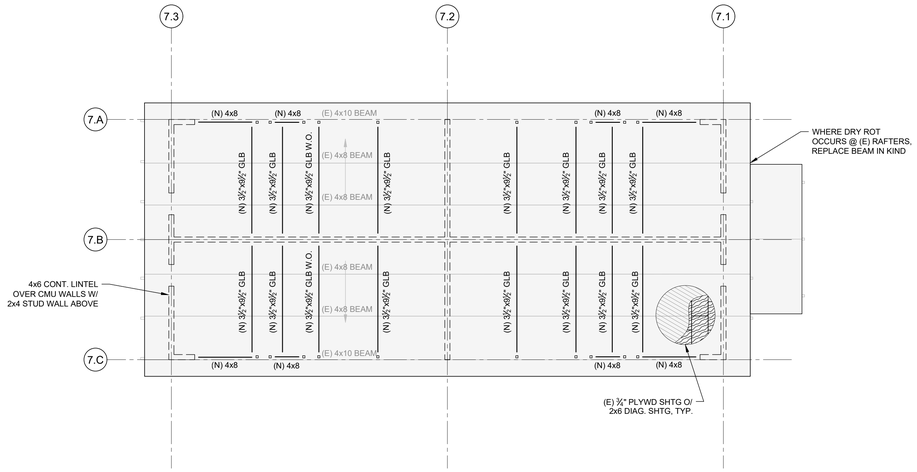
6 S2.14 BUILDING TYPE E5 - ROOF PLAN 1/8" = 1'-0"



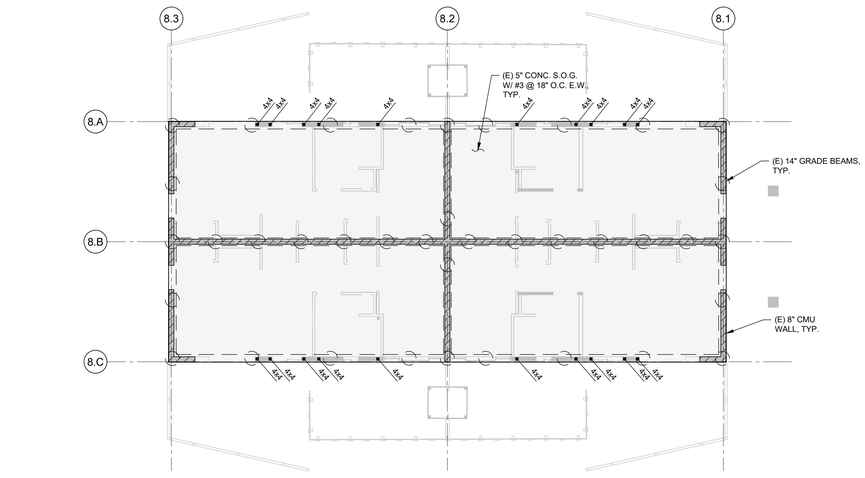
4 S2.14 BUILDING TYPE E5 - LEVEL 1 PLAN 1/8" = 1'-0"



2 S2.14 BUILDING TYPE E4 - LEVEL 1 PLAN 1/8" = 1'-0"

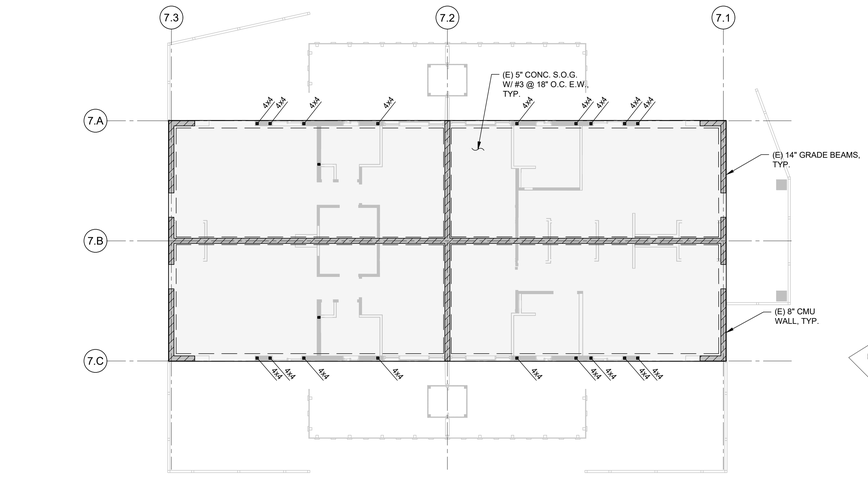


5 S2.14 BUILDING TYPE E2-E4 - ROOF PLAN 1/8" = 1'-0"



NOTE: BUILDING E3 HAS THE SAME FOUNDATION AS E5. SEE LEVEL 1 PLAN ON 1/S2.14 FOR THAT SPECIFIC BUILDING.

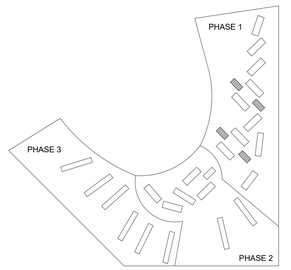
3 S2.14 BUILDING TYPE E3 - LEVEL 1 PLAN 1/8" = 1'-0"



1 S2.14 BUILDING TYPE E2 - LEVEL 1 PLAN 1/8" = 1'-0"

PLAN LEGEND:

- (E) NON-STRUCT. WOOD WALL, S.A.D.
- (N) NON-STRUCT. WOOD WALL, S.A.D.
- (E) CMU WALL
- (E) WOOD STRUCTURAL WALL
- (N) CMU WALL
- WALL BELOW
- WINDOW IN STRUCTURAL WALL. HDR PER PLAN
- C1 — SOLID WOOD OR BUILT-UP STUD POST
- T1 — STEEL COLUMN, SIZE PER PLAN
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- B1 — HANGER PER PLAN / BEAM PER PLAN



SITE MAP

0' 4' 8' 16'

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100% SD SET	6/17/2025
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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
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SCALE:	As indicated

TITLE: **BUILDING TYPE E2-E5 FLOOR PLANS**

SHEET: **S2.14**

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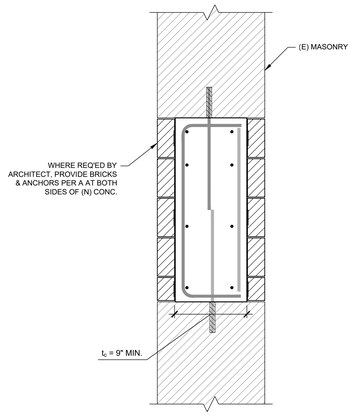
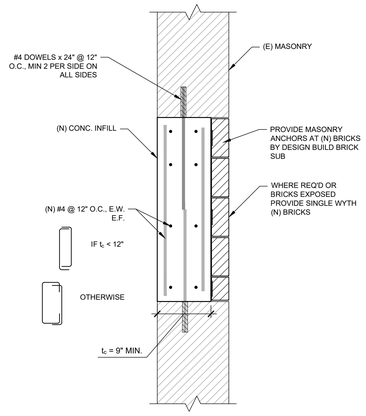


B EXPOSED MASONRY ON TWO SIDES

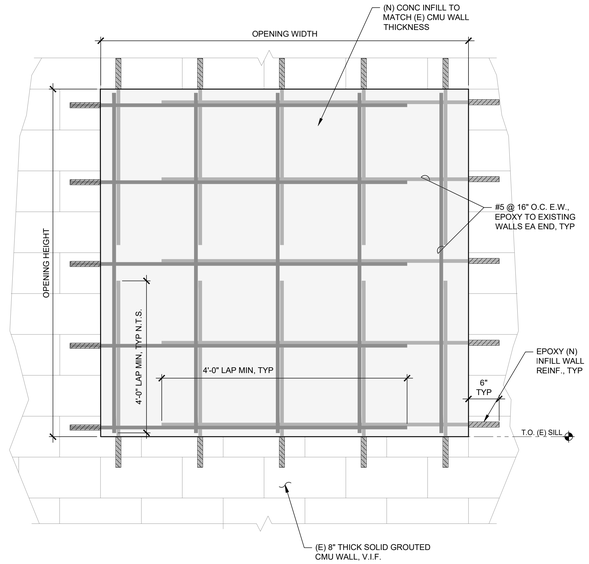


A EXPOSED MASONRY ON ONE SIDE

NOTE: SEE A FOR INFORMATION NOT SHOWN.

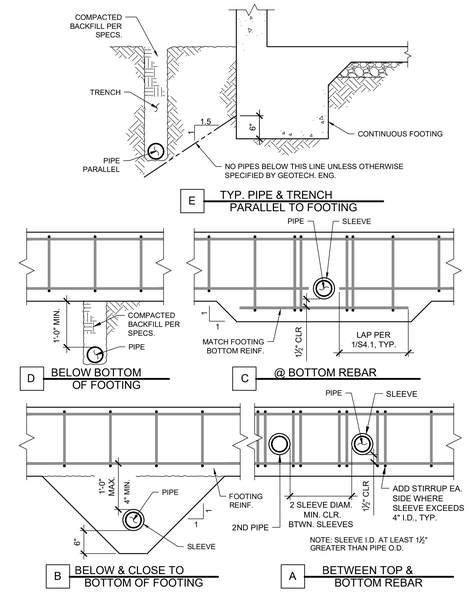
NOTE: S.A.D. FOR EXPOSED MASONRY REQ'S.

8 S4.01 INFILL AT FILLED MASONRY WALL OPENING — 1" = 1'-0"



NOTE:
1) SCAN (E) STRUCTURE AS NEEDED. DO NOT DAMAGE (E) REINF.
2) S.A.D. FOR WATERPROOFING REQUIREMENTS

7 S4.01 TYPICAL CMU WALL INFILL ELEVATION VIEW — 1" = 1'-0"



E TYP. PIPE & TRENCH PARALLEL TO FOOTING

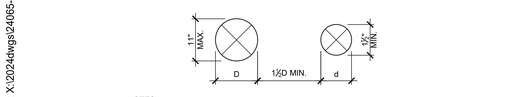
D BELOW BOTTOM OF FOOTING

C @ BOTTOM REBAR

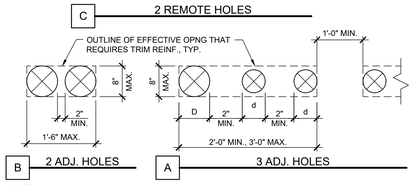
B BELOW & CLOSE TO BOTTOM OF FOOTING

A BETWEEN TOP & BOTTOM REBAR

6 S4.01 PIPES PENETRATING & ADJACENT TO GRADE BEAMS OR FOOTINGS



NOTES:
1. PENETRATIONS SPACED GREATER THAN 1½D APART DO NOT REQUIRE TRIM REINF.
2. WHERE MORE THAN 2 ADJACENT HOLES, PROVIDE 12" MIN. BETWEEN GROUPS



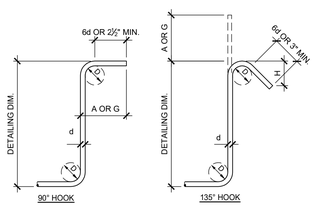
C 2 REMOTE HOLES

B 2 ADJ. HOLES

A 3 ADJ. HOLES

NOTES:
1. CONDITIONS A & B REQUIRE 1-#5 T&B TRIM BARS ALL AROUND EFFECTIVE OPNG W/ 2'-0" EMBEDMENT PAST THE EDGE OF EFFECTIVE OPNG. DIAG. BARS ARE NOT NECESSARY @ THESE CONDITIONS.
2. IF THE LENGTH OF AN EFFECTIVE OPNG IS GREATER THAN 3'-0", FOLLOW THE TRIM REQUIREMENTS OF 2/S4.01
3. PROVIDE MINIMUM 12" CLEAR BETWEEN EFFECTIVE OPENINGS
4. SEOR TO REVIEW AND APPROVE PENETRATIONS PRIOR TO CONSTRUCTION

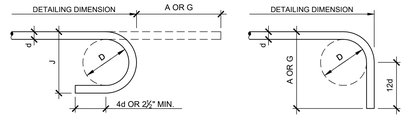
5 S4.01 CLOSELY-SPACED SLAB PENETRATIONS



BAR SIZE	D	90° HOOK	135° HOOK	
		A or G	A or G	H (APPROX.)
#3	1½"	4"	4½"	3"
#4	2"	4½"	4½"	3"
#5	2½"	6"	5½"	3¼"
#6	4½"	12"	8"	4½"

NOTES:
1. 135° COLUMN TIE HOOKS MAY NOT BE BENT TO LESS THAN THE DIAMETER OF THE COLUMN VERTICAL BAR ENCLOSED IN THE HOOK.
2. INSIDE DIAMETER OF BEND IN WELDED WIRE FABRIC SHALL NOT BE LESS THAN 4d FOR DEFORMED WIRE LARGER THAN D6 AND 2d FOR ALL OTHER WIRES. BENDS SHALL NOT BE LESS THAN 4d FROM NEAREST WELDED INTERSECTION.

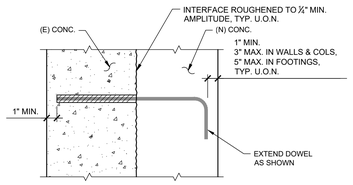
4 S4.01 STIRRUP & TIE BENDS



180° HOOK 90° HOOK

BAR SIZE	D		180° HOOKS		90° HOOKS
			A or G	J	A or G
#3	2½"	6d	5"	3"	6"
#4	3"		6"	4"	8"
#5	3¾"		7"	5"	10"
#6	4½"		8"	6"	12"
#7	5¼"		10"	7"	14"
#8	6"		11"	8"	16"
#9	9½"	8d	15"	11¼"	19"
#10	10¾"		17"	13¾"	22"
#11	12"		19"	14¾"	24"
#14	18¼"	10d	27"	21½"	31"
#18	24"		36"	28½"	41"

3 S4.01 STANDARD HOOKS — N.T.S.



DOWEL SIZE	THREADED ROD SIZE	DRILLED HOLE DIAM. (1)	MINIMUM EMBEDMENT LENGTH (2),(3)
#3	⅜"Ø	½"-⅝"	4½"
#4	½"Ø	⅝"-¾"	6"
#5	⅝"Ø	¾"-⅞"	7½"
#6	¾"Ø	⅞"-1"	9"
#7	⅞"Ø	1"-1⅛"	10½"
#8	1"Ø	1⅛"-1¼"	12"
#9	1⅛"Ø	1¼"-1⅜"	15"

NOTES:
1. FOLLOW SPECIFIC MANUFACTURER GUIDELINES FOR DRILLED HOLE DIAMETER.
2. EMBEDMENT LENGTHS SHOWN ON SPECIFIC DETAILS OVERRULE THIS SCHEDULE.
3. DOWEL EMBEDMENT INTO WALLS & SLABS SHALL NOT EXCEED THICKNESS (IN DIRECTION OF DRILLING) MINUS ONE INCH.
4. SCHEDULE DOES NOT APPLY TO DOWELS IN BRICK MASONRY.
5. SEE SPECIFICATIONS FOR EPOXY & SUBMIT EPOXY TECHNICAL INFORMATION TO STRUCTURAL ENGINEER FOR APPROVAL.

2 S4.01 EPOXY ADHESIVE DOWEL SCHEDULE — N.T.S.

BAR SIZE	TENSION LAP SPLICE SCHEDULE (1), (2), (4) 3000psi ≤ f'c < 6000psi		CMU
	HARDROCK (5), (7) CONCRETE		
	VERT. C.I.P. BARS, HORIZ. SLAB BARS (EXCEPT MAT SLAB TOP BARS)	HORIZ. BARS IN WALLS, BEAMS & COLLECTORS, MAT SLAB TOP BARS, ALL SHOTCRETE BARS	
#3	22"	28"	25"
#4	29"	37"	33"
#5	36"	47"	41"
#6	43"	56"	49"
#7	63"	81"	57"
#8	72"	93"	65"
#9	81"	105"	74"
#10	91"	118"	
#11 (3)	101"	131"	

NOTES:
1. THE LAP LENGTHS LISTED ABOVE ARE APPLICABLE UNDER THE FOLLOWING CONDITIONS:
-BEAM & COLUMN BARS SPACED AT LEAST 2 DIAMETERS O.C.
-WALL & SLAB REBAR SPACED AT LEAST 3 DIAMETERS O.C.
FOR CONDITIONS OTHER THAN THOSE LISTED, CONTACT STRUCTURAL ENGINEER.
2. CLASS A LAP SPLICES ARE 75% OF THE LENGTHS SHOWN IN THE TABLE ABOVE. CLASS A LAP SPLICES MAY ONLY BE USED WHERE SPECIFICALLY CALLED OUT ON THE STRUCTURAL DRAWINGS (ONLY PERMITTED WHERE REBAR IS LESS THAN 50% STRESSED). CLASS A LAP SPLICES SHALL BE STAGGERED BY AT LEAST ONE SPLICE LENGTH.
3. BARS LARGER THAN #11 SHALL BE MECHANICALLY COUPLED; SMALLER BARS MAY ALSO BE MECHANICALLY COUPLED. COUPLERS SHALL BE STAGGERED AT LEAST 30".
4. WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER BAR LAP APPLIES, U.O.N.
5. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY TABULATIONS BY 1.3 TIMES.
6. LAP SPLICES LISTED APPLY WHERE BOTH REBAR STRENGTH AND CONCRETE STRENGTH MEET CRITERIA. FOR ALL OTHER CASES, REFER TO OTHER LAP SPLICE TABLES.
7. FOR GRADE 75 REBAR, MULTIPLY TABULATIONS BY 1.3 TIMES.

1 S4.01 LAP SPLICE SCHEDULE — N.T.S.

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STAMP:
REGISTERED PROFESSIONAL ENGINEER LEO PANIAN No. S4526 Exp. 06/30/2027 STRUCTURAL California

ISSUANCE SCHEDULE
100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE
NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:
TYPICAL CONCRETE DETAILS

SHEET:
S4.01

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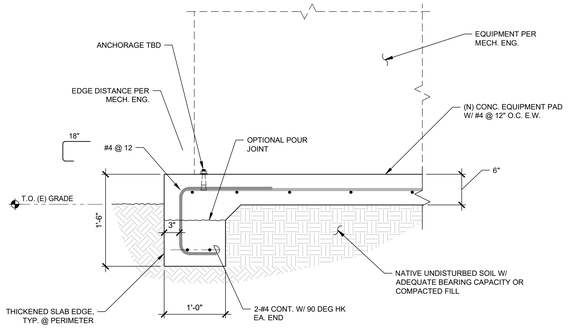
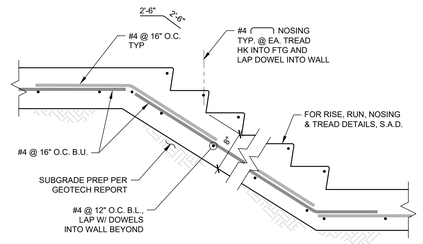
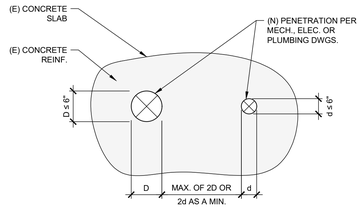


NOTES:
1. THIS DETAIL ASSUMES THAT THE EXISTING SOIL PROVIDES SUITABLE BEARING CAPACITY, TO BE CONFIRMED IN THE FIELD.
2. IF LOOSE SOIL, ORGANIC MATERIAL, OR OTHER INADEQUATE SOIL IS OBSERVED, NOTIFY THE SEOR FOR DIRECTION.

10 / S4.02 — TYPICAL MECHANICAL EQUIPMENT PAD — 1" = 1'-0"

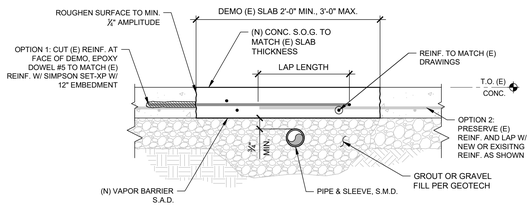


9 / S4.02 — TYPICAL STAIR ON GRADE — 1" = 1'-0"

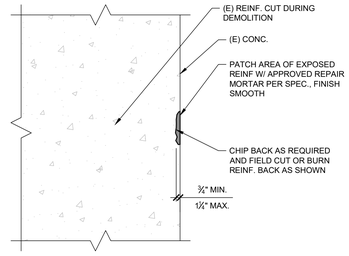


NOTE:
LOCATE (E) REINF. THROUGH NON-DESTRUCTIVE MEANS PRIOR TO CUTTING SLAB. NOTIFY SEOR PRIOR TO CUTTING IF INTERFERENCE WITH (E) REBAR IS IDENTIFIED. DO NOT CUT (E) REBAR WITHOUT S.E.O.R. APPROVAL.

6 / S4.02 — TYP. SLAB PENETRATIONS PLAN VIEW — 1" = 1'-0"



5 / S4.02 — EXISTING SLAB ON GRADE DEMO FOR UTILITY TRENCH — 1" = 1'-0"



4 / S4.02 — TYPICAL (E) REINF. CUT AT FACE OF (E) CONC. — 1" = 1'-0"

CONCRETE SURFACE PREPARATION

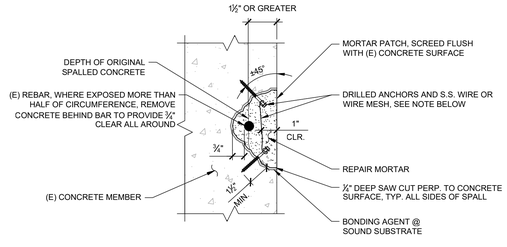
1. AREAS TO BE REPAIRED MUST BE CLEAN, SOUND, AND FREE OF CONTAMINANTS. ALL LOOSE AND DETERIORATED CONCRETE SHALL BE REMOVED BY MECHANICAL MEANS.
2. SAWCUT EDGES OF REPAIR AREA AS REQUIRED TO PROVIDE A NEAT PATCH AND A MINIMUM 1/4" DEEP CONCRETE EDGE. SAWCUT TO 3/4" MAXIMUM DEPTH. LOCATE REINFORCEMENT AND DETERMINE DEPTH PRIOR TO SAWCUTTING. DO NOT CUT EXISTING REINFORCING STEEL.
3. AREA TO BE PATCHED SHALL NOT BE LESS THAN 1/8" IN DEPTH.
4. CHIP DETERIORATED CONCRETE DOWN TO SOUND BASE MATERIAL. THICKNESS OF PROFILE SHALL BE 1/4" MINIMUM AND FACE OF SUBSTRATE SHALL BE ROUGHENED TO OBTAIN A SURFACE PROFILE OF ± 1/8" (CSP-6 OR GREATER AS PER ICRI GUIDELINES) WITH A NEW EXPOSED AGGREGATE SURFACE.

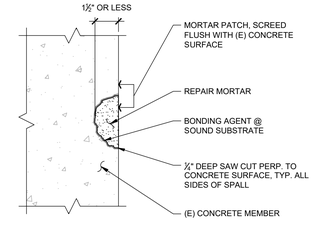
STEEL SURFACE PREPARATION

1. IF SPALL EXPOSES REBAR, SANDBLAST AND CLEAN TO BLACK METAL FINISH. APPLY ANTI-CORROSION COATING PRIOR TO CONCRETE REPAIR SUBSTANCE.
2. IF REINFORCING STEEL WITH ACTIVE CORROSION IS ENCOUNTERED, COMPLY WITH THE FOLLOWING:
   a. LOCALLY REMOVE CONCRETE BACK TO APPROXIMATELY HALF THE BAR CIRCUMFERENCE TO DETERMINE EXTENT OF ACTIVE CORROSION. WHERE CORROSION IS FOUND TO EXTEND BEYOND HALF OF THE BAR CIRCUMFERENCE, REMOVE CONCRETE ALL AROUND BAR TO 3/4" DEPTH AND LENGTH AS REQUIRED TO REMOVE RUST AND SCALE.
   b. SANDBLAST THE STEEL TO A BLACK METAL FINISH TO REMOVE ALL CONTAMINANTS AND RUST. IF MORE THAN 25% OF THE REBAR CIRCUMFERENCE HAS BEEN DEPLETED, THE AFFECTED PART OF THE BAR SHALL BE REMOVED AND REPLACED WITH BAR. THE NEW BAR SHALL BE COUPLED WITH THE EXISTING BAR USING D2505CA BAR LOCK COUPLERS OR APPROVED EQUAL.
   c. LIGHT MILL SCALE TIGHTLY ADHERED TO REINFORCEMENT DOES NOT REQUIRE REPAIR.
   d. WHERE REBAR IS EXPOSED, PRIME STEEL WITH APPROVED ANTI-CORROSION COATING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

REPAIR

1. PROVIDE ONE SCREW ANCHOR FOR EVERY 10 IN² OF SPALL, WITH NO FEWER THAN 2 ANCHORS PER LOCATION. MAINTAIN MINIMUM ½" COVER AT SCREW ANCHOR HEAD.
2. STAINLESS STEEL WIRE SHALL BE WRAPPED IN CRISS-CROSS PATTERN. STAINLESS STEEL MESH MAY BE USED AT CONTRACTOR'S OPTION.





1 / S4.02 — TYPICAL CONCRETE SPALL REPAIR — 3" = 1'-0"

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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

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JOB NUMBER:	24065-02
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CONCRETE DETAILS

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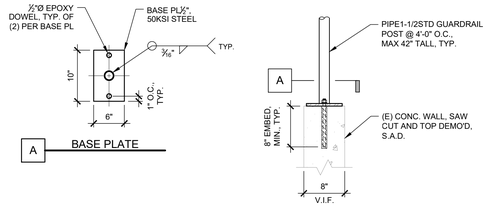
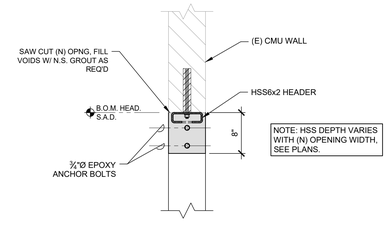
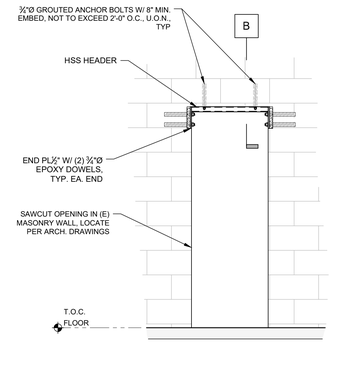


2 S5.01 RAILING @ CONC. WALL 1" = 1'-0"





1 S5.01 TYP STL HEADER IN (E) MASONRY WALL AS NOTED

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LEO PANIAN
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STATE OF CALIFORNIA

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STEEL DETAILS

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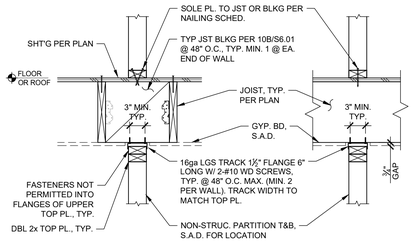
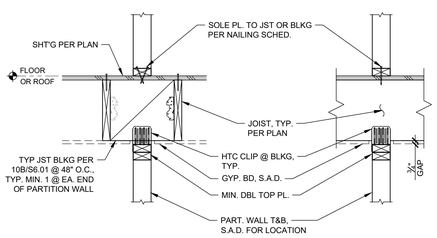


B JOIST PARALLEL

A JOIST PERP.

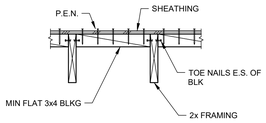
12 S6.01 TYP. PARTITION WALL BRACING NESTED TRACK OPTION (SAWN LUMBER JOIST SHOWN) N.T.S.



B JOIST PARALLEL

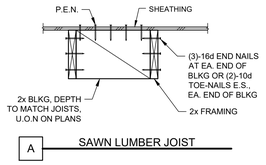
A JOIST PERP.

11 S6.01 TYP. PARTITION WALL BRACING CLIP OPTION (SAWN LUMBER JOIST SHOWN) N.T.S.



B SAWN LUMBER JOIST

PARTIAL DEPTH BLKG FOR LATERAL FORCE TRANSFER TO DIAPHRAGM

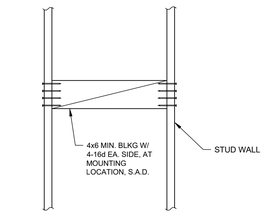


A SAWN LUMBER JOIST

FULL DEPTH SOLID BLKG FOR GRAVITY SUPPORT AND LATERAL BRACING

NOTES:
1. FULL DEPTH BLKG BTWN. JOISTS TO BE @ 10'-0" O.C. MAX. @ ROOF & @ 8'-0" O.C., MAX. @ FLR.
2. PROVIDE CONT. BLOCKING @ JOISTS OVER SUPPORTS & BELOW WALLS.
3. WHERE TOP FLG. HGR'S. ARE USED, MFR. BRIDGING OR FULL DEPTH BLKG SHOULD ALSO BE PROVIDED WITHIN 6" OF SUPPORTING BEAM.

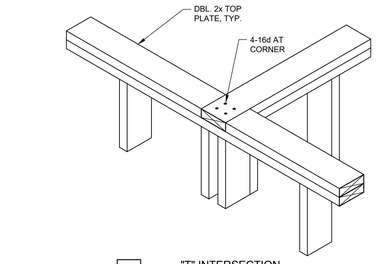
10 S6.01 TYPICAL JOIST BLOCKING N.T.S.



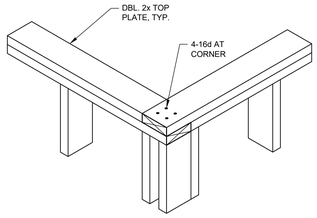
NOTES:
1. HANDRAILS & CONN. BY OTHERS.

2. PLYWOOD NOT SHOWN FOR CLARITY.

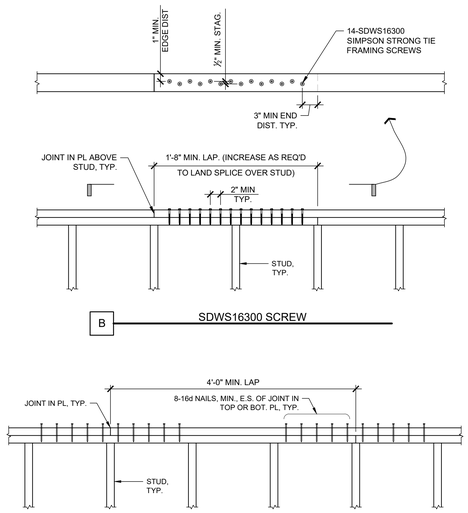
9 S6.01 TYP. HANDRAIL SUPPORT BLKG @ WALL N.T.S.



B "T" INTERSECTION



A CORNER



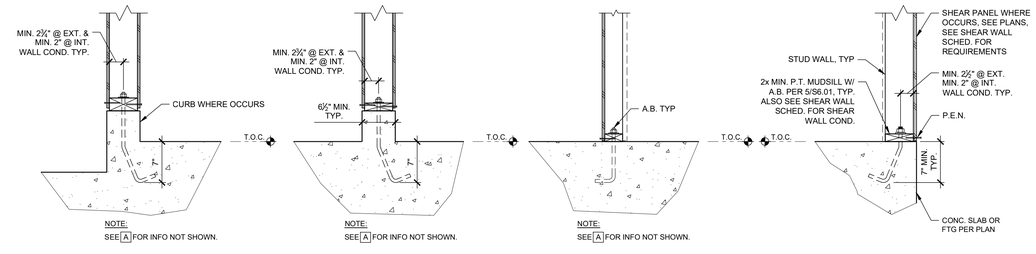
B SDWS16300 SCREW

A NAILED TOP PL SPLICE

NOTE: SEE PLAN & DETAILS FOR DOUBLE TOP PL & STUD SIZE.

8 S6.01 TYP. TOP PLATE LAP AT INTERSECTIONS N.T.S.

7 S6.01 TOP PLATE SPLICE CONNECTION N.T.S.



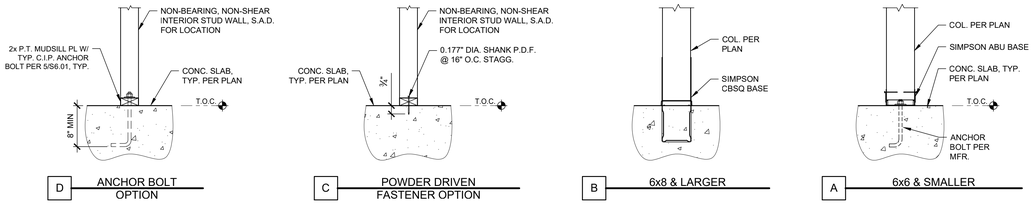
D STEPPED SLAB COND.

C CURB COND.

B SLAB INT. COND.

A SLAB EDGE COND.

4 S6.01 TYP. PARTITION WALL ANCHORAGE N.T.S.



D ANCHOR BOLT OPTION

C POWDER DRIVEN FASTENER OPTION

B 6x8 & LARGER

A 6x6 & SMALLER

3 S6.01 TYP. FREE-STANDING COLUMN AND NON-BEARING PARTITION WALL ANCHORAGE 1" = 1'-0"

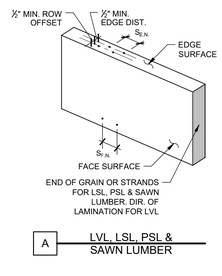
6 S6.01 MINIMUM NAIL SPACING SCHEDULE N.T.S.

MINIMUM NAIL SPACING

NAIL TYPE	I-JOIST		½" THK MIN. LVL & PSL		1½" THK MIN. LSL		SAWN LUMBER	
	$S_{E.N.}$	$S_{F.N.}$	$S_{E.N.}$	$S_{F.N.}$	$S_{E.N.}$	$S_{F.N.}$	$S_{E.N.}$	$S_{F.N.}$
8d BOX	4"	4"	4"	2"	3"	2"	3"	2"
8d COMMON	4"	4"	4"	2"	3"	2"	3"	2"
10d BOX	4"	4"	4"	2"	3"	2"	3"	2"
10d COMMON	4"	4"	5"	2½"	3"	2½"	3"	2½"
12d BOX	4"	4"	5"	2"	3"	2"	3"	2"
12d COMMON	4"	4"	5"	2½"	3"	2½"	3"	2½"
16d BOX	4"	4"	5"	2½"	3"	2½"	3"	2½"
16d SINKER	6"	6"	5"	2½"	3"	2½"	3"	2½"
16d COMMON	6"	6"	8"	2½"	6"	2½"	6"	2½"

NOTES:

1. SEE WEYERHAEUSER'S TB-206, DATED SEPT. 2020 & ESR-1387 FOR ADDITIONAL INFO.
2. FOR MULTIPLE ROWS, 10d COMMON MAXIMUM SIZE FASTENER @ MINIMUM 3" O.C. STAGGERED & OFFSET ROWS BY MINIMUM ½".



A LVL, LSL, PSL & SAWN LUMBER

2 S6.01 TYPICAL NAILING SCHEDULE N.T.S

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
JOIST TO SILL OR GIRDER	3-8d, TOENAIL
BRIDGING TO JOIST	2-8d, TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C., FACE NAIL
TOP PLATE TO STUD	4-8d, TOENAIL OR 2-16d, END NAIL
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS	16d @ 24" O.C., FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C., FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d, TOENAIL EACH END
RIM JOIST TO TOP PLATE	8d @ 6" O.C., TOENAIL
CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH EDGE, FACE NAIL
CEILING JOISTS TO PLATE	3-8d, TOENAIL
CONTINUOUS HEADER TO STUD	4-8d, TOENAIL
CEILING JOISTS, LAP OVER PARTITIONS	3-16d, FACENAIL
CEILING JOISTS TO PARALLEL RAFTERS	3-16d, FACENAIL
RAFTER TO PLATE	3-10d, TOENAIL
BUILT-UP CORNER STUDS	16d @ 24" O.C., FACENAIL
BUILT-UP GIRDER AND BEAMS	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED ON OPPOSITE SIDES 2-20d AT ENDS AND AT EACH SPLICE

NOTES :

1. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED.
2. MINIMUM NAILING SCHEDULE ABOVE IS MODIFIED FROM CBC TABLE 2304.10.1.
3. MINIMUM NAILING SHOWN ON SCHEDULE UNLESS OTHERWISE NOTED ON SPECIFIC OR OTHER TYPICAL DETAILS OR PROJECT SPECIFIC DETAILS
4. SEE 6/S6.01 FOR MINIMUM NAIL SPACING.
5. NAILING SCHEDULE IS FOR NON BRACED WALL.

5 S6.01 TYP. GRAVITY WALL MUDSILL ANCHOR PLACEMENT DETAIL FOR NON-SHEAR WALLS N.T.S.

NOTE:
1. ANCHOR BOLTS SHALL BE ⅝" DIA. MIN. W/ STD CUT GALV. WASHER [OR ⅛"x2½" SQ. PL.] WASHER @ 48" MAX. O.C., TYP. U.O.N. FOR SHEAR WALLS.
2. MINIMUM 2 ANCHORS PER SILL PLATE.
3. ARRANGEMENT FOR POWDER-DRIVEN FASTENERS @ NON-STRUCTURAL WALL SIMILAR, EXCEPT END DISTANCE EQUALS 6".
4. AT SHEAR WALLS SEE SHEAR WALL SCHED. FOR ANCHOR BOLT REQUIREMENTS.

REQUIRED NAIL SIZES

NAME	DIAMETER	LENGTH	MINIMUM PENETRATION	NOTES
20d COMMON	.192"	4"	2 1/4"	(1)
16d COMMON	.162"	3 1/2"	2"	(1)
16d SINKER	.148"	3 1/4"	1 3/4"	(1), (2), (3)
12d COMMON	.148"	3 1/4"	1 3/4"	(1), (3)
10d COMMON	.148"	3"	1 3/4"	(1)
10d SHORT	.148"	2 1/2"	1 3/4"	(1)
8d COMMON	.131"	2 1/2"	1 1/2"	(1)
N54A	.250"	2 1/2"	2 1/4"	(4)
N20AN	.192"	2 1/8"	2"	(4)
N20A	.192"	1 3/4"	1 5/8"	(4)

NOTES :

1. MINIMUM PENETRATION FOR FULL NAIL LATERAL VALUE IS 10 DIAMETERS, ROUNDED TO NEAREST 1/8".
2. 16d SINKERS ARE ONLY PERMITTED FOR GENERAL FRAMING IF SPECIFICALLY ALLOWED IN THE STRUCTURAL NOTES. 16d SINKERS ARE REQUIRED FOR MSTC STRAPS, BUT MAY NOT BE SUBSTITUTED FOR 16d COMMON NAILS IN ANY OTHER METAL CONNECTORS.
3. 16d SINKER AND 12d COMMON ARE IDENTICAL SIZES.
4. N54A, N20AN AND N20A ARE SPECIAL ANNULAR RING SHANK NAILS FOR USE IN SOME SIMPSON CONNECTORS.

1 S6.01 NAIL SIZE SCHEDULE N.T.S

PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com

BURBANK HOUSING
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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

TIPPING
1906 Shattuck Avenue, Berkeley, CA 94704
510.549.1906 | www.tippingstructural.com

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP: REGISTERED PROFESSIONAL ENGINEER LEO PANIAN No. S4526 Exp. 08/31/2027 STRUCTURAL CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE: **TYPICAL WOOD DETAILS**

SHEET: **S6.01**

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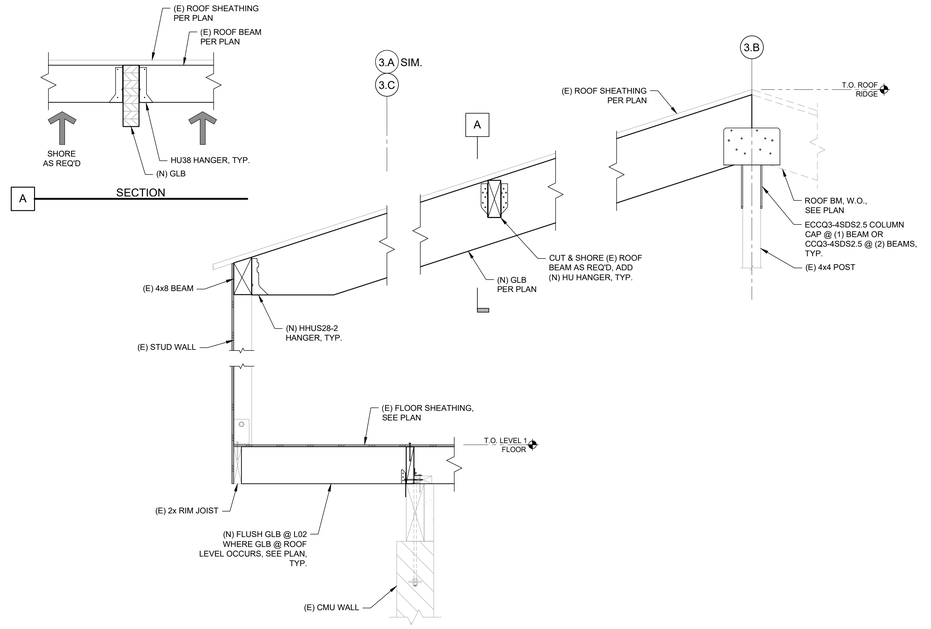
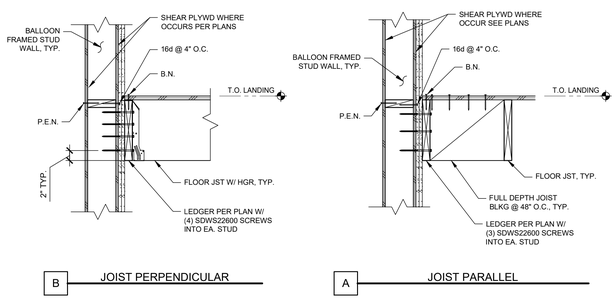
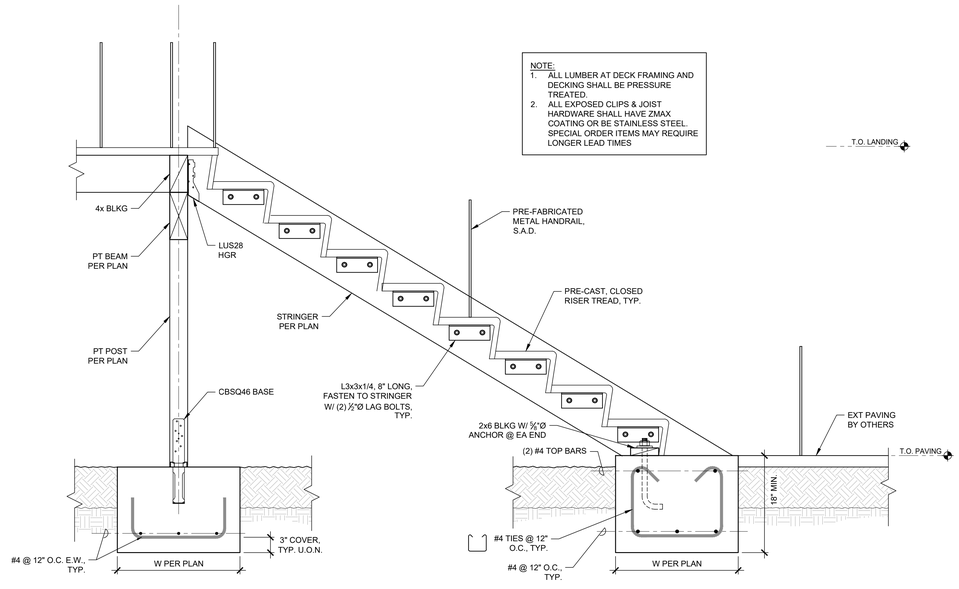


4 S6.02 FLUSH FRAMED ROOF BEAM 1" = 1'-0"



2 S6.02 LANDING SUPPORTS AT BEARING WALLS 1" = 1'-0"



1 S6.02 STAIR AND FOOTING DETAIL 1" = 1'-0"

PYATOK
360 22nd ST, SUITE 600
OAKLAND, CA 94612

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LEO PANIAN
No. S4526
Exp. 08/31/2027
STRUCTURAL
CIVIL
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUED FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	6/17/2025
SCALE:	As indicated

TITLE:
WOOD DETAILS

SHEET:
S6.02

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DUCTWORK SYMBOLS

SYMBOL	DESCRIPTION
	DUCTWORK
	LINED DUCTWORK (REFER TO SPECIFICATIONS FOR LOCATIONS NOT SHOWN)
	DUCTWORK BREAK
	CROSS SECTOIN OF SUPPLY DUCT OR CEILING SUPPLY DIFFUSER
	CROSS SECTION OF RETURN DUCT OR CEILING RETURN GRILLE
	CROSS SECTION OF EXHAUST DUCT OR CEILING EXHAUST GRILLE
	DUCT RISE
	FLEXIBLE DUCTWORK
	AIR TERMINAL INDICATING TYPE, SIZE AND CFM
	CONCENTRIC SQUARE TO ROUND TRANSITION
	MANUAL VOLUME DAMPER
M	MOTORIZED DAMPER
	COMBINATION FIRE/SMOKE DAMPER
	FIRE DAMPER
	SMOKE DAMPER
DSD	DUCT SMOKE DETECTOR
	INTAKE OR EXHAUST
	AIRFLOW DIRECTION
	CEILING EXHAUST FAN
	ACCESS PANEL
S	TEMPERATURE SENSOR (SPACE)
T	THERMOSTAT (±48" AFF TO TOP OF STAT)
CM	CARBON MONOXIDE SENSOR
CD	CARBON DIOXIDE SENSOR
$	SWITCH
AM	AIRFLOW MONITORING STATION
CD	CONDENSATE DRAIN

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED DUCTWORK SYMBOLS. SOME OF THE SYMBOLS SHOWN ABOVE MAY NOT HAVE BEEN USED IN THE DRAWING PACKAGE.

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
X	SHEET NOTE
X / X	EQUIPMENT CALLOUT
X / X	DETAIL REFERENCE: DETAIL CALLOUT / SHEET CALLOUT
X / X	SECTION CALLOUT
	POINT OF CONNECTION TO EXISTING
X	REVISION TAG

LOUVER SCHEDULE

TAG	MANUFACTURER /MODEL	LOCATION	SERVICE	SIZE (WXH)	MIN. FREE AREA (%)	REMARKS
L-1	SEE ARCHITECTURAL	B12 COMMUNITY ROOM	INTAKE	12X12	26	NOTES: #1,2,3

NOTES:
1. LOUVER SHOWN FOR MINIMUM SIZING AND APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION, TYPE AND SIZE
2. PROVIDE WITH 1/4" SCREEN.
3. ASTM E 2886 LISTED FOR USE IN WILDLIFE URBAN INTERFACE

VENTILATOR SCHEDULE

TAG	MANUFACTURER/ MODEL	TYPE	ROOF OPENING (W"XL")	THROAT AREA (SQ. FT.)	FINISH	REMARKS
GV-1	COOK PR-12	GRAVITY INTAKE	15.5 X 15.5	0.852	ALUMINUM	NOTES: #1,2

NOTES:
1. PROVIDE WITH MIN INSULATED CURB FOR SLOPED ROOF, BIRDSCREEN.

ABBREVIATIONS

ABC	ABOVE CEILING
ABV	ABOVE
AP	ACCESS PANEL
AC	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
BEL	BELOW
BF	BELOW FINISHED FLOOR
BG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
BTUH	BTU HOUR
BDD	BACK DRAFT DAMPER
CC	COOLING COIL
CDR	CONDENSING WATER RETURN
CDS	CONDENSING WATER SUPPLY
CLG	CEILING
CFM	AIRFLOW RATE - CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CONT	CONTINUATION
CONTR	CONTRACTOR
D	DROP
DB	DRY BULB
DEG	DEGREES
DL	DOOR LOUVER
DIA	DIAMETER
DN	DOWN
DV	DRYER VENT
DWG	DRAWING
E	EXISTING
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
EQUIP	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EXH	EXHAUST
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FEI	FAN ENERGY INDEX
FFE	FINISHED FLOOR ELEVATION
FLA	FULL LOAD AMPS
FL	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FT	FOOT
GA	GAUGE
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HP	HORSEPOWER
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
IE	INVERT ELEVATION
IFW	IN FURRED WALL
KE	KITCHEN EXHAUST
KW	KILOWATT
LAT	LEAVING AIR TEMPERTURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERTURE
MAX	MAXIMUM
MBH	THOUSAND BTUH
MCA	MAXIMUM CURRENT AMPS
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
MTD	MOUNTED
MVD	MANUAL VOLUME DAMPER
N	NEW
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
PC	PREHEAT COIL
PD	PRESURE DROP
PH	PHASE
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
POC	POINT OF CONNECTION
REF	REFRIGERATION
REQD	REQUIRED
RET	RETURN
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SAD	SEE ARCHITECTURAL DRAWINGS
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SENS	SENSIBLE
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STRUC	STRUTURAL
SA	SUPPLY AIR
SYM	SYMBOL
T&P	TEMPERATURE AND PRESSURE
TC	TIME CLOCK
TE	TOILET EXHAUST
TEMP	TEMPERTURE
TOD	TOP OF DUCT
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
UC	DOOR UNDER CUT
V	VOLTS
VD	VOLUME DAMPER
VIF	VERIFY IN FIELD
W	WITH
W/O	WITHOUT
WT	WEIGHT
WB	WET BULB

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT HAVE BEEN USED IN THE DRAWING PACKAGE.

GENERAL NOTES

1. HVAC SYSTEMS SHALL COMPLY WITH 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, ALL CITY ORDINANCES AND OTHER APPLICABLE CODES.
2. PLANS ARE DIAGRAMMATIC, DO NOT SCALE FOR MATERIAL QUANTITIES. ALL SCALING SHOULD BE FROM ARCHITECTURAL PLANS ONLY AND FIELD VERIFIED.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
4. MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
5. ALL DUCTWORK AND PLENUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH CMC CHAPTER 6 AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS. DUCTWORK SHALL BE GALVANIZED SHEET METAL UNLESS NOTED OTHERWISE IN PLANS AND/OR SPECS. DIMENSIONS SHOWN ON PLANS ARE CLEAR DIMENSIONS. DUCT CONSTRUCTION PRESSURE CLASSES SHALL BE AS FOLLOWS:
   5.1. SUPPLY DUCT: 2" W.G. CONSTRUCTION PER SMACNA
   5.2. RETURN/EXHAUST DUCT: 1" W.G. CONSTRUCTION PER SMACNA
6. ALL PIPING AND DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH CALIFORNIA TITLE 24.
7. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS.
8. MECHANICAL CONTRACTORS SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER PRIOR TO CUTTING THROUGH ANY STRUCTURAL MEMBER.
9. FLEXIBLE DUCT SHALL BE LISTED PER UL-181 STANDARD AS CLASS 1 FLEXIBLE AIR DUCT AND COMPLYING WITH NFPA STANDARDS 90A AND 90B. DUCT SHALL BE INSULATED WITH A MINIMUM R-4.2 VALUE AND SHALL HAVE A MAXIMUM VAPOR TRANSMISSION VALUE OF 0.05 PERMS. FLEXIBLE DUCT MAY BE USED FOR RUN-OUTS TO GRILLES AND DIFFUSERS IN LENGTHS OF 5'-0" OR LESS (CMC 603.4.1).
10. PROVIDE REMOTE CEILING ACCESS BALANCE DAMPERS WITH CONCEALED CHROME PLATE COVERS FOR BALANCE DAMPERS LOCATED ABOVE HARD CEILINGS.
11. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT. SEE ARCHITECTURAL SPECIFICATIONS FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL AND LIGHTING.
12. HOLES IN EXISTING WALLS, ROOFS OR FLOORS SHALL BE PATCHED TO MATCH EXISTING WHERE PIPING, DUCTWORK, ETC. WERE REMOVED OR ADDED DURING THIS PROJECT.
13. DAMAGE TO THE EXISTING FACILITY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
14. WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN ON SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCTS.
15. DUCTWORK, PIPING AND EQUIPMENT SHALL BE BRACED PER CBC REQUIREMENTS FOR MECHANICAL AND PLUMBING SYSTEMS. ALL MECHANICAL DUCTWORK, PIPING AND EQUIPMENT SHALL BE SEISMICALLY BRACED AND ANCHORED IN ACCORDANCE WITH SMACNA STANDARDS AND THE CALIFORNIA BUILDING CODES (TITLE-24).
16. PROVIDE INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT FOR FIELD INSPECTOR AT THE TIME OF INSPECTION. CMC 303.1.
17. EXTERIOR INSULATION OF LINESETS SHALL BE COATED WITH A MECHANICAL VAPOR RETARDER AND UV PROTECTION EQUAL TO E-FLEX GUARD 2X AS MANUFACTURED BY AIREX. TAPES AND PAINTS ARE NOT AN ACCEPTABLE METHOD OF INSULATION PROTECTION.

CALIFORNIA GREEN BUILDING STANDARD NOTES

1. COVER ALL RETURN AIR OPENINGS WITH MERV-8 FILTERS AND REPLACE ALL FILTERS PRIOR TO OCCUPANCY FOR UNITS USED DURING CONSTRUCTION (CGBC 5.504.1).
2. COVER ALL DUCT COMPONENTS AND OPENINGS WITH TAPE, PLASTIC, SHEET METAL OR OTHER APPROVED METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS THAT MAY ENTER THE SYSTEM (CGBC 5.504.3).
3. ADHESIVES, SEALANTS AND CAULKING SHALL BE COMPLIANT WITH VOC OR OTHER TOXIC COMPOUND LIMITS (CGBC 5.504.4.1).
4. BALANCE ALL AIR AND WATER SYSTEMS IN ACCORDANCE WITH SPECIFICATIONS (CGBC 5.410.4.3.1). BALANCING TO BE BY INDEPENDENT CONTRACTOR, NEBB CERTIFIED.
5. TEST AND ADJUST ALL SYSTEMS IN ACCORDANCE WITH CGBC 5.410.4.
6. PROVIDE MERV-13 FILTERS AT ALL MECHANICAL SYSTEMS. FILTERS SHALL BE CLEARLY LABELED BY MANUFACTURER INDICATING THE MERV RATING (CGBC 5.504.5.3 AND CGBC 5.504.5.3.1).
7. OUTSIDE AIR TO BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE (CGBC 5.506.1).
8. PROVIDE OPERATION AND MAINTENANCE MANUAL FOR THE BUILDING OCCUPANT OR OWNER PER THE PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS (CGBC 5.410.4.5).

MISC EQUIPMENT SCHEDULE

TAG	ITEM	MANUFACTURER/ MODEL	REMARKS
FA-1	FRESH AIR INTAKE	FRESH VENTILATION FRESH 100	FRESH AIR INLET WITH USER CONTROLS.

AIR TERMINAL SCHEDULE

TAG	MANUFACTURER /MODEL	OBD DAMPER	FRAME	DESCRIPTION	NOTES
WSR	SHOEMAKER 950	YES	SURFACE	ALUMINUM ADJUSTABLE REGISTER WITH AIRFOIL BLADES	#1,2,3,4
WRR	SHOEMAKER 935	YES	SURFACE	STEEL, 45°, INDIVIDUALLY WELDED FIXED HORIZONTAL BLADES	#1,2,3,4
CD	TITUS TDC	YES	SURFACE	STEEL LOUVERED SUPPLY DIFFUSER WITH REMOVABLE CORE	#1,2,3
SR	TITUS S300FS	YES	EXPOSED DUCT	STEEL DOUBLE DEFLECTION SUPPLY GRILLE WITH 3/4" BLADE SPACING. FRONT BLADES PARALLEL TO SHORT DIMENSION. RADIUS ENDCAPS TO MATCH DUCT RADIUS.	#1,5

NOTES:
1. SIZE SHOWN ON PLAN IS FACE DIMENSIONS. BRANCH DUCT SIZE IS NECK SIZE. PROVIDE DUCT ADAPTER AS REQUIRED.
2. PROVIDE SQUARE TO ROUND ADAPTER AS REQUIRED.
3. WHITE FINISH.
4. PROVIDE WITH TAMPER-PROOF SCREWS
5. CLEAR ANODIZED FINISH.

FAN SCHEDULE

TAG	MANUFACTURER/ MODEL	TYPE	DRIVE	SERVICE	FAN			MOTOR (HP)	FEI	VOLT/Ø	VIBRATION ISOLATION	CONTROLS	WEIGHT (LBS)	SOUND (SONES)	REMARKS
					CFM	ESP	RPM								
EF-1	PANASONIC FV-0511VKS3	2-SPEED CEILING	DIRECT	UNIT BATHS	50/80	0.25	-	9.9 WATTS	--	120/1	--	CONTINUOUS/ HUMIDITY/ WALL SWITCH	15	0.4	NOTES: #1,2
EF-2	PANASONIC FV-0511VK3	CEILING	DIRECT	COMMON RESTROOMS	80	0.25	-	9.9 WATTS	--	120/1	--	INTERLOCK W/LIGHTS	15	0.4	NOTES: #1
TF-1	BROAN FIN-180B-HW	INLINE	DIRECT	DWELLING UNIT TRANSFER	150	0.2	-	17.1 WATTS/--	--	120/1	--	WALL SWITCH	17	0.65	NOTES: #3
TF-2	TJERNLUND AS2	THROUGH WALL CENTRIFUGAL	DIRECT	TRANSFER	110	--	-	30 WATTS	--	120/1	--	WALL SWITCH	15	1.2	NOTES: #4,5
SF-1	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	100	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ LOBBY LIGHTS	17	0.65	NOTES: #3
SF-2	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	60	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ FLEX OFFICE LIGHTS	17	0.65	NOTES: #3
SF-3	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	100	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ MEETING ROOM LIGHTS	17	0.65	NOTES: #3
SF-4	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	75	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ MEETING ROOM LIGHTS	17	0.65	NOTES: #3
SF-5	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	90	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ OFFICE LIGHTS	17	0.65	NOTES: #3
SF-6	COOK 100SQN17DEC	INLINE	DIRECT	COMMUNITY SUPPLY FAN	425	0.6	-	1/4	--	120/1	--	INTERLOCK W/ COMMUNITY LIGHTS	88	7.6 OUTLET	NOTES: #6

NOTES:
1. ENERGY STAR CERTIFIED. COMPLETE WITH BACKDRAFT DAMPER AND GRILLE.
2. FAN COMPLETE WITH MULTI-SPEED MODULE, TIME DELAY TIMER AND INTERNAL HUMIDITY SENSOR. FAN SHALL RUN AT LOW SPEED CONTINUOUSLY. HUMIDITY SENSOR SWITCHES FAN TO HIGH SPEED WITH 20-MINUTE DELAY. WALL SWITCH SWITCHES FAN TO HIGH SPEED. COORDINATE WITH ELECTRICAL SECTION OF WORK.
3. HARDWIRED. COMPLETE WITH MERV-13 FILTER, BACKDRAFTDAMPER. PROVIDE WITH 16X16 ACCESS PANEL AND WALL SWITCH.
4. PROVIDE WITH INTAKE AND DISCHARGE GRILLES. LOCATE INTAKE GRILLE 12" AFF, DISCHARGE GRILLE 7'6" AFF.
5. STUD CAVITY TO BE USED FOR AIR TRANSFER PATH, NOT WIRING TO BE LOCATED BETWEEN FAN AND DISHARGE GRILLE, COORDINATE WITH ELECTRICAL SECTION OF WORK.
6. PROVIDE WITH EC MOTOR, BACKDRAFT DAMPER, HANGING SPRING ISOLATORS, FAN MOUNTED SPEED CONTROLS.

PTHP SCHEDULE

TAG	MANUFACTURER/ MODEL	TYPE	NOMINAL CAPACITY (TONS)	CFM	COOLING			HEATING			ELECTRICAL			CONTROLS	WEIGHT (LBS)	OSA (CFM)	REMARKS
					TOTAL/SENS (MBH)	EDB/EWB (°F)	SEER2	HEAT PUMP (MBH)	ELEC (KW)	HSPF2	MCA	MOCP	VOLT/Ø				
PTHP-1	EPHOCA AIO PRO GEN 3	HEAT PUMP	1	290	9/7	80/67	15.74	8.2	--	8.45	10	20	208/1	THERMOSTAT	100	--	NOTES: #1,2,3
PTHP-2	EPHOCA AIO PRO GEN 3	HEAT PUMP W/2KW HEAT	1	290	9/7	80/67	15.74	8.2	2	8.45	20	30	208/1	THERMOSTAT	100	--	NOTES: #1,2,3
PTHP-3	EPHOCA AIO PRO GEN 3	HEAT PUMP	1	290	9/7	80/67	15.74	8.2	--	8.45	10	20	208/1	THERMOSTAT	100	--	NOTES: #1,2,3,4

NOTES:
1. PROVIDE WITH RECTANGULAR LOUVER. LOUVER TO BE PRE-PAINTED AT FACTORY TO MATCH EXTERIOR WALL COLOR, COORDINATE WITH ARCHITECT.
2. PROVIDE WITH WALL MOUNTED TOUCH CONTROLLER, TFTH20.
3. HARDWIRED
4. PROVIDE WITH SIDEWALL ADAPTER

HEAT PUMP SCHEDULE

TAG	MANUFACTURER/ MODEL	SERVICE	NOMINAL CAPACITY (TONS)	COOLING			HEATING			ELECTRICAL			VIBRATION ISOLATION	WEIGHT (LBS)	REMARKS
				TOTAL (MBH)	EAT (°F)	SEER/ EER	TOTAL (MBH)	EAT (°F)	COP/ HSPF	MCA	MOCP	VOLT/Ø			
HP-1	SAMSUNG AM036FCMDCG/AA	FC-1A TO FC-1D	3	38	95	22 SEER2	42	27	11 HSPF2	22	30	208/1	NEOPRENE PAD	243	NOTES: #1 R-32
HP-2	SAMSUNG AM036FCMDCG/AA	FC-2A TO FC-2C	3	38	95	22 SEER2	42	27	11 HSPF2	22	30	208/1	NEOPRENE PAD	243	NOTES: #1 R-32
HP-3	SAMSUNG AM060FCMDCG/AA	FC-3A	5	60	95	16.5 SEER2	66	27	9.5 HSPF2	32	40	208/1	NEOPRENE PAD	243	NOTES: #1 R-32
HP-4	SAMSUNG AM036FCMDCG/AA	FC-4A TO FC-4D	3	38	95	22 SEER2	42	27	11 HSPF2	22	30	208/1	NEOPRENE PAD	243	NOTES: #1 R-32

NOTES:
1. VRF HEAT PUMP.

DX FAN COIL SCHEDULE

TAG	MANUFACTURER/ MODEL	TYPE	NOMINAL CAPACITY (TONS)	FAN SECTION			COOLING		HEATING		ELECTRICAL			VIBRATION ISOLATION	CONTROLS	WEIGHT (LBS)	OSA (CFM)	REMARKS
				CFM	ESP	HP	TOTAL/SENS (MBH)	EDB/EWB (°F)	HEAT PUMP (MBH)	ELEC (KW)	MCA	MOCP	VOLT/Ø					
FC-1A FC-1B FC-1C	SAMSUNG AM012FEVDCG/AA	DUCTLESS WALL MOUNT	1	364	--	27 WATTS	12/8	80/67	13.5	--	0.31	15	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2
FC-1D	SAMSUNG AM007FEVDCG/AA	DUCTLESS WALL MOUNT	0.583	201	--	27 WATTS	7/5	80/67	8.5	--	0.2	15	208/1	--	WIRED CONTROLLER	20	--	NOTES: #1,2
FC-2A	SAMSUNG AM024FEVDCG/AA	DUCTLESS WALL MOUNT	2	593	--	27 WATTS	24/15.7	80/67	23.8	--	0.5	15	208/1	--	WIRED CONTROLLER	27	--	NOTES: #1,2
FC-2B	SAMSUNG AM012FEVDCG/AA	DUCTLESS WALL MOUNT	1	364	--	27 WATTS	12/8	80/67	13.5	--	0.31	15	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2
FC-2C	SAMSUNG AM009FEVDCG/AA	DUCTLESS WALL MOUNT	0.75	300	--	27 WATTS	9.5/6.4	80/67	10.5	--	0.25	15	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2
FC-3A FC-3B FC-3C	SAMSUNG AM024FEVDCG/AA	DUCTLESS WALL MOUNT	2	593	--	27 WATTS	24/15.7	80/67	23.8	--	0.5	15	208/1	--	WIRED CONTROLLER	27	--	NOTES: #1,2
FC-4A FC-4B FC-4C	SAMSUNG AM012FEVDCG/AA	DUCTLESS WALL MOUNT	1	364	--	27 WATTS	12/8	80/67	13.5	--	0.31	15	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2
FC-4D	SAMSUNG AM005FEVDCG/AA	DUCTLESS WALL MOUNT	0.417	173	--	27 WATTS	5/3.4	80/67	5.8	--	0.16	15	208/1	--	WIRED CONTROLLER	20	--	NOTES: #1,2

NOTES:
1. PROVIDE UNIT WITH WIRED, WALL-MOUNTED PROGRAMMABLE CONTROLLER
2. PROVIDE WITH MINI CONDENSATE PUMP.

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TITLE:
MECHANICAL NOTES, LEGENDS AND SCHEDULES

SHEET:
M0.01

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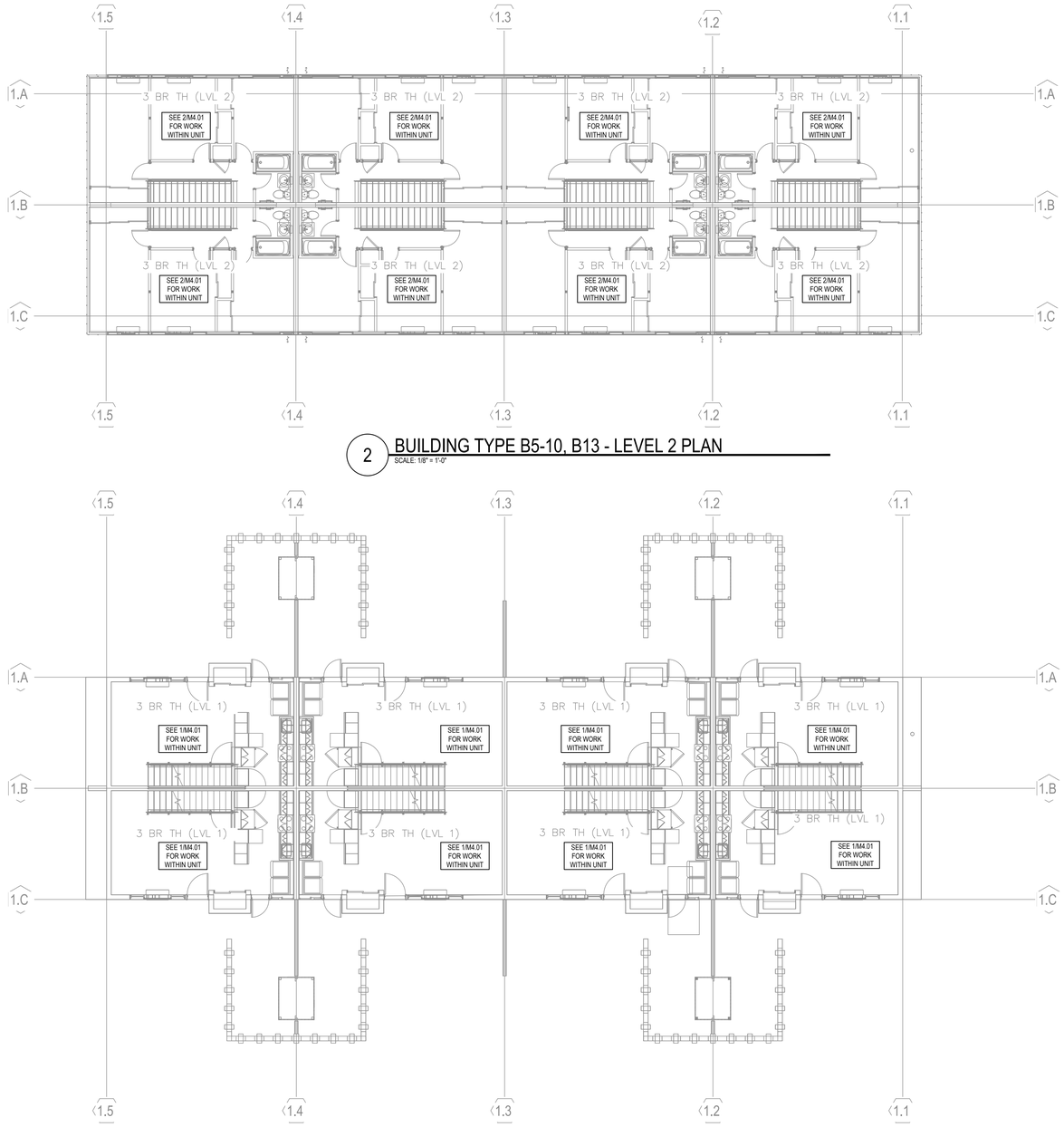

2 BUILDING TYPE B5-10, B13 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

1 BUILDING TYPE B5-10, B13 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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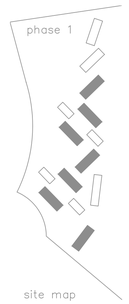

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MECHANICAL FLOOR PLANS - BUILDING TYPES B5-10, B13

SHEET:
M2.10

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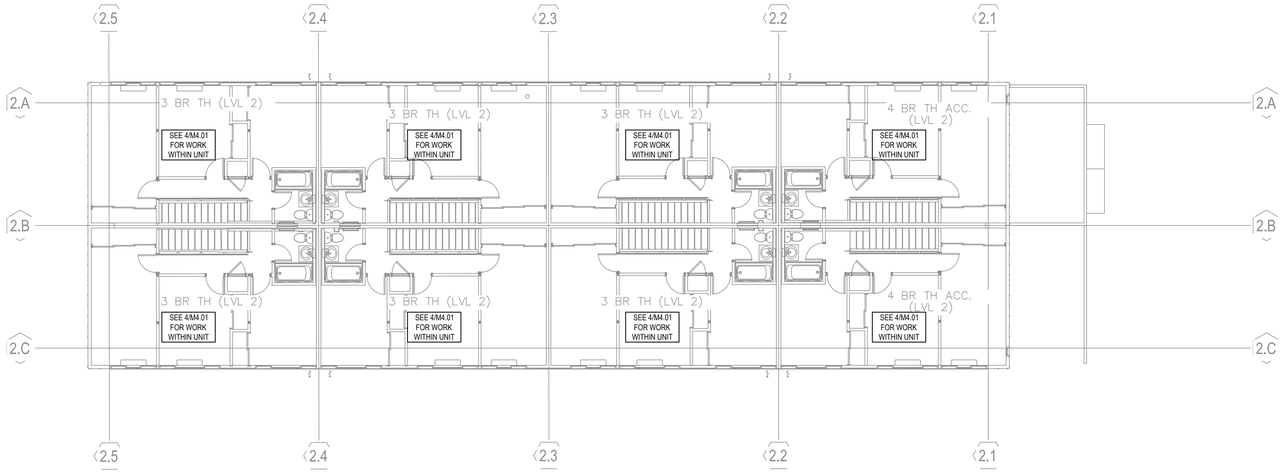
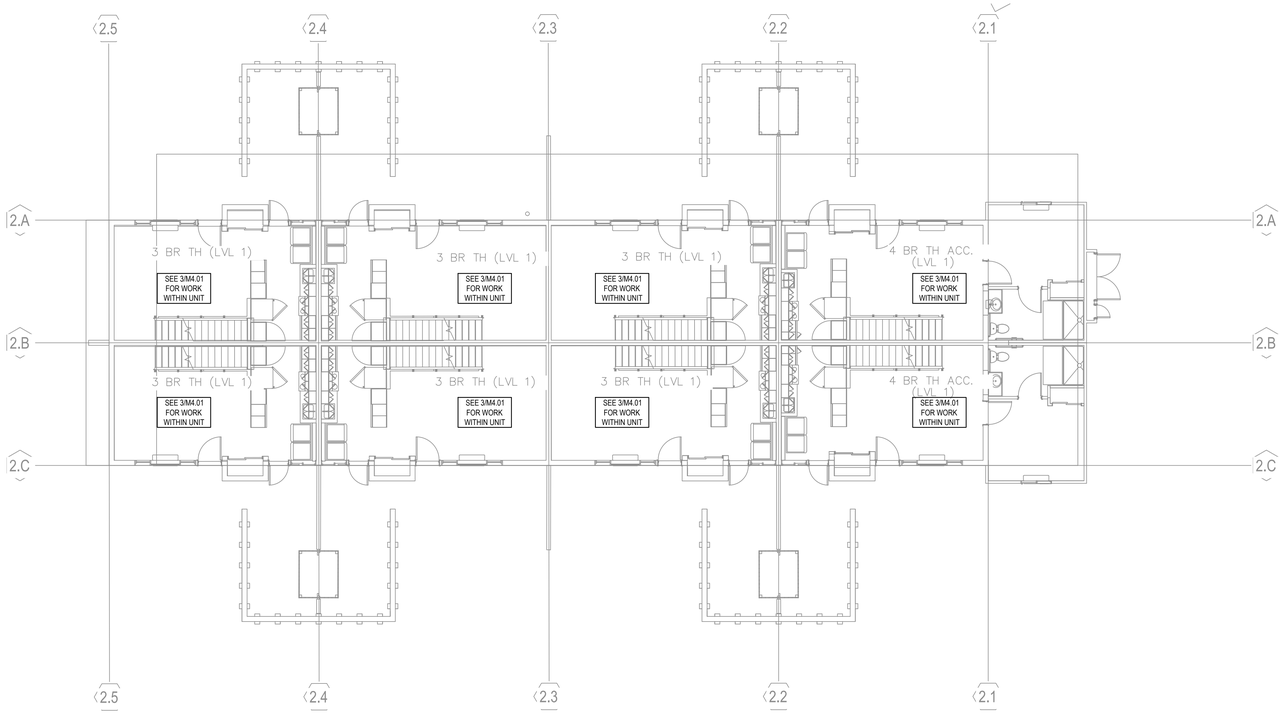


2 BUILDING TYPE B11 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B11 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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MECHANICAL FLOOR PLANS - BUILDING TYPE B11

SHEET:
M2.11

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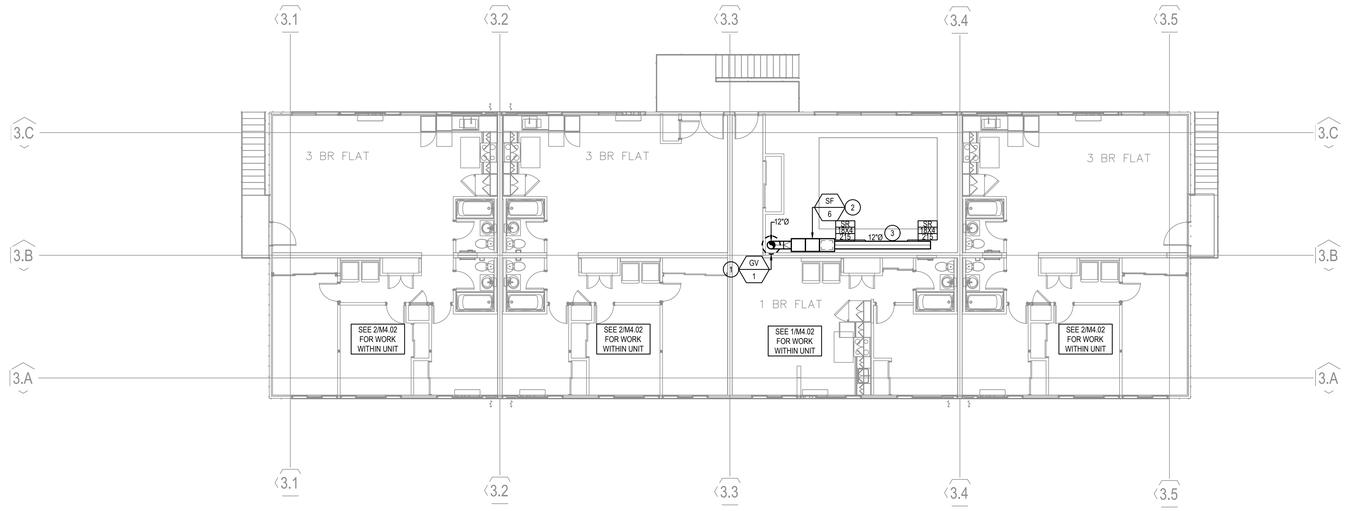
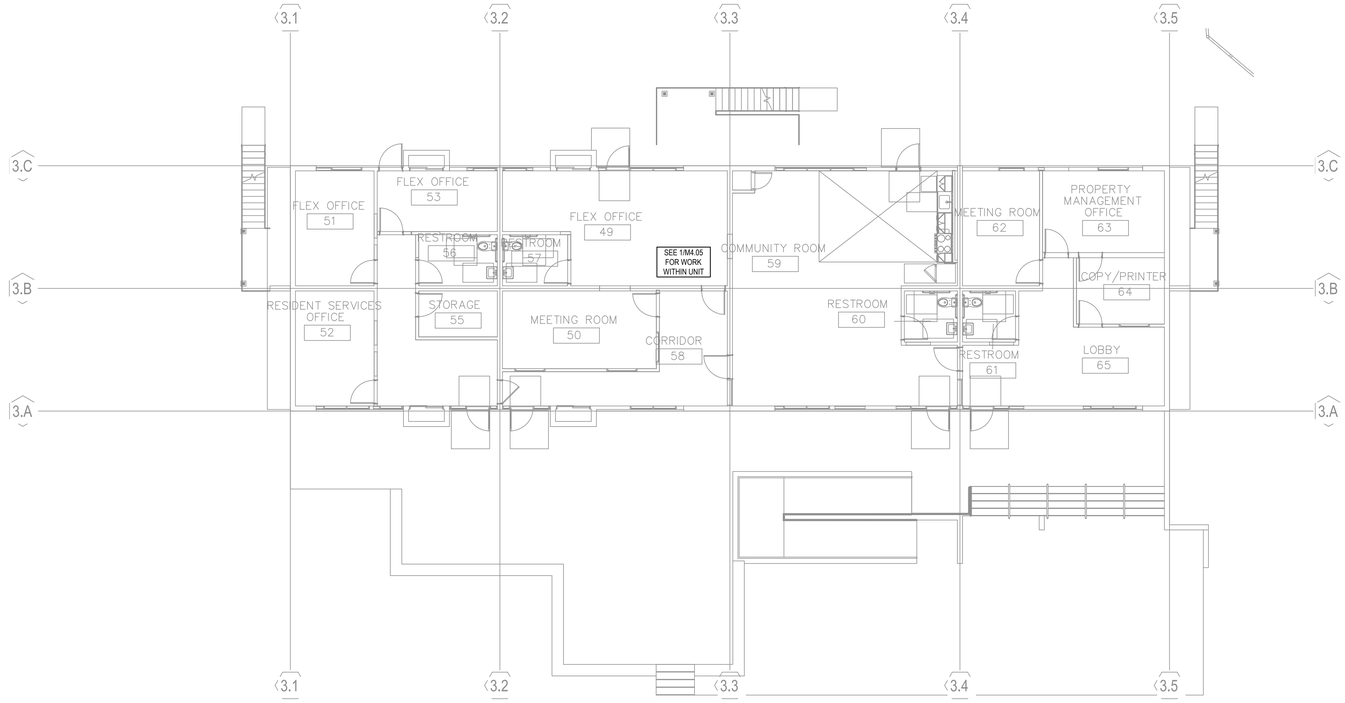
KEYED NOTES:

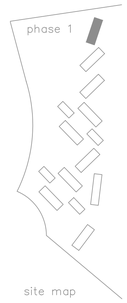
1. GRAVITY VENTILATOR ON ROOF OVER ROOF CURB. DUCT UP THROUGH ROOF TO VENTILATOR.
2. SUPPLY FAN SUSPENDED AS HIGH AS POSSIBLE. PROVIDE FLEXIBLE DUCT CONNECTIONS AND LINED SUPPLY PLENUM.
3. SUPPLY DUCT EXPOSED AS HIGH AS POSSIBLE. MOUNT REGISTERS 30" BELOW HORIZONTAL.



2 BUILDING TYPE B12 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING
SCALE: 1/8" = 1'-0"



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MECHANICAL FLOOR PLANS - BUILDING TYPE B12

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M2.12

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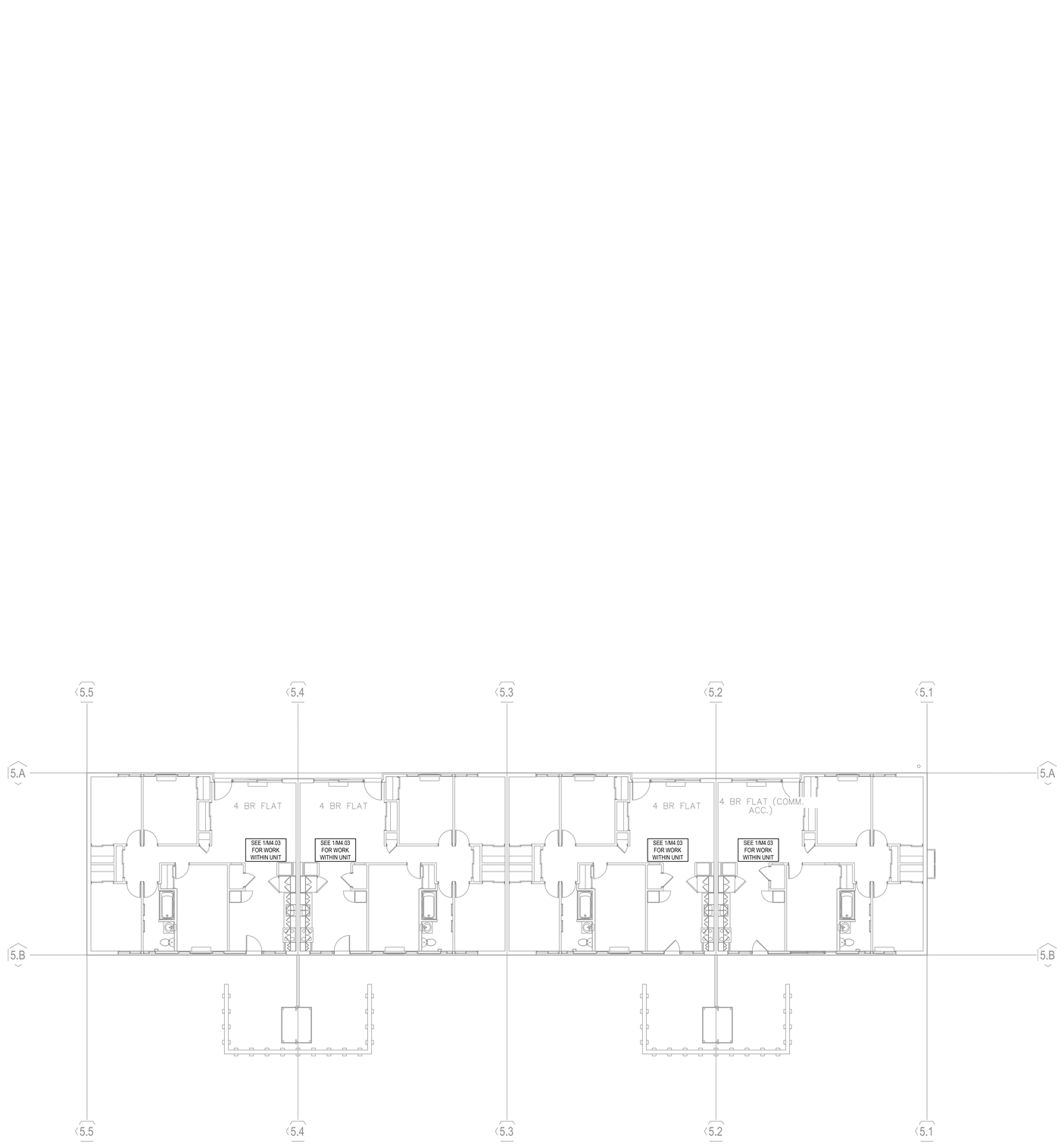

1 BUILDING TYPE C2 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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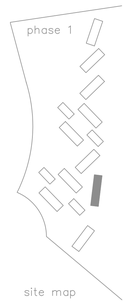

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TITLE:
MECHANICAL FLOOR PLANS - BUILDING TYPE C2

SHEET:
M2.13

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SEE 2/M4.04
FOR WORK
WITHIN UNIT

SEE 2/M4.04
FOR WORK
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SEE 2/M4.04
FOR WORK
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SEE 2/M4.04
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SEE 1/M4.04
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SEE 2/M4.04
FOR WORK
WITHIN UNIT

SEE 2/M4.04
FOR WORK
WITHIN UNIT

SEE 2/M4.04
FOR WORK
WITHIN UNIT

1 BUILDING TYPE E5 - LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

SEE 1/M4.04
FOR WORK
WITHIN UNIT

SEE 2/M4.04
FOR WORK
WITHIN UNIT

SEE 1/M4.04
FOR WORK
WITHIN UNIT

SEE 2/M4.04
FOR WORK
WITHIN UNIT

2 BUILDING TYPE E3 - LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

3 BUILDING TYPE E4 - LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

4 BUILDING TYPE E2 - LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

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MECHANICAL FLOOR PLANS - BUILDING TYPES E2 - E5

SHEET:

M2.14

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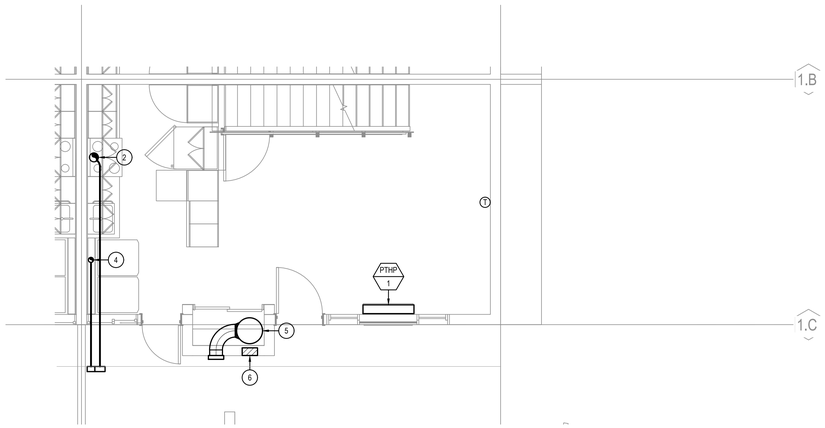
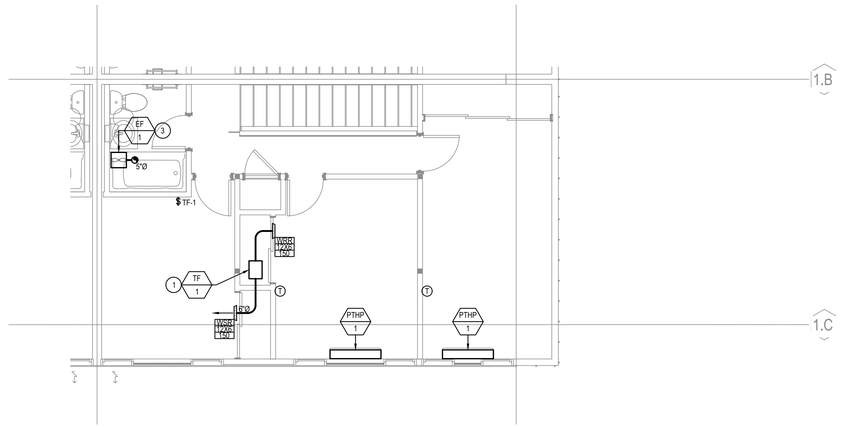
KEYED NOTES:

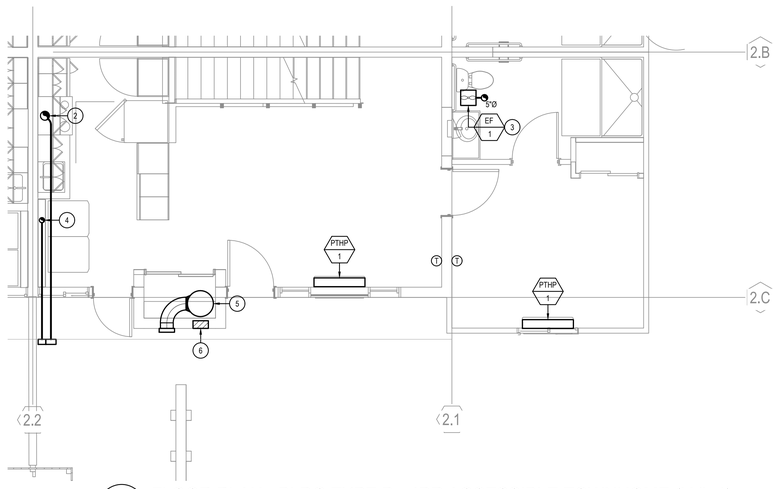
1. TRANSFER FAN EXPOSED 9' AFF.
2. PROVIDE 7"Ø RANGE HOOD EXHAUST DUCT. ROUTE IN JOIST SPACE AND TERMINATE AT FACE OF BUILDING OVERHANG WITH WALL CAP.
3. EXHAUST FAN IN NEW SOFFIT. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP OR, AT CONTRACTORS OPTION, TO WALL CAP AT MONITOR ROOF WALL.
4. PROVIDE 4"Ø DRYER EXHAUST DUCT. ROUTE THORUGH JOIST SPACE AND TERMINATE AT FACE OF BUILDING WITH DRYER VENT CAP MINIMUM 3'0" FROM OPERABLE WINDOWS AND DOORS.
5. WATER HEATER. PROVIDE 10"Ø DISCHARGE VENT, TERMINATE THROUGH WALL WITH MANUFACTURE'S DISCHARGE CAP. COORDINATE WITH PLUMBING SECTION OF WORK.
6. 12X12 INTAKE LOUVER 12" AFF. LOUVER MUST BE ASTM E2886 LISTED FOR USE IN WILDLIFE URBAN INTERFACE.



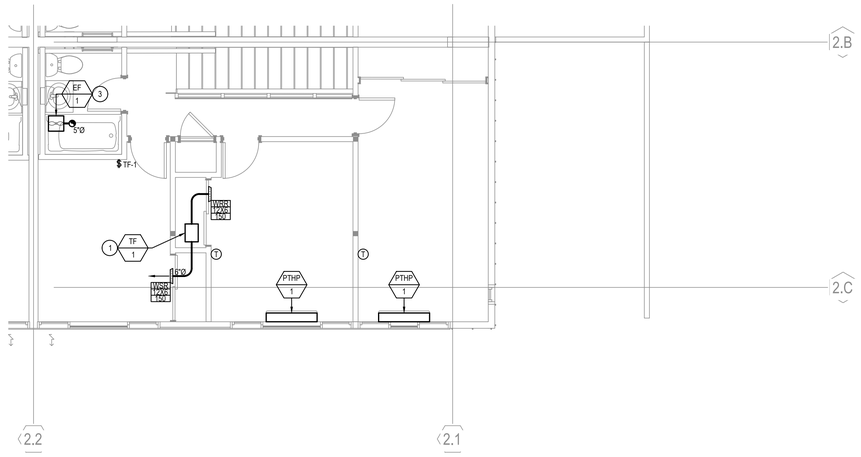
1 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 2)
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



4 FLOOR PLAN - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME (LVL 2)
SCALE: 1/4" = 1'-0"

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M4.01

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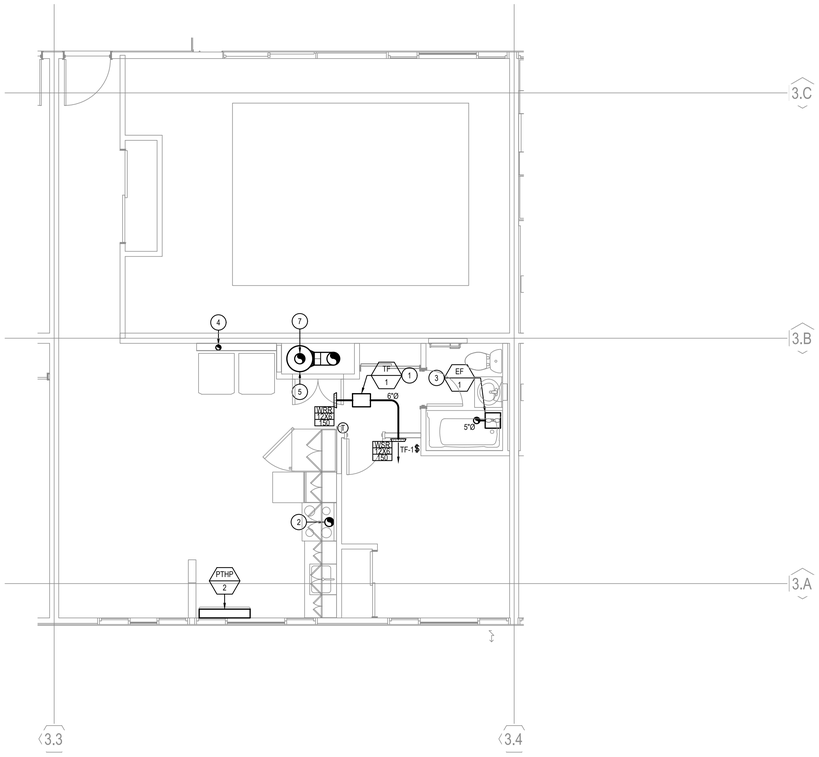
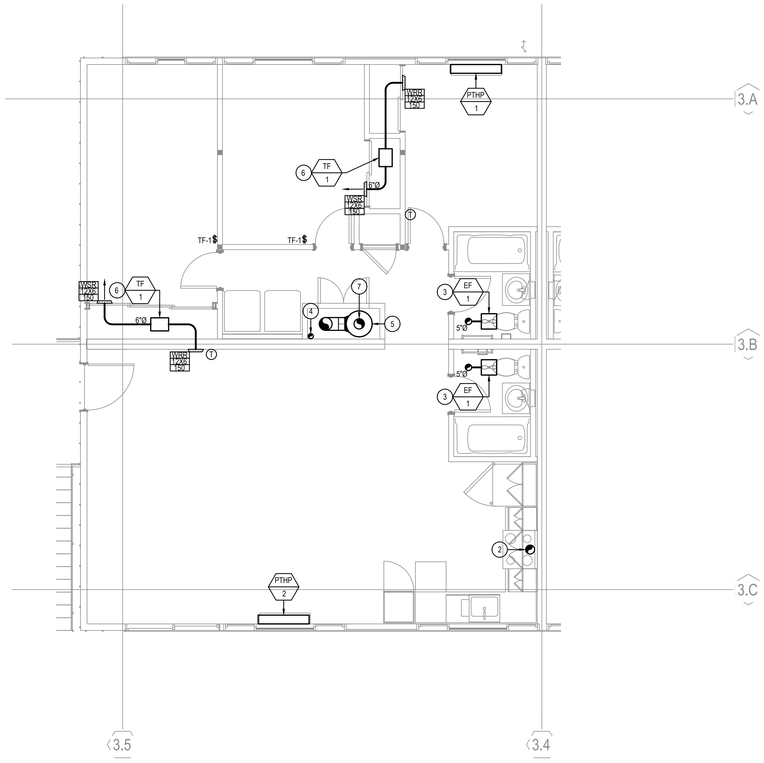


1 FLOOR PLAN - BLDG TYPE B - 1 BR FLAT

SCALE: 1/4" = 1'-0"

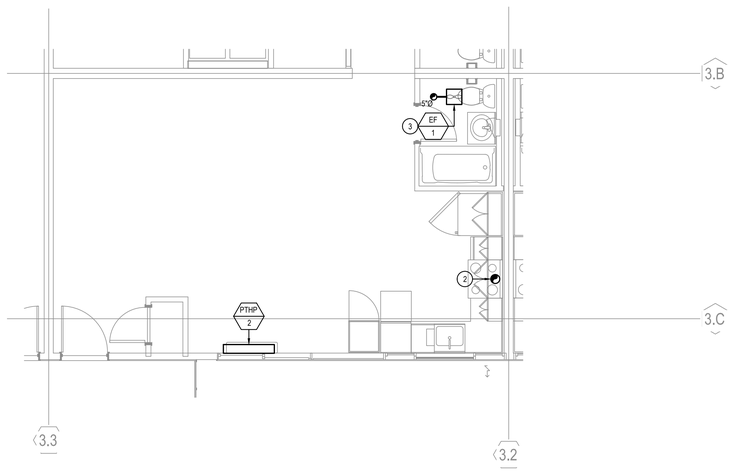
OCCURS AT BUILDING B12



2 FLOOR PLAN - BLDG. TYPE B - 3BR FLAT

SCALE: 1/4" = 1'-0"

2 UNITS AT BUILDING B12



3 FLOOR PLAN - BLDG. TYPE B - PARTIAL 3BR FLAT AT APT. 113

SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. TRANSFER FAN ABOVE DROPPED CEILING, PROVIDE ACCESS PANEL BELOW FAN.
2. PROVIDE 7"Ø RANGE HOOD EXHAUST DUCT. ROUTE THROUGH ROOF WITH RAIN CAP.
3. EXHAUST FAN IN NEW SOFFIT. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP CR, AT CONTRACTORS OPTION, TO WALL CAP AT MONITOR ROOF WALL.
4. PROVIDE 4"Ø DRYER EXHAUST DUCT. ROUTE UP THROUGH ROOF WITH VERTICAL DRYER VENT CAP WITH INTERNAL BACKDRAFT DAMPER.
5. WATER HEATER, PROVIDE 10"Ø DISCHARGE VENT. TERMINATE THROUGH WALL WITH MANUFACTURE'S RAIN CAP. COORDINATE WITH PLUMBING SECTION OF WORK.
6. TRANSFER FAN EXPOSED 9' AFF.
7. PROVIDE 6"Ø RAIN CAP, ROUTE 8" DUCT TO WATER HEATER CLOSET AND TERMINATE WITHIN CLOSET FOR WATER HEATER INTAKE.

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REGISTERED PROFESSIONAL ENGINEER
STEVE LITZENBERGER
No. M32930
Exp. 09/30/26
MECHANICAL
STATE OF CALIFORNIA

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
ISSUE FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2426
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SCALE:	As indicated

TITLE:

MECHANICAL UNIT PLANS - BLDG TYPE B

SHEET:

M4.02

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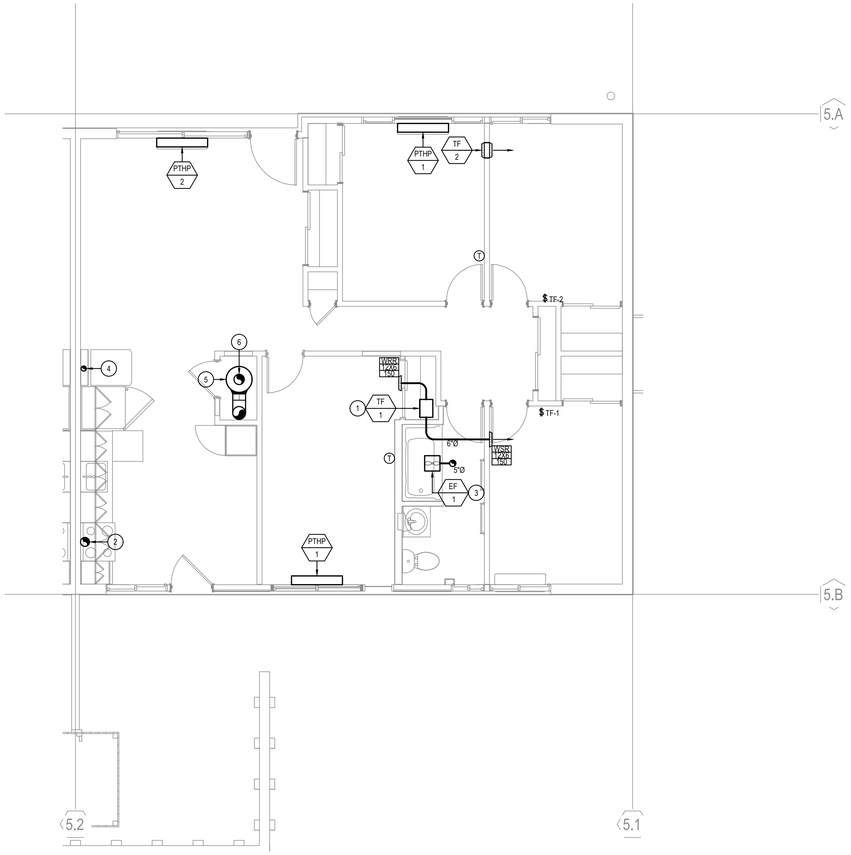
KEYED NOTES:

1. TRANSFER FAN EXPOSED 9' AFF.
2. PROVIDE 7"Ø RANGE HOOD EXHAUST DUCT. ROUTE THROUGH ROOF WITH RAIN CAP.
3. EXHAUST FAN IN NEW SOFFIT. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP.
4. PROVIDE 4"Ø DRYER EXHAUST DUCT. ROUTE UP THROUGH ROOF WITH VERTICAL DRYER VENT CAP WITH INTERNAL BACKDRAFT DAMPER.
5. WATER HEATER. PROVIDE 10"Ø DISCHARGE VENT, TERMINATE THROUGH WALL WITH MANUFACTURE'S INTAKE CAP. COORDINATE WITH PLUMBING SECTION OF WORK.
6. PROVIDE 8"Ø RAIN CAP, ROUTE 8" DUCT TO WATER HEATER CLOSET AND TERMINATE WITHIN CLOSET FOR WATER HEATER INTAKE.



1 FLOOR PLAN - BLDG TYPE C - 4 BR FLAT
SCALE: 1/4" = 1'-0"

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REVISION SCHEDULE

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SCALE:	As indicated

TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE C

SHEET:
M4.03

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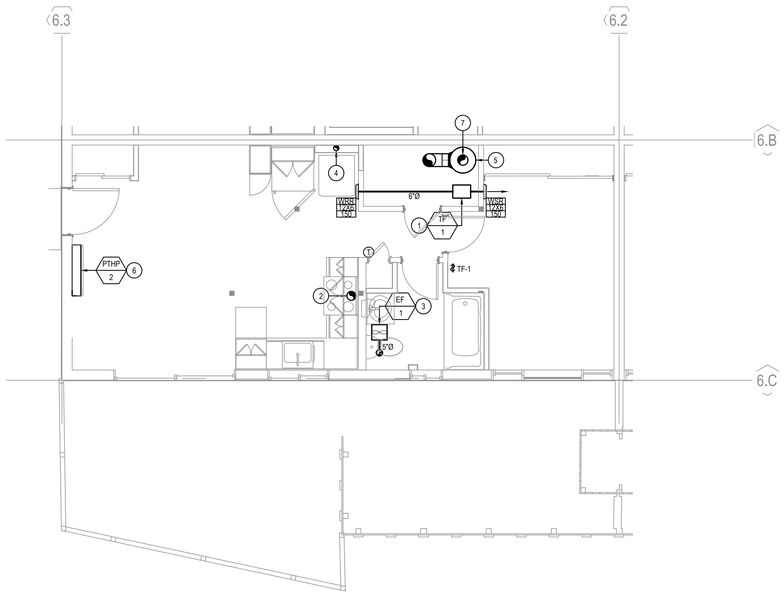
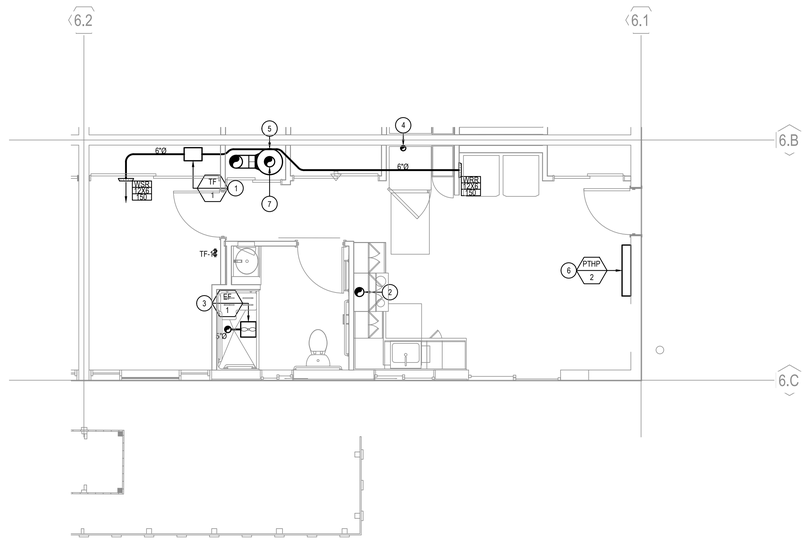
KEYED NOTES:

1. TRANSFER FAN EXPOSED AS HIGH AS POSSIBLE.
2. PROVIDE 7"Ø RANGE HOOD EXHAUST DUCT. ROUTE THROUGH ROOF WITH RAIN CAP.
3. REMOVE AND REPLACE EXISTING EXHAUST FAN. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP.
4. PROVIDE 4"Ø DRYER EXHAUST DUCT. ROUTE UP THROUGH ROOF WITH VERTICAL DRYER VENT CAP WITH INTERNAL BACKDRAFT DAMPER.
5. WATER HEATER, PROVIDE 10"Ø DISCHARGE VENT, TERMINATE THROUGH WALL WITH MANUFACTURE'S INTAKE CAP. COORDINATE WITH PLUMBING SECTION OF WORK.
6. PACKAGED HEAT PUMP LOCATED ABOVE DOOR. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF EXTERIOR LOUVER FOR UNIT.
7. PROVIDE 8"Ø RAIN CAP, ROUTE 8" DUCT TO WATER HEATER CLOSET AND TERMINATE WITHIN CLOSET FOR WATER HEATER INTAKE.



1 FLOOR PLAN - BLDG. TYPE E - 1 BR FLAT
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - BLDG. TYPE E - 1 BR FLAT ACCESSIBLE
SCALE: 1/4" = 1'-0"

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ISSUE FOR PERMIT	8/21/2025

REVISION SCHEDULE

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SCALE:	As indicated

TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE E

SHEET:
M4.04

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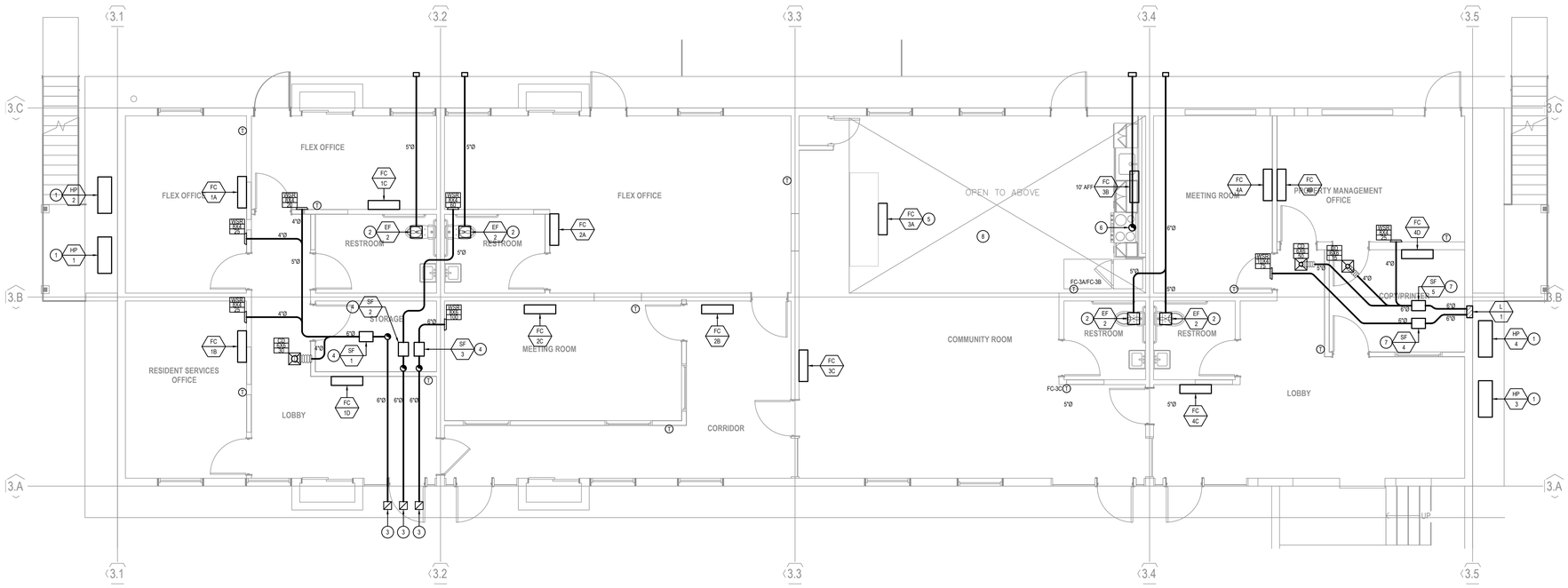

1 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING ENLARGED PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. HEAT PUMP ON GRADE OVER 4" CONCRETE CONDENSING PAD. ROUTE REFRIGERANT PIPING TO INDOOR COILS. REFRIGERANT PIPING SHALL BE PER MANUFACTURER'S REQUIREMENTS.
2. ROUTE EXHAUST DUCT THROUGH JOIST BAY AND TERMINATE AT FACE OF OVERHANG WITH WALL CAP.
3. INTAKE FROM UNDERSIDE OF SOFFIT. PROVIDE 8X8 GRILLE.
4. SUPPLY FAN EXPOSED IN CLOSET.
5. MOUNT FAN COIL TO BACKSIDE OF CLOSET ABOVE, 10' AFF.
6. PROVIDE 7"Ø RANGE EXHAUST DUCT.ROUTE TO EXTERIOR WITH WALL CAP.
7. SUPPLY FAN IN DROPPED CEILING. PROVIDE 16X16 ACCESS PANEL BELOW FAN.
8. SEE M2.12 FOR FRESH AIR SYSTEM IN COMMUNITY ROOM.

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CHECKED BY:	SL
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SCALE:	As indicated

TITLE:

MECHANICAL UNIT PLANS - COMMUNITY BUILDING ENLARGED PLAN

SHEET:

M4.05

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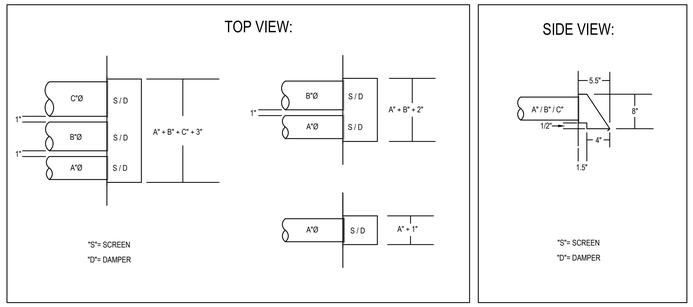
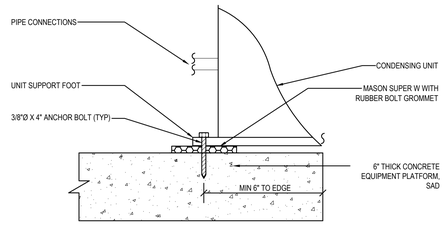


NOTES:
1. WALL CAPS FABRICATED FROM 26 GA. METAL. WATER TIGHT.
2. INDIVIDUAL FLAPPER/SCREEN PER COLLAR.
3. HEIGHT OF WALL CAP TO REMAIN CONSTANT THROUGHOUT BUILDING.

1 WALL CAP DETAILS
NO SCALE



2 PAD MOUNTED CONDENSING UNIT SUPPORT DETAIL
NO SCALE

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TITLE:
MECHANICAL DETAILS

SHEET:
M5.01

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PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
	PIPING UP/STACK/RISER
	PIPING DOWN
	UNION
	BALL VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	PRESSURE REDUCING VALVE
	BALANCE VALVE
	CHECK VALVE
	MIXING VALVE
	GAS CONNECTION
	SPRINKLER RISER/VALVE IN BOX
	FLOOR DRAIN
	FLOOR SINK
	FLOOR/GRADE CLEANOUT
	CLEAN OUT/WALL CLEAN OUT
	HOSE BIBB
1/8"	PIPE SLOPE IN DIRECTION OF ARROW, SLOPE INDICATED
	CAP
	SANITARY SEWER ABOVE GROUND/FLOOR
	SANITARY SEWER BELOW GROUND/FLOOR
SD	STORM SEWER ABOVE GROUND/FLOOR
SD	STORM SEWER BELOW GROUND/FLOOR
	GREASE WASTE BELOW FLOOR
	COLD WATER
	HOT WATER
	HOT WATER RETURN
	VENT
	VENT BELOW FLOOR
G	GAS PIPING
CD	CONDENSATE DRAIN
IRR	IRRIGATION

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED PLUMBING SYMBOLS. SOME OF THE SYMBOLS SHOWN ABOVE MAY NOT HAVE BEEN USED IN THE DRAWING PACKAGE.

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
X	SHEET NOTE
X / X	EQUIPMENT CALLOUT
X / X	DETAIL REFERENCE: DETAIL CALLOUT / SHEET CALLOUT
X / X	SECTION CALLOUT
	POINT OF CONNECTION TO EXISTING
X	REVISION TAG

ABBREVIATIONS

ABC	ABOVE CEILING
ABV	ABOVE
AP	ACCESS PANEL
AC	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	AIR GAP
ARCH	ARCHITECTURAL
BEL	BELOW
BF	BELOW FINISHED FLOOR
BG	BELOW FINISHED GRADE
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
BTUH	BTU HOUR
CD	CONDENSATE
CLG	CEILING
CO	CLEANOUT
CONT	CONTINUATION
CONTR	CONTRACTOR
CW	DOMESTIC COLD WATER
D	DROP
DEG	DEGREES
DFU	DRAINAGE FIXTURE UNIT
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
E	EXISTING
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
EQUIP	EQUIPMENT
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FLA	FULL LOAD AMPS
FL	FLOOR
FP	FIRE PROTECTION
FPM	FEET PER MINUTE
FT	FOOT
FU	FIXTURE UNIT
G	LOW PRESSURE GAS
GA	GAUGE
GCO	GRADE CLEANOUT
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GW	GREASE WASTE
HC	HOT/COLD WATER RISER
HP	HORSEPOWER
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	DOMESTIC HOT WATER
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
IFW	IN FURRED WALL
IRR	IRRIGATION
IW	INDIRECT WASTE
KW	KILOWATT
LBS	POUNDS
LWT	LEAVING WATER TEMPERTURE
MAX	MAXIMUM
MBH	THOUSAND BTUH
MCA	MAXIMUM CURRENT AMPS
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
MPG	MEDIUM PRESSURE GAS
MTD	MOUNTED
N	NEW
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PD	PRESURE DROP
PH	PHASE
PLBG	PLUMBING
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
POC	POINT OF CONNECTION
REF	REFRIGERATION
REQD	REQUIRED
RET	RETURN
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RWL	RAINWATER LEADER
SAD	SEE ARCHITECTURAL DRAWINGS
SAN	SANITARY SEWER
SD	STORM DRAIN
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STRUC	STRUTURAL
SYM	SYMBOL
T&P	TEMPERATURE AND PRESSURE
TC	TIME CLOCK
TEMP	TEMPERTURE
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VENT
VTR	VENT THROUGH ROOF
W	SANITARY WASTE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WSFU	WATER SUPPLY FIXTURE UNIT
WT	WEIGHT
WV	WASTE/VENT RISER

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT HAVE BEEN USED IN THE DRAWING PACKAGE.

GENERAL NOTES

1. PLUMBING SYSTEMS SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, ALL CITY ORDINANCES AND OTHER APPLICABLE CODES.
2. PLANS ARE DIAGRAMMATIC, DO NOT SCALE FOR MATERIAL QUANTITIES. ALL SCALING SHOULD BE FROM ARCHITECTURAL PLANS ONLY AND FIELD VERIFIED.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COST SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR (OR THEIR SUBCONTRACTORS) FOR FAILURE TO VERIFY EXISTING FIELD CONDITIONS. DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR ALTERNATIVE METHODS OF INSTALLATION PRIOR TO THE BIDDING OF THIS PROJECT.
4. PLUMBING CONTRACTORS SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
5. ALL PIPING AND DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED WITH 1" INSULATION HAVING MINIMUM R-VALUE OF R-7.7.
6. LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT. SEE ARCHITECTURAL SPECIFICATIONS FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL AND LIGHTING.
7. HOLES IN EXISTING WALL OR FLOORS SHALL BE PATCHED TO MATCH EXISTING WHERE PIPING, EQUIPMENT, ETC. WERE REMOVED OR ADDED DURING THIS PROJECT.
8. DAMAGE TO THE EXISTING FACILITY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. PIPING AND EQUIPMENT SHALL BE BRACED PER CBC REQUIREMENTS FOR MECHANICAL AND PLUMBING SYSTEMS. ALL PIPING AND EQUIPMENT SHALL BE SEISMICALLY BRACED AND ANCHORED IN ACCORDANCE WITH SMACNA STANDARDS AND THE CALIFORNIA BUILDING CODES (TITLE-24).
10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
11. HORIZONTAL WASTE AND STORM DRAIN PIPING SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE ON PLANS.
12. INSTALL DIELECTRIC FITTING BETWEEN ALL FERROUS AND NON-FERROUS MATERIALS.
13. FLUSH OUT WATER PIPING PER CALIFORNIA PLUMBING CODE.
14. RUNOUT AND HOOKUP SIZES TO INDIVIDUAL PLUMBING FIXTURES CAN BE FOUND ON THE PLUMBING FIXTURE SCHEDULE.
15. PAINT ALL VTR'S, FLUES AND OTHER ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
16. ALL DOMESTIC COLD AND HOT WATER LINES IN THE AREA OF WORK WHICH ARE NO LONGER IN USE DUE TO THIS PROJECT SHALL BE REMOVED BACK TO THE MAINS AND CAPPED.
17. PROVIDE OPERATION AND MAINTENANCE MANUAL FOR THE BUILDING OCCUPANT OR OWNER PER THE PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS (CGBC 5.410).

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	SPECIFICATION	CW (IN)	HW (IN)	W (IN)	V (IN)	GAS (MBH)	REMARKS
L-1	LAVATORY DROP-IN (RESIDENTIAL)	STERLING 442004-0 BOWL, MOEN L4621 SINGLE HANDLE FAUCET; PROVIDE WITH STOPS AND P-TRAP	1/2	1/2	2	1-1/2	--	1.2 GPM
L-2	LAVATORY WALL MOUNT (ADA ACCESSIBLE)	KOHLER K-2006 BOWL; MOEN 8439F05 SINGLE HANDLE FAUCET; PROVIDE WITH STOPS AND P-TRAP	1/2	1/2	2	1-1/2	--	NOTES: #1,4 0.5 GPM
WC-1	WATER CLOSET TANK TYPE (ADA ACCESSIBLE)	NIAGARA NC11.300.01; PROVIDE WITH STOPS, KOHLER K-4636-RL SEAT WITH LID	1/2	--	4	2	--	1.28 GPF
WC-2	WATER CLOSET TANK TYPE (ADA ACCESSIBLE)	NIAGARA NC11.300.01; PROVIDE WITH STOPS, BEMIS 95CT OPEN FRONT SEAT	1/2	--	4	2	--	1.28 GPF
KS-1	SINK DROP-IN (ADA ACCESSIBLE)	DAYTON GE12521 SINGLE BOWL SINK; PROVIDE WITH MOEN 7425 SINGLE HANDLE FAUCET, STOPS AND P-TRAP	1/2	1/2	2	1-1/2	--	NOTES: #1,3 1.5 GPM
KS-2	SINK DROP-IN	DAYTON D12521 SINGLE BOWL SINK; PROVIDE WITH MOEN 7425 SINGLE HANDLE FAUCET, STOPS AND P-TRAP	1/2	1/2	2	1-1/2	--	NOTES: #3 1.5 GPM
GD-1	GARBAGE DISPOSAL	INSINKERATOR BADGER 5	--	--	2	1-1/2	--	115V/1Ø 1/2 HP
BT-1	TUB/SHOWER (ADA ACCESSIBLE)	STERLING 71570115 TUB/SHOWER SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 52224GBM17 HANDHELD SHOWER WITH SLIDE BAR, MOEN 3931 SPOUT WITH DIVERTER	1/2	1/2	2	1-1/2	--	NOTES: #2 1.75 GPM
BT-2	TUB/SHOWER	STERLING 71570116 TUB/SHOWER SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 52224GBM17 HANDHELD SHOWER WITH SLIDE BAR, MOEN 3931 SPOUT WITH DIVERTER	1/2	1/2	2	1-1/2	--	NOTES: #2 1.75 GPM
SH-1	SHOWER (ADA ACCESSIBLE)	EVERFAB S6334A-L/R ONE PIECE SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 157276EP HANDHELD SHOWER, PROFLO PFHS2070 SLIDE BAR	1/2	1/2	2	1-1/2	--	NOTES: #2 1.75 GPM
CW-1	CLOTHES WASHER BOX	IPS MODEL #W2700 HACP - WHITE RECESSED WALL BOX WITH 1/2"MP VALVES AND EXPOSED SHOCK ABSORBERS. PROVIDE FLOODSTOP WASHING MACHINE KIT AT VALVES.	1/2	1/2	2	1-1/2	--	NOTES: #2 1.5 GPM
FD-1	FLOOR DRAIN	ZURN Z-415B; 5"Ø NICKLE BRONZE TYPE "B" STAINER, TRAP PRIMER CONNECTION; PROVIDE WITH P-TRAP	--	--	2	1-1/2	--	--
HD-1	HUB DRAIN	ZURN Z1870 STAINLESS STEEL, PROVIDE WITH, P-TRAP, TRAP PRIMER CONNECTION	--	--	3	2	--	--
TP-1	TRAP PRIMER	SIOUX CHIEF PRIME PERFECT. PROVIDE WITH 12"X12" ACCESS DOOR	1/2	--	--	--	--	--

NOTES:
1. PROVIDE HOT AND COLD WATER AND DRAIN LINE INSULATION KIT, PLUMBEREX HANDY-SHIELD MAXX #2003 FOR ADA ACCESSIBLE LAVATORIES AND SINKS.
2. PRESSURE-BALANCING THERMOSTATIC MIXING VALVE.
3. PROVIDE CLEAN OUT AT DRAIN LINE.
4. PROVIDE WATTS LFUSG-B LEAD FREE MIXING VALVE AT FIXTURE.

PLUMBING PIPING SCHEDULE

SYSTEM TYPE	LOCATION	PIPE SPECIFICATION	FITTINGS
COLD WATER HOT WATER (CW/HW)	ABOVE GROUND	COPPER TYPE L ASTM B88	CAST BRASS ASME B16.18 OR WROUGHT COPPER ASME B16.22. JOINTS ASTM B32 SOLDER GRADE 95-5 LEAD FREE
	UNDERGROUND	SCHD. 80 CPVC, 1/2"-2"-ASTM D2846 2-1/2" AND GREATER: ASTM D1784	CPVC SCHEDULE 80 ASTM F439
SANITARY SEWER (SS)	ABOVE GRADE	NO HUB CAST IRON, ASTM A888	NO HUB CAST IRON WITH STANDARD COUPLINGS ASTM C1277
STORM DRAIN (SD)	ABOVE GRADE	NO HUB CAST IRON, ASTM A888	NO HUB CAST IRON, ASTM A888 WITH STANDARD COUPLINGS ASTM C1277
VENT (V, VTR)	WHOLE BUILDING	NO HUB CAST IRON, ASTM A888	NO HUB CAST IRON, ASTM A888 WITH STANDARD COUPLINGS ASTM C1277
VENT (V, VTR)	ALTERNATE	COPPER DWV, ASTM B306	CAST COPPER ALLOY SOLDER JOINT, ASTM B16.23
SANITARY SEWER STORM DRAIN (SS/SD)	BELOW GRADE	ABS, SCHEDULE 40, SOLID CORE, ASTM D2661	ABS, SCHEDULE 40, SOLID CORE, ASTM D2661
GAS (G)	WHOLE BUILDING	BLACK STEEL, SCH.40 WITHIN BUILDING GALVANIZED PIPE OUTSIDE BUILDING , ASTM A53	3" AND SMALLER - SCREWED ASME B16.3 GREATER THAN 3" - SCHEDULE 40 BUTT WELDED
CONDENSATE DRAINS	AT HVAC EQUIPMENT	COPPER TYPE M ASTM B88	CAST BRASS ASME B16.22 OR WROUGHT COPPER ASME B16.29. JOINTS ASTM B32 SOLDER GRADE 95-5 LEAD FREE

ACOUSTICAL REQUIREMENTS

1. ALL WATER PIPING SYSTEMS SHALL BE INSTALLED WITH VIBRATION ISOLATORS AND SHALL BE ISOLATED FROM OTHER PIPES, STRUCTURAL MEMBERS, WALL SECTION OR OTHER MATERIALS THAT COULD TRANSMIT SOUND TO OCCUPIED AREAS.
   a. THE CONTRACTOR SHALL SUBMIT PROPOSED PLUMBING ISOLATION DEVICES FOR APPROVAL. THE ORANGE-AND-BLUE ACOUSTO-PLUMB SYSTEM, THE BLUE-AND-WHITE HOLDRITE SILENCER SYSTEM AND THE TRISOLATOR SYSTEM ARE ACCEPTABLE. ASSURE SYSTEM IS COMPATIBLE WITH PIPING.
   b. HANGERS AND CLAMPS SHALL INCORPORATE MINIMUM ½" THICK STICK-BACK FELT OR RIBBED NEOPRENE BETWEEN THE HANGER AND PIPES. THE ISOLATION MATERIAL SHALL BE CUT SO THAT IS WRAPS COMPLETELY AROUND THE PIPE AND EXTENDS ½" PAST THE HANGER EDGES. THE HOLDRITE 300 AND 320 SERIES ACOUSTIC HANGERS ARE ACCEPTABLE PRE-ISOLATED HANGERS.
2. ½" THICK NEOPRENE WAFFLE PADS (MASON SUPER W, HOLDRITE SILENCER 275-T OR APPROVED EQUAL) ARE NEEDED BETWEEN PIPE RISER CLAMPS AND THE STRUCTURE.
3. IN DOUBLE-STUD ASSEMBLIES, PLUMBING PIPING MAY NOT BE ATTACHED TO BOTH STUD BAYS. A LENGTH OF PLUMBING PIPING SHOULD ONLY BE ATTACHED TO ONE STUD BAY.
   a. WALLS CONTAINING PLUMBING PIPING SHALL BE SIZED SO THAT THERE IS HALF-INCH CLEARANCE BETWEEN THE PIPING AND GYPSUM BOARD. THE CONTRACTOR SHALL IDENTIFY WALLS THAT WILL NOT ALLOW THE ABOVE CLEARANCES.
4. ALL STUD AND JOIST SPACES CONTAINING PIPING SHALL HAVE A MINIMUM OF R-11 (3-1/2" THICK) BATT INSULATION INSTALLED.
5. PIPES AND CONDUIT THROUGH SOUND-RATED CONSTRUCTION SHALL BE OVERSIZED AND SEALED AIRTIGHT WITH SAFING (FOR 3" AND LARGER PENETRATIONS) AND ACOUSTICALLY RATED CAULKING. PIPES AND CONDUIT LESS THAN 3" SHALL PASS THROUGH PENETRATIONS OVERSIZED BY ¼" ALL AROUND; PIPES 3" AND LARGER SHALL PASS THROUGH PENETRATIONS OVERSIZED BY 1" ALL AROUND.

PLUMBING EQUIPMENT SCHEDULE

TAG	DESCRIPTION	SPECIFICATION	CW (IN)	HW (IN)	W (IN)	V (IN)	GAS (MBH)	REMARKS
WH-1	WATER HEATER HEAT PUMP	RHEEM PROPH40-T2-RH375-30, 40 GALLON, 3.83 UEF, 27 GPH @ 90°F RISE, 4.5KW BACKUP ELEMENT	3/4	3/4	--	--	--	208/1Ø, 30 AMPS 500 LBS
WH-2	WATER HEATER INSTANTANEOUS	CHRONOMITE M-20L/208, MINIMUM 36°F RISE AT 0.8 GPM, 0.35 ACTIVATION FLOW	1/2	1/2	--	--	--	208V/1Ø 4,160 WATTS, 20 AMP
WH-3	WATER HEATER INSTANTANEOUS	CHRONOMITE M-30L/208, MINIMUM 43°F RISE AT 1.0 GPM, 0.35 ACTIVATION FLOW	1/2	1/2	--	--	--	208V/1Ø 6,240 WATTS, 30 AMP
ET-1	EXPANSION TANK	WATTS PLT-5	1	--	--	--	--	--

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PLUMBING NOTES, LEGENDS AND SCHEDULES

SHEET:
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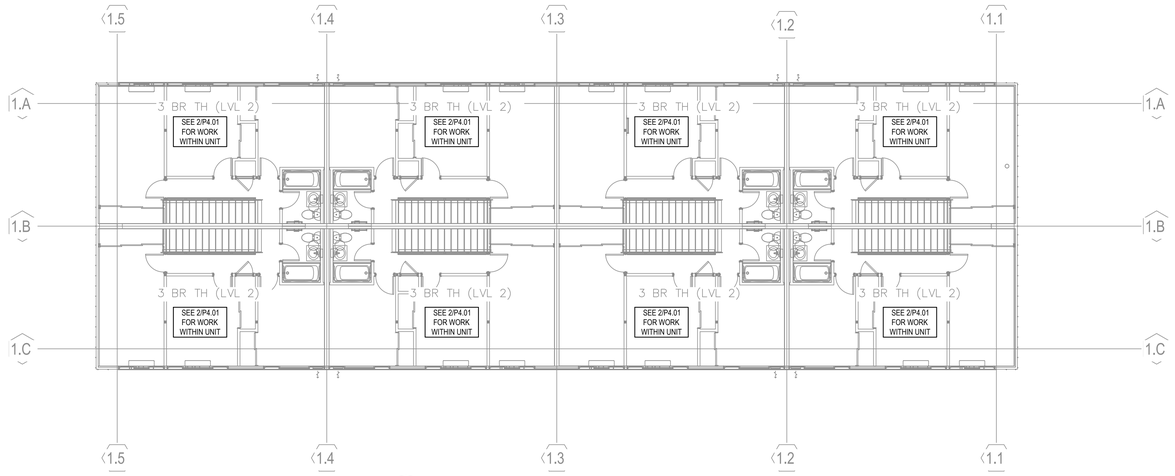
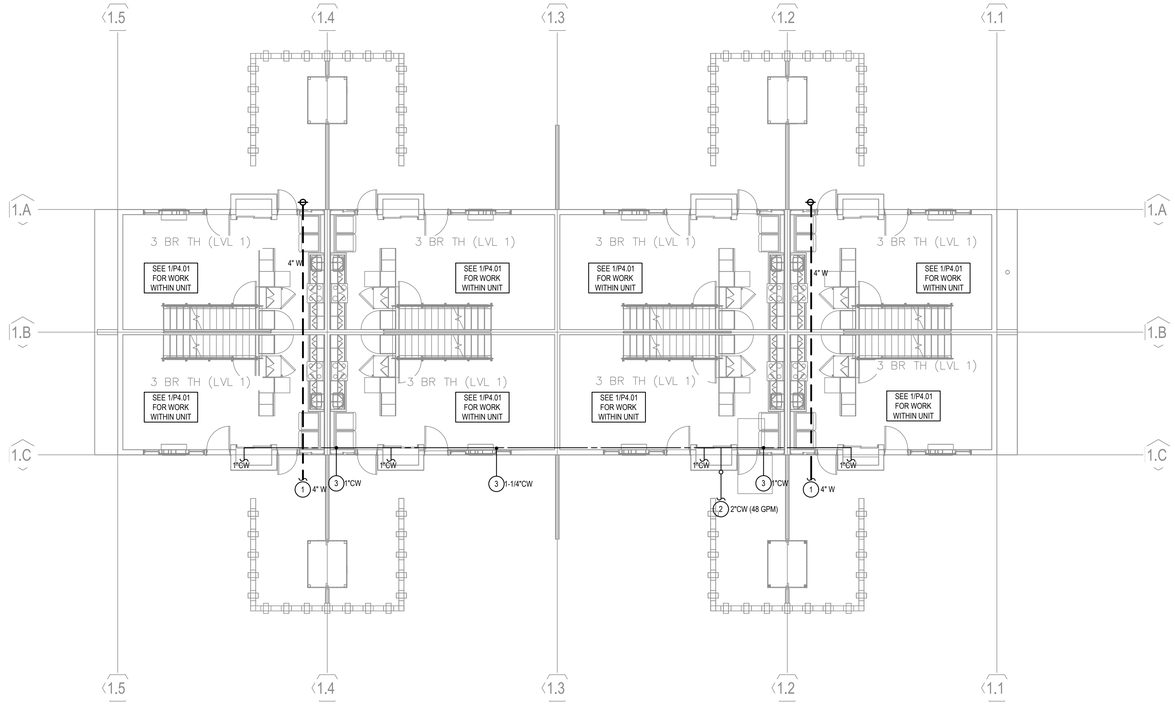
KEYED NOTES:

1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING 4 UNITS. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING WATER LINE SERVING BUILDING. REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK. PROVIDE NEW PRV AND BUILDING SHUT-OFF VALVE IN RISER.
3. ROUTE NEW WATER LINE WHERE EXISTING WAS REMOVED. PAINT LINE TO MATCH BUILDING.



2 BUILDING TYPE B5-10, B13 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B5-10, B13 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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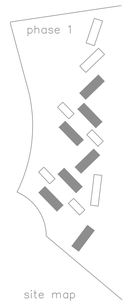

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PLUMBING FLOOR PLANS - BUILDING TYPE B5-10, B13

SHEET:
P2.10

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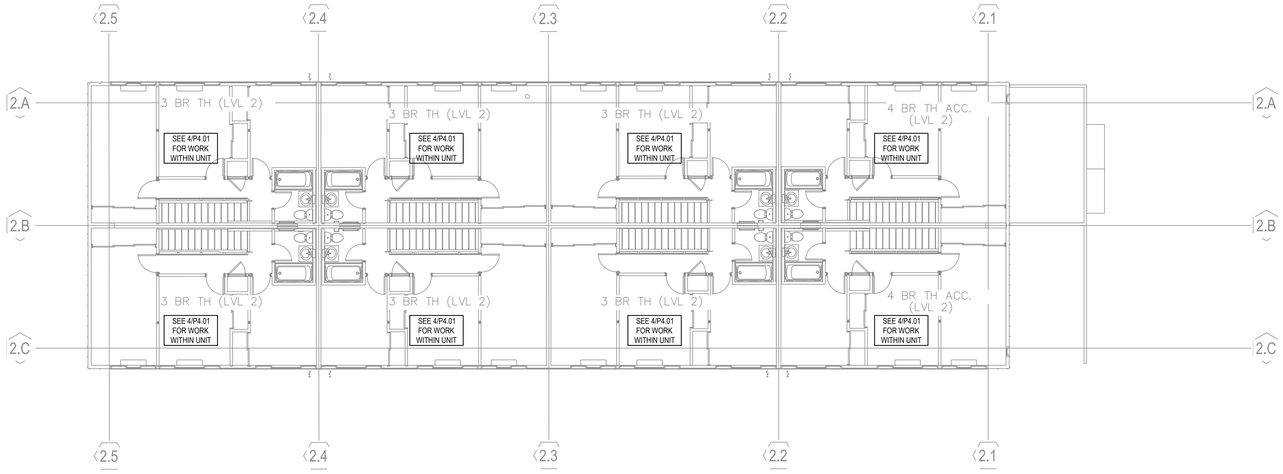
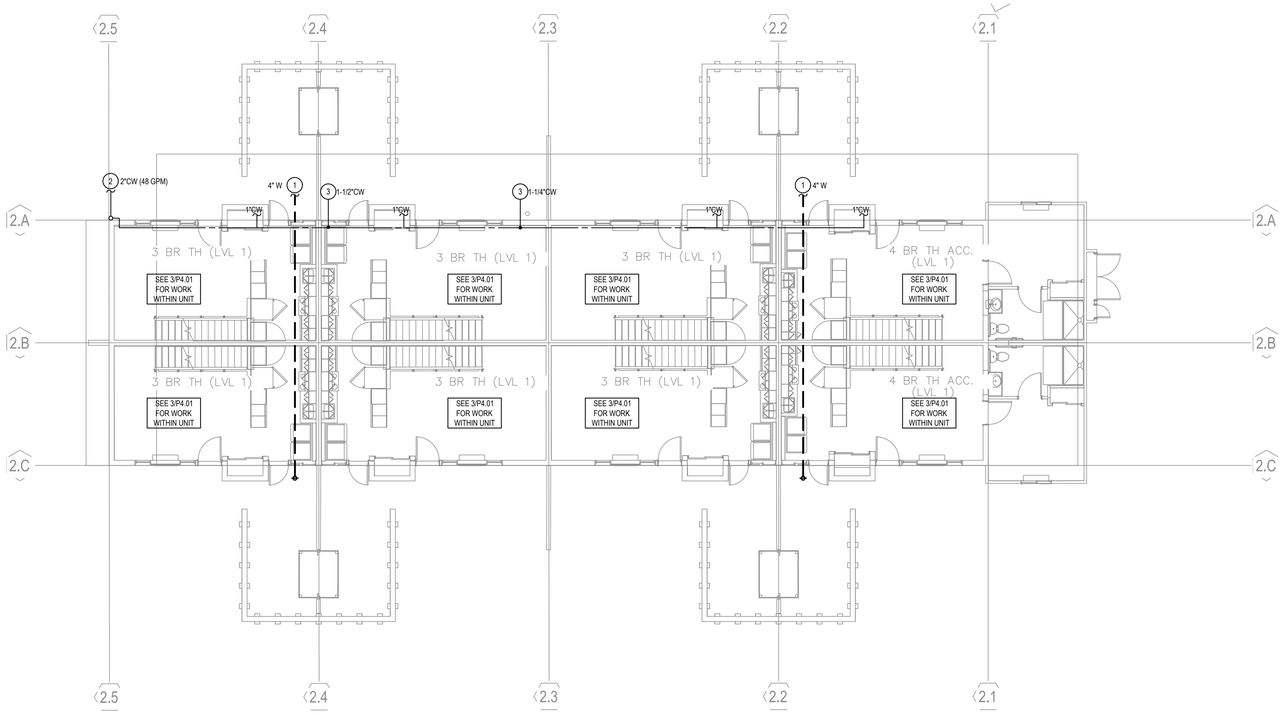
KEYED NOTES:

1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING 4 UNITS. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING WATER LINE SERVING BUILDING. REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK. PROVIDE NEW PRV AND BUILDING SHUT-OFF VALVE IN RISER.
3. ROUTE NEW WATER LINE WHERE EXISTING WAS REMOVED. PAINT LINE TO MATCH BUILDING.



2 BUILDING TYPE B11 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B11 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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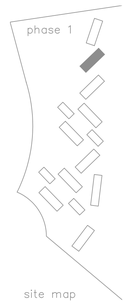

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PLUMBING FLOOR PLANS - BUILDING TYPE B11

SHEET:
P2.11

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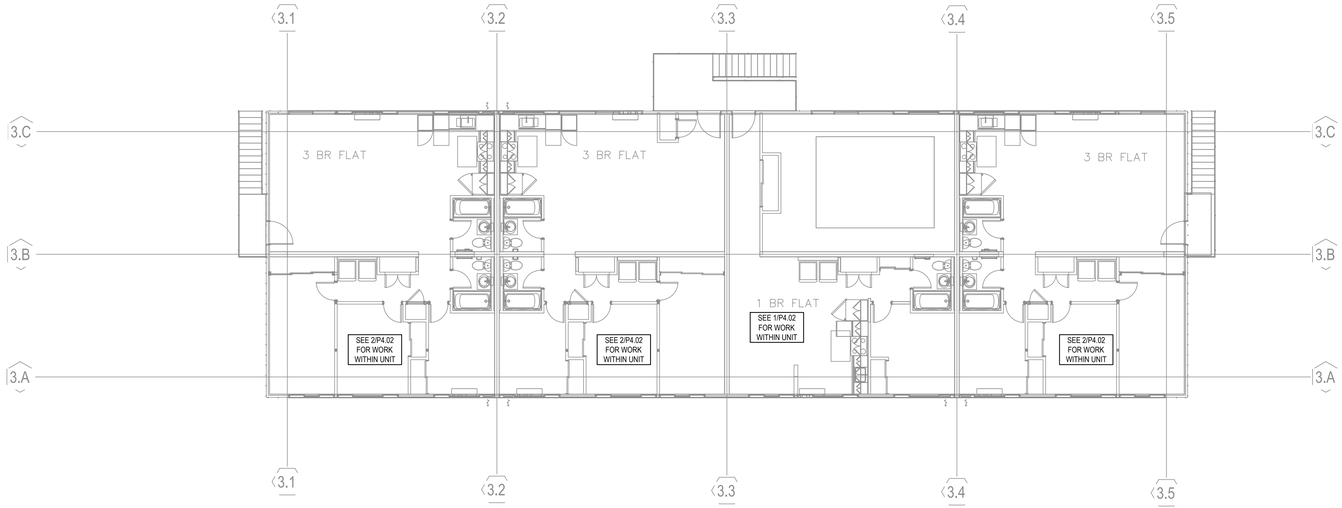
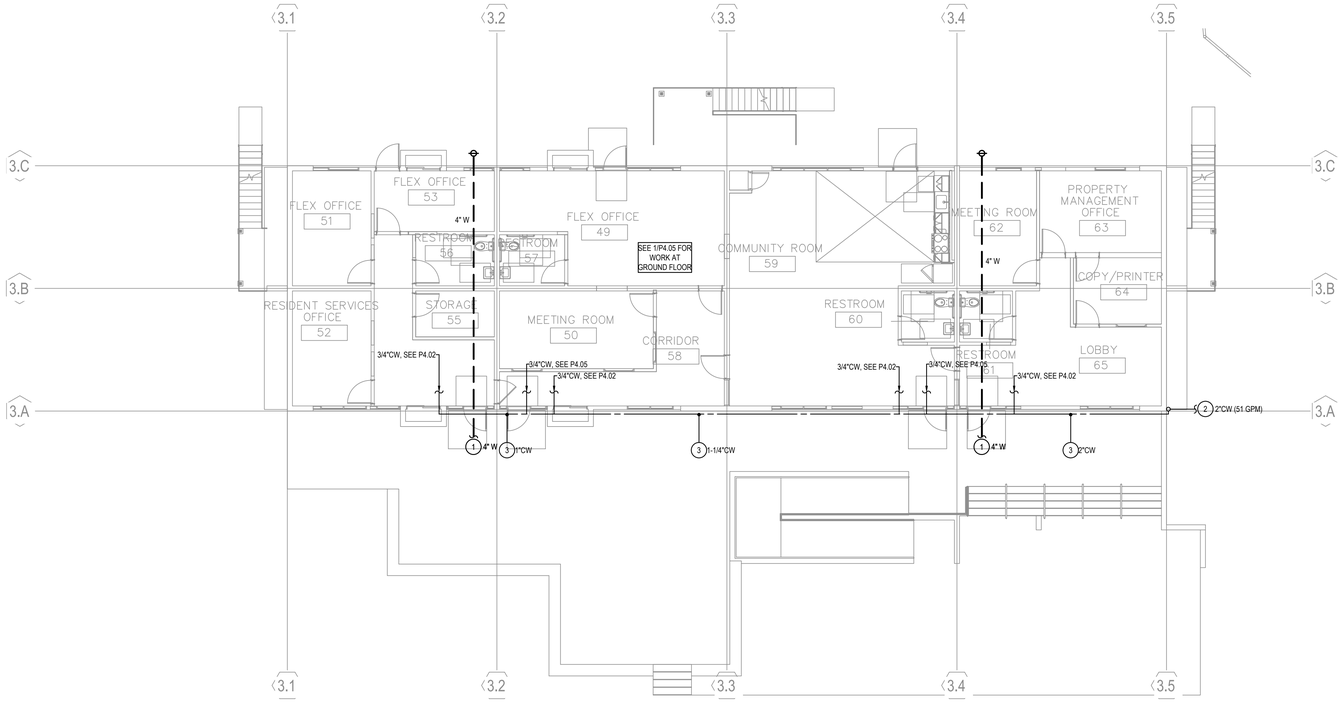
KEYED NOTES:

1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING 4 UNITS. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING 1-1/2" WATER LINE SERVING BUILDING. REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK. PROVIDE NEW PRV IN RISER WITHIN CLOSET.
3. ROUTE NEW WATER LINE TIGHT TO BUILDING AT SOFFIT. PAINT LINE TO MATCH BUILDING.



2 BUILDING TYPE B12 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING
SCALE: 1/8" = 1'-0"



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PLUMBING FLOOR PLANS - BUILDING TYPE B12

SHEET:
P2.12

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KEYED NOTES:

1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING BATHROOM GROUP. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING 2" WASTE LINE SERVING BACK TO BACK KITCHENS. REPLACE AND UPSIZE LINE TO 3", REPLACE ALL ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
3. APPROXIMATE LOCATION OF EXISTING WATER LINE SERVING BUILDING. REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK. PROVIDE NEW PRV AND BUILDING SHUT-OFF VALVE IN RSER.
4. ROUTE NEW WATER LINE ALONG SAME ROUTE AS EXISTING LINE. PAINT LINE TO MATCH BUILDING.

1 BUILDING TYPE C2 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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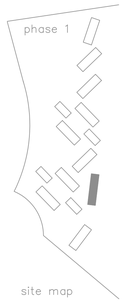

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PLUMBING FLOOR PLANS - BUILDING TYPE C2

SHEET:
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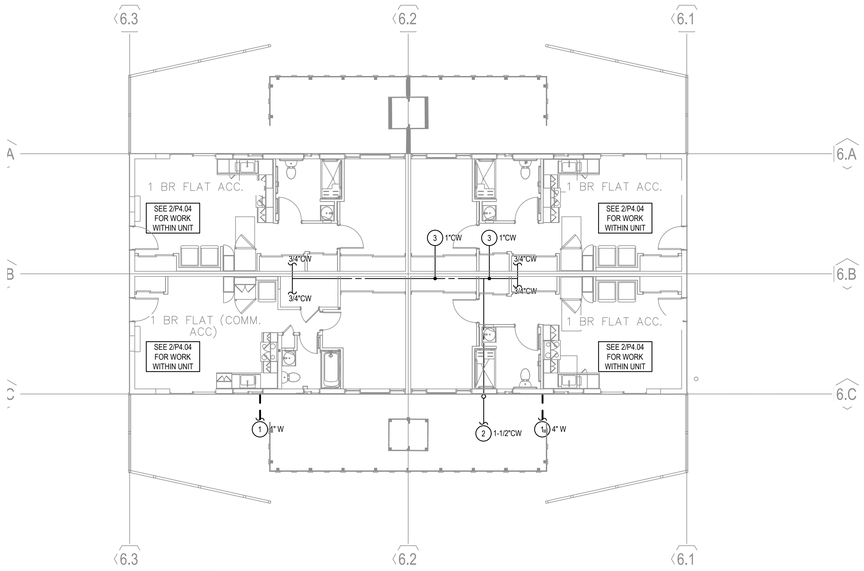
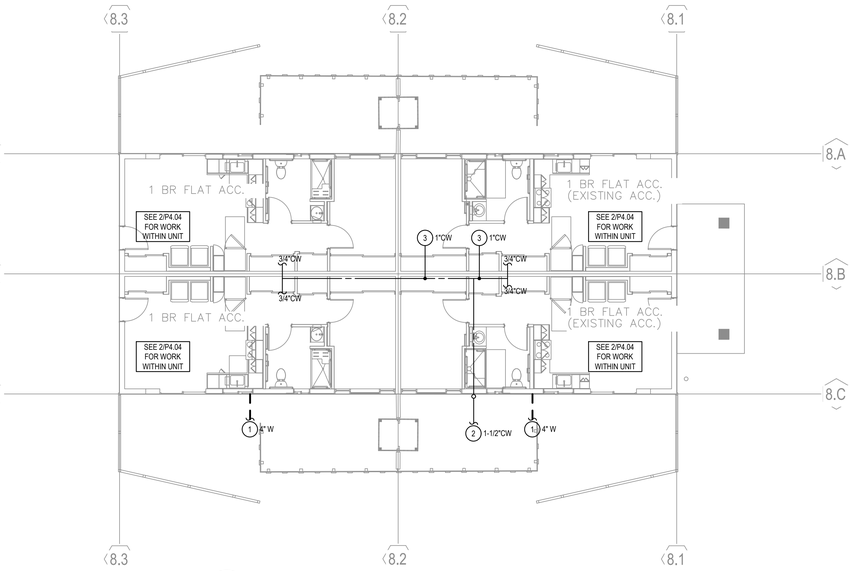
KEYED NOTES:

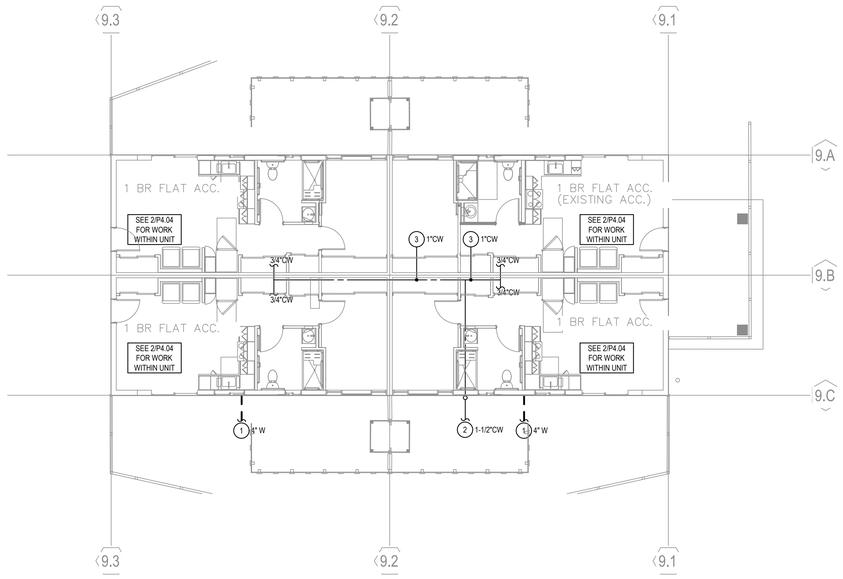
1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING 2 UNITS. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING 1-1/2" WATER LINE SERVING BUILDING, REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK. PROVIDE NEW PRV AND BUILDING SHUT-OFF VALVE IN RISER.
3. ROUTE NEW WATER LINE IN ATTIC.



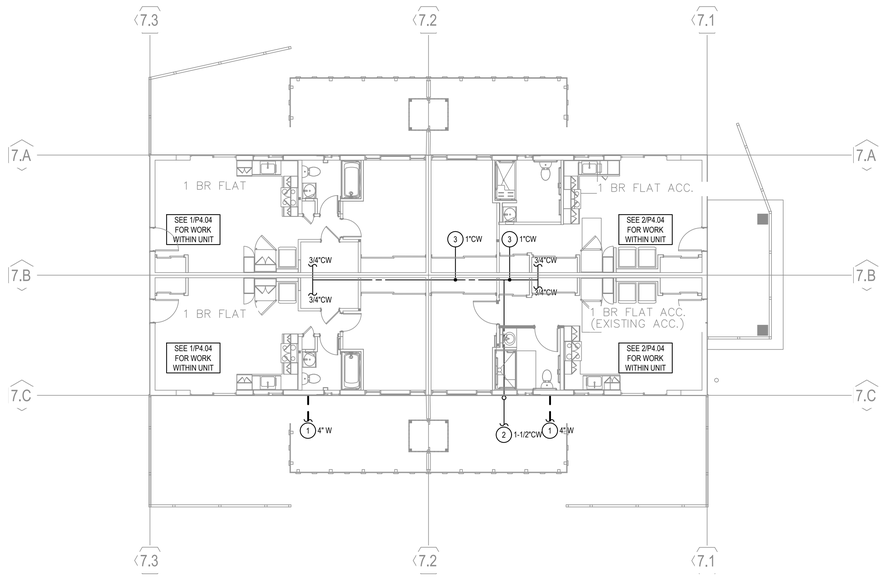
1 BUILDING TYPE E5 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE E3 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE E4 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE E2 - LEVEL 1 PLAN
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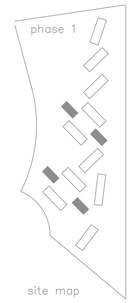

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PLUMBING FLOOR PLANS - BUILDING TYPES E2 - E5

SHEET:
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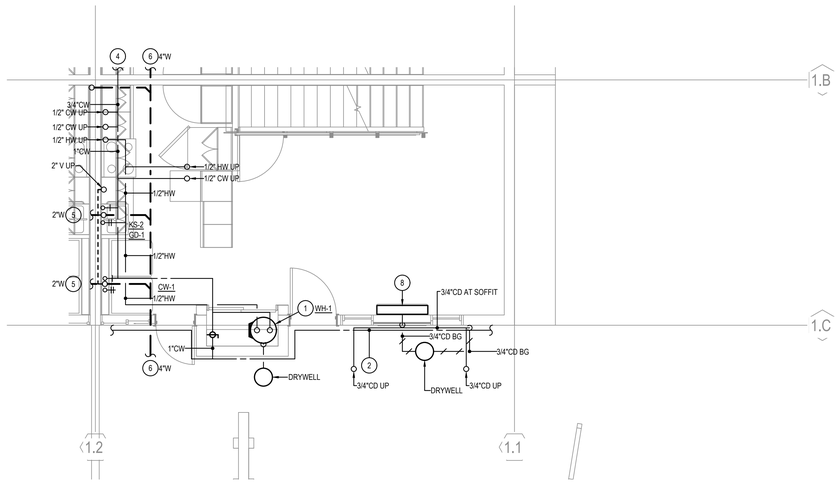
GENERAL NOTES:

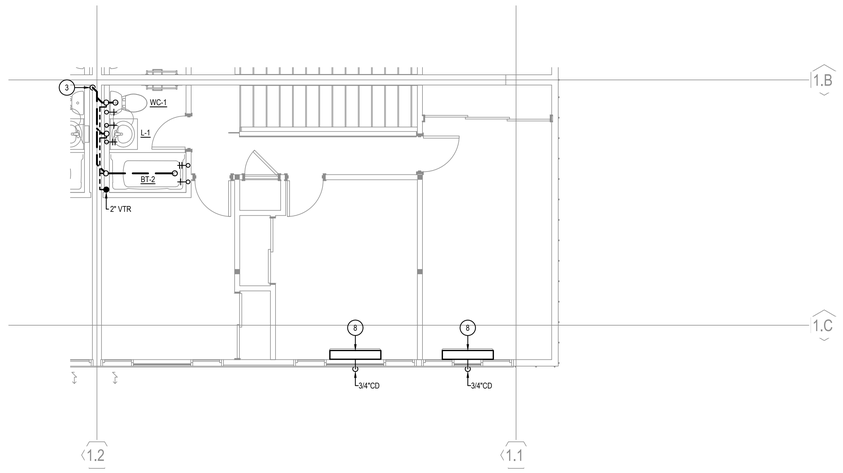
1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

KEYED NOTES:

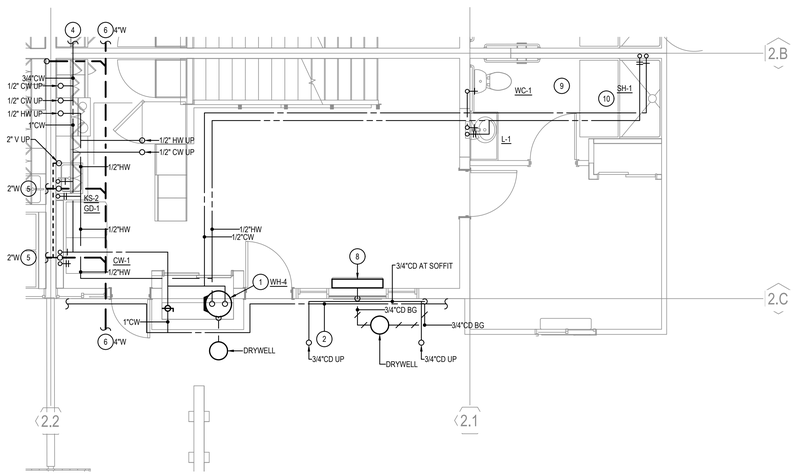
1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO EXTERIOR, COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. DOOR MUST BE UNDERCUT 3/4" FOR PROPER MAKEUP AIR. ROUTE 3/4" DRAIN TO EXTERIOR. TERMINATE 6" ABOVE EXTERIOR GRADE WITH ELBOW FACE DOWN. TERMINATE 3/4" CONDENSATE DRAIN IN DRYWELL.
2. NEW WATER MAIN AT EXTERIOR OF BUILDING, SEE FLOOR PLANS.
3. APPROXIMATE LOCATION OF EXISTING 4" WASTE RISER SERVING 4 UPPER FLOOR BATHROOMS, VERIFY LOCATION IN FIELD. REMOVE AND REPLACE RISER.
4. 3/4" CW TO ADJACENT UNIT. ROUTE 3/4" TO ADJACENT UNIT WATER HEATER, ALL ADJACENT UNIT BRANCH LINES RUN FROM 3/4" LINE.
5. WASTE LINE FROM FIXTURE IN ADJACENT UNIT.
6. WASTE LINE TO SERVE ADJACENT UNITS. SEE FLOOR PLANS FOR UPPER TERMINAL.
7. NEW WASTE LINE, SEE FLOOR PLANS.
8. PACKAGED HEAT PUMP. SEE MECHANICAL PLANS. PROVIDE 3/4" CONDNESATE DRAIN, ROUTE AT EXTERIOR OF BUILDING TO DRYWELL. VERIFY CONDITIONS IN FIELS, COORDINATE WITH MECHANICAL SECTION OF WORK.
9. REMOVE AND REPLACE EXISTING FIXTURES IN BATHROOM. FIELD VERIFY WASTE AND VENT PIPING AND REPLACE ALL WASTE AND VENT PIPING SERVING FIXTURES. ROUTE NEW WATER AS INDICATED.
10. REPLACE EXISTING TUB/SHOWER WITH NEW SHOWER. MODIFY WASTE AND VENT AS REQUIRED, VERIFY CONDITIONS IN FIELD.



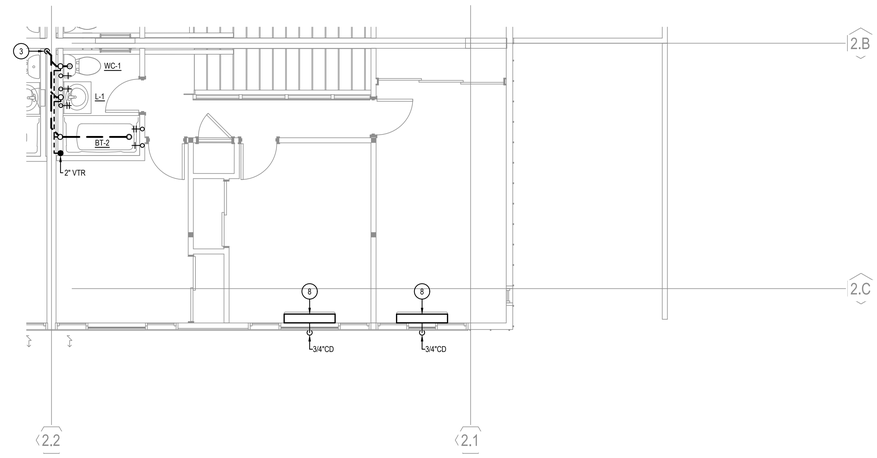
1 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 2)
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



4 FLOOR PLAN - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME (LVL 2)
SCALE: 1/4" = 1'-0"

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PLUMBING UNIT PLANS - BLDG TYPE B

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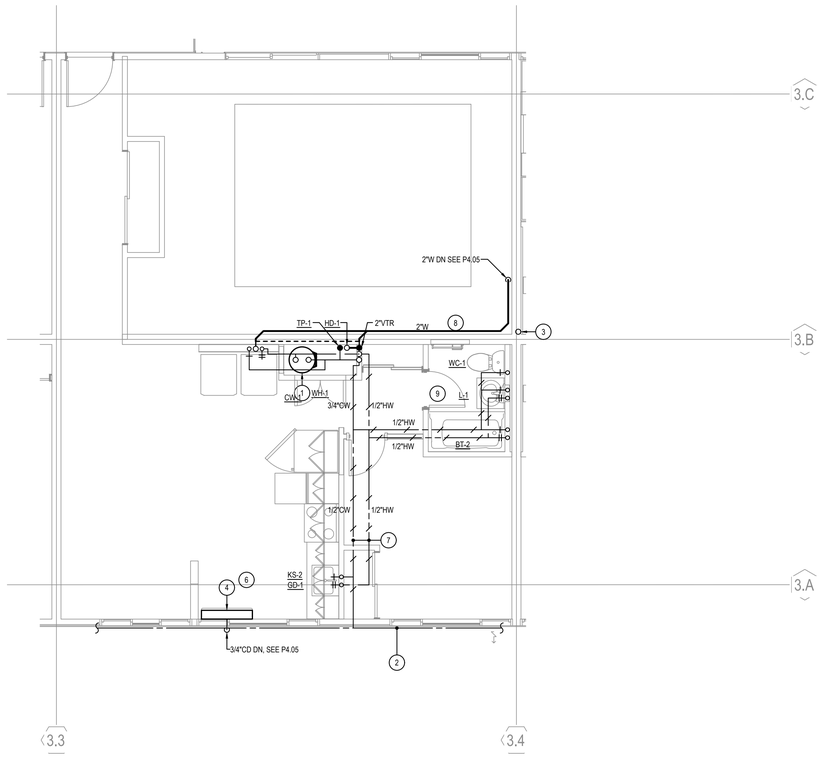
GENERAL NOTES:

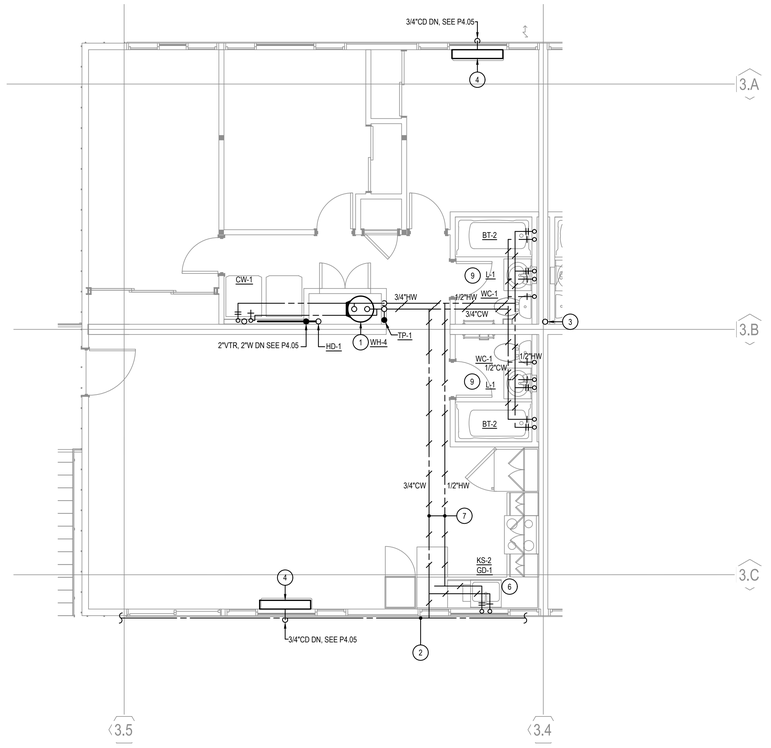
1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

KEYED NOTES:

1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO ROOF. COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. DOOR MUST BE UNDERCUT 3/4" FOR PROPER MAKEUP AIR. ROUTE 3/4" DRAIN TO EXTERIOR. TERMINATE 6" ABOVE EXTERIOR GRADE WITH ELBOW FACE DOWN. TERMINATE 3/4" CONDENSATE DRAIN IN DRYWELL.
2. NEW WATER MAIN AT LEVEL 1 EXTERIOR OF BUILDING, SEE FLOOR PLANS.
3. APPROXIMATE LOCATION OF EXISTING 4" WASTE RISER SERVING UPPER FLOOR BATHROOMS, VERIFY LOCATION IN FIELD. REMOVE AND REPLACE RISER. CONNECT NEW WASTE FROM BATHROOM FIXTURES TO RISER.
4. PACKAGED HEAT PUMP. SEE MECHANICAL PLANS. PROVIDE 3/4" CONDENSATE DRAIN, ROUTE AT EXTERIOR OF BUILDING TO DRYWELL. VERIFY CONDITIONS IN FIELD, COORDINATE WITH MECHANICAL SECTION OF WORK.
5. REMOVE AND REPLACE EXISTING FIXTURES IN BATHROOM. FIELD VERIFY WASTE AND VENT PIPING AND REPLACE ALL WASTE AND VENT PIPING SERVING FIXTURES. ROUTE NEW WATER AS INDICATED.
6. REMOVE AND REPLACE EXISTING SINK. REPLACE WASTE PIPING FROM SINK TO MAIN AT FIRST LEVEL. REPLACE VENT PIPING. VERIFY ROUTING IN FIELD.
7. ROUTE WATER IN FLOOR.
8. ROUTE WASTE LINE ABOVE SHELF IN COMMUNITY ROOM.



1 FLOOR PLAN - BLDG TYPE B - 1 BR FLAT — OCCURS AT BUILDING B12
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - BLDG. TYPE B - 3BR FLAT — OCCURS AT BUILDING B12, UNIT 113 SIMILAR
SCALE: 1/4" = 1'-0"

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TITLE:
PLUMBING UNIT PLANS - BLDG TYPE B

SHEET:
P4.02

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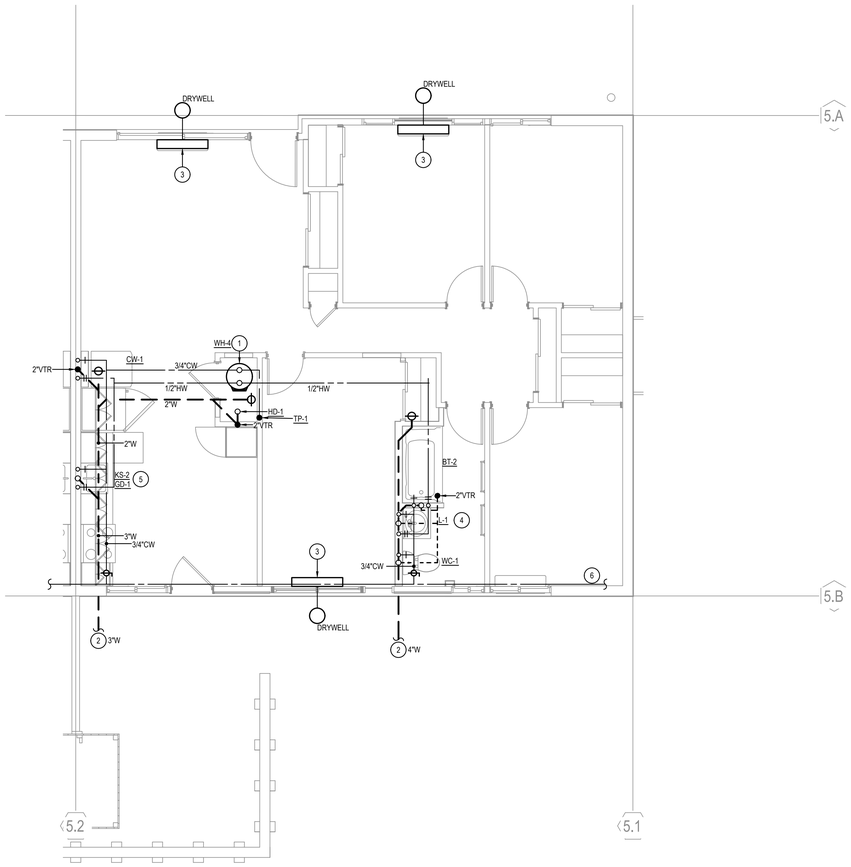
GENERAL NOTES:

1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

KEYED NOTES:

1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO ROOF. COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. DOOR MUST BE UNDERCUT 3/4" FOR PROPER MAKEUP AIR. ROUTE 3/4" DRAIN AND CONDENSATE TO HUB DRAIN.
2. APPROXIMATE LOCATION OF EXISTING WASTE LATERAL. REMOVE AND REPLACE LATERAL AND ALL WASTE IN BUILDING. FIELD VERIFY CONDITIONS.
3. PACKAGED HEAT PUMP. SEE MECHANICAL PLANS. PROVIDE 3/4" CONDENSATE DRAIN, ROUTE AT EXTERIOR OF BUILDING TO DRYWELL. VERIFY CONDITIONS IN FIELD, COORDINATE WITH MECHANICAL SECTION OF WORK.
4. REMOVE AND REPLACE EXISTING FIXTURES IN BATHROOM. FIELD VERIFY WASTE AND VENT PIPING AND REPLACE ALL WASTE AND VENT PIPING SERVING FIXTURES. ROUTE NEW WATER AS INDICATED.
5. REMOVE AND REPLACE EXISTING SINK. REPLACE WASTE PIPING FROM SINK TO MAIN. REPLACE VENT PIPING. VERIFY ROUTING IN FIELD. WASTE AND VENT SERVES SINK IN ADJACENT UNIT AS WELL.
6. NEW WATER MAIN AT FRONT OF BUILDING, SEE FLOOR PLANS.



1 FLOOR PLAN - BLDG TYPE C - 4 BR FLAT
SCALE: 1/4" = 1'-0"

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PLUMBING UNIT PLANS - BLDG TYPES C AND E

SHEET:
P4.03

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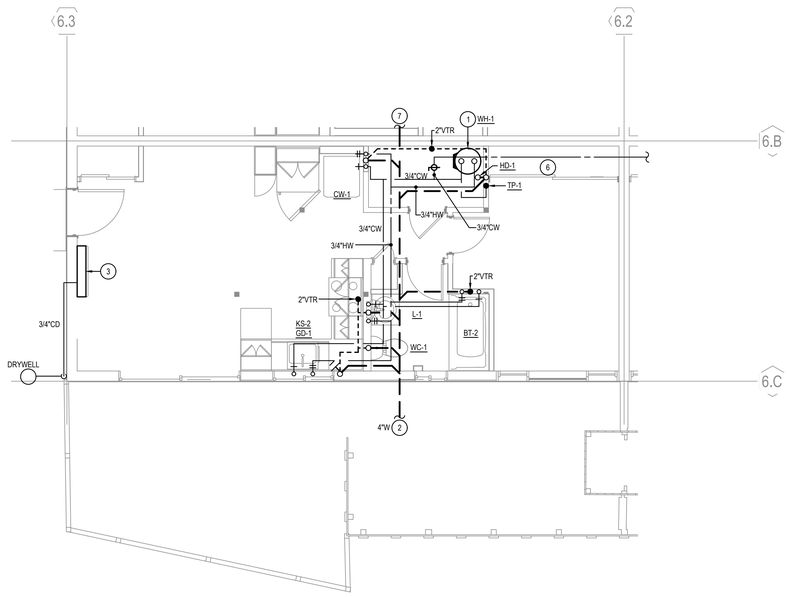
GENERAL NOTES:

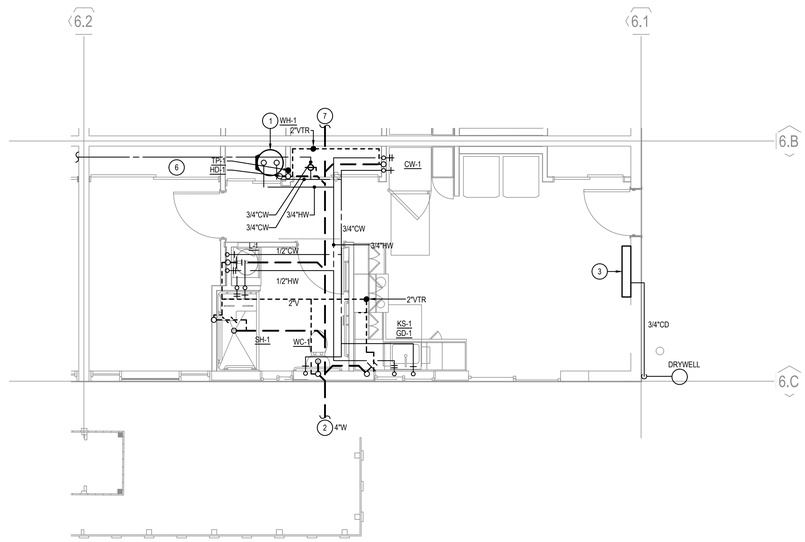
1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

KEYED NOTES:

1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO ROOF. COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. DOOR MUST BE UNDERCUT 3/4" FOR PROPER MAKEUP AIR. ROUTE 3/4" DRAIN AND CONDENSATE TO HUB DRAIN.
2. APPROXIMATE LOCATION OF EXISTING WASTE LATERAL. REMOVE AND REPLACE LATERAL AND ALL WASTE IN BUILDING. FIELD VERIFY CONDITIONS.
3. PACKAGED HEAT PUMP. SEE MECHANICAL PLANS. PROVIDE 3/4" CONDENSATE DRAIN, ROUTE AT EXTERIOR OF BUILDING TO DRYWELL. VERIFY CONDITIONS IN FIELD, COORDINATE WITH MECHANICAL SECTION OF WORK.
4. REMOVE AND REPLACE EXISTING FIXTURES IN BATHROOM. FIELD VERIFY WASTE AND VENT PIPING AND REPLACE ALL WASTE AND VENT PIPING SERVING FIXTURES. ROUTE NEW WATER AS INDICATED.
5. REMOVE AND REPLACE EXISTING SINK. REPLACE WASTE PIPING FROM SINK TO MAIN. REPLACE VENT PIPING. VERIFY ROUTING IN FIELD. WASTE AND VENT SERVES SINK IN ADJACENT UNIT AS WELL.
6. NEW WATER MAIN IN ATTIC OF BUILDING, SEE FLOOR PLANS.
7. WASTE LINE SERVES ADJACENT UNIT, SEE FLOOR PLANS FOR UPPER TERMINAL.



1 FLOOR PLAN - BLDG. TYPE E - 1 BR FLAT
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN - BLDG. TYPE E - 1 BR FLAT ACCESSIBLE
SCALE: 1/4" = 1'-0"

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PLUMBING UNIT PLANS - BLDG TYPE E

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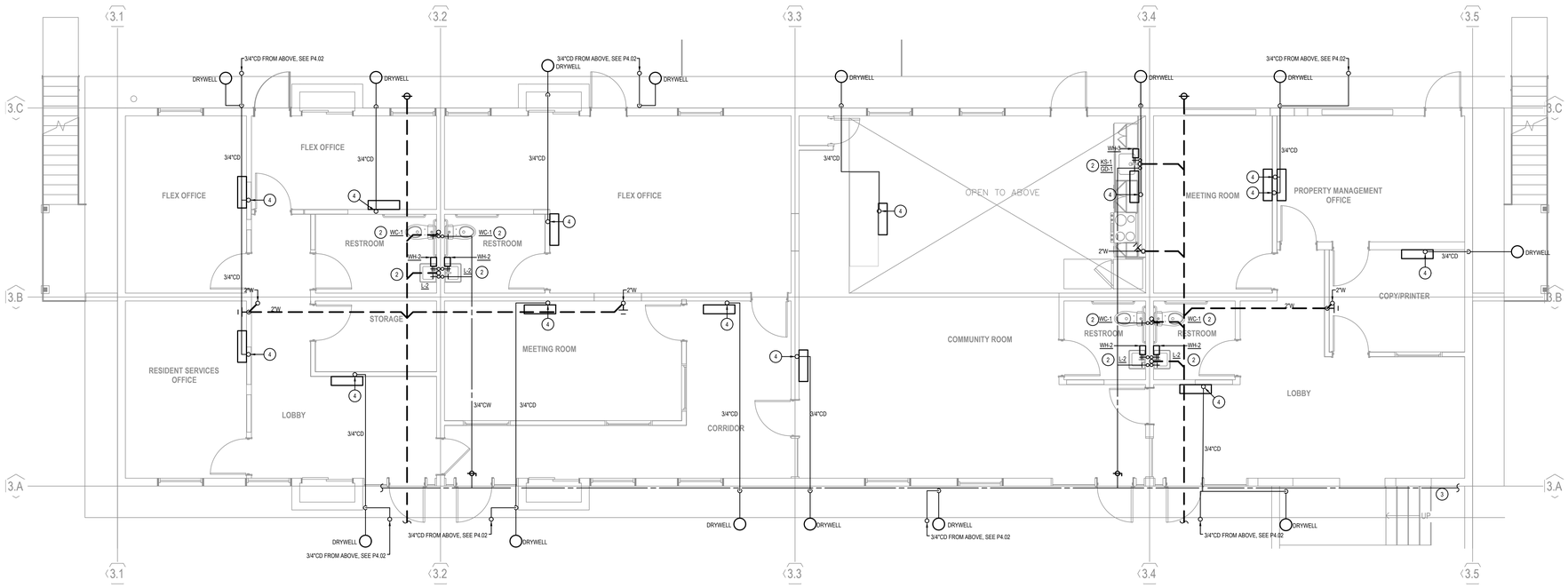
KEYED NOTES:

1. REPLACE EXISTING SEWER MAIN. VERIFY LOCATION AND SLOPE IN FIELD. COORDINATE WITH CIVIL SECTION OF WORK.
2. REMOVE AND REPLACE EXISTING FIXTURE. REPLACE ALL WASTE AND VENT PIPING, VERIFY ROUTING IN FIELD. ROUTE NEW WATER AS INDICATED.
3. NEW WATER MAIN AT UNDERSIDE OF SOFFIT, SEE FLOOR PLAN.
4. FAN COIL, PROVIDE 3/4" CONDENSATE DRAIN. ROUTE TO DRYWELL AS INDICATED. COORDINATE WITH MECHANICAL SECTION OF WORK.



1 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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PLUMBING UNIT PLANS - COMMUNITY BUILDING ENLARGED PLAN

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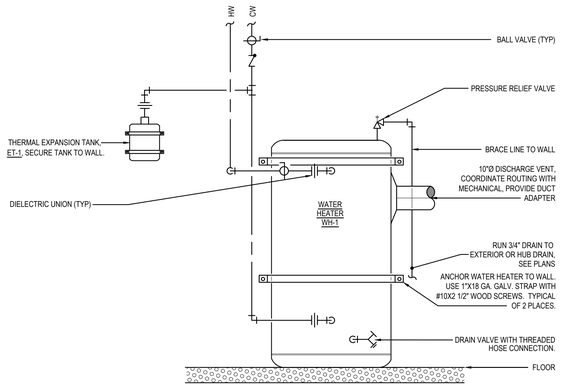
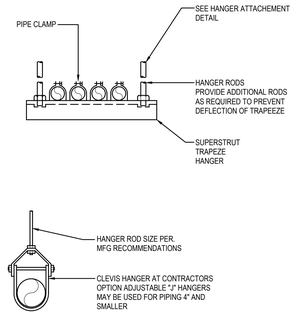


NOTES:

1. PROVIDE SUPPORT WITHIN UPPER 1/3 AND LOWER 1/3 OF WATER HEATER LOWER POINT. A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS.
2. TERMINATE WATER HEATER RELIEF AND CONDENSATE DRAINS AT HUB DRAIN OR EXTERIOR, SEE FLOOR PLANS.
3. WATER HEATER DISCHARGE SHALL BE VENTED, SEE FLOOR PLANS FOR INTAKE AIR MAKE-UP.

1 HEAT PUMP WATER HEATER DETAIL
NOT TO SCALE



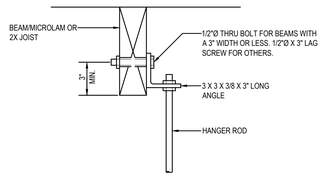
NOTES:

1. FOR 6" DOMESTIC WATER AND 8" FIRE WATER PIPING, PROVIDE B-LINE CHANNEL TRANSVERSE BRACE AS PER MANUFACTURER RECOMMENDATION.
2. SIZE GALVANIZED CHANNEL TO LIMIT DEFLECTION TO 1/240 OF SPAN. TRAPEZE SUPPORTING RODS SHALL BE SIZED TO SUPPORT THE LOAD WITH A SAFETY FACTOR OF 5.

2 PIPE SUPPORT DETAIL
NOT TO SCALE

PIPING SUPPORT TABLE			
PIPE MATERIAL	PIPE SIZE (IN)	MIN. ROD DIA. (IN)	MAXIMUM SPACING (FT)
STEEL AND COPPER	UP TO 1-1/2	3/8	6
STEEL AND COPPER	2	3/8	10
STEEL AND COPPER	3	1/2	10
STEEL AND COPPER	4 TO 6	5/8	10
CPVC AND PEX	UP TO 1	3/8	32 INCHES
CPVC AND PEX	>1-1/4	3/8	4
PVC AND ABS (DWV)	ALL SIZES	3/8	4
CAST IRON NO-HUB	ALL SIZES	5/8	5 AND ALL JOINTS

NOTES:
1. PROVIDE HANGERS WITHIN 12 INCHES OF HORIZONTAL ELBOW.
2. PROVIDE HANGERS WITH MINIMUM 1-1/2 INCHES VERTICAL ADJUSTMENT.



3 HANGER ATTACHMENT DETAIL
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PLUMBING DETAILS

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2 E0.01 GENERAL NOTES

1. ALL PENETRATIONS THRU RATED ASSEMBLIES SHALL BE FIRE CAULKED.
2. ALL FEEDERS AND BRANCH CIRCUITS ARE BASED ON CU WIRE WITH THW OR THWN INSULATION U.O.N.
3. VERIFY EXACT CIRCUIT BREAKER & FUSE SIZE WITH ACTUAL MECHANICAL EQUIPMENT SUPPLIED & PROVIDE ACCORDINGLY.
4. SEE ARCHTECTURAL DRAWINGS FOR WALL & FLOOR RATING.
5. ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY & PROPERLY LABELED CEC110-2.
6. ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
7. FOLLOW DEVICE MOUNTING HEIGHTS LISTED IN THE LEGEND AND ON PLAN BUT IN NO CASE SHALL THE FOLLOWING BE EXCEEDED. ALL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE JUNCTION OR DEVICE BOX NOR LESS THAN 15" MEASURED TO THE BOTTOM OF THE JUNCTION OR DEVICE BOX ABOVE THE FINISHED FLOOR.
8. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS TO 1 FOOT CANDLE AVERAGE 0.1 FOOT CANDLE MINIMUM.
   1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   2. CORRIDORS, EXIT ENCLOSURE AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   5. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5., FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

   THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OR NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF UNIT EQUIPMENT.
9. BRANCH CIRCUITS INSTALLED IN DWELLINGS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT BREAKER THAT SUPPLY AREAS DESCRIBED IN CEC SECTION 210.12. RECEPTACLE OUTLETS THAT ARE REQUIRED TO HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL ARE DESCRIBED IN CEC SECTION 210 (A) FOR DWELLINGS AND 210.8 (B) FOR OTHER THAN DWELLINGS. ALL NEW OR REPLACED RECEPTACLE DEVICES SHALL BE LISTED TAMPER RESISTANT PER CEC SECTION 406.11. IF INSTALLED OUTDOORS IN A WET OR DAMP LOCATION, THE RECEPTACLES SHALL BE LISTED WEATHER RESISTANT TYPE AND PROTECTED BY AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. PROVIDE COMBINATION GROUND AND ARC FAULT CIRCUIT BREAKERS FEEDING UNGROUNDED BRANCH CIRCUITS AND LABEL RECEPTACLES
10. ALL DEVCES SHALL BE WHITE WITH WHITE PLATES.
11. STEEL ELECTRICAL OUTLET BOXES AT FIRE BARRIER WALLS SHALL NOT EXCEED 16 SQ.IN, PER 100 SQFT. OF WALL, AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" WHEN ON OPPOSITE SIDES OF A WALL. SECTION 714.4.2.
12. ALL LOAD CENTER COVERS SHALL BE WHITE.

3 E0.01 DRAWING LIST

E0.01	ELECTRICAL – LEGEND NOTES AND DETAILS
E0.02	ELECTRICAL – EXISTING SERVICE PHOTOS
E0.03	ELECTRICAL – LIGHTING FIXTURE SCHEDULE AND MANDATORY MEASURES
E1.01	ELECTRICAL – SITE PLAN – PHASE 1
E2.01	ELECTRICAL – SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS – B BUILDINGS (LESS B12)
E2.02	ELECTRICAL – SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS – B12 BUILDING
E2.03	ELECTRICAL – SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS – C BUILDING
E2.04	ELECTRICAL – SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS – E BUILDINGS
E2.10	ELECTRICAL – FLOOR PLANS – BUILDING TYPE B5-10,B13
E2.11	ELECTRICAL – FLOOR PLANS – BUILDING TYPE B11
E2.12	ELECTRICAL – FLOOR PLANS – BUILDING TYPE B12
E2.13	ELECTRICAL – FLOOR PLANS – BUILDING TYPE C2
E2.14	ELECTRICAL – FLOOR PLANS – BUILDING TYPE E2, E3, E4, E5
E4.10	ELECTRICAL – UNIT PLANS BLDG TYPE B – 3BR TOWNHOME
E4.11	ELECTRICAL – UNIT PLANS BLDG TYPE B – 4BR ACCESSIBLE TOWNHOME
E4.12	ELECTRICAL – UNIT PLANS BLDG TYPE B – 1BR FLAT
E4.13	ELECTRICAL – UNIT PLANS BLDG TYPE B – 3BR FLAT
E4.14	ELECTRICAL – UNIT PLANS BLDG TYPE C –4BR FLAT
E4.15	ELECTRICAL – UNIT PLANS BLDG TYPE E –1BR FLAT
E4.16	ELECTRICAL – UNIT PLANS BLDG TYPE E –1BR FLAT ACCESSIBLE
E4.17	ELECTRICAL – COMMUNITY BUILDING PLAN
E5.01	ELECTRICAL – ELECTRICAL PANELBOARD SCHEDULES
E7.01	ELECTRICAL – FIRE STOP DETAILS
E7.02	ELECTRICAL – DETAILS
E8.01	ELECTRICAL – INTERIOR LIGHTING ENERGY COMPLIANCE FORMS – COMMUNITY BUILDING

4 E0.01 FIRE ALARM SYSTEMS

1. FIRE ALARM/FIRE SPRINKLER MONITORING CONTROL SYSTEM IS A DESIGN BUILD – DEFERRED APPROVAL. PROVIDE SHOP DRAWING SUBMITTAL TO CITY IN ADDITION TO ARCHITECT. SEE ELECTRICAL DRAWINGS AND SPECIFICATION FOR GENERAL REQUIREMENTS.
2. PROVIDE UDACT DEVICE WITH RADIO/CELL COMMUNICATIONS TO UL CENTRAL STATION.

1 E0.01 LEGEND

	LED LIGHT FIXTURE. SEE LIGHT FIXTURE SCHEDULE.
	LED LIGHT FIXTURE. SEE PLANS AND SCHEDULE
	WALL MOUNTED LIGHT FIXTURE, SEE FIXTURE SCHEDULE.
	EXIT SIGN SHADE INDICATES FACE, ARROWS INDICATE DIRECTIONAL ARROW
	EMERGENCY BATTERY UNIT
	20 AMPERE GFIC 5-20R DUPLEX RECEPTACLE MOUNT +18"AFF U.O.N.
WP	20A 120 VOLT WEATHERPROOF DUPLEX RECEPTACLE OUTLET WITH LOCKABLE SELF CLOSING COVER. ALL WEATHERPROOF OUTLETS SHALL BE GFI TYPE. + 18"AFF U.O.N.
	15A/20A, 120 VOLT DUPLEX RECEPTACLE OUTLET AT +18" AFF. U.O.N. NEMA 5-15R & 5-20R.
	20 AMPERE 120 VOLT FOURFLEX RECEPTACLE OUTLET AT +18"AFF. U.O.N. (2) NEMA 5-20R.
	30 AMPERE 125/250 VOLT NEMA 14-30R FOR ELECTRIC DRYER. VERIFY EXACT LOCATION WITH EQUIPMENT SUPPLIED AND PROVIDE DRYER CORD.
	50 AMPERE 125/250 VOLT NEMA 14-50R FOR RANGE. VERIFY EXACT LOCATION WITH EQUIPMENT SUPPLIED AND PROVIDE RANGE CORD.
	TELEPHONE OUTLET + 18" U.O.N. PROVIDE CAT 5e CABLE TO TELEPHONE BACKBOARD. (#) INDICATES NUMBER OF TELEPHONE CABLES IF GREATER THAN 1.
	WALL DATA OUTLET +18" U.O.N. PROVIDE RACEWAY & PULLBOX CAT 6 CABLE TO DATA RACK.
	RESIDENTIAL TELEPHONE-CATV-SATV OUTLET. PROVIDE CAT5E TELEPHONE AND (2) F CONNECTORS (CATV & SATV (FUTURE)) DAISET CHAIN OUTLETS WITH HOMERUN TO SERVICE BACKBOARD PER UNIT. SEE 6/E7.02
C	CAMERA OUTLET. J-BOX WITH SINGLE GANG RING AND BLANK PLATE. PROVIDE CAT6 CABLE TO DATA RACK PATCH. GREEN CABLE AND PATCH JACK FOR CCTV BY OTHERS.
OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR LINE VOLTAGE WATTSTOPPER #DT-355.
OS	SINGLE SWITCH WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR. +48" TO TOP OF BOX, U.O.N. WATTSTOPPER #DW-100-W
VS	VACANCY SENSOR +48" TO TOP OF BOX. WATTSTOPPER #RH-250-W
	1/2 CONTROLLED RECEPTACLE. FEED THRU TO LOAD DEVICES +18" U.O.N. LUTRON #CAR25-20-STR-W.
OSS	WIRELESS OCCUPANCY SENSOR LUTRON VIVE #LRF-2-OCR25-WH LINK WITH LIGHT FIXTURES.
PP	POWER PACK LUTRON VIVE #RMJS-16R-DV-B CONTROL FROM OSS AT RESPECTIVE ROOM. PROVIDE ACCESS PANEL TO CONCEAL ABOVE CEILING.
$	WIRELESS DIMMER SWITCH. LUTRON VIVE #PJ2-3BRL-GWH-L01 WITH WALL MOUNTING KIT. LINK WITH LIGHT FIXTURES/OCCUPANCY SENSORS.
$S	WIRELESS SWITCH (ON/OFF). LUTRON VIVE #PJ2-2B-GWH-L01 WITH WALL MOUNTING KIT. LINK WITH LIGHT FIXTURES/OCCUPANCY SENSORS.
$	SWITCH SINGLE POLE +48" MAX AFF TO TOP OF BOX, U.O.N.
$2	SWITCH TWO POLE +48" MAX AFF TO TOP OF BOX, U.O.N.
$3	SWITCH 3 WAY +48" MAX AFF TO TOP OF BOX, U.O.N.
$4	SWITCH 4 WAY +48" MAX AFF TO TOP OF BOX, U.O.N.
$3P	3 POLE MOTOR RATED DISCONNECT SWITCH AT MECHANICAL EQUIPMENT.
$*	PRESET DIMMER WITH ON/OFF SWITCH COMPATIBLE WITH LOAD (COORDINATE SWITCH WITH PROVIDED DIMMING BALLASTS/DRIVER-LINE VOLTAGE & 0-10VOLT) +48" MAX AFF TO TOP OF BOX
$TH	FRACTIONAL HORSEPOWER MANUAL MOTOR STARTER WITH THERMAL MAGNETIC OVERLOAD PROTECTION. VERIFY VOLTAGE RATING AND POLES REQUIRED FOR LOAD SERVED
$H	HUMIDISTAT SWITCH (PROVIDED BY MECHANICAL AND INSTALLED UNDER THIS WORK).
	DEFINITIONS FOR LOWER CASE LETTERS:
$°	LOWER CASE LETTER = SHOWS CORRESPONDING FIXTURE(S) TO BE SWITCHED.
WTS	SMART WALL ASTRONOMICAL TIME SWITCH +48" MAX AFF TO TOP OF BOX, U.O.N. WATTSTOPPER #RT200-I
TS	4 CHANNEL ASTRONOMICAL TIME SWITCH WITH BATTERY BACK-UP FOR CONTROL OF EXTERIOR LIGHTING. TORK #DLC400BP EQUAL WITH WP HOUSING.
RFS	REMOTE HOOD FAN SWITCH SUPPLIED WITH HOOD INSTALLED UNDER THIS WORK. INSTALL ADJACENT TO COUNTER RECEPTACLE.
30/30	FUSED DISCONNECT SWITCH. EXAMPLE SHOWS 3 POLE 30 AMP FUSED DISCONNECT SWITCH WITH 3 30 AMP DUAL ELEMENT TIME DELAY FUSES. ASSURE THAT PROTECTIVE FUSES DO NOT EXCEED THE MANUFACTURERS RECOMMENDED MAXIMUM FUSE SIZE FOR THE EQUIPMENT TO BE PROTECTED
	SURFACE MOUNTED PANELBOARD/TERMINAL CABINET MOUNTED ON WALL. VERIFY MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGH-IN
	FLUSH MOUNTED LOAD CENTER OR PANELBOARD. VERIFY MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGH-IN
	120/208 VOLT 3ø, 4W PANELBOARD/LOAD CENTERS. SEE SCHEDULES.
	120/208 VOLT 3ø, 4W MAIN SWITCHBOARD AND/OR METER STACK
	120/208 VOLT 3ø, 4W METER STACK.
	LOW VOLTAGE BACKBOARD FOR TELEPHONE & TV 3/4" FIRE TREATED PLYWOOD PAINTED FLAT WHITE)
J	JUNCTION BOX. SIZE JUNCTION BOX AS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE. PROVIDE WEATHERPROOF BOXES AT ALL EXTERIOR LOCATIONS.
	CONDUIT WITH CONDUCTORS IN WALL OR CEILING SPACE. U.O.N. SLASH MARKS INDICATE NUMBER OF CONDUCTORS NOT COUNTING GROUND WIRE. NO SLASH MARKS INDICATE 2 #12 COPPER AND #12 GROUND CONDUCTORS IN 3/4" CONDUIT SEE SPECIFICATIONS GROUND CONDUCTOR IN ALL POWER CONDUIT RUNS.
	CONDUIT WITH CONDUCTORS IN SLAB, UNDERFLOOR, OR BELOW GRADE WITH MARKINGS AS INDICATED ABOVE
F	FIRE ALARM RACEWAY AND/OR CABLE MINIMUM 3/4"C.
D	DATA/TELEPHONE RACEWAY AND/OR CABLE MIN 1"C.
TV	TELEPHONE RACEWAY AND/OR CABLE RG-6U QUAD SHIELD.
	HOMERUNS CONTINUING TO PANEL. SLASH MARKS INDICATE NUMBER OF CONDUCTORS. NOT COUNTING GROUND WIRE. NO SLASH MARKS INDICATE 2 #12 COPPER CONDUCTORS AND #12 GROUND IN 3/4" CONDUIT. PROVIDE GROUND CONDUCTOR IN ALL POWER CONDUIT RUNS.
SD	120VAC SMOKE ALARM WITH BATTERY BACK-UP (10 YEAR SEALED) AND STROBE WHERE REQUIRED (COMMUNICATIONS UNITS), INTERCONNECT ALARMS.
	FIRE ALARM HORN STROBE +80" TO BOTTOM.
H WP	FIRE ALARM EXTERIOR HORN +80" TO TOP.
	FIRE ALARM STROBE LIGHT +80" TO BOTTOM.
	FIRE ALARM STROBE LIGHT CEILING MOUNTED.
FACP	FIRE ALARM CONTROL PANEL.
RFACP	REMOTE FIRE ALARM CONTROL PANEL/POWER SUPPLY.
FS	FIRE ALARM FLOW SWITCH PROVIDED WITH FIRE SPRINKLER WORK CONNECTED UNDER FIRE ALARM WORK.
TS	FIRE ALARM TAMPER SWITCH PROVIDED WITH FIRE SPRINKLER WORK CONNECTED UNDER FIRE ALARM WORK.
S	FIRE ALARM SMOKE DETECTOR.
S/B	FIRE ALARM SMOKE DETECTOR WITH SOUNDER BASE LOW FREQUENCY (520HZ.)
AIM	ADDRESSABLE INPUT MODULE.
AOM	ADDRESSABLE OUTPUT MODULE.
KP	SECURITY SYSTEM KEY PAD, +48" TO TOP – DESIGN BUILD.
MS	SECURITY SYSTEM MOTION DETECTOR – DESIGN BUILD.
■	SECURITY SYSTEM DOOR CONTACT – DESIGN BUILD.
HP 1	MECHANICAL EQUIPMENT DESIGNATION. EXAMPLE SHOWS HP-1 UNIT #1 PROVIDED BY OTHERS, CONNECTIONS BY ELECTRICAL CONTRACTOR. COORDINATE WITH MECHANICAL CONTRACTOR AND PROVIDE ALL ELECTRICAL RELATED HARDWARE TO MAKE A COMPLETE AND OPERATIONAL SYSTEM
# E#	DETAIL OR SHEET REFERENCE
A	LIGHT FIXTURE DESIGNATION SEE LIGHT FIXTURE SCHEDULE.
1	SHEET NOTE REFERENCE

COMMUNICATION = HEARING/VISUAL IMPAIRED (HVI)
MOBILITY = ACCESSIBLE

AFCI	ARC FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKER (COMBINATION TYPE)
AFF	ABOVE FINISHED FLOOR
A/G	COMBINATION ARC FAULT / GROUND FAULT INTERRUPTER CIRCUIT BREAKER (COMBINATION TYPE).
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CKT	CIRCUIT
C.O.	EMPTY CONDUIT WITH PULL WIRE
DISP	DISPOSAL
FC	FAN COIL
GFIC, GFI	GROUND FAULT CIRCUIT INTERRUPTER DO NOT FEED THRU PROVIDE INDIVIDUAL GFI RECEPTACLES WHERE NOTED
G/A	GROUND FAULT/ARC FAULT CIRCUIT BREAKER.
H	HOT
HVI	HEARING / VISUALLY IMPAIRED (COMMUNICATION)
HACR	HACR CIRCUIT BREAKER.
HP	HEAT PUMP
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
JT	JOINT TRENCH DRAWINGS
LTG	LIGHTING
MDF	MAIN DATA FRAME
MSB	MAIN SWITCHBOARD
N	NEUTRAL
(N)	NEW
NL	NIGHT LIGHT
NTS	NOT TO SCALE
PNL	PANEL
PB	PULL BOX
REC, RECEPT	RECEPTACLE
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREWS
SWBD	SWITCHBOARD
TC	TERMINAL CABINET
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
V.L.	VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS
WP	WEATHERPROOF

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STAMP:
REGISTERED PROFESSIONAL ENGINEER – MICHAEL JOHN VISCONTI – No. E 11460 – Exp. 12/31/25 – ELECTRICAL – STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

ISSUANCE SCHEDULE

ISSUE FOR PERMIT	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	08 / 21 / 2025
SCALE:	AS NOTED

TITLE:
ELECTRICAL
LEGEND, NOTES AND DETAILS

SHEET:
E0.01

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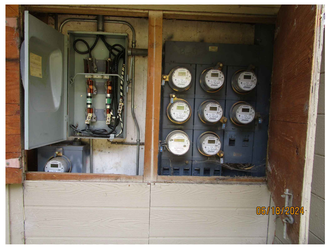
B3


B4

NO PHOTO AVAILABLE.
SIMILAR TO B7


B7


B8


B9


B10


B11

NO PHOTO AVAILABLE.
SIMILAR TO B11


B13



C2


E2


E1


E3


E4



E5


ADMINISTRATION BUILDING


79 COLE
(OTHER A BUILDINGS SIMILAR)


67 COLE
(OTHER A BUILDINGS SIMILAR)

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MICHAEL JOHN VOIGTLANDER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
EXISTING SERVICE PHOTOS

SHEET:
E0.02

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2/E0.03 RESIDENTIAL MANDATORY FEATURES AND DEVICES

SECTION 160.5 – MANDATORY LIGHTING REQUIREMENTS FOR INDOOR AND OUTDOOR SPACES

The design and installation of all lighting systems and equipment in multifamily buildings within the scope of Section 100.0(a) shall comply with the applicable provisions of Section 160.5. All functional areas except dwelling units and common living areas shall comply with the applicable requirements of Sections 160.5(b) through 160.5(e).

(a) **Dwelling unit lighting.**

The design and installation of all lighting systems and equipment in multifamily dwelling units shall comply with Section 160.5(a). Multifamily dwelling units include dormitory and senior housing dwelling accommodations. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit shall comply with the lighting requirements of Section 160.5(a).

1. Luminaire requirements.
   - **A. Luminaire** efficacy. All installed luminaires shall meet the requirements in Table 160.5-A.
     Exception 1 to Section 160.5(a)1A: Integrated device lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers, and nonremovable lighting attached to ceiling fans.
     Exception 2 to Section 160.5(a)1A: Navigation lighting: Night lights, step lights, path lights less than 5 watts.
     Exception 3 to Section 160.5(a)1A: Cabinet lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater.
   - B. Screw based luminaires. Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
   - C. Recessed downlight luminaires. In addition to complying with Section 160.5(a)1A, luminaires recessed into ceilings shall meet all of the following requirements:
     - i. Shall not contain screw base lamp sockets; and
     - ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and
     - iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and
     - iv. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires.

     Exception to Section 160.5(a)1Cii and iii: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in noninsulated ceilings.
   - D. Light sources in enclosed or recessed luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
   - E. Blank electrical boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control.
2. Indoor lighting controls.

- A. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
  Exception to Section 160.5(a)2A: Ceiling fans may provide control of integrated lighting via a remote control.
- B. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 160.5(a)2.
- C. Lighting controls shall comply with the applicable requirements of Section 110.9.
- D. An energy management control system (EMCS) or a multiscene programmable controller may be used to comply with dimming, occupancy and lighting control requirements in Section 160.5(a)2 if it provides the functionality of the specified controls in accordance with Section 110.9 and the physical controls specified in Section 160.5(a)2A.
- E. Automatic off controls.
  - iv. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality.
  - v. For lighting internal to drawers and cabinetry with opaque fronts or doors, controls that turn the lighting off when the drawer or door is closed shall be provided.
- F. Dimming controls. Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources shall comply with NEMA SSL 7A.
  Exception 1 to Section 160.5(a)2F: Ceiling fans may provide control of integrated lighting via a remote control.
  Exception 2 to Section 160.5(a)2F: Luminaires controlled by an occupancy or vacancy sensor providing automatic-off functionality.
  Exception 3 to Section 160.5(a)2F: Navigation lighting such as night lights, step lights and path lights less than 5 watts; and lighting internal to drawers and cabinetry with opaque fronts or doors, or with automatic off controls.
- G. Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. The following shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other:
  - v. Undercabinet lighting
  - vi. Undershelf lighting
  - vii. Interior lighting of display cabinets
  - viii. Switched outlets
3. **Outdoor lighting controls.** In addition to meeting the requirements of Section 160.5(a)1, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:
   - A. Outdoor lighting attached to a building and separately controlled from the inside of a dwelling unit shall meet the requirement in item i and the requirements in either Item ii or Item iii:
     - i. Controlled by a manual ON and OFF control switch that permits the automatic actions of Item ii or iii below; and
     - ii. Controlled by a photocell and either a motion sensor or an automatic time switch control; or
     - iii. Controlled by an astronomical time clock control.

   Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified

lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

1/E0.03 FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	WATTS	VOLTS	LOCATION	MOUNTING
A	4' LED STRIP	HE WILLIAMS #75R4-L65-8-40-DRV-120	LED INCLUDED	42.3	120	MECH./ELECT. ROOM	SURFACE
B	11" DIAMETER SURFACE LED	AFX #DEAW11LAJENTG	LED INCLUDED	20	120	EXTERIOR CANOPY	SURFACE
B1	13.2" DIAMETER SURFACE LED WITH BATTERY BACK-UP. VANDAL RESISTANT	KENALL #MR13FD-PP-MB-20L35K-DV-LEL	LED INCLUDED	24	120	BUILDING "A" EXTERIOR	VERIFY COLOR WITH ARCHITECT
C	WALL MOUNT BALCONY/ENTRY LIGHT	WAC #WS-W2509-3-5	LED INCLUDED	15	120	EXTERIOR AT ENTRY/BALCONY	SURFACE WALL
D	4" DOWNLIGHT (STD-WET LOCATION)	DMF #F4NC-DRD55-4-R-10-930-T	LED INCLUDED	12	120	APARTMENTS + MISC.	CEILING / FLUSH OUTLET
DR	4" DOWNLIGHT RETROFIT	DMF #DRD55-4-R-10-930-T	LED INCLUDED	12	120	APARTMENTS + MISC.	4"x2 3/4" OCT. BOX FLUSH
E	LINEAR KITCHEN FIXTURE JA-8	AFX #LCL5000LAJD1 (3000K)	LED INCLUDED	60	120	KITCHEN	SURFACE
F	WRAP AROUND LED	HE WILLIAMS #39W4L30-835-A-DIM-120	LED INCLUDED	22.8	120	COMMUNITY	SURFACE
FL	WRAP AROUND LED WITH LUTRON VIVE CONTROLLER	HE WILLIAMS #39W4L30-835-A-DIM-120-LUTRON #DFCSJ-OEM-EF	LED INCLUDED	22.8	120	COMMUNITY	SURFACE
G	ROUND CEILING MOUNT. KITCHEN & DINING JA-8. 19" ROUND	AFX #OSCF19LAJD1SN (3000K)	LED INCLUDED	35	120	KITCHEN & DINING	SURFACE
G1	19" ROUND PENDANT, JA-8	AFX #ANP1932LAJUDSN-LW (3000K)	LED INCLUDED	42	120	KITCHEN & DINING	PENDANT CABLE
H	20" VANITY LIGHT, JA-8	WAC #WS-35020-AB	LED INCLUDED	27	120	BATH VANITY	SURFACE WALL CENTERED OUTLET
I	ROUND CEILING MOUNT - HALL 11" ROUND	AFX #OSCF11LAJP1SN (3000K)	LED INCLUDED	15	120	HALL / CLOSET STORAGE	SURFACE
J	WALL SCONCE JA-8	ALVA #ALJ-C10W-30-9-120-CUSW12H-WO-ESN-JA8	LED INCLUDED	10	120	UNITS	WALL
L	WALL MOUNT VANDAL RESISTANT WITH BATTERY	KENALL #M013HD-PP-MB-16L35K-DV-LEL	LED INCLUDED	20	120	BUILDING "A" EXTERIOR	BOTTOM OF FIXTURE MINIMUM 6'-8" ABOVE
S1	YOKE MOUNT LED FLOOD LIGHT (7100 LUMENS)	STONCO #SF60-45-SCT-(3000)-G3-10-BZ-YK	LED INCLUDED	45	120	BUILDING EXTERIOR	YOKE MOUNT WITH CORD. CONNECT TO J-BOX. (60 Degree INITIAL TILT). ADJUST AT NIGHT AS DIRECTED BY OWNER
S2	POST MOUNT LED FLOOD LIGHT WITH SLIP FITTER (7100 LUMENS)	STONCO #SF60-45-SCT-(3000)-G3-10-BZ-SF	LED INCLUDED	45	120	BUILDING EXTERIOR	YOKE MOUNT WITH CORD. CONNECT TO J-BOX. (60 Degree INITIAL TILT) ADJUST AT NIGHT AS DIRECTED BY OWNER

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ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871–0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN YORDI CHOATE
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
LIGHTING FIXTURE SCHEDULE AND MANDATORY MEASURES

SHEET:
E0.03

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SHEET NOTES:

1. 1200A, 120/208V, 3ø, 4W SERVICE. CONNECTED ESTIMATED LOAD IS 305 KW.
2. 200A, 120/208V, 3ø, 4W SERVICE. CONNECTED ESTIMATED LOAD IS 50 KW.
3. 400A, 120/208V, 3ø, 4W SERVICE. CONNECTED ESTIMATED LOAD IS 74KW.
4. 800A, 120/208V, 3ø, 4W SERVICE. CONNECTED ESTIMATED LOAD IS 150 KW.
5. 800A, 120/208V, 3ø, 4W SERVICE.
6. 400A, 120/208V, 3ø, 4W SERVICE.
7. REMOVE (E) METERS & MAINS AT 3RD FLOOR AND PROVIDE NEW AT 2ND FLOOR.
8. REMOVE (E) METERS & MAINS AND HOUSE PANEL.
9. PROVIDE NEW METERS AND MAINS.
10. ON 2ND FLOOR WITH GRADE ACCESS. PROVIDE NEW METERS AND NEW HOUSE PANEL IN SAME ROOM.
11. REMOVE OVERHEAD SERVICE RUN THROUGH BUILDING.
12. NEW 1200A, 120/208V, 3ø, 4W MAIN SWITCHBOARD.
13. REPLACE FLOOD LIGHT AT ROOF LINE WITH NEW LED, (#) EQUALS BEAM ANGLE.

UNIT / METER SUMMARY

BLDG	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	HOUSE	PROJECT PHASE	NOTES
A (49 COLE)	(2) 125A/1ø	(17) 125A/1ø	(2) 125A/1ø	-	(1) 400A/3ø	3	
A (59 COLE)	(2) 125A/1ø	(17) 125A/1ø	(2) 125A/1ø	-	(1) 400A/3ø	3	
A (69 COLE)	(4) 125A/1ø	(16) 125A/1ø	(1) 125A/1ø	-	(1) 400A/3ø	3	
A (79 COLE)	(2) 125A/1ø	(18) 125A/1ø	(1) 125A/1ø	-	(1) 400A/3ø	3	
A (89 COLE)	(2) 125A/1ø	(17) 125A/1ø	(2) 125A/1ø	-	(1) 400A/3ø	3	
A (99 COLE)	(4) 125A/1ø	(15) 125A/1ø	(2) 125A/1ø	-	(1) 400A/3ø	3	
A (409 DRAKE)	(3) 125A/1ø	(16) 125A/1ø	(2) 125A/1ø	-	(1) 400A/3ø	3	
A (419 DRAKE)	(2) 125A/1ø	(18) 125A/1ø	(1) 125A/1ø	-	(1) 400A/3ø	3	
A (429 DRAKE)	-	-	-	-	(1) 200A/3ø	3	MAINT./ADMIN.
B1	-	-	(8) 125A/1ø	-	(1) 100A/3ø	2	
B2	-	-	(8) 125A/1ø	-	(1) 100A/3ø	2	
B3	-	-	(8) 125A/1ø	-	(1) 100A/3ø	2	
B4	-	-	(8) 125A/1ø	-	(1) 100A/3ø	2	
B5	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B6	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B7	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B8	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B9	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B10	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
B11	-	-	(6) 125A/1ø	(2) 125A/1ø	(1) 100A/3ø	1	
B12	(1) 125A/1ø	-	(3) 125A/1ø	-	(1) 200A/3ø	1	
B13	-	-	(8) 125A/1ø	-	(1) 100A/3ø	1	
C1	-	-	(1) 150A/1ø	(3) 150A/1ø	(1) 100A/3ø	2	
C2	-	-	-	(4) 150A/1ø	(1) 100A/3ø	1	
E1	(4) 125A/1ø	-	-	-	(1) 100A/3ø	2	
E2	(4) 125A/1ø	-	-	-	(1) 100A/3ø	1	
E3	(4) 125A/1ø	-	-	-	(1) 100A/3ø	1	
E4	(4) 125A/1ø	-	-	-	(1) 100A/3ø	1	
E5	(4) 125A/1ø	-	-	-	(1) 100A/3ø	1	

1 E1.00 ELECTRICAL SITE PLAN

SCALE: 1"= 60'-0"

0 25' 50' 100' FEET

PLAN NORTH

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(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN WOOLFORD
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL SITE PLAN

SHEET:

E1.00

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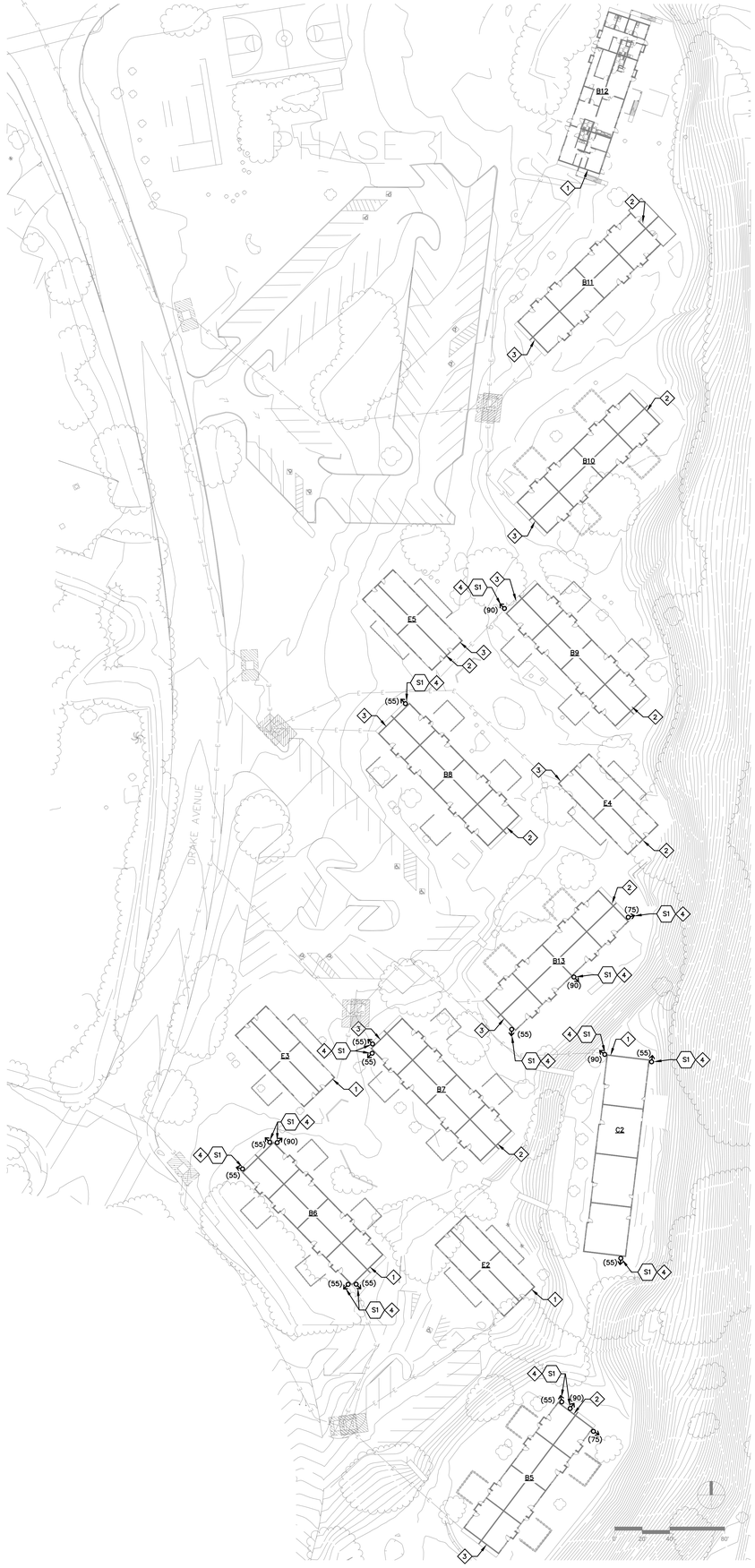

SHEET NOTES:

1. REMOVE (E) METERS AND MAINS AND PROVIDE NEW.
2. REMOVE (E) METERS AND MAINS.
3. NEW METERS AND MAINS.
4. REPLACE FLOOD LIGHT AT ROOF LINE WITH NEW LED, (#) EQUALS BEAM ANGLE.

1 E1.01 ELECTRICAL SITE PLAN - PHASE 1

SCALE: 1"= 40'-0"

0 20' 40' 80' FEET

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(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOIGTLANDER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

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	SCHEMATIC DESIGN	06 / 20 / 25

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CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SITE PLAN - PHASE 1

SHEET:

E1.01

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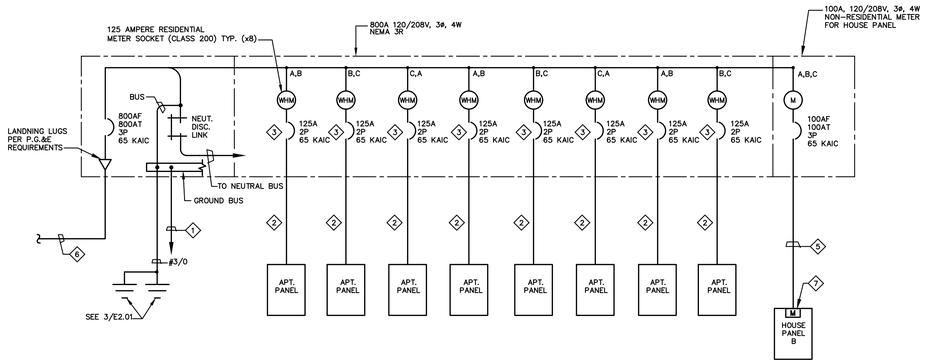
Golden Gate Village B Building 3 BDRM Apartment 1016 Square Feet							2022-CEC-220-PART 3
Lighting and Receptacles	1016	Sqft. X	3	VA/Sqft.	=	3048 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA	
PTHP-1	3	x	1664	VA	=	4992 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						30540 VA	
3000 VA	+	4548 VA	x	0.35	+	22992 VA =	27584 VA
I= 133 Amperes @ 208 Volts single phase							

Golden Gate Village B Building-8 units-Full Electric 7900 Square Feet							2022-CEC-220.84
Lighting and Receptacles	7900	Sqft. X	3	VA/Sqft.	=	23700 VA	
Small Appliances + Laundry	24	x	1500	VA	=	36000 VA	
Dryer	8	x	5000	VA	=	40000 VA	
Furnace	0	x	680	VA	=	0 VA	
Range	8	x	9700	VA	=	77600 VA	
Heat Pump Water Heater	8	x	5000	VA	=	40000 VA	
PTHP-1	25	x	850	VA	=	21250 VA	
Disposal	0	x	560	VA	=	0 VA	
Dishwasher	0	x	852	VA	=	0 VA	
EV Chargers (Future 4)	4	x	9000	VA	=	36000 VA	
House Load	1	x	2000	VA	=	2000 VA	
						276550 VA	
238550 VA	x	0.43	+	38000 VA =	140577 VA		
I= 390 Amperes @ 208 Volts three phase							



1 E2.01 SCALE: NTS

SINGLE LINE DIAGRAM - BUILDING TYPE B5, B6, B7, B8, B9, B10, B11, B13 ◇4

SHEET NOTES:

1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1+#6G.-1 1/2"C. OR SER CABLE.
3. PROVIDE 150AF/125AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS, ALL PANELBOARDS, ETC. SHALL BE SEISMIC QUALIFIED PER C.B.C.
5. 4#2 + #8G.-1 1/2"C.
6. TO UTILITY TRANSFORMER. COORDINATE WITH JOINT TRENCH DRAWINGS. (2-5"C.O.)
7. PROVIDE BUILT-IN OWNER'S METER. METER SHALL PROVIDE THE FOLLOWING MINIMUM FEATURES.
   A. INSTANTANEOUS KW DEMAND
   B. HISTORICAL PEAK DEMAND
   C. TRACKING KWH FOR USER DEFINABLE PERIOD

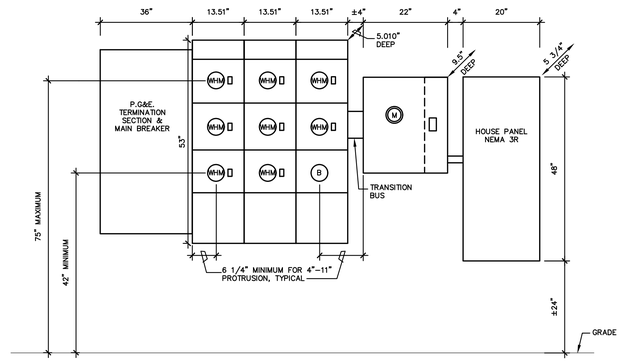
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.



3 E2.01 NTS

SERVICE GROUNDING DETAIL



2 E2.01 SCALE: 3/4"=1'-0"

MAIN SERVICE ELEVATION B BUILDINGS

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ELECTRICAL ENGINEERS
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SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSCHOER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
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JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM,
LOAD SUMMARIES AND DETAILS
- B BUILDINGS (LESS B12)

SHEET:

E2.01

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Golden Gate Village B12 Building 1 BR Apartment 2022-CEC-220-PART 3
647 Square Feet

Lighting and Receptacles	647	Sqft. X	3	VA/Sqft.	=	1941 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Hot Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						27769 VA

3000 VA + 3441 VA x 0.35 + 21328 VA = 25532 VA

I= 123 Amperes @ 208 Volts single phase

Golden Gate Village B12 Building 3 BDRM Apartment 2022-CEC-220-PART 3
1094

Lighting and Receptacles	1094	Sqft. X	3	VA/Sqft.	=	3282 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
Heat Pump HVAC	1	x	5000	VA	=	5000 VA
Furnace	0	x	680	VA	=	0 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						30782 VA

3000 VA + 4782 VA x 0.35 + 23000 VA = 27674 VA

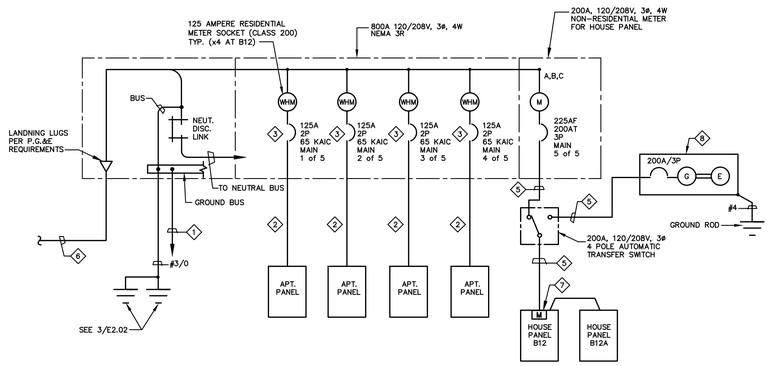
I= 133 Amperes @ 208 Volts single phase

Golden Gate Village B12 Building-4 units + service space- 2022-CEC-220.84
7900 Square Feet (3905 dwelling units)

Lighting and Receptacles	3905	Sqft. X	3	VA/Sqft.	=	11715 VA
Small Appliances + Laundry	12	x	1500	VA	=	18000 VA
Dryer	4	x	5000	VA	=	20000 VA
Furnace	0	x	680	VA	=	0 VA
Range	4	x	9700	VA	=	38800 VA
Heat Pump Water Heater	4	x	5000	VA	=	20000 VA
PTHP-1	6	x	1664	VA	=	9984 VA
PTHP-2	4	x	3328	VA	=	13312 VA
Disposal	0	x	560	VA	=	0 VA
Dishwasher	0	x	852	VA	=	0 VA
EV Chargers (Future 2)	2	x	9000	VA	=	18000 VA
House Lighting load	1	LSx	4000	VA	=	4000 VA
House receptacle load	1	LSx	5000	VA	=	5000 VA
Heat Pump Water heater	2	x	5000	VA	=	10000 VA
Heat Pump HVAC	4	x	5000	VA	=	20000 VA
Range	1	x	9700	VA	=	9700 VA
Small Appliances	2	x	1500	VA	=	3000 VA
						201611 VA

131811 VA x 0.45 + 69700 VA = 129016 VA

I= 368 Amperes @ 208 Volts three phase
I house panel = 194 Amperes @ 208 Volts three phase



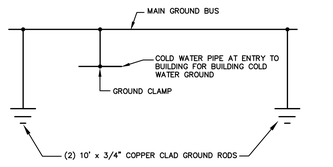
1 E2.02 **SINGLE LINE DIAGRAM - BUILDING TYPE "B12" (TYP. x1)** 4
SCALE: NTS

SHEET NOTES:

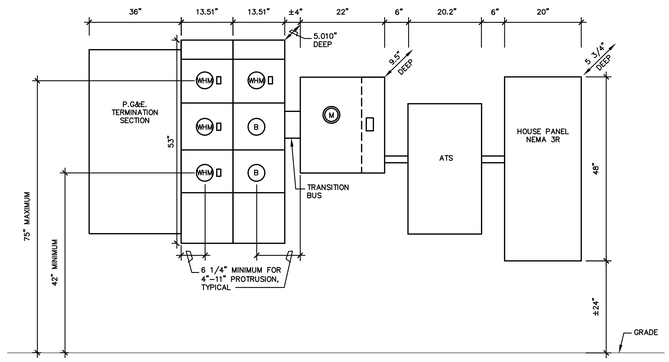
1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1+#6G.-1 1/2"C. OR SER CABLE.
3. PROVIDE 150AF/125AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS, ALL PANELBOARDS, ETC. SHALL BE SEISMIC QUALIFIED PER C.B.C.
5. 4#3/0 + #6G.-2"C.
6. TO UTILITY TRANSFORMER. COORDINATE WITH JOINT TRENCH DRAWINGS. (2-3"C.)
7. PROVIDE BUILT-IN OWNER'S METER (EMON OR SHARK). METER SHALL PROVIDE THE FOLLOWING MINIMUM FEATURES.
   A. INSTANTANEOUS KW DEMAND
   B. HISTORICAL PEAK DEMAND
   C. TRACKING KWH FOR USER DEFINABLE PERIOD
8. BACK-UP GENERATOR 75KVA, 120/208V, 3ø, 4W NATURAL GAS 1100 SCFH/DIESEL 65GAL/HR.

GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.



3 E2.02 **SERVICE GROUNDING DETAIL**
NTS



2 E2.02 **MAIN SERVICE ELEVATION B12 BUILDING**
SCALE: 3/4"= 1'-0"

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(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER MICHAEL JOHN VOSCHOER No. E 11460 Exp. 12/31/25 ELECTRICAL STATE OF CALIFORNIA
DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

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JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM,
LOAD SUMMARIES AND DETAILS
- B12 BUILDING

SHEET:
E2.02

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Golden Gate Village C Building 4 BDRM Apartment **2022-CEC-220-PART 3**
1058 Square Feet

Lighting and Receptacles	1058	Sqft. X	3	VA/Sqft.	=	3174 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	2	x	1664	VA	=	3328 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32330 VA

3000 VA + 4674 VA x 0.35 + 24656 VA = 29292 VA

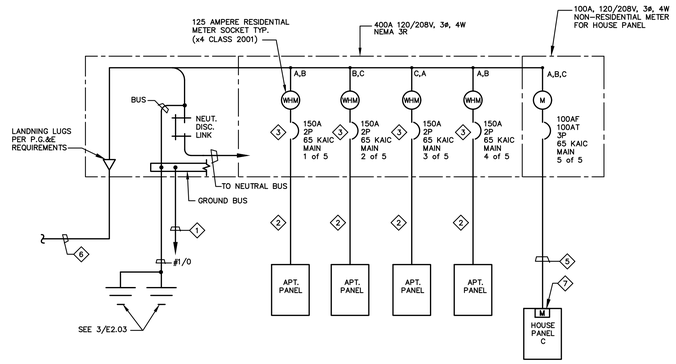
I= 141 Amperes @ 208 Volts single phase

Golden Gate Village C Building-4 units-Full Electric **2022-CEC-220.84**
4332 Square Feet

Lighting and Receptacles	4232	Sqft. X	3	VA/Sqft.	=	12696 VA
Small Appliances + Laundry	12	x	1500	VA	=	18000 VA
Dryer	4	x	5000	VA	=	20000 VA
Furnace	0	x	680	VA	=	0 VA
Range	4	x	9700	VA	=	38800 VA
Heat Pump Water Heater	4	x	5000	VA	=	20000 VA
PTHP-1	8	x	1664	VA	=	13312 VA
PTHP-2	4	x	3328	VA	=	13312 VA
Disposal	0	x	560	VA	=	0 VA
Dishwasher	0	x	852	VA	=	0 VA
EV Chargers (2 future)	2	x	9000	VA	=	18000 VA
House Load	1	x	2000	VA	=	2000 VA
						156120 VA

136120 VA x 0.45 + 20000 VA = 81254 VA

226 Amperes @ 120/208 Volts three phase



SINGLE LINE DIAGRAM - BUILDING TYPE "C" (TYP. x1) ◇4

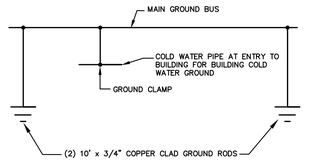
1 / E2.03 SCALE: NTS

SHEET NOTES:

1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1/0+#6G.-2"C. OR SER CABLE.
3. PROVIDE 150AF/125AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS, ALL PANELBOARDS, ETC. SHALL BE SEISMIC QUALIFIED PER C.B.C.
5. 4#2 + #8G.-1 1/2"C.
6. TO UTILITY TRANSFORMER. COORDINATE WITH JOINT TRENCH DRAWINGS. (1-5"C.O.)
7. PROVIDE BUILT-IN OWNER'S METER (EMON OR SHARK). METER SHALL PROVIDE THE FOLLOWING MINIMUM FEATURES.
   A. INSTANTANEOUS KW DEMAND
   B. HISTORICAL PEAK DEMAND
   C. TRACKING KWH FOR USER DEFINABLE PERIOD

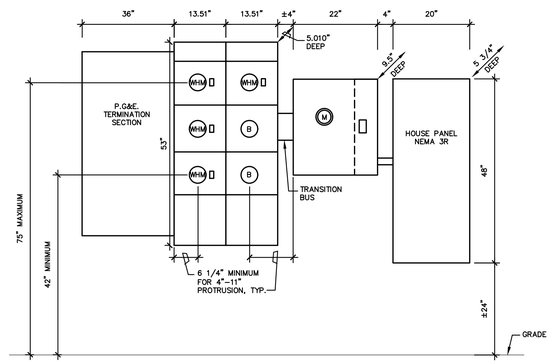
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.



SERVICE GROUNDING DETAIL

3 / E2.03 NTS



MAIN SERVICE ELEVATION "C" BUILDING

2 / E2.03 SCALE: 3/4"=1'-0"

PYATOK
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OAKLAND, CA 94612

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SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSCHOOR
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM,
LOAD SUMMARIES AND DETAILS
- C BUILDING

SHEET:

E2.03

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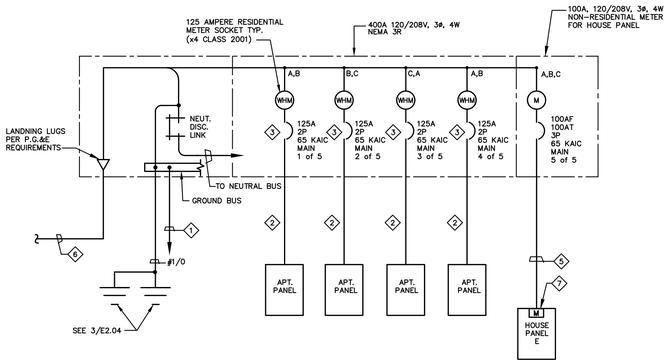
Golden Gate Village E Building Apartment 1 BDRM. 535 Square Feet				2022-CEC-220-PART 3			
Lighting and Receptacles	535	Sqft. X	3	VA/Sqft.	=	1605 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA	
PTHP-2	1	x	3328	VA	=	3328 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						27433 VA	
	3000 VA	+	3105 VA	x 0.35	+	21328 VA =	25415 VA
	I=	122 Amperes @ 208 Volts single phase					

Golden Gate Village E Building-4 units-Full Electric 2140 Square Feet				2022-CEC-220.84			
Lighting and Receptacles	2140	Sqft. X	3	VA/Sqft.	=	6420 VA	
Small Appliances + Laundry	12	x	1500	VA	=	18000 VA	
Dryer	4	x	5000	VA	=	20000 VA	
Furnace	0	x	680	VA	=	0 VA	
Range	4	x	9700	VA	=	38800 VA	
Heat Pump Water Heater	4	x	5000	VA	=	20000 VA	
PTHP-2	4	x	3328	VA	=	13312 VA	
Disposal	0	x	560	VA	=	0 VA	
Dishwasher	0	x	852	VA	=	0 VA	
EV Chargers (2 future)	2	x	9000	VA	=	18000 VA	
House Load	1	x	2000	VA	=	2000 VA	
						136532 VA	
			116532 VA	x 0.45	+	20000 VA =	72439 VA
	I=	201 Amperes @ 208 Volts three phase					



1 E2.04 SINGLE LINE DIAGRAM - BUILDING TYPE "E" (TYP. x4) ◇4

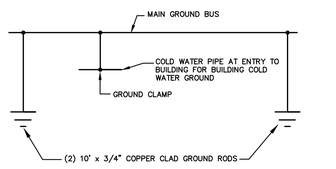
SCALE: NTS

SHEET NOTES:

1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1+#6G.-1 1/2"C. OR SER CABLE.
3. PROVIDE 150AF/125AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS, ALL PANELBOARDS, ETC. SHALL BE SEISMIC QUALIFIED PER C.B.C.
5. 4#2 + #8G.-1 1/2"C.
6. TO UTILITY TRANSFORMER. COORDINATE WITH JOINT TRENCH DRAWINGS. (1-5"C.O.)
7. PROVIDE BUILT-IN OWNER'S METER (EMON OR SHARK). METER SHALL PROVIDE THE FOLLOWING MINIMUM FEATURES.
   A. INSTANTANEOUS KW DEMAND
   B. HISTORICAL PEAK DEMAND
   C. TRACKING KWH FOR USER DEFINABLE PERIOD

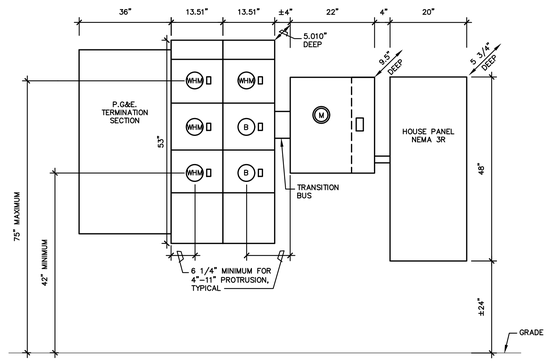
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.



3 E2.04 SERVICE GROUNDING DETAIL

NTS



2 E2.04 MAIN SERVICE ELEVATION E BUILDINGS

SCALE: 3/4"=1'-0"

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REGISTERED PROFESSIONAL ENGINEER MICHAEL JOHN VOSCKHOFF No. E 11460 Exp. 12/31/25 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

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CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM,
LOAD SUMMARIES AND DETAILS
- E BUILDINGS

SHEET:

E2.04

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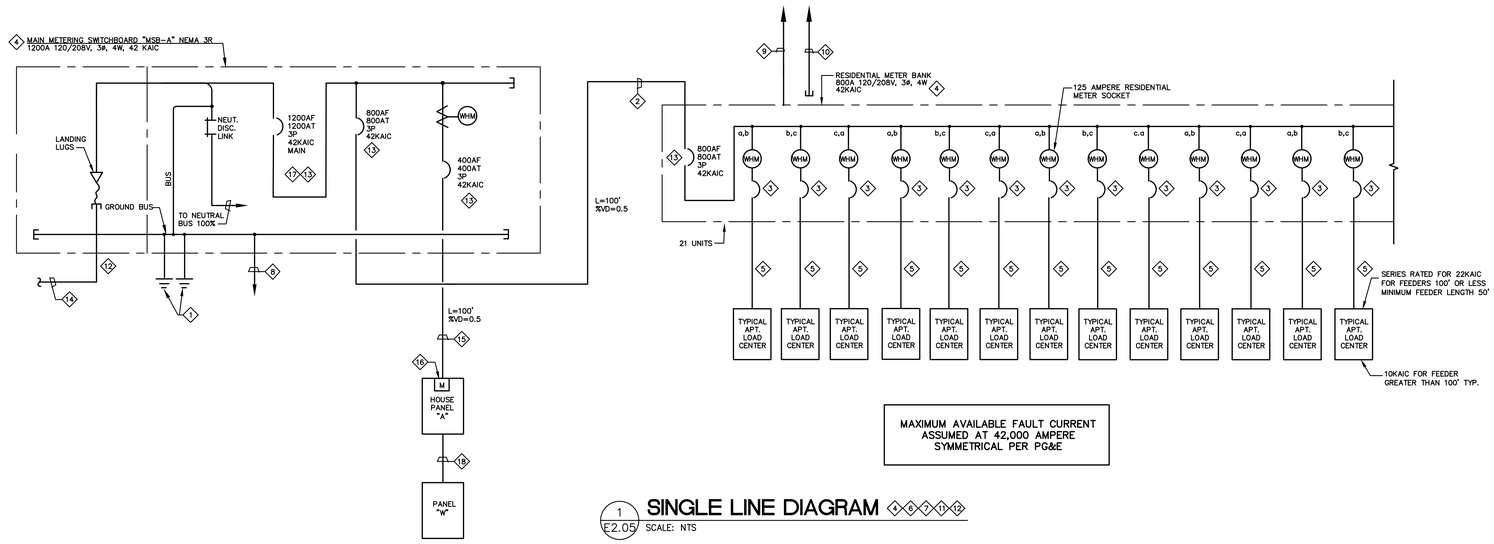


MAXIMUM AVAILABLE FAULT CURRENT ASSUMED AT 42,000 AMPERE SYMMETRICAL PER PG&E

1 E2.05 SINGLE LINE DIAGRAM ◇4◇◇6◇◇7◇◇11◇◇12◇

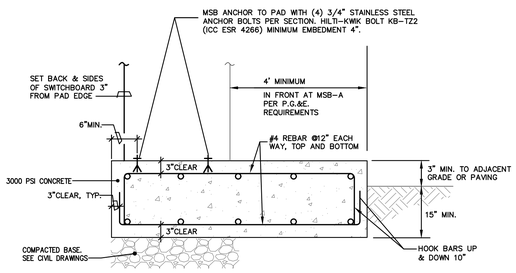
SCALE: NTS

SHEET NOTES:

1. #3/0 CU GROUND TO RODS, COLD WATER AND FIRE SPRINKLER IF REQUIRED BY LOCAL AUTHORITY.
2. 4 #600MCM + #1/0G. IN EACH OF 2-4"C.
3. PROVIDE 125AT/2 POLE CIRCUIT BREAKER FOR EACH UNIT.
4. SWITCHBOARD, ALL PANELBOARDS, ETC. SHALL BE SEISMIC QUALIFIED PER C.B.C.
5. 3#1+#6G.-1 1/2"C. EQUIVALENT ALUMINUM WIRE WITH INCREASE IN CONDUIT SIZE MAY BE USED.
6. SWITCHGEAR SUBMITTAL SHALL INCLUDE A 1/4" = 1'-0" SCALED PLAN WITH LAYOUT OF ELECTRICAL ROOMS.
7. FEEDER LENGTHS SHOWN ARE FOR DESIGN PURPOSES ONLY. DO NOT USE FOR BIDDING OR CONSTRUCTION.
8. 1#6-3/4"C TO MAIN TELEPHONE BACKBOARD. PROVIDE 12 LUG GROUND BUS AT TELEPHONE BACKBOARD (#12-#6 LUGS)
9. 1"C.O. WITH PULL TAPE TO MAIN TELEPHONE BACKBOARD PER P.G.&E. REQUIREMENTS. LABEL P.G.&E.
10. 2"C.O. WITH PULL TAPE FROM ABOVE METER SECTION TO EXTERIOR OF BUILDING PER P.G.&E. REQUIREMENTS. PROVIDE NEMA 3R 6" x 6" x 6" ENCLOSURE 8'-10" ABOVE GRADE AT EXTERIOR.
11. FOR FEEDERS WITH #2 OR GREATER COPPER CONDUCTORS EQUIVALENT ALUMINUM MAY BE USED. PROVIDE INCREASED CONDUIT SIZE AND COMPRESSION LUGS. ALL CONDUCTOR SIZES LISTED ARE COPPER U.O.N. FOR SERVICE GROUND USE COPPER.
12. SEAL ALL UNDERGROUND RACEWAYS AT MSB PER CEC 230.8.
13. PROVIDE LOCKING MECHANISM (BRACKET) AT CIRCUIT BREAKER.
14. 4-5"C.O. TO P.G.&E TRANSFORMER.
15. 4#600MCM+#2G.-4"C.
16. PROVIDE OWNER'S METER IN PANEL "A". METER SHALL PROVIDE THE FOLLOWING MINIMUM FEATURES.
    A. INSTANTANEOUS KW DEMAND
    B. HISTORICAL PEAK DEMAND
    C. TRACKING KWH FOR USER DEFINED PERIOD
17. PROVIDE ARC ENERGY REDUCTION MEANS PER CEC 240.87
18. 4#1/0 + #6G.-2"C.

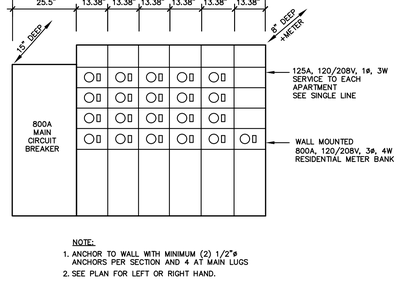
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE COORDINATION STUDY AND ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.



4 E2.05 SECTION AT CONCRETE PAD FOR MSB-A

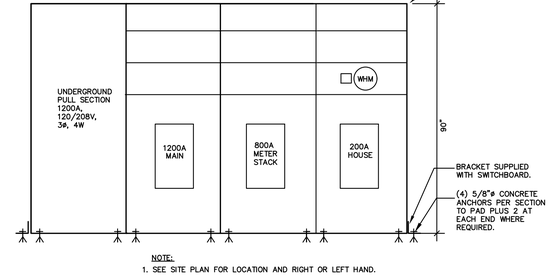
NTS



NOTE:
1. ANCHOR TO WALL WITH MINIMUM (2) 1/2"ø ANCHORS PER SECTION AND 4 AT MAIN LUGS
2. SEE PLAN FOR LEFT OR RIGHT HAND.

3 E2.05 RESIDENTIAL METER BANKS

SCALE: NTS



NOTE:
1. SEE SITE PLAN FOR LOCATION AND RIGHT OR LEFT HAND.

2 E2.05 MAIN SWITCHBOARD "MSB-A" ELEVATION

SCALE: NONE

Golden Gate Village A Building 1 BR Apartment 2022-CEC-220-PART 3
530 Square Feet

Lighting and Receptacles	530	Sqft. X	3	VA/Sqft.	=	1590 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP	1	x	2620	VA	=	2620 VA
Aux. Heat	0	x	680	VA	=	0 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						21710 VA

3000 VA + 3090 VA x 0.35 + 15620 VA = 19702 VA

I= 95 Amperes @ 208 Volts single phase

Golden Gate Village A Building 2 BR Apartment 2022-CEC-220-PART 3
675 Square Feet

Lighting and Receptacles	675	Sqft. X	3	VA/Sqft.	=	2025 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP-2	1	x	2620	VA	=	2620 VA
PTHP-3	1	x	850	VA	=	850 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						22995 VA

3000 VA + 3525 VA x 0.35 + 16470 VA = 20704 VA

I= 100 Amperes @ 208 Volts single phase

Golden Gate Village A Building 3 BR Apartment 2022-CEC-220-PART 3
820 Square Feet

Lighting and Receptacles	820	Sqft. X	3	VA/Sqft.	=	2460 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP-2	1	x	2620	VA	=	2620 VA
PTHP-3	2	x	850	VA	=	1700 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						24280 VA

3000 VA + 3960 VA x 0.35 + 17320 VA = 21706 VA

I= 104 Amperes @ 208 Volts single phase

Golden Gate Village A Building-21 units-Full Electric 2022-CEC-220.84
13650 Square Feet

Lighting and Receptacles	13650	Sqft. X	3	VA/Sqft.	=	40950 VA
Small Appliances + Laundry	63	x	1500	VA	=	94500 VA
Dryer	21	x	5000	VA	=	105000 VA
Range	21	x	9700	VA	=	203700 VA
PTHP-1,3	19	x	850	VA	=	16150 VA
PTHP-2	21	x	2620	VA	=	55020 VA
Water Heater system	1	LSx	32600	VA	=	32600 VA
Aux. Heat	0	x	2000	VA	=	0 VA
EV Chargers (Assumed 8)	8	x	9000	VA	=	72000 VA
House lighting	1	x	3000	VA	=	3000 VA
						622920 VA

460300 VA x 0.37 + 107600 VA = 277911 VA

I= 772 Amperes @ 208 Volts three phase

Golden Gate Village A Bldg. 2 BR Apartment Accessible 2022-CEC-220-PART 3
820 Square Feet

Lighting and Receptacles	820	Sqft. X	3	VA/Sqft.	=	2460 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP-2	1	x	2620	VA	=	2620 VA
PTHP-3	1	x	850	VA	=	850 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						23430 VA

3000 VA + 3960 VA x 0.35 + 16470 VA = 20856 VA

I= 100 Amperes @ 208 Volts single phase

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REGISTERED PROFESSIONAL ENGINEER
REGINALD JOHN BOOTE BOOTE
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER: 2403
DRAWN BY: S.M.
CHECKED BY: M.V.
ISSUE DATE: 06 / 17 / 25
SCALE: AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM,
LOAD SUMMARIES AND DETAILS
- A BUILDINGS (TYP. x8)

SHEET:

E2.05

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Type: NQOD
Volt: 120/208V, 3 Phase, 4W
Mtg. SURFACE
Main CB: None
Fed From: PANEL A

PANEL "W"

Location: WATER HEATER RM. A BLDG.

Mains: 225A
Neut. Bar: 225A
Lugs: #1/0
C.B. Int. Rating: 10 Kaic

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	WH-4	HACR 15	2	1100			3	50	WH-10	2
				4500						
3	WH-4				1100				WH-10	4
					4500					
5	WH-5	HACR 15	2			1100			WH-10	6
						4500				
7	WH-5			1100			1	20	SPARE	8
9	WH-6	HACR 15	2		1100		1	20	MIXING VALVE	10
					1180					
11	WH-6					1100	1	20	CP-1	12
						270				
13	WH-7	HACR 15	2	1100			1	20	LTG. WATER HEATER ROOM	14
				254						
15	WH-7				1100		1	20	REC. SERVICE	16
					180					
17	WH-8	HACR 15	2			1100	1	20	SPARE	18
19	WH-8			1100			1	20	SPARE	20
21	WH-9	HACR 15	2		1100		1	20	SPARE	22
23	WH-9					1100	1	20	SPARE	24
25	SPARE	20	1				1	20	SPARE	26
27	SPARE	20	1				1	20	SPARE	28
29	SPARE	20	1				1	20	SPARE	30
31										32
33										34
35										36
37										38
39										40
41										42
		TOTALS		9154	10260	9170				

LCL= 13.5 KVA LML= 2.5 KVA

TOTAL CONNECTED LOAD= 28.6 KVA+(16.0)(25%) = 32.6 KVA, 90 AMPS
FULL LOAD AMPS-FLA= 79

TYPICAL EACH "A" BUILDING.

Type: NQOD
Volt: 120/208V, 3 Phase, 4W
Mtg. SURFACE
Main CB: 400A/3P
Fed From: MSB

PANEL "A"

Location: ELECT. RM. BLDG. A

Mains: 400A
Neut. Bar: 400A
Lugs: #600
C.B. Int. Rating: 22 Kaic

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	SPARE	40	2				1	20	LTG. ELEC. ROOM	2
				254						
3	SPARE						1	20	LTG. EXTERIOR	4
5	SPARE	40	2				1	20	UGHTING CONTROL	6
						200				
7	SPARE						1	20	FIRE ALARM CONTROL PANEL	8
				200						
9	SPARE	40	2				1	20	REC. ELEC. ROOM	10
					180					
11	SPARE						1	20	SPARE	12
13	SPARE	40	2				1	20	SPARE	14
15	SPARE						1	20	SPARE	16
17	SPARE	40	2				1	20	SPARE	18
19	SPARE						1	20	SPARE	20
21	SPARE	40	2				1	20	SPARE	22
23	SPARE						1	20	SPARE	24
25	SPARE	20	1				1	20	SPARE	26
27	SPARE	20	1				1	20	SPARE	28
29	SPARE	20	1				1	20	SPARE	30
31		-	-	9154			3	150	PANEL W SUB-FEED	32
33		-	-		16260				PANEL W SUB-FEED	34
35		-	-			9170			PANEL W SUB-FEED	36
37										38
39										40
41										42
		TOTALS		9608	16440	9370				

LCL= 0.0 KVA LML= 0.0 KVA

TOTAL CONNECTED LOAD= 35.4 KVA+(0.0)(25%) = 35.4 KVA, 98 AMPS
FULL LOAD AMPS-FLA= 98

TYPICAL EACH "A" BUILDING.

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PANELBOARD SCHEDULES

SHEET:

E2.06

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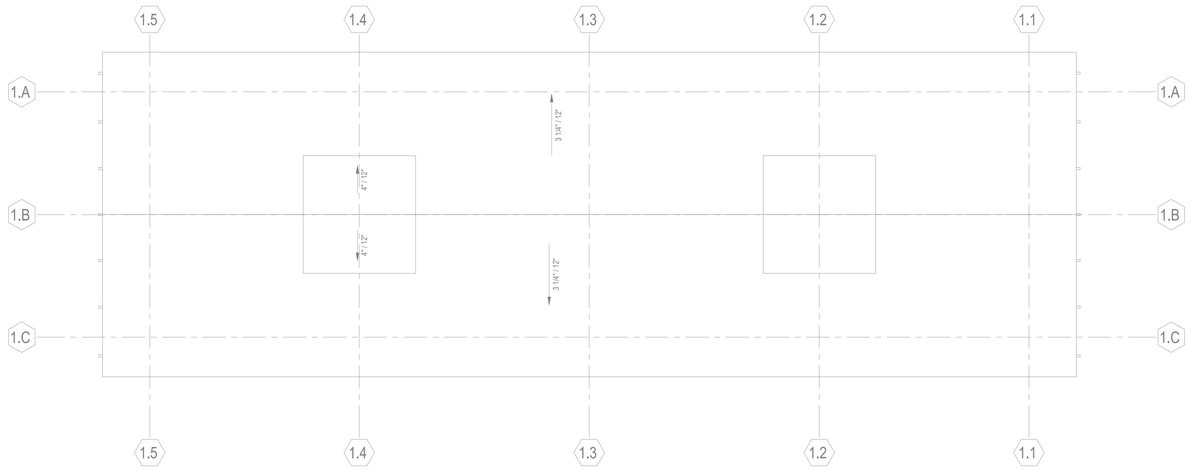
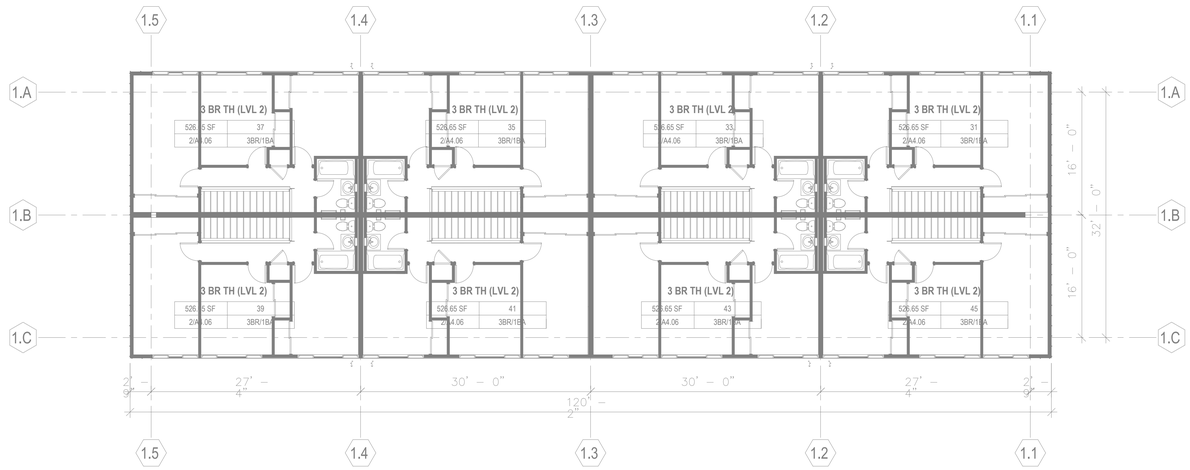


GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

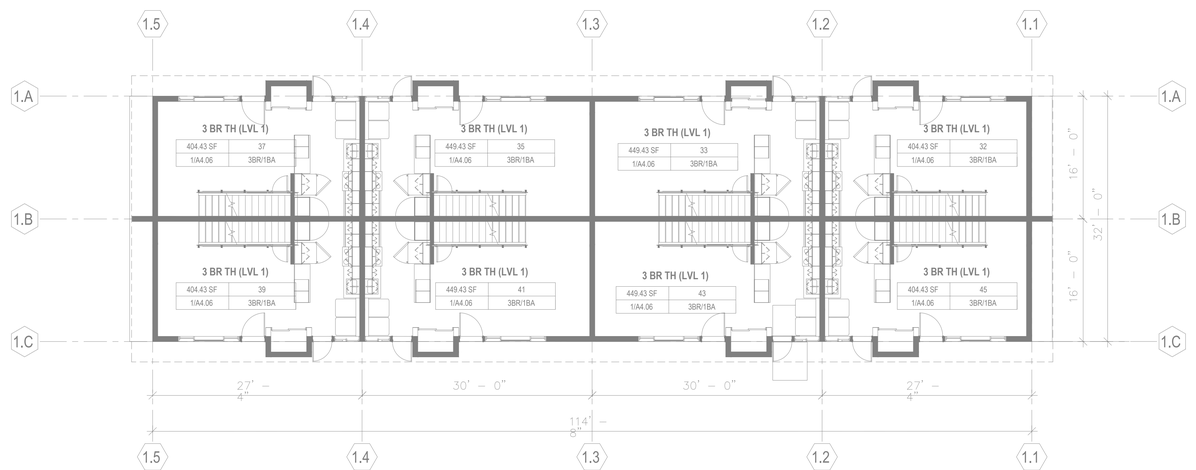
ELECTRICAL - BUILDING TYPE B5-10, B13 - ROOF PLAN (3)

1/8" = 1'-0"



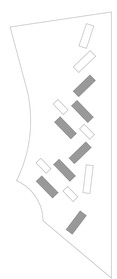
ELECTRICAL - BUILDING TYPE B5-10, B13 LEVEL 2 PLAN (2)

1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE B5-10, B13 LEVEL 1 PLAN (1)

1/8" = 1'-0"



KEY PLAN

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SCALE:	AS NOTED

TITLE:
ELECTRICAL
FLOOR PLANS -
BUILDING TYPE B5-10, B13

SHEET:

E2.10

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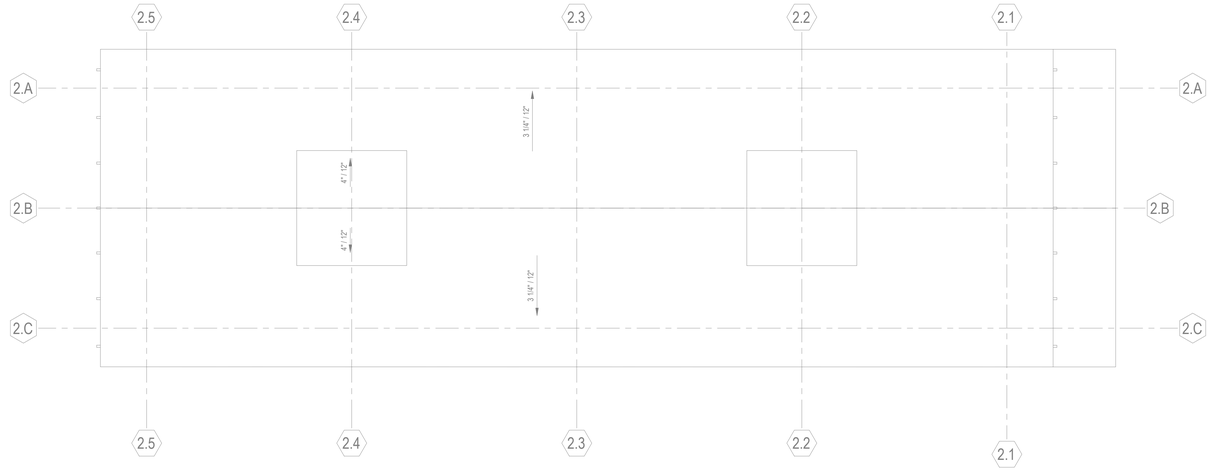
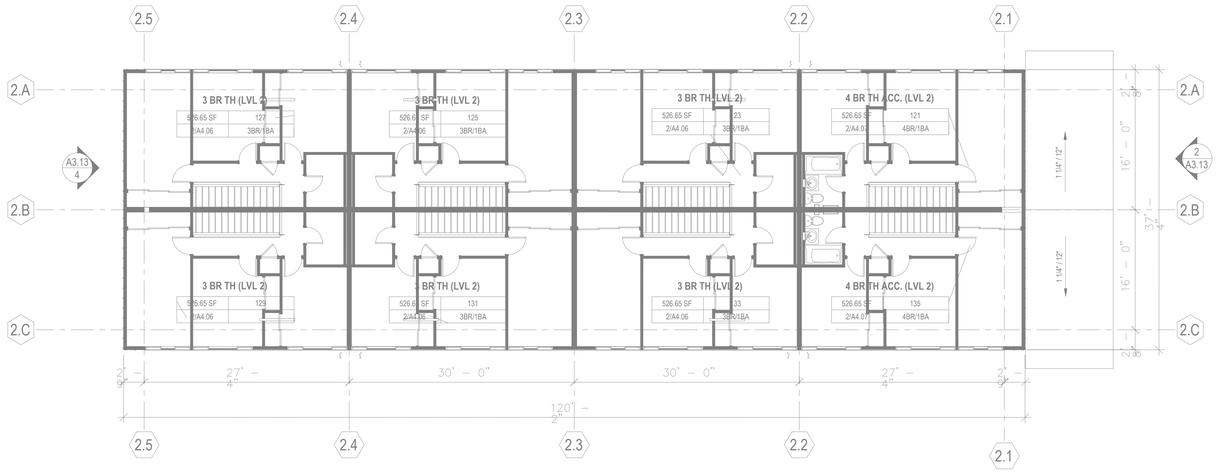


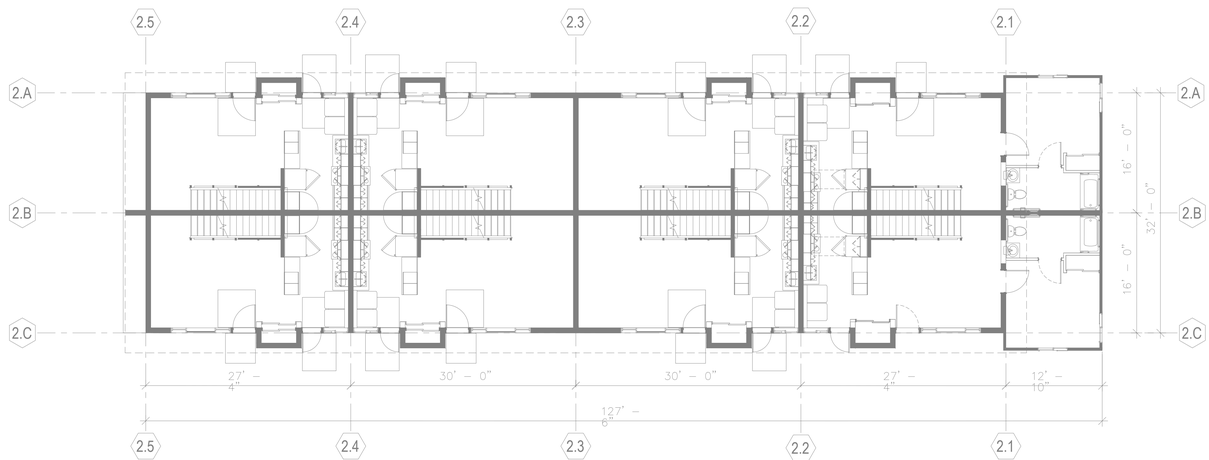
ELECTRICAL - BUILDING TYPE B11 ROOF PLAN
1/8" = 1'-0" (3)

GENERAL NOTES:

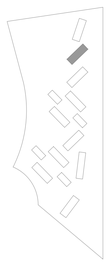
1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE B11 LEVEL 2 PLAN
1/8" = 1'-0" (2)



ELECTRICAL - BUILDING TYPE B11 LEVEL 1 PLAN
1/8" = 1'-0" (1)



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REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOIGTLANDER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE B11

SHEET:
E2.11

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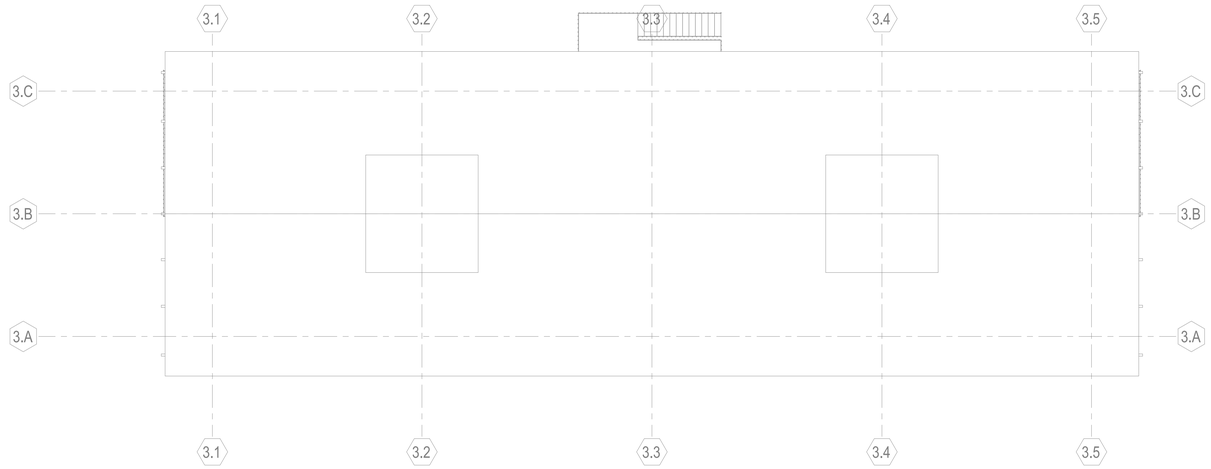
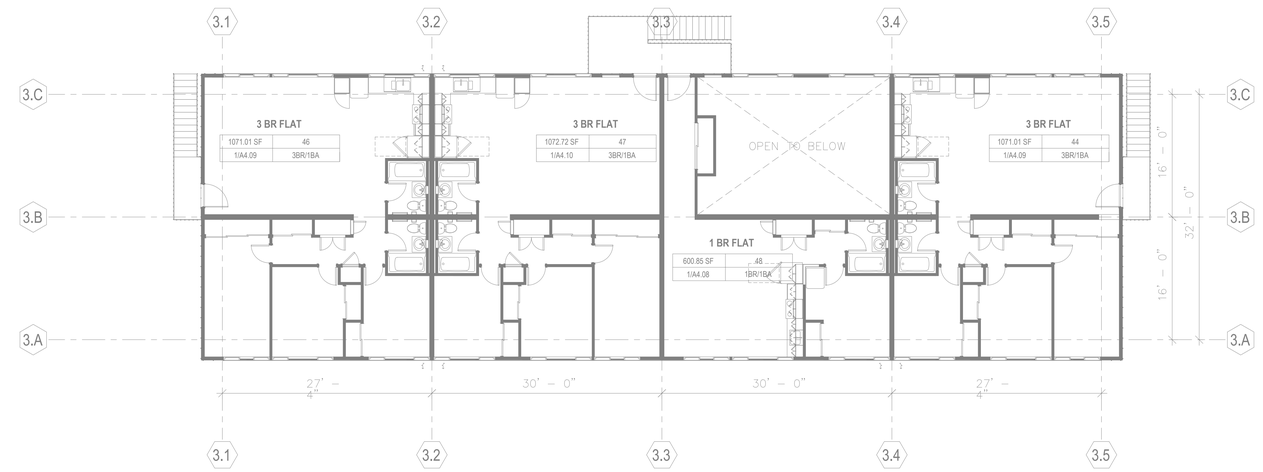


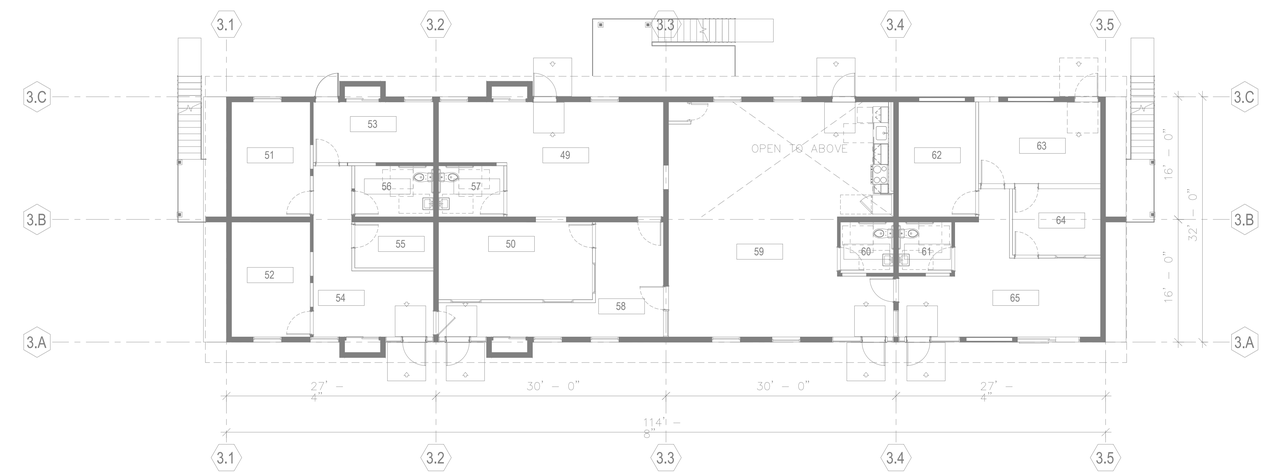
ELECTRICAL - BUILDING TYPE B11 ROOF PLAN (3)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE B11 LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE B12 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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TITLE:
ELECRICAL FLOOR PLANS - BUILDING TYPE B12

SHEET:

E2.12

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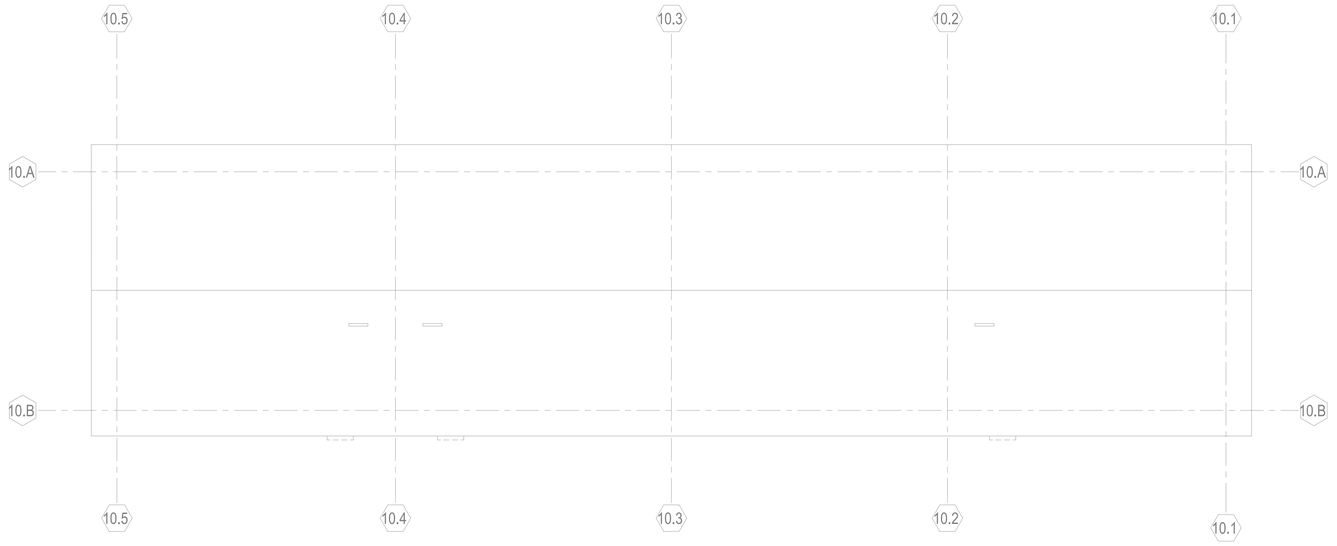
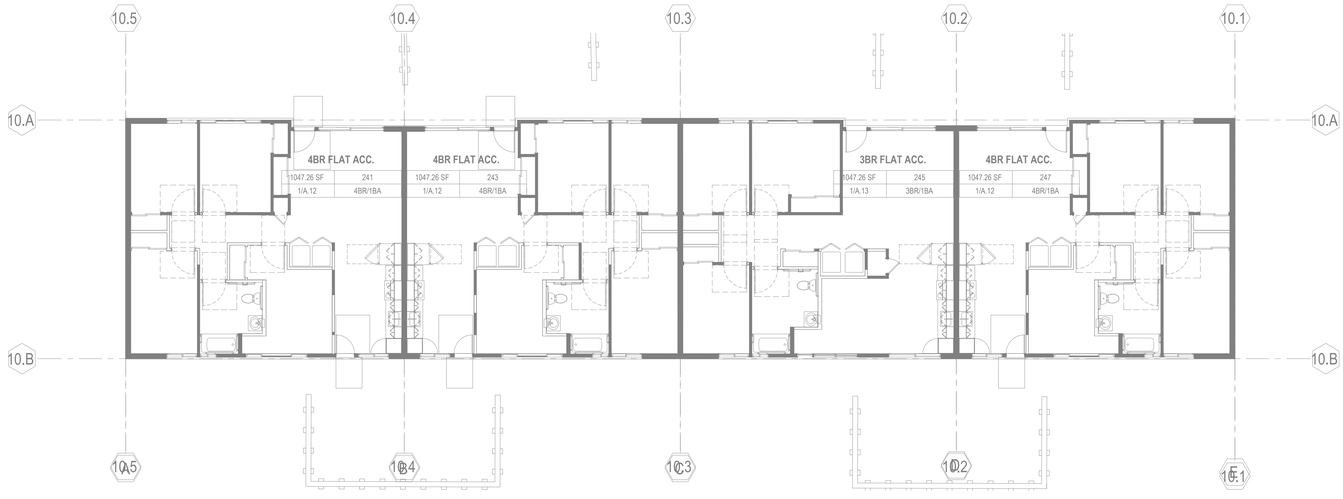


ELECTRICAL- BUILDING TYPE C1 ROOF PLAN 2
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE C1 LEVEL 1 PLAN 1
1/8" = 1'-0"

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TITLE:
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SHEET:
E2.13

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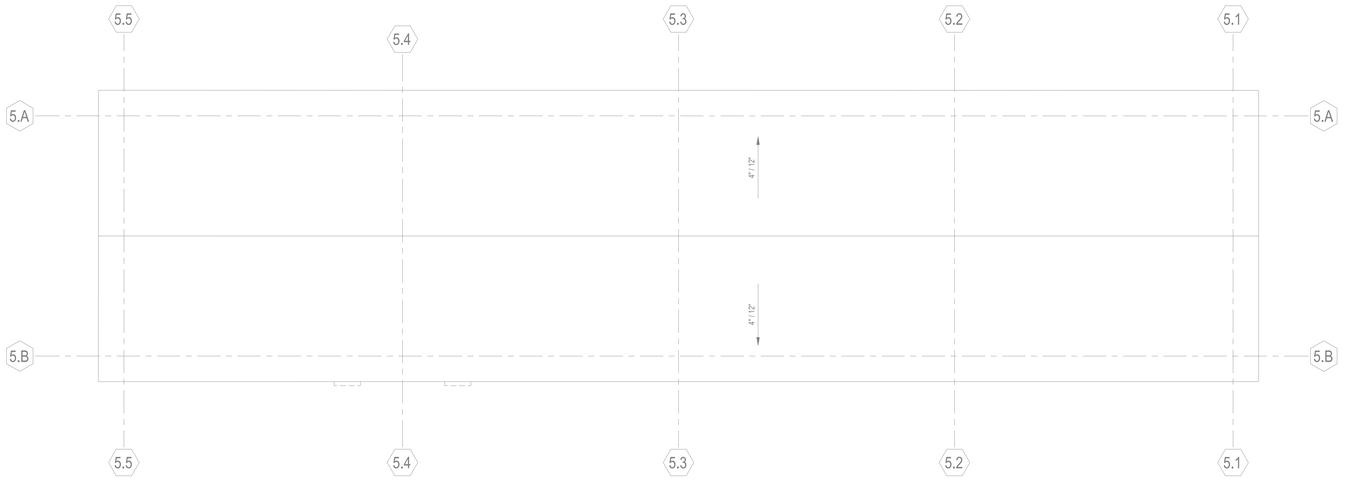
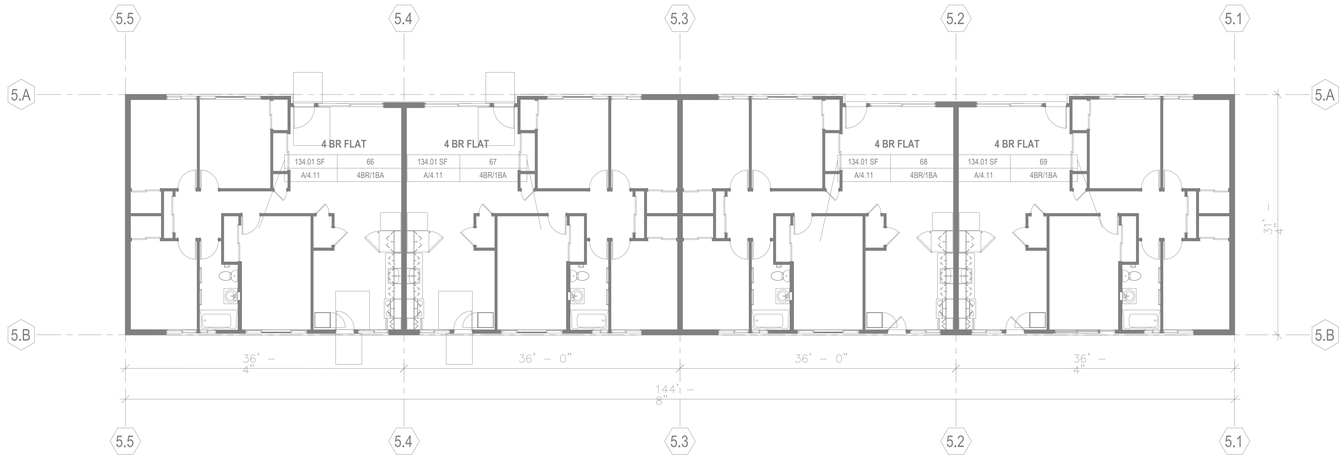


ELECTRICAL- BUILDING TYPE C2 ROOF PLAN (2)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE C2 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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ELECTRICAL FLOOR PLANS - BUILDING TYPE C2

SHEET:
E2.14

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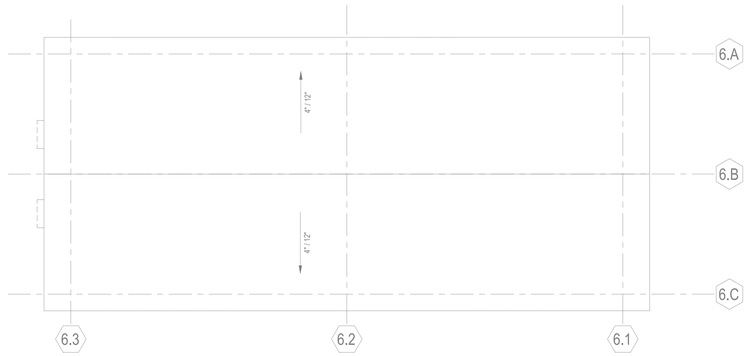
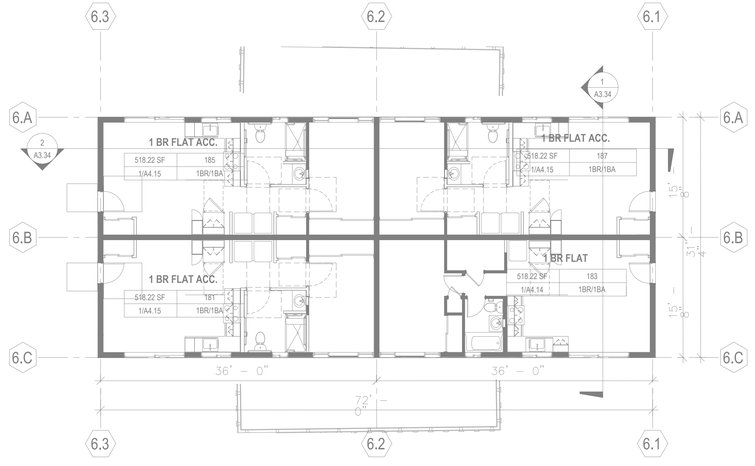


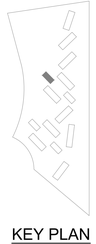
ELECTRICAL - BUILDING TYPE E2 ROOF PLAN (2)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE E2 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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ELECTRICAL FLOOR PLANS - BUILDING TYPE E1

SHEET:
E2.15

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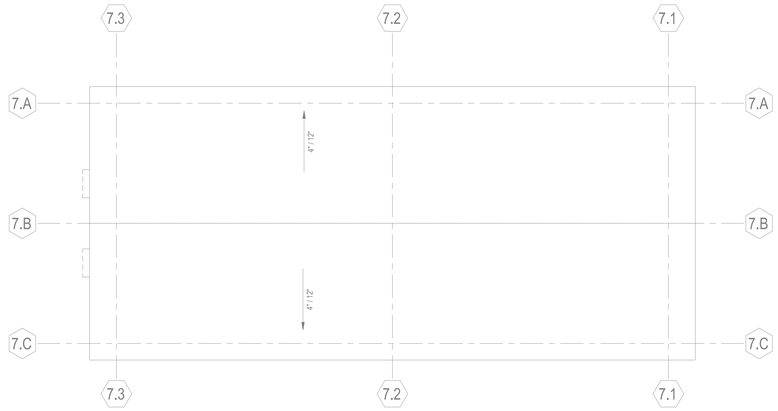
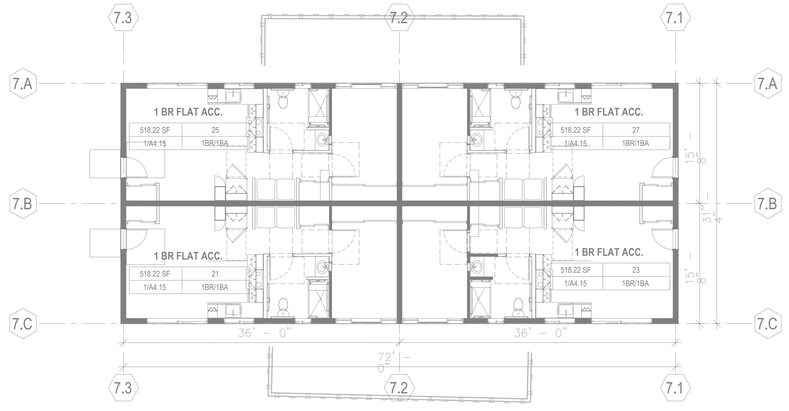


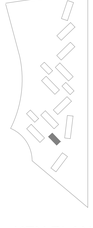
ELECTRICAL - BUILDING TYPE E2 ROOF PLAN (2)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE E2 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE E2

SHEET:
E2.16

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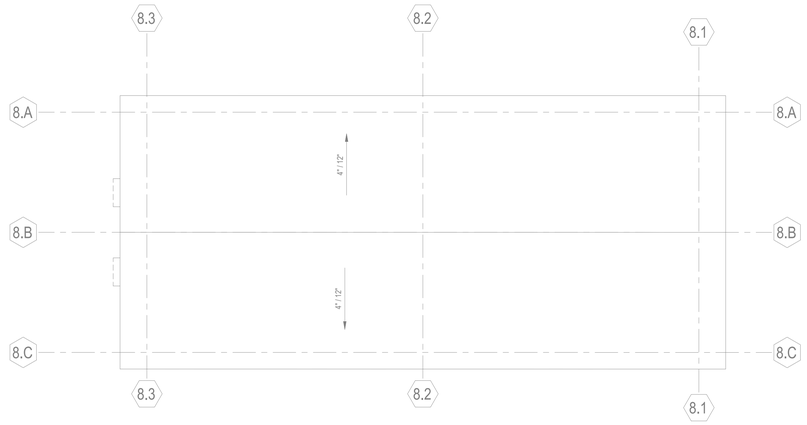
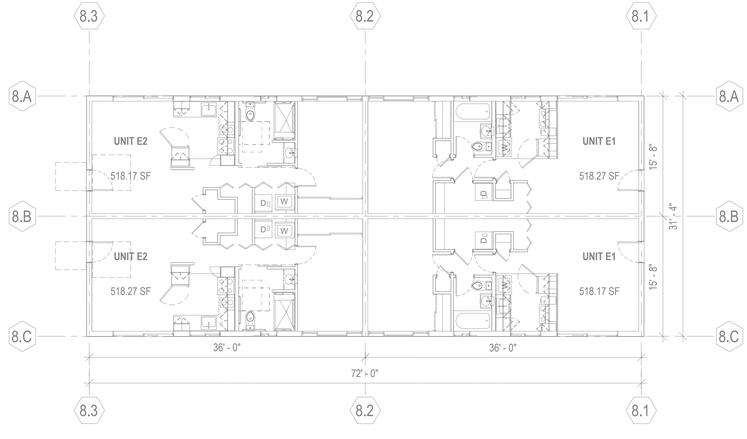


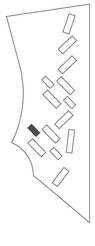
ELECTRICAL - BUILDING TYPE E3 ROOF PLAN (2)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE E3 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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ELECTRICAL FLOOR PLANS - BUILDING TYPE E3

SHEET:
E2.17

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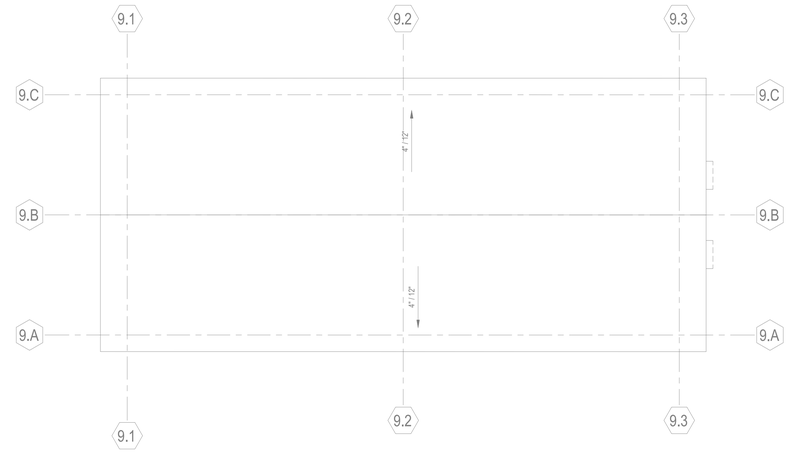
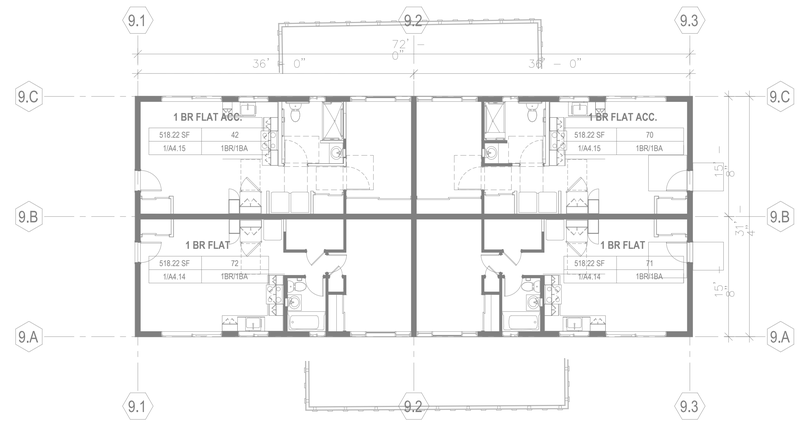


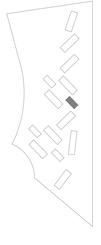
ELECTRICAL - BUILDING TYPE E4 ROOF PLAN 2
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE E4 LEVEL 1 PLAN 1
1/8" = 1'-0"



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ELECTRICAL FLOOR PLANS - BUILDING TYPE E4

SHEET:
E2.18

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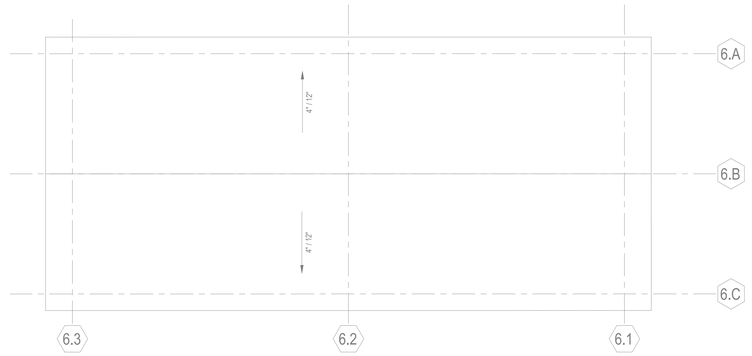
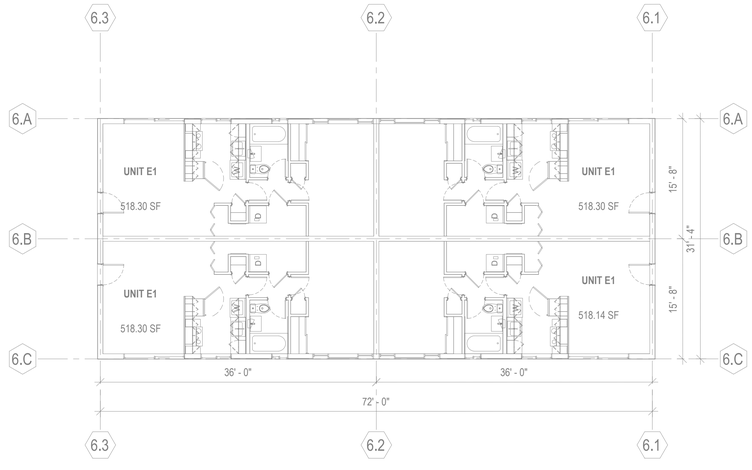


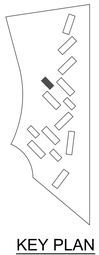
ELECTRICAL - BUILDING TYPE E1 ROOF PLAN (2)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE E5 LEVEL 1 PLAN (1)
1/8" = 1'-0"



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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE E5

SHEET:
E2.19

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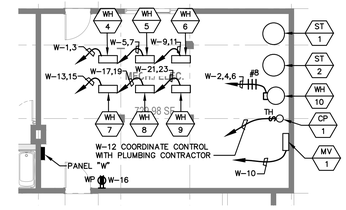
ELECTRICAL - BUILDING TYPE A1, A2, A5 - LEVEL 3 PLAN (3)
1/8" = 1'-0"



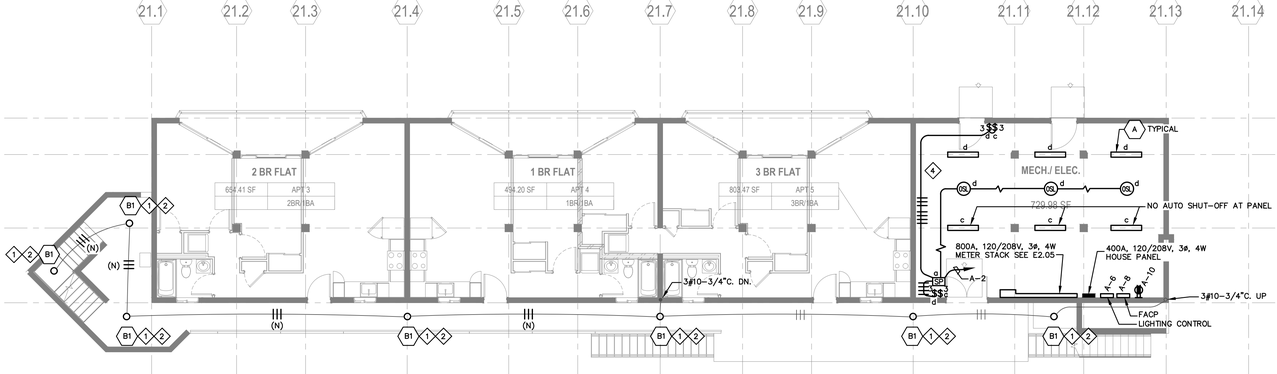
MECH./ELEC. ROOM - POWER (3A)
1/8" = 1'-0"

SHEET NOTES:

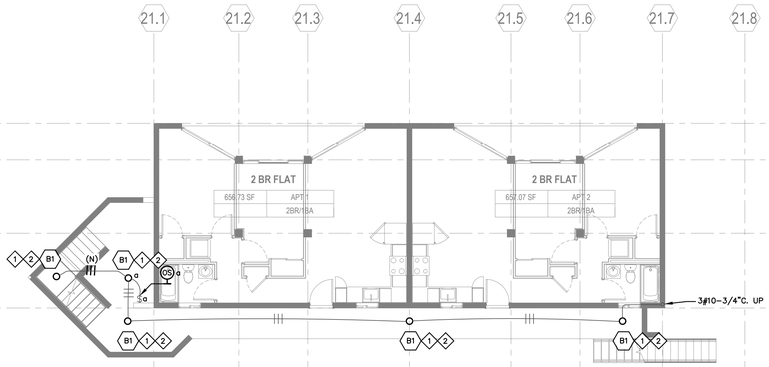
1. REPLACE (E) FIXTURE WITH NEW.
2. PROVIDE CONTROLLED CIRCUIT AND UNSWITCHED CIRCUIT FOR BATTERY.
3. REPLACE SWITCH WITH OCCUPANCY SENSOR SWITCH.
4. REMOVE (E) LIGHTING AND POWER.

GENERAL NOTES:

1. SEE E1.00 SERVICE LOCATION.



ELECTRICAL - BUILDING TYPE A1, A2, A5 - LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A1, A2, A5 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSCHOOR
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Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

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CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
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TITLE:
ELECTRICAL FLOOR PLANS - BUILDINGS A1, A2, A5

SHEET:

E2.20

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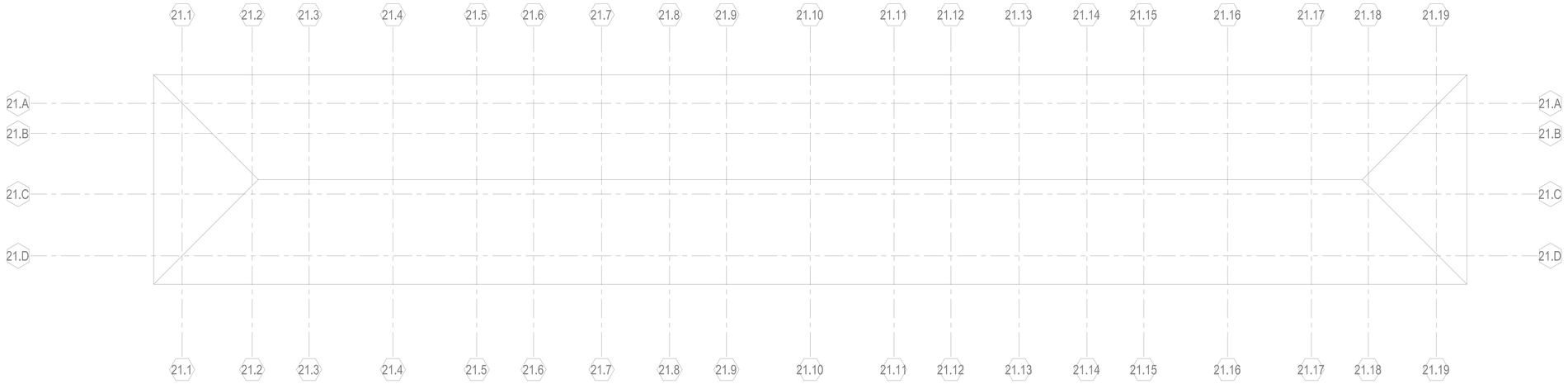
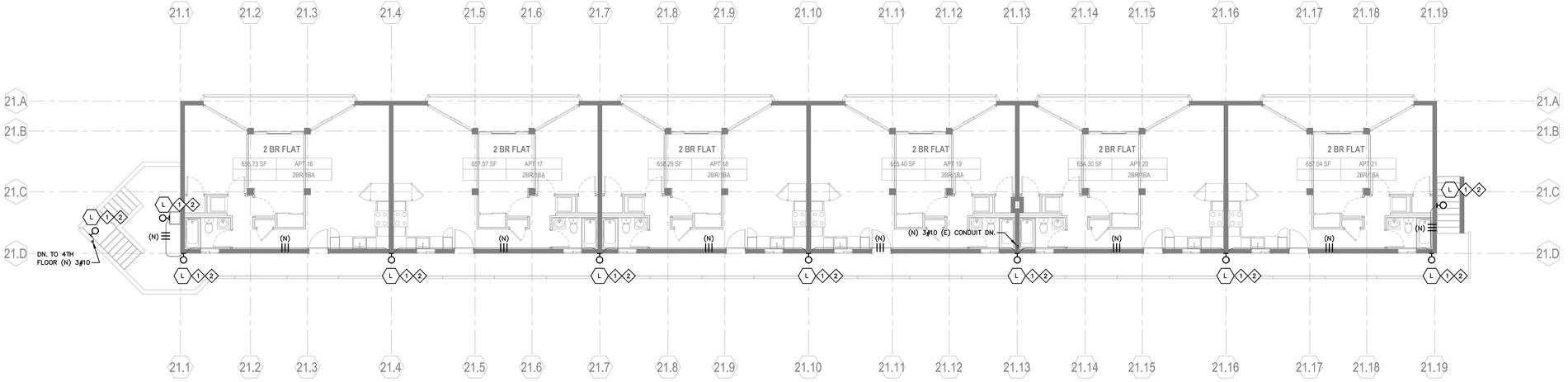
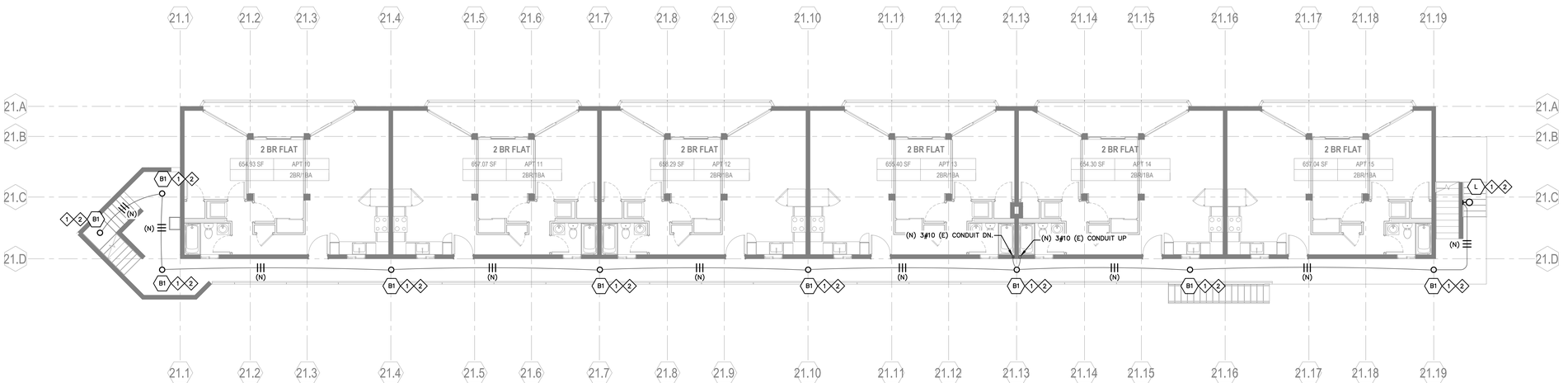


ELECTRICAL - BUILDING TYPE A1, A2, A5 - ROOF PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A1, A2, A5 - LEVEL 5 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A1, A2, A5 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

SHEET NOTES:

1. REPLACE (E) FIXTURE WITH NEW.
2. PROVIDE CONTROLLED CIRCUIT AND UNSWITCHED CIRCUIT FOR BATTERY.

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DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

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CHECKED BY:	M.V.
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TITLE:
ELECTRICAL FLOOR PLANS - BUILDINGS A1, A2, A5

SHEET:
E2.21

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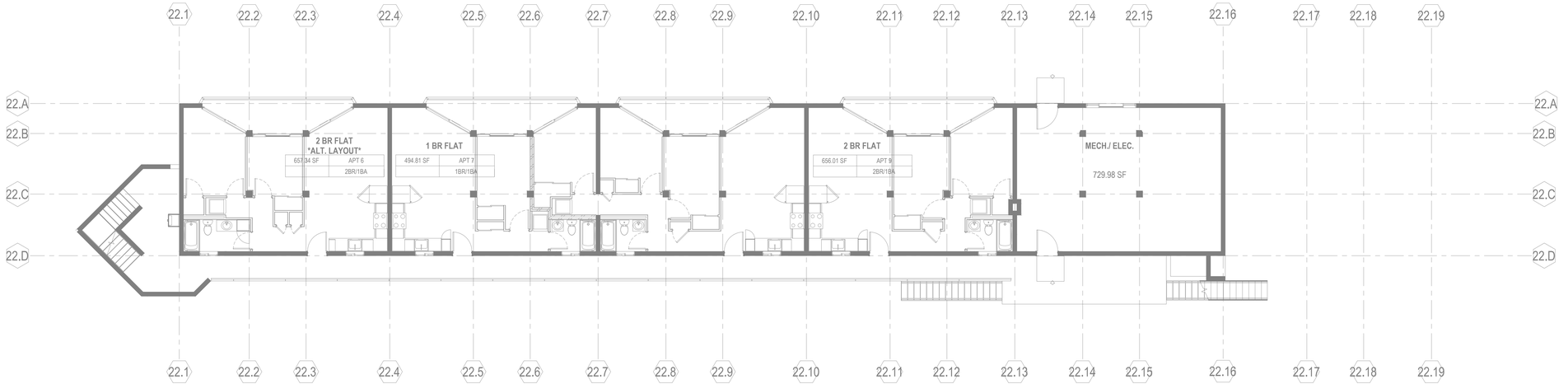
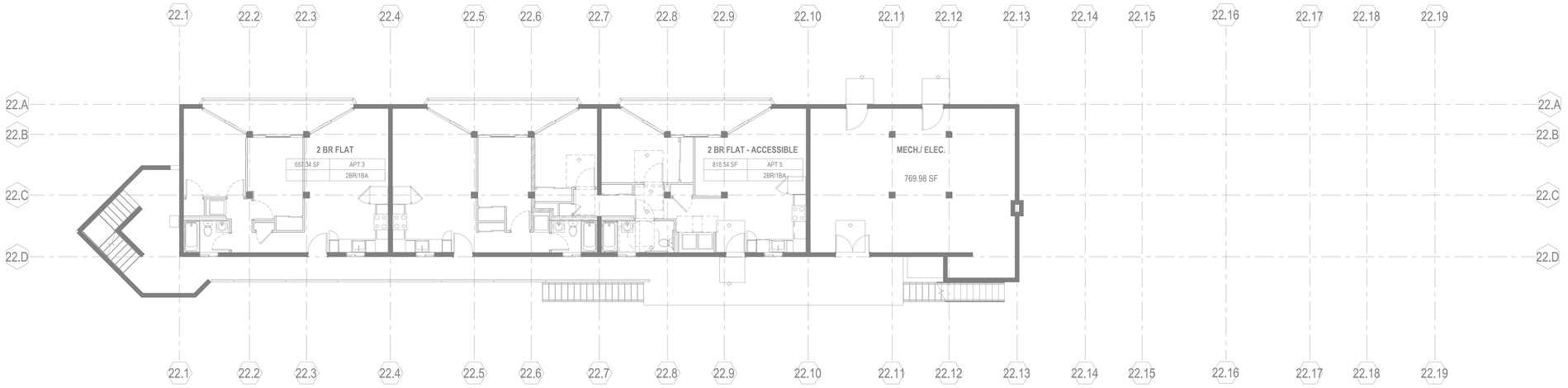
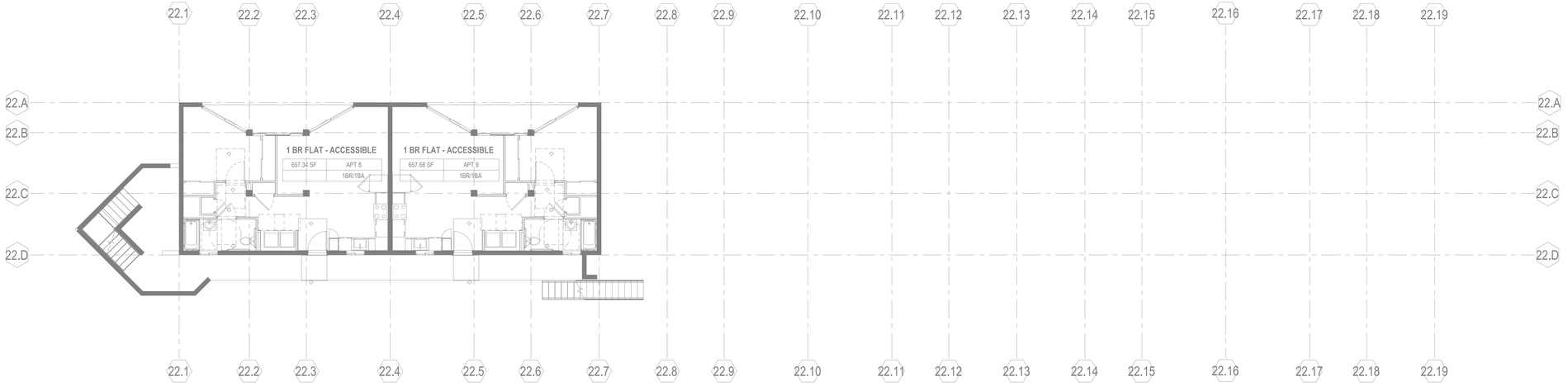


ELECTRICAL - BUILDING TYPE A3 & A4 - LEVEL 3 PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A3 & A4 - LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A3 & A4 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

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ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDINGS A3 & A4

SHEET:
E2.22

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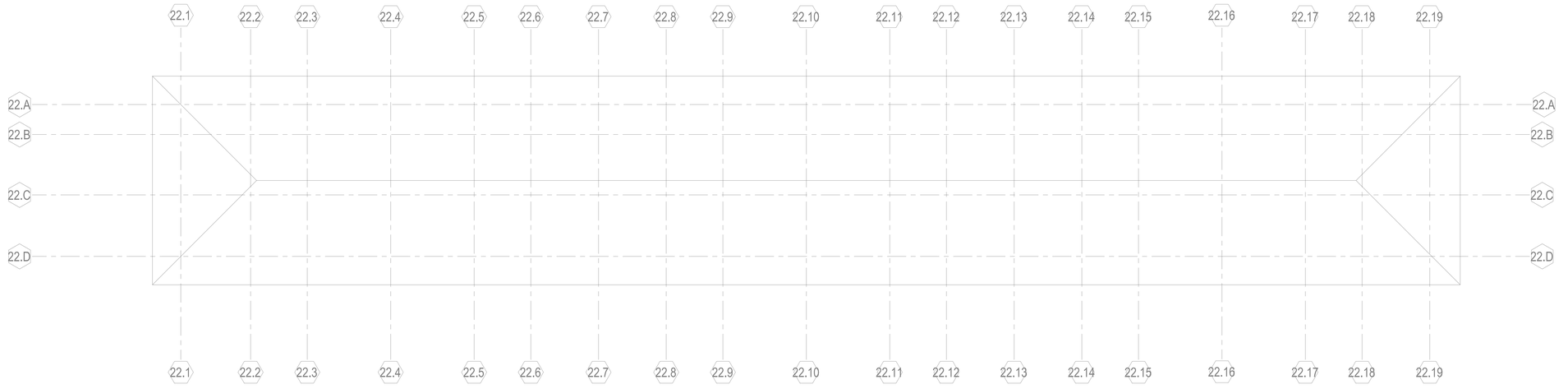
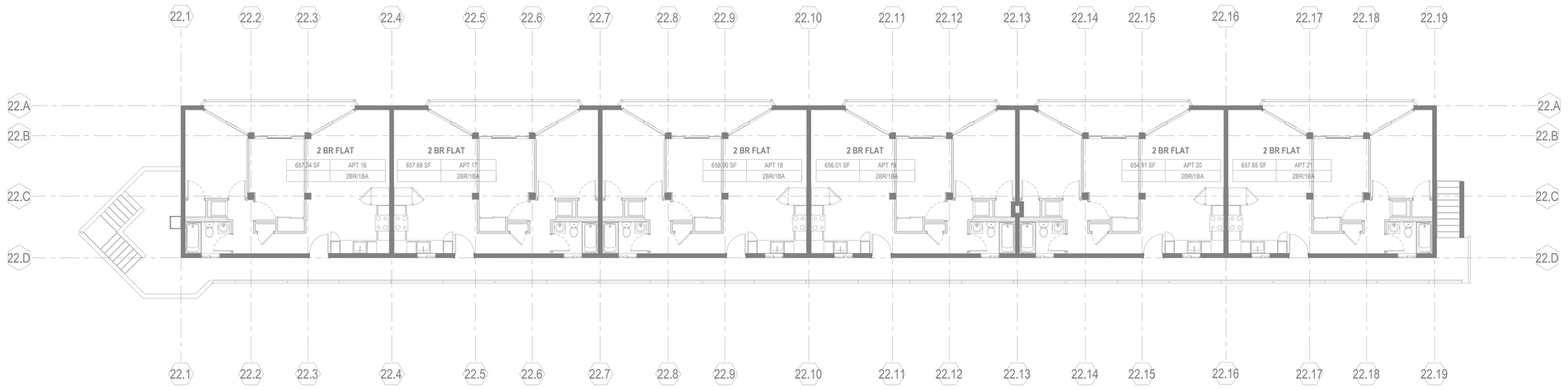


GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

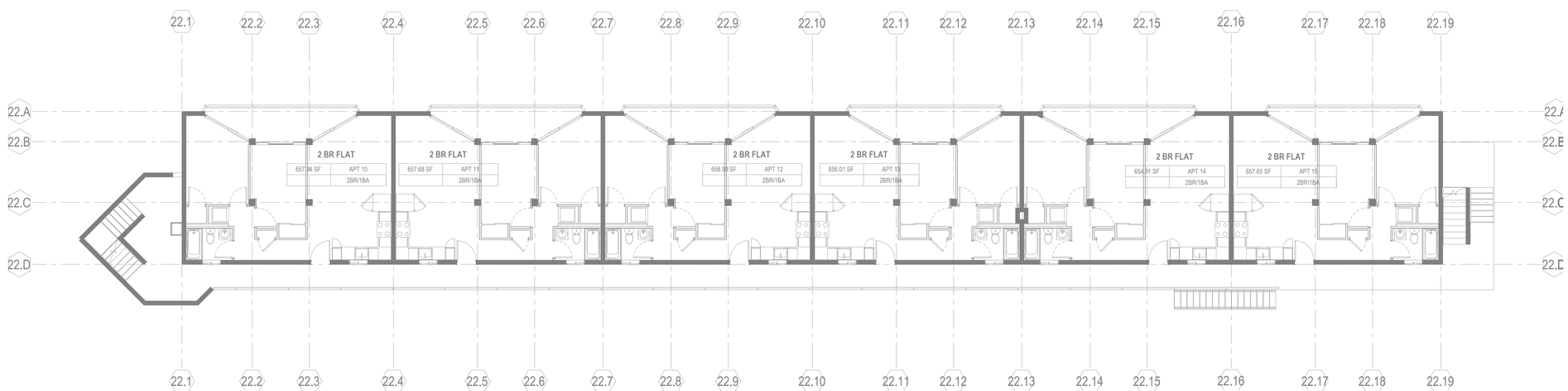
ELECTRICAL - BUILDING TYPE A3 & A4 - ROOF PLAN (3)

1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A3 & A4 - LEVEL 5 PLAN (2)

1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A3 & A4 - LEVEL 4 PLAN (1)

1/8" = 1'-0"

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STAMP:

REGISTERED PROFESSIONAL ENGINEER — YOUSEF JOHN YOUSEF ROSS — No. E 11460 Exp. 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDINGS A3 & A4

SHEET:

E2.23

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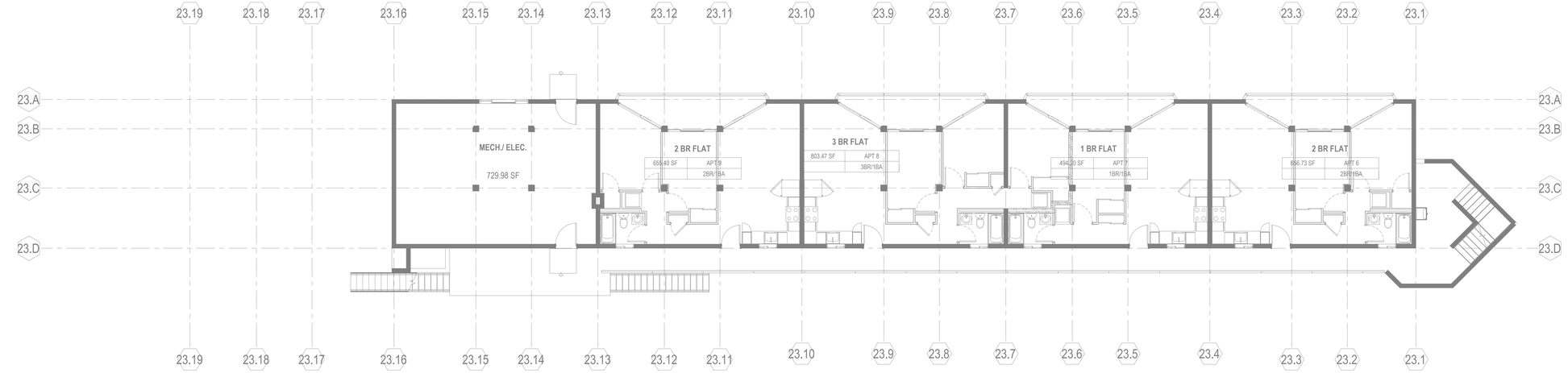
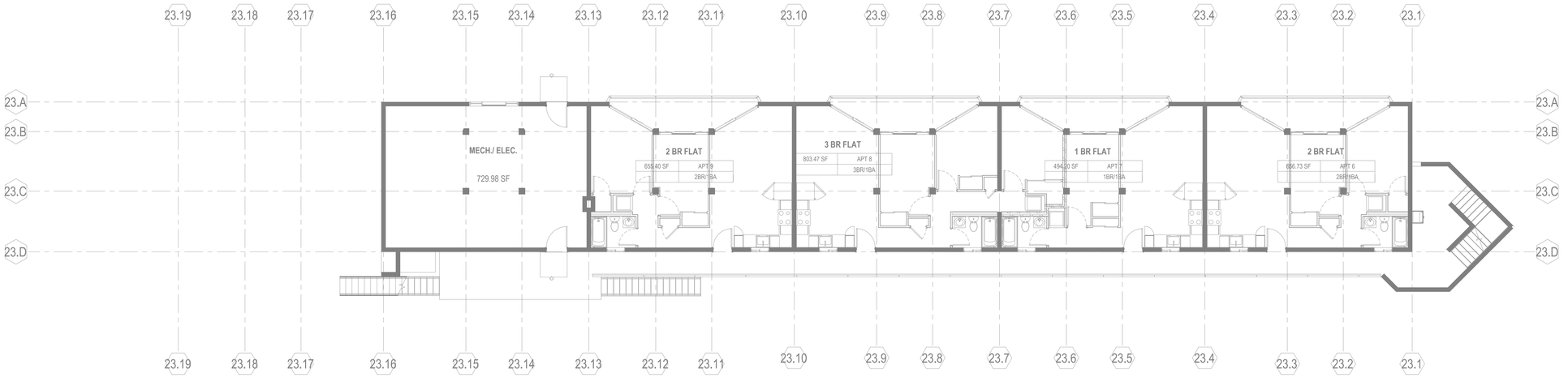
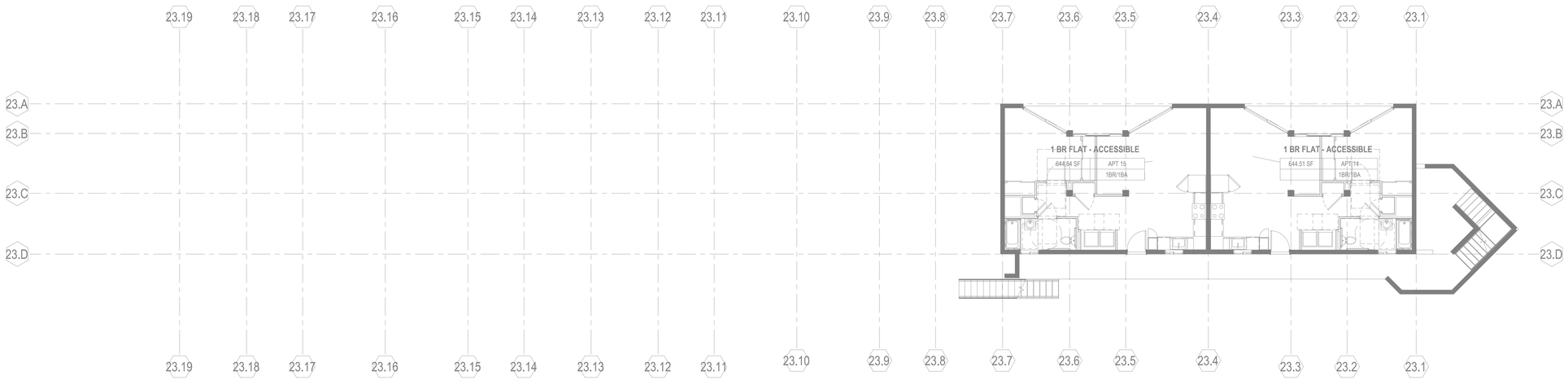


ELECTRICAL - BUILDING TYPE A6 - LEVEL 3 PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A6 - LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A6 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

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Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A6

SHEET:
E2.24

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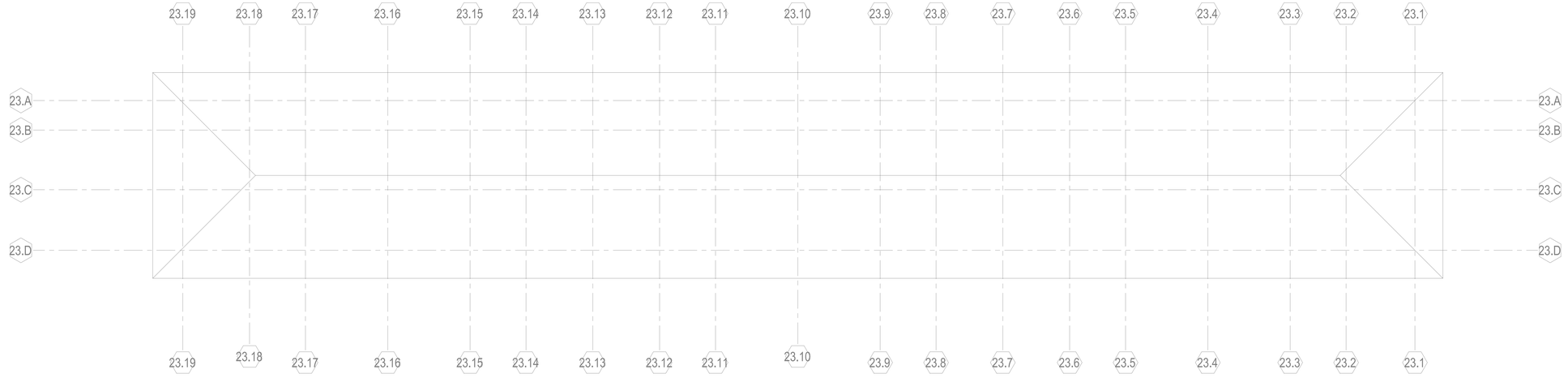

ELECTRICAL - BUILDING TYPE A6 - ROOF PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A6 - LEVEL 5 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A6 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

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STATE OF CALIFORNIA

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A6

SHEET:
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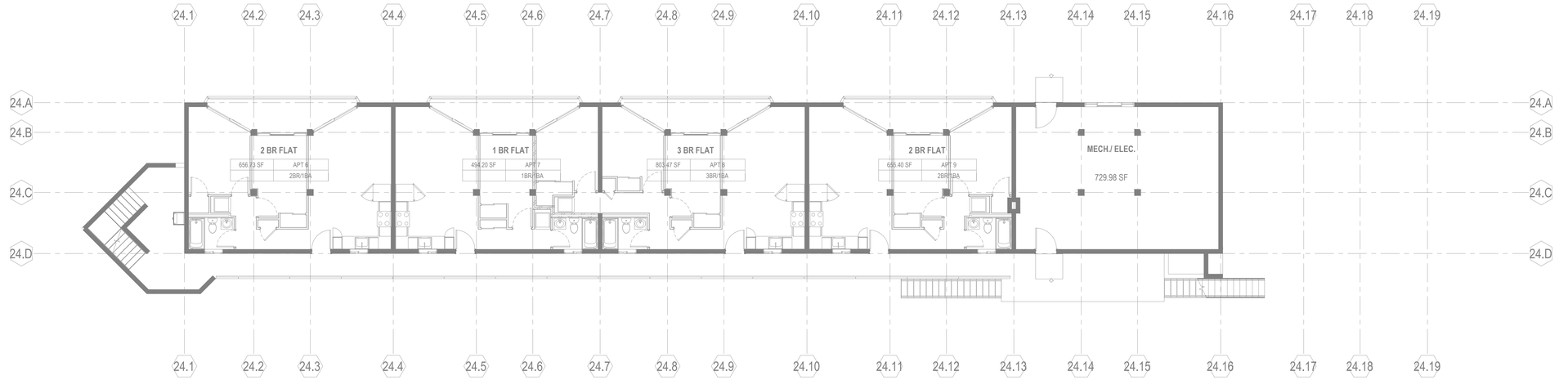
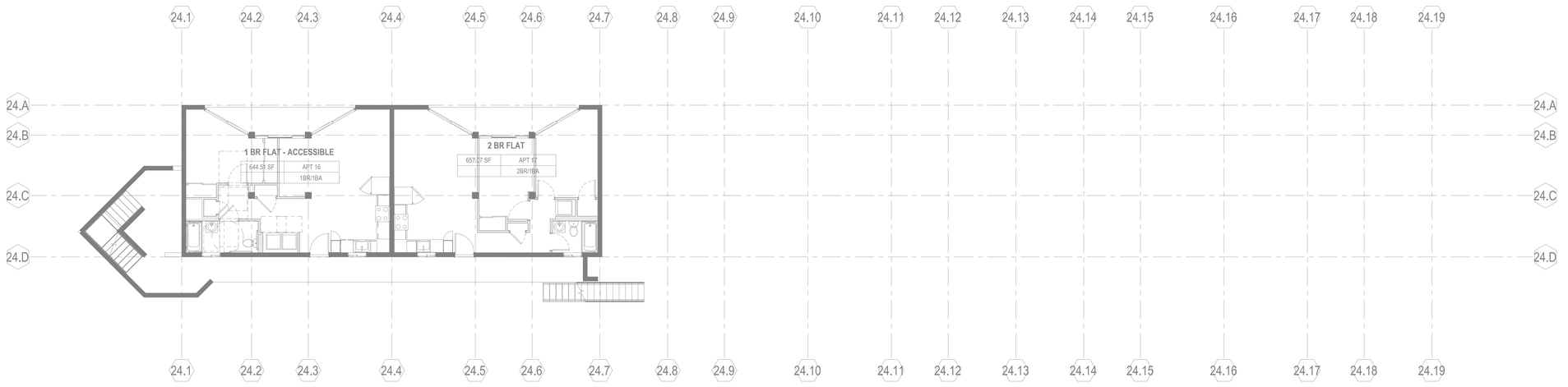


ELECTRICAL - BUILDING TYPE A7 - LEVEL 3 PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A7 - LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A7 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A7

SHEET:

E2.26

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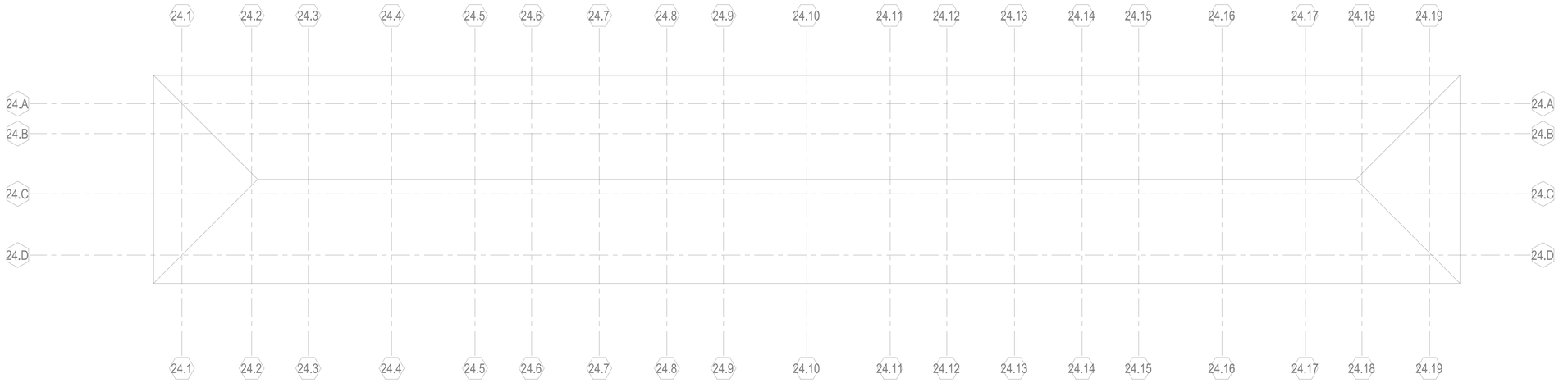
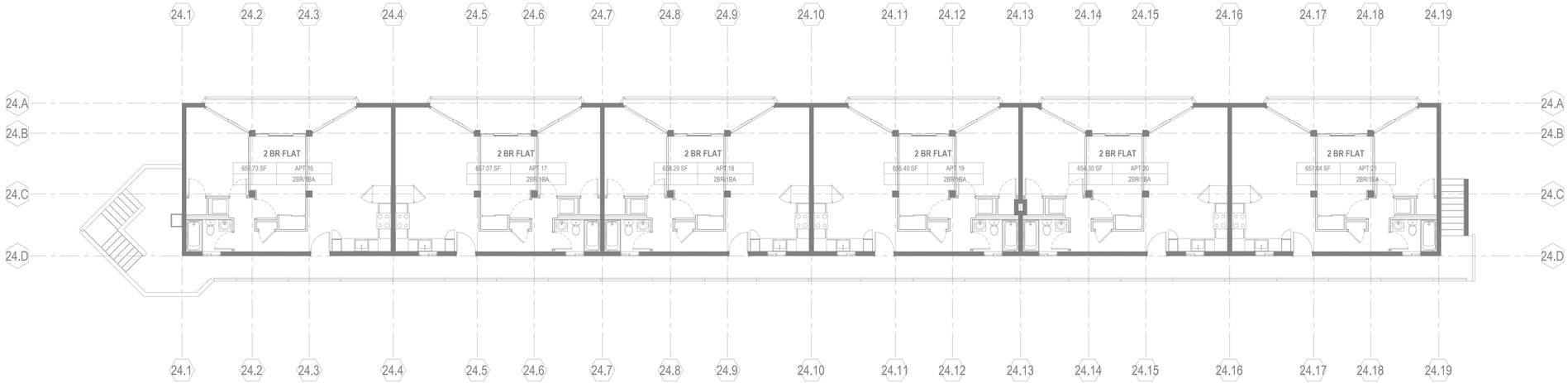


GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

ELECTRICAL - BUILDING TYPE A7 - ROOF PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A7 - LEVEL 5 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A7 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

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STATE OF CALIFORNIA

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ISSUE DATE:	06 / 17 / 25
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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A7

SHEET:

E2.27

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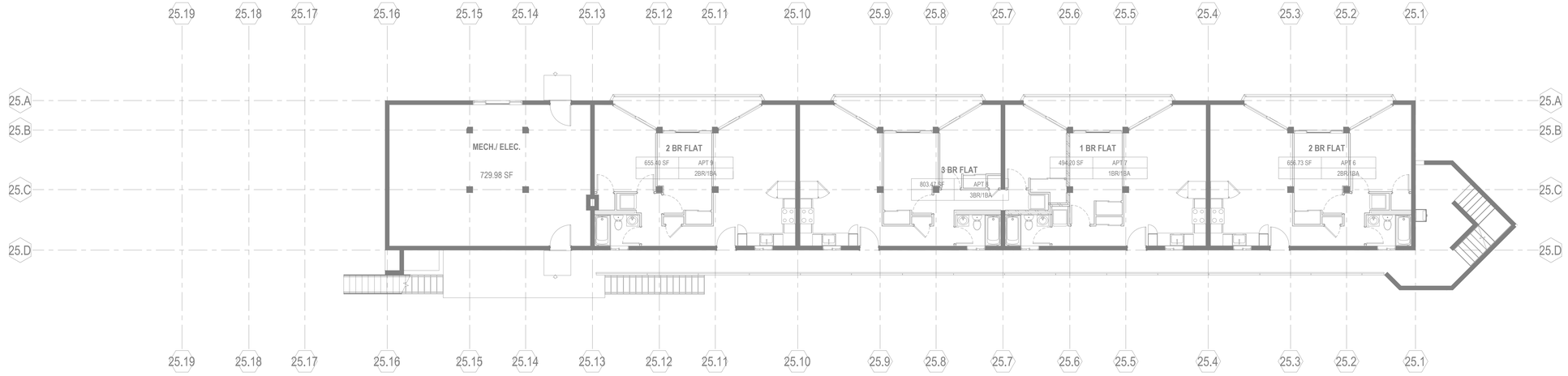
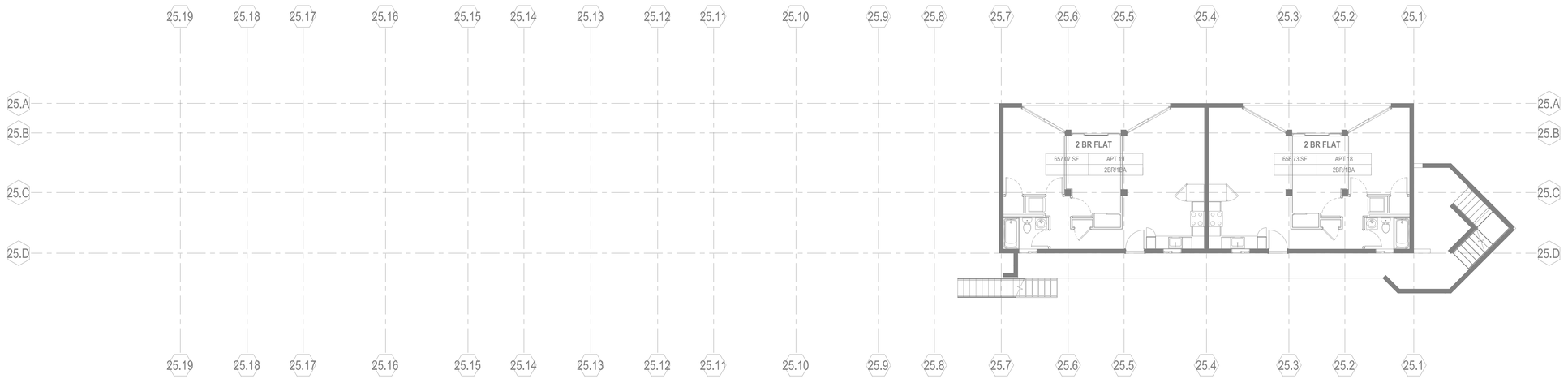


ELECTRICAL - BUILDING TYPE A8 - LEVEL 3 PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A8 - LEVEL 2 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A8 - LEVEL 1 PLAN (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

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STATE OF CALIFORNIA

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TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A8

SHEET:

E2.28

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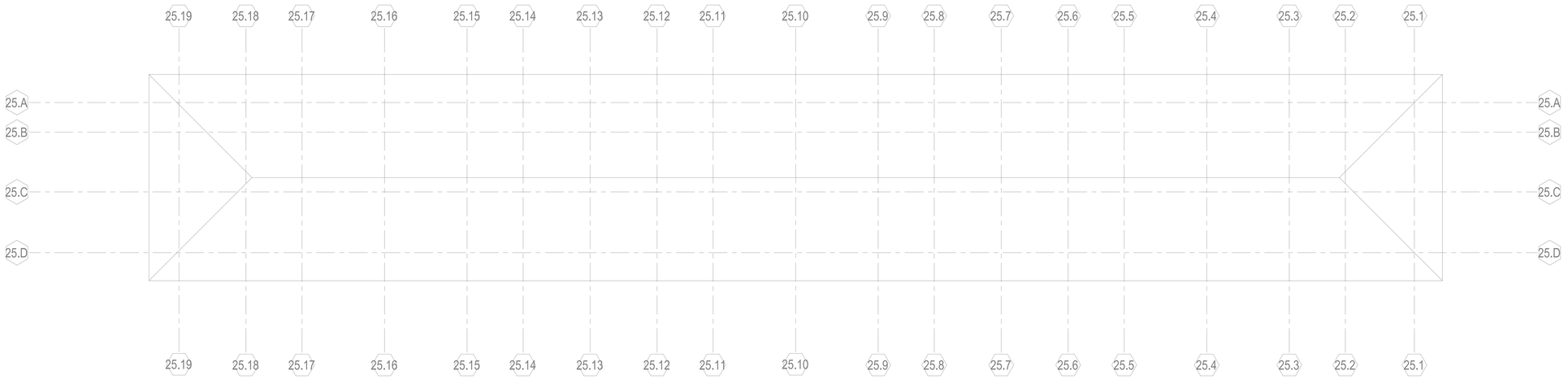

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.

ELECTRICAL - BUILDING TYPE A8 - ROOF PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A8 - LEVEL 5 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE A8 - LEVEL 4 PLAN (1)
1/8" = 1'-0"

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220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSCHENER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL FLOOR PLANS - BUILDING A8

SHEET:

E2.29

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Type:	LOAD CENTER						**Mains:**	125A			
Volt:	120/208V, 1 Phase, 3W			**PANEL "A1"**			**Neut. Bar:**	125A			
Mtg.	FLUSH			**Location:**			**Lugs:**	#1			
Main CB:	125A/2P			**BEDROOM**			**C.B. Int. Rating:**	10 Kaic			
Fed From:	METER/MAIN			**SURGE PD**							
CIR No.	**DESCRIPTION**	**CB AMP**	**CB POLE**	**LOAD A**	**LOAD C**	**CB POLE**	**CB AMP**	**DESCRIPTION**	**CIR No.**	
1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM	4	
5	REC. SMALL APPLIANCE	AFCI 20	1			2	HACR 30	PTHP-2	6	*
7	REC. SMALL APPLIANCE	AFCI 20	1					PTHP-2	8	*
9	REC. REFRIGERATOR	G/A 20	1			1	20	REC. BATHROOM	10	
11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
15	DRYER #10 AWG					2	AFCI 15	SPARE	16	

NOTES:

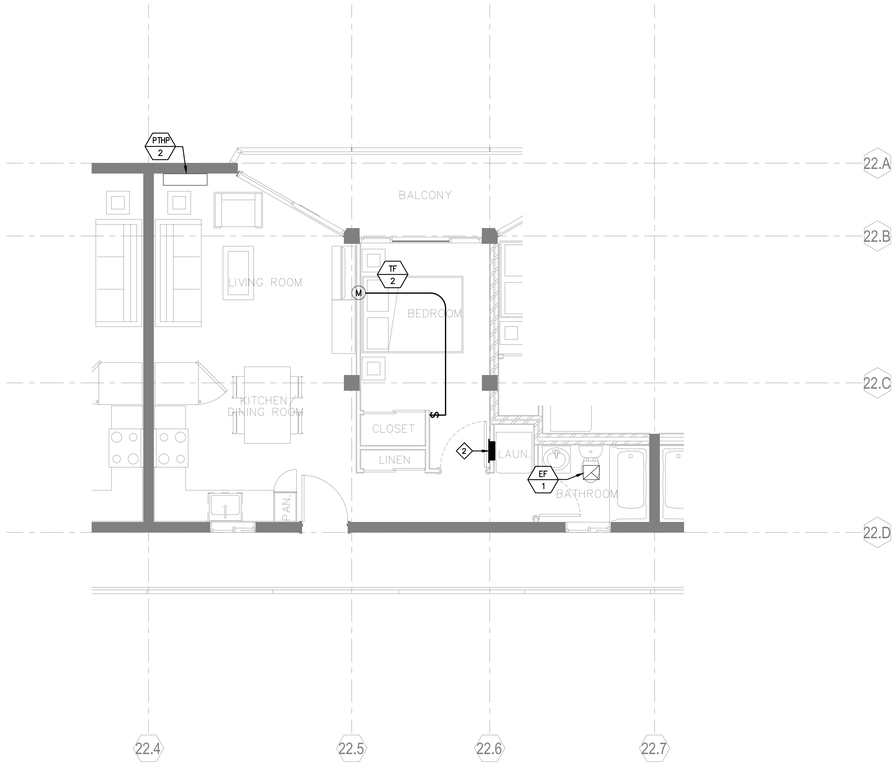
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. * PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village A Building 1 BR Apartment **2022-CEC-220-PART 3**
530 Square Feet

Lighting and Receptacles	530	Sqft. X	3	VA/Sqft.	=	1590 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	0	x	5000	VA	=	0 VA	
PTHP	1	x	2620	VA	=	2620 VA	
Aux. Heat	0	x	680	VA	=	0 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						21710 VA	

3000 VA	+	3090 VA	x	0.35	+	15620 VA	=	19702 VA

I= 95 Amperes @ 208 Volts single phase



ELECTRICAL - FLOOR PLAN - BLDG TYPE A - 1BR FLAT (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE (E) OUTLETS, FIXTURES & WIRING AND PROVIDE NEW.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (PTHP-1,2), 2#10+#10G. (PTHP-2) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. (E) TELEPHONE OUTLET EXTEND TO BEYOND REFRIGERATOR.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. POWER IN CABINET FOR EXHAUST HOOD MAKE FINAL CONNECTION.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. NOT USED.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. NOT USED.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.
10. EXISTING CONDUIT AT CONCRETE WALLS FLOORS AND CEILINGS ARE IN THE CONTRETE. THESE MAY BE REUSED WHERE APPLICABLE.
11. USE NON-METTALIC SURFACE RACEWAY WHERE REQUIRED AT CONCRETE WALL. MOCK-UP LAYOUT FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING WORK.

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24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VORTKAMP
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE A -1BR FLAT

SHEET:

E4.01

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Type:	LOAD CENTER						Mains:	125A		
Volt:	120/208V, 1 Phase, 3W		**PANEL "A1A"**				Neut. Bar:	125A		
Mfg.	FLUSH		Location:				Lugs:	#1		
Main CB:	125A/3P		HALL				C.B. Int. Rating:	10 Kalc		
Fed From:	METER/MAIN		SURGE PD							

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	GFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	GFCI 15	LTG. & REC. BEDROOM 2	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			2	HACR 30	PTHP-2	6	*
	7	REC. SMALL APPLIANCE	AFCI 20	1					PTHP-2	8	*
	9	REC. REFRIGERATOR	AFCI 20	1			1	20	REC. BATHROOM	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3	16	*
	17	SPARE	AFCI 15	1					PTHP-3	18	*
	19	SPARE	AFCI 20	1			1	AFCI 15	SPARE	20	

NOTES:

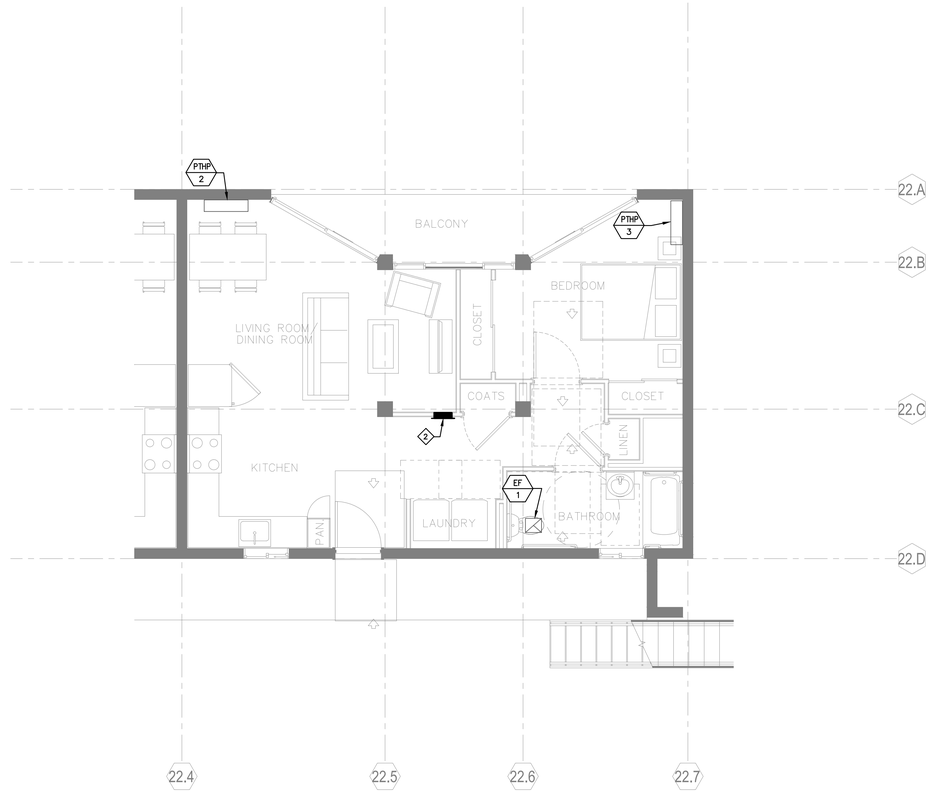
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village A Building 1 BR Accessible **2022-CEC-220-PART 3**
675 Square Feet

Lighting and Receptacles	675	Sqft. X	3	VA/Sqft.	=	2025 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP-2	1	x	2620	VA	=	2620 VA
PTHP-1	1	x	850	VA	=	850 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						22995 VA

3000 VA	+	3525 VA	x	0.35	+	16470 VA =	20704 VA

I= 100 Amperes @ 208 Volts single phase



NOTE:
1. REWORK ALL ELECTRICAL FOR ACCESSIBLE/MOBILITY FEATURES.

ELECTRICAL - BLDG TYPE A - 1BR FLAT ACCESSIBLE (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE (E) OUTLETS, FIXTURES & WIRING AND PROVIDE NEW.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (PTHP-1,2), 2#10+#10G. (PTHP-2) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. (E) TELEPHONE OUTLET EXTEND TO BEYOND REFRIGERATOR.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. POWER IN CABINET FOR EXHAUST HOOD MAKE FINAL CONNECTION.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. NOT USED.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. NOT USED.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.
10. EXISTING CONDUIT AT CONCRETE WALLS FLOORS AND CEILINGS ARE IN THE CONTRETE. THESE MAY BE REUSED WHERE APPLICABLE.
11. USE NON-METTALIC SURFACE RACEWAY WHERE REQUIRED AT CONCRETE WALL. MOCK-UP LAYOUT FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING WORK.

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GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSTI CANDER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE A -1BR FLAT ACCESSIBLE

SHEET:

E4.02

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Type:	LOAD CENTER						Mains:	125A	
Volt:	120/208V, 1 Phase, 3W		PANEL "A2"				Neut. Bar:	125A	
Mtg.	FLUSH		Location:				Lugs:	#1	
Main CB:	125A/2P		HALL				C.B. Int. Rating:	10 Kaic	
Fed From:	METER/MAIN		SURGE PD						

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	SPARE	8	
	9	REC. REFRIGERATOR	G/A 20	1			1	AFCI 20	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3	16	*
*	17	PTHP-1	HACR 15	2					PTHP-3	18	*
*	19	PTHP-1					1	20	REC. BATHROOM	20	

Type:	LOAD CENTER						Mains:	125A	
Volt:	120/208V, 1 Phase, 3W		PANEL "A2"				Neut. Bar:	125A	
Mtg.	FLUSH		(5th Floor)				Lugs:	#1	
Main CB:	125A/2P		Location:				C.B. Int. Rating:	10 Kaic	
Fed From:	METER/MAIN		HALL						
			SURGE PD						

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	SPARE	8	
	9	REC. REFRIGERATOR	G/A 20	1			1	AFCI 20	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3	16	*
*	17	PTHP-2	HACR 30	2					PTHP-3	18	*
*	19	PTHP-2					1	20	REC. BATHROOM	20	

NOTES:

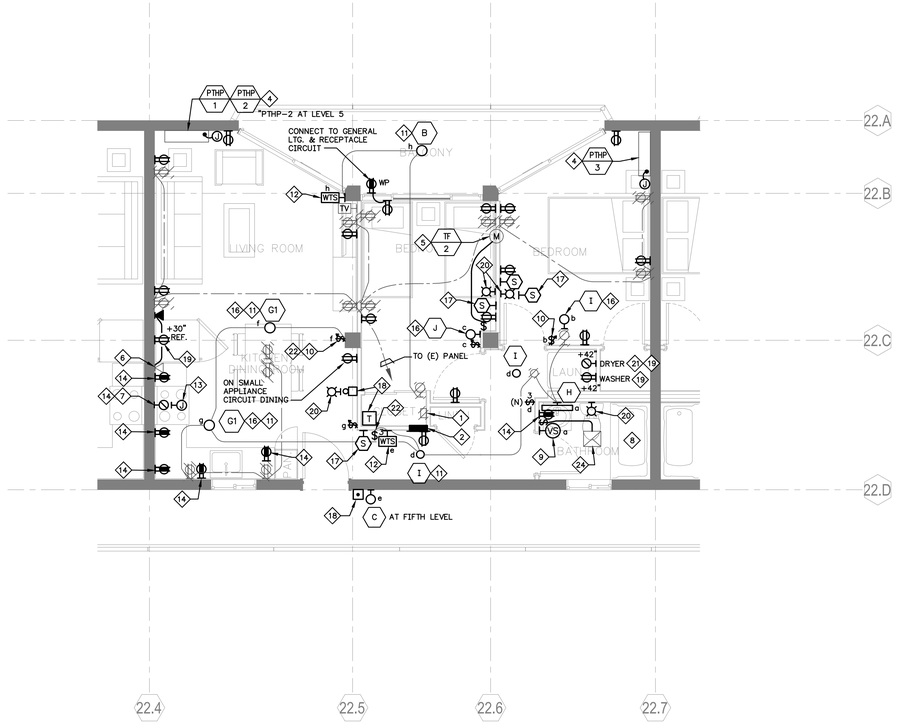
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village A Building 2 BR Apartment **2022-CEC-220-PART 3**
675 Square Feet

Lighting and Receptacles	**675**	**Sqft. X**	**3**	**VA/Sqft.**	**=**	**2025 VA**
Small Appliances + Laundry	**3**	**x**	**1500**	**VA**	**=**	**4500 VA**
Dryer	**1**	**x**	**5000**	**VA**	**=**	**5000 VA**
Heat Pump Water Heater	**0**	**x**	**5000**	**VA**	**=**	**0 VA**
PTHP-2	**1**	**x**	**2620**	**VA**	**=**	**2620 VA**
PTHP-3	**1**	**x**	**850**	**VA**	**=**	**850 VA**
Range	**1**	**x**	**8000**	**VA**	**=**	**8000 VA**
Dishwasher	**0**	**x**	**852**	**VA**	**=**	**0 VA**
						22995 VA

3000 VA	**+**	**3525 VA**	**x**	**0.35**	**+**	**16470 VA**	**=**	**20704 VA**

I= 100 Amperes @ 208 Volts single phase



3 ELECTRICAL - BLDG. TYPE A - 2BR FLAT
1/4" = 1'-0" 1

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE (E) OUTLETS, FIXTURES & WIRING AND PROVIDE NEW.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (PTHP-1,2), 2#10+#10G. (PTHP-2) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. (E) TELEPHONE OUTLET EXTEND TO BEYOND REFRIGERATOR.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. POWER IN CABINET FOR EXHAUST HOOD MAKE FINAL CONNECTION.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. NOT USED.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. NOT USED.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMUNICATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.
10. EXISTING CONDUIT AT CONCRETE WALLS FLOORS AND CEILINGS ARE IN THE CONTRETE. THESE MAY BE REUSED WHERE APPLICABLE.
11. USE NON-METTALIC SURFACE RACEWAY WHERE REQUIRED AT CONCRETE WALL. MOCK-UP LAYOUT FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING WORK.

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JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER
VIRGINIA L. JOHN VOGT-BROWN
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE A - 2BR FLAT

SHEET:
E4.03

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Type:	LOAD CENTER							**Mains:**	125A			
Volt:	120/208V, 1 Phase, 3W			**PANEL "A2A"**				**Neut. Bar:**	125A			
Mfg.	FLUSH			**Location:**				**Lugs:**	#1/0			
Main CB:	125A/2P			**HALL**				**C.B. Int. Rating:**	10 Kaic			
Fed From:	METER/MAIN			**SURGE PD**								
CIR No.	**DESCRIPTION**	**CB**		**LOAD**			**CB**		**DESCRIPTION**	**CIR No.**	
		AMP	**POLE**	**A**	**C**		**POLE**	**AMP**			
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	SPARE	8	
	9	REC. REFRIGERATOR	AFCI 20	1			1	AFCI 20	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3	16	*
*	17	PTHP-2	HACR 30	2					PTHP-3	18	*
*	19	PTHP-2					1	20	REC. BATHROOM	20	

NOTES:

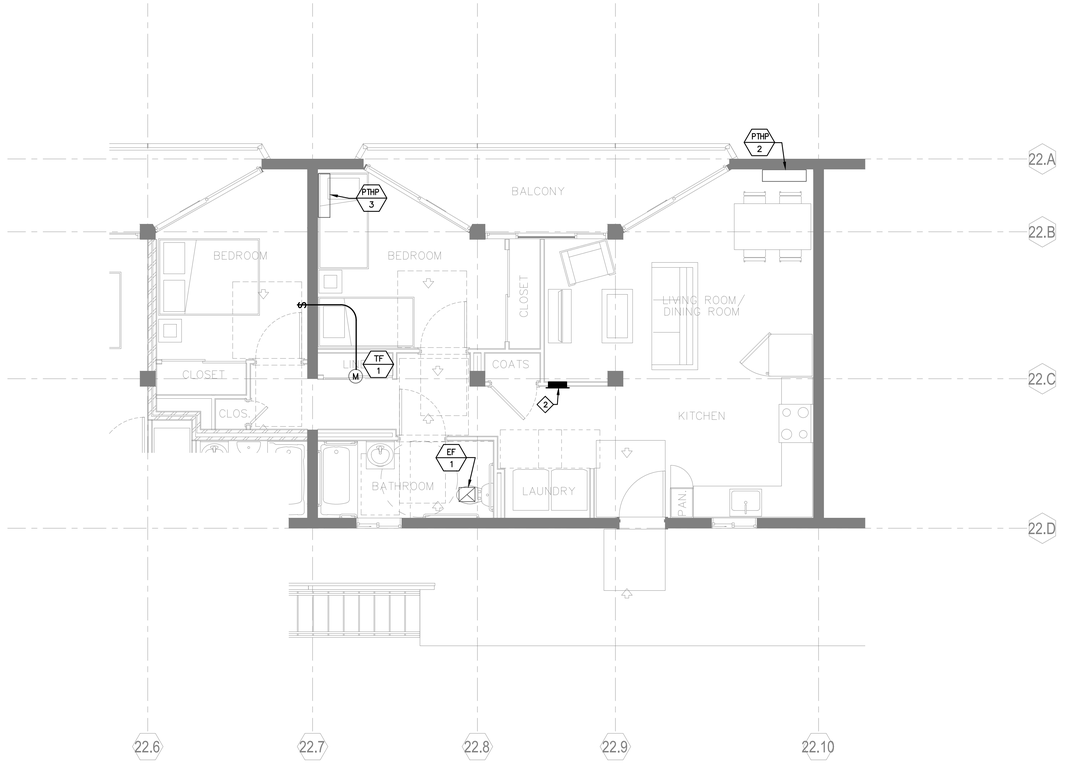
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village A Bldg. 2 BR Apartment Accessible 2022-CEC-220-PART 3
820 Square Feet

Lighting and Receptacles	820	Sqft. X	3	VA/Sqft.	=	2460 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	0	x	5000	VA	=	0 VA	
PTHP-2	1	x	2620	VA	=	2620 VA	
PTHP-3	1	x	850	VA	=	850 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						23430 VA	

3000 VA + 3960 VA x 0.35 + 16470 VA = 20856 VA

I= 100 Amperes @ 208 Volts single phase



REWORK ALL ELECTRICAL AT ACCESSIBLE UNIT

ELECTRICAL - BLDG TYPE A - 2BR FLAT ACCESSIBLE (1)

1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE (E) OUTLETS, FIXTURES & WIRING AND PROVIDE NEW.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (PTHP-1,2). 2#10+#10G. (PTHP-2) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL. SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. (E) TELEPHONE OUTLET EXTEND TO BEYOND REFRIGERATOR.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. POWER IN CABINET FOR EXHAUST HOOD MAKE FINAL CONNECTION.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. NOT USED.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. NOT USED.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.
10. EXISTING CONDUIT AT CONCRETE WALLS FLOORS AND CEILINGS ARE IN THE CONTRETE. THESE MAY BE REUSED WHERE APPLICABLE.
11. USE NON-METTALIC SURFACE RACEWAY WHERE REQUIRED AT CONCRETE WALL. MOCK-UP LAYOUT FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING WORK.

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOORHIES
No. E 11465
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLANS - BLDG TYPE A - 2BR FLAT ACCESSIBLE

SHEET:

E4.04

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Type:	LOAD CENTER	PANEL "A3"	Mains:	125A
Volt:	120/208V, 1 Phase, 3W		Neut. Bar:	125A
Mtg.	FLUSH	Location: BEDROOM	Lugs:	#2
Main CB:	125A/2P	SURGE PD	C.B. Int. Rating:	10 Kaic
Fed From:	METER/MAIN			

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	AFCI 20	1			1	AFCI 15	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3 (1)	16	*
*	17	PTHP-1	HACR 15	2					PTHP-3 (1)	18	*
*	19	PTHP-1					1	20	REC. BATHROOM 1ST FLR.	20	
*	21	PTHP-3 (2)	HACR 15	2			1	AFCI 20	SPARE	22	
*	23	PTHP-3 (2)					1	AFCI 15	SPARE	24	

Type:	LOAD CENTER	PANEL "A3" (Fifth Floor)	Mains:	125A
Volt:	120/208V, 1 Phase, 3W		Neut. Bar:	125A
Mtg.	FLUSH	Location: BEDROOM	Lugs:	#2
Main CB:	125A/2P	SURGE PD	C.B. Int. Rating:	10 Kaic
Fed From:	METER/MAIN			

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	AFCI 20	1			1	AFCI 15	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 15	PTHP-3 (1)	16	*
*	17	PTHP-2	HACR 30	2					PTHP-3 (1)	18	*
*	19	PTHP-2					1	20	REC. BATHROOM 1ST FLR.	20	
*	21	PTHP-3 (2)	HACR 15	2			1	AFCI 20	SPARE	22	
*	23	PTHP-3 (2)					1	AFCI 15	SPARE	24	

NOTES:

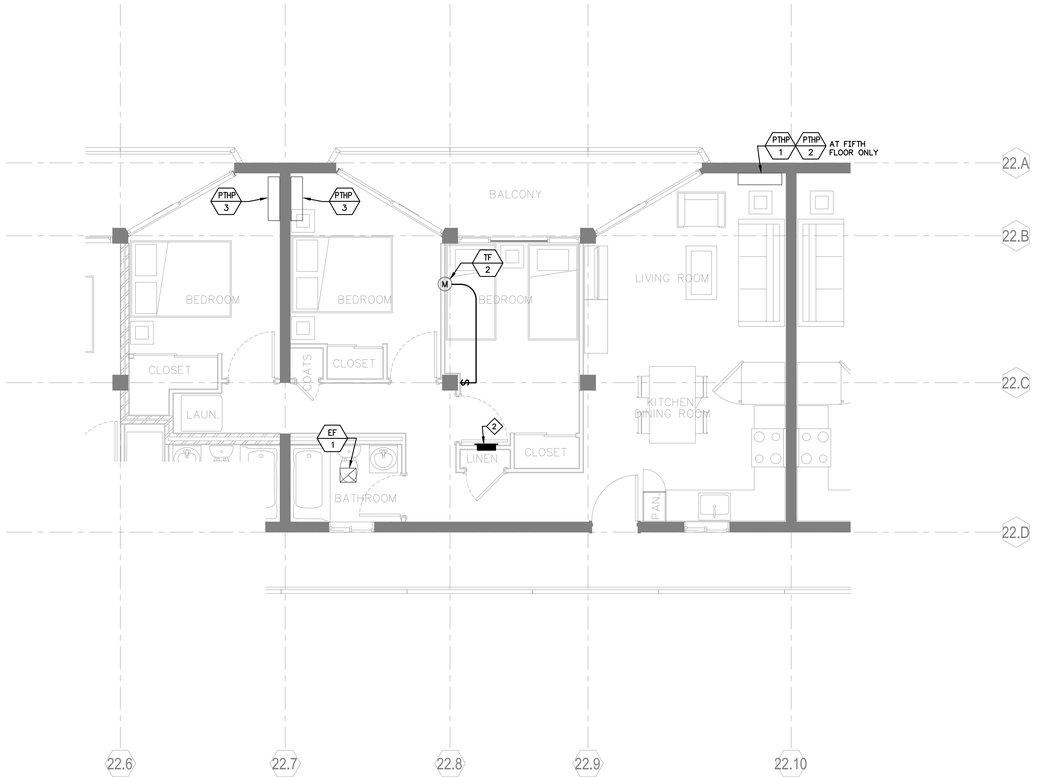
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. *VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village A Building 3 BR Apartment **2022-CEC-220-PART 3**
820 Square Feet

Lighting and Receptacles	820	Sqft. X	3	VA/Sqft.	=	2460 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	0	x	5000	VA	=	0 VA
PTHP-2	1	x	2620	VA	=	2620 VA
PTHP-3	2	x	850	VA	=	1700 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						24280 VA

3000 VA + 3960 VA x 0.35 + 17320 VA = 21706 VA

I= 104 Amperes @ 208 Volts single phase



ELECTRICAL - BLDG. TYPE A - 3BR FLAT (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE (E) OUTLETS, FIXTURES & WIRING AND PROVIDE NEW.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (PTHP-1,2), 2#10+#10G. (PTHP-2) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. (E) TELEPHONE OUTLET EXTEND TO BEYOND REFRIGERATOR.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. POWER IN CABINET FOR EXHAUST HOOD MAKE FINAL CONNECTION.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. NOT USED.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. NOT USED.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.
10. EXISTING CONDUIT AT CONCRETE WALLS FLOORS AND CEILINGS ARE IN THE CONTRETE. THESE MAY BE REUSED WHERE APPLICABLE.
11. USE NON-METTALIC SURFACE RACEWAY WHERE REQUIRED AT CONCRETE WALL. MOCK-UP LAYOUT FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING WORK.

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24020
JOB NUMBER

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105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOORTMEYER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE A -3BR FLAT

SHEET:

E4.05

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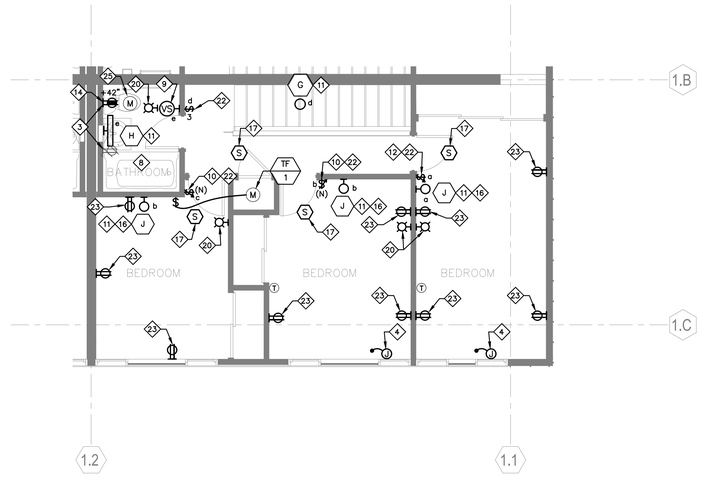
Type:	LOAD CENTER						Mains:	200A	
Volt:	120/208V, 1 Phase, 3W		PANEL "B1"				Neut. Bar:	200A	
Mtg.	FLUSH		Location:				Lugs:	#1/0	
Main CB:	125A/2P		LIVING				C.B. Int. Rating:	10 Kaic	
Fed From:	METER/MAIN		SURGE PD						

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
5	REC. SMALL APPLIANCE POP-UP OUTLETS	G/A 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
9	REC. REFRIGERATOR	AFCI 20	1			1	20	REC. BATHROOM	10	
11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
15	DRYER #10 AWG					2	HACR 20	PTHP-1 (1)	16	*
* 17	PTHP-1 (2)	HACR 20	2					PTHP-1 (1)	18	*
* 19	PTHP-1 (2)					2	HACR 20	PTHP-1 (3)	20	*
* 21	HEAT PUMP WATER HEATER	HACR 30	2					PTHP-1 (3)	22	*
* 23	HEAT PUMP WATER HEATER					1	AFCI 20	SPARE	24	

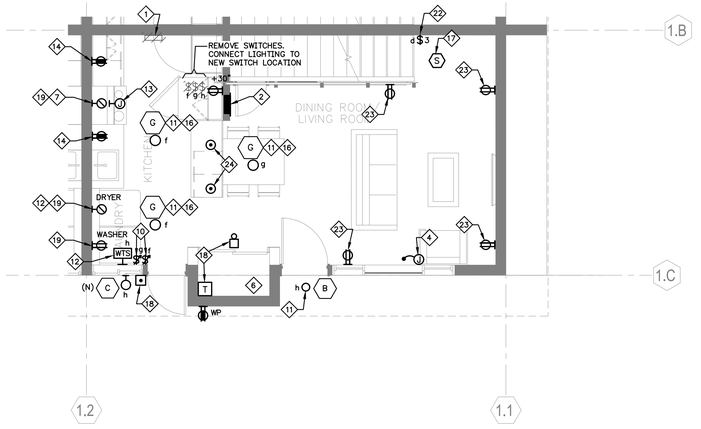
NOTES:

1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village B Building 3 BDRM Apartment 1016 Square Feet						2022-CEC-220-PART 3
Lighting and Receptacles	1016	Sqft. X	3	VA/Sqft.	=	3048 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	3	x	1664	VA	=	4992 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						30540 VA
3000 VA	+	4548 VA	x	0.35	+	22992 VA = 27584 VA
I= 133 Amperes @ 208 Volts single phase						



ELECTRICAL - BLDG. TYPE B - 3BR TOWNHOME (LVL 2)
1/4" = 1'-0" (2)



ELECTRICAL - BLDG. B - ACCESSIBLE TOWNHOME (LVL 1)
1/4" = 1'-0" (1)

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. REROUTE CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. NEW SWITCH ALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. FLUSH COUNTER POP-UP OUTLET. GFCI PROTECTION AT PANEL.
25. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER MICHAEL JOHN VOSCHAUER No. E 11460 Exp. 12/31/25 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE B1 - 3BR TOWNHOME

SHEET:

E4.06

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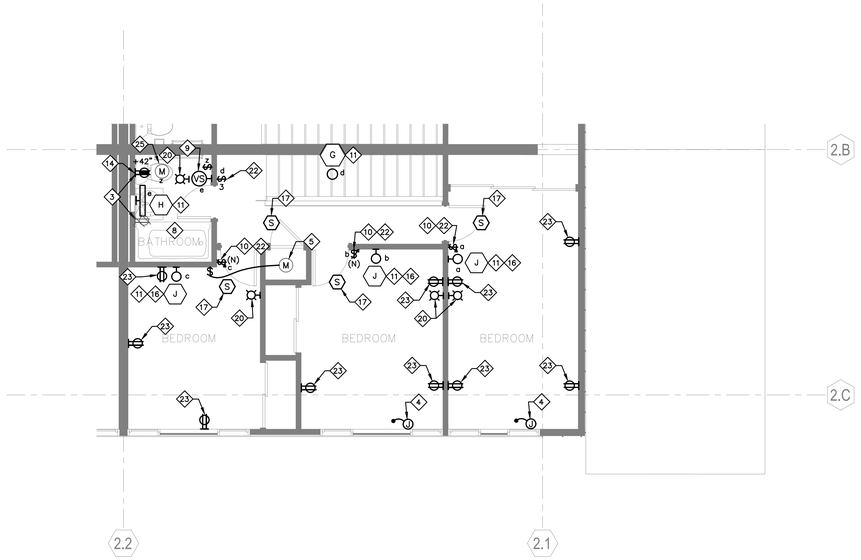
Type:	LOAD CENTER						Mains:	200A	
Volt:	120/208V, 1 Phase, 3W		PANEL "B2"				Neut. Bar:	200A	
Mtg.	FLUSH		Location:				Lugs:	#1/0	
Main CB:	125A/2P		LIVING				C.B. Int. Rating:	10 Kaic	
Fed From:	METER/MAIN		SURGE PD						

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 16	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 16	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE POP-UP OUTLETS	G/A 20	1			1	AFCI 16	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 16	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	AFCI 20	1			1	AFCI 16	LTG. & REC. BEDROOM 4	10	
	11	WASHER	G/A 20	1			1	AFCI 16	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 20	PTHP-1 (1)	16	*
*	17	PTHP-1 (2)	HACR 20	2					PTHP-1 (1)	18	*
*	19	PTHP-1 (2)					1	20	REC. BATHROOM 1ST FLR.	20	
	21	HEAT PUMP WATER HEATER	HACR 30	2			1	20	REC. BATHROOM 2ND FLR.	22	
	23	HEAT PUMP WATER HEATER					1	AFCI 16	SPARE	24	
*	25	PTHP-1 (4)	HACR 20	2			2	HACR 20	PTHP-1 (3)	26	*
*	27	PTHP-1 (4)							PTHP-1 (3)	28	*

NOTES:

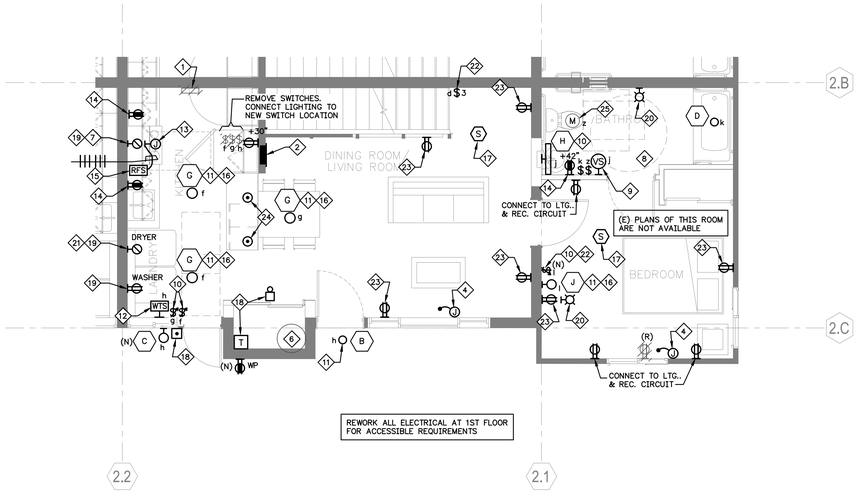
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village B Building 4 BDRM Apartment 959 Square Feet			2022-CEC-220-PART 3			
Lighting and Receptacles	959	Sqft. X	3	VA/Sqft.	=	2877 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	4	x	1664	VA	=	6656 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32033 VA
3000 VA	+	4377 VA	x 0.35	+	24656 VA =	29188 VA
I= 140 Amperes @ 208 Volts single phase						



ELECTRICAL - BLDG. TYPE B - ACCESSIBLE TOWNHOME (LVL 2) ②

1/4" = 1'-0"



ELECTRICAL - BLDG. TYPE B - ACCESSIBLE TOWNHOME (LVL 1) ①

1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. REROUTE CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. FLUSH COUNTER POP-UP OUTLET. GFCI PROTECTION AT PANEL.
25. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HV1) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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(650) 871-0220

24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER — MARKES JOHN VISCHMEYER — No. E 11460 Exp. 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME

SHEET:

E4.07

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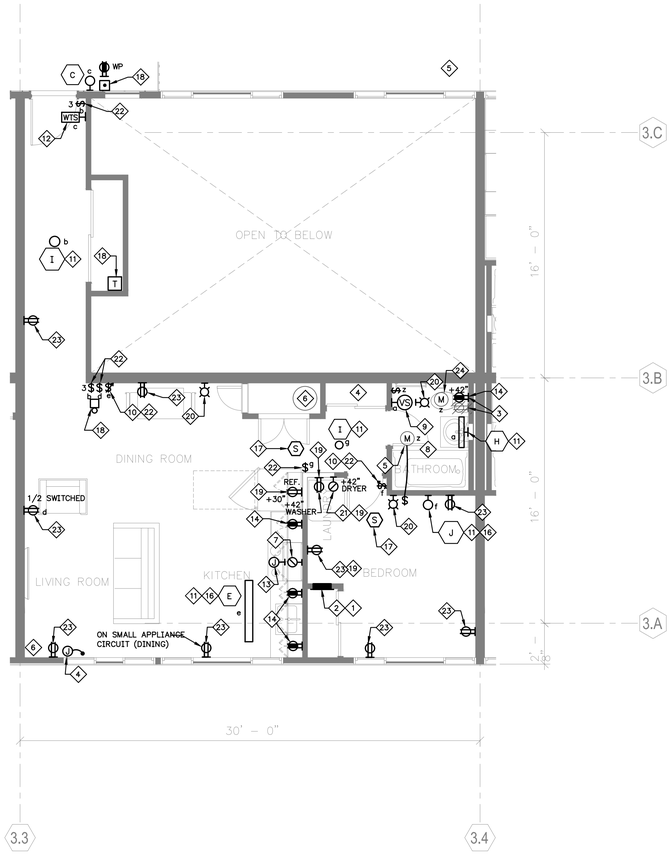
Type:	LOAD CENTER					Mains:	125A	
Volt:	120/208V, 1 Phase, 3W		PANEL "B3"			Neut. Bar:	125A	
Mtg.	FLUSH		Location:			Lugs:	#1	
Main CB:	125A/2P		BEDROOM			C.B. Int. Rating:	10 Kaic	
Fed From:	METER/MAIN		SURGE PD					

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			2	HACR 30	HEAT PUMP WATER HEATER #10 AWG	6	*
	7	REC. SMALL APPLIANCE	AFCI 20	1					HEAT PUMP WATER HEATER #10 AWG	8	*
	9	REC. REFRIGERATOR	G/A 20	1			1	20	REC. BATHROOM	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
	17	SPARE	AFCI 15	1					PTHP-2	18	*
	19	SPARE	AFCI 20	1			1	AFCI 15	SPARE	20	

NOTES:

1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. * PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP-1 & WATER HEATER CIRCUITS.

Golden Gate Village B Building 1 BDRM Apartment 647							2022-CEC-220-PART 3
Lighting and Receptacles	**647**	**Sqft. X**	**3**	**VA/Sqft.**	**=**		**1941 VA**
Small Appliances + Laundry	**3**	**x**	**1500**	**VA**	**=**		**4500 VA**
Dryer	**1**	**x**	**5000**	**VA**	**=**		**5000 VA**
Heat Pump Water Heater	**1**	**x**	**5000**	**VA**	**=**		**5000 VA**
PTHP-2	**1**	**x**	**2620**	**VA**	**=**		**2620 VA**
Furnace	**0**	**x**	**680**	**VA**	**=**		**0 VA**
Range	**1**	**x**	**8000**	**VA**	**=**		**8000 VA**
Dishwasher	**0**	**x**	**852**	**VA**	**=**		**0 VA**
							27061 VA
3000 VA	**+**	**3441 VA**	**x**	**0.35**	**+**	**20620 VA**	**= 24824 VA**
I=	**119 Amperes @ 208 Volts single phase**						



ELECTRICAL - FLOOR PLAN - UNIT B3 (1)

1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#10+#10G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES

   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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(650) 871-0220

24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOORHIES
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE B -1BR FLAT

SHEET:

E4.08

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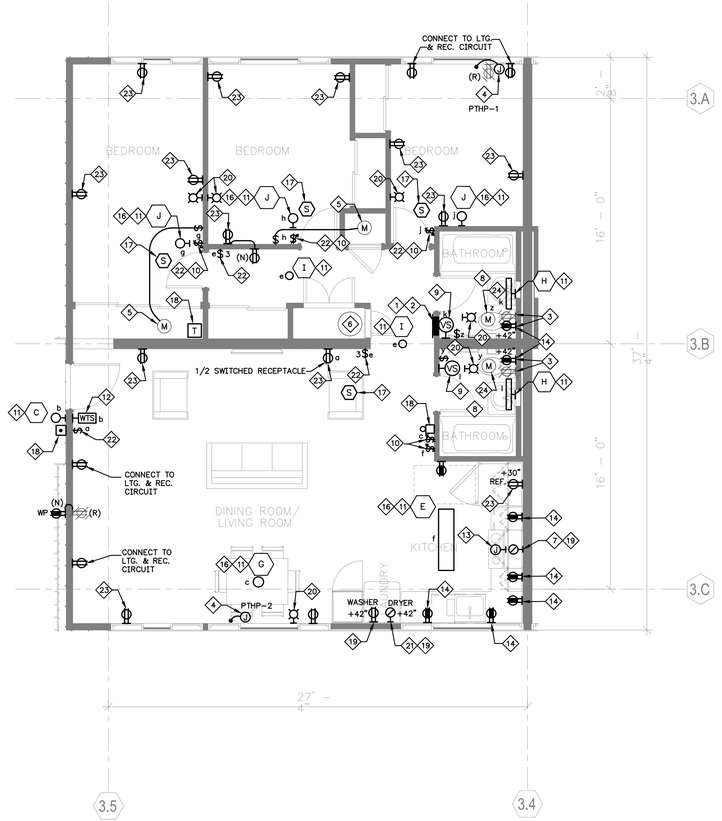
Type:	LOAD CENTER					Mains:	200A
Volt:	120/208V, 1 Phase, 3W	PANEL "B4"				Neut. Bar:	200A
Mtg.	FLUSH	Location:				Lugs:	#1/0
Main CB:	125A/2P	HALL				C.B. Int. Rating:	10 Kaic
Fed From:	METER/MAIN	SURGE PD					

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	AFCI 20	1			1	20	REC. BATHROOM 1	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
*	17	PTHP-1	HACR 20	2					PTHP-2	18	*
*	19	PTHP-1					1	20	REC. BATHROOM 2	20	
*	21	HEAT PUMP WATER HEATER #10 AWG	HACR 30	2			1	AFCI 15	SPARE	22	
*	23	HEAT PUMP WATER HEATER #10 AWG					1	AFCI 20	SPARE	24	

NOTES:

1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village B Building 3 BDRM Apartment 1016 Square Feet			2022-CEC-220-PART 3			
Lighting and Receptacles	1016	Sqft. X	3	VA/Sqft.	=	3048 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	3	x	1664	VA	=	4992 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						30540 VA
3000 VA	+	4548 VA	x	0.35	+	22992 VA = 27584 VA
I=	133 Amperes @ 208 Volts single phase					



ELECTRICAL - BLDG. TYPE B - 3BR FLAT (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (15A) & 2#10+#10G. (30A) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMUNICATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOORHEES
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLANS & RCP - BLDG TYPE B -3BR FLAT

SHEET:

E4.09

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Type:	**LOAD CENTER**						**Mains:**	**200A**				
Volt:	**120/208V, 1 Phase, 3W**			**PANEL "C1"**			**Neut. Bar:**	**200A**				
Mtg.	**FLUSH**			**Location:**			**Lugs:**	**#1/0**				
Main CB:	**150A/2P**			**HALL**			**C.B. Int. Rating:**	**10 Kaic**				
Fed From:	**METER/MAIN**			**SURGE PD**								
	CIR No.	**DESCRIPTION**	**CB AMP**	**CB POLE**	**LOAD A**	**LOAD C**	**CB POLE**	**CB AMP**	**DESCRIPTION**	**CIR No.**	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	G/A 20	1			1	AFCI 15	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
*	17	PTHP-1 (2)	HACR 20	2					PTHP-2	18	*
*	19	PTHP-1 (2)					1	20	REC. BATHROOM	20	
*	21	HEAT PUMP WATER HEATER #10 AWG	HACR 30	2			2	HACR 20	PTHP-1 (1)	22	*
*	23	HEAT PUMP WATER HEATER #10 AWG							PTHP-1 (1)	24	*

NOTES:

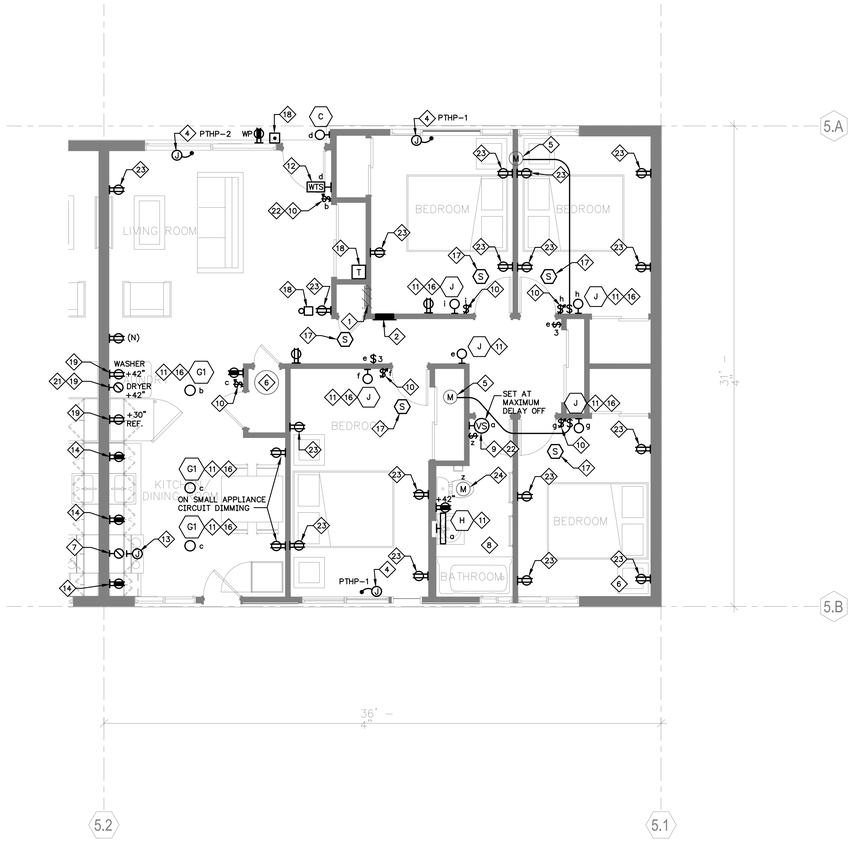
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village C Building 4 BDRM Apartment **2022-CEC-220-PART 3**
1058 Square Feet

Lighting and Receptacles	1058	Sqft. X	3	VA/Sqft.	=	3174 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	2	x	1664	VA	=	3328 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32330 VA

3000 VA + 4674 VA x 0.35 + 24656 VA = 29292 VA

I= 141 Amperes @ 208 Volts single phase



ELECTRICAL - BLDG. TYPE C - 4BR FLAT (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. REROUTE CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. (15OA) 2#10+#10G.(30A) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES

   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLITY) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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24020
JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSKUHLER
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE C - 4BR FLAT

SHEET:

E4.11

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Type:	**LOAD CENTER**							**Mains:**	**200A**				
Volt:	**120/208V, 1 Phase, 3W**			**PANEL "C1"**				**Neut. Bar:**	**200A**				
Mtg.	**FLUSH**			**Location:**				**Lugs:**	**#1/0**				
Main CB:	**150A/2P**			**HALL**				**C.B. Int. Rating:**	**10 Kaic**				
Fed From:	**METER/MAIN**			**SURGE PD**									
	CIR No.	**DESCRIPTION**	**CB AMP**	**CB POLE**	**LOAD A**	**LOAD C**	**CB POLE**	**CB AMP**	**DESCRIPTION**	**CIR No.**	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	G/A 20	1			1	AFCI 15	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
*	17	PTHP-1 (2)	HACR 20	2					PTHP-2	18	*
*	19	PTHP-1 (2)					1	20	REC. BATHROOM	20	
*	21	HEAT PUMP WATER HEATER #10 AWG	HACR 30	2			2	HACR 20	PTHP-1 (1)	22	*
*	23	HEAT PUMP WATER HEATER #10 AWG							PTHP-1 (1)	24	*

NOTES:

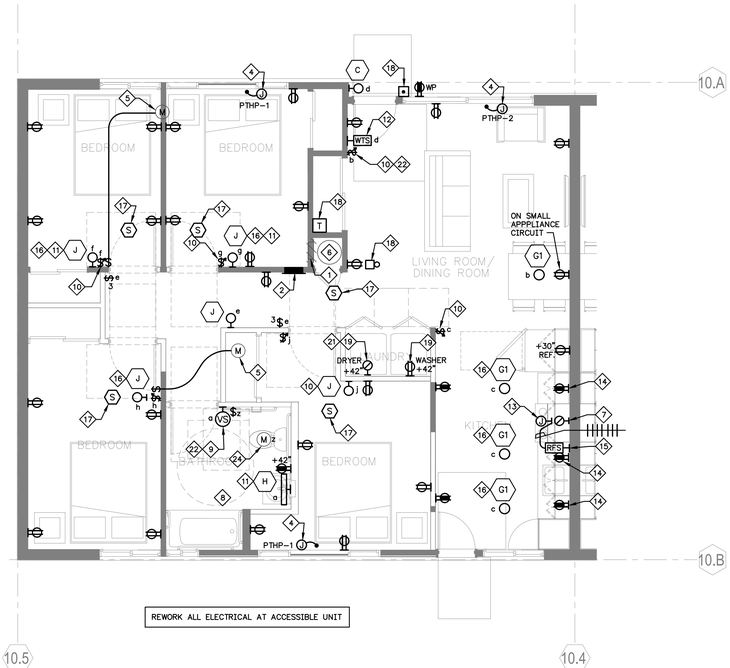
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP CIRCUITS.

Golden Gate Village C Building 4 BDRM Apartment **2022-CEC-220-PART 3**
1058 Square Feet

Lighting and Receptacles	1058	Sqft. X	3	VA/Sqft.	=	3174 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-1	2	x	1664	VA	=	3328 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32330 VA

3000 VA	+	4674 VA	x	0.35	+	24656 VA	=	29292 VA

I= **141 Amperes @ 208 Volts single phase**



ELECTRICAL - BLDG TYPE C - FLAT ACCESSIBLE (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. REROUTE CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. PROVIDE "K" FIXTURES WHERE UNITS HAVE CEILING FAN, OTHERWISE "C" FIXTURE WITH DIMMER SWITCH.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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JOB NUMBER

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105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOORTMAN
No. E 11468
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE C -
- 4BR FLAT ACESSIBLE

SHEET:

E4.12

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Type:	**LOAD CENTER**						**Mains:**	**200A**			
Volt:	**120/208V, 1 Phase, 3W**		**PANEL "C1"**				**Neut. Bar:**	**200A**			
Mtg.	**FLUSH**		**Location:**				**Lugs:**	**#1/0**			
Main CB:	**150A/2P**		**HALL**				**C.B. Int. Rating:**	**10 Kaic**			
Fed From:	**METER/MAIN**		**SURGE PD**								
	CIR No.	**DESCRIPTION**	**CB AMP**	**POLE**	**LOAD A**	**LOAD C**	**CB POLE**	**CB AMP**	**DESCRIPTION**	**CIR No.**	
*	1	RANGE #8 AWG	GFCI 40	2			1	AFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	AFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 2	6	
	7	REC. SMALL APPLIANCE	AFCI 20	1			1	AFCI 15	LTG. & REC. BEDROOM 3	8	
	9	REC. REFRIGERATOR	G/A 20	1			1	AFCI 15	SPARE	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
*	17	PTHP-1 (2)	HACR 20	2					PTHP-2	18	*
*	19	PTHP-1 (2)					1	20	REC. BATHROOM	20	
*	21	HEAT PUMP WATER HEATER #10 AWG	HACR 30	2			2	HACR 20	PTHP-1 (1)	22	*
*	23	HEAT PUMP WATER HEATER #10 AWG							PTHP-1 (1)	24	*

NOTES:

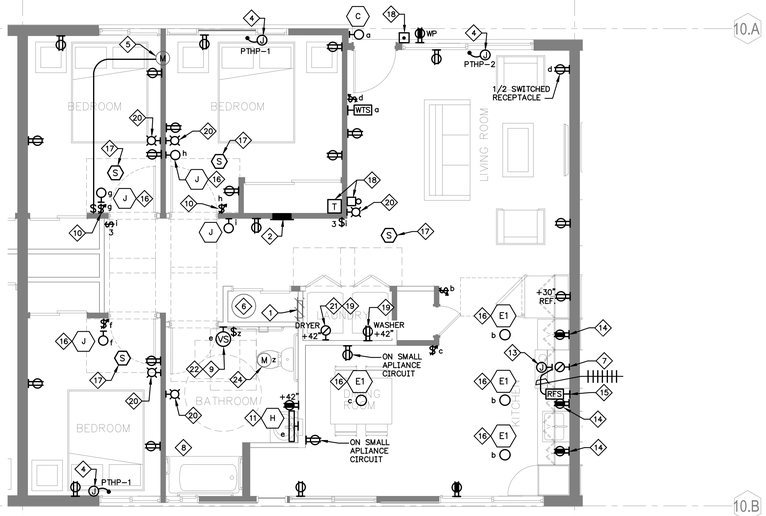
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. ✳ VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP-1 CIRCUITS.

Golden Gate Village C Building 3 BDRM Apartment **2022-CEC-220-PART 3**
1065 Square Feet

Lighting and Receptacles	**1065**	**Sqft. X**	**3**	**VA/Sqft.**	**=**	**3195 VA**
Small Appliances + Laundry	**3**	**x**	**1500**	**VA**	**=**	**4500 VA**
Dryer	**1**	**x**	**5000**	**VA**	**=**	**5000 VA**
Heat Pump Water Heater	**1**	**x**	**5000**	**VA**	**=**	**5000 VA**
PTHP-1	**2**	**x**	**1664**	**VA**	**=**	**3328 VA**
PTHP-2	**1**	**x**	**3328**	**VA**	**=**	**3328 VA**
Range	**1**	**x**	**8000**	**VA**	**=**	**8000 VA**
Dishwasher	**0**	**x**	**852**	**VA**	**=**	**0 VA**
						32351 VA

3000 VA + 4695 VA x 0.35 + 24656 VA = 29299 VA

I= 141 Amperes @ 208 Volts single phase



REWORK ALL ELECTRICAL AT ACCESSIBLE UNIT

ELECTRICAL - BLDG TYPE C - 3BR FLAT ACCESSIBLE 1

1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN. RECONNECT CIRCUITS TO REMAIN TO NEW PANEL.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. REMOVE RECEPTACLE WITHIN 3' OF TUB/SHOWER AND PROVIDE NEW ON DEDICATED CIRCUIT MINIMUM 3' FROM TUB/SHOWER
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#12+#12G.(20A), 2#10+#10G (30A) CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL, SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. PROVIDE VACANCY SENSOR AND NEW PLATE.
10. PROVIDE DIMMER SWITCH AND PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. REPLACE OR NEW SWITCH WALL ASTRONOMICAL TIMER SWITCH. PROVIDE NEW PLATE.
13. DISCONNECT (E) AND RECONNECT NEW RANGE HOOD. PROVIDE DEDICATED CIRCUIT.
14. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
15. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
16. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
17. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
21. NEMA 14-30R AND DRYER CORD/PLUG.
22. REPLACE (E) SWITCH WITH NEW. AT MOBILITY UNIT ADJUST TO +48" MAXIMUM TO TOP OF BOX.
23. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT. AT MOBILITY ADJUST TO +15" MINIMUM TO BOTTOM OF BOX.
24. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL JOHN TORTORICH — No. E 11460 Exp. 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE C - 3BR FLAT ACCESSIBLE

SHEET:

E4.13

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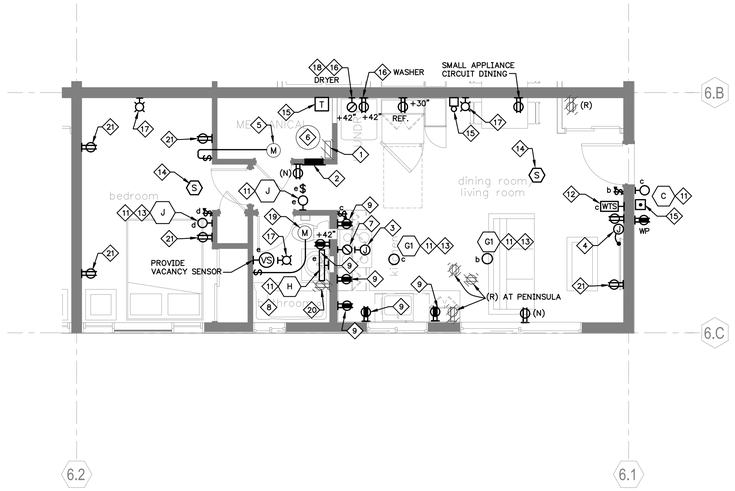
Type:	**LOAD CENTER**						**Mains:**	**125A**			
Volt:	**120/208V, 1 Phase, 3W**		**PANEL "E2"**				**Neut. Bar:**	**125A**			
Mtg.	**FLUSH**		**Location:**				**Lugs:**	**#1**			
Main CB:	**125A/2P**		**HALL**				**C.B. Int. Rating: 10 Kaic**				
Fed From:	**METER/MAIN**		**SURGE PD**								
	CIR No.	**DESCRIPTION**	**CB AMP**	**CB POLE**	**LOAD A**	**LOAD C**	**CB POLE**	**CB AMP**	**DESCRIPTION**	**CIR No.**	
*	1	RANGE #8 AWG	GFCI 40	2			1	GFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	GFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			2	HACR 30	HEAT PUMP WATER HEATER	6	*
	7	REC. SMALL APPLIANCE	AFCI 20	1					HEAT PUMP WATER HEATER	8	*
	9	REC. REFRIGERATOR	AFCI 20	1			1	20	REC. BATHROOM	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
	17	SPARE	AFCI 15	1					PTHP-2	18	*
	19	SPARE	AFCI 20	1			1	AFCI 15	SPARE	20	

NOTES:

1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP-2 & WATER HEATER CIRCUITS.

Golden Gate Village E Building Apartment 1 BDRM. 2022-CEC-220-PART 3
535 Square Feet

Lighting and Receptacles	535	Sqft. X	3	VA/Sqft.	=	1605 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						27433 VA
3000 VA	+	3105 VA	x	0.35	+	21328 VA = 25415 VA
I=	122 Amperes @ 208 Volts single phase					



ELECTRICAL - BLDG TYPE E - 1BR FLAT
1/4" = 1'-0" (1)

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. PROVIDE DEDICATED CIRCUIT FOR RANGE HOOD.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#10+#10G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL. SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
10. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
11. REPLACE (E) LIGHT WITH NEW LED.
12. NEW WALL ASTRONOMICAL TIMER SWITCH.
13. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
14. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
15. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
16. GFCI PROTECTION AT PANEL.
17. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
18. NEMA 14-30R AND DRYER CORD/PLUG.
19. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.
20. REMOVE RECEPTACLE WITHIN 3' OF TUB AND PROVIDE NEW MINIMUM 3' AWAY.
21. REPLACE (E) RECEPTACLE WITH NEW TAMPER RESISTANT.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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(650) 871-0220
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JOB NUMBER

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSTEJOVSKY
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE E -1BR FLAT

SHEET:
E4.14

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Type:	LOAD CENTER						Mains:	125A
Volt:	120/208V, 1 Phase, 3W		PANEL "E2"				Neut. Bar:	125A
Mtg.	FLUSH		Location:				Lugs:	#1
Main CB:	125A/2P		HALL				C.B. Int. Rating:	10 Kaic
Fed From:	METER/MAIN		SURGE PD					

	CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.	
*	1	RANGE #8 AWG	GFCI 40	2			1	GFCI 15	LTG. & REC. LIVING ROOM	2	
*	3	RANGE #8 AWG					1	GFCI 15	LTG. & REC. BEDROOM 1	4	
	5	REC. SMALL APPLIANCE	AFCI 20	1			2	HACR 30	HEAT PUMP WATER HEATER	6	*
	7	REC. SMALL APPLIANCE	AFCI 20	1					HEAT PUMP WATER HEATER	8	*
	9	REC. REFRIGERATOR	AFCI 20	1			1	20	REC. BATHROOM	10	
	11	WASHER	G/A 20	1			1	AFCI 15	EXHAUST & TRANSFER FANS	12	
	13	DRYER #10 AWG	GFCI 30	2			1	AFCI 20	RANGE HOOD	14	
	15	DRYER #10 AWG					2	HACR 30	PTHP-2	16	*
	17	SPARE	AFCI 15	1					PTHP-2	18	*
	19	SPARE	AFCI 20	1			1	AFCI 15	SPARE	20	

NOTES:

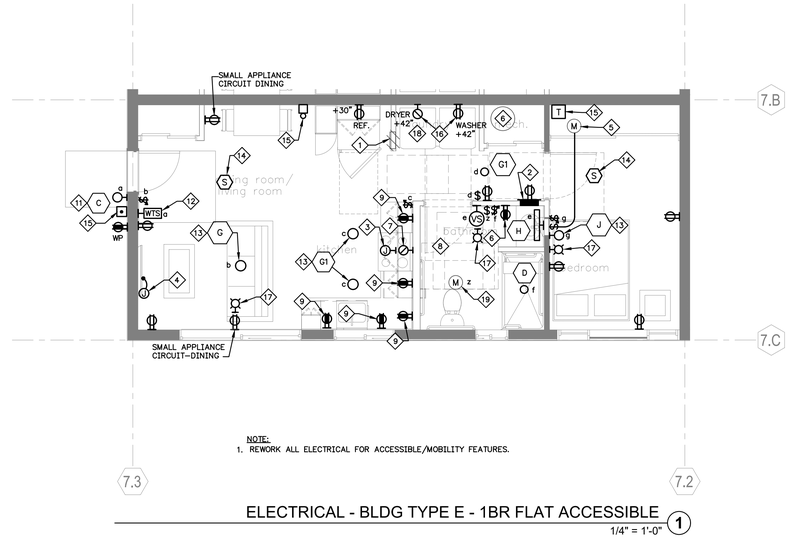
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING BRACKET AT MAIN BREAKER FOR APARTMENT LOAD CENTERS.
5. G/A: PROVIDE DUAL GFCI/AFCI CIRCUIT BREAKER.
6. PROVIDE BUILT-IN LEVEL 2 SURGE PROTECTION DEVICE PER CEC 230.67
7. PROVIDE LOCK-OFF DEVICE ON PTHP-2 & WATER HEATER CIRCUITS.

Golden Gate Village E Building Apartment 1 BDRM. 2022-CEC-220-PART 3
535 Square Feet

Lighting and Receptacles	535	Sqft. X	3	VA/Sqft.	=	1605 VA
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA
Dryer	1	x	5000	VA	=	5000 VA
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA
PTHP-2	1	x	3328	VA	=	3328 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						27433 VA

3000 VA + 3105 VA x 0.35 + 21328 VA = 25415 VA

I= 122 Amperes @ 208 Volts single phase



NOTE:
1. REWORK ALL ELECTRICAL FOR ACCESSIBLE/MOBILITY FEATURES.

ELECTRICAL - BLDG TYPE E - 1BR FLAT ACCESSIBLE (1)
1/4" = 1'-0"

SHEET NOTES:

1. REMOVE (E) PANEL AND FEEDER TO METER/MAIN.
2. NEW PANEL FLUSH IN WALL WITH NEW FEEDER TO METER/MAIN. WHITE COVER. TOP OF TOP BREAKER AT +48", MINIMUM 36"x 30" CLEAR SPACE.
3. PROVIDE DEDICATED CIRCUIT FOR RANGE HOOD.
4. PTHP UNIT. PROVIDE HARD WIRE CONNECTION 2#10+#10G. CIRCUIT. PROVIDE LOCK-OFF DEVICE AT PANEL. SMD.
5. TRANSFER FAN, SMD. PROVIDE SWITCH CONTROL.
6. NEW HEAT PUMP WATER HEATER. PROVIDE 2#10+#10G BRANCH CIRCUIT TO RESPECTIVE PANEL. DISCONNECT NOT REQUIRED AS ELECTRICAL PANEL IN SIGHT OF WATER HEATER.
7. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. LOCATE BASED ON APPLIANCE PROVIDED. PROVIDE 3#8+#10G. BRANCH CIRCUIT (10.5KW).
8. PROVIDE 2#12+#12G. BRANCH CIRCUIT TO BATHROOM FOR 20 AMPERE CIRCUIT PER CODE.
9. GFCI RECEPTACLE ABOVE COUNTER/SINK AT KITCHENS AND BATHROOMS. SEE ARCHITECTUAL ELEVATIONS FOR EXACT LOCATION, +42".
10. REMOTE SWITCH SUPPLIED WITH FAN FOR CONTROL OF KITCHEN HOOD FAN AND LIGHT. MOUNT SAME HEIGHT AS RECEPTACLE AT COUNTER AT MOBILITY UNIT.
11. REPLACE (E) LIGHT WITH NEW LED.
12. NEW WALL ASTRONOMICAL TIMER SWITCH.
13. DIMMED LED. PROVIDE DIMMER SWITCH AND VERIFY LOCATION PRIOR TO ROUGH-IN.
14. PROVIDE SMOKE DETECTOR (SYSTEM) WITH SOUNDER BASE. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). SOUNDERS SHALL ACTIVATE LOCALLY ON APARTMENT DETECTION AND BUILDING ALARM.
15. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
16. GFCI PROTECTION AT PANEL.
17. FIRE ALARM SYSTEM STROBE AT COMMUNICATION UNITS. PREWIRE ALL OTHER UNITS. STROBE SHALL ACTIVATE LOCALLY FOR UNIT DETECTION AND ON BUILDING ALARM.
18. NEMA 14-30R AND DRYER CORD/PLUG.
19. BATH EXHAUST FAN. PROVIDE HOT CIRCUIT AND REMOTE SWITCH NON-POWERED CONTACT FOR HIGH SPEED.
20. PROVIDE "K" FIXTURES WHERE UNITS HAVE CEILING FAN, OTHERWISE "G" FIXTURE WITH DIMMER SWITCH.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LAYOUT.
2. ALL COMMINUCATION UNITS SHALL HAVE AUDIO/VISUAL DOOR BELL AND STROBES SYSTEM.
3. RECEPTACLES SHALL BE INSTALLED WITH GROUND SLOT DOWN OR RIGHT, SWITCHED RECEPTACLES SHALL HAVE GROUND SLOT UP.
4. ALL RECEPTACLES SHALL BE TAMPER RESISTANT RECEPTACLES PER CEC 406.12
5. ABOVE COUNTER DEVICES
   SEE ARCHITECTURAL DETAILS. MAXIMUM 24" REACH ABOVE COUNTERS. COORDINATE WITH FINAL COUNTER SIZES.
6. SEPARATE OUTLETS BETWEEN APARTMENTS BY ONE STUD SPACE MINIMUM.
7. ALL COMMUNICATION UNITS SHALL HAVE FIRE ALARM STROBES AND DOOR BELL STROBES.
8. SAD FOR MOBILITY (ACCESSIBLE) AND COMMUNICATIONS (HVI) UNITS.
9. ONLY SELECT UNITS WERE REVIEWED AND MOST WALLS WERE NOT ACCESSIBLE. EXISTING WORK BASED ON ORIGINAL DRAWINGS AND LIMITED REVIEW. ADJUST WORK AS REQUIRED FOR ACTUAL CONDITIONS.

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STAMP:
REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOSTEJOVSKY
No. E 11460
Exp. 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
BLDG TYPE E -1BR FLAT ACCESSIBLE

SHEET:
E4.15

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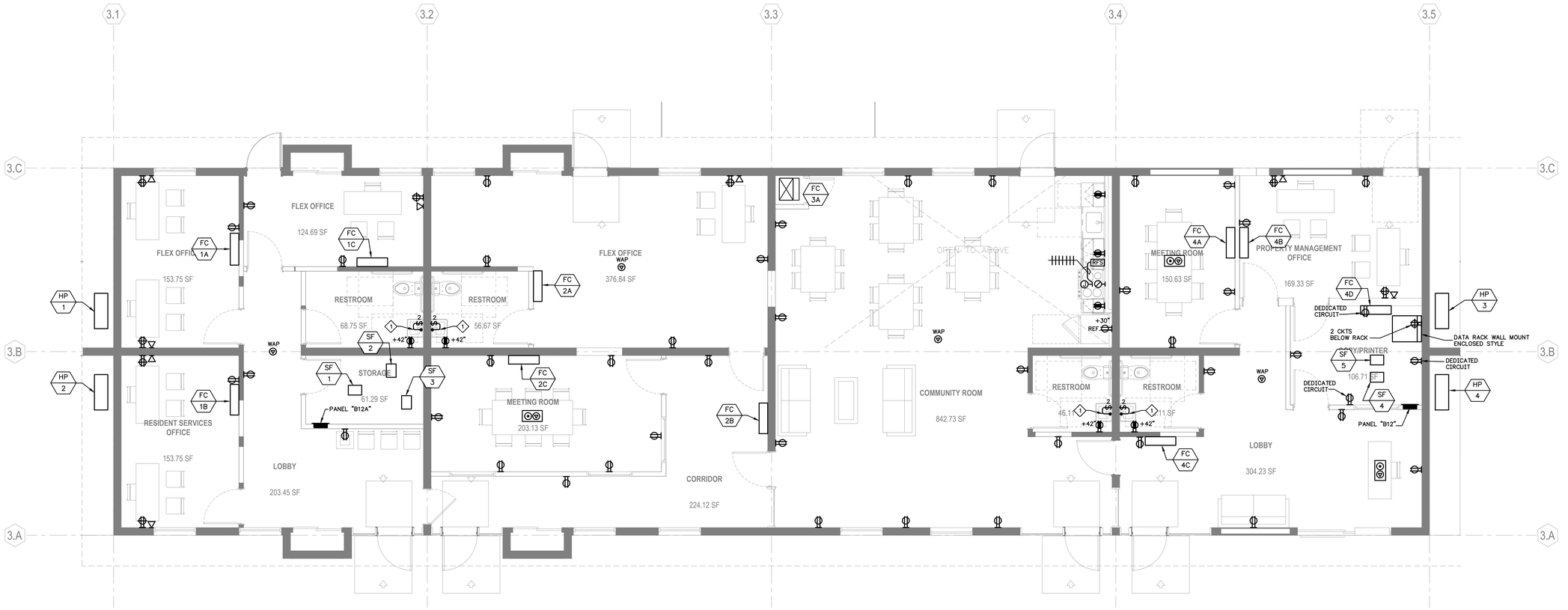
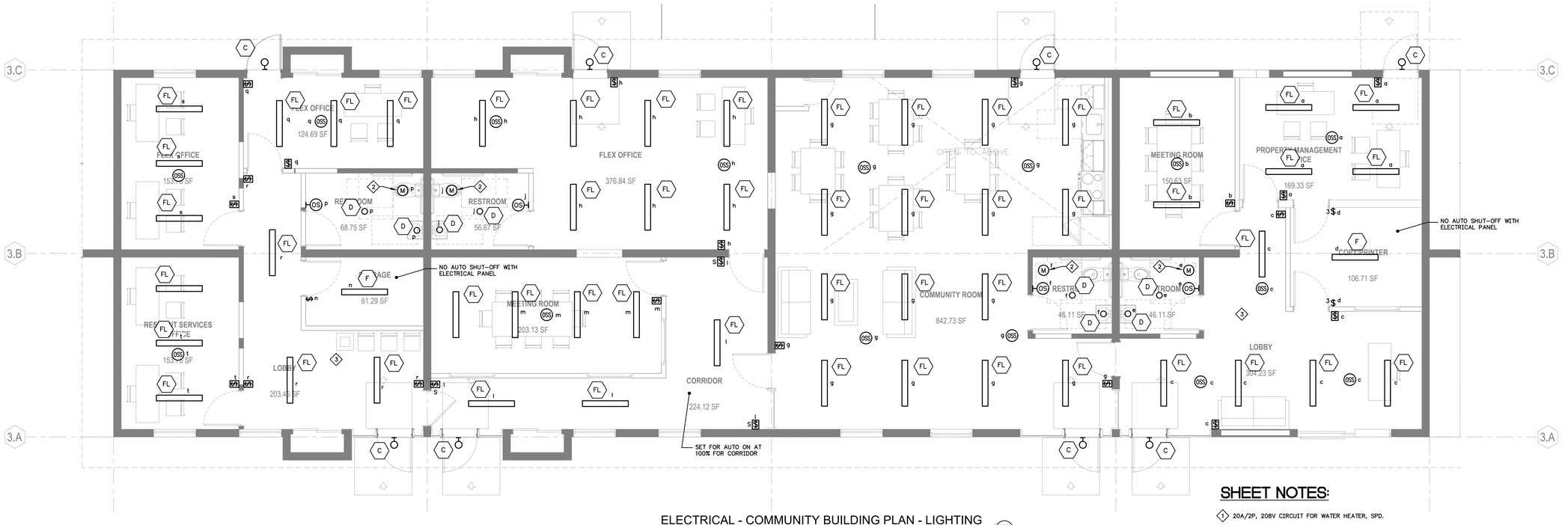


ELECTRICAL - COMMUNITY BUILDING PLAN - POWER AND LOW VOLTAGE

1/4" = 1'-0" (1)



ELECTRICAL - COMMUNITY BUILDING PLAN - LIGHTING

1/4" = 1'-0" (1)

SHEET NOTES:

1. 20A/2P, 208V CIRCUIT FOR WATER HEATER, SPD.
2. EXHAUST FAN CONTROL WITH LIGHTS.
3. SET FOR AUTO ON TO 20% WITH INITIAL OCCUPANCY.

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CONSULTING ENGINEERS
ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL JOHN TORTORICH — No. E 11460 Exp. 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Aug. 21, 25

REVISION SCHEDULE

NO.	ISSUE	DATE
	SCHEMATIC DESIGN	06 / 20 / 25

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	06 / 17 / 25
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS & RCP -
COMMUNITY BUILDING PLAN

SHEET:

E4.16

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SHEET INDEX

1.	FX001	FIRE SPRINKLER SITE PLAN, LEGEND, NOTES, DETAILS
2.	FX110	FIRE SPRINKLER BUILDING STYLE B, EXCLUDE B11 & B12 FLOOR PLANS/ROOF, NOTES
3.	FX120	FIRE SPRINKLER BUILDING STYLE B11 FLOOR PLANS/ROOF, NOTES
4.	FX130	FIRE SPRINKLER BUILDING STYLE B12 FLOOR PLANS/ROOF, NOTES
5.	FX145	FIRE SPRINKLER BUILDING STYLE C2 FLOOR PLANS/ROOF, NOTES
6.	FX150	FIRE SPRINKLER BUILDING STYLE E2 & E3 FLOOR PLANS/ROOF, NOTES
7.	FX160	FIRE SPRINKLER BUILDING STYLE E4 & E5 FLOOR PLANS/ROOF, NOTES

FIRE SERVICE UNDERGROUND SIZES
WITH CURRENT INFORMATION, IT IS EXPECTED THAT 4" FIRE SERVICE LINES WILL BE ADEQUATE FOR ALL NFPA 13R BUILDINGS. THIS INCLUDES BUILDING TYPES E, C, & B (EXCLUDES B12).

NFPA 13 BUILDINGS SHOULD BE PROVIDED WITH 6" FIRE SERVICE LINES. THIS INCLUDES BUILDING TYPES AL, AR, THE MAINTENANCE/ADMIN BUILDING & COMMUNITY BUILDING B12.

*CONVERSATION WITH MARIN COUNTY FIRE DEPARTMENT JULY 16TH, 2025 - PROPOSED PLAN FOR STANDPIPES IS ACCEPTABLE. SEE 5/FX170 & 5/FX180 FOR DETAILS.

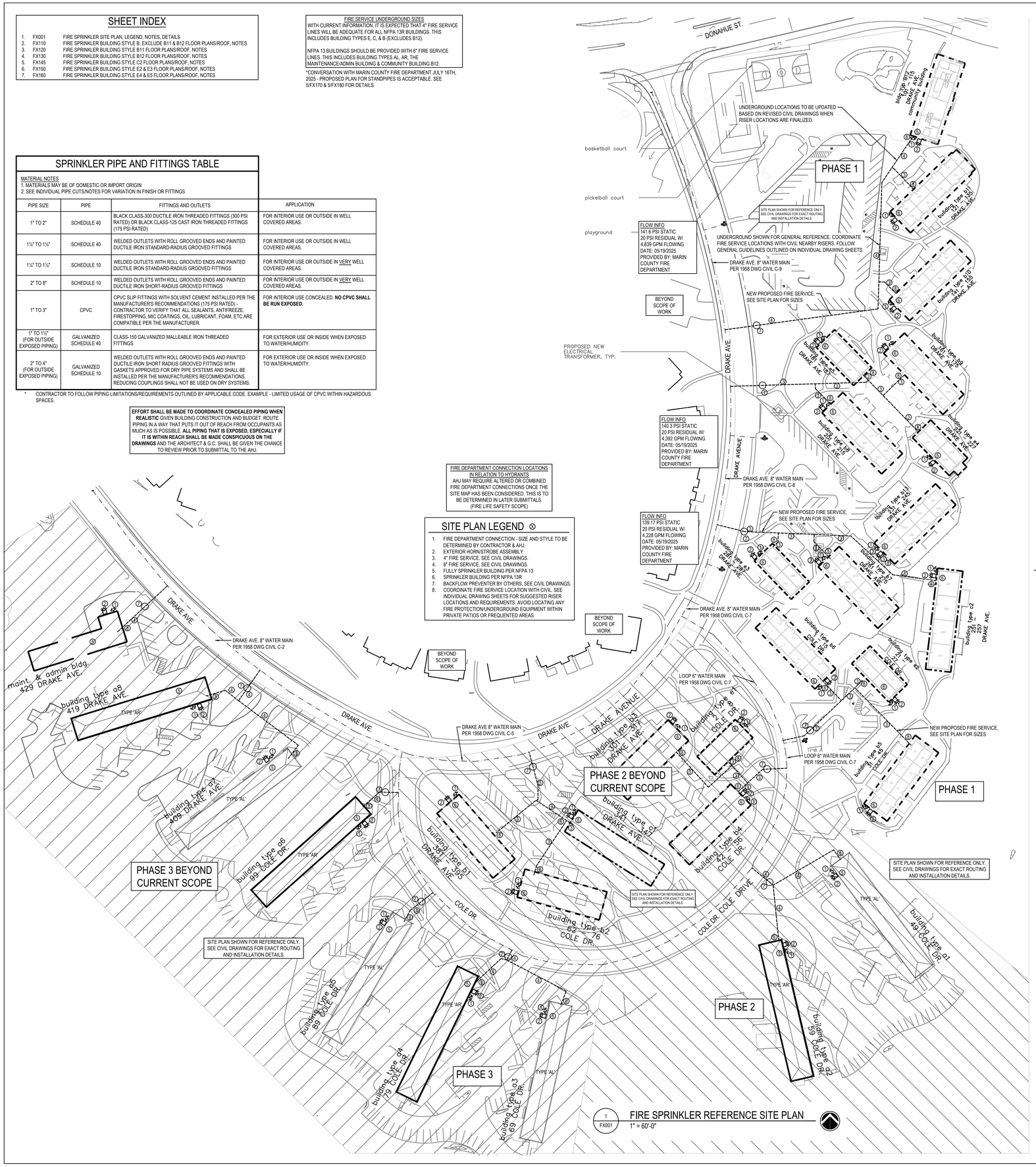
SPRINKLER PIPE AND FITTINGS TABLE

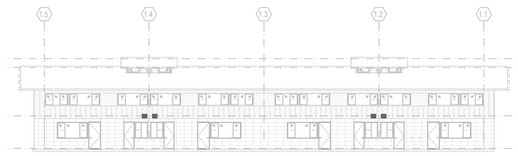
MATERIAL NOTES
1. MATERIALS MAY BE OF DOMESTIC OR IMPORT ORIGIN
2. SEE INDIVIDUAL PIPE CUTS/NOTES FOR VARIATION IN FINISH OR FITTINGS

PIPE SIZE	PIPE	FITTINGS AND OUTLETS	APPLICATION
1" TO 2"	SCHEDULE 40	BLACK CLASS-300 DUCTILE IRON THREADED FITTINGS (300 PSI RATED) OR BLACK CLASS-125 CAST IRON THREADED FITTINGS (175 PSI RATED)	FOR INTERIOR USE OR OUTSIDE IN WELL COVERED AREAS.
1¼" TO 1½"	SCHEDULE 40	WELDED OUTLETS WITH ROLL GROOVED ENDS AND PAINTED DUCTILE IRON STANDARD-RADIUS GROOVED FITTINGS	FOR INTERIOR USE OR OUTSIDE IN WELL COVERED AREAS.
1¼" TO 1½"	SCHEDULE 10	WELDED OUTLETS WITH ROLL GROOVED ENDS AND PAINTED DUCTILE IRON STANDARD-RADIUS GROOVED FITTINGS	FOR INTERIOR USE OR OUTSIDE IN VERY WELL COVERED AREAS.
2" TO 8"	SCHEDULE 10	WELDED OUTLETS WITH ROLL GROOVED ENDS AND PAINTED DUCTILE IRON SHORT-RADIUS GROOVED FITTINGS	FOR INTERIOR USE OR OUTSIDE IN VERY WELL COVERED AREAS.
1" TO 3"	CPVC	CPVC SLIP FITTINGS WITH SOLVENT CEMENT INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS (175 PSI RATED) - CONTRACTOR TO VERIFY THAT ALL SEALANTS, ANTIFREEZE, FIRESTOPPING, MIC COATINGS, OIL, LUBRICANT, FOAM, ETC ARE COMPATIBLE PER THE MANUFACTURER.	FOR INTERIOR USE CONCEALED. **NO CPVC SHALL BE RUN EXPOSED.**
1" TO 1½" (FOR OUTSIDE EXPOSED PIPING)	GALVANIZED SCHEDULE 40	CLASS-150 GALVANIZED MALLEABLE IRON THREADED FITTINGS	FOR EXTERIOR USE OR INSIDE WHEN EXPOSED TO WATER/HUMIDITY.
2" TO 4" (FOR OUTSIDE EXPOSED PIPING)	GALVANIZED SCHEDULE 10	WELDED OUTLETS WITH ROLL GROOVED ENDS AND PAINTED DUCTILE IRON SHORT RADIUS GROOVED FITTINGS WITH GASKETS APPROVED FOR DRY PIPE SYSTEMS AND SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. REDUCING COUPLINGS SHALL NOT BE USED ON DRY SYSTEMS.	FOR EXTERIOR USE OR INSIDE WHEN EXPOSED TO WATER/HUMIDITY.

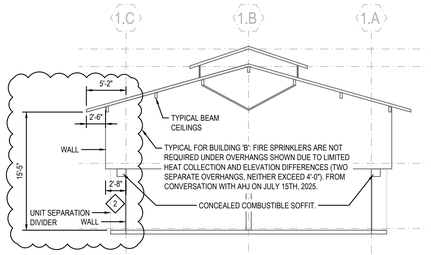
* CONTRACTOR TO FOLLOW PIPING LIMITATIONS/REQUIREMENTS OUTLINED BY APPLICABLE CODE. EXAMPLE - LIMITED USAGE OF CPVC WITHIN HAZARDOUS SPACES.

EFFORT SHALL BE MADE TO COORDINATE CONCEALED PIPING WHEN REALISTIC GIVEN BUILDING CONSTRUCTION AND BUDGET. ROUTE PIPING IN A WAY THAT PUTS IT OUT OF REACH FROM OCCUPANTS AS MUCH AS IS POSSIBLE. **ALL PIPING THAT IS EXPOSED, ESPECIALLY IF IT IS WITHIN REACH SHALL BE MADE CONSPICUOUS ON THE DRAWINGS** AND THE ARCHITECT & G.C. SHALL BE GIVEN THE CHANCE TO REVIEW PRIOR TO SUBMITTAL TO THE AHJ.

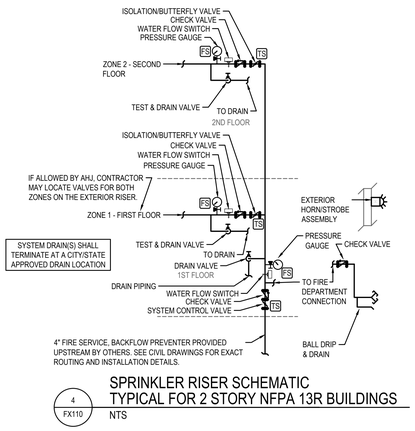




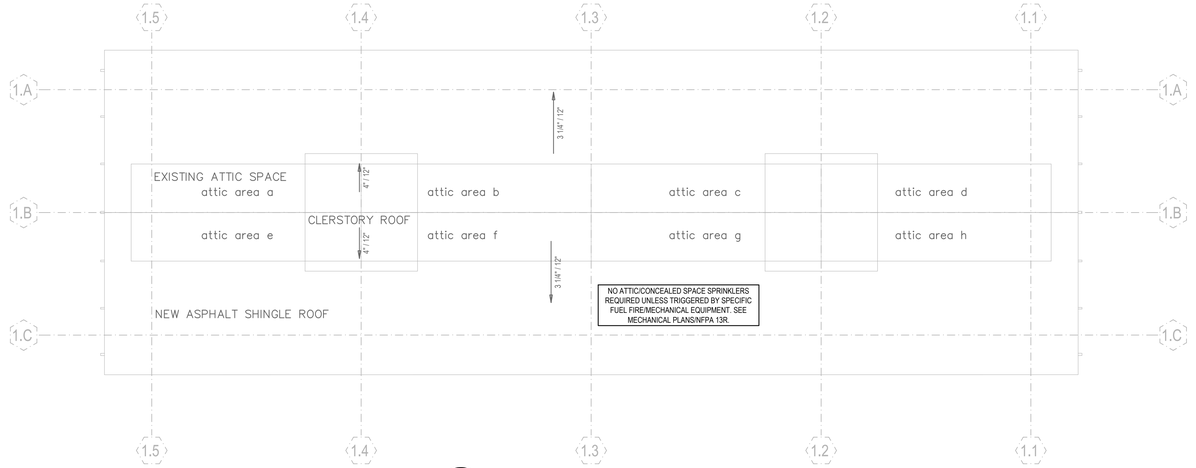
5 FX110 — BUILDING B5-B10, B13 REFERENCE ELEVATION
1/16" = 1'-0"



6 FX110 — BUILDING 'B' OVERHANG REFERENCE
1/8" = 1'-0"

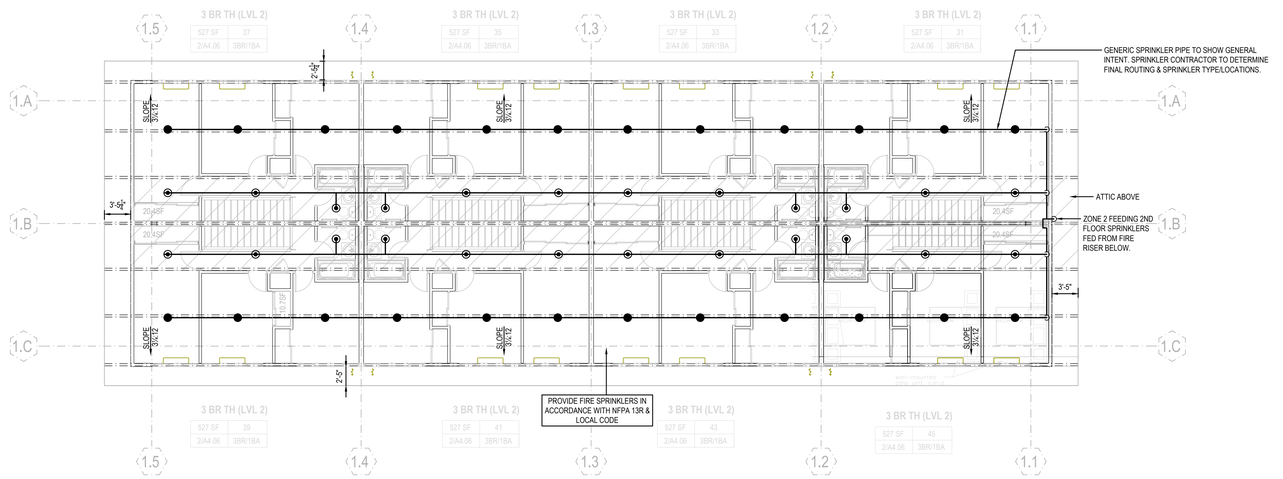


4 FX110 — SPRINKLER RISER SCHEMATIC
TYPICAL FOR 2 STORY NFPA 13R BUILDINGS
NTS



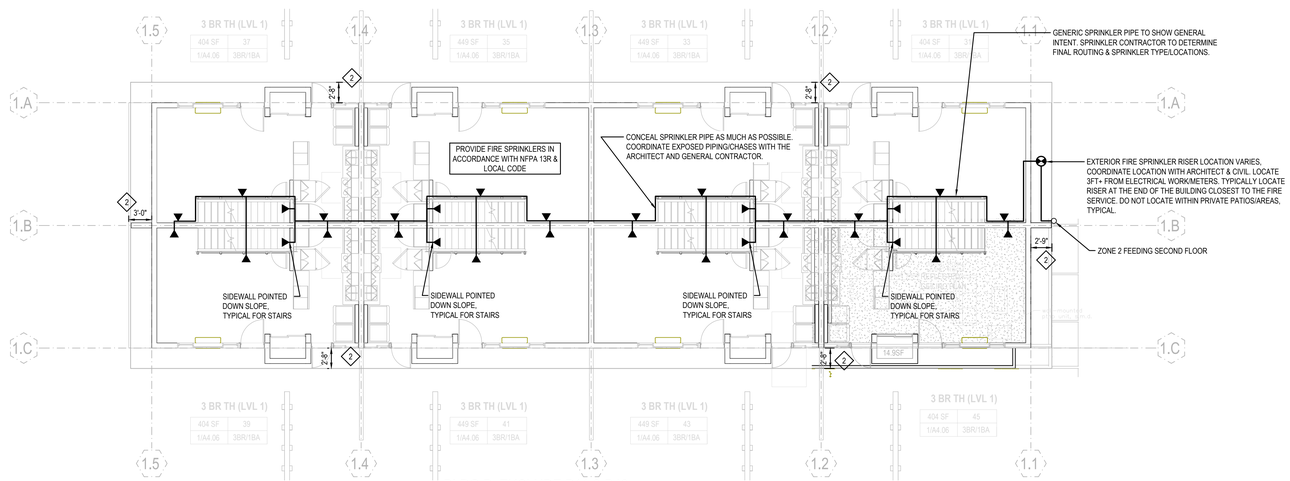
3 FX110 — BLDG B, EXCLUDE B11 & B12 ROOF PLAN
1/8" = 1'-0"
REPRESENTATIVE OF BUILDING TYPE B; FIELD VERIFICATION REQUIRED FOR BUILDING-SPECIFIC DIFFERENCES.

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX110 — BLDG B, EXCLUDE B11 & B12
SECOND FLOOR - FIRE SPRINKLER PLAN
1/8" = 1'-0"
REPRESENTATIVE OF BUILDING TYPE B; FIELD VERIFICATION REQUIRED FOR BUILDING-SPECIFIC DIFFERENCES.

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



1 FX110 — BLDG B, EXCLUDE B11 & B12
FIRST FLOOR - FIRE SPRINKLER PLAN
1/8" = 1'-0"
REPRESENTATIVE OF BUILDING TYPE B; FIELD VERIFICATION REQUIRED FOR BUILDING-SPECIFIC DIFFERENCES.

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.

GENERAL NOTES

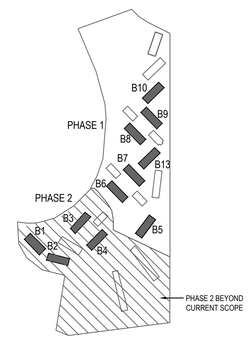
1. PROVIDE A COMPLETE FIRE SPRINKLER SYSTEM PER NFPA 13R REQUIREMENTS.
2. ZONE BUILDING PER FLOOR IN ACCORDANCE WITH LOCAL AMENDMENT, ORDINANCE NO. 3775 SECTION 903.3.9. DETECTION ASSEMBLIES SHALL BE INSTALLED AT EACH FLOOR, UNLESS ALLOWED OTHERWISE BY THE AHJ.
3. NFPA 13R, 2022 - ATTICS DO NOT REQUIRE SPRINKLERS UNLESS REQUIRED FOR MECHANICAL EQUIPMENT AS OUTLINED IN NFPA 13R.
4. THE FIRE SUPPRESSION SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS, DROPS, HANGERS, ETC.
5. PLANS ARE BASED ON EXISTING DRAWINGS & DRAWINGS OF NEW WORK, FIELD VERIFY EXISTING CONDITIONS.
6. IT IS THE INTENT OF THIS DESIGN TO NOT CORE DRILL STRUCTURAL MEMBERS EXCEPT WHERE INDICATED FOR FLOOR SLABS AND CMU WALLS.
7. PROVIDE SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA OBSTRUCTION CRITERIA.
8. PROVIDE SPLIT CHROME WALL PLATES AT ALL EXPOSED WALL PENETRATIONS IN FINISHED ROOMS.
9. VERIFY FIRE SERVICE ENTRY LOCATIONS WITH CIVIL DRAWINGS. COORDINATE FIRE SPRINKLER RISER CONCEALMENT WITH G.C.
10. ALL ROOMS ARE CLASSIFIED AS RESIDENTIAL HAZARD OCCUPANCY (REMOTE HEADS UP TO (4) FLOWING THE WORST-CASE OF 0.05 GPM/SQ FT OVER SXL OR MANUFACTURERS LISTING WITH NO HOSE ALLOWANCE PER NFPA 13R UNLESS OTHERWISE NOTED WITH SYMBOLS BELOW. SEE REMOTE AREA NOTES FOR REMOTE AREA MODIFICATIONS AS APPLICABLE.
    - (LH) LIGHT HAZARD - 0.10 GPM/SQ FT OVER REMOTE AREA - 100 GPM HOSE
    - (OH1) ORDINARY HAZARD GROUP 1 - 0.15 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE
    - (OH2) ORDINARY HAZARD GROUP 2 - 0.20 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE

RESIDENTIAL NOTES

1. PROVIDE NAIL GUARDS AT ALL PIPING PENTRATING STUDS, JOISTS, OR RAFTERS IN CONCEALED LOCATIONS WHERE HOLES ARE LESS THAN 1/4" FROM THE NEAREST EDGE OF THE MEMBER AS REQUIRED PER CODE. SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES (IPC SECTION 305.8).
2. ALL BATHROOMS REGARDLESS OF SIZE SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. CRAWL SPACES OR AREAS BENEATH STAIRS, ACCESSIBLE OR IF INTENDED TO BE USED FOR LIVING OR STORAGE, SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
4. NFPA 13R, NO SPRINKLERS REQUIRED IN CLOSETS LESS THAN 24 SQ FT WHEN WALLS AND CEILINGS ARE SURFACED WITH NONCOMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIALS UNLESS HEATING, AIR-CONDITIONING EQUIPMENT, WASHERS, DRYERS, OR WATER HEATERS ARE PRESENT.
5. PROVIDE SPRINKLER COVERAGE FOR EXTERIOR BALCONIES, DECKS, PATIOS, ETC. IN ACCORDANCE WITH NFPA 13R.

PLAN KEY NOTES

1. NFPA 13R, 2022 SECTION 6.6.5.1. EXTERIOR COMBUSTIBLE ROOF/OVERHANG EXCEEDING 4'-0" SERVING DWELLING UNITS. PROVIDE SPRINKLERS IN ACCORDANCE WITH NFPA 13R.
2. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG NOT EXCEEDING 4'-0" IN WIDTH. NO SPRINKLERS REQUIRED. SEE BUILDING 'B' OVERHANG REFERENCE.



SITE KEY PLAN
NTS

GRAPHIC SCALE : 1/8" = 1'-0"
0' 4' 8' 16' 24'

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www.coffman.com

APPROVALS & COORDINATION:
- MARIN COUNTY FIRE DEPARTMENT

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:
DEFERRED PERMIT SUBMITTAL

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
01	50% SD SET	5/23/2025
02	100% SD SET	6/12/2025
03	50% DD SET	7/23/2025
04	50% DD REV. 1	8/8/2025
05	100% DD	8/21/2025

JOB NUMBER:	2403
DRAWN BY:	BPH
CHECKED BY:	MSG
ISSUE DATE:	8/21/2025
SCALE:	SEE DRAWINGS

TITLE:
FIRE SPRINKLER BUILDING STYLE B, EXCLUDE B11 & B12 FLOOR PLANS/ROOF, NOTES
FX SHEET 2 OF 7

SHEET:
FX110
BASIS OF DESIGN ONLY

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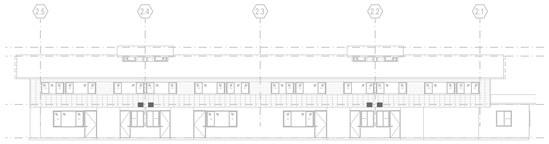
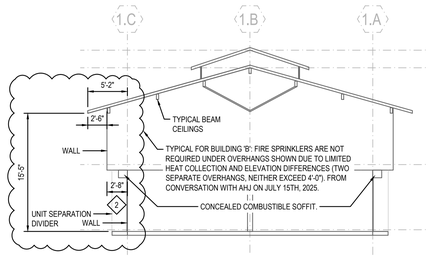
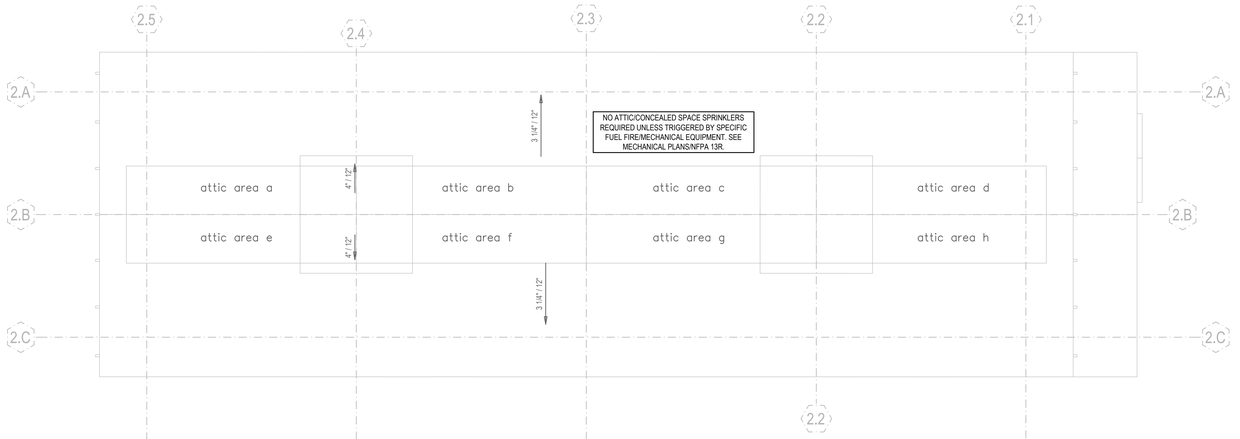
8/5/2025 6:27:21 PM



5 FX120 — BUILDING B11 REFERENCE ELEVATION
1/16" = 1'-0"

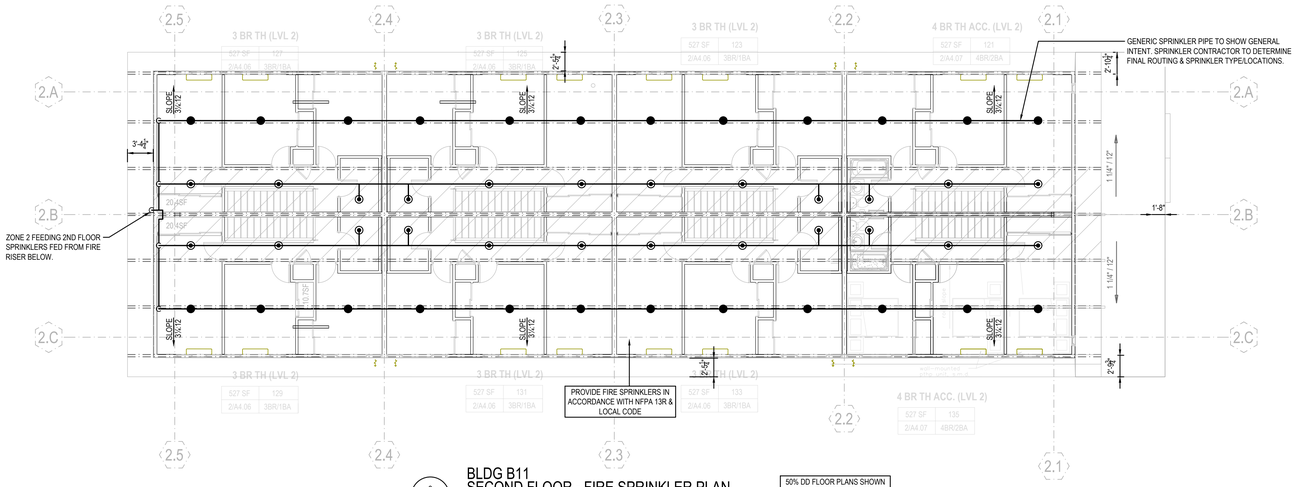


6 FX120 — BUILDING 'B' OVERHANG REFERENCE
1/8" = 1'-0"



3 FX120 — BLDG B11 ROOF PLAN
1/8" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX120 — BLDG B11
SECOND FLOOR - FIRE SPRINKLER PLAN
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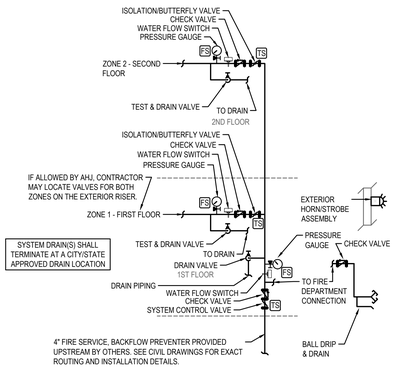
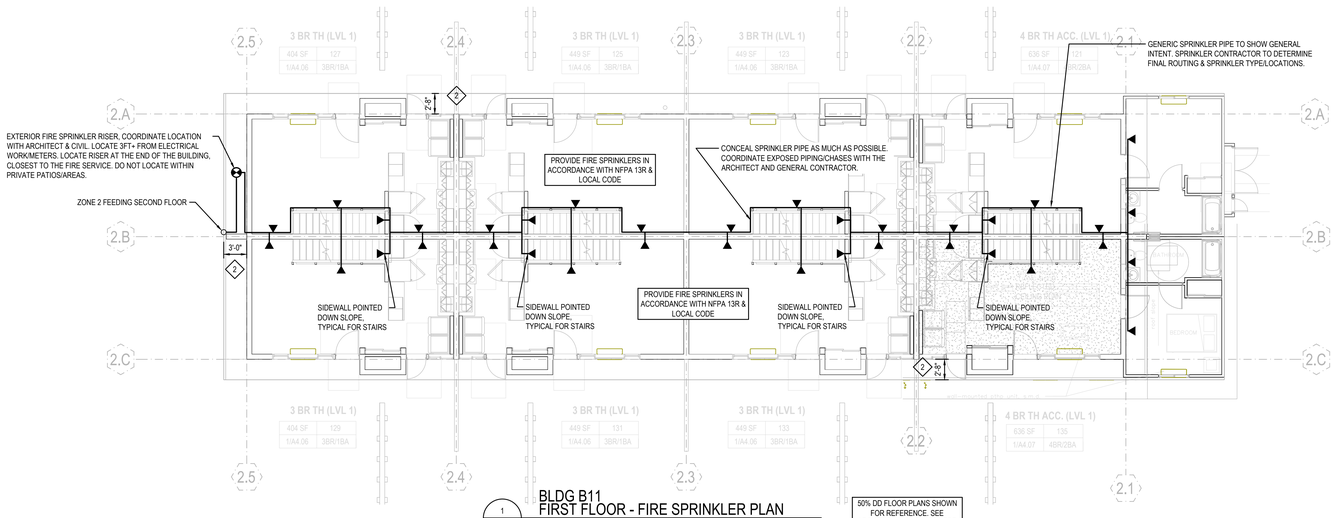


4 FX120 — SPRINKLER RISER SCHEMATIC
TYPICAL FOR 2 STORY NFPA 13R BUILDINGS
NTS



1 FX120 — BLDG B11
FIRST FLOOR - FIRE SPRINKLER PLAN
1/8" = 1'-0"

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PLAN KEY NOTES

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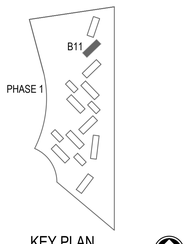

KEY PLAN
NTS

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STAMP:
DEFERRED PERMIT SUBMITTAL

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
01	50% SD SET	5/23/2025
02	100% SD SET	6/12/2025
03	50% DD SET	7/23/2025
04	50% DD REV. 1	8/8/2025
05	100% DD	8/21/2025

JOB NUMBER:	2403
DRAWN BY:	BPH
CHECKED BY:	MSG
ISSUE DATE:	8/21/2025
SCALE:	SEE DRAWINGS

TITLE:
FIRE SPRINKLER BUILDING STYLE B11 FLOOR PLANS/ROOF, NOTES
FX SHEET 3 OF 7

SHEET:
FX120

BASIS OF DESIGN ONLY

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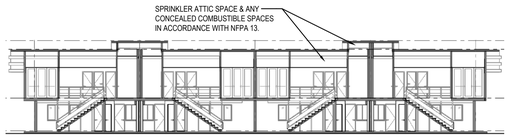
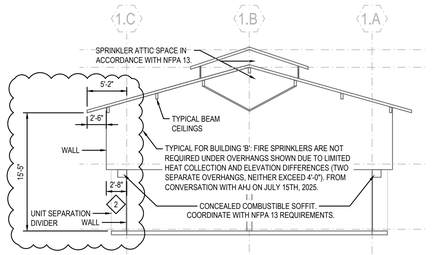


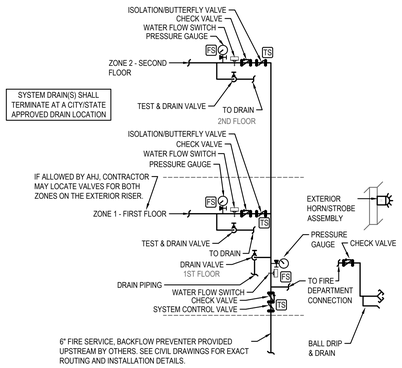
7 FX130 BUILDING B REFERENCE SECTION
1/16" = 1'-0"



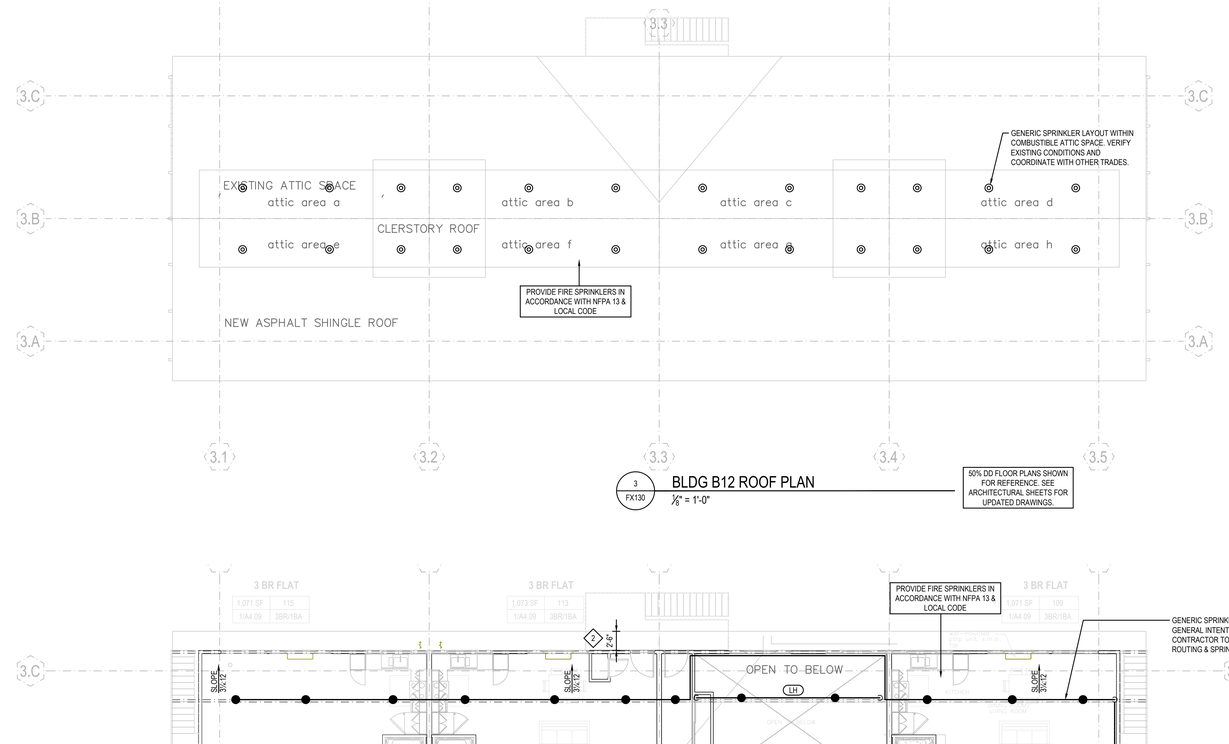
6 FX130 BUILDING B12 REFERENCE ELEVATION
1/16" = 1'-0"



5 FX130 BUILDING 'B' OVERHANG REFERENCE
1/8" = 1'-0"

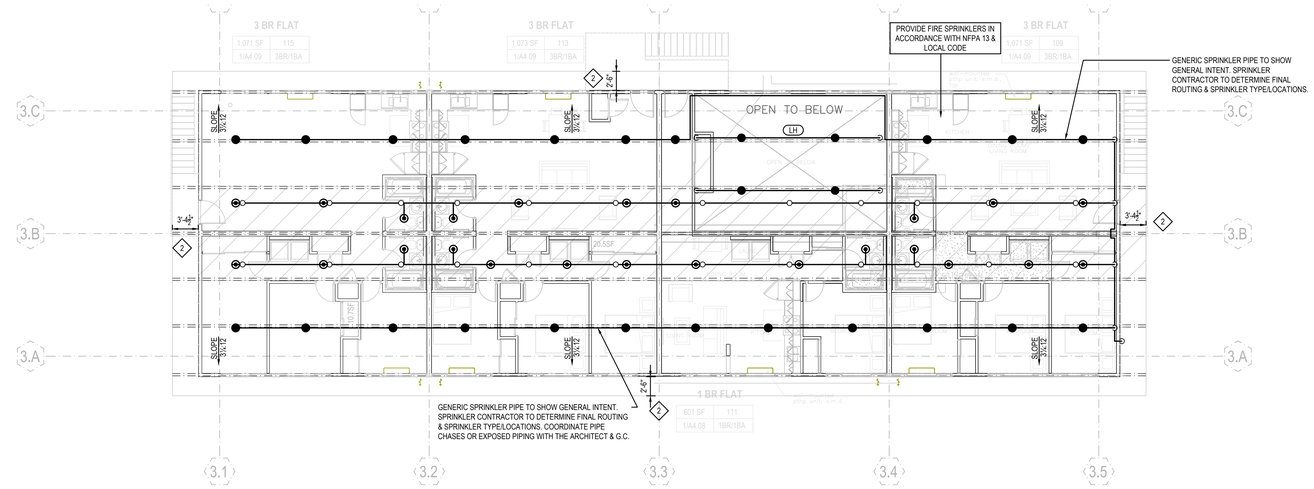


4 FX130 BUILDING B12 SPRINKLER RISER SCHEMATIC
NTS



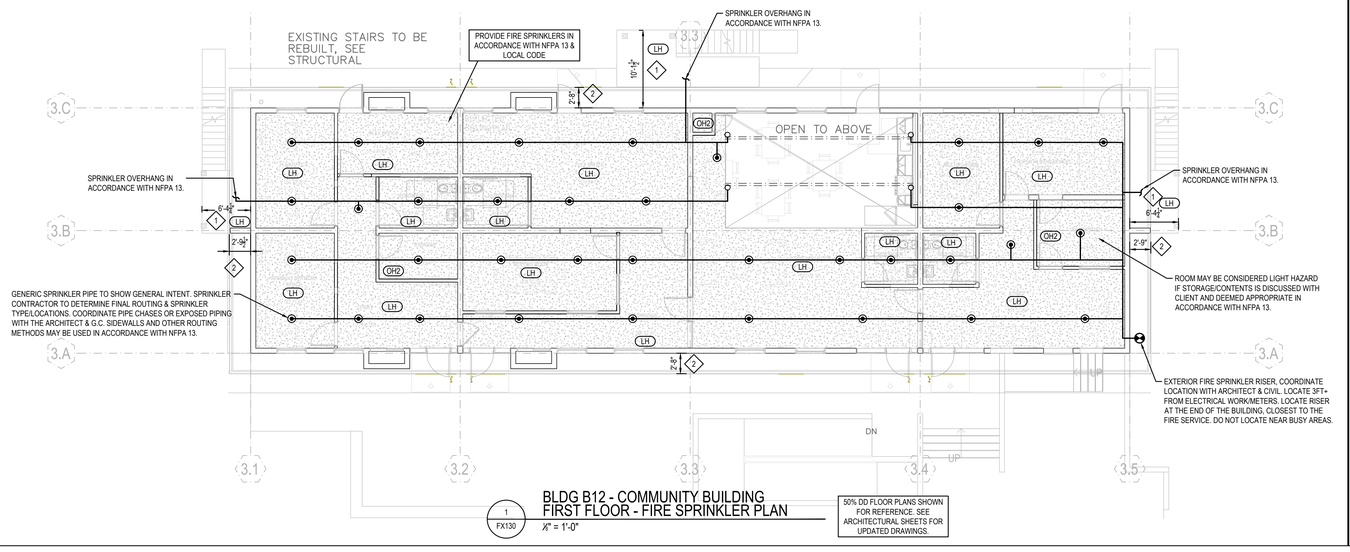
3 FX130 BLDG B12 ROOF PLAN
1/8" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX130 BLDG B12 - COMMUNITY BUILDING SECOND FLOOR - FIRE SPRINKLER PLAN
1/8" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



1 FX130 BLDG B12 - COMMUNITY BUILDING FIRST FLOOR - FIRE SPRINKLER PLAN
1/8" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.

GENERAL NOTES

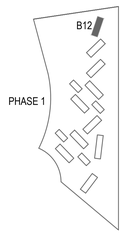
1. PROVIDE A COMPLETE FIRE SPRINKLER SYSTEM PER NFPA 13 REQUIREMENTS.
2. SPRINKLER ALL CONCEALED COMBUSTIBLE SPACES IN ACCORDANCE WITH NFPA 13.
3. ZONE BUILDING PER FLOOR IN ACCORDANCE WITH LOCAL AMENDMENT, ORDINANCE NO. 3775 SECTION 903.3.9. DETECTION ASSEMBLIES SHALL BE INSTALLED AT EACH FLOOR, UNLESS ALLOWED OTHERWISE BY THE AHJ.
4. SPRINKLER COMBUSTIBLE CONCEALED SPACES, INCLUDING ATTICS IN ACCORDANCE WITH NFPA 13.
5. THE FIRE SUPPRESSION SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS, DROPS, HANGERS, ETC.
6. PLANS ARE BASED ON EXISTING DRAWINGS & DRAWINGS OF NEW WORK, FIELD VERIFY EXISTING CONDITIONS.
7. IT IS THE INTENT OF THIS DESIGN TO NOT CORE DRILL STRUCTURAL MEMBERS EXCEPT WHERE INDICATED FOR FLOOR SLABS AND CMU WALLS.
8. PROVIDE SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA OBSTRUCTION CRITERIA.
9. PROVIDE SPLIT CHROME WALL PLATES AT ALL EXPOSED WALL PENETRATIONS IN FINISHED ROOMS.
10. VERIFY FIRE SERVICE ENTRY LOCATIONS WITH CIVIL DRAWINGS. COORDINATE FIRE SPRINKLER RISER CONCEALMENT WITH G.C.
11. ALL ROOMS ARE CLASSIFIED AS RESIDENTIAL HAZARD OCCUPANCY (PER MANUFACTURERS LISTING OR MINIMUM 0.10 GPM/SQ FT OVER REMOTE AREA - 100 GPM HOSE) PER NFPA 13 UNLESS OTHERWISE LISTED BELOW.
    - (LH) LIGHT HAZARD - 0.10 GPM/SQ FT OVER REMOTE AREA - 100 GPM HOSE
    - (OH1) ORDINARY HAZARD GROUP 1 - 0.15 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE
    - (OH2) ORDINARY HAZARD GROUP 2 - 0.20 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE

RESIDENTIAL NOTES (NFPA 13)

1. PROVIDE NAIL GUARDS AT ALL PIPING PENTRATING STUDS, JOISTS, OR RAFTERS IN CONCEALED LOCATIONS WHERE HOLES ARE LESS THAN 1/4" FROM THE NEAREST EDGE OF THE MEMBER AS REQUIRED PER CODE. SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES (IPC SECTION 305.8).
2. ALL BATHROOMS REGARDLESS OF SIZE SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. ALL CLOSETS MUST BE SPRINKLERED IN ACCORDANCE WITH NFPA 13.

PLAN KEY NOTES

1. NFPA 13, 2022 SECTION 9.3.19.1. EXTERIOR COMBUSTIBLE OVERHANG EXCEEDING 4'-0". PROVIDE SPRINKLERS IN ACCORDANCE WITH NFPA 13.
2. NFPA 13, 2022 SECTION 9.3.19.1. COMBUSTIBLE OVERHANG NOT EXCEEDING 4'-0" IN WIDTH. NO SPRINKLERS REQUIRED.



KEY PLAN
NTS

GRAPHIC SCALE : 1/8" = 1'-0"
0' 4' 8' 16' 24'

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FIRE SPRINKLER BUILDING STYLE B12 FLOOR PLANS/ROOF, NOTES
FX SHEET 4 OF 7

SHEET:
FX130
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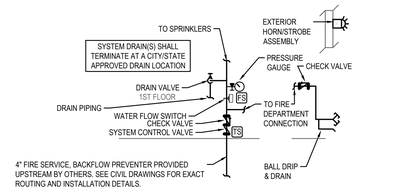
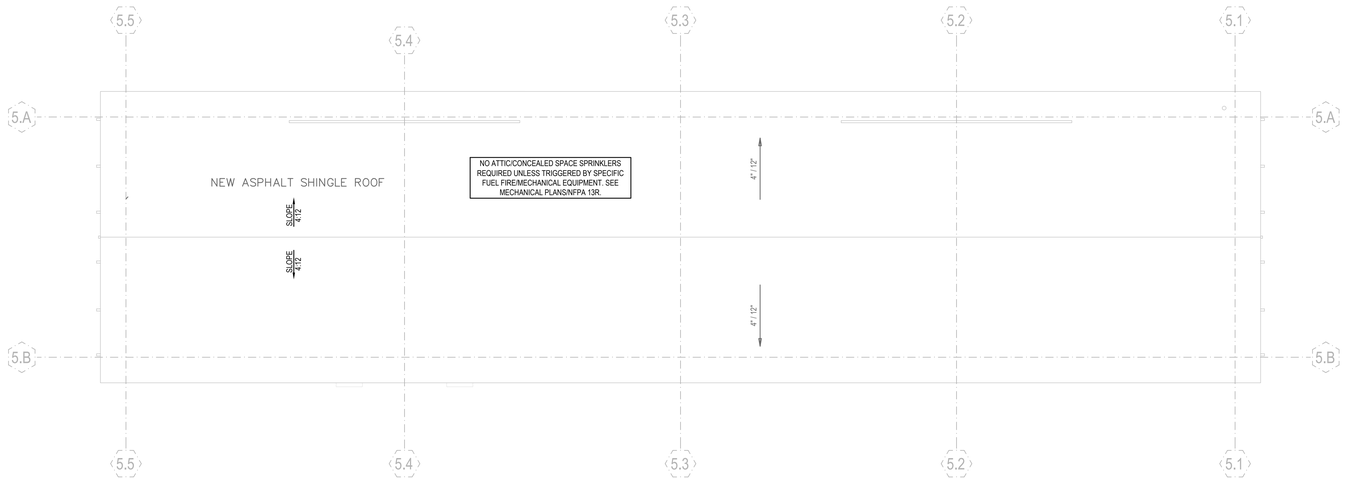
3 FX145 BUILDING C2 REFERENCE ELEVATION

$\frac{1}{16}$" = 1'-0"



4 FX145 SPRINKLER RISER SCHEMATIC TYPICAL FOR 1 STORY NFPA 13R BUILDINGS

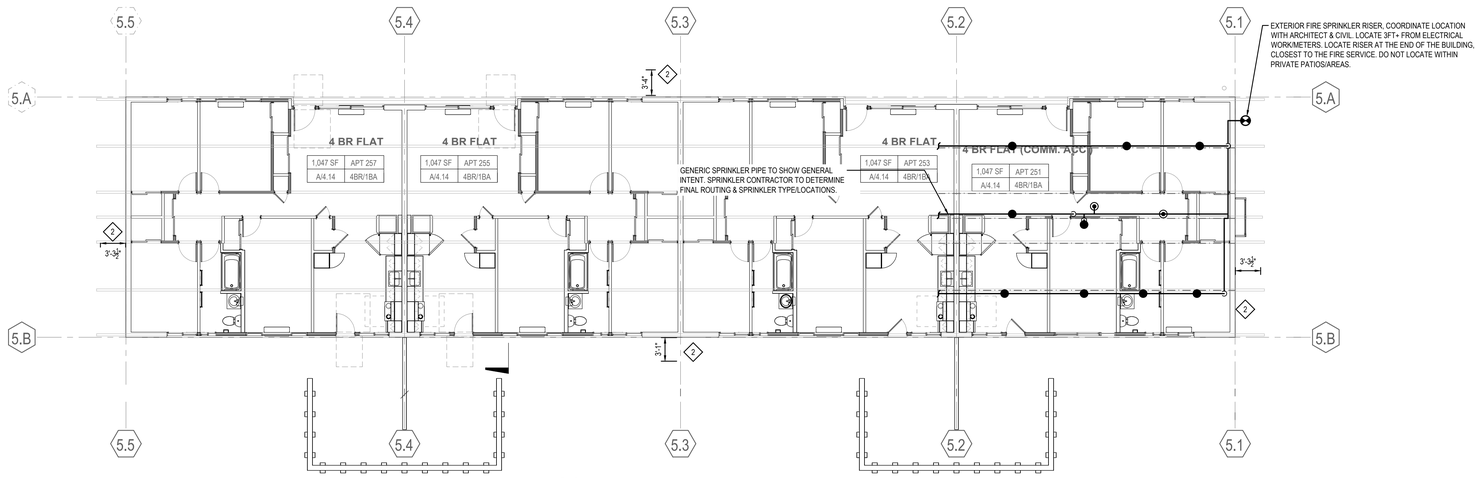
NTS



1 FX145 BLDG C2 ROOF - FIRE SPRINKLER PLAN

$\frac{1}{8}$" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX146 BLDG C2 FIRST FLOOR - FIRE SPRINKLER PLAN

$\frac{1}{8}$" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.

GENERAL NOTES

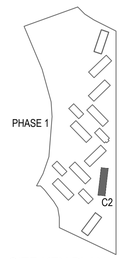
1. PROVIDE A COMPLETE FIRE SPRINKLER SYSTEM PER NFPA 13R REQUIREMENTS.
2. NFPA 13R, 2022 - ATTICS DO NOT REQUIRE SPRINKLERS UNLESS REQUIRED FOR MECHANICAL EQUIPMENT AS OUTLINED IN NFPA 13R.
3. THE FIRE SUPPRESSION SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS, DROPS, HANGERS, ETC.
4. PLANS ARE BASED ON EXISTING DRAWINGS & DRAWINGS OF NEW WORK, FIELD VERIFY EXISTING CONDITIONS.
5. IT IS THE INTENT OF THIS DESIGN TO NOT CORE DRILL STRUCTURAL MEMBERS EXCEPT WHERE INDICATED FOR FLOOR SLABS AND CMU WALLS.
6. PROVIDE SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA OBSTRUCTION CRITERIA.
7. PROVIDE SPLIT CHROME WALL PLATES AT ALL EXPOSED WALL PENETRATIONS IN FINISHED ROOMS.
8. VERIFY FIRE SERVICE ENTRY LOCATIONS WITH CIVIL DRAWINGS. COORDINATE FIRE SPRINKLER RISER CONCEALMENT WITH G.C.
9. ALL ROOMS ARE CLASSIFIED AS RESIDENTIAL HAZARD OCCUPANCY (REMOTE HEADS UP TO (4) FLOWING THE WORST-CASE OF 0.05 GPM/SQ FT OVER 5XL OR MANUFACTURERS LISTING WITH NO HOSE ALLOWANCE PER NFPA 13R UNLESS OTHERWISE NOTED WITH SYMBOLS BELOW. SEE REMOTE AREA NOTES FOR REMOTE AREA MODIFICATIONS AS APPLICABLE.
   - (LH) LIGHT HAZARD - 0.10 GPM/SQ FT OVER REMOTE AREA - 100 GPM HOSE
   - (OH1) ORDINARY HAZARD GROUP 1 - 0.15 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE
   - (OH2) ORDINARY HAZARD GROUP 2 - 0.20 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE

RESIDENTIAL NOTES

1. PROVIDE NAIL GUARDS AT ALL PIPING PENTRATING STUDS, JOISTS, OR RAFTERS IN CONCEALED LOCATIONS WHERE HOLES ARE LESS THAN 1/4" FROM THE NEAREST EDGE OF THE MEMBER AS REQUIRED PER CODE. SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES (IPC SECTION 305.8).
2. ALL BATHROOMS REGARDLESS OF SIZE SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. CRAWL SPACES OR AREAS BENEATH STAIRS, ACCESSIBLE OR IF INTENDED TO BE USED FOR LIVING OR STORAGE, SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
4. NFPA 13R, NO SPRINKLERS REQUIRED IN CLOSETS LESS THAN 24 SQ FT UNLESS HEATING, AIR-CONDITIONING EQUIPMENT, WASHERS, DRYERS, OR WATER HEATERS ARE PRESENT.

PLAN KEY NOTES (4)

1. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG EXCEEDING 4'-0" IN WIDTH. SPRINKLERS REQUIRED.
2. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG NOT EXCEEDING 4'-0" IN WIDTH. NO SPRINKLERS REQUIRED.



SITE KEY PLAN

NTS

GRAPHIC SCALE : 1/8" = 1'-0"

0' 4' 8' 16' 24'

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100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

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05	100% DD	8/21/2025

JOB NUMBER:	2403
DRAWN BY:	BPH
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FIRE SPRINKLER BUILDING C2 FLOOR PLANS/ROOF, NOTES

FX SHEET 5 OF 7

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FX145

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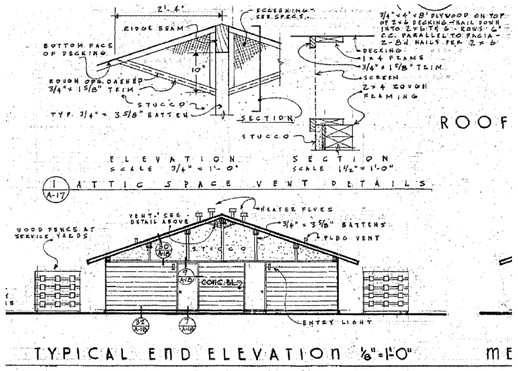
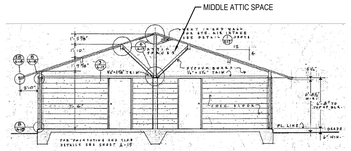


4 FX150

BUILDING 'E' REFERENCE SECTION

NTS

REFERENCE PROVIDED TO SHOW AS-BUILT PLANS OF EXISTING CONSTRUCTION. SEE NEW ARCHITECTURAL PLANS FOR NEW WORK AND REVISIONS TO EXISTING. EXISTING CONDITIONS MAY VARY.



5 FX150

BUILDING 'E' REFERENCE SECTION

1/4" = 1'-0"

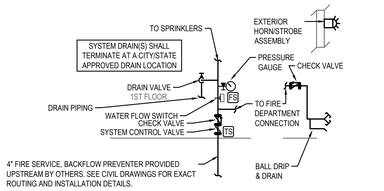
REFERENCE PROVIDED TO SHOW AS-BUILT PLANS OF EXISTING CONSTRUCTION. SEE NEW ARCHITECTURAL PLANS FOR NEW WORK AND REVISIONS TO EXISTING. EXISTING CONDITIONS MAY VARY.



6 FX150

EXISTING CONDITION TYPICAL OF BUILDING E2 & E3

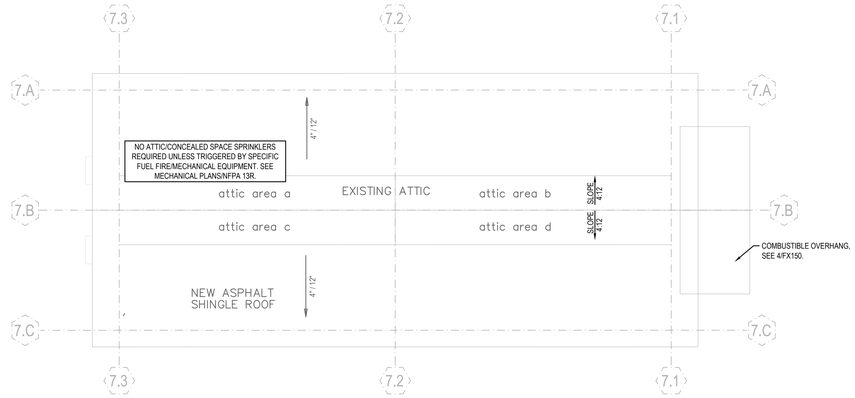
NTS



3 FX150

SPRINKLER RISER SCHEMATIC
TYPICAL FOR 1 STORY NFPA 13R BUILDINGS

NTS



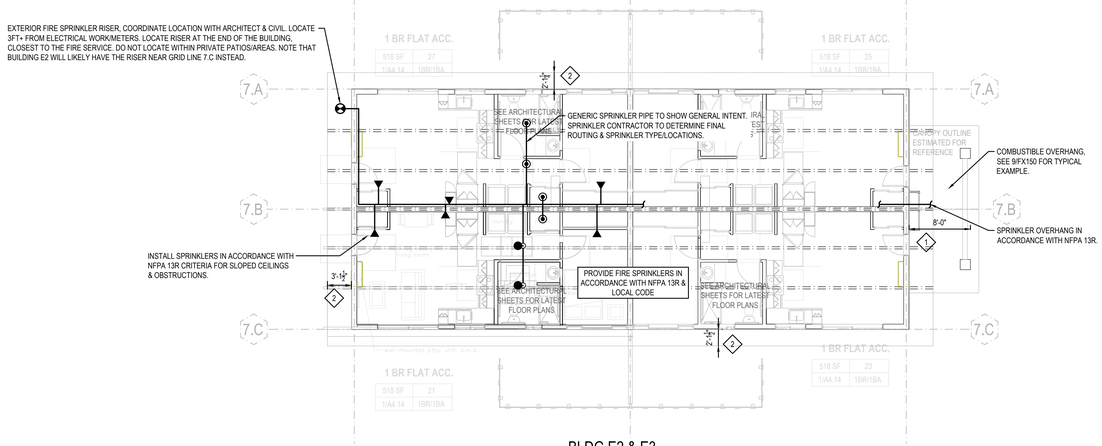
1 FX150

BLDG E2 & E3 ROOF PLAN

1/8" = 1'-0"

REPRESENTATIVE OF BUILDING TYPE E2 & E3; FIELD VERIFICATION REQUIRED FOR BUILDING-SPECIFIC DIFFERENCES.

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX150

BLDG E2 & E3
FIRST FLOOR - FIRE SPRINKLER PLAN

1/8" = 1'-0"

REPRESENTATIVE OF BUILDING TYPE E2 & E3; FIELD VERIFICATION REQUIRED FOR BUILDING-SPECIFIC DIFFERENCES.

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.

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RESIDENTIAL NOTES

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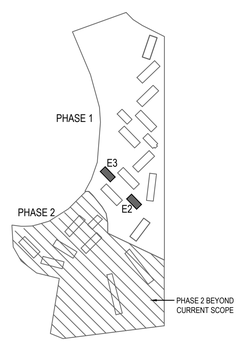
4. NFPA 13R, NO SPRINKLERS REQUIRED IN CLOSETS LESS THAN 24 SQ FT UNLESS HEATING, AIR-CONDITIONING EQUIPMENT, WASHERS, DRYERS, OR WATER HEATERS ARE PRESENT.

PLAN KEY NOTES

1. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG EXCEEDING 4'-0" IN WIDTH. SPRINKLERS REQUIRED.
2. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG NOT EXCEEDING 4'-0" IN WIDTH. NO SPRINKLERS REQUIRED.



KEY PLAN

NTS

GRAPHIC SCALE : 1/8" = 1'-0"

0' 4' 8' 16' 24'

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FIRE SPRINKLER BUILDING STYLE E2 & E3 FLOOR PLANS/ROOF, NOTES

FX SHEET 6 OF 7

SHEET:

FX150

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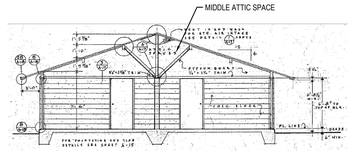
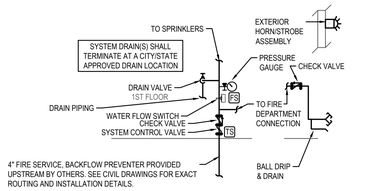


6 FX160 — BUILDING 'E' REFERENCE SECTION

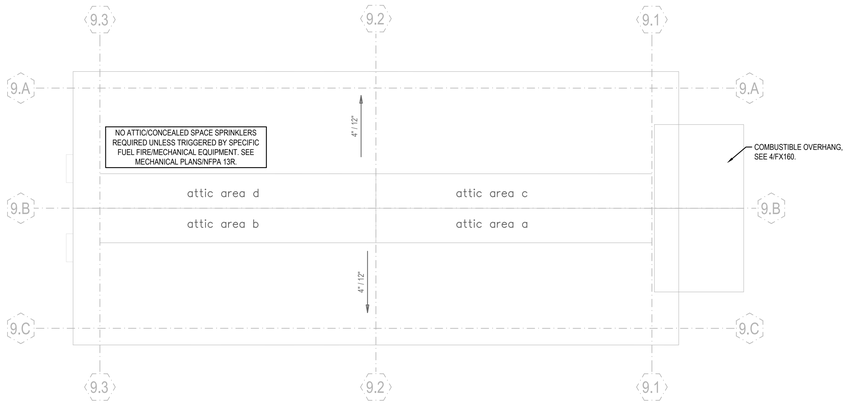
3/4" = 1'-0"

REFERENCE PROVIDED TO SHOW AS-BUILT PLANS OF EXISTING CONSTRUCTION. SEE NEW ARCHITECTURAL PLANS FOR NEW WORK AND REVISIONS TO EXISTING. EXISTING CONDITIONS MAY VARY.



5 FX160 — SPRINKLER RISER SCHEMATIC
TYPICAL FOR 1 STORY NFPA 13R BUILDINGS

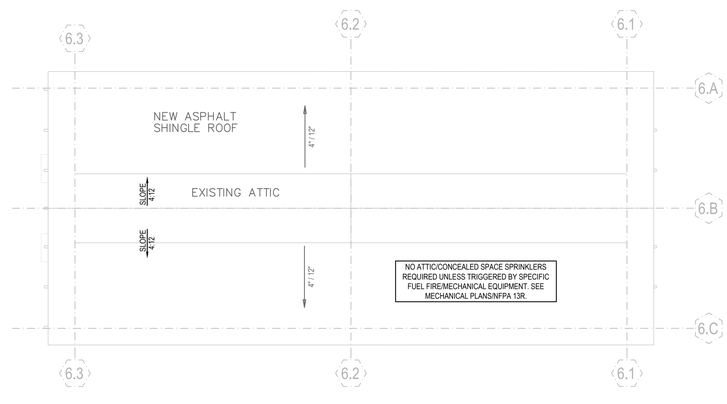
NTS



3 FX160 — BLDG E4 ROOF PLAN

1/8" = 1'-0"

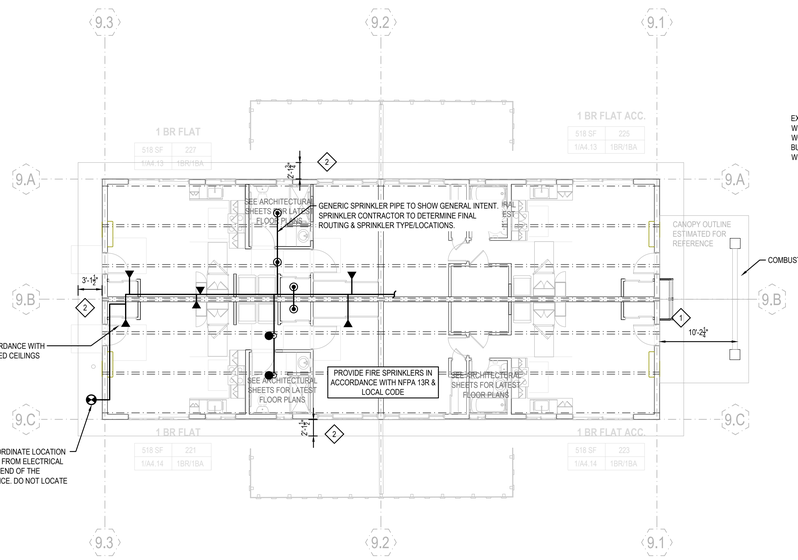
50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



2 FX165 — BLDG E5 ROOF PLAN

1/8" = 1'-0"

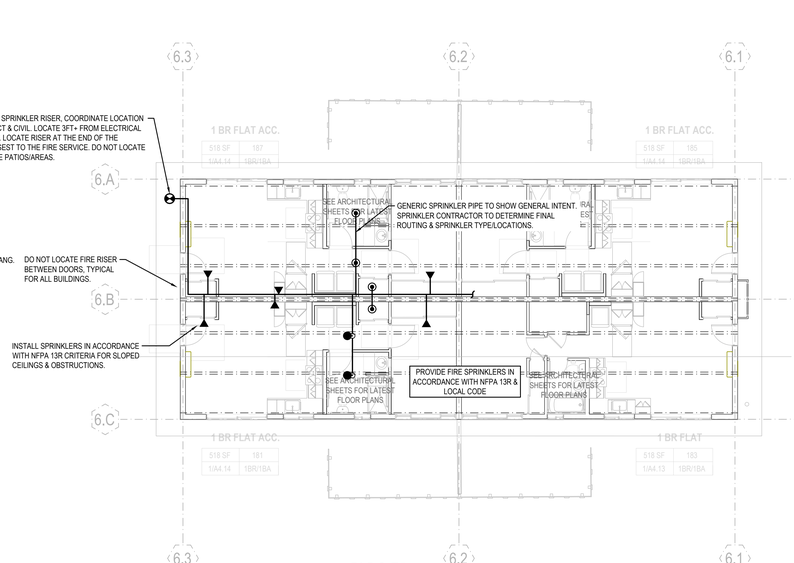
50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



4 FX160 — BLDG E4
FIRST FLOOR - FIRE SPRINKLER PLAN

1/4" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.



1 FX165 — BLDG E5
FIRST FLOOR - FIRE SPRINKLER PLAN

1/4" = 1'-0"

50% DD FLOOR PLANS SHOWN FOR REFERENCE. SEE ARCHITECTURAL SHEETS FOR UPDATED DRAWINGS.

GENERAL NOTES

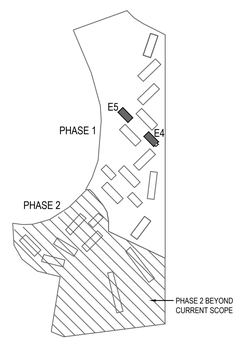
1. PROVIDE A COMPLETE FIRE SPRINKLER SYSTEM PER NFPA 13R REQUIREMENTS.
2. NFPA 13R, 2022 - ATTICS DO NOT REQUIRE SPRINKLERS UNLESS REQUIRED FOR MECHANICAL EQUIPMENT AS OUTLINED IN NFPA 13R.
3. THE FIRE SUPPRESSION SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS, DROPS, HANGERS, ETC.
4. PLANS ARE BASED ON EXISTING DRAWINGS & DRAWINGS OF NEW WORK, FIELD VERIFY EXISTING CONDITIONS.
5. IT IS THE INTENT OF THIS DESIGN TO NOT CORE DRILL STRUCTURAL MEMBERS EXCEPT WHERE INDICATED FOR FLOOR SLABS AND CMU WALLS.
6. PROVIDE SPRINKLER PROTECTION IN ACCORDANCE WITH NFPA OBSTRUCTION CRITERIA.
7. PROVIDE SPLIT CHROME WALL PLATES AT ALL EXPOSED WALL PENETRATIONS IN FINISHED ROOMS.
8. VERIFY FIRE SERVICE ENTRY LOCATIONS WITH CIVIL DRAWINGS. COORDINATE FIRE SPRINKLER RISER CONCEALMENT WITH G.C.
9. ALL ROOMS ARE CLASSIFIED AS RESIDENTIAL HAZARD OCCUPANCY (REMOTE HEADS UP TO (4) FLOWING THE WORST-CASE OF 0.05 GPM/SQ FT OVER 5XL OR MANUFACTURERS LISTING WITH NO HOSE ALLOWANCE PER NFPA 13R UNLESS OTHERWISE NOTED WITH SYMBOLS BELOW. SEE REMOTE AREA NOTES FOR REMOTE AREA MODIFICATIONS AS APPLICABLE.
   - (LH) LIGHT HAZARD - 0.10 GPM/SQ FT OVER REMOTE AREA - 100 GPM HOSE
   - (OH1) ORDINARY HAZARD GROUP 1 - 0.15 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE
   - (OH2) ORDINARY HAZARD GROUP 2 - 0.20 GPM/SQ FT OVER REMOTE AREA - 250 GPM HOSE

RESIDENTIAL NOTES

1. PROVIDE NAIL GUARDS AT ALL PIPING PENTRATING STUDS, JOISTS, OR RAFTERS IN CONCEALED LOCATIONS WHERE HOLES ARE LESS THAN 1/4" FROM THE NEAREST EDGE OF THE MEMBER AS REQUIRED PER CODE. SUCH PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES (IPC SECTION 305.8).
2. ALL BATHROOMS REGARDLESS OF SIZE SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. CRAWL SPACES OR AREAS BENEATH STAIRS ACCESSIBLE OR IF INTENDED TO BE USED FOR LIVING OR STORAGE, SHALL BE PROVIDED WITH FIRE SPRINKLER PROTECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
4. NFPA 13R, NO SPRINKLERS REQUIRED IN CLOSETS LESS THAN 24 SQ FT UNLESS HEATING, AIR-CONDITIONING EQUIPMENT, WASHERS, DRYERS, OR WATER HEATERS ARE PRESENT.

PLAN KEY NOTES (4)

1. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG EXCEEDING 4'-0" IN WIDTH. SPRINKLERS REQUIRED.
2. NFPA 13R, 2022 SECTION 6.6.5.1. COMBUSTIBLE OVERHANG NOT EXCEEDING 4'-0" IN WIDTH. NO SPRINKLERS REQUIRED.



SITE KEY PLAN

NTS

GRAPHIC SCALE : 1/8" = 1'-0"

0' 4' 8' 16' 24'

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COFFMAN ENGINEERS
1939 Harrison Street
Suite 320
Oakland, CA 94612
ph 510.251.9578
www.coffman.com

APPROVALS & COORDINATION:
- MARIN COUNTY FIRE DEPARTMENT

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

DEFERRED PERMIT SUBMITTAL

ISSUANCE SCHEDULE

100% SD SET	6/17/2025
50% DD SET - PHASE 1	7/23/2025
100% DD SET - PHASE 1	8/21/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
01	50% SD SET	5/23/2025
02	100% SD SET	6/12/2025
03	50% DD SET	7/23/2025
04	50% DD REV. 1	8/8/2025
05	100% DD	8/21/2025

JOB NUMBER:	2403
DRAWN BY:	BPH
CHECKED BY:	MSG
ISSUE DATE:	8/21/2025
SCALE:	SEE DRAWINGS

TITLE:

FIRE SPRINKLER BUILDING STYLE E4 & E5 FLOOR PLANS/ROOF, NOTES

FX SHEET 7 OF 7

SHEET:

FX160

BASIS OF DESIGN ONLY

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8/5/2025 6:27:21 PM

DESIGN STANDARDS

SI 0.1 Logo & Type
SI 0.2 Colors
SI 0.3 Overall Project Update Concepts - For Reference Only

EXTERIOR SIGNS

SI 0.0-0 Site Plan, Exterior Signage

SI 1.0-0 eAa.1 - Unit ID Numerals
SI 1.1-0 eAa.2 - Unit ID ADA Plaque

SI 2.2-0 eBc - Building B-C-E Address Sign

SI 3.0-0 eDa - Primary Vehicular Directional

SI 4.1-0 eMb - Monument Sign at Admin/Community Buildings

INTERIOR SIGNS

SI 5.0-0 Site Plan, Interior Signage

SI 6.0-0 iAc - Room ID
SI 6.1-0 iAd - Exit Route
SI 6.2-0 iAf - Restroom ID

SI 7.0-0 iRb - Title 24 Restroom Plaque

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STAMP:

ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:

SIGNAGE COVER PAGE

SHEET:

SI 0.0

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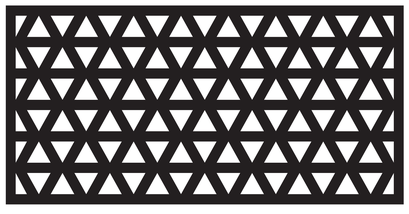
LOGO

GOLDEN GATE VILLAGE

CUSTOM ARROW



CUSTOM PATTERN



TYPEFACE

Primary Logo Font / *Futura BT Book*

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Primary Signage Font / *Toronto Subway Bold*

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Secondary Signage Font / *Toronto Subway Regular*

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Unit ID Signage Font / *Toronto Subway Regular*

1234567890

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ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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CHECKED BY:	Checker
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SCALE:	As indicated

TITLE:
LOGO & TYPE

SHEET:
SI 0.1

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MATERIALS

M-01
TBD

PAINT

PNT-01
MP XXXXX (White)

Satin Finish

PNT-02
MP XXXXX (Black)

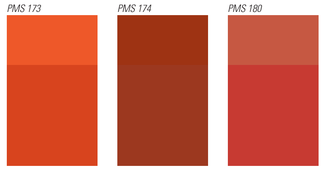
Satin Finish

PNT-03
MP XXXXX (Bronze)

Satin Finish

PNT-04
MP XXXXX (Golden Gate Bridge Orange)

Satin Finish



CMYK colors are: C= Cyan: 0%, M =Magenta: 69%, Y =Yellow: 100%, K = Black: 6%.

The closest existing color codes to GGB International Orange color are:

PMS 173 (CYMK = 0%, 80%, 94%, 1%),
PMS 174 (CYMK 8%, 85%, 100%, 34%)
Pantone 180 (CYMK 19.4%, 77.9%, 79.6%, 3.6%)

information via goldengate.org

ROWMARK

RM-01
#311-201 White,
unpainted

BEAD BRAILLE

BB-01
Stock beads, painted to match plaque color

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ISSUANCE SCHEDULE

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100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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ISSUE DATE:	08/19/2025
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TITLE:
COLORS & MATERIALS

SHEET:
SI 0.2

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STAMP:

ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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TITLE:

OVERALL PROJECT UPDATE CONCEPTS - FOR REFERENCE ONLY

SHEET:

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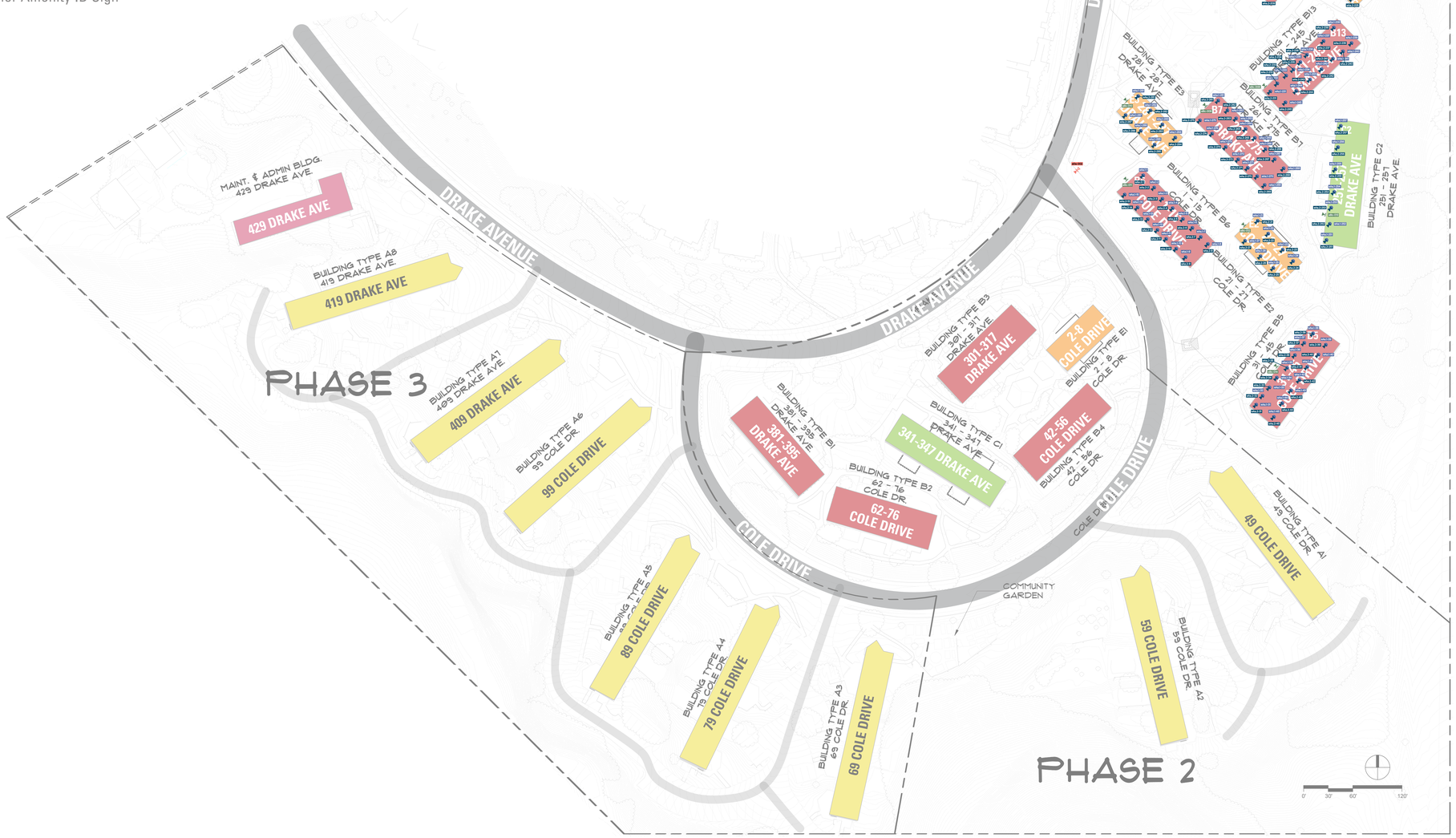
PLAN KEY

- BUILDING TYPE A
- BUILDING TYPE B
- BUILDING TYPE C
- BUILDING TYPE E
- MAINTENANCE + ADMIN BUILDING

SIGN TYPE KEY

- eAa.1 Unit ID Numerals
- eAa.2 Unit ID ADA Plaque
- eBa Building A Address Numerals
- eBb Building A Rear Address Panel
- eBc Building B-C-E Address Sign
- eDa Primary Vehicular Directional
- eDb Building A Unit Range Signage at Stairway
- eMa Monument Sign Refurb
- eMb Monument Sign at Admin/Community Buildings
- ePa Exterior Amenity ID Sign



GOLDEN GATE VILLAGE - ARCHITECTURAL SITE PLAN (1)
1" = 60'-0"

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100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

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TITLE:

SITE PLAN - EXTERIOR SIGN LOCATIONS

SHEET:

SI 0.0-0

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Materials
Numerals: 1/4" aluminum, painted

Colors
Numerals: PNT-01

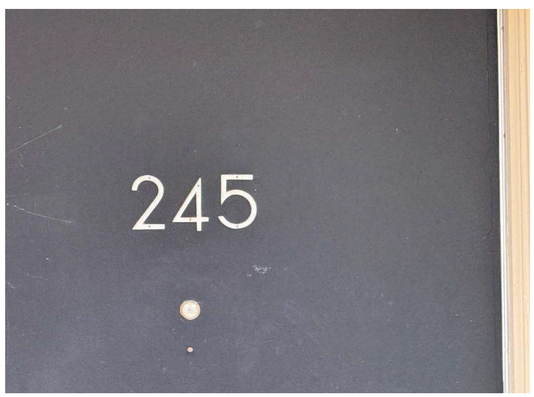
Typestyles
Numerals: Le Porsche

Letter Heights
Numerals: As Noted (Survey Required)

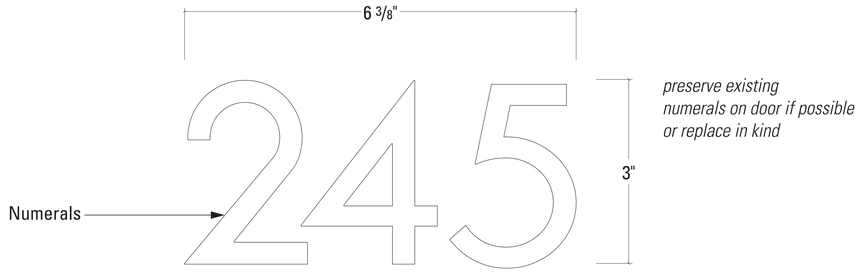
Installation Method
Mount to unit door using 3M construction grade adhesive and silicone or studs

Notes
1. Typeface TBD, numeral height to be confirmed
2. Survey required to determine where numerals need to be replaced





existing Unit/Apartment ID Numerals



FRONT VIEW
Scale: 1" = 1"



CONTEXT ELEVATION / Bldg Type B5
Scale: 1-1/2" = 1'-0"

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STAMP:

ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eAa.1
UNIT ID NUMERALS

SHEET:
SI 1.0-0

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Materials
Plaque: 1/4" acrylic, painted
Copy: 1/32" Adhesive-backed laser-cut Rowmark, unpainted
Braille: bead braille, unpainted

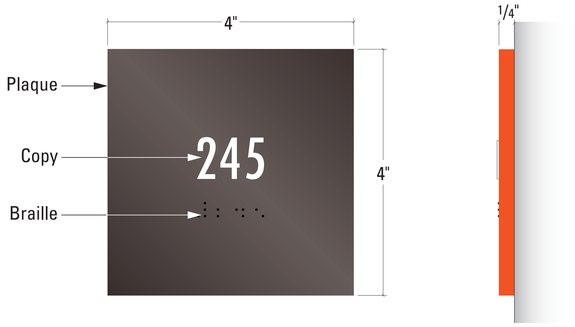
Colors
Plaque: PNT-03 (face)
PNT-04 (returns)
Copy: RM-01
Braille: BB-01

Typestyles
Copy: Le Porsche

Letter Heights
Copy: 5/8"

Installation Method
3M VHB tape & silicone for drywall installation

Notes
1. Typeface TBD
2. Location subject to coversation with inspector.
Recommended location is on the wall on non-latch side.

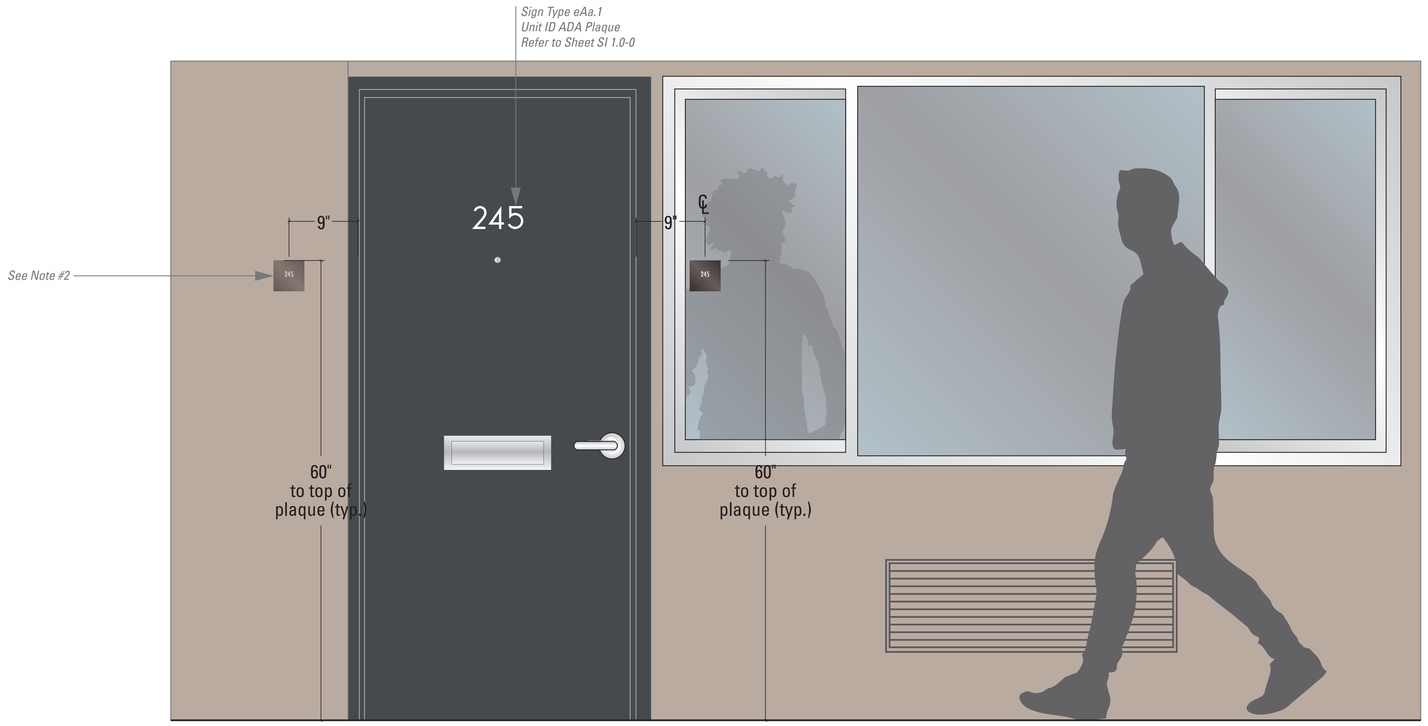


FRONT VIEW
Scale: 1" = 1"

SIDE VIEW
Scale: 1" = 1"



existing condition



CONTEXT ELEVATION / Bldg Type B5
Scale: 1-1/2" = 1'-0"

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STAMP:

ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eAa.2
UNIT ID ADA PLAQUE

SHEET:
SI 1.1-0

PRELIMINARY - Not for Construction -

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Materials
Panel: 1" aluminum cabinet, painted with 2" stand-off from building
Copy: 1" acrylic, painted

Colors
Panel: PNT-03
Copy: PNT-01

Typestyles
Copy: Toronto Subway Regular (Numerals)
Futura Medium (Street Name)

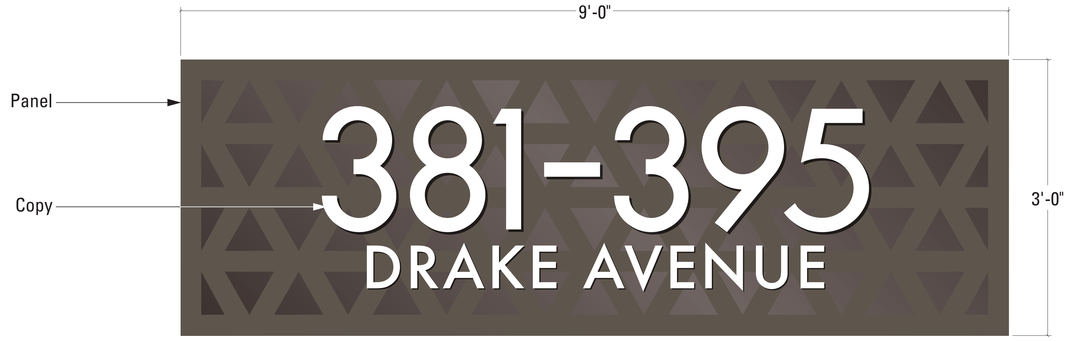
Letter Heights
Copy: As Noted (Survey Required)

Installation Method
Mount to unit door using 3M construction grade adhesive and silicone

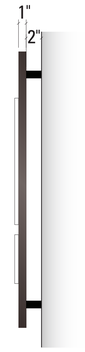
Notes
1. Survey required to determine exact sizing



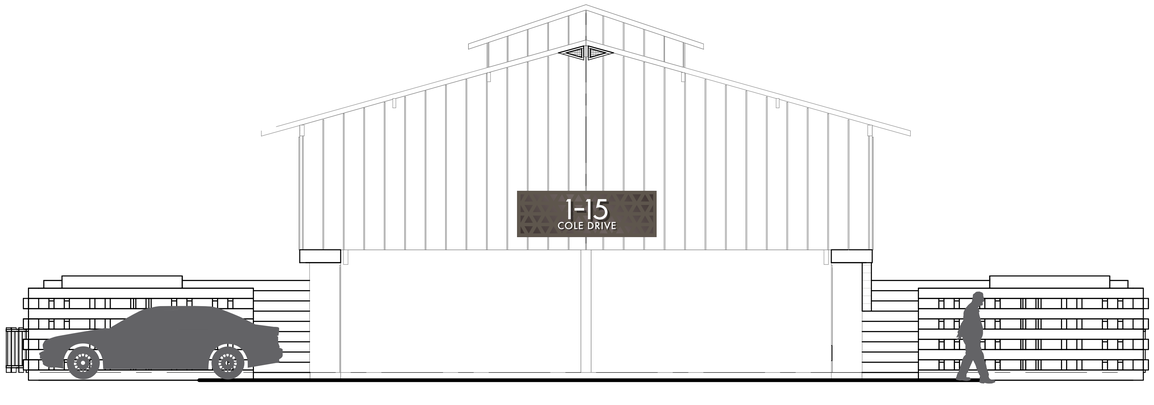
photo rendering, not to scale



FRONT VIEW
Scale: 1-1/2" = 1'-0"



SIDE VIEW
Scale: 1-1/2" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B6
Scale: 1/4" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B12
Scale: 1/4" = 1'-0"

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STAMP:

ISSUANCE SCHEDULE

100% SD SET	06/17/2025
50% DD SET - PHASE 1	08/06/2025
100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eBc
BUILDING B-C-E ADDRESS SIGN

SHEET:
SI 2.2-0

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FRONT VIEW / eBc-001
Scale: 1" = 1'-0"



FRONT VIEW / eBc-002
Scale: 1" = 1'-0"



FRONT VIEW / eBc-003
Scale: 1" = 1'-0"



FRONT VIEW / eBc-004
Scale: 1" = 1'-0"



FRONT VIEW / eBc-005
Scale: 1" = 1'-0"



FRONT VIEW / eBc-006
Scale: 1" = 1'-0"



FRONT VIEW / eBc-007
Scale: 1" = 1'-0"



FRONT VIEW / eBc-008
Scale: 1" = 1'-0"



FRONT VIEW / eBc-009
Scale: 1" = 1'-0"



FRONT VIEW / eBc-010
Scale: 1" = 1'-0"



FRONT VIEW / eBc-011
Scale: 1" = 1'-0"



FRONT VIEW / eBc-012
Scale: 1" = 1'-0"



FRONT VIEW / eBc-013
Scale: 1" = 1'-0"



FRONT VIEW / eBc-011
Scale: 1" = 1'-0"

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100% DD SET - PHASE 1	08/19/2025

REVISION SCHEDULE

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ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eBc
BUILDING B-C-E ADDRESS SIGN

SHEET:
SI 2.2-1

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Materials
Cabinet: 4" deeb fabricated aluminum, painted
faced with .080 aluminum panels either side
Arrow: 1/4" thick acrylic, painted 2 colors (spray & mask)
Copy: 1/4" thick acrylic, painted

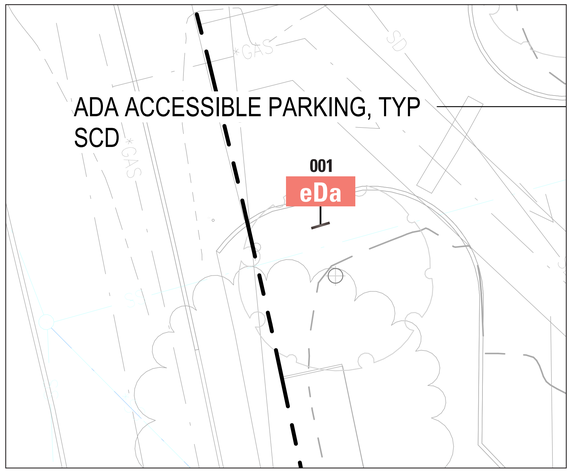
Colors
Cabinet: PNT-03, PNT-04
Arrow: PNT-01, PNT-04
Copy: PNT-01

Typestyles
Copy: Toronto Subway Regular (Numerals)
Futura Medium (Street Name)

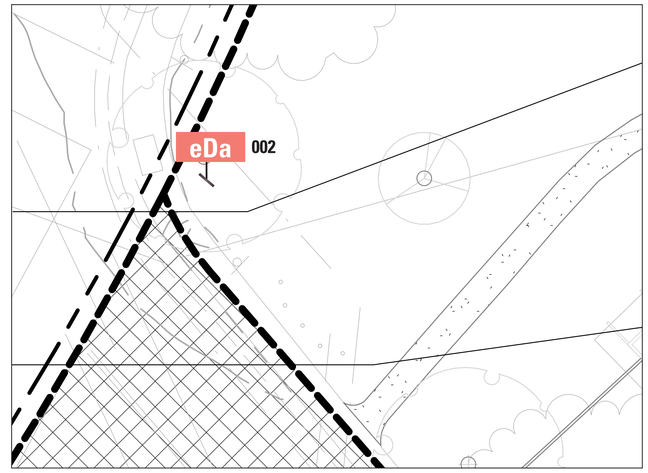
Letter Heights
Arrow: 5"
Copy: 3-1/4" (Numerals)
2-1/2" (Street Name)

Installation Method
In ground installation. Reference fabrication drawings.

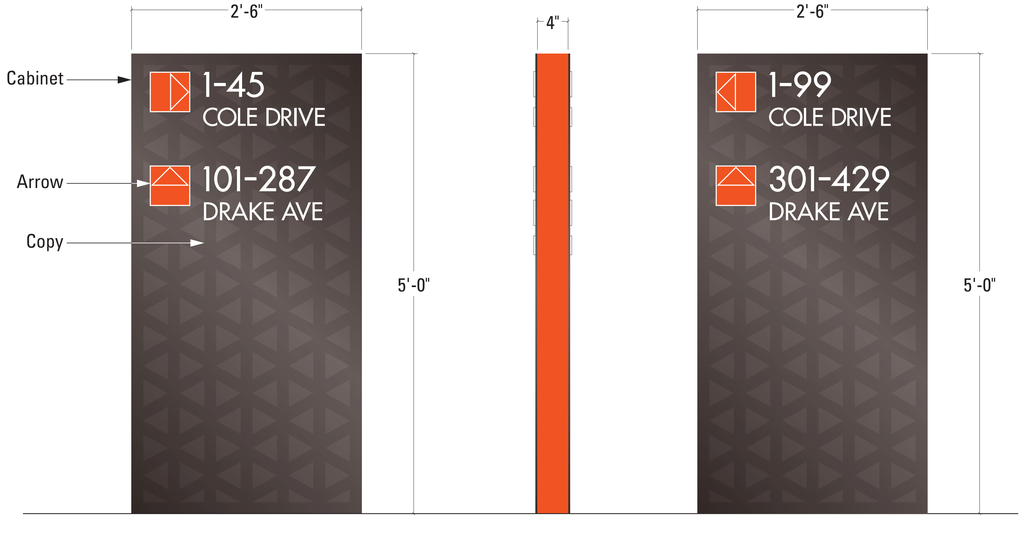
Notes
1. Survey required to determine exact locations/copy.



PLAN VIEW
Scale: 1/8" = 1'-0"



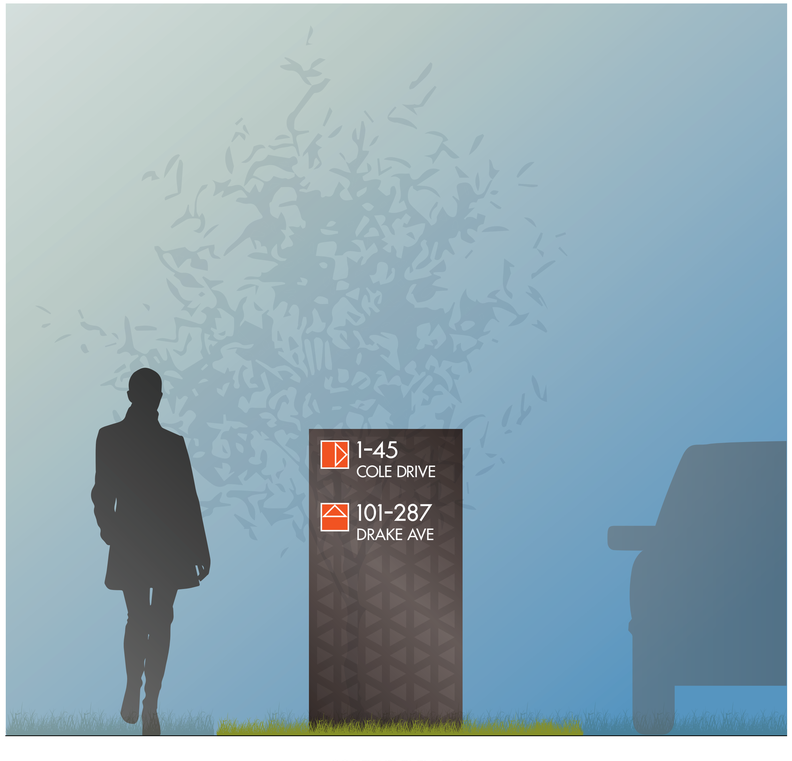
PLAN VIEW
Scale: 1/8" = 1'-0"



eDa 002
FRONT VIEW - Side A
Scale: 1-1/2" = 1'-0"

SIDE VIEW
Scale: 1-1/2" = 1'-0"

eDa 002
FRONT VIEW - Side B
Scale: 1-1/2" = 1'-0"



CONTEXT ELEVATION
Scale: 1" = 1'-0"

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100% DD SET - PHASE 1	08/19/2025

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ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eDa
PRIMARY VEHICULAR DIRECTIONAL

SHEET:
SI 3.0-0

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Materials
Panel: fabricated aluminum TBD, painted
Copy: acrylic or aluminum TBD, painted
Posts: 4" square aluminum tube, painted

Colors
Panel: PNT-03
Copy: PNT-01 (face)
PNT-04 (returns)
Posts: PNT-03

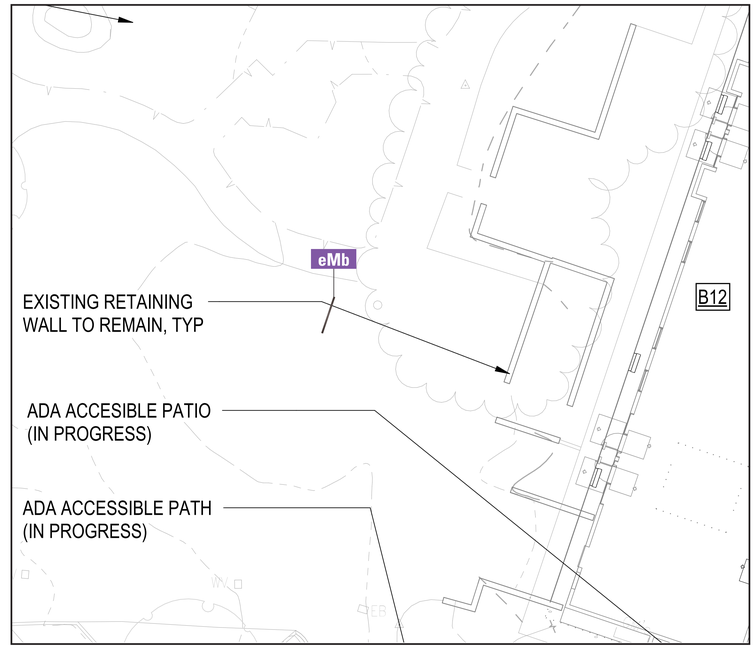
Typestyles
Copy: Toronto Subway Regular or project logo (TBD)

Letter Heights
Copy: As Noted (Survey Required)

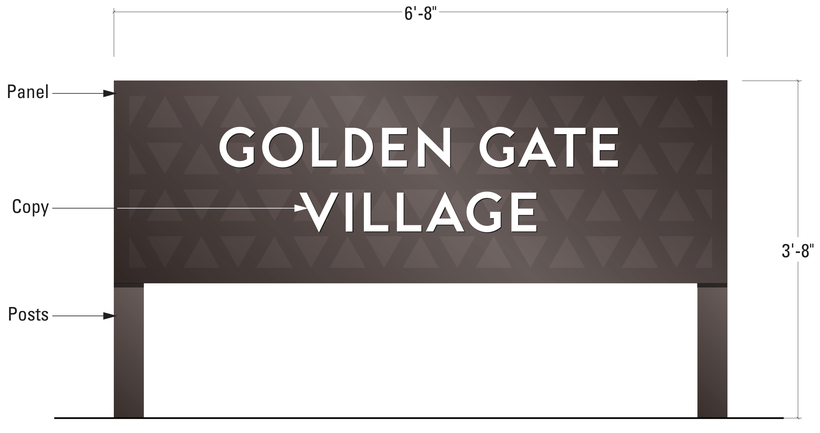
Installation Method
In ground installation, reference fabrication drawings.

Notes
1. Survey required to determine exact locations





PLAN VIEW
Scale: 3/32" = 1'-0"



FRONT VIEW
Scale: 1-1/2" = 1'-0"



CONTEXT ELEVATION
Scale: 1" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B12
Scale: 1/4" = 1'-0"

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100% DD SET - PHASE 1	08/19/2025

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JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
eMb
MONUMENT SIGN AT ADMIN & COMMUNITY BUILDINGS

SHEET:
SI 4.1-0

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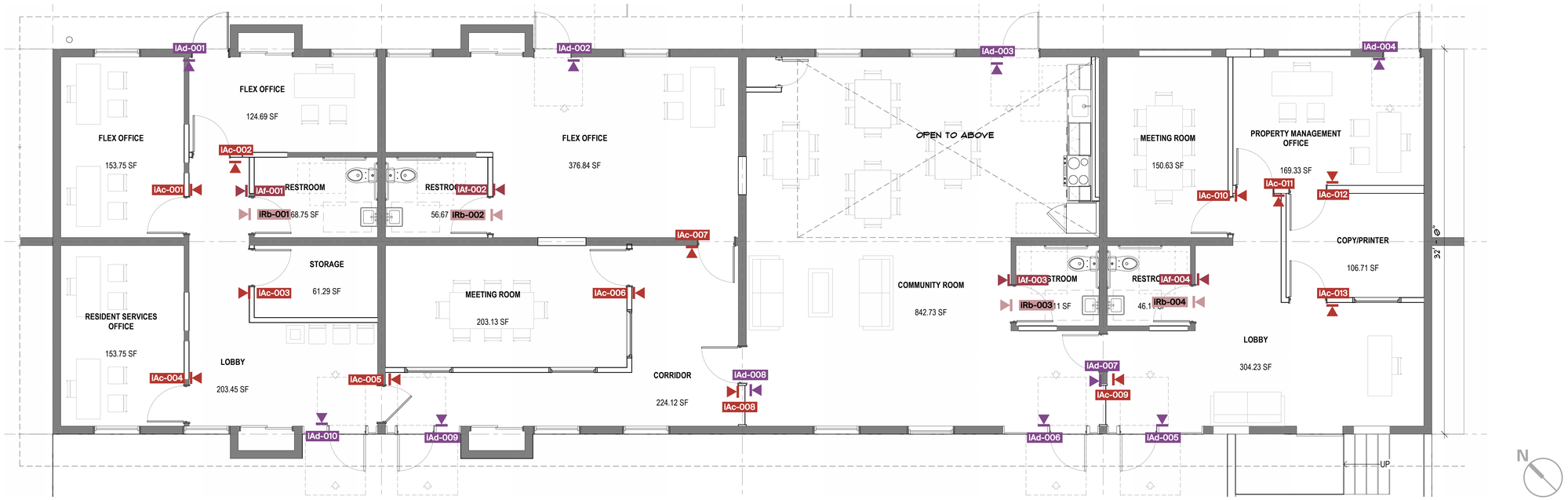
SIGN TYPE KEY

- iAc Room ID
- iAd Exit Route
- iAf Restroom ID
- iRb Title 24 Restroom Door Plaque



FLOOR PLAN
Scale: 1/4" = 1'-0"

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JOB NUMBER:	2403
DRAWN BY:	Author
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ISSUE DATE:	08/19/2025
SCALE:	As indicated

TITLE:
FLOOR PLAN
INTERIOR SIGN LOCATIONS

SHEET:
SI 5.0-0

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Materials
Plaque: 1/4" acrylic, painted
Copy: 1/32" Adhesive-backed laser-cut Rowmark, unpainted
Braille: bead braille, unpainted

Colors
Plaque: PNT-03 (face)
PNT-04 (returns)
Copy: RM-01
Braille: BB-01

Typestyles
Copy: Futura Condensed Medium

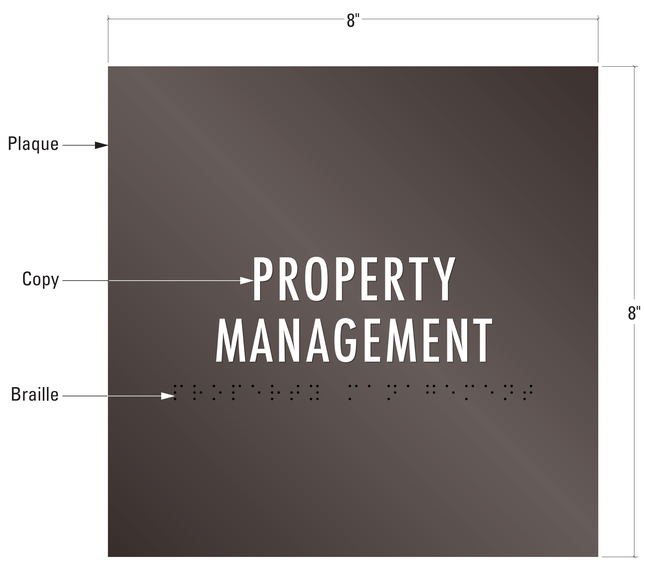
Letter Heights
Copy: 5/8"

Installation Method
3M VHB tape & silicone for drywall installation

Notes
1. Typeface TBD



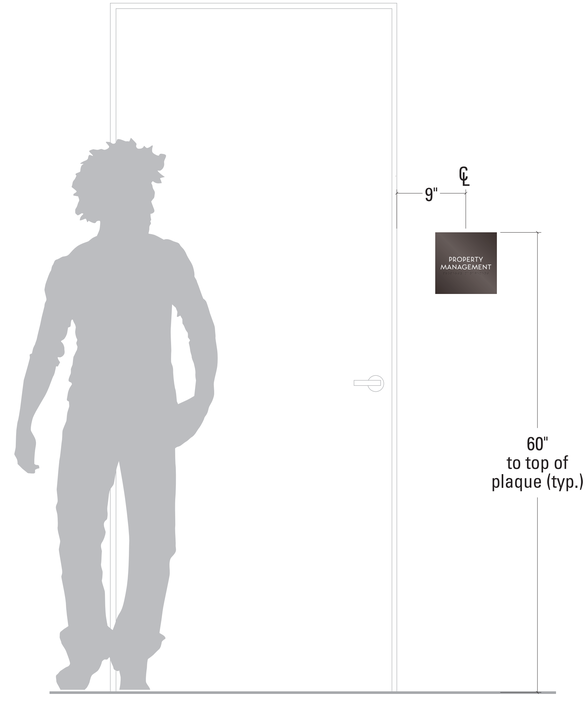
FRONT VIEW / Additional Layouts
Scale: 6" = 1'-0"



FRONT VIEW
Scale: 1" = 1"



SIDE VIEW
Scale: 1" = 1"



CONTEXT ELEVATION
Scale: 1-1/2" = 1'-0"

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REVISION SCHEDULE
NO. | ISSUE | DATE

JOB NUMBER: 2403
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 08/06/2025
SCALE: As indicated
TITLE:
iAc
ROOM ID

SHEET:
SI 6.0-0

PRELIMINARY - Not for Construction -

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Materials
Plaque: 1/4" acrylic, painted
Copy + Symbol: 1/32" Adhesive-backed laser-cut Rowmark, unpainted
Braille: bead braille, unpainted

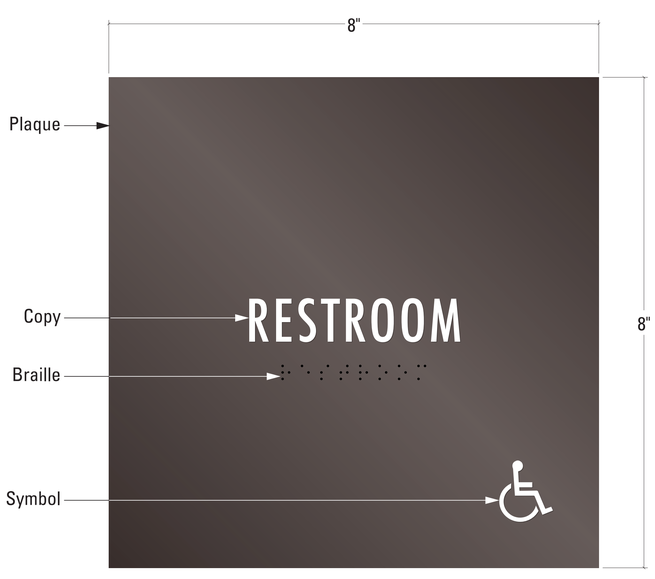
Colors
Plaque: PNT-03 (face)
PNT-04 (returns)
Copy + Symbol: RM-01
Braille: BB-01

Typestyles
Copy: Futura Condensed Medium

Letter Heights
Copy: 5/8"
Symbol: 1"

Installation Method
3M VHB tape & silicone for drywall installation

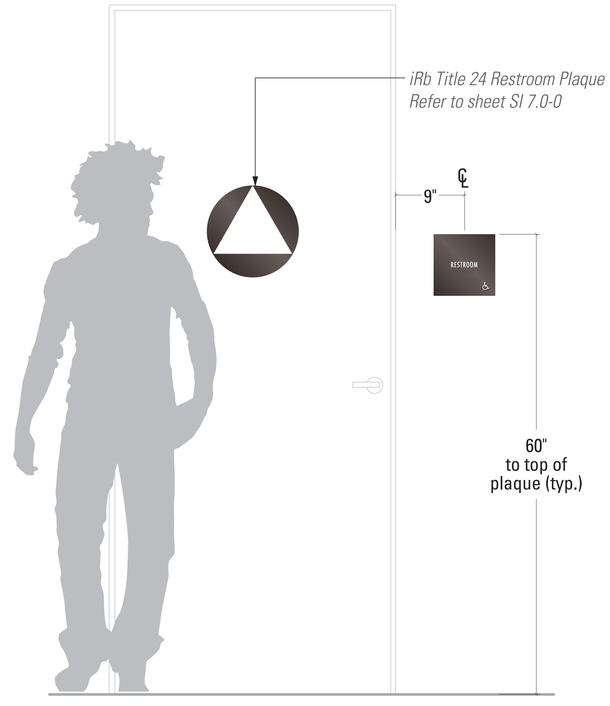
Notes
1. Typeface TBD



FRONT VIEW
Scale: 1" = 1"



SIDE VIEW
Scale: 1" = 1"



CONTEXT ELEVATION
Scale: 1-1/2" = 1'-0"

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TITLE:
iAf
RESTROOM ID

SHEET:
SI 6.1-0

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Materials
Plaque: 1/4" Acrylic, painted
Copy: 1/32" Adhesive-backed laser-cut Rowmark, painted
Braille: Bead Braille, painted

Colors
Plaque: PNT-03
Copy: RM-01
Braille: BB-01

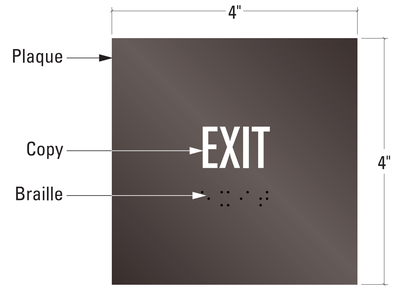
Typestyles
Copy: Futura Condensed Image

Letter Heights
Copy: 5/8"

Code
CBC 2019 Chapter 10
1013.4 Raised Character and Braille Exit Signs
Tactile exit signs shall be required at the following locations complying with Section 1013.1; Chapter 11A, Section 1143A or Chapter 11B, Section 11B-703:

1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word "EXIT".
2. 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:
   2.1. "EXIT STAIR DOWN"
   2.2. "EXIT RAMP DOWN"
   2.3. "EXIT STAIR UP"
   2.4. "EXIT RAMP UP"
3. Each exit door that leads directly to a grade-level exterior exit enclosure or an exit passageway shall be identified by a tactile exit sign with the words "EXIT ROUTE".
4. Each exit access door from an interior room or area to a corridor or hallway shall be identified by a tactile sign with the words "EXIT ROUTE".
5. Each exit door through a horizontal exit shall be identified by a tactile sign with the words "TO EXIT".

Installation Method
Mount to wall with 3M VHB tape and silicone.



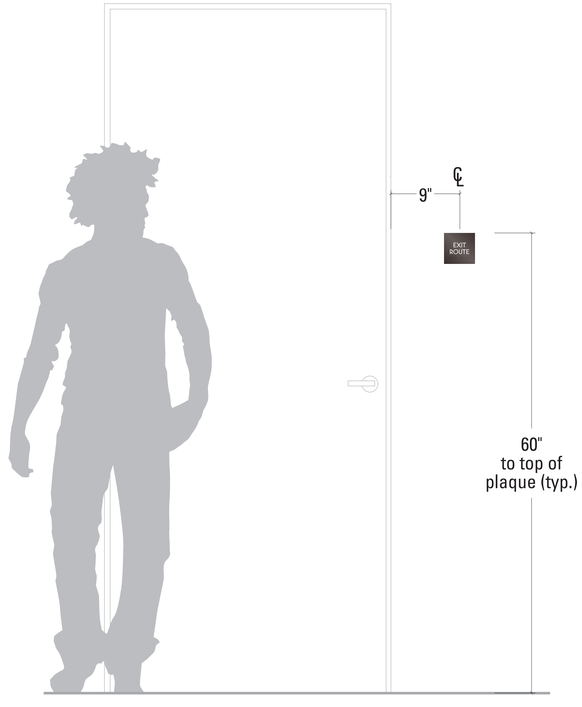
FRONT VIEW
Scale: 6" = 1'-0"



SIDE VIEW
Scale: 6" = 1'-0"



FRONT VIEW / Additional Layout
Scale: 6" = 1'-0"



CONTEXT ELEVATION
Scale: 1-1/2" = 1'-0"

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TITLE:
iAd
EXIT ROUTE

SHEET:
SI 6.2-0

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Materials
Plaque 1: 1/4" Acrylic, painted
Plaque 2: 1/4" Acrylic, painted

Colors
Plaque 1: PNT-03
Plaque 2: PNT-01

Code
CBC 2019 Chapter 11B.703
11B-703.2.6. Toilet and bathing facilities geometric symbols. Geometric symbols at entrances to toilet and bathing rooms shall be mounted at 58" min and 60" maximum above the finish floor measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1" of the vertical centerline of the door.....The color of the symbols shall contrast with the color of the door or surface on which the symbol is mounted, either light on a dark background or dark on a light background.

.....The triangle shall be an equilateral triangle 1/4" thick with edges 12" long and vertex pointing upward.

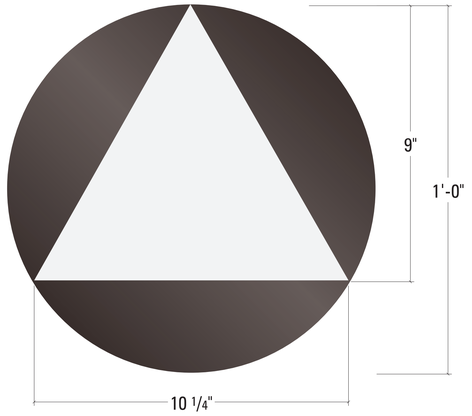
.....The circle symbol shall be located at entrances to women's toilet and bathing facilities. The circle shall be 1/4" thick and 12" in diameter.

.....Unisex - The combined circle and triangle symbol shall consist of a circle symbol 1/4" thick and 12" in diameter with a 1/4" thick equilateral triangle symbol superimposed on and geometrically inscribed within the 12" diameter of the circle symbol.

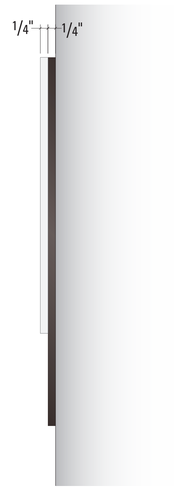
DSA Bulletin BU 17-01
(a) All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender (unisex) toilet facilities by signage that complies with Title 24 of the California Code of Regulations, and designated for use by no more than one occupant at a time or for family or assisted use.
.....No pictogram, text, or braille is required on the symbol.

Installation Method
Mount to door with 3M VHB tape and silicone.

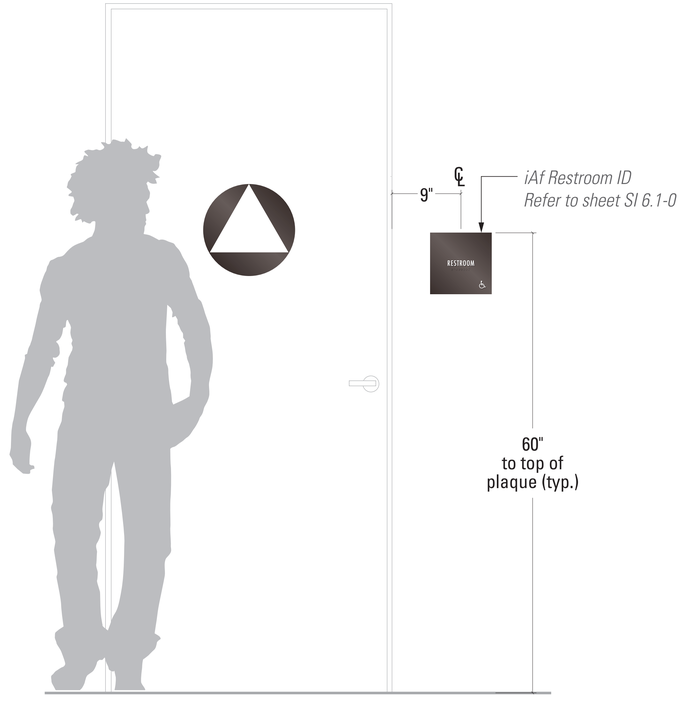
Notes
Confirm door color to confirm contrast to meet code.



FRONT VIEW
Scale: 3" = 1'-0"



SIDE VIEW
Scale: 3" = 1'-0"



CONTEXT ELEVATION
Scale: 1-1/2" = 1'-0"

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REVISION SCHEDULE
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JOB NUMBER: 2403
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ISSUE DATE: 08/06/2025
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TITLE:
iRb
TITLE 24 RESTROOM PLAQUE

SHEET:
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