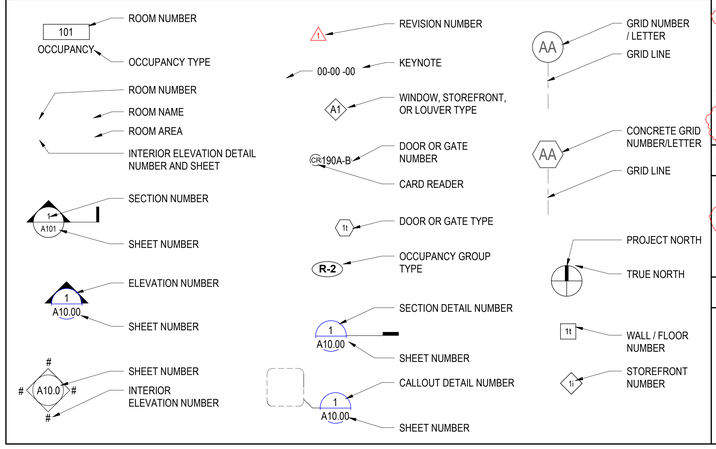
ABBREVIATIONS

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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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. FEATURES 931 SF	1 UNIT
(N) 3 BR/1 BA TH COMM. FEATURES 976 SF	1 UNIT
BUILDING C:	
(E) 4 BR/1 BA 1047 SF	3 UNITS
(N) 4 BR/1 BA COMM. FEATURES 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 FEATURES 518 SF	1 UNITS
TENANT UNITS	87 TOTAL
MANAGER'S UNITS	1 TOTAL
UNITS	88 TOTAL

PHASE 1 - PARKING

Phase 1 consists of 113 on-site parking spaces, of which 88 spaces are reserved for residents (one per dwelling unit) and 25 spaces serve staff and visitors.

See Sheet A8.12 for in depth breakdown of parking clarifications, schedule, and matrix.

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

THE COMBINATION OF ALL THREE PHASE OF THE PROJECT WILL CONTAIN 10% MOBILITY UNITS AND 4% UNITS WITH COMMUNICATION FEATURES 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

PRIOR TO BUILDING PERMIT FINAL INSPACTION A CASp REGISTERD CONSULTANT SHALL ISSUE A LETTER TO THE COUNTY TO CERTIFY THAT THE ACCESSIBILITY IMPROVEMENTS CONFORM TO STATE AND FEDERAL REQUIREMENTS

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
- 2022 CALFORNIA HISTORICAL 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.

IN ADDITION TO THE LISTED CODES, THIS PROJECT HAS BEEN REVIEWED TO COMPLY WITH SECTION 504 OF THE REHABILITATION ACT OF 1973 AND TITLE II OF THE ADA

DEFERRED OR PHASED / CONCURRENT SUBMITTALS

1. UNDERGROUND FIRE, STANDPIPES, FIRE SPRINKLER
2. FIRE ALARM
3. STEEL STAR, LANDING, AND HANDRAILS

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.

GOLDEN GATE VILLAGE REHABILITATION

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 31.4 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 flatwork imporvements for accessible path of travel, siding, new windows, new doors, new roofing, waterproofing (painting and caulking), landscape/open space, fencing, and lighting;
- Infrastructure system improvements including water, sewer, storm drainage, dry utilities, lighting, security systems, fire and life safety, solar readiness, 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 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: 31.39 ACRES
CONSTRUCTION DESCRIPTION:

						CONSTRUCTION TYPE		OCCUPANCY	
USE	BLDG	# OF BLDGS	BLDG SF	BLDG MATERIAL	STORIES	ORIGINAL (1958)	CURRENT	ORIGINAL (1958)	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

VICINITY MAP



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

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:
TITLE SHEET

SHEET:
G0.00

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3/16/2026 4:02:51 PM

SHEET NUMBER	SHEET NAME	GMP SET	PLAN CHECK RESPONSE
GENERAL			
G0.00	TITLE SHEET	●	●
G0.01	DRAWING INDEX	●	●
G0.02	OCCUPANT LOAD DIAGRAM	●	●
G0.40	TITLE 24 REPORT	●	●
G0.41	TITLE 24 REPORT	●	●
G0.42	TITLE 24 REPORT	●	●
G0.43	TITLE 24 REPORT	●	●
G0.44	TITLE 24 REPORT	●	●
G0.45	TITLE 24 REPORT	●	●
G0.46	TITLE 24 REPORT	●	●
G0.47	TITLE 24 REPORT	●	●
G0.48	TITLE 24 REPORT	●	●
G0.49	TITLE 24 REPORT	●	●
G0.50	TITLE 24 REPORT	●	●
G0.51	TITLE 24 REPORT	●	●
G0.52	TITLE 24 REPORT	●	●
G0.53	TITLE 24 REPORT	●	●
G0.54	TITLE 24 REPORT	●	●
18			
CIVIL			
C0.0	SITE KEYMAP AND ACCESSIBILITY ROUTE	●	●
C1.1	GENERAL NOTES, LEGEND AND ABBREVIATIONS	●	●
C2.1	DEMOLITION PLAN	●	●
C2.2	DEMOLITION PLAN	●	●
C2.3	DEMOLITION PLAN	●	●
C3.1	GRADING PLAN	●	●
C3.2	GRADING PLAN	●	●
C3.3	GRADING PLAN	●	●
C3.4	GRADING PLAN	●	●
C3.5	GRADING PLAN	●	●
C3.6	GRADING PLAN	●	●
C4.1	UTILITY PLAN	●	●
C4.2	UTILITY PLAN	●	●
C4.3	UTILITY PLAN	●	●
C5.1	CONSTRUCTION DETAILS	●	●
C6.1	EROSION CONTROL PLAN	●	●
16			
JOINT TRENCH			
JT1.01	DRY UTILITY STANDARDS	●	●
JT1.02	DRY UTILITY INTENT	●	●
JT1.03	DRY UTILITY INTENT	●	●
JT1.04	DRY UTILITY INTENT	●	●
JT1.05	JOINT TRENCH SECTIONS	●	●
5			
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	COURTYARD - PHASE 1 - ADD ALT	●	●
L2.01	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS	●	●
L2.02	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS	●	●
L2.03	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS	●	●
L2.04	PATIO SECTIONS	●	●
L7.01	LANDSCAPE DIMENSION PLAN	●	●
L8.01	CONSTRUCTION DETAILS	●	●
L8.02	CONSTRUCTION DETAILS	●	●
L8.03	CONSTRUCTION DETAILS	●	●
L8.04	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	●	●
L9.05	IRRIGATION DETAILS	●	●
L9.06	IRRIGATION DETAILS	●	●
L9.07	IRRIGIATION WATER CALCULATION	●	●
L10.01	PLANTING PLAN - PHASE 1 - NORTH	●	●
L10.02	PLANTING PLAN - PHASE 1 - CENTRAL	●	●
L10.03	PLANTING PLAN - PHASE 1 - SOUTH	●	●
L10.04	PLANTING PLAN AND NOTES - PHASE 1	●	●
L10.05	PLANTING PLAN - PHASE 1 - ENLARGEMENTS	●	●
29			
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	●	●
A3.20	COLOR ELEVATIONS - BUILDING TYPE B5 - B10, B13	●	●
A3.21	COLOR ELEVATIONS - BUILDING TYPE B11	●	●
A3.22	COLOR ELEVATIONS - BUILDING TYPE B12	●	●
A3.23	COLOR ELEVATIONS - BUILDING TYPE C2	●	●
A3.24	COLOR 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	●	●
A7.10	STAIR SECTIONS & DETAILS	●	●
A8.00	WALL SECTIONS	●	●
A8.10	MAIL CANOPY	●	●
A8.11	WASTE ENCLOSURE	●	●
A8.12	PARKING PLAN & DETAILS	●	●
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	●	●
A9.18A	WINDOW MAPPING	●	●
A9.19	STOREFRONT SCHEDULE	●	●
A9.20	DOOR DETAILS - EXTERIOR	●	●
A9.20A	DOOR DETAILS - EXTERIOR	●	●
A9.21	EXTERIOR DETAILS	●	●
A9.22	WINDOW DETAILS	●	●
A10.00	FINISH SCHEDULE	●	●
A10.01	COMMON AREA & UNIT FINISH IMAGERY	●	●
A10.20	INTERIOR DETAILS - CABINETS	●	●
A10.21	INTERIOR DETAILS	●	●
A10.22	INTERIOR DETAILS - BATHROOM SOFFITS	●	●
61			
STRUCTURAL			
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	●	●
S2.15	MAIL CANOPY FRAMING	●	●
S2.16	WASTE ENCLOSURE FRAMING	●	●
S4.01	TYPICAL CONCRETE DETAILS	●	●
S4.02	CONCRETE DETAILS	●	●
S5.01	STEEL DETAILS	●	●
S5.02	DESIGN-BUILD STAIR SUPPORT DETAILS	●	●
S6.01	TYPICAL WOOD DETAILS	●	●
S6.02	WOOD DETAILS	●	●
15			
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	●	●
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	●	●
E1.01	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 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	●	●
E4.18	ELECTRICAL COMMUNITY BUILDING MECHANICAL & PLUMBING POWER PLAN	●	●
E5.01	ELECTRICAL PANELBOARD SCHEDULES	●	●
E7.01	ELECTRICAL FIRE STOP DETAILS	●	●
E7.02	ELECTRICAL DETAILS	●	●
E8.01	INTERIOR LIGHTING ENERGY COMPLIANCE FORMS - COMMUNITY BUILDING	●	●
E8.03	ELECTRICAL EXTERIOR LIGHTING ENERGY COMPLIANCE FORMS		●
E8.04	ELECTRICAL POWER DISTRIBUTION ENERGY COMPLIANCE FORMS		●
28			

SHEET NUMBER	SHEET NAME	GMP SET	PLAN CHECK RESPONSE
SIGNAGE			
SI 0.0	SIGNAGE COVER SHEET	●	●
SI 1.0	LOGO & TYPE	●	●
SI 1.1	EXTERIOR SIGNAGE	●	●
SI 1.2	EXTERIOR SIGNAGE	●	●
SI 1.3	INTERIOR SIGNAGE	●	●
SI 1.4	INTERIOR SIGNAGE	●	●
6			

TOTAL SHEETS: 202

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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	

TITLE:

DRAWING INDEX

SHEET:

G0.01

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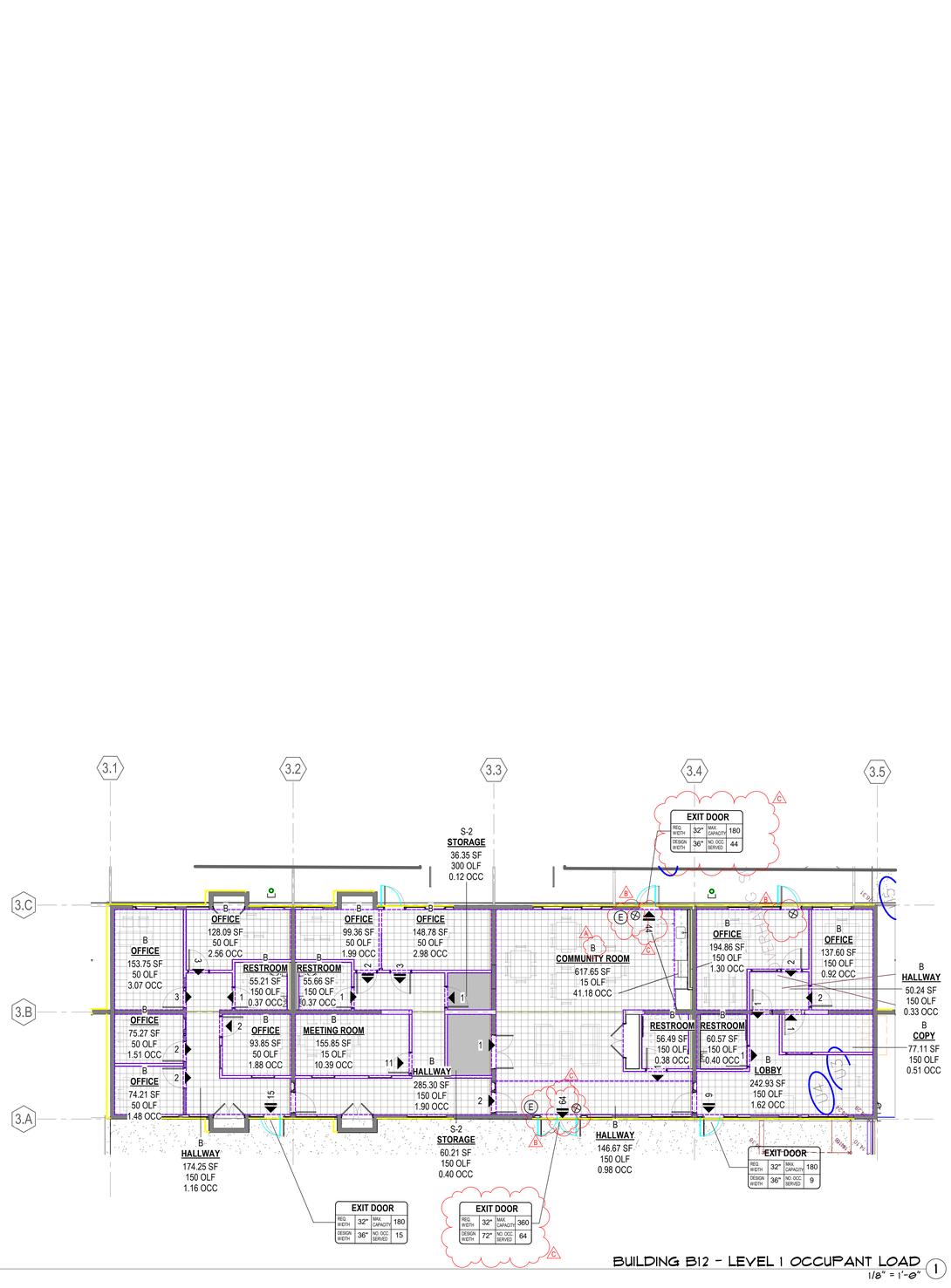

BUILDING B12 - LEVEL 1 OCCUPANT LOAD (1)

1/8" = 1'-0"

EGRESS & OCCUPANCY LEGEND

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

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

6 — EXIT OCCUPANT LOAD

ILLUMINATED EXIT SIGN

TACTILE EXIT SIGN COMPLIANT WITH CBC 1013.4. REFER TO 3/A10.21 FOR ADDITIONAL LOCATION REQUIREMENTS

EXIT DOOR			
REQ. WIDTH		MAX. CAPACITY	226
DESIGN WIDTH		NO. OCC SERVED	200

EXIT DOOR TAG

NOTE:
PROVIDE PERMANENT SIGNAGE FOR POSTING OF OCCUPANT LOAD IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

OCCUPANT LOAD DIAGRAM

SHEET:

G0.02

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 1 of 16)**
Project Name: GGV Phl B5	**Date Prepared:** 2025-08-18

A. General Information

1	Project Name	GGV Phl B5			
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)	299
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	8
14	Total Conditioned Floor Area in Scope (ft²)	8152	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)	2
20	Residential Conditioned Floor Area	8152			

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 2 of 16)**

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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 3 of 16)**

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	92.63	n/a	n/a
Proposed Design	81.4	n/a	n/a
Compliance Margins	**11.23**	**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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 4 of 16)**

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	30.64	32.85	-2.21
Space Cooling	9.85	6.74	3.11
Indoor Fans	17.2	16.91	0.29
Heat Rejection	0	0	0
Pumps & Misc.	0.59	0.51	0.08
Domestic Hot Water	34.35	24.39	9.96
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**92.63**	**81.4**	**11.23 (12.1%)**
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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 5 of 16)**

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

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	56.8	56.8	---
Process	48.42	48.34	0.08
Other Ltg	8.81	8.81	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**206.66**	**195.35**	**11.31 (5.5%)**

[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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 6 of 16)**

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	8.4	9.1	-0.7	---	---	---
Space Cooling	0.5	0.3	0.2	---	---	---
Indoor Fans	4.5	4.6	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.2	0.1	0.1	---	---	---
Domestic Hot Water	10.7	7.5	3.2	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**24.3**	**21.6**	**2.7**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**24.3**	**21.6**	**2.7**	**0**	**0**	**0**
Receptacle	16.2	16.2	0	---	---	---
Process	15	15	0	---	---	---
Other Ltg	2.2	2.2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**57.7**	**55**	**2.7**	**0**	**0**	**0**

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 7 of 16)**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	24.15	23.02	1.13	4.68
NET EUI[1]	24.15	23.02	1.13	4.68

[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. Some approximations may not be 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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 8 of 16)**

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**
3 bedrooms-(1/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(2/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(3/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(4/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(5/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(6/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(7/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(8/8)	DU 3-Bed	3bed room TH	1

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Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 9 of 16)**

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 3-Bed	1019	3	8	DU 3-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]	828	0	0
East-Facing[2]	1847	528	28.59
South-Facing[3]	828	0	0
West-Facing[4]	1847	528	28.59
Total	**5350**	**1056**	**19.74**
Roof	8960	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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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 08/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:

TITLE 24 REPORT

SHEET:

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12" = 1'-0" (1)

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	1,078	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	8,960	Wood Framed Ceiling	0	0	10	U-factor	0.0801	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board	E
Floor-Extr-Raised wood	Exterior Floors	812	Wood Framed Floor	0	0	0	U-factor	0.378	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Exterior Finish: Synthetic Stucco	E
Wall -CMU Extr	Exterior Walls	1,334	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
Wall-Wood Framed-Extr-R15	Exterior Walls	2,938	Wood Framed Wall	15	0	0	U-factor	0.0873	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	A
T24-IntZB-Wall Cons	Interior Walls	7,076.15	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*

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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				
T24-IntZB-Flr Cons	Interior Floors	1,835.5	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

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

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor	44	0.5	E
ResidentialDoor -2	44	0.5	E
ResidentialDoor -3	44	0.5	E
ResidentialDoor -4	44	0.5	E
ResidentialDoor -5	44	0.5	E
ResidentialDoor -2-2	44	0.5	E
ResidentialDoor -3-2	44	0.5	E
ResidentialDoor -4-2	44	0.5	E

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

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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 2nd floor	299	1	84	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 2nd floor	299	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	299	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	299	1	84	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 1st floor	299	1	48	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 1st floor	299	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	299	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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

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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-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	299	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	119	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	119	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	119	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	119	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	119	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	119	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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

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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-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	119	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	119	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[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 3-Bed	PTHP Ephoca	Room HP N/A	8	N/A	N/A	7,950	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 3-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	60.57	N/A	N/A	N/A

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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
WH-1 Rheem 40gal	Heat Pump	Storage	8	40	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	WH-1 Rheem 40gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LT101-E for mandatory controls

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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 Jennifer Love	Documentation Author Signature:
Company: Streamline Green Streamline Green	Signature Date: 08/18/2025
Address: 1355 Francisco St 1355 Francisco St	CEA/HERS Certification Identification (if applicable): R22-822-16-40096
City/State/Zip: Berkeley, CA 94702 Berkeley, CA 94702	Phone: 510-387-1532 5103255672

CABEC California Association of Building Energy Consultants 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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 1 of 16)
Project Name: GGV Phl B6-B9 Buildings	**Date Prepared:** 2025-08-18

A. General Information

1	Project Name	GGV Phl B6-B9 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	8
14	Total Conditioned Floor Area in Scope (ft²)	8152	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)	2
20	Residential Conditioned Floor Area	8152			

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 2 of 16)

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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 3 of 16)

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	90.84	n/a	n/a
Proposed Design	80.23	n/a	n/a
Compliance Margins	**10.61**	**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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 4 of 16)

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	29.68	32.21	-2.53
Space Cooling	9.26	6.36	2.9
Indoor Fans	16.87	16.68	0.19
Heat Rejection	0	0	0
Pumps & Misc.	0.68	0.59	0.09
Domestic Hot Water	34.35	24.39	9.96
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**90.84**	**80.23**	**10.61 (11.7%)**
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	56.8	56.8	---
Process	48.42	48.34	0.08
Other Ltg	8.81	8.81	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**204.87**	**194.18**	**10.69 (5.2%)**

[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	8.2	9	-0.8	---	---	---
Space Cooling	0.4	0.2	0.2	---	---	---
Indoor Fans	4.4	4.5	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.2	0.2	0	---	---	---
Domestic Hot Water	10.7	7.5	3.2	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**23.9**	**21.4**	**2.5**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**23.9**	**21.4**	**2.5**	**0**	**0**	**0**
Receptacle	16.2	16.2	0	---	---	---
Process	15	15	0	---	---	---
Other Ltg	2.2	2.2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**57.3**	**54.8**	**2.5**	**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]	23.98	22.94	1.04	4.34
NET EUI[1]	23.98	22.94	1.04	4.34

[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. Some approximations may not be 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
3 bedrooms-(1/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(2/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(3/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(4/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(5/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(6/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(7/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(8/8)	DU 3-Bed	3bed room TH	1

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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 3-Bed	1019	3	8	DU 3-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]	1847	528	28.59
East-Facing[2]	828	0	0
South-Facing[3]	1847	528	28.59
West-Facing[4]	828	0	0
Total	**5350**	**1056**	**19.74**
Roof	8960	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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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 08/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:

TITLE 24 REPORT

SHEET:

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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	1,078	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	8,960	Wood Framed Ceiling	0	0	10	U-factor	0.0801	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board	E
Floor-Extr-Raised wood	Exterior Floors	812	Wood Framed Floor	0	0	0	U-factor	0.378	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Exterior Finish: Synthetic Stucco	E
Wall -CMU Extr	Exterior Walls	1,334	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
Wall-Wood Framed-Extr-R15	Exterior Walls	2,938	Wood Framed Wall	15	0	0	U-factor	0.0873	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	A
T24-IntZB-Wall Cons	Interior Walls	7,076.15	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*

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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				
T24-IntZB-Flr Cons	Interior Floors	1,835.5	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

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

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor	44	0.5	E
ResidentialDoor -2	44	0.5	E
ResidentialDoor -3	44	0.5	E
ResidentialDoor -4	44	0.5	E
ResidentialDoor -5	44	0.5	E
ResidentialDoor -2-2	44	0.5	E
ResidentialDoor -3-2	44	0.5	E
ResidentialDoor -4-2	44	0.5	E

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

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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 2nd floor	225	1	84	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 2nd floor	225	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	225	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	225	1	84	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 1st floor	225	1	48	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 1st floor	225	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	225	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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

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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-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	225	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	45	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	45	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	45	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	45	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	45	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	45	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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

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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-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	45	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	45	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[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 3-Bed	PTHP Ephoca	Room HP N/A	8	N/A	N/A	7,950	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 3-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	60.57	N/A	N/A	N/A

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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
WH-1 Rheem 40gal	Heat Pump	Storage	8	40	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	WH-1 Rheem 40gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LTI01-E for mandatory controls

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

CABEC California Association of Building Energy Consultants 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:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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APN: 052-140-22, 052-140-41

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LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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Project Name: GGV Phl B10-B13 Buildings **Date Prepared:** 2025-08-18

A. General Information

1	Project Name	GGV Phl B10-B13 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)	315
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	8
14	Total Conditioned Floor Area in Scope (ft^2)	8152	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft^2)	0	17	Fuel Type	None
18	Nonresidential Conditioned Floor Area	0	19	Total # of Stories (Habitable Above Grade)	2
20	Residential Conditioned Floor Area	8152			

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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/ft^2 - yr)	**Total[2] (kBtu/ft^2 - yr)**	**Total[2] (kBtu/ft^2 - yr)**
Standard Design	91.5	n/a	n/a
Proposed Design	80.68	n/a	n/a
Compliance Margins	**10.82**	**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/ft^2 - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	30.57	32.87	-2.3
Space Cooling	9.04	6.16	2.88
Indoor Fans	17.02	16.78	0.24
Heat Rejection	0	0	0
Pumps & Misc.	0.52	0.48	0.04
Domestic Hot Water	34.35	24.39	9.96
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**91.5**	**80.68**	**10.82 (11.8%)**
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	56.8	56.8	---
Process	48.4	48.32	0.08
Other Ltg	8.81	8.81	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**205.51**	**194.61**	**10.9 (5.3%)**

[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	8.4	9.1	-0.7	---	---	---
Space Cooling	0.4	0.2	0.2	---	---	---
Indoor Fans	4.5	4.6	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.1	0.1	0	---	---	---
Domestic Hot Water	10.7	7.5	3.2	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**24.1**	**21.5**	**2.6**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**24.1**	**21.5**	**2.6**	**0**	**0**	**0**
Receptacle	16.2	16.2	0	---	---	---
Process	15	15	0	---	---	---
Other Ltg	2.2	2.2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**57.5**	**54.9**	**2.6**	**0**	**0**	**0**

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C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft^2 / yr)	Proposed Design (kBtu/ft^2 / yr)	Margin (kBtu/ft^2 / yr)	Margin Percentage
GROSS EUI[1]	24.07	22.98	1.09	4.53
NET EUI[1]	24.07	22.98	1.09	4.53

[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. Some approximations may not be 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**
3 bedrooms-(1/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(2/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(3/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(4/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(5/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(6/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(7/8)	DU 3-Bed	3bed room TH	1
3 bedrooms-(8/8)	DU 3-Bed	3bed room TH	1

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F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	**CFA (ft^2)**	**Number of Bedrooms**	**Number in Building**	**Space Conditioning Systems Assigned**	**DHW System Name**	**IAQ Vent Fan Name**
DU 3-Bed	1019	3	8	DU 3-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 (ft^2)**	**Total Fenestration Area (ft^2)**	**Window to Wall Ratio (%)**
North-Facing[1]	828	0	0
East-Facing[2]	1847	528	28.59
South-Facing[3]	828	0	0
West-Facing[4]	1847	528	28.59
Total	**5350**	**1056**	**19.74**
Roof	8960	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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2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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NO.	ISSUE	DATE

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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	1,078	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	8,960	Wood Framed Ceiling	0	0	10	U-factor	0.0801	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board	E
Floor-Extr-Raised wood	Exterior Floors	812	Wood Framed Floor	0	0	0	U-factor	0.378	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Exterior Finish: Synthetic Stucco	E
Wall -CMU Extr	Exterior Walls	1,334	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
Wall-Wood Framed-Extr-R15	Exterior Walls	2,938	Wood Framed Wall	15	0	0	U-factor	0.0873	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	A
T24-IntZB-Wall Cons	Interior Walls	7,076.15	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*

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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				
T24-IntZB-Flr Cons	Interior Floors	1,835.5	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

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

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor	44	0.5	E
ResidentialDoor -2	44	0.5	E
ResidentialDoor -3	44	0.5	E
ResidentialDoor -4	44	0.5	E
ResidentialDoor -5	44	0.5	E
ResidentialDoor -2-2	44	0.5	E
ResidentialDoor -3-2	44	0.5	E
ResidentialDoor -4-2	44	0.5	E

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

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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 2nd floor	315	1	84	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 2nd floor	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor	315	1	84	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 1st floor	315	1	48	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 1st floor	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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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-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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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-5-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-6-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[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 3-Bed	PTHP Ephoca	Room HP N/A	8	N/A	N/A	7,950	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 3-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	60.57	N/A	N/A	N/A

Registration Number: 425-F0102532272A-000-000-0000000-0000 | Registration Date/Time: 08/18/2025 11:45 | HERS Provider: CHEERS
CA Building Energy Efficiency Standards | Report Version: 2022.0.000 | Report Generated: 2025-08-18 10:51:57
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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 in/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
WH-1 Rheem 40gal	Heat Pump	Storage	8	40	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	WH-1 Rheem 40gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LTI01-E for mandatory controls

Registration Number: 425-F0102532272A-000-000-0000000-0000 | Registration Date/Time: 08/18/2025 11:45 | HERS Provider: CHEERS
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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 Jennifer Love	Documentation Author Signature:
Company: Streamline Green Streamline Green	Signature Date: 08/18/2025
Address: 1355 Francisco St 1355 Francisco St	CEA/HERS Certification Identification (if applicable): R22-822-16-40096
City/State/Zip: Berkeley, CA 94702 Berkeley, CA 94702	Phone: 510-387-1532 5103255672

CABEC California Association of Building Energy Consultants 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:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 1 of 18)
Project Name: GGV Phl B11 Building	**Date Prepared:** 2025-08-18

A. General Information

1	Project Name	GGV Phl B11 Building			
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)	315
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	8
14	Total Conditioned Floor Area in Scope (ft²)	8612	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)	2
20	Residential Conditioned Floor Area	8612			

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Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 2 of 18)

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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 3 of 18)

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	91.69	n/a	n/a
Proposed Design	79.21	n/a	n/a
Compliance Margins	**12.48**	**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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Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 4 of 18)

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	29.88	32.33	-2.45
Space Cooling	8.53	5.47	3.06
Indoor Fans	16.82	16.57	0.25
Heat Rejection	0	0	0
Pumps & Misc.	0.51	0.47	0.04
Domestic Hot Water	35.95	24.37	11.58
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**91.69**	**79.21**	**12.48 (13.6%)**
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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 5 of 18)

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

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	56.05	56.05	---
Process	46.62	46.54	0.08
Other Ltg	8.64	8.64	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**203**	**190.44**	**12.56 (6.2%)**

[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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Lowrise Multifamily Mixed Use Performance Compliance Method	(Page 6 of 18)

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	8.7	9.5	-0.8	---	---	---
Space Cooling	0.4	0.2	0.2	---	---	---
Indoor Fans	4.7	4.8	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.1	0.1	0	---	---	---
Domestic Hot Water	11.5	7.9	3.6	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**25.4**	**22.5**	**2.9**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**25.4**	**22.5**	**2.9**	**0**	**0**	**0**
Receptacle	16.9	16.9	0	---	---	---
Process	15.5	15.5	0	---	---	---
Other Ltg	2.3	2.3	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**60.1**	**57.2**	**2.9**	**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]	23.81	22.66	1.15	4.83
NET EUI[1]	23.81	22.66	1.15	4.83

[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. Some approximations may not be 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
3 bedrooms-(1/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
3 bedrooms-(2/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
3 bedrooms-(3/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
3 bedrooms-(4/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
3 bedrooms-(5/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
3 bedrooms-(6/6)	DU 3-Bed	Townhomes 3 and 4 bed-3	1
4 bedrooms-(1/2)	DU 4-Bed	Townhomes 3 and 4 bed-3	1
4 bedrooms-(2/2)	DU 4-Bed	Townhomes 3 and 4 bed-3	1

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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 3-Bed	1019	3	6	DU 3-Bed | :PTHP Ephoca:::2:2	Indiv HPWH	Default Minimum Balanced IAQ Fan
DU 4-Bed	1249	4	2	DU 4-Bed | :PTHP Ephoca:::2:2	Indiv HPWH 50g	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]	836	0	0
East-Facing[2]	1953.5	544	27.85
South-Facing[3]	864	0	0
West-Facing[4]	1953.5	544	27.85
Total	**5607**	**1088**	**19.4**
Roof	9442	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),

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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-4	Steep slope	4	0.1	0.85	N/A
Sloped roof-2-3	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	1,623	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	9,442	Wood Framed Ceiling	0	0	10	U-factor	0.0801	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board	E
Floor-Extr-Raised wood	Exterior Floors	812	Wood Framed Floor	0	0	0	U-factor	0.378	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Exterior Finish: Synthetic Stucco	E
Wall -CMU Extr	Exterior Walls	1,046	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
Wall-Wood Framed-Extr-R15	Exterior Walls	2,938	Wood Framed Wall	15	0	0	U-factor	0.0873	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	A
T24-IntZB-Wall Cons	Interior Walls	7,218.99	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*

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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				
T24-IntZB-Flr Cons	Interior Floors	1,824	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

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

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor -7	44	0.5	E
ResidentialDoor -2-4	44	0.5	E
ResidentialDoor -3-4	44	0.5	E
ResidentialDoor -4-4	44	0.5	E
ResidentialDoor -5-3	44	0.5	E
ResidentialDoor -2-2-3	44	0.5	E
ResidentialDoor -3-2-3	44	0.5	E
ResidentialDoor -4-2-3	44	0.5	E

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

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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-3-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-4	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-4	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-4	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-4	315	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-4	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-4	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-5-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-4	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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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-6-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-4	315	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2-3	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-4-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2-3	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2-3	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2-3	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-3	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2-3	135	1	84	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-3	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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

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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-5-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-3	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-6-2-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-3	135	1	48	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls L1 wood extension front	315	1	16	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-2-2-3-2-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls L1 wood extension back	135	1	16	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[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 3-Bed	PTHP Ephoca	Room HP N/A	6	N/A	N/A	7,950	N/A	HSPF2	N/A	N/A	CEER	10.3
DU 4-Bed	PTHP Ephoca	Room HP N/A	2	N/A	N/A	7,950	N/A	HSPF2	N/A	N/A	CEER	10.3

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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 3-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	60.57	N/A	N/A	N/A
DU 4-Bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	74.97	N/A	N/A	N/A

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
WH-1 Rheem 40gal	Heat Pump	Storage	6	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Tank Zone
WH-3 Rheem 50gal	Heat Pump	Storage	2	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Tank Zone

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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	WH-1 Rheem 40gal	N/A	No
Indiv HPWH 50g	Domestic Hot Water (DHW)	Unitary	1	Standard Distribution System	WH-3 Rheem 50gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LTI01-E for mandatory controls

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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 Association of Building Energy Consultants 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:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/30/2027

ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
A PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1 PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
2 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:

TITLE 24 REPORT

SHEET:

G0.47

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3/16/2026 4:03:26 PM

TITLE 24 REPORT BLDG B11 PAGES 10-18
12" = 1'-0" 1

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD						LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method						**(Page 1 of 20)**
Project Name:		**Golden Gate Village Phl B12 Mixed Use**			**Date Prepared:**	**2025-08-18**

A. General Information					
1	Project Name	Golden Gate Village Phl B12 Mixed Use			
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)	299
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	4
14	Total Conditioned Floor Area in Scope (ft²)	6471	**15**	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	250	**17**	Fuel Type	None
18	Nonresidential Conditioned Floor Area	0	**19**	Total # of Stories (Habitable Above Grade)	2
20	Residential Conditioned Floor Area	6471			

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD								LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method								**(Page 2 of 20)**

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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 3 of 20)**

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	163.42	n/a	n/a
Proposed Design	155.26	n/a	n/a
Compliance Margins	**8.16**	**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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 4 of 20)**

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	60.28	59.48	0.8
Space Cooling	17.26	14.39	2.87
Indoor Fans	31.53	32.27	-0.74
Heat Rejection	0	0	0
Pumps & Misc.	1.29	1.96	-0.67
Domestic Hot Water	27.39	18.5	8.89
Indoor Lighting	25.67	28.66	-2.99
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**163.42**	**155.26**	**8.16 (5%)**
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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 5 of 20)**

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

Non-Regulated Energy Component	**Standard Design (TDV)**	**Proposed Design (TDV)**	**Compliance Margin (TDV)[1]**
Receptacle	62.73	62.73	---
Process	28.68	28.66	0.02
Other Ltg	5.48	5.48	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**260.31**	**252.13**	**8.18 (3.1%)**

[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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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 6 of 20)**

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	13.5	13.5	0	---	---	---
Space Cooling	1.2	0.8	0.4	---	---	---
Indoor Fans	6.8	6.9	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.3	0.4	-0.1	---	---	---
Domestic Hot Water	6.6	4.5	2.1	---	---	---
Indoor Lighting	6.2	7	-0.8	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**34.6**	**33.1**	**1.5**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**34.6**	**33.1**	**1.5**	**0**	**0**	**0**
Receptacle	15.1	15.1	0	---	---	---
Process	7.1	7.1	0	---	---	---
Other Ltg	1.1	1.1	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**57.9**	**56.4**	**1.5**	**0**	**0**	**0**

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 7 of 20)**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	**Proposed Design (kBtu/ft² / yr)**	**Margin (kBtu/ft² / yr)**	**Margin Percentage**
GROSS EUI[1]	29.39	28.63	0.76	2.59
NET EUI[1]	29.39	28.63	0.76	2.59

[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. Some approximations may not be 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: as low as 0.2 W/CFM
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: fault indicator display
• Non-standard duct location (any location other than attic)
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 8 of 20)**

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:
• Verified Refrigerant Charge
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**
3 bedroom flats-(1/3)	DU B12 3bed	Level 2 Dwelling Units	1
3 bedroom flats-(2/3)	DU B12 3bed	Level 2 Dwelling Units	1
3 bedroom flats-(3/3)	DU B12 3bed	Level 2 Dwelling Units	1
1bed flat-(1/1)	DU B12 1bed	Level 2 1bed	1

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD	LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method	**(Page 9 of 20)**

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 B12 3bed	1120	3	3	DU B12 3bed | :PTHP Ephoca:::2:2	Indiv HPWH 50gal	Default Minimum Balanced IAQ Fan
DU B12 1bed	635	1	1	DU B12 1bed | :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]	747	0	0
East-Facing[2]	1694	484.9	28.62
South-Facing[3]	746	0	0
West-Facing[4]	1747	664	38.01
Total	**4934**	**1148.9**	**23.29**
Roof	4298	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),

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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
Sloped roof-3	Steep slope	4	0.1	0.85	N/A
Sloped roof-2-2	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	1,526	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	4,298	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
Floor-Extr-Raised wood	Exterior Floors	812	Wood Framed Floor	0	0	0	U-factor	0.378	Floor Surface: Vinyl Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Sheathing / Insulation: Gypsum Board Exterior Finish: Synthetic Stucco	E
Wall -CMU Extr	Exterior Walls	719	Hollow Unit Masonry	0	0	0	U-factor	0.5194	Inside Finish: Gypsum Board Mass Layer: 6 in. LW CMU Solid Grout	E
Wall Wood Ext R15	Exterior Walls	2,689	Wood Framed Wall	15	0	0	U-factor	0.0873	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	A
T24-IntZB-Wall Cons	Interior Walls	6,215.01	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*

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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				
T24-IntZB-Clg Cons	Interior Ceiling	1,211.5	Wood Framed Ceiling	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N
T24-IntZB-Flr Cons	Interior Floors	1,591.5	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	N

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

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft²)	Overall U-factor	Status[1]
ResidentialDoor -4-2-3-6	20	0.5	E
ResidentialDoor -4-2-3-7	20	0.5	E
ResidentialDoor -4-2-3-4	20	0.5	E
ResidentialDoor -4-2-2-2	20	0.5	E
ResidentialDoor -4-2-3-5-2	20	0.5	E
ResidentialDoor -4-2-4	20	0.5	E

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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 2nd floor	299	1	225	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-2	119	1	238	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-6	299	1	84	0.41	NFRC	0.25	NFRC	N/A	Standard bug screens	A
Windows AL-7-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-3	119	1	107	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 1st floor	299	1	42	0.41	NFRC	0.25	NFRC	N/A	Standard bug screens	A
Windows AL-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2	119	1	39.6	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-3-2	299	1	65	0.41	NFRC	0.25	NFRC	N/A	Standard bug screens	A

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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-9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-4	119	1	14.2	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-3-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood 2nd floor-3	299	1	76	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-2	119	1	39.6	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Glazed door	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-2	119	1	21	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-7-4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-2-4	119	1	25.5	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-8-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-3-2-2	299	1	86	0.41	NFRC	0.25	NFRC	N/A	Standard bug screens	A
Windows AL-8-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 1st floor-3-2-3	299	1	86	0.41	NFRC	0.25	NFRC	N/A	Standard bug screens	A

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H2. DWELLING UNIT HVAC HEATING AND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13
						Heating				Cooling		
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
DU B12 3bed	PTHP Ephoca	Room HP N/A	3	N/A	N/A	7,914	N/A	HSPF2	N/A	N/A	CEER	10.3
DU B12 1bed	PTHP Ephoca	Room HP N/A	1	N/A	N/A	7,914	N/A	HSPF2	N/A	N/A	CEER	10.3

H2b. Common Area HVAC Heating and Cooling Systems

01	02	03	04	05	06	07	08	09	10	11	12	13
						Heating				Cooling		
HVAC System Name	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
HP1	HP1sys	Heat pump heating cooling	2	Ductless Common Area	N/A	42,000	38,000	HSPF2	11	N/A	EER2 SEER2	12.48 22
HP4	HP4sys	Heat pump heating cooling	3	Ductless Common Area	N/A	42,000	38,000	HSPF2	11	N/A	EER2 SEER2	12.48 22
HP2	HP2sys	Heat pump heating cooling	3	Ductless Common Area	N/A	42,000	38,000	HSPF2	11	N/A	EER2 SEER2	12.48 22
HP3	HP3Sys	Heat pump heating cooling	1	Ductless Common Area	N/A	42,000	38,000	HSPF2	11	N/A	EER2 SEER2	12.48 22

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H3a. MULTIFAMILY / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05
Name	Type	Power	Power Units	Status
Furnace fan 0.58W/CFM	Fixed speed	0.58	W/cfm	N/A

H3b. MULTIFAMILY / COMMON USE AREA IAQ FAN SYSTEMS SUMMARY

01	02	03	04	05	06
Name	Type	Airflow (CFM)	Power	Power Units	Status
SF1	Supply	100	0.2	W/cfm	N/A
Exhaust public Restroom	Exhaust	50	0.2	W/cfm	N/A
SF4	Supply	100	0.2	W/cfm	N/A
SF2	Supply	100	0.2	W/cfm	N/A
SF3	Supply	100	0.2	W/cfm	N/A
SF5	Supply	100	0.2	W/cfm	N/A
SF6	Supply	425	0.44	W/cfm	N/A
OSA ducted to furnace	Supply	0	0.4	W/cfm	N/A

H4. MULTIFAMILY HVAC DISTRIBUTION

01	02	03	04	05	06	07	08
Name	Type	Duct Ins. R-value Supply	Duct Ins. R-value Return	Duct Location Supply	Duct Location Return	Verified Duct Design Surface Area	
						Supply	Return
Existing Ducts -Conditioned space	Conditioned space-entirely (Non-Verified)	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	N/A	N/A
Ductless Common Area	No ducts (Non-Verified)	R-0.0	R-0.0			N/A	N/A

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H4b. MULTIFAMILY HVAC DISTRIBUTION – HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Existing Ducts -Conditioned space	No	15.00	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Ductless Common Area	No	6.00	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03	04	05	06	07
Zone Name	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# of People	Supply OA CFM	Exhaust CFM		
Community Room	Lodging - Multipurpose assembly	22.6	425	0	678	N/A
Offices -small 1Flex Res	Office - Office space	1.91	100	0	381	N/A
Lobbies 1	General - Corridors	0.76	100	0	152	N/A
Meeting Room 4	General - Conference/meeting	4.43	100	0	133	N/A
Offices -Large Flex	Office - Office space	1.49	100	0	298	N/A
Offices -small 4 Property Copy	Office - Office space	1.17	100	0	234	N/A
Meeting Room-2	General - Conference/meeting	5.37	100	0	161	N/A
Lobby 4	General - Corridors	1.23	100	0	245	N/A
Cooridor	General - Corridors	0.97	100	0	194	N/A

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H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
		Central Fan (if applicable)					Individual Fan (if applicable)					
Dwelling Unit Type	IAQ Option	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 B12 3bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	63.6	N/A	N/A	N/A
DU B12 1bed	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	34.05	N/A	N/A	N/A

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
WH-1 40gal	Heat Pump	Storage	1	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Tank Zone
WH-4 50gal	Heat Pump	Storage	3	50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Residential (NEEA RATED) PRODUCT	Tank Zone

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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	WH-1 40gal	N/A	No
Indiv HPWH 50gal	Domestic Hot Water (DHW)	Unitary	1	Standard Distribution System	WH-4 50gal	N/A	No

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1,3]	Conditioned Floor Area[2] (ft2)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Corridor	591	236.4	0	0	0
Office (250 square feet)	298	178.8	0	0	0
Office (250 square feet)	615	399.75	0	0	0
ConferenceMultipurposeMeetingCenterArea	972	729	0	0	0
Building Totals:	**2476**	**1543.95**	**0**	**0**	**0**

[1] *See Table 140.6-C*
[2] *See LMCC-LT01--E for unconditioned spaces*
[3] *Lighting information for existing spaces modeled is not included in this table*

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LT01-E for mandatory controls

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

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:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
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1	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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Project Name:	Golden Gate Village Ph1 C Buildings	Date Prepared:	2025-08-18

A. General Information

1	Project Name	Golden Gate Village Ph1 C 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)	278
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	4
14	Total Conditioned Floor Area in Scope (ft²)	4532	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	4532			

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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	102.72	n/a	n/a
Proposed Design	85.43	n/a	n/a
Compliance Margins	**17.29**	**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	33.34	37.78	-4.44
Space Cooling	8.08	2.55	5.53
Indoor Fans	17.87	17.45	0.42
Heat Rejection	0	0	0
Pumps & Misc.	0.65	0.49	0.16
Domestic Hot Water	42.78	27.16	15.62
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**102.72**	**85.43**	**17.29 (16.8%)**
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	59.76	59.76	---
Process	47.97	47.85	0.12
Other Ltg	8.49	8.49	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**218.94**	**201.53**	**17.41 (8%)**

[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	5.1	5.9	-0.8	---	---	---
Space Cooling	0.2	0	0.2	---	---	---
Indoor Fans	2.7	2.8	-0.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.1	0.1	0	---	---	---
Domestic Hot Water	6.8	4.4	2.4	---	---	---
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**14.9**	**13.2**	**1.7**	**0**	**0**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**14.9**	**13.2**	**1.7**	**0**	**0**	**0**
Receptacle	9.5	9.5	0	---	---	---
Process	8.5	8.5	0	---	---	---
Other Ltg	1.2	1.2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**34.1**	**32.4**	**1.7**	**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]	25.67	24.39	1.28	4.99
NET EUI[1]	25.67	24.39	1.28	4.99

[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. Some approximations may not be 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 LMCs 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**
4 bedrooms-(1/4)	DU 4-bed flat	4bed room flats	1
4 bedrooms-(2/4)	DU 4-bed flat	4bed room flats	1
4 bedrooms-(3/4)	DU 4-bed flat	4bed room flats	1
4 bedrooms-(4/4)	DU 4-bed flat	4bed room flats	1

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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 4-bed flat	1133	4	4	DU 4-bed flat ⎪ ::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]	394	0	0
East-Facing[2]	1085	236	21.75
South-Facing[3]	394	0	0
West-Facing[4]	1085	384	35.39
Total	**2958**	**620**	**20.96**
Roof	4532	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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ISSUANCE SCHEDULE

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2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
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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	2,058	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	4,532	Wood Framed Ceiling	0	0	10	U-factor	0.0801	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-10 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x10 Inside Finish: Gypsum Board	E
Wall -CMU Extr	Exterior Walls	900	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	4,000.86	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*

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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
ResidentialDoor back	18	0.5	E
ResidentialDoor back-2	18	0.5	E
ResidentialDoor back-3	18	0.5	E
ResidentialDoor back-4	18	0.5	E

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

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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	278	1	96	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	278	1	96	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	278	1	96	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-4-3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Walls long side wood	278	1	96	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	98	1	59	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	98	1	59	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A
Windows AL-5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 2	98	1	59	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

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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-6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	Wall long side wood 2	98	1	59	0.45	NFRC	0.23	NFRC	N/A	Standard bug screens	A

[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 4-bed flat	PTHP Ephoca	Room HP N/A	4	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 4-bed flat	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	Exhaust	N/A	71.49	N/A	N/A	N/A

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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 In/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
WH-4 50gal	Heat Pump	Storage	4	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	WH-4 50gal	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LT01-E for mandatory controls

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Documentation Author's Declaration Statement

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

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Company: Streamline Green	Signature Date: 08/18/2025
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City/State/Zip: Berkeley, CA 94702	Phone: 510-387-1532
Berkeley, CA 94702	5103255672

CABEC 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:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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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. Some approximations may not be 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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	GMP SET - PHASE 1	12/12/2025
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2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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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*

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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*

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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

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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]
Sliding Door-4	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*

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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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 In/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-LT01-E for mandatory controls

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

CABEC 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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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:

TITLE 24 REPORT

SHEET:

G0.54

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TITLE 24 REPORT BLDG E2-E5 PAGES 10-15
12" = 1'-0" 1

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FLOOR AND GROUND SURFACES (CBC 11B-302)

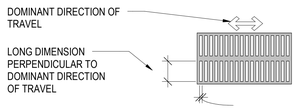
GENERAL
FLOOR AND GROUND SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT.

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

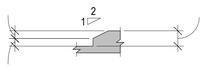
CHANGES IN LEVEL (CBC 11B-303)

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



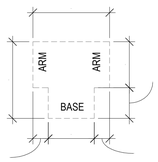
VERTICAL CHANGE IN LEVEL

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.

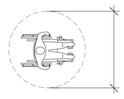


BEVELED CHANGE IN LEVEL

TURNING SPACE (11B-304)

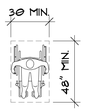


T SHAPED TURNING SPACE

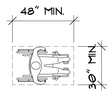


CIRCULAR SPACE

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

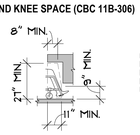


FORWARD

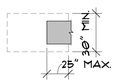


PARALLEL

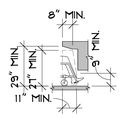
TOE AND KNEE SPACE (CBC 11B-306)



ELEVATION



PLAN

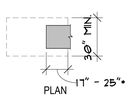


ELEVATION @ LAVATORY

KNEE CLEARANCE



ELEVATION

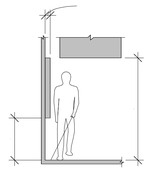


PLAN

*19" MIN. @ DINING AND WORK SURFACES

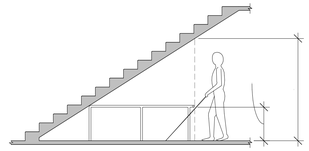
TOE CLEARANCE

PROTRUDING OBJECTS (CBC 11B-307)



LIMITS OF PROTRUDING OBJECTS

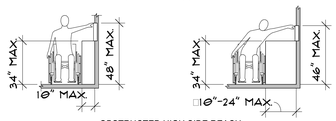
* EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4-1/2" MAX.



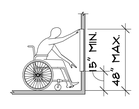
VERTICAL CLEARANCE

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

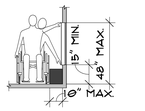
REACH RANGES (CBC 11B-308) ***(CBC 11A-1I & 11A-1J)***



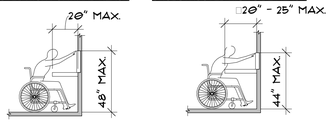
OBSTRUCTED HIGH SIDE REACH



UNOBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED HIGH SIDE REACH



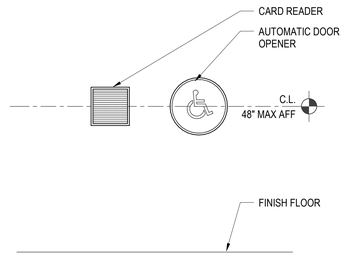
OBSTRUCTED HIGH FORWARD REACH

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.

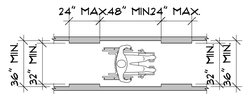


CARD READER AND AUTOMATIC DOOR OPENER ELEVATION DIAGRAM

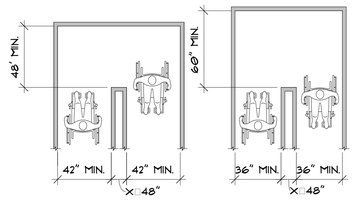
WALKING SURFACES (CBC 11B-403) *(CBC 11A-1E & 11A-1C)*

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)

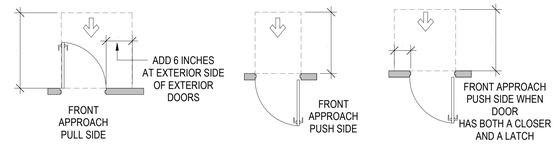
CLEAR WIDTH AT TURN

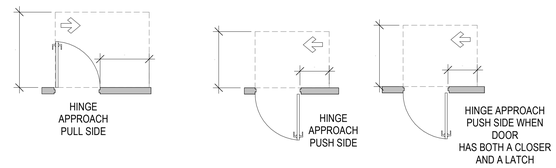
DOORS (AT COMMON USE AREAS) CBC 11B-404
FOR DWELLING UNIT DOORS, SEE G7.06B *2022 CBC 11B - ACCESSIBILITY - DWELLING UNITS.*

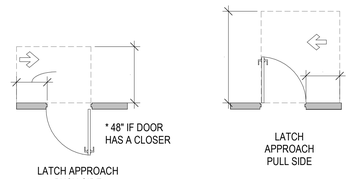
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

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.

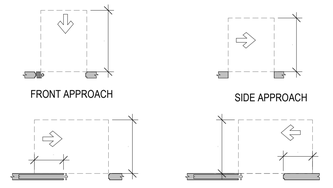
  **THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.*
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING 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.



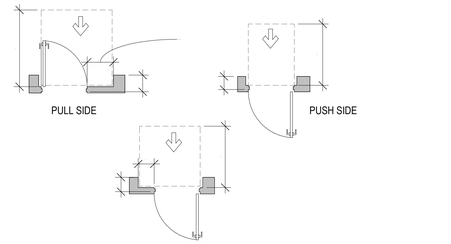




MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS

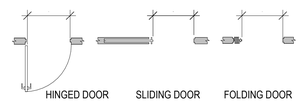


MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS

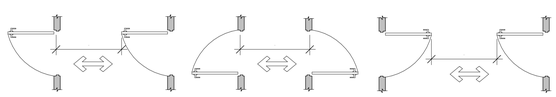


PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES



CLEAR WIDTH OF DOORWAYS



DOORS IN SERIES AND GATES IN SERIES

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

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41, 052-140-42, 052-140-43

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
2022 CBC 11B - ACCESSIBILITY - COMMON AREAS

SHEET:
G0.30

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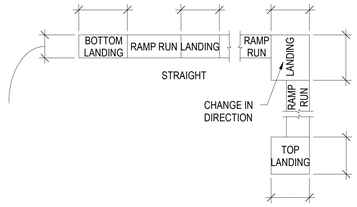
RAMPS (CBC 11B-405)

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.

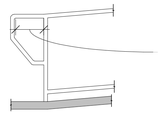
LENGTH
- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. BOTTOM LANDING SHALL BE 72 INCHES IN LENGTH IN THE DIRECTION OF RAMP RUN.

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

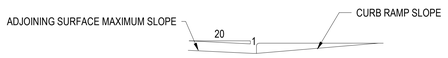
CURB RAMPS LOCATION
- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

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.

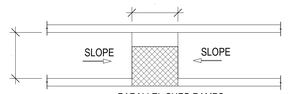
WIDTH
- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES) SHALL BE 48" MINIMUM.

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.

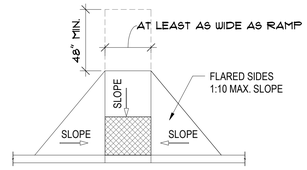
DIAGONAL CURB RAMPS
- DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND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



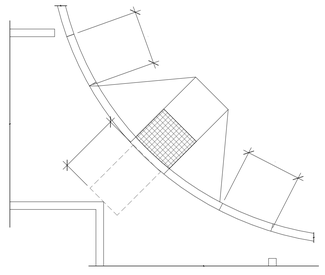
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



PARALLEL CURB RAMPS



PERPENDICULAR CURB RAMPS



DIAGONAL OR CORNER TYPE CURB RAMPS

STAIRWAYS (CBC 11B-504)

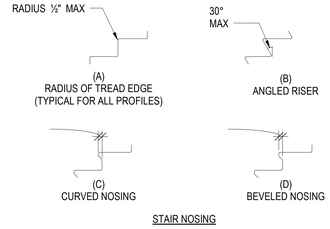
TREADS AND RISERS
- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.

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.

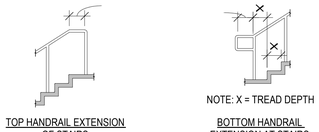
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



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

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

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - COMMON AREAS

SHEET:
G0.31

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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.

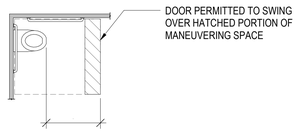
COAT HOOKS, SHELVES AND MEDICINE CABINETS
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE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

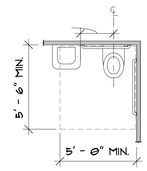
EXCEPTION: IN RESIDENTIAL DWELLING UNITS COMPLYING WITH SECTION 11B-233.3.1.1, MANEUVERING SPACE IN FRONT OF THE WATER CLOSET SHALL BE A MINIMUM OF 60 INCHES WIDE AND 36 INCHES DEEP.



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.



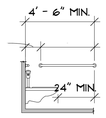
OVERLAP OF WATER CLOSET CLEARANCE
IN RESIDENTIAL DWELLING UNITS ONLY

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.

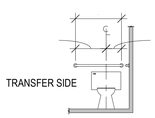
EXCEPTION: IN RESIDENTIAL DWELLING UNITS THE HEIGHT OF THE WATER CLOSET SHALL BE PERMITTED TO BE 15 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE SEAT.

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

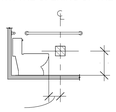


REAR WALL GRAB BAR

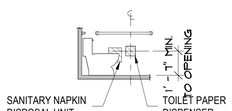
FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING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



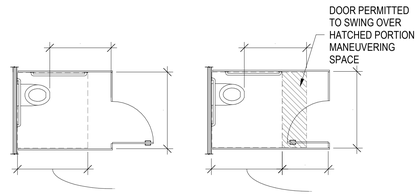
DISPENSER OUTLET LOCATION



SANITARY NAPKIN DISPOSAL LOCATION

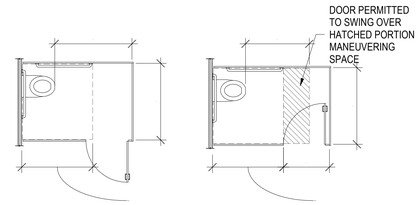
WHEELCHAIR ACCESSIBLE COMPARTMENTS (CBC 11B-604.8)

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



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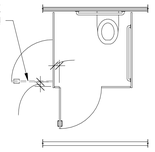
SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH SIDE OPENING DOOR

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.

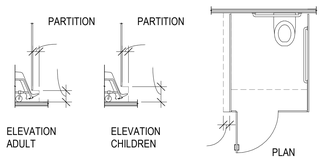


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

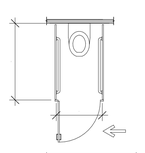
TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP 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



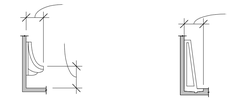
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

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.

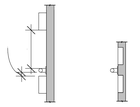


WALL HUNG TYPE STALL TYPE

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

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SANTA ROSA, CA 95407

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - RESTROOMS

SHEET:
G0.32

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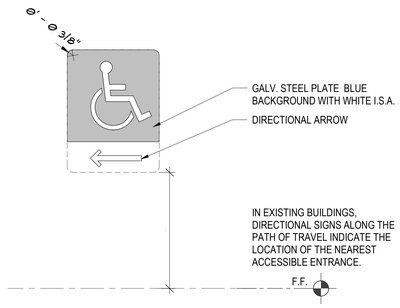
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE COLOR 15090 IN FEDERAL STANDARD 595C.

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

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.

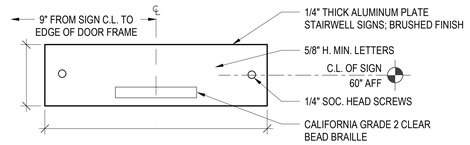
ILLUMINATION
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, EXCEPT THOSE REQUIRED BY SECTION 1013.4 NEED NOT BE PROVIDED WITH ILLUMINATION.

- 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.

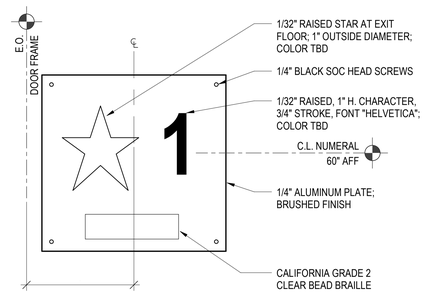
- THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE A MINIMUM OF 5 INCHES IN HEIGHT WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

- ALL OTHER LETTERING SHALL BE A MINIMUM OF 1 INCH IN HEIGHT.

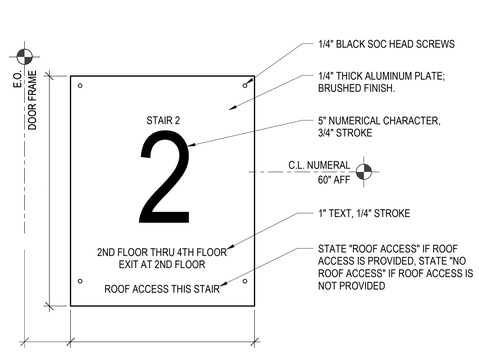
- THE STAIRWAY UPPER TERMINUS SUCH AS "ROOF ACCESS" OR "NO ROOF ACCESS" SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1 INCH HIGH BLOCK LETTERING WITH 1/4 INCH STROKES.

- 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.

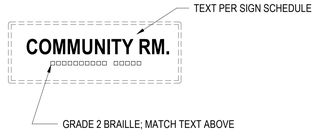


FLOOR LEVEL IDENTIFICATION SIGN (INTERIOR OF STAIR)



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.

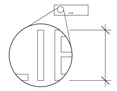
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE.

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".



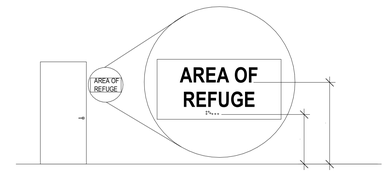
LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2.)

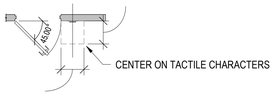
INSTALLATION HEIGHT AND LOCATION
- TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE 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.

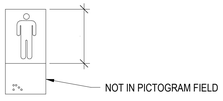


HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



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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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
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.

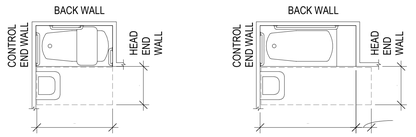
FAUCETS
CONTROLS FOR FAUCETS SHALL COMPLY WITH 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

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.

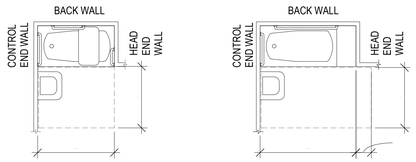
BATH TUBS (CBC 11B-607)

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



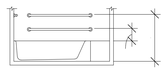
REMOVABLE IN-TUB SEAT FORWARD APPROACH

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.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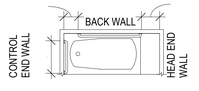
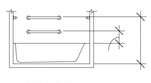


PLAN

GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS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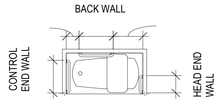
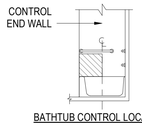


PLAN

GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

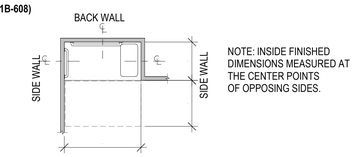


BATHTUB CONTROL LOCATION

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.

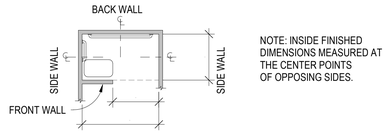
SHOWER SPRAY UNIT AND WATER
A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON 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

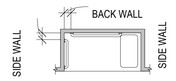


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

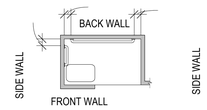
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

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.



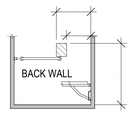
GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS



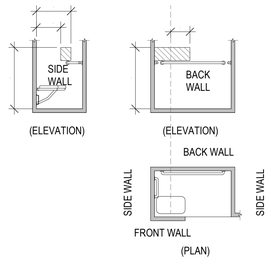
GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

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.

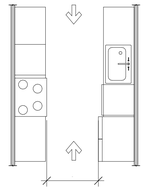
SHOWER FLOOR OR GROUND SURFACE
SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

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.

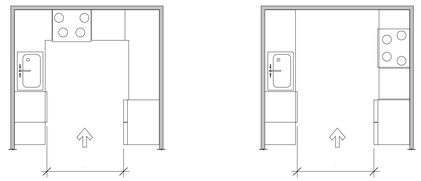
KITCHENS AND KITCHENETTES (CBC 11B-804)

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.

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

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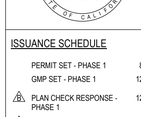

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

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DRAWN BY:	MO, SR
CHECKED BY:	GS
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SCALE:	1/4" = 1'-0"

TITLE:
2022 CBC 11B - ACCESSIBILITY - DWELLING UNITS

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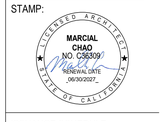

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	

TITLE:

2022 CBC 11B - ACCESSIBILITY - PARKING

SHEET:

G0.35

FOR REFERENCE ONLY

BASED ON 2022 CBC 11B, FHA, AND ADAG

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3/16/2026 4:04:00 PM

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***

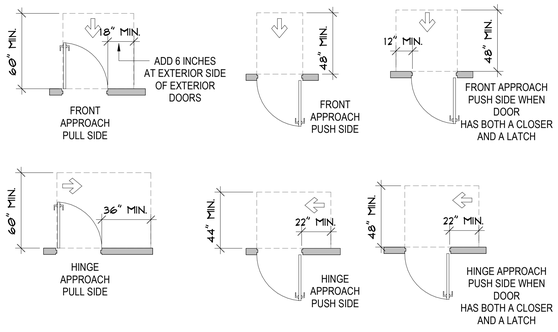
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.

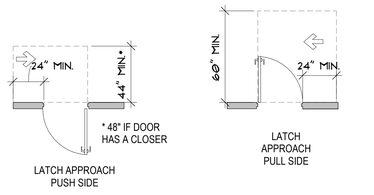
DOOR AND GATE HARDWARE

- 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.

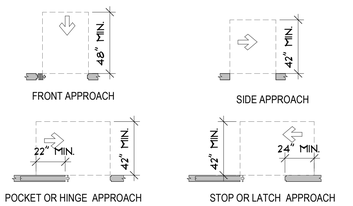
  *THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING 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.



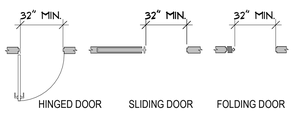


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES DOORS

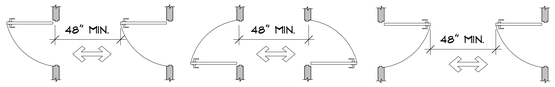


MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS

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

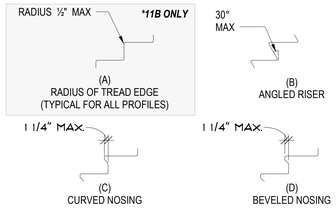
- STAIR TREADS SHALL COMPLY WITH CBC 1011.5.2, AND 1115A OR 11B-504. CHANGES IN LEVEL ARE NOT PERMITTED.

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

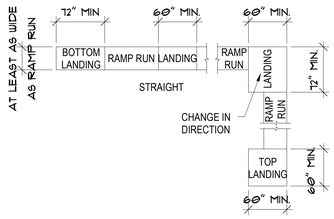
CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

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

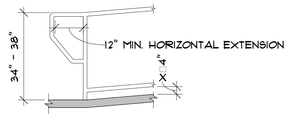
- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA:
  1. DOORS FULLY OPEN SHALL NOT REDUCE THE REQUIRED RAMP LANDING BY MORE THAN 3 INCHES.
  2. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF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

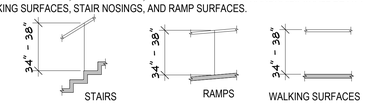
HANDRAILS (CBC 11B-505)

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.

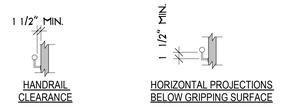
HEIGHT

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.

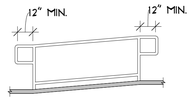
HANDRAIL EXTENSIONS

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.

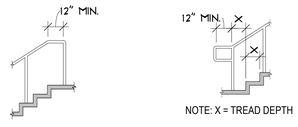
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.



TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

TOP EXTENSION AT STAIRS

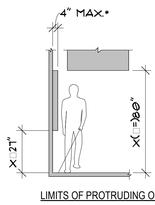
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



BOTTOM EXTENSION AT STAIRS

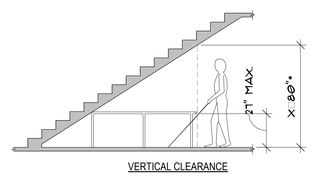
AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AND ADJACENT STAIR FLIGHT 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)



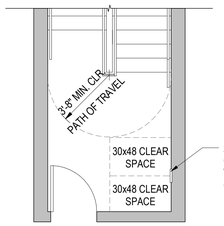
LIMITS OF PROTRUDING OBJECTS

* 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.



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***

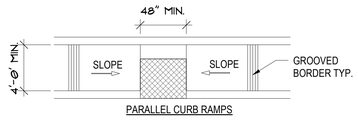
- CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH WIDE BY 1/4 INCH DEEP AT 3/4 INCH ON CENTER.

DIAGONAL CURB RAMPS

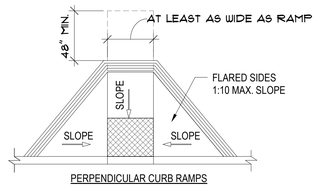
- DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED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



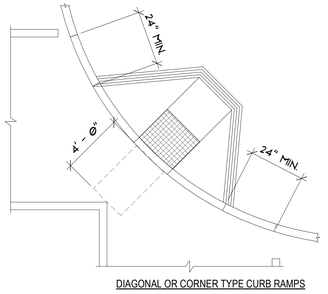
COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS



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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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAD NO. C36309 RENEWAL DATE 09/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1/4" = 1'-0"
TITLE:	CBC 2019 - ACCESSIBILITY - COMMON AREAS

SHEET: **G0.36**

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3/16/2026 4:04:02 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.

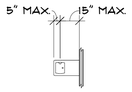
MIRRORS
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES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

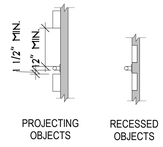


DRINKING FOUNTAIN SPOUT LOCATION

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.



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.

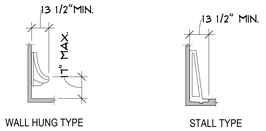
STRUCTURAL STRENGTH
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

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.

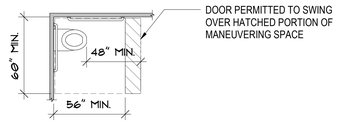
FLUSH CONTROLS
SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH CBC 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.



HEIGHT AND DEPTH OF URINALS

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

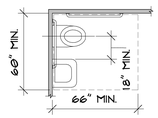
SIZE
CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A 60 INCH WIDE AND 48 INCH DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.



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.



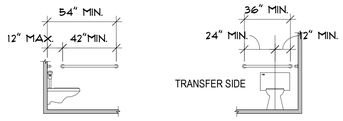
OVERLAP OF WATER CLOSET CLEARANCE
IN RESIDENTIAL DWELLING UNITS ONLY

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.



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.

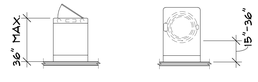


WASHING MACHINES AND CLOTHES DRYERS (CBC 11B-611)

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.

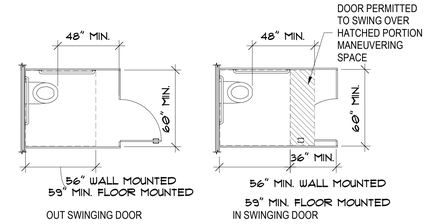
HEIGHT
TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR.



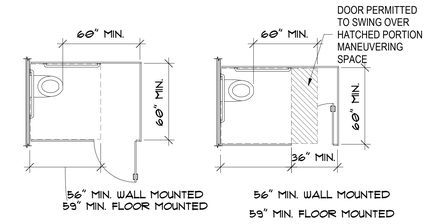
HEIGHT OF LAUNDRY COMPARTMENT OPENING

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.

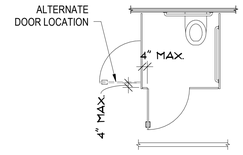


SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT WITH END OPENING DOOR



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.

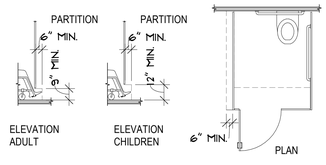


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

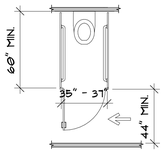
TOE CLEARANCE
AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP 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.

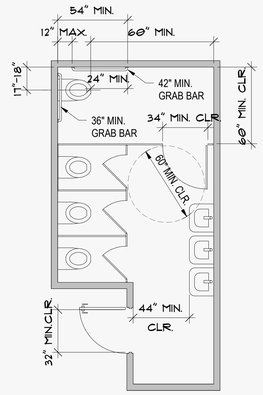


WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

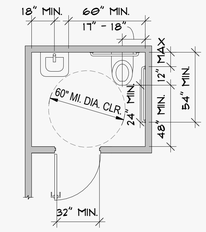


AMBULATORY ACCESSIBLE TOILET COMPARTMENT

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



MULTIPLE ACCOMMODATION TOILET FACILITY



SINGLE ACCOMMODATION TOILET FACILITY

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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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1/4" = 1'-0"

TITLE:

CBC 2019 - ACCESSIBILITY - RESTROOMS

SHEET:

G0.37

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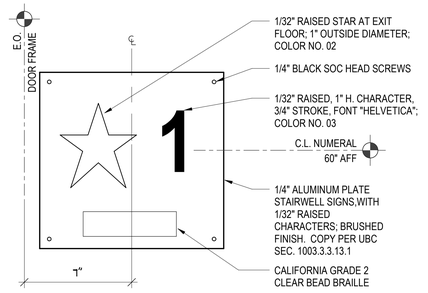
STAIRWAY IDENTIFICATION SIGNS (CBC 1023.9)

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.

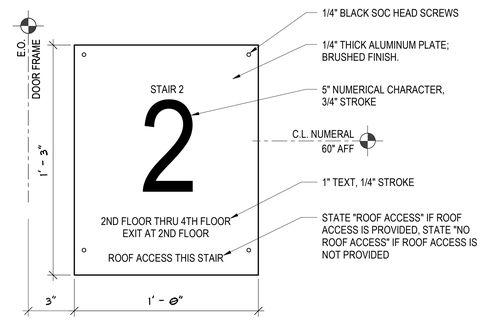
IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE FLOOR IDENTIFICATION SIGNS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL.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

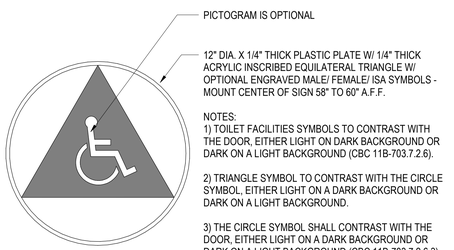
- STAIRWAY IDENTIFICTIONSIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES BY 12 INCHES.
- SIGN SHALL BE LOCATED ADJACENT TO LATCH SIDE, CENTERED AT 9" FROM DOOR EDGE (OR 7" FROM FRAME.)
- THE LETTERS DESIGNATING THE IDENTIFICATION OF THE STAIR ENCLOSURE 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.



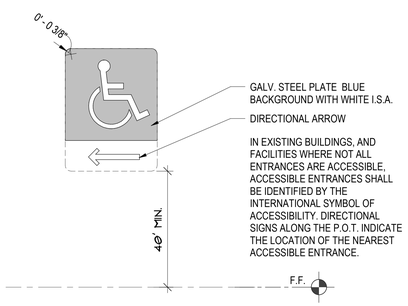
002_FLOOR LEVEL IDENTIFICATION SIGN (INTERIOR OF STAIR) 5
3" = 1'-0"



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.

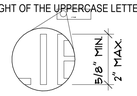
RAISED CHARACTERS
RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE

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".

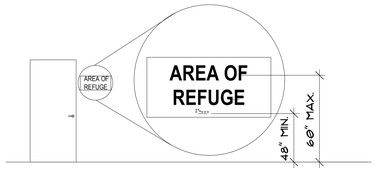


LINE SPACING
SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

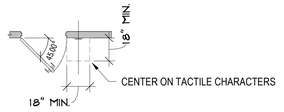
BRAILLE
BRAILLE SHALL BE CONTRACTED (GRADE 2.)

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.



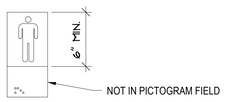
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND



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.

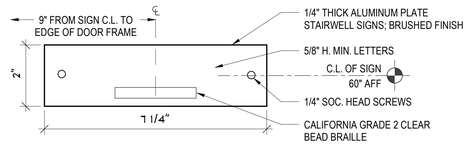
ILLUMINATION

- 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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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 08/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
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.

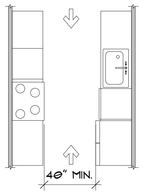
RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES
RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THIS SECTION.
- BUILDING FIRE ALARM SYSTEM: WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL 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.

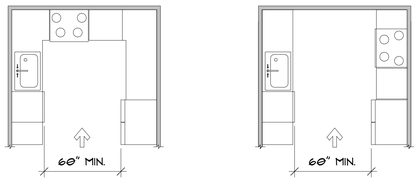
EXCEPTION:
SPACES THAT DO NOT PROVIDE A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH CBC SECTION 11B 804.2.

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

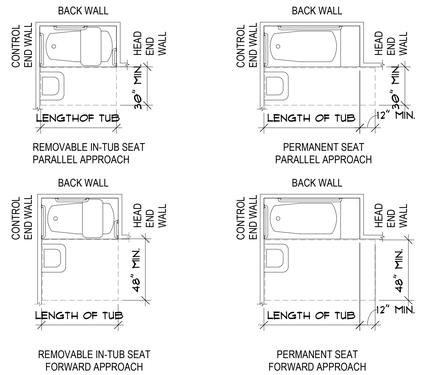
RANGE OR COOKTOP
- WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR 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.

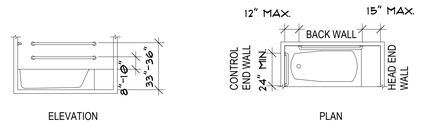


CLEARANCES FOR BATHTUBS

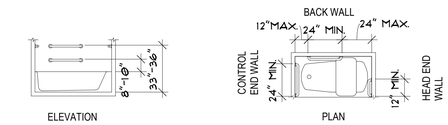
SEAT
A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.

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.

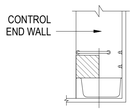
EXCEPTION:
IN RESIDENTIAL DWELLING UNITS GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN BATH TUBS LOCATED IN BATHING FACILITIES PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS.



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.

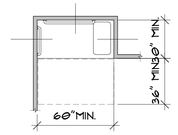
HEIGHT
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

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.

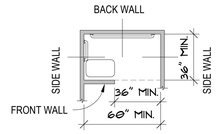
ADJACENT SIDE WALL OR PARTITION
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE SINK DEPTH . SINKS SHALL BE A MAXIMUM OF 6 1/2 INCHES DEEP.

SHOWERS (11B-608)



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

STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

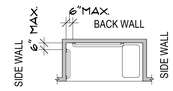


NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

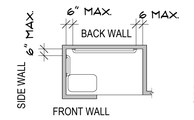
ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

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

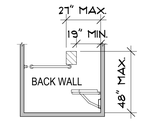


GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

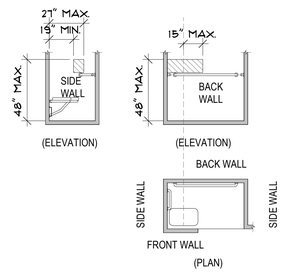
SEATS
A FOLDING SEAT SHALL BE PROVIDED IN ROLL-IN TYPE SHOWERS AND TRANSFER TYPE SHOWERS.

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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BURBANK HOUSING

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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE
105 DRAKE AVE., SAUSALITO, CA 94965
APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 06/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1/4" = 1'-0"

TITLE:
CBC 2019 11B - ACCESSIBILITY - DWELLING UNITS

SHEET:
G0.39

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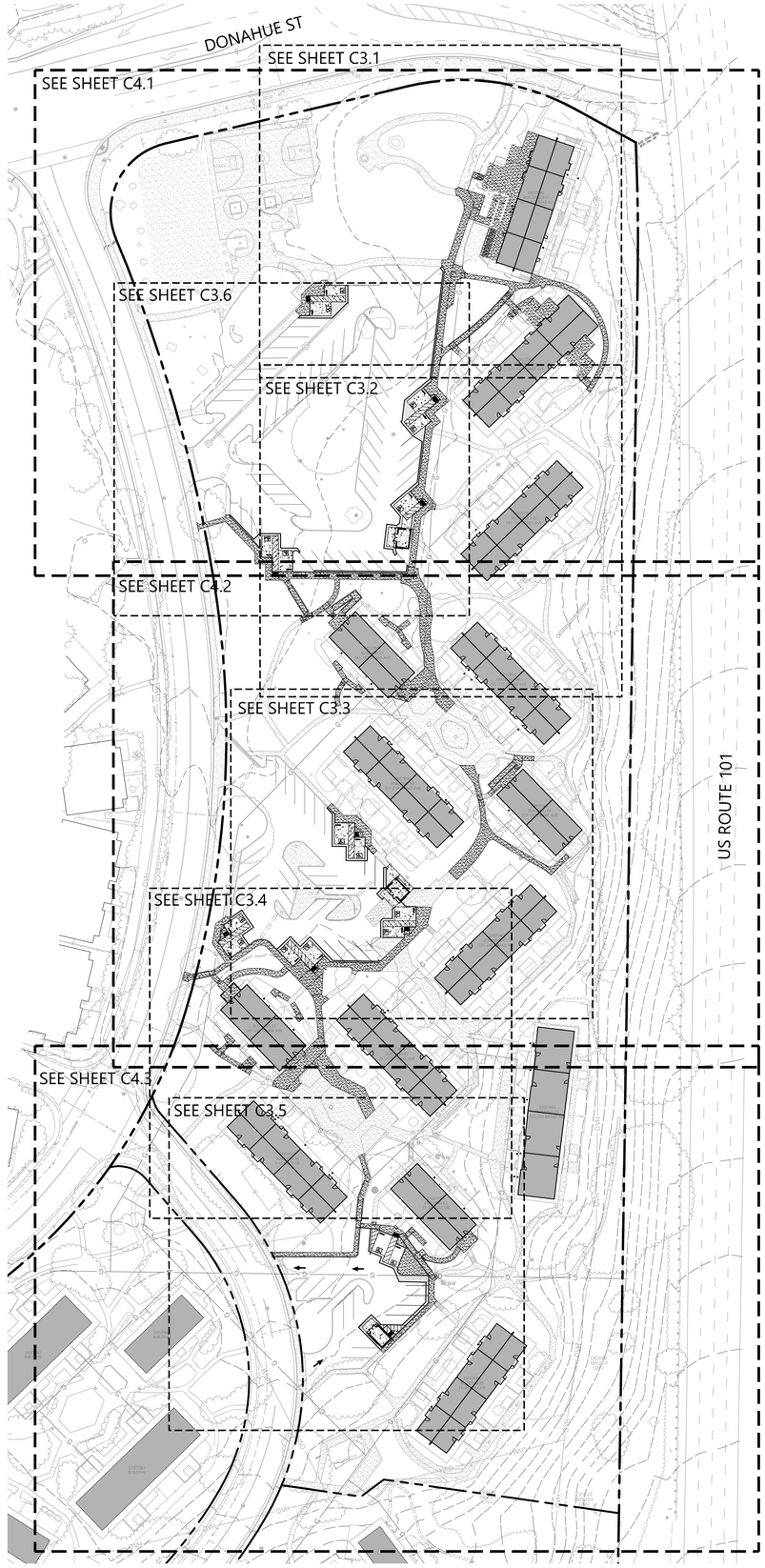
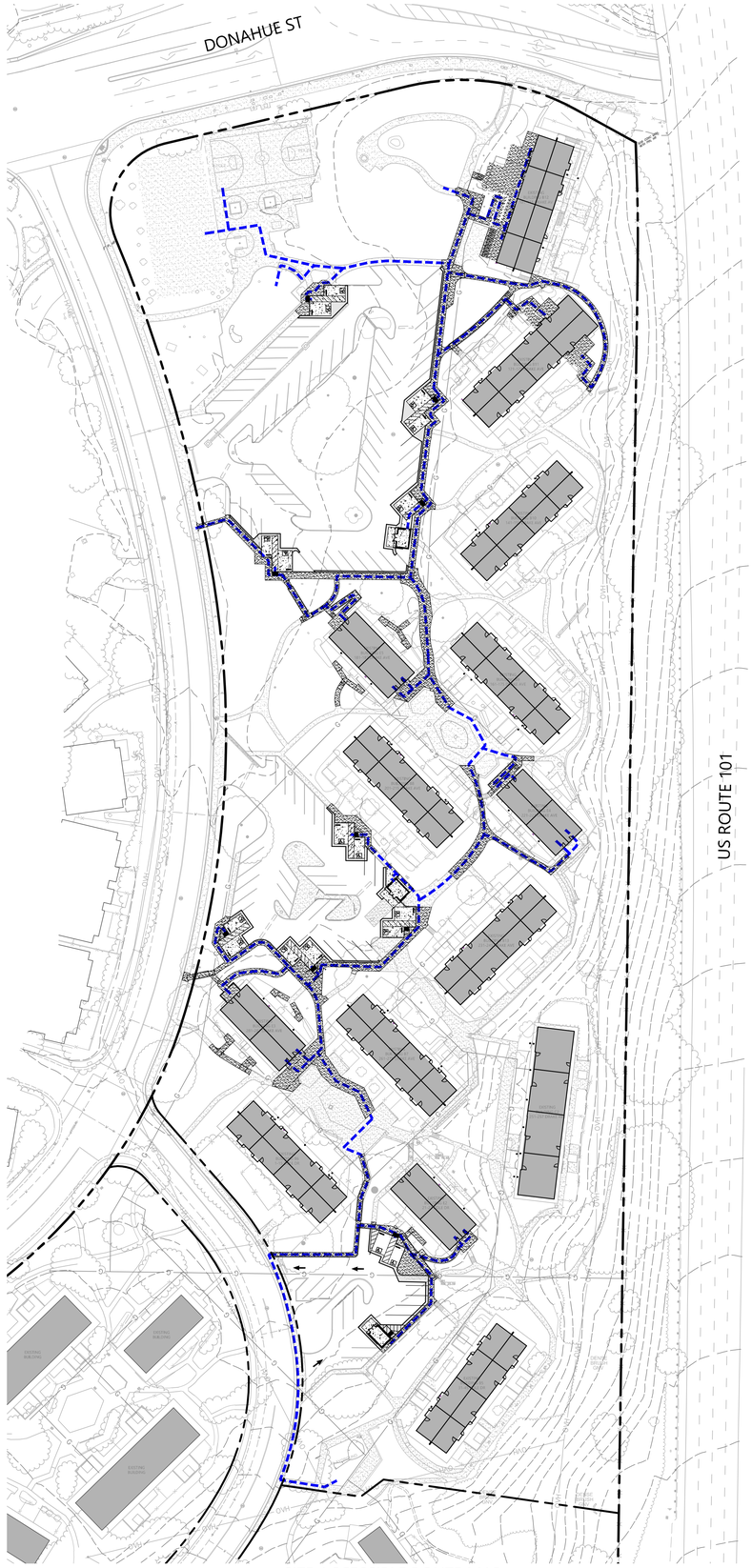
3/16/2026 4:04:08 PM



PLAN SHEET KEYMAP
SCALE: AS SHOWN



SITE ACCESSIBLE ROUTE MAP
SCALE: AS SHOWN
* FOR SITE IMPROVEMENT REFERENCE ONLY, SEE LANDSCAPE PLAN SHEET X.XX

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2024/2249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:
SITE KEYMAP & ACCESSIBILITY ROUTE

SHEET:
C0.0

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Plot Feb 25, 2026 at 1:48pm
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GENERAL

THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THESE DRAWINGS. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS PRIOR TO MAKING CHANGES.

FURNISH AND INSTALL MATERIALS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITIES AND COUNTY OF MARIN DATED JUNE 1992, THE UNIFORM CONSTRUCTION STANDARDS OF THE CITIES AND COUNTY OF MARIN DATED MAY 2008, THE SAUSALITO-MARIN CITY SANITARY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS DATED 2007, THE MARIN MUNICIPAL WATER DISTRICT STANDARD DETAILS (CURRENT EDITION) AND STANDARD SPECIFICATIONS DATED MAY 2008, AND THE STATE STANDARD PLANS (CURRENT EDITION) AND STATE STANDARD SPECIFICATIONS (CURRENT EDITION).

OBTAIN RELEVANT PERMITS AND APPROVALS REQUIRED BY GOVERNING AGENCIES PRIOR TO COMMENCING WORK.

FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE _____, BEFORE START OF WORK.

VERIFY THAT THE OWNER HAS FILED A NOTICE OF INTENT WITH THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO CONDUCTING CONSTRUCTION ACTIVITY.

ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE DESIGN PROFESSIONAL, THEIR CONSULTANTS AND THE CITY OF SAUSALITO, FROM LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

SUBMIT A TRAFFIC CONTROL PLAN TO THE DEPARTMENT OF PUBLIC WORKS AND OBTAIN APPROVAL PRIOR TO COMMENCING WORK IN THE PUBLIC RIGHT-OF-WAY.

PROVIDE A PROPERLY SIGNED ALTERNATE ACCESSIBLE ROUTE OF TRAVEL IF CONSTRUCTION ACTIVITIES IMPACT PEDESTRIAN ACCESS. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.

CONTACT UNDERGROUND SERVICE ALERT (811) AT LEAST 48-HOURS BEFORE EXCAVATING.

PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND 8:00 AM TO 7:00 PM ON SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

REPAIR DAMAGE TO FACILITIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES TO RETURN THEM TO THEIR CONDITION PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT PRUDENTLY, CITY OF SAUSALITO MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR COSTS INCURRED.

RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT OR AS SHOWN ON THESE PLANS.

PROVIDE RECORD DRAWINGS TO THE OWNER'S REPRESENTATIVE WHICH INCLUDE IMPROVEMENTS WHICH DEVIATE FROM AND IMPROVEMENTS NOT SHOWN ON THE ORIGINAL DESIGN DRAWINGS.

GRADING

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF SAUSALITO APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN ACCORDANCE WITH CHAPTER 18 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (THE VERSION IN EFFECT AS ADOPTED BY CITY ORDINANCE AT THE TIME OF PERMIT ISSUANCE).

PERFORM GRADING TO WITHIN 0.10-FEET OF THE LINES AND ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

REMOVE MATERIAL WHICH WILL NOT BE USED ON SITE AS IT IS EXCAVATED AND DISPOSE OF IN ACCORDANCE WITH THE GOVERNING AGENCY'S REQUIREMENTS.

MAINTAIN A CLEAN CONSTRUCTION SITE TO PREVENT THE INTRODUCTION OF FOREIGN MATERIALS INTO THE STORM WATER CONVEYANCE SYSTEM. ACTIVITY DURING CONSTRUCTION WHICH RESULTS IN THE DISCHARGE OF POLLUTANTS TO THE STORM WATER CONVEYANCE SYSTEM IS IN VIOLATION OF THE MARIN COUNTY CODE OF ORDINANCES AND THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD'S REGULATIONS.

PROVIDE DUST CONTROL THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT TO MINIMIZE AIRBORNE POLLUTANTS.

STOP WORK IF CONTAMINATED MATERIAL IS ENCOUNTERED. PREPARE A WORK PLAN AND ACQUIRE APPROVAL IN WRITING FROM THE CITY OF SAUSALITO FIRE DEPARTMENT AND THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO RESUMING WORK.

STOP WORK AND NOTIFY THE OWNER'S REPRESENTATIVE AND THE MARIN COUNTY LIAISON IF REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED. CONTACT THE MARIN COUNTY CORONER IF HUMAN REMAINS ARE ENCOUNTERED. THE OWNER WILL RETAIN THE SERVICES OF A QUALIFIED ARCHAEOLOGIST APPROVED BY MARIN COUNTY TO EVALUATE THE SITUATION AND MAKE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE. THE CONTRACTOR SHALL PROCEED WITH WORK AT THE OWNER'S DIRECTION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE ARCHAEOLOGIST.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES LOCATED NEARER THAN 6-INCHES TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. ELEVATIONS HAVE BEEN ESTABLISHED WITH THIS SET OF CIVIL DRAWINGS, WHICH MAY REQUIRE THE IMPLEMENTATION OF A RAISED CURB ALONG THE PERIMETER OF THE BUILDING WHERE ADJACENT TO LANDSCAPE AREAS. THE CONTRACTOR SHALL COORDINATE THE LOCATION(S) OF RAISED CURBS PRIOR TO POURING THE CONCRETE SLAB.

THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE FROM EXISTING UPSTREAM PROPERTIES. THE CONTRACTOR SHALL PLACE STOCKPILES AWAY FROM CREEK SETBACKS, AWAY FROM VEGETATION DESIGNATED TO REMAIN, A MINIMUM OF 10-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS, AND A MINIMUM OF 50-FEET FROM ADJACENT EXISTING RESIDENTIAL PARCELS WHERE THE STOCK PILE DEPTH EXCEEDS 2.5-FEET.

A PROTECTION ZONE SHALL BE ESTABLISHED TO PROTECT NATURAL VEGETATION AND TREES (WHICH WILL REMAIN FOLLOWING CONSTRUCTION) FROM CONSTRUCTION ACTIVITIES. THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY:

I. THE ZONE SHALL ENCOMPASS THE "PROTECTED PERIMETER" WHICH SHALL BE EITHER THE ROOT ZONE OR OTHER LIMIT AS ESTABLISHED IN THIS APPROVAL.
II. THE ZONE SHALL BE DELINEATED WITH A BRIGHTLY COLORED CONSTRUCTION FENCE. SUCH FENCES SHALL REMAIN CONTINUOUSLY IN PLACE FOR THE DURATION OF ALL WORK UNDERTAKEN ON THE SITE.
III. NO STORAGE OR CONSTRUCTION ACTIVITIES (INCLUDING TRENCHING, GRADING OR FILLING) SHALL BE PERMITTED WITHIN THE PROTECTED ZONE.
IV. NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHALL OCCUR NEAR OR WITHIN THE PROTECTED PERIMETER.
V. BRUSH, EARTH AND OTHER DEBRIS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY TO THE PROTECTED TREES AND/OR SHRUBS.
VI. NO OIL, GAS, CHEMICALS OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL BE STORED OR DUMPED WITHIN THE PROTECTED PERIMETER OR ANY OTHER LOCATION FROM WHICH SUBSTANCES MIGHT ENTER THE PERIMETER OF A PROTECTED TREE.

THE PROTECTION ZONE DELINEATED WITH THE BRIGHTLY COLORED CONSTRUCTION FENCE SHALL BE POSTED WITH SIGNS WHICH STATE "TREE/VEGETATION PROTECTION ZONE--NO CONSTRUCTION OR STORAGE PERMITTED." ANY SPECIAL WORK, INCLUDING MITIGATION, WITHIN THE "PROTECTION ZONE" MUST BE DONE UNDER THE SUPERVISION OF A CITY APPROVED CERTIFIED ARBORIST.

EARTHWORK QUANTITIES ARE APPROXIMATE AND HAVE BEEN SUMMARIZED ON THESE DRAWINGS TO PROVIDE THE REVIEWING AGENCY WITH AN OPINION OF HOW MUCH MATERIAL MAY BE MOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. WHILE THE DESIGN PROFESSIONAL ANTICIPATES THAT AS MUCH AS *** CY MAY BE EXPORTED WITH THIS PROJECT, ACTUAL VOLUMES ARE VARIABLE BASED ON THE ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHOD OF STRIPPING, COMPACTION AND TRENCHING.

OPINION OF PROBABLE EARTHWORK QUANTITIES

CUT*	365 CY
FILL	455 CY
IMPORT	90 CY

DISTURBED AREA = 0.67 ACRES
(STATE CONSTRUCTION GENERAL PERMIT NOT REQUIRED)

*MATERIAL MOVED ON SITE IS EXISTING CONRETE AND ASPHALT (CUT) AS A RESULT OF PROPOSED SURFACE IMPROVEMENT ACTIVITIES AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS. ADDITIONAL SUGRADE EXCAVATION IS NOT ANTICIPATED.

THE AMOUNT OF AREA DISTURBED BY THIS PROJECT IS ANTICIPATED TO BE APPROXIMATELY 29,500 SQUARE FEET.

THE AMOUNT OF AREA TO BE NEW OR REPLACED IMPERVIOUS SURFACE IS ANTICIPATED TO BE APPROXIMATELY 29,500 SQUARE FEET.

EARTHWORK QUANTITIES ARE APPROXIMATE AND HAVE BEEN SUMMARIZED ON THESE DRAWINGS SOLELY TO PROVIDE THE REVIEWING AGENCY WITH AN OPINION OF HOW MUCH MATERIAL MAY BE MOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. ACTUAL VOLUMES ARE VARIABLE BASED ON THE SOILS ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHOD OF STRIPPING, COMPACTION AND TRENCHING.

IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN A 100 FOOT RADIUS OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT _____.

UTILITIES

EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THE ALIGNMENTS AND ELEVATIONS OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THE CONSTRUCTION DOCUMENTS, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

REPORT UTILITY CONFLICTS TO THE OWNER'S REPRESENTATIVE IN WRITING AS THEY ARE ENCOUNTERED SO THAT THE OWNER AND OWNER'S REPRESENTATIVE CAN MAKE A DECISION AS TO HOW THE CONTRACTOR SHOULD PROCEED WITH THE WORK.

PROVIDE TRENCHING FOR SANITARY SEWER UTILITIES IN ACCORDANCE WITH SAUSALITO-MARIN CITY SANITARY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS STANDARD DRAWING SD-4 AND FOR OTHER UTILITIES IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION STANDARDS OF THE CITIES AND COUNTY OF MARIN DRAWING NUMBERS 330, 340 AND 350.

THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH FIVE FEET OR GREATER IN DEPTH.

COORDINATE WITH UTILITY COMPANIES, FURNISH, INSTALL, TEST AND OBTAIN INSPECTIONS FOR UNDERGROUND IMPROVEMENTS PRIOR TO SURFACING.

EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND HAVE BEEN LOCATED BASED ON TOPOGRAPHIC FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS, THE OWNER, AND CITY OF SAUSALITO ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL IMPROVEMENTS UNTIL CONFLICTS ARE RESOLVED. IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER, THE DESIGN PROFESSIONAL, OR THE CITY OF SAUSALITO.

UTILITY CONFLICTS MAY OCCUR IN THOSE INSTANCES WHERE TWO GRAVITY UTILITIES CROSS AND LACK THE REQUIRED SEPARATION, OR IN THOSE INSTANCES WHERE AN EXISTING UTILITY HAS NOT BEEN IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.

CROSSING UTILITIES WHICH HAVE BEEN IDENTIFIED IN THE CONSTRUCTION DOCUMENTS MAY NOT BE CONSTRUED AS UTILITY CONFLICTS. THE CONTRACTOR SHALL INSTALL GRAVITY UTILITIES TO THE LINES AND ELEVATIONS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND INSTALL OTHER UTILITIES ABOVE OR BELOW GRAVITY UTILITIES WHILE COMPLYING WITH THE MINIMUM COVER REQUIREMENTS FOR EACH UTILITY INSTALLED.

UTILITY LENGTHS SHOWN REFLECT ROUNDED LENGTHS MEASURED HORIZONTALLY BETWEEN THE CENTERS OF STRUCTURES. THE CONTRACTOR SHALL VERIFY SLOPED UTILITY LENGTHS IN THE FIELD PRIOR TO ORDERING MATERIAL.

THE CONTRACTOR SHALL NOTIFY THE CITY OF SAUSALITO SEWER DIVISION SEWER SYSTEMS COORDINATOR (SSC) VIA EMAIL BY CONTACTING PATRICK GUASCO AT PGUASCO@SAUSALITO.GOV AND MLOCKETT@SAUSALITO.GOV. THE CONTRACTOR SHALL CONTACT THE SSC FOR FINAL INSPECTION OF ALL SEWER MAINS AND LATERALS. ALL SEWER MAINS AND LATERALS MUST BE CLEANED AND MANDRELED PRIOR TO ACCEPTANCE.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DUCTILE IRON PIPE OR SDR26 POLYVINYL CHLORIDE PIPE (PVC) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

THE CONTRACTOR SHALL HIRE AN INDEPENDENT TELEVISION INSPECTION SERVICE TO PERFORM A CLOSED-CIRCUIT TELEVISION INSPECTION OF ALL NEWLY CONSTRUCTED SEWERS INCLUDING LATERALS FROM THE MAIN TO THE CLEAN-OUT. THE TELEVISING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 14-12 OF THE SAUSALITO-MARIN CITY SANITARY DISTRICT STANDARD SPECIFICATIONS.

STRUCTURAL SECTION
(A.C. PAVEMENT)

THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL.

THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL, AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.

THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.

A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTY'S INSPECTOR WITHIN THREE WORK DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF THE COMPACTION TESTS PERFORMED.

TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS - SUCH AS ASTM 1556 OR CALTRANS 216, PART I - SHALL NOT BE ALLOWED.

PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

MAPPING

PRESERVE AND PERPETUATE EXISTING SURVEY MONUMENTATION WHICH WILL BE DISTURBED OR REMOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. IF WORK WILL BE CONDUCTED IN AN AREA WHICH RESULTS IN THE DISTURBANCE OF MONUMENTATION, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO LOCATE SAID MONUMENTATION PRIOR TO DISTURBANCE. ADDITIONALLY, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO RE-ESTABLISH MONUMENTATION WHICH HAS BEEN DISTURBED AS A RESULT OF PROJECT CONSTRUCTION AND TO FILE THE APPROPRIATE DOCUMENTATION, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771, WITH THE MARIN COUNTY RECORDER ONCE CONSTRUCTION IS COMPLETE.

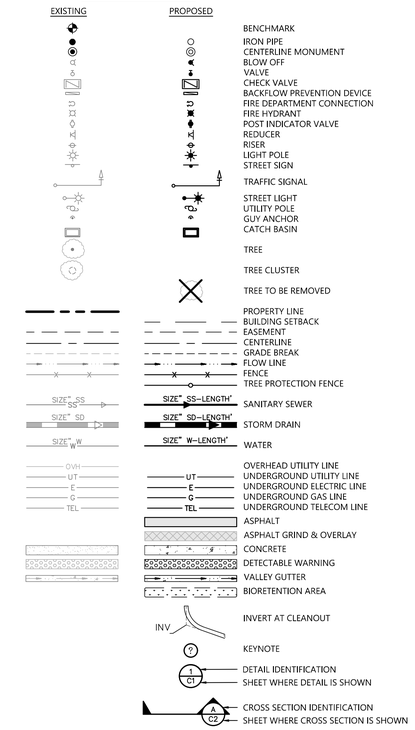
TREE TRUNK DIAMETERS ARE REFLECTED GRAPHICALLY AND WERE MEASURED AT CHEST HEIGHT (±48-INCHES). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY. CONSULT A CERTIFIED TREE ARBORIST WHEN IT IS NECESSARY TO ACCURATELY DETERMINE PERTINENT TREE INFORMATION.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM _____ AND SUPPLEMENTED WITH A FIELD SURVEY BY BKF ON _____.

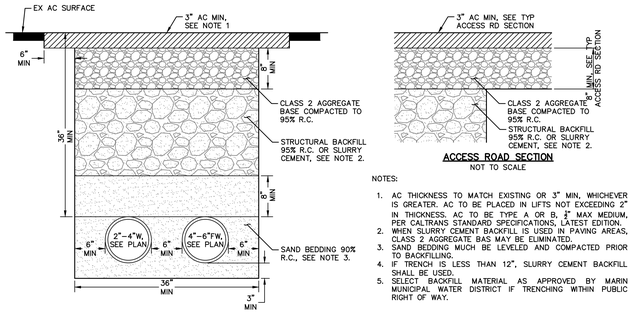
BASIS OF BEARING: _____

BENCHMARK: _____



ABBREVIATIONS

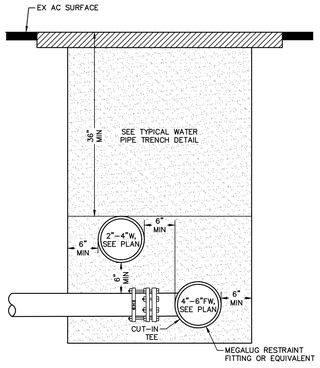
±	MORE OR LESS (CONFORM TO EG)	MB	MAILBOX
Δ	DELTA	MH	MANHOLE
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSOR'S PARCEL NUMBER	NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BCT	BEGIN CURB TRANSITION	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTER	OR	OFFICIAL RECORDS
BLDG	BUILDING	PAD	PAD GRADE
BLRD	BOLLARD	PCC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PG&E	PACIFIC GAS & ELECTRIC
BO	BLOWOFF	PIV	POST INDICATOR VALVE
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
CB	CATCH BASIN	PTC	PROJECTED TOP OF CURB
CC	POINT OF COMPOUND CURVE	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CL2	CLASS II	PVT	PRIVATE
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	RC	POINT OF REVERSE CURVE
CY	CUBIC YARD	RSPR	RIPRAP ROCK SLOPE PROTECTION
DDC	DOUBLE DETECTOR CHECK	RTWL	RETAINING WALL
DI	DROP INLET	R/W	RIGHT OF WAY
DIA	DIAMETER	RWL	RAIN WATER LEADER
DN	DOCUMENT NUMBER	S=	SLOPE
DW	DRIVEWAY	SD	STORM DRAIN
DYL	DOUBLE YELLOW LINE	SDCO	STORM DRAIN CLEAN OUT
E	ELECTRIC	SDMH	STORM DRAIN MANHOLE
ECT	END CURB TRANSITION	SF	SQUARE FEET
EG	EXISTING GROUND	SL	STREETLIGHT
ELEV	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEAN OUT
ER	EDGE OF ROAD	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TB	TOP OF BOX
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FG	FINISHED GRADE	TEL	TELECOMMUNICATION LINE
FH	FIRE HYDRANT	TF	TRANSFORMER
FL	SURFACE FLOWLINE	TG	TOP OF GRATE
FT	FOOT	TS	TRAFFIC SIGNAL
G	GAS	TV	TELEVISION
GB	GRADE BREAK	TW	TOP OF WALL
GI	GRATE INLET	TYP	TYPICAL
GM	GAS METER	UB	UTILITY BOX
HB	HOSE BIB	UP	UTILITY POLE
HDRL	HANDRAIL	UT	UNDERGROUND UTILITY LINE
HORZ	HORIZONTAL	VC	VERTICAL CURVE
HT	HEIGHT	VERT	VERTICAL
INV	BOTTOM INSIDE OF PIPE	VLT	VAULT
IP	IRON PIPE	W	WATER
IR	IRRIGATION	WL	WHITE LINE
L	LENGTH	WM	WATER METER
LP	LIGHT POLE	WS	WATER SERVICE
MAX	MAXIMUM	YD	YARD DRAIN



TYPICAL WATER PIPE TRENCH DETAIL
NO SCALE

ACCESS ROAD SECTION
NOT TO SCALE

NOTES:
1. AC THICKNESS TO MATCH EXISTING OR 3" MIN, WHICHEVER IS GREATER. AC TO BE PLACED IN LIFTS NOT EXCEEDING 2" IN THICKNESS. AC TO BE TYPE A OR B, ½" MAX MEDIUM, PER CALTRANS STANDARD SPECIFICATIONS, LATEST EDITION.
2. WHEN SLURRY CEMENT BACKFILL IS USED IN PAVING AREAS, CLASS 2 AGGREGATE BAS MAY BE ELIMINATED.
3. SAND BEDDING MUCH BE LEVELED AND COMPACTED PRIOR TO BACKFILLING.
4. IF TRENCH IS LESS THAN 12", SLURRY CEMENT BACKFILL SHALL BE USED.
5. SELECT BACKFILL MATERIAL AS APPROVED BY MARIN MUNICIPAL WATER DISTRICT IF TRENCHING WITHIN PUBLIC RIGHT OF WAY.



4" SERVICE WATER MAIN CROSSING
NO SCALE

PAVEMENT AREA TYPICAL SECTION

AC AREA	T.I.	R-VALUE	A.C.(FT)	CLASS 2 AB (FT)
SITE AC	5.0	10	0.35	0.90

MATERIALS TABLE

SURFACE TYPE	LOCATION	THICKNESS	CL2 BASE ROCK	SAND	NOTE
REINFORCED CONCRETE	PRIVATE PARKING AREAS	6"	6"	-----	1
WALKWAY CONCRETE	PRIVATE WALK WAYS – NON VEHICULAR AREAS	5"	4"	-----	2

1. PROVIDE NUMBER 4 BARS AT 18-INCH ON CENTER AND EXPANSION JOINTS IN ACCORDANCE WITH THE CALTRANS STANDARD SPECIFICATIONS. CONCRETE TO HAVE A BROOMED FINISH.
2. REFER TO THE LANDSCAPE ARCHITECTURAL DRAWINGS FOR JOINT DETAILS AND CONCRETE FINISH.

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LICENSED PROFESSIONAL ENGINEER RICHARD T. CARLE No. 57885 CIVIL STATE OF CALIFORNIA

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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GENERAL NOTES, LEGEND & ABBREVIA

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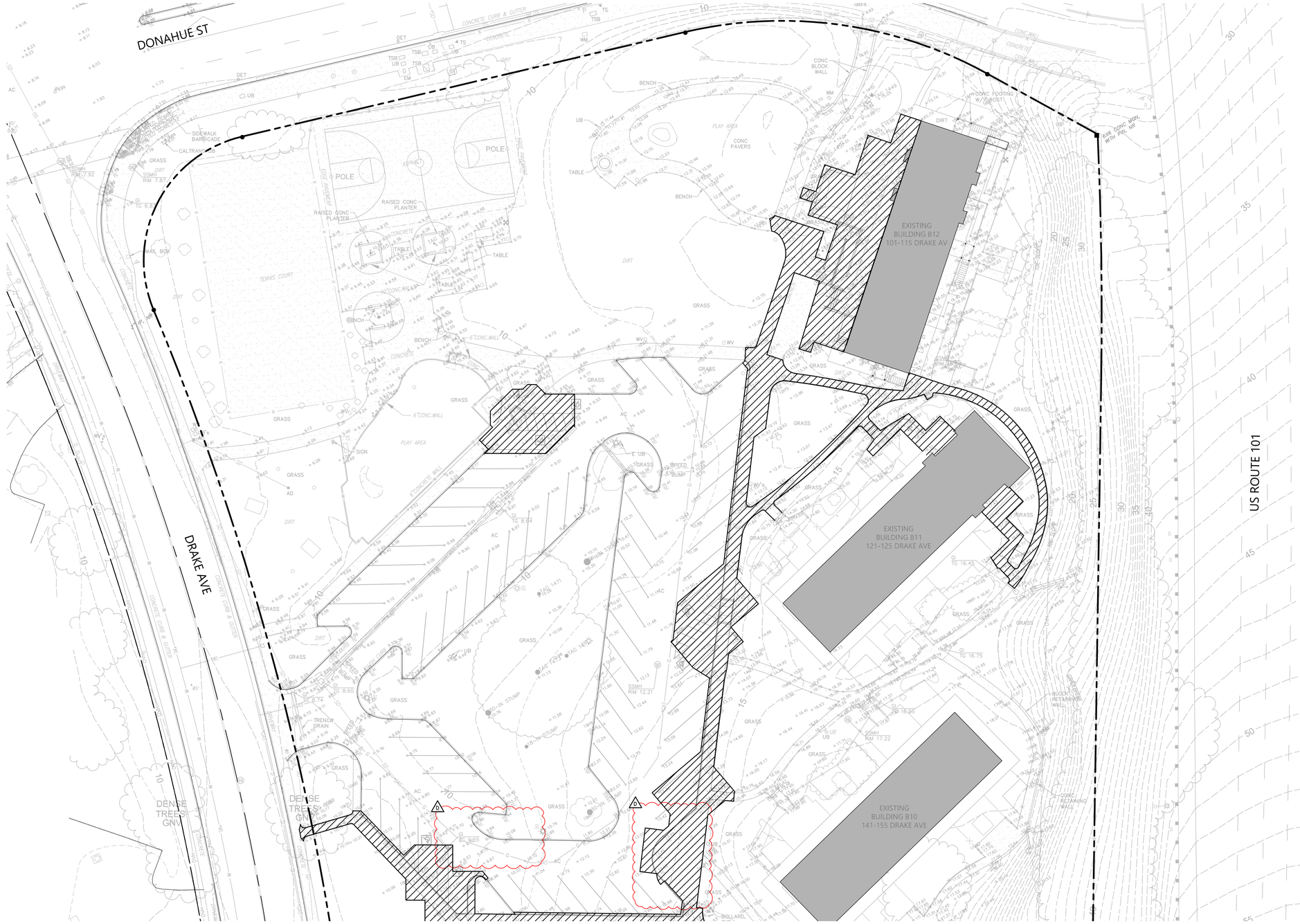

DEMOLITION KEYNOTES

SAW-CUT AND REMOVE EXISTING MATERIAL TO THE NEAREST CONTROL JOINT TO ACCOMMODATE THE PROPOSED IMPROVEMENTS AND DISPOSE IN ACCORDANCE WITH LOCAL REGULATIONS.

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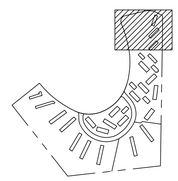
scale 1" = 20' feet



SITE KEYMAP
NO SCALE

Plot Feb 25, 2026 at 1:49pm

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DEMOLITION PLAN

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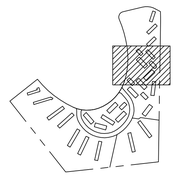

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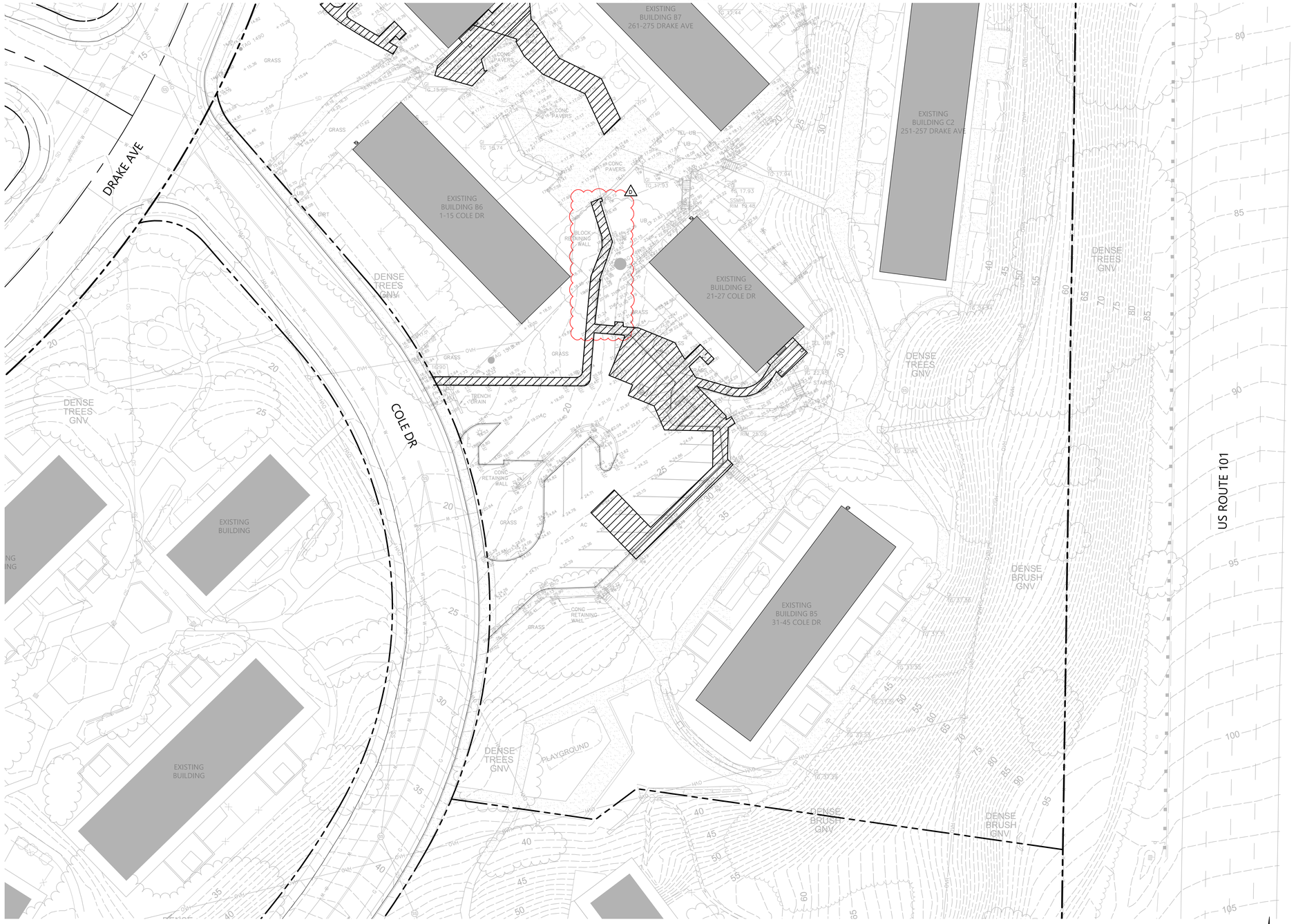
SEE SHEET C2.2



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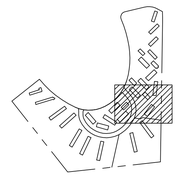

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GRADING KEYNOTES

G1 SAWCUT AND REMOVE EXISTING CONCRETE WALKWAY TO NEAREST CONTROL JOINT. CONFORM TO EXISTING SURFACE IN A MANNER WHICH CREATES A UNIFORM GRADIENT AND DOES NOT IMPEDED DRAINAGE.

G2 SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 2% IN ANY DIRECTION TO PROVIDE AN ACCESSIBLE LEVEL LANDING IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2019 CALIFORNIA BUILDING CODE (CBC) WHILE NOT IMPEDING DRAINAGE.

G3 SAWCUT AND REMOVE EXISTING AC SECTION A MINIMUM 1-FOOT WIDTH TO INSTALL PROPOSED IMPROVEMENTS.

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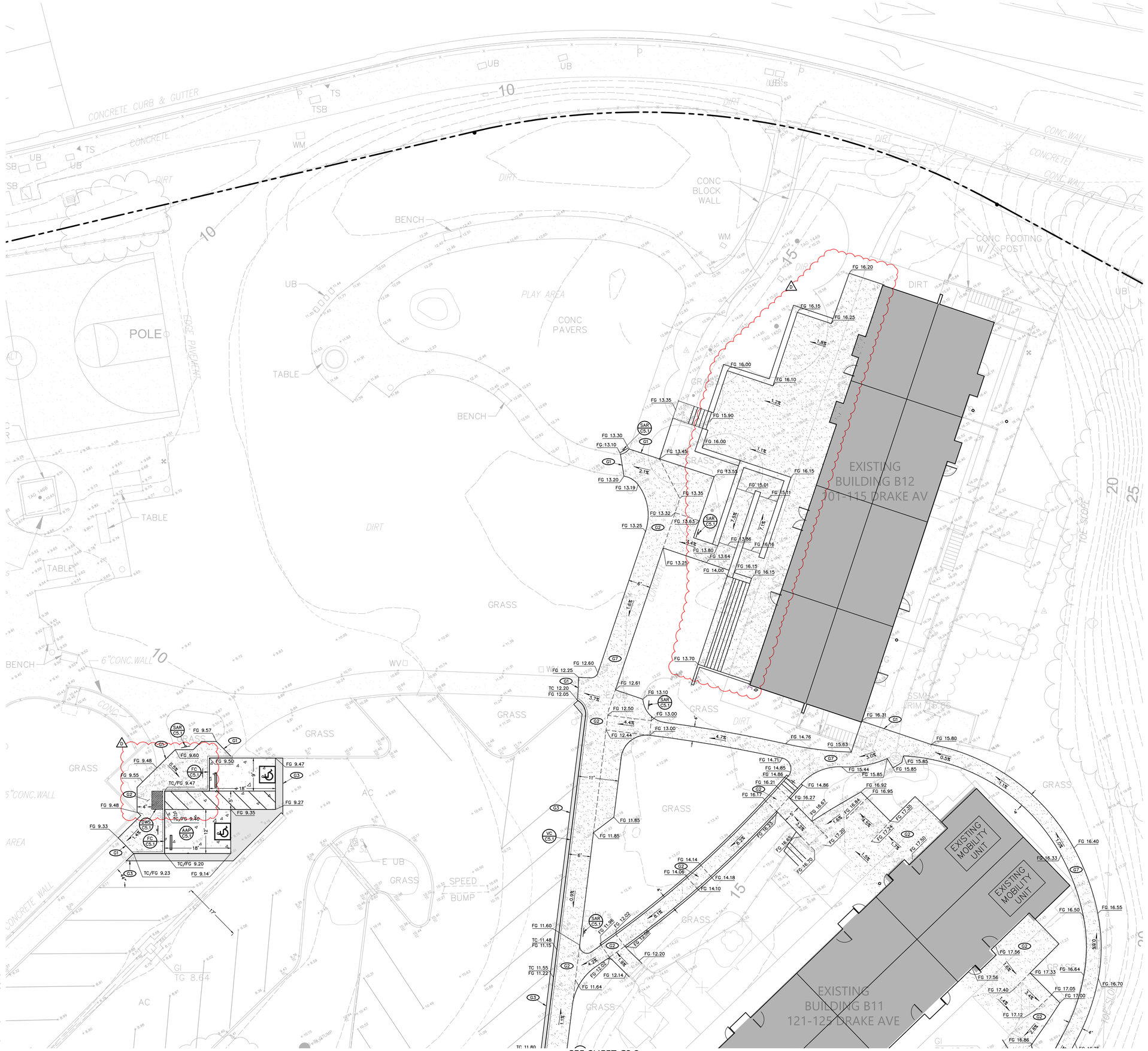
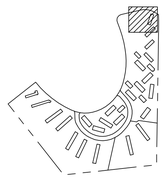
G5 TRASH ENCLOSURE BY OTHERS, SEE ARCHITECTURAL PLANS.

G6 MAILBOX BY OTHERS, SEE ARCHITECTURAL PLANS.

G7 CONSTRUCT CONCRETE PATH TO HAVE CROSS SLOPE NOT EXCEEDING 2% AND 5% IN DIRECTION OF TRAVEL IN ACCORDANCE WITH SECTION 11B-405.3 OF THE CBC AND WHICH DOES NOT IMPEDE DRAINAGE.







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GRADING PLAN

SHEET:
C3.1

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GRADING KEYNOTES

G1 SAWCUT AND REMOVE EXISTING CONCRETE WALKWAY TO NEAREST CONTROL JOINT. CONFORM TO EXISTING SURFACE IN A MANNER WHICH CREATES A UNIFORM GRADIENT AND DOES NOT IMPEDED DRAINAGE.

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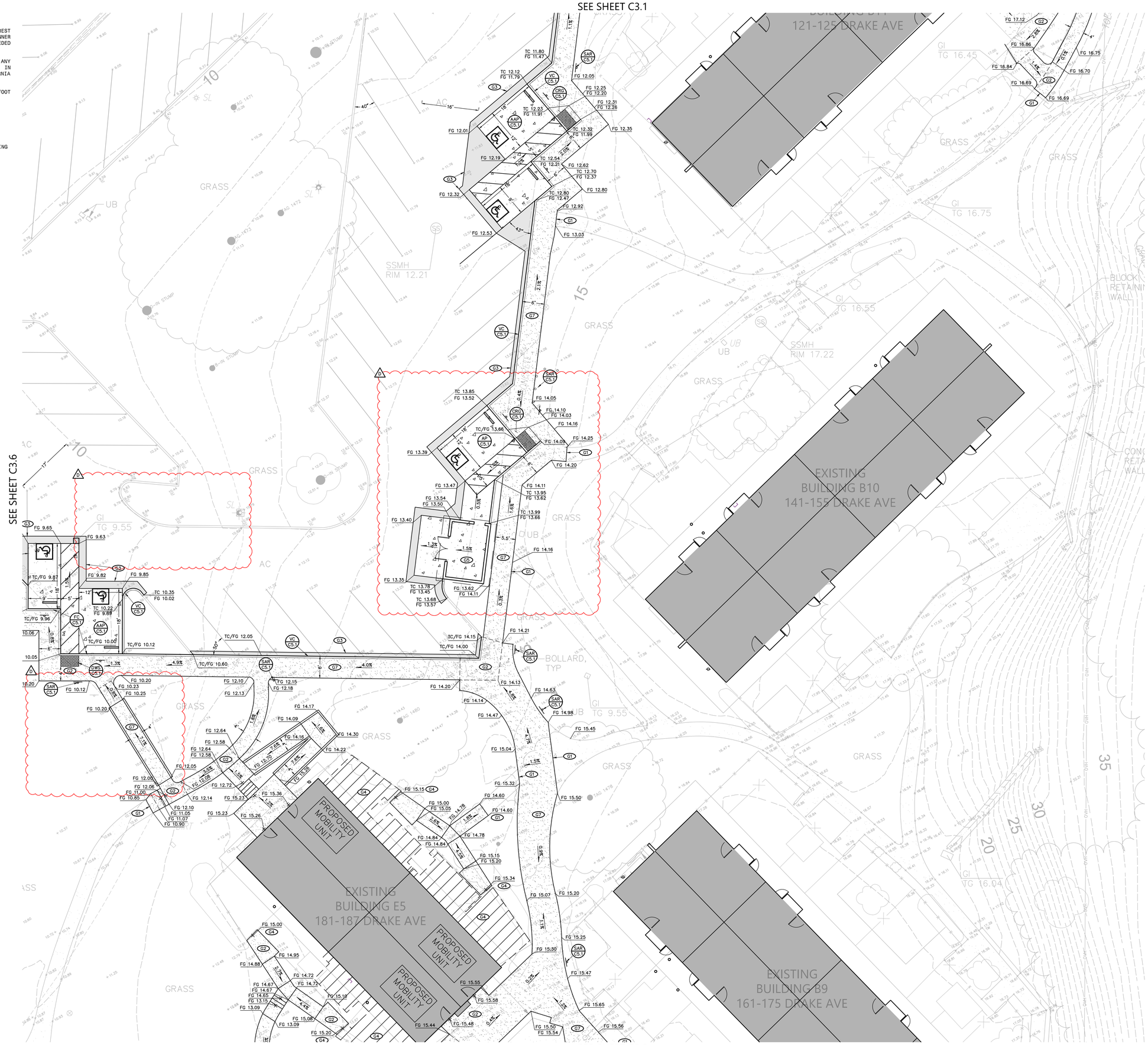

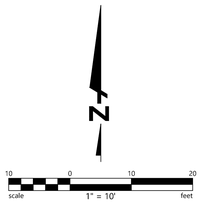

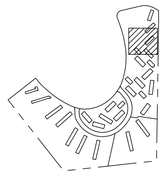

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D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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GRADING PLAN

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C3.2

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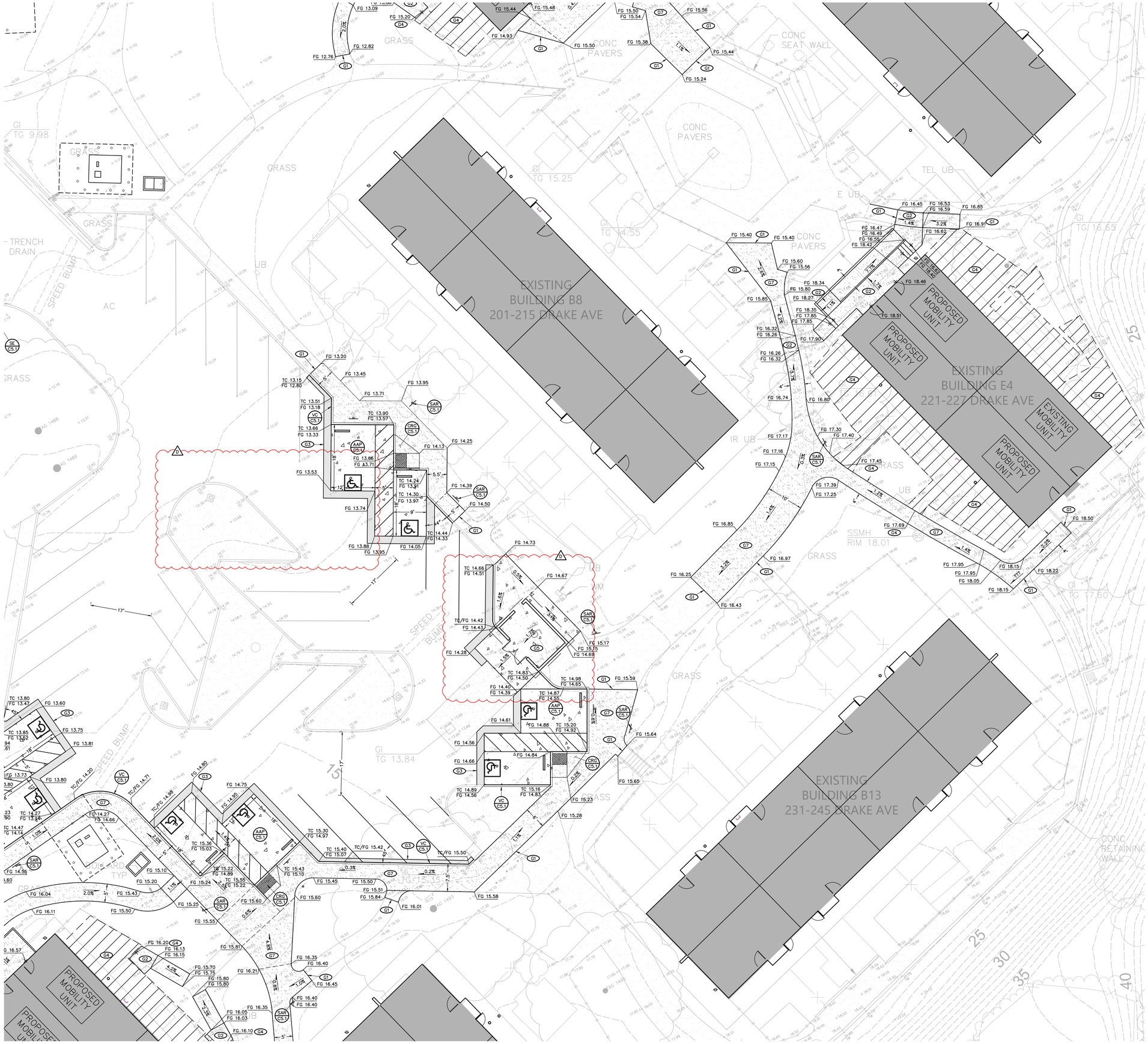
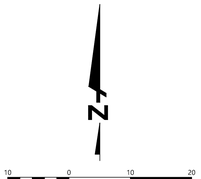
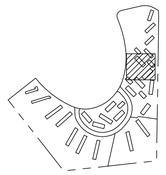
(G6) MAILBOX BY OTHERS, SEE ARCHITECTURAL PLANS.

(G7) CONSTRUCT CONCRETE PATH TO HAVE CROSS SLOPE NOT EXCEEDING 2% AND 5% IN DIRECTION OF TRAVEL IN ACCORDANCE WITH SECTION 11B-405.3 OF THE CBC AND WHICH DOES NOT IMPEDE DRAINAGE.







SITE KEYMAP
NO SCALE

SEE SHEET C3.4

Plot Feb 25, 2026 at 1:52pm
242249_SITE_PH1.dwg

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN
TITLE:	**GRADING PLAN**

SHEET:

C3.3

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SEE SHEET C3.3

GRADING KEYNOTES

(G1) SAWCUT AND REMOVE EXISTING CONCRETE WALKWAY TO NEAREST CONTROL JOINT. CONFORM TO EXISTING SURFACE IN A MANNER WHICH CREATES A UNIFORM GRADIENT AND DOES NOT IMPEDED DRAINAGE.

(G2) SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 2% IN ANY DIRECTION TO PROVIDE AN ACCESSIBLE LEVEL LANDING IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2019 CALIFORNIA BUILDING CODE (CBC) WHILE NOT IMPEDING DRAINAGE.

(G3) SAWCUT AND REMOVE EXISTING AC SECTION A MINIMUM 1-FOOT WIDTH TO INSTALL PROPOSED IMPROVEMENTS.

(G4) SEE LANDSCAPE DRAWINGS FOR TRANSITION TO PATIO AREAS.

(G5) TRASH ENCLOSURE BY OTHERS, SEE ARCHITECTURAL PLANS.

(G6) MAILBOX BY OTHERS, SEE ARCHITECTURAL PLANS.

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SEE SHEET C3.5

SITE KEYMAP
NO SCALE

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Plot Mar 25, 2026 at 1:52pm

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No. 57885
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REVISION SCHEDULE

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ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:
GRADING PLAN

SHEET:
C3.4

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SEE SHEET C3.4

GRADING KEYNOTES

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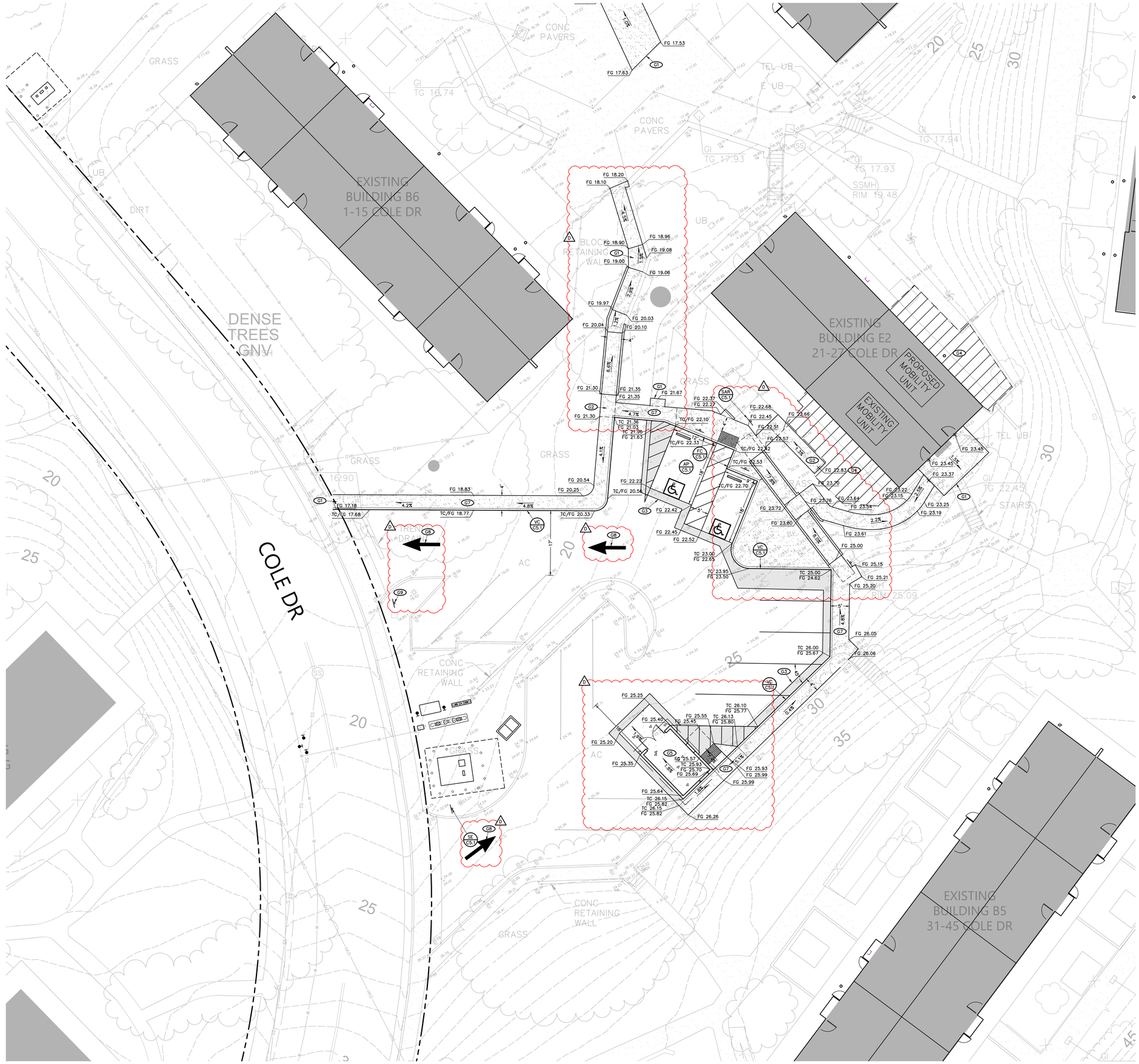
1 G8 INSTALL WHITE DIRECTIONAL ARROW TYPE 1 IN ACORDANCE WITH CALTRANS STANDARD A24A.

G9 INSTALL 24-INCH R5-1 "DO NOT ENTER" SIGN WHERE SHOWN IN PLAN.



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scale 1" = 10' feet

SITE KEYMAP
NO SCALE

Plot Mar 25, 2026 at 1:53pm
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LICENSED PROFESSIONAL ENGINEER RICHARD T. CARLILE No. 57885 CIVIL STATE OF CALIFORNIA

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3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:
GRADING PLAN

SHEET:
C3.5

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GRADING KEYNOTES

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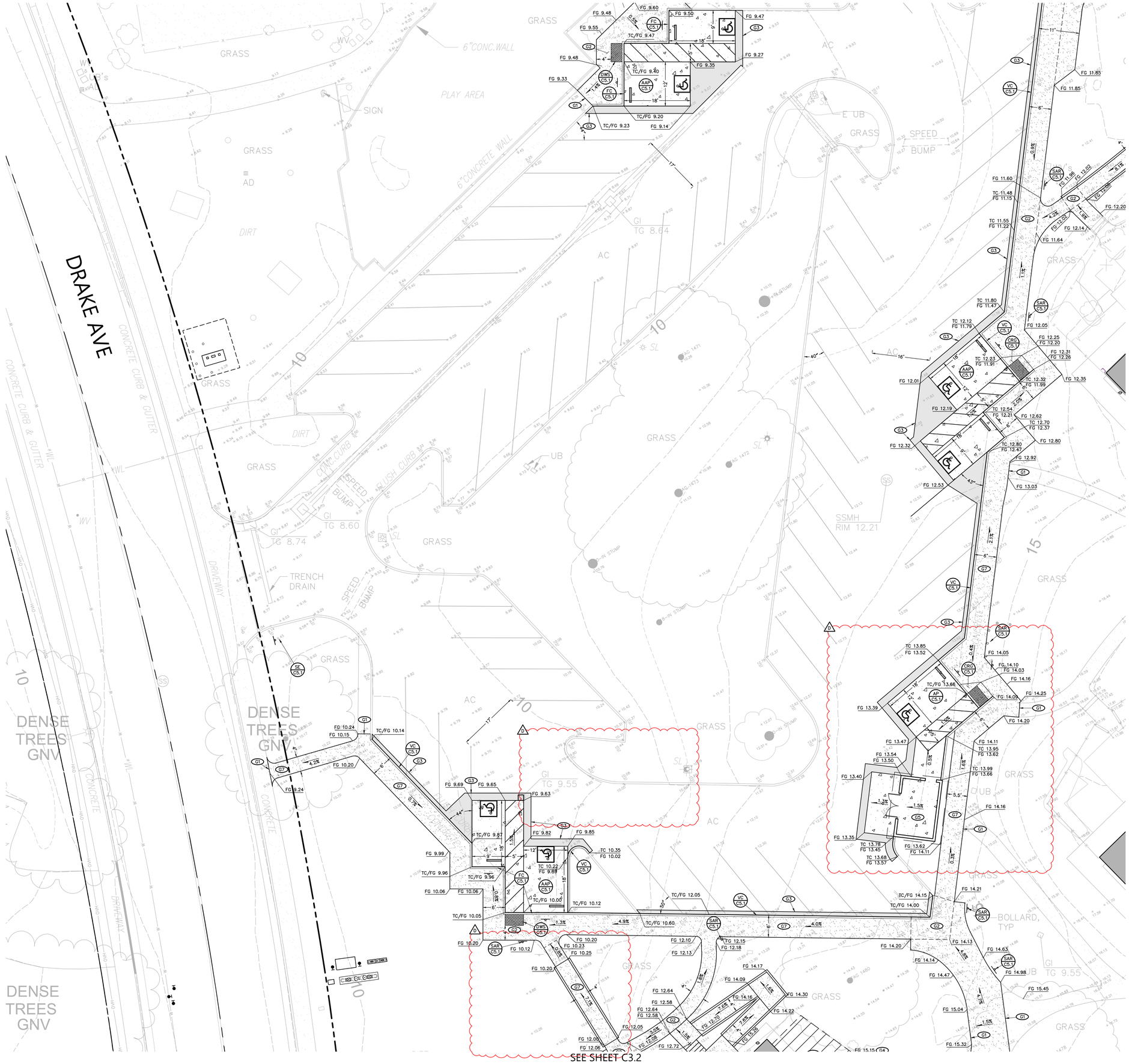

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STAMP:

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

ISSUANCE SCHEDULE

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3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 20242249
DRAWN BY: AEG
CHECKED BY: ST
ISSUE DATE: 2/25/2026
SCALE: AS SHOWN
TITLE: **GRADING PLAN**

SHEET: **C3.6**

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242249_SITE_PH1.dwg

LEGEND

PROPOSED

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

UTILITY KEYNOTES

U1 INSTALL 4-INCH HOT TAP AND 3-INCH COMPOUND METER WITH BYPASS IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0050. INSTALL WILKINS 4-INCH REDUCED PRESSURE BACKFLOW PREVENTOR MODEL 375A AND IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0092.

U2 INSTALL 6-INCH FIRELINE AND WILKINS 6-INCH REDUCED PRESSURE BACKFLOW PREVENTOR MODEL 375DA 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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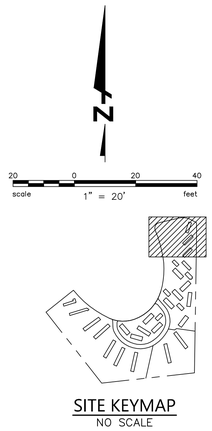
U9 SEE PUBLIC IMPROVEMENT PLANS FOR CONNECTION TO EXISTING WATER MAIN.

U10 REMOVE AND REPLACE EXISTING 12-INCH STORM DRAIN GRATE INLET. GRATE SHALL BE TRAFFIC RATED AND INSTALLED IN A MANNER WHICH DOES NOT IMPEDE DRAINAGE.

U11 SEE IRRIGATION PLAN FOR CONNECTION OF BACKFLOW DEVICE TO PROPOSED DOMESTIC SERVICE. CONNECTION SHALL BE VERIFIED WITH CITY FORCES AND METER DOCUMENTED WITH MARIN MUNICIPLE WATER DISTRICT.





SITE KEYMAP
NO SCALE

Plot Feb 25, 2026 at 1:56pm

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APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:

UTILITY PLAN

SHEET:

C4.1

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SEE SHEET C4.1

LEGEND

PROPOSED

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

UTILITY KEYNOTES

(U1) INSTALL 4-INCH HOT TAP AND 3-INCH COMPOUND METER WITH BYPASS IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0050. INSTALL WILKINS 4-INCH REDUCED PRESSURE BACKFLOW PREVENTOR MODEL 375A AND IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0092.

(U2) INSTALL 6-INCH FIRELINE AND WILKINS 6-INCH REDUCED PRESSURE BACKFLOW PREVENTOR MODEL 375DA IN ACCORDANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARD DETAIL SD0029.

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

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(U10) REMOVE AND REPLACE EXISTING 12-INCH STORM DRAIN GRATE INLET. GRATE SHALL BE TRAFFIC RATED AND INSTALLED IN A MANNER WHICH DOES NOT IMPEDE DRAINAGE.

(U11) SEE IRRIGATION PLAN FOR CONNECTION OF BACKFLOW DEVICE TO PROPOSED DOMESTIC SERVICE. CONNECTION SHALL BE VERIFIED WITH CITY FORCES AND METER DOCUMENTED WITH MARIN MUNICIPLE WATER DISTRICT.



SEE SHEET C4.3

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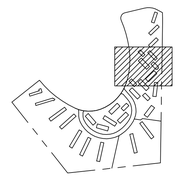
scale 1" = 20' feet



SITE KEYMAP
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REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:

UTILITY PLAN

SHEET:

C4.2

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Fri Feb 27, 2026 at 1:56pm

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SEE SHEET C4.2

LEGEND

PROPOSED

- SS — SANITARY SEWER
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- FW — FIRE WATER
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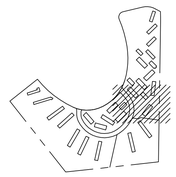

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TITLE:

UTILITY PLAN

SHEET:

C4.3

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Plot Fri 2/5, 2026 at 1:50pm

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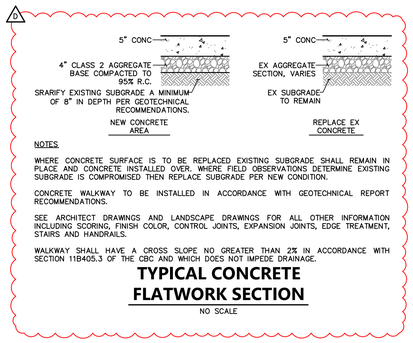


NOTES

WHERE CONCRETE SURFACE IS TO BE REPLACED EXISTING SUBGRADE SHALL REMAIN IN PLACE AND CONCRETE INSTALLED OVER. WHERE FIELD OBSERVATIONS DETERMINE EXISTING SUBGRADE IS COMPROMISED THEN REPLACE SUBGRADE PER NEW CONDITION.

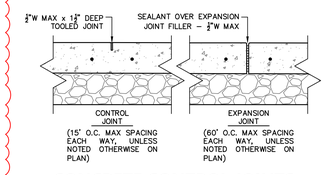
CONCRETE WALKWAY TO BE INSTALLED IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

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 11B405.3 OF THE CBC AND WHICH DOES NOT IMPEDE DRAINAGE.

TYPICAL CONCRETE FLATWORK SECTION

NO SCALE



EJ

CONCRETE CONTROL JOINTS

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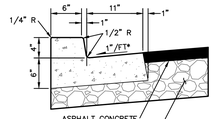

CG

CURB DETAIL

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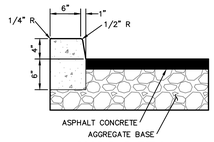

VC

CURB DETAIL

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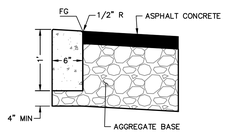
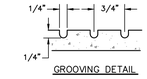


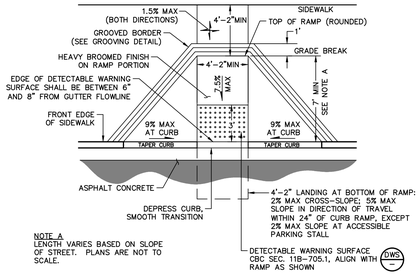
FC

FLUSH CURB

NO SCALE



GROOVING DETAIL

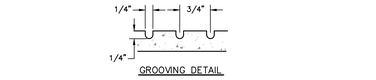


NOTE A
LENGTH VARIES BASED ON SLOPE OF STREET. PLANS ARE NOT TO SCALE.

CRA

CASE "A" CURB RAMP

NO SCALE



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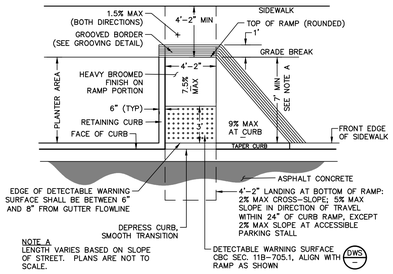

NOTE A
LENGTH VARIES BASED ON SLOPE OF STREET. PLANS ARE NOT TO SCALE.

CRG

CASE "G" CURB RAMP

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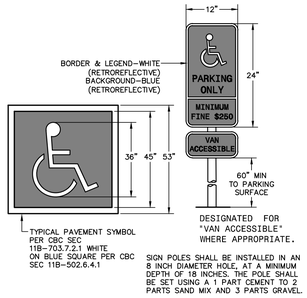
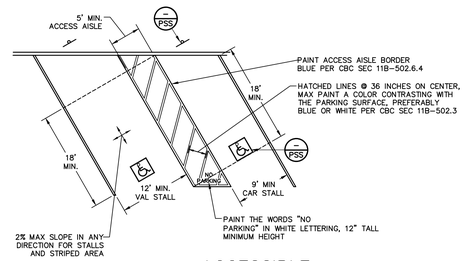


SIGN POLES SHALL BE INSTALLED IN AN 8 INCH DIAMETER HOLE, AT A MINIMUM DEPTH OF 18 INCHES. THE POLE SHALL BE SET USING A 1 PART CEMENT TO 2 PARTS SAND MIX AND 3 PARTS GRAVEL.

PSS

PARKING SPACE SIGNAGE

NO SCALE



AAP

ACCESSIBLE PARKING IDENTIFICATION

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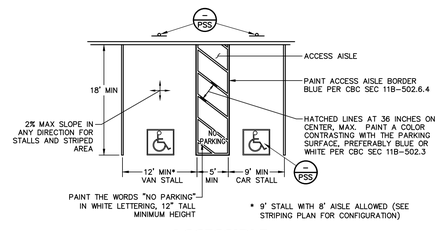

AP

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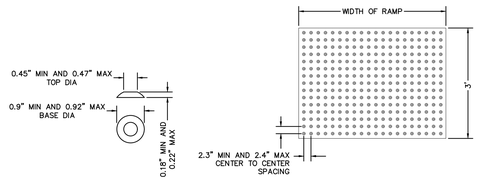


RAISED TRUNCATED DOME

RAISED TRUNCATED DOME PATTERN

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.

DWS

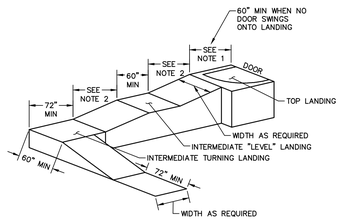
DETECTABLE WARNING SURFACE

NO SCALE

WS

WHEEL STOP DETAIL

NO SCALE



ALLOWABLE RAMP LENGTHS

SLOPE	PERCENT	MAXIMUM RISE	MAX HORIZONTAL LENGTH
1:12	8.0%	30 INCHES	30.0 FEET
1:15	6.3%	30 INCHES	37.5 FEET
1:16	6.0%	30 INCHES	40.0 FEET
1:20	4.8%	30 INCHES	50.0 FEET

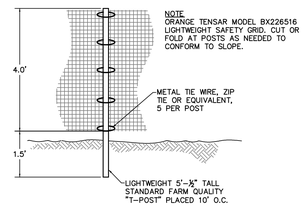
NOTE

1. WHEN DOOR SWINGS ONTO LANDING - 42-INCH MINIMUM PLUS DOOR WIDTH.
2. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30-INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. SEE TABLE.
3. "LEVEL" LANDINGS SHALL NOT EXCEED 1.8% SLOPE IN ANY DIRECTION.
4. RAMPS SHALL HAVE A MINIMUM CLEARANCE WIDTH OF 48-INCHES UNLESS RAMP IS THE ONLY EXIT DISCHARGE PATH OR SERVES AN OCCUPANT LOAD OF 300 OR MORE IN WHICH CASE A MINIMUM CLEAR WIDTH OF 60-INCHES IS REQUIRED.
5. WHEN THE DIRECTION OF A RAMP CHANGES 30° OR MORE AT LANDING, THEN THE LANDING MUST BE A MINIMUM OF 72-INCH IN LENGTH AND INCLUDE A MINIMUM OF 60-INCH BY 60-INCH TURNING PLATFORM.

RT

RAMP WITH TURNING LANDING

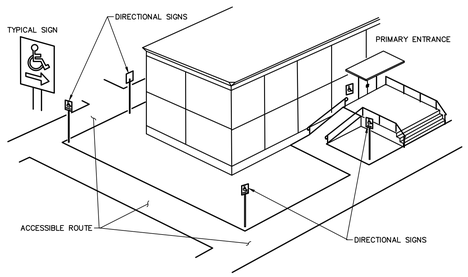
NO SCALE



PF

PROTECTION FENCE DETAIL

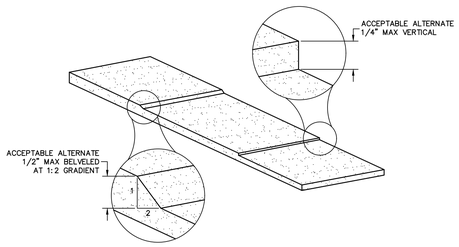
NO SCALE



SAR

SITE ACCESSIBLE ROUTE OF TRAVEL

NO SCALE



MV

MAXIMUM VERTICAL ALLOWANCE

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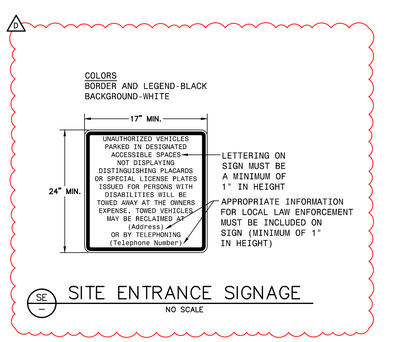


SE

SITE ENTRANCE SIGNAGE

NO SCALE

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

510.465.7010 p | 510.465.8575 f
www.pyatok.com

BURBANK HOUSING

1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

BKF

BKF ENGINEERS
111 SANTA ROSA AVE
SUITE 100
SANTA ROSA, CA 95404
(707) 583-8500
www.bkf.com

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED PROFESSIONAL ENGINEER RICHARD T. CARLILE RE No. 57885 CIVIL STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	20242249
DRAWN BY:	AEG
CHECKED BY:	ST
ISSUE DATE:	2/25/2026
SCALE:	AS SHOWN

TITLE:

CONSTRUCTION DETAILS

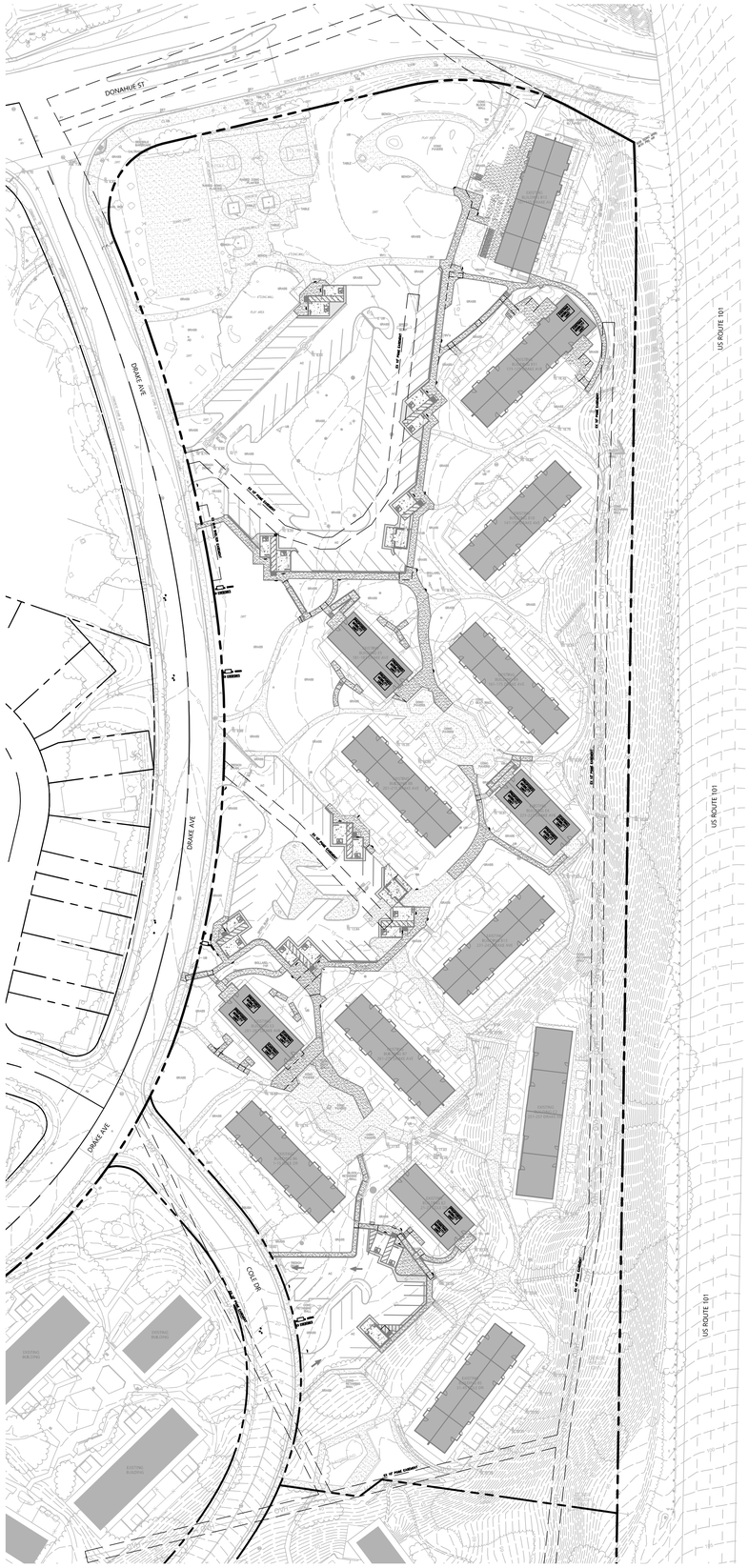
SHEET:

C5.1

© 2019 PYATOK ARCHITECTURE & URBAN DESIGN

Plotted: 25, 2026 at 1:59pm

242249_STE_Pln1.dwg


DONAHUE ST
DRAKE AVE
DRAKE AVE
DRAKE AVE
COLE DR
US ROUTE 101
US ROUTE 101
US ROUTE 101
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING

TYPICAL DISTRIBUTION TRENCH

Joint Trench – Franchise Area or P.U.E.

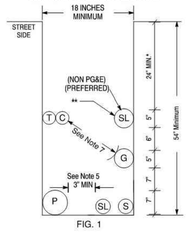
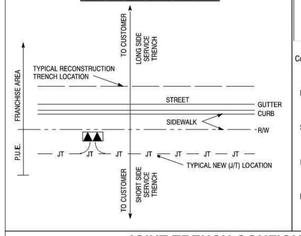


FIG. 1

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

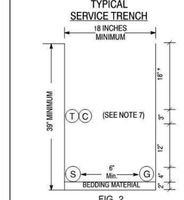


FIG. 2
(View facing Distribution Trench)

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

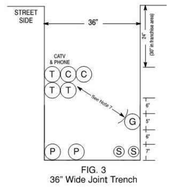


FIG. 3
36" Wide Joint Trench

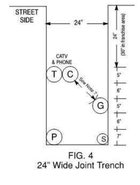


FIG. 4
24" Wide Joint Trench

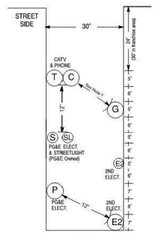


FIG. 5
Joint Trench With Second Electric Utility

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.

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STAMP:



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100% DD SET - PHASE 1	8/21/2025
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50% CD - PHASE 1	10/15/2025
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PLAN CHECK RESPONSE - PHASE 1	12/19/2025
PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	PLAN CHECK RESPONSE	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	DRY UTILITY STANDARDS

SHEET:

JT1.01

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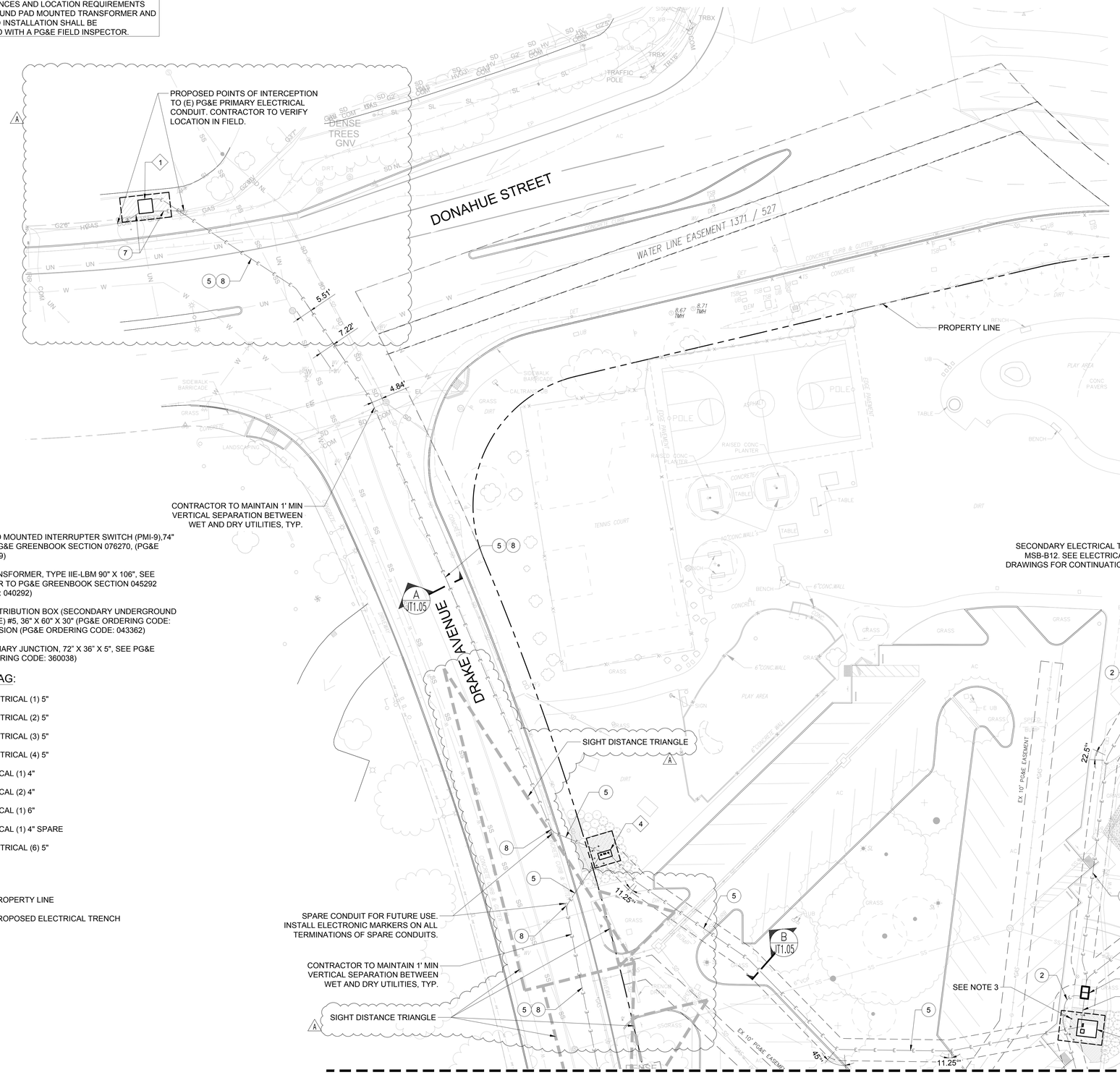
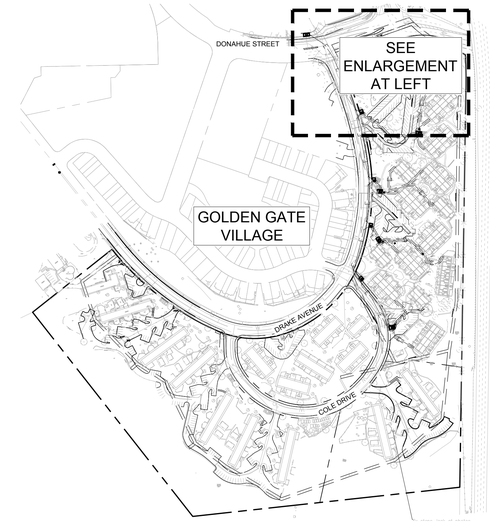
A JT1.01 DRY UTILITY STANDARDS
SCALE: N.T.S.

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 AND JUNCTION. BOLLARD INSTALLATION SHALL BE FIELD-COORDINATED WITH A PG&E FIELD INSPECTOR.





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 SUBSURFACE DISTRIBUTION BOX (SECONDARY UNDERGROUND EQUIPMENT ENCLOSURE) #5, 36" X 60" X 30" (PG&E ORDERING CODE: 042019) WITH 12" EXTENSION (PG&E ORDERING CODE: 043362)
4. PRECAST PAD FOR PRIMARY JUNCTION, 72" X 36" X 5", SEE PG&E DRAWINGS (PG&E ORDERING CODE: 360038)

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 (1) 4" SPARE
9. PG&E SECONDARY ELECTRICAL (6) 5"

LEGEND:

PROPERTY LINE

PROPOSED ELECTRICAL TRENCH

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

A JT1.02 DRY UTILITY INTENT
SCALE: 1" = 20'

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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
50% CD - PHASE 1	10/15/2025
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PLAN CHECK RESPONSE - PHASE 1	12/19/2025
PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLAN CHECK RESPONSE	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DRY UTILITY INTENT

SHEET:

JT1.02

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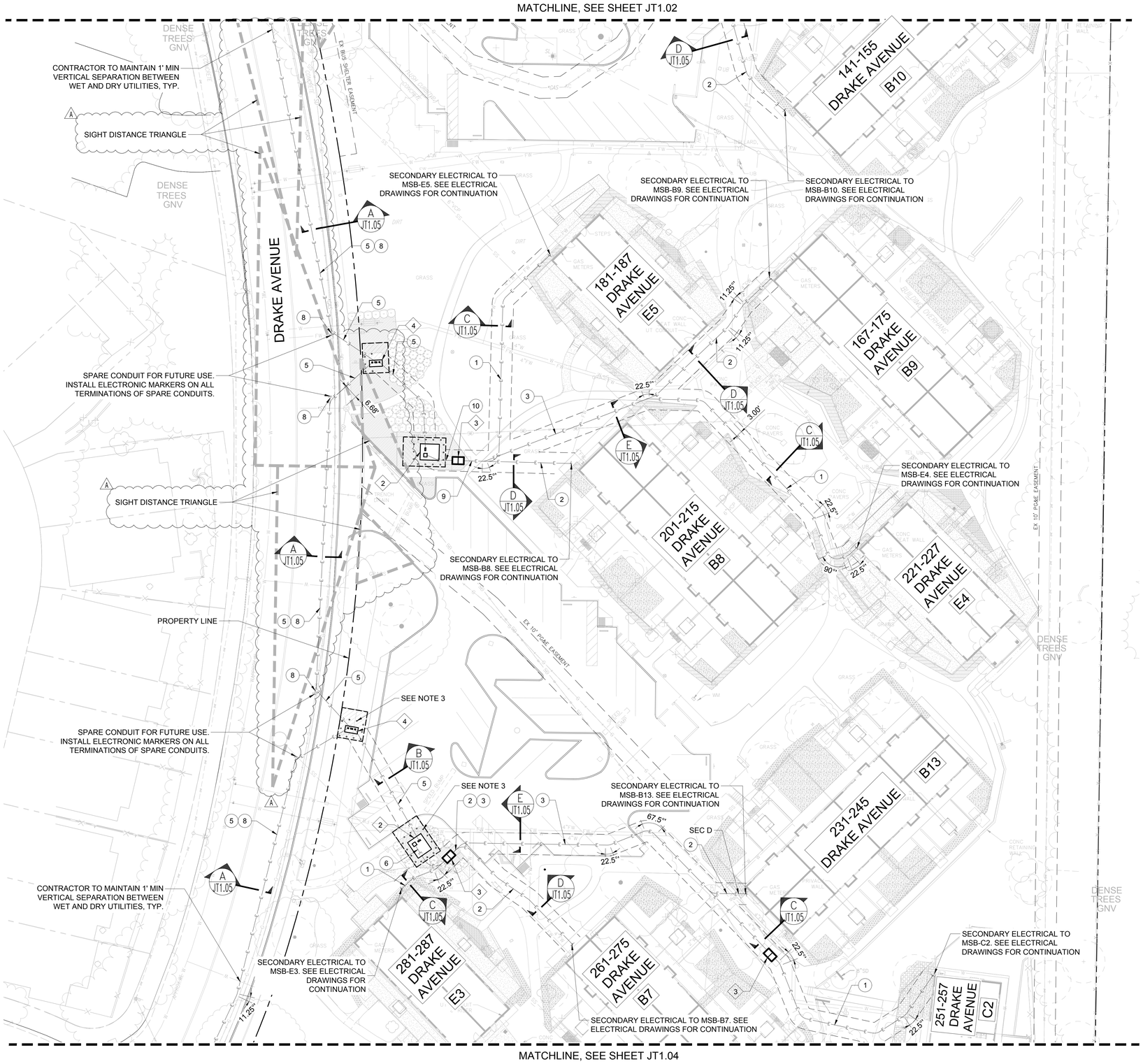
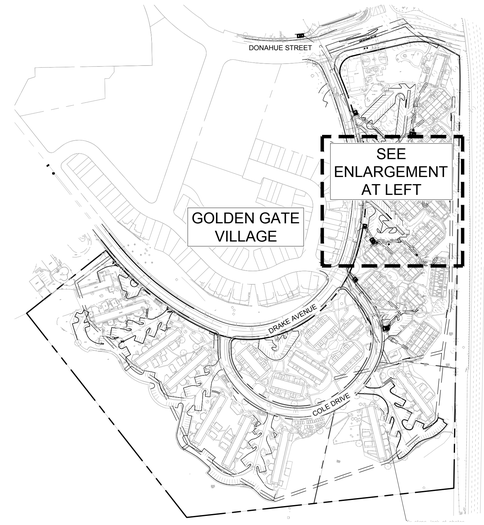


A JT1.03 DRY UTILITY INTENT
SCALE: 1" = 20'



KEY MAP
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CONDUIT NOTE TAG:

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LEGEND:

PROPERTY LINE

PROPOSED ELECTRICAL TRENCH

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3. REFER TO PG&E GREENBOOK, CURRENT EDITION, SECTION 051122 FOR CLEARANCES AND LOCATION REQUIREMENTS FOR BOLLARDS AROUND PAD MOUNTED TRANSFORMER AND JUNCTION. BOLLARD INSTALLATION SHALL BE FIELD-COORDINATED WITH A PG&E FIELD INSPECTOR.

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

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ISSUANCE SCHEDULE

100% SD SET	6/17/2025
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PLAN CHECK RESPONSE - PHASE 1	12/19/2025
PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLAN CHECK RESPONSE	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	DRY UTILITY INTENT

SHEET: JT1.03

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

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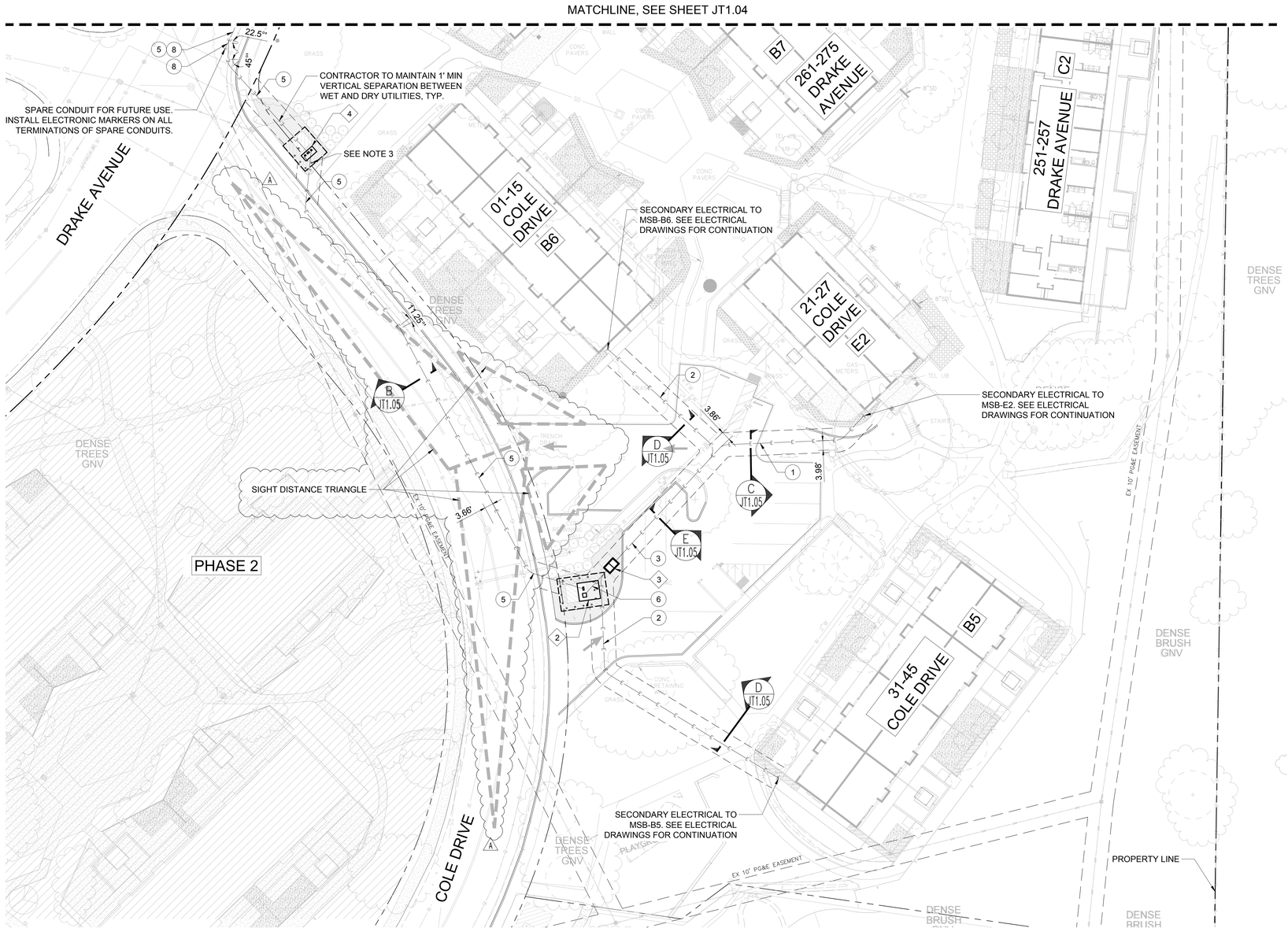
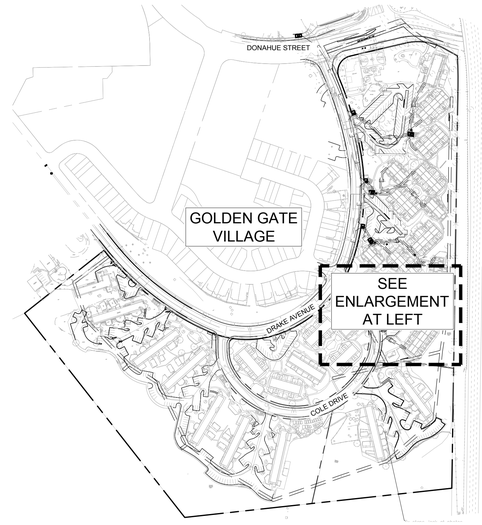


A JT1.04 DRY UTILITY INTENT

SCALE: 1" = 20'



KEY MAP
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LEGEND:

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PLAN CHECK RESPONSE - PHASE 1	12/19/2025
PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLAN CHECK RESPONSE	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	DRY UTILITY PHASE 1

SHEET: JT1.04

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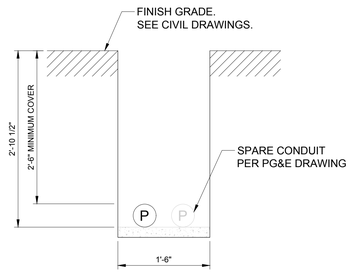

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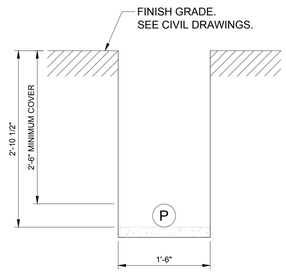
SCALE: 1" = 1'-0"



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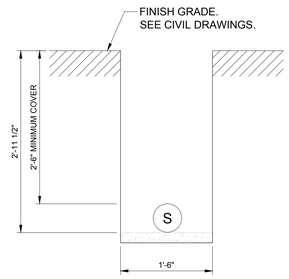

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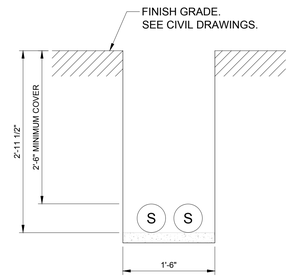
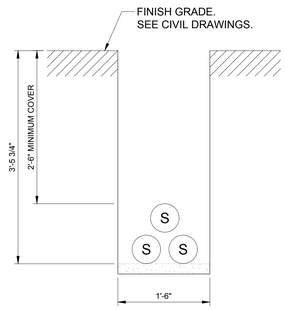


D JT1.05 JOINT TRENCH SECTION
SCALE: 1" = 1'-0"



E JT1.05 JOINT TRENCH SECTION
SCALE: 1" = 1'-0"

JOINT TRENCH SECTION LEGEND:

- P — 6" PG&E PRIMARY ELECTRICAL CONDUIT
- P — 4" PG&E PRIMARY ELECTRICAL CONDUIT
- P — 4" PG&E PRIMARY ELECTRICAL SPARE CONDUIT
- S — 5" PG&E SECONDARY ELECTRICAL CONDUIT

1"=1' 1' 0 1' 2'

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

NOT FOR CONSTRUCTION

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APN: 052-140-22, 052-140-41

STAMP:
REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 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
PERMIT SET - PHASE 1	8/21/2025
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025
PLAN CHECK RESPONSE - PHASE 1	12/19/2025
PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	PLAN CHECK RESPONSE	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	FS
CHECKED BY:	NL, DH, JL
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	

SOIL PERMIT SECTIONS

SHEET:
JT1.05

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GENERAL NOTES:

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY BKF 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 6 CUBIC YARDS COMPOST PER 1000 SQUARE FEET AND INCORPORATING COMPOST OR NATURAL, NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREAS. COMPOST AND/OR FERTILIZER SHALL BE INCORPORATED INTO THE SOIL TO A MINIMUM DEPTH OF 8 INCHES OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT. H

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. A MINIMUM OF 8 INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. H

5. A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, AND DIRECT SEEDING APPLICATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

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 L0.02.

ABBREVIATIONS:

AB	ANCHOR BOLT
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
ELEC	ELECTRICAL
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
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
RDW	REDWOOD
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
T & G	TONGUE AND GROOVE
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	COURTYARD - PHASE 1 - ADD ALT
L2.01	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS
L2.02	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS
L2.03	LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS
L2.04	PATIO SECTIONS
L7.01	LANDSCAPE DIMENSION PLAN
L8.01	CONSTRUCTION DETAILS
L8.02	CONSTRUCTION DETAILS
L8.03	CONSTRUCTION DETAILS
L8.04	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
L9.05	IRRIGATION DETAILS
L9.06	IRRIGATION DETAILS
L9.07	IRRIGATION WATER CALCULATION
L10.01	PLANTING LEGEND AND NOTES - PHASE 1
L10.02	PLANTING PLAN - PHASE 1 - NORTH
L10.03	PLANTING PLAN - PHASE 1 - CENTRAL
L10.04	PLANTING PLAN - PHASE 1 - SOUTH
L10.05	PLANTING PLAN - PHASE 1 - ENLARGEMENTS

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APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date: 03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

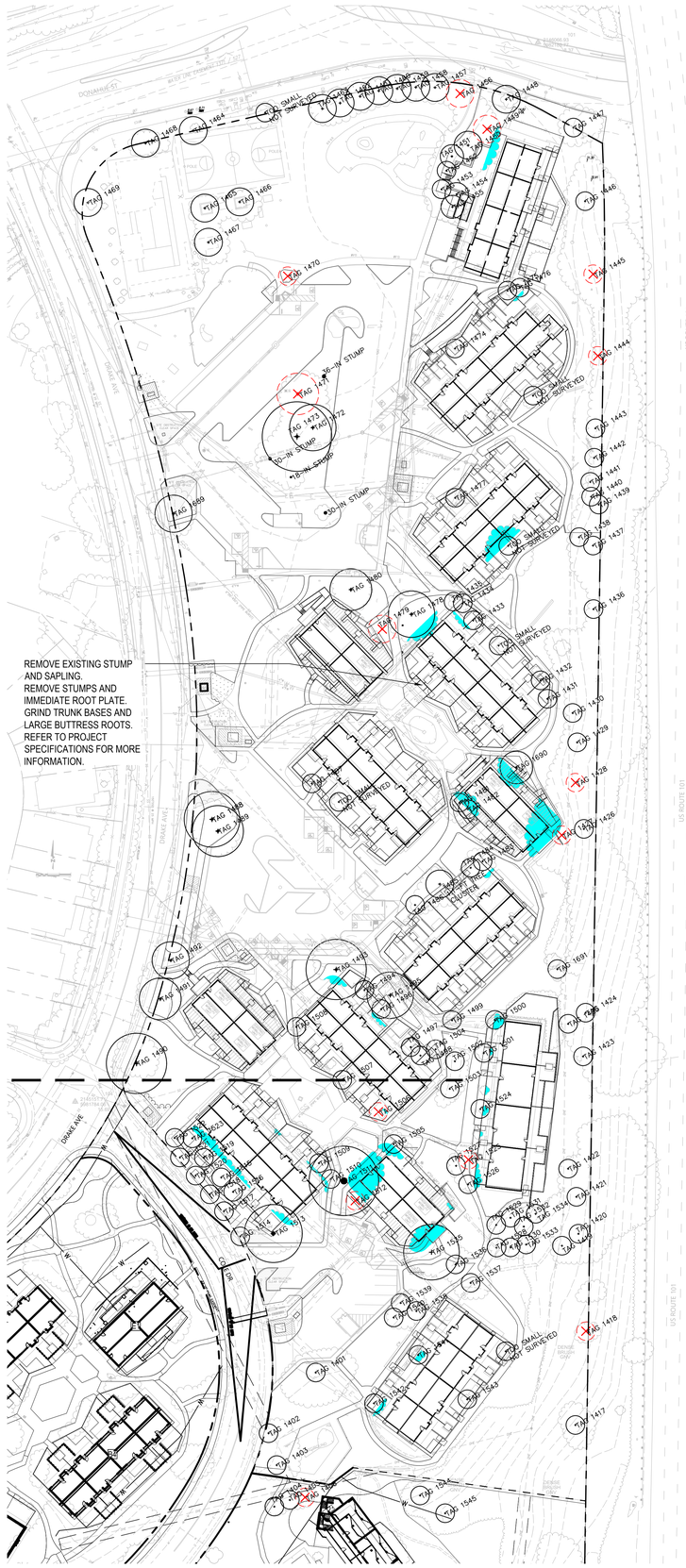
NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: 12" = 1'-0"
TITLE:
GENERAL NOTES - PHASE 1

L0.01

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

3/13/2026 2:54:24 PM



SYMBOLS LEGEND

TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- SURVEYED TRUNK LOCATION
- APPROXIMATE TRUNK LOCATION
- TREE DRIPLINE BASED ON AERIAL SURVEY
- APPROXIMATE EXTENT OF TREE PRUNING

Tag #	Species	Diameter	Condition	Suitability	Protected	Disposition	Comments.	Disposition Comments	Remove
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; dense, domed crown, slightly asymmetric N; specimen tree.	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 fee; one-sided E; fair vigor; epicormics.	Reevaluate as plans develop.	
1496	Victorian box	12	3	Low	No	Potentially preserve	Edge of concrete; codominant 10 feet; thinning; flat crown E-W.	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 5 feet with large anthracnose canker 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	7,6,5,5,5,4,4,3,3	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	10 feet brown trunk; two 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 structure.	Reevaluate as plans develop.	
1508	Windmill palm	10	3	Moderate	No	Potentially preserve	10 feet brown trunk; fair vigor; no tag.	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; tag on branch S.	Reevaluate as plans develop.	
1511	Coast redwood	50	3	Moderate	Heritage	Potentially preserve	Roots completely fill 8 foot planting area; displacing sidewalk S; multiple attachments 2 feet, measured below; natural bracing with fused stem; good vigor; lost top.	Reevaluate as plans develop.	
1512	Cherry plum	15	1	Low	No	Remove	Codominant at 4 feet; bowed S; poor form and structure; poor vigor.	Condition	X
1513	Blackwood acacia	28	3	Moderate	No	Potentially preserve	Multiple attachments at 5 feet; narrow crown N-S; at fence; dense crown.	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 8 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 7 feet; spreading crown; fair vigor.	Reevaluate as plans develop.	
1523	Blackwood acacia	29	3	Low	No	Potentially preserve	Multiple attachments at 10 feet; arising stem in NW side 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	13	1	Low	No	Remove	Measure below low attachment; topped; made up of epicormics; poor structure.	Condition	X
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 3 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; vigorous.	Reevaluate as plans develop.	
1529	Blackwood acacia	20	3	Low	No	Potentially preserve	In crowded grove; dominant in stand; codominant at 10 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.	
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 S.	Reevaluate as plans develop.	
1538	Blackwood acacia	6	3	Low	No	Potentially preserve	Young tree; edge of 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; asymmetric E.	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; dieback at top in center.	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	At fence; tag on fence; growing through hedge; good structure and vigor.	Reevaluate as plans develop.	
1543	Blackwood acacia	8	4	Moderate	No	Potentially preserve	No tag; well defined central leader; good vigor.	Reevaluate as plans develop.	
1689	London plane	16	5	High	No	Potentially preserve	Excellent structure and vigor.	Reevaluate as plans develop.	
1690	Blackwood acacia	18	3	Moderate	No	Potentially preserve	Codominant at 7'; dense crown extends over building.	Reevaluate as plans develop.	
1691	Purple robe locust	8	3	Low	No	Potentially preserve	Under power lines; 6' from power pole; sinuous form; moderate dieback.	Reevaluate as plans develop.	

EXISTING TREE LEGEND

Tag #	Species	Diameter	Condition	Suitability	Protected	Disposition	Comments.	Disposition Comments	Remove
1401	Blue gum	81	4	Moderate	No	Potentially preserve	Multiple attachments at 12 feet; cavity at 2' on N; narrow crown; good vigor; large surface roots with mower damage.	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 mower damage.	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 mower damage; asymmetric S.	Reevaluate as plans develop.	
1417	Blackwood acacia	15	4	Moderate	No	Potentially preserve	Multiple narrow attachments at 12 feet; good vigor and form.	Reevaluate as plans develop.	
1418	Monterey pine	24	0	--	No	Remove	15 foot snag.	Dead	X
1419	Blackwood acacia	15	3	Moderate	No	Potentially preserve	Multiple narrow attachments at 10 feet; minor twig dieback; wounds on E side 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 W.	Reevaluate as plans develop.	
1421	Blackwood acacia	9,8,7,7,5,4	2	Low	No	Potentially preserve	Multiple attachments at base; smaller stems W topped for 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 sprouting.	Reevaluate as plans develop.	
1425	Black locust	7	3	Low	No	Potentially preserve	Edge of steep slope under high voltage; lean W, codominant at 8 feet; fair vigor.	Reevaluate as plans develop.	
1426	Blue gum	34	3	Low	No	Potentially preserve	Multiple attachments at 10 feet; flat crown N-S; history of branch failure.	Reevaluate as plans develop.	
1427	Monterey pine	34	1	Low	No	Remove	Lean W, soil cracking E up slope; poor vigor; pruned for high voltage.	Uncorrected, severe lean to building.	X
1428	Cherry plum	10	1	Low	No	Remove	Multiple narrow and fused attachments 6 feet; poor vigor; epicormics.	Condition	X
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	8	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 backyard; lean E; 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 stems near base; upright; side-pruned 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 lines and side-pruned.	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; vigorous.	Reevaluate as plans develop.	
1442	Red flowering gum	7,7,6	3	Moderate	No	Potentially preserve	Multiple attachments at 3 feet; narrow crown; weeping branches.	Reevaluate as plans develop.	
1443	Blue gum	11,8	3	Low	No	Potentially preserve	Narrow codominant 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	X
1445	Monterey pine	45	1	Low	No	Remove	Heavy borer damage and frass; all but dead above 15 feet.	Condition	X
1446	Blue gum	30	4	Moderate	No	Potentially preserve	Good vigor; overextended branches E over hillside; good form otherwise.	Reevaluate as plans develop.	
1447	Coast redwood	24	3	Moderate	Protected	Potentially preserve	Windswept N; moderate epicormic growth; fair vigor.	Reevaluate as plans develop.	
1448	Coast redwood	15,13,9,8,8,6	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; thin; poor vigor.	Condition	X
1450	London plane	16	2	Low	No	Potentially preserve	Edge of curb wall; multiple attachments at 7 feet; top dieback.	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; asymmetric S.	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	Edge of curb wall; 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	22	0	--	No	Remove	28 foot snag.	Dead	X
1457	Coast redwood	15	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin; exposed surface roots; last in row.	Reevaluate as plans develop.	
1458	Coast redwood	18	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin.	Reevaluate as plans develop.	
1459	Coast redwood	15	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin.	Reevaluate as plans develop.	
1460	Coast redwood	19	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin; minor twig dieback.	Reevaluate as plans develop.	
1461	Coast redwood	21	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin; minor twig dieback.	Reevaluate as plans develop.	
1462	Coast redwood	19	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin; minor twig dieback; suckers.	Reevaluate as plans develop.	
1463	Coast redwood	26	3	Moderate	Protected	Potentially preserve	In row planting; windswept N; slightly thin; minor twig dieback; last in row.	Reevaluate as plans develop.	
1464	Blackwood acacia	6,5,5,5,5,5,4,4,3	2	Low	No	Potentially preserve	Multiple stems at base; thick crown; between chain link and road.	Reevaluate as plans develop.	
1465	London plane	12	3	Low	No	Potentially preserve	10-foot square raised planter; multiple attachments 6 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	14	1	Low	No	Remove	Engulfing metal tree enclosure; topped at 5' and resprouting; no tag.	Condition	X
1471	Italian stone pine	22	2	Low	No	Remove	Lean E; surface roots W heaving; codominant at 5 feet; slightly thin.	Severe, uncorrected lean	X
1472	Italian stone pine	28	3	Moderate	No	Potentially preserve	Large root flare; multiple narrow attachments 5 feet; low crown; asymmetric E.	Reevaluate as plans develop.	
1473	Italian stone pine	28	3	Moderate	No	Potentially preserve	Large root flare; multiple narrow attachments 3 feet; low 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 tag; multiple attachments below 4 feet; epicormics throughout.	Reevaluate as plans develop.	
1477	Oriental arborvitae	10	3	Low	No	Potentially preserve	Dense, columnar form; no tag.	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 stem failure; epicormics mostly.	Condition	X
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	8,5,5,5,4,4,4,4	3	Low	No	Potentially preserve	Multiple attachments below 4 feet; flat crown N-S; numerous upright vigorous shoots.	Reevaluate as plans develop.	
1485	Cherry plum	8,8,7,6,6,5,4,4	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; top made up of dead bowing branches.	Reevaluate as plans develop.	
1488	Silk oak	22	3	Low	No	Potentially preserve	Large root flare; cavity with decay 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.	
1490	London plane	17	3	Moderate	No	Potentially preserve	Multiple attachments at 10 feet; thinning; moderate twig dieback.	Reevaluate as plans develop.	

0 25' 50' 100' 150'

SCALE: 1" = 50'-0"

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8/7/2023 4:47:23 PM

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STAMP:

REGISTERED LANDSCAPE ARCHITECT
BRUCE B
Exp: 08/31/2025
Date: 3/13/2025
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

NO.	ISSUE	DATE
	PERMIT SET-PHASE 1	08/21/25
	GMP SET-PHASE 1	12/12/25
1	PLAN CHECK RESPONSE-PHASE 1	12/19/25
2	PLAN CHECK RESPONSE 3-PHASE 1	02/25/26
3	PLAN CHECK RESPONSE 4-PHASE 1	03/16/26

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Response to round 3 DPW plan check comments	02/25/2026
H	Response to round 4 MARIN WATER plan check comments	03/16/2026

JOB NUMBER: 2403
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE: 04/11/2025
SCALE: 1"=10'-0"
TITLE: **EXISTING TREE PLAN**

SHEET: **L0.02**

PRELIMINARY - Not for Construction -

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SCHEDULE OF PRODUCT & MATERIAL

DESCRIPTION	DETAIL	COLOR	FINISH/MATERIAL	MFR/ SUPPLIER	PRODUCT	COMMETNS
PAVING						
CONCRETE PAVING	1,2 & 3/L8.01	NATURAL	LIGHT BROOM	-	-	-
WALL AND CURB						
SEAT HEIGHT RETAINING WALL	5/L8.01	NATURAL	SMOOTH TROWEL FINISH	-	-	-
6" CONCRETE CURB	6/L8.01	NATURAL	LIGHT BROOM	-	-	-
FENCING AND GATE						
WOOD FENCE TYPE A AT SERVICE YARD	6,13 & 14/L8.03	SEMI-TRANSPARENT STAIN	RWD	-		PAINT BLOCK WITH PAINT COLOR 1. REFER TO ARCHITECT PLAN FOR PAINT COLOR INSTALL KICK BOARD AT THE BOTTOM AS REQUIRED.
WOOD FENCE TYPE B - AT SERVICE...	6,13 & 14/L8.03	SEMI-TRANSPARENT STAIN	RWD	-		INSTALL KICK BOARD AT THE BOTTOM AS REQUIRED.
WOOD SCREEN	11,13 & 15/L8.02	SEMI-TRANSPARENT STAIN	RWD	-		INSTALL KICK BOARD AT THE BOTTOM AS REQUIRED.
LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03	SEMI-TRANSPARENT STAIN	RWD	-	MESH:1X2 14 GA. GALV. WELDED FBRIC	INSTALL KICK BOARD AT THE BOTTOM AS REQUIRED.
5'HT WIRE MESH FENCE	16/L8.03	SEMI-TRANSPARENT STAIN	RWD	-	MESH:1X2 14 GA. GALV. WELDED FBRIC	
36" WIDE LOW FENCE GATE	11/L8.03	SEMI-TRANSPARENT STAIN	RWD	-	MESH:1X2 14 GA. GALV. WELDED FBRIC	
STAIR						
STAIR	3/L8.02	NATURAL	LIGHT BROOM	-	-	
HANDRAILS	4/L8.02	GALVANIZED STEEL	-	-	-	
RAMP						
RAMP	9/L8.02	NATURAL	LIGHT BROOM	-	-	
HANDRAILS	2&9/L8.02	GALVANIZED STEEL	-	-	-	
LANDSCPE STRUCTURE						
STORAGE SHED	1/L8.04	SEMI-TRANSPARENT STAIN	RWD	-	-	
MISCELLANEOUS						
MULCH	-	NATURAL, UNDYED	TREE TRIMMINGS	AMERICAN SOIL & STONE	ARBOR MULCH	3" DEPTH
NON CONBUSTIBLE MULCH	-	BLACK		AMERICAN SOIL & STONE	BLACK BASALT PATH ROCK 3/8"	3" DEPTH, INSTALL WITHIN 5' OF THE BUILDING
ROOT BARRIER-ADD ALT	1/L10.0	-	HDPE	DEEP ROOT	24" UNIVERSAL BARRIER: UB-24	INSTALL AS REQUIRED.

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. POWER WASH ALL CONCRETE PAVEMENT AND PAVERS.

RECOMMENDATIONS KEY

A. *FOR ALL CMU WALLS RECOMMENDATION IS* : POWER WASH, PATCH AS NEEDED, AND REPAINT
B. *FOR ALL FENCING:* REMOVE AND REPLACE
C. *FOR ALL STORAGE UNITS:* REMOVE AND REPLACE.

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APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date:03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026

SCALE:

TITLE:

LANDSCAPE MATERIAL AND NOTES

L1.01

3/13/2026 2:41:48 PM



1 KEY MAP
1" = 70'-0"

0' 35' 70' 140' 280'

N

Know what's below. Call before you dig.

3/13/2026 2:41:52 PM

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DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: 1" = 70'-0"
TITLE: OVERALL LANDSCAPE

L1.02

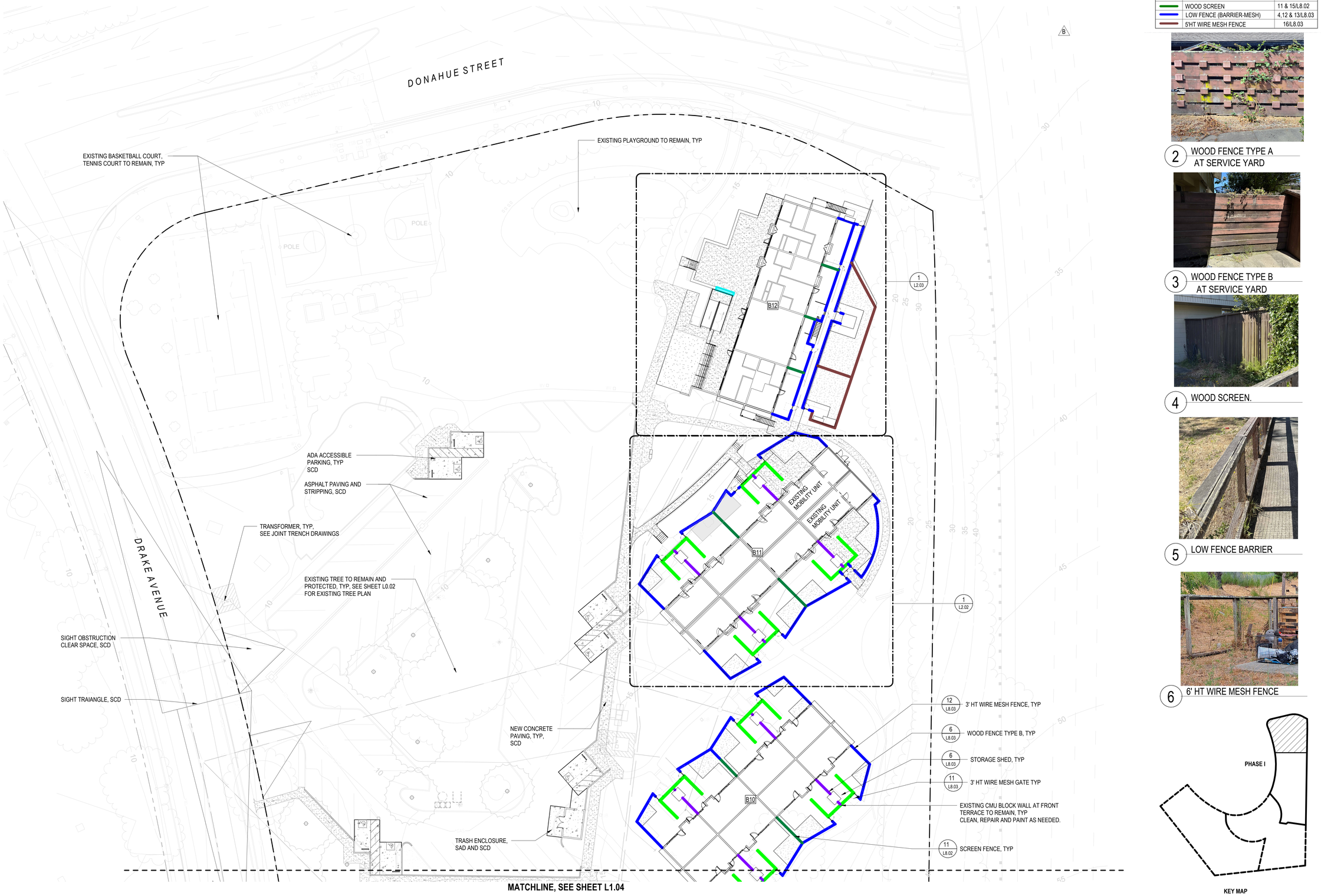
TYPICAL FENCE LAYOUT
SEE SHEET L2.01 & L2.02 FOR TYPICAL FENCE LAYOUT

WALL & CURB LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

FENCING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03



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

2 WOOD FENCE TYPE A AT SERVICE YARD

3 WOOD FENCE TYPE B AT SERVICE YARD

4 WOOD SCREEN.

5 LOW FENCE BARRIER

6 6' HT WIRE MESH FENCE

KEY MAP

N

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

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	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated
TITLE:	LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - NORTH

L1.03

3/13/2026 2:41:55 PM

WALL & CURB LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

FENCING LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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

MATCHLINE, SEE SHEET L1.03

CLUSTER MAIL BOX, SAD

NEW CONCRETE PAVING, TYP SCD

SIGHT OBSTRUCTION CLEAR SPACE, TYP, SCD

TRANSFORMER, TYP, SEE JOINT TRENCH DRAWINGS

EXISITING CONCRETE PAVING TO REMAIN, TYP. SEE PAVING NOTE ON SHEET L1.01

SIGHT TRAIANGLE,TYP, SCD

ASPHALT PAVING AND STRIPING, SCD

TRASH ENCLOSURE, SAD AND SCD

CONCRETE PAVING, SCD

DRAKE AVENUE

ADA ACCESSIBLE PARKING, TYP, SCD

STORAGE SHED, TYP (1/L8.04)

EXISTING TREE TO REMAIN AND PROTECTED, TYP, SEE SHEET L0.02 FOR EXISTING TREE PLAN

EXISTING COURT YARD, SEE ADD ALT, DETAIL1, SHEET L1.06

PROPOSED MOBILITY UNIT

EXISTING MOBILITY UNIT

B8 B9 B13 E3 E4 E5

4/L2.01 2/L2.01 3/L2.02 4/L2.02

12/L8.03 3' HT WIRE MESH FENCE, TYP

EXISTING CMU BLOCK WALL AT FRONT TERRACE TO REMAIN, TYP. CLEAN, REPAIR AND PAINT AS NEEDED.

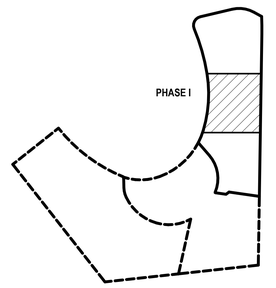
11/L8.03 3' HT WIRE MESH GATE, TYP

11/L8.02 WOOD SCREEN FENCE, TYP

6/L8.03 WOOD TYPE B FENCE, TYP

MATCHLINE, SEE SHEET L1.05

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



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

Know what's below. Call before you dig.

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REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date 03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION PLAN - PHASE 1 - CENTRAL

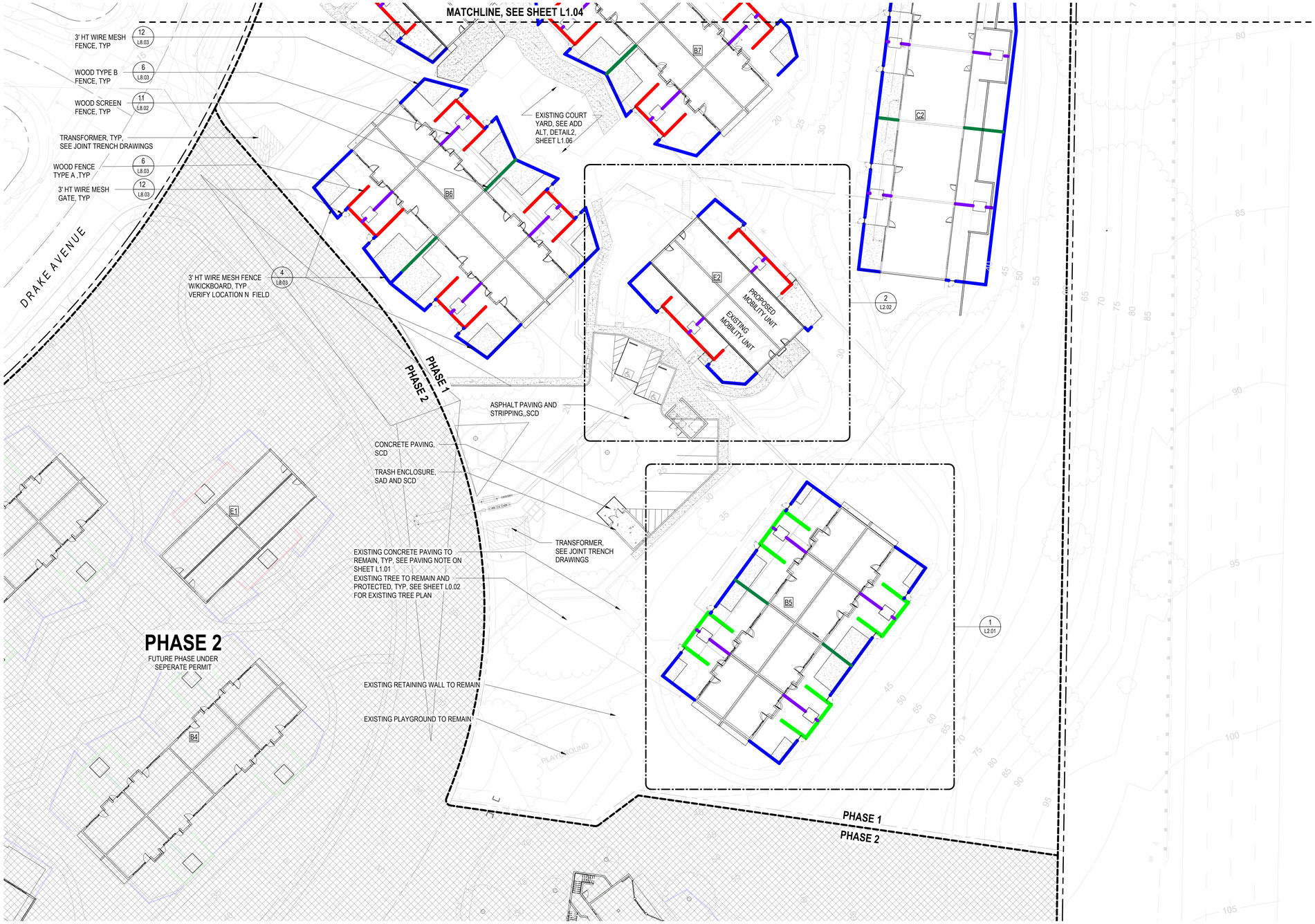
L1.04

3/13/2026 2:41:57 PM

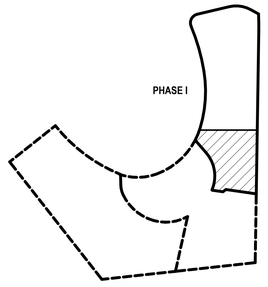
WALL & CURB LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

FENCING LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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



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



KEY MAP

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

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

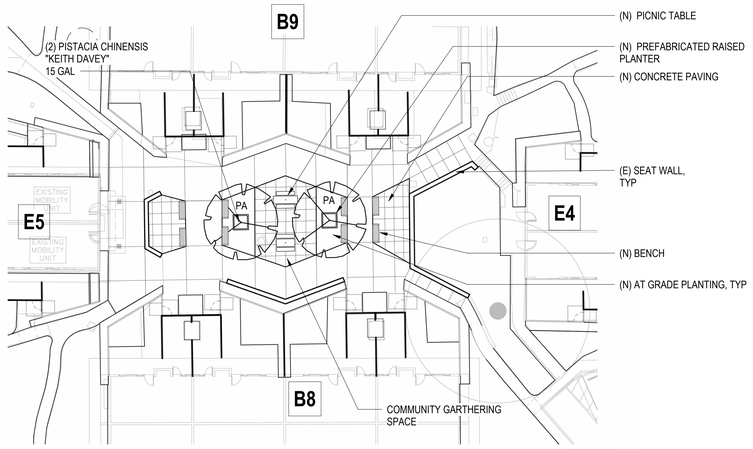
L1.05

3/13/2026 2:41:59 PM

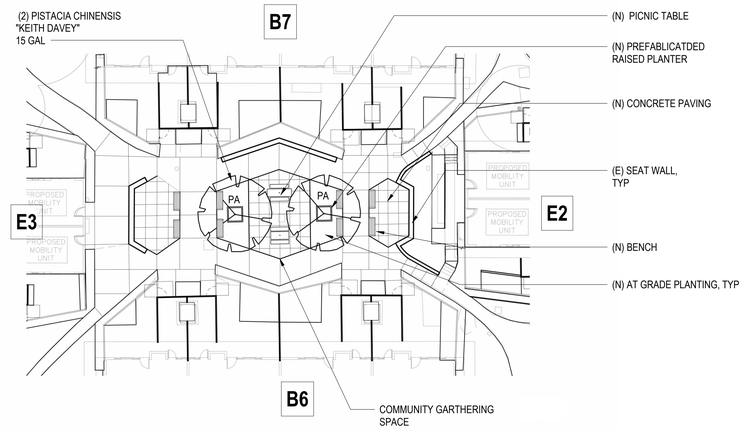
SCHEDULE OF PRODUCT & MATERIAL - ADD ALT

DESCRIPTION	DETAIL	QTY	COLOR	FINISH/MATERIAL	MFR/ SUPPLIER	PRODUCT	COMMETNS
PAVING							
CONCRETE PAVING	1,2 & 3/L8.01	-	NATURAL	LIGHT BROOM	-	-	-
SITE FURNISHING							
BENCH	-	16	TBD	POWDER COAT	DUMOR	6' CAST ALUMINUM BACKLESS BENCH, STEEL SEAT, MODEL: 507-60 HC	SURFACE MOUNT
PICNIC TABLE	-	2	TBD	POWDER COAT	DUMOR	6' STEEL PICNIC TABLE, STEEL, MODEL: 299-60-HS	SURFACE MOUNT
	-	2	TBD	POWDER COAT	DUMOR	6' ADA STEEL PICNIC TABLE, STEEL, MODEL: 299-60 -1HS	SURFACE MOUNT
PREFABRICATED RAISED PLANTER	-	4	TBD	GFR	TOURNESOL	WILSHIRE GFP SQUARE PLANTER W/TOE KICK, MODEL:WCR-6000, 60"LX60"WX42"H	

IRRIGATION: SUBSURFACE DRIP IRRIGATION FOR SHRUBS & GROUND COVERS., (2) BUBBLERS FOR (1) TREE



1 COURTYARD 1
1" = 20'-0"



2 COURTYARD 2
1" = 20'-0"

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

Know what's below. Call before you dig.

3/13/2026 2:42:00 PM

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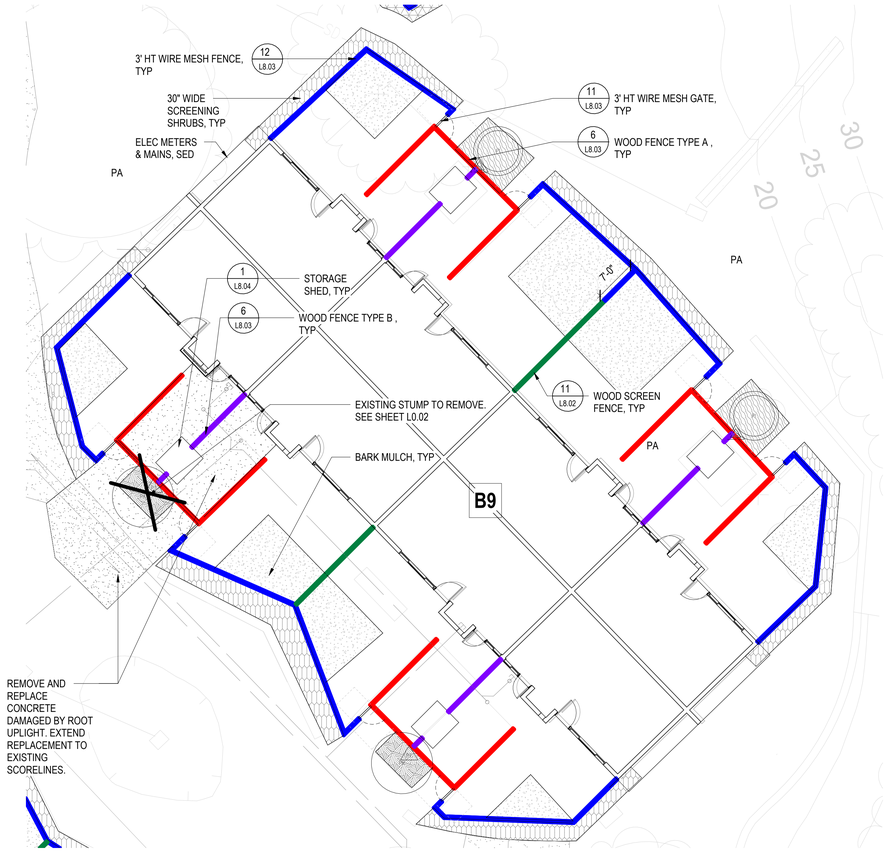
DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: 1" = 20'-0"
TITLE:
COURTYARD - PHASE 1 - ADD ALT

L1.06



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



2 LANDSCAPE- PHASE 1 - CENTRAL BLDG. B9 (B6, B7 & B8 -SIMILAR)
1" = 10'-0"

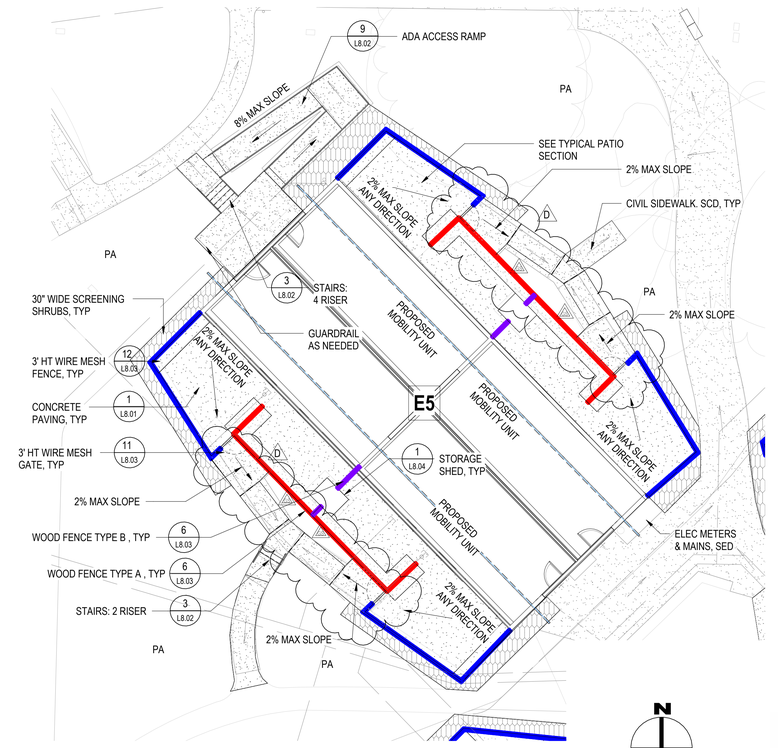
FENCING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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

WALL & CURB LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01



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

N

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

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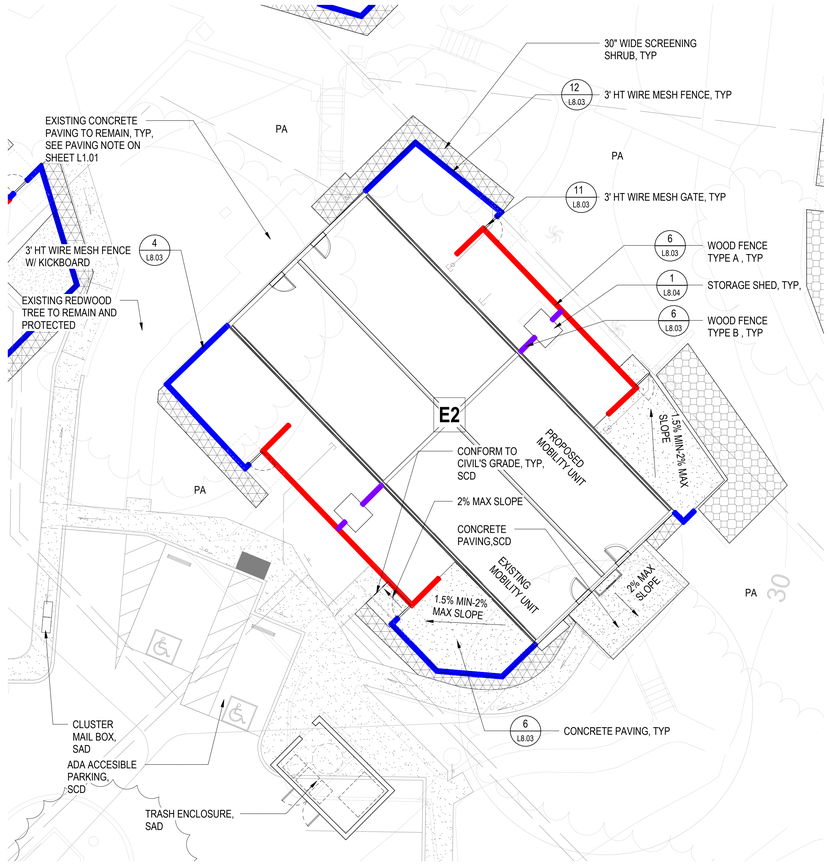
DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: As indicated
TITLE:
LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS

L2.01

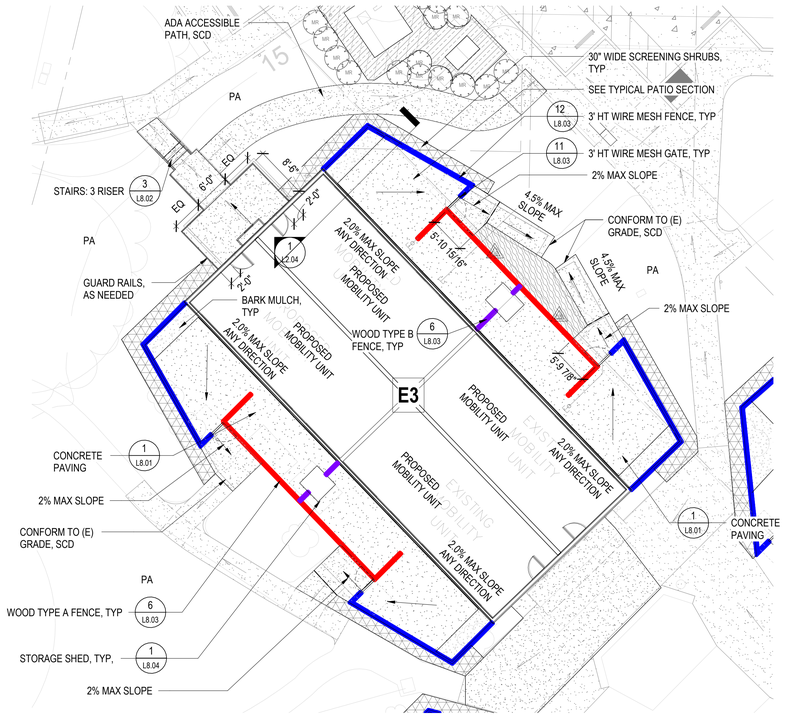
3/13/2026 2:42:03 PM



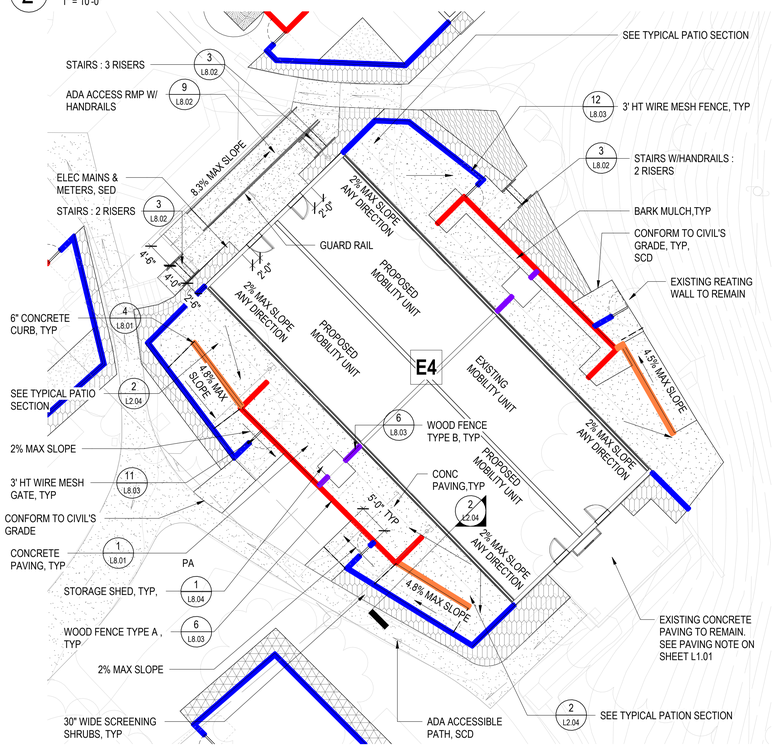
1 LANDSCAPE- PHASE 1 - (B10 & B13-SIMILAR)
1" = 10'-0"



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



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



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

FENCING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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

WALL & CURB LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

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DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS

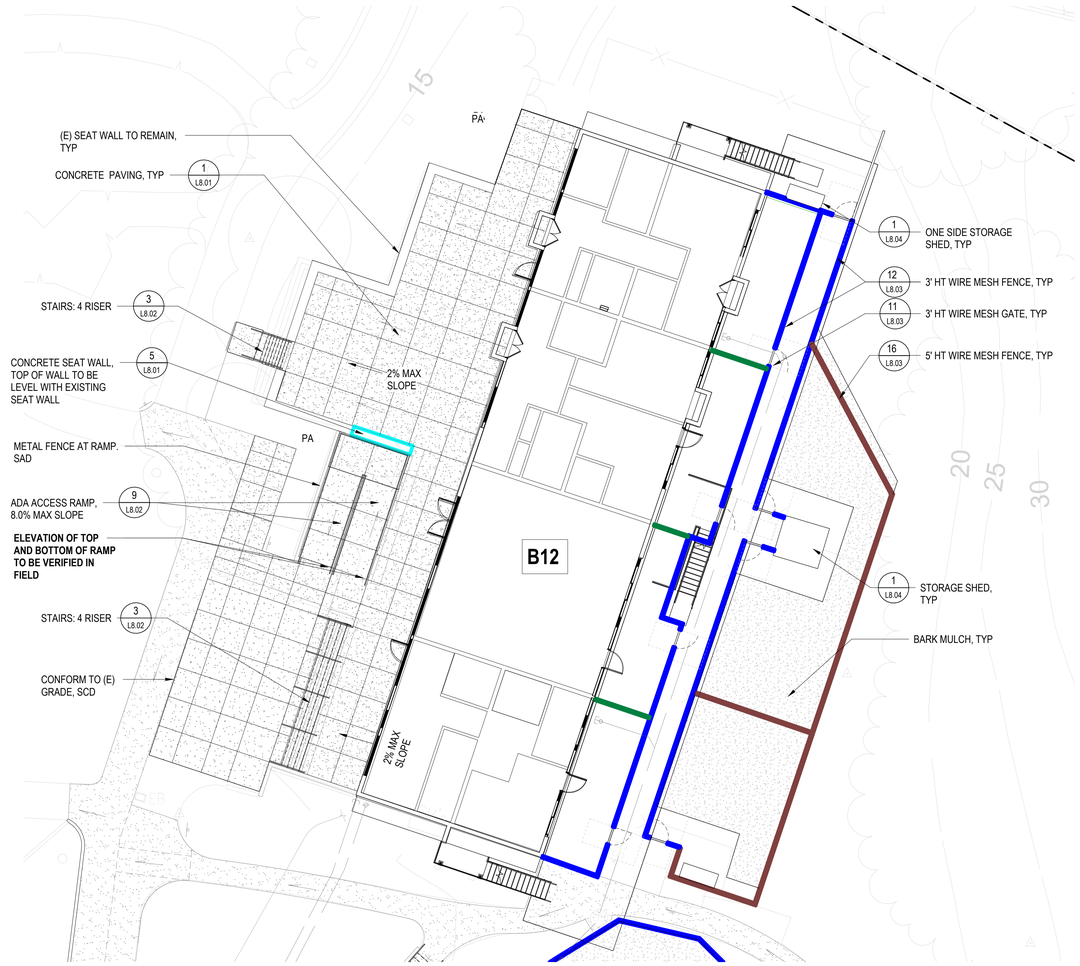
L2.02

N

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

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

3/13/2026 2:42:09 PM



1 LANDSCAPE- PHASE 1 - NORTH BLDG. B12
1" = 10'-0"

FENCING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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

WALL & CURB LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

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E	BID ADDENDUM1-PHASE 1	01/30/2026
F	BID ADDENDUM2-PHASE 1	2/25/2026
G	BID ADDENDUM3-PHASE 1	3/9/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

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DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: As indicated
TITLE:
LANDSCAPE CONSTRUCTION PLAN - TYPICAL ENLARGEMENTS

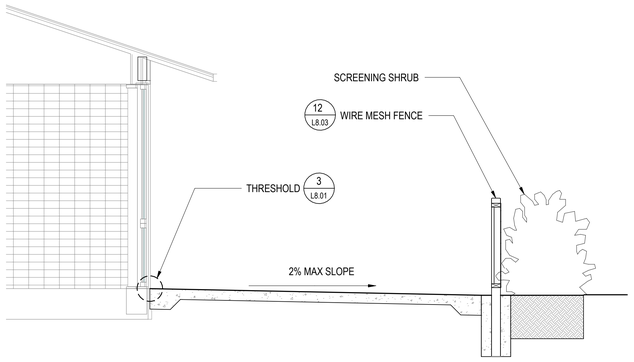
L2.03

N

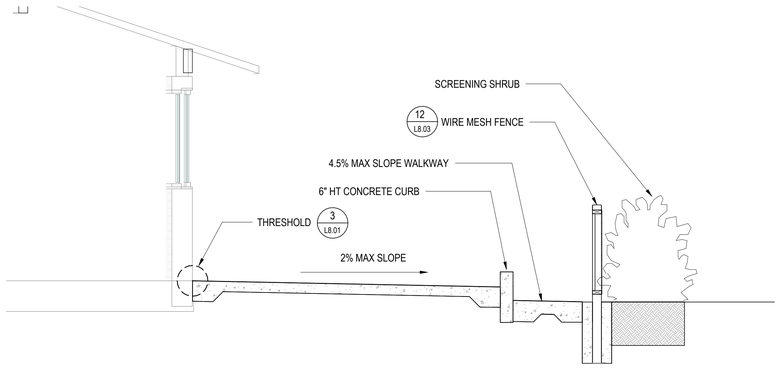
0' 5' 10' 20' 30'
SCALE: 1"=10'-0"

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

3/13/2026 2:42:10 PM



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



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

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DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026

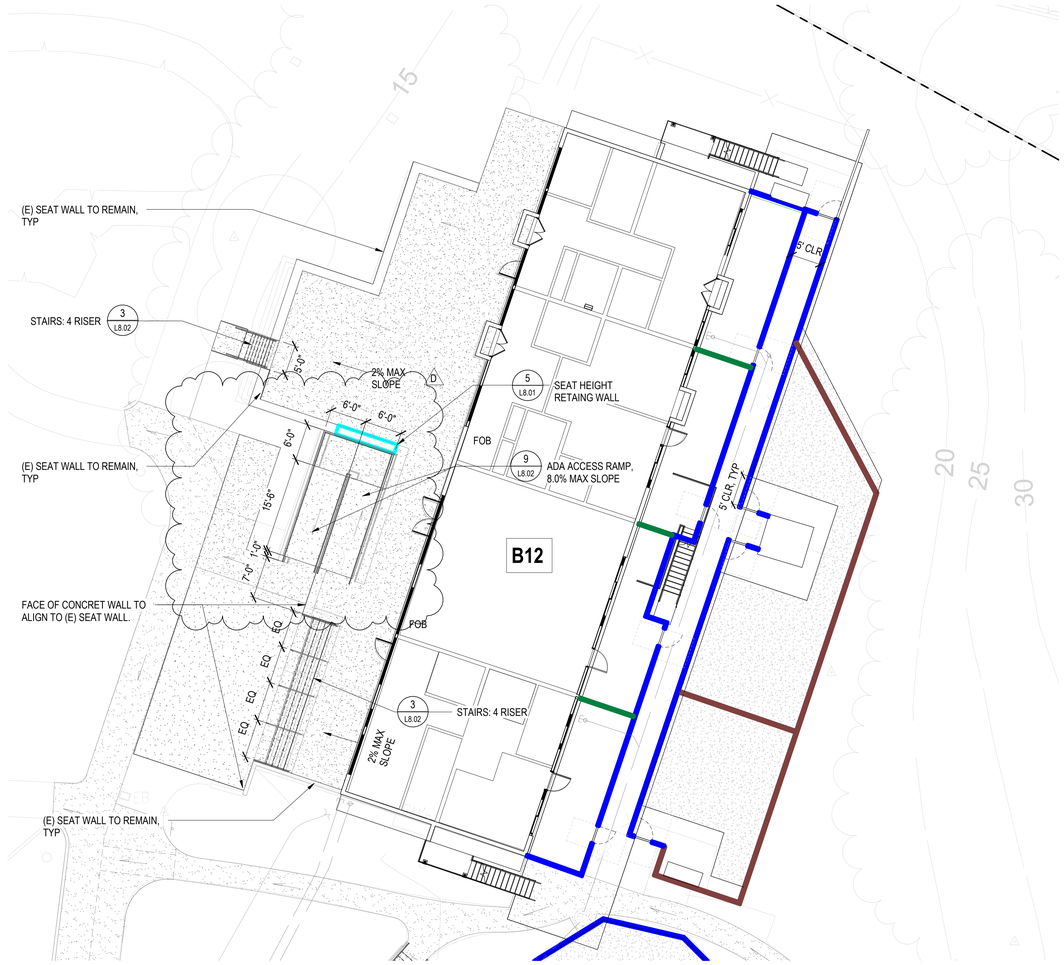
SCALE: 1/2" = 1'-0"

TITLE:
PATIO SECTIONS

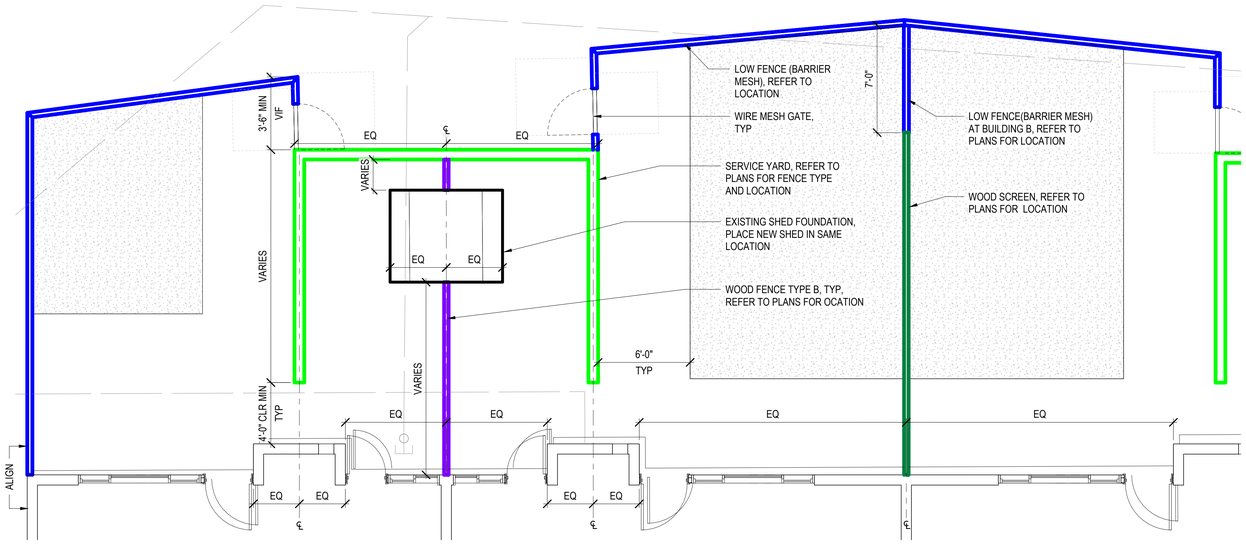
811 Know what's below. Call before you dig.

L2.04

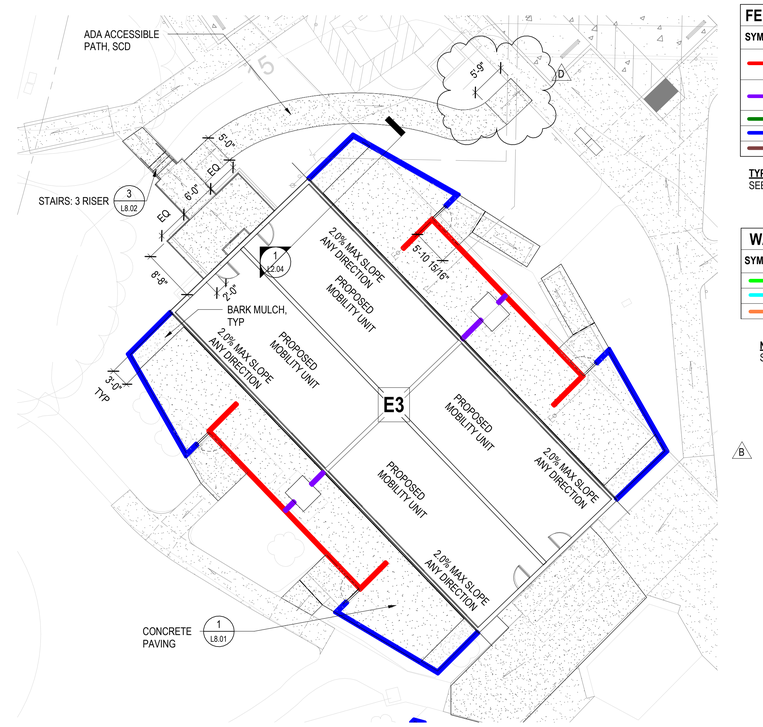
3/13/2026 2:42:11 PM



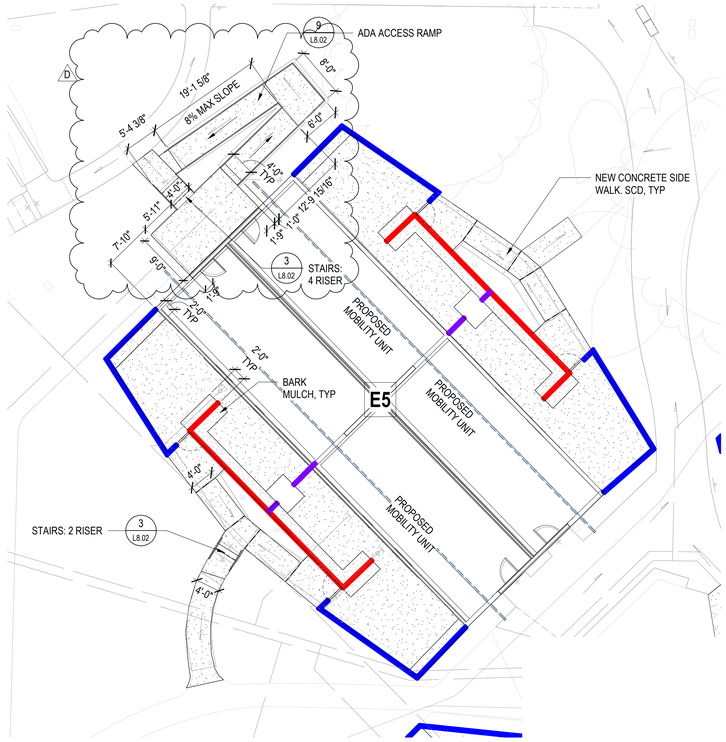
3 LANDSCAPE- PHASE 1 - NORTH BLDG. B12 LAYOUT
1" = 10'-0"



4 TYPICAL COURTYARD LAYOUT
1/4" = 1'-0"



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



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

FENCING LEGEND

SYMBOL	DESCRIPTION	DETAIL
	WOOD FENCE TYPE A - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD FENCE TYPE B - AT SERVICE YARD	6,13 & 14/L8.03
	WOOD SCREEN	11 & 15/L8.02
	LOW FENCE (BARRIER-MESH)	4,12 & 13/L8.03
	5'HT WIRE MESH FENCE	16/L8.03

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

WALL & CURB LEGEND

SYMBOL	DESCRIPTION	DETAIL
	CMU WALL AT SERVICE YARD	-
	SEAT HEIGHT RETAINING WALL	5/L8.01
	6" CONCRETE CURB	6/L8.01

NOTE
SEE CIVIL FOR PAVING PATCH AND REPAIR INFORMATION

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GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date:03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
LANDSCAPE DIMENSION PLAN

L7.01

N

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

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

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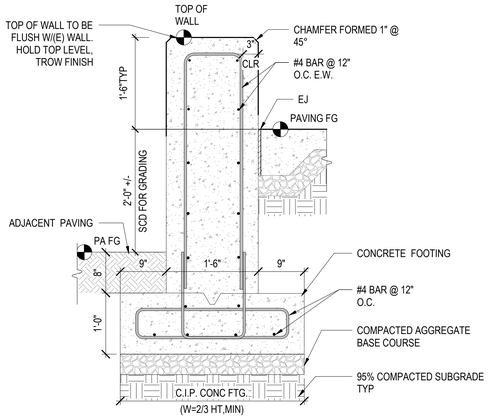
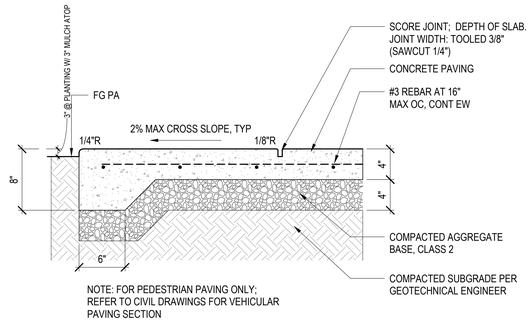
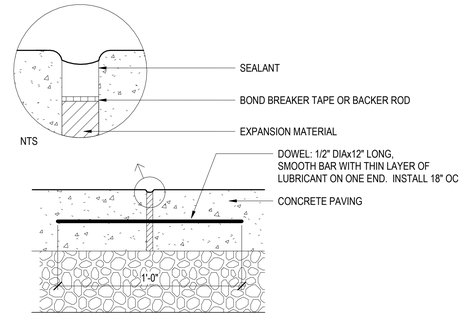


5 SEAT HEIGHT RETAING WALL
1" = 1'-0"



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

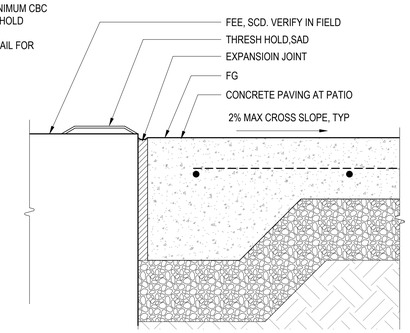
1 CONCRETE PAVING
1 1/2" = 1'-0"



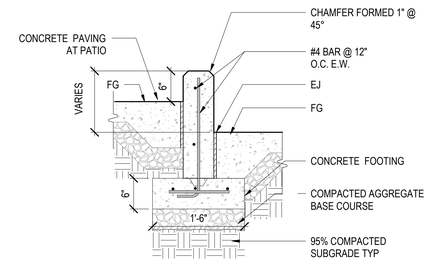
NOTES:
1. INSTALL DOWELED EXPANSION JOINTS AT 20'-0" OC, TYP
2. INSTALL UN-DOWELED EXPANSION JOINTS WHERE PAVING MEETS VERTICAL WALLS OR STRUCTURES UNLESS OTHERWISE NOTED ON THE PLANS
3. CONSTRUCTION JOINTS TO BE AS SHOWN ABOVE, MINUS 3/8" GAP AND EXPANSION MATERIAL

2 CONCRETE PAVING - EXP JNT
3" = 1'-0"

NOTE:
DETAIL IS BASED ON THE MINIMUM CBC REQUIREMENTS FOR THRESHOLD ELEVATION CHANGE.
REFER TO ARCHITECT'S DETAIL FOR THRESHOLD ELEVATION.



3 CONCRETE PAVING AT THRESHOLD
3" = 1'-0"



4 CONCRETE CURB
1" = 1'-0"

3/13/2026 2:42:15 PM

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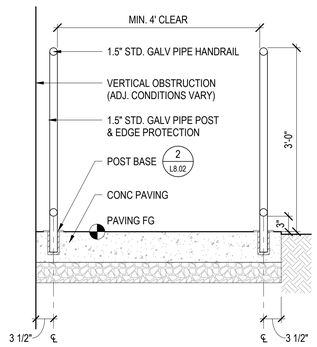
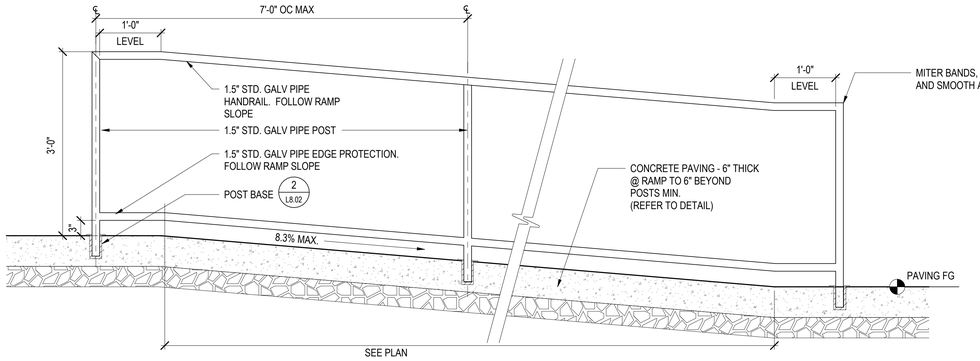
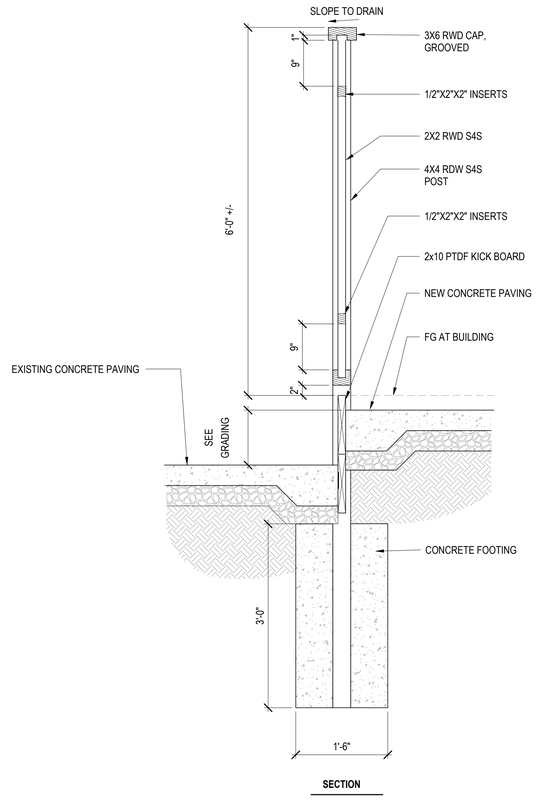
L8.01



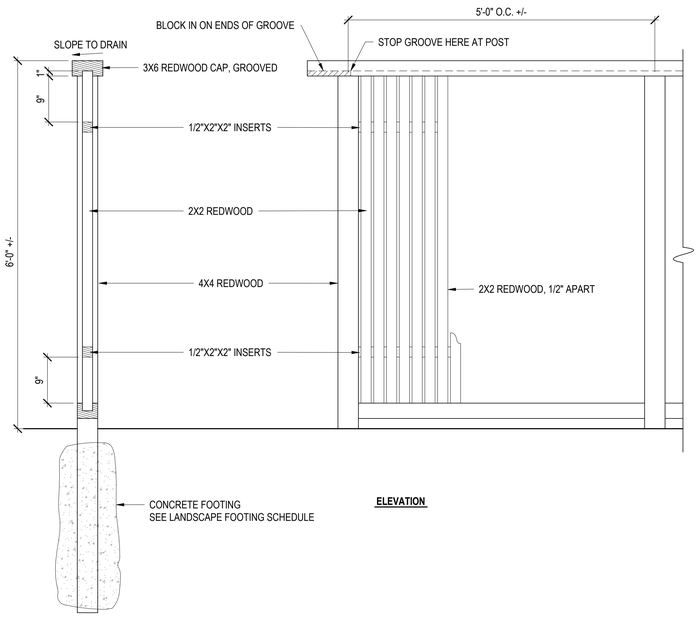


9 RAMP - CONC ON GRADE
1" = 1'-0"



SECTION

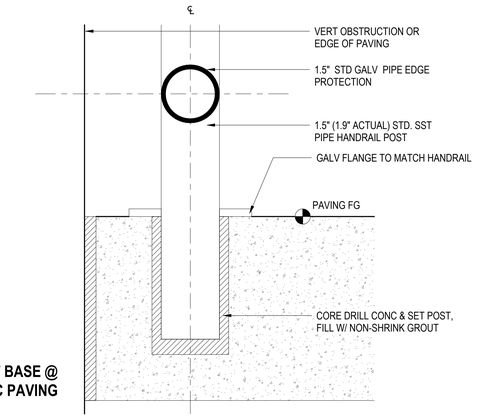
15 WOOD SCREEN W/ KICK BOARD
1" = 1'-0"



ELEVATION

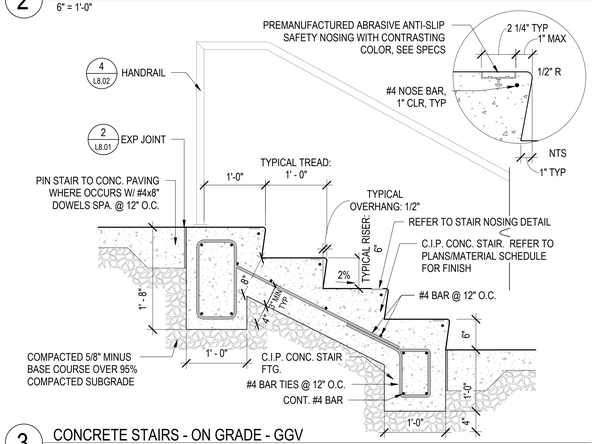
SECTION

11 WOOD SCREEN
1" = 1'-0"

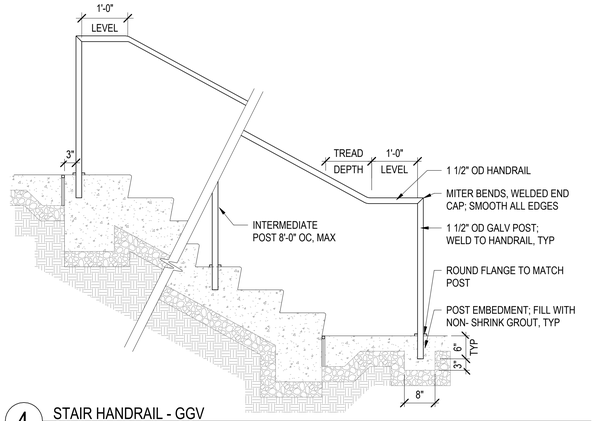


POST BASE @ CONC PAVING

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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DRAWN BY: AUTHOR
CHECKED BY: CHECKER
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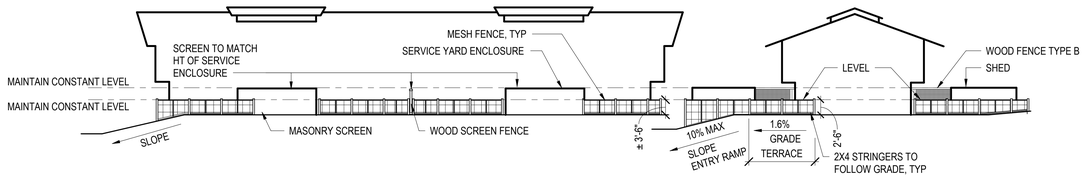
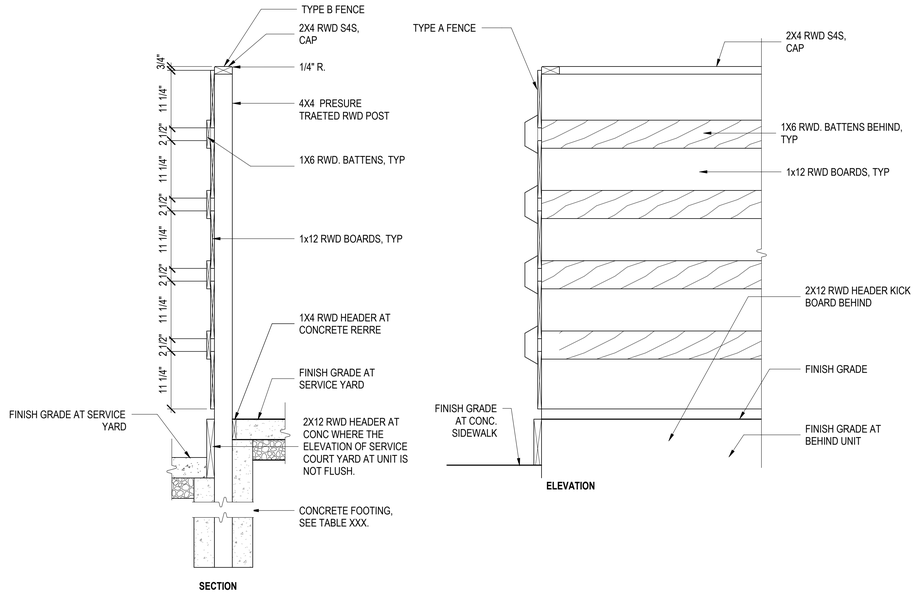
L8.02



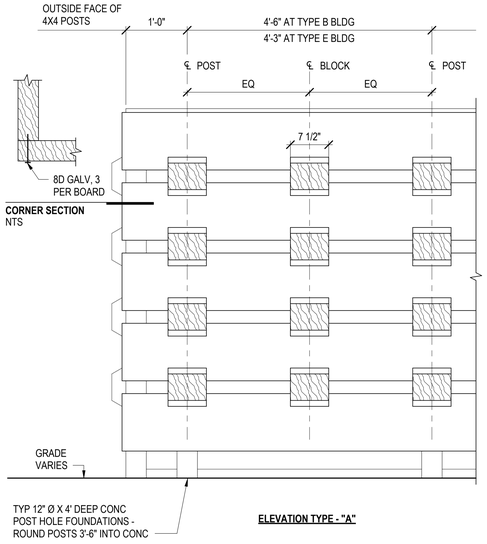
13 ELEVATION - SCREEN & FENCE RELATIONSHIPS
1" = 10'-0"

LANDSCAPE FOOTING SCHEDULE **			
FENCE / GATE HT	A - DIAMETER	B - POST DEPTH	C - FOOTING DEPTH
MESH FENCE - 36" HT	12"	24"	24"
MESH FENCE - 72" HT	18"	36"	36"
WOOD FENCE @ SERVICE YARD - 72" HT	12"	42"	48"
WOOD SCREEN - 72" HT	18"	36"	36"

** ALL MEASUREMENTS PENDING STRUCTURAL REVIEW, SCD

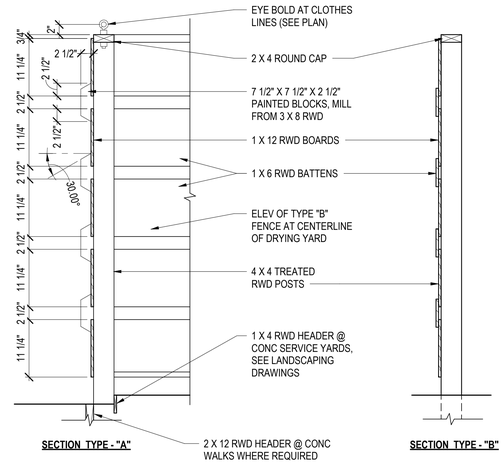


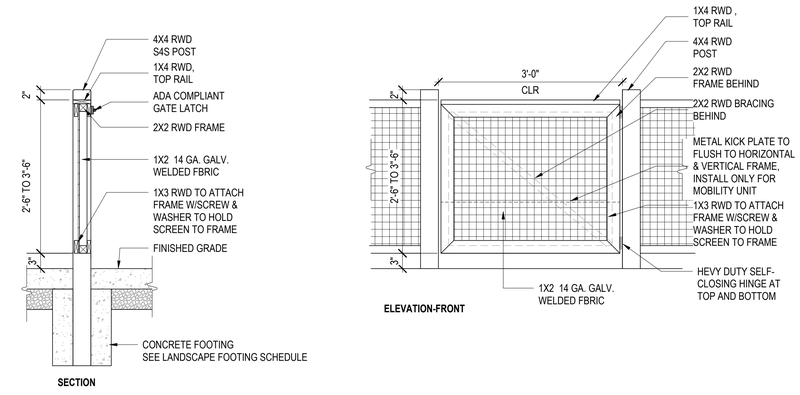
14 WOOD FENCE W/KICK BOARD
1" = 1'-0"



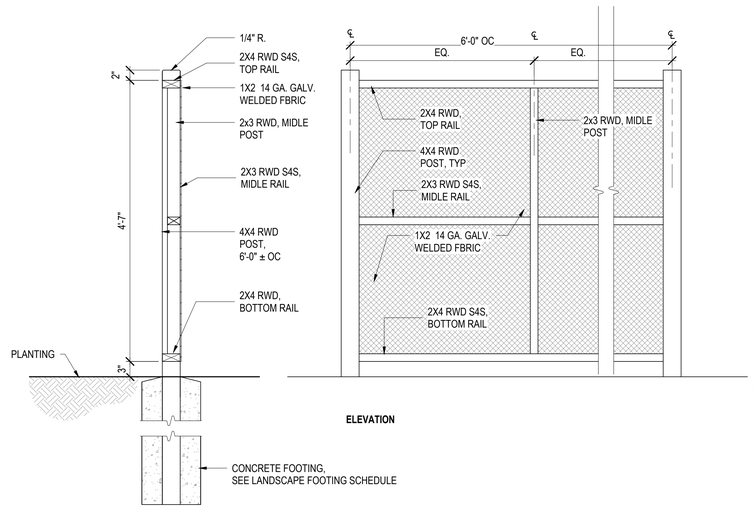
6 WOOD FENCE @ SERVICE YARD ALL TYPE "E" BUILDINGS, TYPE "B" BUILDINGS: NO 5, 6, 7, 5, 9, 12
1" = 1'-0"

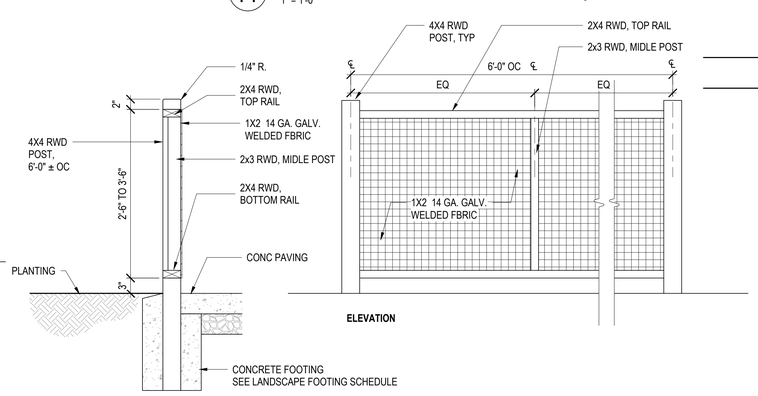
NOTE
TYPE "B" WOOD FENCE SHOWN BELOW USED AS DIVIDER AT CENTERLINE OF ALL DRYING YARDS

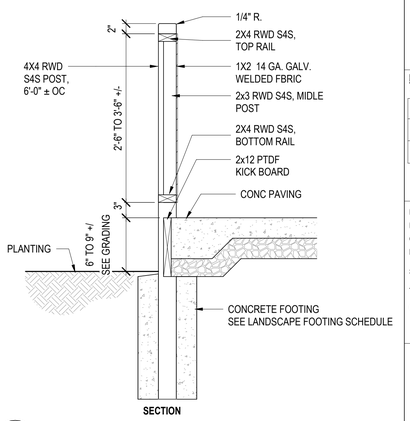




11 LOW FENCE GATE
1" = 1'-0"







16 5' HT MESH FENCE
1" = 1'-0"

12 LOW FENCE (BARRIER-MESH)
1" = 1'-0"

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

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L8.03

LANDSCAPE FOOTING SCHEDULE **			
FENCE / GATE HT	A - DIAMETER	B - POST DEPTH	C - FOOTING DEPTH
MESH FENCE - 36" HT	12"	24"	24"
MESH FENCE - 72" HT	18"	36"	36"
WOOD FENCE @ SERVICE YARD - 72" HT	12"	42"	48"
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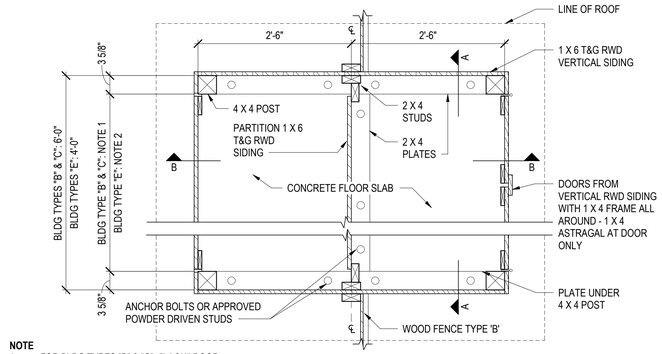
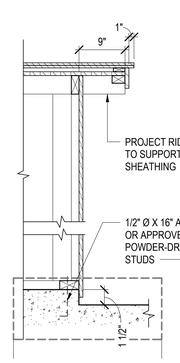
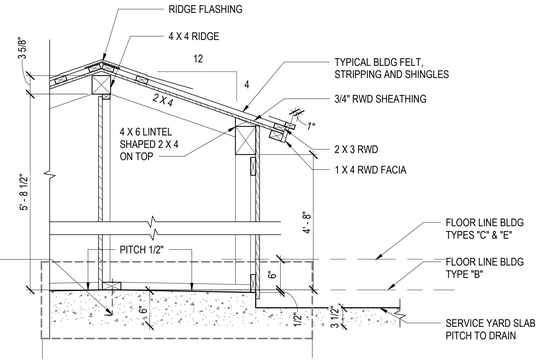


NOTE
A. FOR BLDG TYPES "B" & "C": 5'-4 3/4" DOOR
B. FOR BLDG TYPE "E": 3'-4 3/4" DOOR

PLAN



SECTION A



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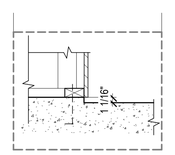
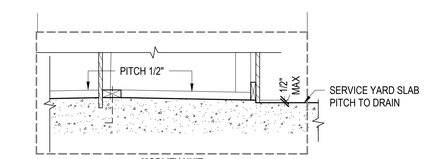
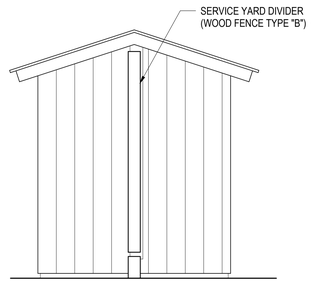


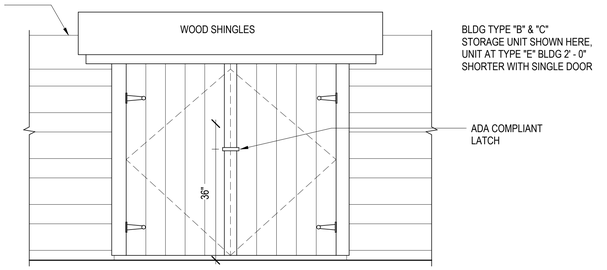
MOBLITY UNIT SECTION A



MOBLITY UNIT SECTION B



END ELEVATION
NTS



SIDE ELEVATION
NTS

1 EXTERIOR STORAGE UNITS @ DRYING YARD
1" = 1'-0"

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L8.04

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.

EXISTING IRRIGATION NOTES :

1. THIS INFORMATION GIVEN IN THESE DOCUMENTS IS TO BE THE BEST OF OUR KNOWLEDE ACCURATE PER IRRIGATION AS BUILT DRAWING DATED MARCH 2, 1984. HOWEVER, WE CANNOT GUARANTEES OF ITS ACCURACY. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ITEMS THAT ARE FOUND TO DIFFER IN FIELD.
2. IN AREAS WHERE THE EXISTING IRRIGATION IS TO BE ABANDONED, REMOVE SPRINKLERS AND RISERS. CAP LATERAL LINES AS REQUIRED. REMOVE RCV AND VALVE MANIFOLD FITTING. CAP MAIN LINE FITTING AND DISCONNECT CONTROL WIRE AT CONTROLLER.
3. REPAIR ALL BROKEN LATERAL LINES AND MAINLINE WHICH ARE BROKEN DUE TO VANDALISM, PREVIOUJS TRENCHING BY UTILITY COMPANIES, OR DUE TO RIPPING PROCEDURE. VERIFY ALL LETRAL LINE AND MAIN LINE TO BE IN SOUND CONDITION AFTER RIPPING PROCEDURES ARE COMPLTE.
4. REPAIR OR REPLACE ALL REMOTE-CONTROL VALVES DO NOT FUNCTION CORRECTLY IN FIELD. VARIFY ALL REMOTE CONTROLLERS TO BE IN SOUND OPERATING CONDITION.
5. ALL REMOTE CONTROL VALVES WHICH MUST BE REPLACED WITH A NEW VALVE SHALL BE INSTALLED AS PER DETAIL.
6. REPLACE VALVE BOXES AND LIDS WHICH ARE BROKEN OR IN POOR CONDITION. ADD NEW LID TO VALVE BOXES WHICH ARE MISSING A LID (IF EXISTING BOX IS IN GOOD CONDITION). THE MODEL TO BE PER SPECIFICATION.
7. RAISE EXISTING VALVE BOXES TO FINISH GRADE WHERE REQUIRED. VALVE BOXES SHOULD BE SITUATED SO SOIL WILL NOT ACCUMULATE ON LID AND BURY BOX. CLEAN OUT VALVE BOXES OF SOIL(AS REQUIRED) AND ADD DRAIN ROCK TO ALL VALVE BOXES AS PER REMOTE CONTROL VALVE DETAIL.
8. CONTRACTORS TO VERIFY THE REMAINIG OPEN STATIONS AT CONTROLLERS IN FIELD. COMFIRM THAT THE CONTROLLERS HAVE ADEQUATE STATION NUMBER TO OPERATE EXISTING AND NEW IRRIGATGION VALVES PRIOR TO ANY WORK.
9. REMOVE PLANT MATERIAL FROM ABOVE VALVE BOXES AS REQUIRED TO PROVIDE GOOD ACCESS AND VISIBILITY.
10. COMFIRM THE PRESURE AT DISCHARGE OF BACKFLOW ASSEMBLIES AT 55 PSI PER 1984 AS BUILT DRAWING.
11. THE IRRIGATION CONTRACTORS SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS WHERE NEW IMPROVEMENT AREAS SHOW ON THE PLAN AND REMAING EXSITIG AREAS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, FENCES, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE OPTIMUM OPERATING PRESURE FOR EACH SYSTEM AND REPLACING WITH NEW HIGH-EFFIENCY SPRINKLER HEADS THAT MATCH THE EXISTING PRECIPITATION RATE AS MUCH AS POSSIBLE TO ACHIVE THE UNIFORM AND BEST PERFOMANCE.
12. ALL EXISTING SITE CONDITIONS AND PREVIOUS IMPROVEMENT HAVE NOT BEEN REFLECTED ON THE PLANS. IT MAY REQUIRED TO RELOCATE OR ADDITIONAL SPRINKLERS PER THE FIELD CONDITIONS TO PROVIDE ADEQUATE IRRIGATRION COVERAGE.
13. WHERE IT IS NESCESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTORS SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATIOIN IN AREAS WHERE TWO (2) INCHES AND LARGER ROOTS OCUUR SHALL BE DONE BY HAND. ROOTS ONE (1) INCH LAGER IN DIAMETER SHALL BE PAINTED WITH TWO COATS OF TREE SEAL OR EQUAL. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BUBLAP OR CANVAS. CORDINATE WITH ARBORIS REGARDING PROPER APPROCH PRIOR TO ANY EXCAVATION.

IRRIGATION LEGEND

KEY		BOD/MODEL NUMBER	DETAIL	BOD/MANUFACTURER	COLOR	DESCRIPTION & NOTES			
POINT OF CONNECTION & IRRIGATION CONTROLLER									
EXIST		EXISTING	-	-		POINT OF CONNECTION AT BACKFLOW PREVENTER, TIED INTO EXISTING DOMESTIC WATER WITH HYDROMETER(FLOW METER & MASTER VALVE). VERIFY IN THE FIELD. CONFIRM THE PRESSURE SET AT 55 PSI AT DISCHARGE OF BACK FLOW IN FIELD, BASED ON IRRIGATION AS BUILT PLAN DATED MARCH 2, 1984.			
C		EXISTING IRRIGATION CONTROLLER AT BUILDING AR 4, WEATHER TRAK ET PRO3	3/L9.06	HYDROPPOINT		SMART ET BASED IRRIGATION CONTROLLER WITH WEATHER TRAK FLOWLINK, 48 STATIONS. INSTALL HIBRID 3D. CONFIRM OPENING STATIONS IN FIELD. , CONTRACTOR TO NOTIFY IF THERE IS NOT ADEQUATE OPENING STATIONS TO INSTALL NEW IRRIGATION SYSTEM PRIOR TO ANY IRRIGATION WORK. SUBSCRIBE WEATHER TRACK CENTRAL AND WEATHER TARK MOBILE			
D		EXISTING IRRIGATION CONTROLLER AT BUILDING B 6, WEATHER TRAK LC	3/L9.06	HYDROPOINT		SMART ET BASED IRRIGATION CONTROLLER, 18 STATIONS. INSTALL HIBRID 3D, CONFIRM OPENING STATIONS IN FIELD. CONTRACTOR TO NOTIFY IF THERE IS NOT ADEQUATE OPENING STATIONS TO INSTALL NEW IRRIGATION SYSTEM PRIOR TO ANY IRRIGATION WORK. SUBSCRIBE WEATHER TRACK CENTRAL AND WEATHER TARK MOBILE			
E		EXISTING IRRIGATION CONTROLLER AT BUILDING B 8, WEATHER TRAK LC	3/L9.06	HYDROPOINT		SMART ET BASED IRRIGATION CONTROLLER, 18 STATIONS. INSTALL HIBRID 3D. CONFIRM OPENING STATIONS IN FIELD. CONTRACTOR TO NOTIFY IF THERE IS NOT ADEQUATE OPENING STATIONS TO INSTALL NEW IRRIGATION SYSTEM PRIOR TO ANY IRRIGATION WORK. SUBSCRIBE WEATHER TRACK CENTRAL AND WEATHER TARK MOBILE			
F		NEW IRRIGATION CONTROLLER AT BUILDING B 12, WEATHER TRAK ET PRO3	3/L9.06	HYDROPOINT		SMART ET BASED IRRIGATION CONTROLLER, MODEL: WEATHER TRAK ET PRO 3, 12-48 STATION WIHT STAINLESS WALL MOUNT ENCLOSURE (SWM). SALVAGE AND REUSE EXISTING WEATHER TRAK EXISTING WEATHER TRAL FLOLINK. INSTALL HIBRID 3D. SUBSCRIBE WEATHER TRACK CENTRAL AND WEATHER TARK MOBILE. CONTACT NOE CRUZ <NCRUZ@HYDROPOINT.COM>, HYDRO POINT, (916)-765-0939, PRIOR TO ANY WORK.			
2W		CONDUIT & 2-WIRE PATH, PVC SCH. 40 UNDER PAVING 2-WIRE CABLE: TW-CAB-14	2/L9.06	HUNTER		JACKETED & PAIR OF 14 GAUGE DECODER CABLE, INSTALL PARALLEL TO MAINLINE W/ PVC SCHEDULE 40 ELECTRICAL CONDUIT UNDER PAVING, SIZE AS REQUIRED. INSTALL USING WATERPROOF WIRE SPLICE; MUST BE USED ON ALL 2 WIRE PATH CONNECTION			
HD		2 WIRE CONVERSION SYSTEM AND 2 WIRE DECODER	2&3/L9.06	TUCOR		6 STATIONS 2WIRE CONVERSION SYSTEM HYBRID 3D-6 AT CONTROLLER AND 2 WIRE DECODER, 3DLD-50 DECODER AT "EXISTING CLIENT" STATION AND NEW STATIONS. INSTALL GROUNDING MAXIMUM EVERY 500 FOOT OF WIRE RUN BETWEEN GROUND POINTS AND 25 FT. OR LONGER "DEAD ENDS" CONTACT NOE CRUZ <NCRUZ@HYDROPOINT.COM>, HYDRO POINT, (916)-765-0939, PRIOR TO ANY WORK.			
VALVE									
		EXISTING REMOTE CONTROL VALVE	-	-		EXISTING REMOTE CONTROL VALVES. CONTRACTOR TO CONFIRM EXISTING CONTROLLERS ARE FULLY OPERATED. IF NOT, REPLACE WITH NEW CONTROLLER.			
	VALVE BOX LAYOUT 4/L905 ALSO SEE PLANTING PLAN TO AVOID TREE LOCATION	ICV-XXXG SERIES, RCV	7/L905	HUNTER		REMOTE CONTROL VALVE ASSEMBLY AND BOX. SIZE PER PLAN. INSTALL PER DETAIL			
		LT-####-T LINE SIZE TYP (2" AND SMALLER)	5/L905	KBI		LO-TORQUE™ SCH 80 PVC THREADED BALL VALVE SHUT-OFF OR ISOLATION VALVE. FOR LINES 2" AND SMALLER WITHIN PLANTING AREA INSIDE VALVE BOX, REMOTE CONTROL VALVE ASSEMBLY.			
		T-113 BRONZE GATE VALVE, LINE SIZE TYP	8/L905	NIBCO		CLASS 125 BRONZE GATE VALVE OR APPROVED EQUAL			
		HQ-44RC, QUICK COUPLER HS-2 - PROVIDE (2) TOTAL HK-44 - PROVIDE (2) TOTAL *PROGRAM WITH CONTROLLER	6/L905	HUNTER		2-PIECE, 1" SINGLE-LUG QUICK COUPLER VALVE W/ LOCKING COVER, 1" NPT X 1" MHT HOSE SWIVEL, SINGLE LUG KEY, 1" TOP PIPE THREAD OUTLET W/INTERNAL 3/4" NPT THREAD , *OPERATE WITH REMOTE, OR PROGRAM QUICK COUPLER RUN TIME WITH CONTROLLER			
PB		CARSON #1419 CHRISTY #N-9 (PAVING)	15/L905	OLD CASTLE		PULL BOX			
PR		MODEL 500XLHR, PRESSURE REGULATOR WITH REDUCER PER LINE SIZE, INSTALL ONLY WHEN PRESSURE MORE THAN 95 PSI	16/L905	ZURN/WILKINS		WILKINS 500XL SERIES PRESSURE REDUCING VALVE, STANDARD 75-125 PSI ADJUST PRESSURE REGULATOR SO THAT DYNAMIC PRESSURE AT THE IRRIGATION VALVE WITH THE HIGHEST PRESSURE LOSS MAINTAINS ITS SPECIFIED DESIGN PRESSURE AND NO HIGHER.			
MV FS		EXISTING HYDRO METER	-	NETAFIM		EXISTING HYDRO METER, 1-1/2".			
IRRIGATION LINES									
		NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA PVC: SCHEDULE 40	1/L9.05	-	-	PVC LATERAL IRRIGATION PIPE WITH SOLVENT WELD SCHEDULE 40 FITTINGS INSTALL BY LANDSCAPE CONTRACTOR. 3/4" MIN. PIPE SIZE.			
		PVC: CLASS 315 SCHEDULE 40		-	-	MAIN PRESSURE IRRIGATION PIPE, PVC. SIZE MATERIAL 1"-1½" SCH 40 W/SOLVENT WELD SCH 40 FITTINGS 2"-3" CLASS 315 W/ SOLVENT WELD SCH 40 FITTINGS			
		ELECTRICAL CONDUIT, PVC: SCH 40		-	-	ELECTRICAL CONDUIT. SIZE AS REQUIRED. INSTALL PARALLEL TO MAIN LINE UNDER ALL PAVING.			
		SLEEVE, PVC: CLASS 315		-	-	SLEEVE. 2X THE SIZE OF PIPE TYPICAL, 4" MINIMUM.			

¾", 1", 1¼", 1½" LATERAL SIZE

1", 1½", 2" MAINLINE SIZE

/ SIZE / GPM — STATION NUMBER, VALVE SIZE, GALLONS PER MINUTE

MAIN LINE PIPE SIZING

	SCHEDULE 40	CLASS 315
1 ½"	0-30 GPM	-
2"	-	30-50 GPM
2 ½"	-	50-70 GPM
3"	-	70-100 GPM
4"	-	100-180 GPM

1" MAIN LINE USED ONLY FOR QCV (SCH 40 TYP)

LATERAL LINE PIPE SIZING (SCH 40 PVC)

¾"	0-8 GPM
1"	8-12 GPM
1 ¼"	12-22 GPM
1 ½"	22-30 GPM
2"	30-50 GPM
2 ½"	50-70 GPM

¾" MINIMUM LATERAL PIPE, DO NOT USE 1/2"

BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)									
		AFB	1/L9.06	HUNTER	-	ADJUSTABLE FLOW FULL-CIRCLE FLOOD BUBBLER, UP TO 2.0 GPM. SET FLOW AT 0.25 GPM TYPICAL.	0.25 GPM	20 PSI	
DRIP IRRIGATION									
		700DK-1-LF (0.5 TO 3.0 GPM) 700DK-1-MF (2.0 TO 20 GPM)	9/L905	IRRITROL	-	700 ULTRAFLOW IN-LINE DRIP ZONE VALVE KITS WITH Y-FILTER, REMOTE CONTROL VALVE, ISOLATION BALL VALVE & FLOW PRESSURE REGULATOR & ID TAG			
		PVC TO DRIPPERLINE CONNECTION	11/L905	RAINBIRD	-	XF DRIPLINE INSERT FITTINGS OR EASY FIT COMPRESSION FITTING SYSTEM, COMPATIBLE WITH DRIPPERLINE PER MANU. SPEC.			

/ XFS-CVP 06-18 / 1" / 18" / GPM

VALVE CALLOUT W/ DRIP VALVE INFO:
DRIP LINE MODEL # (GPH AND EMITTER SPACING)
DRIP LINE SPACING (MAX)

		MAXIMUM RUN LENGTH: 20PSI						PSI	
		XFS-CV-06-18 254'	10/L9.05	RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD ™ AT 18" ON CENTER		20-60	
		XFS-CV-09-18 215'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 18" ON CENTER		20-60	
		XFS-CV-06-12 192'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.61 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60	
		XFS-CV-09-12 136'		RAINBIRD	COPPER	XFS-CV DRIPLINE 0.92 GPH DRIPPERLINE WITH CHECK VALVE & COPPER SHIELD™ AT 12" ON CENTER		20-60	
		XF DRIPLINE INSERT FITTINGS	13/L905	RAINBIRD	-	DRIPPERLINE TO DRIPPERLINE CONNECTION. USE RAINBIRD FITTINGS COMPATIBLE WITH DRIPPERLINE PIPE. USE THIS CONNECTION AT TIGHT BENDS AND AS INDICATED ON DETAIL DIAGRAM			
		FLUSH VALVE, BALL VALVE (1/2")	12/L905	RAINBIRD	-	MANUAL FLUSH VALVE ASSEMBLY IN BOX AT EACH DRIP AREA PER DETAIL			
		OPERIND	14/L905	RAINBIRD	-	POP-UP INDICATOR, SET FLUSH WITH FINISH GRADE. INSTALL ONE FOR EACH DRIP VALVE PER MANUFACTURER'S SPECIFICATIONS. LOCATE AWAY FROM PATHWAYS, AT LOCATIONS DIRECTED BY THE SITE MAINTENANCE PERSONNEL.			

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REGISTERED LANDSCAPE ARCHITECT · BRUCE B. JETT · 3335 · Exp. 05/31/26 · Date:03/16/2026 · STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
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D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
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D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026

SCALE: 12" = 1'-0"

TITLE:
IRRIGATION LEGEND AND NOTES - PHASE 1

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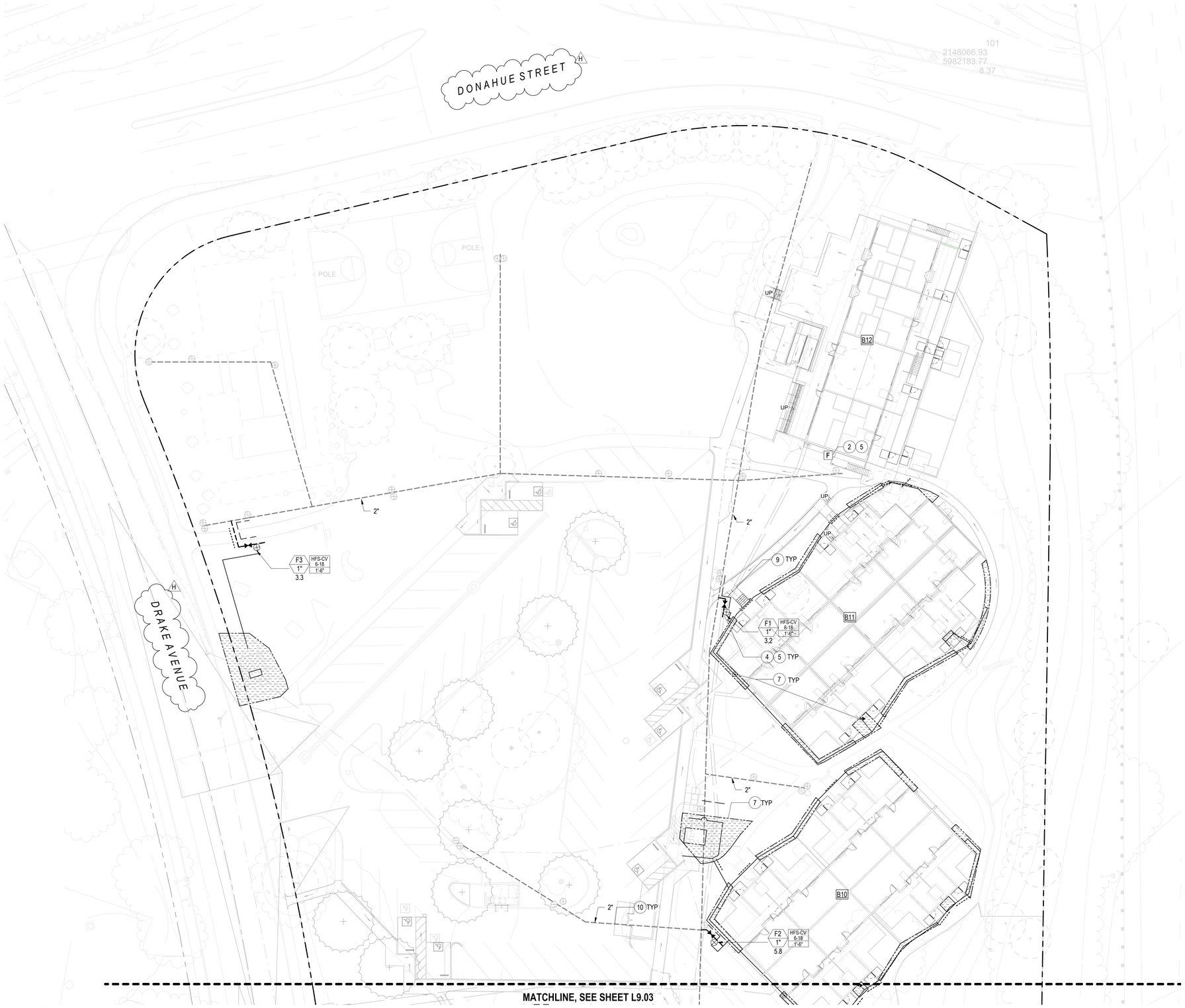

1 IRRIGATION- PHASE 1 - NORTH
1" = 20'-0"

PLAN KEY NOTES

IRRIGATION DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.

1. EXISTING CONROLLER: VERIFY THE LOCATION AND OPEN STATIONS IN FIELD. INSTALL HYBRID-3D
2. UPDATE NEW CONTROLLER TO MEET THE CURRENT CODE: SEE SHCHEDULE.
3. EXISTING BACK FLOW AND HYDRO METER: DISCONNECT FROM DEMOLISHING EXISTING WATER MAIN LINE AND CONNECT TO NEW WATER MAIN LINE. CONTRACTORS TO COMFIRM THEY ARE OPERATED PROPERLY. IRRIGATION DEMAND: 12 GPM AT 55 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
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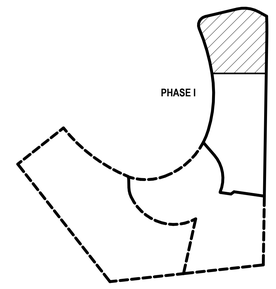

KEY MAP

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
IRRIGATION PLAN - PHASE 1 - NORTH

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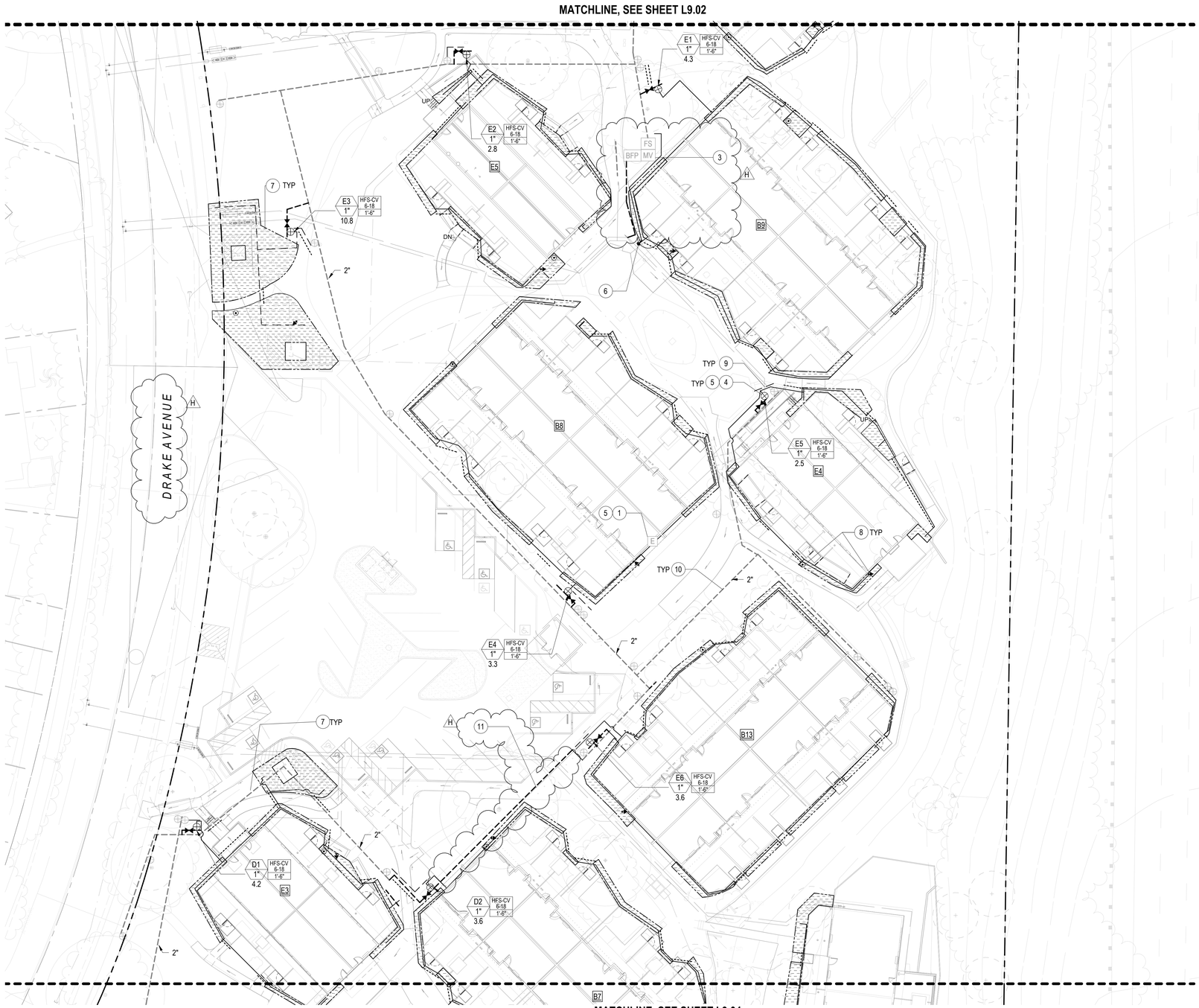

1 IRRIGATION- PHASE 1 - CENTRAL
1" = 20'-0"

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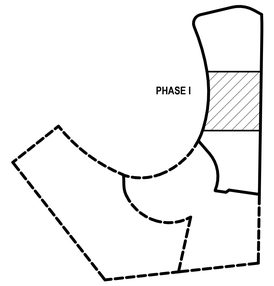

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TITLE:
IRRIGATION PLAN - PHASE 1 - CENTRAL

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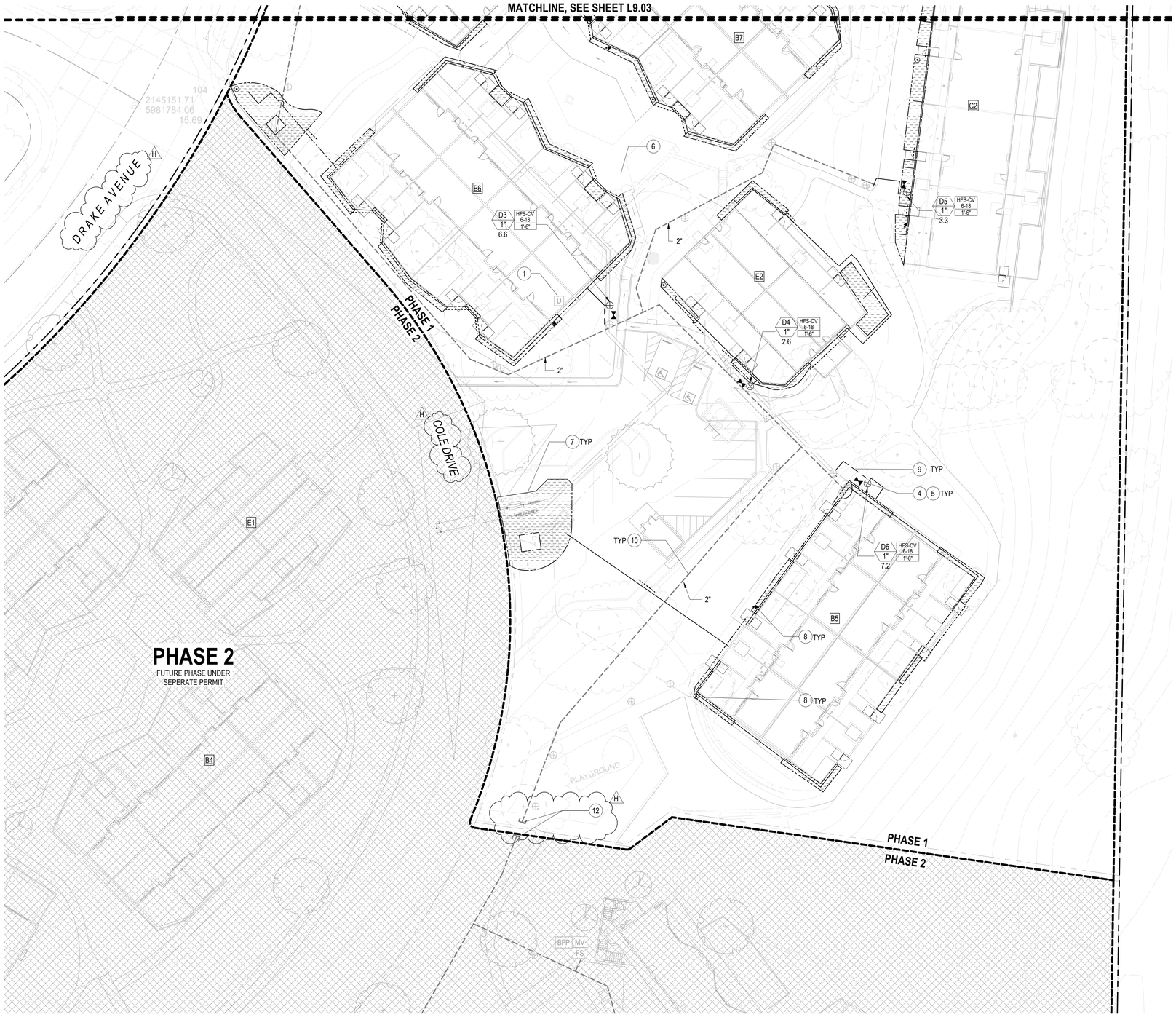
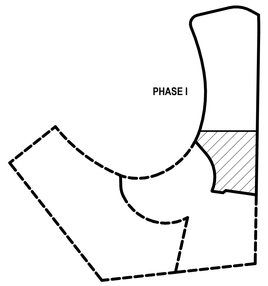


1 IRRIGATION- PHASE 1 - SOUTH
1" = 20'-0"

PLAN KEY NOTES

IRRIGATION DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE. INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.

1. EXISTING CONROLLER: VERIFY THE LOCATION AND OPEN STATIONS IN FIELD. INSTALL HYBRID-3D
2. UPDATE NEW CONTROLLER TO MEET THE CURRENT CODE: SEE SHCHEDULE.
3. EXISTING BACK FLOW AND HYDRO METER: DISCONNECT FROM DEMOLISHING EXISTING WATER MAIN LINE AND CONNECT TO NEW WATER MAIN LINE. CONTRACTORS TO COMFIRM THEY ARE OPERATED PROPERLY. IRRIGATION DEMAND: 12 GPM AT 55 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
4. NEW IRRIGATION COTROLL VALVE TO BE LOCATE CLOSE TO EXISTING PROPERLY OPERATED CONTROL VALVE. THE LOCATION OF THE EXISTING CONTROL VALVES SHOWN IN THE PLAN IS BASED ON THE AS-BUILT DRAWING. RELOCATE THE NEW CONTROLL VALVE AS NEEDED TO CONNECT TWO WIRE SYSTEM TO THE EXISTING CONTROLL VALVE IN FIELD.
5. LOW VOLTAGE CONDUIT WITH PULL ROPE TO BE INSTALLED UNDER ELECTRICAL SCOPE OF WORK. "2W" TYPICAL. DIRECT BURIED LOW VOLTAGE WIRES WITHIN PLANTING AREA, EXCEPT WHEN ROUTING WIRES THRU BUILDING, PODIUM, & ROOF. INSTALL CONDUIT WITH SWEEPS FOR PROTECTION AS REQUIRED
6. STUB OUT NEW IRRIGATION MAINLINE FOR FUTURE USE. CAP END
7. ADJUST EXISTING SPRAY HEADS TO PROVIDE HEAD AND HEAD COVERAGE. OVERSRAY IS NOT ALLOWED. SEE EXISTING IRRIGATION NOTE ABOVE
8. MANUAL FLUSH VALVE AND POP-UP INDICATOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
9. 2 WIRE CONNECTION SYSTEM. INSTALL PER PER MANUFACTURER'S RECOMMENDATIONS
10. ESTIMATED EXISTING IRRIGATION MAINLINE PER IRRIGATION PLAN DATED MARCH 2, 1984. SEE NOTES
11. CONNECT TWO EXISTING IRRIGATION MAINLINES. VERIFY THE LOCATIONS IN FIELD.
12. CUT AND SPLIT EXISTING IRRIGATION MAIN LINE FOR PHASE 1 & PHASE 2. CAP OFF BOTH END.



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date 03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
IRRIGATION PLAN - PHASE 1 - SOUTH

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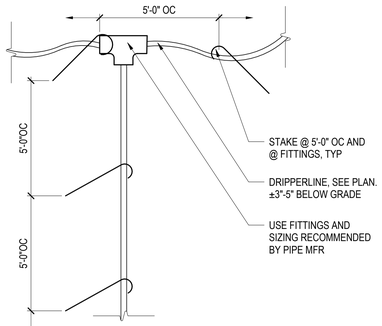
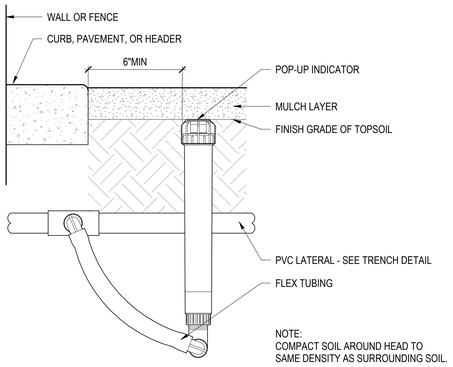
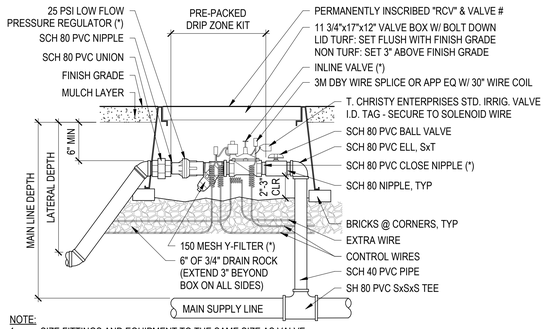


13 DRIPLINE TO DRIPLINE CONNECTION
3/8" = 1'-0"



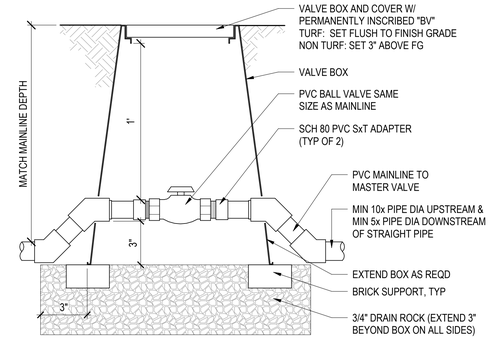
NOTE:
COMPACT SOIL AROUND HEAD TO SAME DENSITY AS SURROUNDING SOIL.

14 POP-UP INDICATOR
3" = 1'-0"

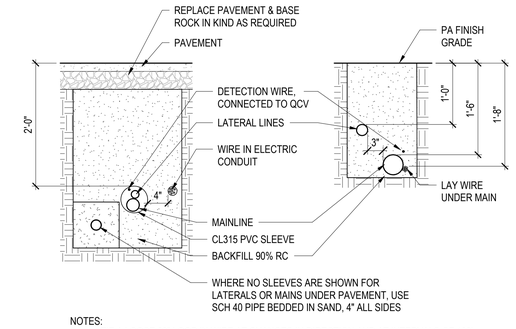


NOTE:
1. SIZE FITTINGS AND EQUIPMENT TO THE SAME SIZE AS VALVE.
2. TAPE THREADED FITTINGS WITH TEFLON TAPE.
3. COMPACT SOIL AROUND BOX TO 90% MIN.
4. MIN. FLOW RATE - 2.0 GPM, MAX. FLOW RATE - 20.0 GPM
5. (*) PARTS IN DRIP ZONE KIT

9 DRIP ZONE KIT
1 1/2" = 1'-0"

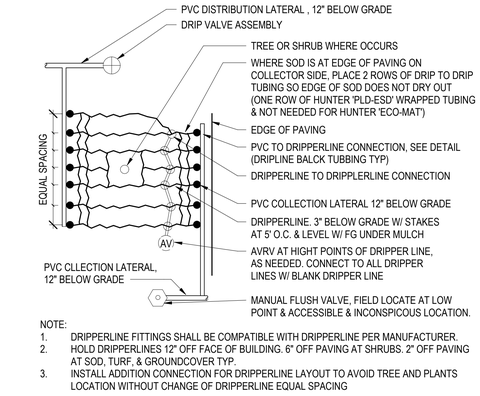


5 BALL VALVE
3" = 1'-0"



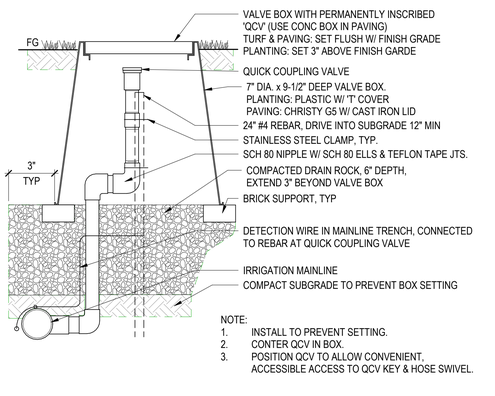
NOTES:
1. TIE A LOOSE 20" LOOP IN WIRE AT CHANGES IN DIRECTION AND AT INTERVALS OF 100'.
2. INSTALL PIPE, WIRE AND SLEEVES UNDER PAVEMENT PRIOR TO PLACEMENT OF PAVEMENT AND MINIMUM OF 24" DEEP.
3. BUNDLE AND TAPE WIRE AT 10' INTERVALS.
4. SOIL BACKFILL TO BE FREE OF ROCK, DIRT CLODS, AND DEBRIS GREATER THAN 1/2" DIAMETER WITHIN 4" OF PIPE.
5. ALTERNATE: BACKFILL WITH SAND IMPORT.

1 TRENCHING
1" = 1'-0"



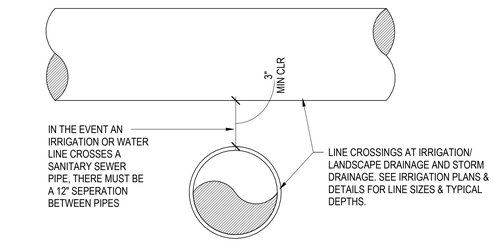
NOTE:
1. DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE PER MANUFACTURER.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING. 6" OFF PAVING AT SHRUBS. 2" OFF PAVING AT SOD, TURF, & GROUNDCOVER TYP.
3. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING

10 DRIP SYSTEM LAYOUT
3/4" = 1'-0"



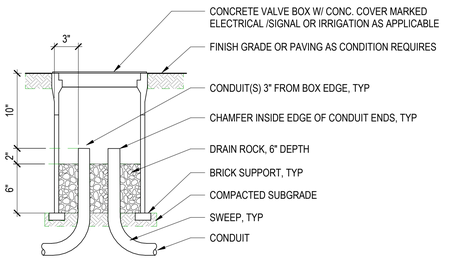
NOTE:
1. INSTALL TO PREVENT SETTING.
2. CONTER QCV IN BOX.
3. POSITION QCV TO ALLOW CONVENIENT, ACCESSIBLE ACCESS TO QCV KEY & HOSE SWIVEL.

6 QUICK COUPLER VALVE
3" = 1'-0"

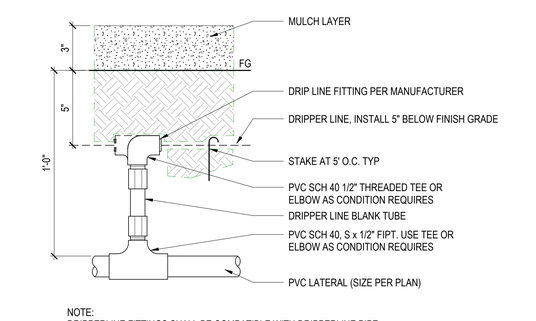


2 TYPICAL UTILITY CROSSING
3" = 1'-0"

NOTE:
WHERE MULTIPLE CONDUITS USE COMMON PULL BOX, NEATLY ARRANGE INCOMING AND OUTGOING CONDUITES ACROSS FROM EACH OTHER.

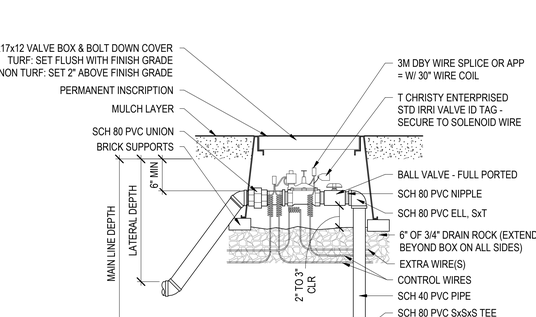


15 PULL BOX
1 1/2" = 1'-0"

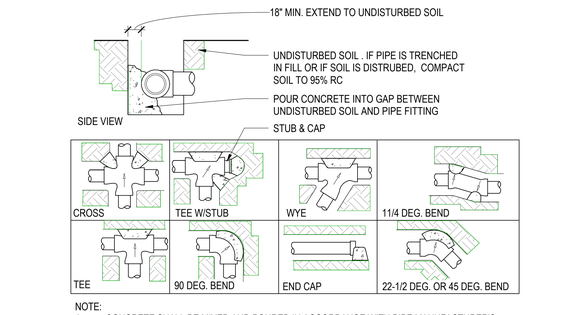


NOTE:
DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE PIPE.

11 PVC TO DRIPLINE CONNECTION
3" = 1'-0"



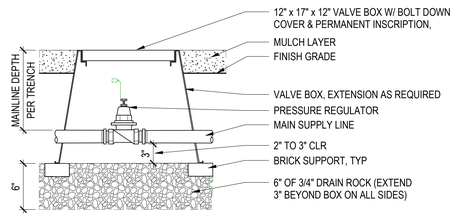
7 REMOTE CONTROL VALVE
1 1/2" = 1'-0"



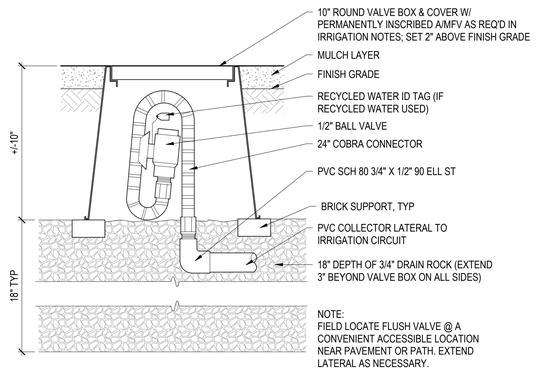
NOTE:
1. CONCRETE SHALL BE MIXED AND POURED IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDED STANDS AND SPECIFICATIONS FOR THRUST BLOCKS.
2. KEEP CONCRETE FROM POURING OVER FITTINGS ON TO PIPE.

3 THRUST BLOCK
3" = 1'-0"

NOTE:
1. SIZE FITTING AND EQUIPMENT TO THE SAME SIZE AS VALVE.
2. TAPE THREADED FITTINGS WITH TEFLON TAPE.
3. COMPACT SOIL AROUND BOX TO 90% RC MIN.

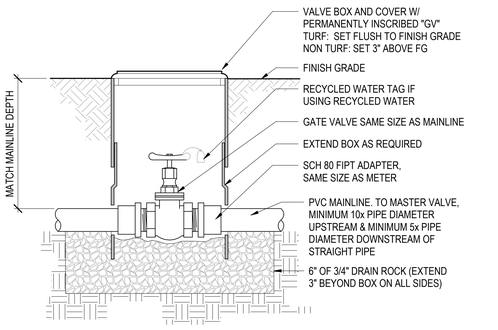


16 PRESSURE REGULATOR
1 1/2" = 1'-0"

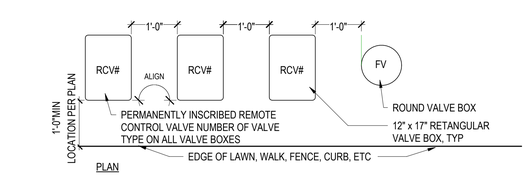


NOTE:
FIELD LOCATE FLUSH VALVE @ A CONVENIENT ACCESSIBLE LOCATION NEAR PAVEMENT OR PATH. EXTEND LATERAL AS NECESSARY.

12 MANUAL FLUSH VALVE
3" = 1'-0"



8 GATE VALVE
3" = 1'-0"



NOTES
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OF MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. THIS DETAIL INDICATES GENERAL INTENT. SEE PLANTING PLANS FOR VALVE BOX LOCATIONS. COORDINATE BOX LOCATIONS WITH THE PLANTING, TYP.

4 VALVE BOX LAYOUT
3/4" = 1'-0"

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APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT BRUCE B. JETT 3335 Exp. 05/31/26 Date:03/16/2026 STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: As indicated
TITLE:
IRRIGATION DETAILS

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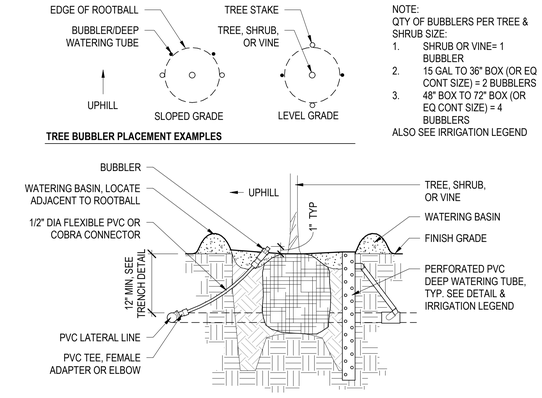
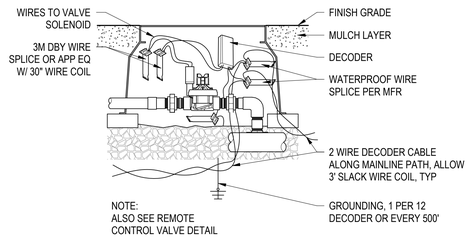


NOTE:
QTY OF BUBBLERS PER TREE & SHRUB SIZE:
1. SHRUB OR VINE= 1 BUBBLER
2. 15 GAL TO 36" BOX (OR EQ CONT SIZE) = 2 BUBBLERS
3. 48" BOX TO 72" BOX (OR EQ CONT SIZE) = 4 BUBBLERS

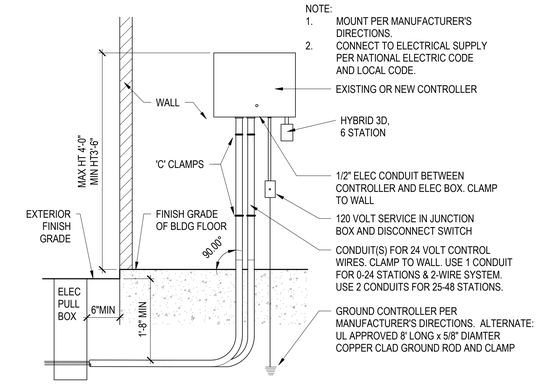
ALSO SEE IRRIGATION LEGEND

TREE BUBBLER PLACEMENT EXAMPLES

1 BUBBLER
3" = 1'-0"



2 DECODER IN BOX
1 1/2" = 1'-0"



3 CONTROLLER - INTERIOR WALL MOUNT_HYBRID 3D
1" = 1'-0"

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H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: As indicated
TITLE:
IRRIGATION DETAILS

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3/13/2026 2:42:25 PM

HYDROZONE INFORMATION TABLE-CONTROLLER D

REFERENCE ANNUAL ET_O:	MARIN CITY (MWELO REF. ET TABLE)						26.3
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL			SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)		0.45
HYDROZONE	WUCOLS IV PLANT FACTOR (PF) DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRR METHOD	IRRIGATION EFFICIENCY (IE)	$ETAF_2$(PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_2$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
APARTMENT							
1	0.3	D	0.81	0.37	952	352.59	5749.37
2	0.3	D	0.81	0.37	804	297.78	4855.56
3	0.3	D	0.81	0.37	1493	552.96	9016.61
4	0.3	D	0.81	0.37	592	219.26	3575.24
5	0.3	D	0.81	0.37	749	277.41	4523.41
6	0.3	D	0.81	0.37	1580	585.19	9542.03
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	-	0.75	0.00	0	0.00	0.00
				TOTAL	6170.00	2285.19	37,262.23
SPECIAL LANDSCAPE AREAS							
--	-			1	0	0.00	0.00
--	-			1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				6,170.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	37,262.23
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA)]					MAWA	55,334.41
AVERAGE ETAF	SUM(ETAF X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA						0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA						0.37

EVAPOTRANSPIRATION (ET) INFORMATION TABLE	
ANNUAL ET_O BASED ON MARIN CITY	
ANNUAL ET_O	38.4
CONVERSION FACTOR	0.55
IRRIGATION EFFICIENCY	0.81

KEY	IRRI METHOD	PLANT TYPE (WUCOLS)
B	BUBBLER 0.81	H: HIGH WATER USE 0.7-1.0
D	DRIP 0.81	M: MEDIUM WATER USE 0.4-0.6
S	SPRAY 0.75	L: LOW WATER USE 0.2-0.3
R	ROTOR 0.75	VL: VERY LOW WATER USE 0.1

SPECIAL LANDSCAPE AREA (0.3)
RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES

PRESSURE LOSS CALCULATION CHART	
FIELD VERIFY IRRIGATION WATER STATIC AND DYNAMIC PRESSURE & FLOW. EXISTING IRRIGATION PRESSURE	
PRESSURE (PSI)	55 (BFP DISCHARGE)
FLOW (GPM)	12
ITEMS	PRESSURE LOSS (PSI)
BFP	-
MV/FS	1.0
MAINLINE	0.5
VALVE	3.0
LATERALS	7.4
ELEVATION CHANGE	-0.200
SUBTOTAL	11.70
FITTINGS (10%)	1.2
TOTAL PSI LOSS	12.87
TOTAL ENDING PRESSURE (PSI)	42.1

HYDROZONE INFORMATION TABLE-CONTROLLER E

REFERENCE ANNUAL ET_O:	MARIN CITY (MWELO REF. ET TABLE)						26.33
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL			SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)		0.45
HYDROZONE	WUCOLS IV PLANT FACTOR (PF) DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRR METHOD	IRRIGATION EFFICIENCY (IE)	$ETAF_2$(PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_2$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
APARTMENT							
1	0.3	D	0.81	0.37	970	359.26	5864.76
2	0.3	D	0.81	0.37	637	235.93	3851.40
3	0.3	D	0.81	0.37	2435	901.85	14722.37
4	0.3	D	0.81	0.37	748	277.04	4522.62
5	0.3	D	0.81	0.37	654	242.22	3954.18
6	0.3	D	0.81	0.37	810	300.00	4897.38
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	-	0.75	0.00	0	0.00	0.00
				TOTAL	6254.00	2316.30	37,812.61
SPECIAL LANDSCAPE AREAS							
--	-			1	0	0.00	0.00
--	-			1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				6,254.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	37,812.61
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA)]					MAWA	56,151.73
AVERAGE ETAF	SUM(ETAF X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA						0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA						0.37

EVAPOTRANSPIRATION (ET) INFORMATION TABLE	
ANNUAL ET_O BASED ON MARIN CITY	
ANNUAL ET_O	38.4
CONVERSION FACTOR	0.55
IRRIGATION EFFICIENCY	0.81

KEY	IRRI METHOD	PLANT TYPE (WUCOLS)
B	BUBBLER 0.81	H: HIGH WATER USE 0.7-1.0
D	DRIP 0.81	M: MEDIUM WATER USE 0.4-0.6
S	SPRAY 0.75	L: LOW WATER USE 0.2-0.3
R	ROTOR 0.75	VL: VERY LOW WATER USE 0.1

SPECIAL LANDSCAPE AREA (0.3)
RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES

PRESSURE LOSS CALCULATION CHART	
FIELD VERIFY IRRIGATION WATER STATIC AND DYNAMIC PRESSURE & FLOW. EXISTING IRRIGATION PRESSURE	
PRESSURE (PSI)	55 (BFP DISCHARGE)
FLOW (GPM)	12
ITEMS	PRESSURE LOSS (PSI)
BFP	-
MV/FS	1.0
MAINLINE	1.0
VALVE	3.0
LATERALS	7.4
ELEVATION CHANGE	1.3
SUBTOTAL	13.70
FITTINGS (10%)	1.4
TOTAL PSI LOSS	15.07
TOTAL ENDING PRESSURE (PSI)	39.9

HYDROZONE INFORMATION TABLE-CONTROLLER F

REFERENCE ANNUAL ET_O:	MARIN CITY (MWELO REF. ET TABLE)						26.33
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL			SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)		0.45
HYDROZONE	WUCOLS IV PLANT FACTOR (PF) DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRR METHOD	IRRIGATION EFFICIENCY (IE)	$ETAF_2$(PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_2$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
APARTMENT							
1	0.3	D	0.81	0.37	708	262.22	4260.67
2	0.3	D	0.81	0.37	1297	480.37	7841.85
3	0.3	D	0.81	0.37	742	274.81	4486.24
-	0	D	0.81	0.00	0	0.00	0.00
-	0	D	0.81	0.00	0	0.00	0.00
-	0	D	0.81	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	S	0.75	0.00	0	0.00	0.00
-	0	-	0.75	0.00	0	0.00	0.00
				TOTAL	2747.00	1017.41	16,608.77
SPECIAL LANDSCAPE AREAS							
--	-			1	0	0.00	0.00
--	-			1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				2,747.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	16,608.77
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA)]					MAWA	24,664.02
AVERAGE ETAF	SUM(ETAF X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA						0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA						0.37

EVAPOTRANSPIRATION (ET) INFORMATION TABLE	
ANNUAL ET_O BASED ON MARIN CITY	
ANNUAL ET_O	38.4
CONVERSION FACTOR	0.55
IRRIGATION EFFICIENCY	0.81

KEY	IRRI METHOD	PLANT TYPE (WUCOLS)
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SPECIAL LANDSCAPE AREA (0.3)
RECYCLED WATER, EDIBLE PLANTS, ACTIVE PLAY AREA, SPORTS FIELDS, AND GOLF COURSES

PRESSURE LOSS CALCULATION CHART	
FIELD VERIFY IRRIGATION WATER STATIC AND DYNAMIC PRESSURE & FLOW. EXISTING IRRIGATION PRESSURE	
PRESSURE (PSI)	55 (BFP DISCHARGE)
FLOW (GPM)	12
ITEMS	PRESSURE LOSS (PSI)
BFP	13
MV/FS	1.0
MAINLINE	1.2
VALVE	3.0
LATERALS	7.4
ELEVATION CHANGE	-6.5
SUBTOTAL	19.10
FITTINGS (10%)	1.9
TOTAL PSI LOSS	21.01
TOTAL ENDING PRESSURE (PSI)	34.0

NEW IRRIGATION AREA		
CONTROLLER	HYDROZOE	AREA(SF)
D	LOW WATER USE	6,170
E	LOW WATER USE	6,162
F	LOW WATER USE	2,747
TOTAL	LOW WATER USE	15,079

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105 DRAKE AVE., SAUSALITO, CA 94965
APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date:03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026

SCALE:

TITLE:
IRRIGATION WATER CALCULATION

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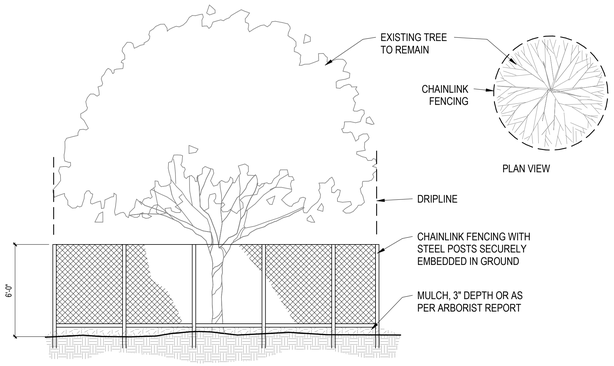
PLANTING DESIGN INTENT

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.



NOTE: SEE ABORIST REPORT FOR ADDITIONAL INFORMATION

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

EXISTING TREE PROTECTION NOTES

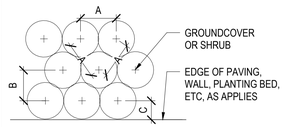
1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES 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.

PLANT SCHEDULE - DETAILED

TAG	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	COMMENTS
TREE-ADD ALT							
PC	PLATANUS X ACERIFOLIA 'COLUMBIA'	SYCAMORE	15 GAL		11	L	
SHRUBS, PERENNIALS, GRASSES							
BB	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL	48"	1	L	
CH	CISTUS-X HYBRIDUS	WHITE ROCKROSE	5 GAL	48"	63	L	
GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GAL	48"	20	L	
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	48"	85	L	
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	48"	11	L	
PI	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	96"	6	L	
PK	PYRACANTHA KOIDZUMII	FORMOSA FIRETHORN	5 GAL	48"	3	L	
GROUNDCOVER							
	ARCTOSTAPHYLOS 'HOOKERI'	HOOKERS MANZANITA	1 GAL	5'-0"	113	L	SHRUBS
	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	1 GAL	5'-0"	47	L	SHRUBS
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS	1 GAL	3'-0"	368	L	SHRUBS
	GAZANIA 'YELLOW'	TRAILING YELOW GAZANIA	1 GAL	3'-0"	26	L	SHRUBS
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	3'-0"	88	L	SHRUBS
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	1 GAL	3'-0"	547	L	SHRUBS
	ROSEMARINUS PROSTRATUS	CREEPING ROSEMARY	1 GAL	8'-0"	4	L	SHRUBS

PLANT SPACING & QUANTITIES CHART

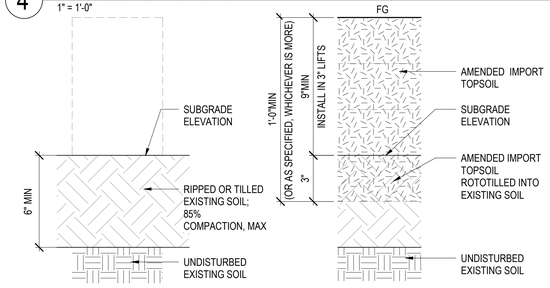
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	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

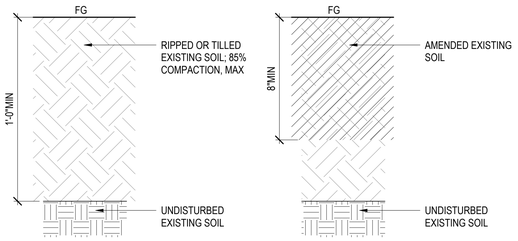
NOTES
1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUAL DISTANCE TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT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

4 GROUNDCOVER PLANTING
1" = 1'-0"



NOTE:
1) IMPORT TOPSOIL TO BE AMENDED PER AGRICULTURAL SUITABILITY ANALYSIS. THOROUGHLY BLEND AMENDMENTS INTO IMPORT TOPSOIL BEFORE ROTOTILLING IN TO EXISTING SOIL. SEE SPECIFICATION SECTION 328600 FOR ADDITIONAL INFORMATION.\
2) A MINIMUM OF 8 INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
3) INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

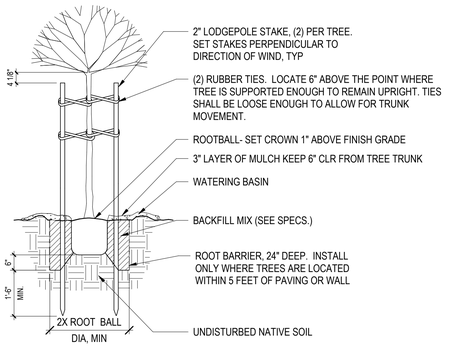
5 SOIL IMPORT
3" = 1'-0"



NOTE:
1) SOIL AMENDMENTS SHALL BE PER AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL.
2) A MINIMUM OF 8 INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
3) INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

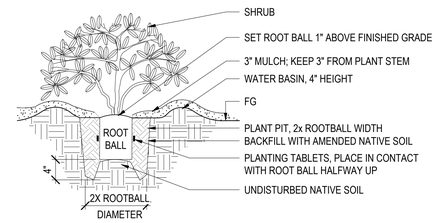
6 SOIL AMENDMENT-EXISTING
3" = 1'-0"

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

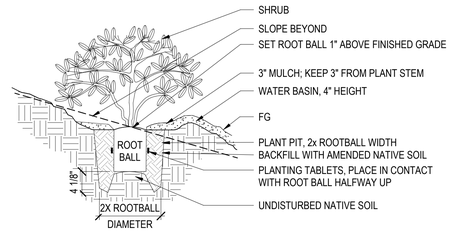


NOTE:
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

2 SHRUB PLANTING
1" = 1'-0"



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



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REGISTERED LANDSCAPE ARCHITECT · BRUCE B. JETT · 3335 · Exp. 05/31/26 · Date:03/16/2026 · STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
PLANTING LEGEND AND NOTES - PHASE 1

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LANDSCAPE LEGEND	
LANDSCAPE TYPE	
	BARK MULCH
	EX TURF TO BE RESTORED
	WEED MAINTENANCE

PLANTING KEY

TAG	BOTANICAL NAME	COMMON NAME
TREE-ADD ALT		
PC	PLATANUS X ACERIFOLIA 'COLUMBIA'	SYCAMORE
SHRUBS, PERENNIALS, GRASSES		
CH	CISTUS X HYBRIDUS	WHITE ROCKROSE
GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
MR	MUHLENBERGIA RIGENS	DEER GRASS
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PK	PYRACANTHA KOIDZUMII	FORMOSA FIRETHORN

GROUNDCOVER

	ARCTOSTAPHYLOS 'HOOKERI'	HOOKERS MANZANITA
	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS
	GAZANIA 'YELLOW'	TRAILING YELOW GAZANIA
	MAHONIA REPENS	CREEPING MAHONIA
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
	ROSEMARINUS PROSTRATUS	CREEPING ROSEMARY

DONAHUE STREET

DRAKE AVENUE

CITY ROW NIC, EXCEPT TURF AT CORNER

ANNUAL WEED MAINTENANCE PER FD REQUIREMENTS AS SHOWN ON SLOPES

ALL PLANTING AREAS INSIDE PRIVATE COURTS TO BE BARK MULCH

PRIVACY SCREENING SHRUBS, TYP

LANDSCAPE SCREENING 2 L10.05

SIGHT TRIANGLE, SCD

SIGHT OBSTRUCTION CLEAR SPACE, SCD

FORMER TREE REMOVAL IN THIS AREA - STAY CLEAR OF SECURITY CAMERA

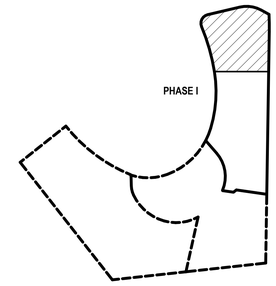
LANDSCAPE SCREENING 1 L10.05

B12 B11 B10

POLE

MATCHLINE, SEE SHEET L10.03

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



KEY MAP

N

0' 10' 20' 40' 60'

SCALE: 1"=20'-0"

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BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965
APN: 052-140-22, 052-140-41

REGISTERED LANDSCAPE ARCHITECT
BRUCE B. JETT
3335
Exp. 05/31/26
Date:03/16/2026
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET-PHASE 1	08/21/2025
	GMP SET-PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE-PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 3-PHASE 1	2/25/2026
E	BID ADDENDUM1-PHASE 1	01/30/2026
F	BID ADDENDUM2-PHASE 1	2/25/2026
G	BID ADDRNDUM3-PHASE 1	3/9/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated

TITLE:
PLANTING PLAN - PHASE 1 - NORTH

L10.02

MATCHLINE, SEE SHEET L10.02

SIGHT TRAIANGLE, TYP SCD

SIGHT OBSTRUCTION CLEAR SPACE, TYP SCD

LANDSCAPE SCREENING 4 L10.05

LANDSCAPE SCREENING 5 L10.05

ALL PLANTING AREAS INSIDE PRIVATE COURTS TO BE BARK MULCH

PRIVACY SCREENING SHRUBS, TYP

DRAKE AVENUE

MATCHLINE, SEE SHEET L10.04

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

LANDSCAPE LEGEND	
	LANDSCAPE TYPE
	BARK MULCH
	EX TURF TO BE RESTORED
	WEED MAINTENANCE

PLANTING KEY

TAG	BOTANICAL NAME	COMMON NAME
TREE-ADD ALT		
PC	PLATANUS X ACERIFOLIA 'COLUMBIA'	SYCAMORE
SHRUBS, PERENNIALS, GRASSES		
BB	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA
CH	CISTUS X HYBRIDUS	WHITE ROCKROSE
GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
MR	MUHENBERGIA RIGENS	DEER GRASS
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PI	PITTOSPORUM TOBIRA	MOCK ORANGE
PK	PYRACANTHA KOIDZUMII	FORMOSA FIRETHORN

GROUNDCOVER

	ARCTOSTAPHYLOS 'HOOKERI'	HOOKERS MANZANITA
	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS
	GAZANIA 'YELLOW'	TRAILING YELOW GAZANIA
	MAHONIA REPENS	CREEPING MAHONIA
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
	ROSEMARINUS PROSTRATUS	CREEPING ROSEMARY

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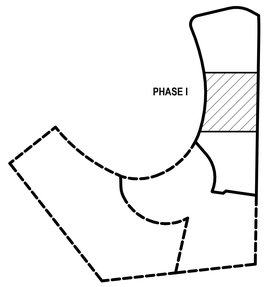
G	BID ADDENDUM3-PHASE 1	3/9/2026
H	PLAN CHECK RESPONSE 4-PHASE 1	3/16/2026



KEY MAP

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Responses to round 3 DPW plan check comments	2/25/2026
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: As indicated

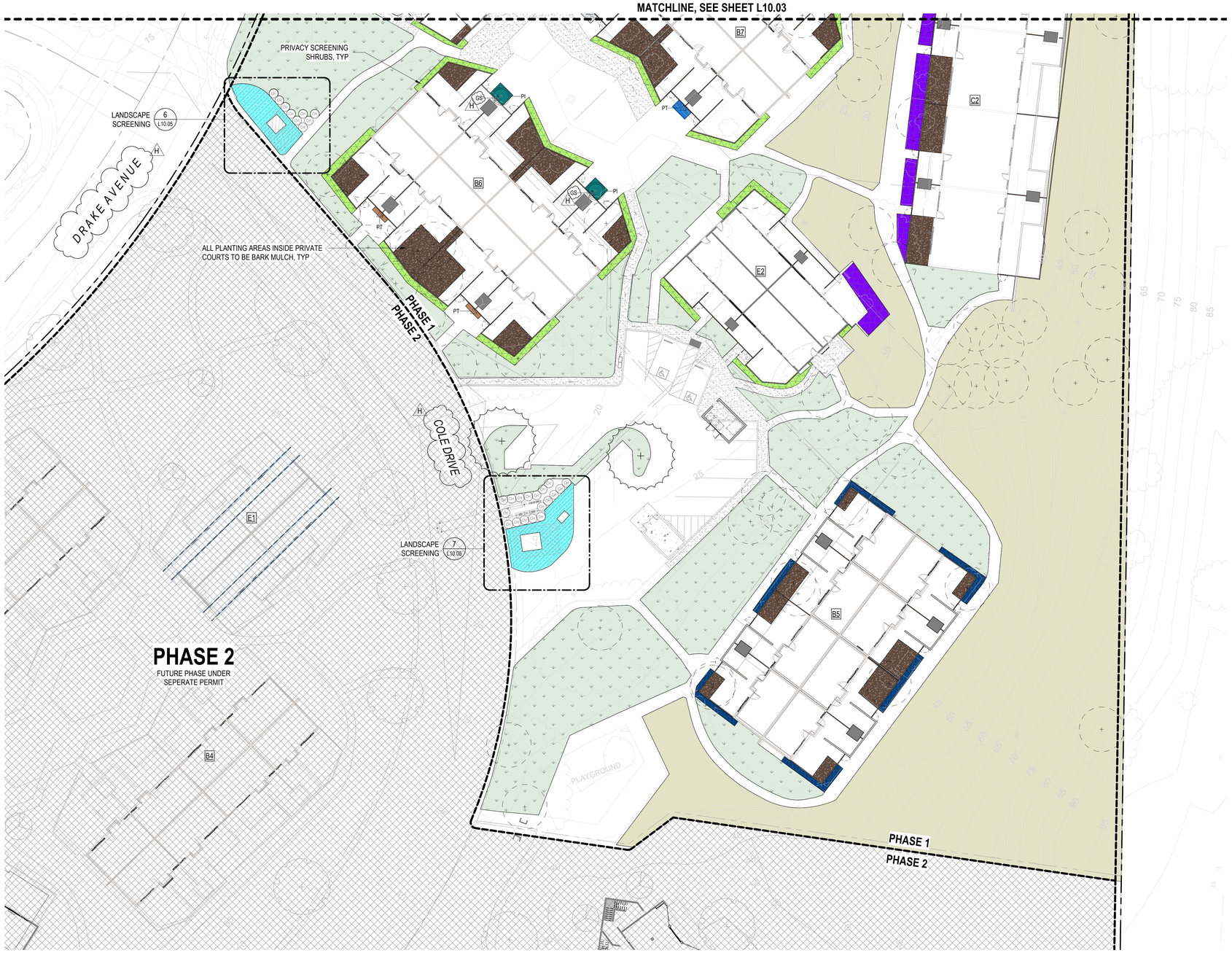
TITLE:
PLANTING PLAN - PHASE 1 - CENTRAL

L10.03

N

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

3/13/2026 3:39:26 PM

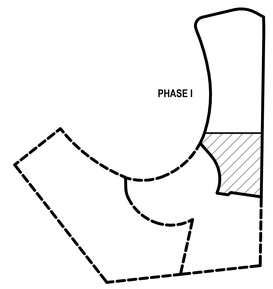


1 PLANTING- PHASE 1 - SOUTH
1" = 20'-0"

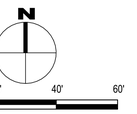
LANDSCAPE LEGEND	
	LANDSCAPE TYPE
	BARK MULCH
	EX TURF TO BE RESTORED
	WEED MAINTENANCE

PLANTING KEY

TAG	BOTANICAL NAME	COMMON NAME
TREE-ADD ALT		
PC	PLATANUS X ACERIFOLIA 'COLUMBIA'	SYCAMORE
SHRUBS, PERENNIALS, GRASSES		
CH	CISTUS X HYBRIDUS	WHITE ROCKROSE
GS	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
PI	PITTOSPORUM TOBIRA	MOCK ORANGE
GROUNDCOVER		
	ARCTOSTAPHYLOS 'HOOKERI'	HOOKERS MANZANITA
	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS
	EUONYMUS JAPONICUS 'GRANDIFOLIUS'	JAPANESE EUONYMUS
	GAZANIA 'YELLOW'	TRAILING YELOW GAZANIA
	MAHONIA REPENS	CREEPING MAHONIA
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
	ROSEMARINUS PROSTRATUS	CREEPING ROSEMARY



KEY MAP



SCALE: 1"=20'-0"

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DRAWN BY:	2403
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
ISSUE DATE:	03/16/2026
SCALE:	As indicated
TITLE:	PLANTING PLAN - PHASE 1 - SOUTH

L10.04

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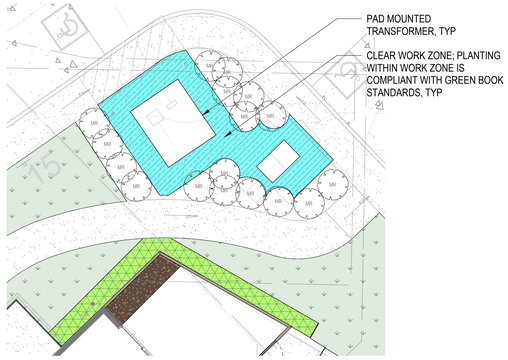
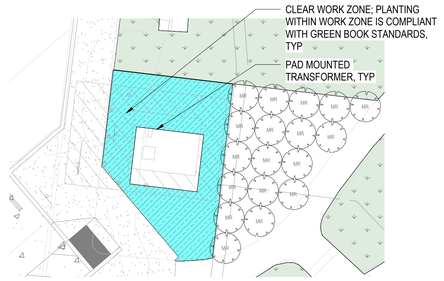
NOTE
REFER TO L10.01 FOR PLANT SCHEDULE AND QUANTITIES



5 LANDSCAPE SCREENING - ENLARGEMENT 4
1/8" = 1'-0"



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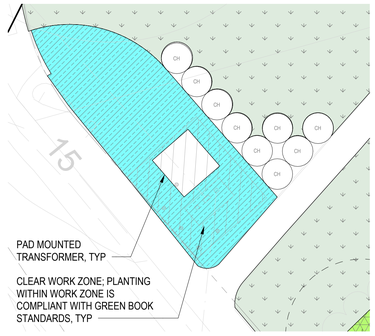
1/8" = 1'-0"



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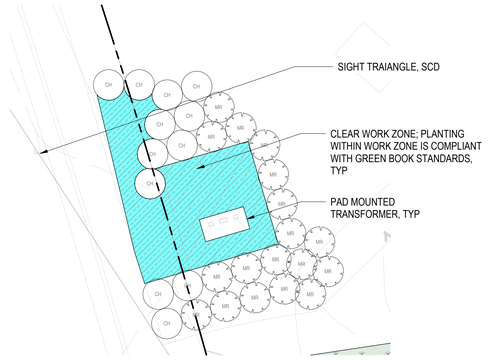
1/8" = 1'-0"



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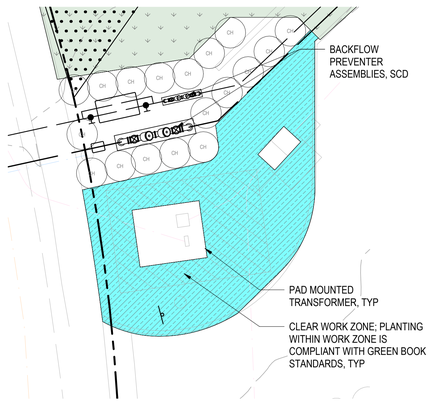

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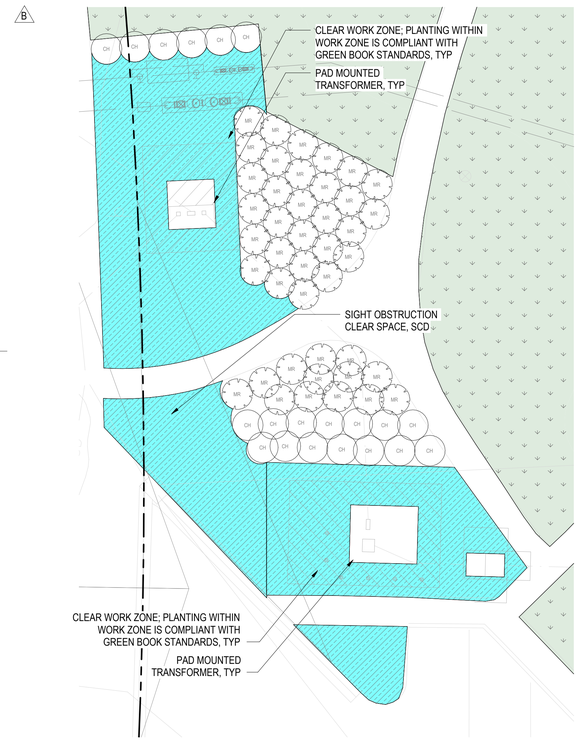
1/8" = 1'-0"



4 LANDSCAPE SCREENING - ENLARGEMENT 3
1/8" = 1'-0"

3/13/2026 2:42:43 PM

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NO.	ISSUE	DATE
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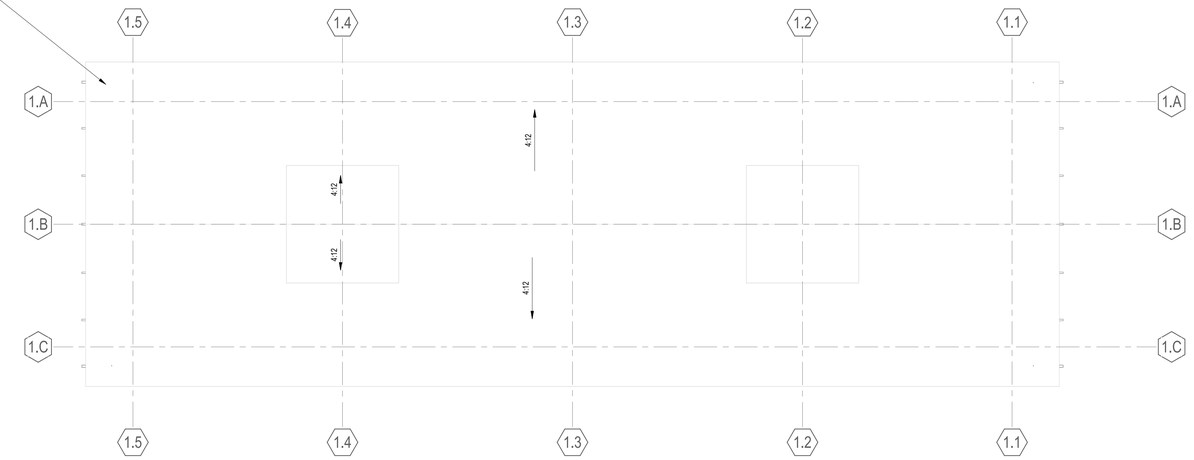
H	Responses to round 4 MARIN WATER plan check comments	3/16/2026

DRAWN BY: 2403
DRAWN BY: AUTHOR
CHECKED BY: CHECKER
ISSUE DATE: 03/16/2026
SCALE: 1/8" = 1'-0"
TITLE:
PLANTING PLAN - PHASE 1 - ENLARGEMENTS

L10.05

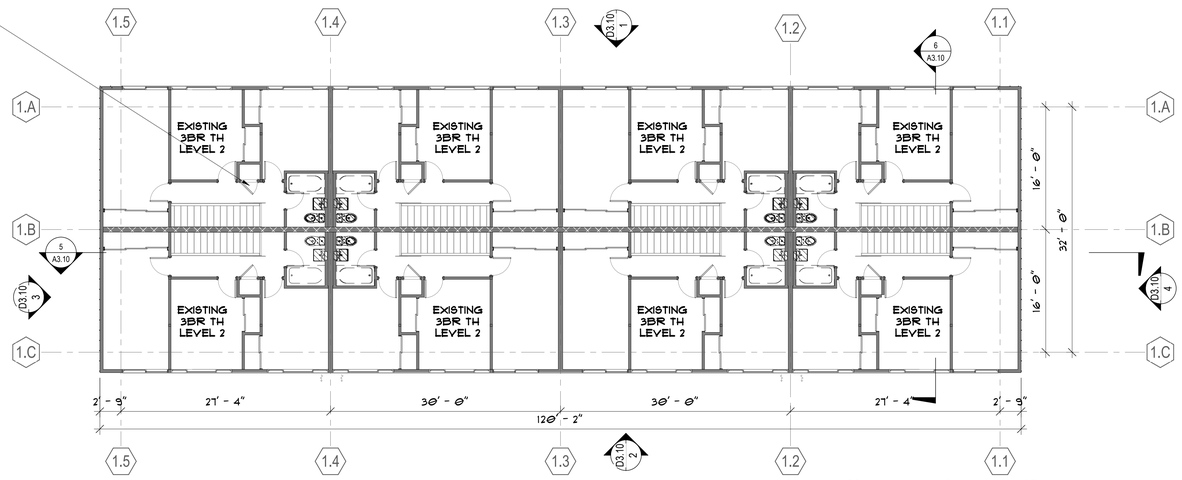
EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



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

REMOVE (E) LOUVER, RAISED PLATFORM FLOOR, PARTIAL HEIGHT WALL, AND ASSOCIATED MATERIALS FROM EXISTING MECHANICAL CLOSET, TYP.



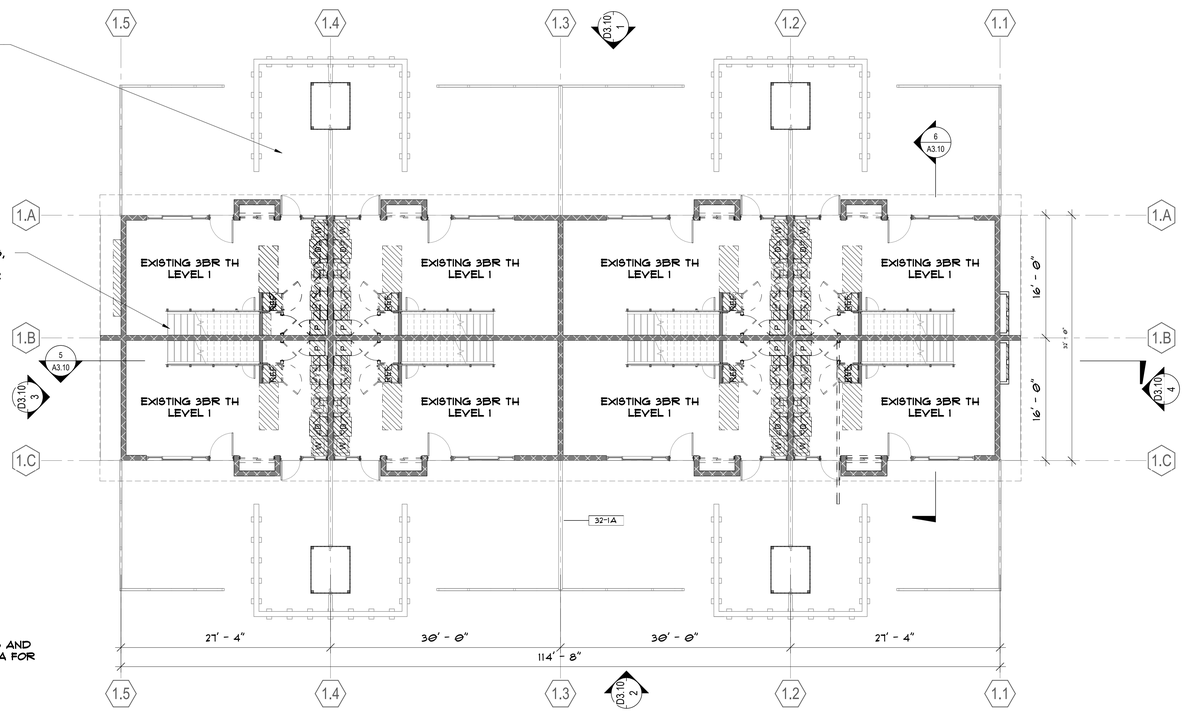


DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13 - LEVEL 2 2
1/8" = 1'-0"

WHERE OCCURS REMOVE ANY MATERIALS THAT HAVE BEEN ADDED ON TO ORIGINAL PATIO SCREENING WALLS INCLUDING BUT 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"

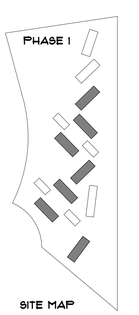
APPLIES TO BUILDINGS TYPE B5-10, B13, B5 SHOWN

DEMOLITION NOTES

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 STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
11. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
12. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ URED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
13. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
14. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
15. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING.
16. EXISTING DEMISING WALLS BETWEEN UNITS ARE 8" CMU WALLS AND NOT BEING ALTERED

DEMOLITION LEGEND

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



SITE MAP

0' 4' 8' 16'

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

510.465.7010 p | 510.465.8575 f
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BURBANK HOUSING
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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING TYPE B5 - B10, B13

SHEET:

D2.10

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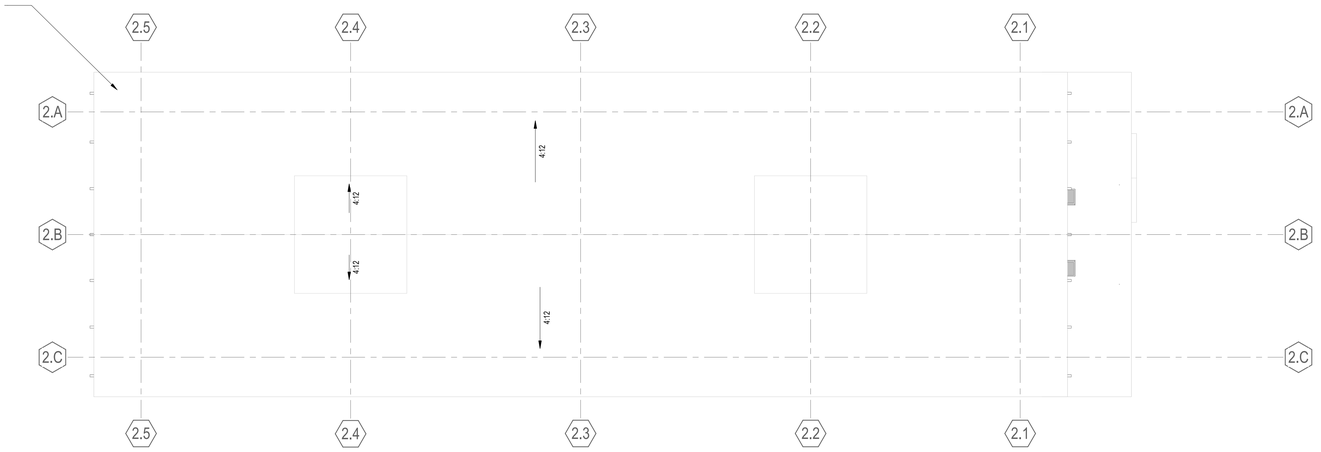
3/16/2026 3:00:23 PM

EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



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

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.
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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 STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
11. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
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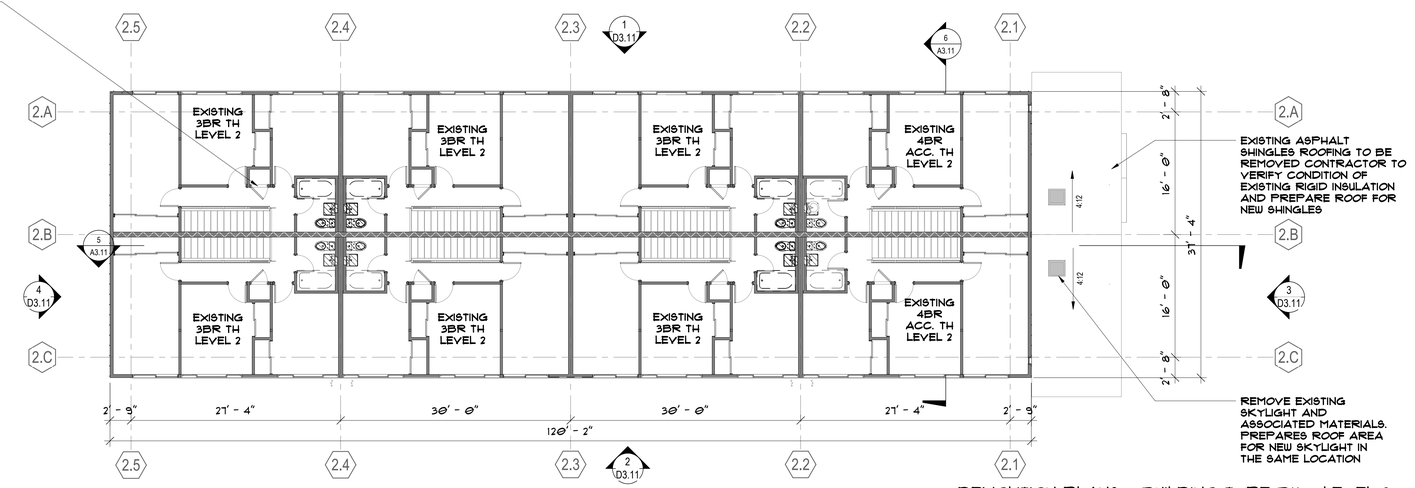

DEMOLITION PLANS - BUILDING TYPE B11 - LEVEL 2 2
1/8" = 1'-0"

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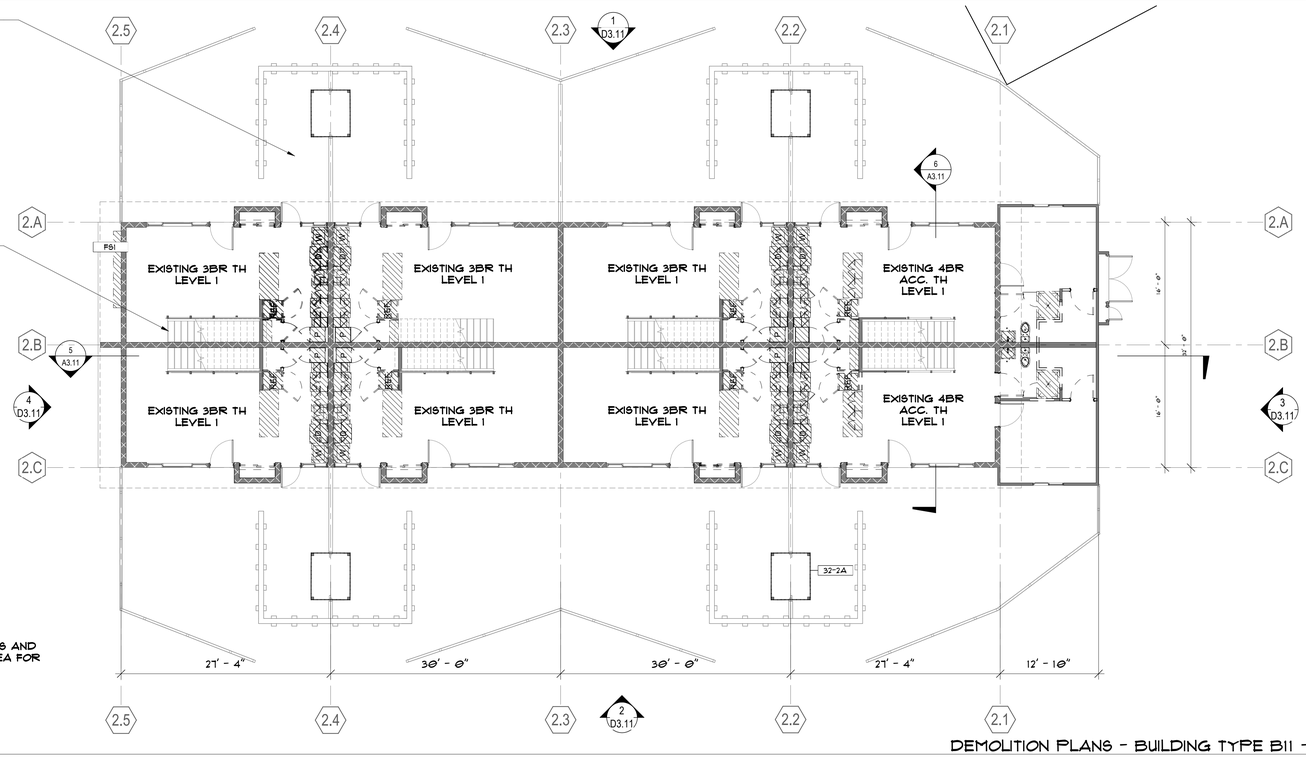
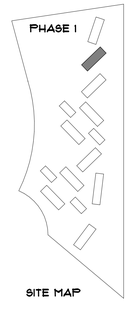


DEMOLITION PLANS - BUILDING TYPE B11 - LEVEL 1 1
1/8" = 1'-0"

DEMOLITION LEGEND

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



SITE MAP

0' 4' 8' 16'

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

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www.pyatok.com

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1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO NO. C36309 RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
2	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING TYPE B11

SHEET:

D2.11

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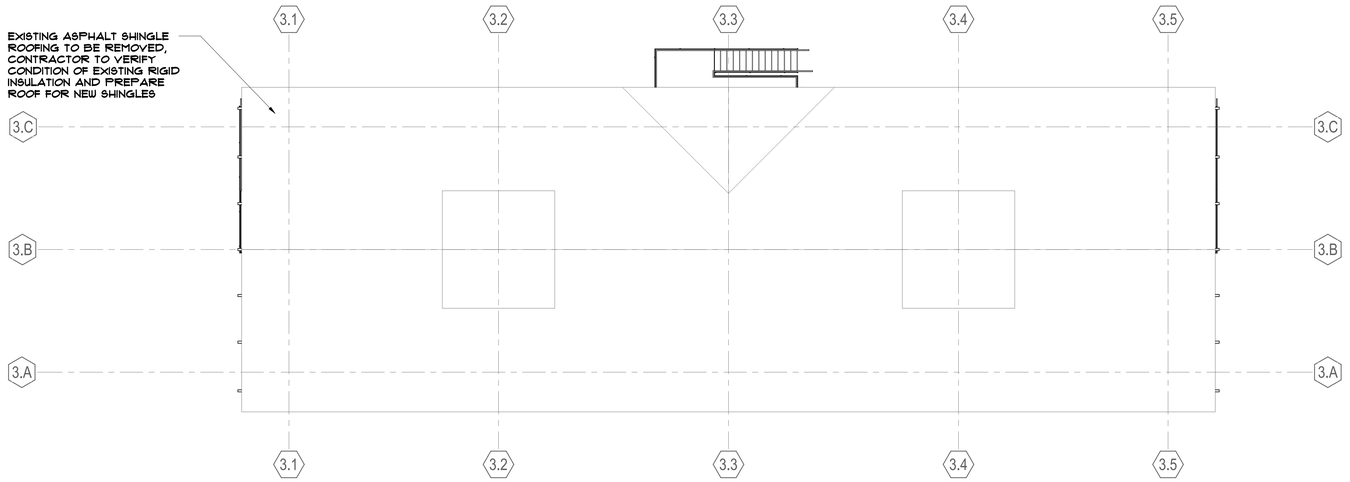
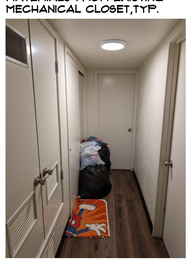
3/16/2026 12:01:40 PM

EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

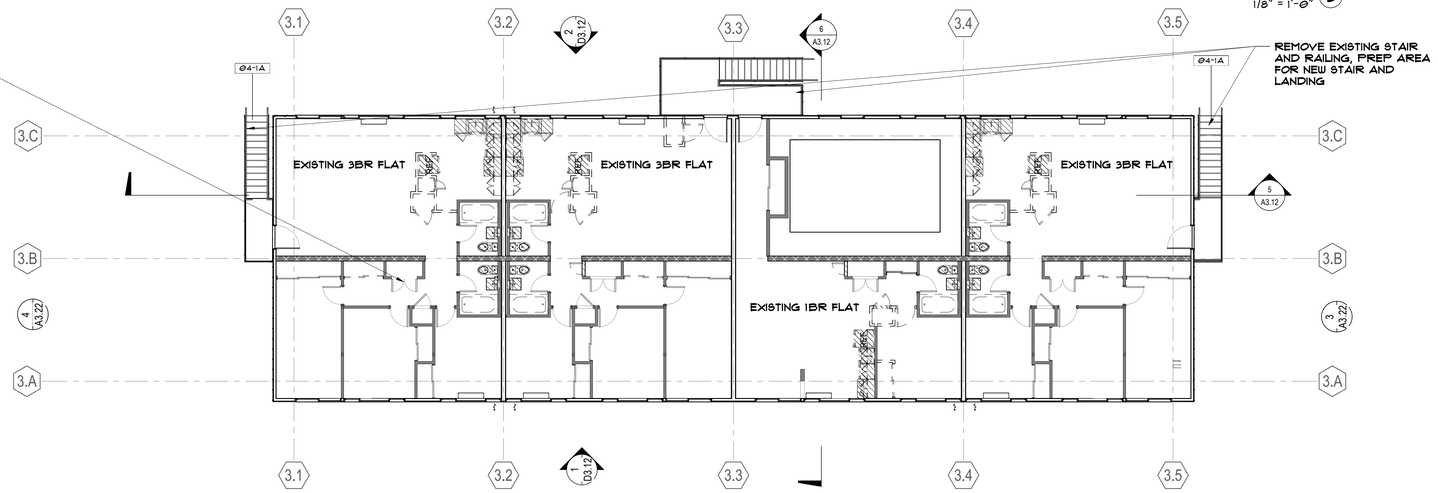


DEMOLITON PLAN - BUILDING TYPE B12 - ROOF (3)
1/8" = 1'-0"

REMOVE (E) LOUVERED DOORS, RAISED PLATFORM FLOOR AND FRAMING, PARTIAL HEIGHT WALL, AND ASSOCIATED MATERIALS FROM EXISTING MECHANICAL CLOSET,TYP.

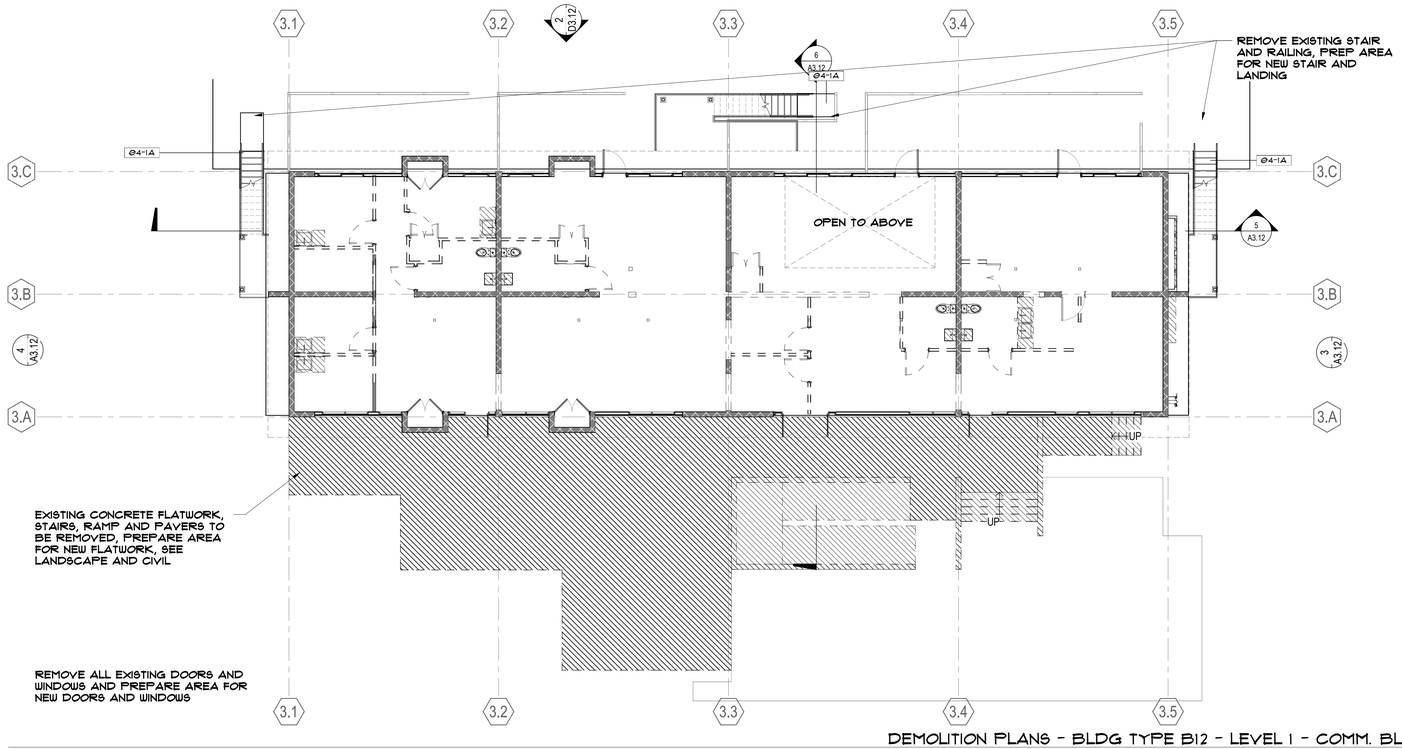


REMOVE EXISTING STAIR AND RAILING, PREP AREA FOR NEW STAIR AND LANDING



DEMOLITION PLANS - BUILDING TYPE B12 - LEVEL 2 (2)
1/8" = 1'-0"

REMOVE EXISTING STAIR AND RAILING, PREP AREA FOR NEW STAIR AND LANDING



EXISTING CONCRETE FLATWORK, STAIRS, RAMP AND PAVERS TO BE REMOVED, PREPARE AREA FOR NEW FLATWORK, SEE LANDSCAPE AND CIVIL

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

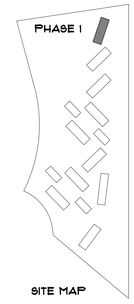
DEMOLITION PLANS - BLDG TYPE B12 - LEVEL 1 - COMM. BLDG (1)
1/8" = 1'-0"

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 STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
11. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
12. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
13. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
14. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
15. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING.
16. EXISTING DEMISING WALLS BETWEEN UNITS ARE 8" CMU WALLS AND NOT BEING ALTERED

DEMOLITION LEGEND

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



SITE MAP

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APN: 052-140-22, 052-140-41

STAMP:

MARCAL CHAD NO. C36309 RENEWAL DATE 08/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
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2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING TYPE B12

SHEET:

D2.12

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3/16/2026 12:01:45 PM

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.
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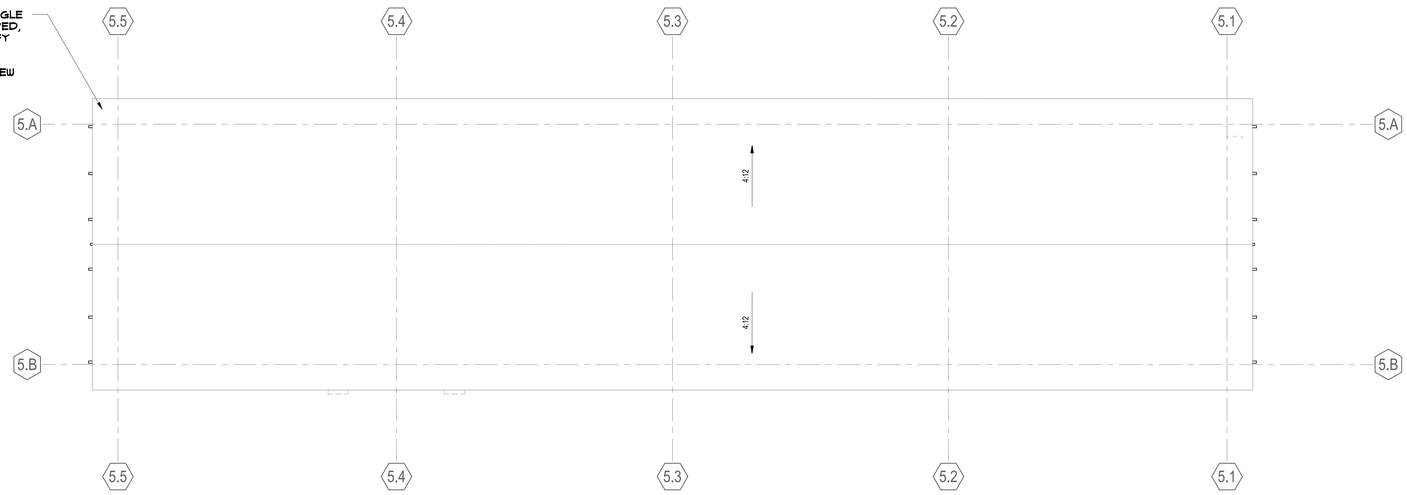
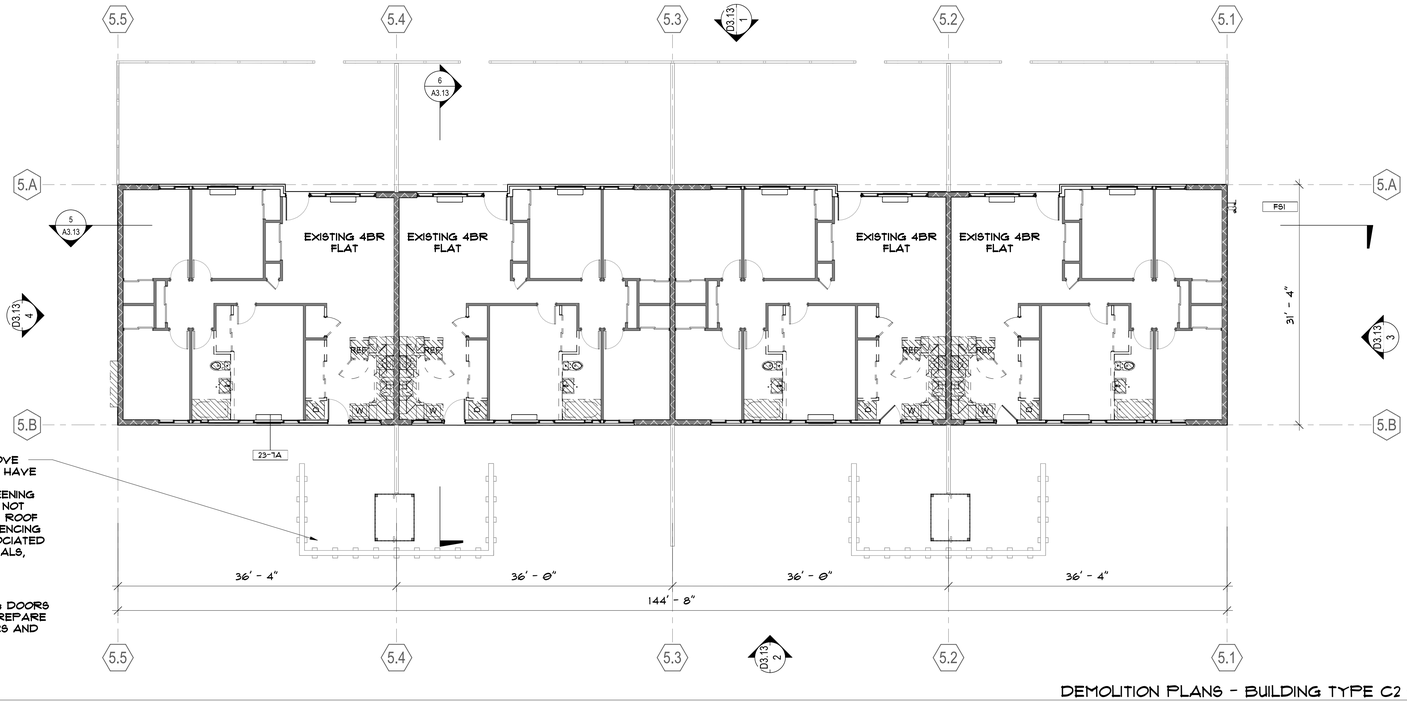
EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES



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 BUT NOT LIMITED TO CANOPIES, ROOF COVERINGS, SIDING, FENCING AND ALL OTHER ASSOCIATED NON ORIGINAL MATERIALS, TYPICAL FOR ALL

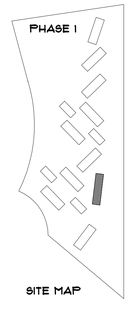
REMOVE ALL EXISTING DOORS AND WINDOWS AND PREPARE AREA FOR NEW DOORS AND WINDOWS

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
- EXISTING CMU WALL TO REMAIN
- DEMO (E) WALL
- DEMO (E) SURFACE, AREA & CONSTRUCTION.

PHASE 1



SITE MAP

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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT STATE OF CALIFORNIA
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
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2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING TYPE C2

SHEET:

D2.13

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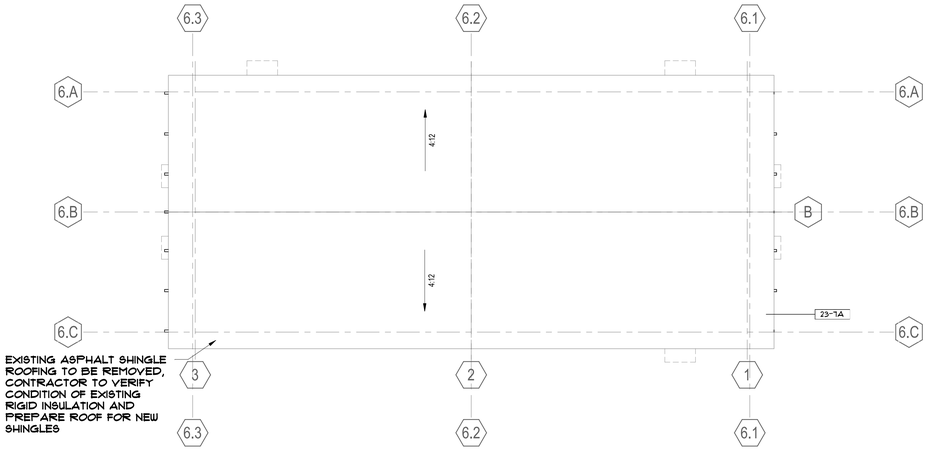
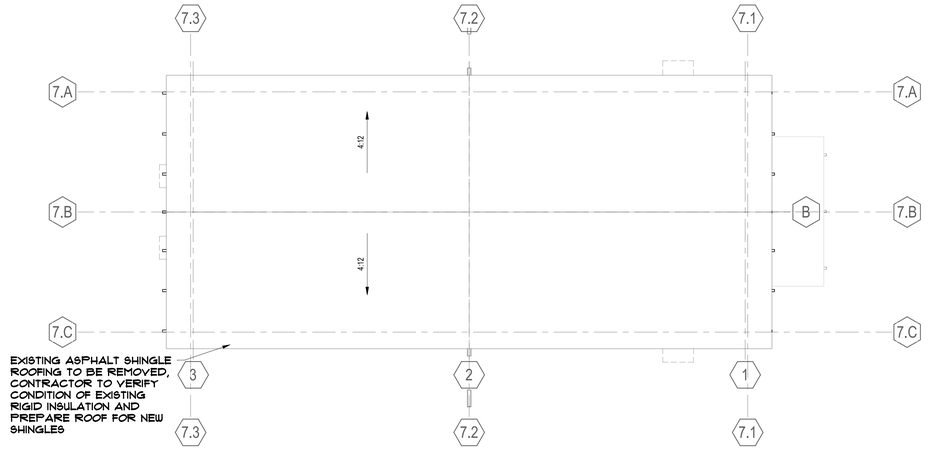
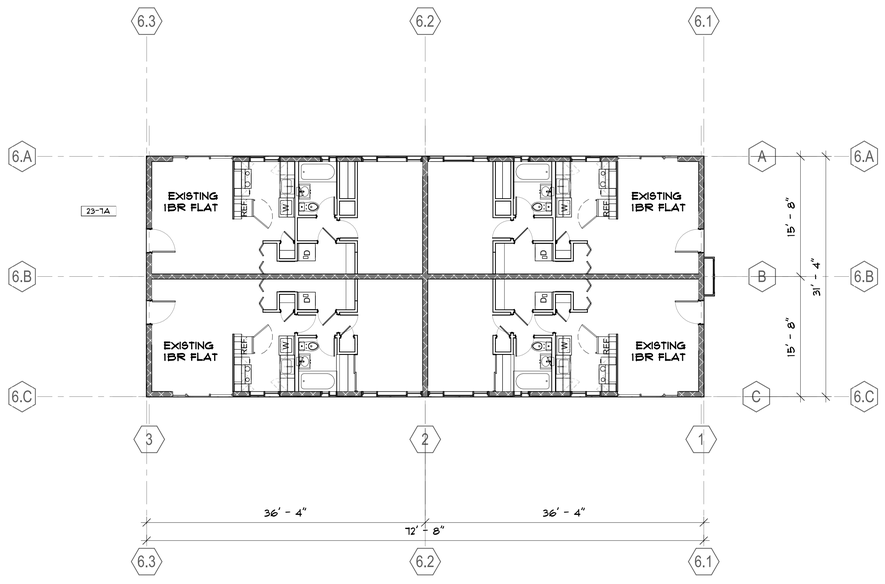


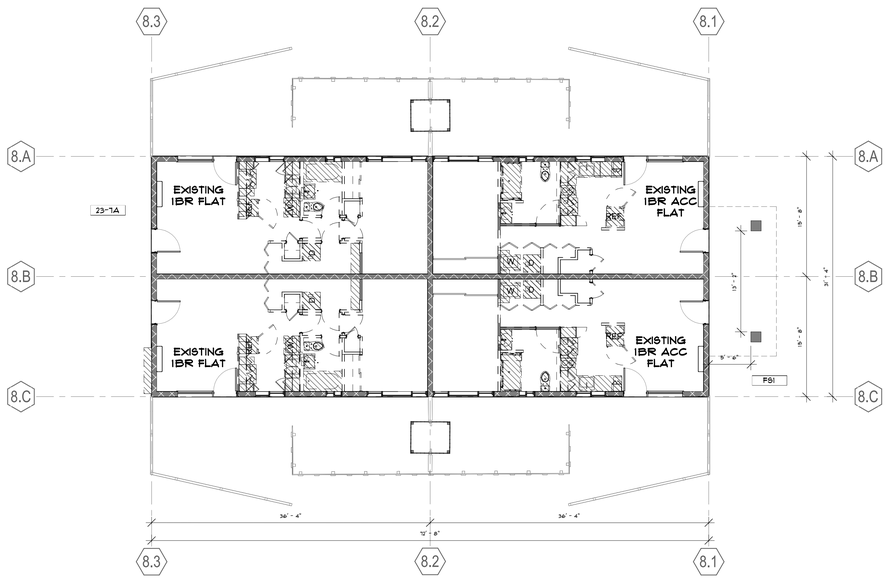
DEMOLITION PLAN - BUILDING TYPE E5 - ROOF 6
1/8" = 1'-0"



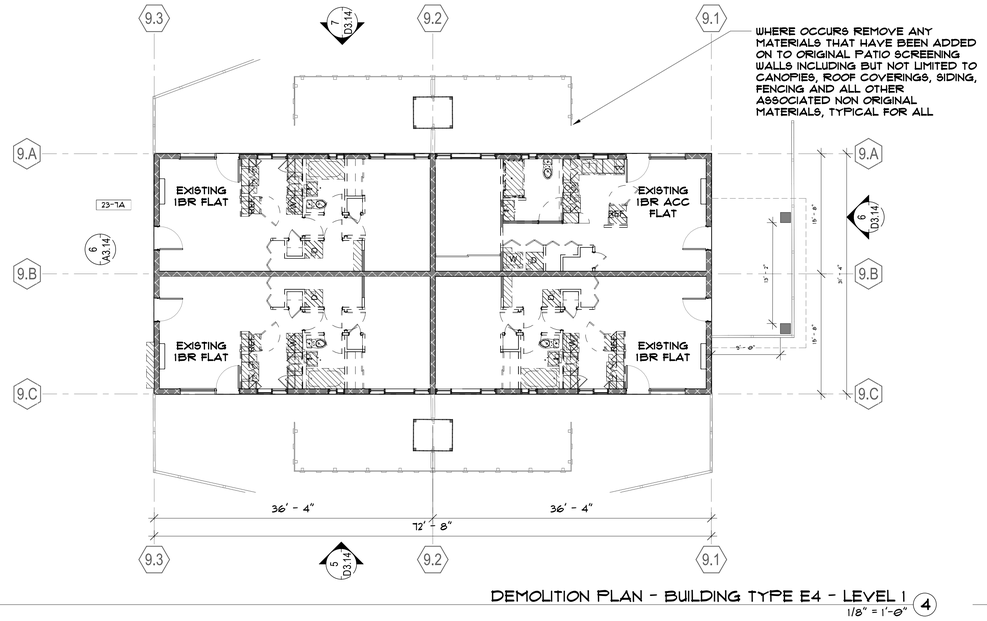
DEMOLITION PLANS - BUILDING TYPE E2 - E4 - ROOF 3
1/8" = 1'-0"



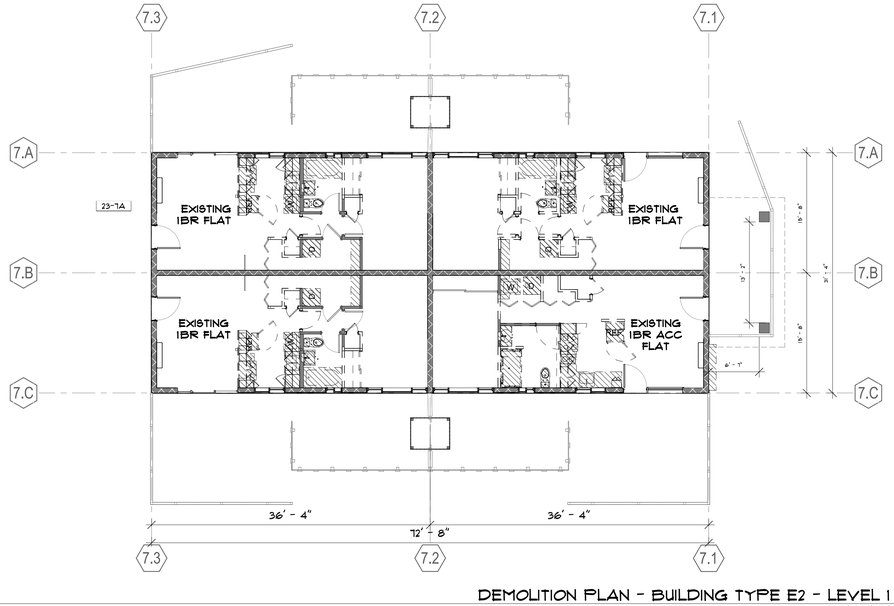
DEMOLITION PLAN - BUILDING TYPE E5 - LEVEL 1 5
1/8" = 1'-0"



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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16. EXISTING DEMISING WALLS BETWEEN UNITS ARE 8" CMU WALLS AND NOT BEING ALTERED

DEMOLITION LEGEND

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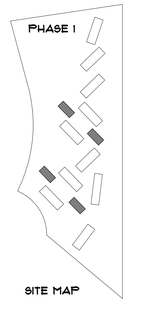
- EXISTING CMU WALL TO REMAIN
- DEMO (E) WALL
- DEMO (E) SURFACE, AREA & CONSTRUCTION.



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3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

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JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
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SCALE:	As indicated

TITLE:

DEMOLITION PLANS - BUILDING TYPE E2 - E5

SHEET:

D2.14

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3/16/2026 3:15:48 PM

REMOVE ALL (E) WOOD SIDING, VERTICAL BATTENS, TRIM, WRB, AND ASSOCIATED MATERIALS; SAVE AND STORE ALL SIDING IN SERVICABLE CONDITION. REMOVE (E) NAIL FIN WINDOW; INSTALL NEW WRB; REINSTALL SIDING, BATTENS AND TRIM WHERE REQUIRED. PRIME ALL SIDES AND CUT EDGES PRIOR TO INSTALLATION.

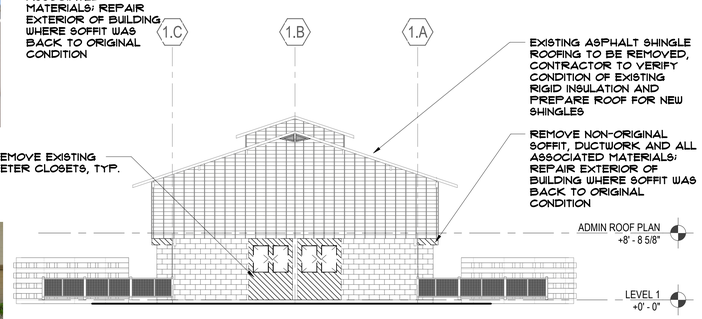


REMOVE EXISTING BUILDING SIGNAGE

REMOVE NON-ORIGINAL SOFFIT, DUCTWORK AND ALL ASSOCIATED MATERIALS; REPAIR EXTERIOR OF BUILDING WHERE SOFFIT WAS BACK TO ORIGINAL CONDITION



REMOVE EXISTING METER CLOSETS, TYP.



EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

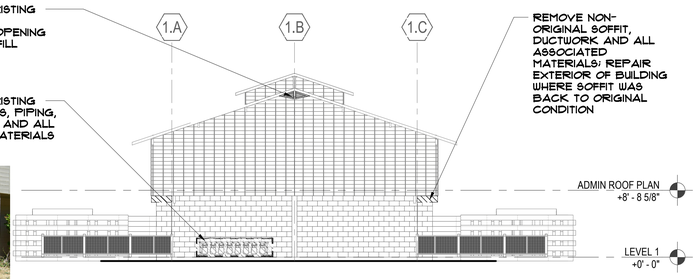
REMOVE NON-ORIGINAL SOFFIT, DUCTWORK, AND ALL ASSOCIATED MATERIALS; REPAIR EXTERIOR OF BUILDING WHERE SOFFIT WAS BACK TO ORIGINAL CONDITION

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





REMOVE NON-ORIGINAL SOFFIT, DUCTWORK AND ALL ASSOCIATED MATERIALS; REPAIR EXTERIOR OF BUILDING WHERE SOFFIT WAS BACK TO ORIGINAL CONDITION

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

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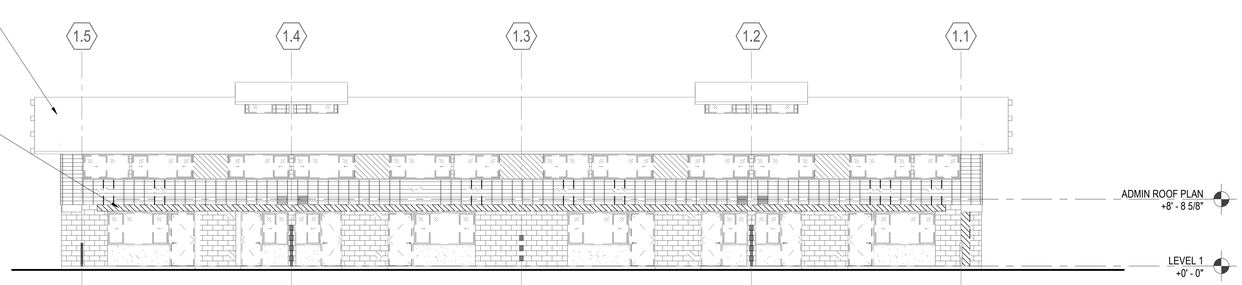
REMOVE NON-ORIGINAL SOFFIT, DUCTWORK AND ALL ASSOCIATED MATERIALS; REPAIR EXTERIOR OF BUILDING WHERE SOFFIT WAS BACK TO ORIGINAL CONDITION

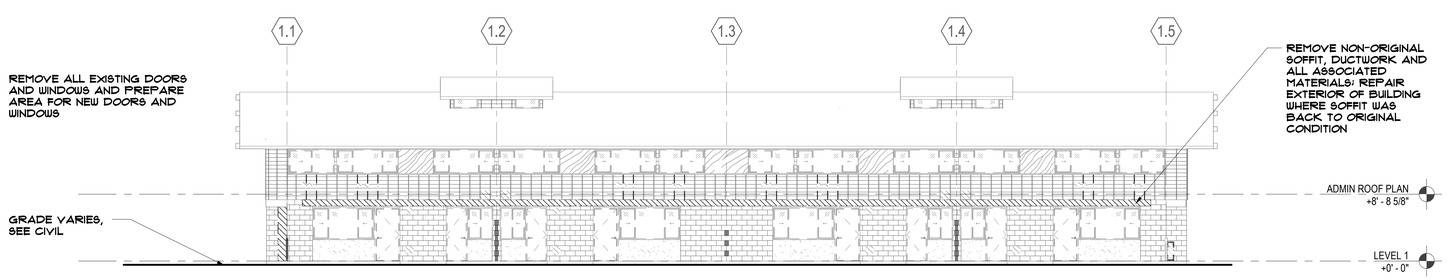


BUILDING TYPE B5 - SOUTH DEMOLITION ELEVATION (2)
1/8" = 1'-0"

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

GRADE VARIES, SEE CIVIL

REMOVE NON-ORIGINAL SOFFIT, DUCTWORK AND ALL ASSOCIATED MATERIALS; REPAIR EXTERIOR OF BUILDING WHERE SOFFIT WAS BACK TO ORIGINAL CONDITION



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

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

0' 4' 8' 16'

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.
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. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
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14. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 08/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B5 - B10, B13

SHEET:

D3.10

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3/16/2026 12:02:08 PM

ELEVATION NOTES

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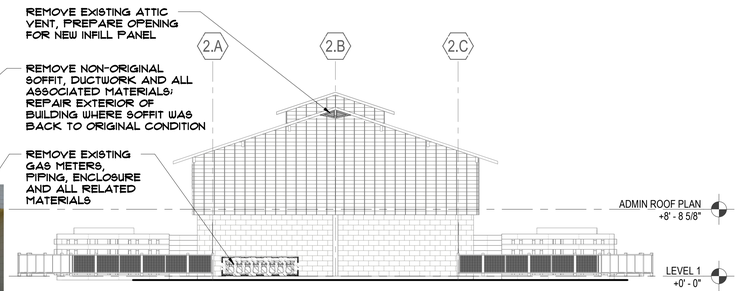
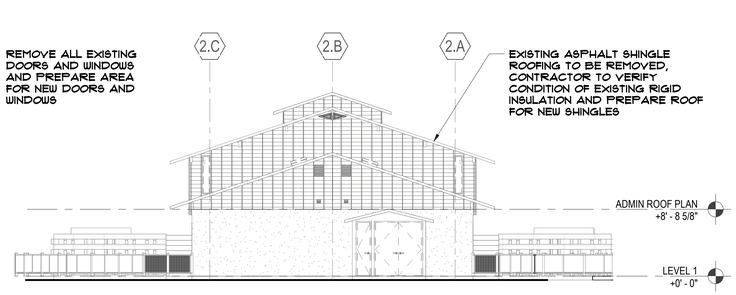
14. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR OR TOP OF STRUCTURAL CONCRETE, U.O.N.

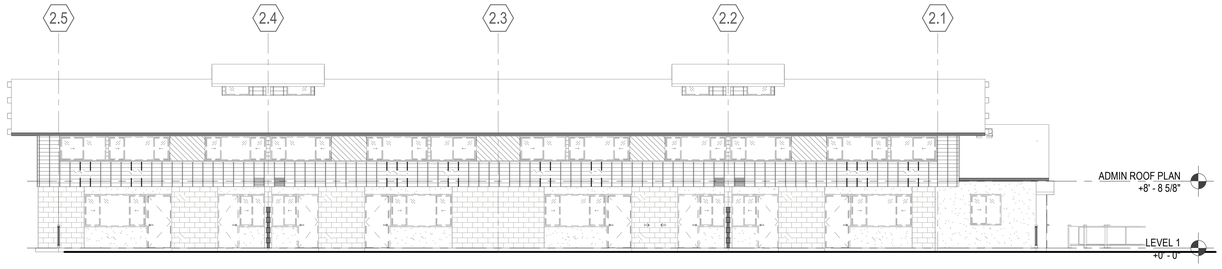
REMOVE ALL (E) WOOD SIDING, VERTICAL BATTENS, TRIM, WRB, AND ASSOCIATED MATERIALS; SAVE AND STORE ALL SIDING IN SERVICABLE CONDITION. REMOVE (E) NAIL FIN WINDOW; INSTALL NEW WRB; REINSTALL SIDING, BATTENS AND TRIM WHERE REQUIRED. PRIME ALL SIDES AND CUT EDGES PRIOR TO INSTALLATION.



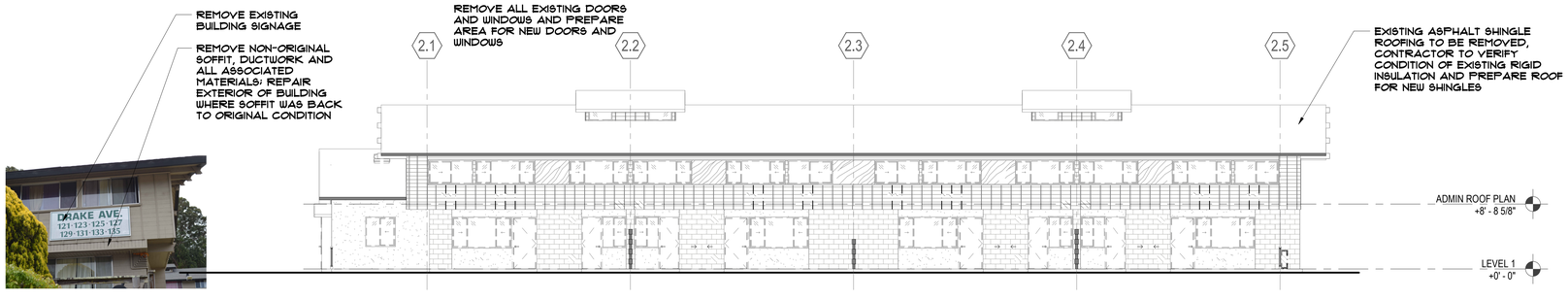
BUILDING TYPE B11 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"



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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TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B11

SHEET:

D3.11

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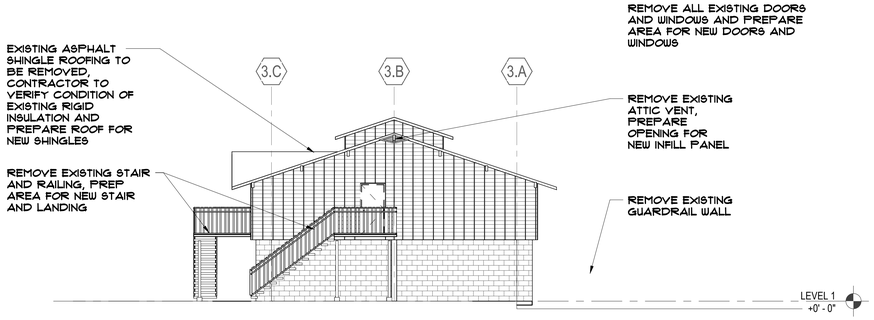
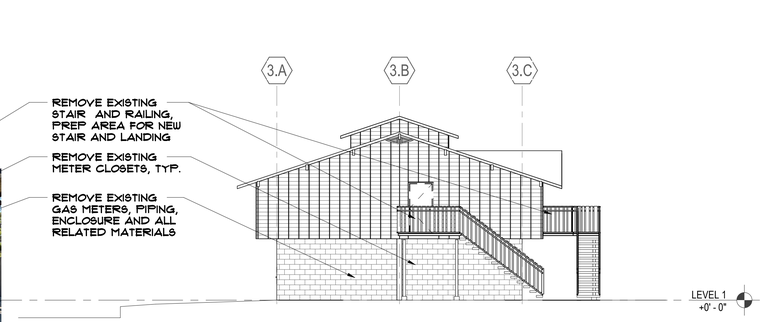
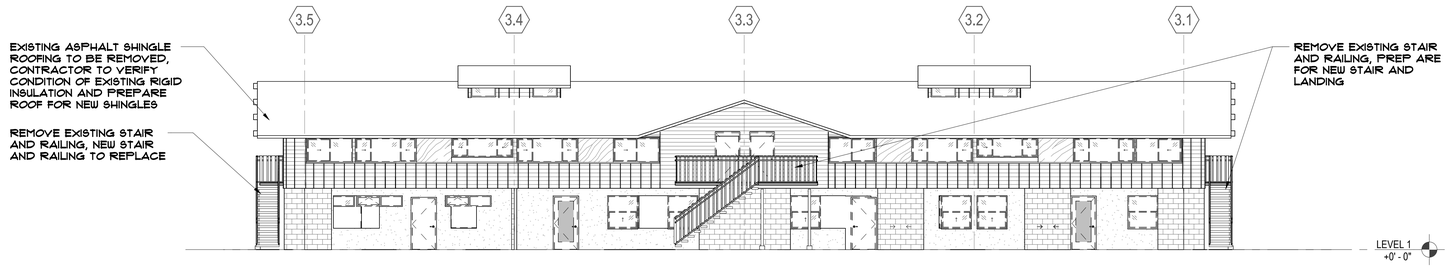
REMOVE ALL (E) WOOD SIDING, VERTICAL BATTENS, TRIM, WRB, AND ASSOCIATED MATERIALS; SAVE AND STORE ALL SIDING IN SERVICABLE CONDITION. REMOVE (E) NAIL FIN WINDOW; INSTALL NEW WRB; REINSTALL SIDING, BATTENS AND TRIM WHERE REQUIRED. PRIME ALL SIDES AND CUT EDGES PRIOR TO INSTALLATION.



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

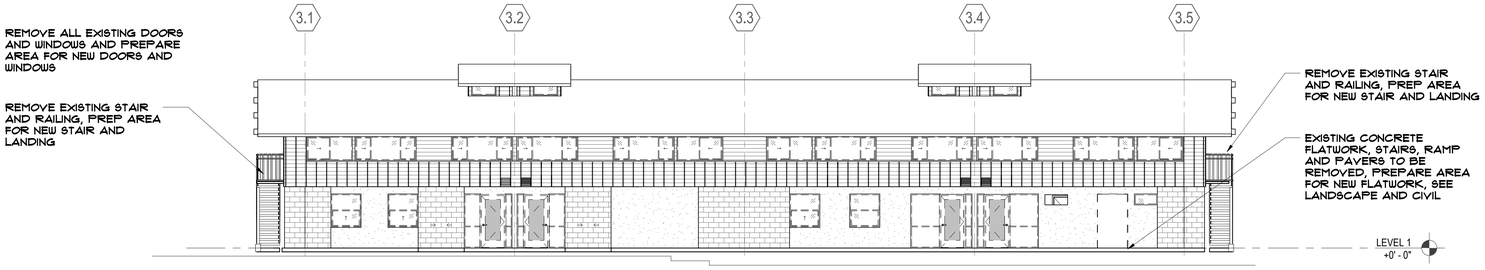


BUILDING TYPE B12 - EAST DEMOLITION ELEVATION (3)
1/8" = 1'-0"



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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MARCIAL CHAO
NO. C26309
RENEWAL DATE
08/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE B12

SHEET:

D3.12

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ELEVATION NOTES

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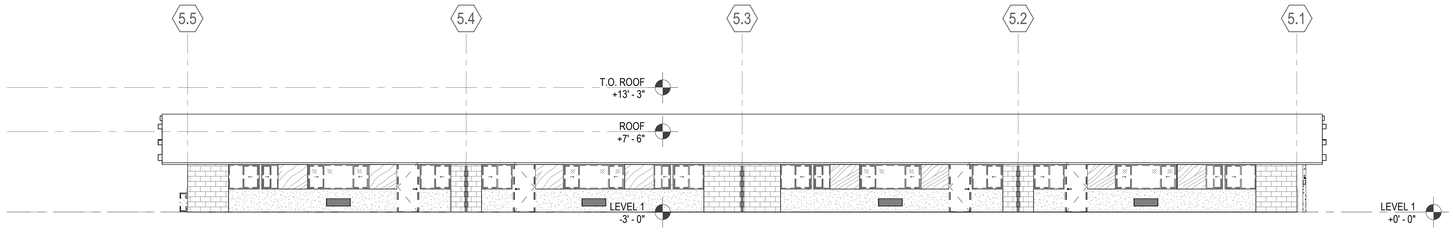
BUILDING TYPE C2 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"



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



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



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

APPLIES TO BUILDINGS TYPE C1 & C2, C2 SHOWN

0' 4' 8' 16'

3/16/2026 12:02:36 PM

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3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
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SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE C2

SHEET:

D3.13

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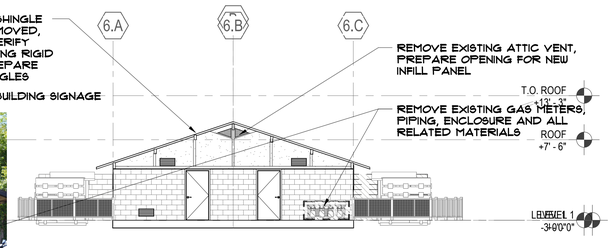
EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

REMOVE EXISITING BUILDING SIGNAGE

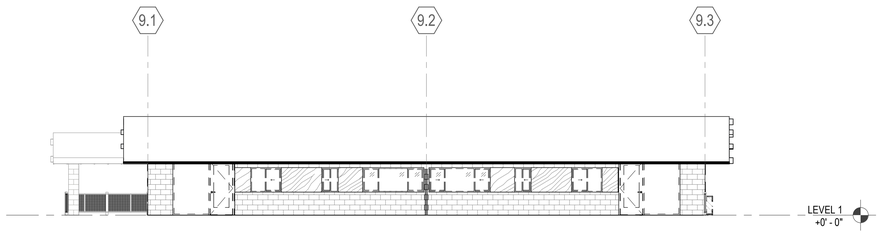




BUILDING TYPE E2 - E5 - WEST DEMOLITION ELEVATION (4)
1/8" = 1'-0"

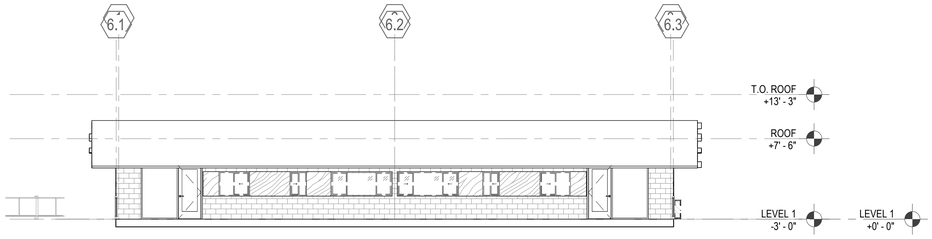
APPLIES TO BUILDINGS E2-E5, E5 SHOWN

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

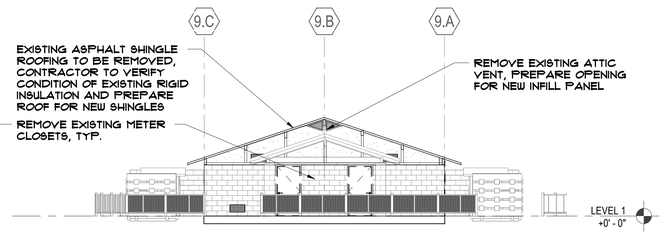


BUILDING TYPE E5 - NORTH DEMOLITION ELEVATION (3)
1/8" = 1'-0"



EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES

REMOVE EXISTING METER CLOSETS, TYP.

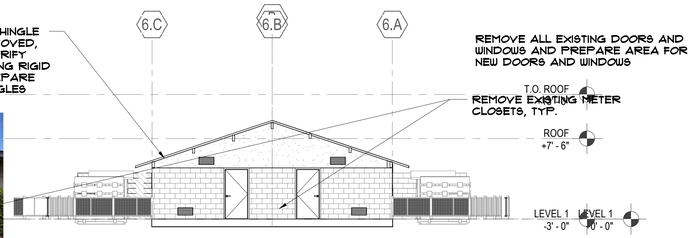


BUILDING TYPE E2 - E4 - EAST DEMOLITION ELEVATION (6)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN

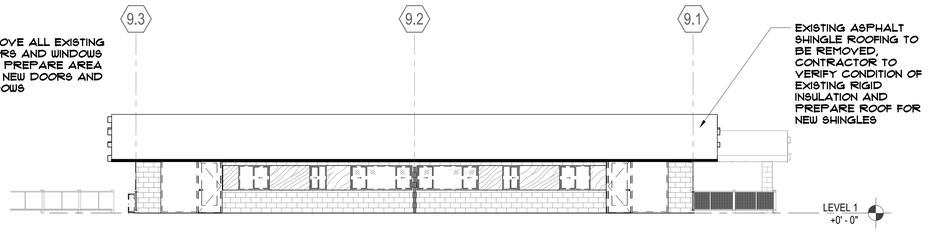
EXISTING ASPHALT SHINGLE ROOFING TO BE REMOVED, CONTRACTOR TO VERIFY CONDITION OF EXISTING RIGID INSULATION AND PREPARE ROOF FOR NEW SHINGLES





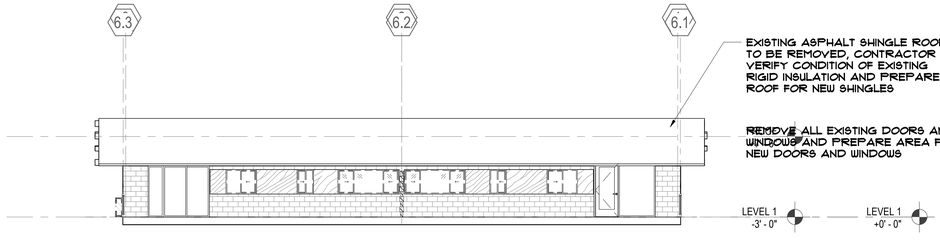
BUILDING TYPE E5 - EAST DEMOLITION ELEVATION (2)
1/8" = 1'-0"

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



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'

3/16/2026 12:02:51 PM

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1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION ELEVATIONS - BUILDING TYPE E2 - E5

SHEET:

D3.14

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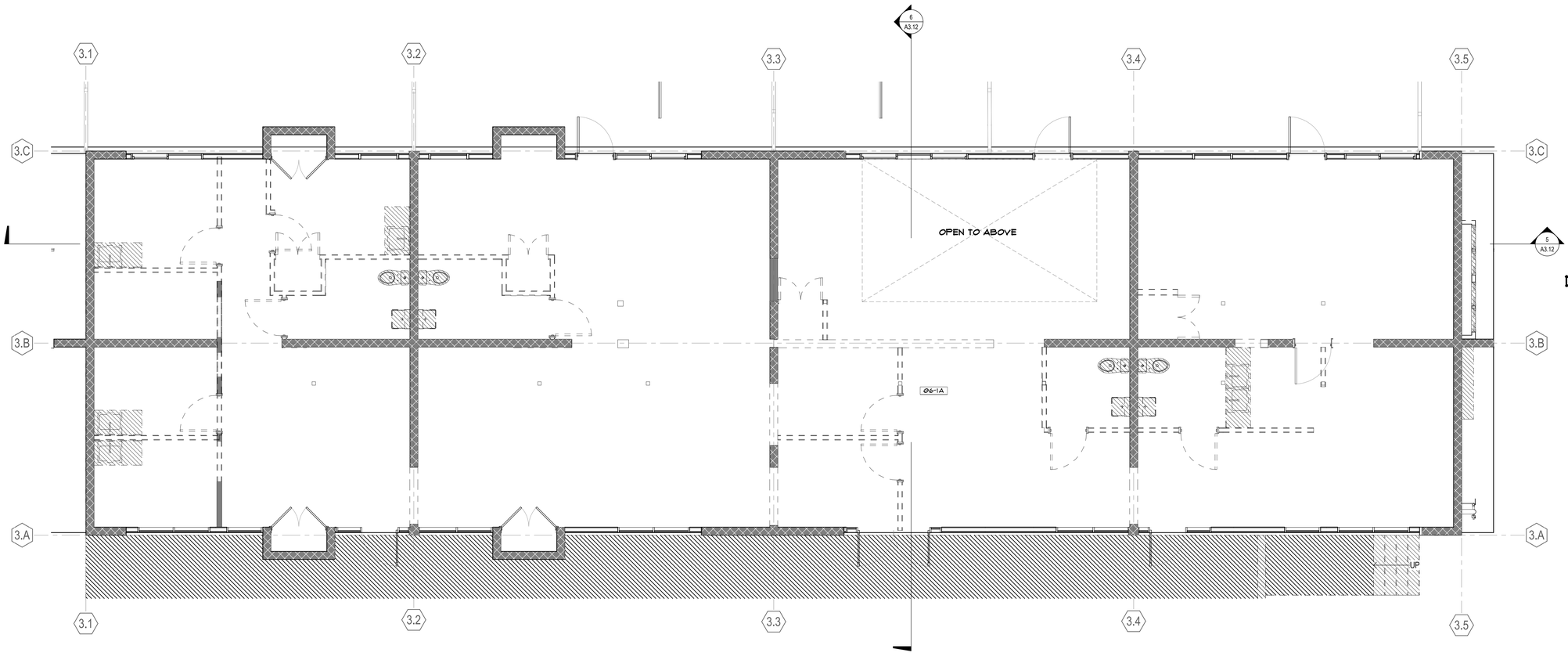
SLOPING SOFFIT TO BE DEMOLISHED, SOFFIT TO BE FLAT CONTINUOUS LEDGE AS IS TYPICAL IN COMMUNITY ROOM.

FLAT SOFFIT LEDGE, TYP.



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 STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCUTRAL DEMOLITION SCOPE.
11. REMOVE PLUMBING CONNECTIONS AND CAP ABANDONED PLUMBING LINES AS REQUIRED PER NEW WORK TO BE COMPLETED. SEE PLUMBING DRAWINGS.
12. REMOVE ELECTRICAL WIRES, CONDUITS, PANELS, AND EQUIPMENT AS REQ UIRED FOR NEW WORK TO BE COMPLETED. SEE ELECTRICAL DRAWINGS.
13. REMOVE MECHANICAL EQUIPMENT AND DUCTS THAT WILL NO LONGER BE IN USE. SEE MECHANICAL DRAWINGS.
14. CREATE PENETRATIONS IN EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF OUTLETS OR LOUVERS FOR NEW MECHANICAL EQUIPMENT. SEE MECHANICAL DRAWINGS.
15. REMOVE ALL EXISTING FLOORING FROM DWELLING UNITS, PREPARE SUB FLOOR AS NECESSARY FOR NEW FLOORING.
16. EXISTING DEMISING WALLS BETWEEN UNITS ARE 8" CMU WALLS AND NOT BEING ALTERED



DEMOLITION LEGEND

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

3/16/2026 12:02:54 PM

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GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DEMOLITION COMMUNITY BUILDING ENLARGED PLAN

SHEET:

D4.17

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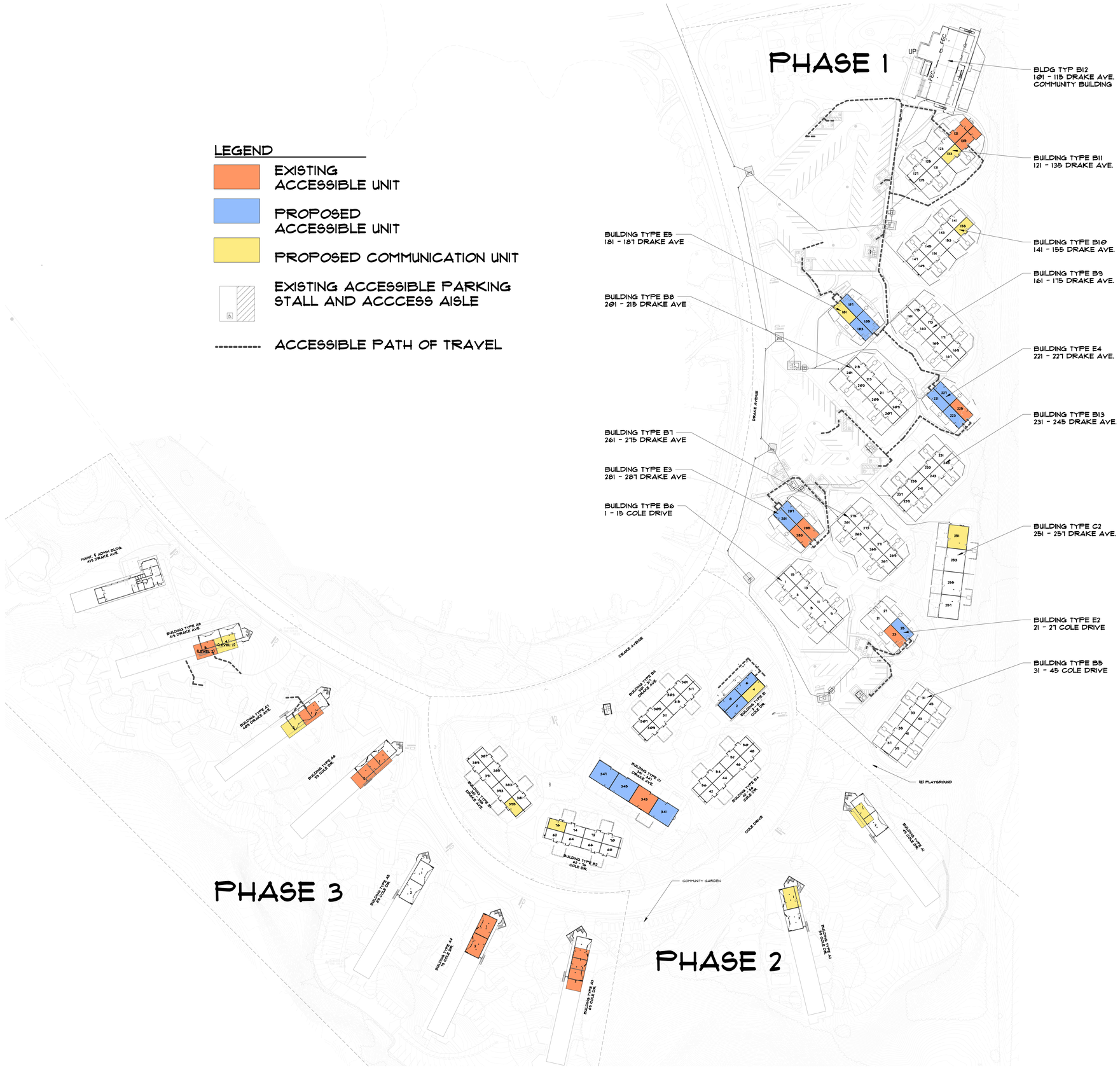
LEGEND

- EXISTING ACCESSIBLE UNIT
- PROPOSED ACCESSIBLE UNIT
- PROPOSED COMMUNICATION UNIT
- EXISTING ACCESSIBLE PARKING STALL AND ACCCESS 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

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

0' 20' 40' 80'

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MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
OVERALL SITE PLAN

SHEET:
A1.00

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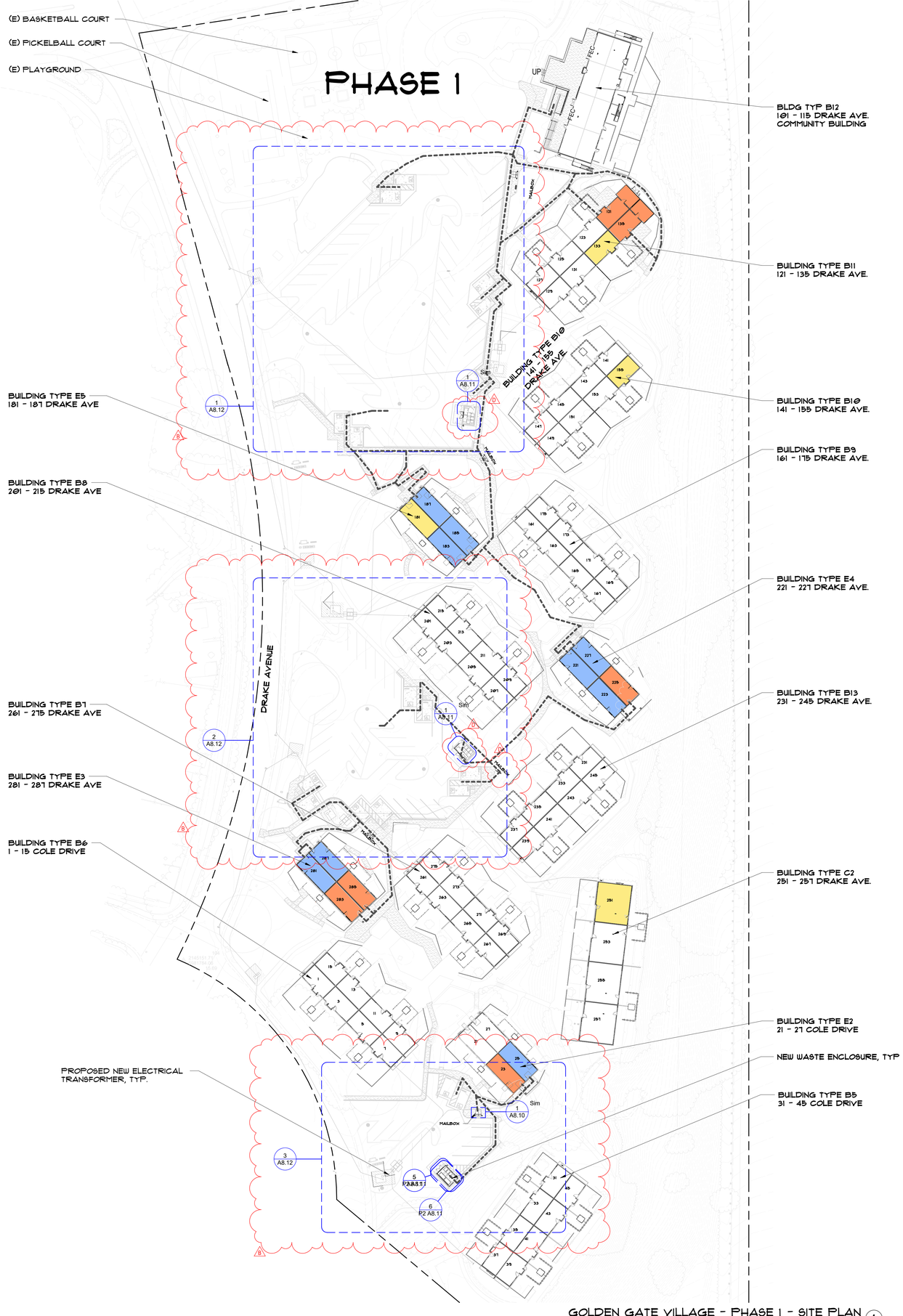

LEGEND

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

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

0' 20' 40' 80'

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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MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Response to round 2 DPW plan check comments	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

SITE PLAN - PHASE 1

SHEET:

A1.01

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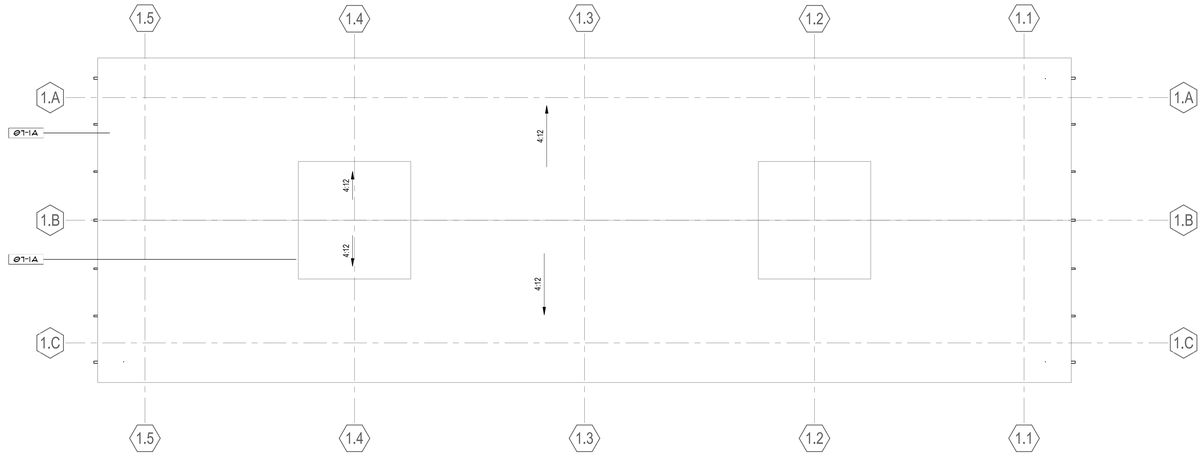
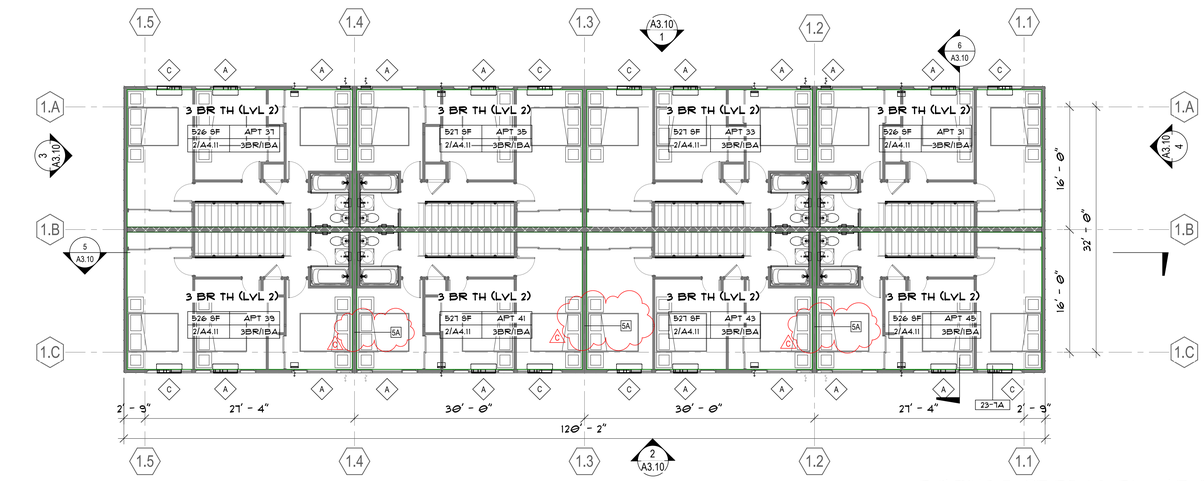
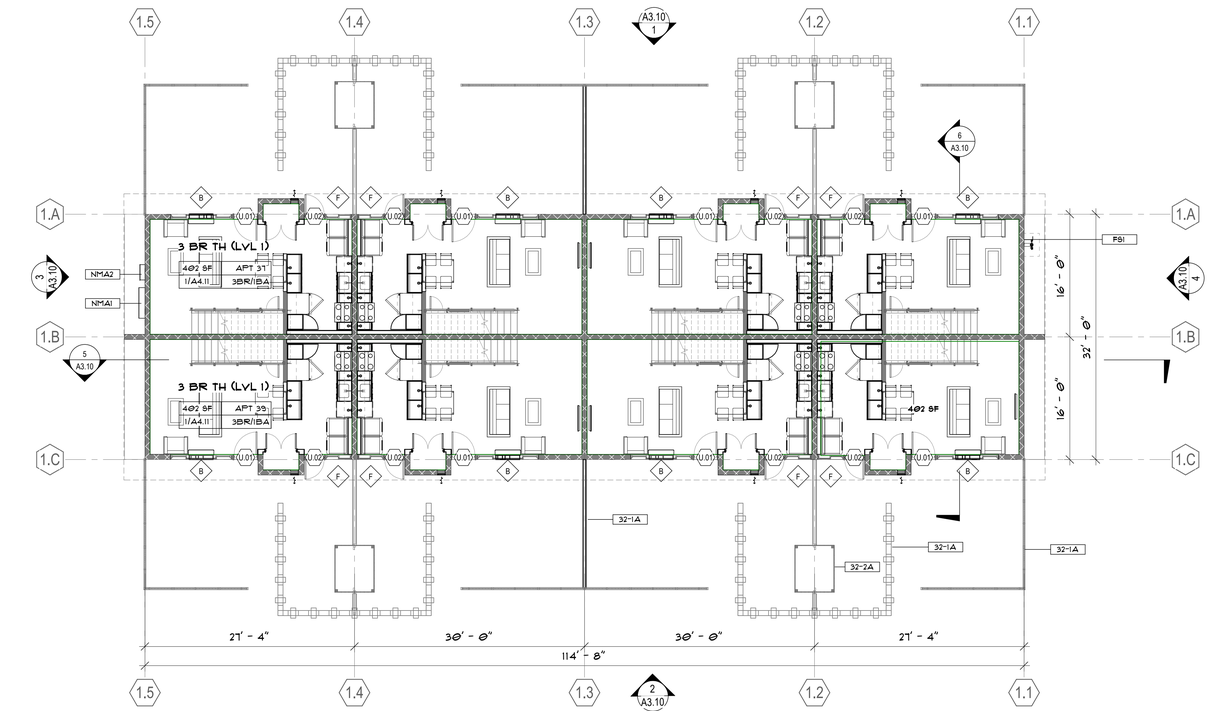


BUILDING TYPE B5-10, B13 - ROOF PLAN 3
1/8" = 1'-0"



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	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FSI	FIRE RISER, S.F.S.D.
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

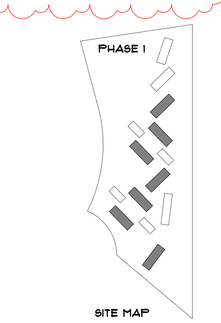
BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING CMU WALL TO REMAIN

NEW WALL CONSTRUCTION

PHASE 1



SITE MAP

0' 4' 8' 16'

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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
B	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
C	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B5 - B10, B13

SHEET:

A2.10

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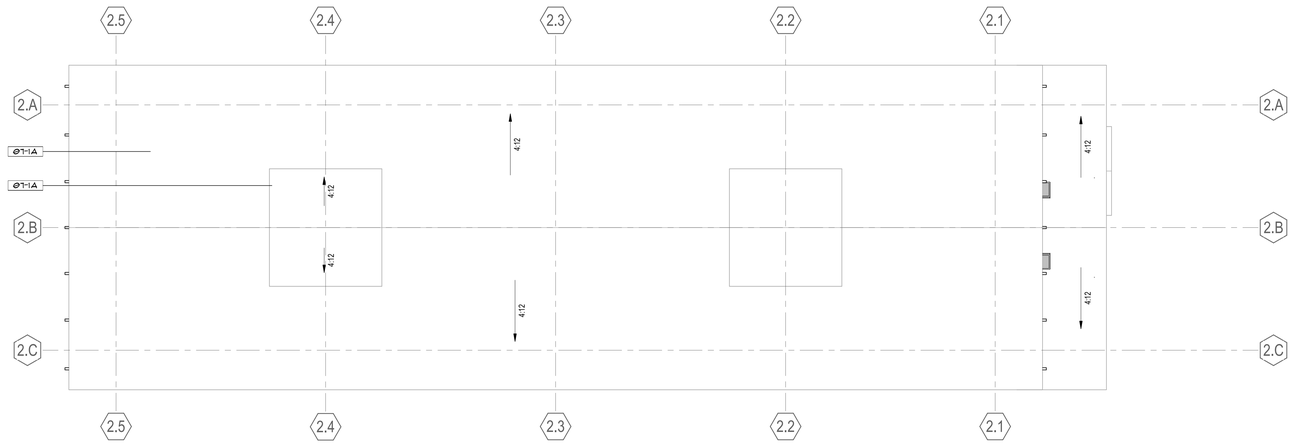
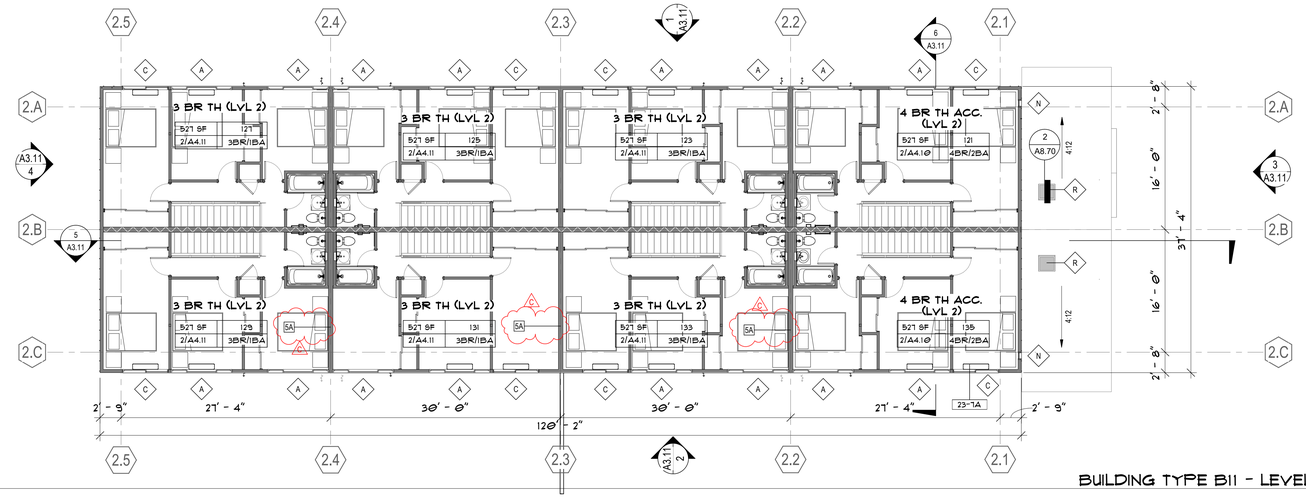
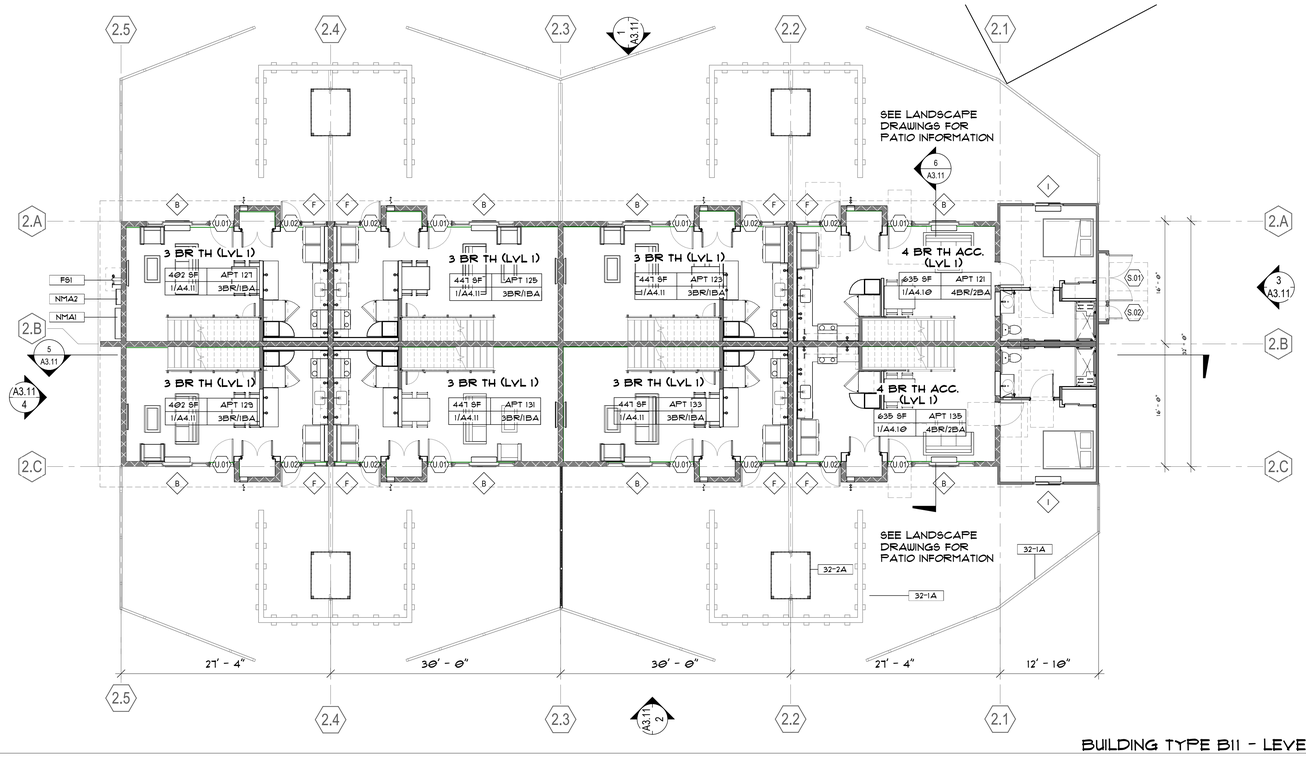
3/16/2026 3:00:33 PM



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-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.
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13. UNIT DEMISING WALLS ARE 1-HR RATED, TYPICAL.
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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.
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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.
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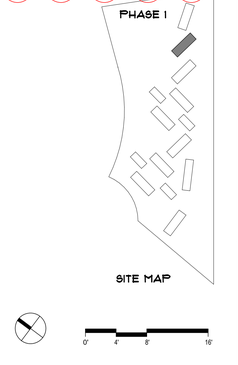
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
Ø7-1A	NEW ASPHALT SHINGLE ROOF OVER R-10 MIN RIGID INSULATION OUTBOARD OF EXISTING ROOF 2X6 T&G ROOF DECKING TO REMAIN
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FS1	FIRE RISER, S.F.S.D.
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B11

SHEET:

A2.11

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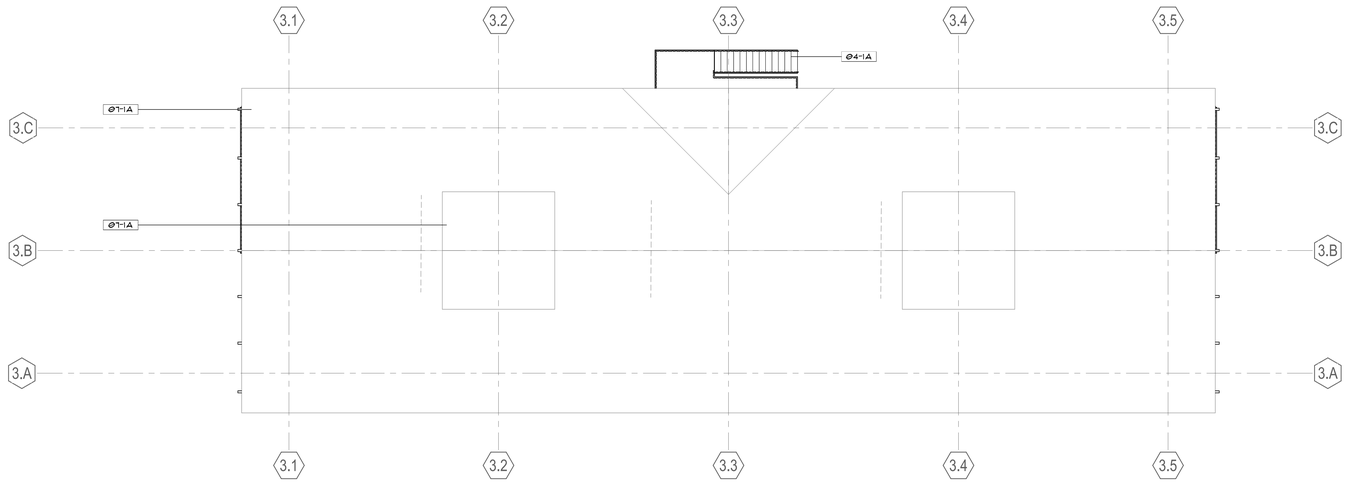
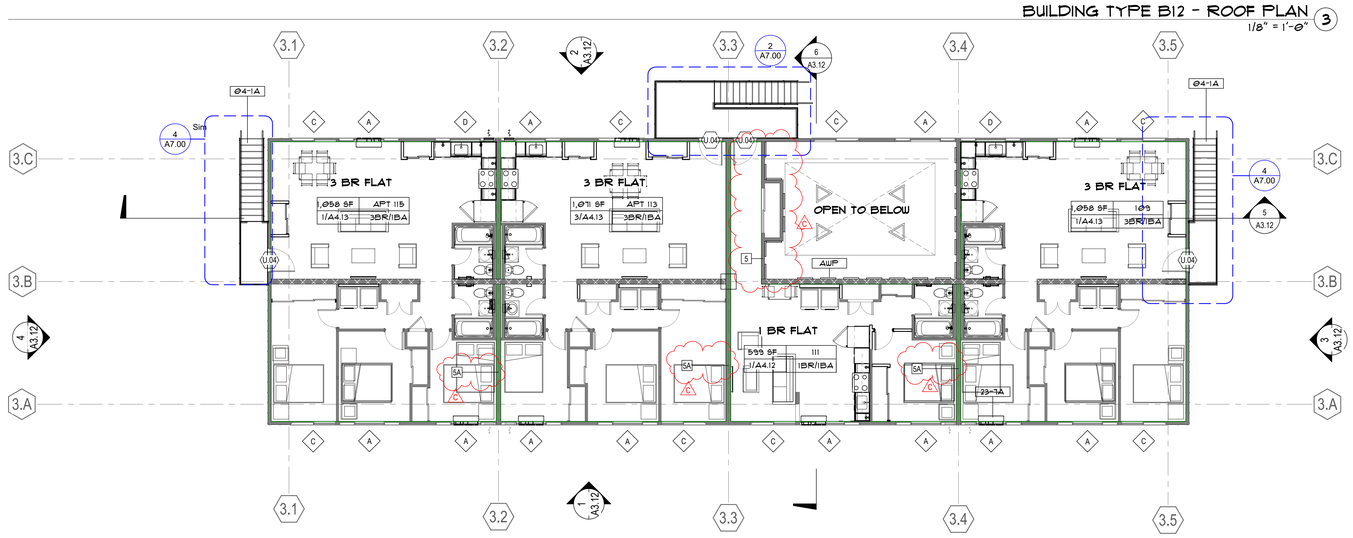
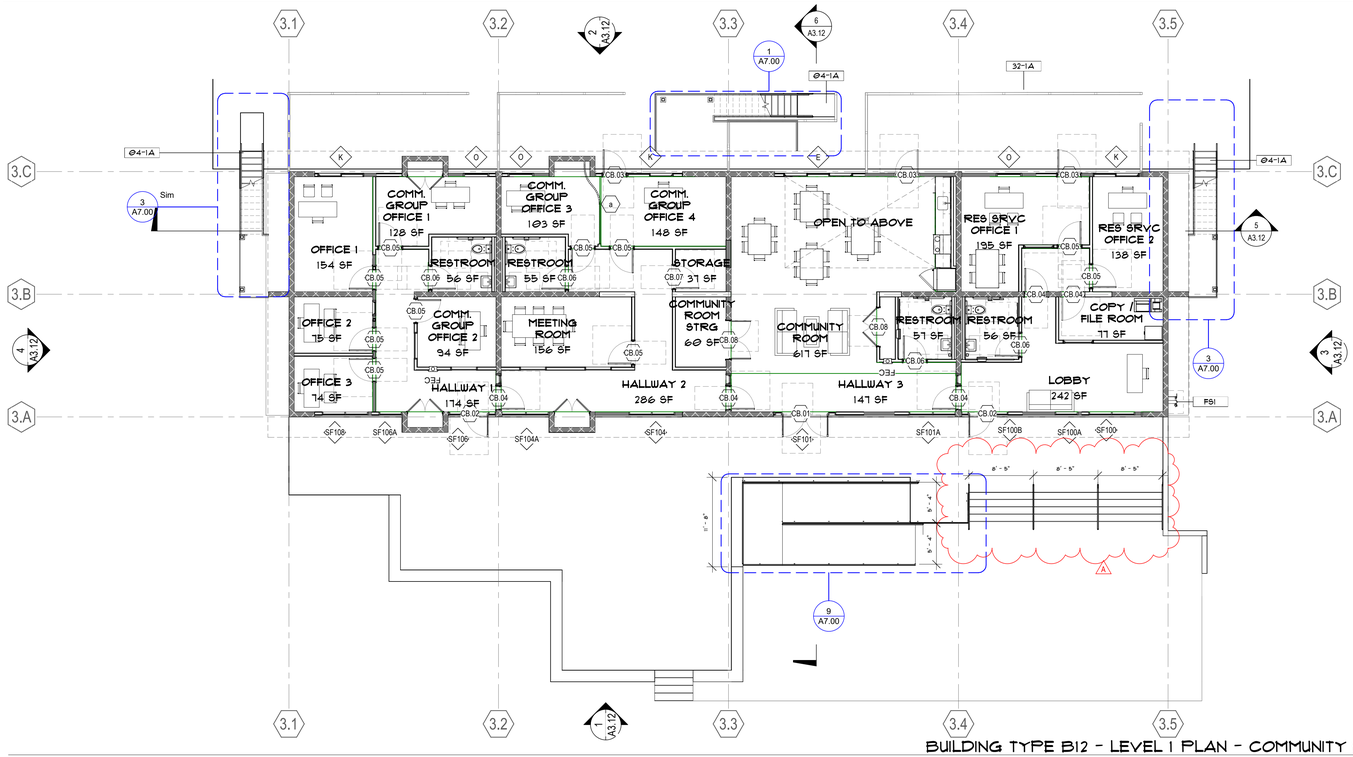
3/16/2026 12:03:44 PM



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-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	FENCE, S.L.D.
AWP	ACOUSTIC WALL PANEL
FSI	FIRE RISER, S.F.S.D.

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION

PHASE 1

SITE MAP

0' 4' 8' 16'

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GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

STAMP:

MARCAL CHAD NO. C36309 RENEWAL DATE 08/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
E	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE B12

SHEET:

A2.12

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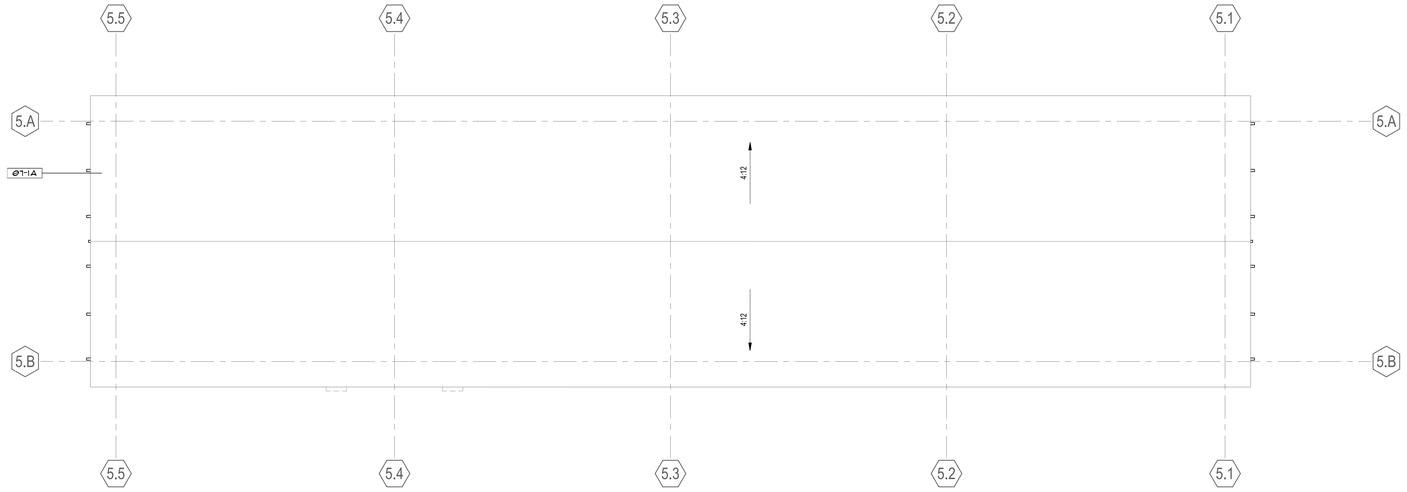
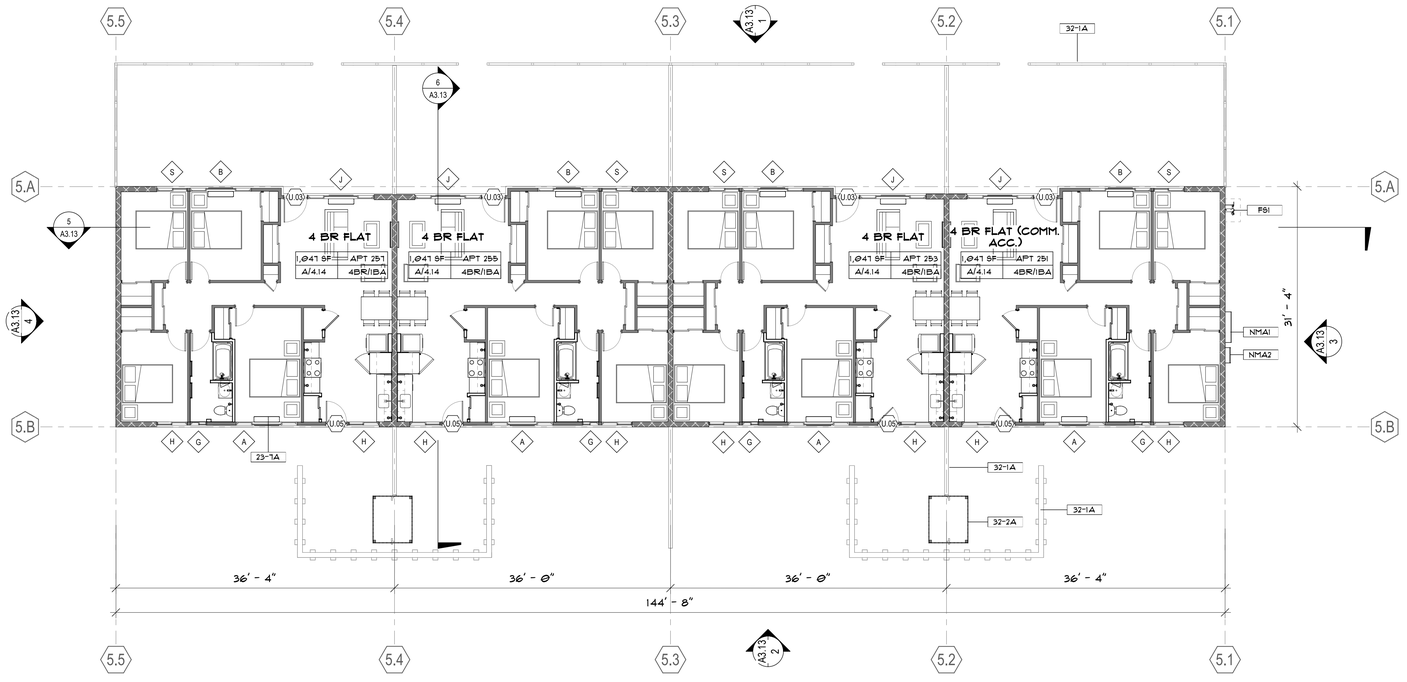
3/16/2026 12:03:50 PM



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
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
32-1A	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FS1	FIRE RISER, S.F.S.D.
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

BLDG & UNIT PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING CMU WALL TO REMAIN

NEW WALL CONSTRUCTION

PHASE 1

SITE MAP

0' 4' 8' 16'

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GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO NO. C36309 RENEWAL DATE 09/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE C2

SHEET:

A2.13

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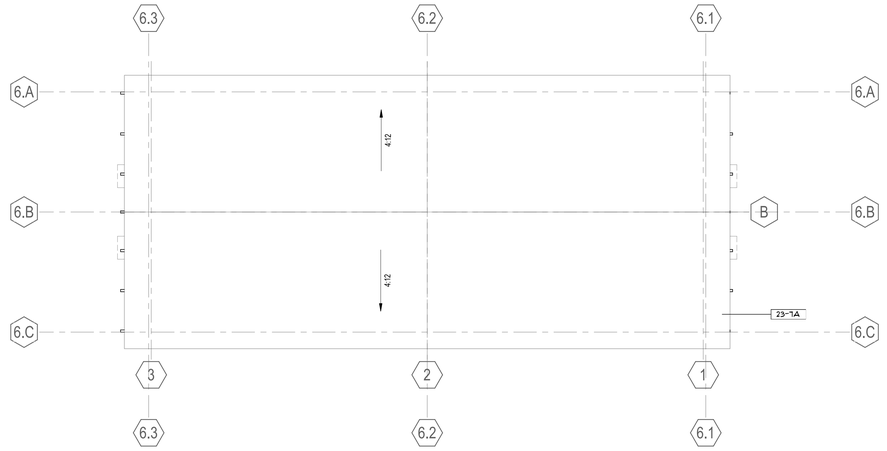
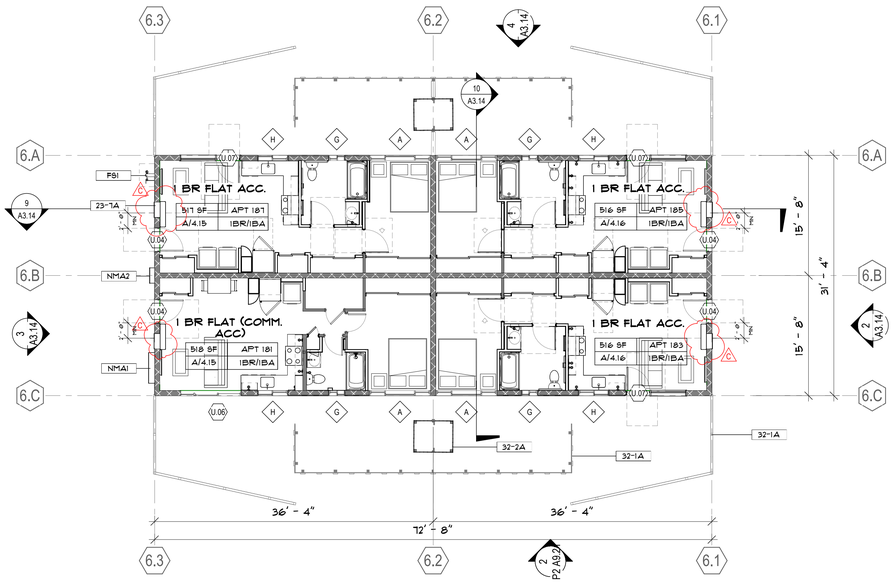
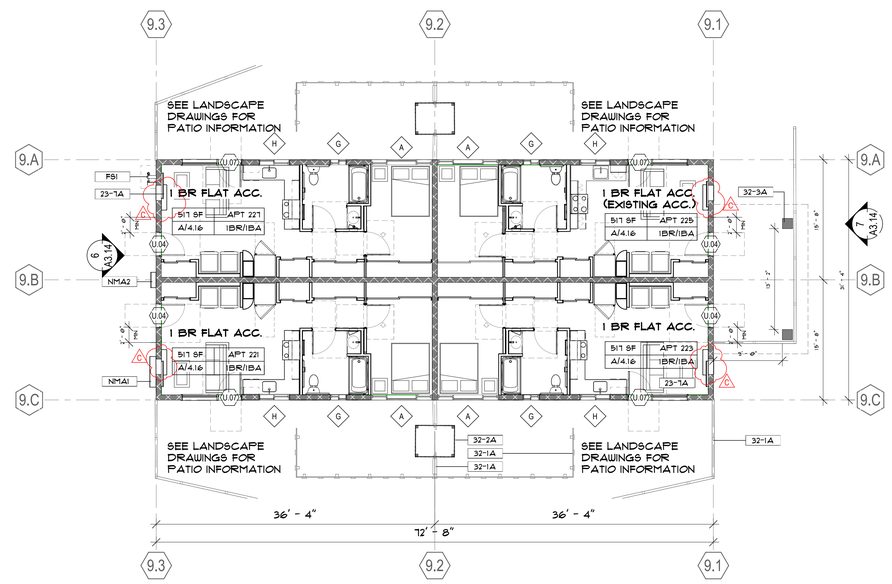


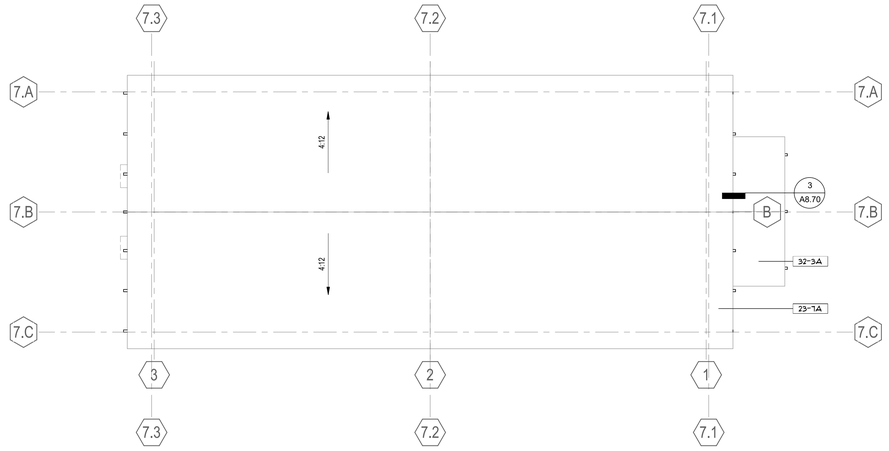
BUILDING TYPE E5 - ROOF PLAN 6
1/8" = 1'-0"



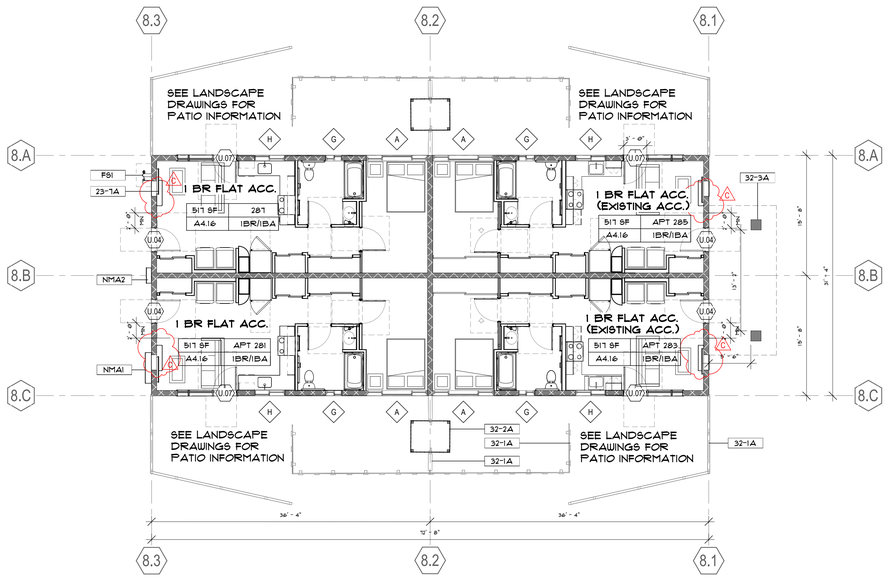
BUILDING TYPE E5 - LEVEL 1 PLAN 5
1/8" = 1'-0"



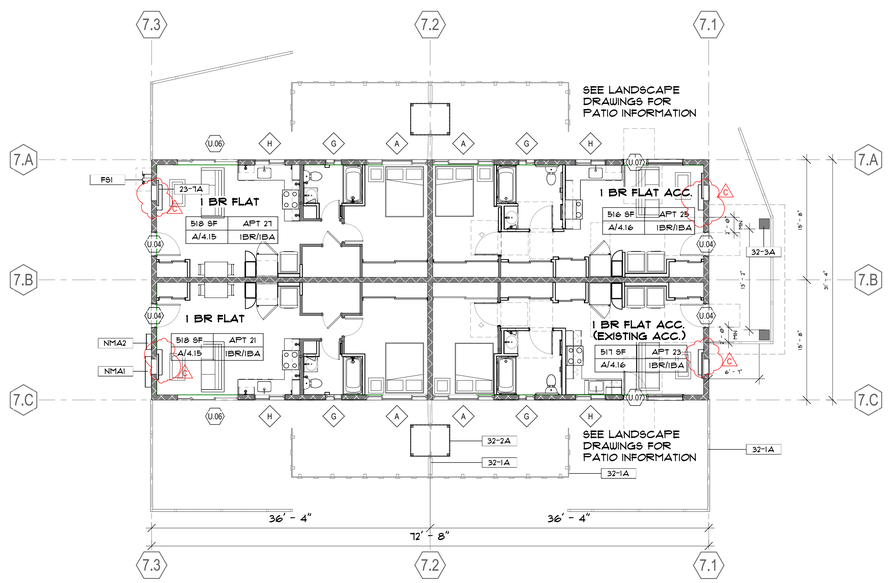
BUILDING TYPE E4 - LEVEL 1 PLAN 4
1/8" = 1'-0"



BUILDING TYPE E2 - E4 - ROOF PLAN 3
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	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
32-3A	EXISTING COVERED UNIT ENTRY
FS1	FIRE RISER, S.F.S.D.
FS1	
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION

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SANTA ROSA, CA
95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
E	Bid Addendum 1	1/30/2026
F	Bid Addendum 2	2/25/2026
G	Bid Addendum 3	3/11/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

FLOOR PLANS - BUILDING TYPE E2 - E5

SHEET:

A2.14

PHASE 1

SITE MAP

0' 4' 8' 16'

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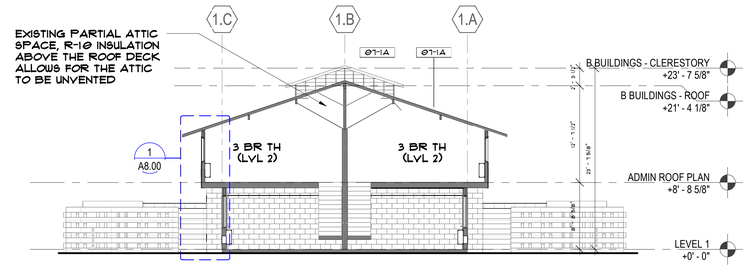
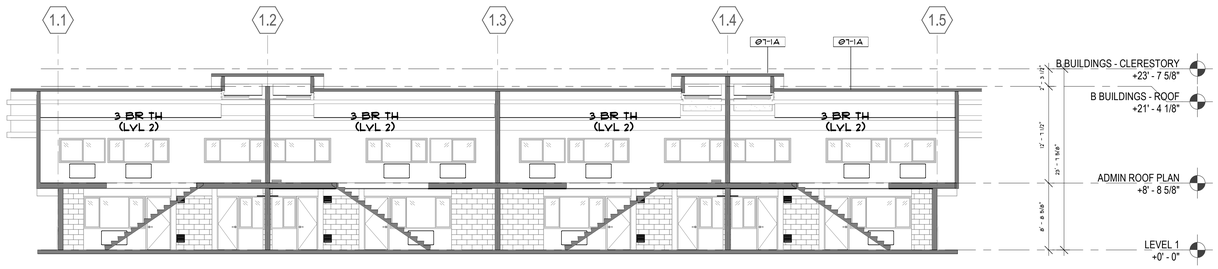
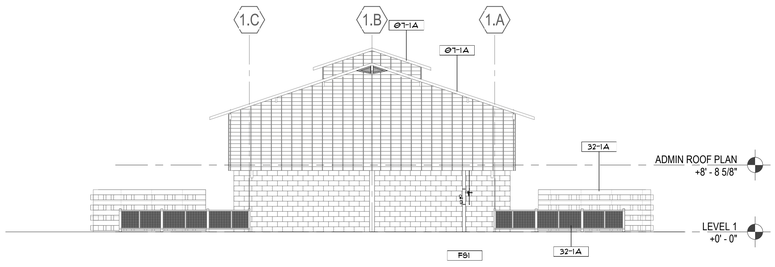
3/16/2026 12:04:09 PM



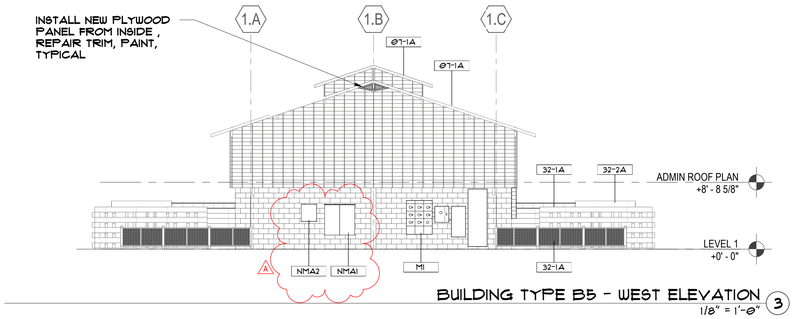
NORTH SOUTH BUILDING SECTION 2- BUILDING TYPE B5-10, B13 (6)
1/8" = 1'-0"



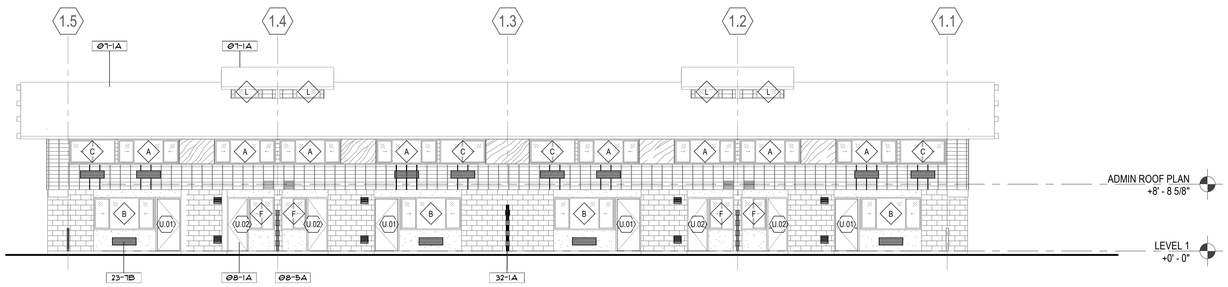
EAST WEST BUILDING SECTION 2- BUILDING TYPE B5-10, B13 (5)
1/8" = 1'-0"



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"



REPLACE (E) MECHANICAL ROOF JACK WHERE THESE ARE TO REMAIN, INSTALL NEW ROOF JACK WHERE REQUIRED, S.M.D

WHERE (E) ROOF JACK IS BEING ELIMINATED FILL IN ROOF DECKING TO MATCH AND PREPARE AREA FOR NEW ROOFING, TYP.

GRADE VARIES, SEE CIVIL

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-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

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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.
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7. ALL ALTERED WOOD FRAMED WALLS TO HAVE A MINIMUM OF R-11 CAVITY INSULATION.
8. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
11. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
12. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
14. 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-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.
32-1A	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FSI	FIRE RISER, S.F.S.D.
MI	ELECTRICAL METER S.E.D., PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

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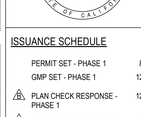
APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE B5 - B10, B13

SHEET:

A3.10

0' 4' 8' 16'

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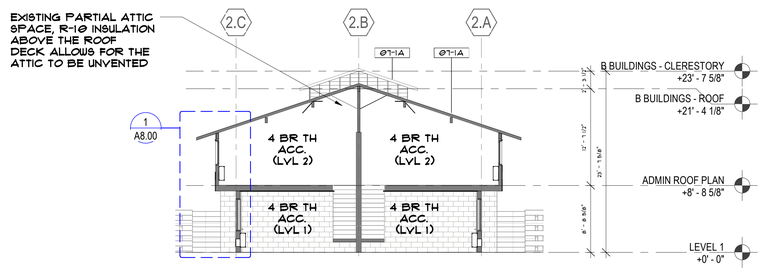
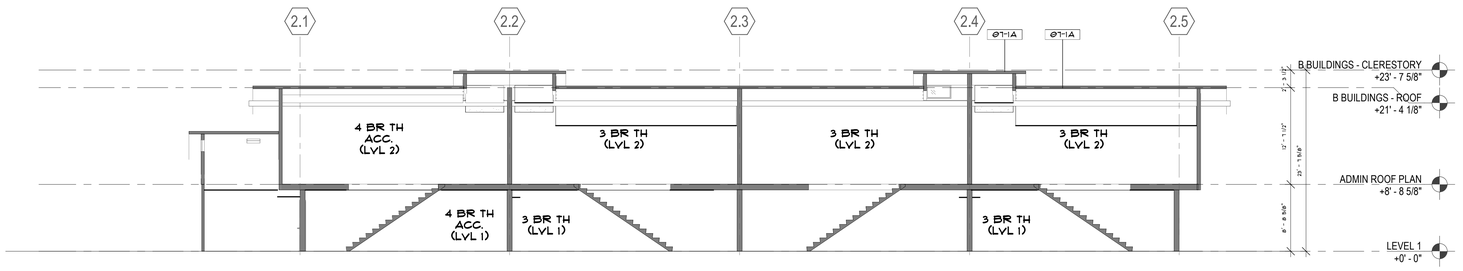
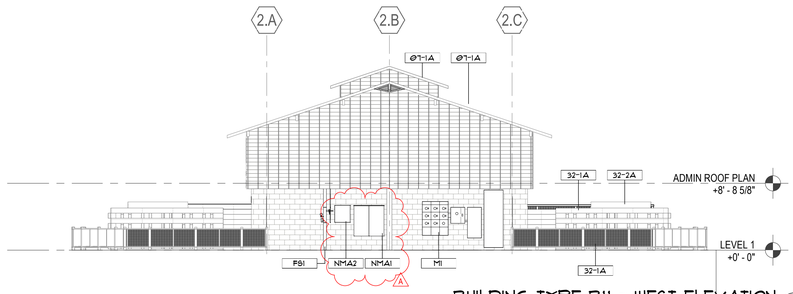
3/16/2026 12:04:22 PM



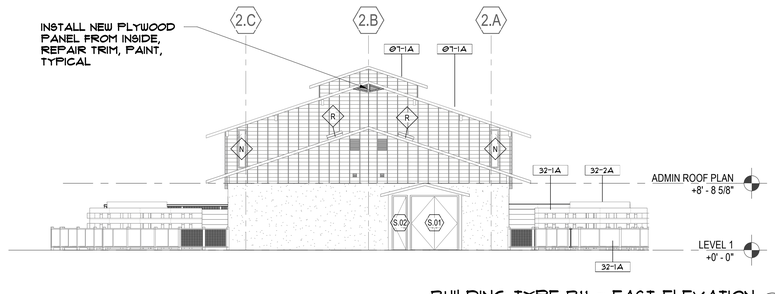
NORTH SOUTH BUILDING SECTION - BUILDING TYPE B11 (6)
1/8" = 1'-0"



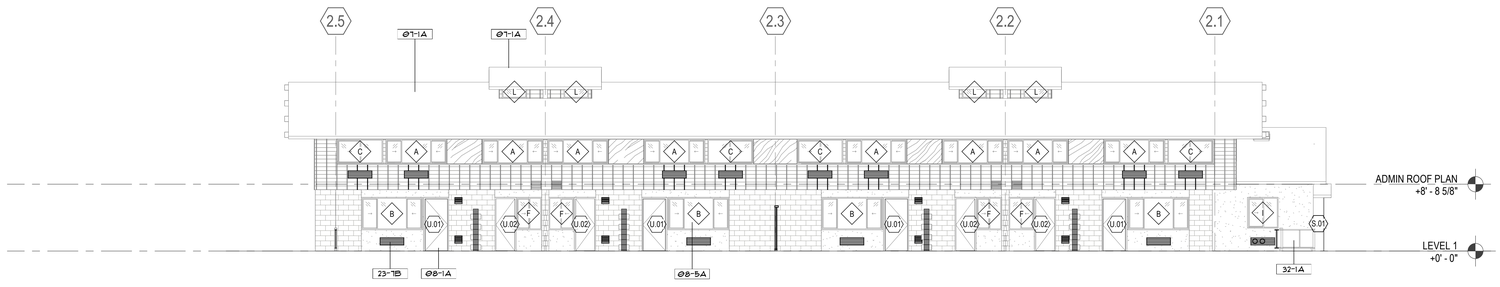
EAST WEST BUILDING SECTION - BUILDING TYPE B11 (5)
1/8" = 1'-0"



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



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



BUILDING TYPE B11 - 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
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32-1A	FENCE, S.L.D.
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FSI	FIRE RISER, S.F.S.D.
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REPLACE (E) MECHANICAL ROOF JACK WHERE THESE ARE TO REMAIN, INSTALL NEW ROOF JACK WHERE REQUIRED, S.M.D

WHERE (E) ROOF JACK IS BEING ELIMINATED FILL IN ROOF DECKING TO MATCH AND PREPARE AREA FOR NEW ROOFING, TYP.

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

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0' 4' 8' 16'

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APN: 052-140-22, 052-140-41

STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
E	Bid Addendum 1	1/30/2026
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE B11

SHEET:

A3.11

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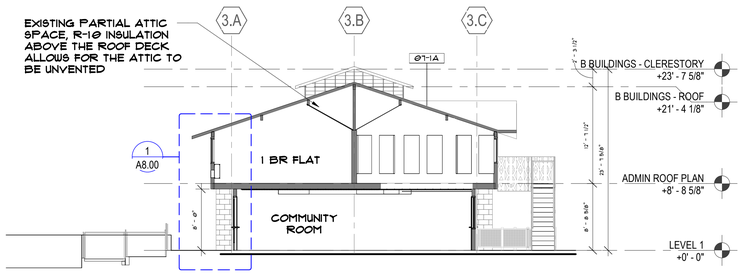
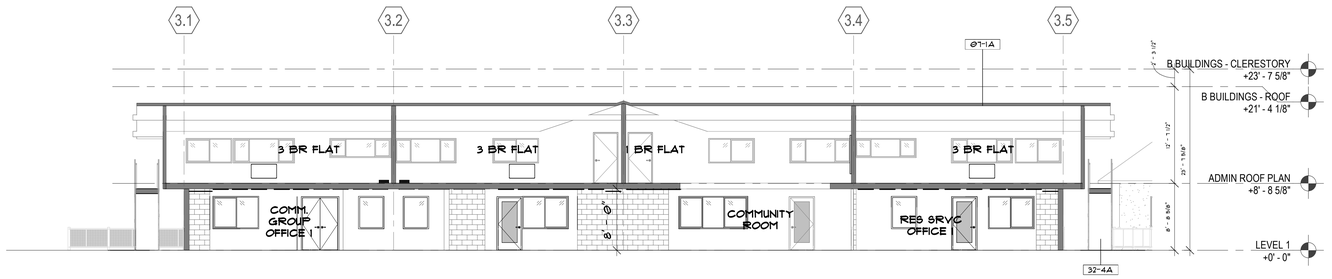
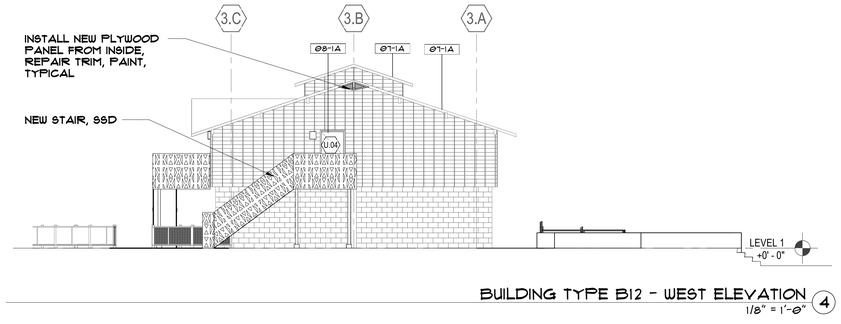


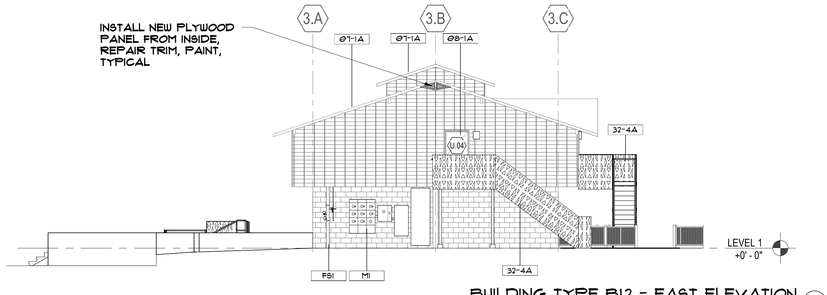
NORTH SOUTH BUILDING SECTION - BUILDING TYPE B12 (6)
1/8" = 1'-0"



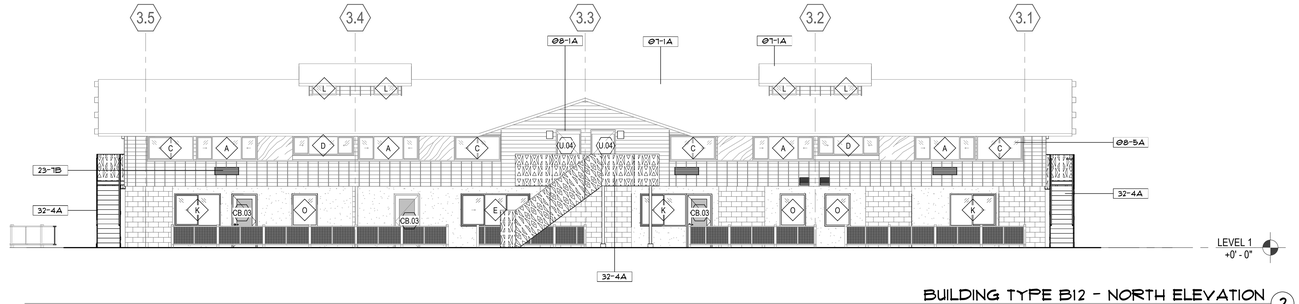
EAST WEST BUILDING SECTION - BUILDING TYPE B12 (5)
1/8" = 1'-0"



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



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

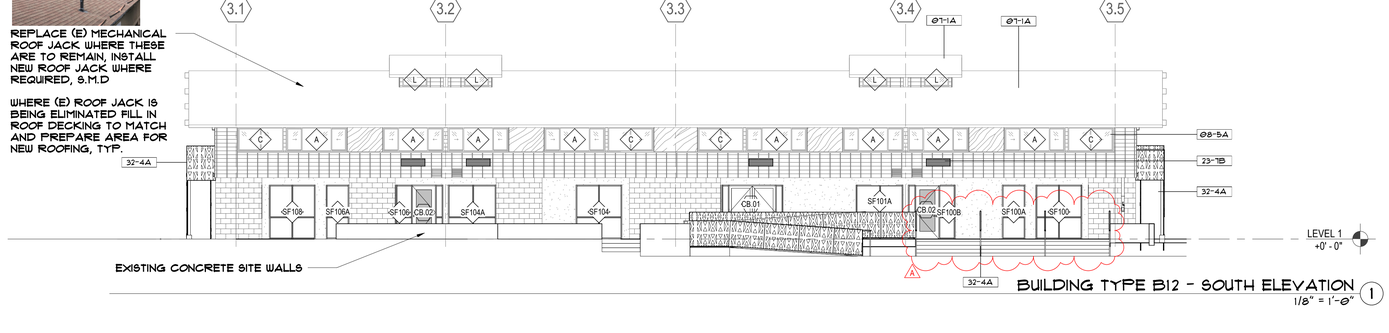


BUILDING TYPE B12 - NORTH ELEVATION (2)
1/8" = 1'-0"



REPLACE (E) MECHANICAL ROOF JACK WHERE THESE ARE TO REMAIN, INSTALL NEW ROOF JACK WHERE REQUIRED, S.M.D

WHERE (E) ROOF JACK IS BEING ELIMINATED FILL IN ROOF DECKING TO MATCH AND PREPARE AREA FOR NEW ROOFING, TYP.



EXISTING CONCRETE SITE WALLS

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

BUILDING SECTION NOTES

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   REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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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.
32-4A	NEW STAIR, GUARDRAILS,HANDRAILS
FSI	FIRE RISER, S.F.S.D.
MI	ELECTRICAL METER S.E.D., PAINT TO MATCH BUILDING COLOR: PAINT 2

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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE B12

SHEET:

A3.12

0' 4' 8' 16'

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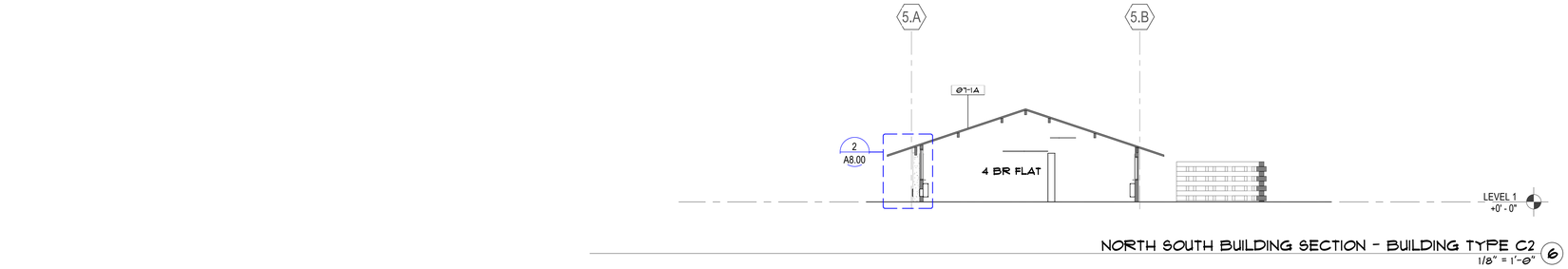
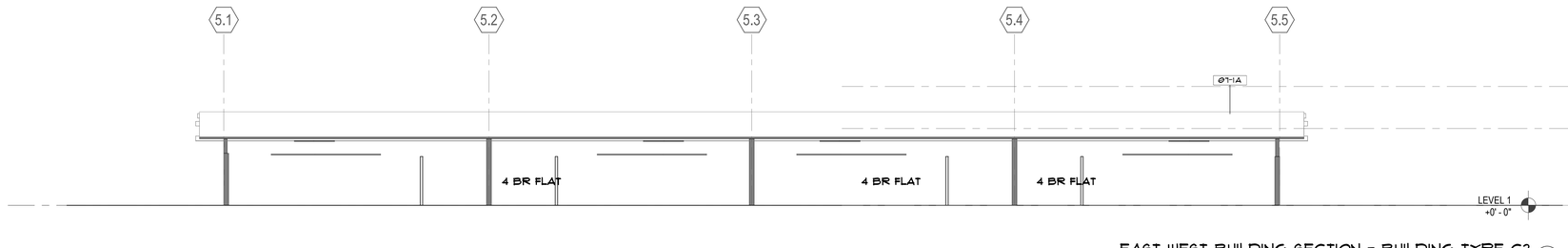
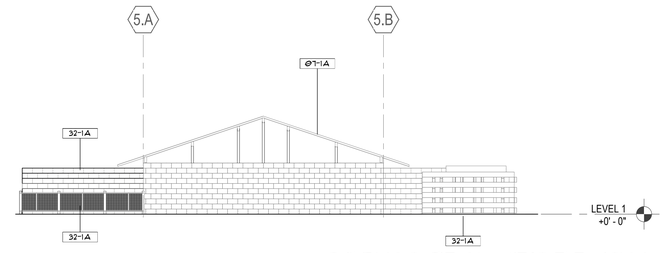
3/16/2026 12:04:51 PM



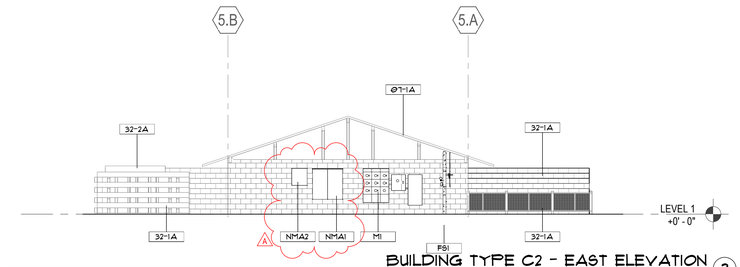
NORTH SOUTH BUILDING SECTION - BUILDING TYPE C2 (6)
1/8" = 1'-0"



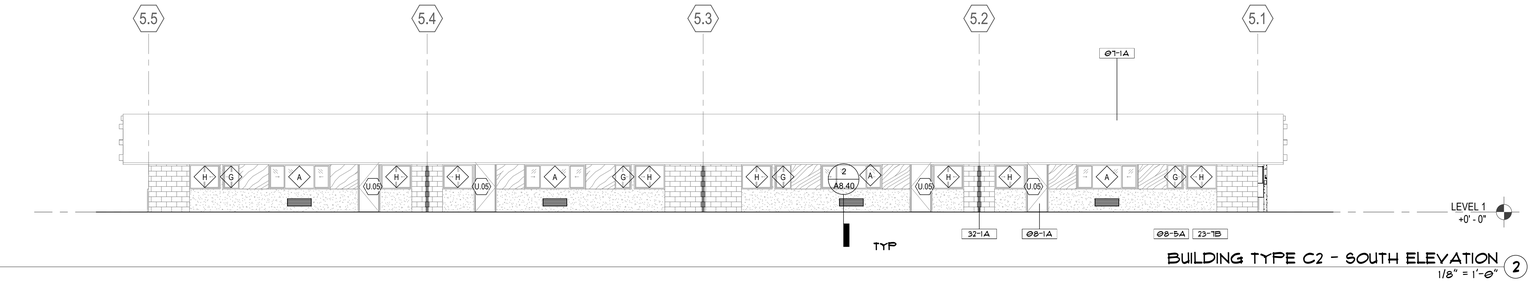
EAST WEST BUILDING SECTION - BUILDING TYPE C2 (5)
1/8" = 1'-0"



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"



REPLACE (E) MECHANICAL ROOF JACK WHERE THESE ARE TO REMAIN, INSTALL NEW ROOF JACK WHERE REQUIRED, S.M.D

WHERE (E) ROOF JACK IS BEING ELIMINATED FILL IN ROOF DECKING TO MATCH AND PREPARE AREA FOR NEW ROOFING, TYP.

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.
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. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. NEW FIRE WATER RISERS WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE FIRE SPRINKLER DRAWINGS.
11. NEW ELECTRICAL SERVICE EQUIPMENT WILL BE LOCATED ON BUILDING EXTERIORS, TYP. SEE ELECTRICAL DRAWINGS.
12. FRAMING SUB-CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
13. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
14. 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.
32-1A	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
FS1	FIRE RISER, S.F.S.D.
M1	ELECTRICAL METER S.E.D., PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

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APN: 052-140-22, 052-140-41

STAMP:

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
E	Bid Addendum 1	1/30/2026
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

SECTIONS & ELEVATIONS - BUILDING TYPE C2

SHEET:

A3.13

0' 4' 8' 16'

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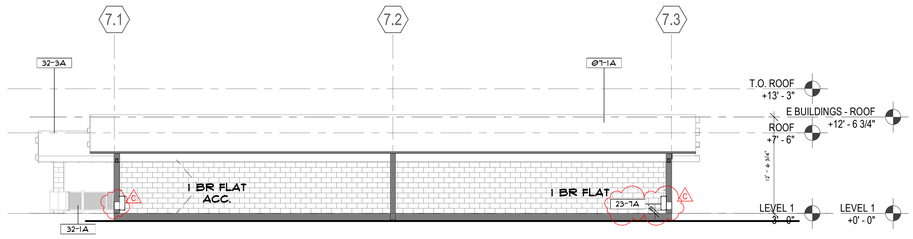
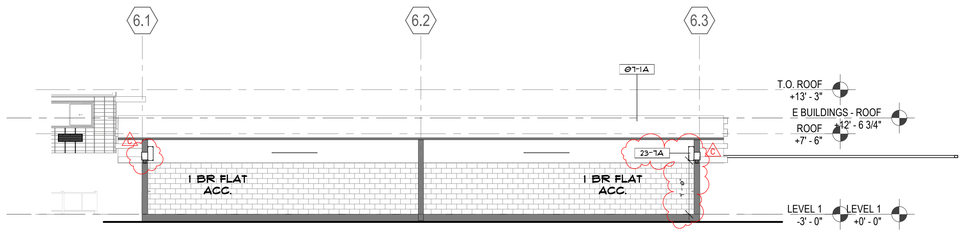
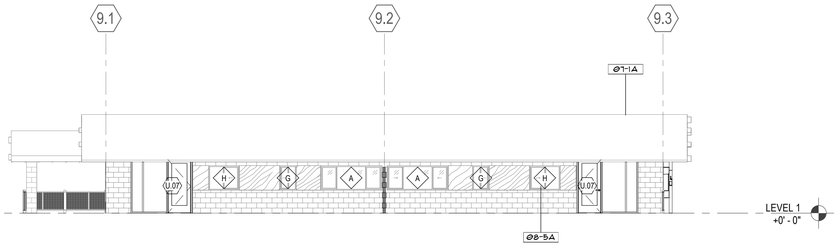
3/16/2026 12:05:04 PM



EAST WEST BUILDING SECTION - BUILDING TYPE E2-E4 (11)
1/8" = 1'-0"

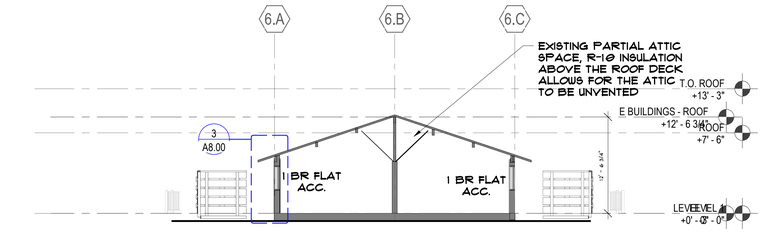


EAST WEST BUILDING SECTION - BUILDING TYPE E5 (9)
1/8" = 1'-0"

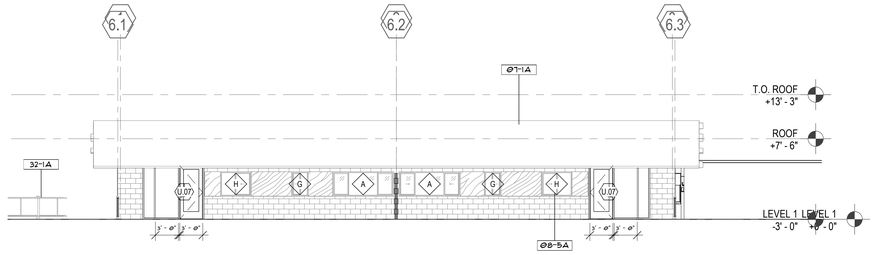


BUILDING TYPE E3 & E4 - NORTH ELEVATION (8)
1/8" = 1'-0"

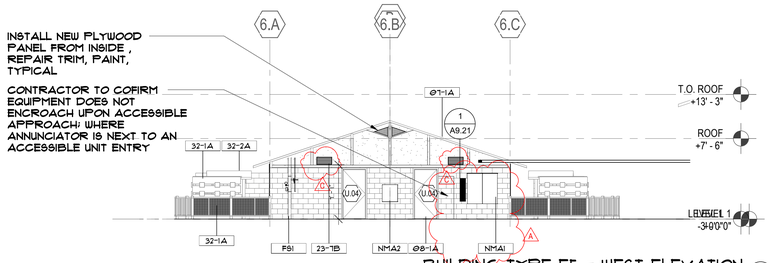
APPLIES TO BUILDINGS E3 & E4, E4 SHOWN



NORTH SOUTH BUILDING SECTION - BUILDING TYPE E2 - E5 (10)
1/8" = 1'-0"

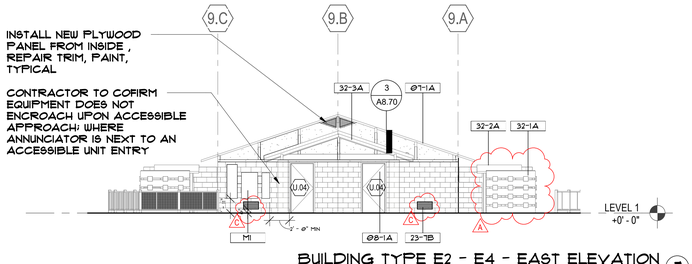


BUILDING TYPE E5 - NORTH ELEVATION (4)
1/8" = 1'-0"



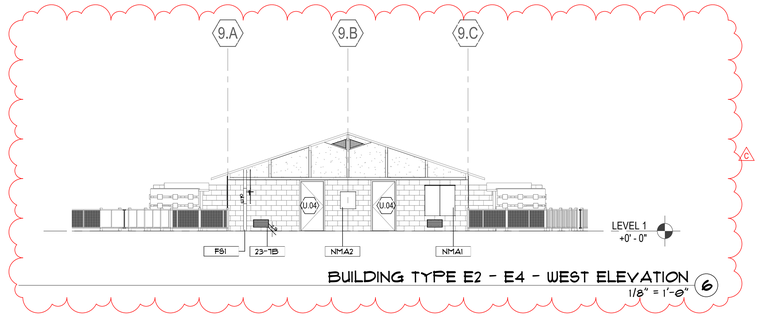
BUILDING TYPE E5 - WEST ELEVATION (3)
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E5, E5 SHOWN

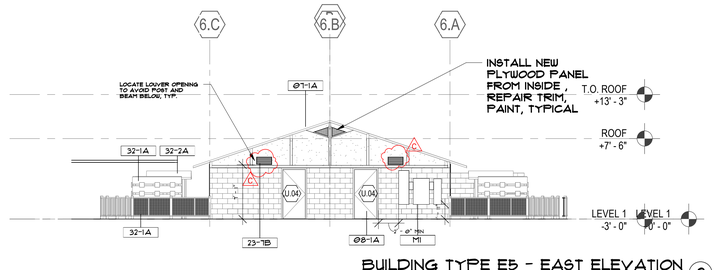


BUILDING TYPE E2 - E4 - EAST ELEVATION (7)
1/8" = 1'-0"

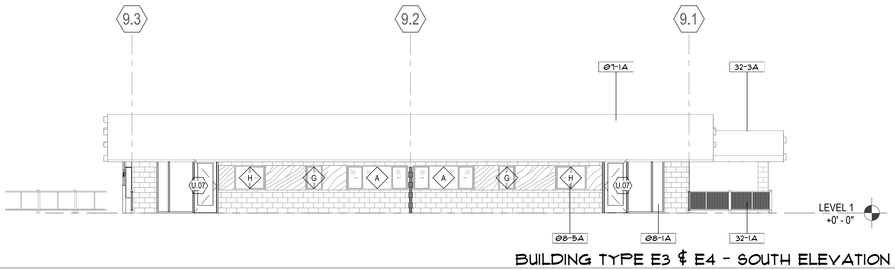
APPLIES TO BUILDINGS E2-E4, E4 SHOWN



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

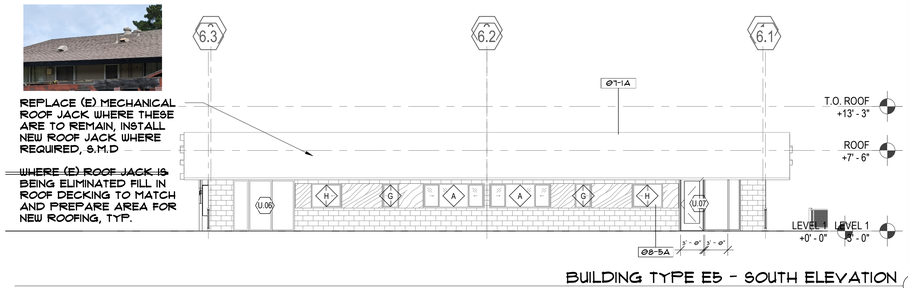


BUILDING TYPE E5 - EAST ELEVATION (2)
1/8" = 1'-0"



BUILDING TYPE E3 & E4 - SOUTH ELEVATION (5)
1/8" = 1'-0"

APPLIES TO BUILDINGS E3 & 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.
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.
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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
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
23-7B	LOUVERS FOR PTHP UNIT, S.M.D.
32-1A	FENCE, S.L.D.
32-2A	EXISTING SHED TO BE REPLACED,S.L.D.
32-3A	EXISTING COVERED UNIT ENTRY
FSI	
MI	ELECTRICAL METER S.E.D., PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA1	LOW VOLTAGE TERMINAL BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2
NMA2	FIRE ALARM NEMA BOX, PAINT TO MATCH BUILDING COLOR: PAINT 2

0' 4' 8' 16'

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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
E	Bid Addendum 1	1/30/2026
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	**SECTIONS & ELEVATIONS - BUILDING TYPE E2 - E5**

SHEET:

A3.14

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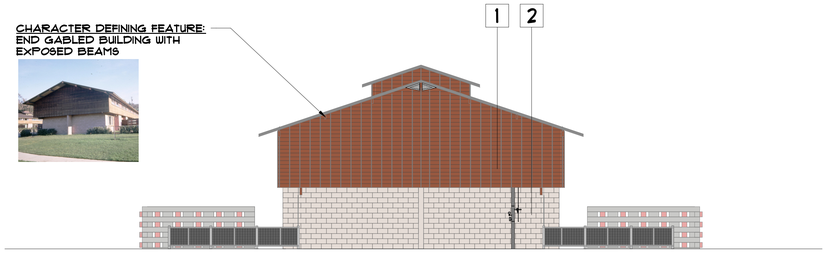
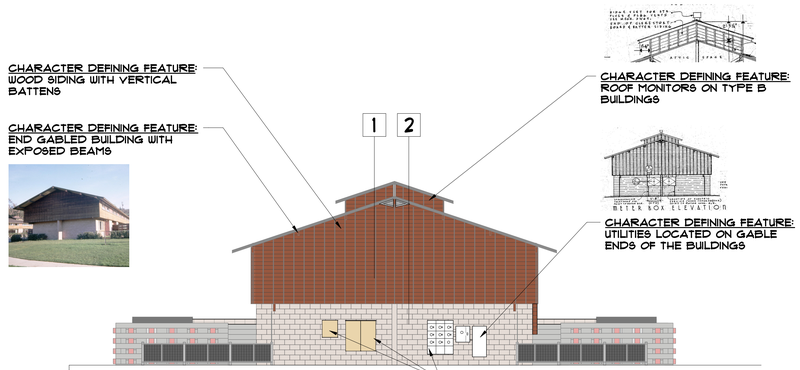
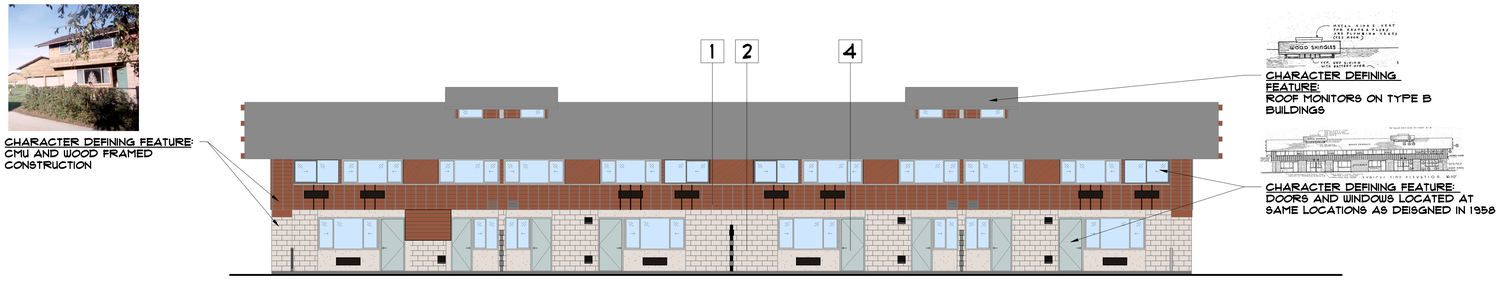
3/16/2026 12:05:26 PM



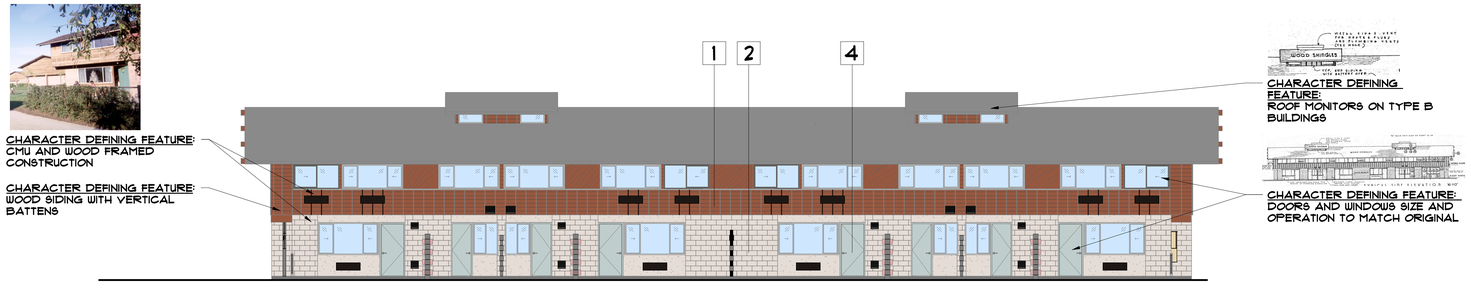
BUILDING TYPE B5 - EAST ELEVATION (4)
1/8" = 1'-0"



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



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



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

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

COLOR LEGEND



3/16/2026 12:05:37 PM

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STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COLOR ELEVATIONS - BUILDING TYPE B5 - B10, B13

SHEET:

A3.20

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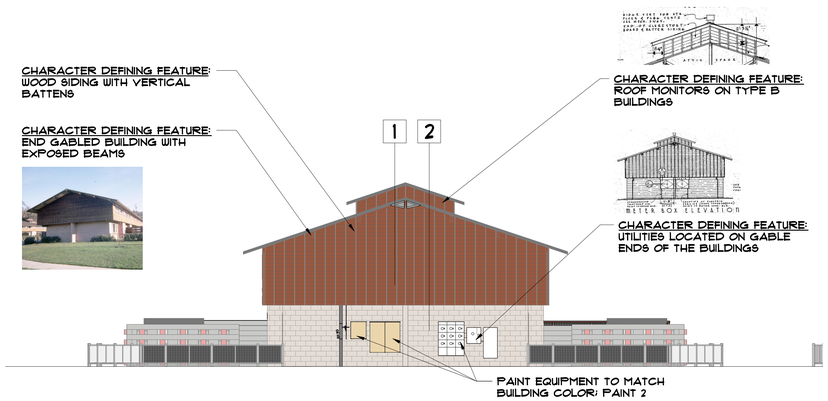
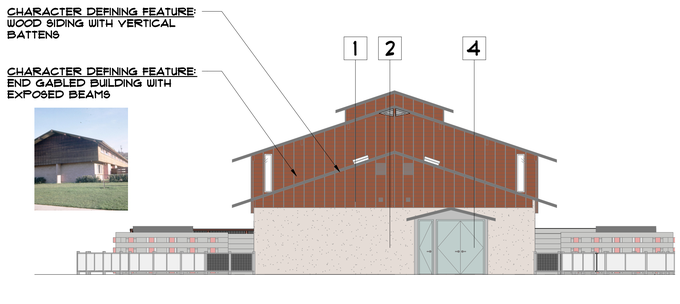
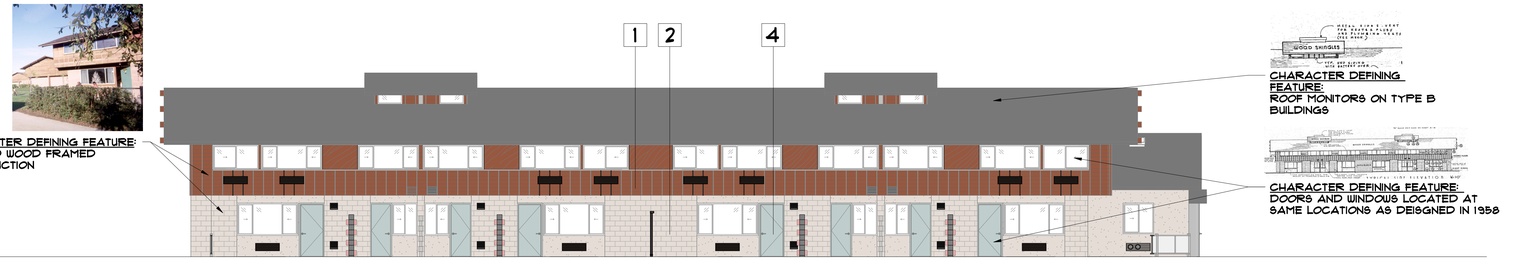


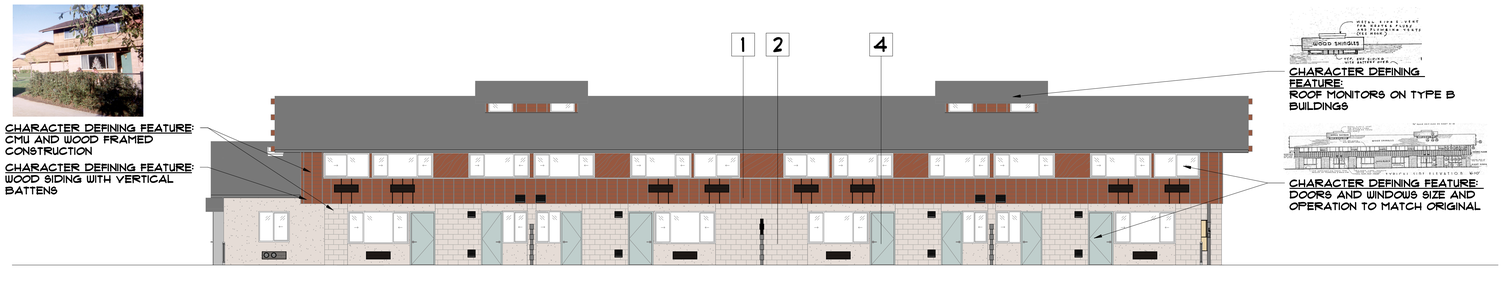
BUILDING TYPE B11 - WEST ELEVATION (4)
1/8" = 1'-0"



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



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



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

COLOR LEGEND



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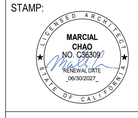

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COLOR ELEVATIONS - BUILDING TYPE B11

SHEET:

A3.21

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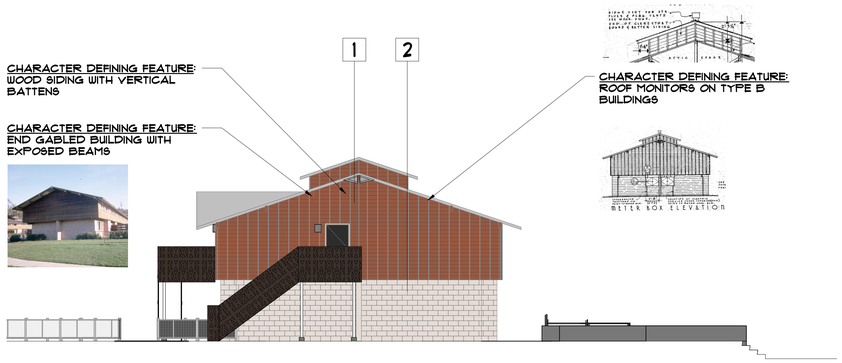

BUILDING TYPE B12 -WEST ELEVATION 4
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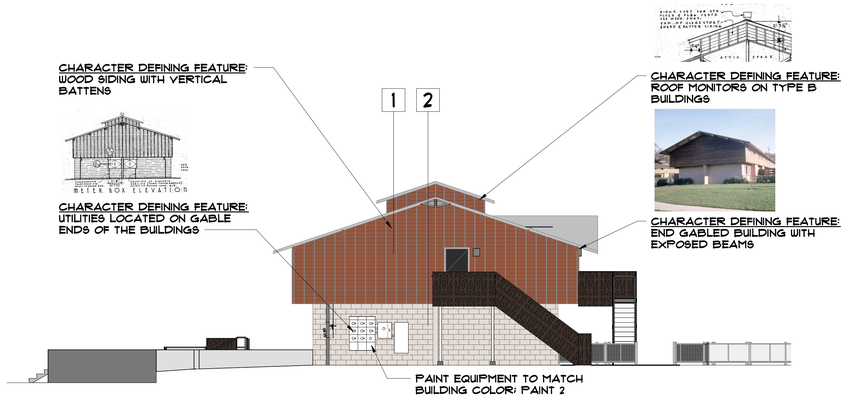

BUILDING TYPE B12 - EAST ELEVATION 3
1/8" = 1'-0"



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



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

COLOR LEGEND



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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COLOR ELEVATIONS - BUILDING TYPE B12

SHEET:

A3.22

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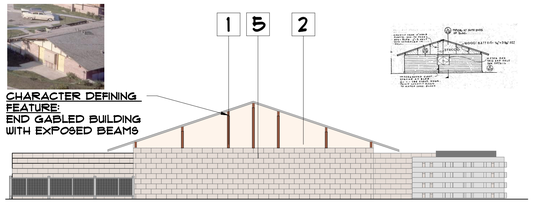
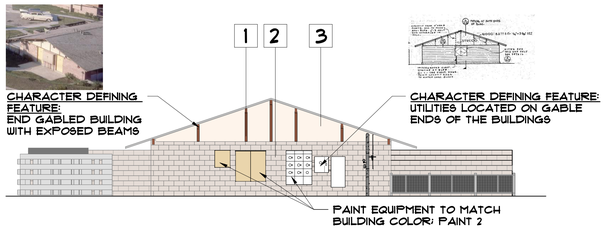
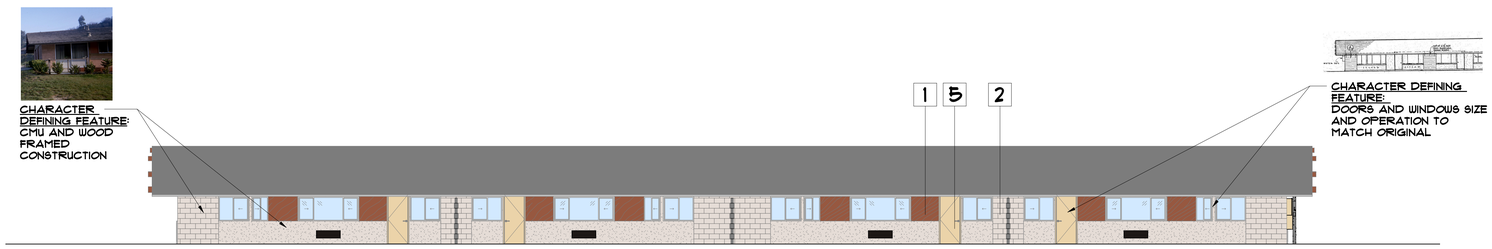
3/16/2026 12:05:57 PM



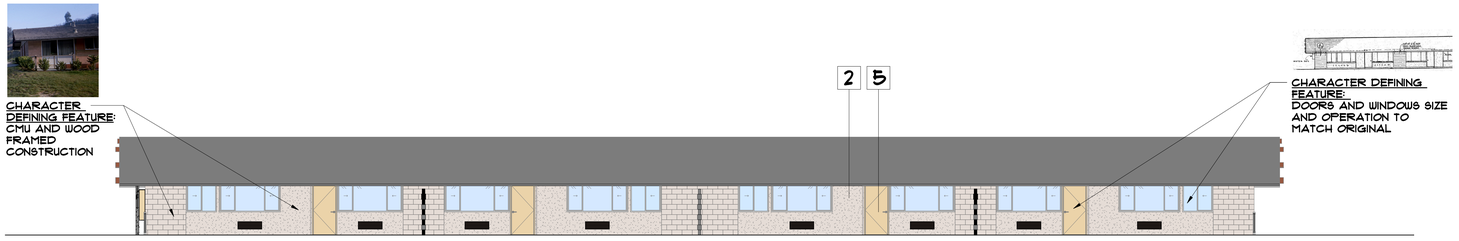
BUILDING TYPE C2 - WEST ELEVATION (4)
1/8" = 1'-0"



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

COLOR LEGEND

1. PAINT COLOR 1 PUPICE STONE 1197 (WOOD SIDING, PLYWOOD PANELS, LEVEL 2 VENTS)
2. PAINT COLOR 2 PAMPAS GRASS 2110-60 (CMU WALLS, STUCCO, LEVEL 01 VENTS)
3. PAINT COLOR 3 OPULENCE OC-69 (GABLED END STUCCO WALLS AT BLDG TYPE E & C)
4. PAINT COLOR 4 KENTUCKY HAZE AC-16 (ACCENT DOORS AT BLDG TYPE B)
5. PAINT COLOR 4 DELICATE PEACH 120 (ACCENT DOORS AT BLDG TYPES C & E)

0' 4' 8' 16'

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LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
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C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
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CHECKED BY:	GS
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SCALE:	As indicated

TITLE:

COLOR ELEVATIONS - BUILDING TYPE C2

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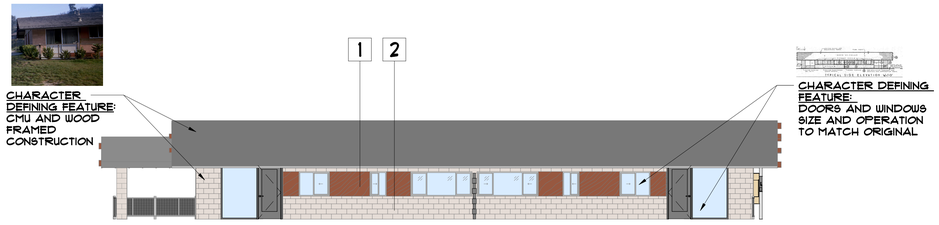
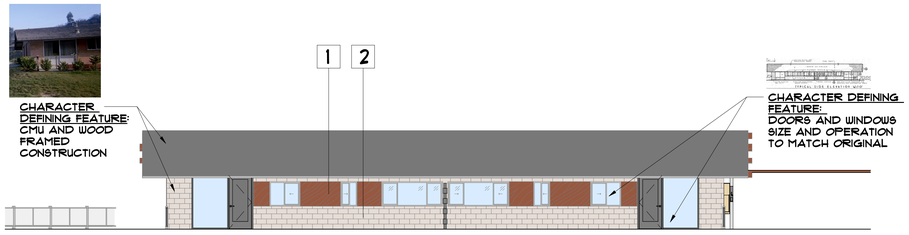
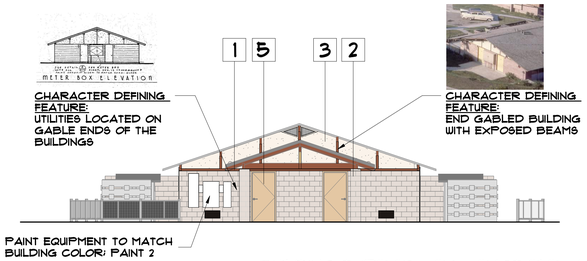


BUILDING TYPE E2 - E4 - NORTH ELEVATION 7
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN

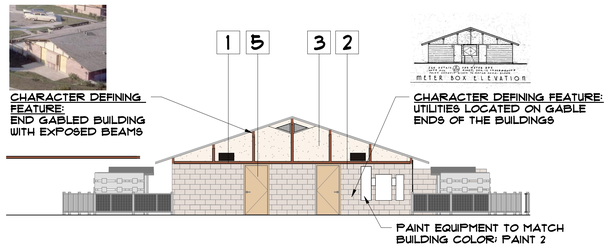


BUILDING TYPE E5 - NORTH ELEVATION 3
1/8" = 1'-0"

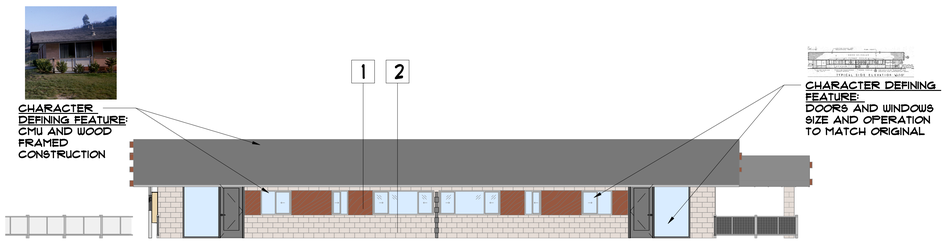


BUILDING TYPE E2 - E4 - EAST ELEVATION 6
1/8" = 1'-0"

APPLIES TO BUILDINGS E2-E4, E4 SHOWN

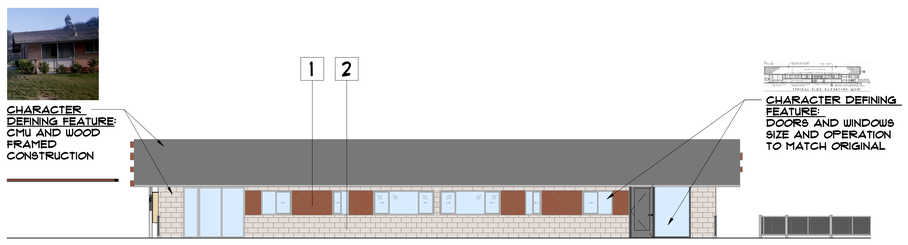


BUILDING TYPE E5 - EAST ELEVATION 2
1/8" = 1'-0"



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"

COLOR LEGEND



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D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COLOR ELEVATIONS - BUILDING TYPE E2 - E5

SHEET:

A3.24

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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 FEATURES (B)
		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 FEATURES (B)
		135	1&2	4	1,152	EXISTING MOBILITY ACCESSIBLE
		8			8070	
B12	101-115 DRAKE	101	1			
		103	1			
		105	1	COMMUNITY BUILDING		COMMUNITY BUILDING 3,513 SF
		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 FEATURES (B)
		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 FEATURES (B)
		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. 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.
5. TYPICAL PASSAGE DOORS AT ACCESSIBLE UNITS SHALL BE 3'-0" WIDE AND PROVIDED WITH COMPLIANT LEVER HARDWARE
6. CONTRACTOR TO VERIFY TUB/ SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING.
7. PROVIDE MINIMUM (1) 24" LONG TOWEL BAR, U.O.N., IN EACH BATHROOM, MOUNTED AT 40" MAXIMUM ABOVE FINISH FLOOR TO TOP OF TOWEL BAR. PROVIDE SOLID BLOCKING AT TOWEL BARS.
8. WHERE OCCURS, VERIFY WING WALL LENGTH WITH REFRIGERATOR MANUFACTURER TO ENSURE AN UNOBSTRUCTED 135-DEGREE REFRIGERATOR DOOR SWING.
9. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. 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.
11. EVERY DWELLING UNIT MUST BE PROVIDED WITH SMOKE ALARM DEVICES ON BOTH SIDES OF BEDROOM DOORS. SEE ELECTRICAL DRAWINGS.
12. 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 48" M. 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).
13. PROVIDE DATA BOX FOR WALL-MOUNTED TELEVISION IN LIVING ROOM. PROVIDE SOLID BACKING AT 48" ABOVE FINISH FLOOR, CENTERED ON DATA BOX.
14. PROVIDE ACOUSTIC INSULATION AT WALLS AND CEILING OF WASHER/ DRYER LOCATIONS. ALL DRYER VENTS SHALL BE ISOLATED FROM FRAMING MEMBERS.
15. 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.
16. INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD PROVISIONS IN CBC CHAPTER 8.
17. THIS BUILDING SHALL BE FIRE SPRINKLERED THROUGHOUT, PER APPLICABLE SECTIONS OF CBC CHAPTER 9 AND NFPA 13R.
18. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT
19. HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

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REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	2/25/2026
SCALE:	12" = 1'-0"

TITLE:

UNIT INDEX - PHASE 1

SHEET:

A4.00

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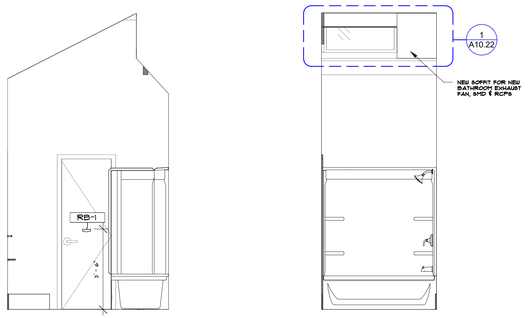
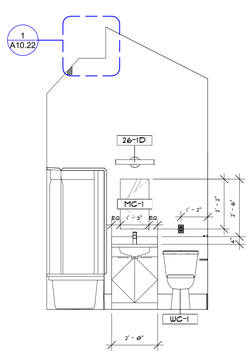
3/16/2026 12:06:22 PM

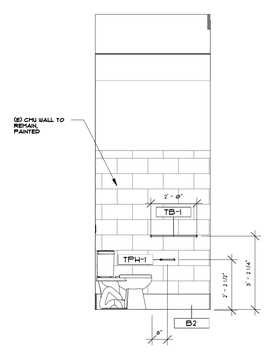


TYPE B - 3BR TH - BATH 4 (10)
3/8" = 1'-0"

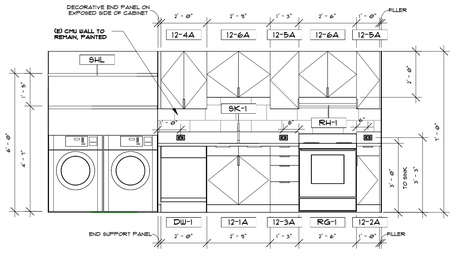
TYPE B - 3BR TH - BATH 3 (9)
3/8" = 1'-0"



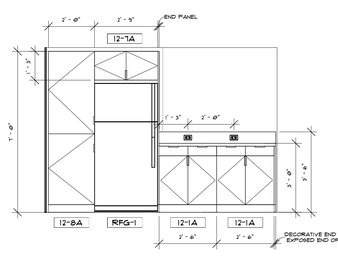
TYPE B - 3BR TH - BATH 2 (8)
3/8" = 1'-0"



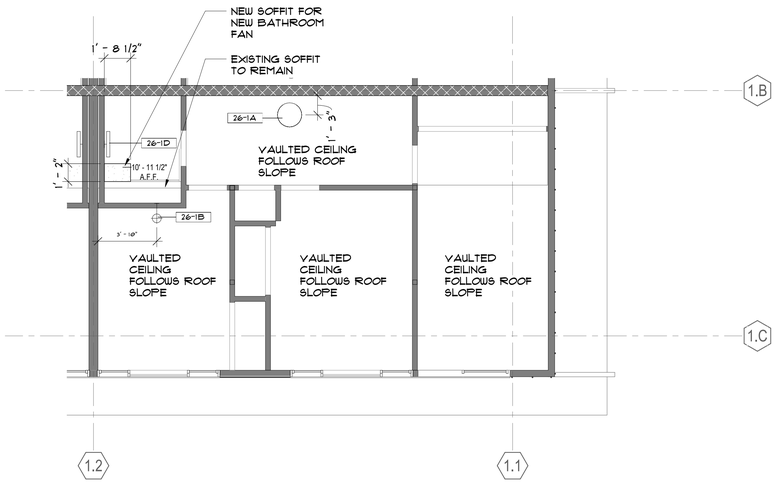
TYPE B - 3BR TH - BATH 1 (7)
3/8" = 1'-0"



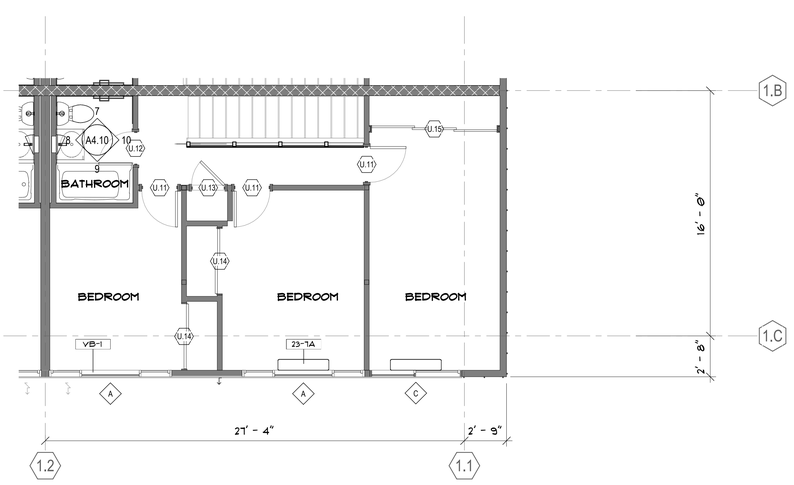
TYPE B - 3BR TH - KITCHEN 2 (6)
3/8" = 1'-0"



TYPE B - 3BR TH - KITCHEN 1 (5)
3/8" = 1'-0"

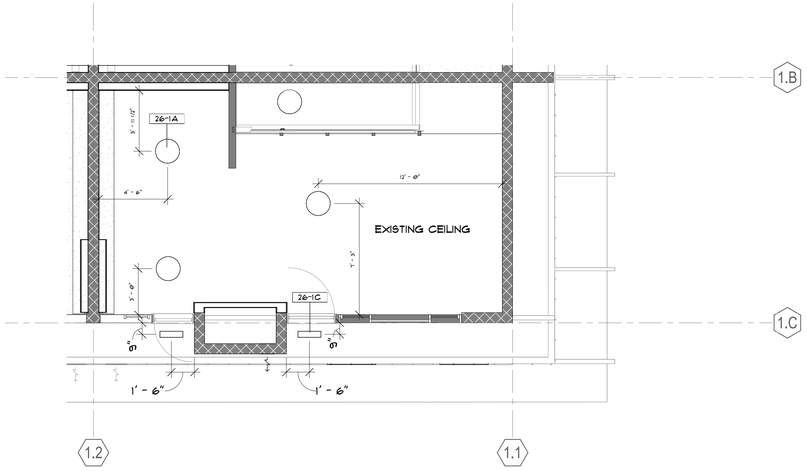


BLDG TYPE B - 3BR TOWNHOME (LVL 2) - RCP (4)
1/4" = 1'-0"

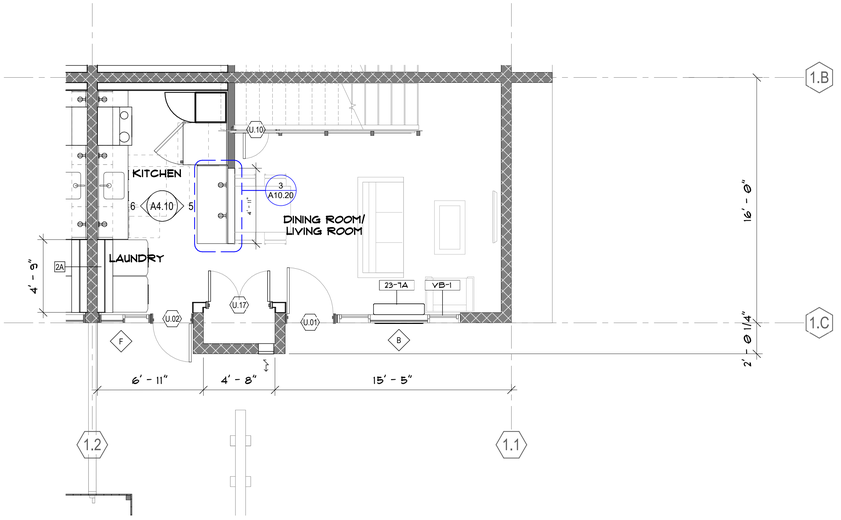


FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 2) (2)
1/4" = 1'-0"

62 UNITS



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

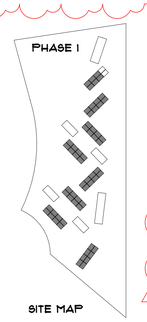
FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1) (1)
1/4" = 1'-0"

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET DOUBLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWERS, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1A	CEILING MOUNTED LIGHT FIXTURE,TYP, S.E.D.
26-1B	WALL MOUNTED LIGHT FIXTURE,TYP, S.E.D.
26-1C	CEILING MOUNTED ENTRY LIGHT FIXTURE, RECESSED,TYP, S.E.D
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SHL	SHELVING MATCH WOOD SPECIES AND FINISH OF ADJACENT CABINETRY
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 3BR TOWNHOME

SHEET:

A4.10

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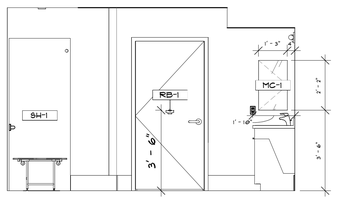
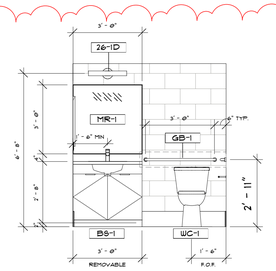
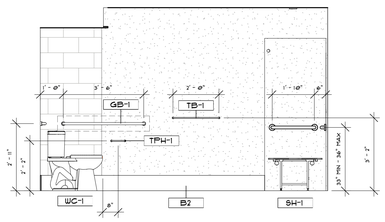


TYPE B - 4BR TH - ACC BATH 4 (11)
3/8" = 1'-0"



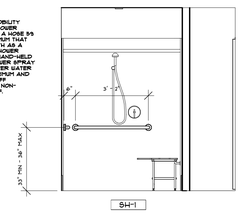
TYPE B - 4BR TH - ACC BATH 3 (10)
3/8" = 1'-0"



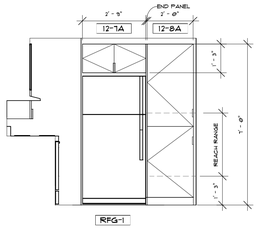
TYPE B - 4BR TH - ACC BATH 2 (9)
3/8" = 1'-0"

REFER TO A4.10 FOR LVL 2 BATHROOM

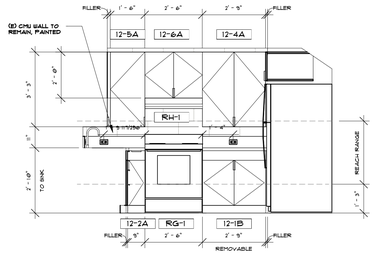
NOTE:
AT SHOWERS IN MOBILITY UNITS PROVIDE SHOWER SPRAY UNITS WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED SHOWER SPRAY HEAD AND AS A HAND-HELD SHOWER. THE SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 1.0 GPF MAXIMUM AND SHALL HAVE ON/OFF CONTROLS WITH A NON-POSITIVE SHUT-OFF.



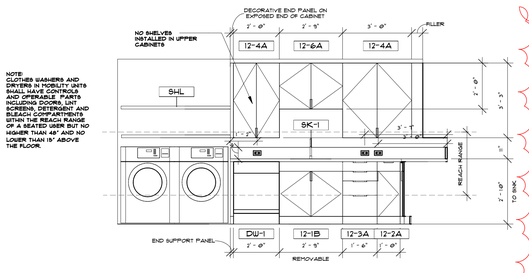
TYPE B - 4BR TH - ACC BATH 1 (8)
3/8" = 1'-0"



TYPE B - 4BR TH - ACC KITCHEN 3 (7)
3/8" = 1'-0"



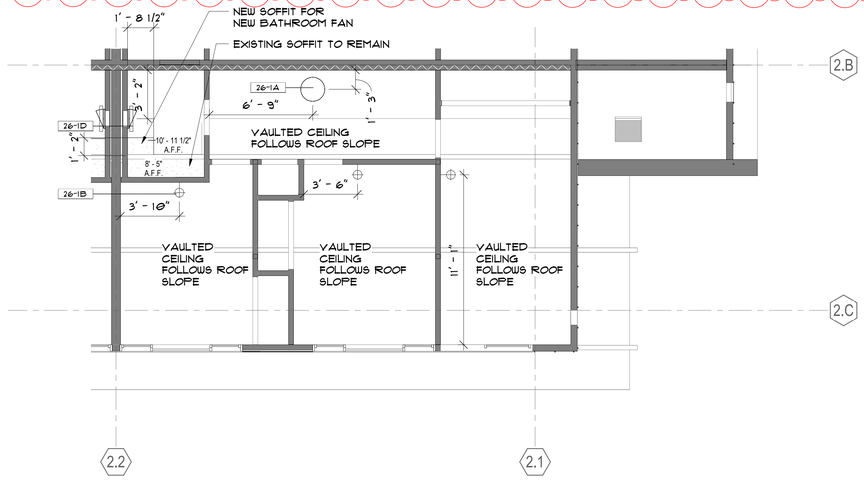
TYPE B - 4BR TH - ACC KITCHEN 2 (6)
3/8" = 1'-0"



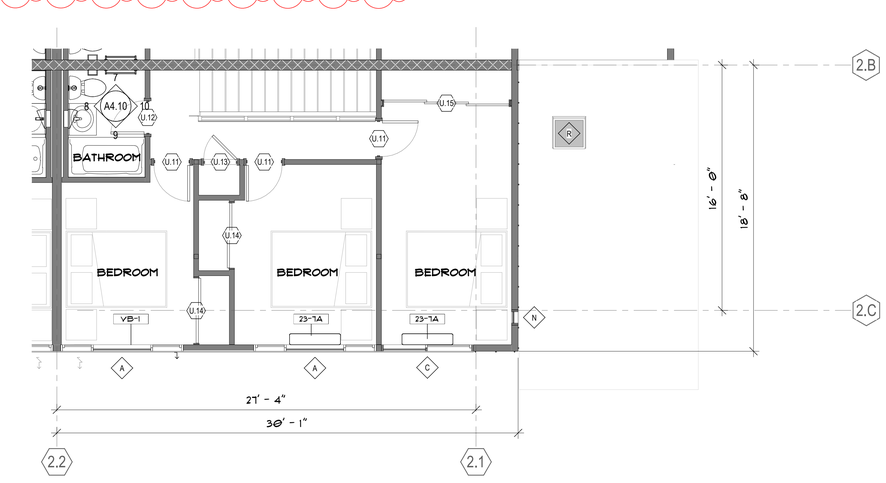
TYPE B - 4BR TH - ACC KITCHEN 1 (5)
3/8" = 1'-0"

Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-2A	2	1	12	23	3.8 SF	1.9 SF	5.8 SF
12-2A	2	1	9	23	2.9 SF	1.4 SF	4.3 SF
12-3A	3	1	18	23	8.6 SF	2.9 SF	11.5 SF
12-4A	1	1	36	12	3.0 SF	3.0 SF	6.0 SF
12-4A	1	1	24	12	2.0 SF	2.0 SF	4.0 SF
12-4A	1	1	33	12	2.8 SF	2.8 SF	5.5 SF
12-5A	1	1	18	12	1.5 SF	1.5 SF	3.0 SF
12-6A	0	0	15	12	0.0 SF	0.0 SF	0.0 SF
12-6A	0	1	33	12	0.0 SF	2.8 SF	2.8 SF
12-7A	0	1	36	24	0.0 SF	6.0 SF	6.0 SF
12-8A	3	2	24	24	12.0 SF	8.0 SF	20.0 SF
SHL (OPEN SHELVES)	1	1	56	6	2.3 SF	2.3 SF	4.7 SF
				TOTAL:	38.9 SF	34.6 SF	73.5 SF
				PERCENTAGE ACCESSIBLE:			53.0%

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1B	BASE CABINET REMOVABLE BASE CABINET, DOUBLE DOOR, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1A	CEILING MOUNTED LIGHT FIXTURE,TYP, S.E.D.
26-1B	WALL MOUNTED LIGHT FIXTURE,TYP, S.E.D.
26-1C	CEILING MOUNTED ENTRY LIGHT FIXTURE, RECESSED,TYP, S.E.D
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
BS-1	BATHROOM SINK WITH FAUCET
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
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SH-1	60" X 30" ROLL-IN SHOWER, WITH REMOVABLE THRESHOLD, WATER CONTROLS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS SHALL BE LOCATED 16" MIN AND 21" MAX FROM THE SEAT WALL AND SHALL BE LOCATED ABOVE THE GRAB BAR BUT NOT HIGHER THAN 48" ABOVE THE SHOWER FLOOR. S.P.D.
SHL	SHELVING MATCH WOOD SPECIES AND FINISH OF ADJACENT CABINETRY
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

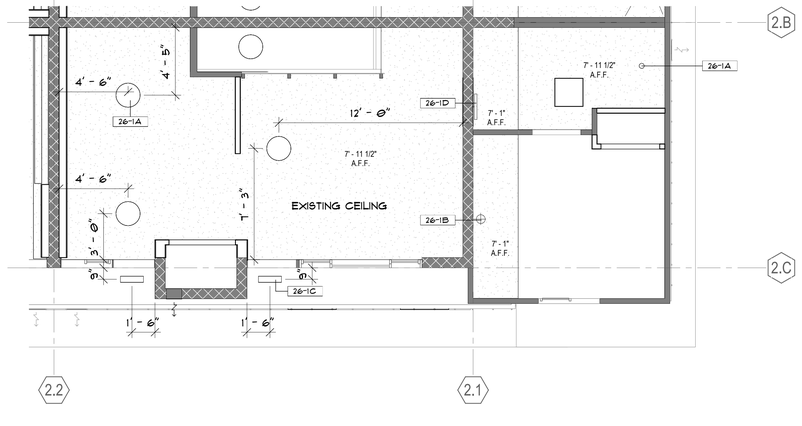


BLDG TYPE B - 4BR ACC. TOWNHOME (LVL 2) - RCP (4)
1/4" = 1'-0"

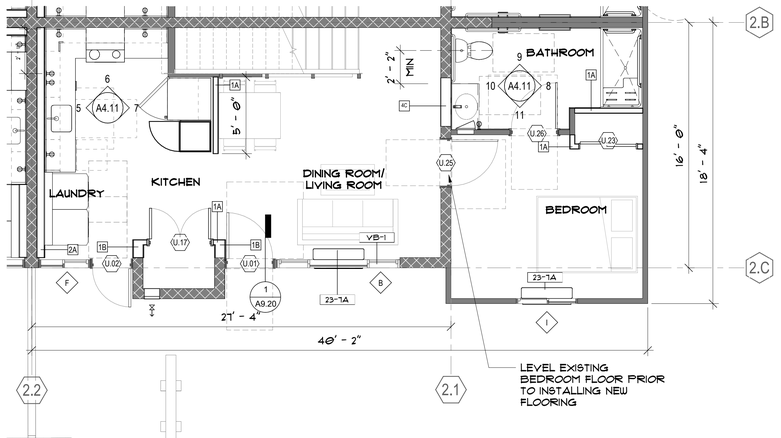


2 UNITS

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"



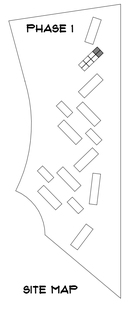
2 UNITS (BUILDING B11, APT. 135 SHOWN)
1152 SF NET

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
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



0' 2' 4' 8'

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APN: 052-140-22, 052-140-41

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MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
LICENSED ARCHITECT STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME

SHEET:

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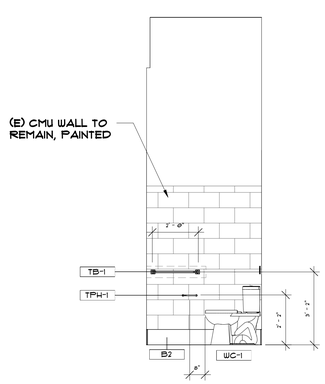
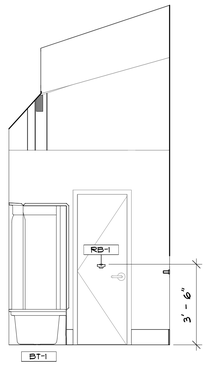
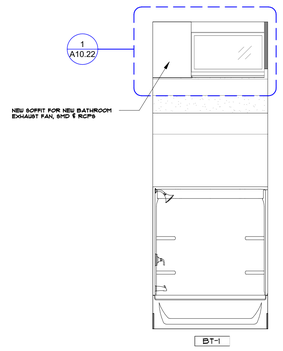


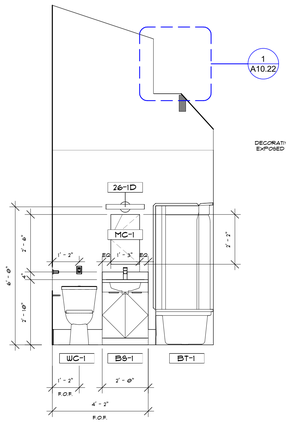
TYPE B - 1BR FLAT - BATH 4 (7)
3/8" = 1'-0"



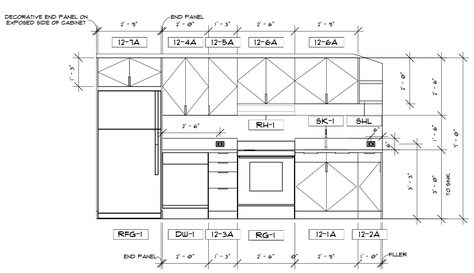
TYPE B - 1BR FLAT - BATH 3 (6)
3/8" = 1'-0"



TYPE B - 1BR FLAT - BATH 1 (5)
3/8" = 1'-0"

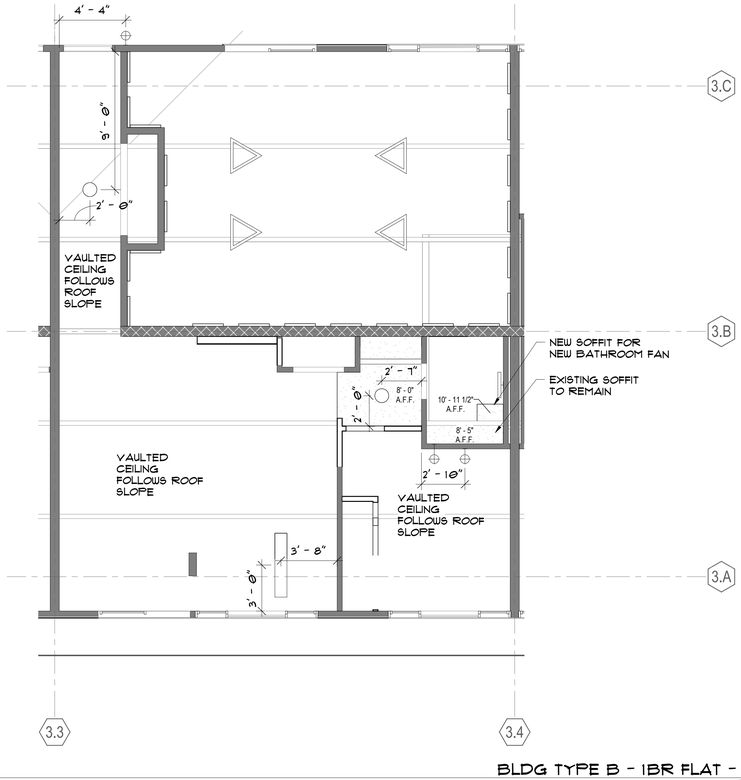


TYPE B - 1BR FLAT - BATH 2 (4)
3/8" = 1'-0"

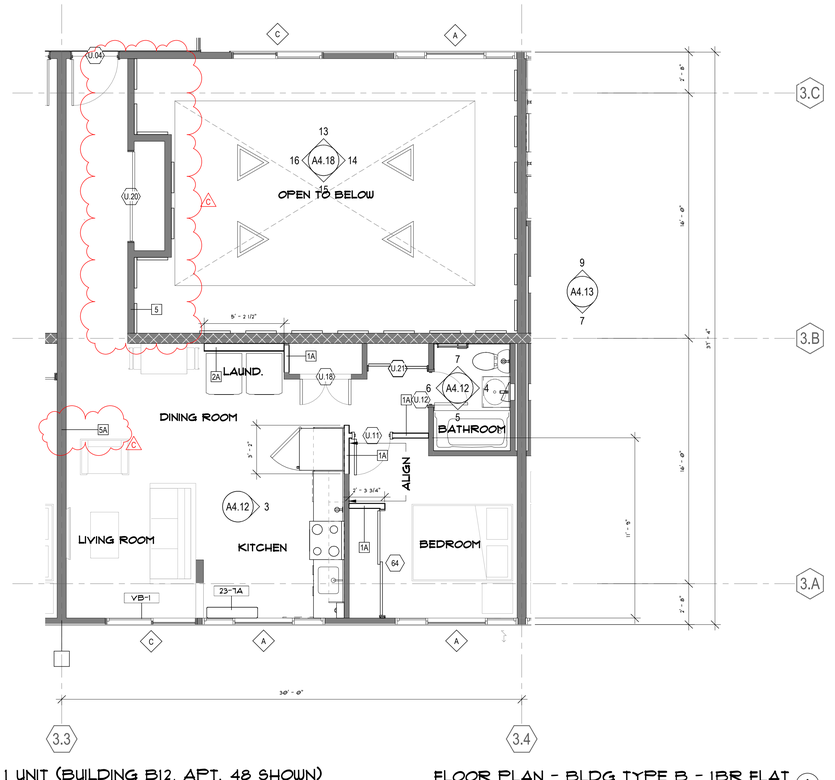


TYPE B - 1BR FLAT - KITCHEN 1 (3)
3/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET DOUBLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWERS, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
BS-1	BATHROOM SINK WITH FAUCET
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SHL	SHELVING MATCH WOOD SPECIES AND FINISH OF ADJACENT CABINETRY
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS



BLDG TYPE B - 1BR FLAT - RCP (2)
1/4" = 1'-0"

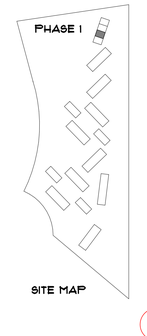


1 UNIT (BUILDING B12, APT. 48 SHOWN)
600 SF NET

FLOOR PLAN - BLDG TYPE B - 1BR FLAT (1)
1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

LICENSED ARCHITECT
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
B	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
C	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 1BR FLAT

SHEET:

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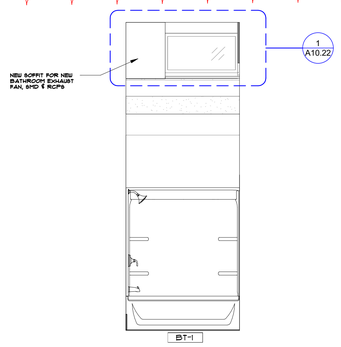
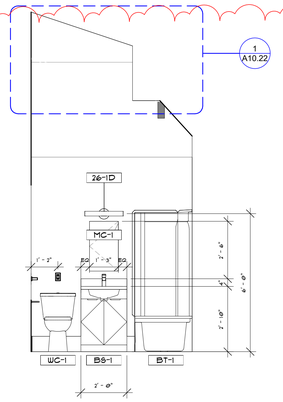
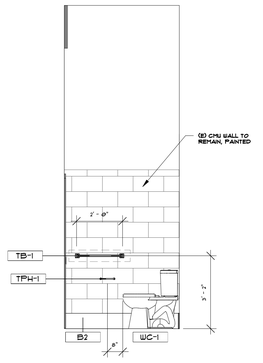


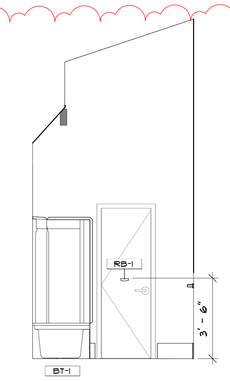
TYPE B - 3BR FLAT - BATH 1 (9)
3/8" = 1'-0"



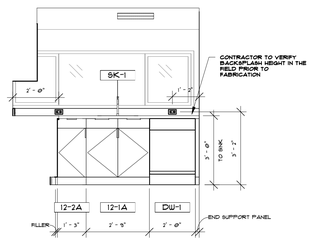
TYPE B - 3BR FLAT - BATH 2 (8)
3/8" = 1'-0"



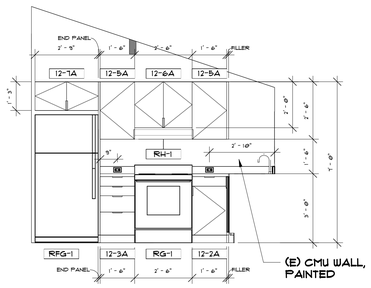
TYPE B - 3BR FLAT - BATH 3 (7)
3/8" = 1'-0"



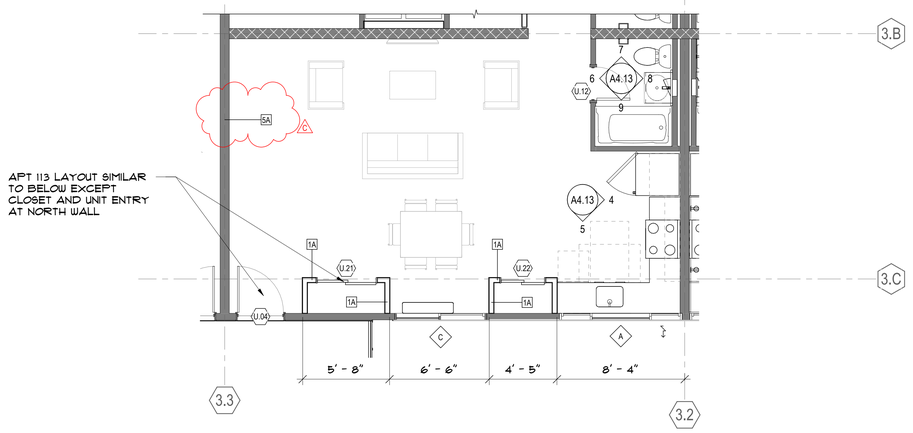
TYPE B - 3BR FLAT - BATH 4 (6)
3/8" = 1'-0"



TYPE B - 3BR FLAT - KITCHEN 2 (5)
3/8" = 1'-0"

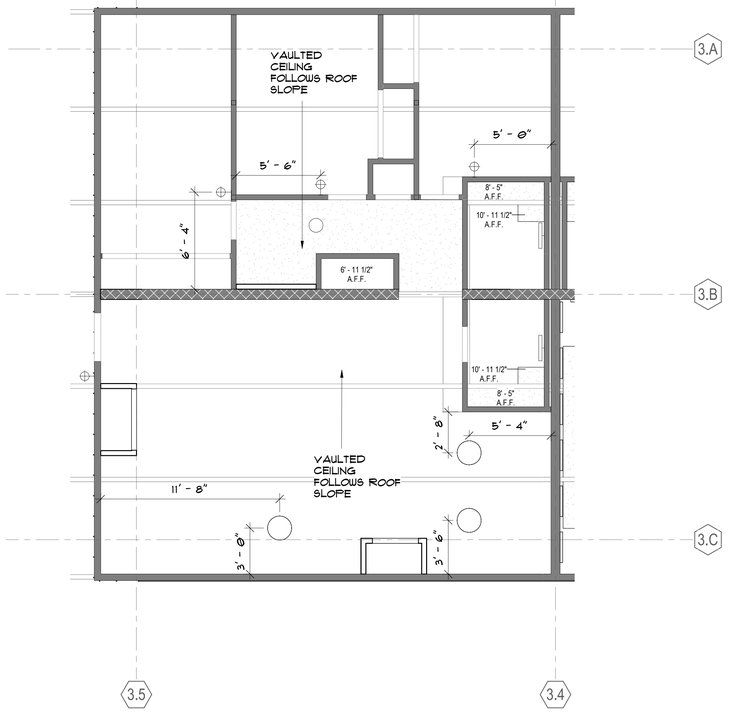


TYPE B - 3BR FLAT - KITCHEN 1 (4)
3/8" = 1'-0"

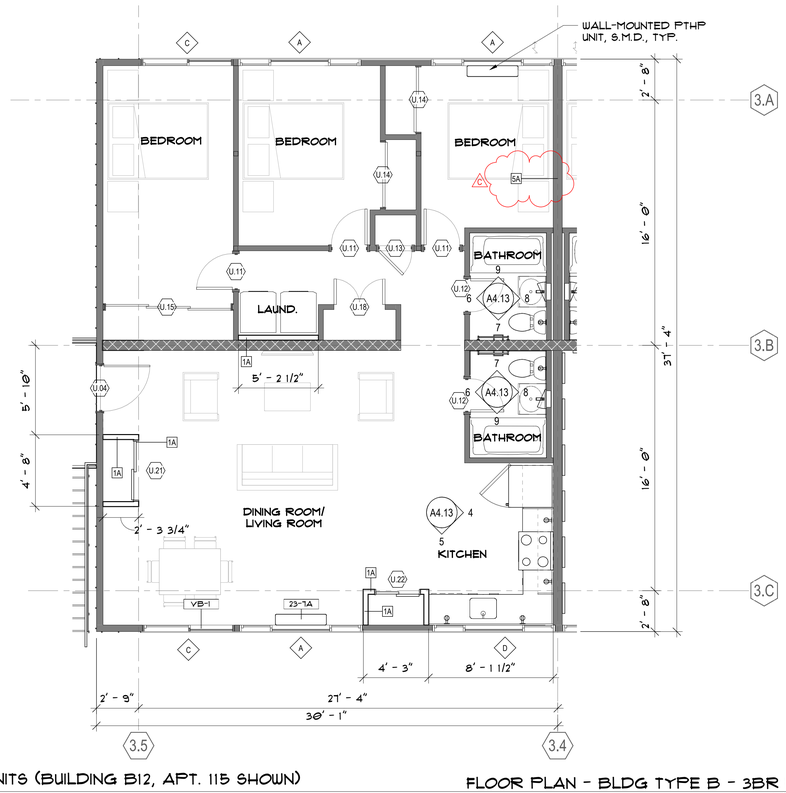


1 UNIT (BUILDING B12, APT. 113 SHOWN)
1071 SF NET

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"



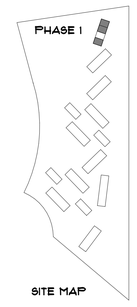
2 UNITS (BUILDING B12, APT. 115 SHOWN)
1071 SF NET

FLOOR PLAN - BLDG TYPE B - 3BR FLAT (1)
1/4" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET DOUBLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWERS, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
BS-1	BATHROOM SINK WITH FAUCET
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



0' 2' 4' 8'

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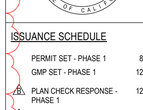

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
A	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE B - 3BR FLAT

SHEET:

A4.13

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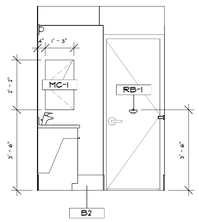
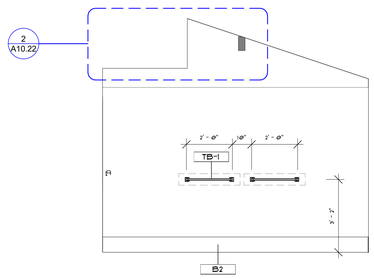
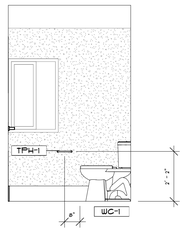
3/16/2026 12:08:20 PM



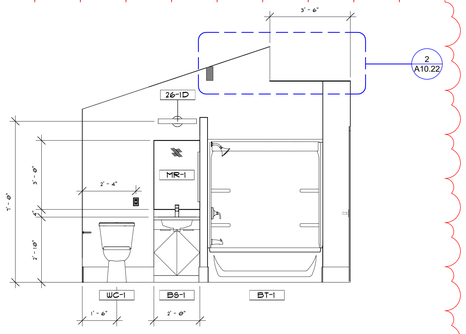
TYPE C - 4BR FLAT - BATH 4 (8)
3/8" = 1'-0"



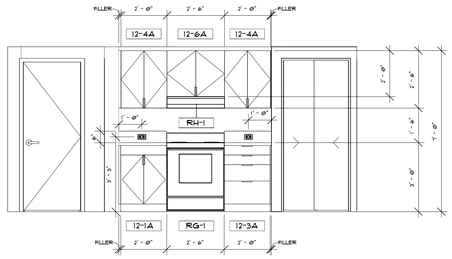
TYPE C - 4BR FLAT - BATH 3 (7)
3/8" = 1'-0"



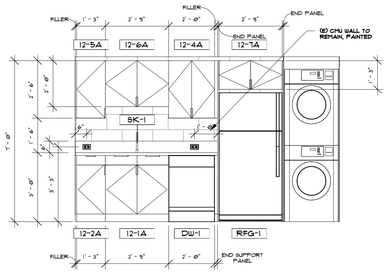
TYPE C - 4BR FLAT - BATH 2 (6)
3/8" = 1'-0"



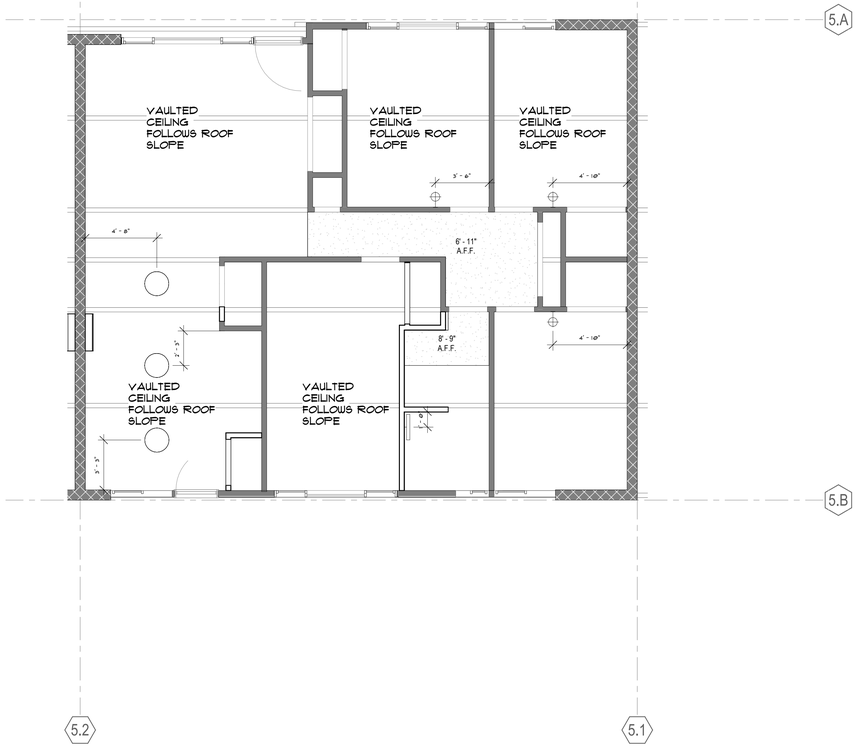
TYPE C - 4BR FLAT - BATH 1 (5)
3/8" = 1'-0"



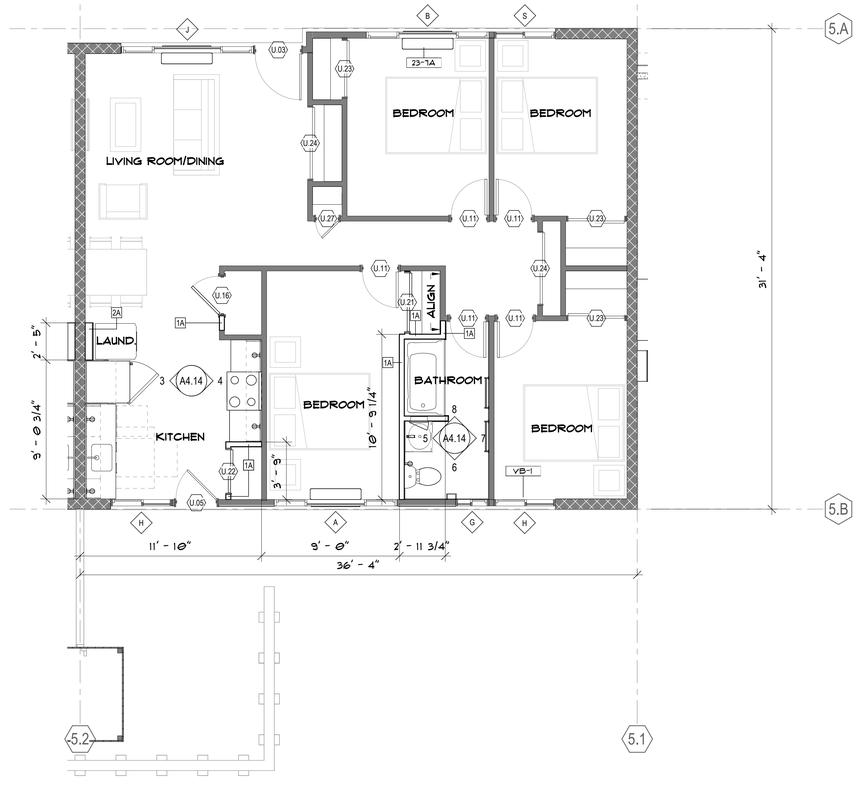
TYPE C - 4BR FLAT - KITCHEN 2 (4)
3/8" = 1'-0"



TYPE C - 4BR FLAT - KITCHEN 1 (3)
3/8" = 1'-0"



BLDG TYPE C - 4BR FLAT - RCP (2)
1/4" = 1'-0"

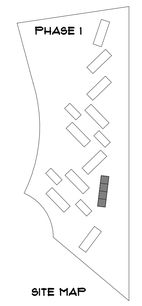


4 UNITS (BUILDING C2, APT. 251 SHOWN)
1041 SF NET

FLOOR PLAN - BLDG TYPE C - 4BR FLAT (1)
1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET DOUBLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWERS, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
BS-1	BATHROOM SINK WITH FAUCET
BT-1	30"X60" BATHTUB
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
MR-1	BATHROOM MIRROR
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
2	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE C - 4BR FLAT

SHEET:

A4.14

B

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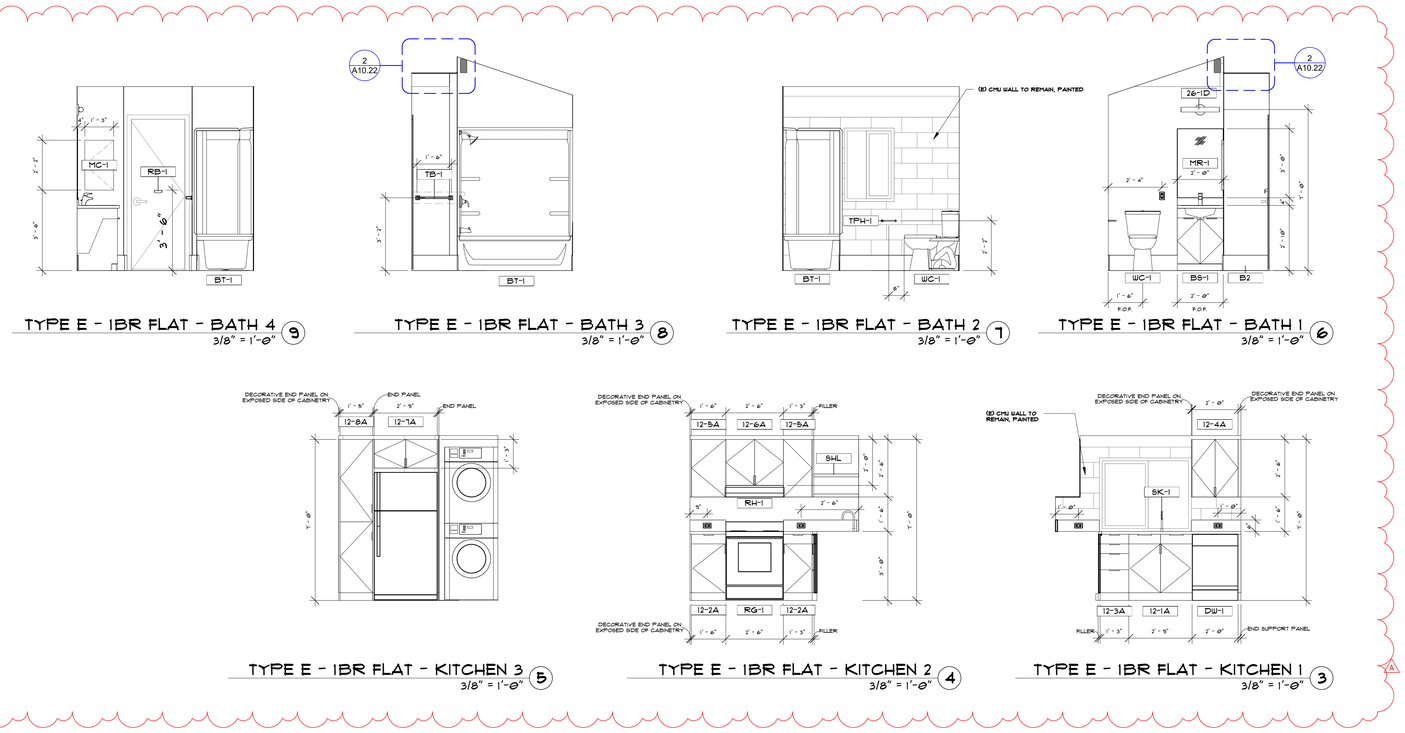


TYPE E - 1BR FLAT - BATH 4 (9) 3/8" = 1'-0"

TYPE E - 1BR FLAT - BATH 3 (8) 3/8" = 1'-0"

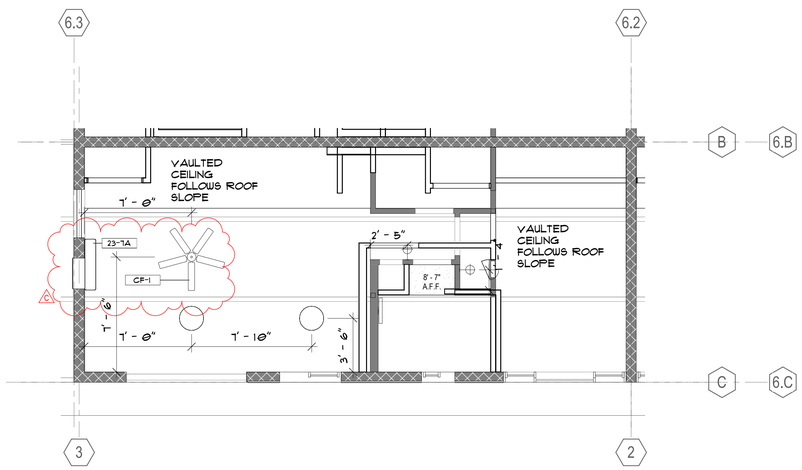
TYPE E - 1BR FLAT - BATH 2 (7) 3/8" = 1'-0"

TYPE E - 1BR FLAT - BATH 1 (6) 3/8" = 1'-0"

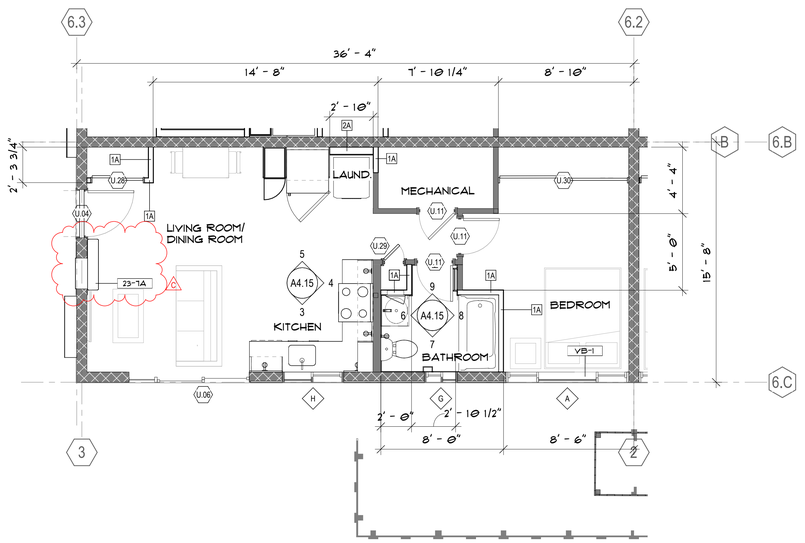
TYPE E - 1BR FLAT - KITCHEN 3 (5) 3/8" = 1'-0"

TYPE E - 1BR FLAT - KITCHEN 2 (4) 3/8" = 1'-0"

TYPE E - 1BR FLAT - KITCHEN 1 (3) 3/8" = 1'-0"



BLDG TYPE E - 1BR FLAT - RCP (2) 1/4" = 1'-0"

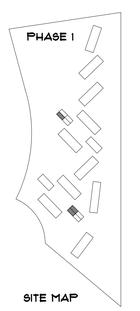


3 UNITS (BUILDING E5, APT. 181 SHOWN)
518 SF NET

FLOOR PLAN - BLDG TYPE E - 1BR FLAT (1) 1/4" = 1'-0"

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION



SITE MAP

0' 2' 4' 8'

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1A	BASE CABINET DOUBLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWERS, 23" DEEP
12-2A	BASE CABINET SINGLE DOOR, WITH (1) ADJUSTABLE SHELF AND DRAWER, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-1A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
BS-1	BATHROOM SINK WITH FAUCET
BT-1	30"X60" BATHTUB
CF-1	CEILING FAN, S.E.D.
DW-1	DISHWASHER,24" WIDE
MC-1	MIRRORED MEDICINE CABINET
MR-1	BATHROOM MIRROR
RB-1	ROBE HOOKS
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SHL	SHELVING MATCH WOOD SPECIES AND FINISH OF ADJACENT CABINETRY
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB-1	TOWEL BARS
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

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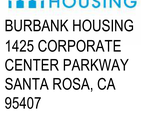
APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
B	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
C	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT

SHEET:

A4.15

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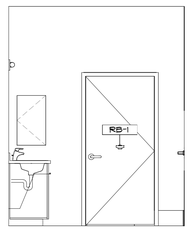
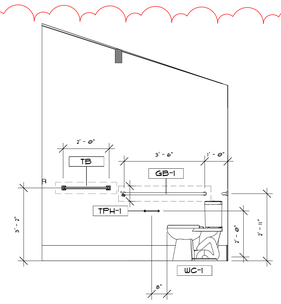


TYPE E - 1BR FLAT - ACC BATH 4 (9)
3/8" = 1'-0"

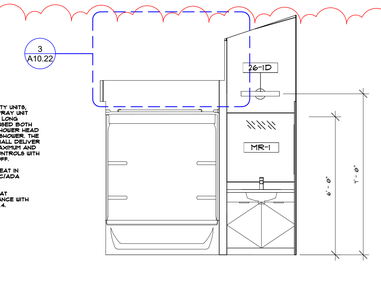


TYPE E - 1BR FLAT - ACC BATH 3 (8)
3/8" = 1'-0"

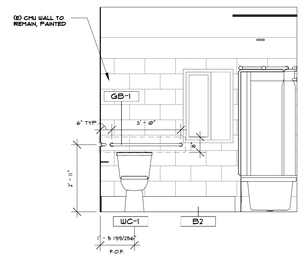
NOTE
AT BATHTUBS IN MOBILITY UNITS, PROVIDE A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG, MINIMUM THAT CAN BE USED BOTH AS A FIXED POSITION SHOWER HEAD AND A HAND-HELD SHOWER. PROVIDE SHOWER SPRAY UNIT SHALL DELIVER WATER THAT IS 120°F MAXIMUM AND SHALL HAVE ON/OFF CONTROLS WITH A NON-POSITIVE SHUT-OFF.

PROVIDE A BATHTUB SEAT IN ACCORDANCE WITH CBC/ADA SECTION 240713.

PROVIDE GRAB BARS AT BATHTUBS IN ACCORDANCE WITH CBC/ADA SECTION 240714.



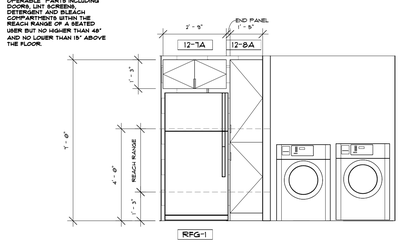
TYPE E - 1BR FLAT - ACC BATH 2 (7)
3/8" = 1'-0"



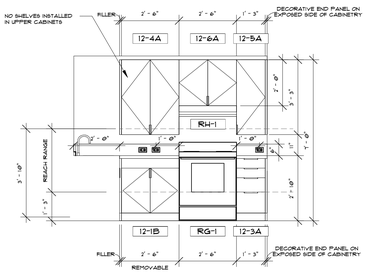
TYPE E - 1BR FLAT - ACC BATH 1 (6)
3/8" = 1'-0"

Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-3A	3	1	16	23	7.7 SF	2.6 SF	10.2 SF
12-4A	1	1	30	12	2.5 SF	2.5 SF	5.0 SF
12-4A	1	1	30	12	2.5 SF	2.5 SF	5.0 SF
12-5A	1	1	16	12	1.3 SF	1.3 SF	2.7 SF
12-6A	0	0	30	12	0.0 SF	0.0 SF	0.0 SF
12-7A	0	1	36	24	0.0 SF	6.0 SF	6.0 SF
12-8A	3	2	17	24	8.5 SF	5.7 SF	14.2 SF
				TOTAL:	22.5 SF	20.6 SF	43.1 SF
				PERCENTAGE ACCESSIBLE:			52.3%

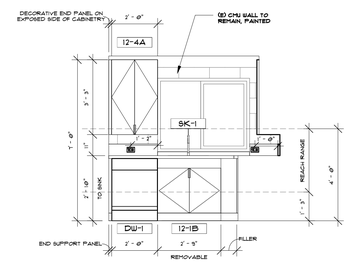
NOTE
CLOTHES WASHERS AND DRYERS IN MOBILITY UNITS SHALL HAVE CONTROLS AND OPERABLE PARTS INCLUDING DOORS, LID, DETERGENT AND BLEACH COMPARTMENTS WITHIN THE REACH RANGE OF A SEATED USER BUT NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR.



TYPE E - 1BR FLAT - ACC KITCHEN 3 (5)
3/8" = 1'-0"

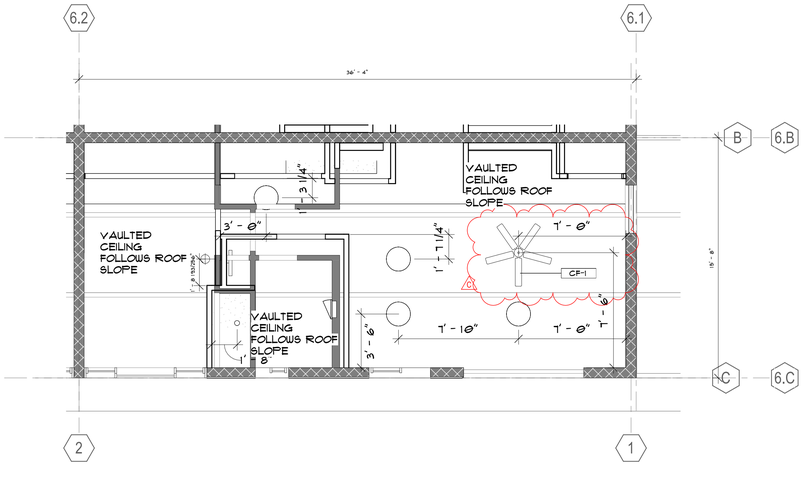


TYPE E - 1BR FLAT - ACC KITCHEN 2 (4)
3/8" = 1'-0"

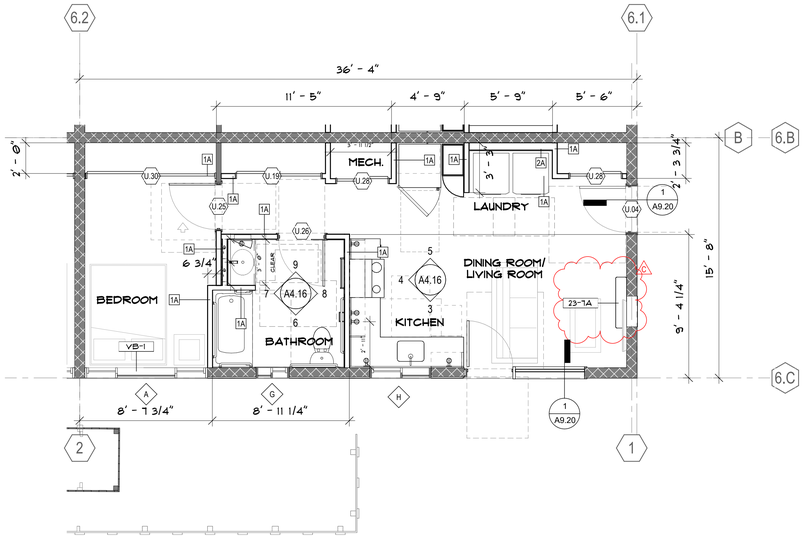


TYPE E - 1BR FLAT - ACC KITCHEN 1 (3)
3/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
12-1B	BASE CABINET REMOVABLE BASE CABINET, DOUBLE DOOR, 23" DEEP
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-7A	UPPER CABINET, OVER REFRIGERATOR, DOUBLE DOOR, 24" DEEP
12-8A	PANTRY CABINET, ADJUSTABLE SHELVES, 24" DEEP
23-7A	WALL-MOUNTED PTHP UNIT, S.M.D.
26-1D	WALL MOUNTED VANITY LIGHT FIXTURE, S.E.D
B2	8" RUBBER WALL BASE
CF-1	CEILING FAN, S.E.D.
DW-1	DISHWASHER,24" WIDE
GB-1	GRAB BARS, PROVIDE BACKING AT FRAMED WALLS AND CONCRETE ANCHORS AT CMU WALLS
MR-1	BATHROOM MIRROR
RB-1	ROBE HOOKS
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
TB	
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
VB-1	VERTICAL BLINDS PER SPECIFICATIONS, TYP. IN UNITS
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS



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
- EXISTING CMU 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

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
1	PLAN CHECK RESPONSE 3 DPW COMMENTS - PHASE 1	2/25/2026
1	BID ADDENDUM 1 - PHASE 1	1/30/2026
2	BID ADDENDUM 2 - PHASE 1	2/25/2026
3	BID ADDENDUM 3 - PHASE 1	3/6/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
G	Bid Addendum 3	3/11/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
UNIT PLANS & RCP - BLDG TYPE E - 1BR FLAT ACCESSIBLE

SHEET:
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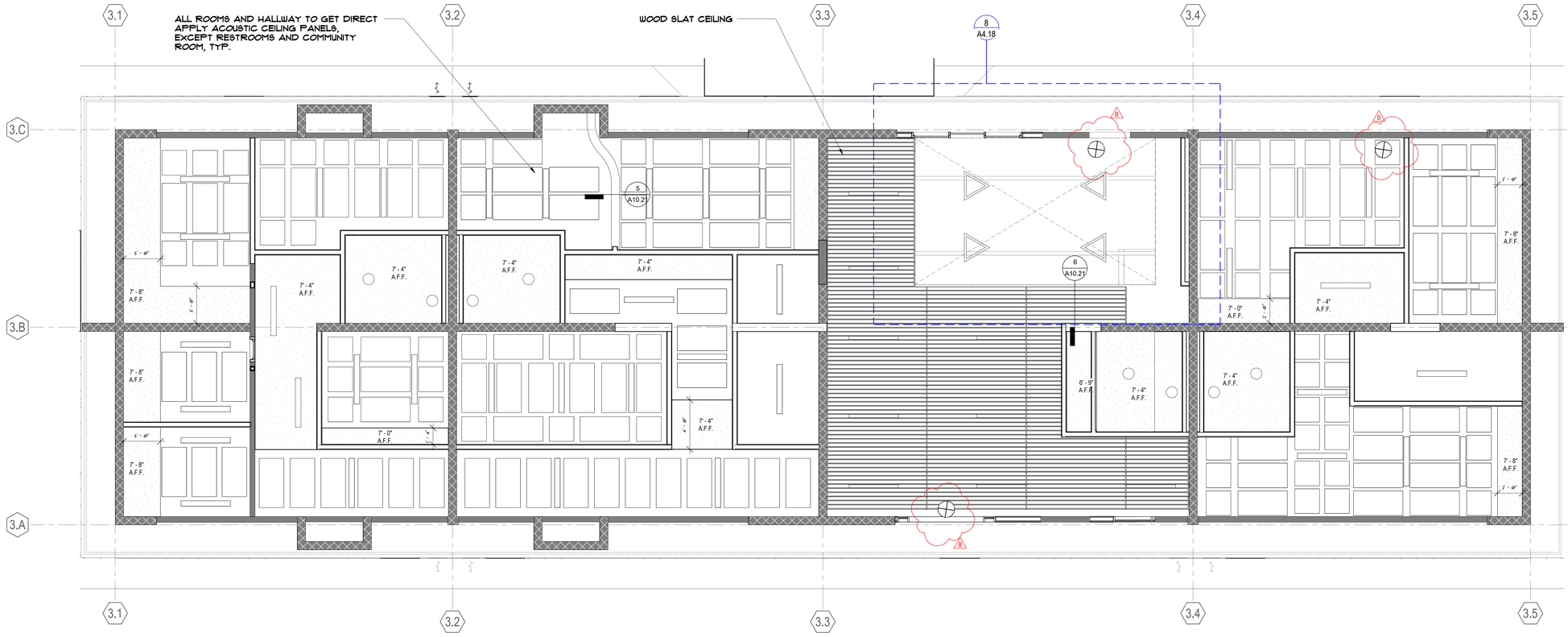


BLDG TYPE B12 - LEVEL 1 - COMMUNITY BLDG ENLARGED RCP
1/4" = 1'-0" (2)

COMMON BATHROOM NOTES

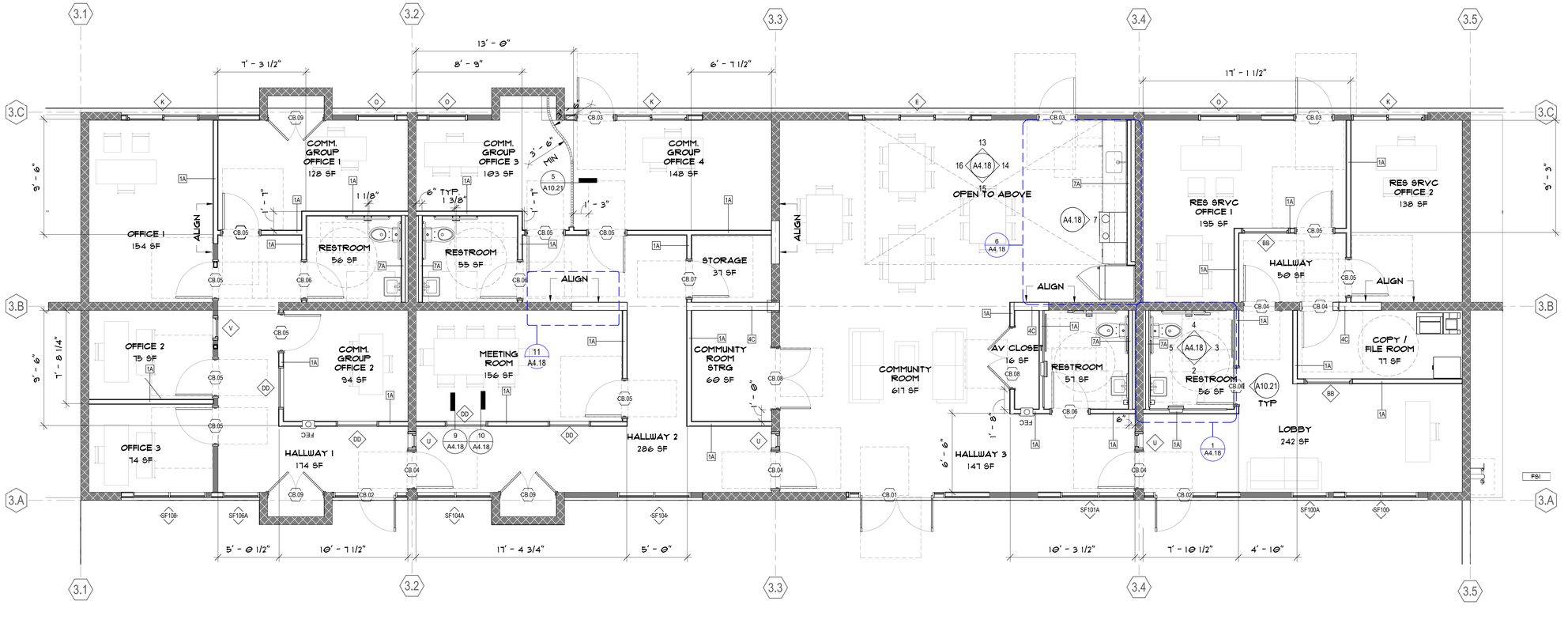
1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS.
2. U.O.N., ALL DIMENSIONS ARE TO FACE OF STUD OF NEW WALLS, FACE OF FINISH OF EXISTING WALLS, FACE OF MASONRY OR CONCRETE, OR CENTERLINE OF COLUMN OR DEMISING WALL (C.L.) ALL "CLEAR" DIMENSIONS ARE TO FACE OF FINISH.
3. HOT WATER AND DRAIN PIPES UNDER THE 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.
7. PROVIDE PERMANENT SIGNAGE FOR POSTING OF OCCUPANT LOAD IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM.

BLDG & UNIT PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW WALL CONSTRUCTION

RCP LEGEND

- GYP BOARD CEILING
- ILLUMINATED EXIT SIGN
- LIGHTING S.E.D.
- DIRECT APPLY ACOUSTIC CEILING PANELS



BLDG TYPE B12 - LEVEL 1 - COMMUNITY BLDG ENLARGED PLAN (1)
1/4" = 1'-0"

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 06/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COMMUNITY BUILDING ENLARGED PLAN & RCP

SHEET:

A4.17

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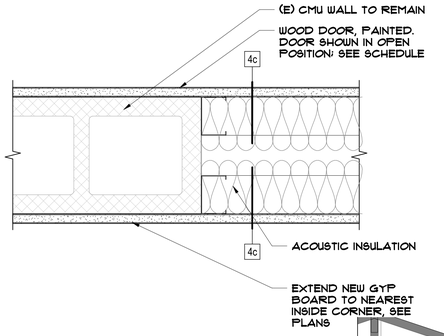
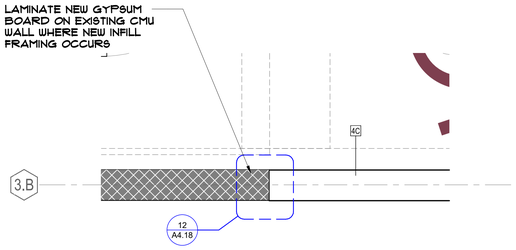
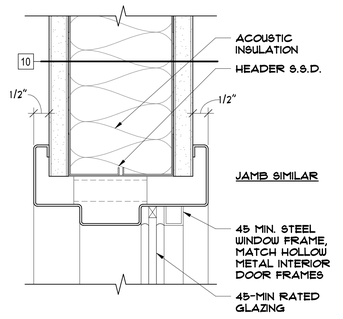
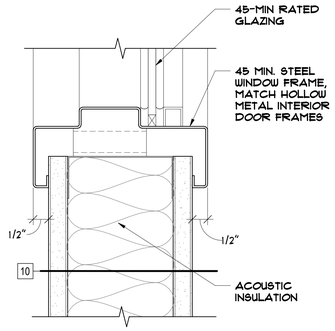






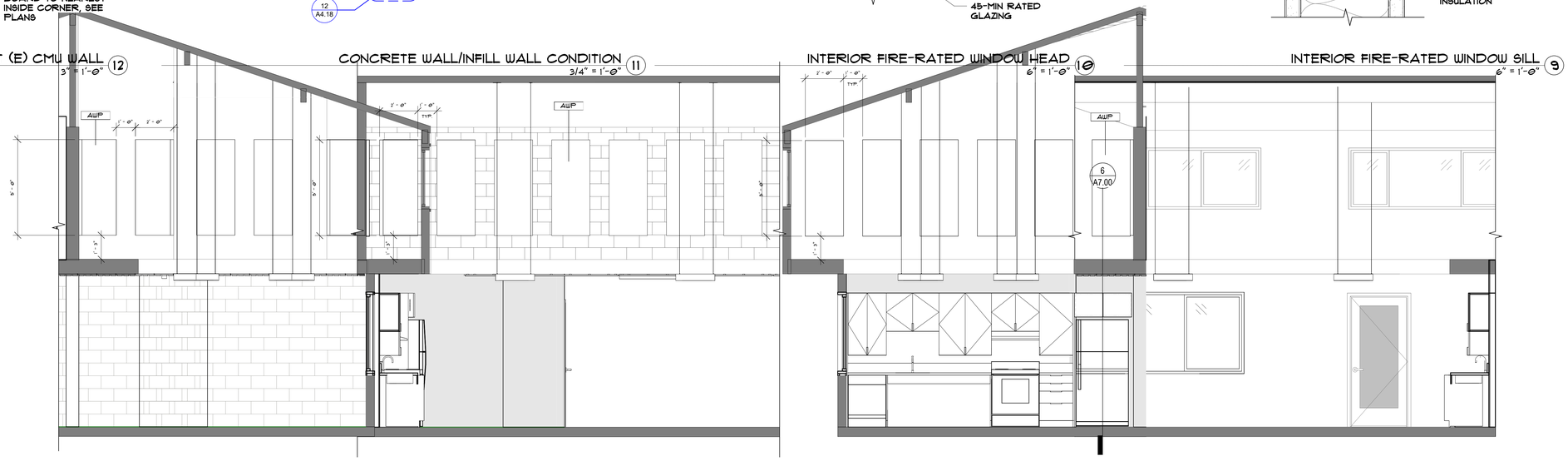


INFILL FRAMING AT (E) CMU WALL (12)
3" = 1'-0"

CONCRETE WALL/INFILL WALL CONDITION (11)
3/4" = 1'-0"

INTERIOR FIRE-RATED WINDOW HEAD (10)
6" = 1'-0"

INTERIOR FIRE-RATED WINDOW SILL (9)
6" = 1'-0"



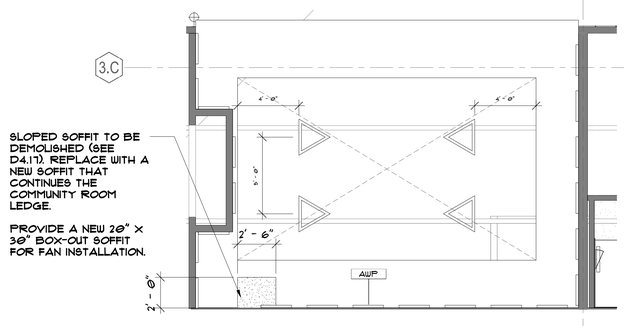
COMMUNITY ROOM - WEST ELEVATION (16)
3/8" = 1'-0"

COMMUNITY ROOM - SOUTH ELEVATION (15)
3/8" = 1'-0"

COMMUNITY ROOM - EAST ELEVATION (14)
3/8" = 1'-0"

COMMUNITY ROOM - NORTH ELEVATION (13)
3/8" = 1'-0"

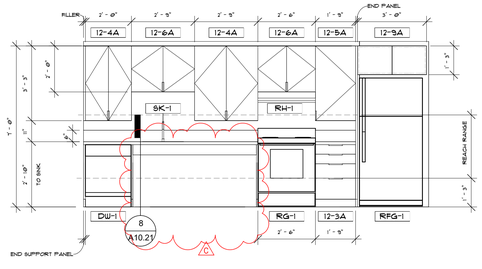
3.4



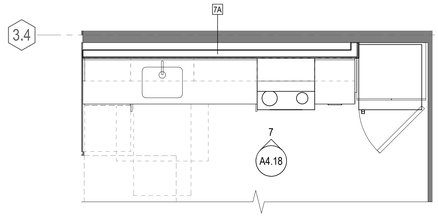
SLOPED SOFFIT TO BE DEMOLISHED (SEE D4.17). REPLACE WITH A NEW SOFFIT THAT CONTINUES THE COMMUNITY ROOM LEDGE.

PROVIDE A NEW 28" X 38" BOX-OUT SOFFIT FOR FAN INSTALLATION.

COMMUNITY BLDG ENLARGED RCP - CALLOUT 1 (8)
1/4" = 1'-0"



COMMUNITY ROOM KITCHEN (7)
3/8" = 1'-0"

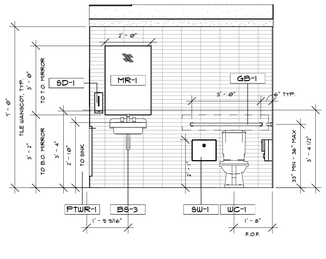


COMMUNITY ROOM - ENLARGED KITCHEN PLAN (6)
3/8" = 1'-0"

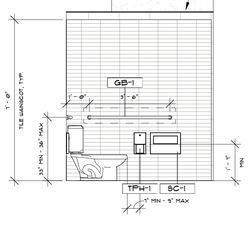
Keynote	Accessible Shelf and Drawer Count	Inaccessible Shelf and Drawer Count	Width	Depth	Accessible Storage Area	Inaccessible Storage Area	Total Storage Area
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-1B	0	0	33	23	0.0 SF	0.0 SF	0.0 SF
12-3A	3	1	21	23	10.1 SF	3.4 SF	13.4 SF
12-4A	1	1	33	12	2.8 SF	2.8 SF	5.5 SF
12-4A	1	1	24	12	2.0 SF	2.0 SF	4.0 SF
12-5A	1	1	21	12	1.8 SF	1.8 SF	3.5 SF
12-6A	0	1	30	12	0.0 SF	2.5 SF	2.5 SF
12-6A	0	0	33	12	0.0 SF	0.0 SF	0.0 SF
12-9A	0	0	36	24	0.0 SF	0.0 SF	0.0 SF
				TOTAL:	16.6 SF	12.4 SF	28.9 SF
				PERCENTAGE ACCESSIBLE:			57.3%

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
10-15	BABY CHANGING STATION
12-3A	BASE CABINET W/ 4 DRAWERS, 23" DEEP
12-4A	UPPER CABINET DOUBLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-5A	UPPER CABINET SINGLE DOOR, WITH ADJUSTABLE SHELVES, 12" DEEP
12-6A	UPPER CABINET DOUBLE DOOR ABOVE RANGE HOOD OR SINK, 12" DEEP
12-9A	UPPER BOX CABINET, NO SHELVES, 24" DEEP
AWP	ACOUSTIC WALL PANEL
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
PTWR-1	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE
RFG-1	ADA-COMPLIANT REFRIGERATOR WITH TOP FREEZER, MIN 50% OF FREEZER SPACE 54" MAX ABOVE FINISHED FLOOR, 30" W
RG-1	KITCHEN RANGE WITH FRONT CONTROLS, 30" WIDE
RH-1	UNDERCABINET RANGE HOOD, SEE SPECS. HOOD TO BE CENTERED OVER RANGE. AT MOBILITY UNITS CONTROLS TO BE MOUNTED WITHIN REACH RANGE
SC-1	SEAT COVER DISPENSER
SD-1	SOAP DISPENSER
SK-1	KITCHEN SINK, SINGLE BOWL, DROP IN
SW-1	SANITARY WASTE RECEPTACLE
TPH-1	WALL-MOUNTED TOILET PAPER DISPENSER
WC-1	HAND OPERATED FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE ACCESSIBLE WATER CLOSETS

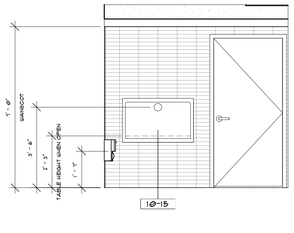
SKIM COAT EXPOSED CONCRETE ABOVE TILE AT ALL COMM. BLDG. RESTROOMS



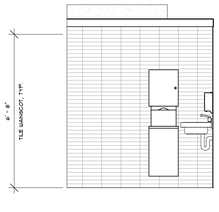
COMMUNITY ROOM BATH 4 (5)
3/8" = 1'-0"



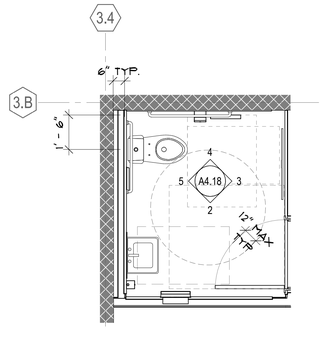
COMMUNITY ROOM BATH 3 (4)
3/8" = 1'-0"



COMMUNITY ROOM BATH 2 (3)
3/8" = 1'-0"



COMMUNITY ROOM BATH 1 (2)
3/8" = 1'-0"



COMMUNITY ROOM - ENLARGED RESTROOM PLANS (1)
3/8" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2 PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COMMUNITY BUILDING - INTERIOR ELEVATIONS

SHEET:

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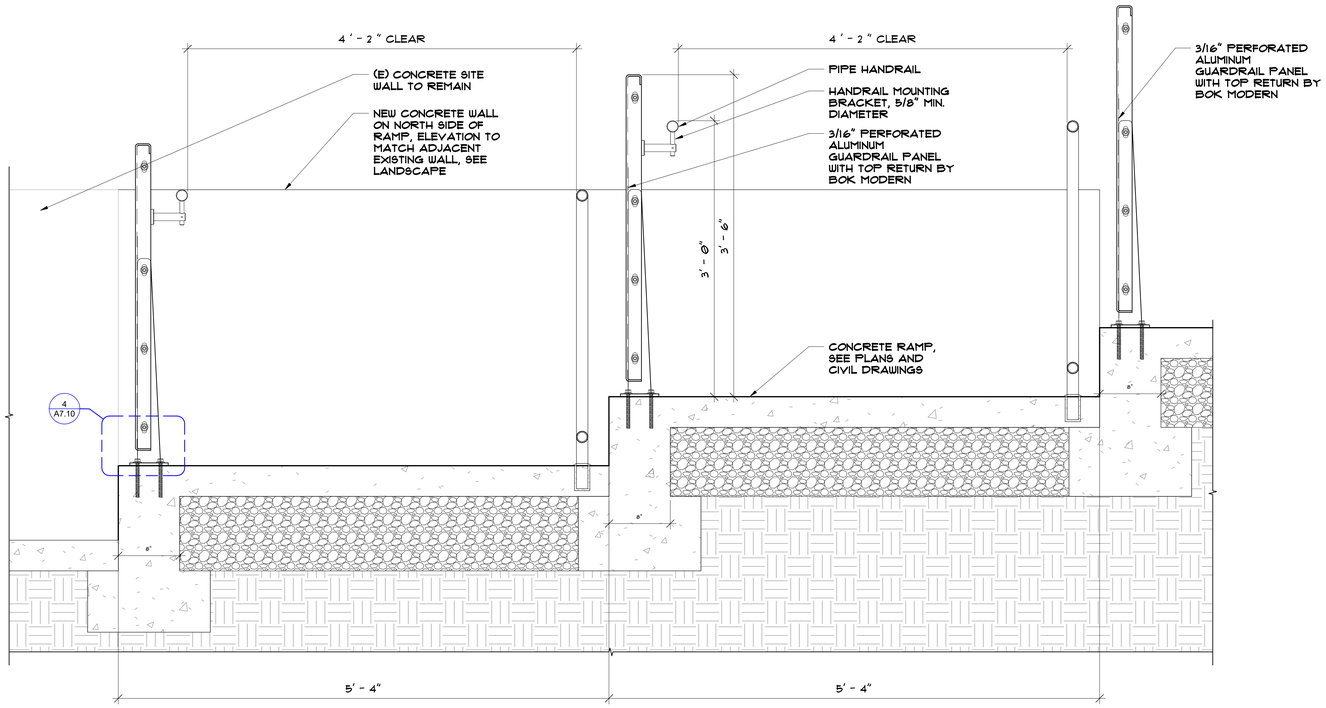
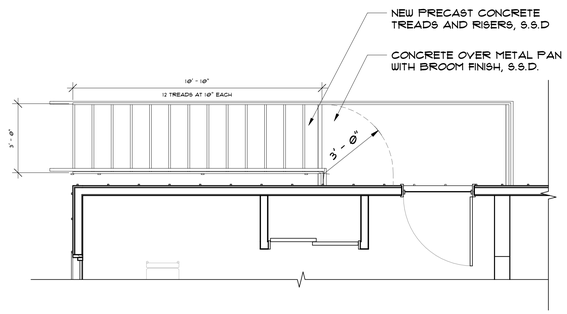
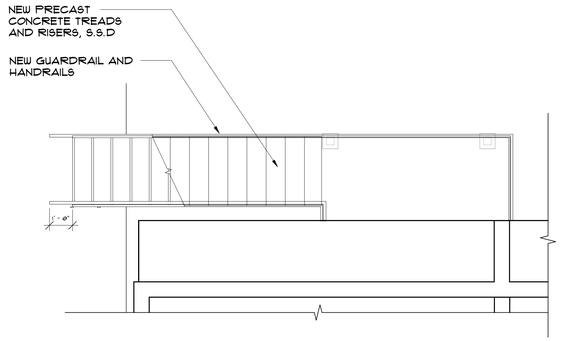


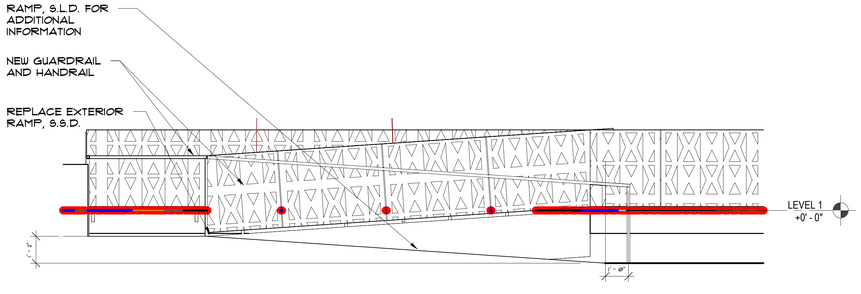
RAMP SECTION 7
1 1/2" = 1'-0"



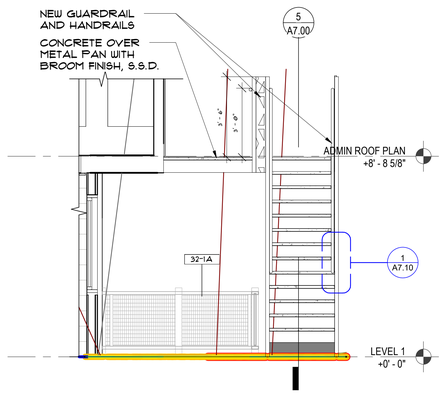
B12 - EXTERIOR STAIR - LEVEL 2 4
3/8" = 1'-0"



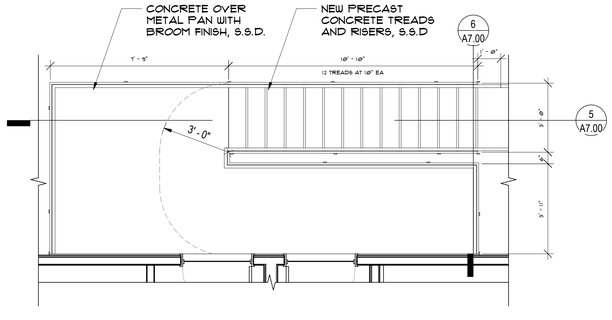
B12 - EXTERIOR STAIR 2 - LEVEL 1 3
3/8" = 1'-0"



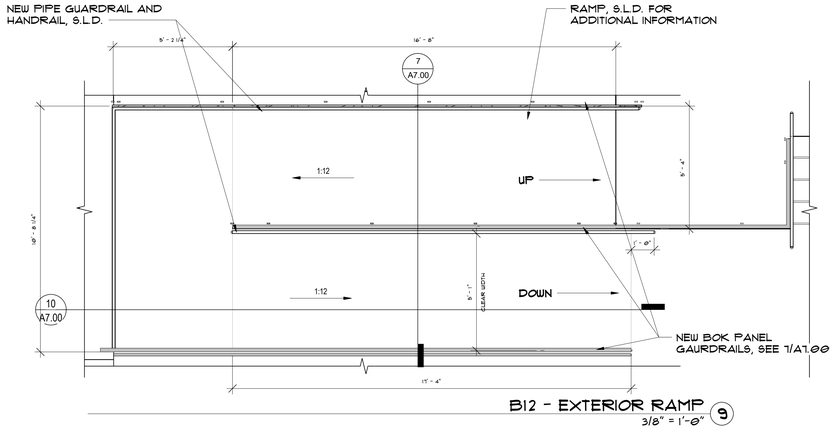
B12 - EXTERIOR RAMP - SECTION 1 10
3/8" = 1'-0"



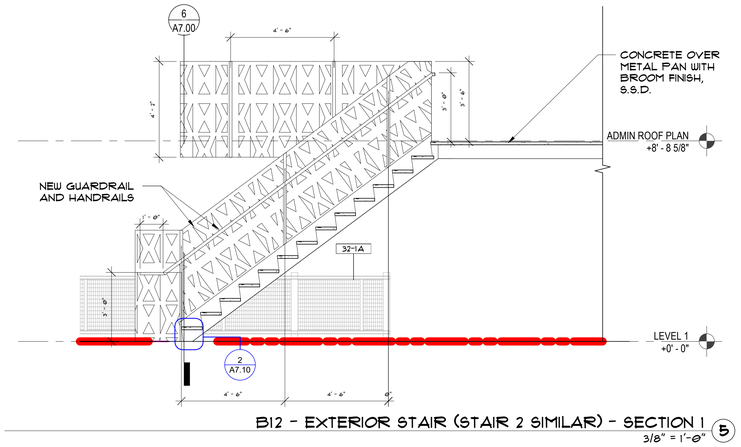
B12 -EXTERIOR STAIR 1 (STAIR 2 SIMILAR) - SECTION 2 6
3/8" = 1'-0"



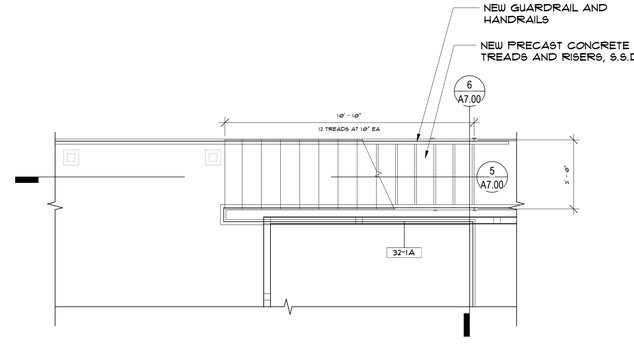
B12 - EXTERIOR STAIR 1 - LEVEL 2 2
3/8" = 1'-0"



B12 - EXTERIOR RAMP 9
3/8" = 1'-0"



B12 - EXTERIOR STAIR (STAIR 2 SIMILAR) - SECTION 1 5
3/8" = 1'-0"



B12- EXTERIOR STAIR 1 - LEVEL 1 1
3/8" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C-36309
RENEWAL DATE
06/30/2027

LICENSED ARCHITECT
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

EXTERIOR STAIRS (BUILDING TYPE 12) - PLANS AND SECTIONS

SHEET:

A7.00

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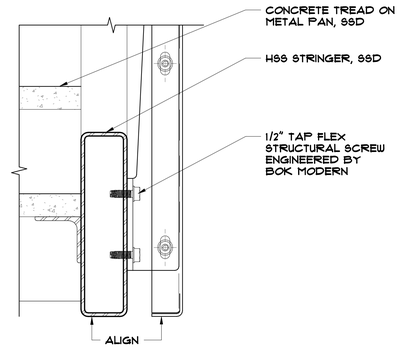
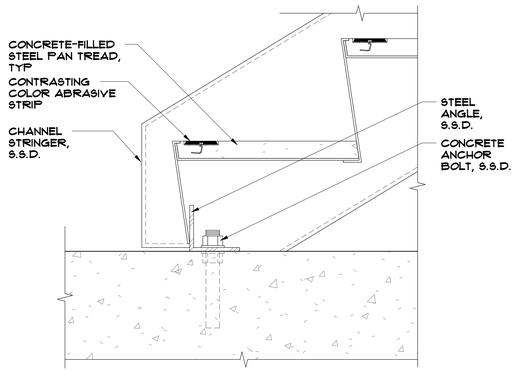
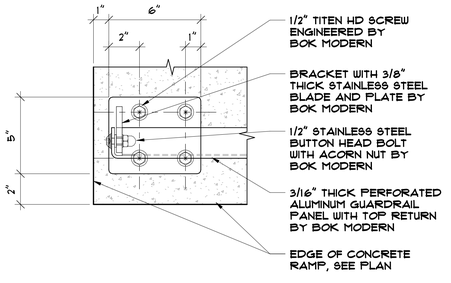
3/16/2026 12:10:57 PM



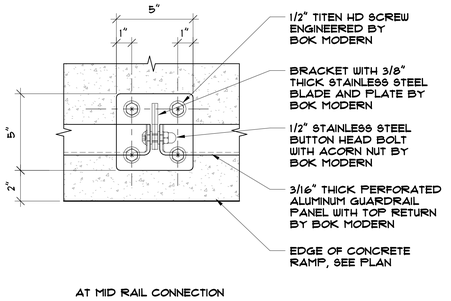
STAIR STRINGER & HANDDRAIL 3
3" = 1'-0"



STEEL STAIR AT CONCRETE SLAB 2
3" = 1'-0"

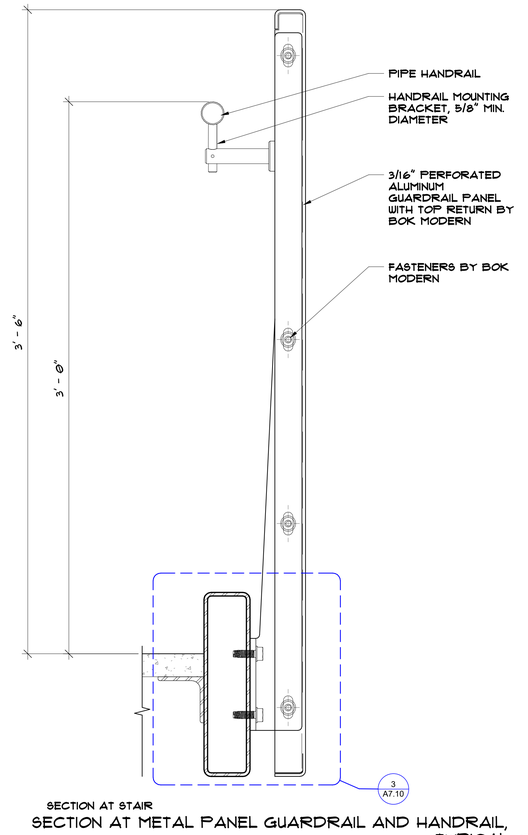


AT END RAIL CONNECTION



AT MID RAIL CONNECTION

GUARDRAIL CONNECTION 4
3" = 1'-0"



SECTION AT STAIR

SECTION AT METAL PANEL GUARDRAIL AND HANDRAIL, TYPICAL 1
3" = 1'-0"

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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	3" = 1'-0"

TITLE:

STAIR SECTIONS & DETAILS

SHEET:

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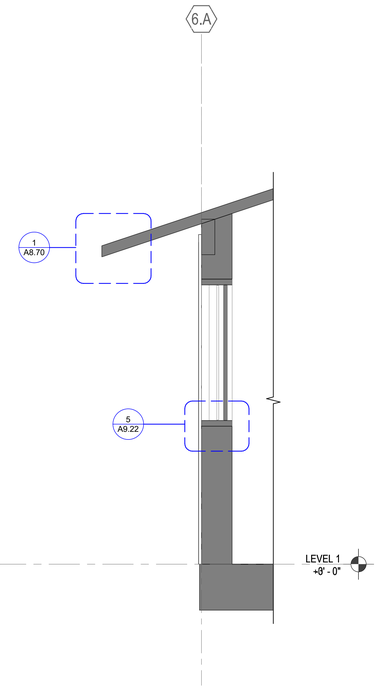
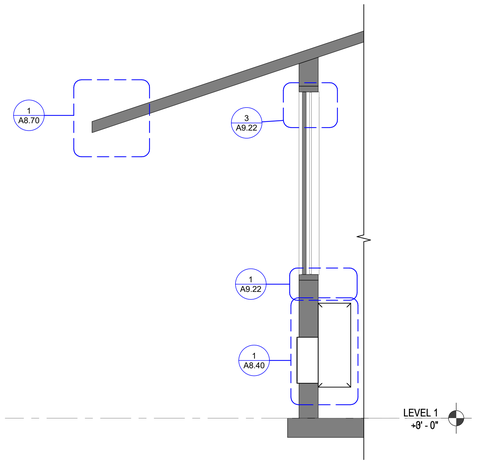
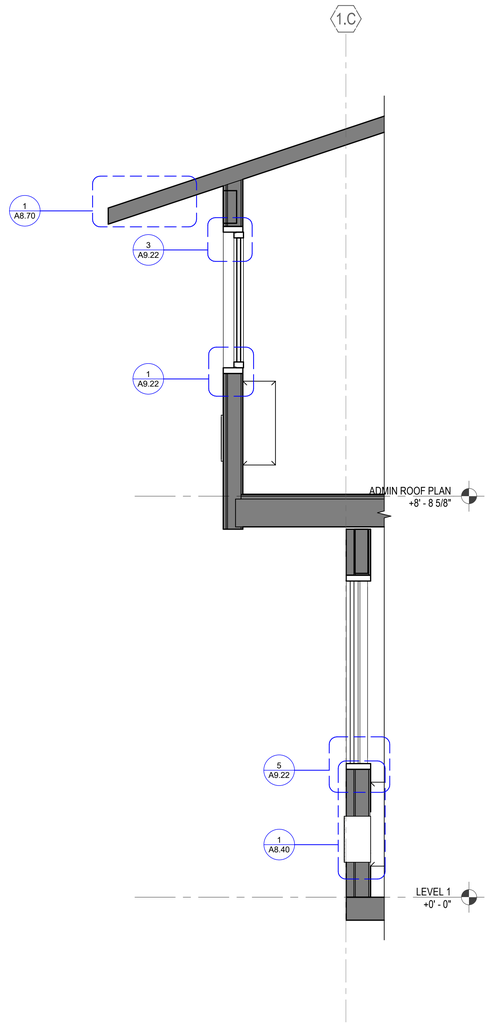


WALL SECTION - BUILDING E2-E5 (3)
3/4" = 1'-0"



WALL SECTION - BUILDING TYPE C2 (2)
3/4" = 1'-0"



WALL SECTION - BUILDING TYPE B5-B10, B13 (1)
3/4" = 1'-0"

3/16/2026 12:11:07 PM

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MARCAL
CHAD
NO. C36309
RENEWAL DATE
06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	3/4" = 1'-0"

TITLE:

WALL SECTIONS

SHEET:

A8.00

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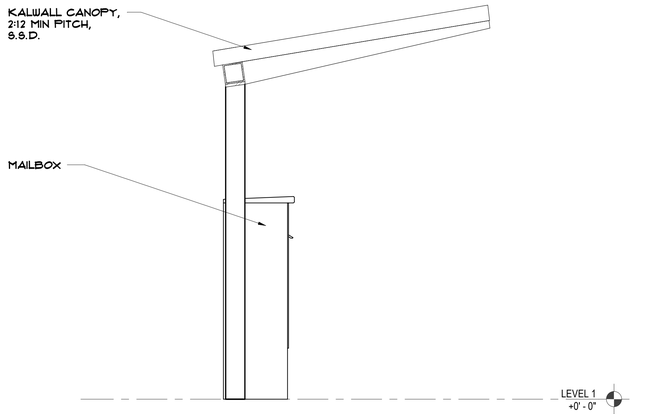
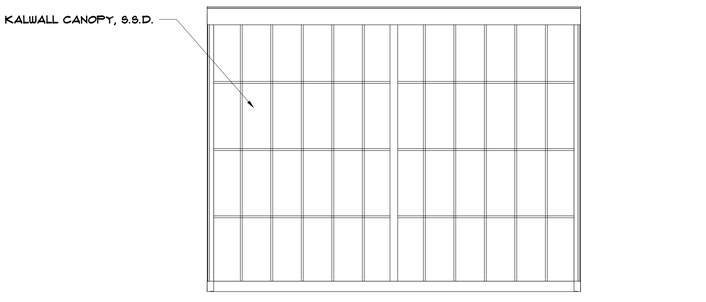
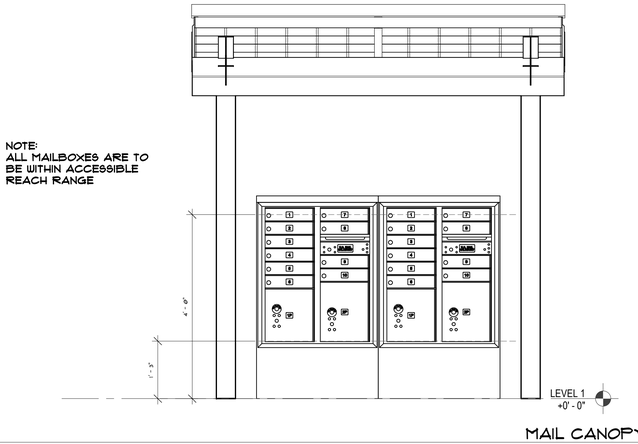


MAIL CANOPY - SIDE ELEVATION 4
3/4" = 1'-0"

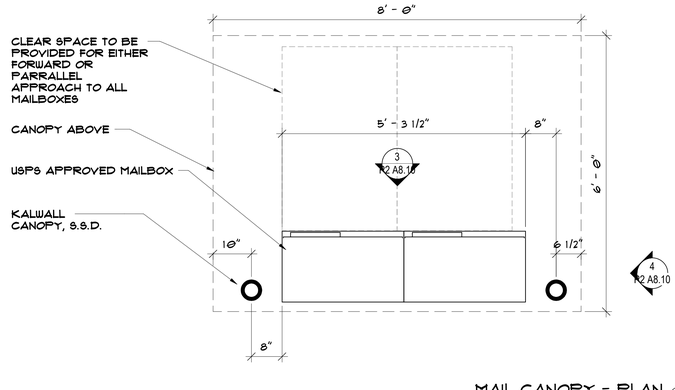


MAIL CANOPY - ROOF PLAN 2
3/4" = 1'-0"

NOTE:
ALL MAILBOXES ARE TO BE WITHIN ACCESSIBLE REACH RANGE



MAIL CANOPY - FRONT ELEVATION 3
3/4" = 1'-0"



MAIL CANOPY - PLAN 1
3/4" = 1'-0"

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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	3/4" = 1'-0"

TITLE:

MAIL CANOPY

SHEET:

A8.10

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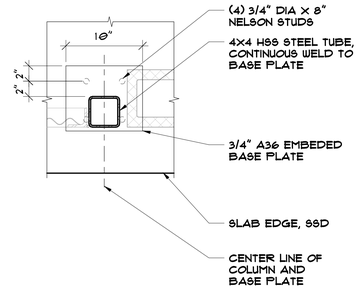
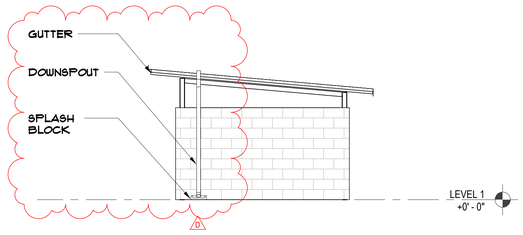
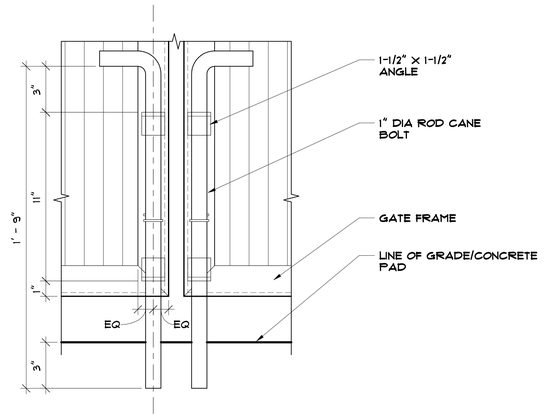
3/16/2026 3:17:30 PM



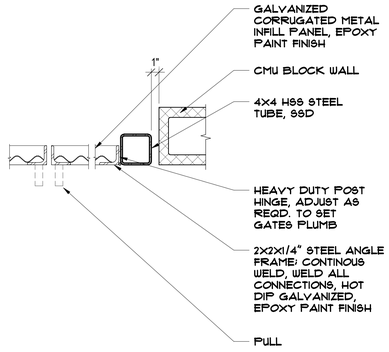
TRASH ENCLOSURE -HSS EDGE POST (8)
1 1/2" = 1'-0"



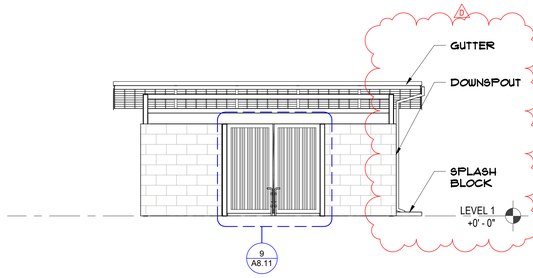
WASTE ENCLOSURE 1- ELEVATION 2 (11)
1/4" = 1'-0"



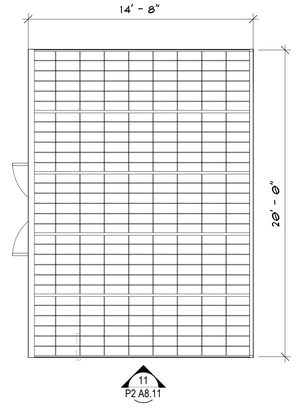
CANE BOLT AT TRASH ENCLOSURE GATE (10)
3" = 1'-0"



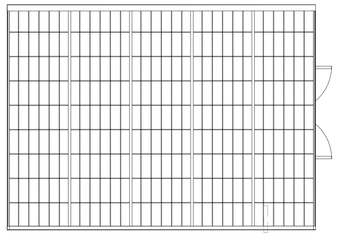
TRASH ENCLOSURE -GATE PLAN (7)
1 1/2" = 1'-0"



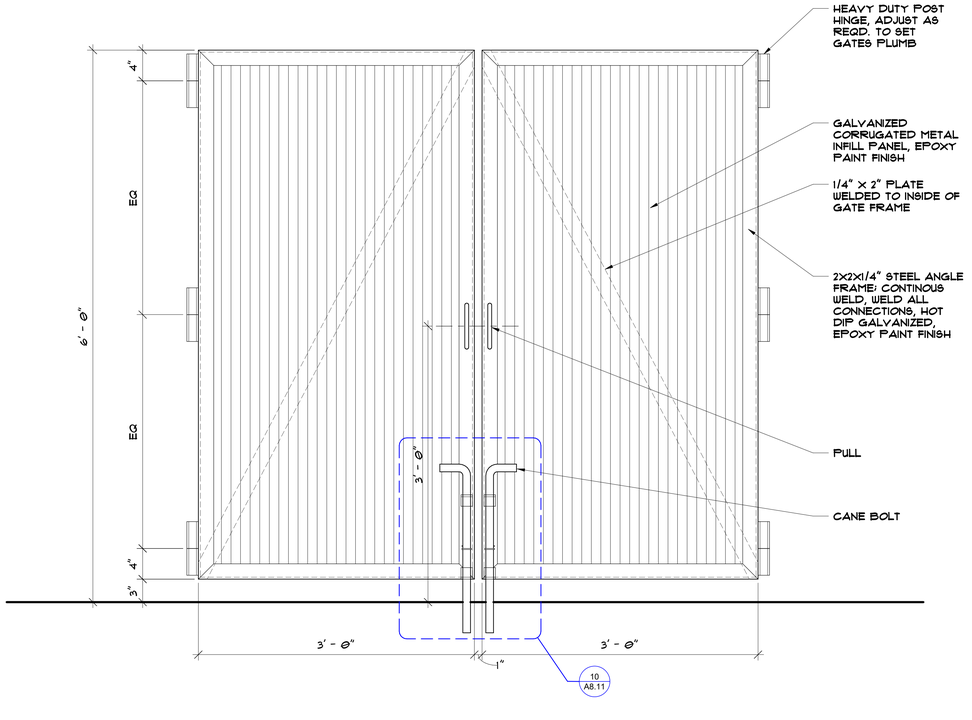
WASTE ENCLOSURE 1 - ELEVATION 1 (3)
1/4" = 1'-0"



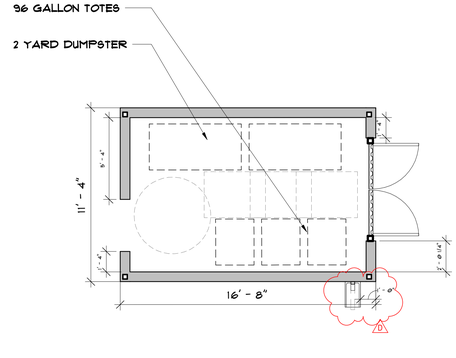
WASTE ENCLOSURE ROOF PLAN (2)
1/4" = 1'-0"



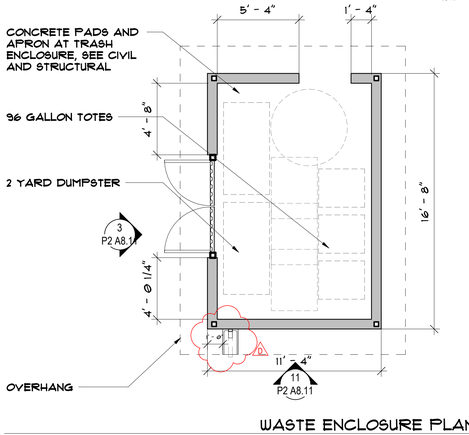
WASTE ENCLOSURE 2 ROOF PLAN (6)
1/4" = 1'-0"



TRASH ENCLOSURE -GATE ELEVATION (9)
1 1/2" = 1'-0"



WASTE ENCLOSURE 2 PLAN (5)
1/4" = 1'-0"



WASTE ENCLOSURE PLAN (1)
1/4" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE
06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
D	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
D	Response to round 2 DPW plan check comments	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

WASTE ENCLOSURE

SHEET:

A8.11

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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.

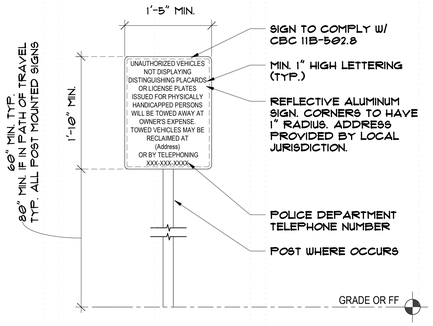
FLOOR OR GROUND SURFACES
PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

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 (60 INCHES MINIMUM IF IN PATH OF TRAVEL) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

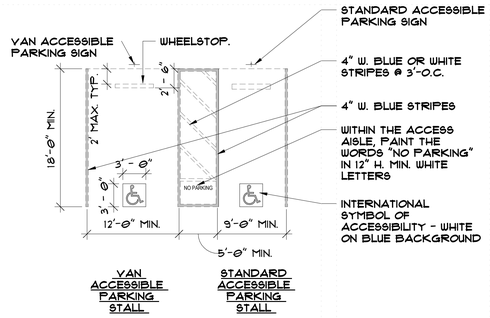
RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

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

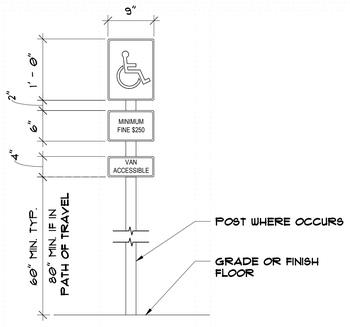


UNAUTHORIZED PARKING SIGNAGE

UNAUTHORIZED PARKING SIGNAGE 6
1" = 1'-0"

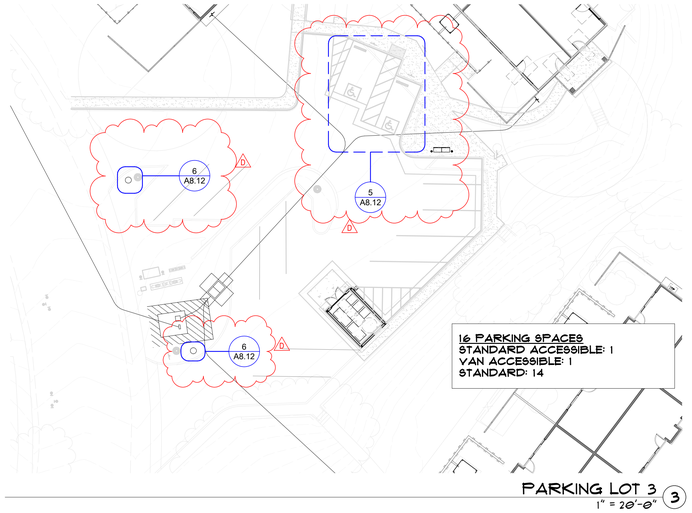


ACCESSIBLE PARKING SPACES 5
1/8" = 1'-0"

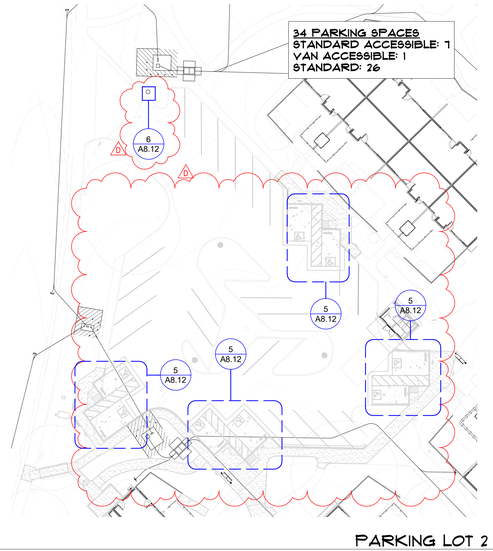


ACCESSIBLE PARKING SIGN

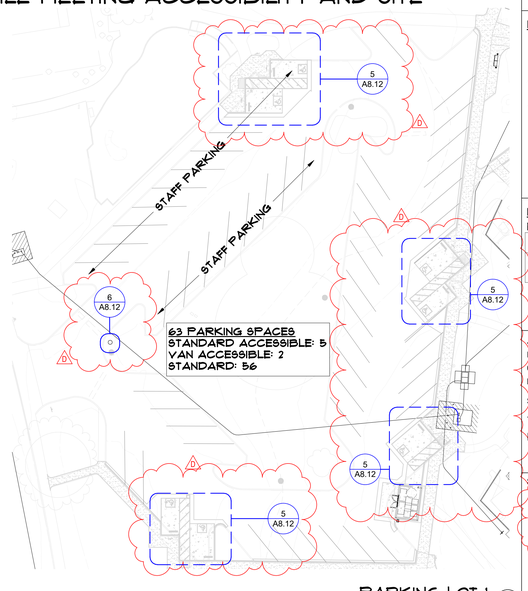
ACCESSIBLE PARKING SIGN 4
1" = 1'-0"



PARKING LOT 3 3
1" = 20'-0"



PARKING LOT 2 2
1" = 30'-0"



PARKING LOT 1 1
1" = 30'-0"

PHASE 1 - PARKING SCHEDULE & CLARIFICATIONS

PHASE 1 CONSISTS OF 113 ON-SITE PARKING SPACES, OF WHICH 88 SPACES ARE RESERVED FOR RESIDENTS (ONE PER DWELLING UNIT) AND 25 SPACES SERVE STAFF AND VISITORS.

RESIDENTIAL UNITS & REQUIRED ACCESSIBLE PARKING:

PHASE 1 CONTAINS 88 DWELLING UNITS, INCLUDING 15 MOBILITY UNITS IN ACCORDANCE WITH CBC 11B-809.2 THROUGH 11B-809.4. PER CBC 11B-208.2.3.1, ONE ACCESSIBLE PARKING SPACE IS REQUIRED FOR EACH MOBILITY UNIT. ONE PER EVERY SIX ACCESSIBLE SPACES IS REQUIRED TO BE VAN ACCESSIBLE. THEREFORE 3 VAN-ACCESSIBLE SPACES ARE REQUIRED FOR RESIDENTIAL PARKING.

THEREFORE, 15 ACCESSIBLE RESIDENTIAL PARKING SPACES ARE REQUIRED. PER CBC 11B-208.2.4, THREE OF THESE MUST BE VAN-ACCESSIBLE SPACES. THE "ADDITIONAL 2%" PROVISION OF CBC 11B-208.2.3.2 DOES NOT APPLY BECAUSE THE PROJECT PROVIDES EXACTLY ONE PARKING SPACE PER DWELLING UNIT.

STAFF PARKING & REQUIRED ACCESSIBLE PARKING:

THERE ARE 25 NON-RESIDENTIAL PARKING SPACES (20 STAFF + 5 SURPLUS). PER CBC TABLE 11B-208.2, PARKING FACILITIES WITH 1-25 SPACES REQUIRE 1 ACCESSIBLE PARKING SPACE, AND PER CBC 11B-208.2.4, THIS SPACE MUST BE VAN ACCESSIBLE. THEREFORE, 1 VAN-ACCESSIBLE SPACE IS REQUIRED FOR THE STAFF PARKING AREA.

EXISTING PARKING COUNT

- STANDARD ACCESSIBLE: 11
- VAN ACCESSIBLE: N/A
- STANDARD: 107
- TOTAL EXISTING SPACES: 118

PROPOSED PARKING COUNT

- STANDARD ACCESSIBLE: 13
- VAN-ACCESSIBLE: 4
- STANDARD: 96
- TOTAL PROPOSED SPACES: 113

CODE MINIMUM REQUIRED ACCESSIBLE SPACES = 15 (RESIDENTIAL) + 1 (STAFF) = 16
MINIMUM REQUIRED VAN-ACCESSIBLE SPACES (1 PER 6 ACCESSIBLE SPACES) = 3

THE PROPOSED DESIGN EXCEEDS BOTH REQUIREMENTS, PROVIDING 17 ACCESSIBLE SPACES, INCLUDING 4 VAN-ACCESSIBLE SPACES.

CLARIFICATION OF PARKING REMOVAL:

THE EXISTING PHASE 1 SITE CONTAINS 118 ON-SITE PARKING SPACES, DISPERSED ACROSS THREE PARKING LOTS.

THE PROPOSED LAYOUT PROVIDES 113 ON-SITE PARKING SPACES, RESULTING IN A NET REDUCTION OF 5 SPACES DUE TO:

- 4 SPACES RECONFIGURED TO CREATE NEW ACCESSIBLE PARKING STALLS WITH REQUIRED ACCESS AISLES.
- 1 SPACE REMOVED TO ACCOMMODATE THE NEW WASTE ENCLOSURE AT PARKING LOT 3.

ALL FEASIBLE PARKING HAS BEEN MAINTAINED WHILE MEETING ACCESSIBILITY AND SITE PLANNING REQUIREMENTS.

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105 DRAKE AVE., SAUSALITO, CA 94965
APN: 052-140-22, 052-140-41

STAMP:
LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 06/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
D	Response to round 2 DPW plan check comments	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
PARKING PLAN & DETAILS

SHEET:
A8.12
B

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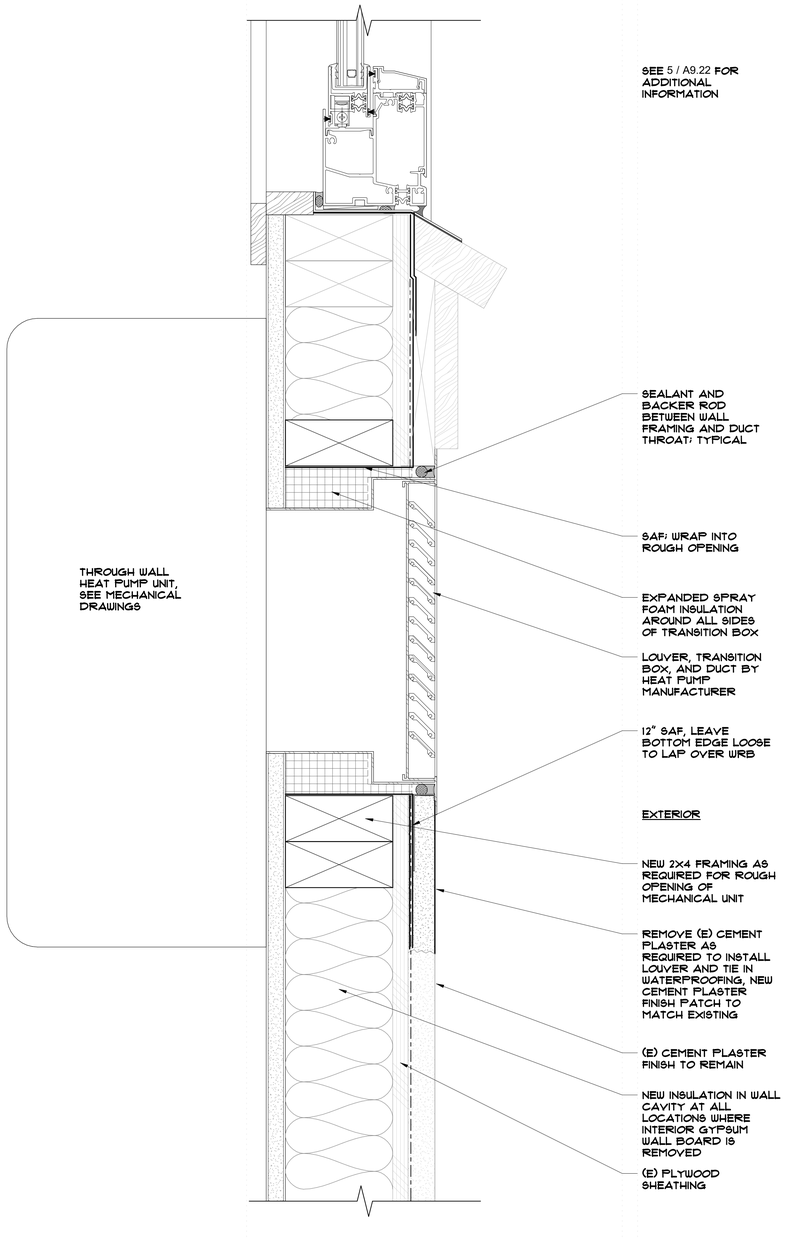
3/16/2026 12:11:31 PM

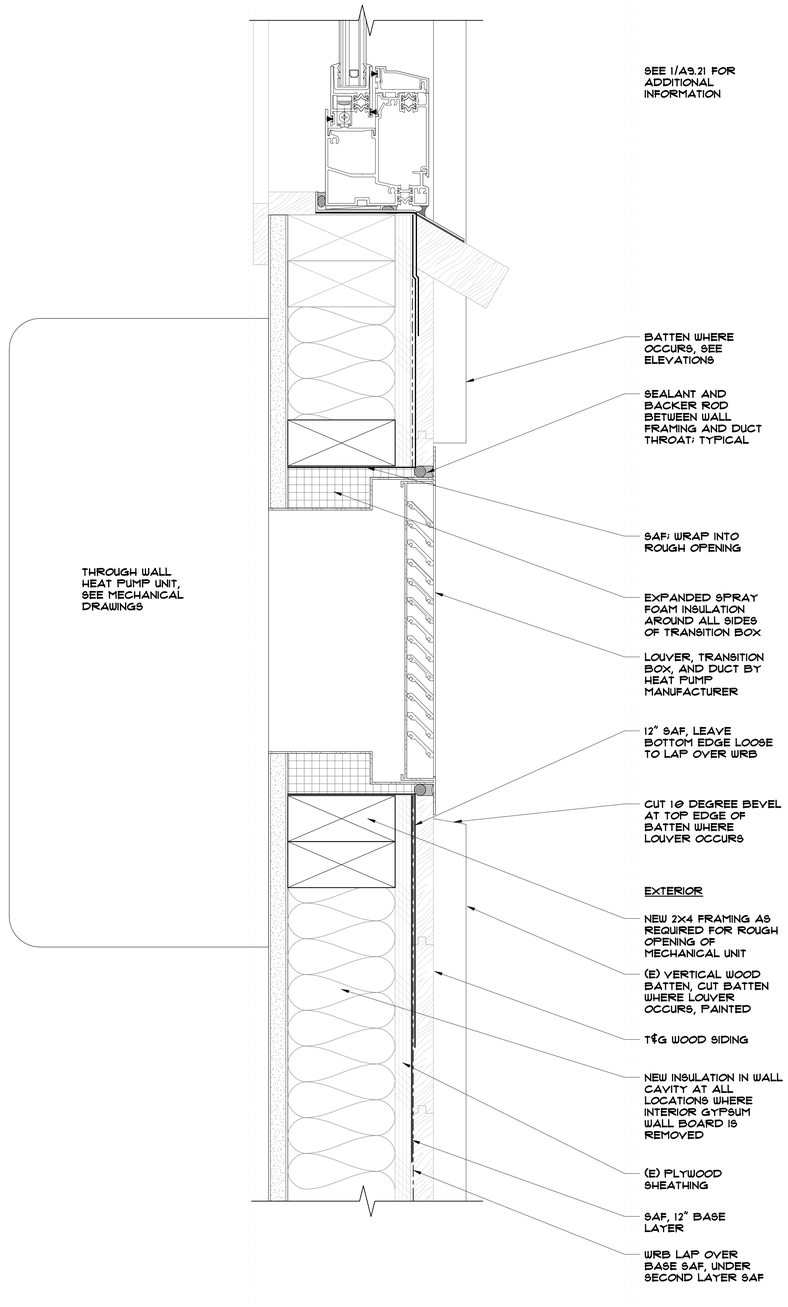
NOTES:
ALL DISIMILAR METALS ARE TO BE PROPERLY SEPARATED/COATED/PROTECTED AGAINST GALVANIC REACTION



HEAT PUMP LOUVER AT EXISTING STUCCO WALL (2)
6" = 1'-0"

NOTES:
REMOVE (E) T&G EXTERIOR SIDING AND VERTICAL BATTENS FROM ENTIRE BUILDING; STORE ALL UNDAMAGED SIDING AND BATTEN FOR REUSE. REMOVE ALL (E) WRB FROM ENTIRE BUILDING; NEW WRB TO BE INSTALLED. REUSE EXISTING SIDING AND BATTENS WHERE POSSIBLE; 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"

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NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

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	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	6" = 1'-0"

TITLE:
EXTERIOR DETAILS

SHEET:
A8.40

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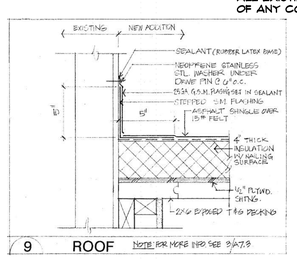
3/16/2026 12:11:32 PM

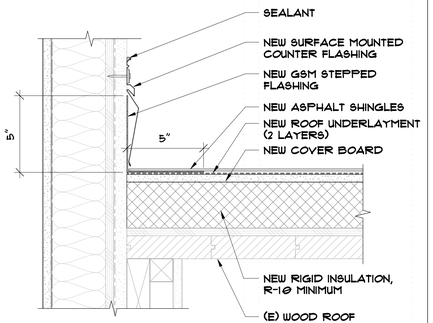
NOTE:
REPAIR ALL DAMAGED EXISTING WOOD DECKING AND SHEATHING PRIOR TO INSTALLATION OF NEW MATERIALS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN



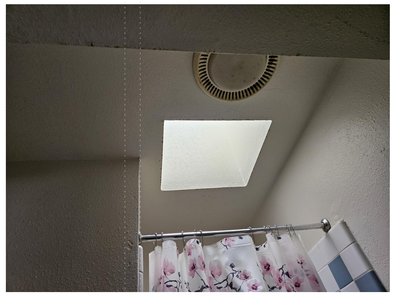
1993 REFERENCE DETAIL
NOT TO SCALE



REFERENCE PHOTO
NOT TO SCALE

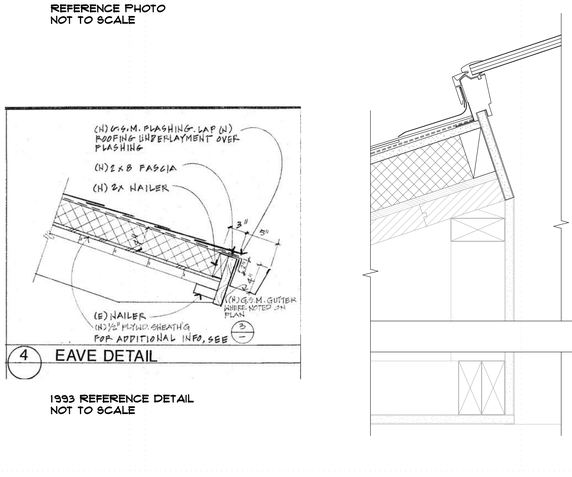


ROOF TO WALL AT BUILDING TYPE E (3)
3" = 1'-0"



REFERENCE PHOTO
NOT TO SCALE

NOTE:
REPAIR ALL DAMAGED EXISTING WOOD DECKING AND SHEATHING PRIOR TO INSTALLING NEW MATERIALS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN



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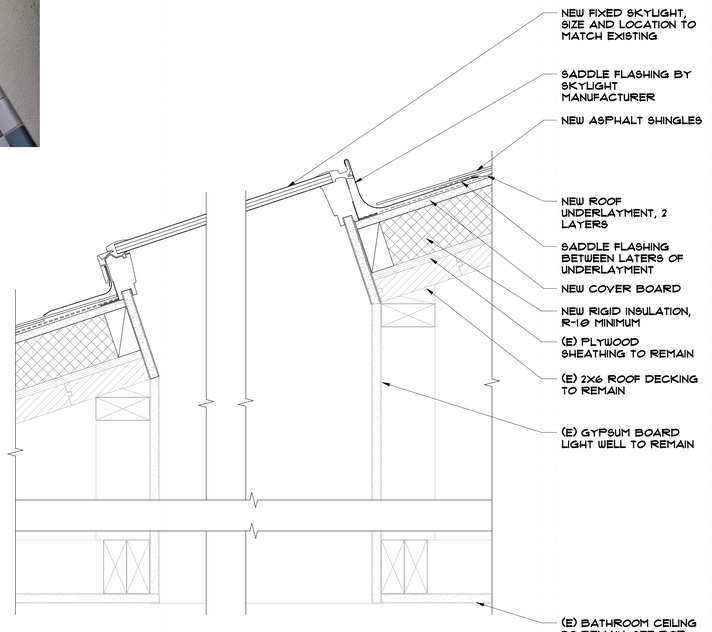
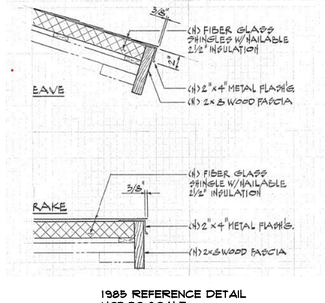


SKYLIGHT AT B11 EXISTING ROOF (2)
3" = 1'-0"

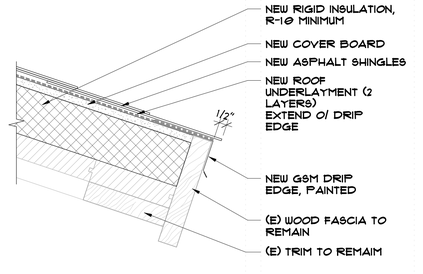


REFERENCE PHOTO
NOT TO SCALE



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"

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ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	3" = 1'-0"

TITLE:
ROOF DETAILS

SHEET:
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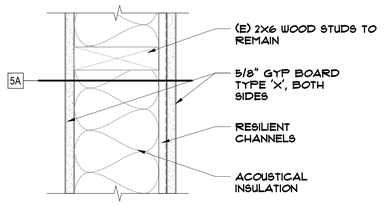
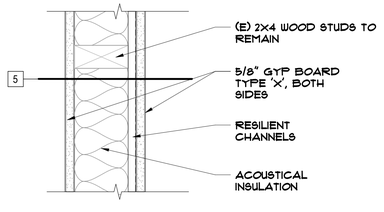
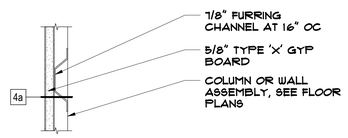
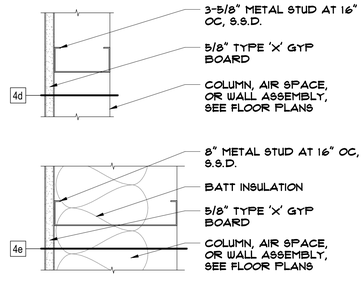




1 HR FR	GA (23RD ED.) #WP 3243	STC 50-54	NRCC TL-93-103

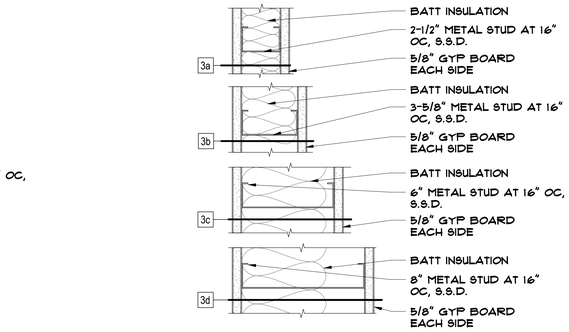
1 HR INT WOOD STUD WALL 5
3" = 1'-0"





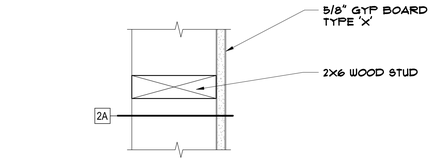
N/R	STC -

NON RATED INT METAL STUD FURRING WALL 4
3" = 1'-0"



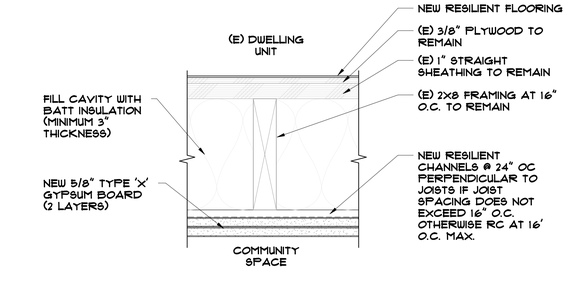
N/R	STC -

NON RATED INT METAL STUD WALL 3
3" = 1'-0"



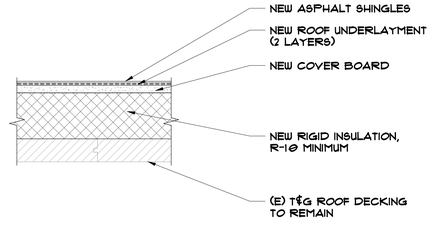
N/R	STC -

NON RATED INT WOOD STUD FURRING WALL 2
3" = 1'-0"

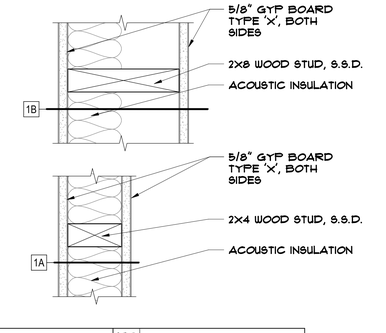


1 HR FR	CBC (2022) TABLE 721.1(3) ITEM 21-1.1		IIC 54

FLOOR CEILING ASSEMBLY AT COMMUNITY BUILDING B
3" = 1'-0"



TYPICAL ROOF ASSEMBLY A
3" = 1'-0"



N/R	STC -

NON RATED INTERIOR WOOD STUD PARTITION 1
3" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	3" = 1'-0"
TITLE:	WALL AND ROOF ASSEMBLIES

SHEET:

A9.01

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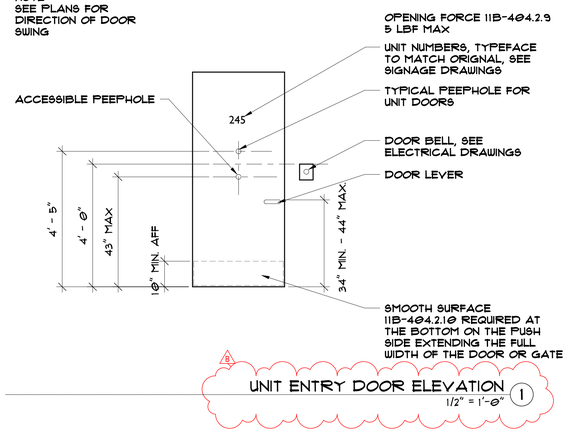
UNIT DOOR SCHEDULE - PHASE 1

TYPE MARK	LOCATION	DIMENSIONS		LEAF				FRAME			GLAZING			SIDELIGHT			DETAILS			HARDWARE						FIRE RATING	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	# OF LEAVES	TYPE	MATERIAL	FINISH	TYPE	OTC	STC	TYPE	HEIGHT	WIDTH	HEAD	SILL	JAMB	LATCH	CLOSER	CARD READER	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
U.01	UNIT ENTRY	3' - 0"	7' - 0"	F	SC	PTD	1	1	WD	PTD															2.0		TYPICAL PEEPHOLE FOR UNIT DOORS, SEE 1/A9.16
U.02	UNIT ENTRY	2' - 6"	7' - 0"	F	SC	PTD	1	1	WD	PTD															1.0		
U.03	UNIT ENTRY	3' - 0"	6' - 8"	F	SC	PTD	1	1	WD	PTD															2.0		TYPICAL PEEPHOLE FOR UNIT DOORS, SEE 1/A9.16
U.04	UNIT ENTRY	3' - 0"	6' - 8"	F	SC	PTD	1	1	WD	PTD															2.0		TYPICAL PEEPHOLE FOR UNIT DOORS, SEE 1/A9.16
U.05	UNIT ENTRY	2' - 8"	6' - 8"	F	SC	PTD	1	1	WD	PTD															2.0		
U.06	PATIO DOOR	8' - 0"	6' - 8"	FG	AL	MFR		FG	AL	MFR																	
U.07	PATIO DOOR	8' - 0"	6' - 8"	FG	AL	MFR		FG	AL	MFR																	IN-SWING ACC. PATIO DOOR MULLED TO FIXED PANELS TO MATCH EXISTING CONFIGU
INTERIOR																											
U.10	CLOSET	2' - 8"	7' - 2"	F	HC	PTD	1	1	WD	PTD															5.0		REPLACE (E) DOOR, VERIFY HEIGHT IN FIELD
U.11	BEDROOM	2' - 6"	6' - 8"	F	HC	PTD		1	WD	PTD															4.0		
U.12	BATHROOM	2' - 4"	6' - 8"	F	HC	PTD		1	WD	PTD															4.0		
U.13	LINEN CLOSET	2' - 4"	6' - 8"	F	HC	PTD		1	WD	PTD															5.0		
U.14	CLOSET	4' - 5"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.15	CLOSET	8' - 5"	8' - 0"	F	HC	PTD	3	2	WD	PTD															8.0		USE 3 36" WIDE PANELS. REPLACE (E) DOOR, VERIFY HEIGHT AND WIDTH IN FIELD
U.17	MECHANICAL CLOSET	5' - 2"	6' - 8"	L	HC/L	PTD	2	1	WD	PTD															6.0		WEATHER SEALED
U.18	MECHANICAL CLOSET	3' - 4"	6' - 8"	L	HC/L	PTD		1	WD	PTD															6.0		
U.19	CLOSET	5' - 8"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.20	CLOSET	6' - 0"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.21	CLOSET	4' - 0"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.22	CLOSET	3' - 0"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.23	CLOSET	3' - 10"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.24	CLOSET	4' - 10"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.25	BEDROOM	3' - 0"	6' - 8"	F	HC	PTD	1	1	WD	PTD															4.0		
U.26	BATHROOM	3' - 0"	6' - 8"	F	HC	PTD	1	1	WD	PTD															4.0		
U.28	CLOSET	3' - 6"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		
U.29	CLOSET	1' - 6"	6' - 8"	F	HC	PTD	1	1	WD	PTD															5.0		
U.30	CLOSET	8' - 6"	6' - 8"	F	HC	PTD		2	WD	PTD															7.0		

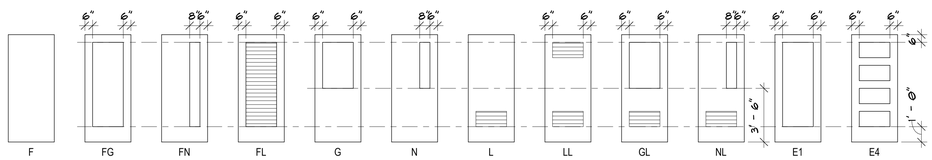


NOTE:
SEE PLANS FOR DIRECTION OF DOOR SWING



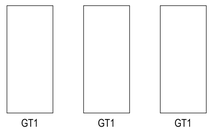
UNIT ENTRY DOOR ELEVATION (1)
1/2" = 1'-0"

DOOR LEAF TYPES



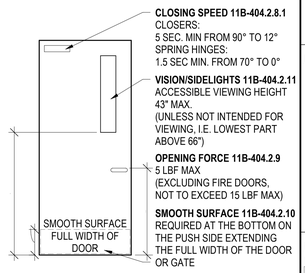
F - FLUSH
FG - FULL GLASS
FN - FULL NARROW LIGHT
FL - FULL LOUVERED
G - HALF GLASS
N - NARROW LIGHT
L - LOUVERED (TOP OR BOTTOM)
LL - LOUVERED (TOP AND BOTTOM)
GL - HALF GLASS AND LOUVERED
NL - NARROW LIGHT AND LOUVERED
E1 - 1 PANEL LEAF
E4 - 4 PANEL LEAF

GATE LEAF TYPES



GT1 - GATE 1
GT2 - GATE 2
GT3 - GATE 3

BASIC ACCESSIBILITY ELEVATION



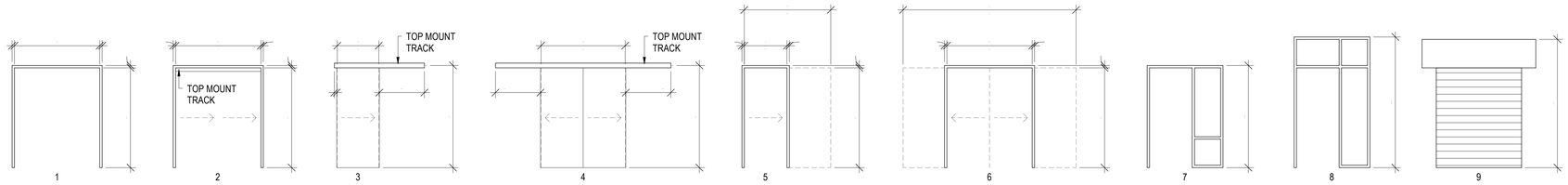
CLOSING SPEED 11B-404.2.8.1
CLOSERS:
5 SEC. MIN FROM 90° TO 12°
SPRING HINGES:
1.5 SEC MIN. FROM 70° TO 0°

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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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C26309
RENEWAL DATE 08/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
B	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025
C	PLAN CHECK RESPONSE 3 DPW COMMENTS - PHASE 1	2/25/2026
D	BID ADDENDUM 1 - PHASE 1	1/30/2026
E	BID ADDENDUM 2 - PHASE 1	2/25/2026
F	BID ADDENDUM 3 - PHASE 1	3/6/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026
F	Bid Addendum 2	2/25/2026
G	Bid Addendum 3	3/11/2026

JOB NUMBER: 2403
DRAWN BY: MO, SR
CHECKED BY: GS
ISSUE DATE: 2/25/2026
SCALE: As indicated
TITLE:

UNIT DOOR SCHEDULE

SHEET:

A9.16

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COMMON AREA DOOR SCHEDULE - PHASE 1

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	KEY FOB	EXIT DEVICE	HOLD OPEN	HARDWARE GROUP		
EXTERIOR																											
CB.01	COMMUNITY BUILDING ENTRY	6' - 0"	7' - 0"	FG	AL/G	FF/CLR	2	8	AL	FF/CLR	T									●	●	●	●		9.0		WITH PANIC EXITING HARDWARE
CB.02	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0"	FG	AL/G	FF/DB	1	8	AL	FF/DB	T									●	●	●	●		10.0		WITH PANIC EXITING HARDWARE
CB.03	COMMUNITY BUILDING ENTRY	3' - 0"	7' - 0"	FG	HM/G	PTD	1	1	HM	PTD	T									●	●	●	●		11.0		WITH PANIC EXITING HARDWARE
INTERIOR																											
CB.04	CORRIDOR	3' - 0"	6' - 8"	FG	SC/G	PTD	1	1	HM	PTD	T									●					11.0		
CB.05	OFFICES	3' - 0"	6' - 8"	FG	SC/G	PTD	1	1	HM	PTD	T									●					12.0		
CB.06	RESTROOM	3' - 0"	6' - 8"	FG	SC/G	PTD	1	1	HM	PTD	T									●					13.0		
CB.07	STORAGE	3' - 0"	6' - 8"	FG	SC/G	PTD	1	1	HM	PTD	T									●					14.0		
CB.08	STORAGE	5' - 0"	6' - 8"	F	SC	PTD	2	1	HM	PTD										●					16.0		
CB.09	COMMUNITY BUILDING CLOSET	4' - 1"	7' - 0"	F	SC	PTD	2	1	HM	PTD										●					15.0		REPLACE (E) DOORS , VERIFY HEIGHT AND WIDTH IN FIELD

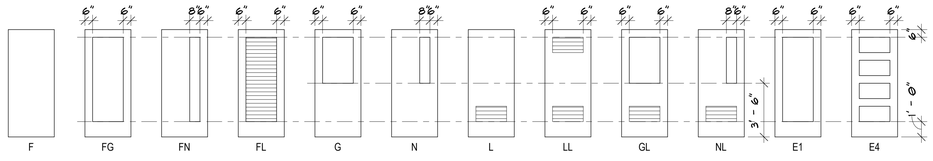
SITE DOORS (EXISTING TO BE REPLACED)

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																											
S.01	METER SHED	6' - 4"	7' - 2"	F	HM	PTD	2	1	STL	PTD															18.0		
S.02	METER SHED	3' - 5"	7' - 2"	F	HM	PTD	1	1	STL	PTD															18.0		

GATES (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																											
S.03	TRASH ENCLOSURE	4' - 2"	5' - 0"		MTL	PTD																					

DOOR LEAF TYPES



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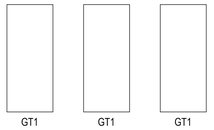

GT1 - GATE 1
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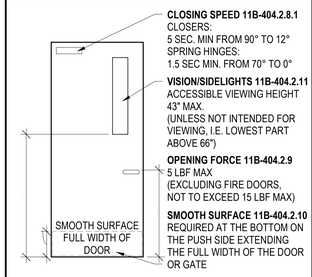
GT3 - GATE 3

BASIC ACCESSIBILITY ELEVATION



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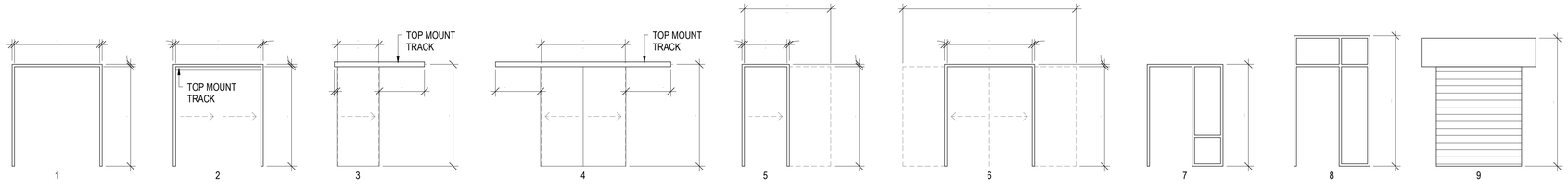
REQUIRED AT THE BOTTOM ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE

FRAME TYPES



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HM	HOLLOW METAL
HM/L	HOLLOW METAL / LOUVER
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FF/CLR	FACTORY FINISHED, CLEAR ANODIZED
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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

COMMON AREAS DOOR SCHEDULE

SHEET:

A9.17

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WINDOW SCHEDULE

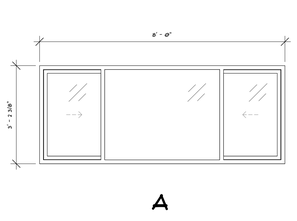
TYPE MARK	COUNT	HEIGHT	WIDTH	GLAZED AREA	OPERABLE AREA	SOUND RATING - OTC	SOUND RATING - STC
A	160	3' - 2 3/8"	8' - 0"	25.58 SF	12.79 SF		
B	68	4' - 2 5/8"	8' - 0"	33.75 SF	16.88 SF		
C	72	3' - 2 3/8"	6' - 0"	19.19 SF	9.59 SF		
D	2	2' - 6"	8' - 0"	20.00 SF	10.00 SF		
E	1	4' - 3"	9' - 0"	38.25 SF	25.50 SF		
F	64	4' - 2 5/8"	3' - 4"	14.06 SF	7.03 SF		
G	20	3' - 2 3/8"	2' - 2"	6.93 SF	3.46 SF		
H	24	3' - 2 3/8"	4' - 0"	12.79 SF	6.40 SF		
I	2	4' - 0"	4' - 0"	16.00 SF	8.00 SF		
J	4	4' - 2 5/8"	8' - 7"	36.21 SF	16.88 SF		
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	0.00 SF		
N	2	5' - 0"	1' - 0"	5.00 SF	0.00 SF		
O	3	4' - 3"	3' - 4"	14.17 SF	0.00 SF		
R	2	2' - 0"	2' - 0"				
S	4	4' - 2 5/8"	4' - 0"	16.88 SF	8.44 SF		

NOTES:
EXISTING WINDOW SIZES WERE TAKEN FROM ORIGINAL DRAWINGS, CONTRACTOR TO VERIFY ALL WINDOW SIZES AND INSTALLATION CONDITIONS IN THE FIELD PRIOR TO ORDERING AND INSTALLING WINDOWS

B CONTRACTOR TO VERIFY THAT ALL OPERABLE HARDWARE FOR WINDOWS IN THE COMMUNITY BUILDING ARE WITHIN ACCESSIBLE REACH RANGE

B **REQUIRED SAFETY GLAZING LOCATIONS PER CBC SECTION 2406**
1. GLAZING IN DOORS
2. SIDELITES WHERE ANY PART OF GLASS WITH 24" ARC OF THE DOOR IN CLOSED POSITION AND 60" ABOVE FLOOR OR STANDING SURFACE
3. WALK THROUGH HAZARD: >9 SF AND LOWEST EDGE <18" FROM WLAKING SURFACE & UPPER EDGE >36" ABOVE WALKING SURFACE AND <3' HORIZONTAL FROM WALKING SURFACE
4. RAILINGS INCLUDING INFILL
5. GLASS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE AND <60" ABOVE WALKING SURFACE
6. GLASS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD OF STAIR IN ANY DIRECTION WHEN GLASS <60" ABOVE NOSE OF TREAD

WINDOW LEGEND



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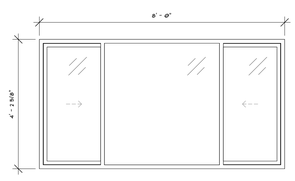

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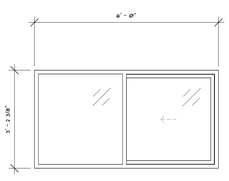

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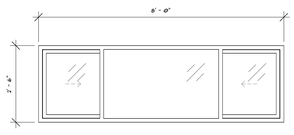

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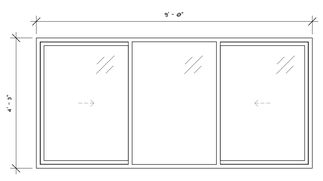

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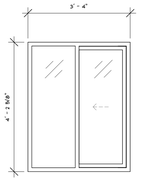

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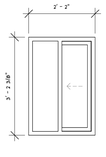

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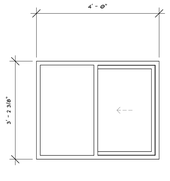

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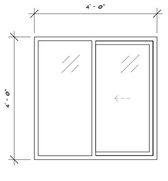

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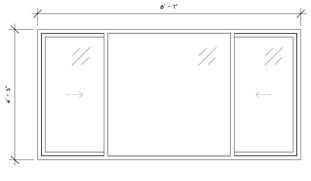

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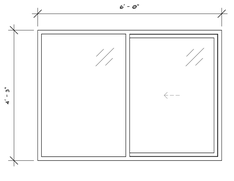

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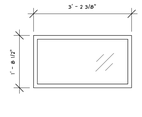

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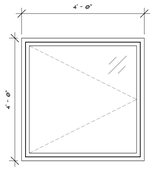

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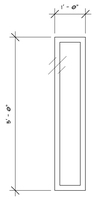

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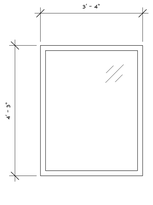

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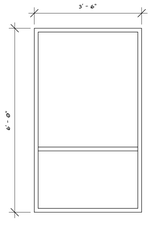

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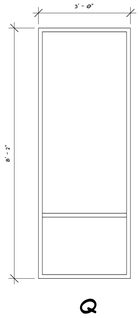

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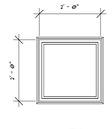

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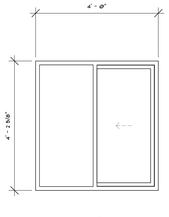

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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
WINDOW SCHEDULE

SHEET:
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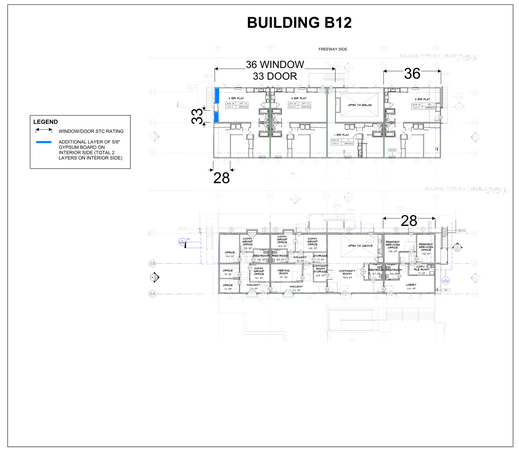
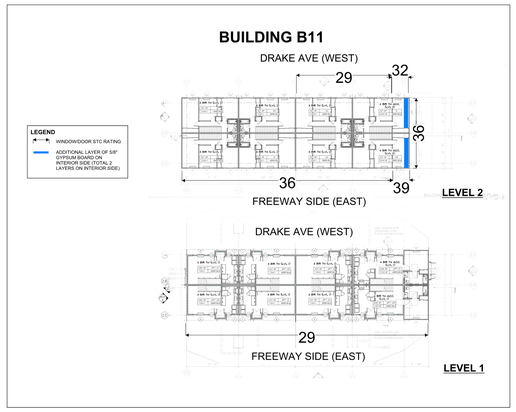
PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-1



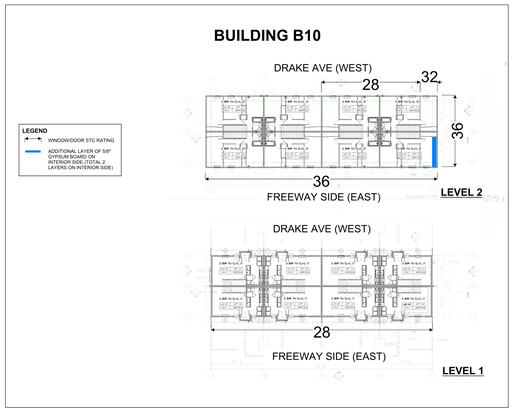
www.coffman.com DATE: 01/29/26

PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-2



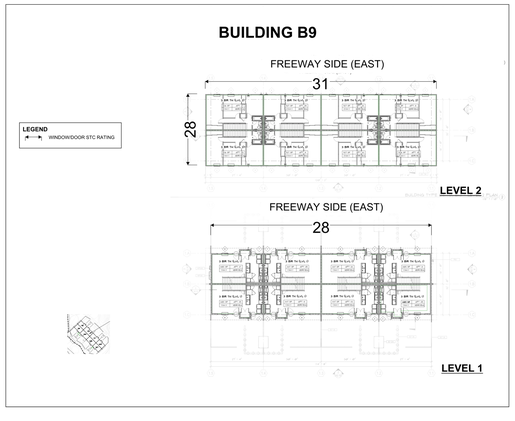
www.coffman.com DATE: 01/29/26

PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-3



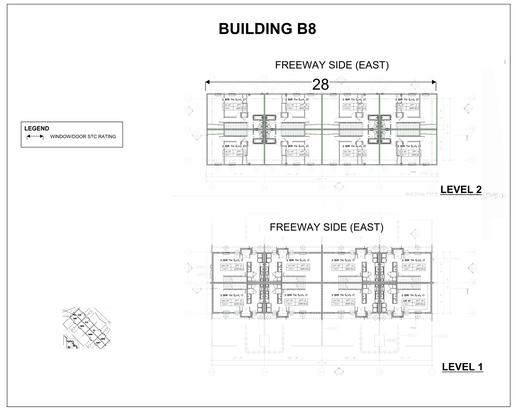
www.coffman.com DATE: 01/29/26

PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-4



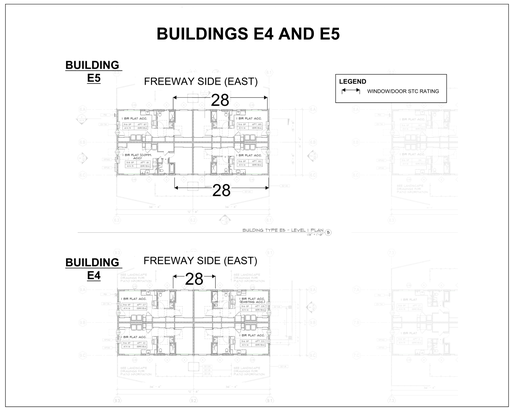
www.coffman.com DATE: 01/29/26

PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-5



www.coffman.com DATE: 01/29/26

PHASE 1
EXTERIOR NOISE CONTROL
FIGURE A-6



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STAMP:

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

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	2/25/2026
SCALE:	

TITLE:
WINDOW MAPPING

SHEET:
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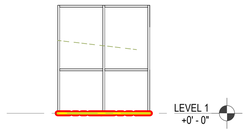
STOREFRONT SCHEDULE							
MARK	LOCATION	LENGTH	UNCONNECTED HEIGHT	STOREFRONT FINISH	DETAILS - HEAD	DETAILS - JAMB	DETAILS - SILL
SF100	LOBBY	6' - 0"	7' - 0 1/2"				
SF100A	CORRIDOR	3' - 0"	7' - 0 1/2"				
SF100B	LOBBY	6' - 1 1/2"	7' - 0 1/2"				
SF101	COMMUNITY ROOM	7' - 11 151/256"	7' - 0 1/2"				
SF101A	COMMUNITY ROOM	6' - 1 1/2"	7' - 0 1/2"				
SF104	CORRIDOR	6' - 0"	7' - 0 1/2"				
SF104A	CORRIDOR	6' - 3"	7' - 0 1/2"				
SF106	LOBBY	6' - 1 1/2"	7' - 0 1/2"				
SF106A	CORRIDOR	3' - 0"	7' - 0 1/2"				
SF108	RESIDENTS SERVICES OFFICE	6' - 0"	7' - 0 1/2"				

REQUIRED SAFETY GLAZING LOCATIONS PER CBC SECTION 2406

1. GLAZING IN DOORS
2. SIDELITES WHERE ANY PART OF GLASS WITH 24" ARC OF THE DOOR IN CLOSED POSITION AND 60" ABOVE FLOOR OR STANDING SURFACE
3. WALK THROUGH HAZARD: >9 SF AND LOWEST EDGE <18" FROM WLAKING SURFACE & UPPER EDGE >36" ABOVE WALKING SURFACE AND <3' HORIZONTAL FROM WALKING SURFACE.
4. RAILINGS INCLUDING INFILL
5. GLASS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE AND <60" ABOVE WALKING SURFACE.
6. GLASS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD OF STAIR IN ANY DIRECTION WHEN GLASS <60" ABOVE NOSE OF TREAD



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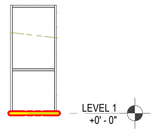
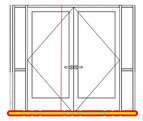


SF100A



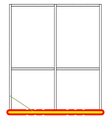
SF100B



SF101



SF101A



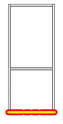
SF104



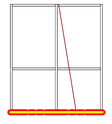
SF104A



SF106



SF106A



SF108

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ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

STOREFRONT SCHEDULE

SHEET:

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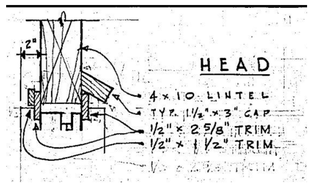
REFERENCE PHOTO
NOT TO SCALE

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) SLIDING GLASS DOOR, NEW TRIM AS INDICATED



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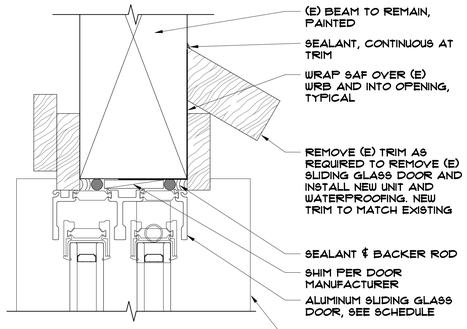
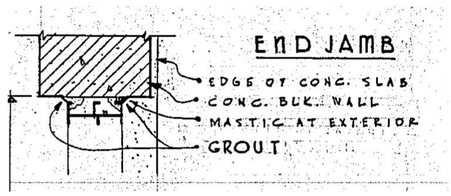


SLIDING GLASS DOOR HEAD BUILDING E NON ACCESSIBLE UNITS 8
6" = 1'-0"



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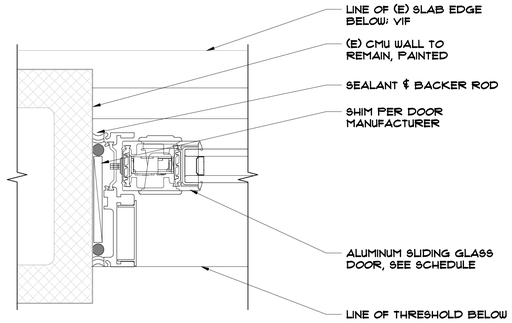
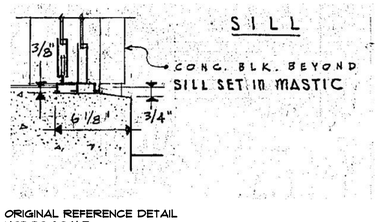


SLIDING GLASS DOOR JAMB BUILDING E NON ACCESSIBLE UNITS 7
6" = 1'-0"



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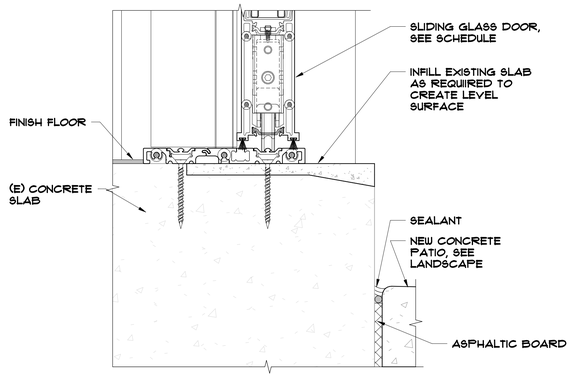
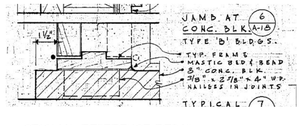


SLIDING GLASS DOOR SILL BUILDING E NON ACCESSIBLE UNITS 6
6" = 1'-0"



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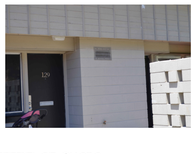

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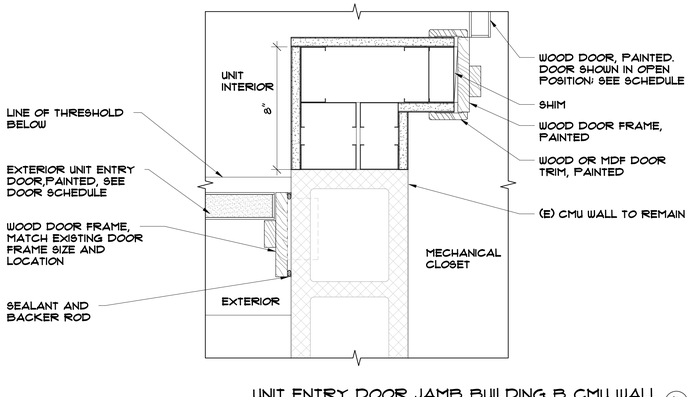

UNIT ENTRY DOOR JAMB BUILDING B CMU WALL 5
3" = 1'-0"



REFERENCE PHOTO
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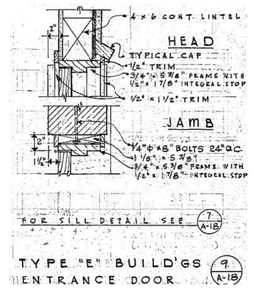

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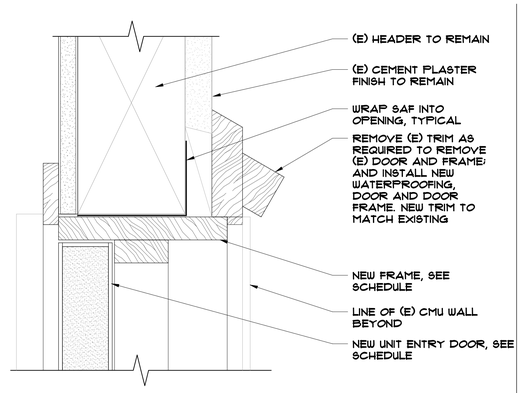
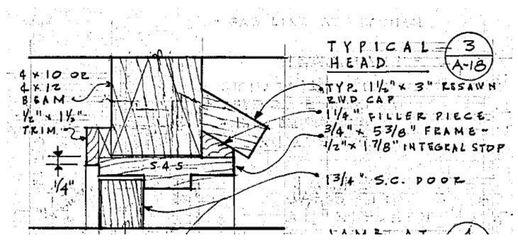


UNIT ENTRY DOOR HEAD BUILDINGS E 4
6" = 1'-0"



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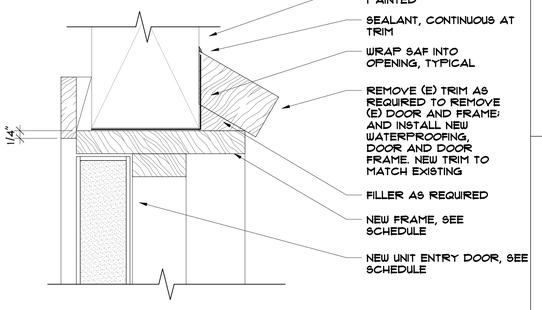

UNIT ENTRY DOOR HEAD BUILDINGS B & C 3
6" = 1'-0"



REFERENCE PHOTO
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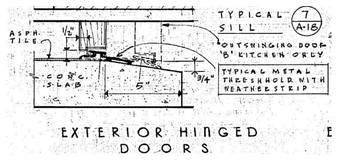

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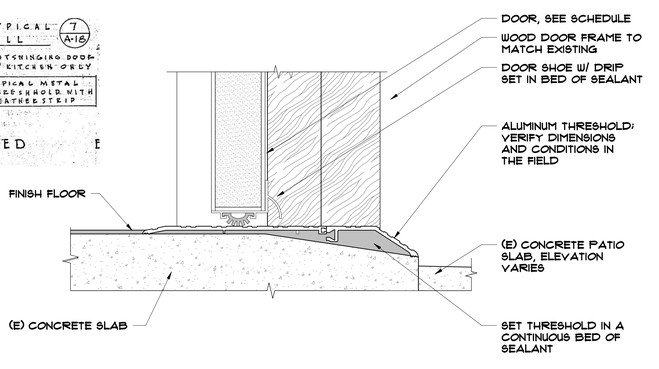
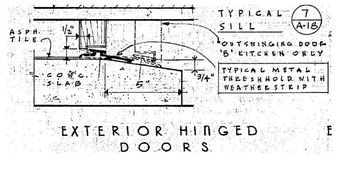


DOOR THRESHOLD AT UNIT ENTRY 2
6" = 1'-0"



REFERENCE PHOTO
NOT TO SCALE



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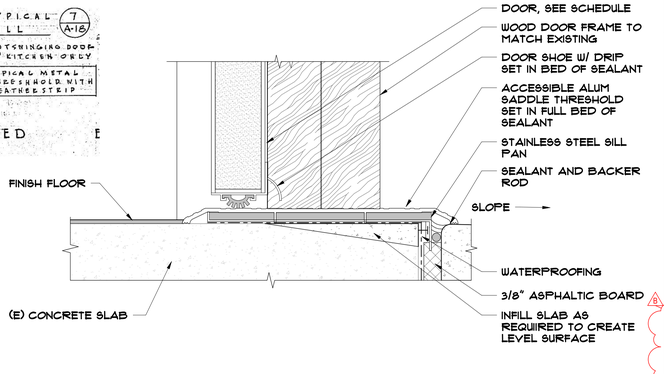

ACCESSIBLE DOOR THRESHOLD AT UNIT ENTRY 1
6" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT — MARCIAL CHAO — NO. C36309 — RENEWAL DATE 06/30/2027 — STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

DOOR DETAILS - EXTERIOR

SHEET:

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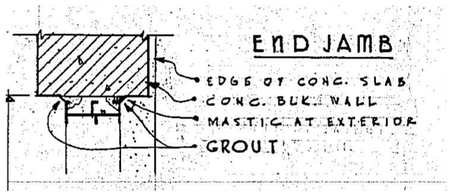

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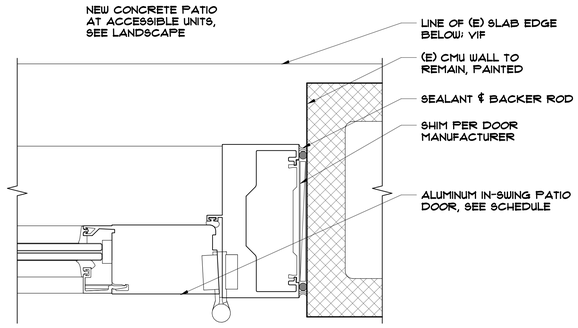
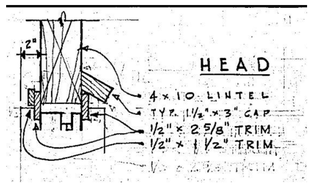


E UNIT PATIO SWING DOOR ACCESSIBLE JAMB (7)
6" = 1'-0"



REFERENCE PHOTO
NOT TO SCALE

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) SLIDING GLASS DOOR, NEW TRIM AS INDICATED



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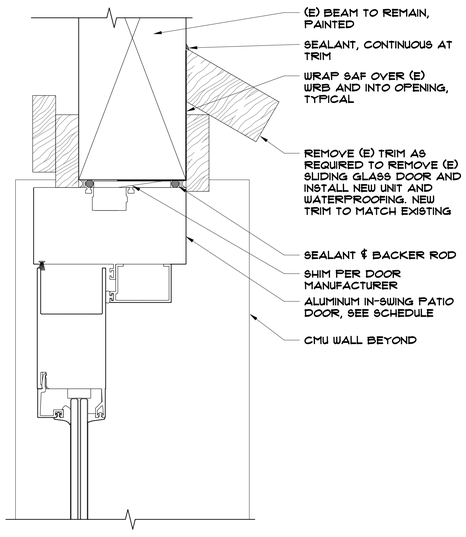
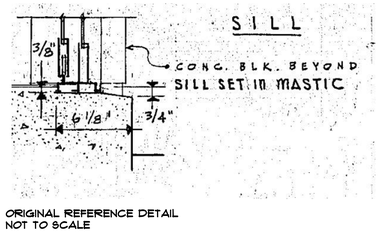
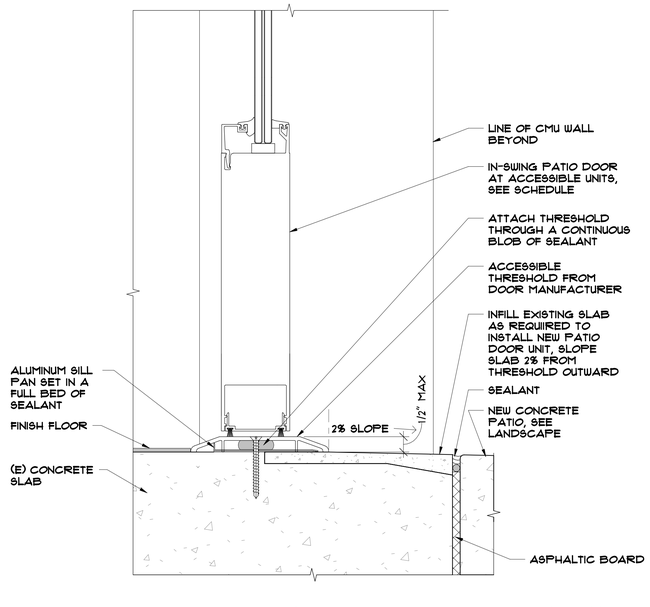


E UNIT PATIO SWING DOOR ACCESSIBLE HEAD (6)
6" = 1'-0"

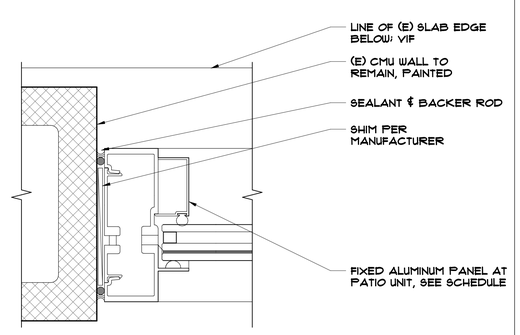
NOTE:
ALL DISIMILAR METALS ARE TO BE PROPERLY SEPARATED/COATED/PROTECTED AGAINST GALVANIC REACTION

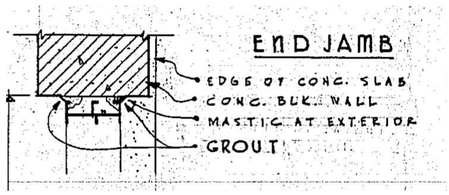


ORIGINAL REFERENCE DETAIL
NOT TO SCALE



E UNIT PATIO SWING DOOR ACCESSIBLE SILL (5)
6" = 1'-0"





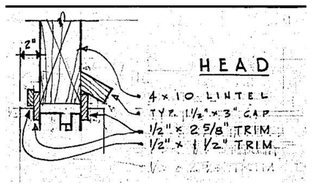
ORIGINAL REFERENCE DETAIL
NOT TO SCALE

E UNIT PATIO FIXED PANEL JAMB (4)
6" = 1'-0"

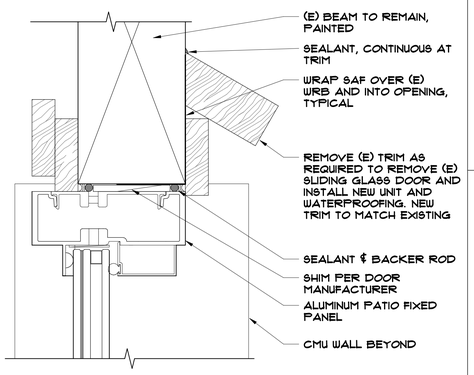


REFERENCE PHOTO
NOT TO SCALE

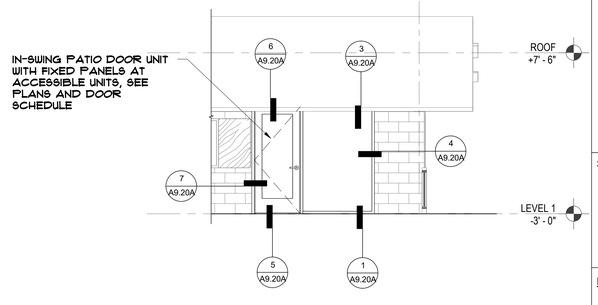
NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) SLIDING GLASS DOOR, NEW TRIM AS INDICATED



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

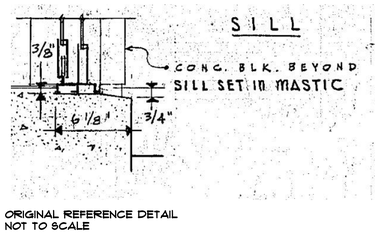


E UNIT PATIO FIXED PANEL HEAD (3)
6" = 1'-0"

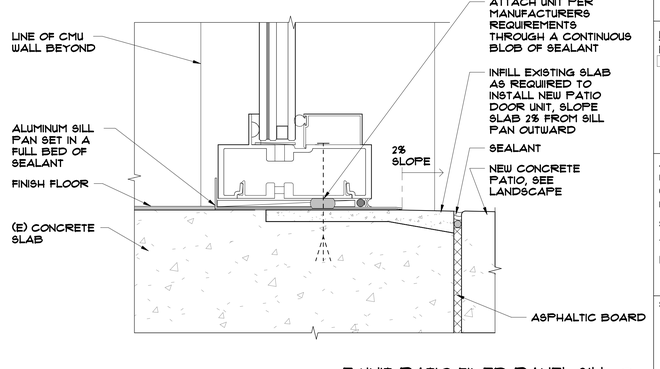


BUILDING TYPE E - PARTIAL ELEVATION (2)
1/4" = 1'-0"

NOTE:
ALL DISIMILAR METALS ARE TO BE PROPERLY SEPARATED/COATED/PROTECTED AGAINST GALVANIC REACTION



ORIGINAL REFERENCE DETAIL
NOT TO SCALE



E UNIT PATIO FIXED PANEL SILL (1)
6" = 1'-0"

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SANTA ROSA, CA 95407

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
F	Bid Addendum 2	2/25/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
DOOR DETAILS - EXTERIOR

SHEET:
A9.20A

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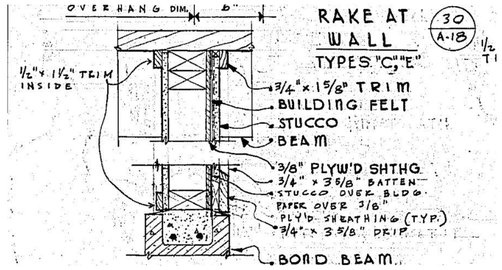
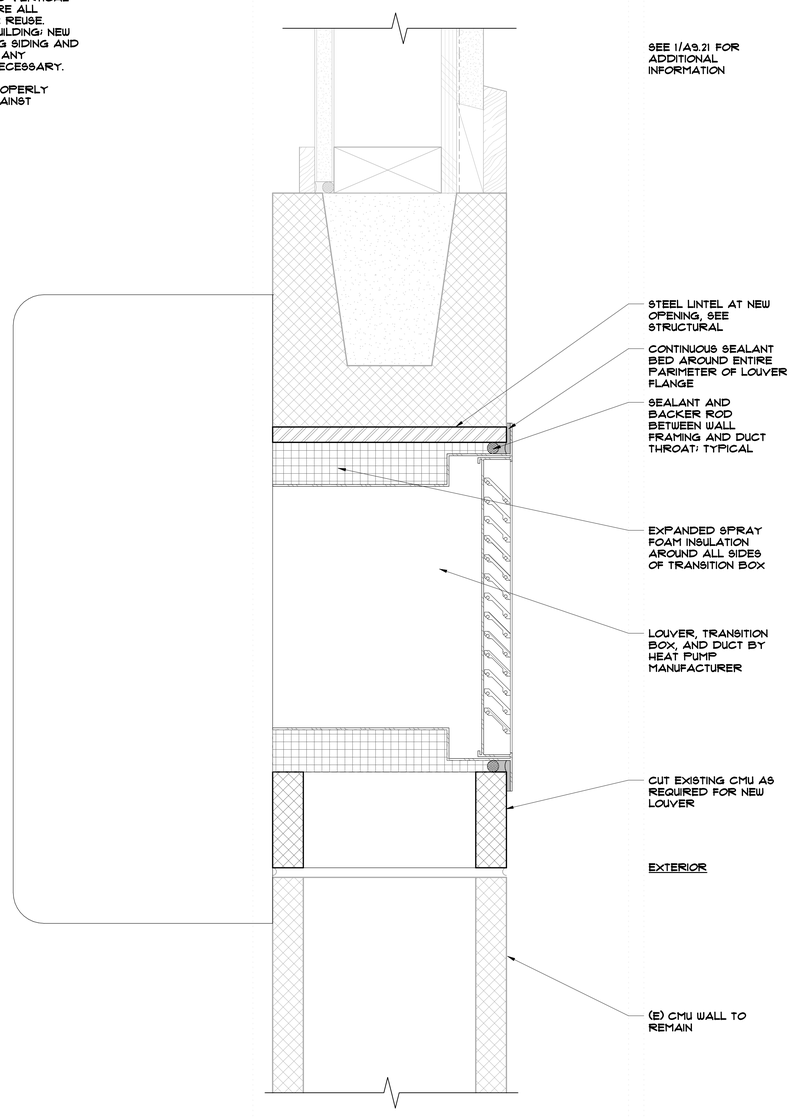
REFERENCE PHOTO
NOT TO SCALE



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

NOTES:
REMOVE (E) T&G EXTERIOR SIDING AND VERTICAL BATTENS FROM ENTIRE BUILDING; STORE ALL UNDAMAGED SIDING AND BATTEN FOR REUSE. REMOVE ALL (E) WRB FROM ENTIRE BUILDING; NEW WRB TO BE INSTALLED. REUSE EXISTING SIDING AND BATTENS WHERE POSSIBLE; 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 CMU WALL (1)
6" = 1'-0"

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APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	2/25/2026
SCALE:	6" = 1'-0"

TITLE:

EXTERIOR DETAILS

SHEET:

A9.21

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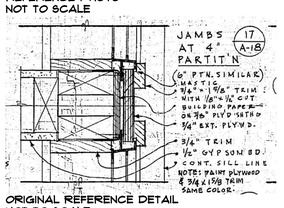
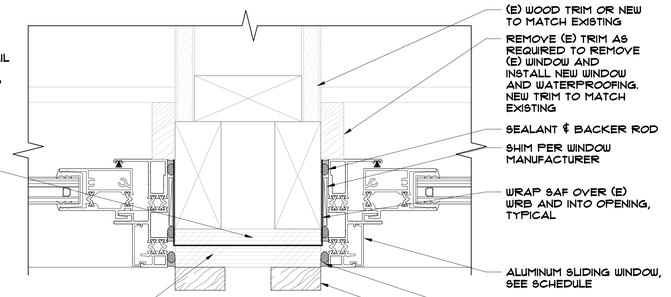
REFERENCE PHOTO
NOT TO SCALE

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW: REPLACE ANY DAMAGED SIDING AND TRIM AS NECESSARY; PRIME TRIM ALL SIDES PRIOR TO INSTALLATION



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

(E) PLYWOOD SHEATHING TO REMAIN



(E) FINISH PLYWOOD FINISHED PANEL TO BE REMOVED TO ALLOW FOR REMOVAL OF (E) WINDOW AND INSTALLATION OF NEW WINDOW AND WATERPROOFING, REINSTALL PLYWOOD PANEL TO ORIGINAL CONDITIONS

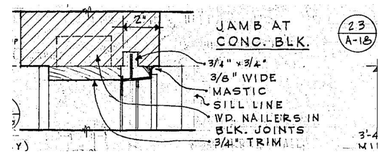
EXTERIOR

WINDOW JAMB AT INTERIOR PARTITION 7
6" = 1'-0"



REFERENCE PHOTO
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; PRIME TRIM ALL SIDES PRIOR TO INSTALLATION



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

SHIM PER WINDOW MANUFACTURER

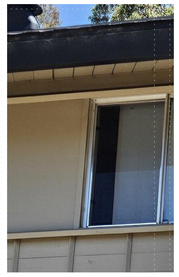
ALUMINUM SLIDING WINDOW, SEE SCHEDULE

SEALANT & BACKER ROD

(E) CMU WALL TO REMAIN, SEE PLANS

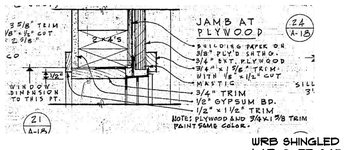
EXTERIOR

WINDOW JAMB AT CMU WALL 4
6" = 1'-0"



REFERENCE PHOTO
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; PRIME TRIM ALL SIDES PRIOR TO INSTALLATION

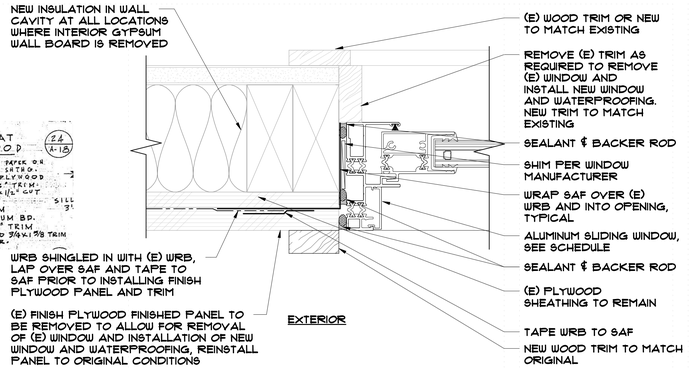


ORIGINAL REFERENCE DETAIL
NOT TO SCALE

NEW INSULATION IN WALL CAVITY AT ALL LOCATIONS WHERE INTERIOR GYPSUM WALL BOARD IS REMOVED

WRB SHINGLED IN WITH (E) WRB, LAP OVER SAF AND TAPE TO SAF PRIOR TO INSTALLING FINISH PLYWOOD PANEL AND TRIM

(E) FINISH PLYWOOD FINISHED PANEL TO BE REMOVED TO ALLOW FOR REMOVAL OF (E) WINDOW AND INSTALLATION OF NEW WINDOW AND WATERPROOFING, REINSTALL PANEL TO ORIGINAL CONDITIONS

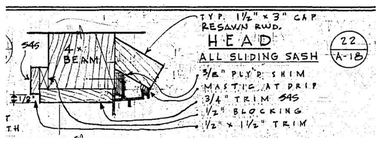


EXTERIOR

WINDOW JAMB AT PLYWOOD 6
6" = 1'-0"

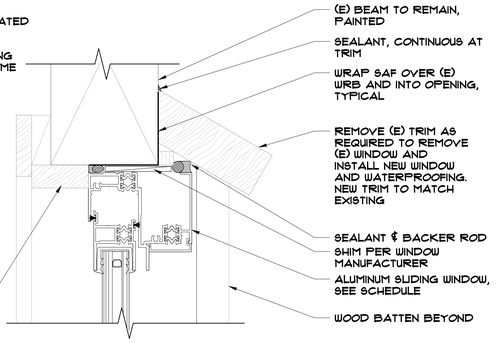


REFERENCE PHOTO
NOT TO SCALE



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; PRIME TRIM ALL SIDES PRIOR TO INSTALLATION



REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW. NEW TRIM TO MATCH EXISTING

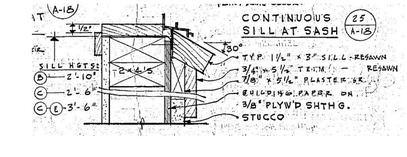
WINDOW HEAD AT WOOD SIDING 3
6" = 1'-0"

NOTE:
REMOVE (E) TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW: REPLACE ANY DAMAGED SIDING AND TRIM AS NECESSARY; PRIME TRIM ALL SIDES PRIOR TO INSTALLATION



REFERENCE PHOTO
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: PRIME TRIM ALL SIDES PRIOR TO INSTALLATION



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

ALUMINUM SLIDING WINDOW, SEE SCHEDULE

SHIM PER WINDOW MANUFACTURER

SEALANT & BACKER ROD

ALUMINUM SILL PAN SET IN FULL BED OF SEALANT OVER SAF

WRAP SAF OVER (E) WRB AND INTO OPENING, TYPICAL

REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

(E) WRB

NEW INSULATION IN WALL CAVITY AT ALL LOCATIONS WHERE INTERIOR GYPSUM WALL BOARD IS REMOVED

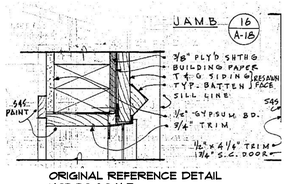
(E) CEMENT PLASTER FINISH TO REMAIN

GROUND FLOOR WINDOW SILL AT CEMENT PLASTER 5
6" = 1'-0"



REFERENCE PHOTO
NOT TO SCALE

NOTE:
REMOVE (E) SIDING, TRIM, VERTICAL BATTENS AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW: REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY: PRIME SIDING AND TRIM ON ALL SIDES PRIOR TO INSTALLATION



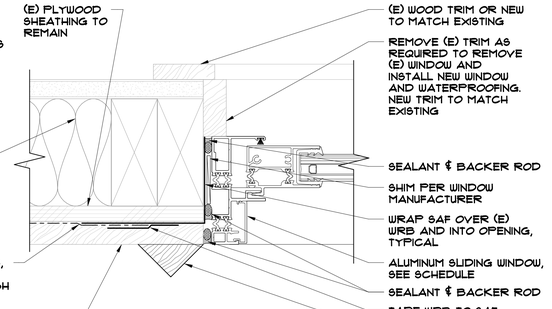
ORIGINAL REFERENCE DETAIL
NOT TO SCALE

(E) PLYWOOD SHEATHING TO REMAIN

NEW INSULATION IN WALL CAVITY AT ALL LOCATIONS WHERE INTERIOR GYPSUM WALL BOARD IS REMOVED

WRB SHINGLED IN WITH (E) WRB, LAP OVER SAF AND TAPE TO SAF PRIOR TO INSTALLING FINISH PLYWOOD PANEL AND TRIM

(E) T&G WOOD SIDING TO BE REMOVED TO ALLOW FOR REMOVAL OF (E) WINDOW AND INSTALLATION OF NEW WINDOW AND WATERPROOFING, REINSTALL SIDING TO ORIGINAL CONDITIONS



EXTERIOR

WINDOW JAMB AT WOOD SIDING 2
6" = 1'-0"

REFERENCE PHOTO
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: PRIME TRIM ALL SIDES PRIOR TO INSTALLATION

ORIGINAL REFERENCE DETAIL
NOT TO SCALE

REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

ALUMINUM SLIDING WINDOW, SEE SCHEDULE

SHIM PER WINDOW MANUFACTURER

SEALANT & BACKER ROD

ALUMINUM SILL PAN SET IN FULL BED OF SEALANT OVER SAF

WRAP SAF OVER (E) WRB AND INTO OPENING, TYPICAL

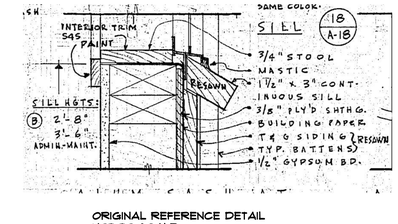
REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

(E) WRB

NEW INSULATION IN WALL CAVITY AT ALL LOCATIONS WHERE INTERIOR GYPSUM WALL BOARD IS REMOVED

(E) CEMENT PLASTER FINISH TO REMAIN

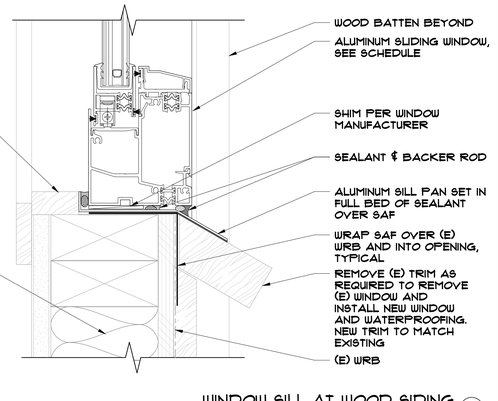
NOTE:
REMOVE (E) SIDING, VERTICAL BATTENS, TRIM AND ASSOCIATED MATERIALS AS NECESSARY TO REMOVE (E) NAIL FIN WINDOW: REPLACE ANY DAMAGED SIDING AND BATTENS AS NECESSARY: PRIME SIDING, TRIM, AND BATTENS ALL SIDES PRIOR TO INSTALLATION



ORIGINAL REFERENCE DETAIL
NOT TO SCALE

REMOVE (E) TRIM AS REQUIRED TO REMOVE (E) WINDOW AND INSTALL NEW WINDOW AND WATERPROOFING. NEW TRIM TO MATCH EXISTING

NEW INSULATION IN WALL CAVITY AT ALL LOCATIONS WHERE INTERIOR GYPSUM WALL BOARD IS REMOVED



WINDOW SILL AT WOOD SIDING 1
6" = 1'-0"

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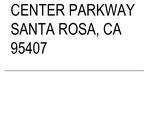
STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	6" = 1'-0"
TITLE:	WINDOW DETAILS

SHEET:

A9.22

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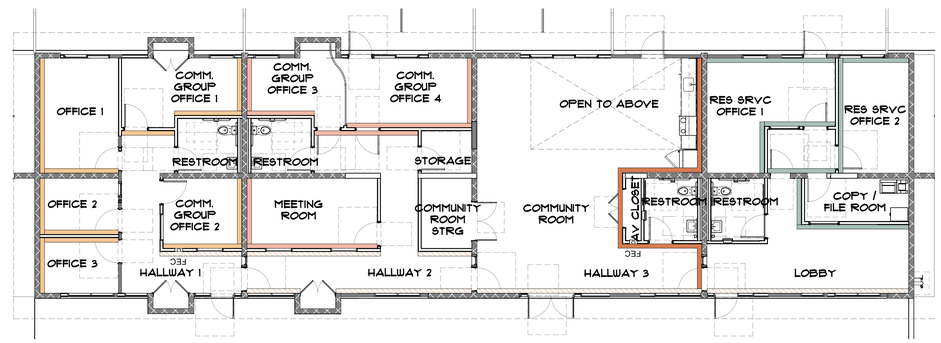
FINISH SCHEDULE - UNITS - PHASE 1

UNIT SPACE	BUILDING	FLOOR		BASE	WALL		CEILING		COMMENTS
		FLOOR MATERIAL	FLOOR FINISH	FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	
KITCHEN	TYPE B	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	GWB	PT-1	
LIVING/DINING	TYPE B	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	GWB	PT-1	
BATHROOM	TYPE B	VP-1	SHAW LIMITLESS II 12, FLAXEN	RB-1	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	GWB AT B11 LEVEL 1 BATHROOM CEILING
BEDROOM	TYPE B	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	WOOD AT B11 LEVEL 1 BEDROOM CEILING
KITCHEN	TYPE C/E	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	
LIVING/DINING	TYPE C/E	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	
BATHROOM	TYPE C/E	VP-1	SHAW LIMITLESS II 12, FLAXEN	RB-1	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	
BEDROOM	TYPE C/E	VP-1	SHAW LIMITLESS II 12, FLAXEN	MDF	GWB/CMU, SEE UNIT PLANS	PT-1	WD	VARIES, MATCH UNIT'S EXISTING CEILING CONDITION*	

* WHERE EXISTING WOOD CEILING IS A CLEAR FINISH IT IS TO RECIEVE A CLEAR FINISH. WHERE EXISTING CEILING IS PAINTED IT IS TO BE PRIMED AND REPAINTED.

FINISH SCHEDULE - B12 COMMUNITY BUILDING - PHASE 1

ROOM	FLOOR		BASE	WALL		CEILING		COMMENTS
	FLOOR MATERIAL	FLOOR FINISH	FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	
AV CLOSET	CONC	PC	MDF	GWB, SEE BUILDING PLANS	PT-1	GWB	PT-1	
COMM. GROUP OFFICE 1	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
COMM. GROUP OFFICE 2	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
COMM. GROUP OFFICE 3	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-2	GWB	PT-1	
COMM. GROUP OFFICE 4	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-2	GWB	PT-1	
COMMUNITY ROOM	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-3	GWB/WD	PT-1	WOOD CEILING AT DOUBLE HEIGHT SPACE
COMMUNITY ROOM STRG	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	
COPY / FILE ROOM	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	
HALLWAY	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	WALL GRAPHIC AT HALLWAY, SEE 1/A10.00
HALLWAY 1	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	WALL GRAPHIC AT HALLWAY, SEE 1/A10.00
HALLWAY 2	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	WALL GRAPHIC AT HALLWAY, SEE 1/A10.00
HALLWAY 3	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	WALL GRAPHIC AT HALLWAY, SEE 1/A10.00
LOBBY	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-5	GWB	PT-1	
MEETING ROOM	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-2	GWB	PT-1	
OFFICE 1	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
OFFICE 2	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
OFFICE 3	CONC	CPT	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
RES SRVC OFFICE 1	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-4	GWB	PT-1	
RES SRVC OFFICE 2	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1, PT-5	GWB	PT-1	
RESTROOM	CONC	PC	RB-1	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	TILE AT RESTROOM WALL, SEE 2-5/A4.18
RESTROOM	CONC	PC	RB-1	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	TILE AT RESTROOM WALL, SEE 2-5/A4.18
RESTROOM	CONC	PC	RB-1	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	TILE AT RESTROOM WALL, SEE 2-5/A4.18
RESTROOM	CONC	PC	RB-1	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	TILE AT RESTROOM WALL, SEE 2-5/A4.18
STORAGE	CONC	PC	MDF	GWB/CMU, SEE BUILDING PLANS	PT-1	GWB	PT-1	



COMMUNITY BUILDING - ACCENT WALL COLORS & LOCATIONS (1)
WHERE COLOR IS NOT SPECIFIED WALL TO BE PAINTED PT-1 1/8" = 1'-0"

1. SEE SHEET G0.00 FOR SYMBOLS & ABBREVIATIONS. SEE SHEET G0.01 FOR APPLICABLE GENERAL NOTES.
2. DWELLING UNITS: FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES AT DWELLING UNITS SHALL BE PER CBC TABLE 803.13.
3. SEE A9.01 SHEET SERIES FOR RATED WALL AND FLOOR ASSEMBLIES.
4. SEE INTERIOR ELEVATIONS FOR WAINSCOT LOCATION AND HEIGHT, WHERE OCCURS.
5. SEE SPECIFICATION SECTION 09 29 00 FOR REQUIRED GYP. BOARD FINISH LEVELS.
6. ALL INTERIOR 'WET WALLS' SHALL HAVE WATER-RESISTANT (W.R.) GYP. BOARD. TUBS AND SHOWERS SHALL HAVE WATER-RESISTANT GYP. BOARD AT CEILINGS, AS WELL.
7. REFER TO UNIT PLANS AND ELEVATIONS FOR LIMIT OF FINISHES AT DWELLING UNITS. SEE FINISH SCHEDULE.
8. ALL CEILING FINISHES ARE ATTACHED AT UNDERSIDE OF STRUCTURE, U.O.N.
9. PRIME AND PAINT ALL EXPOSED GYPSUM BOARD SURFACES, INCLUDING CLOSETS, SOFFITS, AND FASCIAS TO MATCH ADJACENT SURFACES, TYP. U.O.N.
10. CLOSETS AND STORAGE SHALL HAVE THE SAME FINISH AS ROOM TO WHICH THEY ARE ANCILLARY, INCLUDING FLOORING, U.O.N.
11. ALL CARPETING TO HAVE AN ADA-COMPLIANT FIRM CUSHION, A MAXIMUM PILE HEIGHT OF 1/2", AND SHALL BE SECURELY ATTACHED TO THE FLOOR.
12. ALL FLOOR SURFACES ARE TO BE SLIP RESISTANT.
13. CONTRASTING STRIPING SHALL BE PROVIDED AT EACH STEP AND LANDING ON ALL EXTERIOR STAIRS, AND AT LOWEST STEP AND ALL LANDINGS ON INTERIOR STAIRS, PER CBC 1115A.5, 1123A.5, AND 11B-504.
14. FOR FLOORING EXTENTS, SEE UNIT PLANS AND ENLARGED PLANS.
15. PRIME AND PAINT ANY EXPOSED INTERIOR SPRINKLER PIPING, METAL DUCTWORK, OR ELECTRICAL CONDUIT (UNLESS FACTORY PRE-FINISHED) TO MATCH THE BASE COLOR OF THE ADJACENT SURFACE, U.O.N.
16. SEE INTERIOR FINISH PLANS FOR ADDITIONAL INFORMATION ON FINISH MATERIALS, WHERE NOTED.
17. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND/ OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

FINISH KEY

ACT	ACOUSTIC CEILING TILE
AP	ACOUSTIC PANEL
CPT-#	CARPET TILE
CONC-#	CONCRETE
CT-#	CERAMIC TILE
GWB	GYPSUM WALL BOARD
INS	INSULATION
LAM	LAMINATE
LWC-#	LINEAR WOOD VENEER CEILING
MDF	MEDIUM DENSITY FIBERBOARD
PC	POLISHED CONCRETE
PT-#	PAINT
TL-#	PORCELAIN TILE
RB-#	RUBBER BASE
SLSD	SOLID SURFACE
SV-#	SHEET VINYL
VP-#	VINYL PLANK
WB	WOOD BASE
WC-#	WALL COVERING
WD	WOOD

PAINT KEY

- PT-1 SHERWIN WILLIAMS ARCADE WHITE
- PT-2 SHERWIN WILLIAMS JOVIAL
- PT-3 SHERWIN WILLIAMS COPPER HARBOR
- PT-4 SHERWIN WILLIAMS DELICIOUS MELON
- PT-5 SHERWIN WILLIAMS HAZEL
- WALL GRAPHIC, SEE A10.01

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APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO NO. C36309 RENEWAL DATE 08/30/2027

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	MO
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated
TITLE:	FINISH SCHEDULE

SHEET: A10.00

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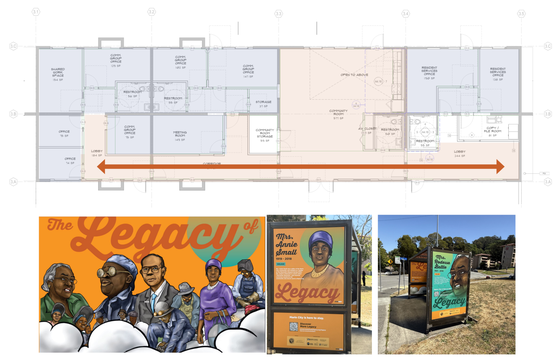
11/20/2025
INTERIORS PRESENTATION - GOLDEN GATE VILLAGE (PHASE 1)
UNITS + COMMUNITY BLDG

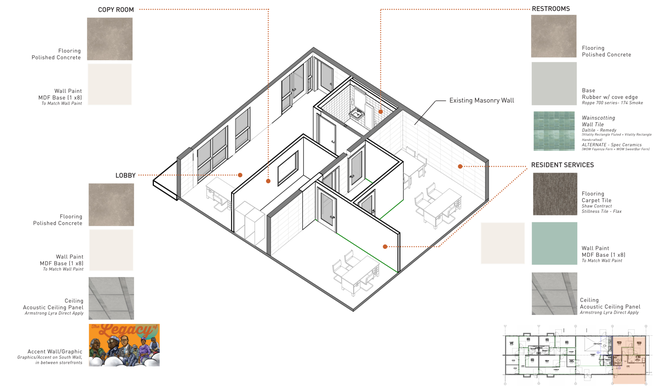
PRECEDENTS

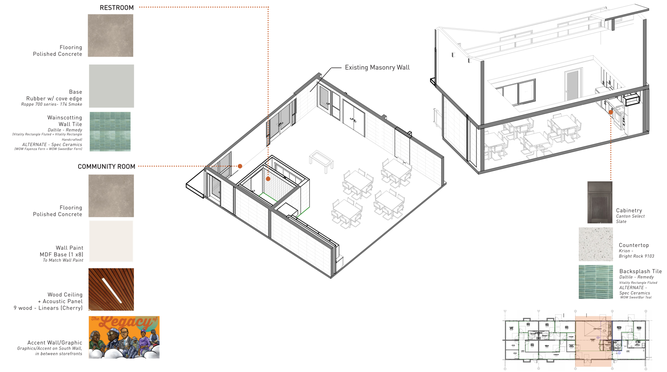


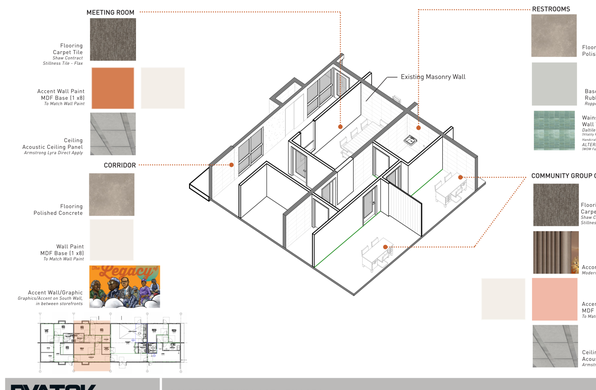
LOOK AND FEEL

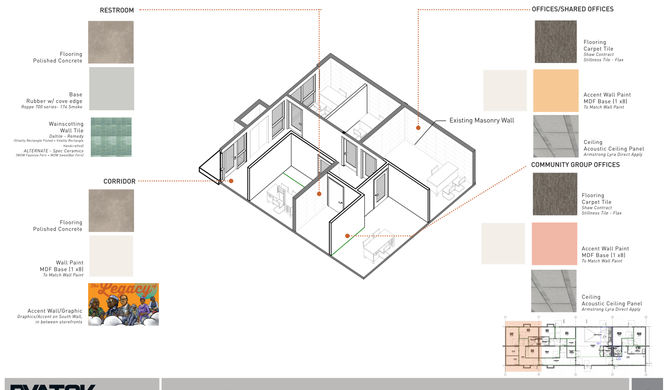






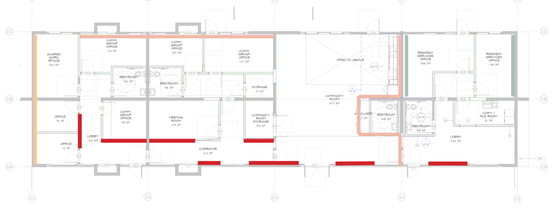




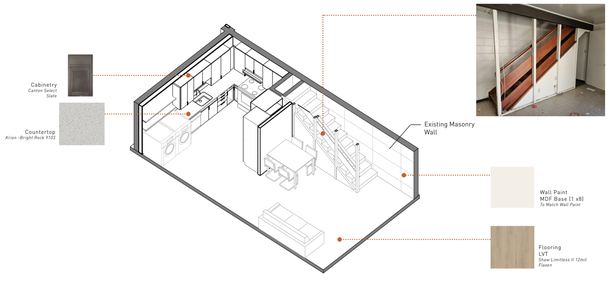




DARK BRONZE DOOR/WINDOW FRAMES

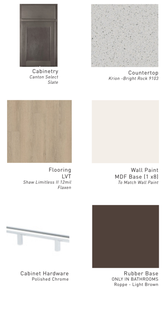


ACCENT PAINT LOCATIONS





RESIDENTIAL UNIT FINISHES
(FOR ALL ROOMS UNLESS NOTED)



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STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
E	Bid Addendum 1	1/30/2026

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	2/25/2026
SCALE:	

TITLE:

COMMON AREA & UNIT FINISH IMAGERY

SHEET:

A10.01

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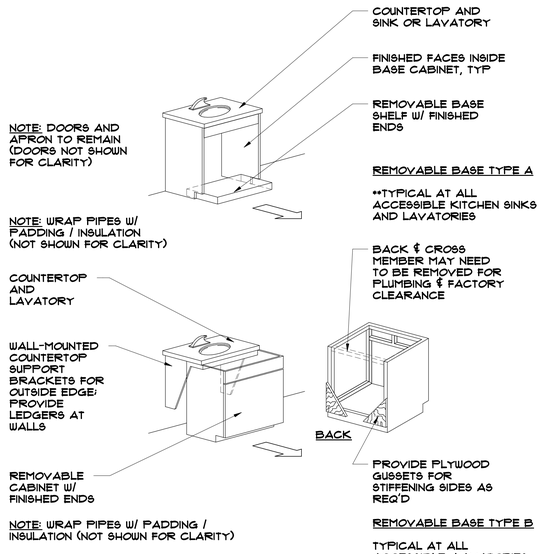
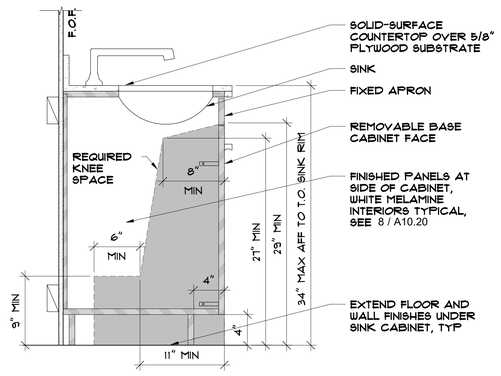
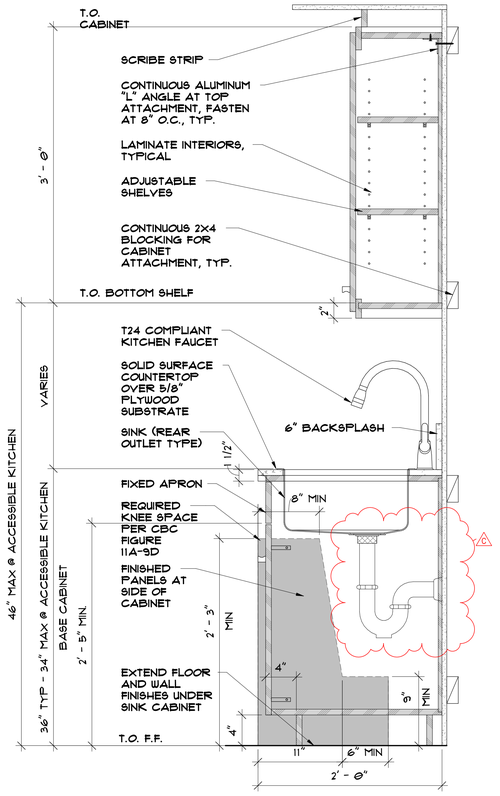


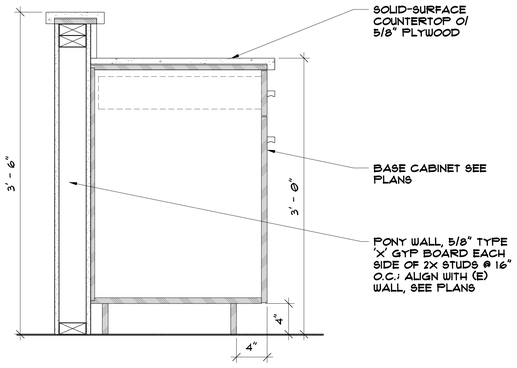
REMOVABLE KITCHEN AND VANITY BASE CABINET DIAGRAM (8)
1 1/2" = 1'-0"



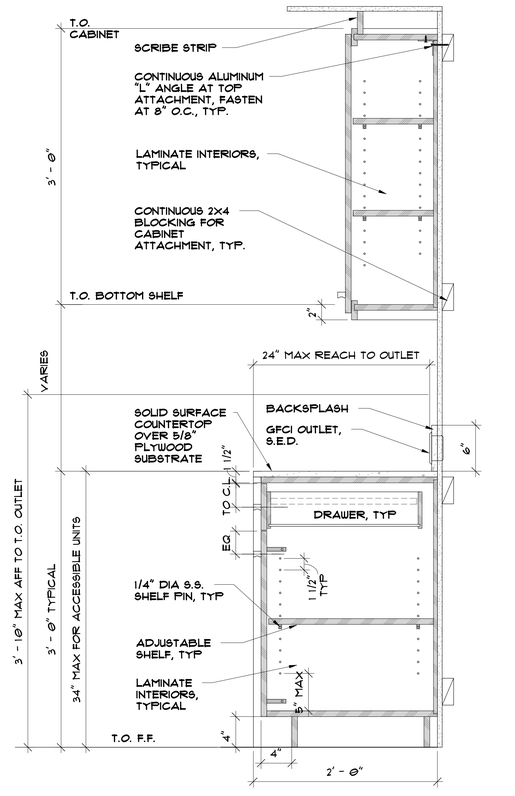
REMOVABLE BASE CABINET AT BATHROOM VANITY SECTION (7)
1 1/2" = 1'-0"



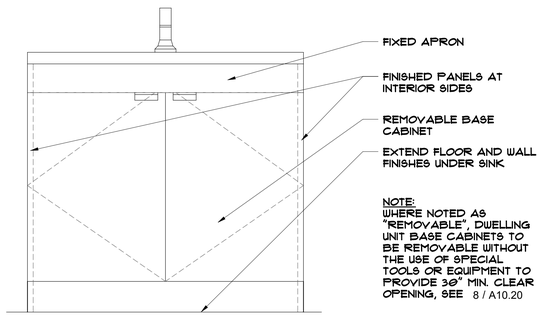
SECTION AT KITCHEN SINK CABINET (5)
1 1/2" = 1'-0"



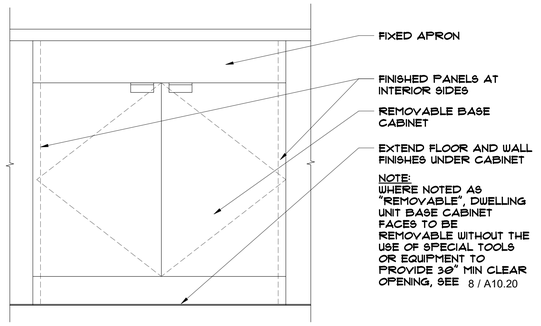
PENINSULA SECTION AT UNIT KITCHEN (3)
1 1/2" = 1'-0"



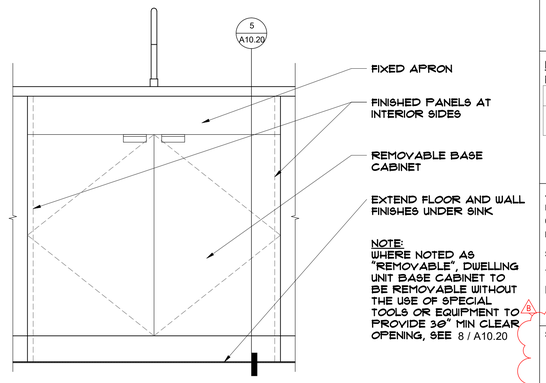
TYP CABINET SECTION (2)
1 1/2" = 1'-0"



REMOVABLE BASE AT BATHROOM VANITY ELEVATION (6)
1 1/2" = 1'-0"



REMOVABLE BASE CABINET AT KITCHEN WORKSURFACE (4)
1 1/2" = 1'-0"



REMOVABLE BASE CABINET AT KITCHEN SINK ELEVATION (1)
1 1/2" = 1'-0"

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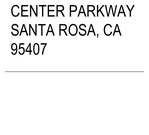

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
A	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
B	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
C	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	1 1/2" = 1'-0"

TITLE:

INTERIOR DETAILS - CABINETS

SHEET:

A10.20

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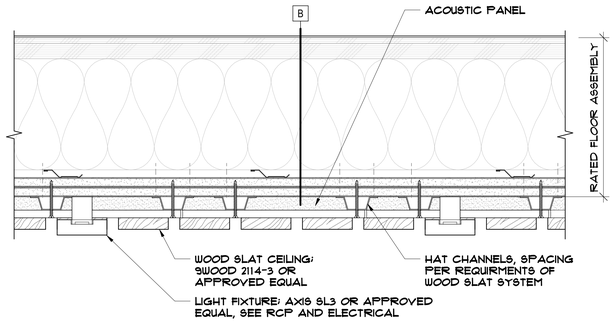


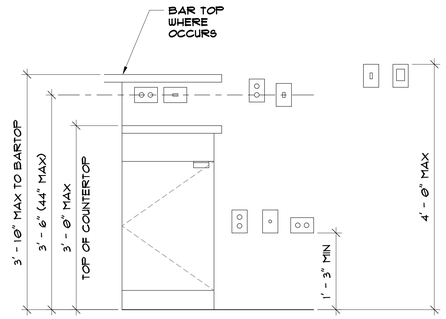
WOOD SLAT CEILING AT COMMUNITY ROOM 6
3" = 1'-0"

NOTES:

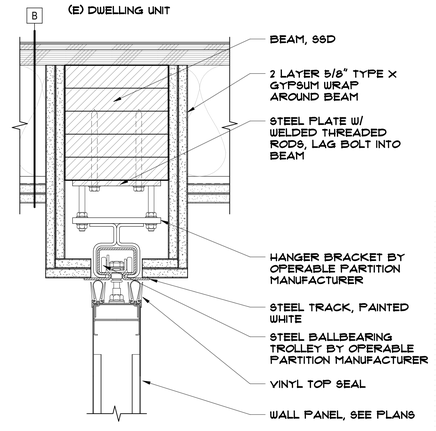
1. CONTROLS OR SWITCHES FOR ALARMS, ENVIRONMENTAL EQUIPMENT, APPLIANCES (EXCEPT THOSE THAT HAVE CONTROLS ON TOP OF THE APPLIANCE), LIGHTING, AND RECEPTACLES SHALL BE LOCATED:
   A. NO HIGHER THAN 48 INCHES FROM THE TOP OF THE OUTLET BOX TO THE FINISHED FLOOR
   B. NO LOWER THAN 15 INCHES FROM THE BOTTOM OF THE OUTLET BOX TO THE FINISHED FLOOR

2. REACH RANGES OVER PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL BE AS SPECIFIED BY APPLICABLE CODE

3. IF THE REACH RANGE IS OVER AN OBSTRUCTION (SUCH AS A KITCHEN BASE CABINET) THE MAXIMUM DEPTH OF PHYSICAL BARRIERS SHALL BE 25 INCHES MAXIMUM FROM THE WALL BENEATH A CONTROL OR RECEPTACLE TO THE EDGE OF THE COUNTERTOP



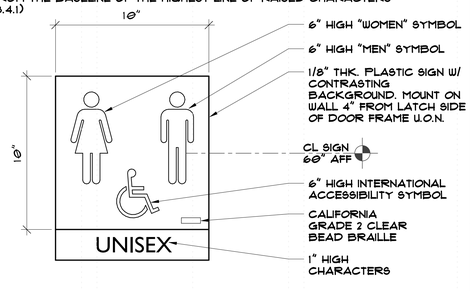
SWITCH AND OUTLET MOUNTING HEIGHTS 3
1" = 1'-0"



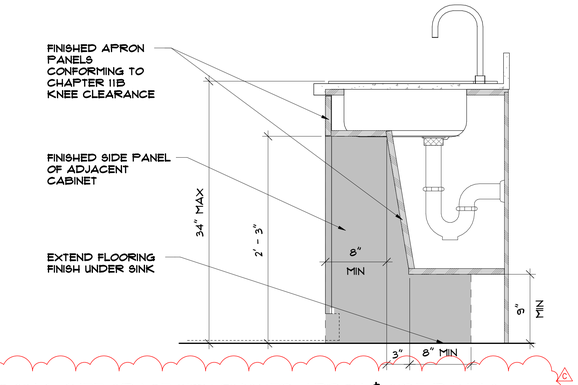
OPERABLE PARTITION HEAD SECTION 5
3" = 1'-0"

NOTES:
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.1.2.6).

2) 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)



UNISEX RESTROOM WALL SIGN 2
3" = 1'-0"



ACC.SINK KNEE SPACE WITH FINISHED APRON & SIDE PANELS - COMMON AREA 8
1 1/2" = 1'-0"

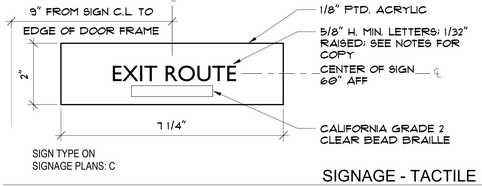
TYPE 1: EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN SIMILAR TO BELOW WITHE THE WORD "EXIT"

TYPE 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 SIMILAR TO BELOW WITH THE FOLLOWING WORDS, AS APPROPRIATE, "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP"

TYPE 3: EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEAN OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE-WAY SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS "EXIT ROUTE"

TYPE 4: EACH EXIT ACCESS DOOR FROM AND INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS "EXIT ROUTE"

TYPE 5: EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE SIGN SIMILAR TO BELOW WITH THE WORDS "TO EXIT"



SIGN TYPE ON SIGNAGE PLANS: C

SIGNAGE - TACTILE EXIT 7
6" = 1'-0"



NOTES:
1) TOILET FACILITIES SYMBOLS TO CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.1.2.6).

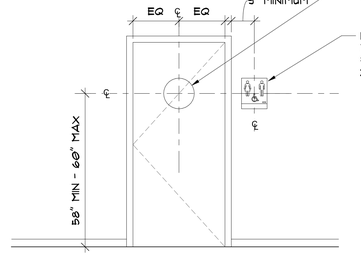
2) TRIANGLE SYMBOL TO CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

3) THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND (CBC 11B-703.1.2.6.3).

UNISEX RESTROOM

UNISEX ACCESSIBLE RESTROOM DOOR SIGN

UNISEX ACCESSIBLE RESTROOM DOOR SIGN 4
3" = 1'-0"



RESTROOM DOOR SIGNAGE 1
1/2" = 1'-0"

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
LICENSED ARCHITECT STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
D	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
A	Updates related to code and life safety	12/19/2025
B	Responses to plan check comments	12/19/2025
C	Responses to round 2 plan check comments	1/16/2026

JOB NUMBER:	2403
DRAWN BY:	MO, SR
CHECKED BY:	GS
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:
INTERIOR DETAILS

SHEET:
A10.21

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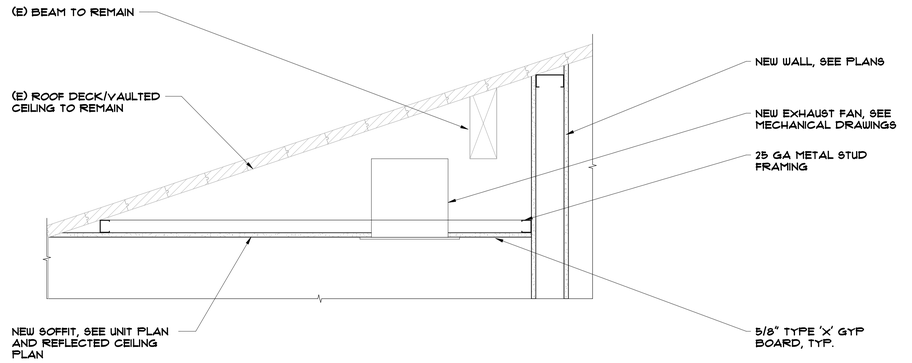
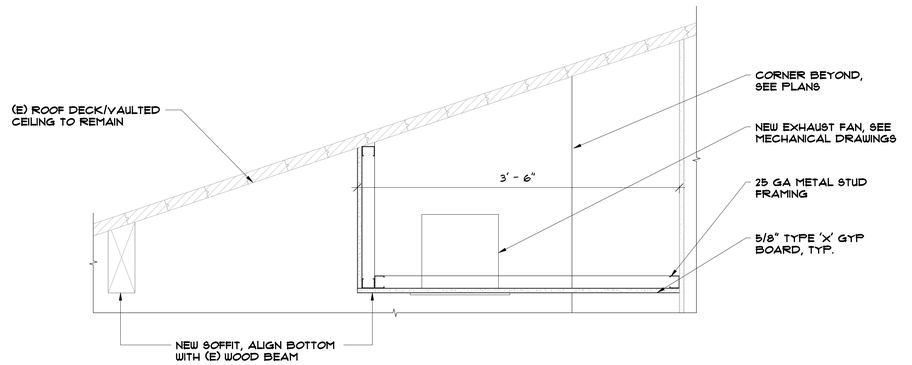
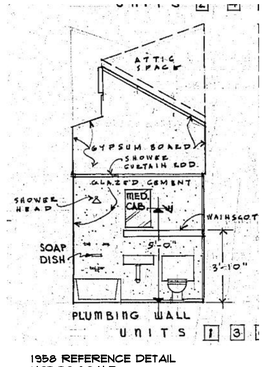


BATHROOM SOFFIT AT E ACCESSIBLE UNIT 3
1 1/2" = 1'-0"



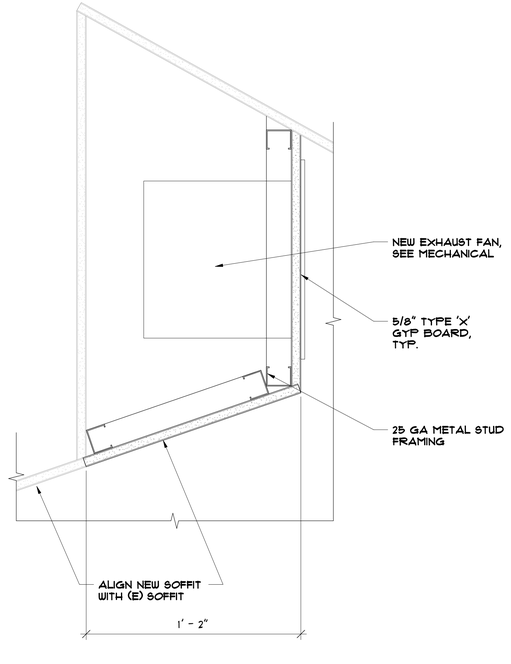
BATHROOM SOFFIT AT C & E UNITS 2
1 1/2" = 1'-0"



1958 REFERENCE DETAIL
NOT TO SCALE



REFERENCE PHOTO
NOT TO SCALE



NEW SOFFIT, ALIGN BOTTOM WITH (E) SOFFIT AND MAKE AS WIDE AS WINDOW TRIM WILL ALLOW

BATHROOM SOFFIT AT B UNITS 1
3" = 1'-0"

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REFERENCE

GOLDEN GATE VILLAGE

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APN: 052-140-22, 052-140-41

STAMP:

LICENSED ARCHITECT
MARCIAL CHAO
NO. C36309
RENEWAL DATE 06/30/2027
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	2/25/2026
SCALE:	As indicated

TITLE:

INTERIOR DETAILS - BATHROOM SOFFITS

SHEET:

A10.22

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3/16/2026 12:13:31 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
X				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)
X 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: _____

5

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
S2.15	MAIL CANOPY FRAMING
S2.16	WASTE ENCLOSURE FRAMING
S4.01	TYPICAL CONCRETE DETAILS
S4.02	CONCRETE DETAILS
S5.01	STEEL DETAILS
S5.02	DESIGN-BUILD STAIR DETAILS
S6.01	TYPICAL WOOD DETAILS
S6.02	WOOD DETAILS

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEO PANIAN
No. S4526
Exp. 08/31/2027
STRUCTURAL
CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

STRUCT ABBREV'S, SPEC. INSPECT., & SHEET INDEX

SHEET:

S1.01

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Plotted: Friday, March 13, 2026 2:02:08 PM - By: nistler - 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. Concrete mix designs (submit to testing lab for approval, copy to Structural Engineer).
      2. Concrete slab construction joint and control joint layout.
      3. Concrete curing procedures and products.
      4. Masonry unit certificates.
      5. Product literature for Structural Epoxies and Grouts.
      6. Reinforcing bar mill certificates.
      7. Rebar shop drawings.
      8. Product literature for mechanical couplers if used.
      9. Structural steel & connections shop drawings.
      10. Written Weld Procedure Specifications (WPS) and manufacturer's electrode data sheets (submit to testing lab for approval, copy to Structural Engineer).
      11. Shop drawings and structural calculations for lateral and vertical support of any equipment exceeding 400 pounds.
      12. 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.
      13. 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 grout strength (three specimens for each 5,000 sq. ft. of wall).

   6. Reinforcing bars and threaded rods epoxy-adhesive into existing concrete or brick. See section entitled "EPOXY DOWELS" for testing requirements.

   7. All structural welding. All complete penetration welds shall be non-destructively tested by ultrasonic or radiographic methods unless otherwise noted in drawings.

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
      5. Cladding Pressure: 18.0 psf, unless specifications require design-build calculations

   3. Seismic
      1. Importance Factor, Ie: 1.00
      2. Ss: 1.71 g (0.2 sec site specific response)
      3. S1: 0.64 g (1.0 sec site specific response)
      4. Site Soil Class: D
      5. Sds: 1.29 g (0.2 sec site specific response)
      6. Sd1: 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 Floor (where occurs):
            1. Longitudinal Direction: Item A.9, Ordinary reinforced masonry shear walls
            2. Transverse Direction: 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, 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)	Aggr. Type	Aggregate Max. Size (inches)	Max. Portland (lb/cy)	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 = 1,000,000 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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APN: 052-140-22, 052-140-41

STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEO PANIAN
No. S4526
Exp. 08-31-2027
CIVIL
STATE OF CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

GENERAL NOTES

SHEET:

S1.02

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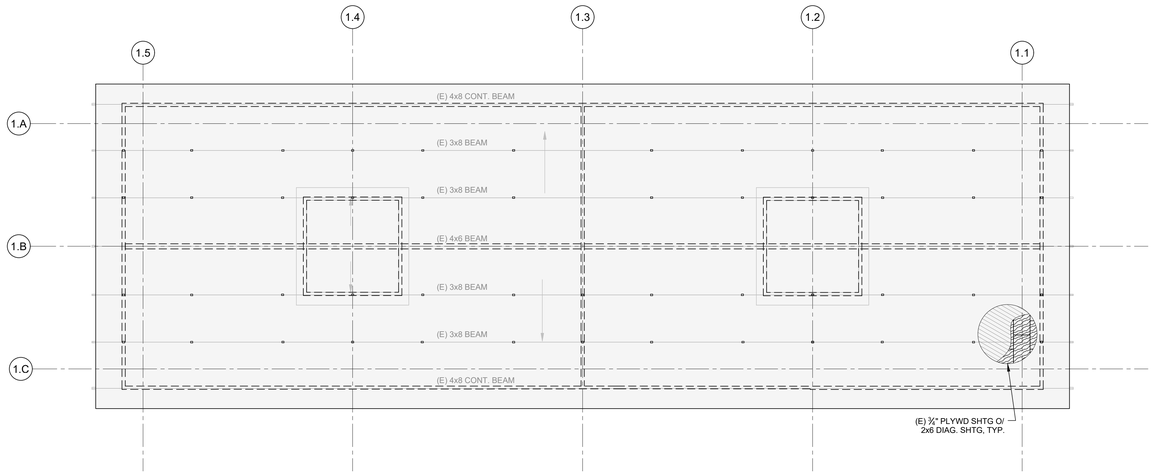
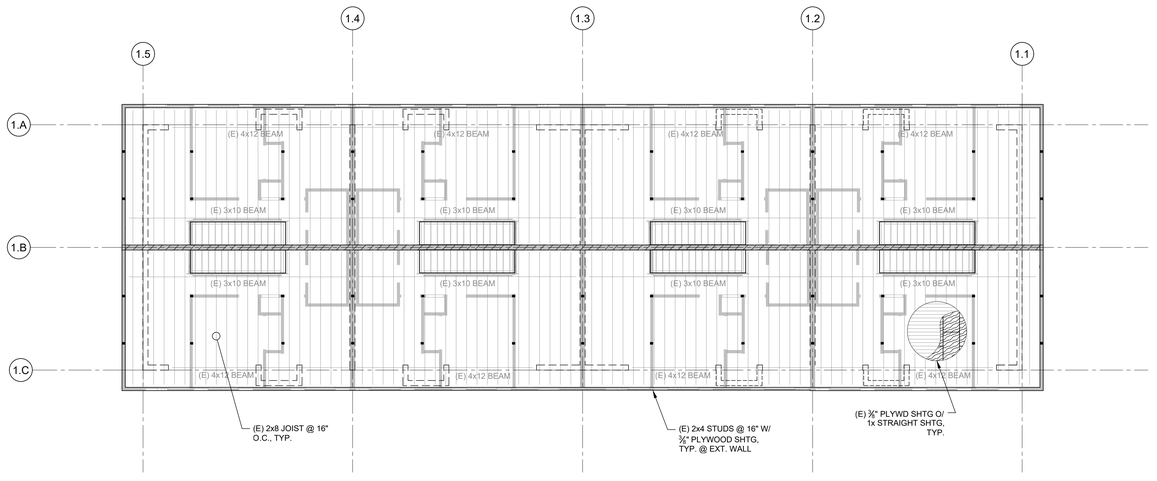


3 S2.10

BUILDING TYPE B5-B10, B13 - ROOF PLAN

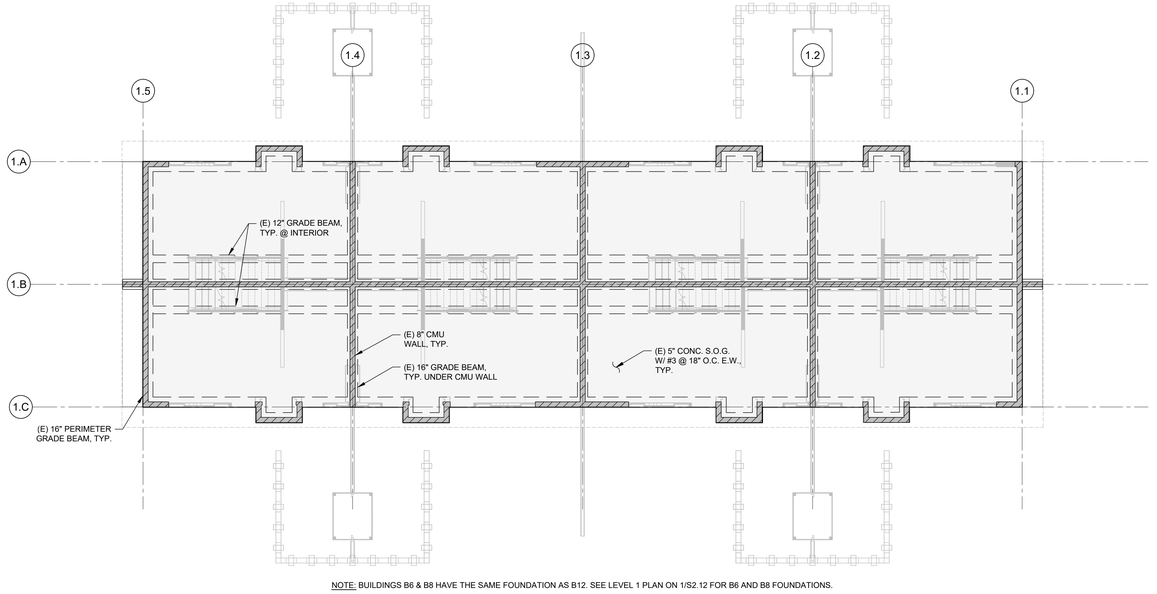
1/8" = 1'-0"



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.

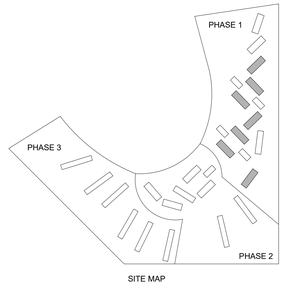
1 S2.10

BUILDING TYPE B5-B10, B13 - LEVEL 1 PLAN

1/8" = 1'-0"

PLAN LEGEND:

- (E) CONC. FOUNDATION
- (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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REVISION SCHEDULE

NO.	ISSUE	DATE
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C	PLAN CHECK 2	1/16/2026

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TITLE:

BUILDING TYPE B5-10 & B13 FLOOR PLANS

SHEET:

S2.10

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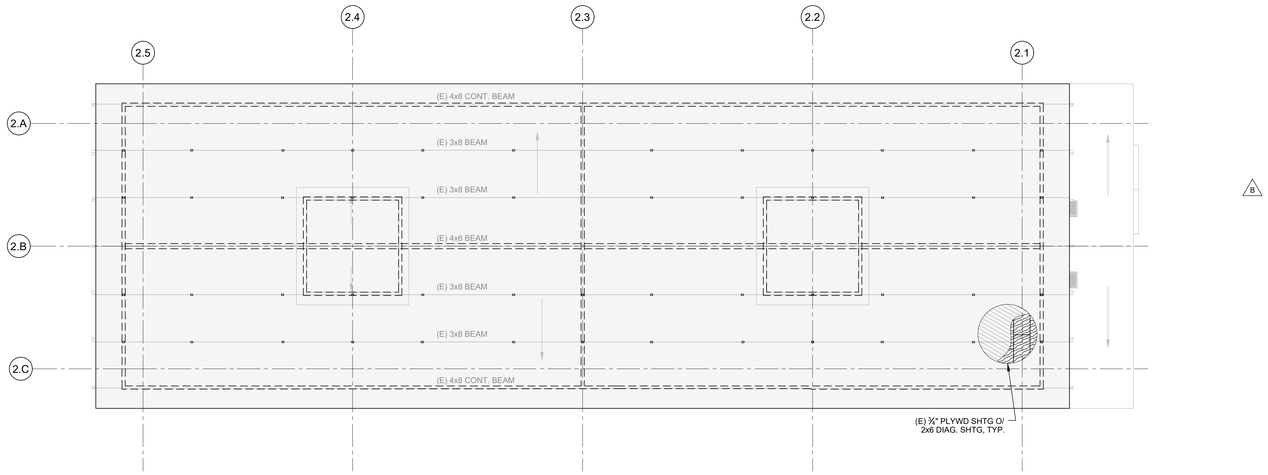
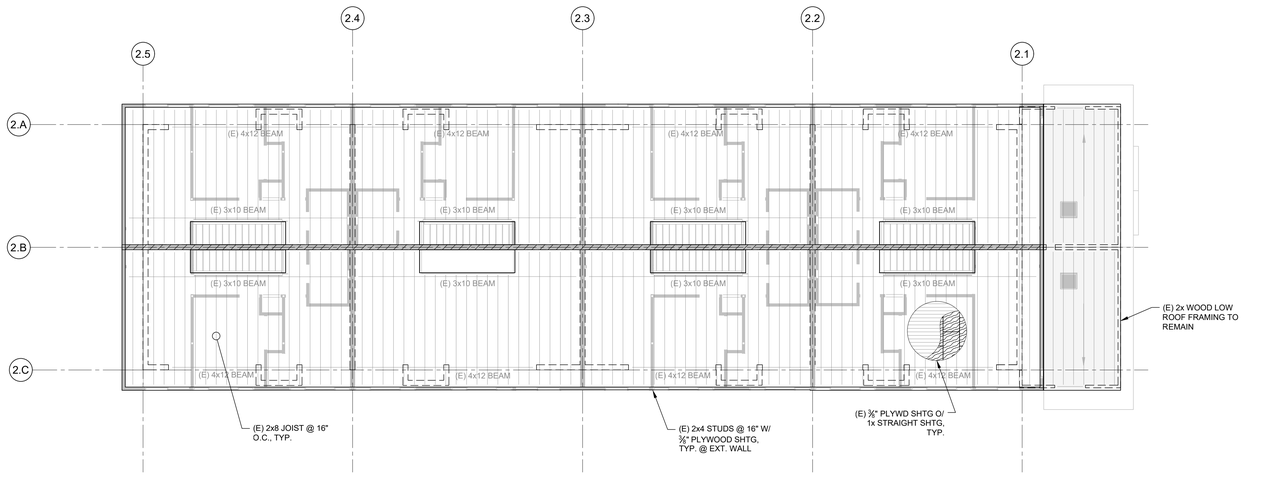
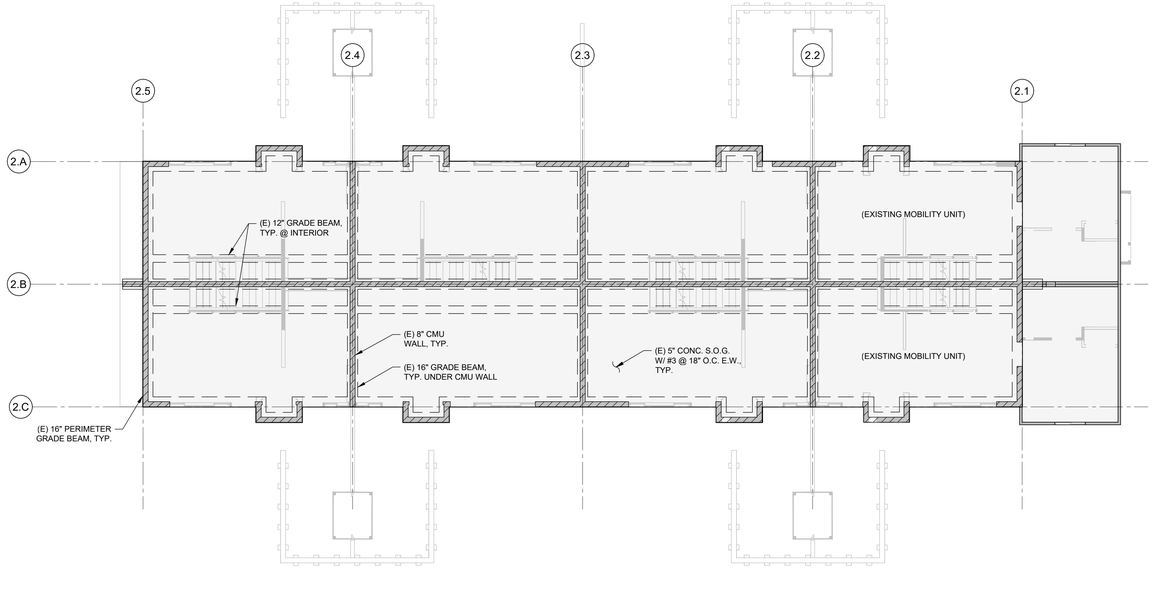


3 S2.11 BUILDING TYPE B11 - ROOF PLAN 1/8" = 1'-0"



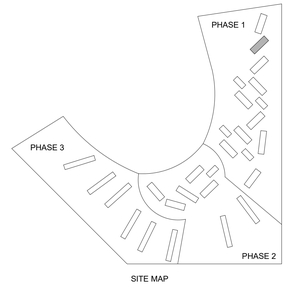
2 S2.11 BUILDING TYPE B11 - LEVEL 2 PLAN 1/8" = 1'-0"



1 S2.11 BUILDING TYPE B11 - LEVEL 1 PLAN 1/8" = 1'-0"

PLAN LEGEND:

- (E) CONC. FOUNDATION
- (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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ISSUANCE SCHEDULE

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BUILDING TYPE B11 FLOOR PLANS

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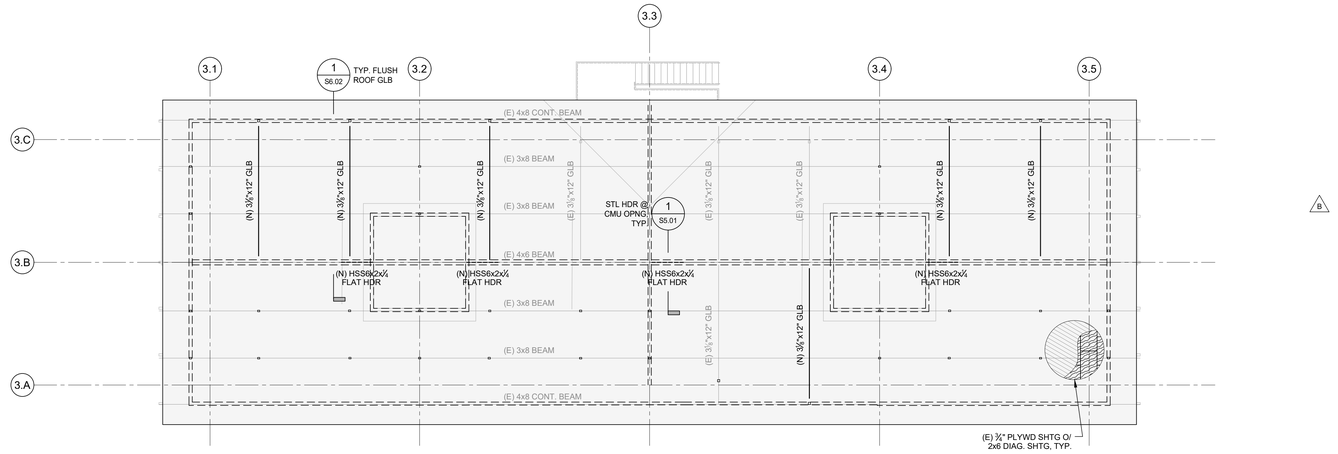
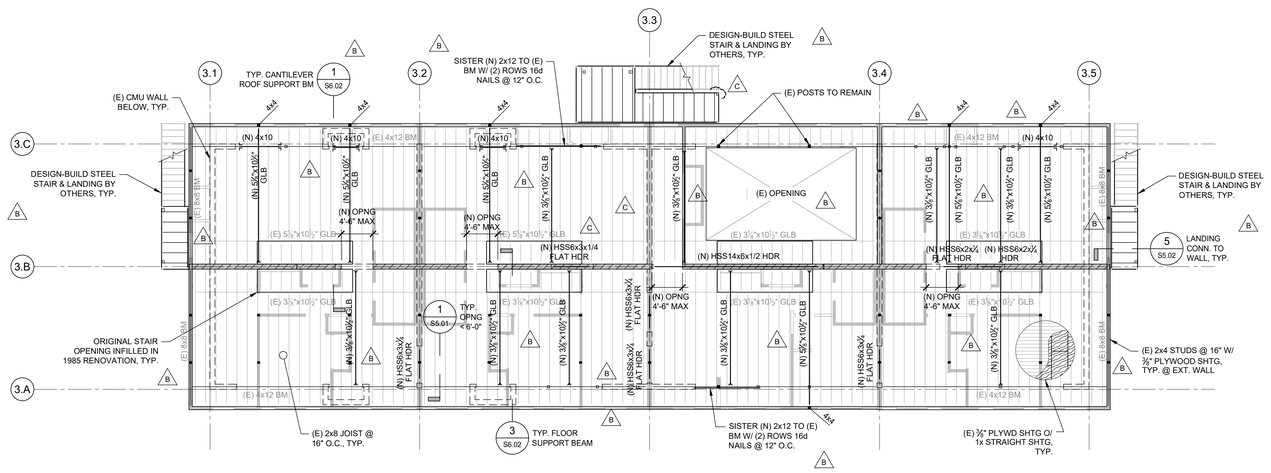


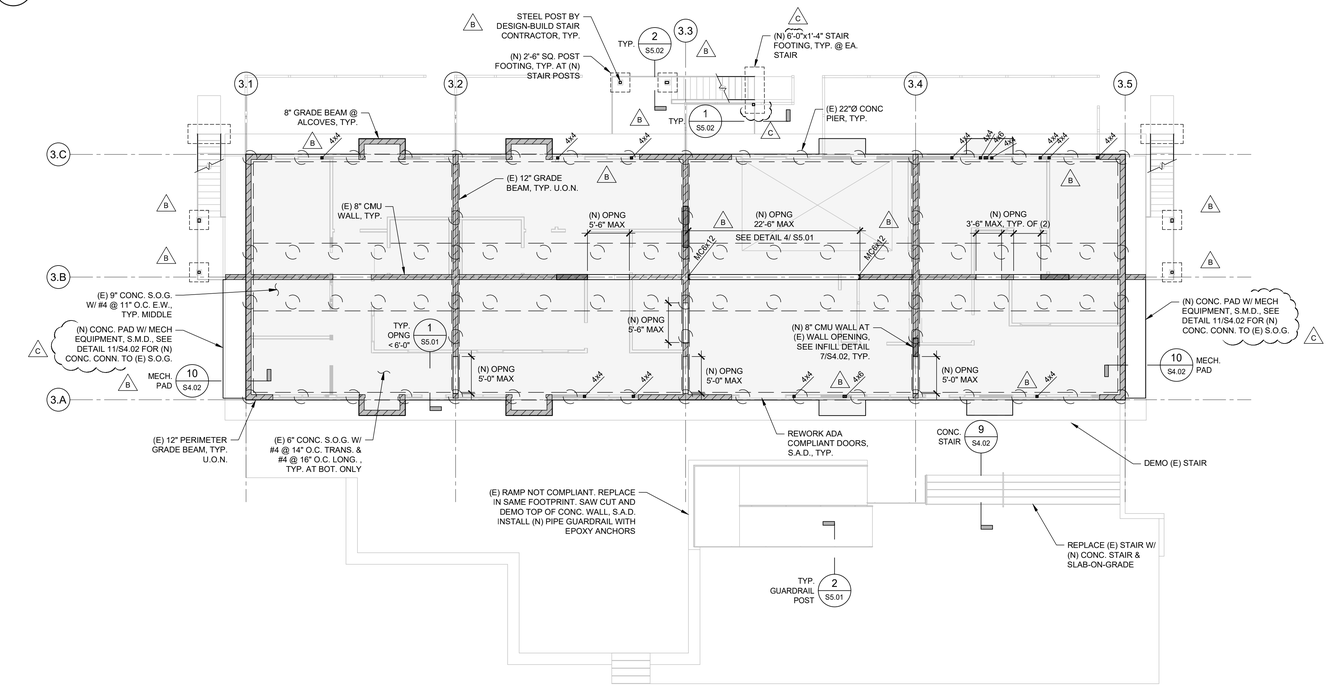
3 S2.12 BUILDING TYPE B12 - ROOF PLAN

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) CONC. FOUNDATION
- (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
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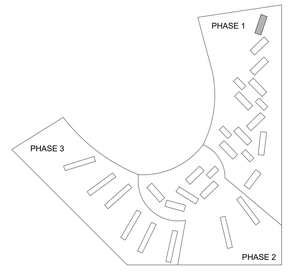
- GENERAL EXTENT & DIRECTION OF TYPICAL JOISTS. LINES SHOWN DO NOT NECESSARILY INDICATE EXACT JOIST LOCATION.
- B1 — HANGER PER PLAN
- BEAM PER PLAN



SITE MAP

0' 4' 8' 16'

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STAMP:

REGISTERED PROFESSIONAL ENGINEER LEO PANIAN No. S4526 Exp. 8/31/2027 STRUCTURAL CALIFORNIA

ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
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REVISION SCHEDULE

NO.	ISSUE	DATE
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C	PLAN CHECK 2	1/16/2026

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TITLE:

BUILDING TYPE B12 FLOOR PLANS

SHEET:

S2.12

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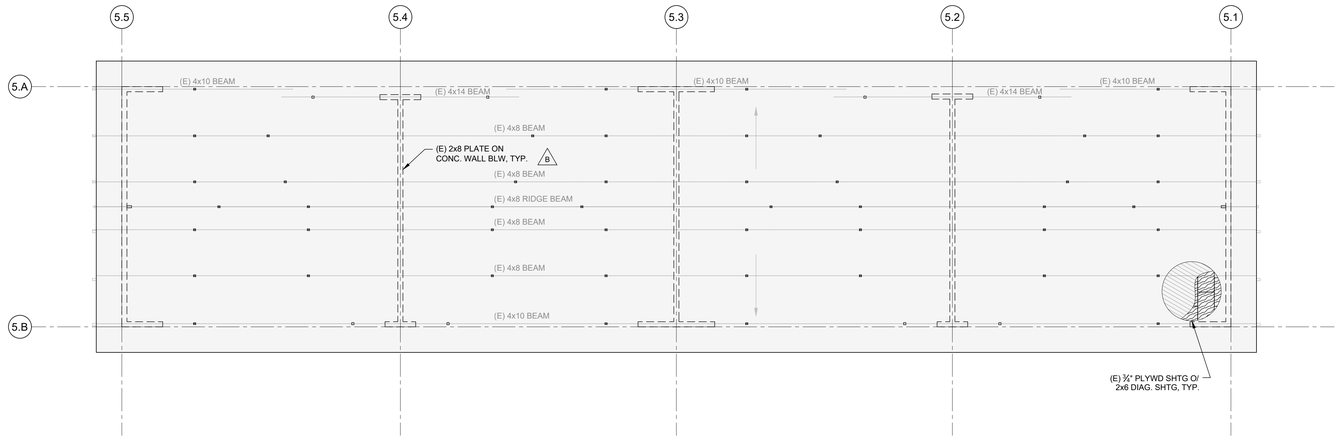
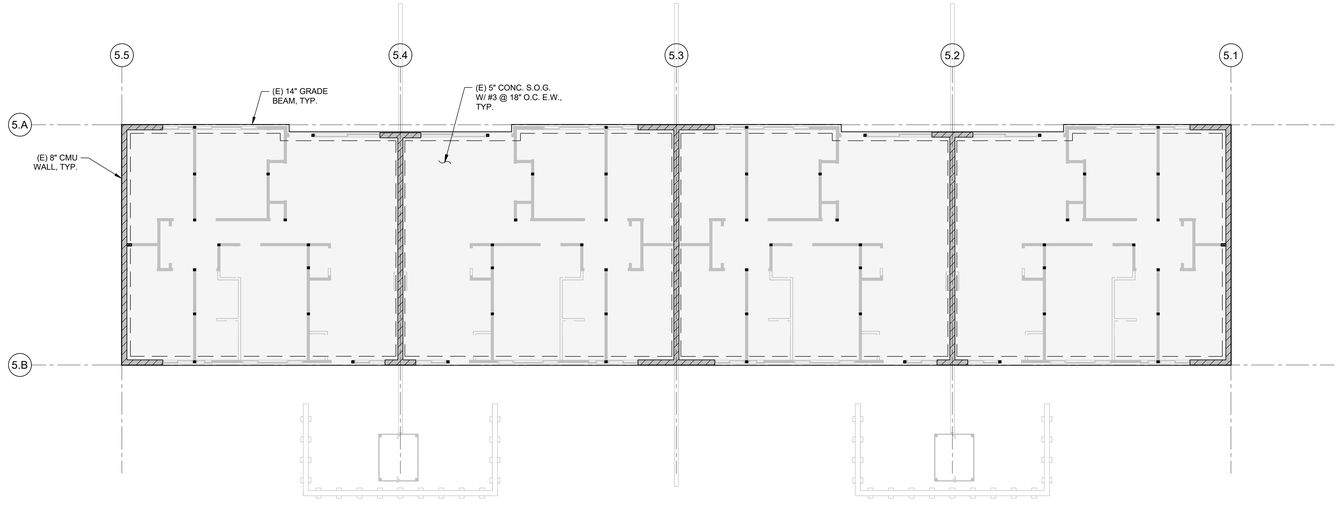


2 S2.13 BUILDING TYPE C2 - ROOF PLAN

1/8" = 1'-0"



1 S2.13 BUILDING TYPE C2 - LEVEL 1 PLAN

1/8" = 1'-0"

B

PLAN LEGEND:

- (E) CONC. FOUNDATION
- (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
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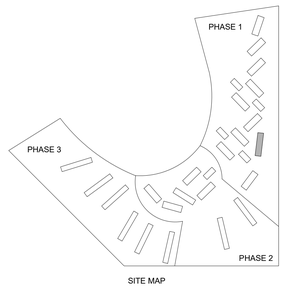
- B1 — HANGER PER PLAN
- BEAM PER PLAN



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TITLE:

BUILDING TYPE C2 FLOOR PLANS

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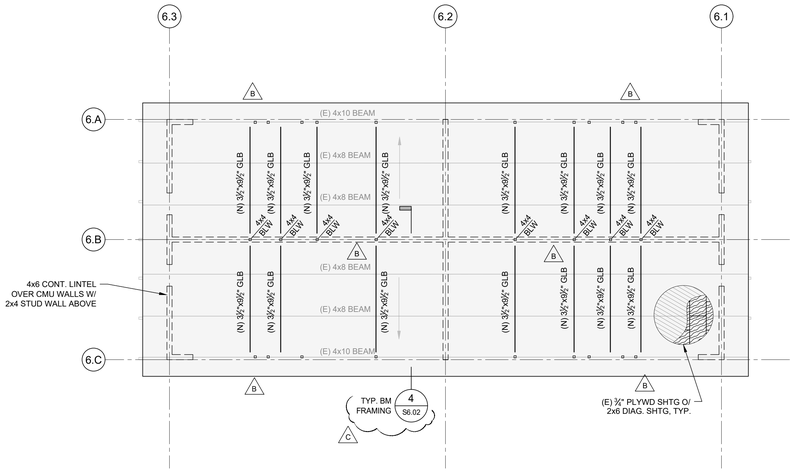
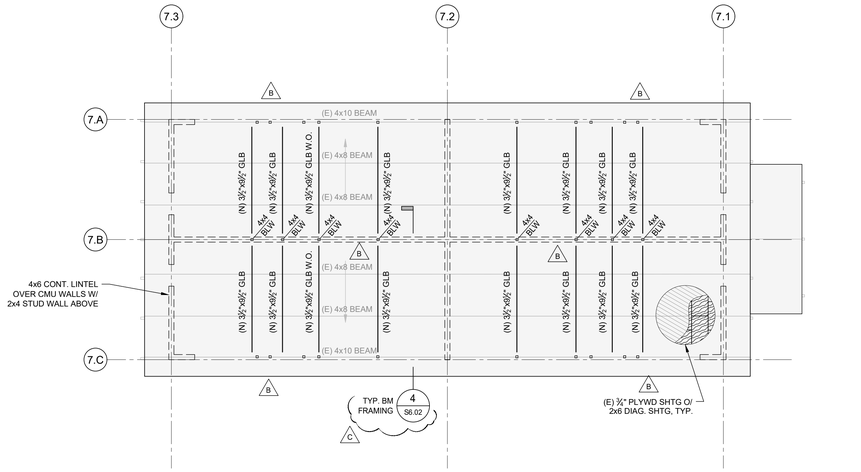
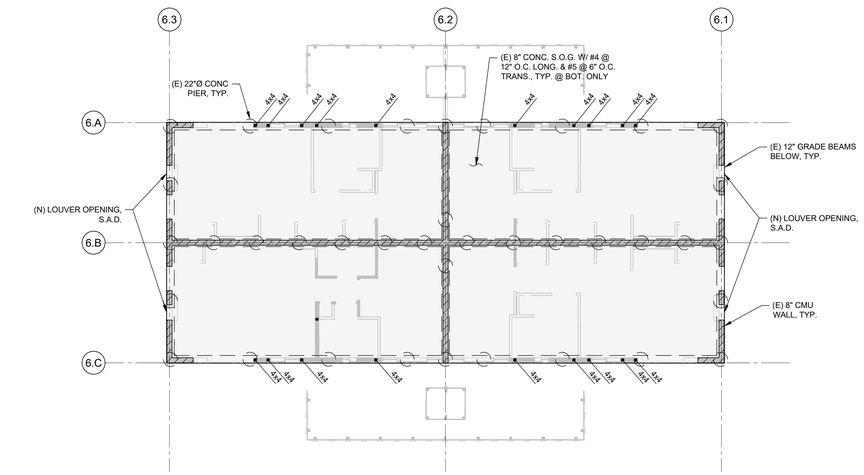


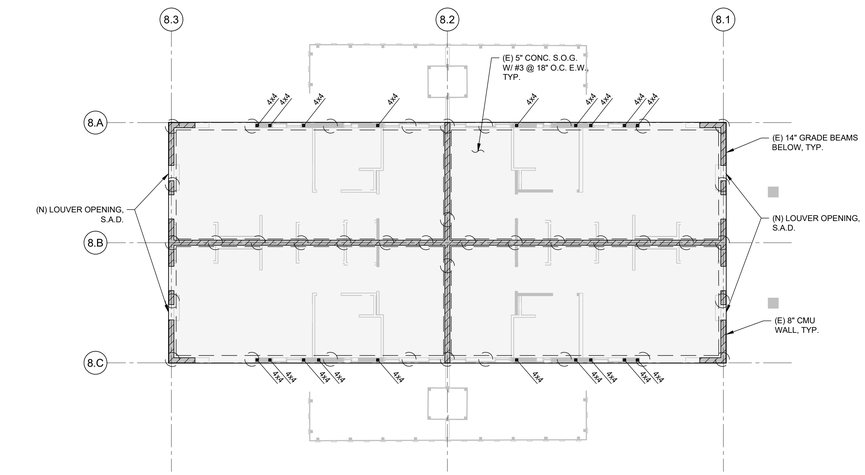
6 S2.14 BUILDING TYPE E5 - ROOF PLAN 1/8" = 1'-0"



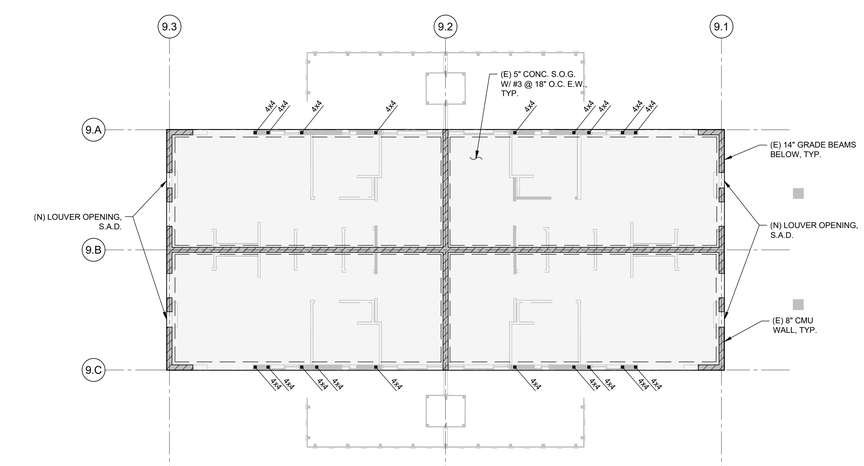
5 S2.14 BUILDING TYPE E2-E4 - ROOF PLAN 1/8" = 1'-0"



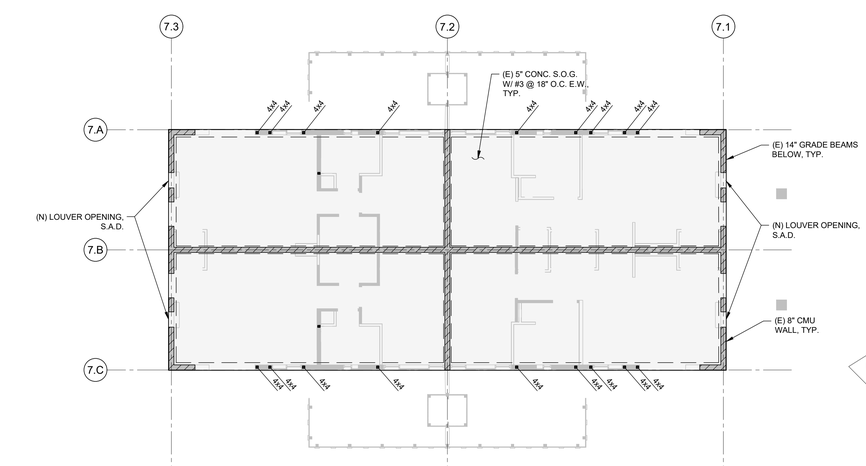
4 S2.14 BUILDING TYPE E5 - LEVEL 1 PLAN 1/8" = 1'-0"



3 S2.14 BUILDING TYPE E3 - LEVEL 1 PLAN 1/8" = 1'-0"



2 S2.14 BUILDING TYPE E4 - LEVEL 1 PLAN 1/8" = 1'-0"



1 S2.14 BUILDING TYPE E2 - LEVEL 1 PLAN 1/8" = 1'-0"

PLAN LEGEND:

- (E) CONC. FOUNDATION
- (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
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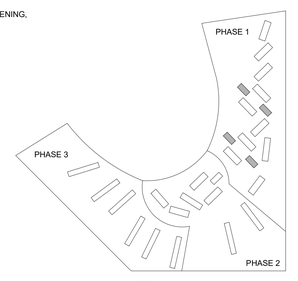
- HANGER PER PLAN
- B1 — BEAM PER PLAN

SEE ARCHITECTURAL PLANS FOR LOCATION OF MOBILITY AND COMMUNICATION UNITS.



SITE MAP

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BUILDING TYPE E2-E5 FLOOR PLANS

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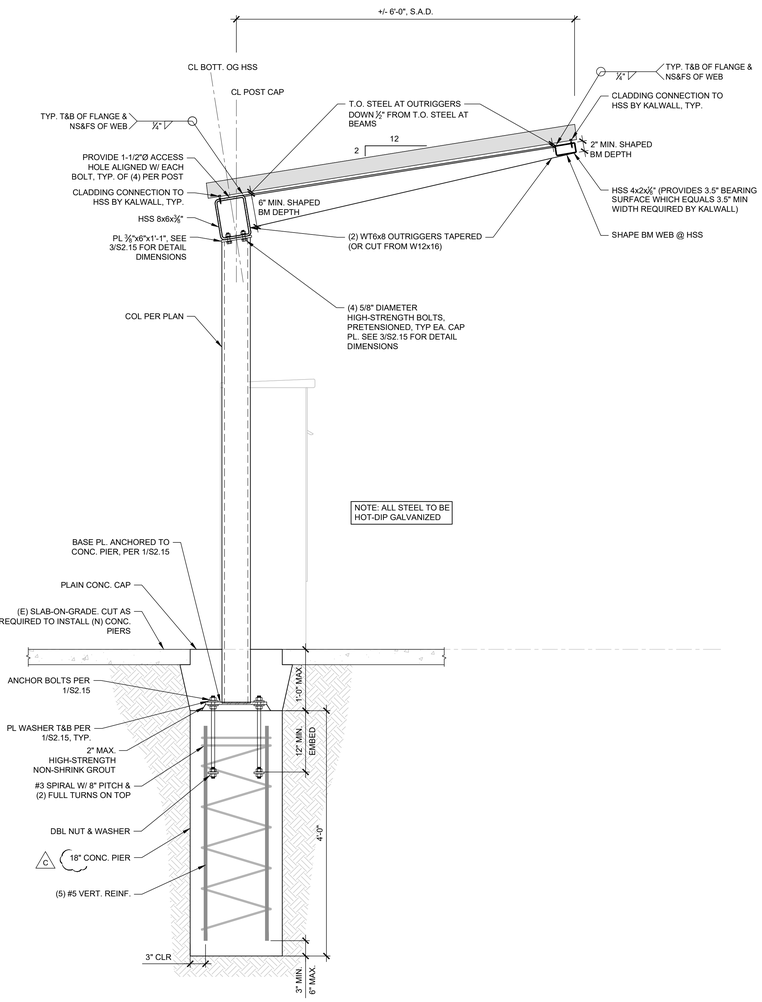
KALWALL DELEGATED DESIGN INFORMATION:

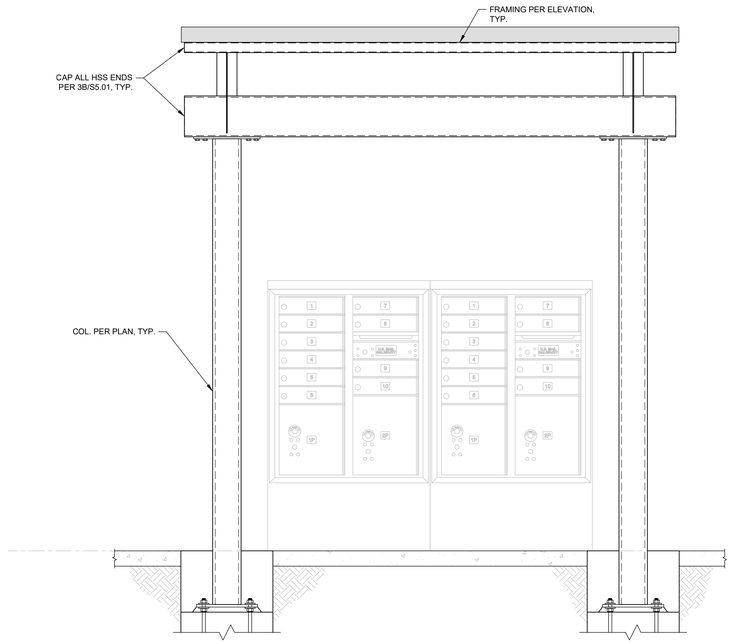
ROOF LIVE LOAD:	20 psf PROJECTED
WIND LOAD (UNFACTORED):	+/- 25 psf NORMAL TO SURFACE
TARGET DEFLECTION LIMIT WITHIN PANEL:	L/180

CLADDING IS APPLIED TO TOP FACE OF HSS BEAMS.
S.A.D. FOR SPAN DIMENSIONS.

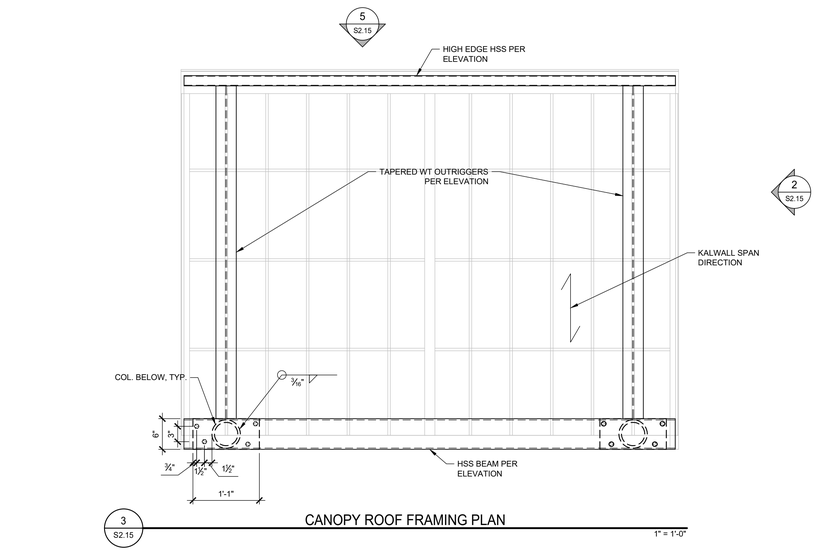
6 S2.15 KALWALL DELEGATED DESING INFORMATION 1" = 1'-0"



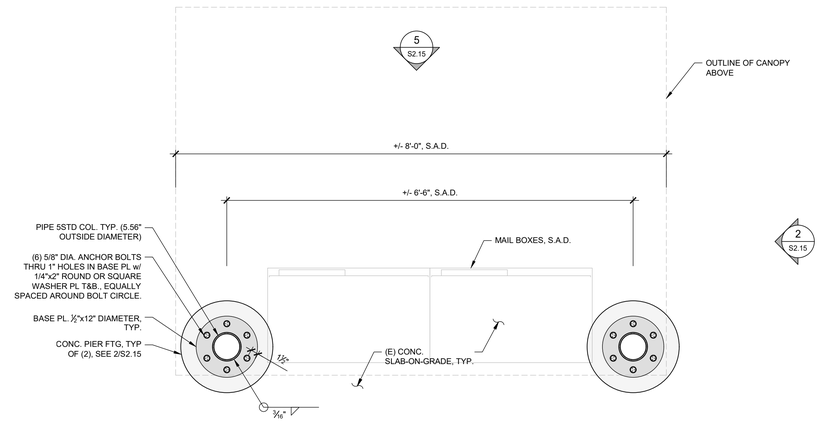
2 S2.15 CANOPY FRAMING SECTION 1" = 1'-0"



5 S2.15 CANOPY FRAMING ELEVATION 1" = 1'-0"



3 S2.15 CANOPY ROOF FRAMING PLAN 1" = 1'-0"



1 S2.15 CANOPY FOUNDATION AND BASE PLATE PLAN 1" = 1'-0"

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
LEO PANIAN
No. S4526
Exp. 08/31/2027
STRUCTURAL
CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

MAIL CANOPY FRAMING

SHEET:

S2.15

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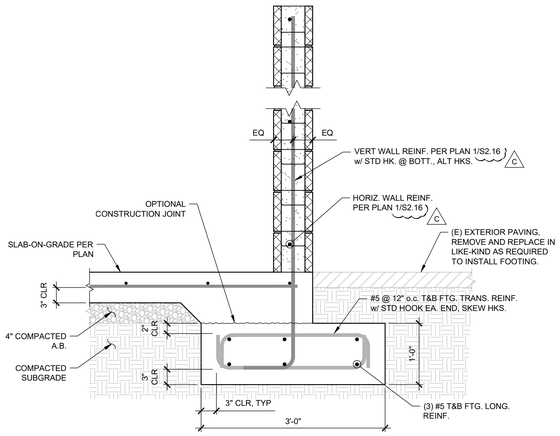
KALWALL DELEGATED DESIGN INFORMATION:

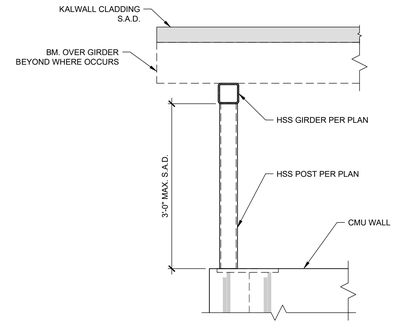
ROOF LIVE LOAD:	20 psf PROJECTED
WIND LOAD (UNFACTORED):	+/- 25 psf NORMAL TO SURFACE
TARGET DEFLECTION LIMIT WITHIN PANEL:	L/180

CLADDING IS APPLIED TO TOP FACE OF HSS BEAMS.
S.A.D. FOR SPAN DIMENSIONS.

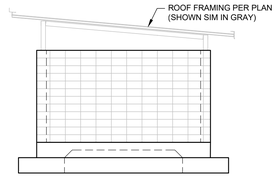
15 S2.16 KALWALL DELEGATED DESIGN INFORMATION 1" = 1'-0"



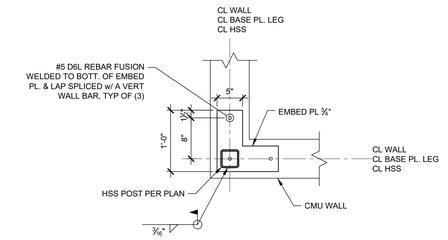
11 S2.16 SECTION - TYP. CMU WALL AND FOOTING 1" = 1'-0"



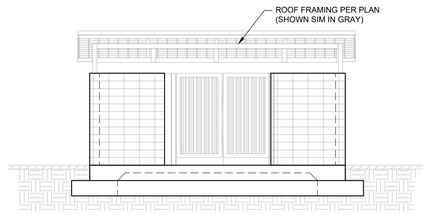
14 S2.16 SECTION VIEW OF HSS POST 1" = 1'-0"



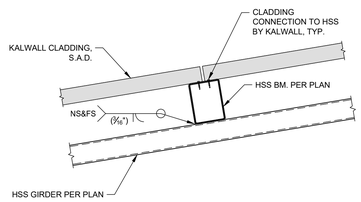
13 S2.16 SIDE FRAMING ELEVATION WASTE ENSLOSURE 1 1/4" = 1'-0"



10 S2.16 PLAN DETAIL OF BASE PLATE 1" = 1'-0"

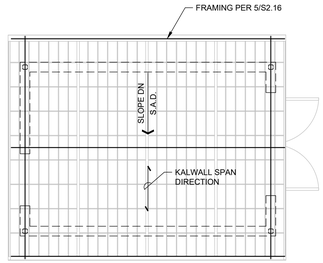


9 S2.16 FRONT FRAMING ELEVATION WASTE ENSLOSURE 1 1/4" = 1'-0"



7 S2.16 TYP. BEAM TO GIRDER ELEVATION & TYP. ROOF CLADDING CONNECTION 1" = 1'-0"

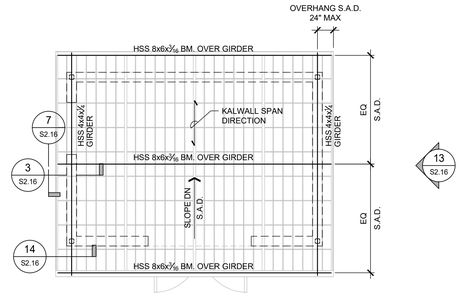
SIM 13 S2.16



9 S2.16 SIM

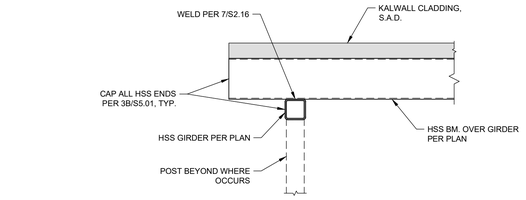
FOR INFO NOT NOTED, SEE 5/S2.16

6 S2.16 ROOF FRAMING PLAN WASTE ENSLOSURE 2 1/4" = 1'-0"



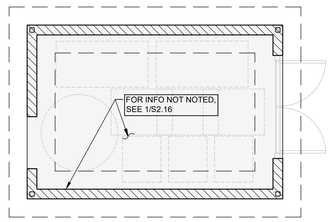
9 S2.16

5 S2.16 ROOF FRAMING PLAN WASTE ENSLOSURE 1 1/4" = 1'-0"



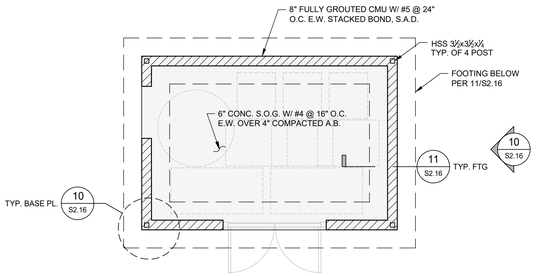
3 S2.16 TYP. BEAM TO GIRDER SECTION 1" = 1'-0"

SIM 10 S2.16



9 S2.16 SIM

2 S2.16 FOUNDATION AND WALL FRAMING PLAN WASTE ENSLOSURE 2 1/4" = 1'-0"



9 S2.16

1 S2.16 FOUNDATION AND WALL FRAMING PLAN WASTE ENSLOSURE 1 1/4" = 1'-0"

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WASTE ENCLOSURE FRAMING

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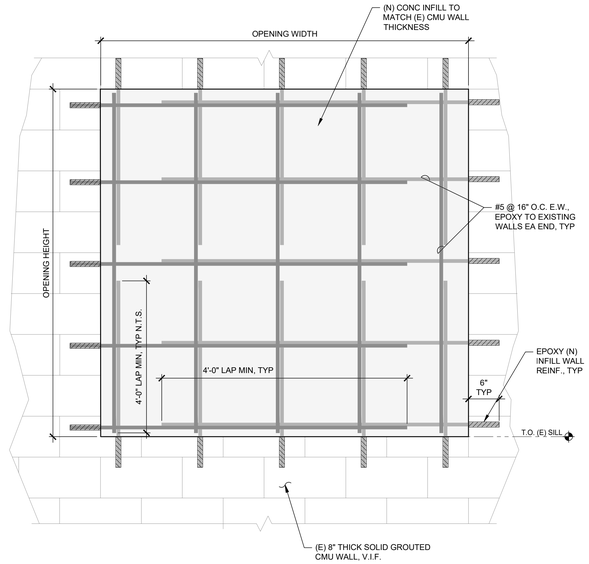
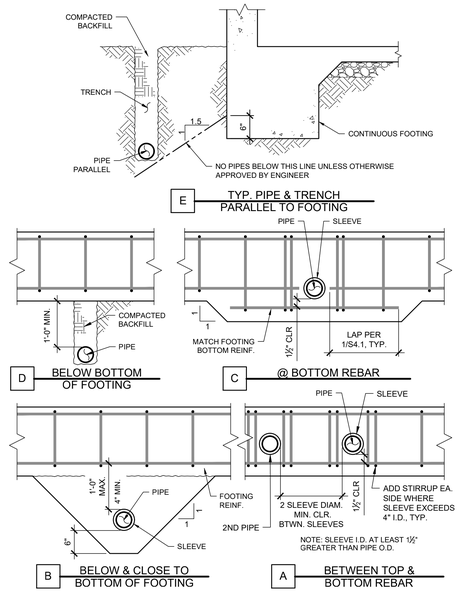
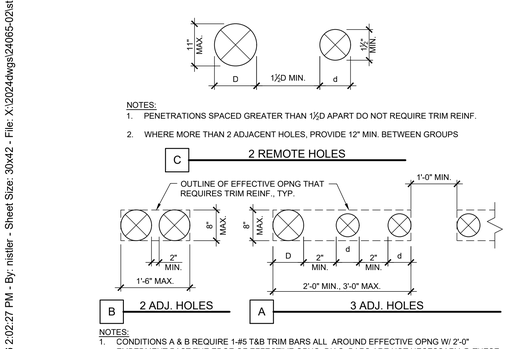


NOTE:
1) SCAN (E) STRUCTURE AS NEEDED. DO NOT DAMAGE (E) REINF.
2) S.A.D. FOR WATERPROOFING REQUIREMENTS

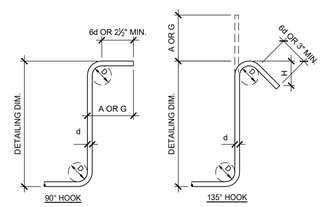
7 S4.01 TYPICAL CMU WALL INFILL ELEVATION VIEW 1" = 1'-0"



6 S4.01 PIPES PENETRATING & ADJACENT TO GRADE BEAMS OR FOOTINGS



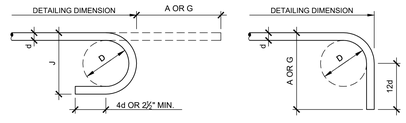
5 S4.01 CLOSELY-SPACED SLAB PENETRATIONS



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.

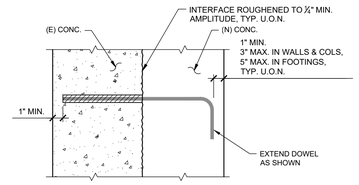
4 S4.01 STIRRUP & TIE BENDS



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	10½"		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 3 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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JOB NUMBER:	24065-02
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TITLE:

TYPICAL CONCRETE DETAILS

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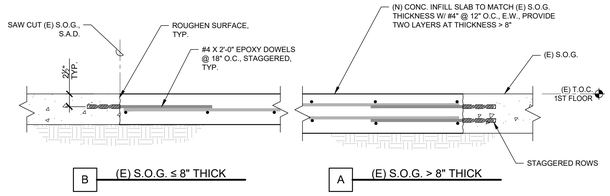
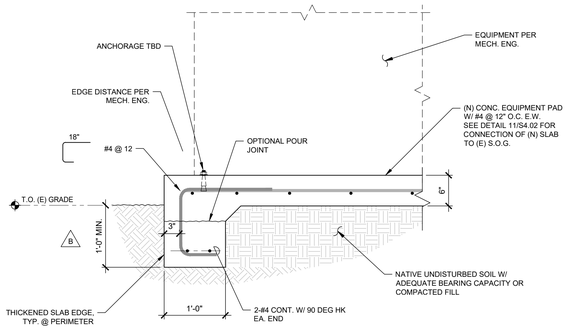
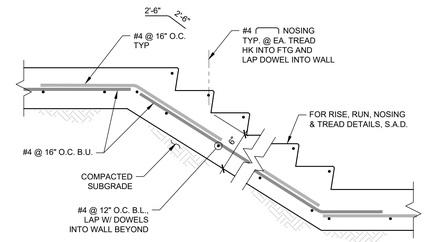


11 / S4.02 TYPICAL (N) S.O.G. INFILL AT (E) S.O.G. 1" = 1'-0"



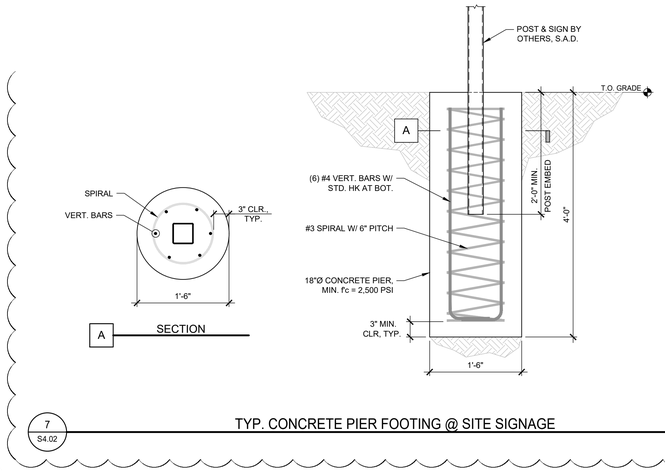
NOTES:
1. THIS DETAIL ASSUMES THAT THE EXISTING SOIL PROVIDES SUITABLE BEARING CAPACITY, TO BE CONFIRMED IN THE FIELD.
2. IF LOOSE SOIL, ORGANIC MATERIAL, OR OTHER INADEQUATE SOIL IS OBSERVED, NOTIFY THE SEOR FOR DIRECTION.

10 / S4.02 TYPICAL MECHANICAL EQUIPMENT PAD 1" = 1'-0"



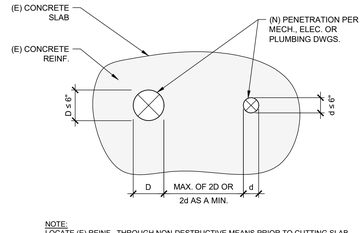
9 / S4.02 TYPICAL STAIR ON GRADE 1" = 1'-0"

B



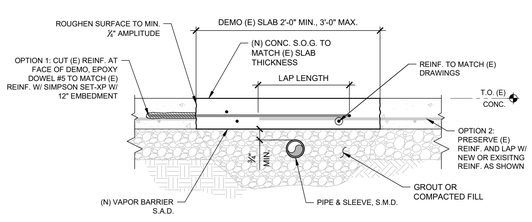
7 / S4.02 TYP. CONCRETE PIER FOOTING @ SITE SIGNAGE 1" = 1'-0"

C

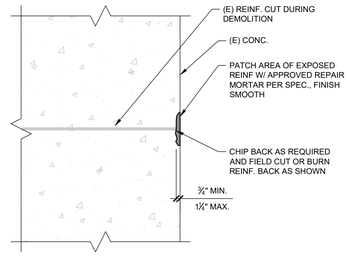


NOTE:
LOCATE (E) REINF. THROUGH NON-DESTRUCTIVE MEANS PRIOR TO CUTTING SLAB. NOTIFY SEOR PRIOR TO CUTTING IF INTERFERENCE WITH (E) REBAR IS IDENTIFIED. DO NOT CUT (E) REBAR WITHOUT S.E.O.R. APPROVAL

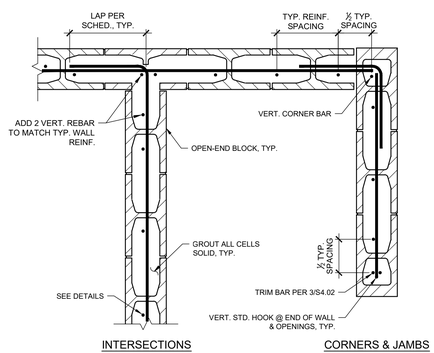
6 / S4.02 TYP. SLAB PENETRATIONS PLAN VIEW 1" = 1'-0"



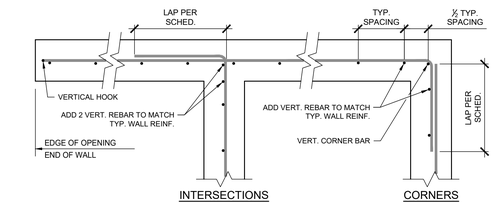
5 / S4.02 EXISTING SLAB ON GRADE DEMO FOR UTILITY TRENCH 1" = 1'-0"



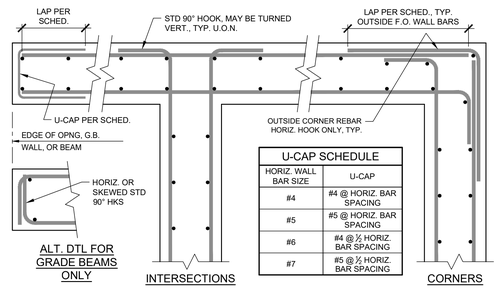
4 / S4.02 TYPICAL (E) REINF. CUT AT FACE OF (E) CONC. 1" = 1'-0"



3 / S4.02 TYP. BENDS FOR REBAR @ CMU WALLS - PLAN DETAIL 3/4" = 1'-0"



B ONE CURTAIN OF REBAR



U-CAP SCHEDULE	
HORIZ. WALL BAR SIZE	U-CAP
#4	#4 @ HORIZ. BAR SPACING
#5	#5 @ HORIZ. BAR SPACING
#6	#4 @ ½ HORIZ. BAR SPACING
#7	#5 @ ½ HORIZ. BAR SPACING

A TWO CURTAINS OF REBAR

2 / S4.02 TYP. BENDS FOR REBAR @ CMU WALLS - PLAN DETAIL 3/4" = 1'-0"

CONCRETE SURFACE PREPARATION

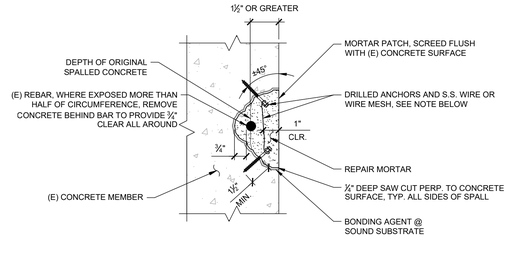
1. AREAS TO BE REPAIRED MUST BE CLEAN, SOUND, AND FREE OF CONTAMINANTS. ALL LOOSE AND DETERIORATED CONCRETE SHALL BE REMOVED BY MECHANICAL MEANS.
2. SAWCUT EDGES OF REPAIR AREA AS REQUIRED TO PROVIDE A NEAT PATCH AND A MINIMUM 1/4" DEEP CONCRETE EDGE. SAWCUT TO 3/4" MAXIMUM DEPTH. LOCATE REINFORCEMENT 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

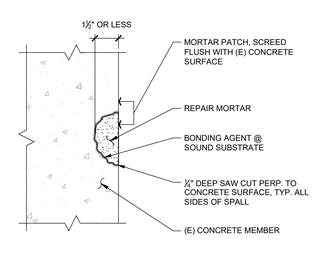
1. IF SPALL EXPOSES REBAR, SANDBLAST AND CLEAN TO BLACK METAL FINISH. APPLY ANTI-CORROSION COATING PRIOR TO CONCRETE REPAIR SUBSTANCE.
2. IF REINFORCING STEEL WITH ACTIVE CORROSION IS ENCOUNTERED, COMPLY WITH THE FOLLOWING:
   a. LOCALLY REMOVE CONCRETE BACK TO APPROXIMATELY HALF THE BAR CIRCUMFERENCE 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.



B SPALL DEPTH > 1-1/2"



A SPALL DEPTH < 1-1/2"

1 / S4.02 TYPICAL CONCRETE SPALL REPAIR 3" = 1'-0"

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ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2026

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

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CONCRETE DETAILS

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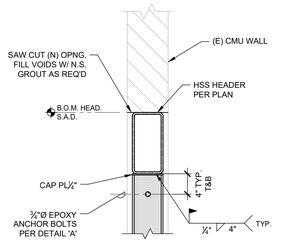
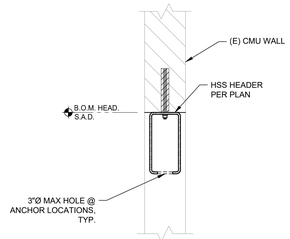


NOTE: SEE DETAIL 'A' FOR INFO NOT SHOWN.

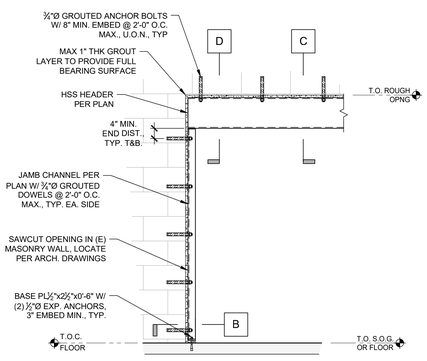
D JAMB CONN. DETAIL 1" = 1'-0"



NOTE: SEE DETAIL 'A' FOR INFO NOT SHOWN.

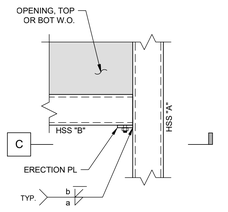
C HEADER DETAIL 1" = 1'-0"

B TYP. BASE PL 1" = 1'-0"

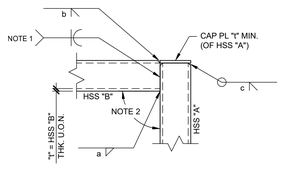


A INTERIOR ELEVATION 1/2" = 1'-0"

4 S5.01 TYP STL HEADER IN (E) MASONRY WALL OPENING WIDTH ≥ 6'-0" AS NOTED



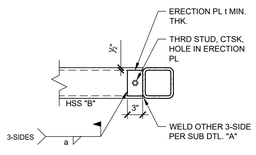
D HSS T- CONN. W/ ERECTION PL



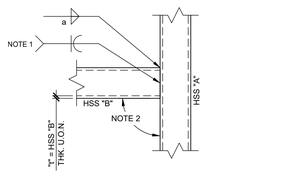
B HSS ELBOW CONN. & CAP PLATE

WELD DIMENSIONS			
"t"	"a"	"b"	"c"
"t" BASED ON	HSS "B"	HSS "B"	HSS "A"
3/16"	3/16"	1/2"	3/8"
1/4"	3/16"	3/16"	3/16"
5/16"	1/4"	3/16"	3/16"
3/8"	1/4"	1/4"	1/2"
1/2"	5/16"	3/8"	3/8"

NOTES :
1. USE FILLET WELD "a" INSTEAD OF FLARE BEVEL IF HSS "B" IS NARROWER THAN HSS "A".
2. ANGLE PER PLAN, 25° MIN., 155° MAX.
3. WELD SIZES ARE TYPICAL, U.O.N. ON SPECIFIC DETAILS.

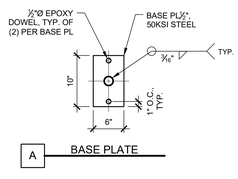


C ERECTION DETAIL

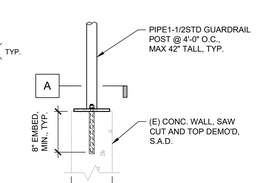


A HSS T-CONN.

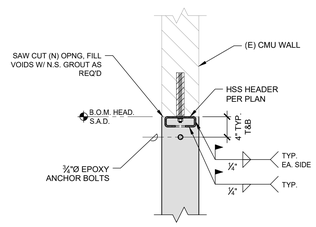
3 S5.01 HSS TO HSS WELDED CONNECTION TYP., U.O.N. AND CAP PLATE TYP. DETAIL 1" = 1'-0"



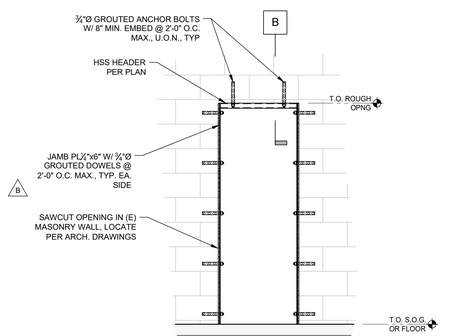
A BASE PLATE



2 S5.01 RAILING @ CONC. WALL 1" = 1'-0"



B HEADER DETAIL 1" = 1'-0"



A INTERIOR ELEVATION 1/2" = 1'-0"

1 S5.01 TYP STL HEADER IN (E) MASONRY WALL OPENING WIDTH < 6'-0" AS NOTED

B

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	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025

REVISION SCHEDULE

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C	PLAN CHECK 2	1/16/2026

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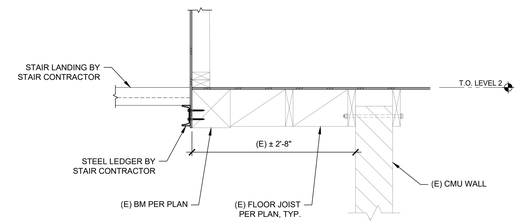
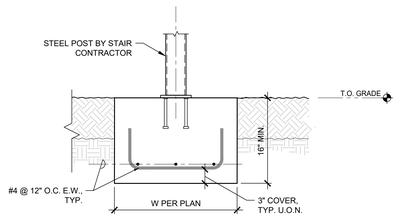


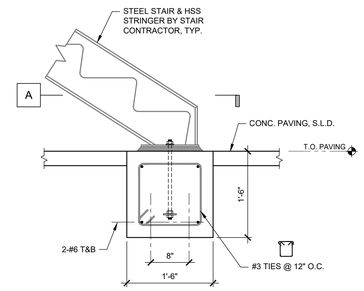
5 S5.02 EXTERIOR DESIGN-BUILD STAIR LANDING LEDGER @ LEVEL 2

1" = 1'-0"



2 S5.02 EXTERIOR DESIGN-BUILD STAIR POST FOOTING

1" = 1'-0"



1 S5.02 EXTERIOR DESIGN-BUILD STAIR LANDING FOOTING

1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
LEO PANIAN
No. S4526
Exp. 08/31/2027
STRUCTURAL
CALIFORNIA

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
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C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025

REVISION SCHEDULE

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C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
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DESIGN-BUILD STAIR SUPPORT DETAILS

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S5.02

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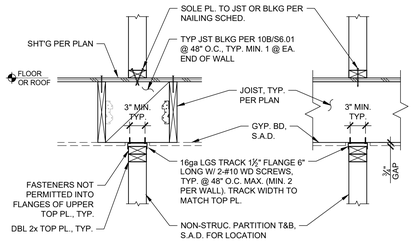
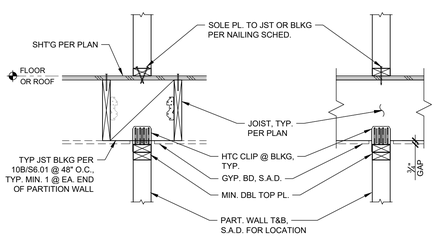


B JOIST PARALLEL

A JOIST PERP.

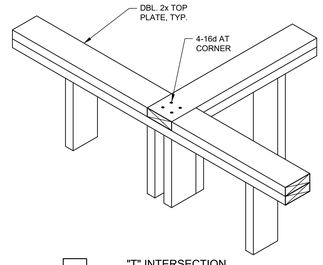
12 S6.01 TYP. PARTITION WALL BRACING NESTED TRACK OPTION (SAWN LUMBER JOIST SHOWN) N.T.S.



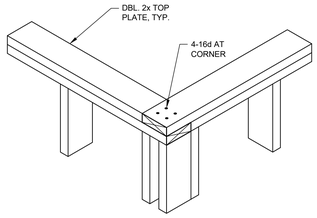
B JOIST PARALLEL

A JOIST PERP.

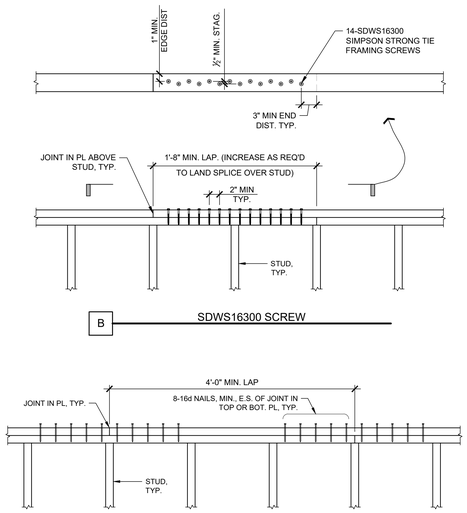
11 S6.01 TYP. PARTITION WALL BRACING CLIP OPTION (SAWN LUMBER JOIST SHOWN) N.T.S.



B "T" INTERSECTION



A CORNER



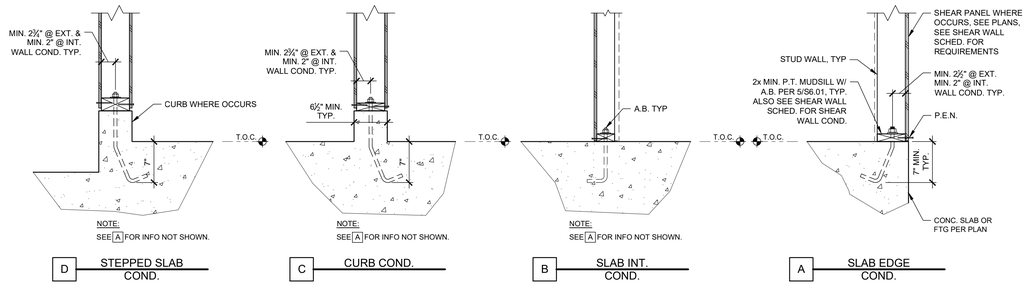
B SDWS16300 SCREW

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.



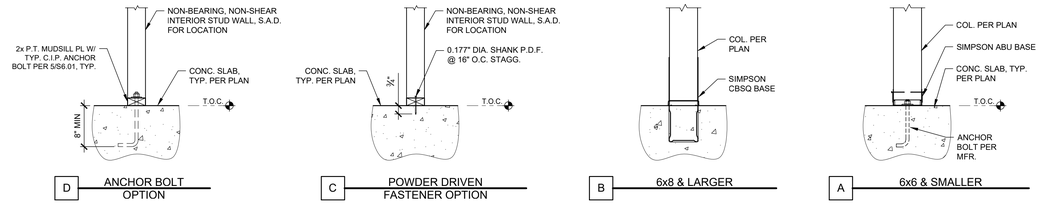
D STEPPED SLAB COND.

C CURB COND.

B SLAB INT. COND.

A SLAB EDGE COND.

4 S6.01 TYP. PARTITION WALL ANCHORAGE N.T.S.



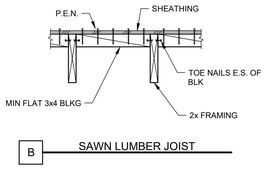
D ANCHOR BOLT OPTION

C POWDER DRIVEN FASTENER OPTION

B 6x8 & LARGER

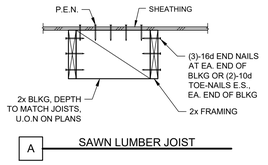
A 6x6 & SMALLER

3 S6.01 TYP. FREE-STANDING COLUMN AND NON-BEARING PARTITION WALL ANCHORAGE 1" = 1'-0"



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.

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"

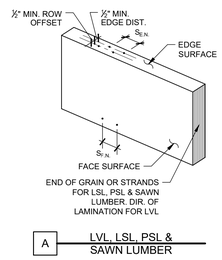
NOTES:
1. SEE WEYERHAEUSER'S TB-206, DATED SEPT. 2020 & ESR-1387 FOR ADDITIONAL INFO.
2. FOR MULTIPLE ROWS, 10d COMMON MAXIMUM SIZE FASTENER @ MINIMUM 3" O.C. STAGGERED & OFFSET ROWS BY MINIMUM ½".

6 S6.01 MINIMUM NAIL SPACING SCHEDULE N.T.S.

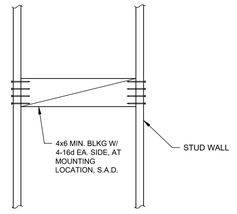
MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
JOIST TO SILL OR GIRDER	3-8d, TOENAIL
BRIDGING TO JOIST	2-8d, TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C., FACE NAIL
TOP PLATE TO STUD	4-8d, TOENAIL OR 2-16d, END NAIL
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS	16d @ 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.

2 S6.01 TYPICAL NAILING SCHEDULE N.T.S

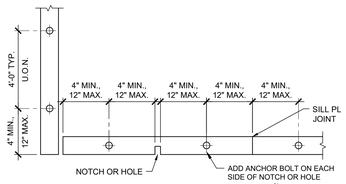


A LVL, LSL, PSL & SAWN LUMBER



NOTES:
1. HANDRAILS & CONN. BY OTHERS.
2. PLYWOOD NOT SHOWN FOR CLARITY.

9 S6.01 TYP. HANDRAIL SUPPORT BLKG @ WALL N.T.S.



NOTE:
1. ANCHOR BOLTS SHALL BE ⅝" DIA. MIN. W/ STD CUT GALV. WASHER [OR 2"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.

5 S6.01 TYP. GRAVITY WALL MUDSILL ANCHOR PLACEMENT DETAIL FOR NON-SHEAR WALLS N.T.S.

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
BURBANK HOUSING
1425 CORPORATE CENTER PARKWAY
SANTA ROSA, CA 95407

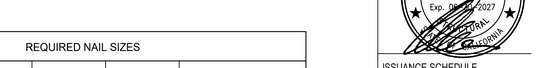
TIPPING
1906 Shattuck Avenue, Berkeley, CA 94704
510.549.1906 | www.tippingstructural.com

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

STAMP:



ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	8/21/2025
SCALE:	As indicated

TITLE:

TYPICAL WOOD DETAILS

SHEET:

S6.01

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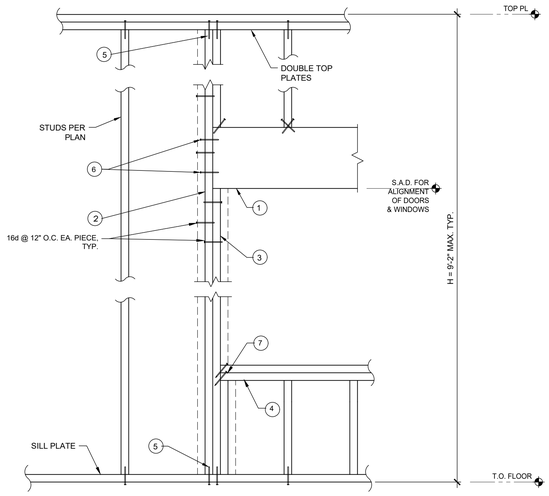


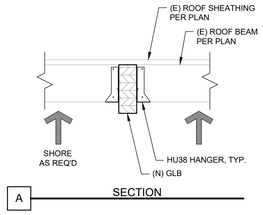
A. INTERIOR WALL - NON-BEARING CONDITION (1,2,3)

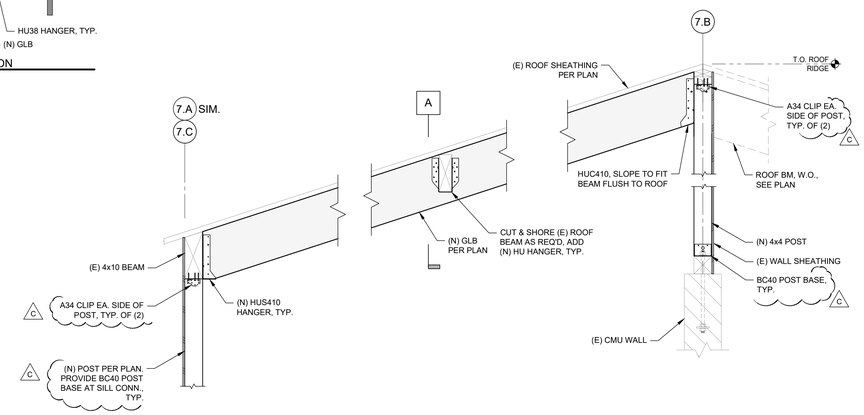
MAX. WIDTH OPENING	(1) HEADER	(2) KING STUD	(3) JACK STUD	(4) SILL	(5) MIN. KING STUD CONN. @ T&B EA. STUD	(6) MIN. HEADER CONN.	(7) MIN. SILL CONN. @ EA. SILL
4'-0"	2-2x4 FLAT	2x4	2x4	2x4	2-16d	2-16d EA.	2-8d T.N.
6'-0"	4x4	2x4	2x4	2x4	2-16d	4-16d	2-8d T.N.

NOTES:
1. THIS SCHEDULE APPLIES TO ALL WALL OPENINGS, U.O.N. ON PLANS.
2. SEE GENERAL NOTES FOR MEMBER GRADE REQUIREMENTS.
3. BEARING CONDITION OCCURS WHEN JOISTS OR TRUSSES BEAR ON OR ARE LEDGERED TO A WALL. NON-BEARING CONDITION OCCURS WHEN THE DIRECTION OF JOISTS OR TRUSSES ARE PARALLEL TO PLANE OF WALL.

B

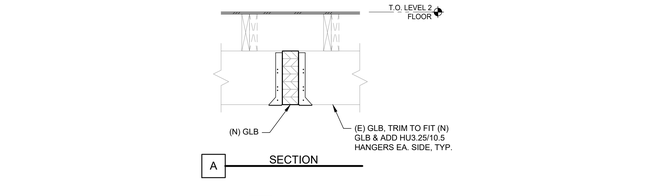
6 / S6.02 — TYP. WALL OPENING FRAMING — 1" = 1'-0"

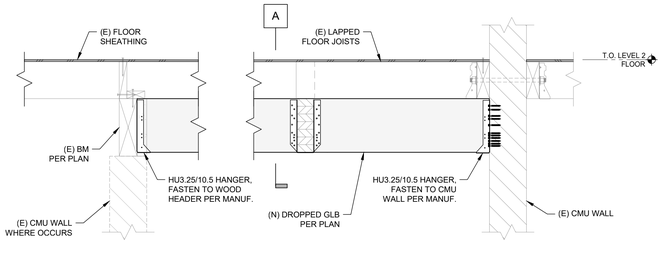




B

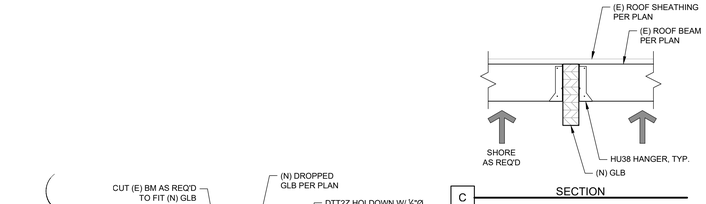
4 / S6.02 — (N) FLUSH FRAMED ROOF BEAM @ BUILDING TYPE E — 1" = 1'-0"

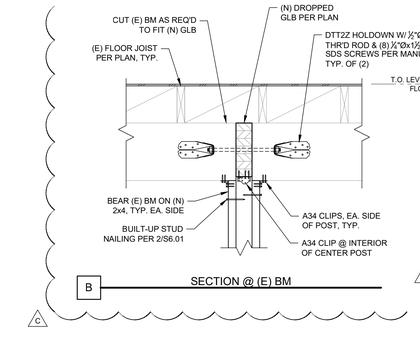


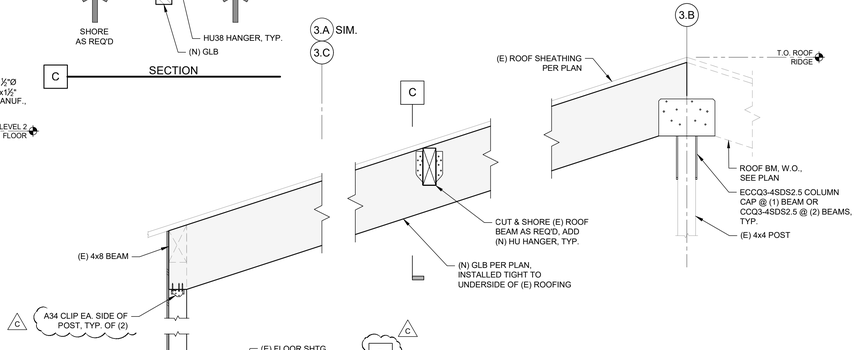


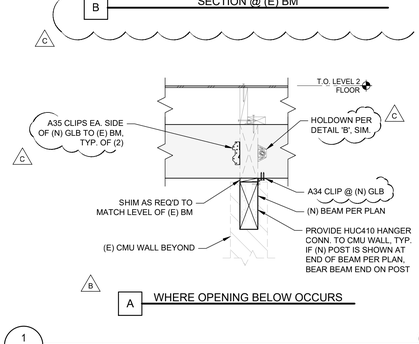
B

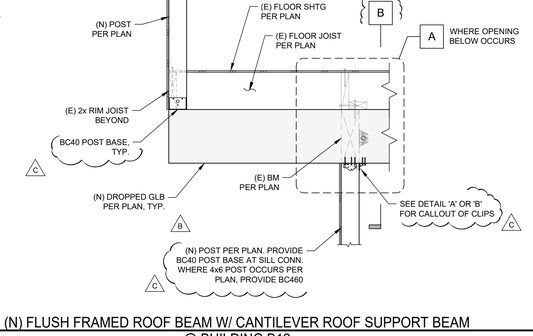
3 / S6.02 — (N) FLOOR SUPPORT BEAM @ BUILDING B12 — 1" = 1'-0"

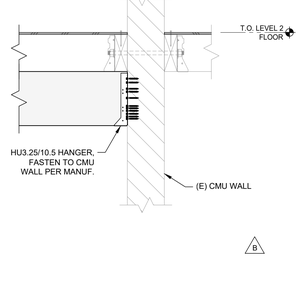












B

1 / S6.02 — (N) FLUSH FRAMED ROOF BEAM W/ CANTILEVER ROOF SUPPORT BEAM @ BUILDING B12 — 1" = 1'-0"

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

510.465.7010 p | 510.465.8575 f
www.pyatok.com

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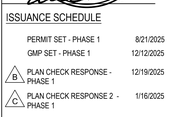

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
B	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1/16/2025

REVISION SCHEDULE

NO.	ISSUE	DATE
B	PLAN CHECK	12/19/2025
C	PLAN CHECK 2	1/16/2026

JOB NUMBER:	24065-02
DRAWN BY:	HN
CHECKED BY:	IRK
ISSUE DATE:	8/21/2025
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
TYPE SIZE CFM	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)
CO	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
A	REVISION TAG

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	STRUCTURAL
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 AND 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 PROTECTOR 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).

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"X"L")	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.

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 CFM	FAN ESP	FAN RPM	MOTOR (HP)	FEI	VOLT/Ø	VIBRATION ISOLATION	CONTROLS	WEIGHT (LBS)	SOUND (SONES)	REMARKS
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	120	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	90	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ MEETING ROOM 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/ CORRIDOR LIGHTS	17	0.65	NOTES: #3
SF-4	BROAN FIN-180B-HW	INLINE	DIRECT	B12 SUPPLY FAN	120	0.6	-	17.1 WATTS/--	--	120/1	--	INTERLOCK W/ LOBBY LIGHTS	17	0.65	NOTES: #3
SF-5	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 AT VALUE INDICATED ON UNIT PLANS. 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 TOTAL/SENS (MBH)	COOLING EDB/EWB (°F)	COOLING SEER2	HEATING HEAT PUMP (MBH)	HEATING ELEC (KW)	HEATING HSPF2	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL VOLT/Ø	CONTROLS	WEIGHT (LBS)	OSA (CFM)	REMARKS
PTHP-1	EPHOCA AIO GEN 2 AWP10N3H2	HEAT PUMP	1	290	9.2/8.4	80/67	13.65	7.1	--	7.01	13	15	208/1	THERMOSTAT	100	--	NOTES: #1,2,3
PTHP-2	EPHOCA AIO GEN 2 AWK10N3H2	HEAT PUMP W/1.8KW HEAT	1	290	9.2/8.4	80/67	13.65	7.1	1.8	9.81	15	20	208/1	THERMOSTAT	100	--	NOTES: #1,2,3

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

HEAT PUMP SCHEDULE

TAG	MANUFACTURER/ MODEL	SERVICE	NOMINAL CAPACITY (TONS)	COOLING TOTAL (MBH)	COOLING EAT (°F)	COOLING SEER/ EER	HEATING TOTAL (MBH)	HEATING EAT (°F)	HEATING COP/ HSPF	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL VOLT/Ø	VIBRATION ISOLATION	WEIGHT (LBS)	REMARKS
HP-1	SAMSUNG AJ036DXJ4CG/AA	FC-1A TO FC-1D	3	32	95	22.5 SEER2	36	27	9.5 HSPF2	26.9	30	208/1	NEOPRENE PAD	160	NOTES: #1,2 R-32
HP-2	SAMSUNG AJ036DXJ4CG/AA	FC-2A TO FC-2C	3	32	95	22.5 SEER2	36	27	9.5 HSPF2	26.9	30	208/1	NEOPRENE PAD	160	NOTES: #1,2 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 AJ036DXJ4CG/AA	FC-4A TO FC-4D	3	32	95	22.5 SEER2	36	27	9.5 HSPF2	26.9	30	208/1	NEOPRENE PAD	160	NOTES: #1,2 R-32
HP-5	SAMSUNG AJ020DXJ2CG/AA	FC-5A FC-5B	2	18	95	20 SEER2	22	27	9 HSPF2	20.5	20	208/1	NEOPRENE PAD	125	NOTES: #1,2 R-32

NOTES:
1. VRF HEAT PUMP.
2. SYSTEM CONTAINS LESS THAN 6.6 LBS OF R32 REFRIGERANT AND IS EXEMPT FROM REFRIGERANT CONCENTRATION LIMITS PER CMC SECTION 1104.2 EXCEPTION (1).

DX FAN COIL SCHEDULE

TAG	MANUFACTURER/ MODEL	TYPE	NOMINAL CAPACITY (TONS)	FAN SECTION CFM	FAN SECTION ESP	FAN SECTION HP	COOLING TOTAL/SENS (MBH)	COOLING EDB/EWB (°F)	HEATING HEAT PUMP (MBH)	HEATING ELEC (KW)	ELECTRICAL MCA	ELECTRICAL MOCP	ELECTRICAL VOLT/Ø	VIBRATION ISOLATION	CONTROLS	WEIGHT (LBS)	OSA (CFM)	REMARKS
FC-1A FC-1B	SAMSUNG AR07DXFAMWKNCV	DUCTLESS WALL MOUNT	0.583	350	--	27 WATTS	7/5	80/67	7.5	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-1C	SAMSUNG AR09DXFAMWKNCV	DUCTLESS WALL MOUNT	0.75	378	--	27 WATTS	9/6.3	80/67	11	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-1D	SAMSUNG AR09DXFAMWKNCV	DUCTLESS WALL MOUNT	0.75	378	--	27 WATTS	9/6.3	80/67	11	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-2A	SAMSUNG AR09DXFAMWKNCV	DUCTLESS WALL MOUNT	0.75	378	--	27 WATTS	9/6.3	80/67	11	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-2B	SAMSUNG AR12DXFAMWKNCV	DUCTLESS WALL MOUNT	1	396	--	27 WATTS	12/8.4	80/67	12	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-2C	SAMSUNG AR09DXFAMWKNCV	DUCTLESS WALL MOUNT	0.75	378	--	27 WATTS	9/6.3	80/67	11	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-2D	SAMSUNG AR15DXFAMWKNCV	DUCTLESS WALL MOUNT	1.25	486	--	27 WATTS	15/10.5	80/67	15	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
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 AR07DXFAMWKNCV	DUCTLESS WALL MOUNT	0.583	350	--	27 WATTS	7/5	80/67	7.5	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-4D	SAMSUNG AR15DXFAMWKNCV	DUCTLESS WALL MOUNT	1.25	486	--	27 WATTS	15/10.5	80/67	15	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-5A	SAMSUNG AR07DXFAMWKNCV	DUCTLESS WALL MOUNT	0.583	350	--	27 WATTS	7/5	80/67	7.5	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3
FC-5B	SAMSUNG AR09DXFAMWKNCV	DUCTLESS WALL MOUNT	0.75	378	--	27 WATTS	9/6.3	80/67	11	--	1	--	208/1	--	WIRED CONTROLLER	21	--	NOTES: #1,2,3

NOTES:
1. PROVIDE UNIT WITH WIRED, WALL-MOUNTED PROGRAMMABLE CONTROLLER
2. PROVIDE WITH MINI CONDENSATE PUMP.
3. UNIT POWERED FROM OUTDOOR UNIT.

DWELLING VENTILATION

UNIT TYPE	AREA FLOOR (SQ FT - Afloor)	BEDROOMS (Nbr)	AIRFLOW REQUIRED (CFM - Qfan)	AIRFLOW PROVIDED (CFM)
TYPE B 3BR	919	3	57.6	60
TYPE B 4BR	1140	4	71.7	80
TYPE B 1BR FLAT	600	1	33	40
TYPE B 3BR FLAT	1067	3	62	70
TYPE C 4BR FLAT	1046	4	68.9	70
TYPE E 1BR FLAT	518	1	30.5	40

NOTES:
1. FROM ASHRAE 62.2: Qfan = 0.03*Afloor + 7.5*(Nbr + 1)
2. EACH UNIT MUST BE EQUIPPED WITH A WHOLE-BUILDING VENTILATION SYSTEM. THE SYSTEM MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED ABOVE.
3. UNITS SHOWN ARE LARGEST SIZE FOR TYPE OF UNIT.

COMMON AREA VENTILATION CALCULATONS

Zone Name and Number	Occupancy Category	Zone Floor Area Az (sq ft)	Zone Population Pz (people)	People Outdoor Air Rate Rp (cfm per person)	Area Outdoor Air Rate Ra (cfm per sq ft)	Breathing Zone Outdoor Airflow (people related portion) (cfm)	Breathing Zone Outdoor Airflow (area related portion) (cfm)	Breathing Zone Outdoor Airflow Vbz (cfm)
System name and number: HP-1								
FC-1A	Office	74	1.00	15	0.15	15	11.1	15
FC-1B	Office	74	1.00	15	0.15	15	11.1	15
FC-1C	Reception	176	1.00	15	0.15	15	26.4	26.4
FC-1D	Office	154	1.00	15	0.15	15	23.1	23.1
System Airflow Required								**79.5**
System Airflow Provided								**85**
System name and number: HP-2								
FC-2A	Office	100	1.00	15	0.15	15	15	15
FC-2B	Office	147	1.00	15	0.15	15	22.05	22.05
FC-2C	Office	128	1.00	15	0.15	15	19.2	19.2
FC-2D	Corridor	214	0.00	15	0.15	0	32.1	32.1
Hallway	Corridor	76	0.00	15	0.15	0	11.4	11.4
System Airflow Required								**99.75**
System Airflow Provided								**120**
System name and number: HP-3								
FC-3A/3B/3C	Multi-use Assembly	770	25.00	15	0.5	375	385	385
System Airflow Required								**385**
System Airflow Provided								**425**
System name and number: HP-4								
FC-4A	Office	190	1.00	15	0.15	15	28.5	28.5
FC-4B	Office	138	1.00	15	0.15	15	20.7	20.7
FC-4C	Office	81	1.00	15	0.15	15	12.15	15
FC-4D	Reception	196	1.00	15	0.15	15	29.4	29.4
Hallway	Corridor	55	0.00	15	0.15	0	8.25	8.25
System Airflow Required								**101.85**
System Airflow Provided								**120**
System name and number: HP-5								
FC-5A	Office	94	1.00	15	0.15	15	14.1	15
FC-5B	Conference	149	6.00	15	0.15	90	22.35	90
System Airflow Required								**105**
System Airflow Provided								**105**

CALCULATIONS BASED ON 2022 CALIFORNIA ENERGY CODE TABLE 160.2-B AND EQUATION 160.2-H

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LITZENBERGER ENGINEERING INC.
#2426
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Phone: (925) 899-7482

REGISTERED PROFESSIONAL ENGINEER — CHAD LITZENBERGER — No. M32930 — Exp. 09/30/26 — MECHANICAL — STATE OF CALIFORNIA

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

STAMP:

ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:
MECHANICAL NOTES, LEGENDS AND SCHEDULES

SHEET:
M0.01

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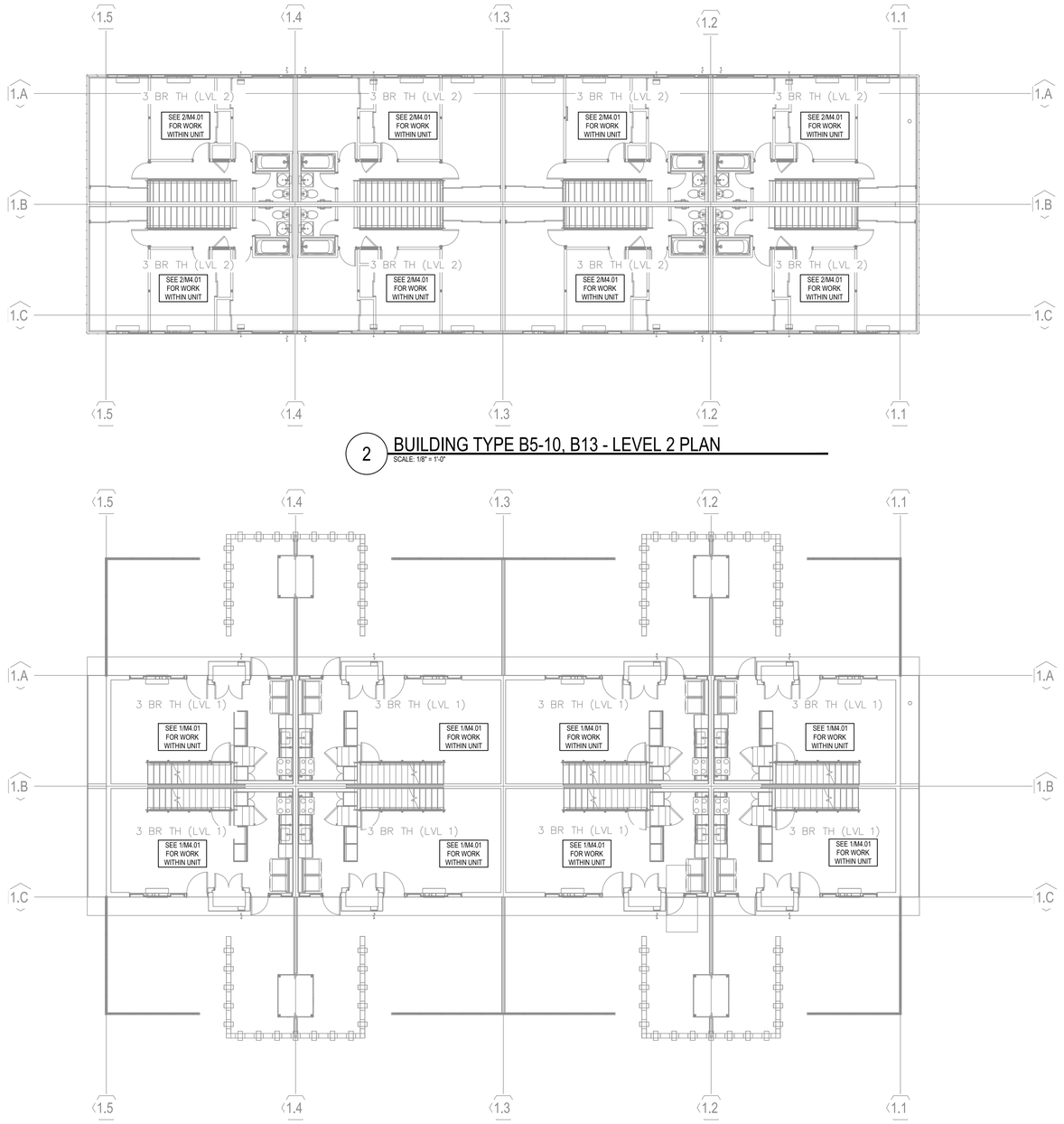

2 BUILDING TYPE B5-10, B13 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"

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

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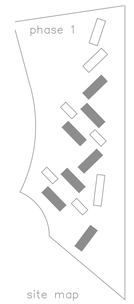
⚠1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠1 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:
MECHANICAL FLOOR PLANS - BUILDING TYPES B5-10, B13

SHEET:
M2.10

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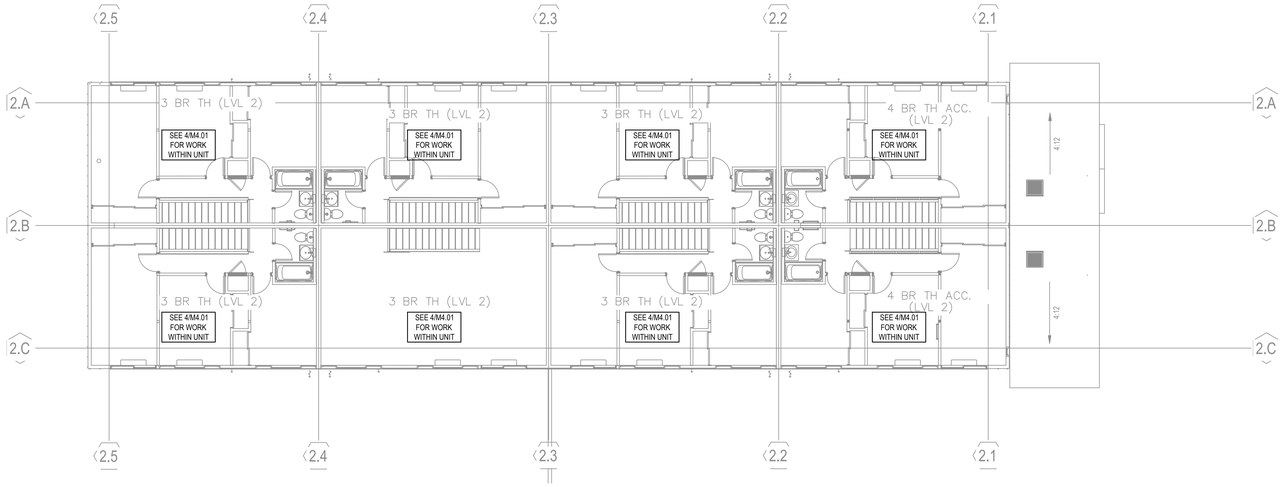
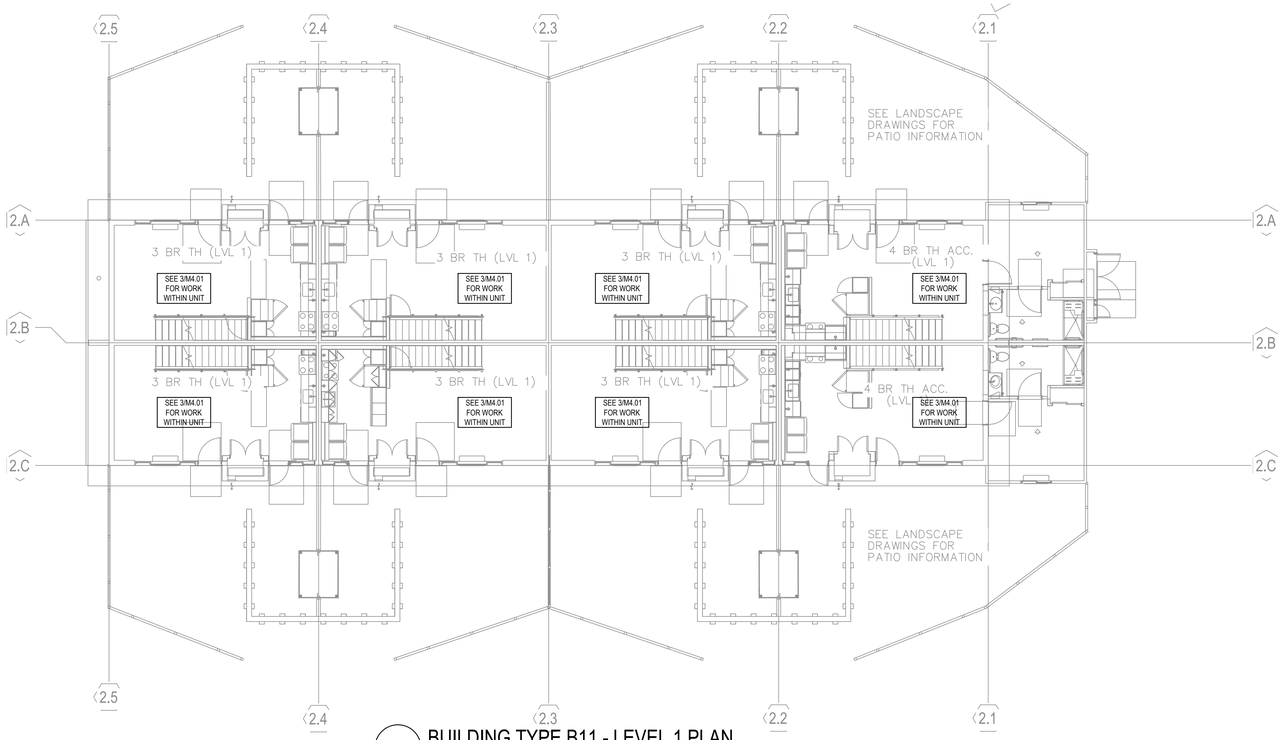


2 BUILDING TYPE B11 - LEVEL 2 PLAN
SCALE: 1/8" = 1'-0"



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

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STAMP:

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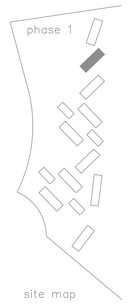
3	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:
MECHANICAL FLOOR PLANS - BUILDING TYPE B11

SHEET:
M2.11

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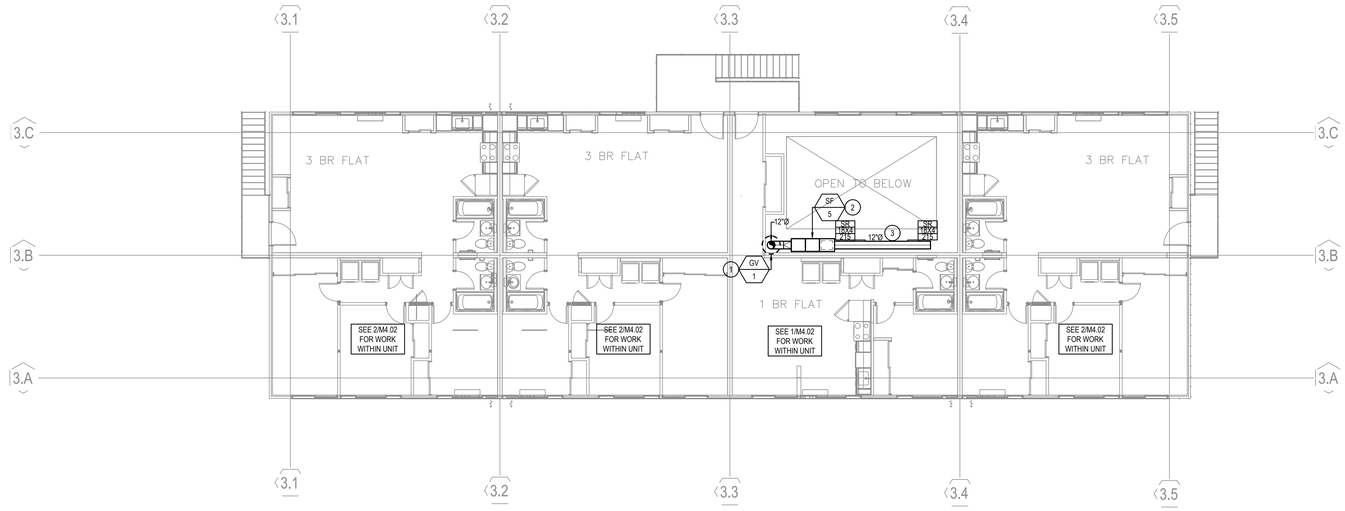
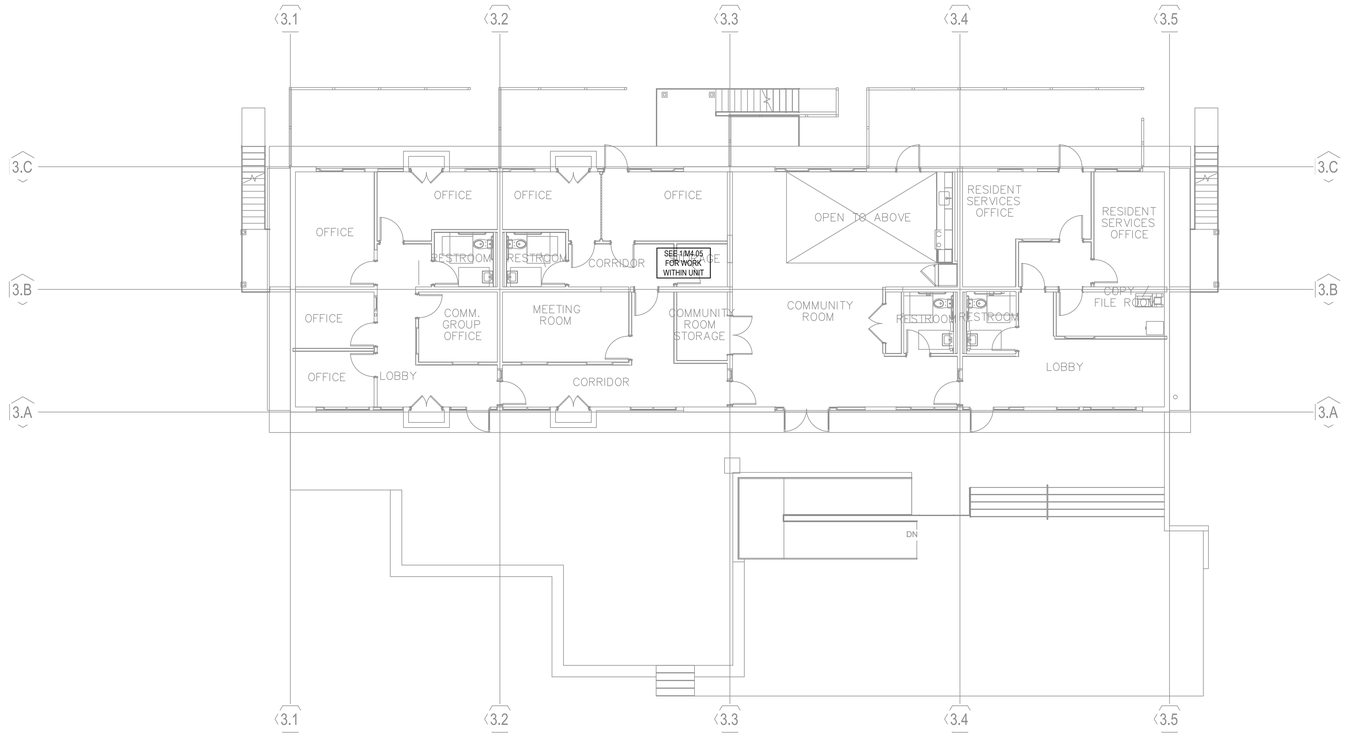
KEYED NOTES:

1. GRAVITY VENTILATOR ON ROOF OVER ROOF CURB. DUCT UP THROUGH ROOF TO VENTILATOR.
2. EXPOSED SUPPLY FAN SUSPENDED 12" ABOVE LEDGE AT PERIMETER OF ROOM. 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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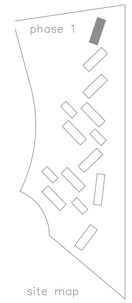
STAMP:

ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠ PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠ PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



JOB NUMBER:	2426
DRAWN BY:	SL
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SCALE:	As indicated

TITLE:
MECHANICAL FLOOR PLANS - BUILDING TYPE B12

SHEET:
M2.12

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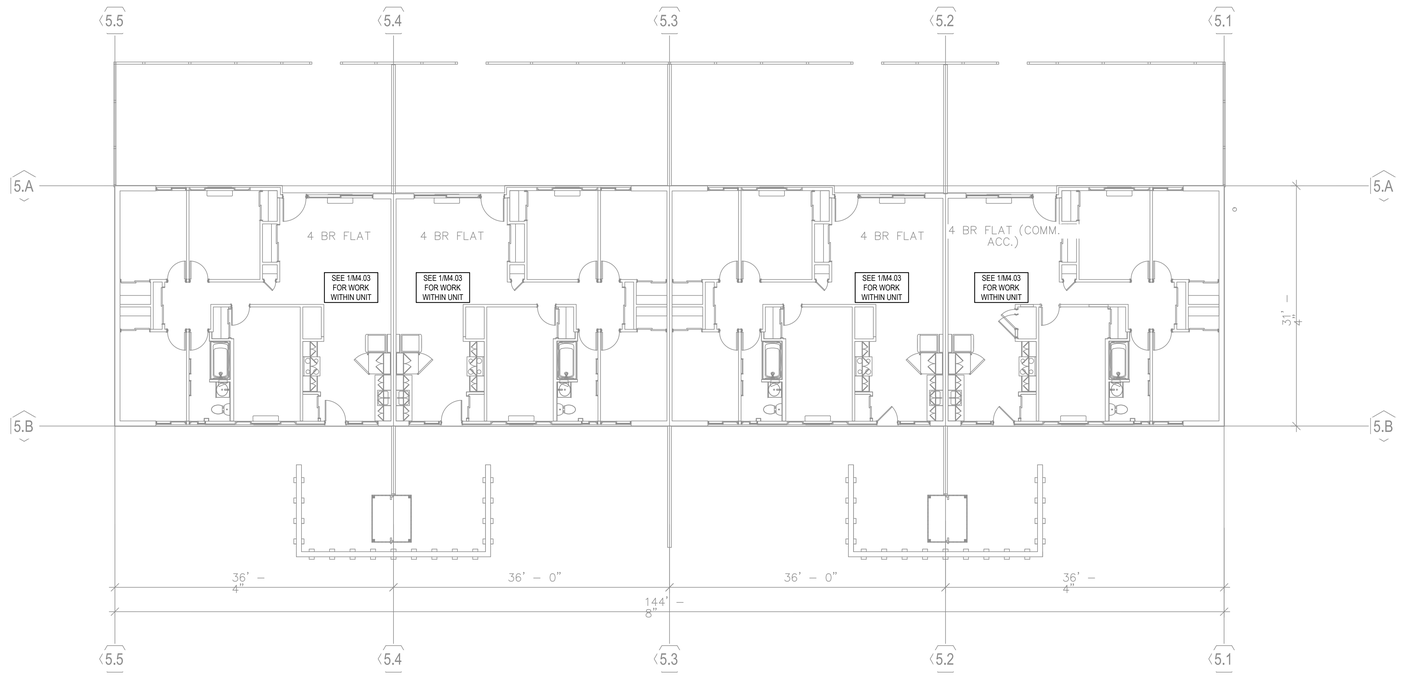

1 BUILDING TYPE C2 - LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

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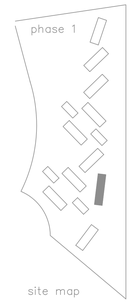
ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠ PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠ PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



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TITLE:

MECHANICAL FLOOR PLANS - BUILDING TYPE C2

SHEET:

M2.13

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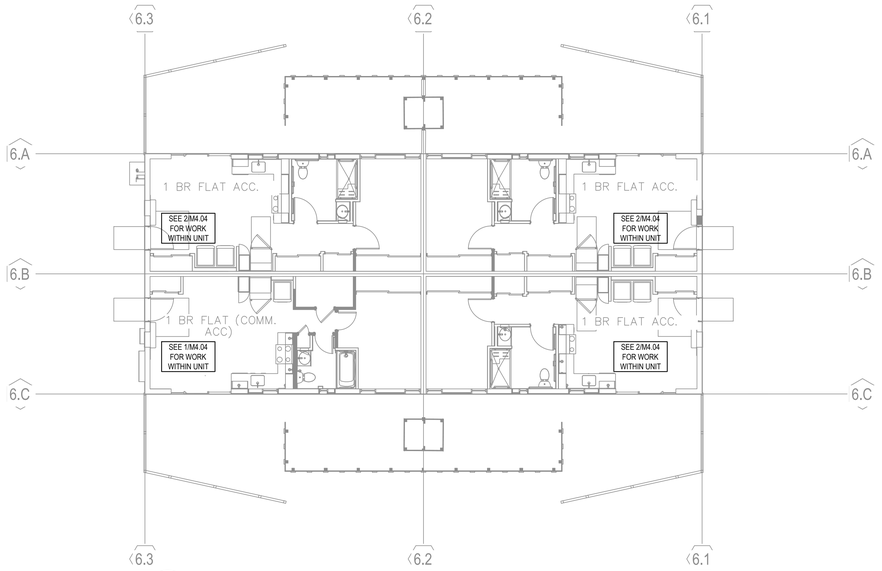
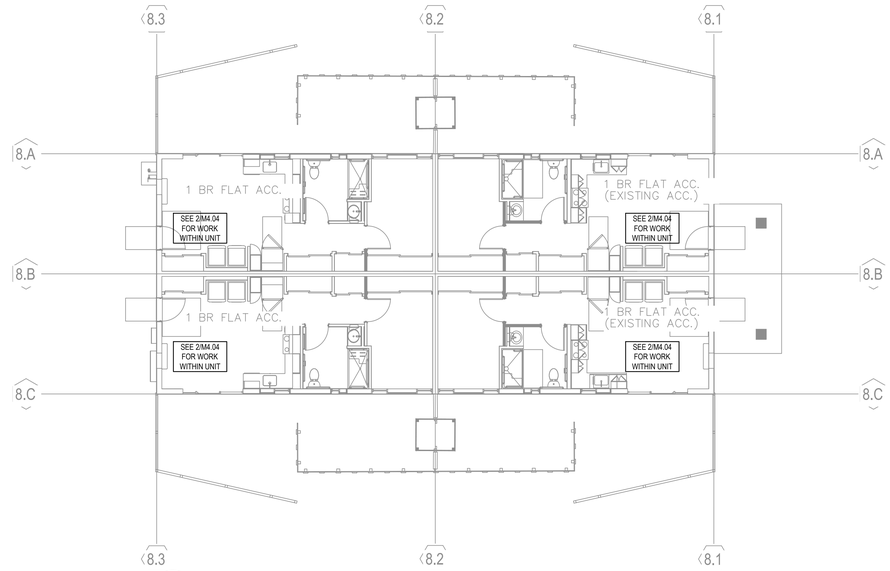
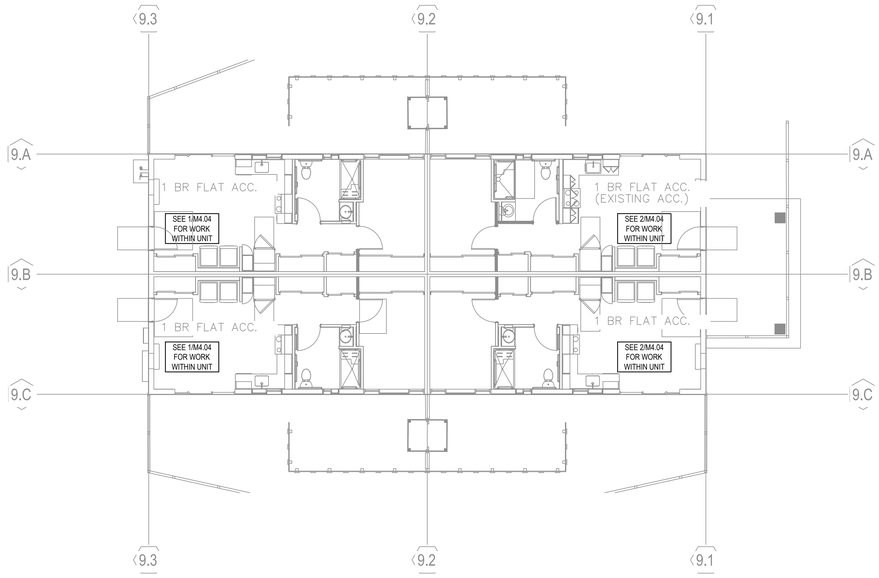


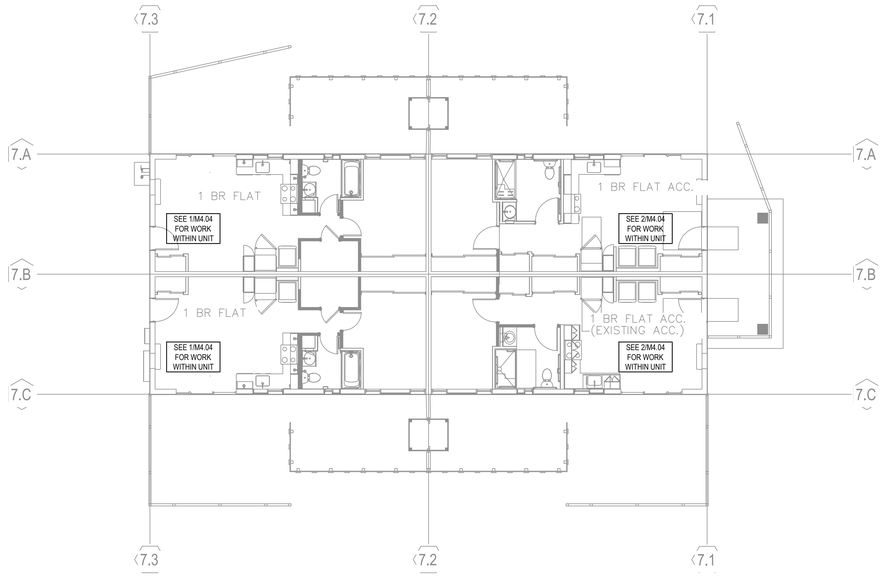
1 BUILDING TYPE E5 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



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
SCALE: 1/8" = 1'-0"

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ISSUANCE SCHEDULE

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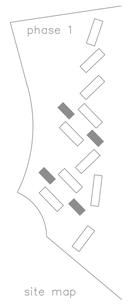
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



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TITLE:
MECHANICAL FLOOR PLANS - BUILDING TYPES E2 - E5

SHEET:
M2.14

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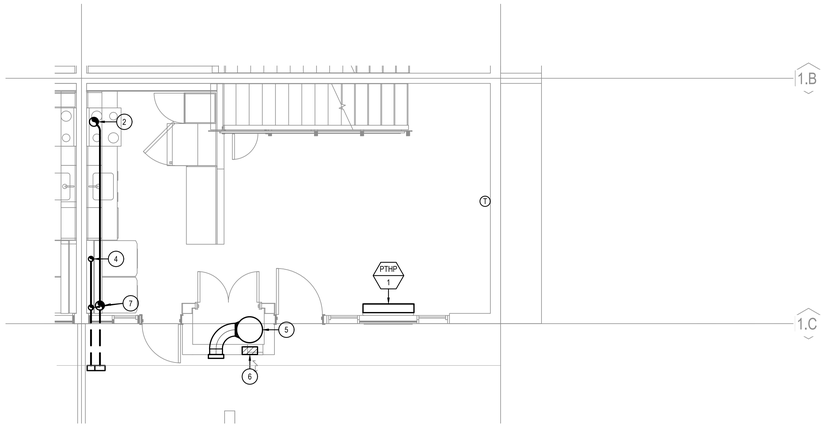
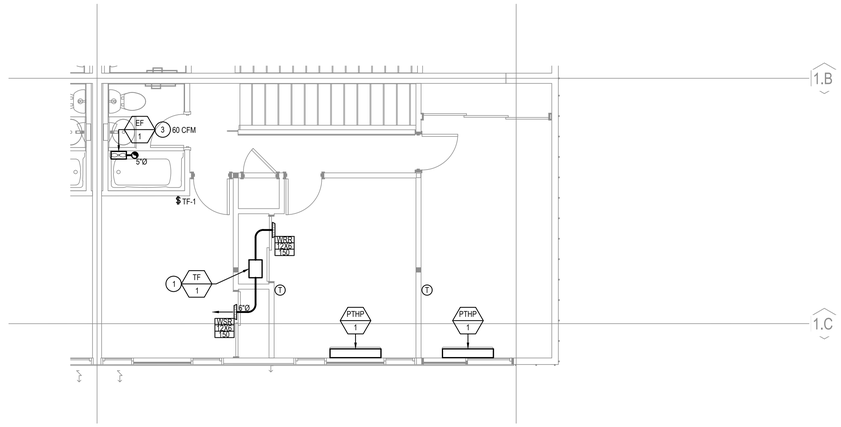
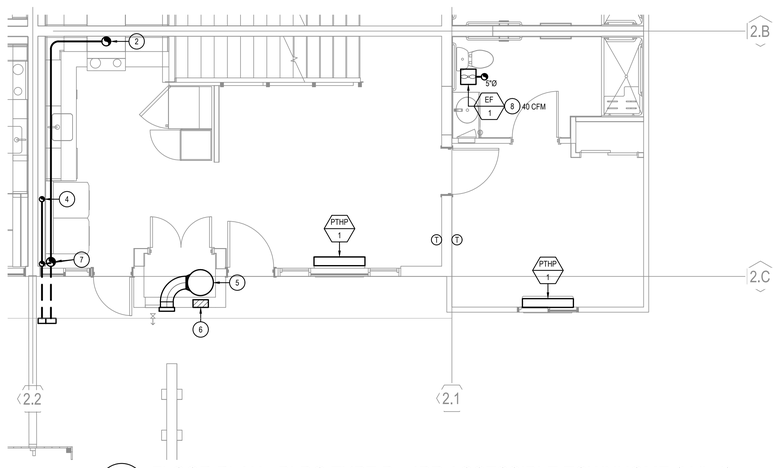


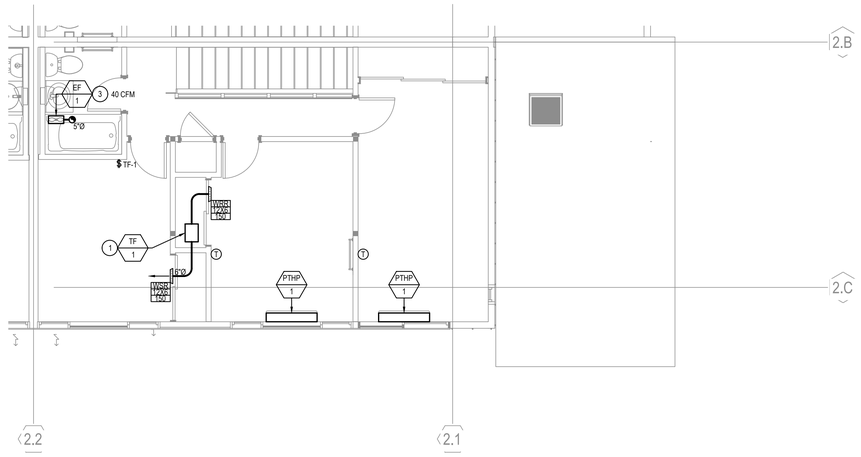
1 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



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"

KEYED NOTES:

1. TRANSFER FAN EXPOSED 9' AFF.
2. PROVIDE 7"Ø RANGE HOOD EXHAUST DUCT. ROUTE IN DROPPED CEILING TO EXTERIOR WALL. ROUTE IN JOIST SPACE AT EXTERIOR WALL AND TERMINATE AT FACE OF BUILDING OVERHANG WITH WALL CAP.
3. EXHAUST FAN AT FACE OF NEW SOFFIT, SEE ARCHITECTURAL FOR DETAILS. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP OR, AT CONTRACTORS OPTION, TO WALL CAP AT MONITOR ROOF WALL. CONTINUOUS VENTILATION AIRFLOW RATE INDICATED.
4. PROVIDE 4"Ø DRYER EXHAUST DUCT. ROUTE IN DROPPED CEILING TO EXTERIOR WALL. ROUTE IN JOIST SPACE AT EXTERIOR WALL AND TERMINATE AT FACE OF BUILDING OVERHANG 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.
7. ROUTE UP INTO JOIST BAY.
8. EXHAUST FAN IN NEW SOFFIT. ROUTE EXHAUST THROUGH ROOF WITH RAIN CAP.

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PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE B

SHEET:
M4.01

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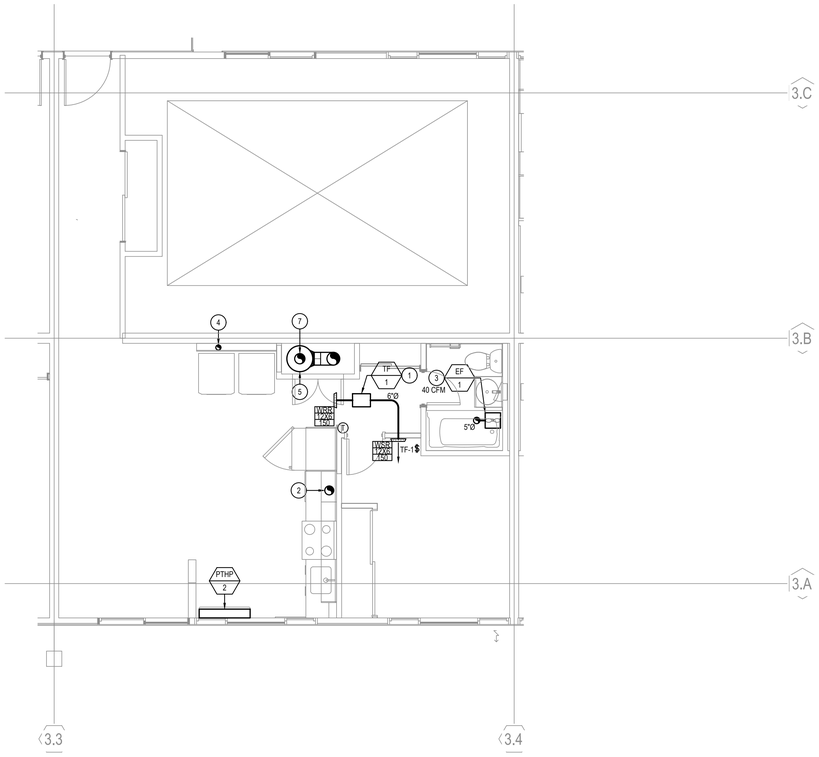
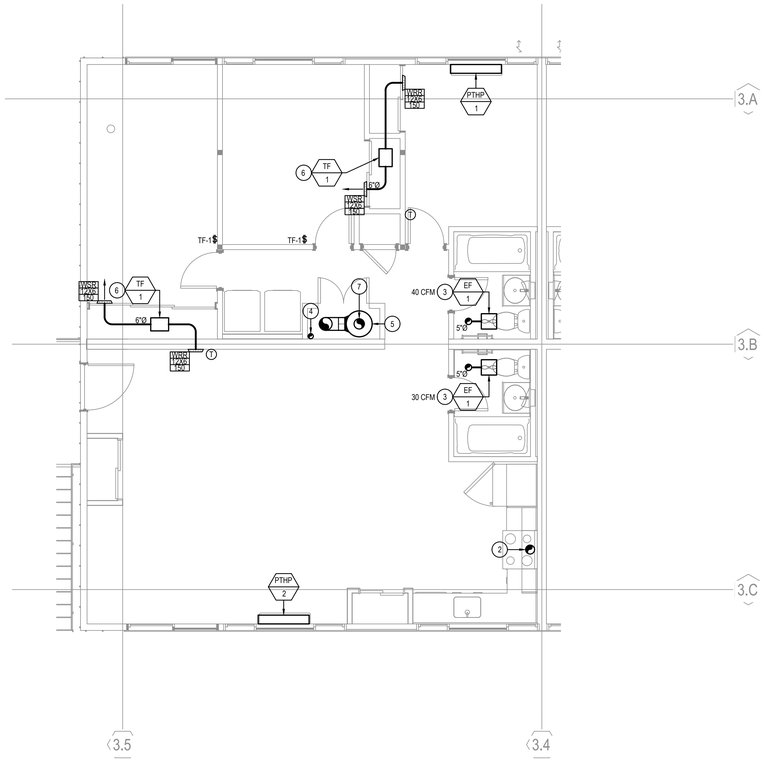
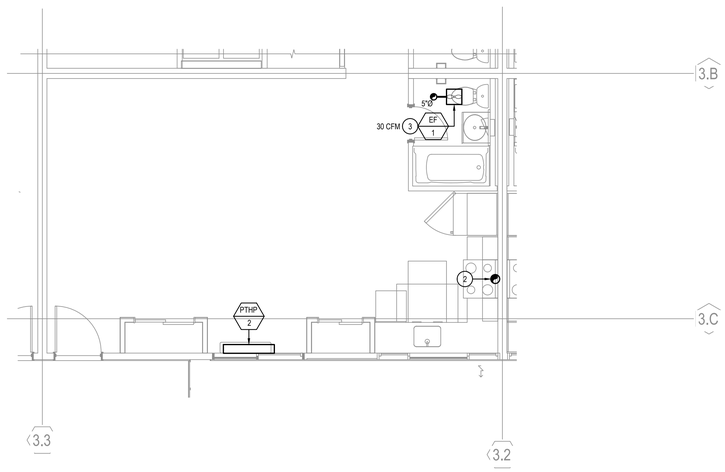


1 FLOOR PLAN - BLDG TYPE B - 1 BR FLAT
SCALE: 1/4" = 1'-0"
OCCURS AT BUILDING B12



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 OR, AT CONTRACTORS OPTION, TO WALL CAP AT MONITOR ROOF WALL. CONTINUOUS VENTILATION AIRFLOW RATE INDICATED.
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 6" DUCT TO WATER HEATER CLOSET AND TERMINATE WITHIN CLOSET FOR WATER HEATER INTAKE.

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ISSUANCE SCHEDULE

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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

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TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE B

SHEET:
M4.02

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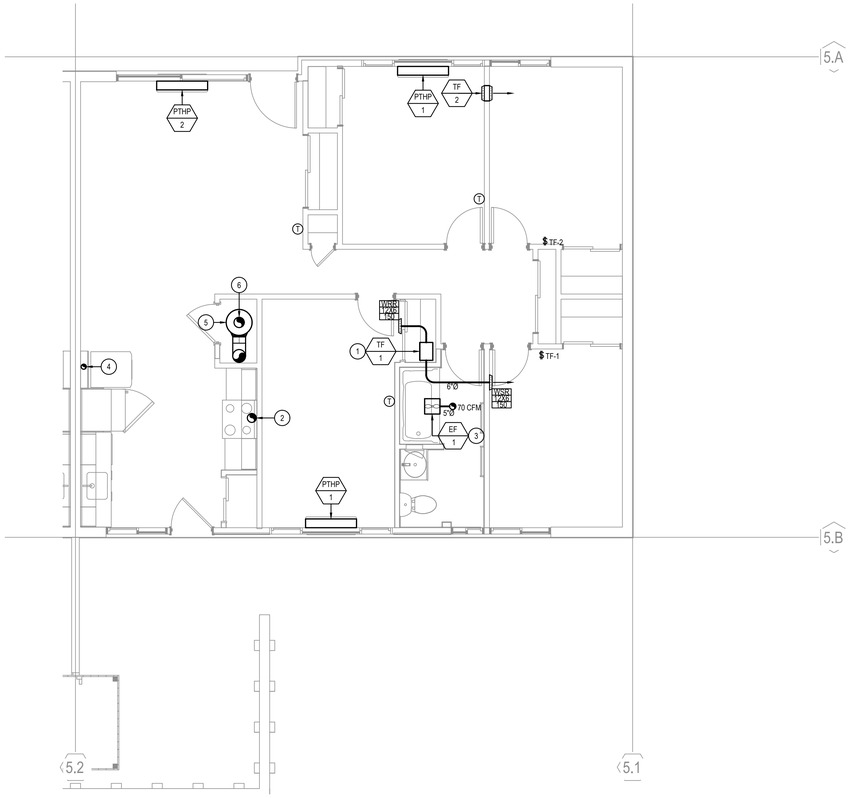
KEYED NOTES:

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. CONTINUOUS VENTILATION AIRFLOW RATE INDICATED.
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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	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

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TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE C

SHEET:
M4.03

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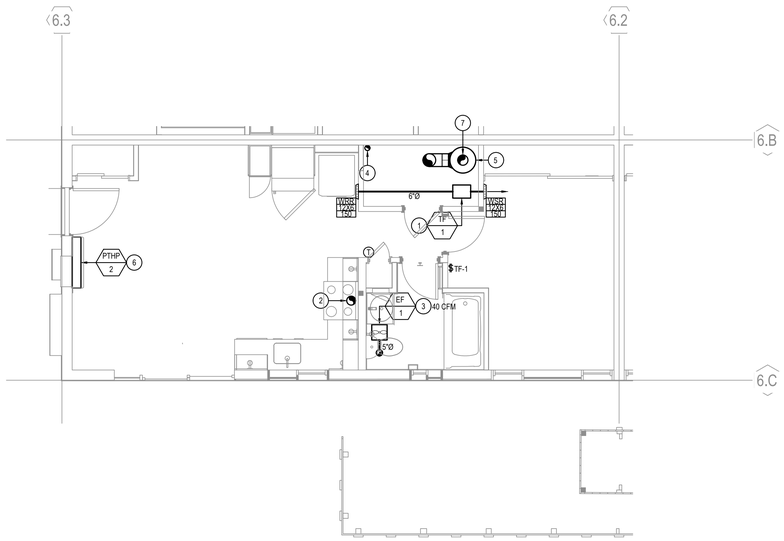
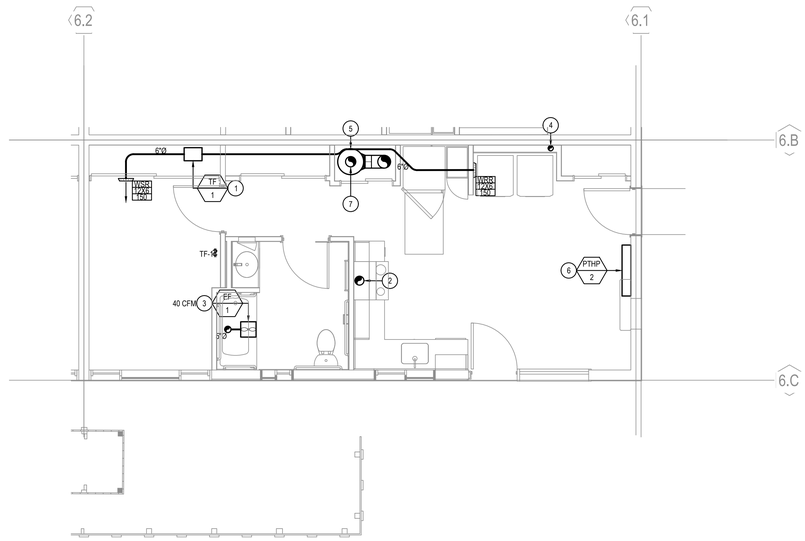
KEYED NOTES:

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. CONTINUOUS VENTILATION AIRFLOW RATE INDICATED.
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 6"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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TITLE:
MECHANICAL UNIT PLANS - BLDG TYPE E

SHEET:
M4.04

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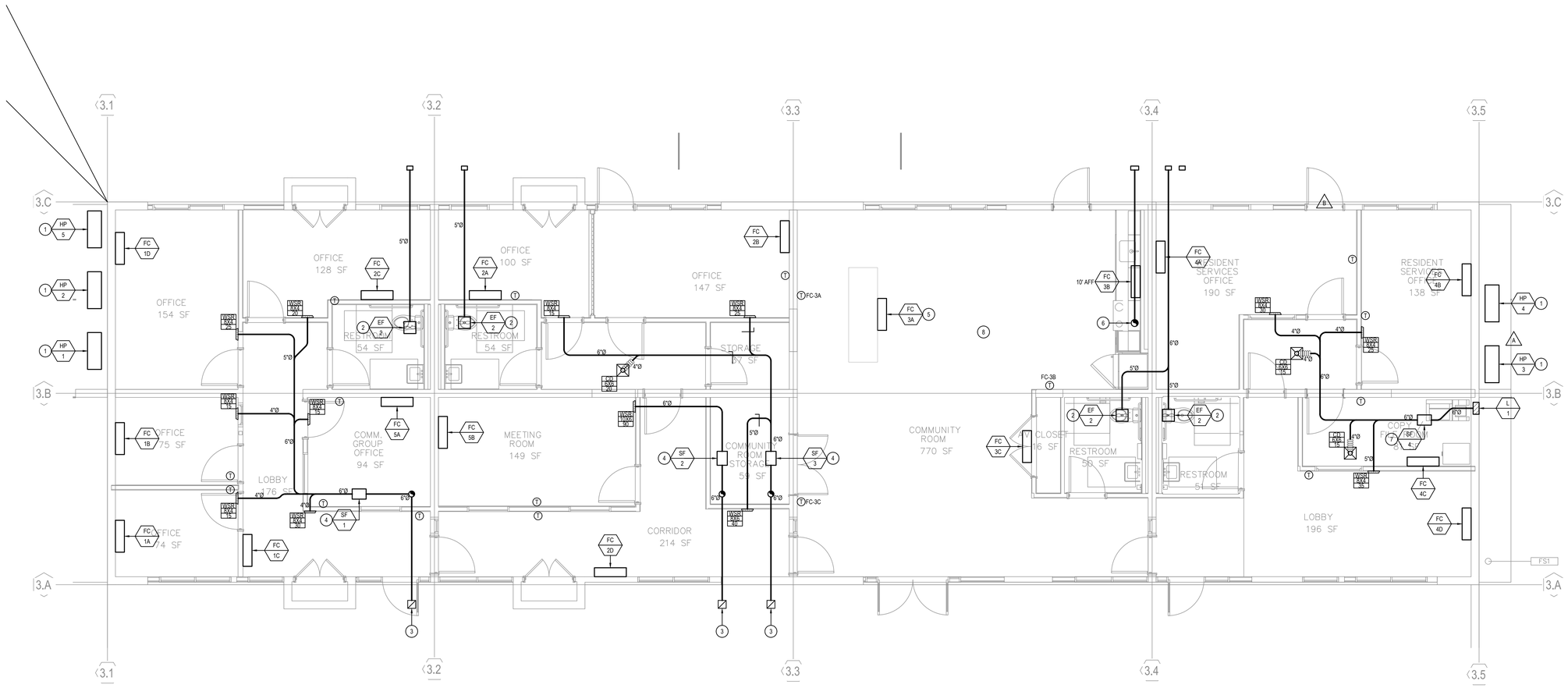
KEYED NOTES:

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.



1 BUILDING TYPE B12 - LEVEL 1 PLAN - COMMUNITY BUILDING ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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Exp. 09/30/26
MECHANICAL
STATE OF CALIFORNIA

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

STAMP:

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:

MECHANICAL UNIT PLANS - COMMUNITY BUILDING ENLARGED PLAN

SHEET:

M4.05

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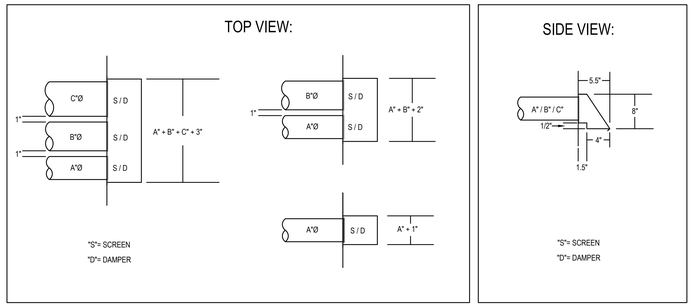
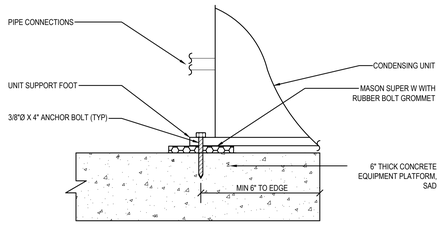
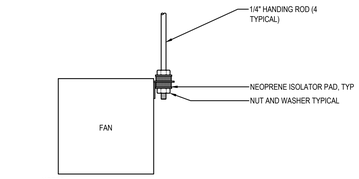


NOTES:
1. WALL CAPS FABRICATED FROM 26 GA. METAL, WATER TIGHT.
2. INDIVIDUAL FLAPPER/SCREEN PER COLLAR.
3. HEIGHT OF WALL CAP TO REMAIN CONSTANT THROUGHOUT BUILDING.
4. PROVIDE SCREENS ONLY AT BATHROOM AND KITCHEN EXHAUST. DRYER EXHAUST SHALL HAVE DAMPER ONLY.

1 WALL CAP DETAILS
NO SCALE



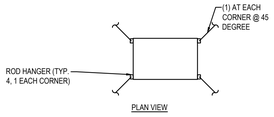
2 PAD MOUNTED CONDENSING UNIT SUPPORT DETAIL
NO SCALE

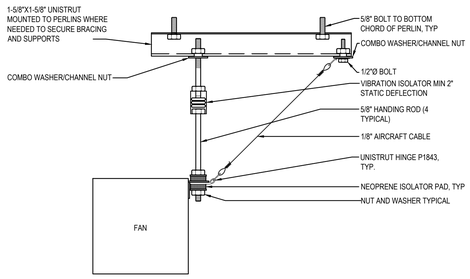


NOTES:
1. DETAIL APPLIES TO BROAN INLINE FANS.

3 SUPPLY/TRANSFER FAN DETAIL
NO SCALE

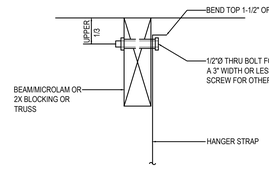
B

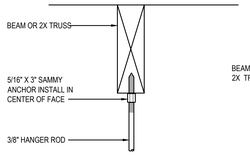


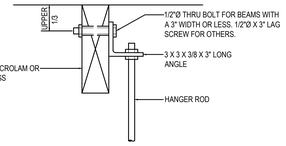


NOTE: PROVIDE BRACES AT EACH CORNER, SEE PLAN VIEW

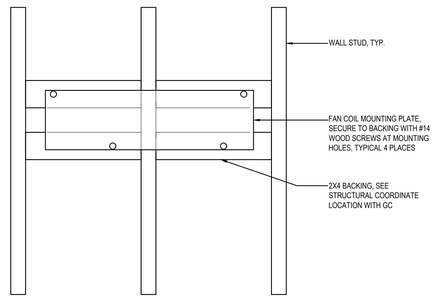
4 SUPPPLY FAN, SF-5, DETAIL
NO SCALE





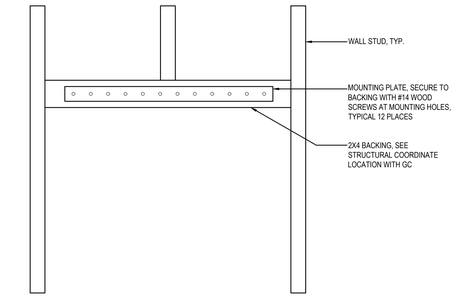


5 HANGER ATTACHMENT DETAIL AT WOOD DECK
NOT TO SCALE



NOTES:
1. WHERE FAN COIL MOUNTS ON CMU WALL, SECURE MOUNTING PLATE TO WALL WITH 1/4" MASONRY ANCHORS.
2. MOUNT FAN COIL 3" BELOW CEILING UNLESS NOTED OTHERWISE ON PLANS.

6 WALL MOUNT FAN COIL MOUNTING DETAIL
NO SCALE



NOTES:
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2. MOUNT FAN COIL 3" BELOW CEILING UNLESS NOTED OTHERWISE ON PLANS.

7 WALL MOUNT HEAT PUMP MOUNTING DETAIL
NO SCALE

PYATOK
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OAKLAND, CA 94612

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SANTA ROSA, CA 95407

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#2426
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Phone: (925) 899-7462

REGISTERED PROFESSIONAL ENGINEER
STEVE LITZENBERGER
No. M32930
Exp. 09/30/26
MECHANICAL
STATE OF CALIFORNIA

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

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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 VTRS, 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 8439F0S 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	EVERFAB MODEL TS6032A 1-PIECE TUB/SHOWER SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 52224GBM17 HANDHELD SHOWER WITH SLIDE BAR, MOEN 3931 SPOUT W/ DIVERTER	1/2	1/2	2	1-1/2	--	NOTES: #2 1.75 GPM
BT-2	TUB/SHOWER	EVERFAB MODEL TS6032MA 4-PIECE TUB/SHOWER SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 52224GBM17 HANDHELD SHOWER WITH SLIDE BAR, MOEN 3931 SPOUT W/ DIVERTER	1/2	1/2	2	1-1/2	--	NOTES: #2 1.75 GPM
BT-3	TUB/SHOWER (ADA ACCESSIBLE)	EVERFAB MODEL TS6032A 1-PIECE TUB/SHOWER SURROUND, MOEN 2570 BALANCING VALVE, MOEN TL181 VALVE TRIM, MOEN 52224GBM17 HANDHELD SHOWER WITH SLIDE BAR, MOEN 3931 SPOUT W/ 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 PFHS207G 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	--	--	--	--	--
HB-1	HOSE BIBB	WOODFORD MODEL 24 WITH WHEEL HANDLE, ANTI-SIPHON VACUUM BREAKER	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 ½" 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
WH-4	WATER HEATER HEAT PUMP	RHEEM PROPH50-T2-RH375-30, 50 GALLON, 3.88 UEF, 27 GPH @ 90°F RISE, 4.5KW BACKUP ELEMENT	3/4	3/4	--	--	--	208/1Ø, 30 AMPS 500 LBS
ET-1	EXPANSION TANK	WATTS PLT-5	1	--	--	--	--	--

⚠9

DOMESTIC WATER CALCULATIONS

TYPE B BUILDINGS:

PER CPC APPENDIX A
SITE STATIC MINIMUM RESIDUAL PRESSURE 60 PSI (AT BUILDING REGULATOR)

STATIC PRESSURE LOSS: 8 FT. X 1/2.31 = 3.5 PSI
MINIMUM RESIDUAL PRESSURE REQUIRED = 30 PSI
PRESSURE AVAILABLE FOR PIPE FRICTION LOSS = 23.1 PSI
PIPING MAIN LONGEST RUN: 143 FT X 1.05 (ELBOWS) = 150 FT
MAX. MAIN PRESS. LOSS PER 100FT = 23.1 PSI X 100 / 150 = 15.4 PSI PER 100 FT

TYPE C BUILDINGS:

PER CPC APPENDIX A
SITE STATIC MINIMUM RESIDUAL PRESSURE 60 PSI (AT BUILDING REGULATOR)

STATIC PRESSURE LOSS: 8 FT. X 1/2.31 = 3.5 PSI
MINIMUM RESIDUAL PRESSURE REQUIRED = 30 PSI
PRESSURE AVAILABLE FOR PIPE FRICTION LOSS = 26.5 PSI
PIPING MAIN LONGEST RUN: 128 FT X 1.05 (ELBOWS) = 134.4 FT
MAX. MAIN PRESS. LOSS PER 100FT = 26.5 PSI X 100 / 134.4 = 19.7 PSI PER 100 FT

TYPE E BUILDINGS:

PER CPC APPENDIX A
SITE STATIC MINIMUM RESIDUAL PRESSURE 60 PSI (AT BUILDING REGULATOR)

STATIC PRESSURE LOSS: 8 FT. X 1/2.31 = 3.5 PSI
MINIMUM RESIDUAL PRESSURE REQUIRED = 30 PSI
PRESSURE AVAILABLE FOR PIPE FRICTION LOSS = 26.5 PSI
PIPING MAIN LONGEST RUN: 77 FT X 1.05 (ELBOWS) = 81 FT
MAX. MAIN PRESS. LOSS PER 100FT = 26.5 PSI X 100 / 81 = 32.7 PSI PER 100 FT

MAXIMUM FIXTURE UNITS ALLOWED FOR EACH SIZE OF PIPE (COPPER):

PIPE SIZING TABLE

PIPE SIZE (IN)	FRICTION LOSS CW/HW (PSI/100FT)	MAX FU CW/HW (FU)	FLOW RATE CW/HW (GPM)	VELOCITY CW/HW (FT/SEC)
1/2	8.7/8.7	3/3	3/3	4.2/4.2
3/4	6.5/6.5	8/8	7/7	5/5
1	8.2/5	24/18	17/13	6/5
1 1/4	5/4.1	39/30	24/20	6/5
1 1/2	4.7/3.6	60/46	35/30	6/5
2	3.5/2.3	195/135	64/52	6/5

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STAMP:

ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠2 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:
PLUMBING NOTES, LEGENDS AND SCHEDULES

SHEET:
P0.01

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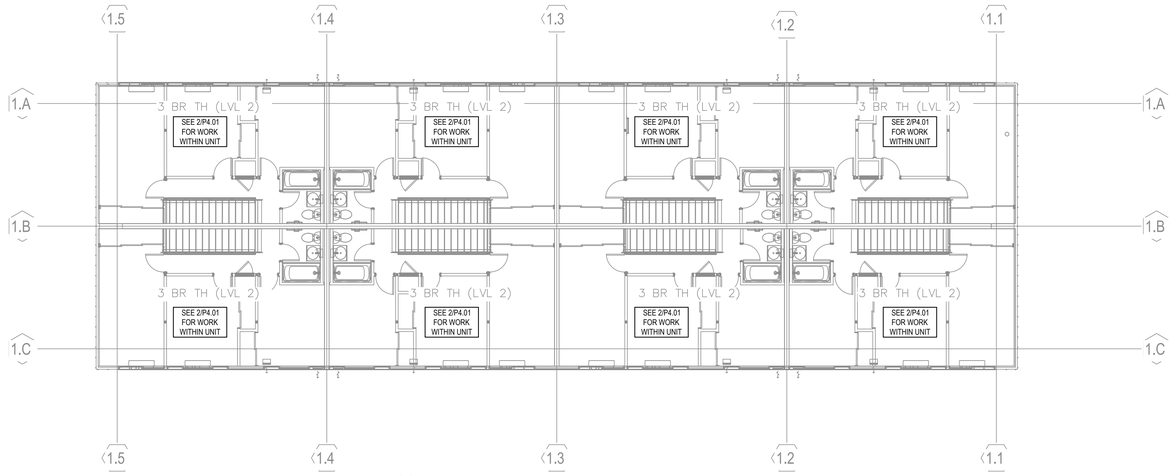
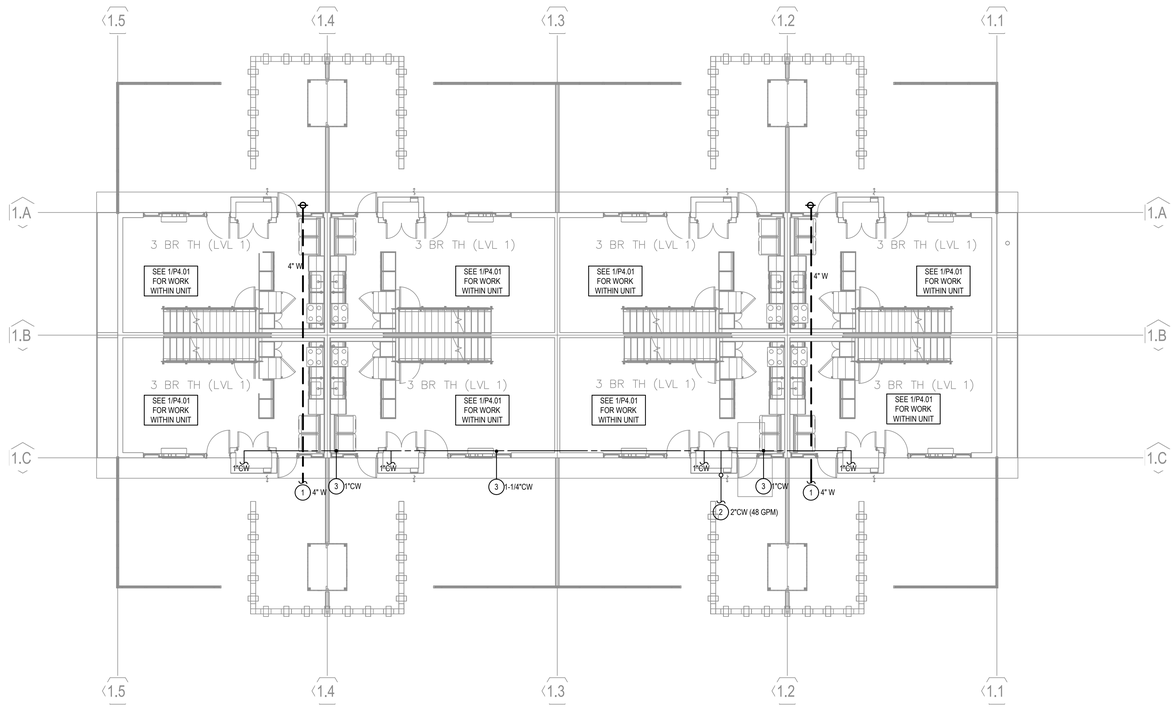
KEYED NOTES:

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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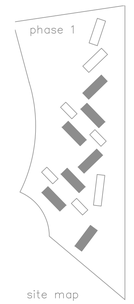
ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
1 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



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TITLE:
PLUMBING FLOOR PLANS - BUILDING TYPE B5-10, B13

SHEET:
P2.10

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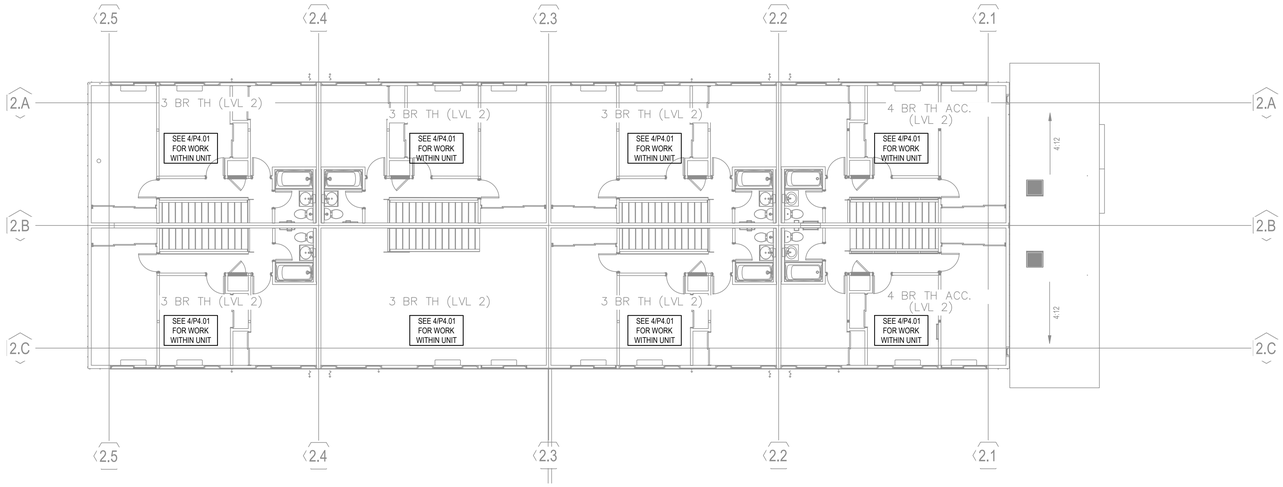
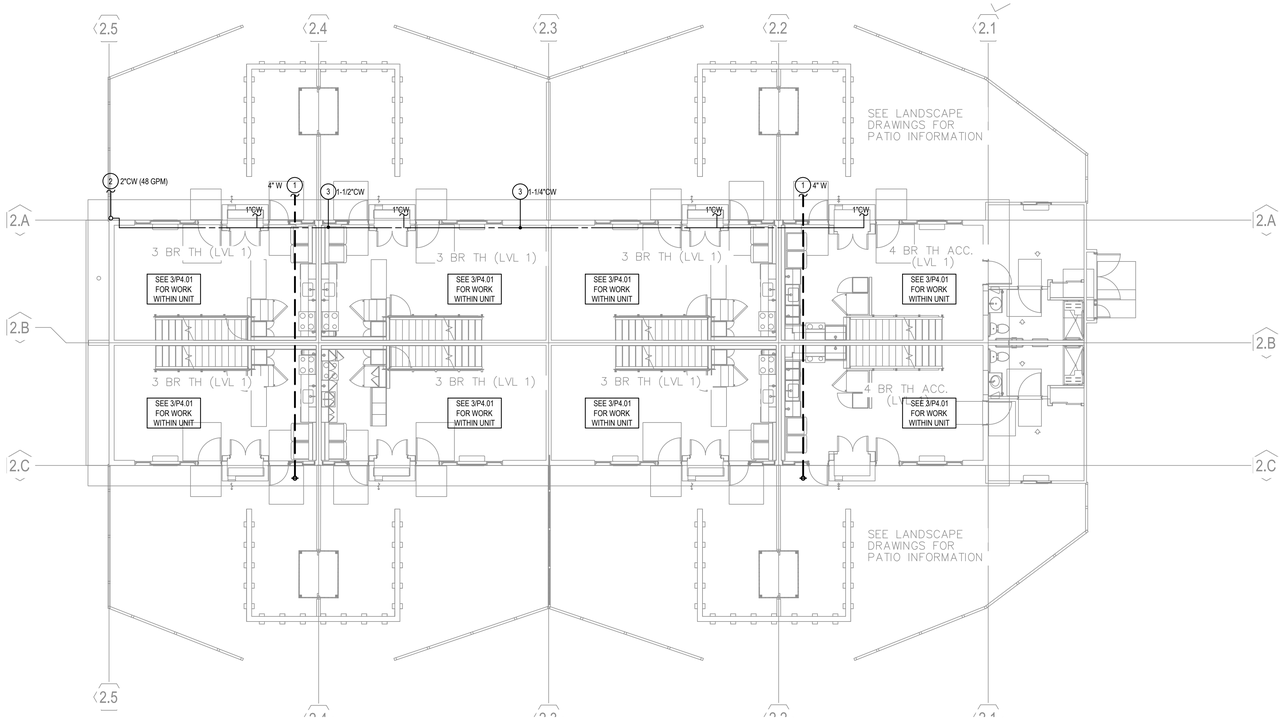
KEYED NOTES:

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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PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠1 PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠1 PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

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TITLE:
PLUMBING FLOOR PLANS - BUILDING TYPE B11

SHEET:
P2.11

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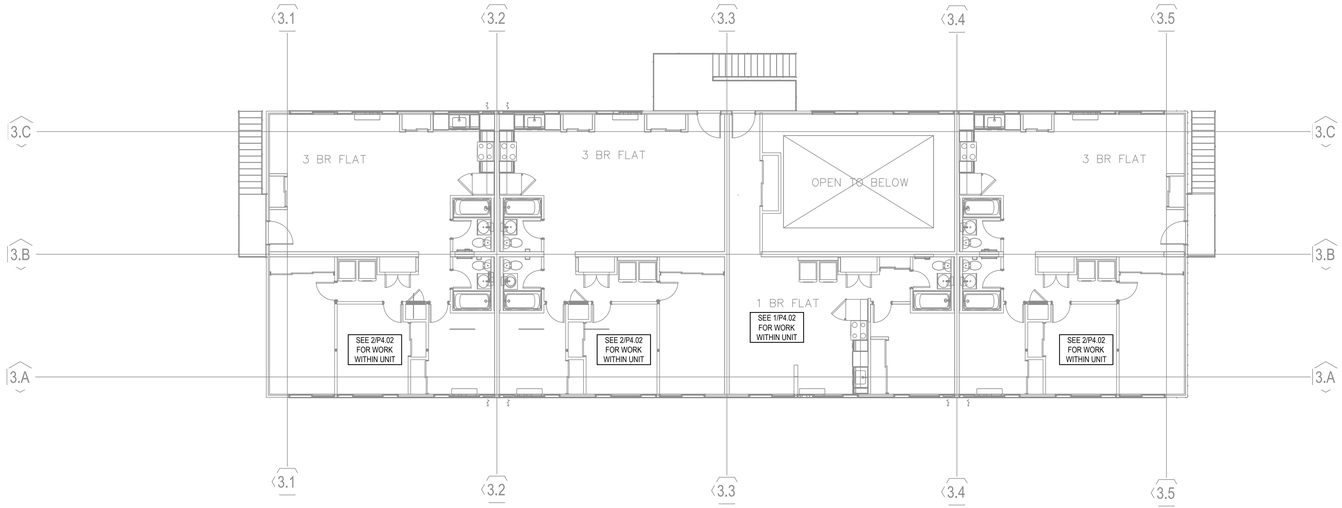
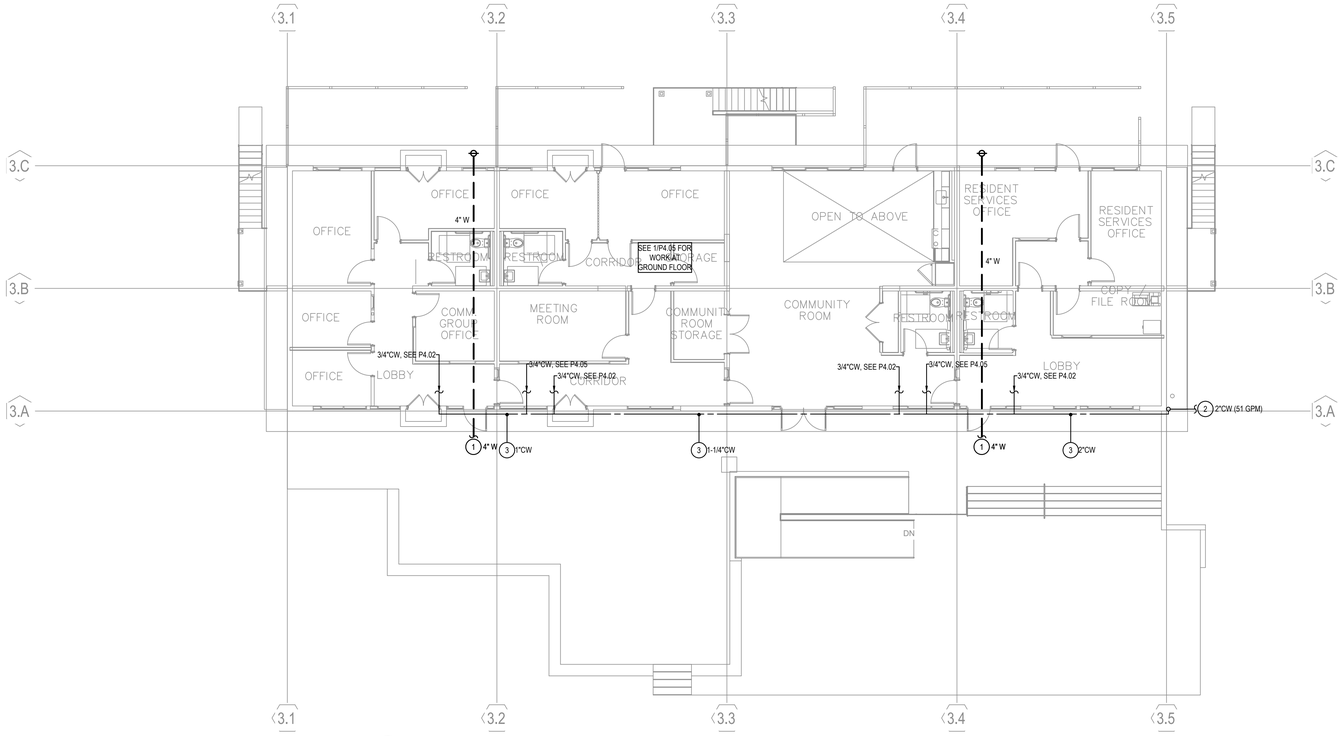
KEYED NOTES:

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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ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠ PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠ PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

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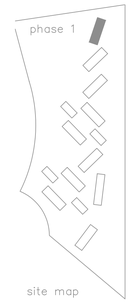

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TITLE:
PLUMBING FLOOR PLANS - BUILDING TYPE B12

SHEET:
P2.12

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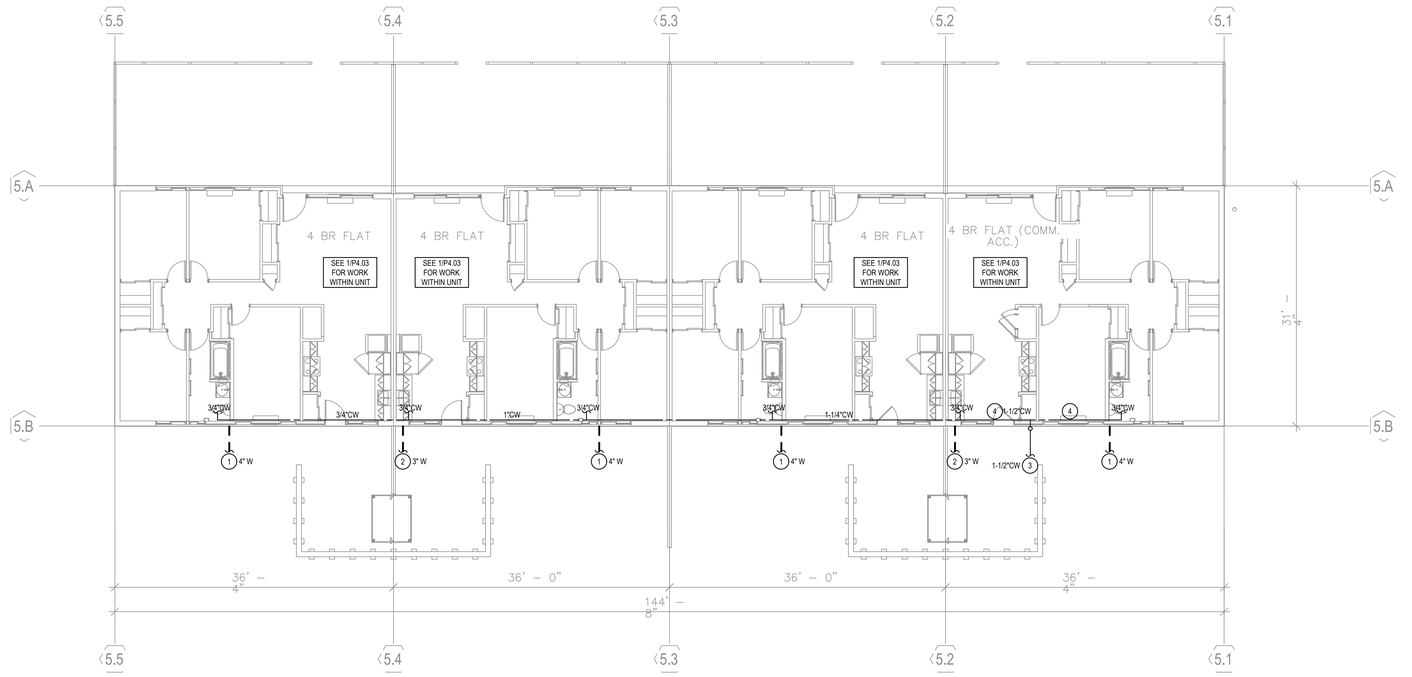
KEYED NOTES:

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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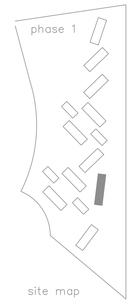
ISSUANCE SCHEDULE

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠ PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠ PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



JOB NUMBER:	2426
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TITLE:
PLUMBING FLOOR PLANS - BUILDING TYPE C2

SHEET:
P2.13

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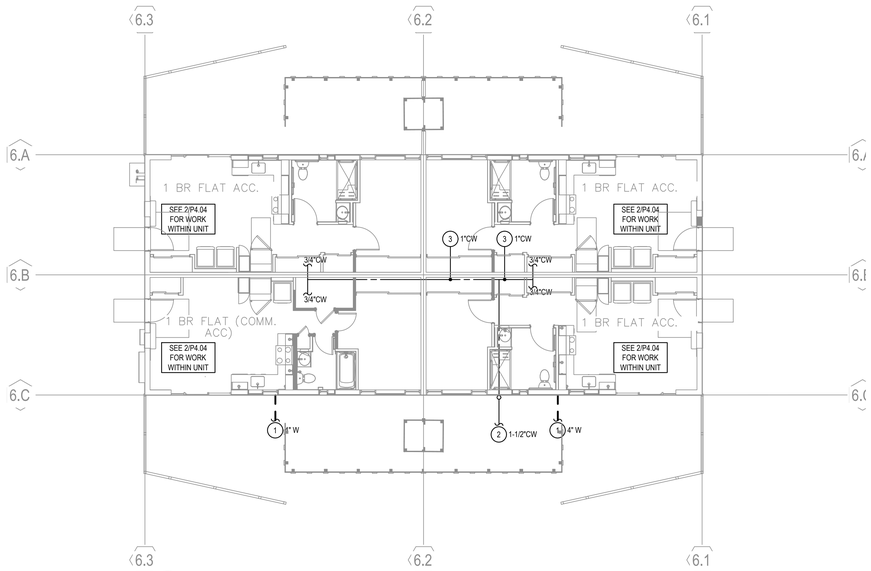
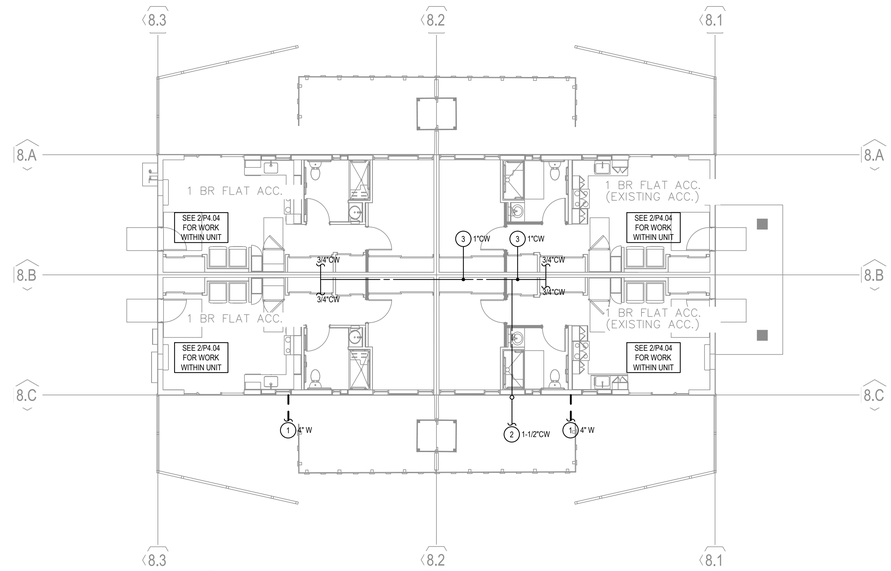
KEYED NOTES:

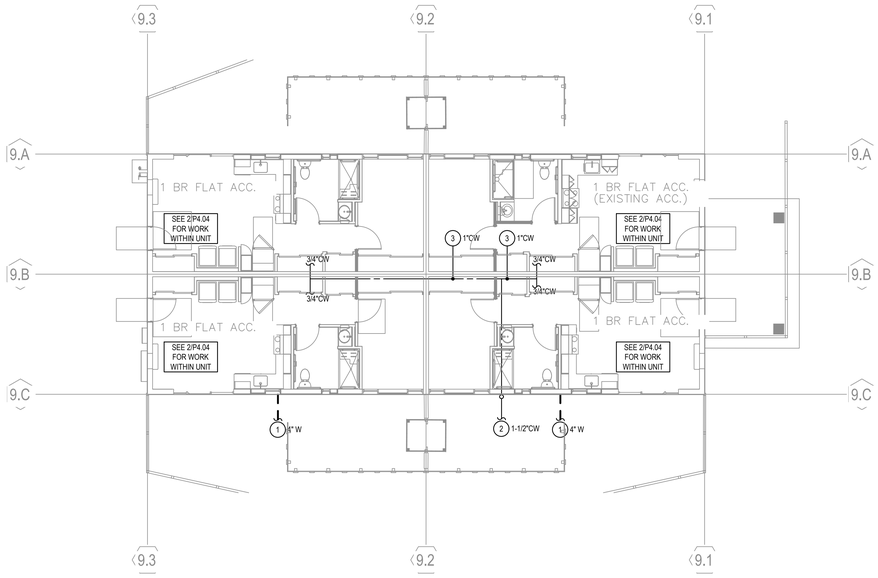
1. APPROXIMATE LOCATION OF EXISTING 4" WASTE LINE SERVING 2 UNITS. REPLACE LINE AND ALL WASTE PIPING WITHIN UNITS, FIELD VERIFY ALL ROUTING. COORDINATE WITH CIVIL SECTION OF WORK.
2. APPROXIMATE LOCATION OF EXISTING 1-1/2" WATER LINE SERVING BUILDING, REPLACE LINE AND ALL WATER PIPING WITHIN UNITS, FIELD 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.



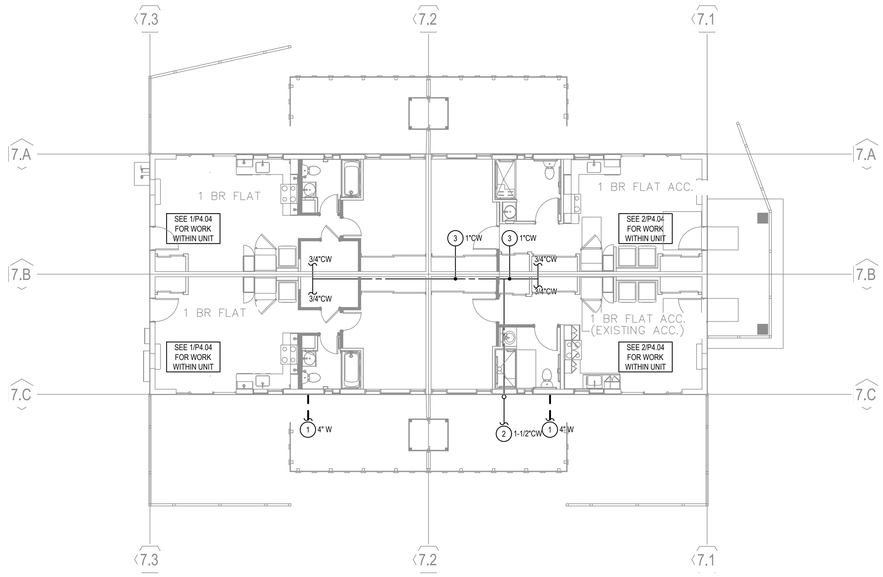
1 BUILDING TYPE E5 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



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
SCALE: 1/8" = 1'-0"

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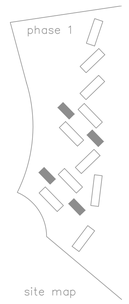
STAMP:

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8/21/2025
	GMP SET - PHASE 1	12/12/2025
1	PLAN CHECK RESPONSE - PHASE 1	12/19/2025
2	PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE



JOB NUMBER:	2426
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TITLE:
PLUMBING FLOOR PLANS - BUILDING TYPES E2 - E5

SHEET:
P2.14

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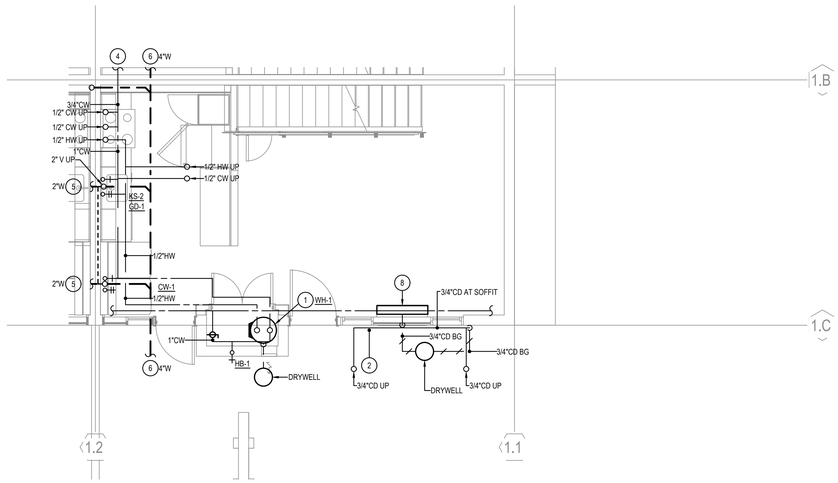
GENERAL NOTES:

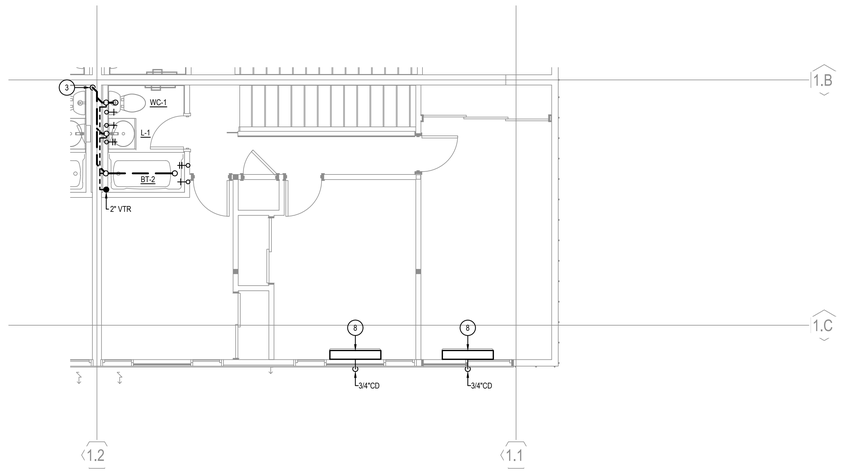
1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

KEYED NOTES:

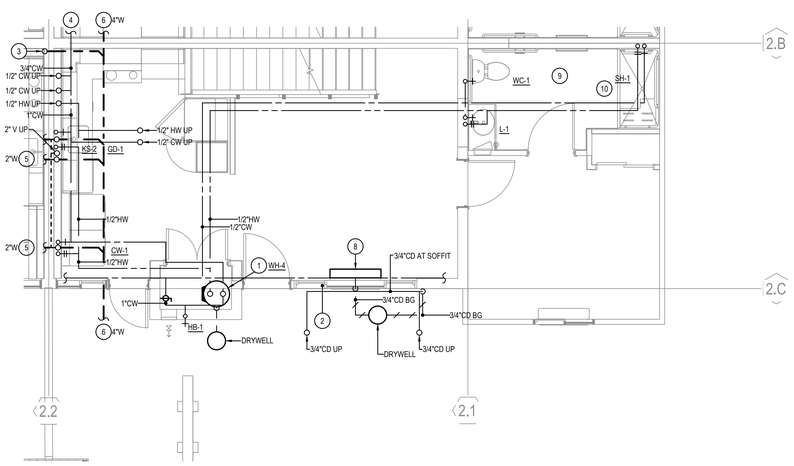
1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO EXTERIOR, COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. ROUTE 3/4" DRAIN TO EXTERIOR, TERMINATE 6" ABOVE EXTERIOR GRADE WITH ELBOW FACE DOWN. TERMINATE 3/4" CONDENSATE DRAIN IN DRYWELL.
2. NEW WATER MAIN 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" CONDENSATE 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.



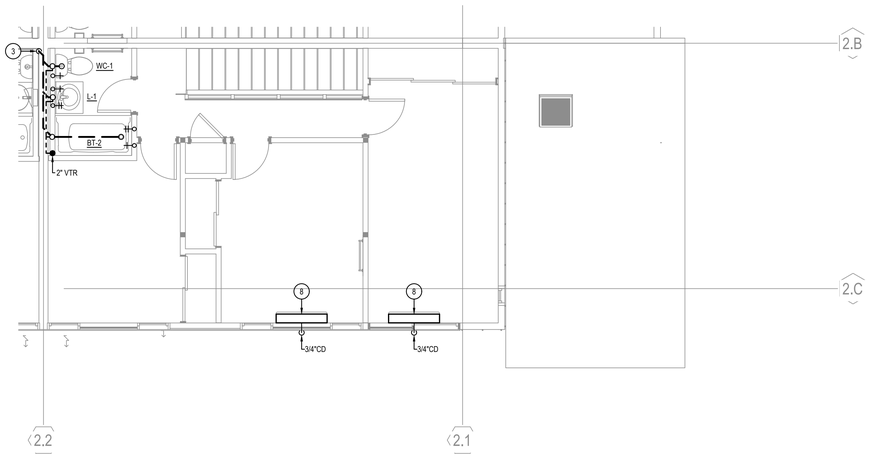
1 FLOOR PLAN - BLDG TYPE B - 3BR TOWNHOME (LVL 1)
SCALE: 1/4" = 1'-0"



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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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

PERMIT SET - PHASE 1	8/21/2025
GMP SET - PHASE 1	12/12/2025
⚠ PLAN CHECK RESPONSE - PHASE 1	12/19/2025
⚠ PLAN CHECK RESPONSE 3 - PHASE 1	2/25/2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2426
DRAWN BY:	SL
CHECKED BY:	SL
ISSUE DATE:	12/19/2025
SCALE:	As indicated

TITLE:
PLUMBING UNIT PLANS - BLDG TYPE B

SHEET:
P4.01

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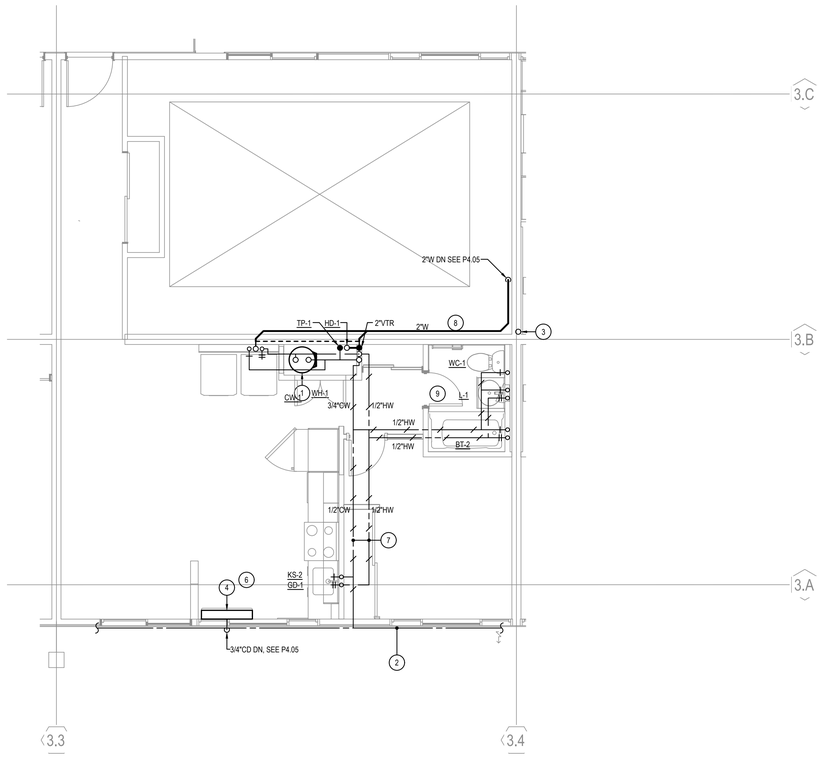
GENERAL NOTES:

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.

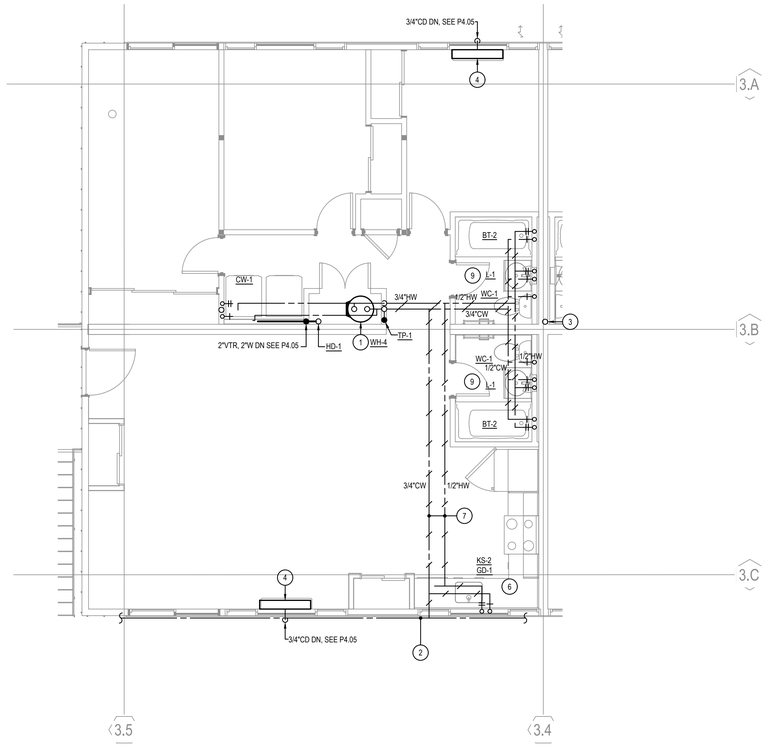
KEYED NOTES:

1. REMOVE AND REPLACE EXISTING WATER HEATER. NEW WATER HEATER DISCHARGE VENT TO BE ROUTED TO ROOF. COORDINATE DUCTING WITH MECHANICAL SECTION OF WORK. 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" CONDNESATE 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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PLUMBING UNIT PLANS - BLDG TYPE B

SHEET:

P4.02

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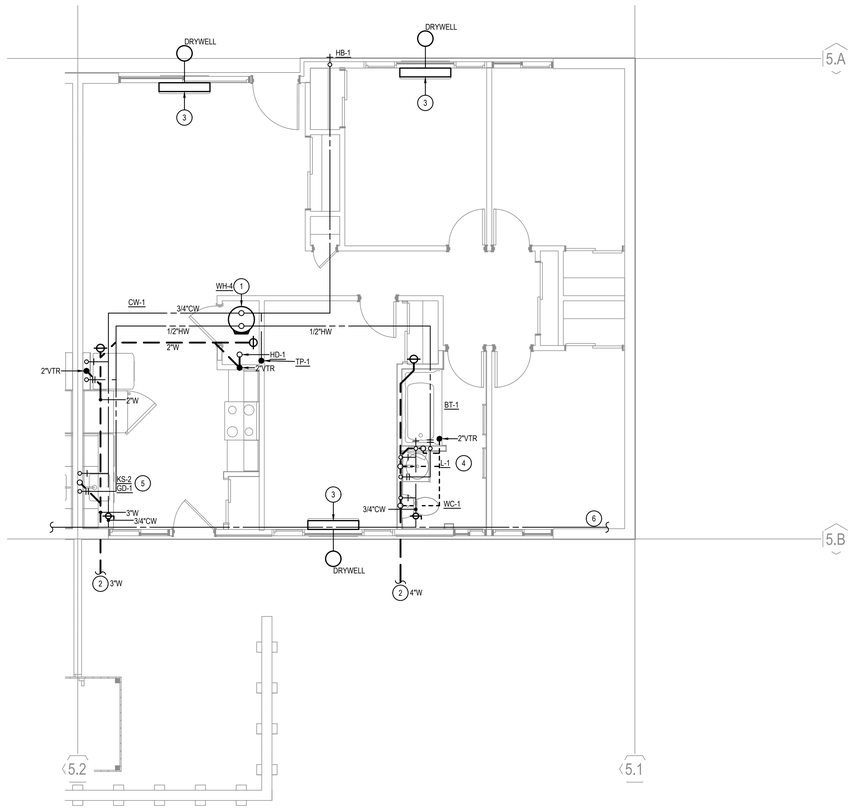

1 FLOOR PLAN - BLDG TYPE C - 4 BR FLAT
SCALE: 1/4" = 1'-0"

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. 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" CONDNESATE 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.

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TITLE:
PLUMBING UNIT PLANS - BLDG TYPES C AND E

SHEET:
P4.03

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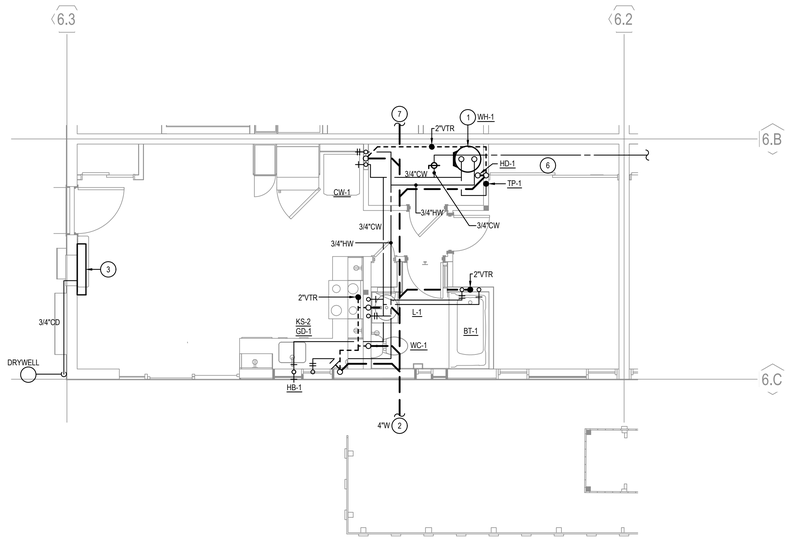
GENERAL NOTES:

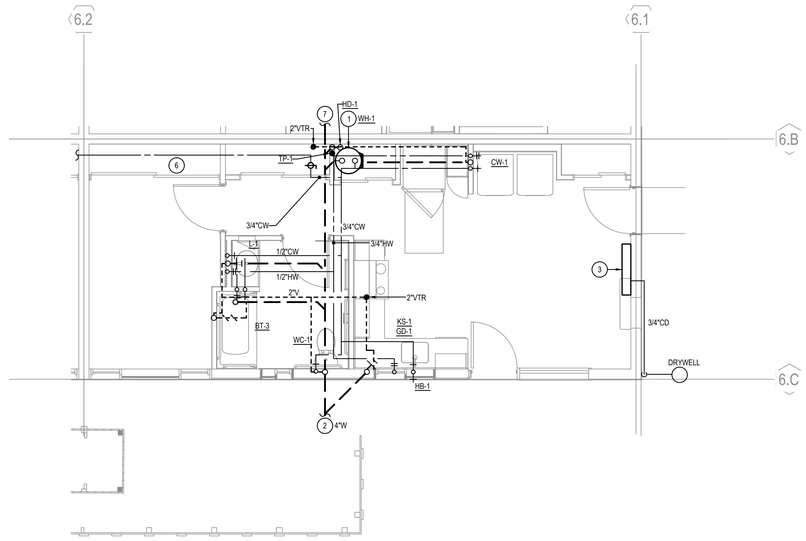
1. REPLACE ALL WASTE AND WATER PIPING WITHIN UNITS. FIELD VERIFY ROUTING AND SIZING.
2. REPLACE ALL PLUMBING FIXTURES WITHIN UNITS.
3. MODIFY KITCHEN LAYOUT AS INDICATED AND ADD NEW WASHER CONNECTIONS.

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. 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" CONDNESATE 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

SHEET:
P4.04

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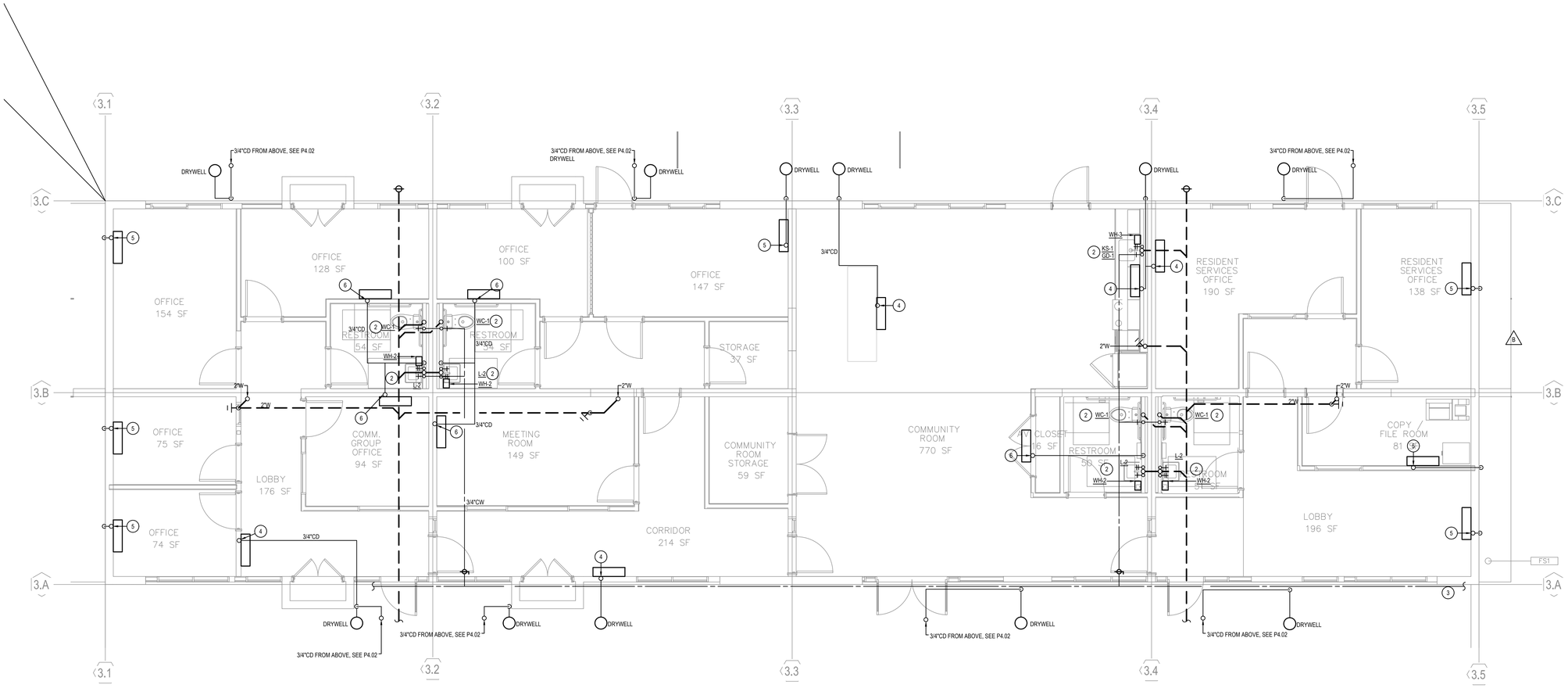
KEYED NOTES:

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.
5. FAN COIL, PROVIDE 3/4" CONDENSATE DRAIN. ROUTE TO LANDSCAPE, TERMINATE 12" ABOVE GRADE WITH ELBOW FACE DOWN AS INDICATED. COORDINATE WITH MECHANICAL SECTION OF WORK.
6. FAN COIL, PROVIDE 3/4" CONDENSATE DRAIN. ROUTE TO LAVATORY TAILPIECE. 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

SHEET:
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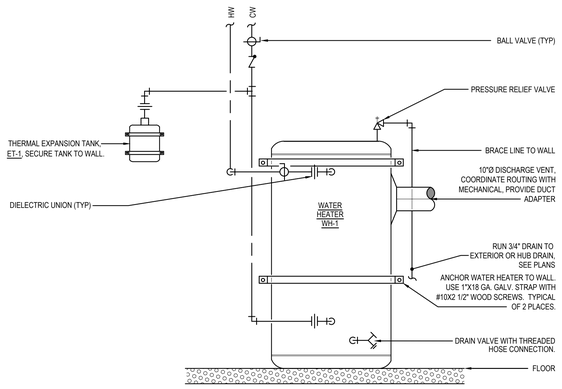
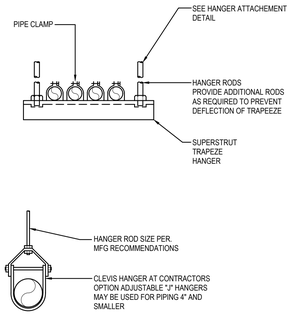


NOTES:

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



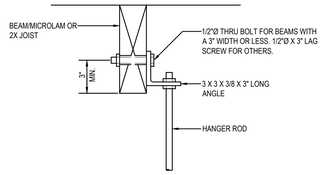
NOTES:

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

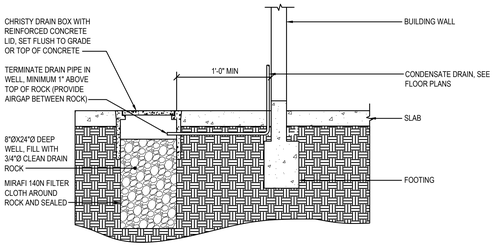
PIPING SUPPORT TABLE			
PIPE MATERIAL	PIPE SIZE (IN)	MIN. ROD DIA. (IN)	MAXIMUM SPACING (FT)
STEEL AND COPPER	UP TO 1-1/2	3/8	6
STEEL AND COPPER	2	3/8	10
STEEL AND COPPER	3	1/2	10
STEEL AND COPPER	4 TO 6	5/8	10
CPVC AND PEX	UP TO 1	3/8	32 INCHES
CPVC AND PEX	>1-1/4	3/8	4
PVC AND ABS (DWV)	ALL SIZES	3/8	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
NOT TO SCALE

B



4 CONDENSATE DRYWELL
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PLUMBING DETAILS

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P5.01

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2 / E0.01 GENERAL NOTES

1. ALL PENETRATIONS THRU RATED ASSEMBLIES SHALL BE FIRE CAULKED. PENETRATION OF FIRE RESISTANT RATED ASSEMBLIES MUST BE LISTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS INCLUDED IN THE LISTING AND LABELING OF THE SYSTEM AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION. THE ELECTRICAL CONTRACTOR SHALL MAKE MANUFACTURERS CUT SHEET AND/OR INSTALLATION DETAILS AVAILABLE TO THE INSPECTOR INCLUDING PACKAGING MATERIALS TO VERIFY INSTALLATION COMPLIANCE (CBC 714.1, CEC 300.21).
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 DEVICES 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
E4.18	ELECTRICAL – COMMUNITY BUILDING MECHANICAL & PLUMBING POWER 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
E8.02	ELECTRICAL – EXTERIOR LIGHTING ENERGY COMPLIANCE FORMS
E8.03	ELECTRICAL – POWER DISTRIBUTION ENERGY COMPLIANCE FORMS

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. (E) INDICATES NUMBER OF JACKS IF GREATER THAN 1.
- RESIDENTIAL TELEPHONE–CATV OUTLET. PROVIDE CAT6 TELEPHONE AND (1) F CONNECTOR (CATV) HOMERUN EACH OUTLET TO BACKBOARD.
- C — CAMERA OUTLET. J–BOX WITH SINGLE GANG RING AND BLANK PLATE. PROVIDE CAT6 CABLE TO DATA RACK PATCH PANEL. GREEN CABLE AND PATCH JACK FOR CCTV BY OTHERS. LEAVE 36" SLACK CABLE IN J–BOX.
- 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 #CAR2S–20–STR–W.
- OSS — WIRELESS OCCUPANCY SENSOR LUTRON VIVE #LRF–2–OCR2S–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:

- $o — 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 #ET200–I
- TS — 4 CHANNEL ASTRONOMICAL TIME SWITCH WITH BATTERY BACK–UP FOR CONTROL OF EXTERIOR LIGHTING. TORK #DLC4000BP EQUAL WITH WP HOUSING.
- RFS — REMOTE HOOD FAN SWITCH SUPPLIED WITH HOOD INSTALLED UNDER THIS WORK. INSTALL ADJACENT TO COUNTER RECEPTACLE.
- RF — REMOTE "CEILING FAN" SWITCH +48" MAX. TO TOP OF BOX.
- 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.
- INTRUSION ALARM/ACCESS CONTROL DOOR CONTACT – DESIGN BUILD. (I & A).
- CR — PROXIMITY CARD READER +48" TO TOP.
- CRKP — PROXIMITY CARD READER WITH KEYPAD +48" TO TOP.
- REX — REQUEST TO EXIT DEVICE, ABOVE DOOR.
- 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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2402O
JOB NUMBER

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

STAMP:

REGISTERED PROFESSIONAL ENGINEER — JOHN WICKHAM — No. E 11460 — Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
LEGEND, NOTES AND DETAILS

SHEET:
E0.01

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B5



B6



B7



B8



B9



B10



B11



B12



B13



C2



E2



E3



E4



E5

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ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
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
A2	4' LED STRIP	HE WILLIAMS #75R4L30-830-DIM-UNV	LED INCLUDED	19.7	120	COMMUNITY BUILDING	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-W2509-3-15-BZ. VERIFY COLOR WITH ARCHITECT	LED INCLUDED	15	120	EXTERIOR AT ENTRY/BALCONY & MISC.	SURFACE WALL
D	4" DOWNLIGHT (STD-WET LOCATION)	DMF #F4NC-DRD5S-4-R-10-930-T	LED INCLUDED	12	120	APARTMENTS + MISC.	CEILING / FLUSH OUTLET FIRE RATED
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 #39W4L52-830-A-DIM-120	LED INCLUDED	37.2	120	COMMUNITY	SURFACE
G	19" ROUND CEILING MOUNT. KITCHEN & DINING. JA-8	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 #ALI-C10W-30-9-120-WO-JA8	LED INCLUDED	10	120	UNITS	WALL
K	THIN SURFACE PANEL - 18"x4 3/4"	DMF #F4NC-DRD5S-4L-15-930	LED INCLUDED	17	120	APARTMENT ENTRY WITH RECESS FOR LIGHT	SURFACE
L	CEILING- FAN WITH DOWN ROD	RP LIGHTING #1008LED-1-BN-BN-(WW-WW)WC-8(REMOTE SWITCH)-E24-BN(WW)	LED INCLUDED	44.5/16	51	120	E BUILDING APARTMENTS PROVIDE FRAMING FOR LEVEL BOX & FAN RATED OUTLET BOX
M	LINEAR WRAP AROUND LED	ORACLE # 4-ORWLED-5000L-DIM10-MVOLT-30K-85	LED INCLUDED	39	120	COMMUNITY	SURFACE
ML	LINEAR WRAP AROUND LED WITH LUTRON VIVE CONTROLLER	ORACLE # 4-ORWLED-5000L-DIM10-MVOLT-30K-85 WITH LUTRON #DFCSJ-0EM-RF	LED INCLUDED	39	120	COMMUNITY	SURFACE
NL	LINEAR 3.25" X 1" X 4' LED WITH LUTRON VIVE CONTROLLER	AXIS # SL3-450-SORG-90-30-S0-L4'-W-UNV-DP-UB/NA-1-W + LUTRON #DFCSJ-0EM-RF	LED INCLUDED	55.6	120	COMMUNITY ROOM	RECESSED/SURFACE AT REMOVED SLAT COORDINATE MOUNTING WITH CEILING CONTRACTOR AND ARCHITECT
O	CABLE HUNG 2' TRIANGLE LED DIR./IND. 0-10 VOLT DIMMING	NEORAY #DFN2-DIP-TR2F0-030D-020U-S930-FLL-1-D-U-DD-W-N10-JB-W	LED INCLUDED	43.8	120	COMMUNITY ROOM	PENDANT CABLE ADJUST TO HANG LEVEL. VERIFY HEIGHT WITH ARCHTIECT
S1	YOKE MOUNT LED FLOOD LIGHT (7100 LUMENS)	RAB #X22-60 (SET AT 40) (3000K)-X22YOKE 60 (#) INDICATES INITIAL BEAM ANGLE WITH BUILT-IN MOTION SENSOR FOR 40% PARTIAL TO 100% ON OR SEPARATE SENSOR SWITCH SB0R-6-0EX-D-BK-4-V IN W.P. BOX. DIRECT AT AREA SERVED.	LED INCLUDED	43.6	120	BUILDING EXTERIOR	YOKE MOUNT WITH CORD. CONNECT TO J-BOX. (60 Degree INITIAL TILT). ADJUST TILT & BEAM ANGLE AT NIGHT AS DIRECTED BY OWNER
X	EXIT SIGN WITH LIGHT HEADS AND BATTERY WITH REMOTE CAPACITY	CHLORIDE #CLCNGW-2R	LED INCLUDED	3	120	COMMUNITY ROOM	SURFACE WALL OR CEILING
Z1	EXTERIOR EMERGENCY LIGHT HEAD WP	CHLORIDE #ARC-ACEM-BZ	LED INCLUDED	5	-	COMMUNITY ROOM EXTERIOR FED FROM "X"	SURFACE WALL

3 E0.03 SMOKE ALARMS

SYMBOLS	MANUFACTURER & DESCRIPTION
SD	BRK #SM110V–AC STANDARD 120VAC/10YR. BATTERY (PHOTO) BRK #7020BSL WITH STROBE 120VAC/10YR. BATTERY (PHOTO)

NOTE:

1. INTERCONNECT ALARMS FOR EACH APARTMENT
2. SMOKE ALARMS INSTALLED WITHIN THE DWELLING UNITS OUTSIDE THE BEDROOM BY THE LIVING ROOM/DINING AREAS SHALL BE PHOTOELECTRIC SMOKE ALARMS INSTALLED GREATER THAN 10' FROM COOKING APPLIANCES AND SHALL BE EQUIPPED WITH AN ALARM–SILENCING SWITCH. (CFC 907.2.11.8 (NFPA 72 29.8.3.4 ITEM 4).
3. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH (CFC 907.2.11)
4. CARBON MONOXIDE ALARMS NOT REQUIRED. NO FUEL BURNING APPLIANCES OR GARAGE.
5. SMOKE ALARMS ARE NOT REQUIRED IF FIRE ALARM SYSTEM SMOKE DETECTORS WITH SOUNDER BASES ARE PROVIDED. COORDINATE WITH FIRE ALARM DESIGN BUILD CONTRACTOR. PHOTOELECTRIC SMOKE DETECTORS SHALL BE INSTALLED GREATER THAN 10' FROM COOKING APPLIANCES AND 3' FROM BATHROOM DOORS.

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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 — No. E 11460 — Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
LIGHTING FIXTURE SCHEDULE AND MANDATORY MEASURES

SHEET:

E0.03

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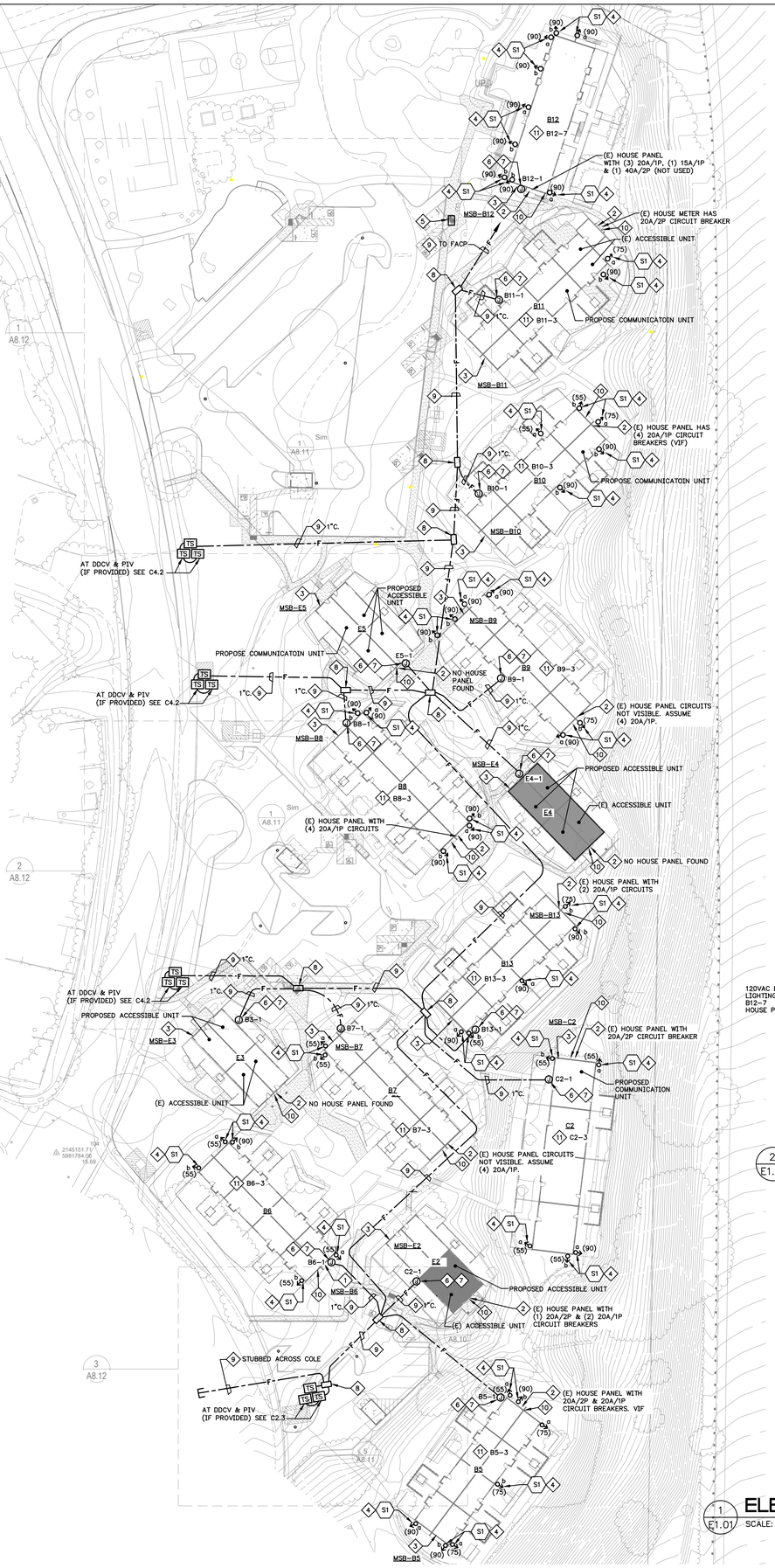
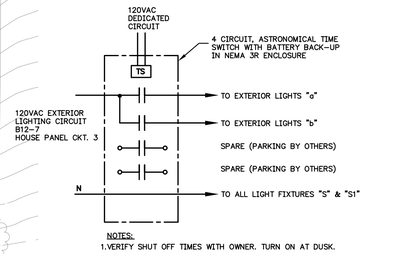


GENERAL NOTES:

1. EXISTING PANELS ARE NOT FULLY VISIBLE OR LABELED. VERIFY CIRCUITS IN FIELD & RECONNECT AS REQUIRED.

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 INITIAL BEAM ANGLE. ADJUST TILT, ROTATION & BEAM ANGLE AT NIGHT AS DIRECTED BY OWNER.
5. OPTIONAL PORTABLE RENTAL GENERATOR. LOCATION TO BE DETERMINED BY OWNER WHEN NEEDED. OWNER SHALL PROVIDE CORD PROTECTION WHEN GENERATOR IS USED.
6. PROVIDE CIRCUIT FROM HOUSE PANEL FOR FIRE SPRINKLER ALARM BELL. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.
7. MONITOR RISER FOR FLOW & TAMPER. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.
8. IN GROUND PULLBOX MARKED FIRE ALARM/MONITORING CHRISTY/OLD CASTLE #B1324BOX/B1324-51JHG/B1324X12/WITH BOLTS. COORDINATE WITH FIRE ALARM DESIGN BUILD CONTRACTOR. MARK: "FIRE ALARM/MONITORING"
9. PROPOSED UNDERGROUND FIRE ALARM/MONITORING CONDUIT 2" U.O.N. COORDINATE WITH DESIGN BUILD FIRE ALARM CONTRACTOR. COORDINATE WITH TRENCHING FOR FIRE WATER, SEWER AND ELECTRICAL.
10. COORDINATE REMOVAL OF LOW VOLTAGE CLOSET WITH GENERAL CONTRACTOR & PROVIDE NEW NEMA 3R LOW VOLTAGE BOX. COORDINATE WITH AT&T & COMCAST FOR DISCONNECTION AND RECONNECION.
11. EXTERIOR LIGHTING ON RESPECTIVE HOUSE PANEL.



NOTES:
1.VERIFY SHUT OFF TIMES WITH OWNER. TURN ON AT DUSK.

TYPICAL BUILDING MOUNTED EXTERIOR LIGHTING CONTROL

2 / E1.01 NTS

ELECTRICAL SITE PLAN - PHASE 1

1 / E1.01 SCALE: 1"= 40'-0"

0 20' 40' 80' FEET

PLAN NORTH

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2402
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER — JOHN HUGHES — No. E 11460 — Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
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	2163	VA	=	6489 VA
PTHP-2	0	x	4000	VA	=	0 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32037 VA
3000 VA	+	4548 VA	x	0.35	+	24489 VA = 29081 VA

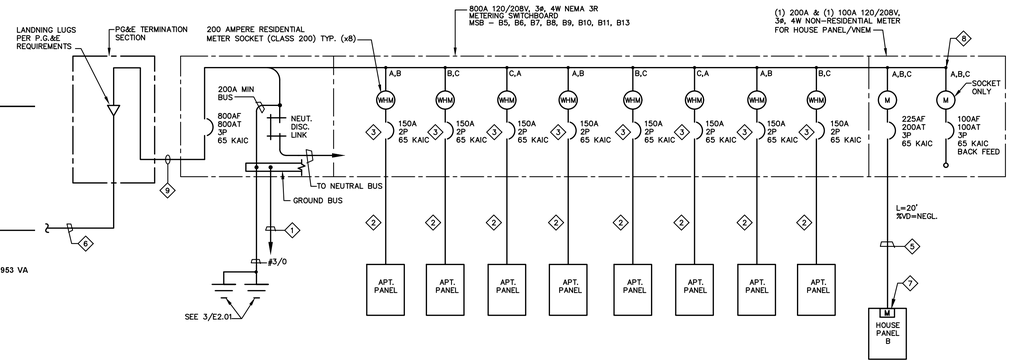
I= 140 Amperes @ 208 Volts single phase

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	2163	VA	=	8652 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						34029 VA
3000 VA	+	4377 VA	x	0.35	+	26652 VA = 31184 VA

I= 150 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	10100	VA	=	80800 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 4-6)	6	x	9000	VA	=	54000 VA
House Load	1	x	2000	VA	=	2000 VA
						297750 VA
241750 VA	x	0.43	+	56000 VA =		159953 VA

I= 444 Amperes @ 208 Volts three phase



1 E2.01 SCALE: NTS

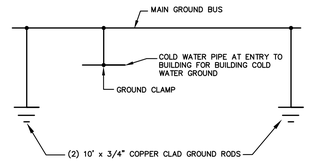
SINGLE LINE DIAGRAM - BUILDING TYPE B5, B6, B7, B8, B9, B10, B11, B13 4

SHEET NOTES:

1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1/0+#6G.-2"C. OR SER CABLE.
3. PROVIDE 150AF/150AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS AND PANELBOARDS SHALL BE SEISMIC CERTIFIED AND ANCHORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OTHER PROVISIONS OF ASCE 7 SECTION 13.6.4.5 PER CBC 1613.1.
5. 4#3/0 + #6G.-2 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
8. FOR FUTURE SOLAR PV-VNEM/NEMV INPUT METER.
9. 4 #600MCM + #1/0G. IN EACH OF 2-4"C.

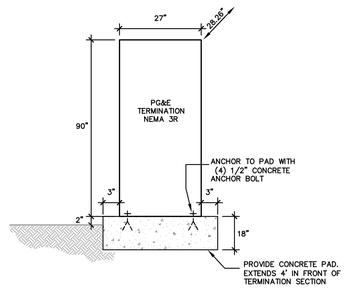
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.
2. AVAILABLE FAULT CURRENT (AFC) CALCULATION LETTERS FOR EACH NEW ELECTRICAL SERVICE BY PACIFIC GAS & ELECTRIC COMPANY (PGE) BASED ON THE PG&E-DESIGNATED SERVICE POINT SHALL BE PRESENTED TO THE BUILDING INSPECTOR AT THE TIME OF ELECTRICAL METER RELEASE INSPECTION FOR VERIFICATION AND APPROVAL.
3. MAXIMUM AVAILABLE FAULT CURRENT PER PG&E IS:
   - B5: 25,000 AMPERES SYMMETRICAL
   - B6: 22,000 AMPERES SYMMETRICAL
   - B7: 30,000 AMPERES SYMMETRICAL
   - B8: 30,000 AMPERES SYMMETRICAL
   - B9: 22,000 AMPERES SYMMETRICAL
   - B10: 30,000 AMPERES SYMMETRICAL
   - B11: 30,000 AMPERES SYMMETRICAL
   - B13: 25,000 AMPERES SYMMETRICAL



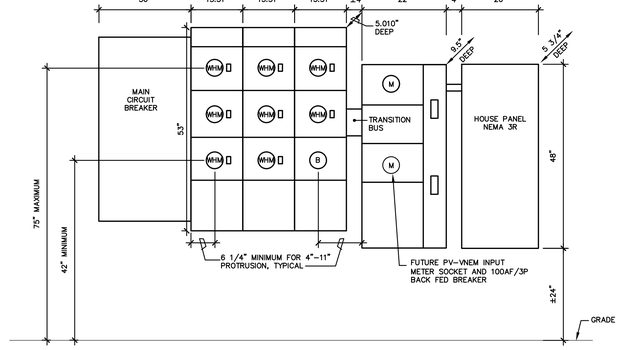
3 E2.01 NTS

SERVICE GROUNDING DETAIL



2A E2.01 NTS

PG & E TERMINATION SECTION AT "B' BUILDINGS



2 E2.01 SCALE: 3/4"=1'-0"

MAIN SERVICE ELEVATION B BUILDINGS

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24020
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
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	
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	
						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

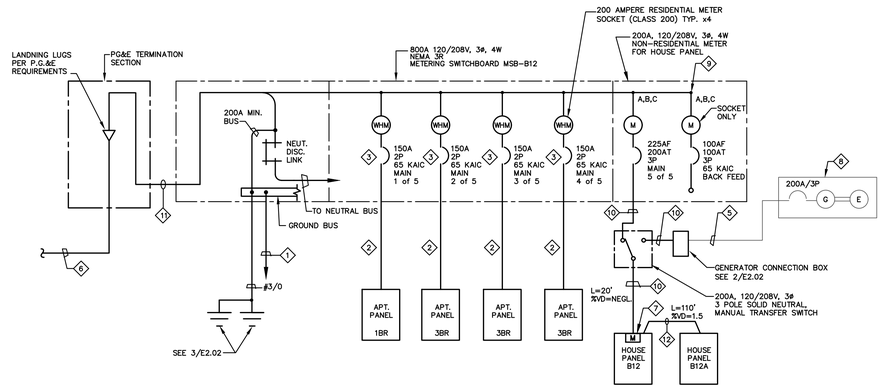
Lighting and Receptacles	1094	Sqft. X	3	VA/Sqft.	=	3282 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA	
Heat Pump HVAC	1	x	5000	VA	=	5000 VA	
Furnace	0	x	680	VA	=	0 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	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	10100	VA	=	40400 VA	
Heat Pump Water Heater	4	x	5000	VA	=	20000 VA	
PTHP-1	3	x	1664	VA	=	4992 VA	
PTHP-2	4	x	3328	VA	=	13312 VA	
House Lighting load	1	LSx	2680	VA	=	2680 VA	
House receptacle	1	LSx	10000	VA	=	10000 VA	
House receptacle 50% Demand	0.5	x	14600	VA	=	7300 VA	
Water heater	4	x	4160	VA	=	16640 VA	
HVAC	1	LSx	19876	VA	=	19876 VA	
Range	1	x	8000	VA	=	8000 VA	
Small Appliances	2	x	1500	VA	=	3000 VA	
						195915 VA	
	128419 VA	x	0.45	+		67496 VA =	125285 VA

I= 348 Amperes @ 208 Volts three phase
I house panel = 187 Amperes @ 208 Volts three phase



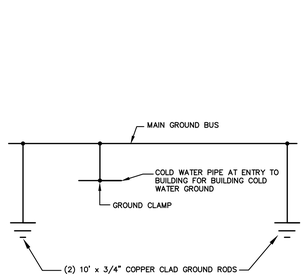
1 E2.02 **SINGLE LINE DIAGRAM - COMMUNITY BUILDING TYPE "B12"** ◇4
SCALE: NTS

SHEET NOTES:

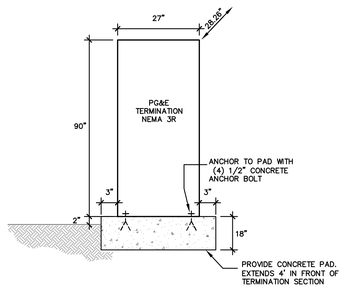
1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3#1/0+#6G.-2"C. OR SER CABLE.
3. PROVIDE 150AF/150AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS AND PANELBOARDS SHALL BE SEISMIC CERTIFIED AND ANCHORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OTHER PROVISIONS OF ASCE 7 SECTION 13.6.4.5 PER CBC 1613.1.
5. PORTABLE CABLE SUPPLIED WITH GENERATOR. OWNER SHALL PROVIDE PROTECTION WHEN REQUIRED.
6. TO UTILITY TRANSFORMER. COORDINATE WITH JOINT TRENCH DRAWINGS. (2-5"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. PORTABLE, BY OTHERS, OPTIONAL BACK-UP GENERATOR 75KVA, 120/208V, 3ø, 4W.
9. FOR FUTURE SOLAR PV-VNEM/NEMV INPUT METER.
10. 4#3/0+#6G.-2 1/2"C.
11. 4#600MCM + #1/0G. IN EACH OF 2-4"C.
12. 4 #2 + #8G .- 1 1/2"C.

GENERAL NOTES:

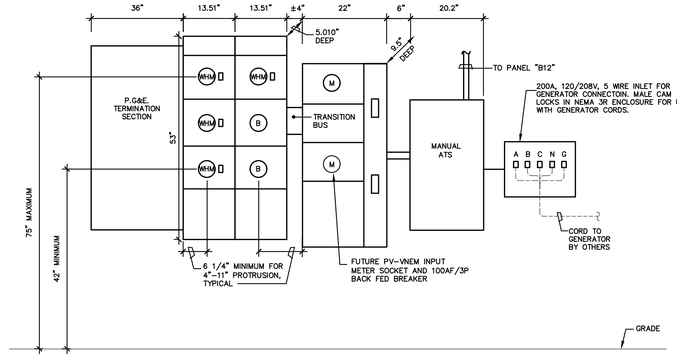
1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.
2. AVAILABLE FAULT CURRENT (AFC) CALCULATION LETTERS FOR EACH NEW ELECTRICAL SERVICE BY PACIFIC GAS & ELECTRIC COMPANY (PGE) BASED ON THE PG&E-DESIGNATED SERVICE POINT SHALL BE PRESENTED TO THE BUILDING INSPECTOR AT THE TIME OF ELECTRICAL METER RELEASE INSPECTION FOR VERIFICATION AND APPROVAL.
3. MAXIMUM AVAILABLE FAULT CURRENT IS 18,000 AMPERES SYMMETRICAL PER PG&E.



3 E2.02 **SERVICE GROUNDING DETAIL**
NTS



2A E2.02 **PG & E TERMINATION SECTION AT 'B' BUILDINGS**
NTS



2 E2.02 **MAIN SERVICE ELEVATION COMMUNITY BUILDING B12**
SCALE: 3/4"= 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 — MARK VINCENT — No. E 11460 Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA
DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
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	2163	VA	=	4326 VA
PTHP-2	1	x	4000	VA	=	4000 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						34000 VA

3000 VA + 4674 VA x 0.35 + 26326 VA = 30962 VA

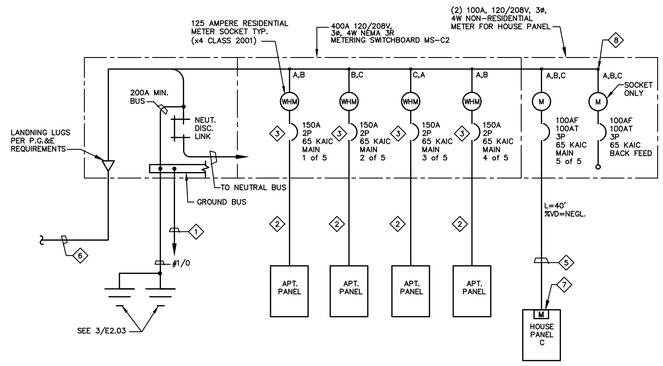
I= 149 Amperes @ 208 Volts single phase

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	10100	VA	=	40400 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
						157720 VA

137720 VA x 0.45 + 20000 VA = 81974 VA

228 Amperes @ 120/208 Volts three phase



1 E2.03 **SINGLE LINE DIAGRAM - BUILDING TYPE "C2"** ◇4

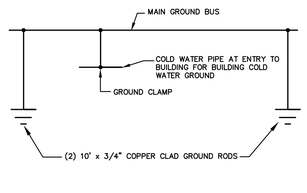
SCALE: NTS

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/150AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS AND PANELBOARDS SHALL BE SEISMIC CERTIFIED AND ANCHORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OTHER PROVISIONS OF ASCE 7 SECTION 13.6.4.5 PER CBC 1613.1.
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
8. FOR FUTURE SOLAR PV--VNEM/NEMV INPUT METER.

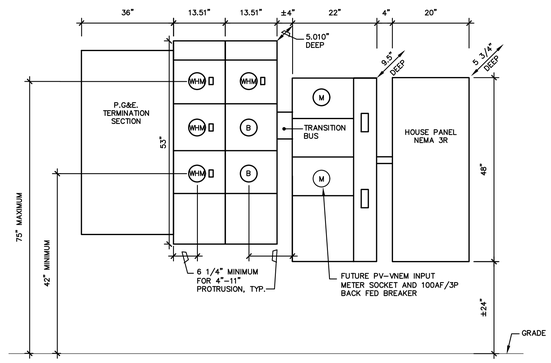
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.
2. AVAILABLE FAULT CURRENT (AFC) CALCULATION LETTERS FOR EACH NEW ELECTRICAL SERVICE BY PACIFIC GAS & ELECTRIC COMPANY (PGE) BASED ON THE PG&E-DESIGNATED SERVICE POINT SHALL BE PRESENTED TO THE BUILDING INSPECTOR AT THE TIME OF ELECTRICAL METER RELEASE INSPECTION FOR VERIFICATION AND APPROVAL.
3. MAXIMUM AVAILABLE FAULT CURRENT IS 10,000 AMPERES SYMMETRICAL PER PG&E.



3 E2.03 **SERVICE GROUNDING DETAIL**

NTS



2 E2.03 **MAIN SERVICE ELEVATION "C2" 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
JOHN YORK BRADLEY
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - C BUILDING

SHEET:

E2.03

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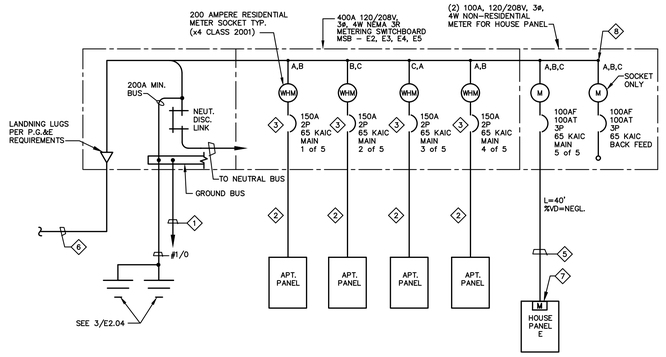
Golden Gate Village E Building Apartment 1 BDRM. 535 Square Feet							2022-CEC-220-PART 3
Lighting and Receptacles	535	Sqft. X	3	VA/Sqft.	=	1605 VA	
Small Appliances + Laundry	3	x	1500	VA	=	4500 VA	
Dryer	1	x	5000	VA	=	5000 VA	
Heat Pump Water Heater	1	x	5000	VA	=	5000 VA	
PTHP-2	1	x	4000	VA	=	4000 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						28105 VA	
	3000 VA	+	3105 VA	x 0.35	+	22000 VA =	26087 VA
I= 125 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	10100	VA	=	40400 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	
						138132 VA	
	118132 VA	x	0.45	+	20000 VA =	73159 VA	
I= 203 Amperes @ 208 Volts three phase							



1 E2.04 **SINGLE LINE DIAGRAM – BUILDING TYPE E2, E3, E4, E5** ◇4

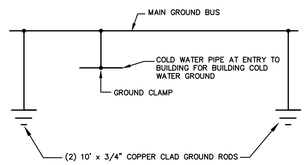
SCALE: NTS

SHEET NOTES:

1. #6 CU GROUND 3/4"C. TO TELEPHONE BACKBOARD.
2. 3ϕ1/0+#6G.–2"C. OR SER CABLE.
3. PROVIDE 150AF/150AT, 2 POLE CIRCUIT BREAKER FOR EACH APARTMENT WITH LOCKABLE COVER.
4. SWITCHBOARD, METER STACKS AND PANELBOARDS SHALL BE SEISMIC CERTIFIED AND ANCHORED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OTHER PROVISIONS OF ASCE 7 SECTION 13.6.4.5 PER CBC 1613.1.
5. 4ϕ2 + #6G.–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
8. FOR FUTURE SOLAR PV–VNEM/NEMV INPUT METER.

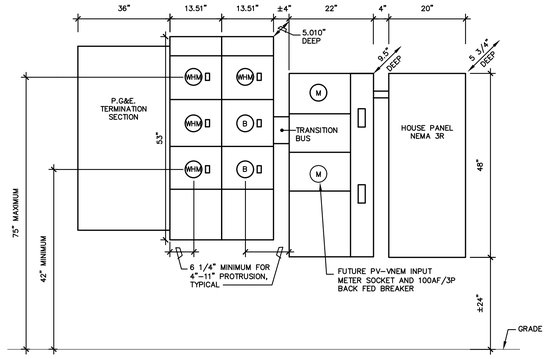
GENERAL NOTES:

1. CONTRACTOR/MANUFACTURER SHALL PROVIDE ARC FLASH CALCULATIONS AND PROVIDE ARC FLASH LABELS PER CEC.
2. AVAILABLE FAULT CURRENT (AFC) CALCULATION LETTERS FOR EACH NEW ELECTRICAL SERVICE BY PACIFIC GAS & ELECTRIC COMPANY (PGE) BASED ON THE PG&E–DESIGNATED SERVICE POINT SHALL BE PRESENTED TO THE BUILDING INSPECTOR AT THE TIME OF ELECTRICAL METER RELEASE INSPECTION FOR VERIFICATION AND APPROVAL.
3. MAXIMUM AVAILABLE FAULT CURRENT PER PG&E IS:
   B2: LETTER NOT PROVIDED, ASSUME 30,000 AMPERES SYMMETRICAL
   E3: 30,000 AMPERES SYMMETRICAL
   E4: 14,000 AMPERES SYMMETRICAL
   E5: 14,000 AMPERES SYMMETRICAL



3 E2.04 **SERVICE GROUNDING DETAIL**

NTS



2 E2.04 **MAIN SERVICE ELEVATION E BUILDINGS**

SCALE: 3/4"=1'–0"

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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 — ROBERT JOHN YORK — No. E 11460 Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL SINGLE LINE DIAGRAM, LOAD SUMMARIES AND DETAILS - E BUILDINGS

SHEET:

E2.04

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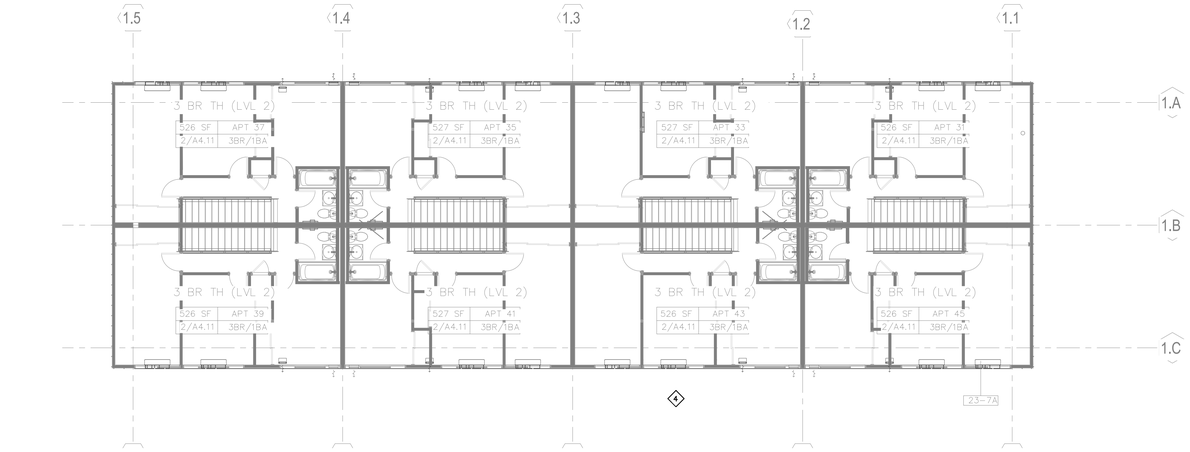
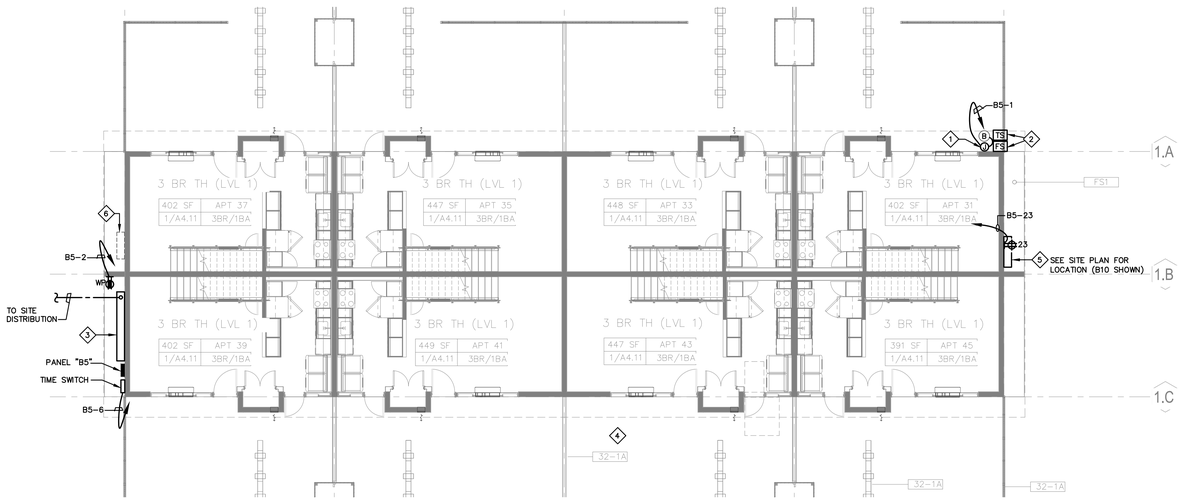


ELECTRICAL - BUILDING TYPE B5-10, B13 LEVEL 2 PLAN (2)

1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE B5-10, B13 LEVEL 1 PLAN (1)

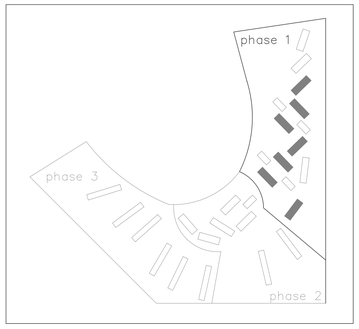
1/8" = 1'-0"

SHEET NOTES:

1. POWER FOR FIRE SPRINKLER RISER BELL. SEE E1.01 FOR LOCATION AT RESPECTIVE BUILDING. (B5 SHOWN) ROUTE VIA FLOW SWITCH.
2. TAMPER AND FLOW SWITCH AT RISER FOR FIRE ALARM MONITORING. COORDINATE WITH FIRE SPRINKLER AND FIRE ALARM CONTRACTOR. SEE E1.01 FOR LOCATION AT RESPECTIVE BUILDING.
3. ELECTRICAL SERVICE AND METERS. SEE E1.01 FOR LOCATION AT RESPECTIVE BUILDING.
4. REMOVE ALL EXPOSED LOW VOLTAGE WIRING & EQUIPMENT INSIDE & OUTSIDE AND PROVIDE NEW.
5. LOW VOLTAGE CABINET BENNER NAWMAN #484B9W-UL. PROVIDE 4-PLEX RECEPTACLE IN LOW LEFT. RECONNECT CATV AND TELEPHONE SERVICES.
6. FUTURE PV INVERTER SPACE.

GENERAL NOTES:

1. SEE E1.01 FOR METER/SERVICE & LOW VOLTAGE LOCATIONS.
2. SEE E4 SHEETS FOR UNIT PLAN DETAILS.
3. CIRCUITS SHOW FOR PANEL B5. BUILDINGS B6-B10 AND B13 ARE THE SAME CIRCUITS TO RESPECTIVE PANEL.



KEY PLAN

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(650) 871-0220
2402O
JOB NUMBER

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

STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE B5-10, B13

SHEET:

E2.10

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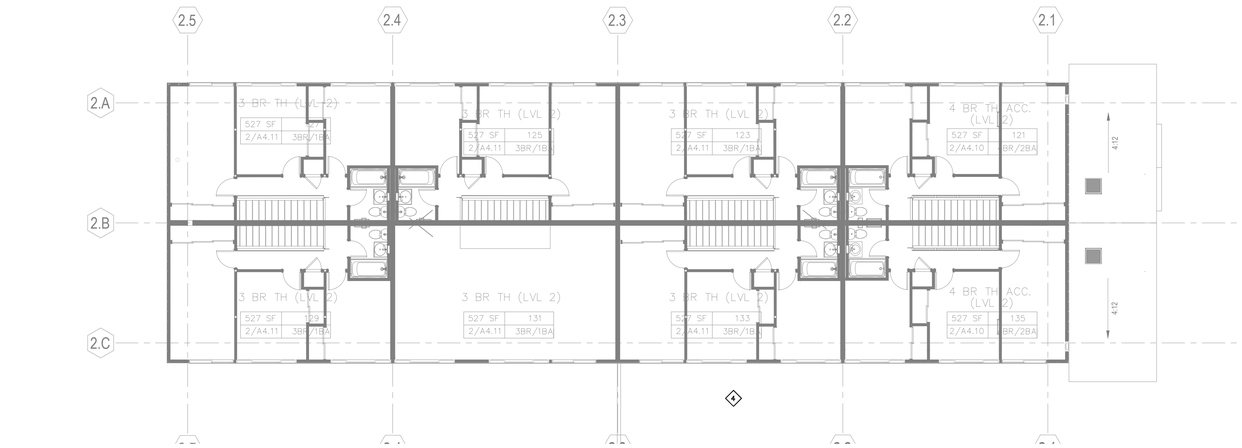
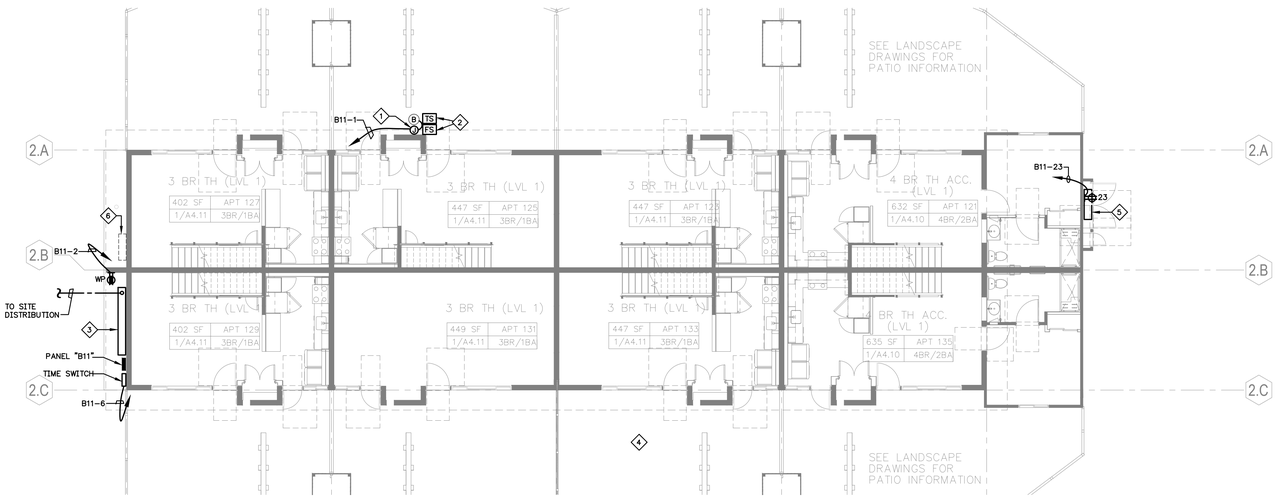


ELECTRICAL - BUILDING TYPE B11 LEVEL 2 PLAN (2)
1/8" = 1'-0"



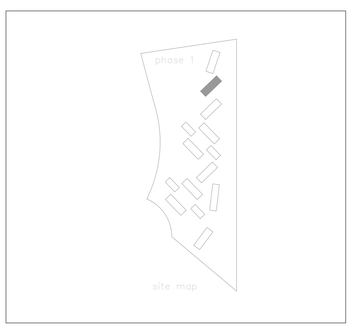
ELECTRICAL - BUILDING TYPE B11 LEVEL 1 PLAN (1)
1/8" = 1'-0"

SHEET NOTES:

1. POWER FOR FIRE SPRINKLER RISER BELL. ROUTE VIA FLOW SWITCH.
2. TAMPER AND FLOW SWITCH AT RISER FOR FIRE ALARM MONITORING. COORDINATE WITH FIRE SPRINKLER AND FIRE ALARM CONTRACTOR.
3. METER STACK AND PANEL.
4. REMOVE ALL EXPOSED LOW VOLTAGE WIRING & EQUIPMENT INSIDE & OUTSIDE AND PROVIDE NEW.
5. LOW VOLTAGE CABINET BENNER NAWMAN #48489W-UL. PROVIDE 4-PLEX RECEPTACLE IN LOW LEFT. RECONNECT CATV AND TELEPHONE SERVICES.
6. FUTURE PV INVERTER SPACE.

GENERAL NOTES:

1. SEE E1.01 FOR METER/SERVICE LOCATION.
2. SEE E4 SHEETS FOR UNIT PLAN DETAILS.



KEY PLAN

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(650) 871-0220
24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
⚠	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
⚠	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE B11

SHEET:

E2.11

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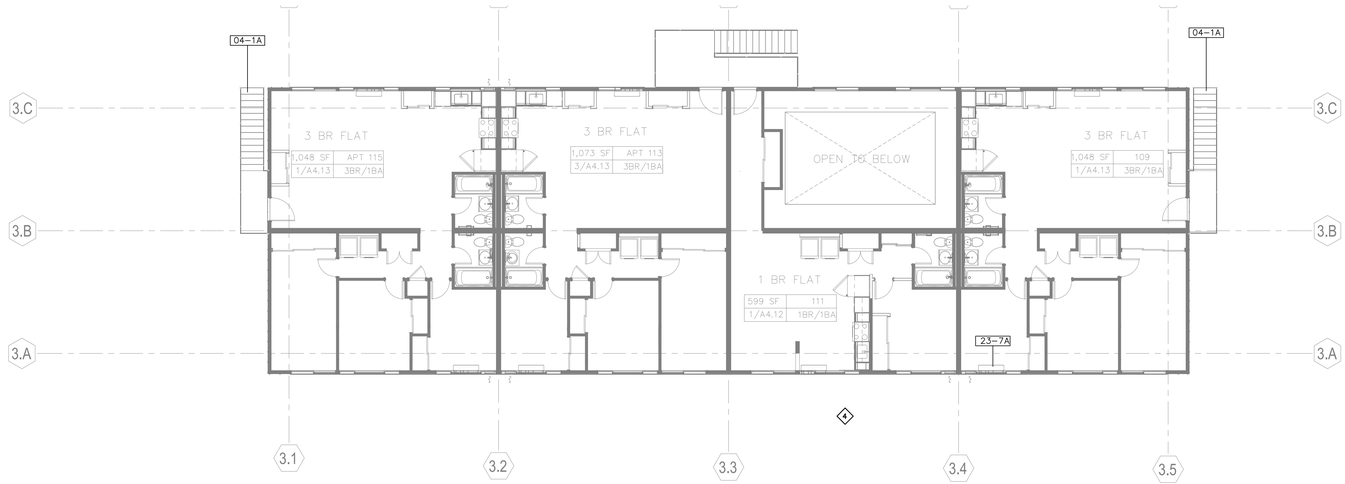
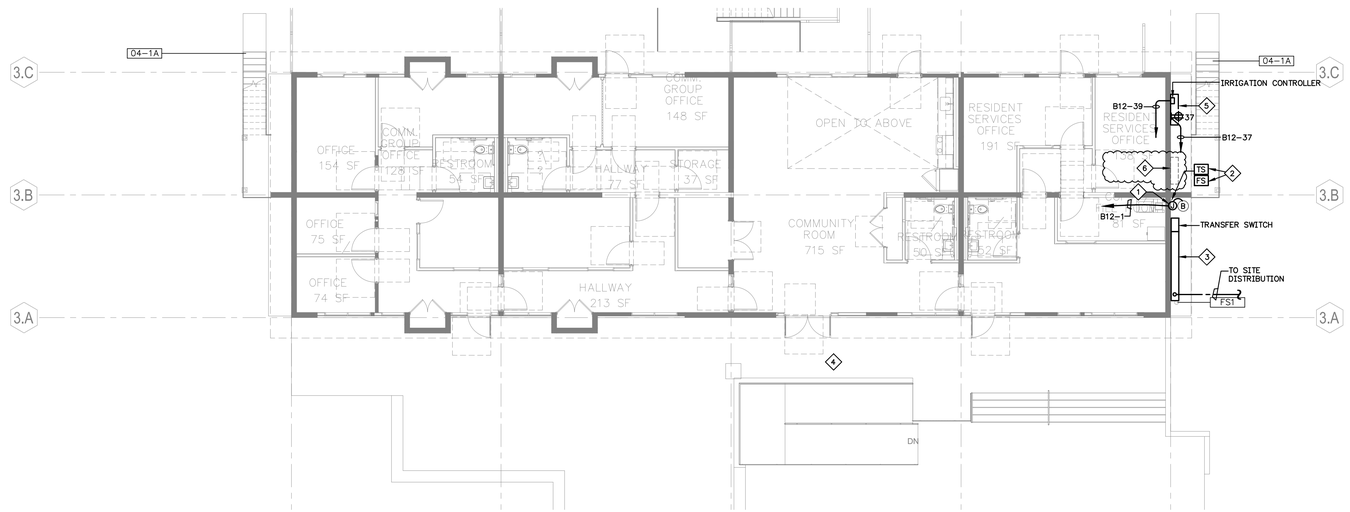


ELECTRICAL - BUILDING TYPE B12 LEVEL 2 PLAN

1/8" = 1'-0" (2)



ELECTRICAL - BUILDING TYPE B12 LEVEL 1 PLAN

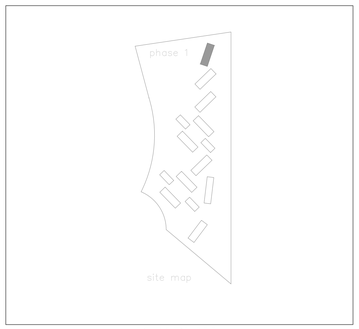
1/8" = 1'-0" (1)

SHEET NOTES:

1. POWER FOR FIRE SPRINKLER RISER BELL. ROUTE VIA FLOW SWITCH.
2. TAMPER AND FLOW SWITCH AT RISER FOR FIRE ALARM MONITORING. COORDINATE WITH FIRE SPRINKLER AND FIRE ALARM CONTRACTOR.
3. METER STACK.
4. REMOVE ALL EXPOSED LOW VOLTAGE WIRING & EQUIPMENT INSIDE & OUTSIDE AND PROVIDE NEW.
5. LOW VOLTAGE CABINET BENNER NAWMAN #48489W-UL. PROVIDE 4-PLEX RECEPTACLE IN LOW LEFT. RECONNECT CATV AND TELEPHONE SERVICES.
6. FUTURE PV INVERTER SPACE.

GENERAL NOTES:

1. SEE E1.01 FOR METER/SERVICE LOCATION.
2. SEE E4 SHEETS FOR UNIT PLAN DETAILS.



KEY PLAN

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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
JOHN VINCENT
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
2	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
3	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:

ELECRICAL FLOOR PLANS - BUILDING TYPE B12

SHEET:

E2.12

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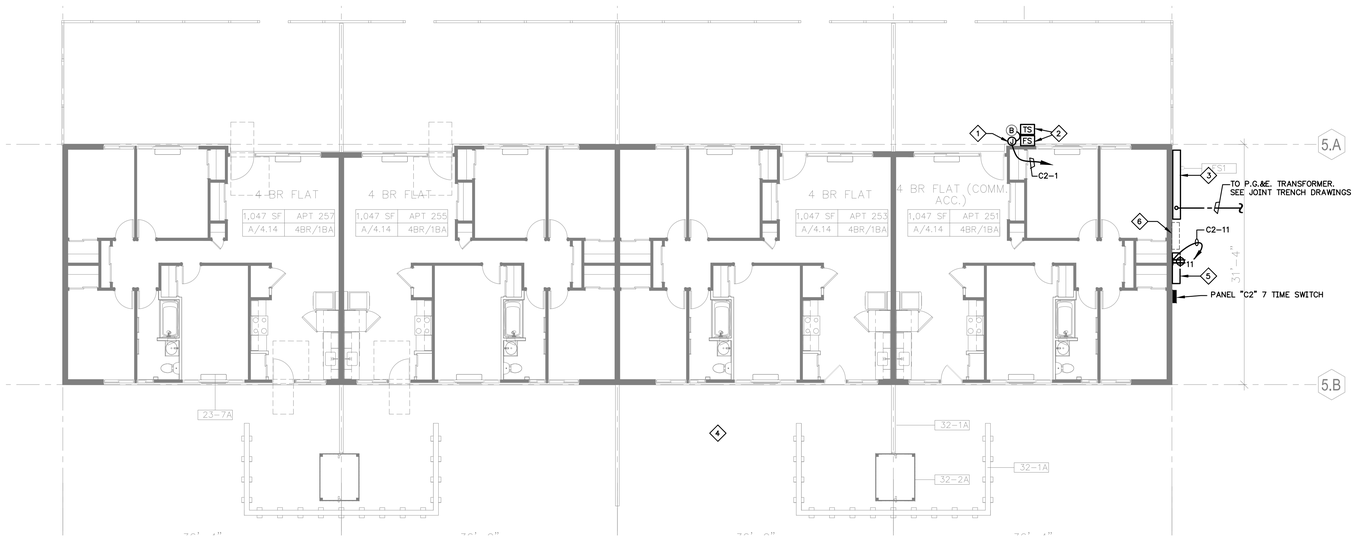


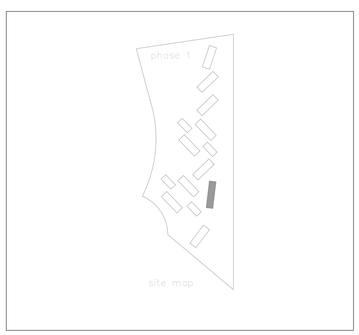
ELECTRICAL - BUILDING TYPE C2 LEVEL 1 PLAN (1)
1/8" = 1'-0"

SHEET NOTES:

1. POWER FOR FIRE SPRINKLER RISER BELL. ROUTE VIA FLOW SWITCH.
2. TAMPER AND FLOW SWITCH AT RISER FOR FIRE ALARM MONITORING. COORDINATE WITH FIRE SPRINKLER AND FIRE ALARM CONTRACTOR.
3. METER STACK AND PANEL.
4. REMOVE ALL EXPOSED LOW VOLTAGE WIRING & EQUIPMENT INSIDE & OUTSIDE AND PROVIDE NEW.
5. LOW VOLTAGE CABINET BENNER NAWMAN #48489W-UL. PROVIDE 4-PLEX RECEPTACLE IN LOW LEFT. RECONNECT CATV AND TELEPHONE SERVICES.
6. FUTURE PV INVERTER SPACE.

GENERAL NOTES:

1. SEE E1.00 AND E1.01 FOR METER/SERVICE LOCATION.
2. SEE E4 SHEETS FOR UNIT PLAN DETAILS.



KEY PLAN

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(650) 871-0220

24020
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
B	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
C	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE C2

SHEET:

E2.13

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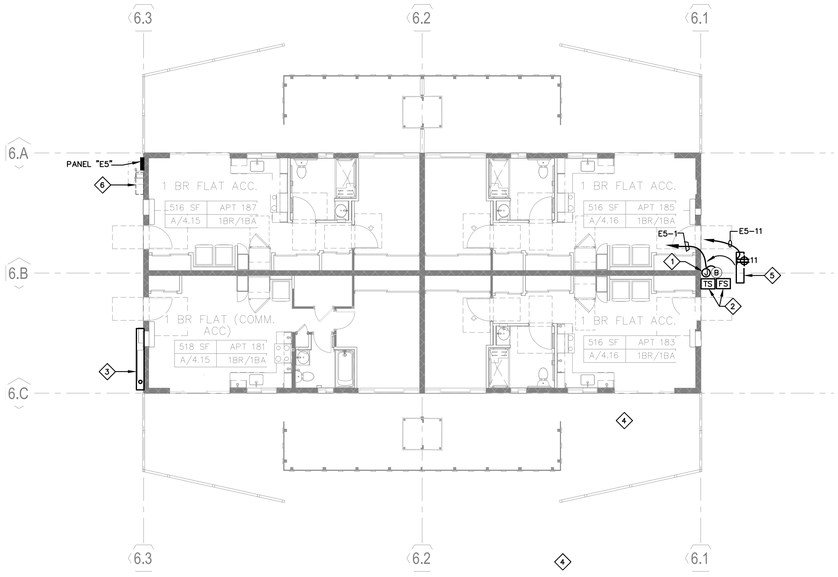
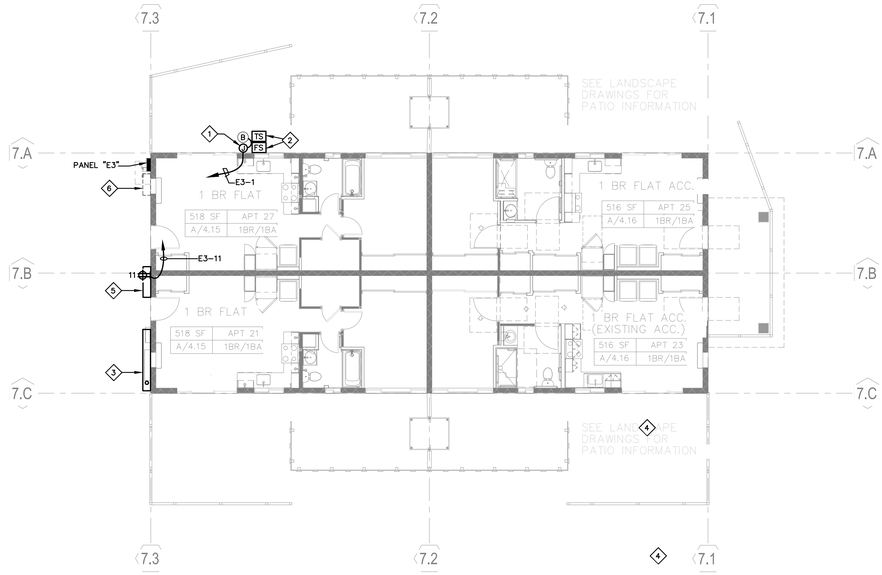
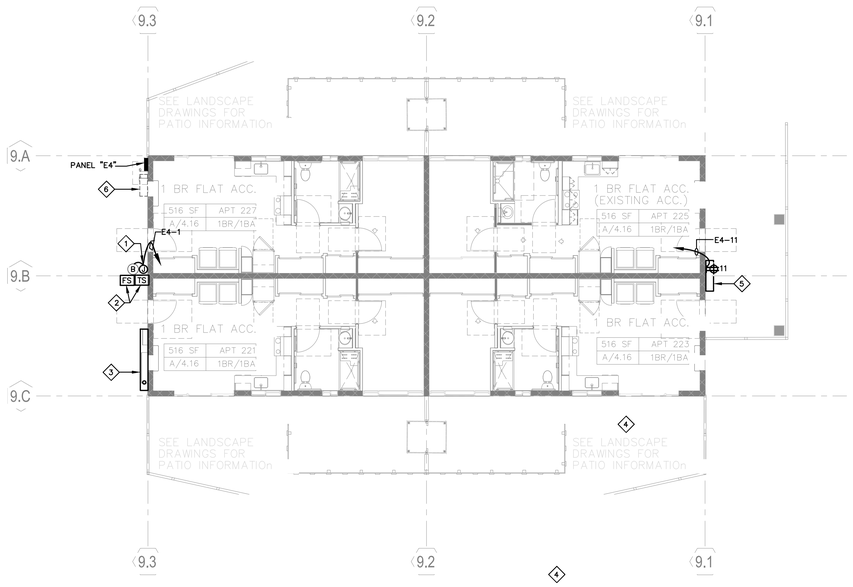


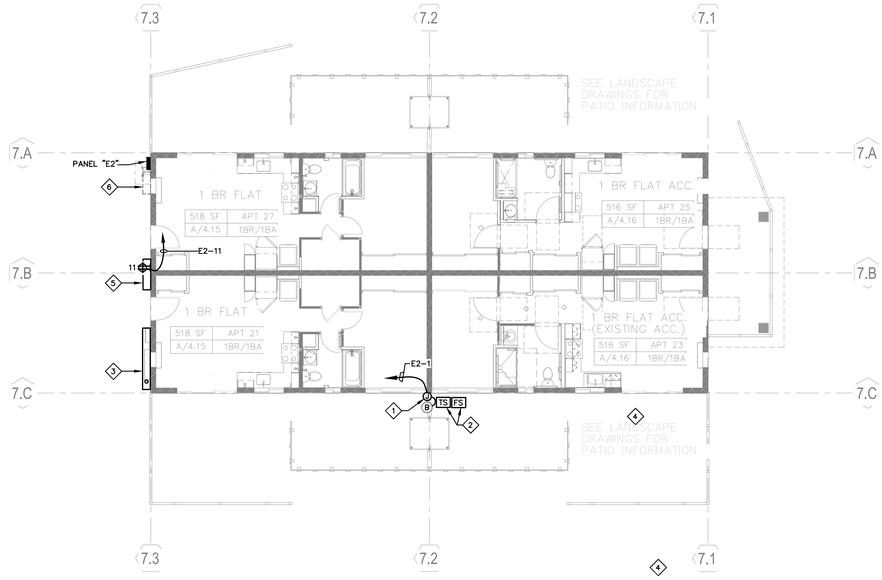
ELECTRICAL - BUILDING TYPE E5 LEVEL 1 PLAN (3)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE E3 LEVEL 1 PLAN (2)
1/8" = 1'-0"



ELECTRICAL - BUILDING TYPE E4 LEVEL 1 PLAN (4)
1/8" = 1'-0"



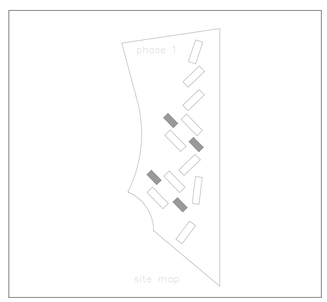
ELECTRICAL - BUILDING TYPE E2 LEVEL 1 PLAN (2)
1/8" = 1'-0"

SHEET NOTES:

1. POWER FOR FIRE SPRINKLER RISER BELL. ROUTE VIA FLOW SWITCH.
2. TAMPER AND FLOW SWITCH AT RISER FOR FIRE ALARM MONITORING. COORDINATE WITH FIRE SPRINKLER AND FIRE ALARM CONTRACTOR.
3. METER STACK.
4. REMOVE ALL EXPOSED LOW VOLTAGE WIRING & EQUIPMENT INSIDE & OUTSIDE AND PROVIDE NEW.
5. LOW VOLTAGE CABINET BENNER NAWMAN #484899W-UL. PROVIDE 4-PLEX RECEPTACLE IN LOW LEFT. RECONNECT CATV AND TELEPHONE SERVICES.
6. FUTURE PV INVERTER SPACE.

GENERAL NOTES:

1. SEE E1.01 FOR METER/SERVICE LOCATION.
2. SEE E4 SHEETS FOR UNIT PLAN DETAILS.



KEY PLAN

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

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24020
JOB NUMBER

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

STAMP:
REGISTERED PROFESSIONAL ENGINEER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL FLOOR PLANS - BUILDING TYPE E2, E3, E4, E5

SHEET:
E2.14

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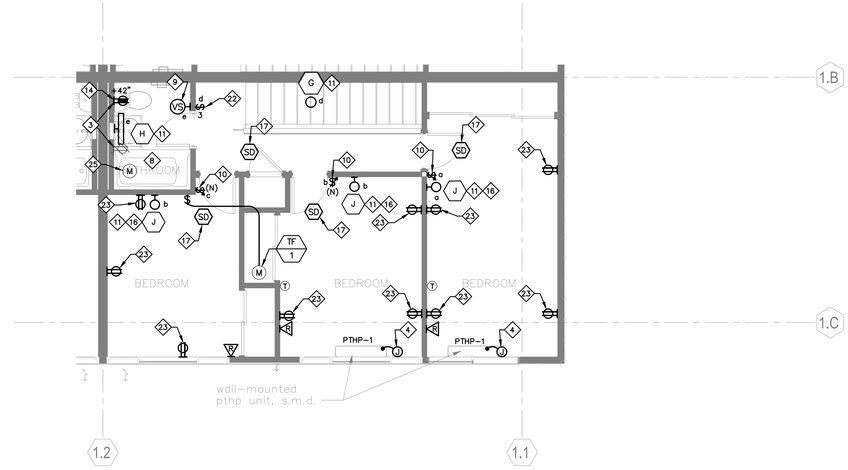
Type:	LOAD CENTER					Mains:	200A	
Volt:	120/208V, 1 Phase, 3W		PANEL "B1"			Neut. Bar:	200A	
Mtg.	FLUSH		Location:			Lugs:	#1/0	
Main CB:	150A/2P		LIVING			C.B. Int. Rating:	NOTE 8	
Fed From:	METER/MAIN		SURGE PD					

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 15	PTHP-1 (1)	16	*
* 17	PTHP-1 (2)	HACR 15	2					PTHP-1 (1)	18	*
* 19	PTHP-1 (2)					2	HACR 15	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	

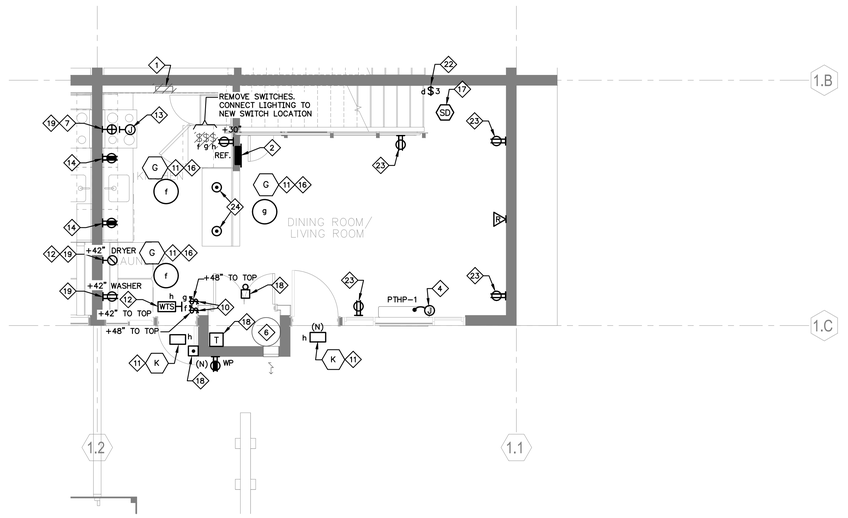
NOTES:

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.
8. 65 KAIC SERIES RATED.

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	2163	VA	=	6489 VA
PTHP-2	0	x	4000	VA	=	0 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						32037 VA
3000 VA	+	4548 VA	x	0.35	+	24489 VA = 29081 VA
I=	140 Amperes @ 208 Volts single phase					



ELECTRICAL - BLDG. TYPE B - 3BR TOWNHOME (LVL 2) (2)
1/4" = 1'-0"



ELECTRICAL - BLDG. B - 3BR 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 NEW PLATE.
11. REPLACE (E) LIGHT WITH NEW LED, UON.
12. NEW WALL ALL ASTRONOMICAL TIMER SWITCH.
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 ALARM. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). PROVIDE STROBE AT COMMUNICATION UNITS INTERCONNECT ALARMS 3/E0.03
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. NOT USED.
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. COORDINATE WITH CABINET CONTRACTOR.
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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

2402O
JOB NUMBER

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

STAMP:
REGISTERED PROFESSIONAL ENGINEER
JOHN VOLKMANN
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLANS - BLDG TYPE B - 3BR TOWNHOME

SHEET:
E4.10

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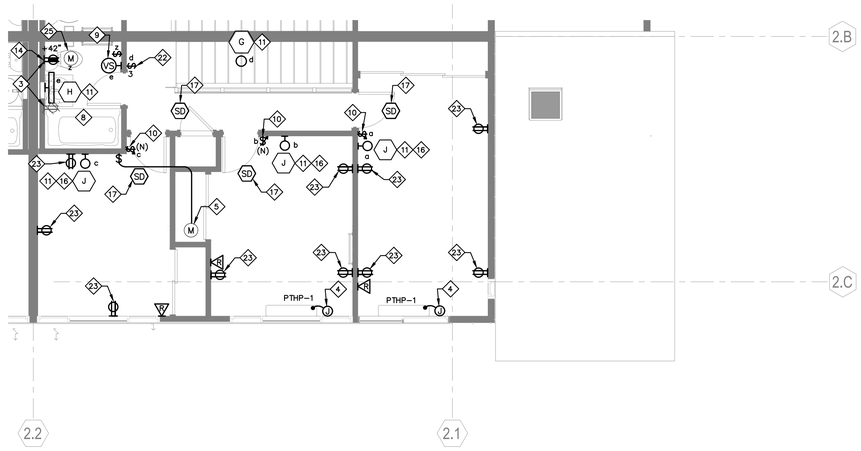
Type:	LOAD CENTER			PANEL "B2"			Mains:	200A	
Volt:	120/208V, 1 Phase, 3W						Neut. Bar:	200A	
Mtg.	FLUSH			Location:			Lugs:	#1/0	
Main CB:	150A/2P			LIVING			C.B. Int. Rating:	NOTE 8	
Fed From:	METER/MAIN			SURGE PD					

	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 16	PTHP-1 (1)	16	*
*	17	PTHP-1 (2)	HACR 15	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 15	2			2	HACR 16	PTHP-1 (3)	26	*
*	27	PTHP-1 (4)							PTHP-1 (3)	28	*

NOTES:

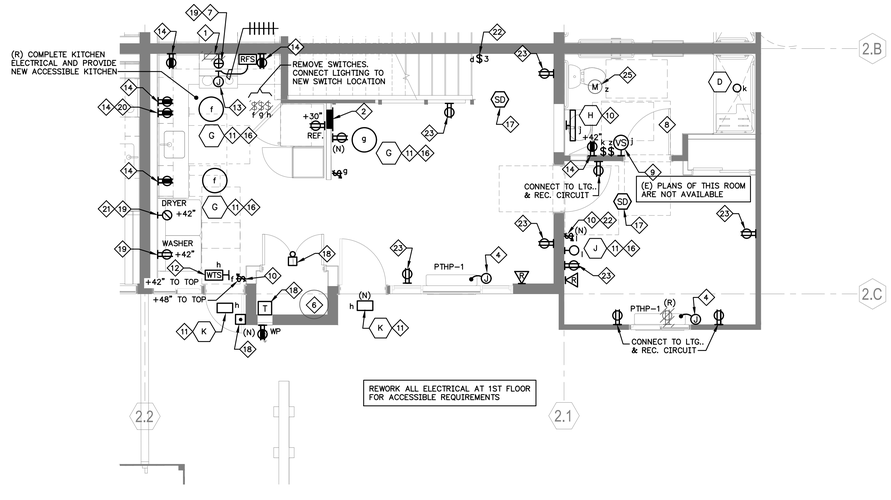
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING 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.
8. 65 KAIC SERIES RATED.

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	2163	VA	=	8652 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						34029 VA
3000 VA	+	4377 VA	x	0.35	+	26652 VA = 31184 VA
I= 150 Amperes @ 208 Volts single phase						



ELECTRICAL - BLDG. TYPE B - 4BR - TOWNHOME (LVL 2) 2

1/4" = 1'-0"



ELECTRICAL - BLDG. TYPE B - 4BR - 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 NEW PLATE.
11. REPLACE (E) LIGHT WITH NEW LED.
12. NEW WALL ASTRONOMICAL TIMER SWITCH.
13. 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 ALARM. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). PROVIDE STROBE AT COMMUNICATION UNITS INTERCONNECT ALARMS 3/E0.03
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. ADDITIONAL OUTLET DUE TO CODE REQUIRED OUTLET AT NON-ACCESSIBLE LOCATION.
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. NOT USED.
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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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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
JOHN VINCENT MARTINEZ
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLANS - BLDG TYPE B - 4BR ACCESSIBLE TOWNHOME

SHEET:

E4.11

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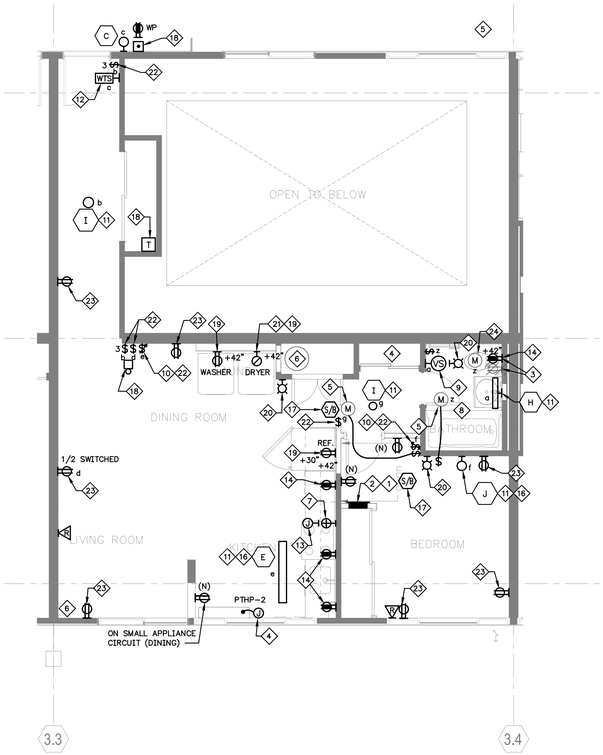
Type:	LOAD CENTER						**Mains:**	200A			
Volt:	120/208V, 1 Phase, 3W		**PANEL "B3"**				**Neut. Bar:**	200A			
Mtg.	FLUSH		**Location:**				**Lugs:**	#1/0			
Main CB:	150A/2P		**BEDROOM**				**C.B. Int. Rating:**	NOTE 8			
Fed From:	METER/MAIN		**SURGE PD**								

	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 20	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.
8. 65 KAIC SERIES RATED.

Golden Gate Village B Building Apartment 1 BDRM. 647 Square Feet			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	4000	VA	=	4000 VA
Furnace	0	x	680	VA	=	0 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						28441 VA
	3000 VA	+	3441 VA	x 0.35	+	22000 VA = 26204 VA
	I=	126 Amperes @ 208 Volts single phase				



ELECTRICAL - FLOOR PLAN - BUILDING TYPE B - 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 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 WITH 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 ONLY ON APARTMENT DETECTION AND BUILDING ON 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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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24020
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE B -1BR FLAT

SHEET:

E4.12

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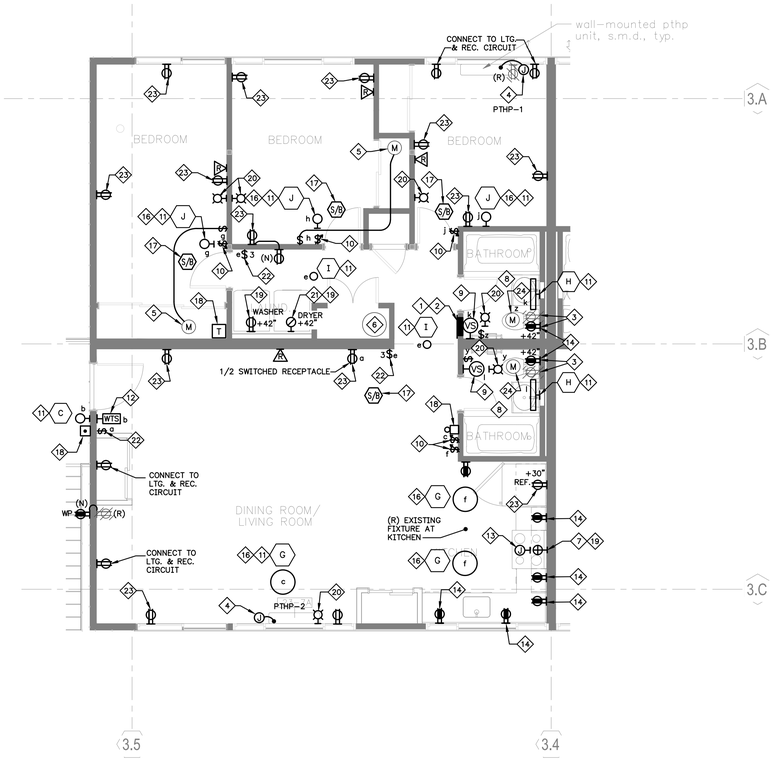
Type:	LOAD CENTER						Mains:	200A				
Volt:	120/208V, 1 Phase, 3W		**PANEL "B3"**				Neut. Bar:	200A				
Mtg.	FLUSH		Location:				Lugs:	#1/0				
Main CB:	150A/2P		HALL				C.B. Int. Rating:	10 Kaic				
Fed From:	METER/MAIN		SURGE PD									
	CB			LOAD			CB					
CIR No.	DESCRIPTION	AMP	POLE	A	C		POLE	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 20	PTHP-2	16	*	
* 17	PTHP-1	HACR 15	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.
8. 65 KAIC SERIES RATED.

Golden Gate Village B Building 3 BDRM Apartment			**2022-CEC-220-PART 3**			
1016 Square Feet						
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**	**2163**	**VA**	**=**	**6489 VA**
PTHP-2	**0**	**x**	**4000**	**VA**	**=**	**0 VA**
Range	**1**	**x**	**8000**	**VA**	**=**	**8000 VA**
Dishwasher	**0**	**x**	**852**	**VA**	**=**	**0 VA**
						32037 VA
3000 VA	**+**	**4548 VA**	**x**	**0.35**	**+**	**24489 VA =** **29081 VA**
I=	**140 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 ONLY ON APARTMENT DETECTION AND ON 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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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2402O
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE B - 3BR FLAT

SHEET:

E4.13

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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:	NOTE 8	
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 20	PTHP-2	16	*
*	17	PTHP-1 (2)	HACR 15	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 15	PTHP-1 (1)	22	*
*	23	HEAT PUMP WATER HEATER #10 AWG							PTHP-1 (1)	24	*

NOTES:

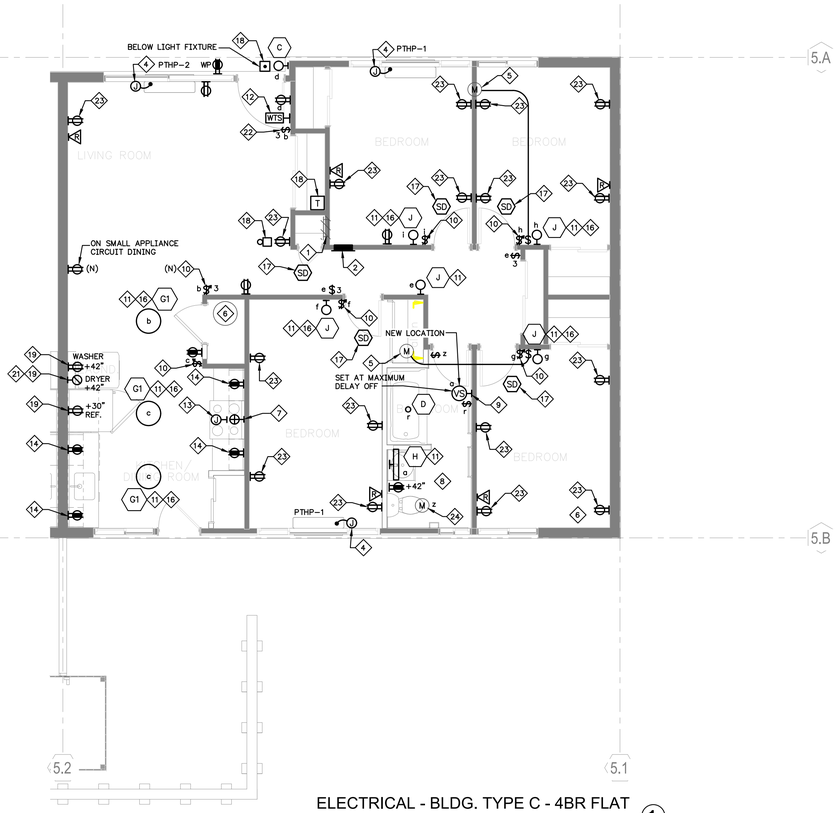
1. LOAD CENTER COVERS SHALL BE FACTORY FINISHED TO MATCH WALL COLOR. IF CUSTOM COLOR NOT AVAILABLE PROVIDE WHITE.
2. AFCI DEVICES SHALL BE COMBINATION TYPE PER CEC.
3. * VERIFY EXACT CIRCUIT BREAKER AND CONNECTION WITH EQUIPMENT PROVIDED PRIOR TO ORDERING LOAD CENTER.
4. PROVIDE BOLT ON MAINS OR RETAINING 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.
8. 65 KAIC SERIES RATED.

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	2163	VA	=	4326 VA	
PTHP-2	1	x	4000	VA	=	4000 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						34000 VA	

3000 VA	+	4674 VA	x	0.35	+	26326 VA =	30962 VA

I= 149 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 ALARM. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). PROVIDE STROBE AT COMMUNICATION UNITS INTERCONNECT ALARMS 3/E0.03
18. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
19. GFCI PROTECTION AT PANEL.
20. NOT USED.
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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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24020
JOB NUMBER

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

STAMP:

REGISTERED PROFESSIONAL ENGINEER — JOHN VINCENT MARTIN — No. E 11460 Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL UNIT PLANS - BLDG TYPE C - 4BR FLAT

SHEET:
E4.14

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Type:	LOAD CENTER						Mains:	200A	
Volt:	120/208V, 1 Phase, 3W		PANEL "E2"				Neut. Bar:	200A	
Mtg.	FLUSH		Location:				Lugs:	#1/0	
Main CB:	150A/2P		HALL				C.B. Int. Rating:	NOTE 8	
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 20	PTHP-2	16	*
	17	SPARE	AFCI 15	1					PTHP-2	18	*
	19	SPARE	AFCI 20	1			1	AFCI 15	SPARE	20	

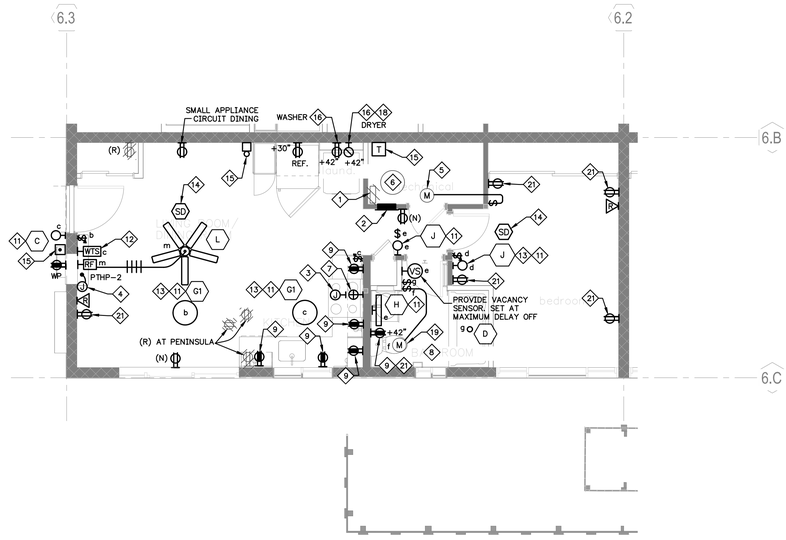
NOTES:

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.
8. 65 KAIC SERIES RATED.

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	4000	VA	=	4000 VA	
Range	1	x	8000	VA	=	8000 VA	
Dishwasher	0	x	852	VA	=	0 VA	
						28105 VA	
3000 VA	+	3105 VA	x	0.35	+	22000 VA =	26087 VA

|= 125 Amperes @ 208 Volts single phase



ELECTRICAL - BLDG TYPE E - 1BR FLAT (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. VERIFY FINAL LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
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 ALARM. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). PROVIDE STROBE AT COMMUNICATION UNITS INTERCONNECT ALARMS 3/E0.03
15. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
16. GFCI PROTECTION AT PANEL.
17. NOT USED.
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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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24020
JOB NUMBER

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

STAMP:
REGISTERED PROFESSIONAL ENGINEER
JONATHAN WICKHAM
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE E -1BR FLAT

SHEET:
E4.15

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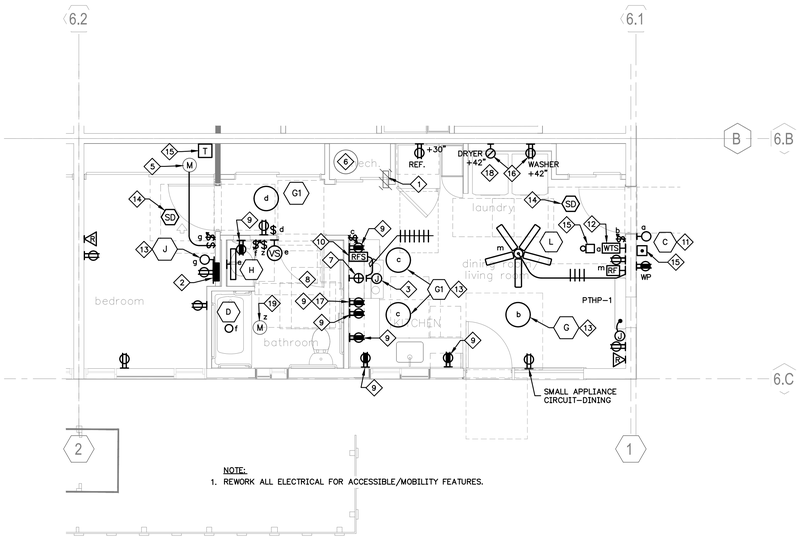
Type:	**LOAD CENTER**						**Mains:**	**200A**			
Volt:	**120/208V, 1 Phase, 3W**		**PANEL "E2"**				**Neut. Bar:**	**200A**			
Mtg.	**FLUSH**		**Location:**				**Lugs:**	**#1/0**			
Main CB:	**150A/2P**		**HALL**				**C.B. Int. Rating:**	**NOTE 8**			
Fed From:	**METER/MAIN**		**SURGE PD**								
	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 20	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.
8. 65 KAIC SERIES RATED.

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	4000	VA	=	4000 VA
Range	1	x	8000	VA	=	8000 VA
Dishwasher	0	x	852	VA	=	0 VA
						28105 VA
3000 VA	+	3105 VA	x	0.35	+	22000 VA = 26087 VA
I=	125 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. VERIFY FINAL LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
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". LOCATE MINIMUM 3' FROM TUB/SHOWER EDGE.
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 ALARM. LOCATE MINIMUM 10' FROM RANGE AND 3' FROM BATHROOM(S). PROVIDE STROBE AT COMMUNICATION UNITS INTERCONNECT ALARMS 3/E0.03
15. HARD WIRED DOOR BELL BUTTON & BUZZER. MOUNT TRANSFORMER IN CLOSET. PROVIDE BUZZER AND STROBE AT COMMUNICATION UNITS.
16. GFCI PROTECTION AT PANEL.
17. ADDITIONAL OUTLET DUE TO CODE REQUIRED NON-ACCESSIBLE OUTLET.
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.
10. VERIFY WASHER AND DRYER LOCATION WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.

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24020
JOB NUMBER

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

STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
UNIT PLANS - BLDG TYPE E
-1BR FLAT ACCESSIBLE

SHEET:

E4.16

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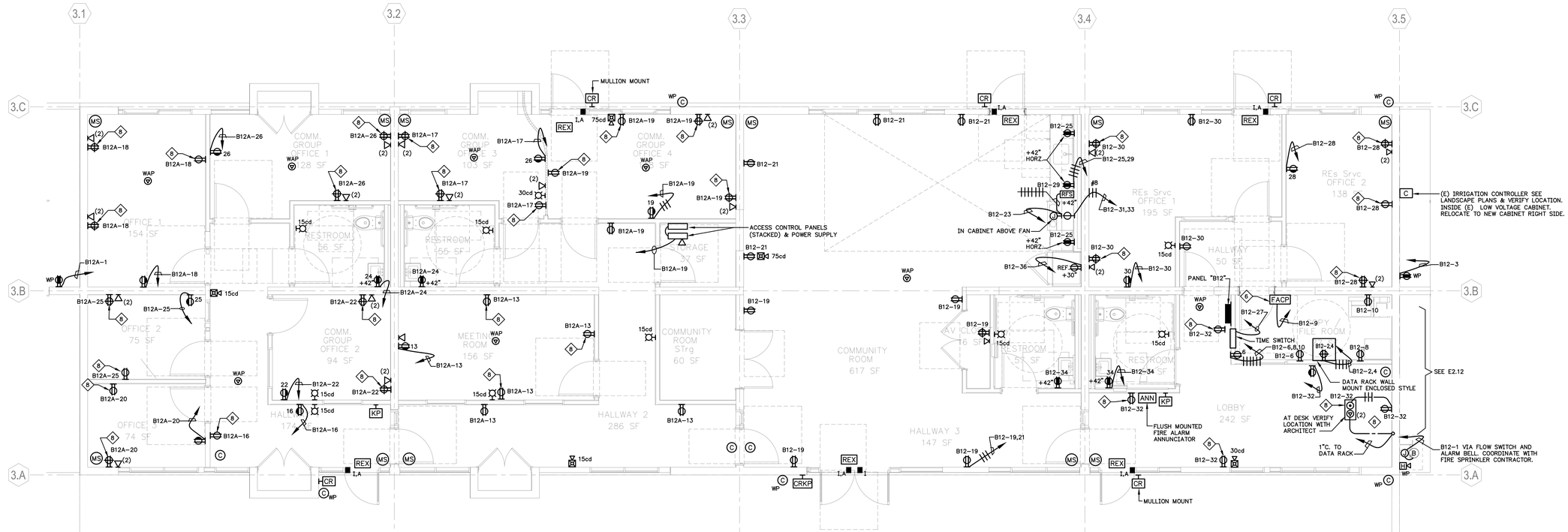
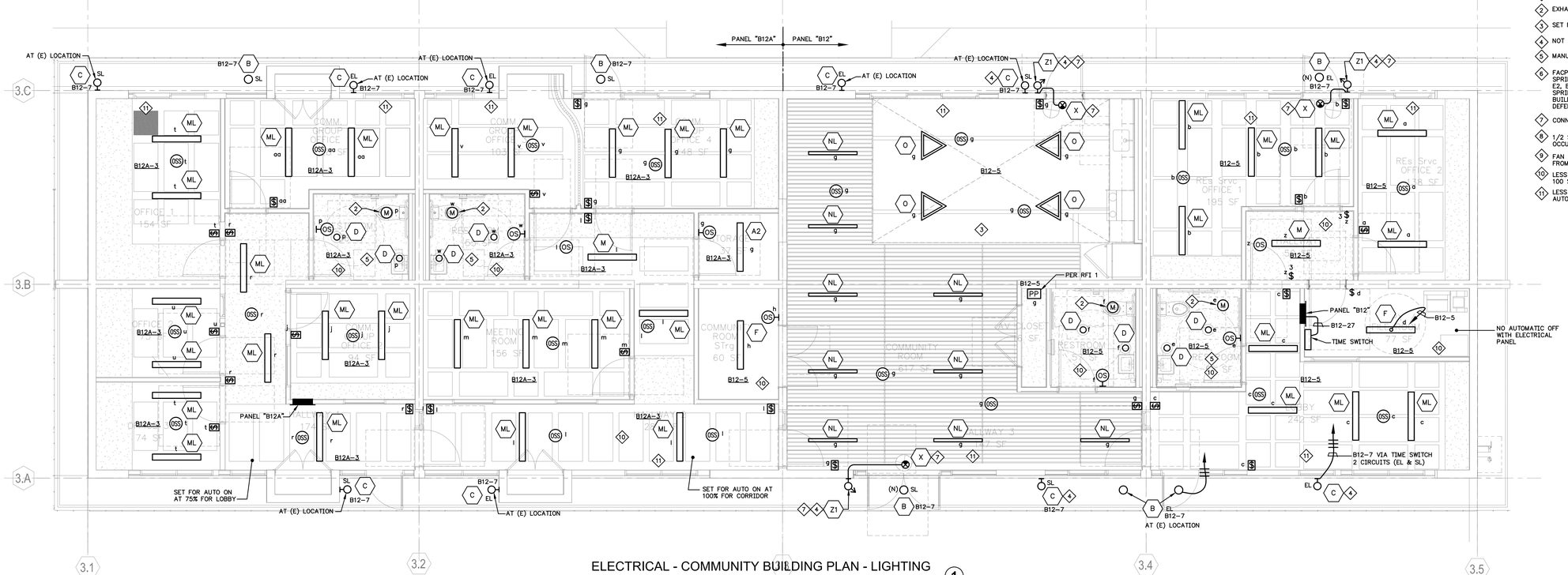


ELECTRICAL - COMMUNITY BUILDING PLAN - POWER AND LOW VOLTAGE (1)

1/4" = 1'-0"



ELECTRICAL - COMMUNITY BUILDING PLAN - LIGHTING (1)

1/4" = 1'-0"

SHEET NOTES:

1. NOT USED.
2. EXHAUST FAN CONTROL WITH LIGHTS.
3. SET FOR AUTO ON TO 20% WITH INITIAL OCCUPANCY.
4. NOT USED.
5. MANUAL ON – MANUAL/AUTOMATIC OFF.
6. FACP FOR FIRE ALARM AT BUILDING 12 AND FIRE SPRINKLER MONITOR AT B5 THRU B10, B15, C2, C3, E2, E3, E5 AND EXPANSION CAPACITY FOR FIRE SPRINKLER MONITORING AT REMAINING B, E, & C BUILDING AND ALARM AT A BUILDINGS DESIGN BUILD DEFERRED APPROVAL.
7. CONNECT TO ROOM CIRCUIT AHEAD OF CONTROL.
8. 1/2 SWITCHED RECEPTACLE CONTROLLED FROM ROOM OCCUPANCY. PROVIDE PERMANENTLY LABEL RECEPTACLE.
9. FAN CONTROLLED VIA "PP" AND ROOM OCCUPANCY FROM ROOMS SERVED.
10. LESS THAN 0.5W/SF OF LIGHTING LOAD OR LESS THAN 100 SQFT. MULTI-LEVEL CONTROL NOT REQUIRED.
11. LESS THAN 120 WATTS IN PRIMARY DAYLIT ZONE. AUTOMATIC CONTROL NOT REQUIRED.

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL JOHN VOGT-SCHEIER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
2	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
3	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL COMMUNITY BUILDING PLAN

SHEET:

E4.17

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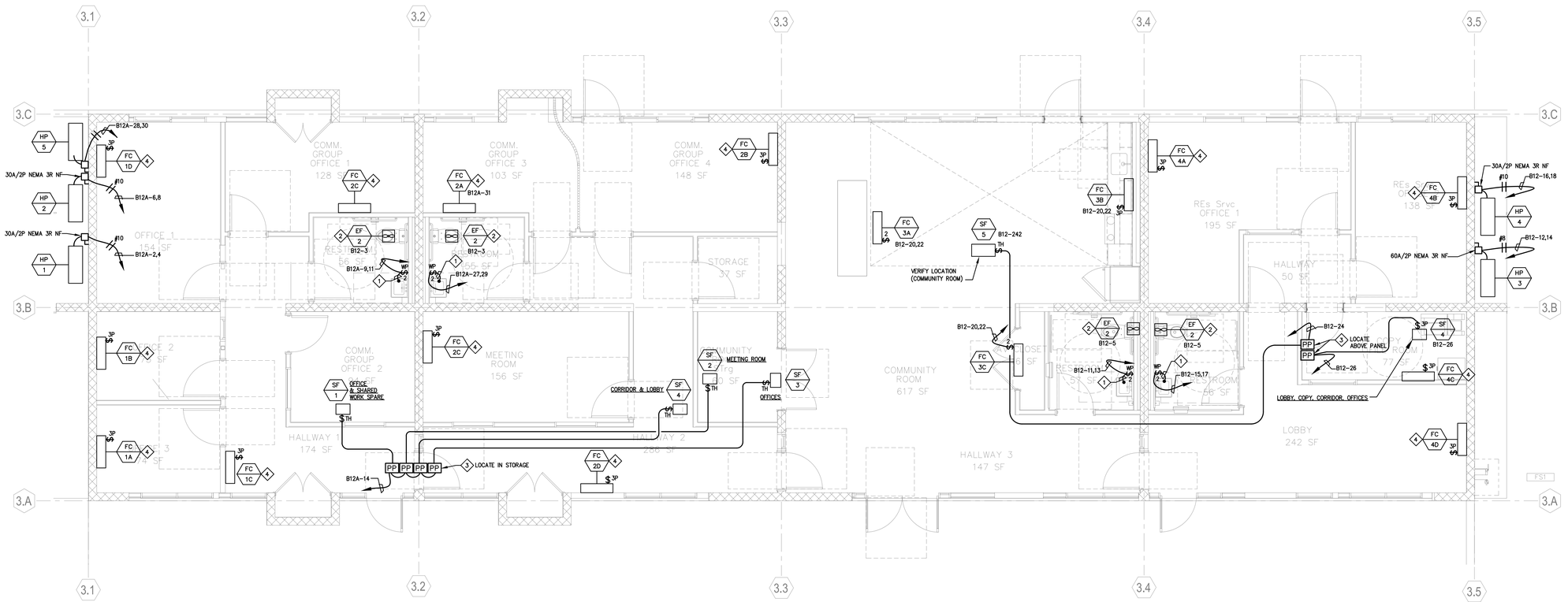

ELECTRICAL - COMMUNITY BUILDING MECHANICAL & PLUMBING POWER PLAN (1)

1/4" = 1'-0"

SHEET NOTES:

1. PROVIDE 20A/2P WP TOGGLE DISCONNECT AT WATER HEATER BELOW SINK AND MAKE FINAL CONNECTION.
2. POWERED AND CONTROLLED WITH LIGHTING. SEE 2/E4.17
3. FOR SF CONTROL, FAN RUNS WITH RESPECTIVE ROOM(S) OCCUPANCY.
4. UNIT POWERED FROM OUTDOOR UNIT. PROVIDE 3-POLE TOGGLE DISCONNECT SWITCH AT UNIT AND 3#12+#12G. TO OUTDOOR UNIT. COORDINATE WITH MECHANICAL CONTRACTOR.

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JOB NUMBER

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
JOHN YORK
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
COMMUNITY BUILDING
MEACHANICAL & PLUMBING
POWER PLAN

SHEET:

E4.18

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Type: LOAD CENTER - NEMA 3R
Volt: 120/208V, 3 Phase, 4W
Mtg. SURFACE
Main CB: NONE
Fed From: METER/MAIN

PANEL TYP. HOUSE

Location: At each Building C, & E

Mains: 125A
Neut. Bar: 125A
Lugs: #2
C.B. Int. Rating: 1

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	FIRE SPRINKLER BELL	20	1	50 180			1	20	REC. EXTERIOR AT METER	2
3	LTG. SITE - EXTERIOR (C ONLY)	20	1		500 200		1	20	FIRE ALARM POWER SUPPLY	4
5	LTG. SITE AS REQUIRED	20	1			1000 100	1	20	TIME SWITCH	6
7	LTG. SITE AS REQUIRED	20	1	1000			1	20	SPARE	8
9	LTG. SITE AS REQUIRED	20	1		1000		1	20	SPARE	10
11	REC. BACKBOARD	20	1			360 3328	2	40	SPARE (FUTURE EV)	12
13	SPARE	20	1	3328					SPARE (FUTURE EV)	14
15	SPARE	20	1		3328		2	40	SPARE (FUTURE EV)	16
17	SPARE	20	1			3328			SPARE (FUTURE EV)	18
19	SPACE		1				1		SPACE	20
21	SPACE		1				1		SPACE	22
23	SPACE		1				1		SPACE	24
25										26
27										28
29										30
31										32
33										34
35										36
37										38
39										40
41										42
	TOTALS			4558	5028	8116				

LCL= 16.8 KVA LML= 0.0 KVA
TOTAL CONNECTED LOAD= 17.7 KVA+(16.8)(25%) = 21.9 KVA, 61 AMPS
FULL LOAD AMPS-FLA= 49

Type: LOAD CENTER - NEMA 3R
Volt: 120/208V, 3 Phase, 4W
Mtg. SURFACE
Main CB: NONE
Fed From: METER/MAIN

PANEL TYP. HOUSE

Location: At each Building B (Less B12)

Mains: 200A
Neut. Bar: 200A
Lugs: #3/0
C.B. Int. Rating: 1

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	FIRE SPRINKLER BELL	20	1	50 180			1	20	REC. EXTERIOR AT METER	2
3	LTG. SITE - EXTERIOR BLDG.	20	1		500 100		1	20	FIRE ALARM POWER SUPPLY	4
5	LTG. SITE AS REQUIRED	20	1			1000 100	1	20	TIME SWITCH	6
7	LTG. SITE AS REQUIRED	20	1	1000 3328			2	40	SPARE (FUTURE EV)	8
9	LTG. SITE AS REQUIRED	20	1		1000 3328				SPARE (FUTURE EV)	10
11	SPARE (FUTURE EV)	40	2			3328 3328	2	40	SPARE (FUTURE EV)	12
13	SPARE (FUTURE EV)			3328 3328					SPARE (FUTURE EV)	14
15	SPARE (FUTURE EV) *	40	2		3328		2	40	SPARE (FUTURE EV)	16
17	SPARE (FUTURE EV) *					3328			SPARE (FUTURE EV)	18
19	SPARE (FUTURE EV) *	40	2				1		SPACE	20
21	SPARE (FUTURE EV) *						1		SPACE	22
23	REC. BACKBOARD	20	1				1		SPACE	24
25										26
27										28
29										30
31										32
33										34
35										36
37										38
39										40
41										42
	TOTALS			11214	8256	11084				

LCL= 30.1 KVA LML= 0.0 KVA
TOTAL CONNECTED LOAD= 30.6 KVA+(30.1)(25%) = 38.1 KVA, 106 AMPS
FULL LOAD AMPS-FLA= 55

* AT B11 HOUSE PANEL ONLY.

Type: LOAD CENTER
Volt: 120/208V, 3 Phase, 4W
Mtg. FLUSH
Main CB: 200A/3P
Fed From: METER/MAIN

PANEL "B12"

Location: COPY RM. BLDG. 12 COMMUNITY BUILDING

Mains: 200A
Neut. Bar: 200A
Lugs: #3/0
C.B. Int. Rating: 1

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	FIRE SPRINKLER BELL	20	1	60 1200			1	20	REC. DATA	2
3	REC. EXTERIOR	20	1		180 1200		1	20	REC. DATA	4
5	LIGHTING	20	1			1130 1000	1	20	REC. COPY	6
7	LIGHTING SITE - EXTERIOR	20	1	486 1000			1	20	REC. COPY	8
9	FACP	20	1		200 1000		1	20	REC. COPY	10
11	WATER HEATER WH-2	20	2			2080 2263	2	HACR 40	HP-3	12
13	WATER HEATER WH-2			2080 2263					HP-3	14
15	WATER HEATER WH-2	20	2		2080 2240		2	HACR 30	HP-4	16
17	WATER HEATER WH-2					2080 2240			HP-4	18
19	REC. COMMUNITY ROOM	20	2	1080 126			2	16	FAN COIL UNITS FC-3A,3B,3C	20
21	REC. COMMUNITY ROOM				720 126				FAN COIL UNITS FC-3A,3B,3C	22
23	HOOD FAN POWER	16	1			100 680	1	16	SF-5	24
25	REC. COUNTER	20	1	1500 20			1	16	SF-4	26
27	TIME SWITCH	20	1		100 1080		1	20	REC. RES. SERVICES OFFICE	28
29	REC. COUNTER	20	1			1600 1440	1	20	REC. RES. SERVICES OFFICE	30
31	RANGE	GFCI 40	2	4000 1260			1	20	REC. LOBBY	32
33	RANGE				4000 360		1	20	REC. RESTROOM	34
35	SPARE	20	1			900	1	GFCI 20	REC. REFRIGERATOR	36
37	REC. COMM. CABINET	20	1	360 9620			2	100	PANEL B12A	38
39	IRRIGATION CONTROLLER	20	1		200 10785				PANEL B12A	40
41	SPARE	20	1			10450			PANEL B12A	42
	TOTALS			26063	24270	26863				

LCL= 1.9 KVA LML= 6.4 KVA
TOTAL CONNECTED LOAD= 76.2 KVA+(7.3)(26%) = 77.0 KVA, 214 AMPS
FULL LOAD AMPS-FLA= 209

DEMAND LOAD = 50.6 KVA+ (General Load) 10 KVA + (REC) 14.6 KVA x .5+ (REC DEMAND) 7.3 KVA x .25 (LCL/LML) 69.7 KVA 193.5 AMPS

Type: LOAD CENTER
Volt: 120/208V, 3 Phase, 4W
Mtg. FLUSH
Main CB: None
Fed From: B12

PANEL "B12A"

Location: STORAGE ROOM COMMUNITY BUILDING

Mains: 125A
Neut. Bar: 125A
Lugs: #2
C.B. Int. Rating: 1

CIR No.	DESCRIPTION	CB AMP	CB POLE	LOAD A	LOAD B	LOAD C	CB POLE	CB AMP	DESCRIPTION	CIR No.
1	REC. EXT.	20	1	180 2240			2	HACR 30	HP-1	2
3	LIGHTING	20	1		1055 2240				HP-1	4
5	SPARE	20	1			2240	2	HACR 30	HP-2	6
7	ACCESS CONTROL PANELS	20	1	200 2240					HP-2	8
9	WATER HEATER WH-2	20	2		2080		1	20	SPARE	10
11	WATER HEATER WH-2					2080	1	20	SPARE	12
13	REC. MTG. RM. + CORRIDOR	20	1	1080 80			1	15	SF-1,2,3,4	14
15	SPARE	20	1		720		1	20	REC. LOBBY AND CORRIDOR	16
17	REC. OFFICE	20	1			900 1080	1	20	REC. OFFICE	18
19	REC. OFFICE	20	1	1260 720			1	20	REC. OFFICE	20
21	SPARE	20	1		900		1	20	REC. COMMUNITY GROUP OFFICE	22
23	SPARE	20	1			360	1	20	REC. RESTROOMS	24
25	REC. OFFICE	20	1	720 900			1	20	REC. OFFICE	26
27	WATER HEATER WH-2	20	2		2080 1710		2	HACR 20	HP-5	28
29	WATER HEATER WH-2					2080 1710			HP-5	30
31										32
33										34
35										36
37										38
39										40
41										42
	TOTALS			9620	10785	10450				

LCL= 0.8 KVA LML= 1.7 KVA
TOTAL CONNECTED LOAD= 30.9 KVA+(2.5)(25%) = 31.5 KVA, 87 AMPS
FULL LOAD AMPS-FLA= 86

PANELBOARD NOTES:
● PROVIDE LOCK-ON DEVICE.
GFCI GROUND FAULT CIRCUIT INTERRUPTER

SHEET NOTES:

1 SERIES RATED FOR 65 KAIC.

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

BWF
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
JOHN VOLKERT
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER: 2403
DRAWN BY: S.M.
CHECKED BY: M.V.
ISSUE DATE: 03 / 06 / 2026
SCALE: AS NOTED
TITLE:
ELECTRICAL
PANELBOARD SCHEDULES

SHEET:

E5.01

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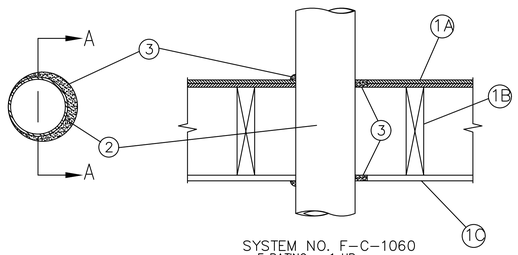


SYSTEM NO. F-C-1060
F RATING-- 1 HR
T RATING-- 1-1/4 HR

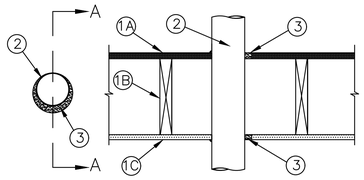
2 E7.01 SYSTEM No. F-C-1060
SCALE: NTS

1. Floor-Ceiling Assembly – The 1 hr fire–rated solid or trussed lumber joist floor–ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor–Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor–ceiling assembly are summarized below:

A. Flooring System – Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor–Ceiling Design. Max diam of opening is 5–1/2 in. (140 mm).
B. Wood Joists – Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* – Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor–Ceiling Design. Max diam of opening is 5–1/2 in. (140 mm).

1.1 Chase Wall (Optional, not. shown) – The through penetrants (Item No. 2) may be routed through a fire–rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor–ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs – Nom 2 in. by 6 in. (51 mm by 152 mm) or double nom 2 in. by 4 in. (51 mm by 102 mm) lumber studs.
B. Sole Plate – Nom 2 in. by 6 in. (51 mm by 152 mm) or parallel 2 in. by 4 in. (51 mm by 102 mm) lumber plates, tightly butted. Max diam of opening is 5–1/2 in. (140 mm).
C. Top Plate – The double top plate shall consist of two nom 2 in. by 6 in. (51 mm by 152 mm) or two sets of parallel 2 in. by 4 in. (51 mm by 102 mm) lumber plates, tightly butted. Max diam of opening is 5–1/2 in. (140 mm).
D. Gypsum Board* – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.



System No. F-C-1094
May 18, 2005
F Rating - 1 Hr
T Rating - 1/4 Hr

2. Through Penetrants – One or more metallic pipes, conduits, tubes or flexible metal pipes installed concentrically or eccentrically within opening. Annular space between penetrants and periphery of opening to be min 0 in. (point contact) to max 1–3/8 in. (0 mm to max 35 mm). Penetrants to be rigidly supported on both sides of floor–ceiling. The following types and sizes of penetrants may be used:

A. Steel Pipe – Nom 4 in. (102 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe – Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit – Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or nom 6 in. (152 mm) rigid steel conduit.
D. Copper Tubing – Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe – Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
F. Through Penetrating Product* – Flexible Metal Piping –The following types of steel flexible metal gas piping may be used:

1. Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

OMEGA FLEX INC.

2. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

TITEFLEX CORP, A BUNDY CO.

3. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

WARD MFG INC.

3. Fill,Void or Cavity Materials* - Caulk or Sealant – Min 3/4 in. (19 mm) thickness of caulk applied within annulus, flush with top surface of floor or sole plate. Min 5/8 In. (16 mm) thickness of caulk applied within annulus, flush with bottom surface of ceiling or top plate. Min 1/4 in. (6 mm) diam bead of caulk applied at point contact locations at penetrant/floor or sole plate interface on top surface of floor or sole plate and at penetrant/ceiling or top plate interface.

3M COMPANY – IC 15WB+, CP 25WB+ caulk or FB–3000 WT sealant.

*Bearing the UL Classification Marking

4 E7.01 SYSTEM No. F-C-1094
SCALE: NTS

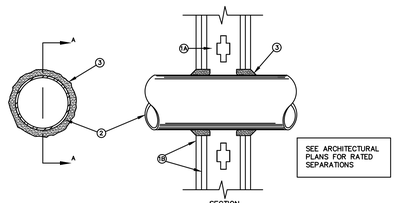
1. Floor-Ceiling Assembly – The 1 hr fire–rated solid or trussed lumber joist floor–ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor–Ceiling Designs in the UL Fire Resistance Directory.
The general construction details of the floor–ceiling assembly are summarized below:

A. Flooring System – Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor–Ceiling Design. Max diam of opening is 5 in.
B. Wood Joists – Nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or StructuralWood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor–Ceiling Design. Max diam of opening is 5 in.

1.1 ChaseWall(Optional, not shown) – The through penetrants (Item No. 2) may be routed through a fire–rated single, double or staggered wood stud/gypsum wall board chase wall having a fire rating consistent with that of the floor–ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A Studs – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
B Sole Plate – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
C Top Plate – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in.
D Gypsum Board* – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Through Penetrants – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the opening, approx midway between joists or trusses. The annular space between penetrant and periphery of opening shall be min 0 in. to max 7/8 in. Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubings may be used:
A. Steel – Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe – Nom 4 in. diam (or smaller) cast or ductile iron pipe.
C. Conduit – Nom 4 in. diam (or smaller) steel conduit, or nom 4 in. (or smaller) steel electrical metallic tubing.
D. Copper – Tubing Nom 4 in. diam (or smaller) Type M (or heavier) copper tube.
E. Copper Pipe – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. Fill Void or Cavity Materials* - Caulk – Min 3/4 in. thickness of caulk applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of caulk applied within the annulus, flush with bottom surface of ceiling or top plate. Min 1/2 In. diam bead of caulk applied to the penetrant/floor or sole plate interface at point contact location on the top surface of floor or sole plate and at the penetrant/ceiling or top plate interface at point contact location on lower surface of assembly.
MINNESOTA MINING & MFG CO – FD–150+



SEE ARCHITECTURAL PLANS FOR RATED SEPARATIONS

SECTION A–A
(STUD WALL)

F Ratings - 1, 2, 3 and 4 Hr (See Items 2 and 3)
T Ratings - 0, 1, 2, 3, and 4 Hr (See Item 3)
L Rating At Ambient - less than 1 CFM/sq ft
L Rating At 400 F - less than 1 CFM/sq ft

NOTES:
1. WALL ASSEMBLY – THE 1, 2, 3 OR 4 HR FIRE–RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS – WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX 2 HR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC WITH NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN 3–5/8 IN. (92 MM) WIDE BY 1–3/8 IN. (35 MM) DEEP CHANNELS SPACED MAX 24 IN. (610 MM) OC.

B. GYPSUM BOARD* – NOM 1/2 OR 5/8 IN. (13 OR 16 MM) THICK, 4 FT. (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 26 IN. (660 MM).

2. THROUGH PENETRANT – ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN OF 0 IN. (0 MM) (POINT CONTACT) TO MAX 2 IN. (51 MM). PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
A. STEEL PIPE – NOM 24 IN. (610 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. IRON PIPE – NOM 24 IN. (610 MM) DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN. (305 MM) DIAM (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE.
C. CONDUIT – NOM 6 IN. (152 MM) DIAM (OR SMALLER) STEEL CONDUIT OR NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING
D. COPPER TUBING – NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING
E. COPPER PIPE – NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
F. THROUGH PENETRATING PRODUCT* – FLEXIBLE METAL PIPING – THE FOLLOWING TYPES OF STEEL FLEXIBLE METAL GAS PIPING MAY BE USED:

1. NOM 2 IN. (51 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING. PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

OMEGA FLEX INC

2. NOM 1 IN. (25 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING, PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

TITEFLEX CORP
A BUNDY CO

3. NOM 1 IN. (25 MM) DIAM (OR SMALLER) STEEL FLEXIBLE METAL GAS PIPING, PLASTIC COVERING ON PIPING MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

WARD MFG INC

3. FILL,VOID OR CAVITY MATERIAL* – CAULK OR SEALANT – MIN 5/8, 1–1/4,1–7/8 AND 2–1/2 IN. (16, 32, 48 AND 64 MM) THICKNESS OF CAULK FOR 1, 2, 3 AND 4 HR RATED ASSEMBLIES, RESPECTIVELY, APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/4 IN. (6 MM) DIAM BEAD OF CAULK APPLIED TO GYPSUM BOARD/PENETRANT INTERFACE AT POINT CONTACT LOCATION ON BOTH SIDES OF WALL.
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE.
THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

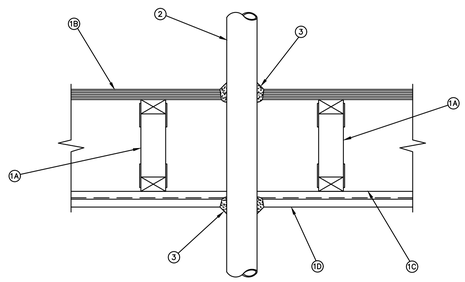
Max Pipe or Conduit Diam In. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0+, 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

+WHEN COPPER PIPE IS USED, T RATING IS 0 HR.

3M COMPANY – CP 25WB+ CAULK OR FB–3000 WT SEALANT,

*BEARING THE UL CLASSIFICATION MARKING

1 E7.01 SYSTEM NO.W-L-1001
NTS



(Formerly System No. 453)
F Rating - 1 Hr
T Rating - 1 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft

3 E7.01 SYSTEM No. F-C-1006
SCALE: NTS

1. **FLOOR-CEILING ASSEMBLY** - THE 1 HR FIRE RATED WOOD JOIST, WOOD TRUSS OR COMBINATION WOOD AND STEEL TRUSS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL L500-SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:

A. **JOISTS OR TRUSSES** - NOM 2 BY 10 IN. LUMBER JOISTS, MIN 12 IN. DEEP PARALLEL CHORD TRUSSES FABRICATED FROM NOM 2 BY 4 IN. LUMBER IN CONJUNCTION WITH GALV STEEL TRUSS PLATES OR **STRUCTURAL WOOD MEMBERS*** WITH BRIDGING AS REQUIRED.
B. **FLOORING** - NOM 3/4 IN. THICK PLYWOOD FLOORING WITH OR WITHOUT **FLOOR TOPPING MIXTURE*** , MAX DIAM OF OPENING IS 5 IN.
C. **FURRING CHANNELS** - RIGID OR RESILIENT GALV STEEL FURRING CHANNELS INSTALLED PERPENDICULAR TO BOTTOM CHORD OF TRUSSES.
D. **GYPSUM BOARD*** - NOM 4 FT WIDE BY 5/8 IN. THICK, SCREW-ATTACHED TO FURRING CHANNELS. MAX DIAM OF OPENING IS 1-1/4 IN.

1.1 CHASE WALL (OPTIONAL, NOW SHOWN) - THE THROUGH PENETRANTS (ITEM NO. 2) MAY BE ROUTED THROUGH A 1 HR FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYPSUM WALLBOARD CHASE WALL CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

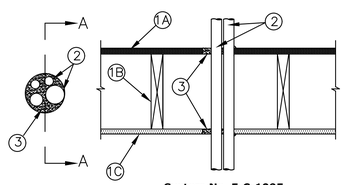
A. **STUDS** - NOM 2 BY 6 IN. OR DOUBLE NOM 2 BY 4 IN. LUMBER STUDS.
B. **SOLE PLATE** - NOM 2 BY 6 IN. OR PARALLEL 2 BY 4 IN. LUMBER PLATES, TIGHTLY BUTTED.
C. **TOP PLATE** - THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 6 IN. OR TWO SETS OF PARALLEL 2 BY 4 IN. LUMBER PLATES, TIGHTLY BUTTED. MAX DIAM OF OPENING IS 5 IN.
D. **GYPSUM BOARD*** - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.

2. **PIPE OR CONDUIT** - NOM 10 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE OR CAST IRON PIPE, NOM 4 IN. DIAM (OR SMALLER) STEEL CONDUIT OR STEEL EMT OR NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. PIPE TO BE INSTALLED APPROX MIDWAY BETWEEN JOISTS OR TRUSSES AND CENTERED IN CIRCULAR CUTOUTS. DIAM OF CIRCULAR CUTOUTS IS 1/4 IN. TO 1/2 IN. LARGER THAN DIAM OF THE PIPE. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.

3. **FILL,VOID OR CAVITY MATERIALS* - CAULK OR SEALANT** - MIN 3/4 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE. MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTTOM SURFACE OF CEILING OR TOP PLATE. AN ADDITIONAL MIN 1/4 IN. CROWN OF FILL MATERIAL APPLIED TO PERIMETER OF PENETRANT AT ITS EGRESS FROM THE TOP OF FLOORING AND UNDERSIDE OF CEILING OR FROM TOP OF SOLE PLATE AND UNDERSIDE OF TOP PLATE.

3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.

*BEARING THE UL CLASSIFICATION MARKING



System No. F-C-1095
May 18, 2005
F Rating - 1 Hr
T Rating - 3/4 Hr

1. Floor-Ceiling Assembly – The 1 hr fire–rated solid or trussed lumber joist floor–ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor–Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor–ceiling assembly are summarized below:

A. Flooring System – Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor–Ceiling Design. Max diam of opening is 5 in. (127 mm).
B. Wood Joists – Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
C. Gypsum Board* – Nom 4 ft (122 cm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor–Ceiling Design. Max diam of opening is 5 in. (127 mm).

1.1 Chase Wall (Optional, not. shown) – The through penetrants (Item No. 2) may be routed through a fire–rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor–ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs – Nom 2 in. by 6 in. (51 mm by 152 mm) or double nom 2 in. by 4 in. (51 mm by 102 mm) lumber studs.
B. Sole Plate – Nom 2 in. by 6 in. (51 mm by 152 mm) or parallel 2 in. by 4 in. (51 mm by 102 mm) lumber plates, tightly butted. Max diam of opening is 5 in. (127 mm).
C. Top Plate – The double top plate shall consist of two nom 2 in. by 6 in. (51 mm by 152 mm) or two sets of parallel 2 in. by 4 in. (51 mm by 102 mm) lumber plates, tightly butted. Max diam of opening is 5 in. (127 mm).
D. Gypsum Board* – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Through Penetrants – One or more metallic pipes, conduits, tubes or flexible metal pipes installed concentrically or eccentrically within opening. Annular space between penetrants and periphery of opening to be min 0 in. (point contact) to max 1–1/2 in. (0 mm to max 38 mm). Space between penetrants to be min 1/4 in. to max 2 in. (6 mm to max 51 mm). Penetrants to be rigidly supported on both sides of floor–ceiling. The following types and sizes of penetrants may be used:

A. Steel Pipe – Nom 2 in. (51 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Iron Pipe – Nom 2 in. (51 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit – Nom 2 in. (51 mm) diam (or smaller) steel electrical metallic tubing (EMT) or nom 6 in. rigid steel conduit.
D. Copper Tubing – Nom 1–1/2 in. (38 mm) diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe – Nom 1–1/2 in. (38 mm) diam (or smaller) Regular (or heavier) copper pipe.
F. Through Penetrating Product* – Flexible Metal Piping–The following types of steel flexible metal gas piping may be used:

1. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

OMEGA FLEX INC.

2. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

TITEFLEX CORP,A BUNDY CO.

3. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

WARD MFG INC.

3. Fill,Void or Cavity Materials* - Caulk or Sealant – Min 3/4 in. (19 mm) thickness of caulk applied within annulus, flush with top surface of floor or sole plate. Min 5/8 In. (16 mm) thickness of caulk applied within annulus, flush with bottom surface of ceiling or top plate. Min 1/4 in. (6 mm) diam bead of caulk applied at point contact locations at penetrant/floor or sole plate interface on top surface of floor or sole plate and at penetrant/ceiling or top plate interface.

3M COMPANY – IC 15WB+, CP 25WB+ caulk or FB–3000 WT sealant.

*Bearing the UL Classification Marking

5 E7.01 SYSTEM No. F-C-1095
SCALE: NTS

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360 22nd ST, SUITE 600
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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
JOHN TOM WONG
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
FIRE STOP DETAILS

SHEET:

E7.01

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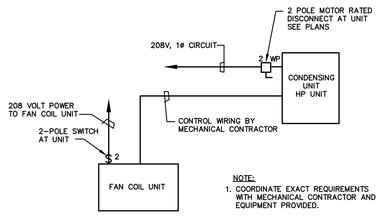
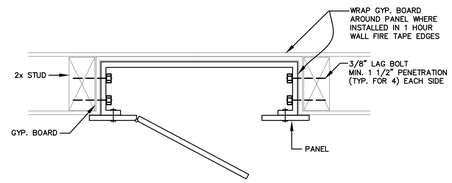


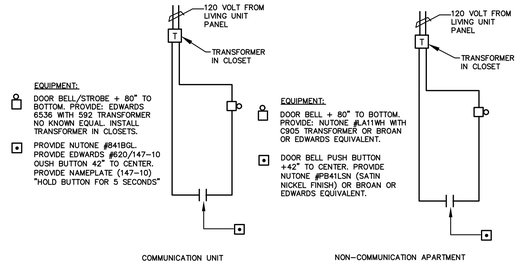
TYPICAL SINGLE PHASE HEAT PUMP WIRING

3 E7.02 SCALE: NTS



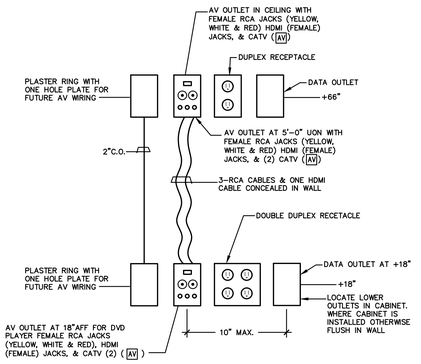
TYP. RECESSED PANEL OR LOAD CENTER

2 E7.02 SCALE: NTS



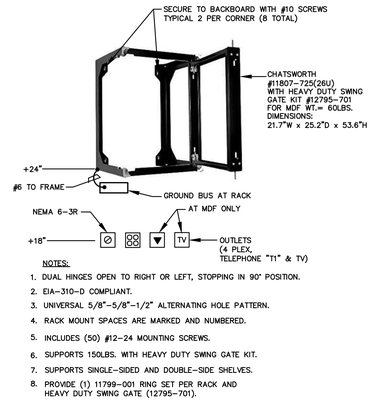
APARTMENT DOOR BELL SYSTEM

1 E7.02 SCALE: NTS



DVD-TV LOW VOLTAGE REQUIREMENTS

5 E7.02 SCALE: NTS

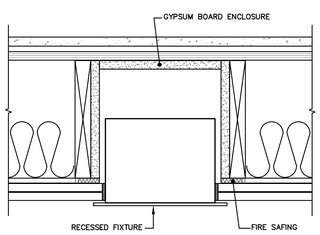


NOTES:
1. DUAL HINGES OPEN TO RIGHT OR LEFT, STOPPING IN 90° POSITION.
2. EIA-310-D COMPLIANT.
3. UNIVERSAL 5/8"-5/8"-1/2" ALTERNATING HOLE PATTERN.
4. RACK MOUNT SPACES ARE MARKED AND NUMBERED.
5. INCLUDES (50) #12-24 MOUNTING SCREWS.
6. SUPPORTS 150LBS. WITH HEAVY DUTY SWNG GATE KIT.
7. SUPPORTS SINGLE-SIDED AND DOUBLE-SIDE SHELVES.
8. PROVIDE (1) 11799-001 RING SET PER RACK AND HEAVY DUTY SWNG GATE (12795-701).

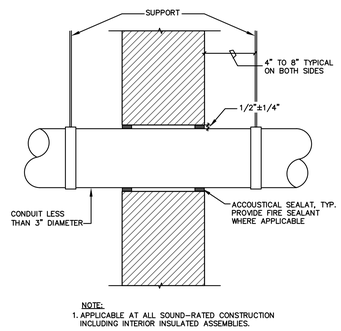
STANDARD SWING GATE RACK

4 E7.02 SCALE: NTS

6 E7.02 NOT USED

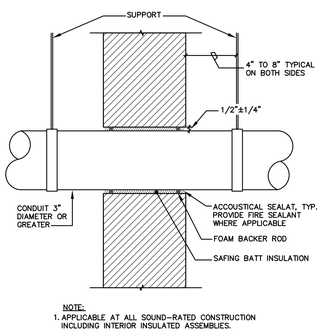


RECESSED LIGHT FIXTURE



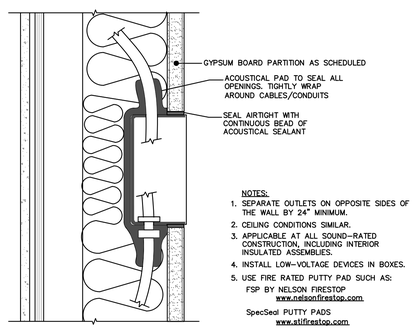
NOTE:
1. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES.

CONDUIT THRU WALL



NOTE:
1. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION INCLUDING INTERIOR INSULATED ASSEMBLIES.

OUTLET BOX IN SOUND RATED CONSTRUCTION



NOTES:
1. SEPARATE OUTLETS ON OPPOSITE SIDES OF THE WALL BY 24" MINIMUM.
2. CEILING CONDITIONS SIMILAR.
3. APPLICABLE AT ALL SOUND-RATED CONSTRUCTION, INCLUDING INTERIOR INSULATED ASSEMBLIES.
4. INSTALL LOW-VOLTAGE DEVICES IN BOXES.
5. USE FIRE RATED PUTTY PAD SUCH AS:
   - FSP BY NELSON FIRESTOP www.nelsonfirestop.com
   - SpecSeal PUTTY PADS www.stifirestop.com
   - Dottie #68 (www.ihdottie.com)
   - BioStop www.biofireshield.com

ACOUSTICAL GUIDELINES FOR SEALING ELECTRICAL OUTLET BOXES IN ACOUSTICALLY RATED PARTITIONS

APPLY ACOUSTICAL BACKING PAD MATERIAL TO SEAL THE OUTSIDE FACES OF THE BACK AND SIDE OF ELECTRICAL OUTLET BOXES AT ALL ACOUSTICALLY RATED PARTITIONS. ACCEPTABLE OR APPROVED EQUIVALENT.

a. NELSON FIRE RATED FSP PUTTY PADS MANUFACTURED BY EGS ELECTRICAL www.nelsonfirestop.com
b. BioStop FIRE RATED PUTTY PADS. www.biofireshield.com
c. SpecSeal PUTTY PADS www.stifirestop.com
d. IsoBacker OUTLET BACKER PAD BY KINETICS NOISE CONTROL www.kineticsnoise.com

LEAVE A 1/4" GAP BETWEEN THE OUTLET BOX AND GYPSUM BOARD. SEAL THE GAP WITH ACOUSTICAL, NON-HARDENING CAULK SUCH AS USG ACOUSTICAL SEALANT (1-3 HR. FIRE RATED) OR APROVED EQUIVALENT.

IF OUTLET BOXES ARE TO BE PLACED ON BOTH SIDES OF A WALL ASSEMBLY, OFFSET THE BOXES BY AT LEAST ONE STUD CAVITY, IF POSSIBLE.

FOR OUTLETS ON DRYWALL WHICH BY RESILIENT CHANNELS OR RESILIENT ISOLATION CLIPS USE "OLD WORK" TYPE BOXES. i.e BOXES WHICH ARE FULLY SUPPORTED BY THE DRYWALL. AVOID CONTACT BETWEEN BOX AND FRAMING, PIPING OR ANY OTHER ELEMENT, WITH THE EXCEPTION OF BATT INSULATION, IF ANY IS USED, AND THE DRYWALL ON WHICH THE BOX IS MOUNTED.

PLASTER RING, OPEN BOOK BOXES OR MOUNTING PLATES ARE NOT ALLOWED AT ACOUSTICALLY RATED PARTITIONS.

INSTALL OUTLET BOXES FREE AND CLEAR OF ALL PLUMBING SERVICES AND MISCELLANIOUS APPURTENANCES LOCATED IN STUD SPACES.

ACOUSTICAL TREATMENT DETAILS - VERIFY EXACT DETAILS WITH ARCHITECTURAL DRAWINGS & ACOUSTICAL REPORT

6 E7.02 SCALE: NTS

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ELECTRICAL ENGINEERS
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24020
JOB NUMBER

GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

STAMP:

REGISTERED PROFESSIONAL ENGINEER — No. E 11460 — Exp. 12/31/27 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE: **ELECTRICAL DETAILS**

SHEET: **E7.02**

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 1 of 8)
Project Address: 105 Drake Ave		Date Prepared:	12-11-25

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for Indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Sausalito	04 Total Conditioned Floor Area (ft²)	3,231
02	Climate Zone	3	05 Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	2

● Office ● Support Areas

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	3231	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	3231			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 2 of 8)
		Date Prepared:	12-11-25

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 /170.2(e)	Allowed Lighting Power per 140.6(b) /170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) /170.2(e) (Watts)						Compliance Results
	01	02	03	04	05		06	07		08		09	
	Complete Building 140.6(c)1	Area Category 140.6(c)2 /170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 /170.2(e)4B (+)		Total Allowed (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 /170.2(e)1B (-)		Total Adjusted (Watts) *Includes Adjustments		05 must be >= 08 140.6 /170.2(e)	
	[See Table I]	[See Table I]	[See Table J]	[See Table K]			[See Table F]	[See Table P]					
Conditioned		2,279.7			=	2,279.7	2,204.7		=	2204.7	≥		COMPLIES
Unconditioned					=				=		≥		
Controls Compliance (See Table H for Details)													COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)													

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 3 of 8)
		Date Prepared:	12-11-25

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change [1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
D	Round Surface LED	No	NA	12	Mfr. Spec	8	No	96	☐	☐
F-FL-FLP	4' wrap around LED	No	NA	37.2	Mfr. Spec	2	No	74.4	☐	☐
A2	LED Strip	No	NA	19.7	Mfr. Spec	1	No	19.7	☐	☐
M-ML	Linear Led	No	NA	39	Mfr. Spec	35	No	1,365	☐	☐
NL	Linear LED	No	NA	55.6	Mfr. Spec	9	No	500.4	☐	☐
OL	Cable hung LED	No	NA	74.6	Mfr. Spec	2	No	149.2	☐	☐
Total Designed Watts: CONDITIONED SPACES								2,204.7		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B /170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2] *Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) /160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 4 of 8)
		Date Prepared:	12-11-25

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
								Field Inspector	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) /160.5(b)4A	Multi-Level Controls 130.1(b) /160.5(b)4B	Shut-Off Controls 130.1(c) /160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) /160.5(b)4D	Secondary Daylighting 130.1(d) /160.5(b)4D	Interlocked Systems 140.6(a)1/1 70.2(e)2A	Pass	Fail
Lobbies	Main Entry Lobby	Readily Accesible	Dimmer	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐
restrooms	Restroom	Readily Accesible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
copy	Copy Room	Readily Accesible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Small Offices	Office (<=250 square feet)	Readily Accesible	Dimmer	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐
large office	Office (>250 square feet)	Readily Accesible	Dimmer	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐
conference and meeting rooms	Conference, Multipurpose and Meeting Area	Readily Accesible	Dimmer	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐
corridor	Corridor	Readily Accesible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐
community room	Civic Meeting Place	Readily Accesible	Dimmer	Occupancy Sensor	NA: General Ltg 120W	NA: General Ltg 120W	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 5 of 8)
		Date Prepared:	12-11-25

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

	13
	Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Lobbies	Main Entry Lobby	0.7	507	354.9	No	No
restrooms	Restroom	0.65	217	141.05	No	No
copy	Copy Room	0.5	99	49.5	No	No
Small Offices	Office (<=250 square feet)	0.65	619	402.35	No	No
large office	Office (>250 square feet)	0.6	377	226.2	No	No
conference and meeting rooms	Conference, Multipurpose and Meeting Area	0.75	354	265.5	No	No
corridor	Corridor	0.4	224	89.6	No	No
community room	Civic Meeting Place	0.9	834	750.6	No	No
			3,231	2,279.7	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 6 of 8)
		Date Prepared:	12-11-25

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 7 of 8)
		Date Prepared:	12-11-25

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
LMCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Lobbies; restrooms; copy; Small Offices; large office; conference and meeting rooms; corridor; community room

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			LMCC-LTI-01-E
Project Name: Golden Gate Village		Report Page:	(Page 8 of 8)
Project Address: 105 Drake Ave, Sausalito, CA 94965		Date Prepared:	12-11-25

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: MICHAEL VOIGTLANDER	Documentation Author Signature: Michael Voigtlander	Digitally signed by Michael Voigtlander DN: cn=Michael Voigtlander, o=Bwf Consulting Engineers, ou=MEP Engineering, email=mvoigtlander@bwfce.com, c=US Date: 2025.12.17 15:27:59-08'00'
Company: BWF Consulting Engineers	Signature Date: 12-11-25	
Address: 220 S. Spruce Ave Suite 203	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220	

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 will ensure that a completed signed 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. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Michael Voigtlander	Responsible Designer Signature: Michael Voigtlander	Digitally signed by Michael Voigtlander DN: cn=Michael Voigtlander, o=Bwf Consulting Engineers, ou=MEP Engineering, email=mvoigtlander@bwfce.com, c=US Date: 2025.12.17 15:28:16-08'00'
Company: BWF Consulting Engineers	Date Signed: 12-11-25	
Address: 220 S. Spruce Ave Suite 203	License: B11460	
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220	

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220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

2402
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
INTERIOR LIGHTING ENERGY COMPLIANCE FORMS - COMMUNITY BUILDING

SHEET:

E8.01

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2i, for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)48v for outdoor lighting scopes using the prescriptive path for low-rise multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Golden Gate Village	**Report Page:** **(Page 1 of 8)**
Project Address: 105 Drake Ave	**Date Prepared:** 12-12-25

A. GENERAL INFORMATION

01	Project Location (city)	Sausalito	04 Total Illuminated Hardscape Area (ft^2)	75726
02	Climate Zone	3		
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project			
● Multi-family/ MF Mixed-use <4 stories				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2i, / 180.2(b)48v for alterations.

My Project Consists of:

01	02
☐ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ● No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☒ >= 50%	64	40% Reduced Wattage Exception per 141.0(b)2i.1 / 180.2(b)48v

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 2 of 8)**
	Date Prepared: 12-12-25

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2i / 180.2(b)48v												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)3 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2i, / 180.2(b)48v (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
----	+	----	+	----	+	----	+	----	OR	6,067.2	=	6,067.2	≥	2,451.4	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 3 of 8)**
	Date Prepared: 12-12-25

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the table below. For altered lighting systems using the Existing Power method per 141.0(b)2i only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1,2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) /160.5(c)1 [4]	Field Inspector Pass	Fail
B	Soffit light ☐ Linear	20	Mfr. Spec	9	Existing Alteration	☐	180	NA; < 6200 lumens	☐	☐
C	Wall Mount LED ☐ Linear	15	Mfr. Spec	9	Existing Alteration	☐	135	NA; < 6200 lumens	☐	☐
S1	Area flood light ☐ Linear	43.6	Mfr. Spec	49	Existing Alteration	☐	2,136.4	NA; < 6200 lumens	☐	☐
					Total Design Watts:		2451.4			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 4 of 8)**
	Date Prepared: 12-12-25

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain, be unswitched and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas In Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector Pass	Fail
Building Entry: "B"	Astronomical Timer	Provided	Provided	☐	☐
Building Entry: "C"	Astronomical Timer	Provided	Provided	☐	☐
General pathway lighting: "S1"	Astronomical Timer	Provided	Provided	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 5 of 8)**
	Date Prepared: 12-12-25

H. OUTDOOR LIGHTING CONTROLS

Outdoor Lighting Controlled from Inside Multifamily Dwelling Units

01	02	03	04
Space Name	Compliant Light Sources[1,2] 160.5(a)1	Mandatory Controls 160.5(a) Shut-Off	Recessed Downlights[3] 160.5(a)11C
Apartments	LED	Manual + Astrn. Time-switch	*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; and v. Lamps and other separable light sources that are not compliant with the IA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.*

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

I. LIGHTING POWER ALLOWANCE (per 140.7 /170.2(e))

This section does not apply to this project.

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 6 of 8)**
	Date Prepared: 12-12-25

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This table includes all existing luminaires being replaced to establish the lighting power allowance per 141.0(b)2Li, 141.0(b)2Lii, 180.2(b)48vb and 180.2(b)48vc. Existing luminaires that are remaining or being moved should NOT be included.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Existing Conditions Wattage:

01	02	03	04	05	06	07	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1,2]	How is Wattage determined	# of Luminaires Being Replaced[2]	Existing Watts	Field Inspector Pass	Fail
B	Soffit Light	60	NAB Default	6	360	☐	☐
C	Wall Mount area light	60	NAB Default	9	540	☐	☐
S1	area flood light HPS	188	NAB Default	49	9212	☐	☐
				Total Existing Watts	10112		
				Allowance per 141.0(b)2i. / 180.2(b)48vc	6067.2		

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) /160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 7 of 8)**
	Date Prepared: 12-12-25

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

LMCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no LMCA forms required for this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-LTO-01-E
Project Name: Golden Gate Village	**Report Page:** **(Page 8 of 8)**
Project Address: 105 Drake Ave, Sausalito, CA 94965	**Date Prepared:** 12-12-25

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: MICHAEL VOIGTLANDER	Documentation Author Signature: Michael Voigtlander
Company: BWF Consulting Engineers	Signature Date: 12-12-25
Address: 220 S. Spruce Ave Suite 203	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220

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 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 will ensure that a completed signed 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. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Michael Voigtlander	Responsible Designer Signature: Michael Voigtlander
Company: BWF Consulting Engineers	Date Signed: 12-12-25
Address: 220 S. Spruce Ave Suite 203	License: #11460
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220

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220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

2402
JOB NUMBER

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

STAMP:

REGISTERED PROFESSIONAL ENGINEER
JOHN YORK VOIGTLANDER
No. E 11460
Exp. 12/31/27
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
EXTERIOR LIGHTING ENERGY COMPLIANCE FORMS

SHEET:

E8.02

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings and 160.6 and 160.9 for electrical systems in newly constructed low-rise multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies in low-rise multifamily mixed-use buildings will also use this document to demonstrate compliance per 141.0(e) or 141.0(b)2P for alterations. For low-rise multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4bvii	
Project Name: Golden Gate Village	**Report Page:** (Page 1 of 6)
Project Address: 105 Drake Ave	**Date Prepared:** 12-12-25

A. GENERAL INFORMATION

01	Project Location (city)	Sausalito	02	Climate Zone	3
			03	Occupancy Types Within Project:	Multi-family/ MF Mixed-use <4 stories (Addition or Alteration)

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work [1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
Exterior of each building. See E1.01, E2.10, E2.12 Typical times 8 buildings.	New electrical service equipment and meter	160	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Golden Gate Village	**Report Page:** (Page 2 of 6)
	Date Prepared: 12-12-25

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

Sheet E1.01, E2.11 Building B11	New electrical service equipment and meter	160	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒
E1.01 and E2.13 Building C2	New electrical service equipment and meter	82	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒
Sheet E1.01 and E2.14	New electrical service equipment and meter	73	☐	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☒

[1] FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Golden Gate Village	**Report Page:** (Page 3 of 6)
	Date Prepared: 12-12-25

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND		AND	Yes	AND	Yes		COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

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

F. SERVICE ELECTRICAL METERING

This section does not apply to this project.

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This section does not apply to this project.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2P(ii)/ 180.2(b)4Bviic.

01	02	03	04	05

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
	Report Page: (Page 4 of 6)
	Date Prepared: 12-12-25

H. VOLTAGE DROP

Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method		Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
					Pass	Fail
Exterior of each building. See E1.01, E2.10, E2.12 Typical times 8 buildings.	☒ Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E2.01, E2.02	☐	☐
Sheet E1.01, E2.11 Building B11	☒ Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E2.01	☐	☐
E1.01 and E2.13 Building C2	☒ Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E2.03	☐	☐
Sheet E1.01 and E2.14	☒ Voltage drop less than 5%	☐ Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E2.04	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*
[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d). Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
Offices	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	Sheet E4.17	☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Golden Gate Village	**Report Page:** (Page 5 of 6)
	Date Prepared: 12-12-25

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

Conference and meeting rooms	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E4.17	☐	☐
Lobby	Split-wired receptacle	Occupancy Sensor	NA: Building does not require demand responsive lighting controls per 110.12(c)	☒	E4.17	☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*
[1] FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements. .

J. ELECTRIC READY BUILDINGS

This section does not apply to this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
LMCI-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no LMCA forms required for this project.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	LMCC-ELC-01-E
Project Name: Golden Gate Village	**Report Page:** (Page 6 of 6)
Project Address: 105 Drake Ave, Sausalito, CA 94965	**Date Prepared:** 12-12-25

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: MICHAEL VOIGTLANDER	Documentation Author Signature: Michael Voigtlander
Company: BWF Consulting Engineers	Signature Date: 12-12-25
Address: 220 S. Spruce Ave Suite 203	CEA/HERS Certification Identification (if applicable):
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220

Digitally signed by Michael Voigtlander
DN: cn=Michael Voigtlander, o=BWF Consulting Engineers, ou=Mechanical, email=mvoigtlander@bwfce.com, c=US
Date: 2025.12.12 12:43:58 -08'00'

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 will ensure that a completed signed 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. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Michael Voigtlander	Responsible Designer Signature: Michael Voigtlander
Company: BWF Consulting Engineers	Date Signed: 12-12-25
Address: 220 S. Spruce Ave Suite 203	License: E11460
City/State/Zip: South San Francisco, CA 94080	Phone: (650) 871-0220

Digitally signed by Michael Voigtlander
DN: cn=Michael Voigtlander, o=BWF Consulting Engineers, ou=Mechanical, email=mvoigtlander@bwfce.com, c=US
Date: 2025.12.12 12:44:20 -08'00'

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SANTA ROSA, CA 95407

BWF
CONSULTING ENGINEERS
ELECTRICAL ENGINEERS
220 SO. SPRUCE AVENUE, SUITE 203
SO. SAN FRANCISCO, CALIFORNIA 94080
(650) 871-0220

2402O
JOB NUMBER

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

STAMP:



DATE SIGNED: Mar. 12, 26

ISSUANCE SCHEDULE

	PERMIT SET - PHASE 1	8 / 21 / 2025
	GMP SET - PHASE 1	12 / 12 / 2025
1	PLAN CHECK RESPONSE - PHASE 1	12 / 19 / 2025
2	PLAN CHECK RESPONSE 2 - PHASE 1	1 / 16 / 2026

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	S.M.
CHECKED BY:	M.V.
ISSUE DATE:	03 / 06 / 2026
SCALE:	AS NOTED

TITLE:
ELECTRICAL
POWER DISTRIBUTION
ENERGY COMPLIANCE FORMS

SHEET:

E8.03

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DESIGN STANDARDS

0.1 Logo & Type
0.2 - 0.3 Colors

EXTERIOR SIGNS

e0.0 Site Plan, Exterior Signage

e1.0-0 eAa.1 - Unit ID Numerals
e1.1-0 eAa.2 - Unit ID ADA Plaque

e2.2-0 eBc - Building B-C-E Address Sign

e3.0-0 eDa - Primary Vehicular Directional

e4.1-0 eMb - Monument Sign at Admin/Community Buildings

INTERIOR SIGNS

i0.0 Site Plan, Exterior Signage

i1.0-0 iAc - Room ID
i1.1-0 iAd - Exit Route
i1.2-0 iAt - Restroom ID

i2.0-0 iRb - Title 24 Restroom Plaque

GOLDEN GATE VILLAGE

105 Drake Avenue
Sausalito, CA 94965
#5714-200

Environmental Graphics
Design Development
PHASE 1

December 11, 2025

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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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GOLDEN GATE VILLAGE
105 DRAKE AVENUE
SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW

PHASE
Construction Documentation

SIGN TYPE
Logo & Type

SHEET
0.1

MATERIALS

M-01
TBD
TBD

VINYL

VIN-01
3M Reflective White Vinyl

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

PMS 173 *PMS 174* *PMS 180*

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
eAa.2 Unit ID ADA Plaque

BEAD BRAILLE

BB-01
Stock beads, painted to match plaque color
eAa.2 Unit ID ADA Plaque

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SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW

PHASE
Construction Documentation

SIGN TYPE
Colors & Materials

SHEET
0.2

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

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
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	12/12/2025
SCALE:	As indicated

TITLE:
SIGNAGE COVER PAGE

SHEET:
SI 0.0

PRELIMINARY - Not for Construction -

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EXTERIOR SIGNAGE


PICKLEBALL COURT
BASKETBALL COURT
COMMUNITY BUILDING
PLAYGROUND
DRAKE AVENUE
eMb
eBc
eDc
eAa.1
eAa.2
eBa
eCa
eDa
eEa
eEc
eAa.2
eAa.1
eBc
eDc
eCa
eB

Materials
Panel: Fabricated aluminum cabinet, 2 color painted with 2" stand-off from building
Copy: 1" acrylic, painted

Colors
Panel: PNT-03, Satin Clear
Copy: PNT-01

Typestyles
Copy: Toronto Subway Regular

Letter Heights
Copy: As Noted (Survey Required)

Installation Method
1. Mount to exterior wall with appropriate wood screws/toggle anchors
2. Engineering to be provided by signage fabricator



FRONT VIEW
Scale: 3/4" = 1'-0"

SIDE VIEW
Scale: 3/4" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B6
Scale: 1/8" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B12
Scale: 1/8" = 1'-0"

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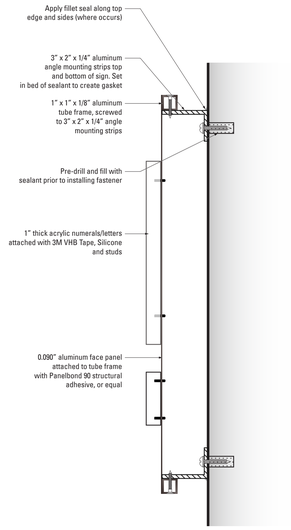
SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW
12/05/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
eBc
Building B-C-E
Address Sign

SHEET
e2.2-0



SECTION VIEW
Scale: 3" = 1'-0"



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SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW
12/05/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
eBc
Building B-C-E
Address Sign

SHEET
e2.2-1



FRONT VIEW / eBc-001
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-002
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-003
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-004
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-005
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-006
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-007
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-008
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-009
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-010
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-011
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-012
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-013
Scale: 1/4" = 1'-0"



FRONT VIEW / eBc-011
Scale: 1/4" = 1'-0"

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#5714-200

ISSUE/REVISION
07/24/2025 KW
12/05/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
eBc
Building B-C-E
Address Sign

SHEET
e2.2-2

INTENTIONALLY LEFT BLANK

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

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
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	12/12/2025
SCALE:	As indicated

TITLE:
EXTERIOR SIGNAGE

SHEET:
SI 1.1

PRELIMINARY - Not for Construction -

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Materials
Cabinet: 4" deep fabricated aluminum, painted
faced with .090 aluminum panels either side
Arrow: .090" aluminum, painted 2 colors (spray & mask)
Copy: 3M Reflective Vinyl

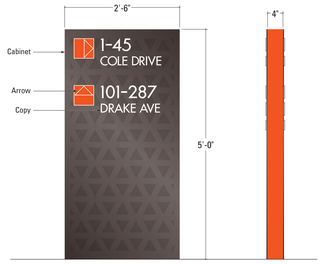
Colors
Cabinet: PNT-03, PNT-04
Arrow: PNT-01, PNT-04
Copy: VIN-01

Typestyles
Copy: Futura (Street names)
Toronto Subway (Numerals)

Letter Heights
Arrow: 5"
Copy: 3-1/4" (Numerals)
2-1/2" (Street Name)

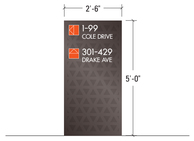
Installation Method
Direct burial in concrete pier per details.

Notes
1. Survey required to determine exact locations/copy.
2. Engineering to be provided by signage fabricator.



eDa 002
FRONT VIEW - Side A
Scale: 3/4" = 1'-0"

SIDE VIEW
Scale: 3/4" = 1'-0"



eDa 002
FRONT VIEW - Side B
Scale: 3/8" = 1'-0"



CONTEXT ELEVATION
Scale: 3/8" = 1'-0"

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GOLDEN GATE VILLAGE

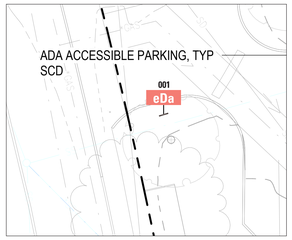
105 DRAKE AVENUE
SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW
12/11/2025 MLW

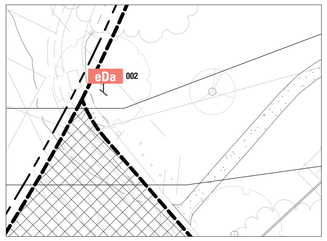
PHASE
Construction Documentation

SIGN TYPE
eDa
Primary Vehicular Directional

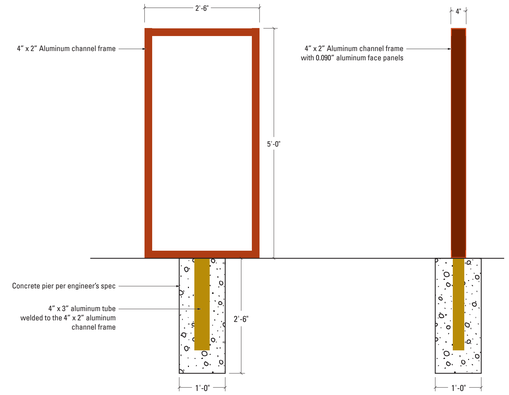
SHEET
e3.0-0



PLAN VIEW
Scale: 1/16" = 1'-0"



PLAN VIEW
Scale: 1/16" = 1'-0"



SECTION FRONT VIEW
Scale: 3/4" = 1'-0"

SECTION VIEW
Scale: 3/4" = 1'-0"

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#5714-200

ISSUE/REVISION
07/24/2025 KW
12/11/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
eDa
Primary Vehicular Directional

SHEET
e3.0-1

Materials
Panel: .090 aluminum on fabricated 4" aluminum tube frame, painted
Copy: 1/4" thick aluminum water-jet cut letters, painted
Posts: 4" square aluminum tube, painted

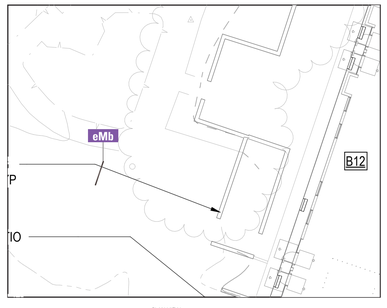
Colors
Panel: PNT-03
Copy: PNT-01 (face)
PNT-04 (returns)
Posts: PNT-03

Typestyles
Copy: Toronto Subway Regular

Letter Heights
Copy: As Noted (Survey Required)

Installation Method
In ground installation, reference fabrication drawings.

Notes
1. Survey required to determine exact locations
2. Engineering to be provided by signage fabricator



PLAN VIEW
Scale: 1/16" = 1'-0"



FRONT VIEW
Scale: 3/4" = 1'-0"

SIDE VIEW
Scale: 3/4" = 1'-0"



WEST CONTEXT ELEVATION / Bldg Type B12
Scale: 1/8" = 1'-0"

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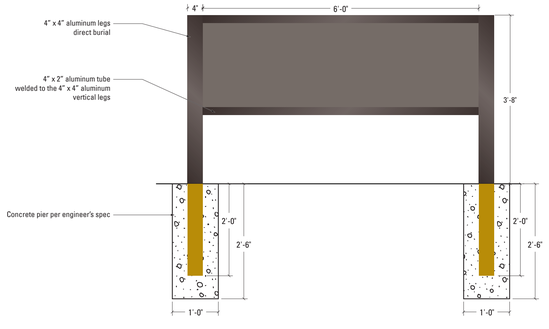
105 DRAKE AVENUE
SAUSALITO, CALIFORNIA 94965
#5714-200

ISSUE/REVISION
07/24/2025 KW
12/11/2025 MLW

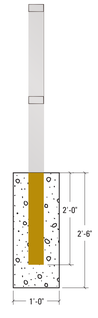
PHASE
Construction Documentation

SIGN TYPE
eMb
Monument Sign at
Admin & Community Bldgs

SHEET
e4.1-0



FRONT PANEL REMOVED
FRONT VIEW
Scale: 3/4" = 1'-0"



SIDE SECTION VIEW
Scale: 3/4" = 1'-0"

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07/24/2025 KW
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PHASE
Construction Documentation

SIGN TYPE
eMb
Monument Sign at
Admin & Community Bldgs

SHEET
e4.1-1

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GOLDEN GATE VILLAGE

105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

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
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	12/12/2025
SCALE:	As indicated

TITLE:
EXTERIOR SIGNAGE

SHEET:
SI 1.2

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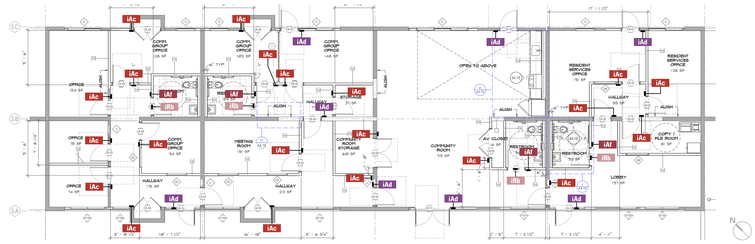
INTERIOR SIGNAGE



FLOOR PLAN
Scale: 3/32" = 1'-0"

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#5714-200

ISSUE/REVISION
07/25/2025 KW
12/09/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
Floor Plan
Interior Sign Locations
Phase 1

SHEET
i0.0

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
3M VHB tape on sidelight glass installations, with coverup second surface

FRONT VIEW / Additional Layouts
Scale: 6" = 1'-0"

FRONT VIEW
Scale: 6" = 1"

SIDE VIEW
Scale: 6" = 1"

CONTEXT ELEVATION
Scale: 3/4" = 1'-0"

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07/25/2025 KW
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PHASE
Construction Documentation

SIGN TYPE
iAc
Room ID

SHEET
i1.0-0

Materials
Plaque: 1/4" Acrylic, painted
Copy: 1/32" Adhesive-backed laser-cut Rowmark, painted
Braille: Bead Braille, painted

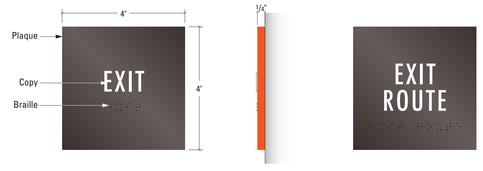
Colors
Plaque: PNT-03
Copy: RM-01
Braille: BB-01

Typestyles
Copy: Futura Condensed Medium

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".

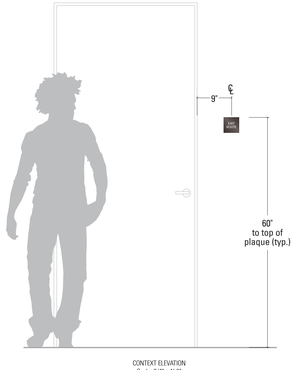
Installation Method
Mount to wall with 3M VHB tape and silicone.



FRONT VIEW
Scale: 6" = 1'-0"

SIDE VIEW
Scale: 6" = 1'-0"

FRONT VIEW / Additional Layout
Scale: 6" = 1'-0"



CONTEXT ELEVATION
Scale: 3/4" = 1'-0"

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ISSUE/REVISION
07/25/2025 KW
12/11/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
iAd
Exit Route ID

SHEET
i1.1-0

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105 DRAKE AVE., SAUSALITO, CA 94965

APN: 052-140-22, 052-140-41

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
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	12/12/2025
SCALE:	As indicated

TITLE:
INTERIOR SIGNAGE

SHEET:
SI 1.3

PRELIMINARY - Not for Construction -

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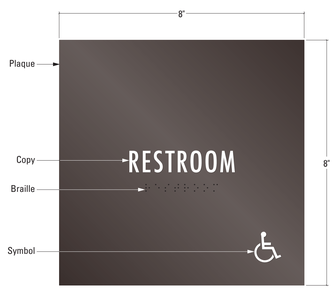
Materials
Plaque: 1/4" acrylic, painted
Copy + Symbol: 1/32" Adhesive-backed laser-cut Rowmark, unpainted
Braille: bead braille, unpainted

Colors
Plaque: PNT-03 (face)
PNT-04 (returns)
Copy + Symbol: RM-01
Braille: BB-01

Typestyles
Copy: Futura Condensed Medium

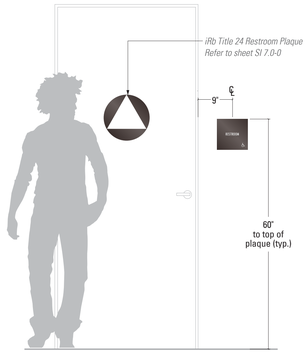
Letter Heights
Copy: 5/8"
Symbol: 1"

Installation Method
3M VHB tape & silicone for drywall installation



FRONT VIEW
Scale: 6" = 1"

SIDE VIEW
Scale: 6" = 1"



CONTEXT ELEVATION
Scale: 3/4" = 1'-0"

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#5714-200

ISSUE/REVISION
07/25/2025 KW
12/11/2025 MLW

PHASE
Construction Documentation

SIGN TYPE
iAf
Restroom ID

SHEET
i1.2-0

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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.

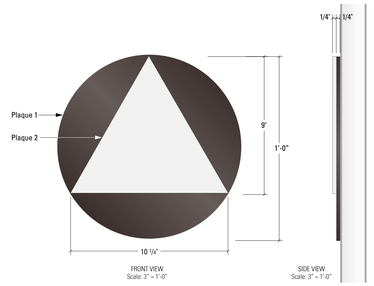
.....The circle symbol shall be located at entrances to women's toilet and bathing facilities. The circle shall be 1/4" thick and 12" in diameter.

.....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.

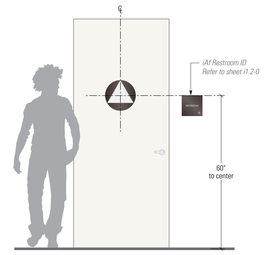
Installation Method
Mount to door with 3M VHB tape and silicone.

Notes
Confirm door color to confirm contrast to meet code.



FRONT VIEW
Scale: 3" = 1'-0"

SIDE VIEW
Scale: 3" = 1'-0"



CONTEXT ELEVATION - LEVEL 2
Scale: 1/2" = 1'-0"

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ISSUE/REVISION
07/25/2025 KW
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PHASE
Construction Documentation

SIGN TYPE
iRb
Title 24 Restroom Plaque

SHEET
i2.0-0

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APN: 052-140-22, 052-140-41

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
50% CD - PHASE 1	10/15/2025
GMP SET - PHASE 1	12/12/2025

REVISION SCHEDULE

NO.	ISSUE	DATE

JOB NUMBER:	2403
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	12/12/2025
SCALE:	As indicated

TITLE:
INTERIOR SIGNAGE

SHEET:
SI 1.4

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