

Hadley General Contractors, Inc.

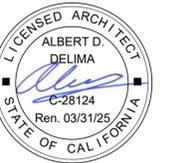
Tenant Improvements

1660 Tiburon Blvd.
Tiburon, CA
APN: 059-101-15



WJA ASSOCIATES, INC.
ARCHITECTS & ENGINEERS

1430 4th Street
San Rafael, CA 94901
T: 415.485.9797
www.waassoc.com



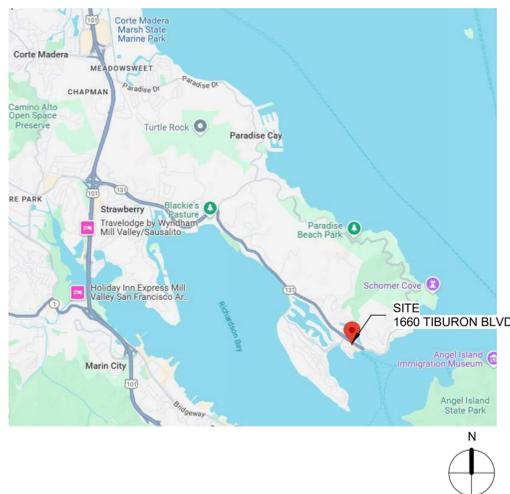
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Contractors, Inc.

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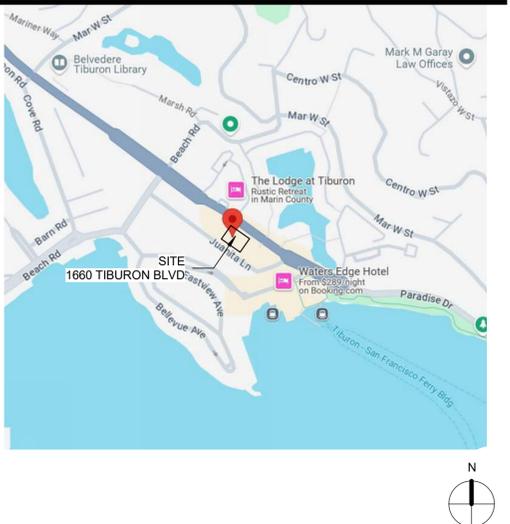
1660 Tiburon Blvd.
Tiburon, CA

APN: 059-101-15

REGIONAL MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER:
SIXTEEN-SIXTY, LLC
242 HIGHLAND AVE.
PENNGROVE, CA 94951

TEL: (415) 827-4987

CONTACT: JEFF HADLEY
EMAIL: jeff@hadleyconstruction.com

ARCHITECT:

W | A ASSOCIATES, INC.
1430 4TH STREET
SAN RAFAEL, CA 94901

TEL: (415) 485-9797
EMAIL: wa-adm@waassoc.com

CONTACT: ALBERT DELIMA

STRUCTURAL ENGINEER:

NOT APPLICABLE

CONTRACTOR:

HADLEY GENERAL CONTRACTORS, INC.
85 BEACH RD.
BELVEDERE, CA 94920

TEL: (415) 383-0583

CONTACT: JEFF HADLEY
EMAIL: JEFF@HADLEYCONSTRUCTION.COM

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE, NEC
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN CODE
- 2022 CALIFORNIA ENERGY CODE
- TIBURON MUNICIPAL CODE

PROJECT DESCRIPTION

DESIGN REVIEW APPLICATION:

- PARKING: REDUCE PARKING FROM 29 TO 25 SPACES
PROVIDE VAN ACCESSIBLE PARKING SPACE
PROVIDE VEHICULAR ACCESS FROM JUANITA LANE
- LIGHTING: ADD DOWN LIGHTING AT THE PARKING LOT ENTRY.
ADD EXTERIOR STAIRWAY LIGHTING.
- REPLACE EXTERIOR STAIRWAY
- REPLACE & WIDEN FRENCHWOOD DOOR FACING TIBURON BLVD.

PRESENTLY PERMITTED:

- GROUND FLOOR INTERIOR OFFICE RENOVATION
- ASSOCIATED DISABLED ACCESS UPGRADES
- MODIFY HVAC DISTRIBUTION (DUCTWORK) AS
REQUIRED TO ADDRESS THE PLAN CHANGES

PROJECT DATA

| | | |
|------------------------------|---|----------------------------|
| ZONING: | NC | (NO CHANGE) |
| FEMA FLOOD ZONE: | AE (EL 10' NAVD88) F.F. EL.-9.7' NAVD 88 | (NO CHANGE) (NO CHANGE) |
| CONSTRUCTION CLASSIFICATION: | VB w/ Sprinkler | (NO CHANGE) |
| OCCUPANCY CLASSIFICATION: | B | (NO CHANGE) |
| BUILDING HEIGHTS: | 2 stories (27'-8") | (NO CHANGE) |
| BUILDING AREA INFORMATION: | 2nd Floor: 3890 sf 1st Floor: 4520 sf | (NO CHANGE) (NO CHANGE) |
| EXISTING LOT AREA: | 180,000 sf | (NO CHANGE) |
| YEAR BUILT: | 1979 | (NO CHANGE) |

DRAWING INDEX

| | |
|------------------|--|
| ARCHITECTURAL | COVER |
| A-001 | Site Plan, Exiting, and Accessible Route |
| A-100 | Existing 1st Floor Plan |
| A-101 | Proposed 1st Floor Plan |
| A-102 | Second Floor Plans & Lighting Specifications |
| A-103 | Elevations & Section |
| A-201 | |
| ARCHITECTURAL: | 6 |
| NUMBER OF PAGES: | 6 |

DEFERRED SUBMITTALS

THE FOLLOWING SCOPES OF WORK SHALL BE DESIGN BUILD
CONTRACTOR SHALL SUBMIT PLANS AS REQUIRED BY THE BUILDING DEPT.

- 1) FIRE SPRINKLER MODIFICATION DESIGN
- 2) ELECTRICAL, LIGHTING DESIGN AND ASSOCIATED ENERGY COMPLIANCE
- 3) HVAC DISTRIBUTION MODIFICATIONS AND ASSOCIATED ENERGY COMPLIANCE

| MARK | DATE | DESCRIPTION |
|------|------------|--------------------|
| | 01/10/2025 | Plan Check |
| 1 | 02/05/2025 | PLAN CHECK RESP |
| 2 | 08/19/2025 | PLAN CHECK RESP II |
| 3 | 12/17/2025 | DESIGN REVIEW |

SCALE:

DRAWN BY: AD

CHECKED BY: AD

JOB NUMBER: 19011

SHEET TITLE

COVER

DRAWING

A-001

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PROJECT DESCRIPTION / SCOPE OF WORK:

SITE: REDUCE PARKING FROM 29 SPACES TO 25 SPACES
 PROVIDE COMPLIANT VAN ACCESSIBLE PARKING SPACE
 CREATE VEHICLE ENTRY FROM JUANITA LANE

BUILDING EXTERIOR:

REPLACE STAIRWAY W/ CONCRETE STAIR & METAL RAILS
 EXTERIOR LIGHTING: (see sheet A-103 for fixture details)
 ADD RECESSED DOWNLIGHTS AT PARKING LOT ENTRY
 ADD RECESSED STAIRWAY FOOTLIGHTING

BUILDING INTERIOR:

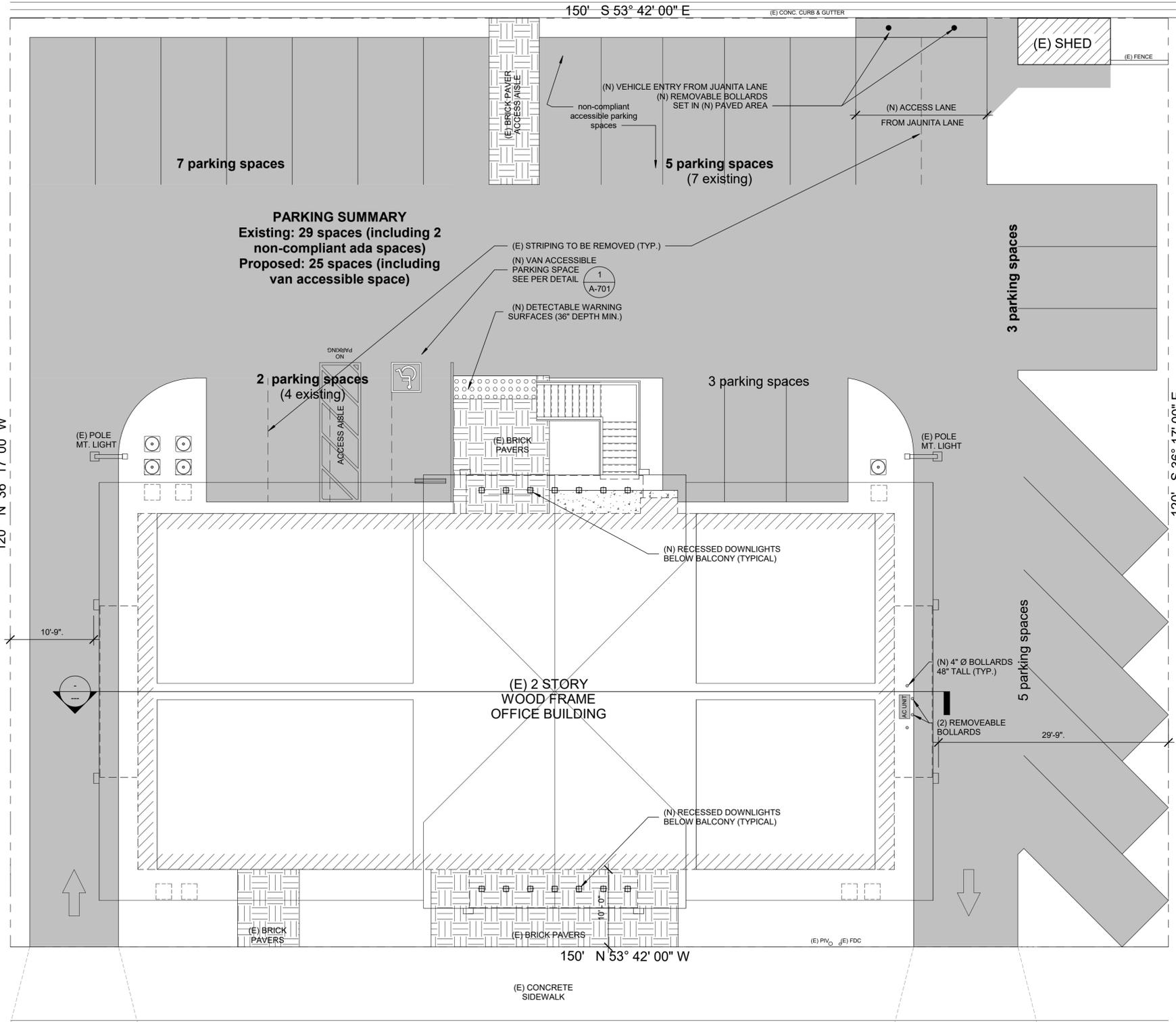
LOWER LEVEL: TENANT OFFICE IMPROVEMENT & ADA COMPLIANCE
 UPPER LEVEL: NO WORK PROPOSED

| SITE ZONING DATA | REQUIRED / ALLOWED | EXISTING | PROPOSED |
|------------------|---------------------|--------------------|-----------|
| LOT AREA | 10000 sf | 18000 sf | NO CHANGE |
| FRONT YARD | CUP/SPAR | 10 ft | NO CHANGE |
| REAR YARD | CUP/SPAR | 47 ft | NO CHANGE |
| RIGHT SIDE YARD | CUP/SPAR | 39.7 ft | NO CHANGE |
| LEFT SIDE YARD | CUP/SPAR | 10.7 | NO CHANGE |
| BUILDING HEIGHT | 38 ft | 28 ft | NO CHANGE |
| LOT COVERAGE | CUP/SPAR | 5150 sf 28.6% | NO CHANGE |
| FLOOR AREA | 6660 sf 0.37 FAR | 8500 sf .47 FAR | NO CHANGE |
| PARKING | 21 | 29 | 25 |

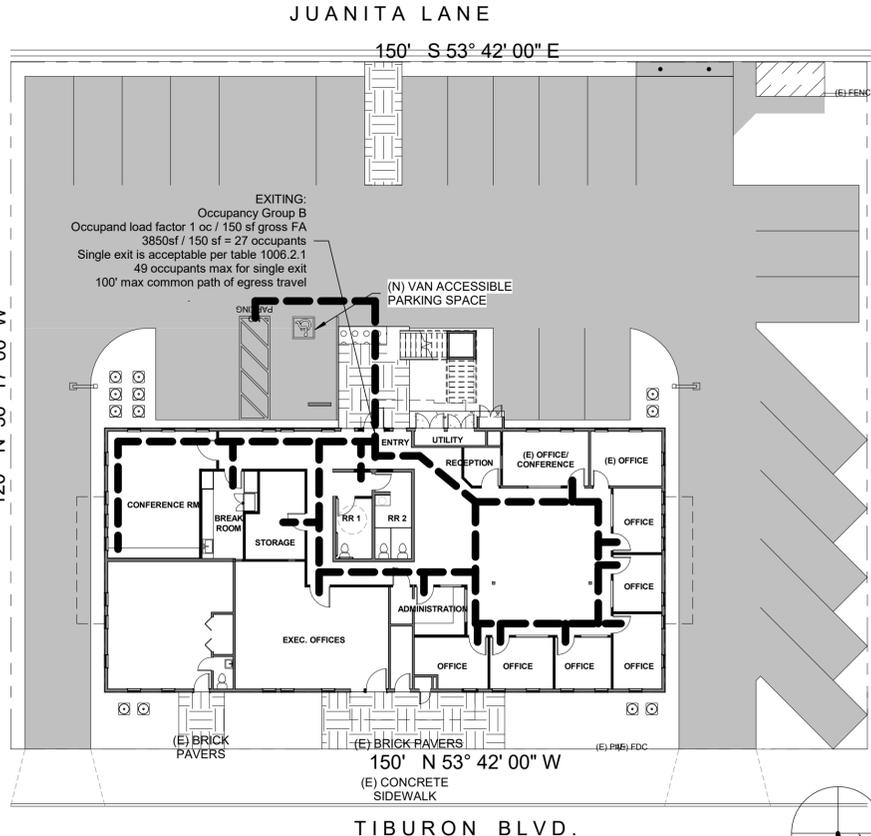
Retail sales, offices, banks, clinics, labs, service uses

1 for each 400 sq. ft. of gross floor area

JUANITA LANE



PARKING SUMMARY
 Existing: 29 spaces (including 2 non-compliant ada spaces)
 Proposed: 25 spaces (including van accessible space)



2 ACCESSIBLE ROUTE & EXITING
 1/16" = 1'-0"

1 Site
 1/8" = 1'-0"



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SCALE: As indicated

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SHEET TITLE
 Site Plan, Exiting, and Accessible Route

DRAWING

A-100

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SHEET TITLE
Existing 1st Floor Plan

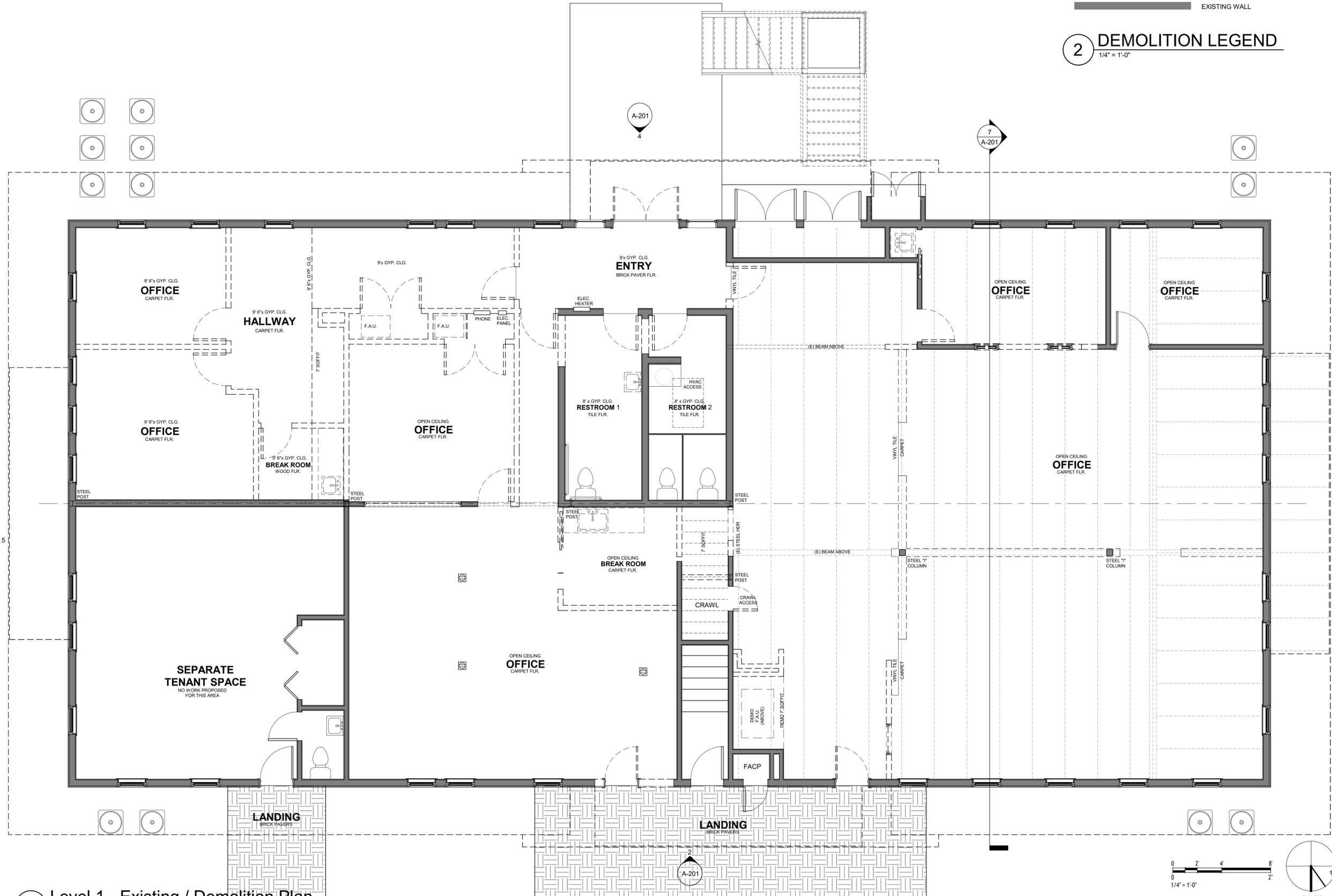
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--- WALL TO BE REMOVED
— EXISTING WALL

2 DEMOLITION LEGEND
1/4" = 1'-0"



1 Level 1 - Existing / Demolition Plan
1/4" = 1'-0"

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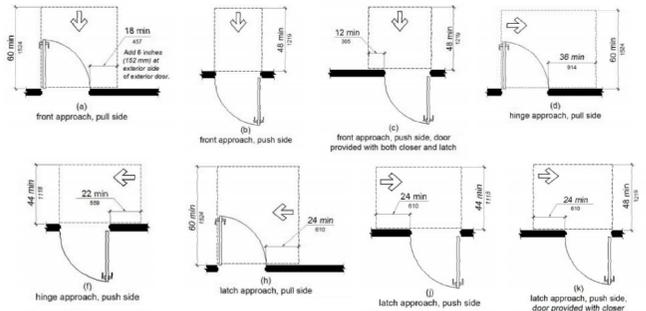
Swinging doors and gates shall have maneuvering clearances complying with Table 118-404.2.4.1.

**TABLE 118-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES**

| TYPE OF USE | DOOR OR GATE SIDE | MINIMUM MANEUVERING CLEARANCE | |
|-----------------|-------------------|----------------------------------|--|
| | | Perpendicular to doorway | Parallel to doorway (beyond latch side unless noted) |
| From front | Pull | 50 inches (1270 mm) | 18 inches (457 mm) ¹ |
| From front | Push | 48 inches (1219 mm) | 0 inches (0 mm) ² |
| From hinge side | Pull | 60 inches (1524 mm) | 36 inches (914 mm) |
| From hinge side | Push | 44 inches (1118 mm) ³ | 22 inches (559 mm) ³ |
| From latch side | Pull | 60 inches (1524 mm) | 24 inches (610 mm) |
| From latch side | Push | 44 inches (1118 mm) ⁴ | 24 inches (610 mm) |

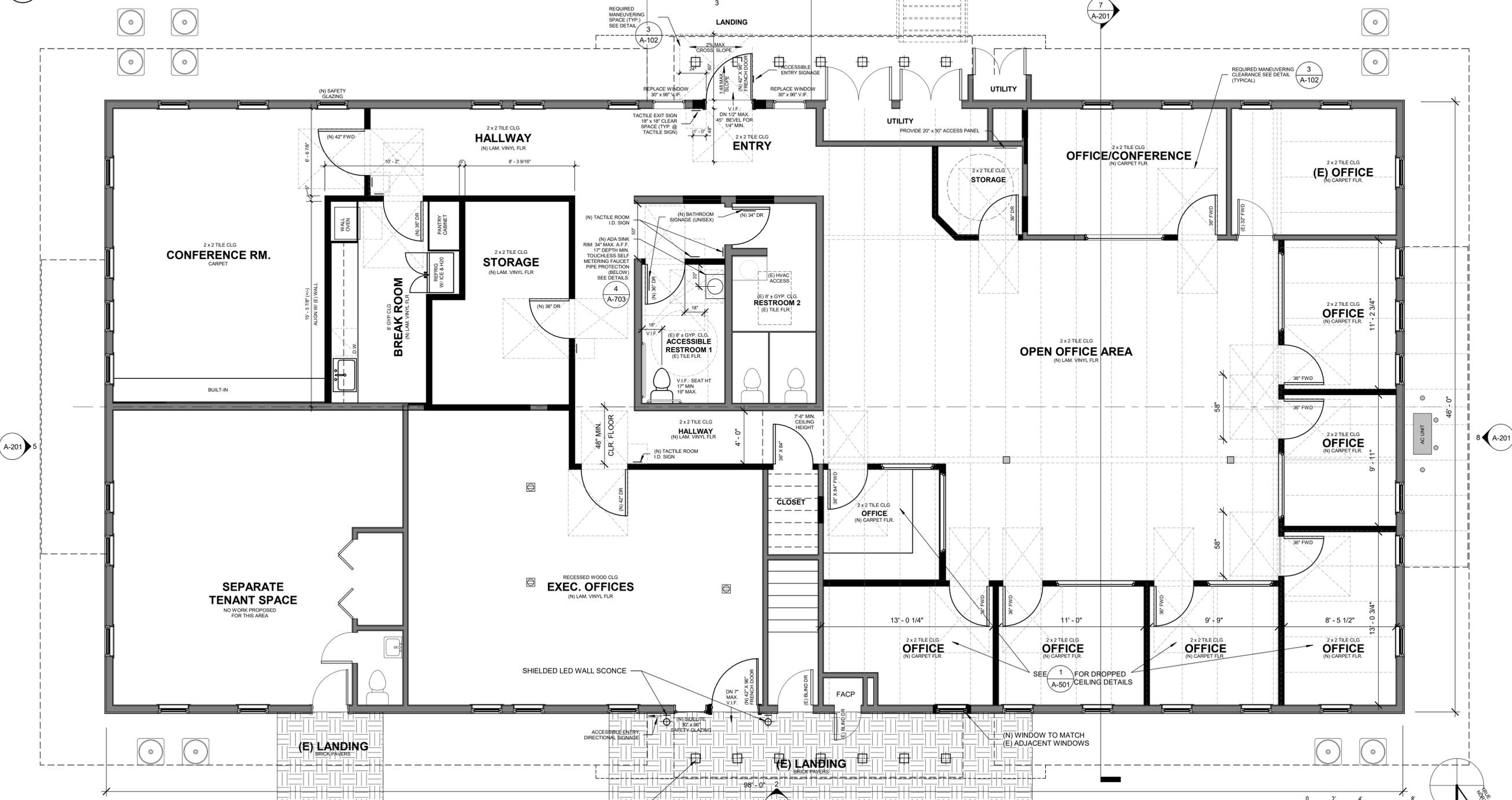
1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 4 inches (102 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 4 inches (102 mm) if closer is provided.
5. Add 6 inches (152 mm) at exterior side of exterior doors.

**FIGURE 118-404.2.4.1
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES**



2 WALL LEGEND
1/4" = 1'-0"

3 ACCESSIBLE DOORWAY MANEUVERING CLEARANCES
1/4" = 1'-0"

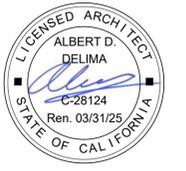


1 Level 1 - Proposed
1/4" = 1'-0"



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SHEET TITLE
Proposed 1st Floor Plan

DRAWING

A-102

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PEAK OUTDOOR WALL

VISUAL COMFORT & Co.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish and stainless steel hardware for robust durability in harsh elements.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- 5-year Warranty. Go to www.techlighting.com for warranty details.
- Available in modern finishes



Black 3/4



To view all available finish options, please visit techlighting.com

LAMPING

ORDERING INFORMATION

| 700WSPEAK FINISH | LAMP |
|------------------|------------------------------------|
| B BLACK | -LEDWD LED 90 CRI 3000K-2200K 120V |
| Z BRONZE | |
| I SILVER | |

700WSPEAK _____
 JOB NAME _____
 NOTES _____

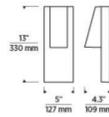
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PEAK OUTDOOR WALL

VISUAL COMFORT & Co.

SPECIFICATIONS

| | |
|------------------|------------|
| PRIMARY MATERIAL | Aluminum |
| SHADE MATERIAL | Aluminum |
| NET WEIGHT | 3.5 lbs |
| HEIGHT | 13in |
| WIDTH | 4.3in |
| LENGTH | 5in |
| WET LISTED | |
| DAMP LISTED | |
| DRY LISTED | |
| GENERAL LISTING | ETL Listed |
| INCLUDES | |



LAMPING SPECIFICATIONS

| | LED LAMP | INTEGRATED LED | NON LED | NO LAMP |
|-----------------------|----------|-------------------------|---------|---------|
| DELIVERED LUMENS | | 3910 | | |
| WATTS | | 12 | | |
| MAX WATTAGE PER BULB | | | | |
| CCT | | 120V ELV 3000K-2200K | | |
| CRI | | 90 CRI | | |
| LED LIFETIME | | >60000 | | |
| L70 | | | | |
| AVERAGE BULB HOURS | | | | |
| FIELD SERVICEABLE LED | | | | |
| LAMP BASE | | Integrated LED | | |
| LAMP SHAPE | | Integrated LED | | |
| LAMP INCLUDED? | | True | | |
| WARRANTY** | | 5 Years | | |

* Dimming information available at www.techlighting.com/Downloads/dimming
 ** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

| | Integrated LED | Replacement LED Lamp | No Lamp |
|---|----------------|----------------------|---------|
| This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6.7/ JA8. | Yes | | |
| This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California. | N/A | | |

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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RECESSED LED DOWNLIGHT



Podz™ LED Downlight Series
 4" Canless Round and Square LED Downlight
 New Construction or Remodel

JPDZ4 Series

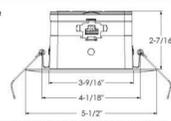


Complete new construction fixture shown



Dimensions

4" Square



Example: JPDZ4 DC AL010 SW5WD 90CRI JPDZ4RHSZ 120 FRFC WHH M6. Ships as example: JPDZ4 DC AL010 SW5WD 90CRI 120 FRFC WHH M6. Mounting: JPDZ4RHSZ 120 FRFC M6

| Series | Item Type | Lumens | Color Temperature | CRI |
|--------|-----------------------------|--|--|--------------|
| JPDZ4 | Juno Podz 4" LED Downlights | AL010 Adjustable Lumen Output 700L, 1000L, and 1200L | SW5WDSelectable White 2700K, 3000K, 3500K, 4000K, 5000K, + WarmDim (2850K-1900K) | 90CRI 90-CRI |

| Mounting (Required for complete fixture) | Voltage/Driver | Finish |
|---|--|-------------------------------------|
| REMODEL: JPDZ4RHSZ* Juno Podz universal remodel junction box (for 4", 5", 6") | 120V FRFC 120V Forward/Reverse Phase Cut, 5% dim | WHH* White, White Trim Ring |
| NEW CONSTRUCTION: (please reference page 4 for fixture line art/directions) JPDZ4RHSZ* Juno Podz 4IN Round New Construction Mounting Frame | MVOLT ZT10 Multi-Volt (120/277V), 0-10V, 10% dim | BWH* Black, White Trim Ring |
| JPDZ4SQCMB* Juno Podz 4IN Square New Construction Mounting Frame | | CFW* Clear, White Trim Ring |
| | | HZW* Hazel, White Trim Ring |
| | | WHZWH* White Hazel, White Trim Ring |

Product Features

Canless low profile 4" LED recessed downlight with deeply regressed light source and technology rich features offers performance up to 1200L and installation solutions for both new construction and remodel applications. Patented color temperature and intensity configurable lighting fixture (US Patent No. 11,259,377 B2)

- Integrated light engine offers switchable LED color temperature and adjustable lumen output directly on module for easy switching
- Advanced color mixing technology provides consistent color rendering on the black body curve of all LED color temperatures while maintaining a high 90+ CRI
- WarmDim™ setting provides performance similar to incandescent light sources and warms the LED color temperature over the dimming range from 2850K to 1900K

Installation flexibility and ease

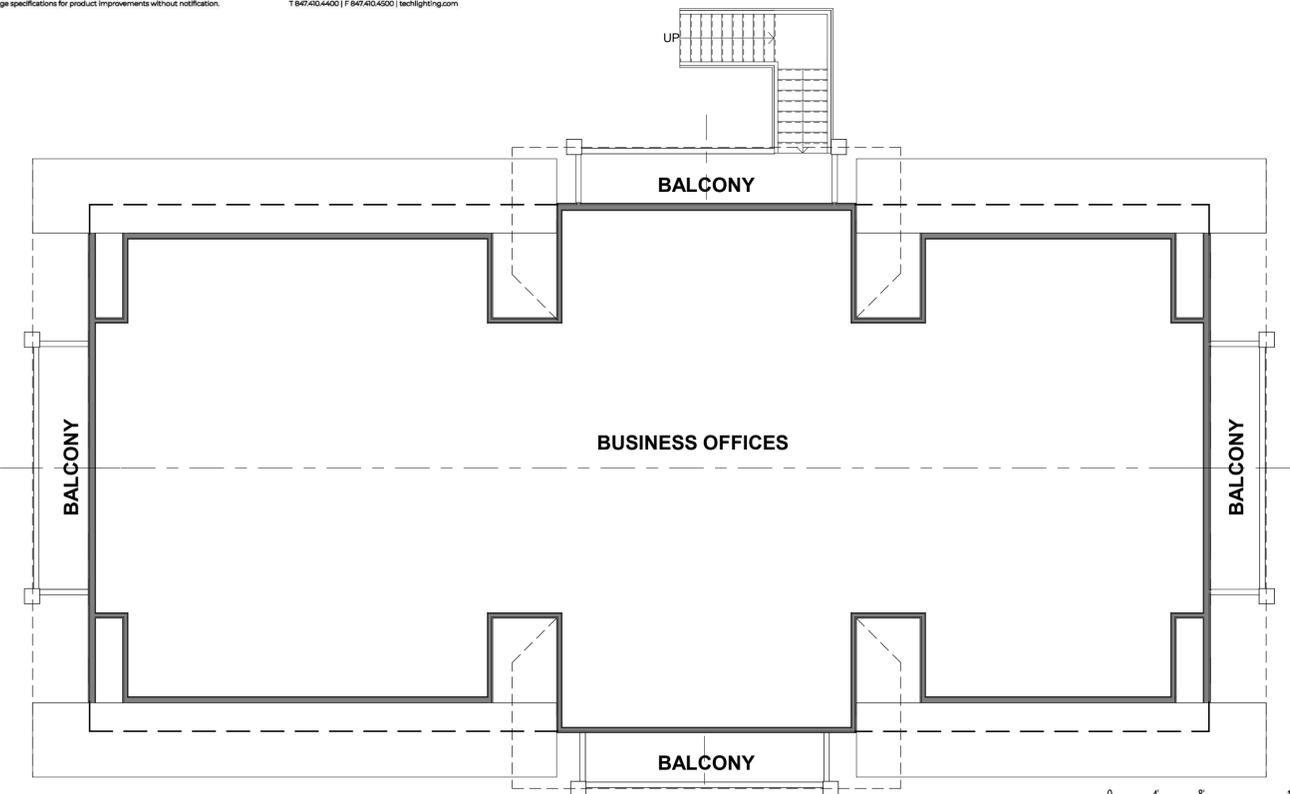
- Low profile integrated LED downlight less than 3" in height fits virtually anywhere
- Installs directly into the plenum - eliminates need for typical recessed housing
- Installs into new construction or remodel applications
- Square Podz use a round ceiling opening (round hole in new construction frame) to make installation simple using common hole saws and guaranteed alignment of square fixtures in a space.

Applications

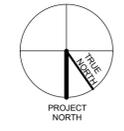
- Ideal for a breadth of residential and commercial applications
- Shallow plenum installations
- IC rated - for direct contact with insulation
- Wet location listed - for use in shower and outdoor covered ceiling applications

Performance

| | |
|----------------------------------|--|
| Switchable Delivered Lumens | 700L, 1000L, 1200L |
| Switchable LED Color Temperature | 27K, 30K, 35K, 40K, 50K |
| WarmDim Included as standard | 2850K - 1900K color dimming range |
| CRI | 90+ |
| Voltage | Dedicated 120V or MVOLT (120/277V) |
| Dimming | Forward/Reverse Phase or 0-10V Dimming range from 100% to 5% |

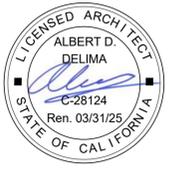


1 Level 2 - Existing & Proposed Plan (NO CHANGES PROPOSED TO 2ND FLOOR)
 1/8" = 1'-0"



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SHEET TITLE
 Second Floor Plans &
 Lighting Specifications

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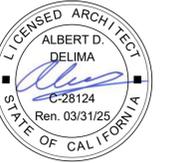
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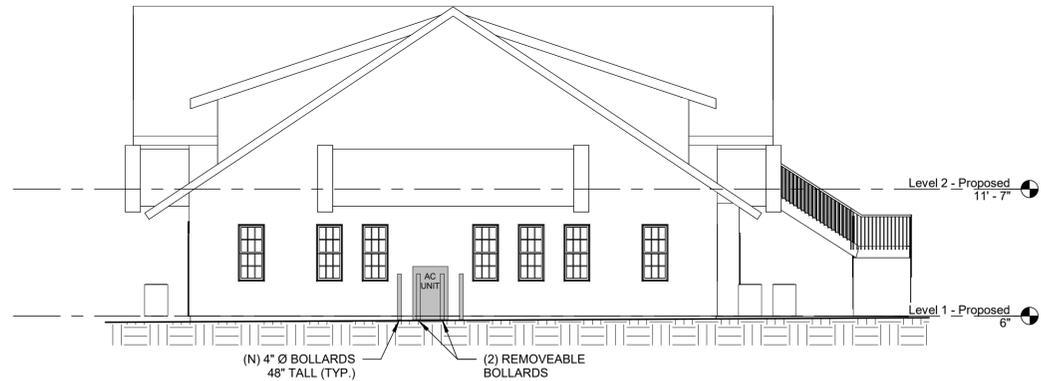
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SHEET TITLE
Elevations & Section

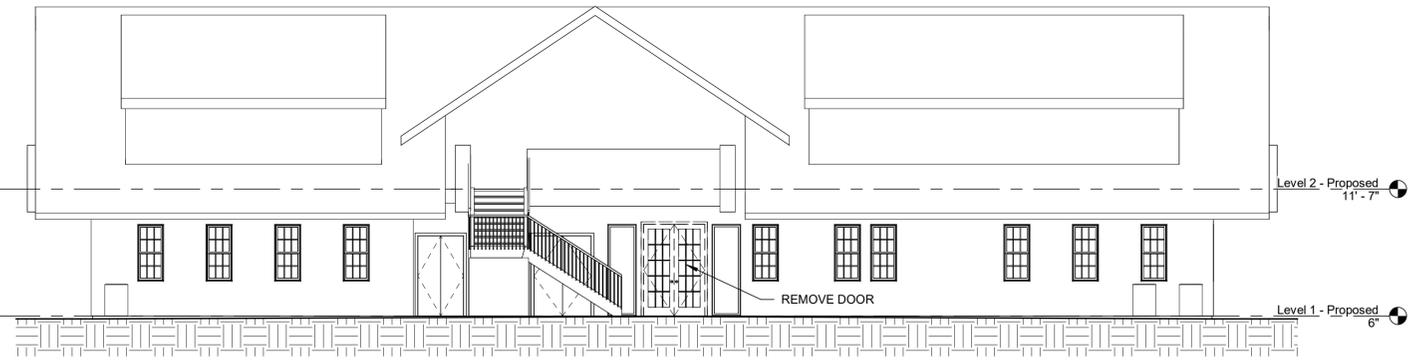
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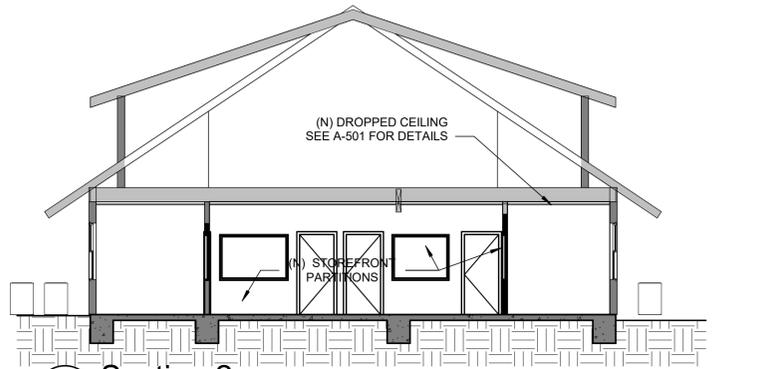
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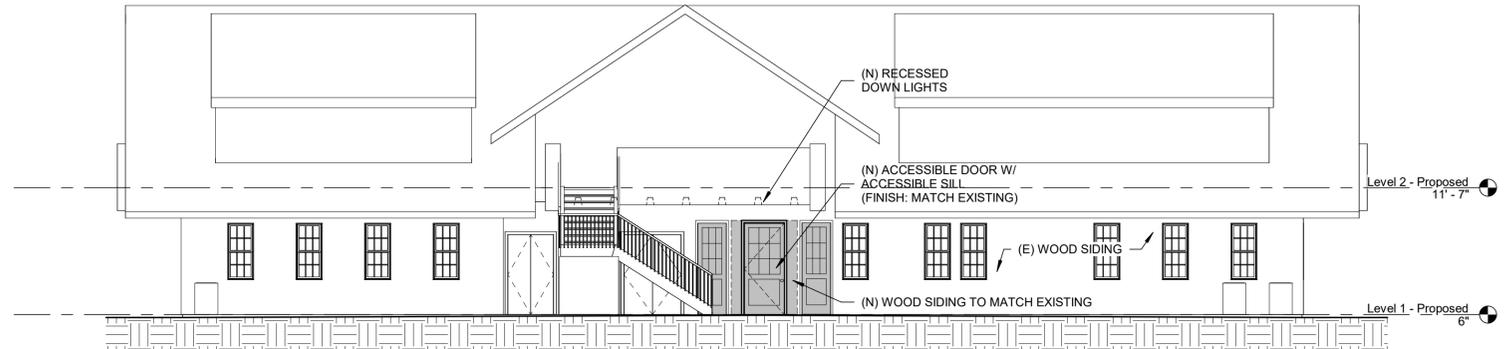
8 Right Elevation
1/8" = 1'-0"



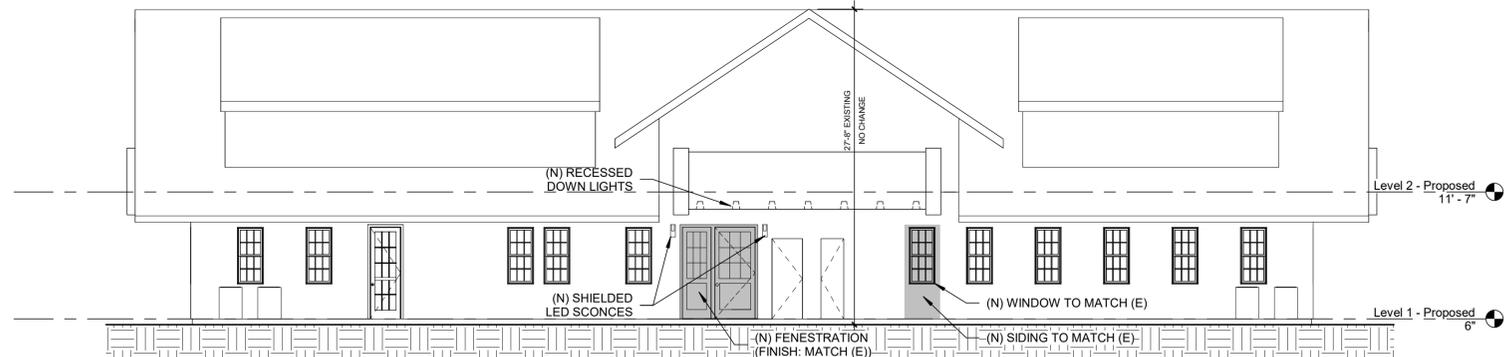
4 Rear Elevation (Existing)
1/8" = 1'-0"



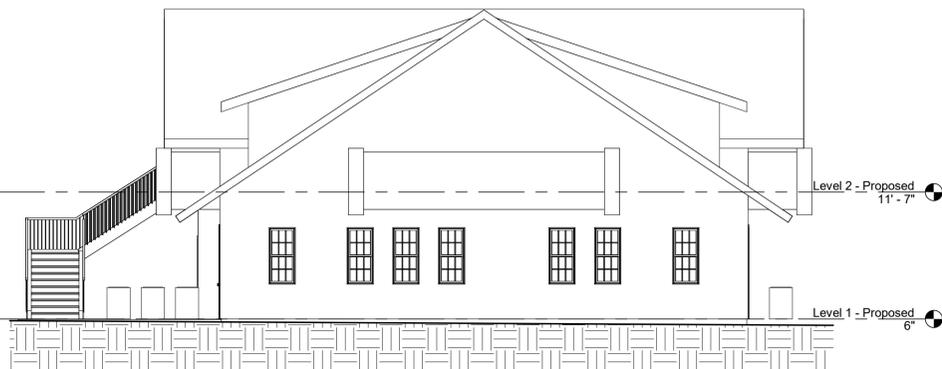
7 Section 2
1/8" = 1'-0"



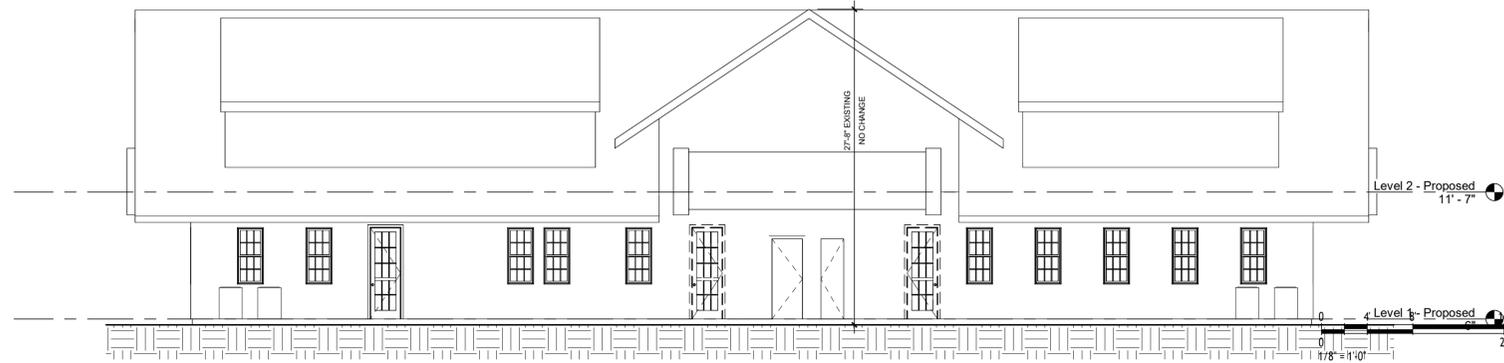
3 Rear Elevation (Proposed)
1/8" = 1'-0"



2 Front Elevation (Proposed)
1/8" = 1'-0"



5 Left Elevation
1/8" = 1'-0"



1 Front Elevation (Existing)
1/8" = 1'-0"