

# City of Marina



City of Marina  
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[www.cityofmarina.org](http://www.cityofmarina.org)

November 25, 2024

## OBJECTIVE DESIGN REVIEW (ODS 24-0001) FOR 226 HARBEN CIR. APN 032-031-034

### **PROJECT OVERVIEW:**

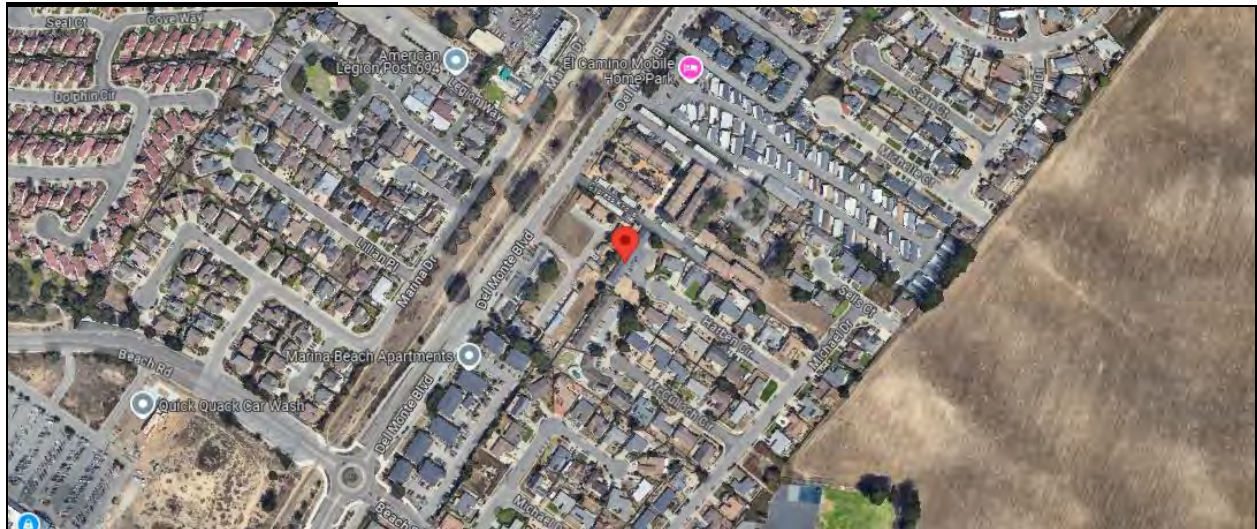
The project proposes to construct a new two-story, multi-family apartment building with six (6) dwelling units on a site with an existing one-story, multi-family apartment building with six (6) dwelling units for a total of 12 units. The first floor of the proposed building will include two (2) storage areas, a two-bedroom dwelling unit, and five (5) garage spaces. The proposed second floor will have five (5), one-bedroom dwelling units.

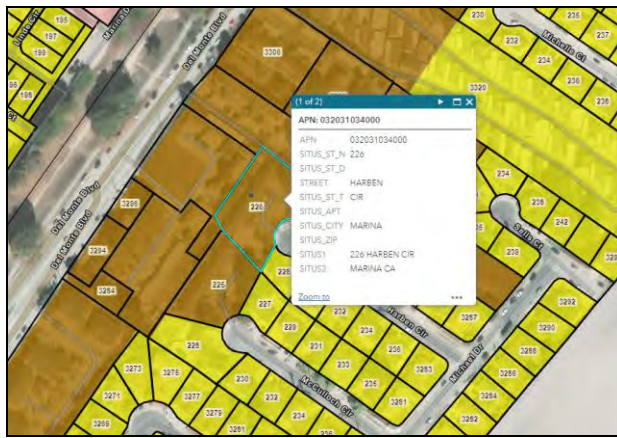
### **GENERAL PROJECT INFORMATION:**

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| Location                 | 226 Harben Circle                                          |
| Assessor Parcel No.      | 032-031-034                                                |
| General Plan Designation | Residential – Multi-Family (15-35 dwelling units/acre)     |
| Zoning District          | R-4 or Multi-Family Residential District (allows 35 du/ac) |
| Parcel Size              | 28,289 sq. ft. (0.65 acres)                                |
| Owner                    | Sabu Shake Jr.                                             |
| Applicant / Designer     | Housable, Inc.                                             |

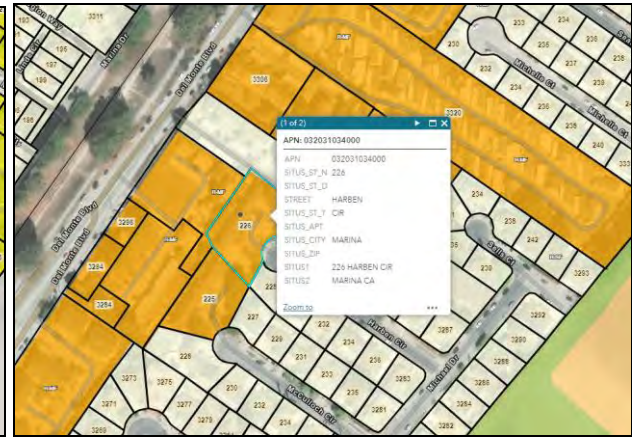
Table 1: Project Information

### **PROJECT LOCATION**





Map: R-4 Zoning District



Map: R-MF General Plan

### PROJECT CHARACTERISTICS:

| DEVELOPMENT STANDARD           | STANDARD (Chapter 17.12 R-4 District)                                                         | PROPOSED                                                                              | COMPLIANT (YES/NO) |
|--------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------|
| Lot Size                       | 6,000 sf                                                                                      | 28,289 SF / 0.65 Acres                                                                | Yes                |
| Height                         | Max. building height is 42' and three (3) stories                                             | < 42' and 2 stories                                                                   | Yes                |
| Setbacks                       | Front Yard: 12'<br>Side Yard: 5'<br>Rear Yard: 10'                                            | Front Yard: 12'<br>Side Yard: 5'<br>Rear Yard: 10'                                    | Yes                |
| Site Coverage                  | 60% max.                                                                                      | The combined site coverage for all buildings is 29%                                   | Yes                |
| Zoning Density (17.12.075.C)   | Min. 15 Units / Acre<br>Max. of 35 Units / Acre                                               | Proposed: 6 units<br>Existing units: 6<br>Total units 12 / 0.65 ac: 18.5 Units / Acre | Yes                |
| Parking (17.44.020)            | 7, 2-Bedroom Units (1.5 per unit)<br>5, 1-Bedroom Units (1 per unit)<br>Guest (1 per 5 units) | Existing: 11 spaces<br>Proposed: 8 (5 enclosed)<br>Total: 19 Spaces (18 required)     | Yes                |
| Open Space Private (17.12.040) | Min. 80 sf for ground floor<br>Min. 40 sf for 2 <sup>nd</sup> floor & above                   | >760 SF                                                                               | Yes                |
| Common Open Space (17.12.040)  | 7, 2-Bedroom Units (400 SF per unit)<br>5, 1-Bedroom Units (350 SF per unit)                  | 4,928 SF (4,550 SF required)                                                          | Yes                |

Table 2: Zoning Standards



[illegible][illegible]

Architectural rendering:



## **PROJECT ANALYSIS**

### **Zoning Ordinance Consistency:**

The proposed project is compliant with the City of Marina Zoning as detailed above in Table 2 (Zoning Standards).

### **General Plan Consistency:**

At 12 units, the project is at the low end of the allowed density in the Residential Multi-Family land use designation (range is 10 – 22 units).

### **Objective Design Standards Consistency:**

The proposed project is compliant with City of Marina's Objective Design Standards as detailed in Attachment #2 - Objective Design Standards Worksheet.

## **ENVIRONMENTAL REVIEW**

Because the project is consistent with the City's ODS and, therefore, subject only to ministerial review, it qualifies for a Categorical Exemption under Section 15300.1 of the California Environmental Quality Act (CEQA) Guidelines and Section 21080 of the Public Resources Code.

## **CONCLUSION**

This request is submitted to the Community Development Director for review and approval.

Respectfully submitted,

*Nicholas McIlroy*  
\_\_\_\_\_  
Nicholas McIlroy, AICP  
Senior Planner  
City of Marina

The project is hereby **APPROVED** on November 25, 2024, based on the attached Conditions of Approval, Objective Design Standards Worksheet, and Plan Set by:

*Guido Persicone*

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Guido Persicone, AICP  
Community Development Director  
City of Marina

Attachments:

1. Conditions of Approval
2. Objective Design Standards Worksheet
3. Plan Set

## ATTACHMENT #1

### CONDITIONS OF APPROVAL

1. Substantial Conformance. The project shall be developed in substantial conformance to the plans submitted on October 10, 2024, except as conditioned herein. Any deviation from approvals must be reviewed and approved by staff.
2. Indemnification. The Owner/Applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability, the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of this project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
3. Building Permits. Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a Building Permit. Work taking place in the public right-of-way shall require an Encroachment Permit prior to issuance of the Building Permit.
4. Permit Expiration. This permit will expire and be null and void unless a valid building permit has been applied for within twenty-four (24) months from the date of approval by the final approval body. The applicant may apply for an extension of this permit by submitting an extension request application and applicable fees, no less than 30 days prior to expiration date to the Community Development Director for action by the authorizing body. No renewal notice will be sent to the applicant or property owner.
5. Terms and Conditions. These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all permittees of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the CDD Director, any such amendments pursuant to the Zoning Code regulations.
6. Conditions of Approval in Plans. All conditions of approval for the Planning permit shall be included on the second page of the construction plan set submitted to the Building Department. If the conditions cannot fit on the second page, then they may extend to the third page of the plan set.
7. Lighting. The Community Development Director or designee or the Planning Commission on appeal shall retain the right to require reduction in the intensity of illumination after the installation of any illuminated sign if said illumination creates any undue public nuisance per MMC 17.46.160.C.
8. Utilities–Underground. All new utility and distribution lines shall be placed underground unless required by the utility company, in which case they shall be screened.

9. Archeology and Inadvertent Discovery. When human remains or other cultural artifacts are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission selects the Most Likely Descendant (MLD) from a rotating list of MLDs. The MLD has 24 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the MLD.
10. Cultural and/or Archaeological Artifacts. If such artifacts are unexpectedly discovered during ground disturbing activities, work shall be halted until the item(s) can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation will be formulated, with the approval of the lead agency, and implemented prior to recommencement of work.
11. Road, Sidewalk, and Landscape Condition. All affected roads, sidewalks, and landscape shall be restored to original or better condition. Any work done in the public right-of-way requires an encroachment permit from the Public Works Department.
12. Fire Department – Marina Fire Department standard conditions shall be implemented to the satisfaction of the Fire Chief.
13. Trash Enclosures and Maintenance Building - Prior to the issuance of building permits the applicant submit shall coordinate with the waste hauler for the site and submit proof that adequate service will be accommodated/contracted for the project site.
14. Construction Noise Reduction Measures – Building and / or grading plans shall clearly state the noise limitation requirements of Municipal Code Section 15.04.055.
15. Public Works - That the applicant shall provide the following for the Building/Grading Permit Plan Review submittal:
  - Preliminary Title Report not more than 6 months old.
  - Hydrology Report for the proposed on-site drainage system.
    - Show all proposed spot elevations showing positive drainage away from all proposed structures and property lines.
    - Show the filtration (for parking lots) and retention systems for capturing on-site runoff with pipe sizing and invert elevations. Show a driveway catchment system preventing runoff from leaving the property.
16. Permit Authorization and Signature. The Design Review and Sign Permit is not valid, and construction shall not commence until the below affidavit is signed and approved by the Executive Director of Interim, Inc. Conditions are returned to the Community Development Department.
  - a. I attest to the truth and correctness of all the facts, exhibits, maps, and attachments presented with and made a part of the application for the Marina Kai Apartments project located at 605 Bayonet Circle.

- b. I understand and agree to implement all conditions throughout the duration of the project.
- c. I acknowledge that any changes to the conditions of approval would require modification of the conditional use permit by the approval authority.

Applicant's Name:\_\_\_\_\_

Applicant's Signature:\_\_\_\_\_Date:\_\_\_\_\_

- d. I am the owner/owner's representative (Executive Director) of the property involved in this project, and I authorize the person named above to act on my behalf throughout the duration of the project.

Property Owner's Name:\_\_\_\_\_

Property Owner's Signature:\_\_\_\_\_Date:\_\_\_\_\_



**ATTACHMENT #2**  
**OBJECTIVE DESIGN STANDARDS WORKSHEET**  
(On Separate Sheet)

**ATTACHMENT #3**  
**PLAN SET**  
(On Separate Sheet)



## Objective Design Standards (ODS) Worksheet

### R-4 Multi-Family Residential

**Project Address:** 226 HARBEN CIR MARINA CA 93933

**Date:** 10/28/24

| Characteristic                 | Standard                                                                                                                                                                                                                                                                                                                                            | Proposal (fill in all that apply) | Consistent and Sheet # | Reference          |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|--------------------|
| <b>Access and Connectivity</b> |                                                                                                                                                                                                                                                                                                                                                     |                                   |                        |                    |
| Block size                     | New development >5 acres:<br>Max. 400' block length                                                                                                                                                                                                                                                                                                 | 7338 SF                           | G0.1                   | ODS<br>1.3.1(B)(1) |
| Dead-end streets               | New development: Dead-end streets longer than 400' require connection via pedestrian path                                                                                                                                                                                                                                                           |                                   | G1.0, A1.0             | ODS<br>1.3.1(B)(3) |
| Driveways and curb cuts        | New development:<br><ul style="list-style-type: none"> <li>Min. 100' from any street intersection</li> <li>For parcels &lt;100' wide, along lot line farthest from intersection</li> <li>1 driveway/curb cut per 400' of public street frontage</li> </ul>                                                                                          | (E) curb cut                      | G1.0, A1.0             | ODS<br>1.3.1(B)(4) |
| External connectivity          | New development (to extent feasible):<br><ul style="list-style-type: none"> <li>Connect internal streets and pathways to existing and proposed external streets and pathways</li> <li>Align new streets with existing street intersections</li> <li>Locate and align new streets to allow for future direct connections to other streets</li> </ul> |                                   | A1.0                   | ODS<br>1.3.1(B)(2) |
| Parking access hierarchy       | In order of preference:<br>1. Via alley<br>2. Via driveway shared w/ property abutting site<br>3. Via secondary street or street w/ lower General Plan classification<br>4. Via primary street                                                                                                                                                      | Via (E) driveway                  | A1.0                   | ODS<br>1.3.1(B)(5) |
| Multi-modal site access        | Via pedestrian or multi-use pathways:<br><ul style="list-style-type: none"> <li>Connect buildings on site</li> <li>Connect buildings on street frontage to public sidewalk</li> <li>Connect bike parking areas to building entrances and sidewalk</li> </ul>                                                                                        | Via Pathway                       | A1.0                   | ODS<br>1.3.1(B)(6) |

| Characteristic         | Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Proposal (fill in all that apply) | Consistent and Sheet # | Reference                          |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|------------------------------------|
| Pedestrian access      | Separate and distinct from driveways, connection to public sidewalk                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                        | ODS 1.3.1(D)(2)                    |
| Pedestrian pathways    | <ul style="list-style-type: none"> <li>Min. 5' wide connecting buildings</li> <li>Change in grade, materials, textures, or colors where crossing vehicular route</li> </ul>                                                                                                                                                                                                                                                                                       |                                   |                        | ODS 1.3.1(B)(6)<br>ODS 1.3.1(B)(7) |
| <b>Building Design</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                        |                                    |
| Building height        | Max. 42' and three stories (whichever is less)                                                                                                                                                                                                                                                                                                                                                                                                                    | 27'-1", 2 story                   | A3.0                   | MMC 17.12.060(A)                   |
| Building length        | Max. 300'                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 74'-4"                            | A2.2                   | ODS 1.3.2(B)                       |
| Frontage               | Min. 75% of façade at min. setback line (see Figure 8 in ODS document)                                                                                                                                                                                                                                                                                                                                                                                            |                                   | A1.0, A2.0             | ODS 1.3.2(A)                       |
| Components             | If designed in a traditional style, min. defined base and top                                                                                                                                                                                                                                                                                                                                                                                                     |                                   | N/A                    | ODS 1.3.2(E)                       |
| Floor height           | Setback ≤ 10': min. 3' above grade; max. 5' above grade<br><br>Setback > 10': min. 0' above grade; max. 3' above grade                                                                                                                                                                                                                                                                                                                                            |                                   | N/A                    | ODS 1.3.2(M)                       |
| Massing breaks         | For building 3 stories or higher: <ul style="list-style-type: none"> <li>Buildings ≥ 100' in length – 1 major massing break; min. 8' depth, 10' width</li> <li>Buildings ≥ 200' in length – 2 major massing breaks; with one break min. 10' depth, 20' width; other min. 5' depth, 10' width</li> </ul> For all buildings: <ul style="list-style-type: none"> <li>Building facades &gt;75' – at least 1 minor massing break; min. 2' deep and 5' width</li> </ul> |                                   | N/A                    | ODS 1.3.2(C)(1)<br>ODS 1.3.2(C)(1) |
| Articulation           | At least two of the following: <ul style="list-style-type: none"> <li>Recesses</li> <li>Projections</li> <li>Datum lines</li> <li>Balconies</li> <li>Screening devices</li> </ul>                                                                                                                                                                                                                                                                                 | Projection, Balco                 | A3.0                   | ODS 1.3.2(F)                       |
| Entrances              | <b>Primary Shared Residential Entries</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                        | ODS 1.3.2 (M)(2) & (3)             |

| Characteristic      | Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Proposal (fill in all that apply) | Consistent and Sheet # | Reference |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|-----------|
| Entrances continued | <ul style="list-style-type: none"> <li>• At least one ped. entry for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.</li> <li>• Primary shared building entries shall face or be directly visible from the public ROW or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combo).</li> <li>• Primary shared entries shall provide weather protection that is a min. 8' wide and 6' deep by fully or partially recessing the entry, providing an awning/canopy, or using a combo of these methods.</li> </ul> <p><b>Primary Individual Residential Entries</b></p> <ul style="list-style-type: none"> <li>• A min. 50 % of the ground floor residential units that face a public ROW, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed restricted units for special populations are exempt.).</li> <li>• Primary ground-floor entrances serving individual residential units shall include weather protection that is a min. of 4' wide and 4' deep by recessing the entry, providing an awning/canopy, or using a</li> </ul> |                                   |                        |           |



| Characteristic                       | Standard                                                                                                                                                                                                                                                                                                                                               | Proposal (fill in all that apply) | Consistent and Sheet # | Reference       |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|-----------------|
|                                      | combination of these methods.                                                                                                                                                                                                                                                                                                                          |                                   |                        |                 |
| Corner buildings                     | <ul style="list-style-type: none"> <li>Located at min front and street side yard setback line for a min. of 50' aggregated length</li> <li>OR</li> <li>Corner plaza; min. size 400 sf and min. dimension 20' either direction</li> </ul>                                                                                                               | not corner                        | N/A                    | ODS 1.32(I)     |
| Roof edge treatment                  | <ul style="list-style-type: none"> <li>One of 3 options (see ODS document)</li> </ul>                                                                                                                                                                                                                                                                  | 2                                 | A3.0                   | ODS 1.32(J)     |
| Rhythm and pattern                   | <ul style="list-style-type: none"> <li>Vertically oriented façade, articulation, or vertically oriented patterns of fenestration</li> <li>20' – 50' in width of linear frontage</li> </ul>                                                                                                                                                             |                                   |                        | ODS 1.3.2(D)    |
| Step backs                           | <ul style="list-style-type: none"> <li>Each floor above the third floor: 15'/every two floors</li> </ul>                                                                                                                                                                                                                                               | 2 story only                      | N/A                    | ODS 1.3.1(A)(1) |
| Fenestration                         | <ul style="list-style-type: none"> <li>Max. 2:1 horizontal to vertical ratio</li> <li>Windows recessed min. 3" from plane of surrounding exterior wall OR combo trim and min. 1" recess</li> </ul>                                                                                                                                                     |                                   |                        | ODS 1.3.2(H)    |
| Window placement                     | <ul style="list-style-type: none"> <li>Upper story between 5'-10' of property line: Min. 3' offset</li> <li>Upper story &lt;5' from property line: Min. 5' offset (see exceptions re. non-habitable rooms)</li> </ul>                                                                                                                                  | more than 10' se                  | N/A                    | ODS 1.3.1(A)(2) |
| Balcony placement                    | Upper story: Min. 10' offset from windows of adjacent SF residences                                                                                                                                                                                                                                                                                    |                                   |                        | ODS 1.3.1(A)(3) |
| <b>Building Materials and Colors</b> |                                                                                                                                                                                                                                                                                                                                                        |                                   |                        |                 |
| Colors                               | <ul style="list-style-type: none"> <li>The main (primary) color shall be used on a majority of the building façade</li> <li>Accentuate façade elements or upper floors with secondary colors</li> <li>Limit accent colors to moldings, trims, bulkheads, doors</li> <li>Garage to be painted using at least two of the same exterior finish</li> </ul> | color white                       | A3.0, A3.1, A4.        | ODS 1.3.2(N)(2) |

| Characteristic                                    | Standard                                                                                                                                                                                                | Proposal (fill in all that apply) | Consistent and Sheet # | Reference                          |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|------------------------------------|
|                                                   | materials and/or colors used on the principal structure.                                                                                                                                                |                                   |                        |                                    |
| Materials                                         | Min. 2 on any frontage; at least 20% coverage per material (excluding windows, railings, base bulkheads, trim)                                                                                          |                                   |                        | ODS 1.3.2(N)(1)                    |
| Material changes                                  | At corners, must offset material change by min. 2" depth, 4' distance                                                                                                                                   |                                   |                        | ODS 1.3.2(N)(3)                    |
| Prohibited finish materials                       | Untextured block, plywood, vinyl, plastic, laminate, corrugated metal, mill-finish aluminum metal windows or door frames, fiberglass                                                                    |                                   |                        | ODS 1.3.2(N)(4)<br>ODS 1.3.2(N)(5) |
| Vents, flashing, conduits, gutters and downspouts | Painted to match adjacent surface unless approved decorative material                                                                                                                                   |                                   |                        | ODS 1.3.2(N)(6)                    |
| <b>Landscaping</b>                                |                                                                                                                                                                                                         |                                   |                        |                                    |
| Drought tolerant plantings                        | <ul style="list-style-type: none"> <li>Required for min. 65% of total landscaped areas</li> <li>Locally native species strongly encouraged</li> </ul>                                                   |                                   | L3.01                  | ODS 1.3.1(F)(7)                    |
| Landscape buffer – front setback                  | <ul style="list-style-type: none"> <li>Min. 40% of front yard</li> <li>Min. one tree per 40' linear street frontage</li> </ul>                                                                          |                                   | L3.01                  | ODS 1.3.2(K)(8)                    |
| Landscape buffer – property boundary              | <ul style="list-style-type: none"> <li>At least 5' along abutting interior property lines and adjoining SF zoning districts</li> <li>Trees every 20'-40' on center</li> </ul>                           |                                   | L3.01-L3.10            | ODS 1.3.1(A)(4)                    |
| Landscape buffer – interior streets and pathways  | <ul style="list-style-type: none"> <li>At least 4' along interior streets and paths</li> <li>One tree every 30 to 45 feet</li> <li>At least 30% shrubs and ground cover of planting strip</li> </ul>    | yes                               | L3.01-L3.10            | ODS 1.3.1(F)(1)                    |
| Plant size                                        | <ul style="list-style-type: none"> <li>Shrubs: 5-gallon, or 15-gallon if used for screening</li> <li>Trees: 15-gallon, min. 50% of trees at 24" box size, including all trees for screening;</li> </ul> |                                   | L3.01                  | ODS 1.3.1(F)(5)                    |
| Plant spacing                                     | <ul style="list-style-type: none"> <li>Shrubs: Min. 2'</li> <li>Trees: Min. 4'</li> </ul>                                                                                                               | ok                                | L3.10                  | ODS 1.3.1(F)(5)                    |

| Characteristic                  | Standard                                                                                                                                                                                                                      | Proposal (fill in all that apply) | Consistent and Sheet # | Reference                          |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|------------------------------------|
|                                 | <ul style="list-style-type: none"> <li>All: Spaced to accommodate mature plant size</li> </ul>                                                                                                                                |                                   |                        |                                    |
| Soil and mulch                  | <ul style="list-style-type: none"> <li>Native soil in all planting areas amended to min. depth of 6" with min. 40% organic material</li> <li>Min. 2" organic mulch in non-turf areas (unless ground cover is used)</li> </ul> | 3" mulch                          | L3.10                  | ODS 1.3.1(F)(10)                   |
| Tree location                   | <ul style="list-style-type: none"> <li>Within 5' of ROW or parking area: deep-rooted species or root barrier</li> <li>Within ROW, utility easement, or 10' of public improvement: Approval from PW Dept. required</li> </ul>  | adjacent to visitc                | L3.01                  | ODS 1.3.1(F)(4)                    |
| Tree species                    | Selected from Recommended List of Preferred Trees                                                                                                                                                                             |                                   |                        | ODS 1.3.1(F)(6)                    |
| Tree preservation               | All trees 6" DBH or greater, unless infeasible                                                                                                                                                                                | All trees will remain             | L3.01-L3.10            | ODS 1.3.1 (F)(3)                   |
| Turf                            | <ul style="list-style-type: none"> <li>Max. 25% of total landscaped areas</li> <li>Not allowed in median strips</li> </ul>                                                                                                    |                                   |                        | ODS 1.3.1 (F)(7)                   |
| Turf – natural                  | Not allowed on slopes exceeding 4:1 ratio                                                                                                                                                                                     | No turf                           | N/A                    | ODS 1.3.1 (F)(8)                   |
| Turf – artificial               | <ul style="list-style-type: none"> <li>Keep at least 5' away from tree root crowns</li> <li>Requires proper drainage system</li> </ul>                                                                                        |                                   |                        | ODS 1.3.1 (F)(9)                   |
| Gopher barriers                 | <ul style="list-style-type: none"> <li>Install gopher barriers</li> </ul>                                                                                                                                                     | No turf                           | N/A                    | ODS 1.3.1.(F)(14)                  |
| <b>Lighting</b>                 |                                                                                                                                                                                                                               |                                   |                        |                                    |
| Pedestrian-oriented lighting    | Min. intervals of 40' along pathways; max. height 12'                                                                                                                                                                         | yes                               | E1.0                   | ODS 1.3.1(E)(1)                    |
| All other lighting              | Max. height: <ul style="list-style-type: none"> <li>12' within 15' of SF zoning districts</li> <li>16' in all other locations</li> </ul>                                                                                      |                                   | E1.0                   | ODS 1.3.1(E)(2)                    |
| Lighting intensity and trespass | Max. 1,000 lumens; directed, oriented, and shielded to prevent glare                                                                                                                                                          |                                   | E1.0                   | ODS 1.3.1(E)(3)<br>ODS 1.3.1(E)(4) |
| Lighting temperature            | Max. 3,000 Kelvin                                                                                                                                                                                                             | 3000k                             | E1.0                   | ODS 1.3.1(E)(6)                    |

| Characteristic                     | Standard                                                                                                                                                                                                                                                                                                    | Proposal (fill in all that apply) | Consistent and Sheet # | Reference         |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|-------------------|
| Lighting – attachment to buildings | Attach to walls or eaves only; fixture not to exceed height of parapet, roof, or eave                                                                                                                                                                                                                       |                                   |                        | ODS 1.3.1(E)(5)   |
| <b>Open Space</b>                  |                                                                                                                                                                                                                                                                                                             |                                   |                        |                   |
| Common open space                  | <ul style="list-style-type: none"> <li>• Min. 20' in any direction</li> <li>• Max. 50% coverage with shading device or roof structure</li> <li>• Seating required</li> <li>• Min. 20% landscaped</li> <li>• Min. one tree per 600 sq. ft. aggregate open space area</li> <li>• Slopes 5% or less</li> </ul> | 2423 SF                           | A1.0                   | ODS 1.3.1(G)(1)   |
| Common open space – calculation    | Min. 350 sq. ft. per 1-BR +<br>Min. 400 sq. ft. per 2-BR –<br>Private open space = <b>Total</b>                                                                                                                                                                                                             |                                   | A1.0                   | MMC 17.12.040(A)  |
| Common open space amenities        | See table in ODS document                                                                                                                                                                                                                                                                                   |                                   | L1.10                  | ODS 1.3.1(G)(2)   |
| Private open space                 | <ul style="list-style-type: none"> <li>• Directly accessible from residential unit</li> <li>• Min. clear height: 8'</li> <li>• Ground floor: Min. 10' in at least one direction</li> <li>• Upper floor: Min. 5' in any direction</li> </ul>                                                                 | 3350                              | G0.1/ A1.0             | ODS 1.3.1(G)(3)   |
| Private open space – calculation   | <ul style="list-style-type: none"> <li>• Ground floor units: Min. 80 sq. ft.</li> <li>• Upper floor units: Min. 40 sq. ft.</li> </ul>                                                                                                                                                                       |                                   | G0.1/ A1.0             | MMC 17.12.040(B)  |
| PAPOS                              | If provided: <ul style="list-style-type: none"> <li>• Min. 20' in one direction and 15' in other direction.</li> <li>• Min, area 400sf</li> <li>• Max. 40% covered</li> <li>• Min. 1 tree/400sf</li> <li>• Min. 20% planted with shrubs and/or ground cover</li> </ul>                                      | 4928 sf                           | G0.1/ A1.0             | ODS 1.3.1(G)(4)   |
| <b>Parking</b>                     |                                                                                                                                                                                                                                                                                                             |                                   |                        |                   |
| Required parking                   | <ul style="list-style-type: none"> <li>• 1 space per 1-BR</li> <li>• 1.5 spaces per 2-BR</li> <li>• 1 additional space for each 5 units or fraction</li> </ul>                                                                                                                                              |                                   | A1.0, G0.1             | MMC 17.44.020 (D) |
| Location and frontage              | <u>New development:</u> <ul style="list-style-type: none"> <li>• Prohibited in front and street side setbacks</li> </ul>                                                                                                                                                                                    |                                   | A1.0                   | ODS 1.3.1(D)(1)   |

| Characteristic                       | Standard                                                                                                                                                                                                                                                                                                                                                                                                  | Proposal (fill in all that apply) | Consistent and Sheet # | Reference                          |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|------------------------------------|
|                                      | <ul style="list-style-type: none"> <li>Underground or in structures/lots to rear or side of buildings</li> <li>Surface parking = Max. 30% of street frontage</li> <li>If more than one frontage, no parking along primary frontage</li> </ul>                                                                                                                                                             | surface                           | A1.0                   |                                    |
| Pedestrian routes through parking    | <p><u>New development &gt;4 units:</u></p> <ul style="list-style-type: none"> <li>Connect to building entries and public sidewalk via on-site pathway</li> <li>Min. 1 pathway for every 4 rows parking</li> <li>Pathways separated from travel lanes, hard-surfaced, min. 4' width</li> <li><u>Change in materials, textures, colors, and/or grade at vehicular/pedestrian conflict points</u></li> </ul> |                                   |                        | ODS 1.3.1(D)(2)                    |
| <b>Screening</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                        |                                    |
| Refuse containers                    | Communal and individual refuse, recycling, and compost/green waste areas/containers, rooms or enclosures shall be adequate in capacity, number, and distribution to accommodate all waste generated onsite. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.                                                                          |                                   | A7.3                   | ODS 1.3.1(C)(4)<br>ODS 1.3.1(C)(5) |
| Rooftop equipment                    | <p>Set back at least 10' from roof edge or screened</p> <p>Paint to match rooftop in color if visible from taller buildings or higher grades</p>                                                                                                                                                                                                                                                          |                                   | A2.2                   | ODS 1.3.1(C)(3)                    |
| Utilities, storage and service areas | Fully screened equal to or higher than height of equipment                                                                                                                                                                                                                                                                                                                                                |                                   | A1.0, A2.0             | ODS 1.3.1(C)(1)<br>ODS 1.3.1(C)(2) |

| Characteristic                                                       | Standard                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposal (fill in all that apply) | Consistent and Sheet # | Reference       |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------|-----------------|
| Parking structure                                                    | <u>New structure:</u> <ul style="list-style-type: none"> <li>• Ground level lined with R or C uses at min. 20' depth or required active frontage depth, whichever is greater</li> <li>• Max. 2 upper levels may extend to façade</li> <li>• Both ground and upper levels designed and treated with same level of detail/articulation as primary buildings on site</li> </ul>                                                                            |                                   |                        | ODS 1.3.1(D)(3) |
| Surface parking                                                      | <u>Five or more spaces:</u> <ul style="list-style-type: none"> <li>• Max. 3' fence height on street frontage (alleys exempt)</li> <li>• 6' fence height along interior lot lines abutting R zones, except within front setback (3')</li> <li>• Prohibited materials: plain concrete blocks unless capped and finished with stucco or other approved material, barbed wire, chain link</li> <li>• Closely spaced plants to form opaque screen</li> </ul> |                                   |                        | ODS 1.3.1(D)(4) |
| <b>Site Development Standards (R-4, or Multi-Family Residential)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                        |                 |
| Standard                                                             | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed                          | Consistent             | MMC Section     |
| Density                                                              | Min. 15 units/acre<br>Max. 35 units/acre                                                                                                                                                                                                                                                                                                                                                                                                                | 18 units/acre                     | G0.1                   | MMC 17.12.075   |
| Setback – front                                                      | Min. 12'                                                                                                                                                                                                                                                                                                                                                                                                                                                | 12'                               | A1.0                   | MMC 17.12.110   |
| Setback – rear                                                       | Min. 10', or 20' where rear yard abuts R-1 or R-2 zone                                                                                                                                                                                                                                                                                                                                                                                                  | 10'                               | A1.0                   | MMC 17.12.130   |
| Setback – side                                                       | Min. 5', or 12' where side yard abuts R-1 or R-2 zone                                                                                                                                                                                                                                                                                                                                                                                                   | 5'                                | N/A                    | MMC 17.12.120   |
| Site area                                                            | Min. 6,000 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                      | 28289                             | G1.0                   | MMC 17.12.070   |
| Site coverage                                                        | Max. 60%                                                                                                                                                                                                                                                                                                                                                                                                                                                | 25%                               | A1.0                   | MMC 17.12.100   |
| Site depth                                                           | Max. avg. no more than 3x site width                                                                                                                                                                                                                                                                                                                                                                                                                    | 120                               | G1.0                   | MMC 17.12.090   |
| Site width                                                           | Min. avg. 60'                                                                                                                                                                                                                                                                                                                                                                                                                                           | 80                                | G1.0                   | MMC 17.12.080   |



# SCHEMATIC DESIGN



NOTES: SCHEMATIC DESIGNS, NOT  
FOR CONSTRUCTION.

[illegible]

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# HARBEN APARTMENTS SCHEMATIC DESIGN

G0.0

COVER SHEET



**CONSTRUCTION TYPE:**  
**OCCUPANCY TYPE: R1 & R2**  
**APN: 032031034000**  
**ZONING DISTRICT: R-4**

**PROJECT SCOPE:**  
DEVELOPMENT OF A 6 UNIT APARTMENT BUILDING, WITH THE POTENTIAL TO  
CONVERT NEW STORAGE SPACES INTO 2 ADDITIONAL ADUS.

**DESIGNER: HOUSABLE INC.**  
2269 Chestnut St #122, San Francisco, CA 94123  
2135771557  
lj@housable.com

**LOT SIZE:**  
28,289 SQ.FT.  
0.62 ACRES.

**FIRE SPRINKLERS:**  
NEW CONSTRUCTION TO BE EQUIPPED WITH FIRE SPRINKLERS

**PROPOSED RESIDENTIAL BUILDING**

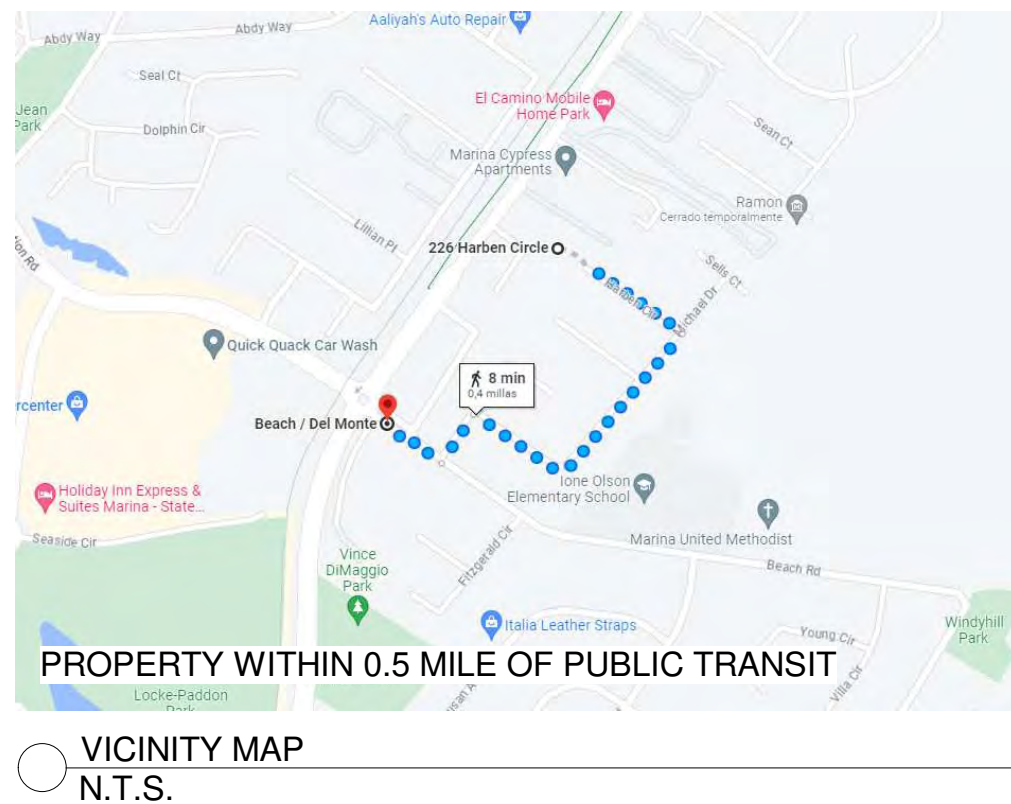
|                         |         |
|-------------------------|---------|
| TOTAL BUILDING SIZE =   | 7338 SF |
| TOTAL BUILDING HEIGHT = | 27' 9"  |

SIDE YARD SETBACK(S): 5

ALLOWED 60% COVERAGE = 16,973 SF  
EXISTING RESIDENTIAL BUILDING = 4,500 SF  
PROPOSED RESIDENTIAL BUILDING = 3,669 SF  
TOTAL PROPOSED COVERAGE = 8,169 SF (29%)

TOTAL REQUIRED PARKING = 19  
OPEN PARKING = 14  
COVERED PARKING = 5  
VISITOR PARKING = 4

**FIRE PROTECTION:**  
2022 CALIFORNIA FIRE CODE



| DRAWING INDEX |                                      |
|---------------|--------------------------------------|
| Sheet Number  | Sheet Name                           |
| G0.0          | COVER SHEET                          |
| G0.1          | PROJECT INFORMATION                  |
| G0.2          | PROJECT NOTES                        |
| G1.0          | SURVEY                               |
| AD1.0         | EXISTING SITE PLAN                   |
| AD2.0         | EXISTING FLOOR PLANS                 |
| A1.0          | PROPOSED SITE PLAN                   |
| A2.0          | PROPOSED FLOOR PLAN - LEVEL 1        |
| A2.1          | PROPOSED FLOOR PLAN - LEVEL 2        |
| A2.2          | PROPOSED ROOF PLAN                   |
| A2.4          | CONVERSION FLOOR PLAN - LEVEL 1      |
| A3.0          | PROPOSED ELEVATIONS                  |
| A3.1          | PROPOSED ELEVATIONS                  |
| A3.2          | PROPOSED SECTIONS                    |
| A3.3          | PROPOSED SITE ELEVATION              |
| A3.4          | EXISTING BUILDING PROPOSED ELEVATION |
| A4.1          | EXTERIOR FINISH                      |
| A7.3          | TRASH ENCLOSURE                      |
| E1.0          | SITE LIGHTING PLAN                   |
| L1.00         | COVER SHEET                          |
| L1.01         | LANDSCAPE CONSTRUCTION PLAN          |
| L1.10         | CONSTRUCTION DETAILS                 |
| L1.20         | CONSTRUCTION SPECIFICATIONS          |
| L1.21         | CONSTRUCTION SPECIFICATIONS          |
| L2.10         | IRRIGATION DETAILS                   |
| L2.20         | IRRIGATION SPECIFICATIONS            |
| L2.21         | IRRIGATION SPECIFICATIONS            |
| L3.01         | PLANTING PLAN                        |
| L3.02         | IRRIGATION PLAN                      |
| L3.10         | PLANTING DETAILS                     |
| L3.20         | PLANTING SPECIFICATIONS              |
| L3.21         | PLANTING SPECIFICATIONS              |

@ At  
 # Pound or Number  
 A.B. Anchor Bolt  
 ADU Accessory Dwelling Unit  
     (Secondary Dwelling Unit)  
 A.F.F. Above Finished Floor  
 A.F.G. Above Finished Grade  
 BLDG. Building  
 BLKG. Blocking  
 BM. Beam  
 B.O. Bottom Of  
 CERT. Certificate  
 C.I. Contractor Installed  
 C.F. Contractor Furnished  
 C.L.R. Clear  
 C.L. Center Line  
 CLNG. Ceiling  
 CONT. Continuous  
 COL. Column  
 DIA. Diameter  
 DET. Detail  
 D.F.-L. Douglas Fir-Larch  
 DBL. Double  
 (E) Existing  
 EA. Each  
 EQ. Equal  
 E.W. Each Way  
 FIN. Finish 3.0  
 F.O. Face Of  
 FT. Foot or Feet  
 HDR. Header  
 HT. Height  
 JST. Joist  
 MAX. Maximum  
 M.B. Machine Bolt  
 MIN. Minimum  
 MTD. Mounted  
 N.I.C. Not In Contract  
 (N) New  
 NOM. Nominal  
 N.T.S. Not To Scale  
 O/ Over  
 O/A Overall  
 O.F. Outside Face,  
 Owner Furnished  
 O.C.(E.W.)On Center (Each  
 Way)  
 O.I. Owner Installed  
 OPP. Opposite  
 (P) Proposed  
 PL. Plate or Property Line  
 PLY. Plywood  
 PTD. Painted  
 P.T. Pressure Treated  
 REINF. Reinforced  
 RET. Retaining  
 R.F. Roof Framing  
 R.O. Rough Opening  
 S.F. Square Feet  
 S.S.D. See Structural Drawings  
 SHTG. Sheathing  
 SHT. Sheet  
 SIM. Similar  
 SQ. Square  
 STD. Standard  
 STR. Structural  
 T.B.D. To be determined  
 T.O. Top Of  
 TYP. Typical  
 V.I.F. Verify In Field  
 W.F. Wall Framing  
 W/ With  
 W.O. Where Occurs  
 W/O Without  
 U.O.N. Unless Otherwise Noted  
 NOTE: Not all abbreviations and  
 symbols shown here are used

|                  |                                |
|------------------|--------------------------------|
|                  | <b>DETAIL MARK</b>             |
| Number           |                                |
| Sheet Number     |                                |
|                  | <b>ELEVATION MARK</b>          |
| Direction        |                                |
| Number           |                                |
| Sheet Number     |                                |
|                  | <b>SECTION MARK</b>            |
| Direction        |                                |
| Number           |                                |
| Sheet Number     |                                |
|                  | <b>LEVEL MARK</b>              |
| Name             |                                |
| Elevation        |                                |
|                  | <b>SPOT ELEVATION MARK</b>     |
|                  | <b>VIEW REFERENCE</b>          |
| View Name        |                                |
| 1/8" = 1'-0"     |                                |
|                  | <b>ROOM MARK</b>               |
| Room name        |                                |
| Room Designation |                                |
| Size             |                                |
|                  | <b>NORTH ARROW</b>             |
|                  | <b>GRID LINE MARK</b>          |
|                  | <b>WALL TYPE MARK</b>          |
|                  | <b>WINDOW TYPE MARK</b>        |
|                  | <b>REVISION MARK</b>           |
|                  | <b>DOOR TYPE MARK</b>          |
|                  | <b>KEYNOTE</b>                 |
|                  | <b>CEILING TYPE MARK</b>       |
|                  | <b>FLOOR / FOUNDATION MARK</b> |
|                  | <b>SHEAR WALL MARK</b>         |
| Identifier       |                                |

[illegible]

# HARBEN APARTMENTS SCHEMATIC DESIGN

# G0.1

## PROJECT INFORMATION



- R-4 ZONE.
- 15-35 UNITS PER ACRE ALLOWED PER ZONING.
- TARGETING 12 UNITS WITHOUT CHANGING THE EXISTING 6 UNITS AND 2 ADUS.
- NOT LOCATED IN A COASTAL ZONE
- MAX LOT COVERAGE: 60%.
- MAX HEIGHT: 42 FEET, 3 STORIES.
- SETBACKS:
- SIDE YARD: 5 FEET GENERALLY AND 12 FEET IF ABUTTING R-1 OR R-2 ZONE.
- REAR YARD: 10 FEET GENERALLY AND 20 FEET IF ABUTTING R-1 OR R-2 ZONE.
- FRONT YARD: 12 FEET GENERALLY MEASURED FROM THE FRONT PROPERTY LINE OR THE EDGE OF THE EASEMENT FOR A PRIVATE ROADWAY, WHICHEVER IS LESS.
- "SITE COVERAGE" MEANS THE PERCENT OF THE SITE AREA COVERED BY PRINCIPAL AND ACCESSORY BUILDINGS. (ORD. 2020-07 § 2, 2020; ORD. 2002-03 § 1, 2002).

THE MINIMUM AREA OF OPEN SPACE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS OR THREE OR MORE SINGLE-FAMILY DWELLINGS ON A BUILDING SITE IN THE R-4 DISTRICT SHALL BE THREE HUNDRED SQUARE FEET PER EFFICIENCY APARTMENT, THREE HUNDRED FIFTY SQUARE FEET PER ONE-BEDROOM UNIT, AND FIFTY ADDITIONAL SQUARE FEET FOR EACH ADDITIONAL BEDROOM. A PORTION OR ALL OF THE REQUIRED USABLE OPEN SPACE SHALL BE PRIVATE AS PROVIDED BY THIS SECTION; OTHERWISE IT SHALL BE SHARED IN COMMON.

A MINIMUM OF EIGHTY SQUARE FEET FOR GROUND FLOOR UNITS AND FORTY SQUARE FEET FOR UNITS LOCATED ON SECOND LEVELS AND ABOVE. (ORD. 2020-07 § 2, 2020; ORD. 2006-03 § 1 (EXH. A), 2006).

1. ONE-BEDROOM UNITS AND EFFICIENCIES: ONE SPACE FOR EACH DWELLING UNIT WHICH SHALL BE COVERED PLUS ONE ADDITIONAL SPACE FOR EACH FIVE DWELLING UNITS OR FRACTION THEREOF.
2. TWO-BEDROOM UNITS: ONE AND ONE-HALF SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE COVERED PLUS ONE ADDITIONAL SPACE FOR EACH FIVE DWELLING UNITS OR FRACTION THEREOF.
3. THREE OR MORE BEDROOM UNITS: TWO SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE COVERED PLUS ONE ADDITIONAL SPACE FOR EACH FIVE DWELLING UNITS OR FRACTION THEREOF.
4. GENERAL NOTE. ALL REQUIRED ON-SITE PARKING SPACES SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT TO THE SATISFACTION OF THE SITE AND ARCHITECTURAL DESIGN REVIEW BOARD.
5. GENERAL NOTE. TWENTY PERCENT OF ALL REQUIRED PARKING SPACES, BUT IN NO CASE LESS THAN ONE SPACE, SHALL BE KEPT UNRESERVED AND AVAILABLE FOR VISITOR PARKING. VISITOR PARKING SPACES SHALL BE IDENTIFIED BY A SIGN OR OTHER MEANS AND SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT TO THE SATISFACTION OF THE SITE AND ARCHITECTURAL DESIGN REVIEW BOARD.

- 1BD - 1 SPACE (1 COVERED) + 1 PER 5
- 2BD - 1.5 SPACES (1 COVERED) + 1 PER 5
- 3BD - 2 SPACES (1 COVERED) + 2 PER 5
- 20% FOR VISITOR SPACES

REQUIRED PARKING SPACE SHALL BE A MINIMUM OF NINE FEET BY NINETEEN FEET

CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED THROUGHOUT THESE DRAWINGS.

2. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

3. THE PROJECT CONTACT SHALL POSSESS ALL APPROVALS AND PERMITS PRIOR TO COMMENCING ANY SITE PREPARATION, MATERIAL ORDERS OR CONSTRUCTION ACTIVITY. THE PROJECT CONTACT IS RESPONSIBLE FOR DETERMINING AND COORDINATING THE SCHEDULE FOR ALL PROJECT ACTIVITY.

4. PROJECT SCOPE IS LIMITED TO WHAT IS LISTED IN THE PROJECT SCOPE SECTION OF THE COVER SHEET.

5. THESE PLANS ARE INTENDED FOR STANDARD ON-SITE CONSTRUCTION METHODS ONLY. THE PROJECT CONTACT ASSUMES FULL RESPONSIBILITY AND ANY RISKS ASSOCIATED WITH DEVIATION FROM STANDARD ON-SITE CONSTRUCTION METHODS.

6. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS. REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT CONTACT PRIOR TO CONSTRUCTION.

7. BUILDING INSPECTORS MAY APPROVE DEVIATION FROM THESE PLANS. IN SUCH CASE, THE PROJECT CONTACT SHALL NOTIFY ALL OTHERS OF SUCH DEVIATION AND SHALL ASSUME ALL RISKS AND RESPONSIBILITIES ARISING FROM SUCH DEVIATION.

8. OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE PROJECT CONTACT FOR CLARIFICATION.

9. THE PROJECT CONTACT OR THEIR REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.

10. THE PROJECT CONTACT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE PROJECT CONTACT SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT. THE DESIGNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON THE PROJECT CONTACT'S LIABILITY INSURANCE COVERAGE.

11. PROJECT CONTACT SHALL OBSERVE THE CONSTRUCTION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THE PROJECT.

12. PROJECT CONTACT AND OR CONTRACTORS SHALL PROPERLY DISPOSE OF ALL WASTE CAUSED BY THEIR WORK, KEEP PREMISES JOB SITE CLEAN OF SUCH WASTE AND SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.

13. THE PLAN SET PROVIDED SHOULD ONLY BE MODIFIED UPON DIRECTION OF THE PROJECT CONTACT.

14. HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE PROJECT CONTACT SHALL PROVIDE AND OR SOURCE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS DIRECTLY FROM SUPPLIERS OR FROM THEIR SUBCONTRACTORS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA, AND IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.

15. EXISTING SITE INFORMATION FOR THESE DRAWINGS SHALL BE DEEMED TO BE ACCURATE BY THE PROJECT CONTACT.

16. PRIOR TO THE START OF WORK, THE PROJECT CONTACT SHALL COMPARE AND COORDINATE STRUCTURAL AND DESIGN DRAWINGS WITH EXISTING FIELD CONDITIONS. THE PROJECT CONTACT IS RESPONSIBLE FOR CODE-COMPLIANT CHANGES TO THE PLAN SET AND CONTACTING APPROPRIATE PARTIES FOR STRUCTURAL CHANGES TO THE PROJECT. NO DEVIATION FROM THESE PLANS SHALL BE MADE AND BE ACCEPTED EXCEPT UPON WRITTEN APPROVAL FROM THE PROJECT CONTACT.

17. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE & RESIDENTIAL CODE, AND OTHER APPLICABLE CODES. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PROJECT PLANS AND SPECIFICATIONS. THE PROJECT CONTACT SHALL PROVIDE TERMITE AND MOISTURE PROTECTION AS REQUIRED BY CODE.

18. THE PROJECT CONTACT SHALL BE RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.

19. IT SHALL BE THE PROJECT CONTACT'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY AND ALL UNDERGROUND UTILITIES AND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE OR INTERRUPTION AS A RESULT OF ITS OPERATIONS. THE PROJECT CONTACT SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND UTILITIES / FACILITIES, AND TO MAINTAIN SERVICE TO THE PROPERTY, AND SHALL BE RESPONSIBLE FOR REPAIR TO SAME IF DAMAGED DURING CONSTRUCTION.

20. ANY EXCAVATION MUST COMPLY WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216.

21. ANY FOUNDATION AND OR UTILITY TRENCHES SHALL BE CLEAN AND FREE OF LOOSE MATERIAL AT THE TIME OF CONCRETE AND OR UTILITY PLACEMENT. THE PROJECT CONTACT SHALL CONDUCT ITS OPERATIONS SUCH THAT EXCAVATIONS REMAIN OPEN FOR A MINIMAL AMOUNT OF TIME BEFORE CONCRETE IS CAST AND OR UTILITY CONNECTION IS INSTALLED.

22. NO PERSON(S) SHALL USE ANY PUBLIC ACCESS ROAD OR FIRE TRAIL FOR THE STORAGE OF ANY CONSTRUCTION MATERIAL, STATIONARY CONSTRUCTION EQUIPMENT, CONSTRUCTION OFFICE, PORTABLE REFUSE CONTAINER, OR EARTH FROM ANY GRADING OR EXCAVATING.

23. THE PROJECT CONTACT SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DRAWINGS AND SPECIFICATIONS PROVIDED THROUGHOUT THIS PLAN SET. ANY MATERIAL OMISSIONS OR UPDATES WHICH REQUIRE CORRECTION SHALL BE IDENTIFIED BY THE PROJECT AND THE APPROPRIATE REQUESTS FOR CORRECTIONS SHALL BE MADE IN AN EXPEDITED MANNER AT THE EARLIEST AVAILABLE OPPORTUNITY.

24. IT SHALL BE NOTED THAT THESE PLANS HAVE BEEN GENERATED USING LARGELY AUTOMATED SOFTWARE SYSTEMS. WHILE THE DRAWINGS ARE INTENDED TO ACCOUNT FOR ALL REQUIRED BUILDING CODES, LOCAL ZONING AND PLANNING CODES, AND SITE SPECIFIC ISSUES, MATERIAL OMISSIONS OR INACCURACIES MAY EXIST. THEREFORE, IT IS THE RESPONSIBILITY OF THE PROJECT CONTACT TO VERIFY THE ACCURACY AND COMPLETENESS OF THESE PLANS PRIOR TO SUBMISSION FOR PLANNING AND BUILDING APPROVAL, THE COMMENCEMENT OF PROJECT CONSTRUCTION AND DURING CONSTRUCTION. WHEN INACCURACIES OR OMISSIONS ARE FOUND BY THE PROJECT CONTACT, UPDATES AND OR ADDITIONS TO THE PLANS SHOULD BE MADE TO REMEDY THEM.

25. PROJECT CONTACT IS RESPONSIBLE FOR PREPARING AN OPERATION AND MAINTENANCE MANUAL. THE MANUAL SHALL BE AVAILABLE TO THE BUILDING OCCUPANT.



NOTES: PRELIMINARY DESIGNS, NOT FOR CONSTRUCTION.

[illegible]

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# HARBEN APARTMENTS SCHEMATIC DESIGN

## PROJECT NOTES





HARBEN  
APARTMENTS  
SCHEMATIC DESIGN  
SURVEY  
G1.0

APN: 032-031-034

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF HARBEN CIRCLE, AS SHOWN.  
ELEVATION = 66.00 FEET (APPROX. NAV88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 5" ARE NOT SHOWN.
6. LOCATION OF ADJACENT BUILDINGS ARE TRACED FROM IMAGERY AND ARE APPROXIMATE.





[illegible]

# HARBEN APARTMENTS SCHEMATIC DESIGN

## EXISTING SITE PLAN







The floor plan illustrates a three-unit residential building with the following details:

- Unit 10 (Left):** Includes a Kitchen (103 SF), Utility CL. (4 SF), Closet (10 SF), Corridor (210 SF), Bedroom (132 SF), Closet (11 SF), and Bedroom (172 SF).
- Unit 11 (Middle):** Includes a Bedroom (187 SF), Closet (14 SF), Closet (12 SF), Corridor (18 SF), Bedroom (135 SF), Bath (34 SF), Kitchen (102 SF), and Living Room (201 SF).
- Unit 12 (Right):** Includes a Bedroom (188 SF), Closet (18 SF), Living Room (222 SF), Dining (130 SF), Kitchen (102 SF), Bath (39 SF), and Laundry (177 SF).
- Common Areas:** Storage (35 SF, 16 SF, 17 SF, 17 SF, 20 SF), Washer, Dyer, and various closets.
- Dimensions:** Room dimensions are provided in feet and inches (e.g., 11'-1", 13'-7", 15'-1"). Overall unit dimensions are also shown (e.g., 25'-6", 29'-5").
- Grid System:** The plan is oriented with a grid system labeled E.A., E.B., E.1, and E.2.

**UNIT 9**

- BEDROOM: 154 SF
- LIVING ROOM: 198 SF
- KITCHEN: 103 SF
- BEDROOM: 127 SF
- BATH: 40 SF
- CLOSET: 11 SF
- CLOSET: 12 SF
- CLOSET: 8 SF
- UTILITY CL.: 5 SF
- CORRIDOR: 20 SF

**UNIT 8**

- BEDROOM: 161 SF
- LIVING ROOM: 184 SF
- KITCHEN: 105 SF
- BEDROOM: 131 SF
- BATH: 35 SF
- CLOSET: 12 SF
- CLOSET: 6 SF
- CLOSET: 3 SF
- UTILITY CL.: 5 SF
- CORRIDOR: 18 SF

**UNIT 7**

- BEDROOM: 161 SF
- LIVING ROOM: 187 SF
- KITCHEN: 108 SF
- BEDROOM: 130 SF
- BATH: 36 SF
- CLOSET: 12 SF
- CLOSET: 11 SF
- CLOSET: 13 SF
- UTILITY CL.: 4 SF
- CORRIDOR: 18 SF

[illegible]

# HARBEN APARTMENTS SCHEMATIC DESIGN

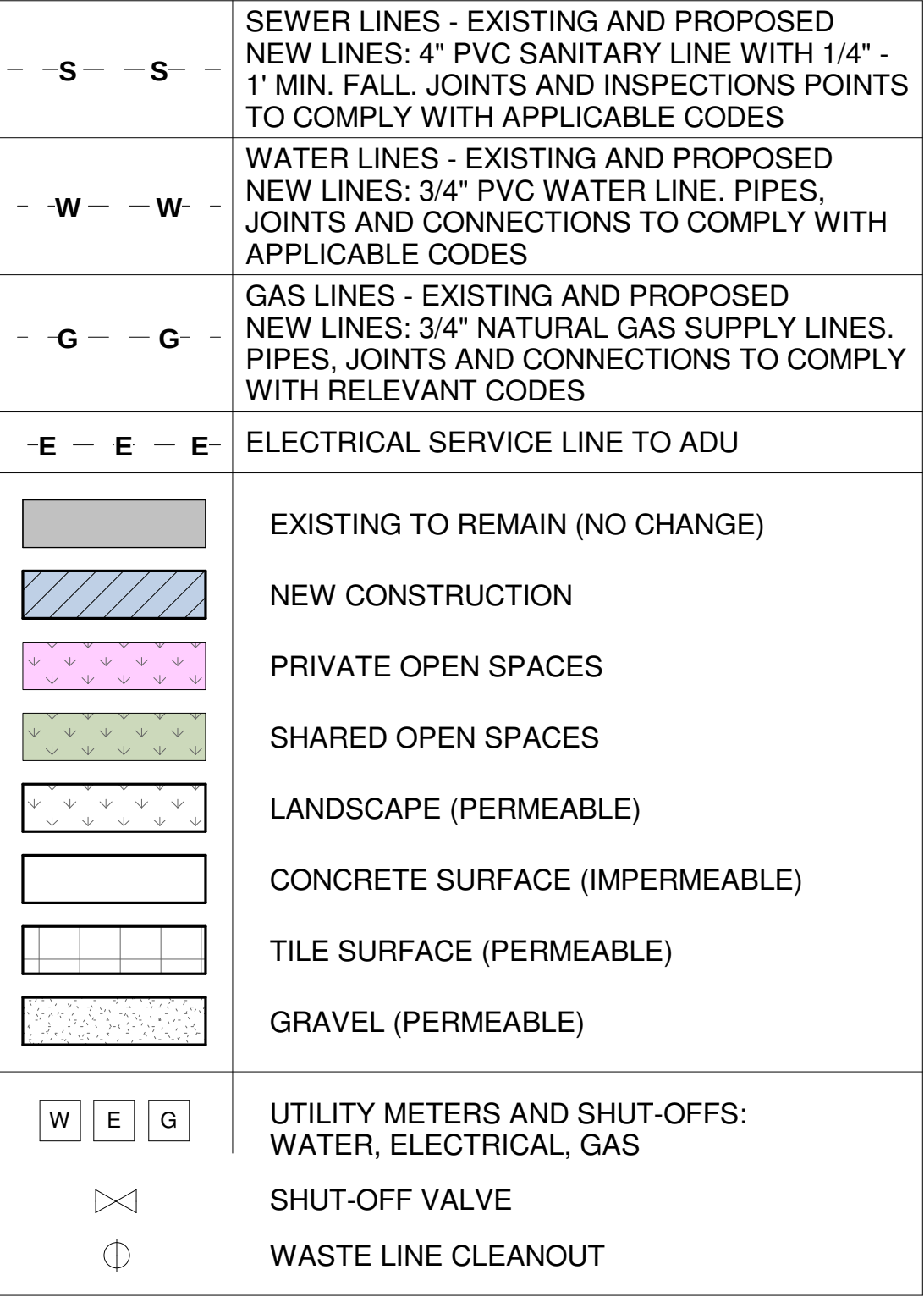
## EXISTING FLOOR PLANS



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# HARBEN APARTMENTS SCHEMATIC DESIGN

## PROPOSED SITE PLAN



○ SITE PLAN LEGEND  
N.T.S.

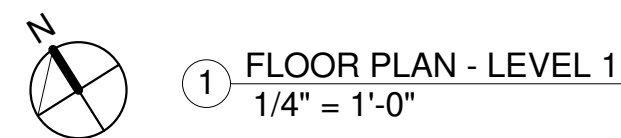
10/10/2024 1:18:58 PM



[illegible]

# HARBEN APARTMENTS SCHEMATIC DESIGN

### PROPOSED FLOOR PLAN - LEVEL 1

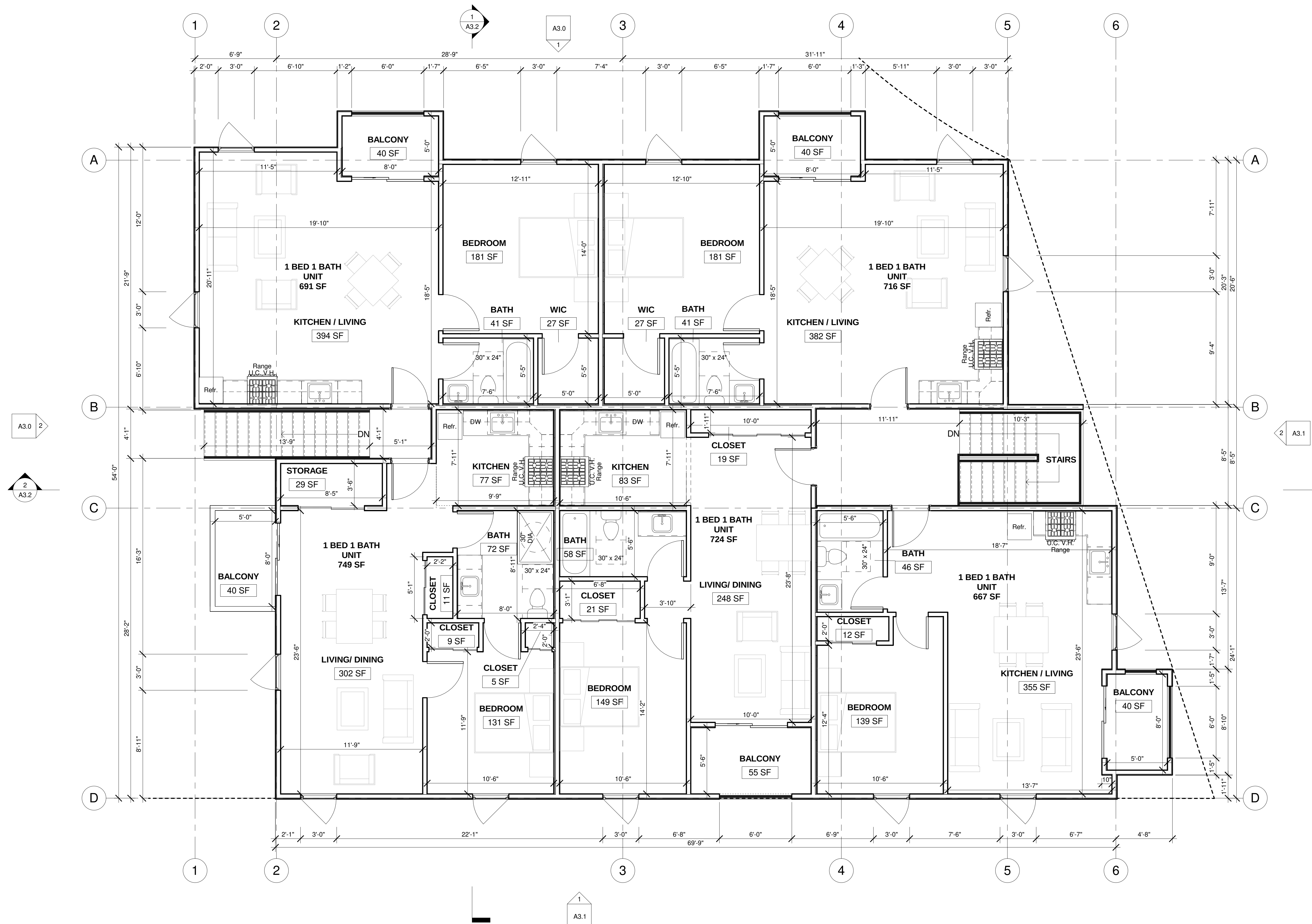




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# HARBEN APARTMENTS SCHEMATIC DESIGN

## PROPOSED FLOOR PLAN - LEVEL 2



① FLOOR PLAN - LEVEL 2  
1/4" = 1'-0"











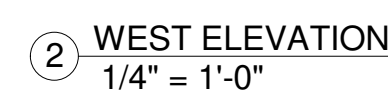
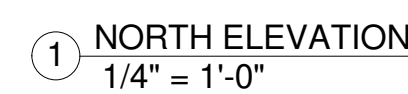


**MATERIAL NOTE:**  
1. FOR MATERIAL DETAIL SEE SHEET  
A4.1

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226 Harben Cir Marina Ca 93933

# HARBEN APARTMENTS SCHEMATIC DESIGN

## PROPOSED ELEVATIONS





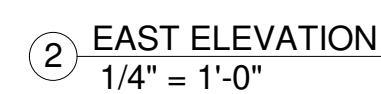
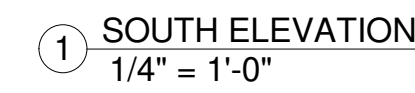


**MATERIAL NOTE:**  
1. FOR MATERIAL DETAIL SEE SHEET  
A4.1

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# HARBEN APARTMENTS SCHEMATIC DESIGN

## PROPOSED ELEVATIONS







NOTES: SCHEMATIC DESIGNS, NOT FOR CONSTRUCTION.

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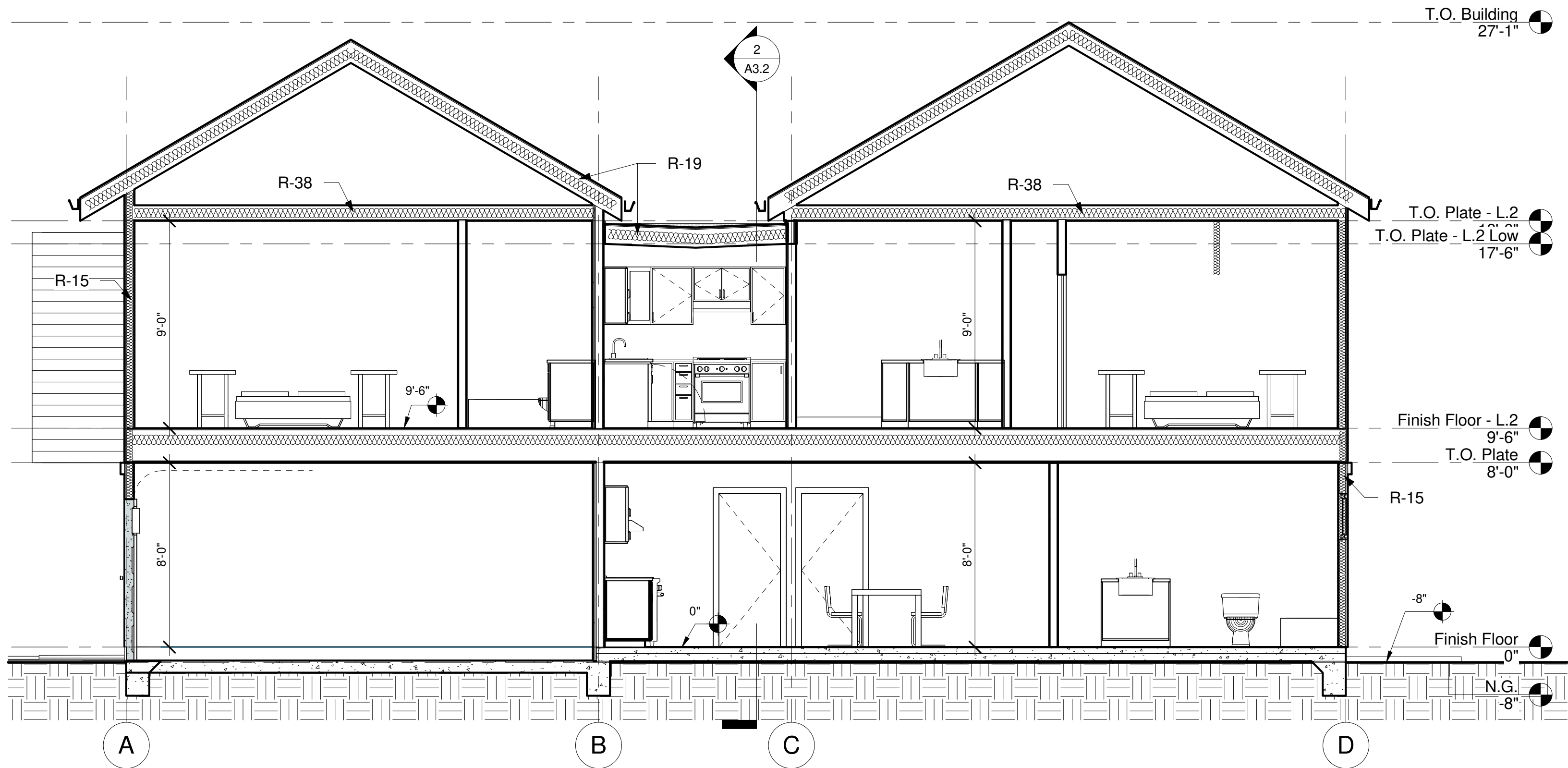
# HARBEN APARTMENTS SCHEMATIC DESIGN

## A3.2

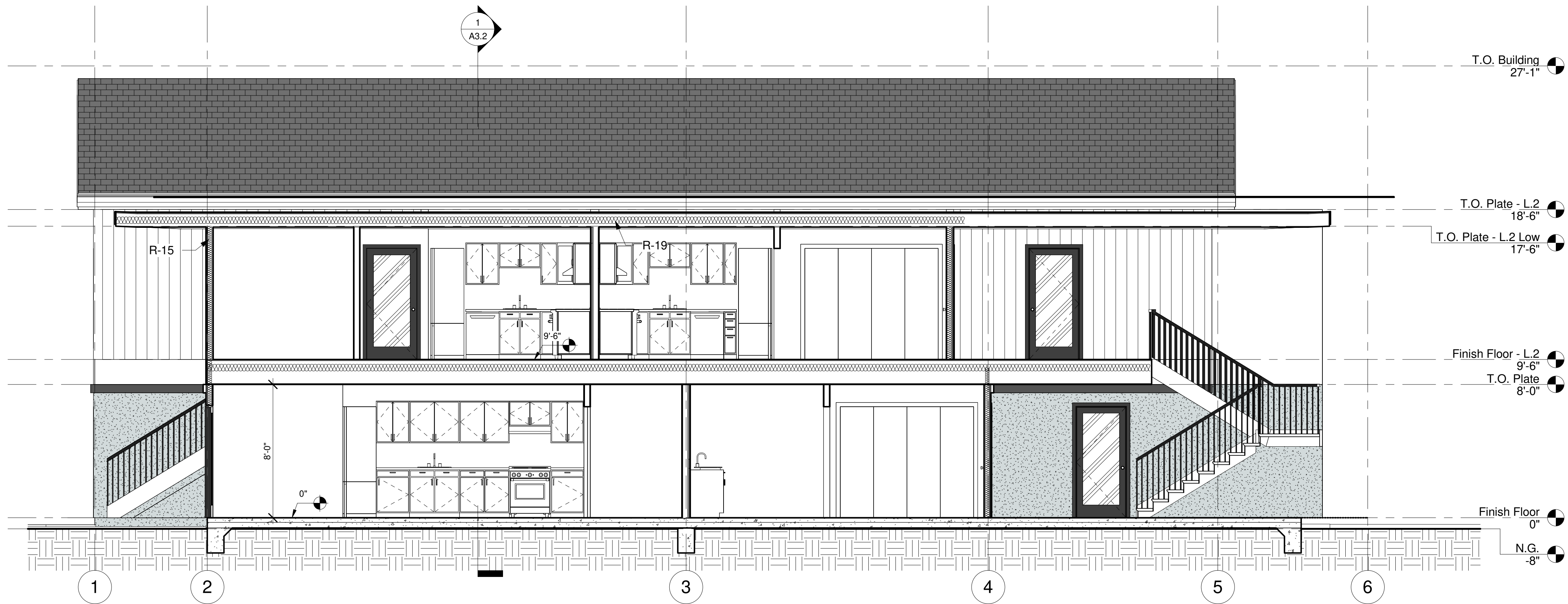
## PROPOSED SECTIONS

## NOTES

LEFT BLANK INTENTIONALLY.  
THIS SPACE WILL BE USED FOR NOTES TO BE  
ADDED LATER IN THE DRAFTING PROCESS.



1 SECTION 1  
1/4" = 1'-0"



② SECTION 2  
1/4" = 1'-0"









EXISTING TRIM PAINTED, ARCTIC WHITE

EXISTING ROOF, ASPHALT SHINGLES.

STUCCO PAINTED, EXISTING STUCCO FINISH PAINTED, ARCTIC WHITE

T.O. Plate 8'-0"

Finish Floor 0"

EXISTING WINDOWS FRAMES PAINTED, BLACK BEAN

EXISTING DOORS FRAMES PAINTED, DARK GRAY

EXISTING BRICK PAINTED, BLUE GREY

1 PROPOSED EAST FOR EXISTING BUILDING  
1/8" = 1'-0"

EXISTING TRIM PAINTED, ARCTIC WHITE

EXISTING ROOF, ASPHALT SHINGLES

T.O. Plate 8'-0"

Finish Floor 0" N.G. -8"

EXISTING WINDOWS FRAMES PAINTED, BLACK BEAN

STUCCO PAINTED, EXISTING STUCCO FINISH PAINTED, ARCTIC WHITE

EXISTING DOOR PAINTED, ARCTIC WHITE

EXISTING DOORS FRAMES PAINTED, DARK GRAY

② PROPOSED WEST FOR EXISTING BUILDING  
1/8" = 1'-0"

EXISTING TRIM PAINTED, ARCTIC WHITE

EXISTING ROOF, ASPHALT SHINGLES,

STUCCO PAINTED, EXISTING STUCCO FINISH PAINTED, ARCTIC WHITE

EXISTING BRICK PAINTED, BLUE GREY

EXISTING WINDOWS FRAMES PAINTED, BLACK BEAN

EXISTING DOORS FRAMES PAINTED, DARK GRAY

T.O. Plate 8'-0"

Finish Floor 0"

N.G. 8"

③ PROPOSED SOUTH FOR EXISTING BUILDING

1/8" = 1'-0"

EXISTING WINDOWS FRAMES PAINTED, BLACK BEAN

EXISTING TRIM PAINTED, ARCTIC WHITE

EXISTING ROOF, ASPHALT SHINGLES,

T.O. Plate 8'-0"

STUCCO PAINTED, EXISTING STUCCO FINISH PAINTED, ARCTIC WHITE

Finish Floor 0"

N.G. -8"

EXISTING DOORS FRAMES PAINTED, DARK GRAY

EXISTING BRICK PAINTED, BLUE GREY

4' PROPOSED NORTH FOR EXISTING BUILDING  
1/8" = 1'-0"

[illegible]

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# HARBEN APARTMENTS SCHEMATIC DESIGN

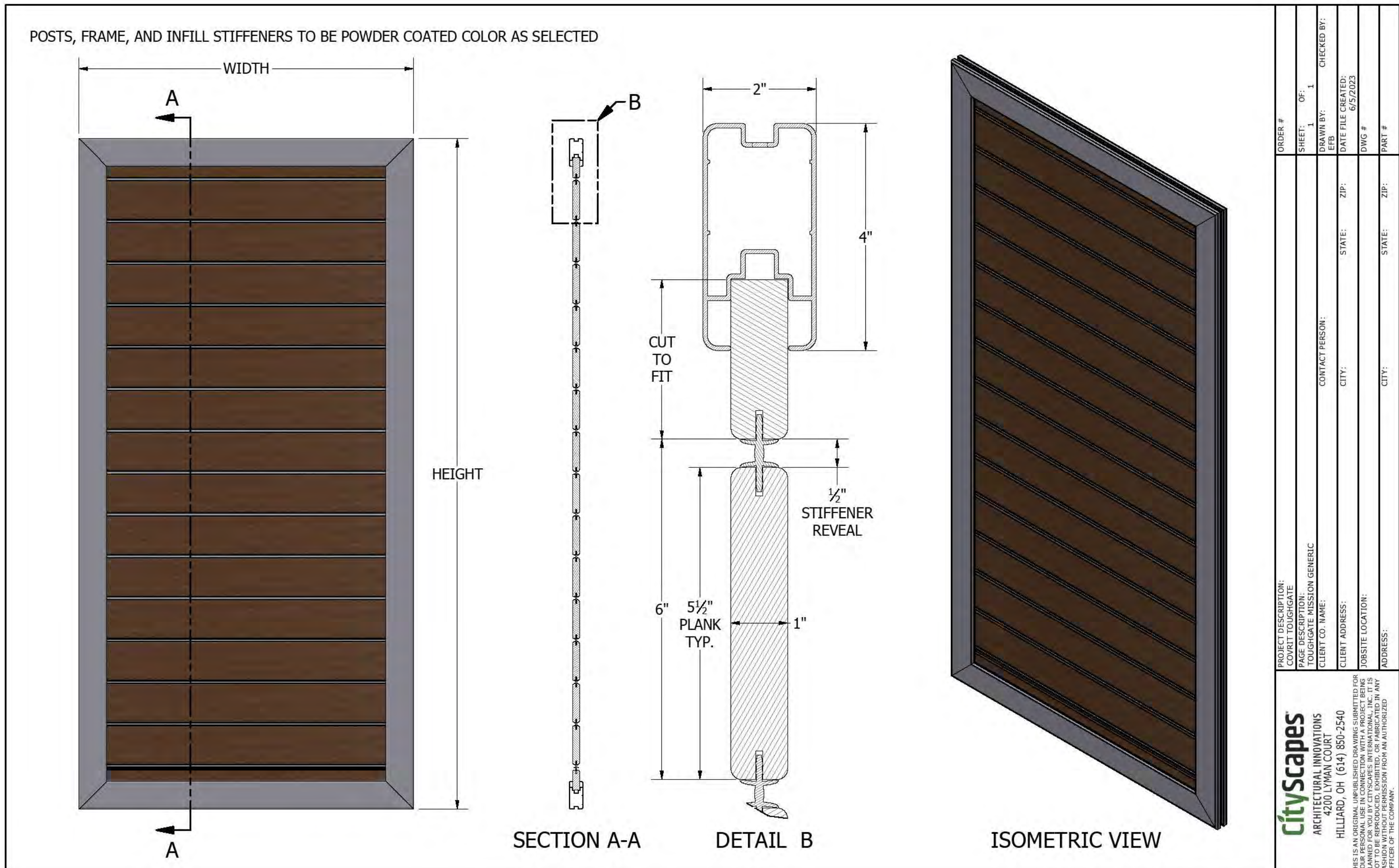
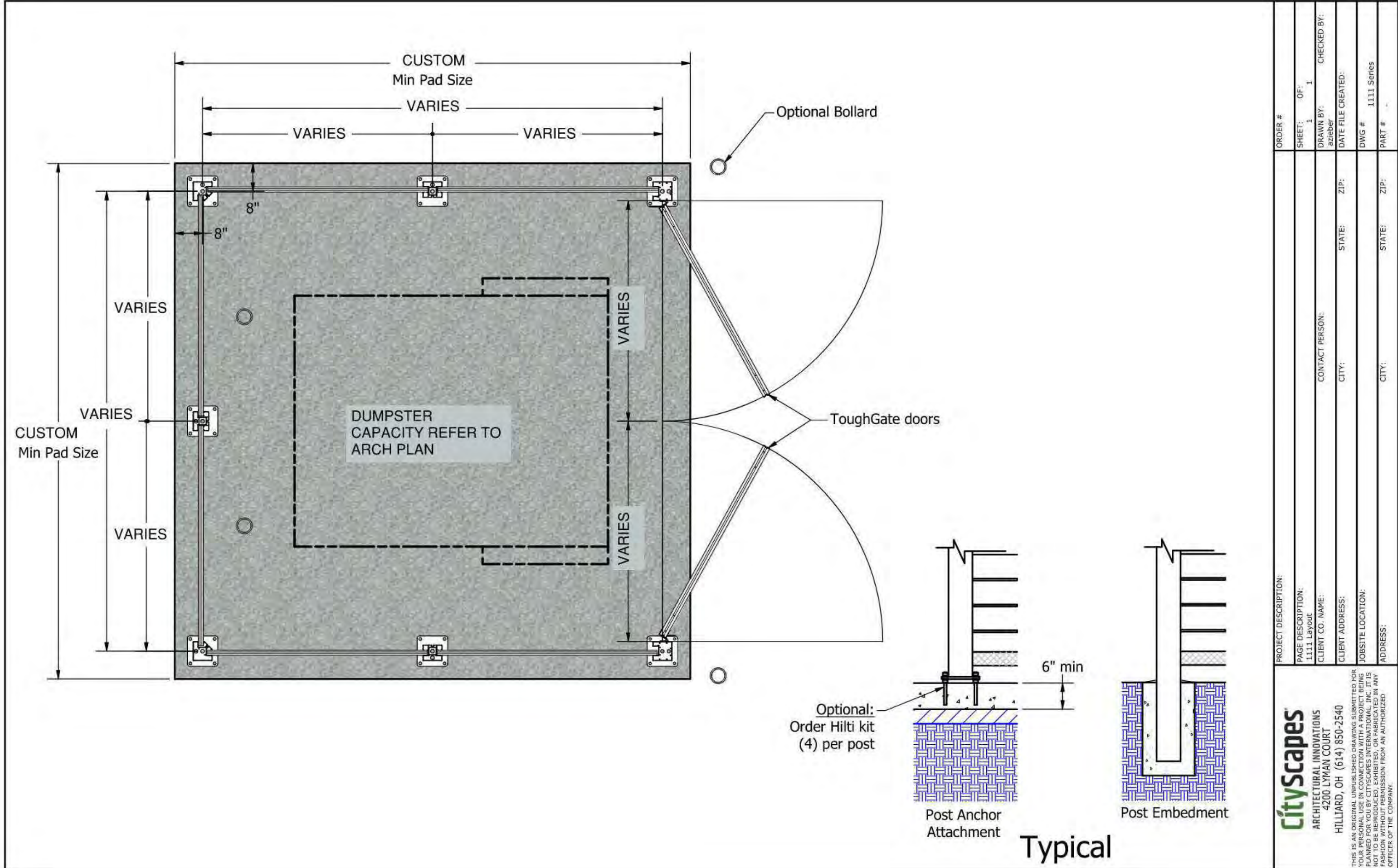
### A3.4

EXISTING BUILDING  
PROPOSED ELEVATION









# Housable

ADU DESIGN & PERMITS

NOTES: SCHEMATIC DESIGNS, NOT FOR CONSTRUCTION.

[illegible]

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# HARBEN APARTMENTS SCHEMATIC DESIGN

### A7.3

TRASH ENCLOSURE



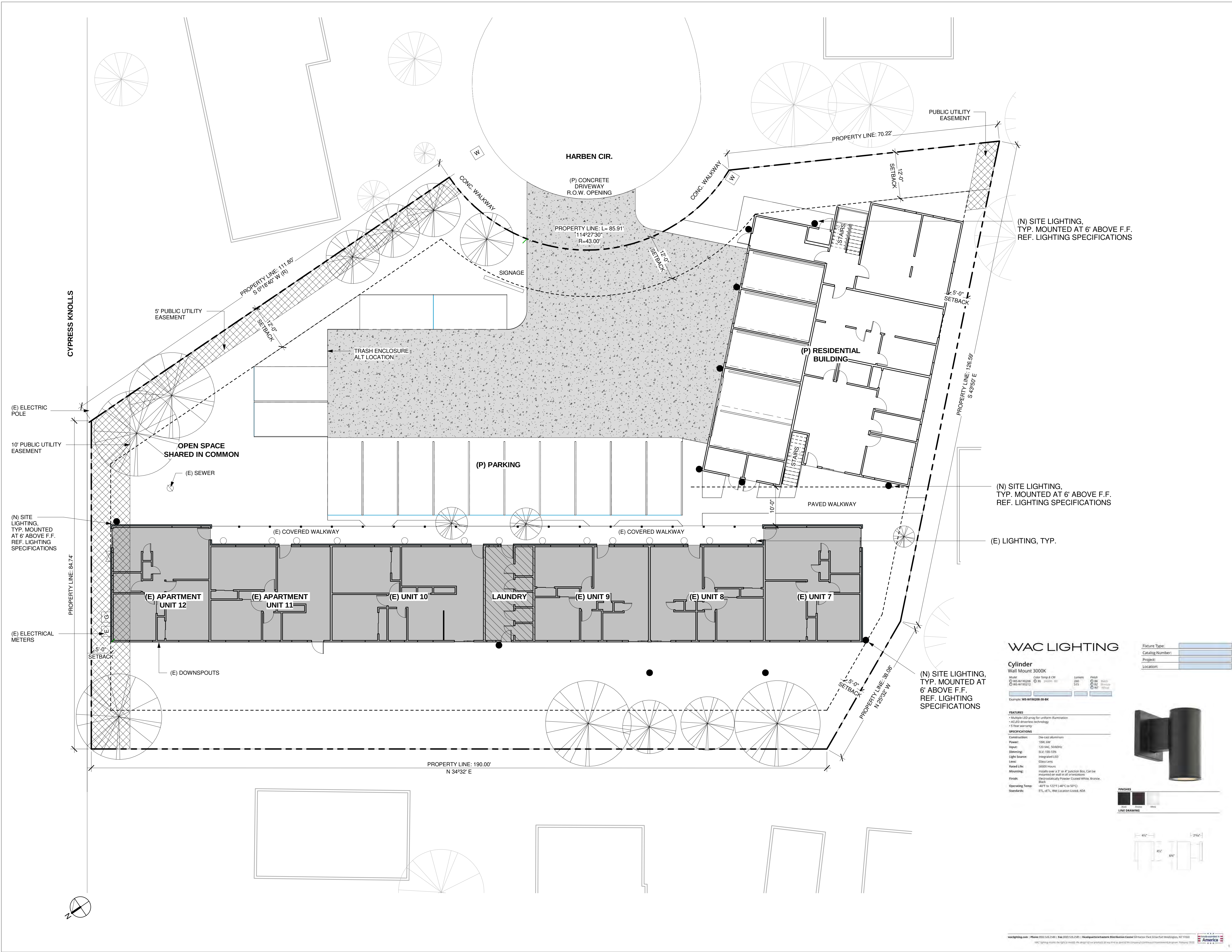


PER ODS 1.3.1(E):  
PEDESTRIAN-ORIENTED LIGHTING  
MUST BE PLACED AT MINIMUM  
INTERVALS OF 40 FEET ALONG  
PATHWAYS AND MUST BE NO  
TALLER THAN 12 FEET  
ALL OTHER LIGHTING MUST BE NO  
TALLER THAN 16 FEET.  
LIGHTING MUST BE DIRECTED,  
ORIENTED, AND SHIELDED TO  
PREVENT GLARE ON ADJACENT  
PROPERTIES. MAXIMUM INTENSITY  
IS 1,000 LUMENS.  
MAXIMUM LIGHTING TEMPERATURE  
IS 3,000 KELVIN

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# HARBEN APARTMENTS SCHEMATIC DESIGN

## SITE LIGHTING PLAN





THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERE TO REMAINS WITH BLOCS DESIGN GROUP, PC. USE WITHOUT WRITTEN CONSENT OF BLOCS DESIGN GROUP, PC. IS PROHIBITED. VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

LANDSCAPE IMPROVEMENT PLANS FOR:

226 HARBEN CIRCLE

MARINA, CALIFORNIA  
APN 032031034000

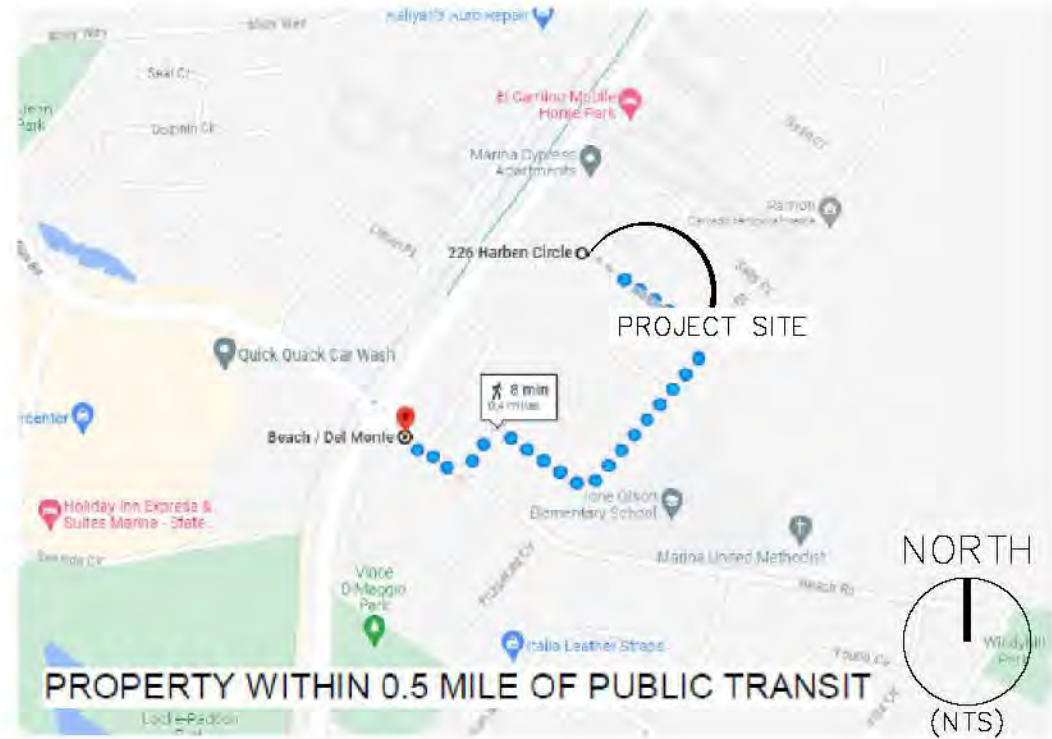


GENERAL NOTES

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARINA / COUNTY OF MARINA.
- THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY (HOUSABLE) DATED (DATE).
- THE GEOTECHNICAL SOILS ENGINEERING REPORT BY (GEOTECH. SOILS ENG. CO. NAME) DATED (DATE) IS A PART OF THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH THE REPORT'S RECOMMENDATIONS AS THEY RELATE TO HIS WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
- A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE PROJECT OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
  - PRE-CONSTRUCTION CONFERENCE
  - SELECTION AND TAGGING OF SPECIMEN TREES AT NURSERIES
  - LANDSCAPE GRADING PRIOR TO PLANTING
  - LAYOUT AND INSTALLATION OF HARDSCAPE AND LANDSCAPE STRUCTURES IN RELATION TO DESIGN INTENT
  - PLANT MATERIAL QUALITY AND INSTALLATION AT THE PROJECT SITE
  - OBSERVATION TO ESTABLISH 90-DAY MAINTENANCE PERIOD (PRE-MAINTENANCE)
  - FINAL OBSERVATION AT THE END OF THE 90-DAY MAINTENANCE PERIOD (FINAL)

NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

VICINITY MAP



PROJECT TEAM

CLIENT  
MARINA HARBEN APTS LLC  
700 CANNERY ROW  
MONTEREY CA 93490  
CONTACT: SABU SHAKE JR  
SABU@FISHOPPER.COM

LANDSCAPE ARCHITECT  
BLOCS DESIGN GROUP, PC  
3800 MAYBELLE AVE, UNIT 6  
OAKLAND CA 94619  
CONTACT: BLAKE  
TOMILLOSO-RHINEHART  
BLAKE@BLOCSDESIGNGROUP.COM

DESIGNER  
HOUSEABLE INC.  
2269 CHESTNUT ST #122  
SAN FRANCISCO, CA 94123  
CONTACT: LJ CHAO  
LJ@HOUSEABLE.COM

SHEET INDEX

| Sheet Number | Sheet Title                 |
|--------------|-----------------------------|
| L0.00        | COVER SHEET                 |
| L1.01        | LANDSCAPE CONSTRUCTION PLAN |
| L1.10        | CONSTRUCTION DETAILS        |
| L1.20        | CONSTRUCTION SPECIFICATIONS |
| L1.21        | CONSTRUCTION SPECIFICATIONS |
| L3.01        | IRRIGATION PLAN             |
| L2.10        | IRRIGATION DETAILS          |
| L2.20        | IRRIGATION SPECIFICATIONS   |
| L2.21        | IRRIGATION SPECIFICATIONS   |
| L3.01        | PLANTING PLAN               |
| L3.10        | PLANTING DETAILS            |
| L3.20        | PLANTING SPECIFICATIONS     |
| L3.21        | PLANTING SPECIFICATIONS     |

**blocs**  
design group

blocs design group, pc  
www.blocsdesigngroup.com  
connect@blocsdesigngroup.com  
916 716 9331

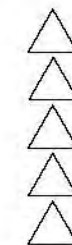


CLIENT  
**MARINA HARBEN  
APTS LLC**  
700 CANNERY ROW  
MONTEREY, CA 93440

PROJECT  
**226 HARBEN**  
226 HARBEN CIRCLE  
MARINA CA 93953

PROJECT 24-13  
DATE: 10/7/2024

REVISIONS



SHEET TITLE  
**COVER SHEET**

SHEET NUMBER

**L0.00**



|                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>PLANTING CALCULATIONS</b>        |                                  |
| REQUIRED DROUGHT TOLERANT PLANTING: | 6,113 SF (65% OF LANDSCAPE AREA) |
| REQUIRED DROUGHT TOLERANT PLANTING: | 8,680 SF (70.8%)                 |
| <b>MAXIMUM TURF ALLOWED:</b>        |                                  |
| TURF PROPOSED:                      | 2,351 SF (25% OF LANDSCAPE AREA) |
|                                     | 0 SF (0%)                        |
| <b>TOTAL TREES PROPOSED:</b>        |                                  |
| 24" BOX TREES REQUIRED:             | 1 TREE                           |
| 24" BOX TREES PROVIDED:             | 1 TREE (50%)                     |
|                                     | 1 TREE                           |
| <b>SHRUB SIZING:</b>                |                                  |
|                                     | 5 GALLON MINIMUM                 |
| <b>EXISTING TREES</b>               |                                  |
| EXISTING TREES:                     | 15 TREES                         |
| TREES TO REMAIN:                    | 11 TREES                         |
| TREES TO BE REMOVED                 |                                  |

NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.



# L1.01





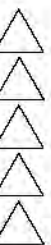


CLIENT  
MARINA HARBEN  
APTS LLC  
700 CANNERY ROW  
MONTEREY, CA 93940

PROJECT  
226 HARBEN  
226 HARBEN CIRCLE  
MARINA CA 93933

PROJECT 24-13  
DATE: 10.7.2024

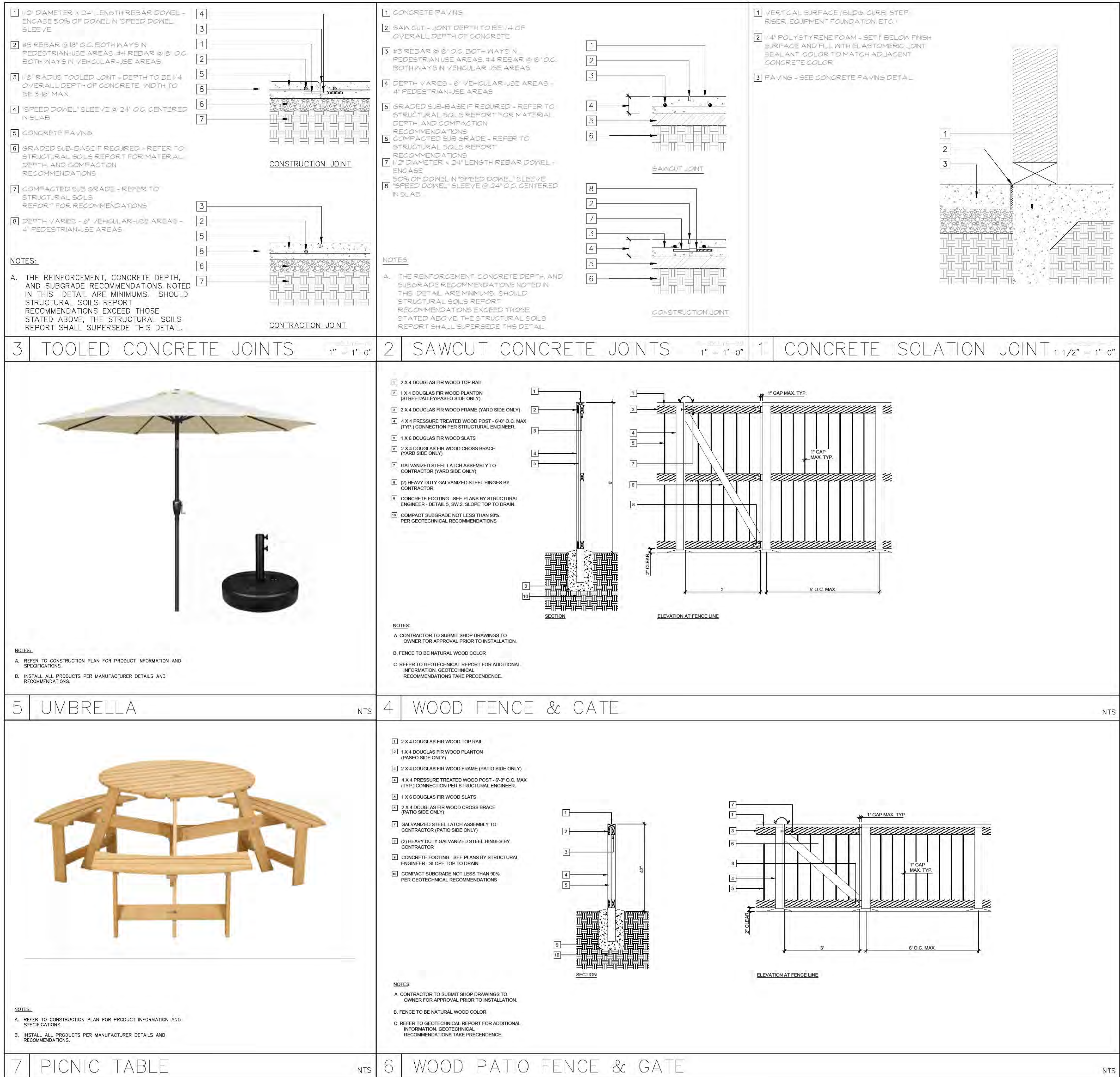
## REVISIONS



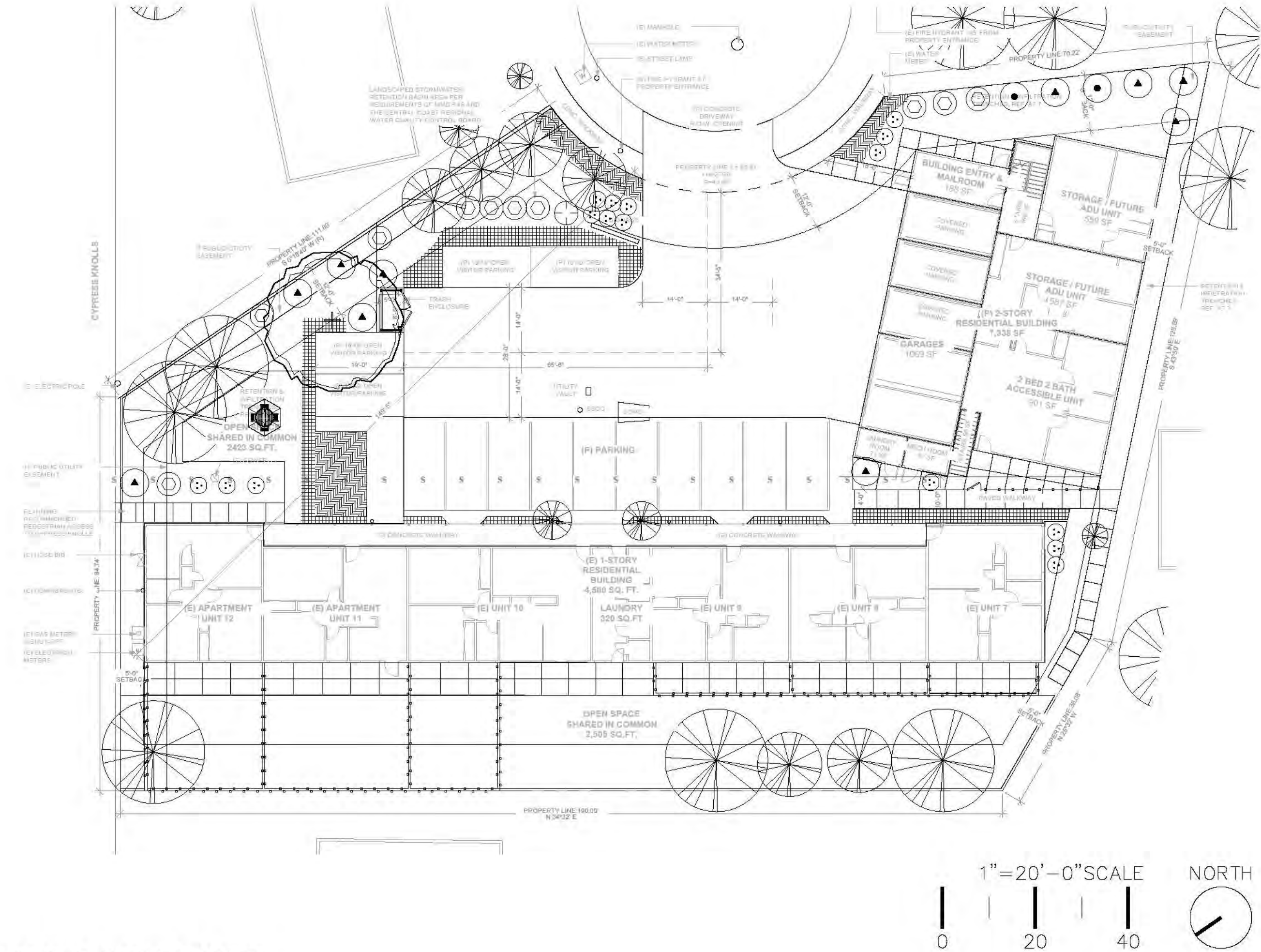
SHEET TITLE  
CONSTRUCTION  
DETAILS

SHEET NUMBER

# L1.10







MWEO STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

  
BLAKE TOMILLOSO-RHINEHART, LANDSCAPE ARCHITECT  
DATE  
10.7.2024  
CA LICENSE #6255  
08.31.27  
REGISTRATION  
EXP. DATE  
BLOCS DESIGN GROUP  
3800 MAYBELLE AVE. UNIT 6  
OAKLAND, CA 94619

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

THE FOLLOWING TYPES OF MULCH SHALL NOT BE ALLOWED INCLUDING: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS.

ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

A MINIMUM THREE-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

ROOT BARRIERS

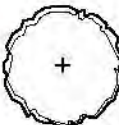
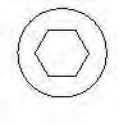
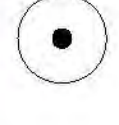
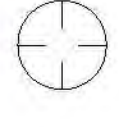
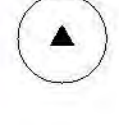
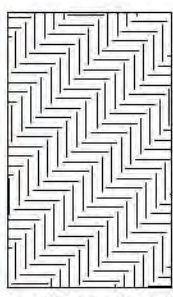
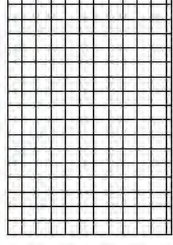
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

COMPOST

THE CONTRACTOR SHALL INSTALL COMPOST APPLICATION TO ACHIEVE A MINIMUM 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON A MWEO SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL. REFER TO PLANTING SPECIFICATIONS TO BE LOCATED IN THE LANDSCAPE CONSTRUCTION DRAWINGS.

FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

PLANT SCHEDULE

| PHOTO                                                                                 | SYMBOL                                                                                | CODE | BOTANICAL / COMMON NAME                                                                            | SIZE    | WUCOLS | CAL       | HEIGHT | MATURE SIZE (W'XH') | QTY |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------|---------|--------|-----------|--------|---------------------|-----|
| TREES                                                                                 |                                                                                       |      |                                                                                                    |         |        |           |        |                     |     |
|    |    | QM   | QUERCUS AGRIFOLIA<br>COAST LIVE OAK<br>SELECTED FROM THE CITY OF MARINA<br>LIST OF PREFERRED TREES | 24" BOX | VL     | 1.5" CAL. | 6'-8'  | 40' X 40'           | 1   |
| SHRUBS                                                                                |                                                                                       |      |                                                                                                    |         |        |           |        |                     |     |
|    |    | CT   | CEANOTHUS THYRSIFLORUS 'SKYLARK'<br>SKYLARK BLUEBLOSSOM                                            | 5 GAL   | L      | 5X5       |        | 60" o.c.            | 10  |
|    |    | HD   | HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'<br>DAVIS GOLD TOYON                                           | 5 GAL   | L      | 8X8       |        | 72" o.c.            | 2   |
|    |    | MD   | MUHLENBERGIA DUBIA<br>PINE MUHLY                                                                   | 1 GAL   | L      | 3X3       |        | 42" o.c.            | 16  |
|    |    | MR   | MUHLENBERGIA RIGENS<br>DEER GRASS                                                                  | 5 GAL   | L      | 5X5       |        | 60" o.c.            | 1   |
|   |  | RA   | RHAMNUS ALATERNUS<br>ITALIAN BUCKTHORN                                                             | 5 GAL   | L      | 6'X12'    |        | 72" o.c.            | 10  |
| GROUND COVERS                                                                         |                                                                                       |      |                                                                                                    |         |        |           |        |                     |     |
|  |  | AR   | ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'<br>POINT REYES KINNIKINNICK                                  | 1 GAL   | L      | 1'X6'     |        | 60" o.c.            | 17  |
|  |  | JP   | JUNCUS PATENS<br>CALIFORNIA GRAY RUSH                                                              | 1 GAL   | L      | 2X2       |        | 36" o.c.            | 77  |

REVISIONS

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SHEET TITLE  
PLANTING PLAN

SHEET NUMBER

L3.01







# Reduced ODS SR 226 Harben Cir 11-25-2024

Final Audit Report

2024-11-26

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2024-11-26                                   |
| By:             | Nick McLroy (nmcilroy@cityofmarina.org)      |
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