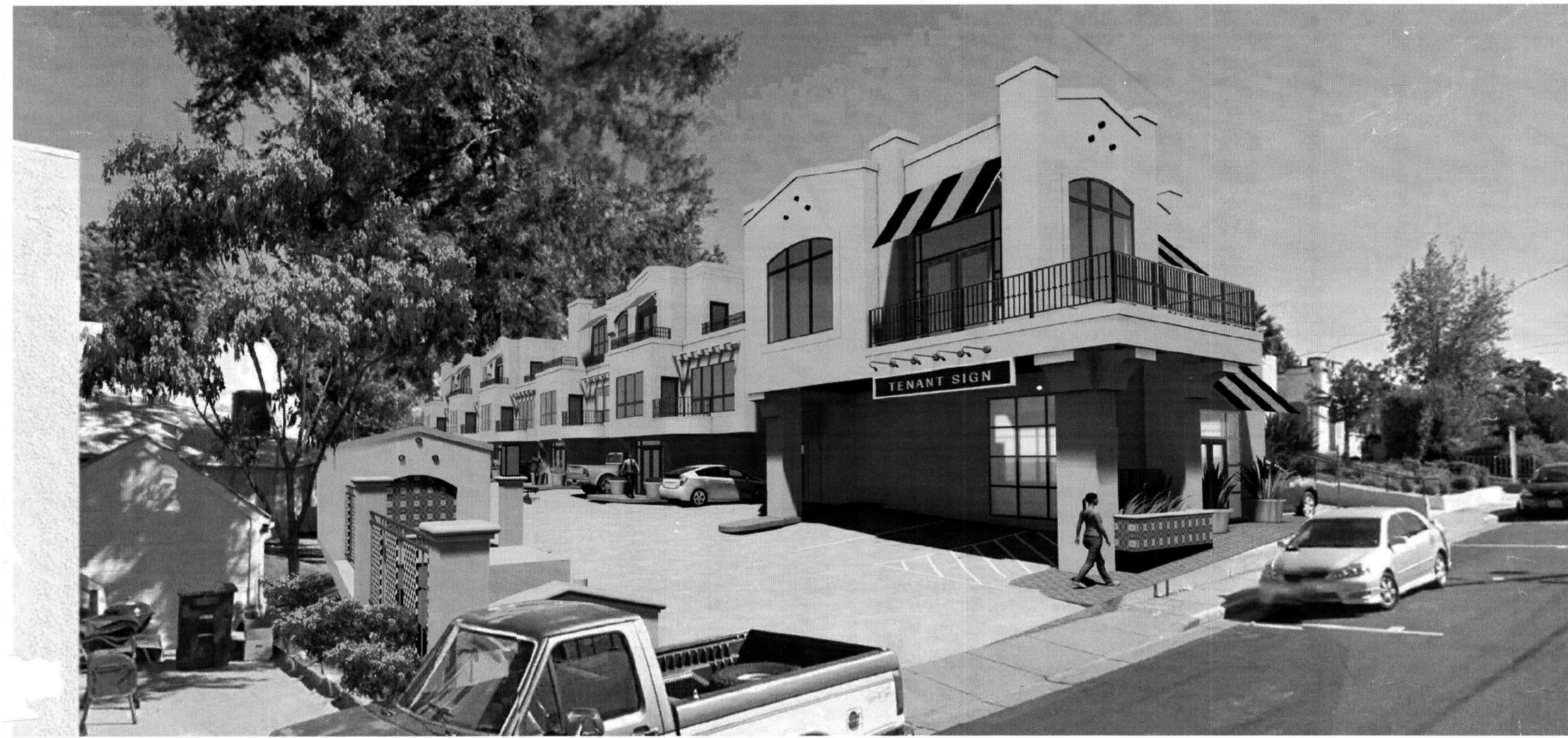
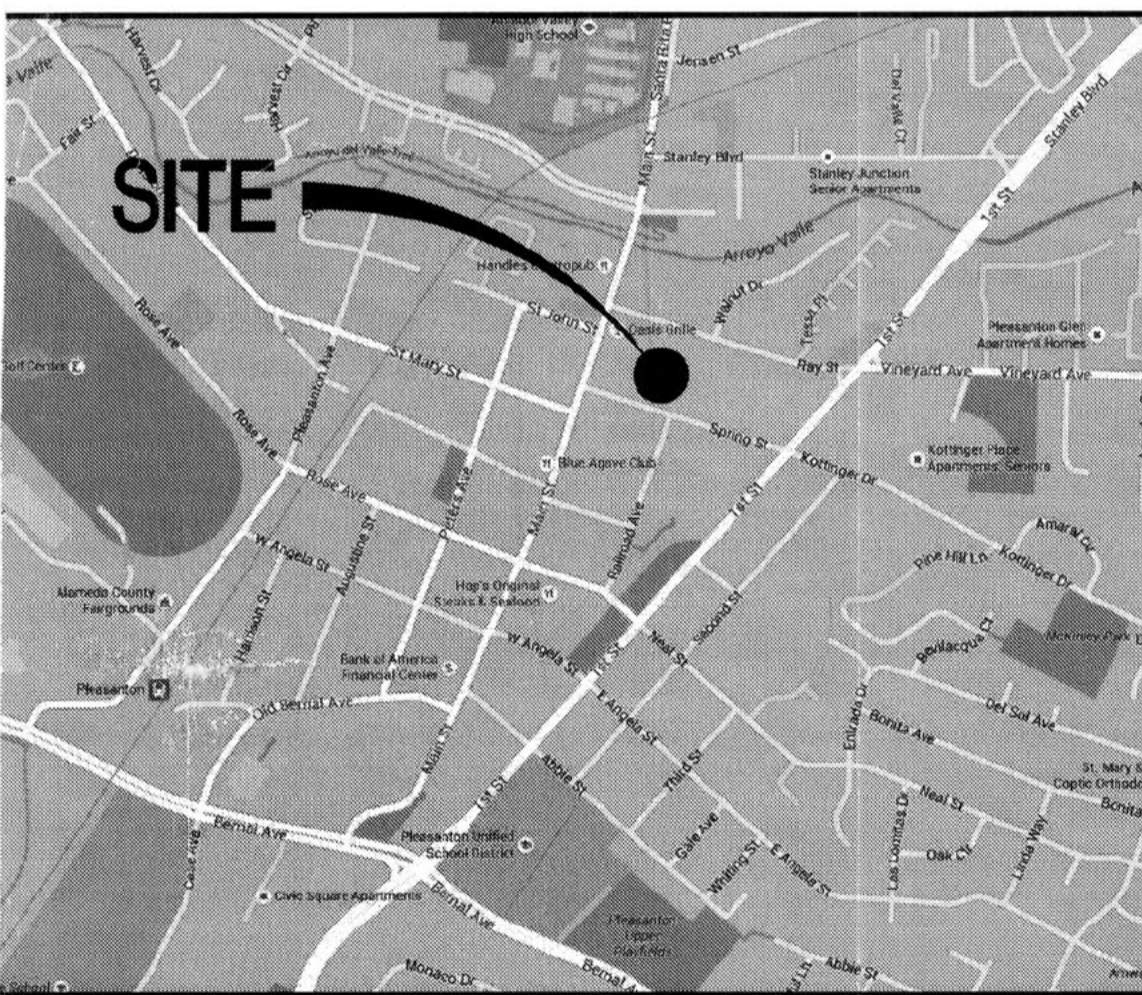


SPRING STREET

273 SPRING STREET
PLEASANTON, CA 94566



VICINITY MAP



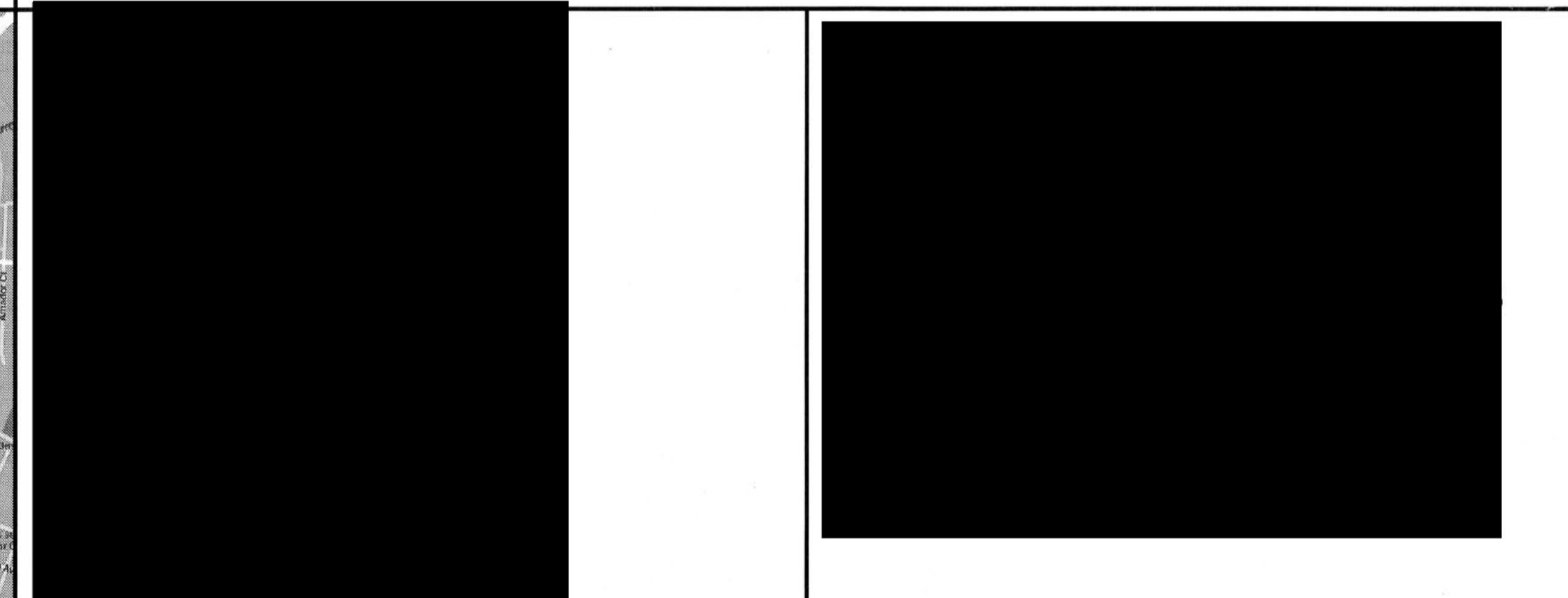
PROJECT SCOPE

NEW 16,560 SF MIXED USE DEVELOPMENT IN ASSOCIATION WITH APPROVED APPLICATION #P16-0588. ASSOCIATED APPLICATION FOR NEW RETAINING WALL, GRADING AND DRAINAGE: #B16-2115

REFER TO SHEET A0.1 FOR DEFERRED SUBMITTAL REQUIREMENTS.

REFER TO SHEET A0.1 GENERAL NOTE 7 FOR SPECIAL INSPECTION REQUIREMENTS.

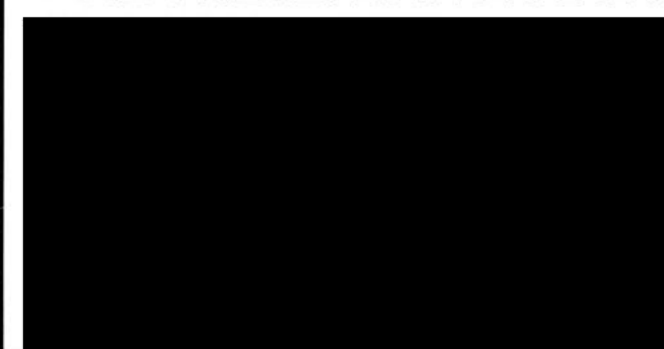
PROJECT DIRECTORY



GOVERNING AGENCIES



LIVERMORE - PLEASANTON FIRE DEPT.
FIRE PRESERVATION BUREAU



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- G0.2 CONDITIONS OF APPROVAL
- G0.3 CONDITIONS OF APPROVAL
- G0.4 CONDITIONS OF APPROVAL

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- BP-2 PATIO GRADING AND DRAINAGE PLAN
- BP-3 STORM WATER CONTROL PLAN
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- A0.2 PROJECT INFORMATION
- A0.3 WALL OPENING ELEVATIONS
- A0.4 GREENPOINT RATED CHECKLIST
- A0.5 CALGREEN CHECKLISTS
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- S1.2 TYPICAL CONCRETE NOTES
- S1.3 TYPICAL FRAMING DETAILS
- S1.4 TYPICAL FRAMING DETAILS
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- S2.2 BLDG A 2ND FLOOR FRAMING PLAN
- S2.3 BLDG A 3RD FLOOR FRAMING PLAN
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- M2.3 LEVEL 3 FLOOR PLAN
- M2.4 ROOF PLAN
- M2.5 COMMERCIAL PLANS
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- M2.6 UNIT 1 PLAN
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- M2.7 UNIT 2 PLAN
- M2.7A UNIT 2 PLAN
- M2.8 UNIT 3 PLAN
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- P2.9A UNIT 4 PLANS
- P2.10 UNIT 5 PLANS
- P2.10A UNIT 5 PLANS
- P3.1 HOT AND COLD WATER ISO PLAN
- P3.2 HOT AND COLD WATER ISO PLAN
- P3.3 WASTE AND VENT ISO PLAN
- P3.4 WASTE AND VENT ISO PLAN
- P3.5 WASTE AND VENT ISO PLAN
- P3.6 GAS ISO PLAN
- P3.7 GAS ISO PLAN
- P3.8 GAS ISO PLAN

THIS PERMIT REQUIRES A WASTE MANAGEMENT PLAN THAT WILL NEED TO BE ACTIVATED THROUGH GREEN HALO SYSTEMS. Prior to your initial inspection request, you must create and submit an account through Green Halo Systems at www.greenhalosystems.com. The Building Division will approve your account submittal and that would allow you to schedule your inspections. Prior to your final inspection, you must upload recycling /salvage tickets to your account and submit back to the Building Division for final approval. Again, when approved, you will be allowed to schedule your final inspection. For additional information, contact Green Halo Systems at (888) 525-1601 or the City of Pleasanton Building Division at (925) 331-5300.

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- E2.5A COMMERCIAL FLOOR PLANS - ELECTRICAL
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- E2.6 UNIT 1 PLANS - ELECTRICAL
- E2.7 UNIT 2 & 5 PLANS - ELECTRICAL
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- L0.2 PLANTING NOTES AND LEGENDS
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- L2.1 PLANTING PLAN
- L3.1 IRRIGATION PLAN
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- L5.1 CONSTRUCTION DETAILS
- L5.2 CONSTRUCTION DETAILS

CITY COPY
CUSTOM RESIDENTIAL PROJECT FOR:
SPRING STREET
273 SPRING STREET
PLEASANTON, CA

REVISIONS:



JOB NO.: 15222
ISSUE: PERMIT
DATE: 11.04.16

CITY COPY

FILENAME: _15222-G001.dwg

COVER SHEET

CITY COPY

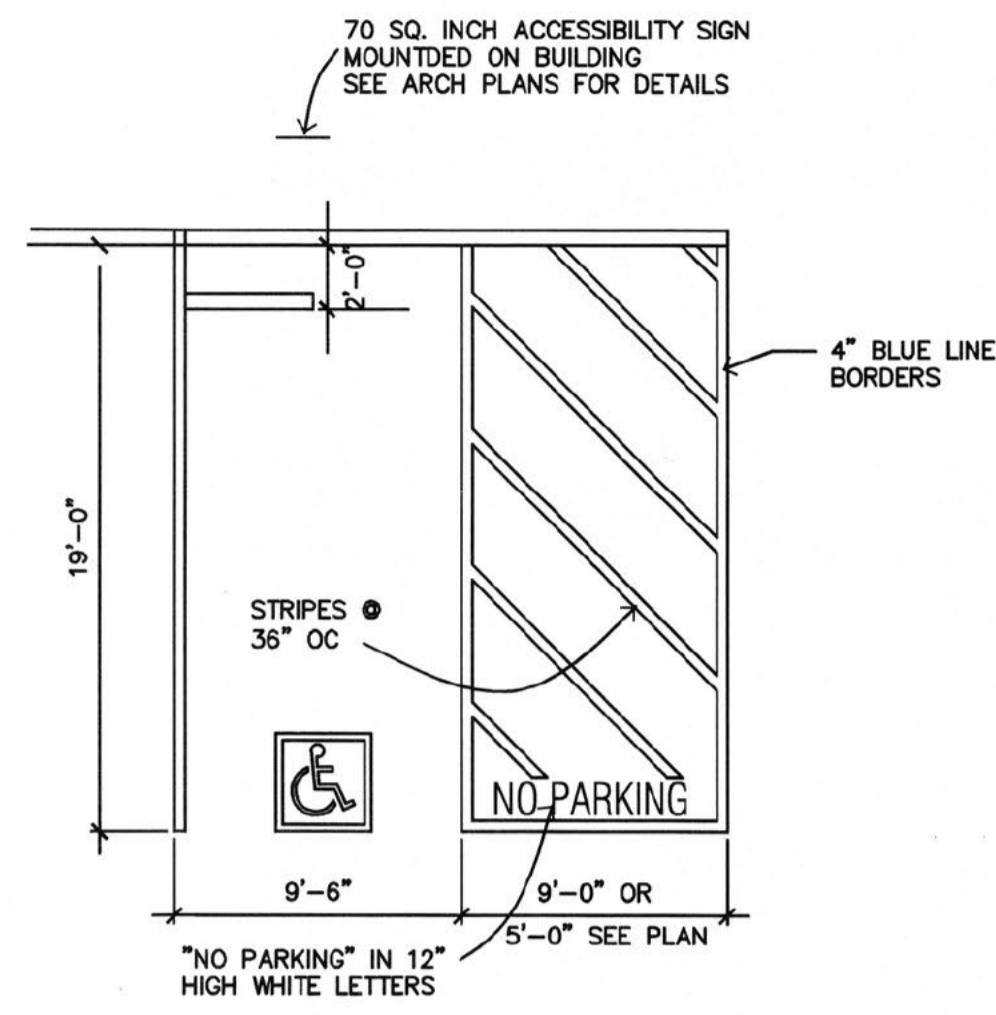
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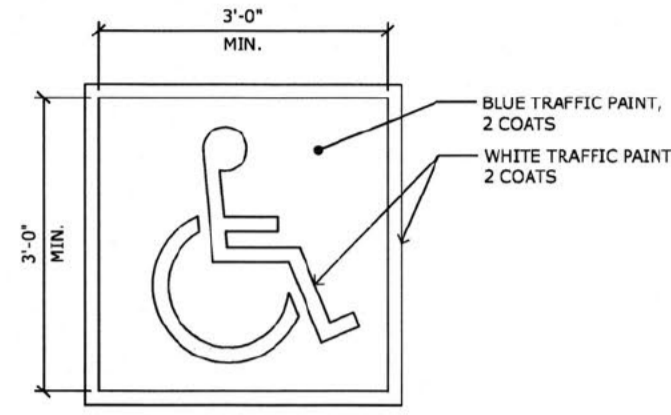
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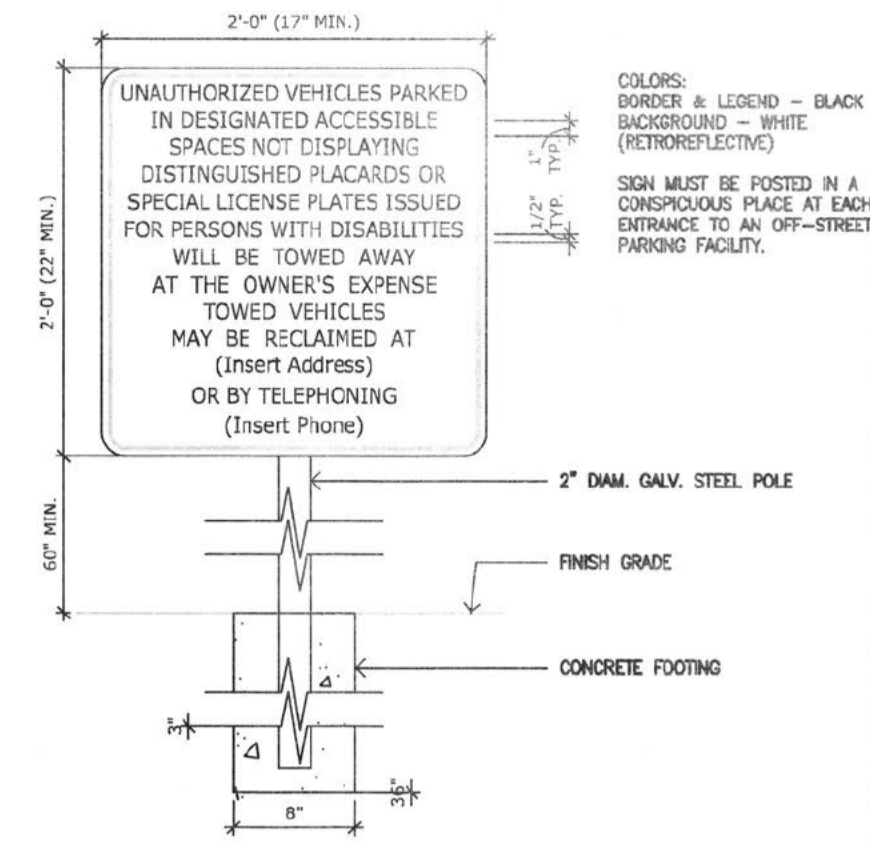
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 T-80025



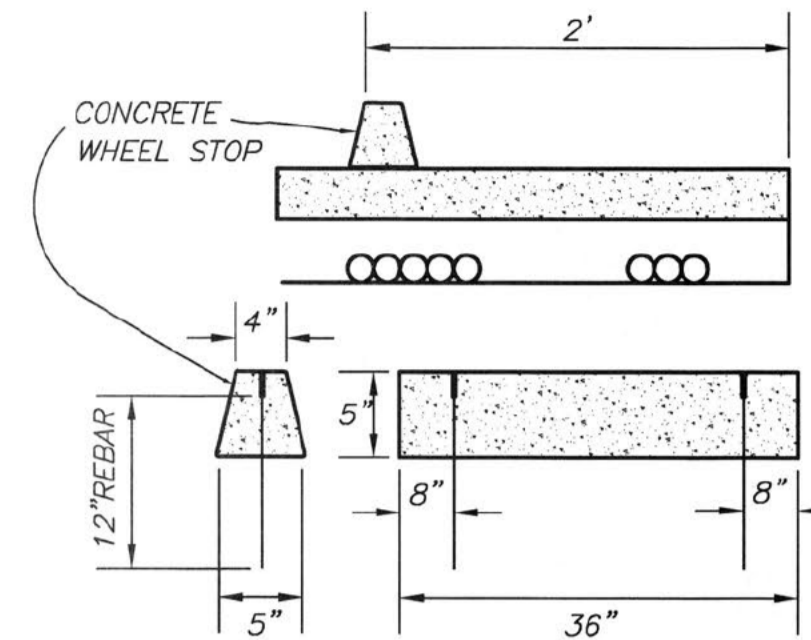
ACCESSIBLE PARKING
N.T.S.



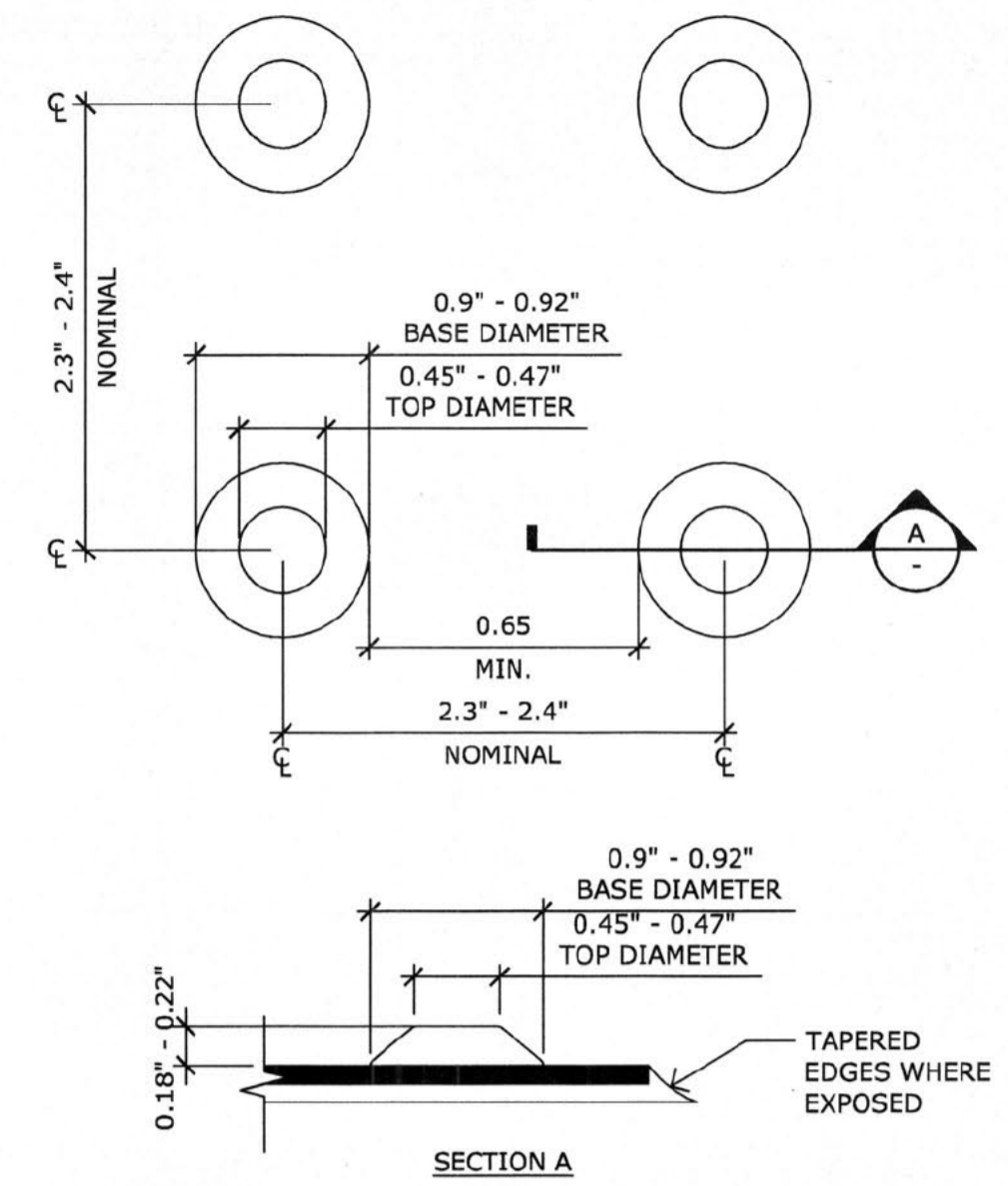
INTERNATIONAL SYMBOL OF ACCESSIBILITY
N.T.S.



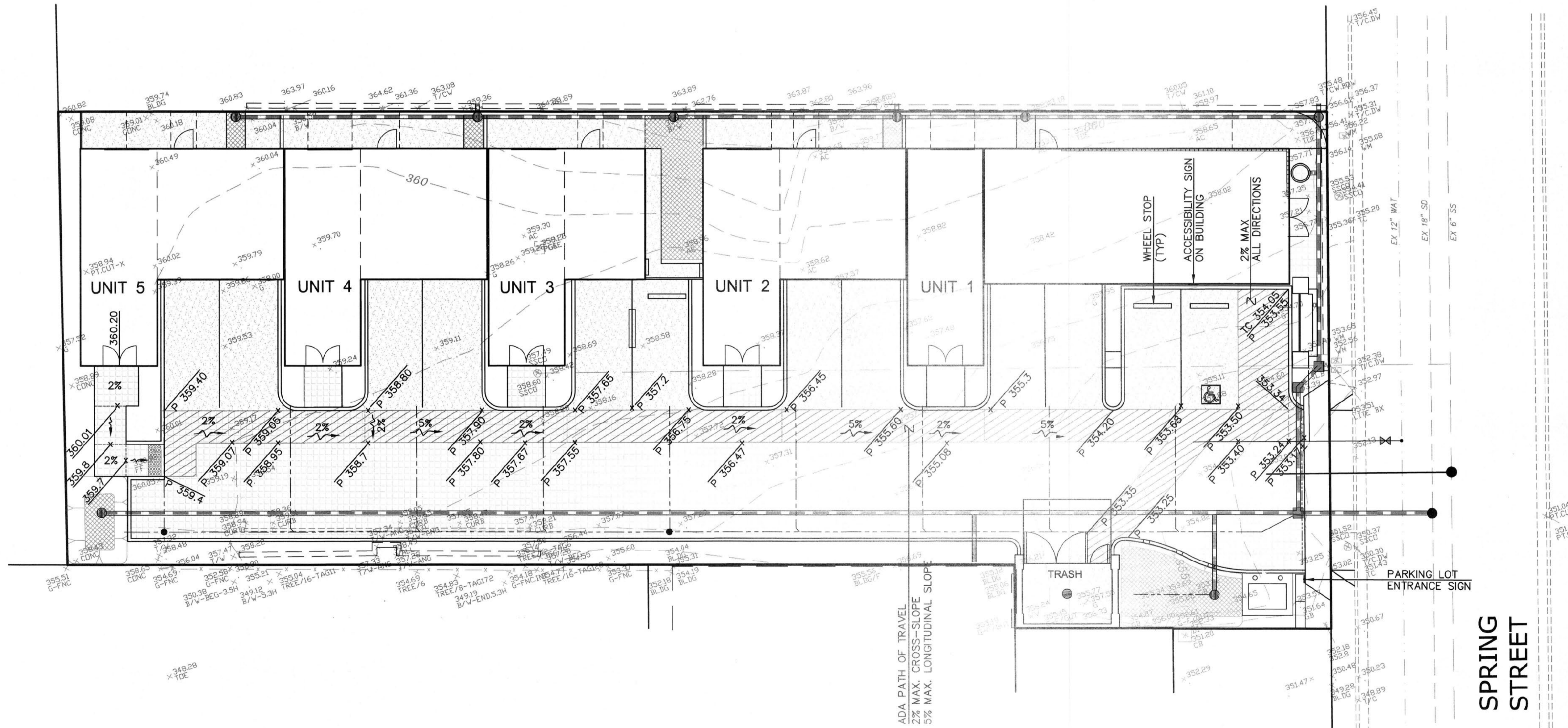
PARKING LOT ENTRANCE SIGN
N.T.S.



CONCRETE WHEEL STOP
N.T.S.



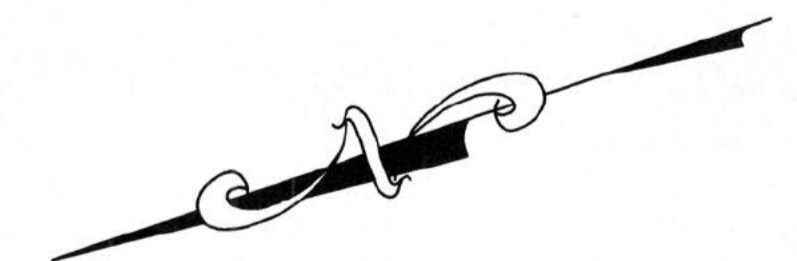
TRUNCATED DOMES
N.T.S.



NOTES:

1. ACCESSIBLE PARKING STALLS SHALL BE INSTALLED PER CURRENT ADA AND TITLE 24 CODES AT THE TIME OF CONSTRUCTION.
2. NO PORTIONS OF THE ACCESSIBLE STALL OR DRIVE AISLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
3. INSTALL ALL REQUIRED SIGNAGE PER CODE.
4. PAINTED STRIPING AND SIGNAGE SHALL BE STANDARD APPROVED TRAFFIC PAINTING IN CONTRAST TO COLOR OF PAVING. TWO COATS OF THERMOPLASTIC PAINT, TYP.
5. PAINT COLORS SHALL BE TYPICAL BLUE AND WHITE PAINT COLORS FOR ADA STALLS AS APPROVED BY LOCAL JURISDICTION AND/OR STATE.
6. FREE-STANDING SIGNAGE SHALL BE REFLECTORIZED ON PORCELAIN STEEL WITH BEADED TEXT AND 1/8" RADIUS CORNERS. SECURE TO 2" DIAMETER GALVANIZED POST SET MIN. 30" INTO GRADE WITH CONCRETE FOOTING.
7. SEE ARCHITECT'S PLANS FOR OTHER REQUIRED SITE ACCESSIBILITY SIGNAGE. ALL SITE ACCESSIBILITY SIGNAGE TO MEET ADA AND TITLE 24 CODES AND TO BE PLACED IN ALL LOCATIONS AS REQUIRED.

LEGEND



#	REVISIONS	DATE

Date:
12/16/2016
Scale:
1" = 10'
By:
JED / BJ
Job No.:
15310

CODE INFORMATION

PROJECT LOCATION: 273 Spring Street
Pleasanton, California 94566

APN: 94-110-23

ZONING: C-C Central Commercial

BUILDING AREA:

Building A:	7,981 SF
Grade Level	3,233 SF
Second Level	3,157 SF
Third Level	1,591 SF
Building B:	8,579 SF
Grade Level	2,970 SF
Second Level	2,980 SF
Third Level	2,629 SF
Total Building Area (CBC Section 502):	16,560 SF

SITE AREA: 14,964 SF (0.34 ± net acres)

2013 CALIFORNIA BUILDING CODE ANALYSIS
NONSTRUCTURAL PROVISIONS
USE AND OCCUPANCY CLASSIFICATION (Section 302.1)

Classification	Use(s)
Business Group B	Professional Services
Mercantile Group M	Retail stores
Residential Group R-2	Apartment houses
Utility and Misc. Group U	Private Garage/Carport

CONSTRUCTION CLASSIFICATION (Section 602): Type V-B

AUTOMATIC SPRINKLER SYSTEMS (Section 903.3.1.1): Provided

GENERAL HEIGHT AND AREA LIMITATIONS (Section 503):
Buildings regulated as separate buildings on same lot per Section 503.1.2.

BUILDING HEIGHTS (Section 504):
Type V-B Construction; Automatic sprinkler system increase (504.2)

Group	Allowable Height		Actual Height	
	Table 503	Feet	Feet	Stories
B	2	1	3	2
M	1	1	2	1
R-2	2	60*	3	3
U	1	2	2	1

*40' max. height limit by Ordinance.

BUILDING AREA MODIFICATIONS (Section 506):
Mixed occupancy area determination (506.5.2): More than two stories above grade plane; aggregate sum of the ratios of each story shall not exceed 2.

MIXED USE AND OCCUPANCY (508.1):
Separated occupancies (508.4): In each story, the sum of the ratios of the actual area divided by the allowable area shall not exceed 1. Refer to sheet A0.3 for Balancing Frontage and Allowable Area (A) tabulations.

Occupancy	Actual Area (SF)	Allowable Area (SF)	Ratio
BUILDING A			
GRADE LEVEL			
M (AL. R-2)	972	9,787.97	0.10
R-2	784	7,612.86	0.10
U	1,477	5,811.54	0.25
		Sum of Grade Level Ratios:	0.45
SECOND LEVEL			
B	1,258	9,787.97	0.13
R-2	1,899	7,612.86	0.25
		Sum of Second Level Ratios:	0.38
THIRD LEVEL			
R-2	1,591	7,612.86	0.21
		Sum of Third Level Ratios:	0.21
		Aggregate Sum of Ratios - Building A	1.04
BUILDING B			
GRADE LEVEL			
R-2	1,174	7,056.90	0.17
U	1,796	5,544.71	0.32
		Sum of Grade Level Ratios:	0.49
SECOND LEVEL			
R-2	2,980	7,056.90	0.42
		Sum of Second Level Ratios:	0.42
THIRD LEVEL			
R-2	2,629	7,056.90	0.37
		Sum of Third Level Ratios:	0.37
		Aggregate Sum of Ratios - Building B	1.28

*Minimum B Occupancy may not be allowed by City of Pleasanton

SEPARATION OF OCCUPANCIES (Table 508.4)
Group B, M / Group R-2: 1 Hour Fire-Resistance Rated Assembly
Group B, M / Group U: 1 Hour Fire-Resistance Rated Assembly
Group R-2 / Group U: 1 Hour Fire-Resistance Rated Assembly

FIRE-RESISTANCE RATING REQUIREMENTS (Table 601)

Building Element	Fire-Resistance Rating Requirement
Primary Structural Frame	0
Bearing Walls and Partitions	Exterior: 0 Interior: 0
Nonbearing walls and Partitions	Exterior: See fire resistance rating of exterior walls below Interior: 0
Floor Construction and Secondary Members	0
Roof Construction and Secondary Members	0

FIRE RESISTANCE RATING OF EXTERIOR WALLS (Section 602.1)
Fire Separation Distance < 10': 1 hour fire-resistance rating requirement for all occupancies (Table 602).

EXTERIOR WALLS (Section 705)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS (Section 705.8)
Fire Separation Distance from 3' to < 5': 15% Allowable Area of Unprotected Openings; 15% Protected Openings.
Fire Separation Distance from 5' to < 10': 25% Allowable Area of Unprotected Openings; 25% Protected Openings.

MEANS OF EGRESS (Chapter 10)
Table 1004.1.1 Maximum Floor Area Allowances per Occupant

Space	Function of Space	Occupant Load Factor	Max Occupant Load Single Exit
Group B	Business Areas	100 gross	49 (Table 1021.2(2))
Group M	Mercantile, grade floor areas	50 gross	49 (Table 1021.2(2))
Group R-2	Residential	200 gross	20 (1015.1 Exception 1)
Group U	Residential / Parking Garages	200 gross	49 (Table 1021.2(2))

EGRESS WIDTH (Section 1005)
Egress Components other than stairways: 0.2 x total occupant load served.

EXIT ACCESS TRAVEL DISTANCE - SINGLE EXIT (Section 1021.2)
Group R2: 125 Feet (Table 1021.2(1) - Dwelling Unit)
Groups BMMU: 75 Feet (Table 1021.2(2))

EXIT DISCHARGE (Section 1027)
The exit discharge capacity shall not be less than the required discharge capacity of the exits served (Section 1027.2).
Exit discharge components shall be sufficiently open to the exterior so as to minimize the accumulation of smoke and toxic gases (Section 1027.4).
The exit discharge shall provide a direct and unobstructed access to a public way (Section 1027.6).

FIRE FLOW REQUIREMENTS FOR BUILDINGS (CFC Appendix B)
Table B105.2 Required Fire-Flow for Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses

Automatic Sprinkler System (CFC) Section 903.3.1.2	Minimum Fire-Flow	Flow Duration
Reduced fire-flow shall be not less than 1,500 gpm	25% of the value in Table B105.1(2)†	Table B105.1(2) at the reduced flow rate

Table B105.1(2)

Building	Fire-Flow Calculation Area (Type V-B)	Fire-Flow (GPM)	Flow Duration
A (7,981 SF)	7,701-9,400	2,500 x (25%) = 625	2
B (8,579 SF)			

Required Fire-Flow = 1,500 gpm measured @ 20 psi for a 2 hour duration for each building.

LEGEND

[Pattern]	OCCUPANCY GROUP B	[Pattern]	OCCUPANCY GROUP R2
[Pattern]	OCCUPANCY GROUP M	[Pattern]	OCCUPANCY GROUP U

CUSTOM RESIDENTIAL PROJECT FOR:
SPRING STREET
273 SPRING STREET
PLEASANTON, CA

REVISIONS:

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1	01.31.17

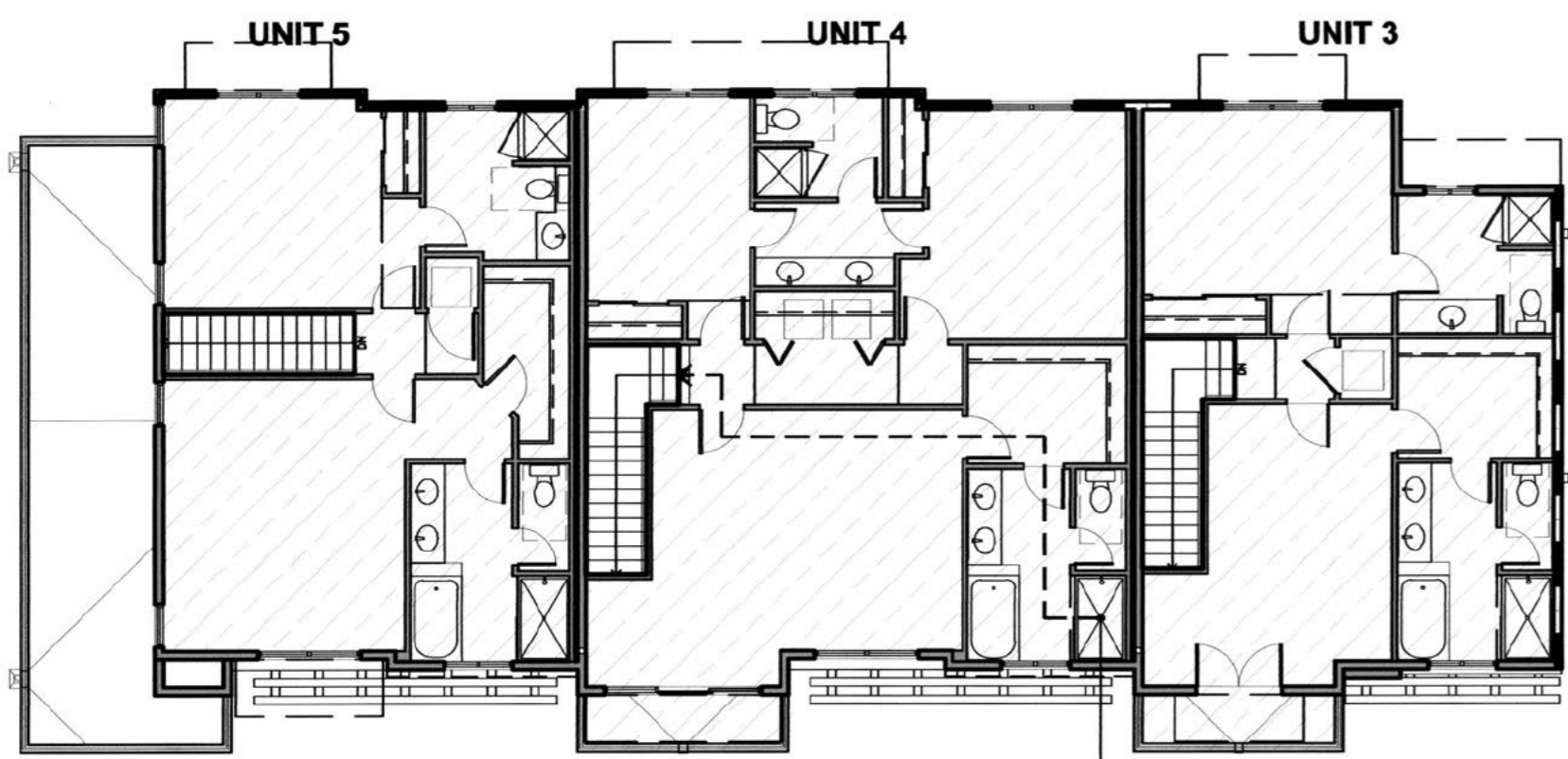
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ISSUE: PERMIT
DATE: 11.04.16

FILENAME: 15222-A002.dwg

PROJECT INFORMATION

RESTRICTED ARCHITECTURAL DRAWINGS
The information, plans, designs, and/or drawings shown on this sheet are the property of the architect and are not to be used, copied, or reproduced in any form without the expressed written permission of the architect. Drawings noted as conceptual are subject to change. The architect makes no claim for accuracy or completeness of information supplied by others.

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PLOT DATE: 02.03.17

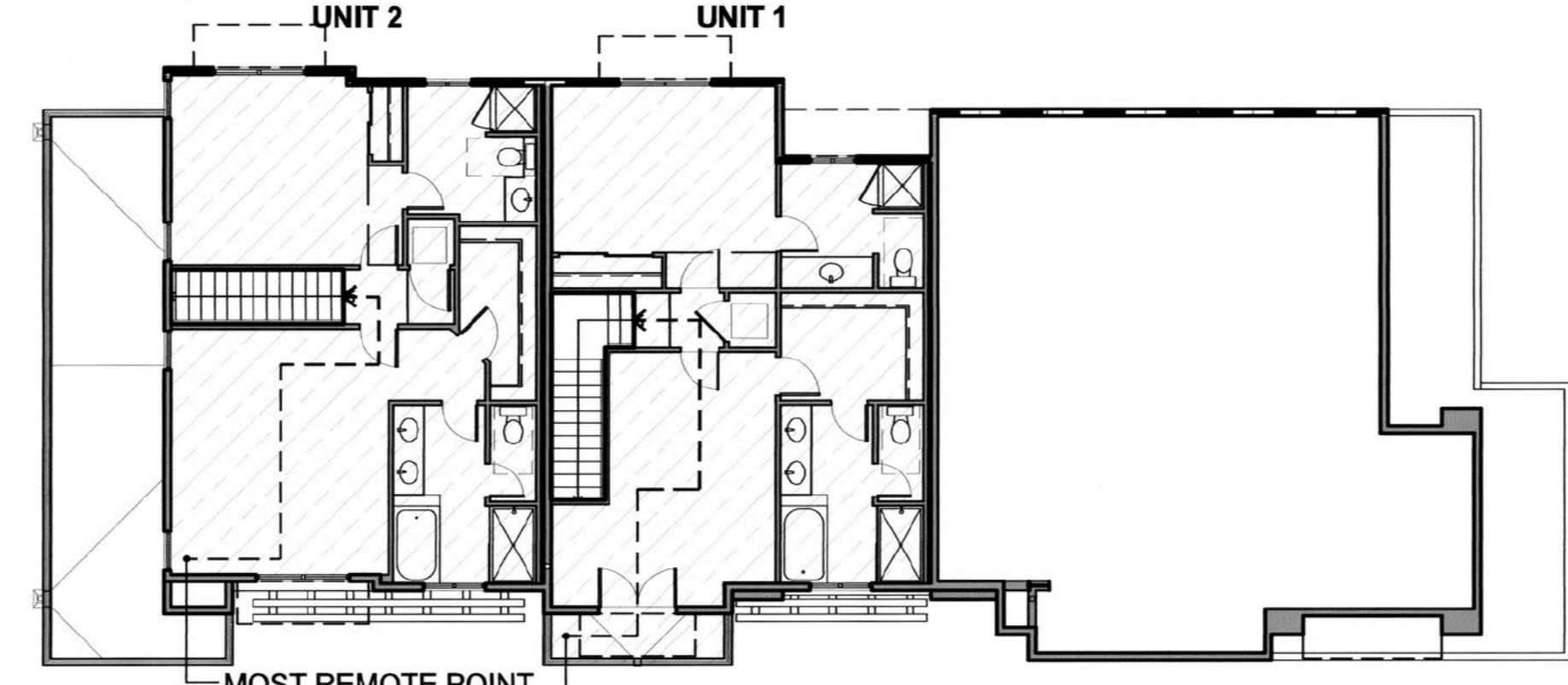


SEE DETAIL 3 FOR EXIT ACCESS TRAVEL DISTANCE UNITS 4 & 5

MOST REMOTE POINT UNITS 4 & 5: EXIT ACCESS TRAVEL DISTANCE = 98' - 3"

SPACE	AREA	OCCUPANTS
UNIT 3	733 SF	3
UNIT 4	1027 SF	5
UNIT 5	721 SF	3

6 BUILDING B - THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

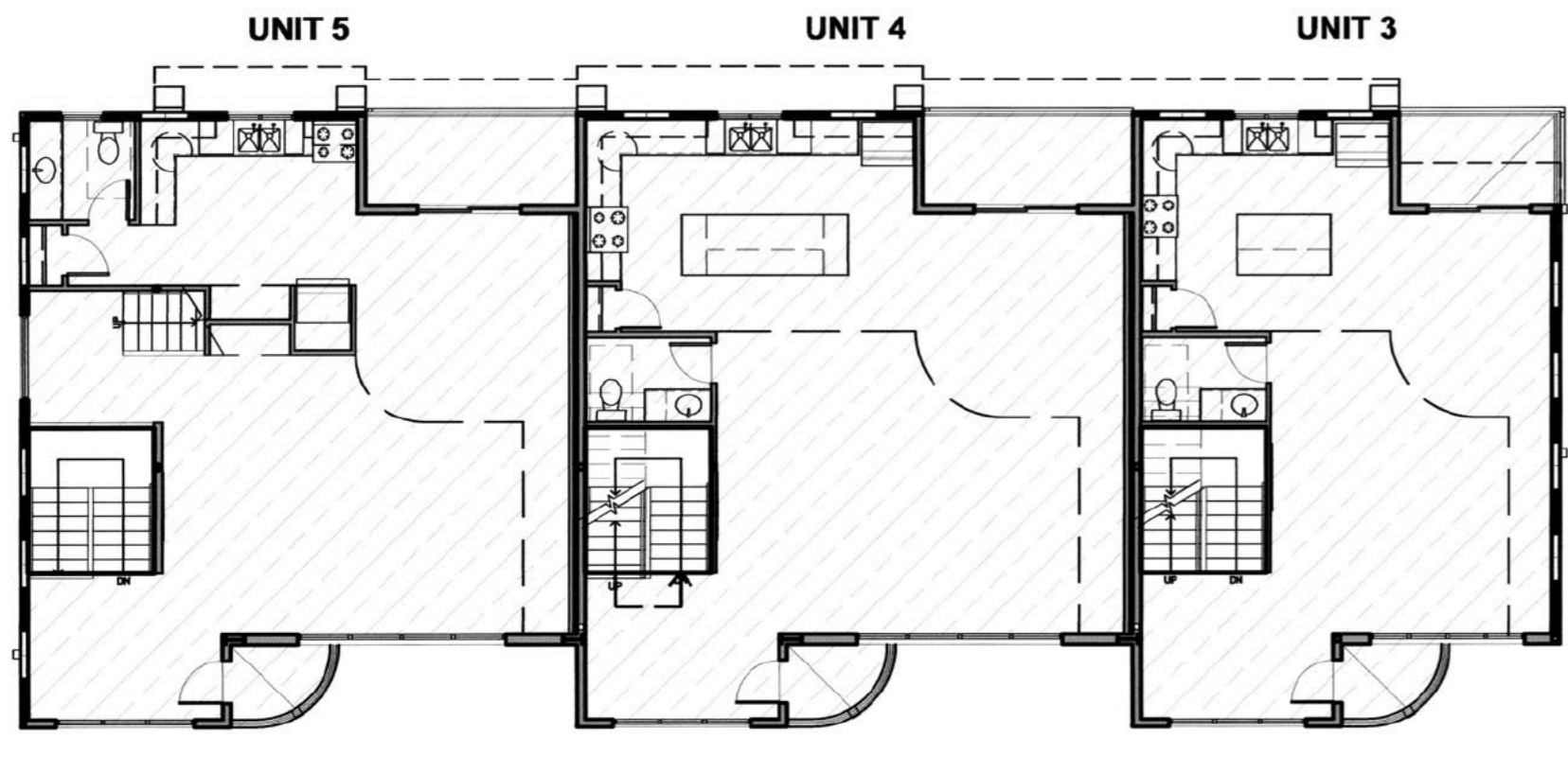


MOST REMOTE POINT UNITS 2 & 5: EXIT ACCESS TRAVEL DISTANCE = 110' - 7"

MOST REMOTE POINT UNITS 1 & 3: EXIT ACCESS TRAVEL DISTANCE = 92' - 11"

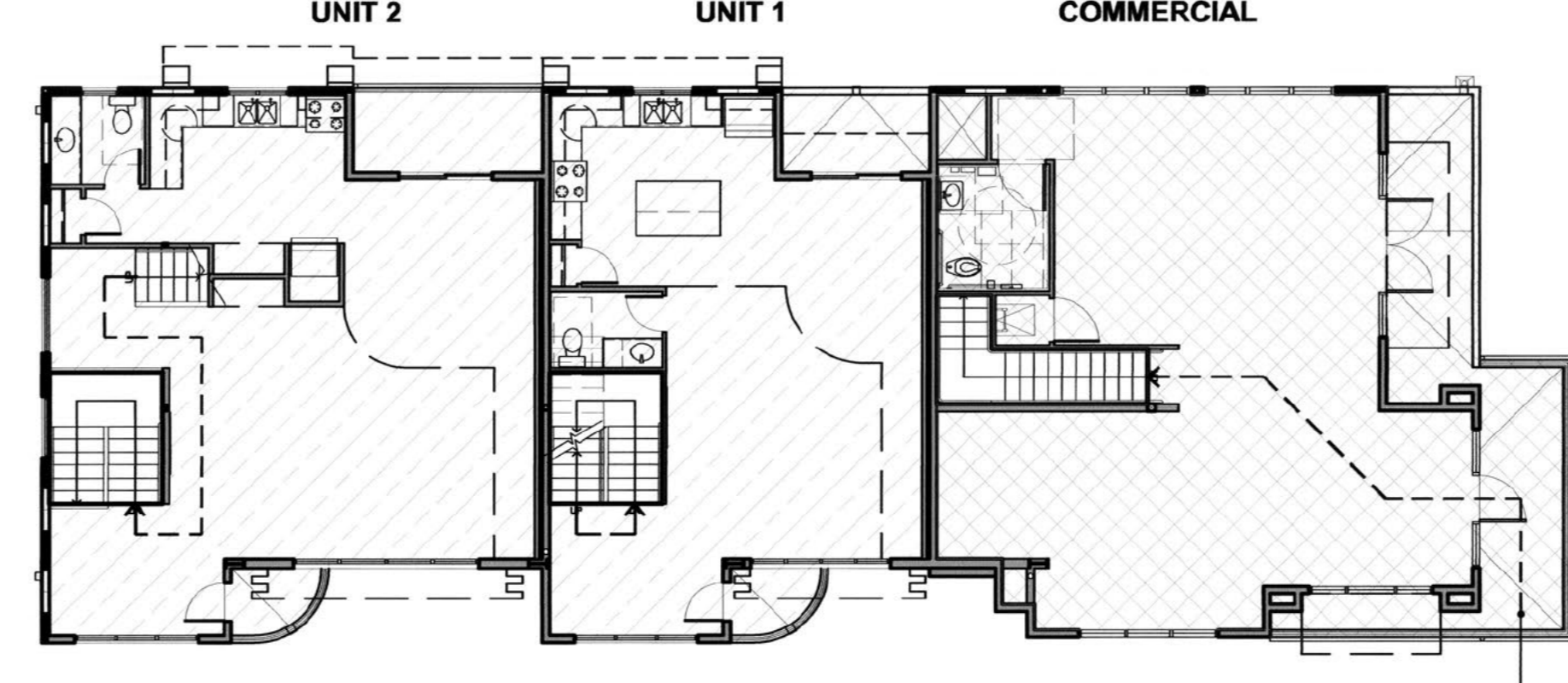
SPACE	AREA	OCCUPANTS
COMMERCIAL	NA	NA
UNIT 1	738 SF	3
UNIT 2	721 SF	3

3 BUILDING A - THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



SPACE	AREA	OCCUPANTS
UNIT 3	748 SF	3
UNIT 4	971 SF	4
UNIT 5	955 SF	4

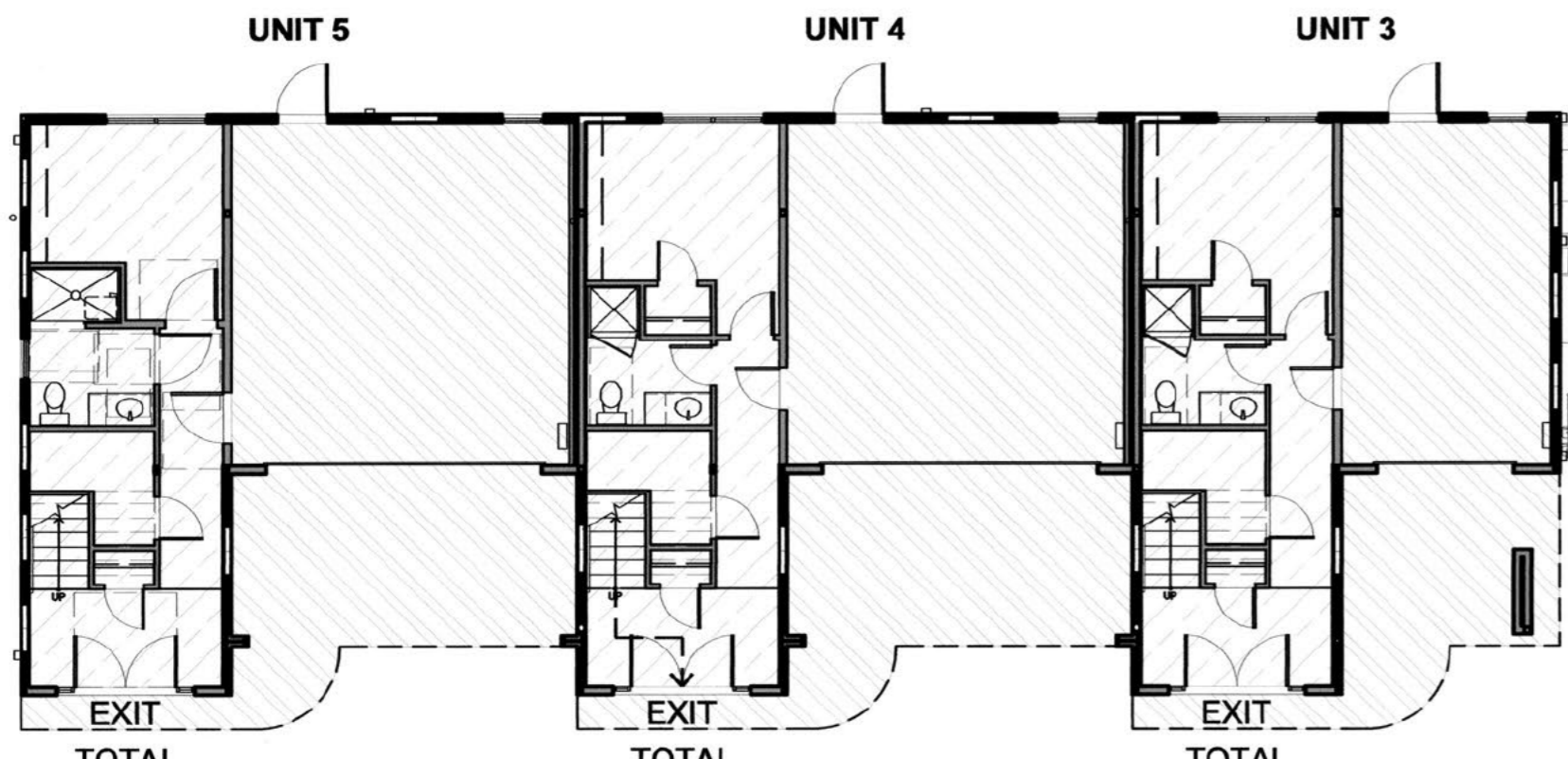
5 BUILDING B - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



MOST REMOTE POINT COMMERCIAL: EXIT ACCESS TRAVEL DISTANCE = 73' - 8"

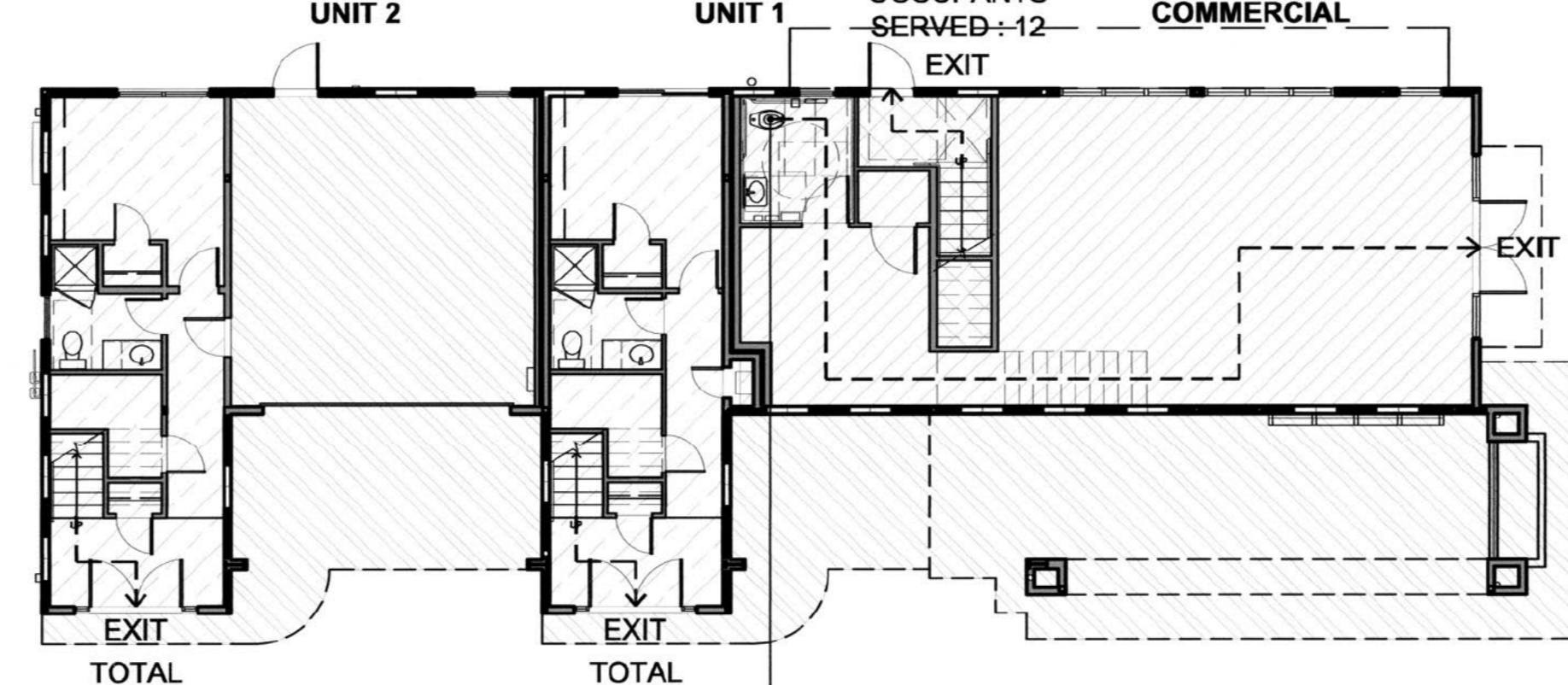
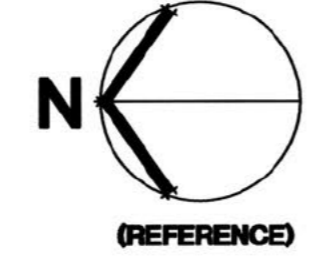
SPACE	AREA	OCCUPANTS
COMMERCIAL	1247 SF	12
UNIT 1	753 SF	3
UNIT 2	955 SF	4

2 BUILDING A - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



SPACE	AREA	OCCUPANTS
UNIT 3	372 SF	1
UNIT 4	372 SF	1
UNIT 5	372 SF	1

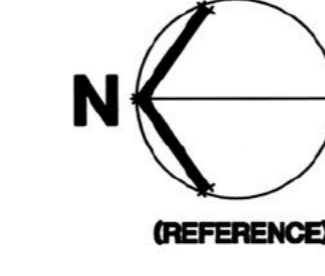
4 BUILDING B - GROUND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



MOST REMOTE POINT COMMERCIAL: EXIT ACCESS TRAVEL DISTANCE = 71' - 1 1/4"

SPACE	AREA	OCCUPANTS
COMMERCIAL	868 SF	28
UNIT 1	372 SF	1
UNIT 2	372 SF	1

1 BUILDING A - GROUND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



BUILDING FRONTAGE

LEGEND

FRONTAGE INCREASE TABULATION

MARK	LENGTH OF FRONTAGE	WIDTH OF FRONTAGE	
BLDG A	①	17'-8"	40'-9"
	②	18'-4"	34'-11"
	③	49'-7"	39'-6"
	④	49'-0"	29'-2"
	⑤	36'-0"	5'-0"
BLDG B	⑥	92'-9"	5'-9"
	⑦	5'-10"	23'-5"
	⑧	36'-0"	4'-2"
	⑨	89'-4"	29'-2"
	⑩	36'-0"	3'-0" (AVERAGE)
	⑪	89'-4"	5'-9"

- EXTERIOR WALL SURFACE WITH A DISTANCE OF 0' TO LESS THAN 3' FROM THE PROPERTY LINE - NO OPENINGS PERMITTED
- EXTERIOR WALL SURFACE WITH A DISTANCE OF 3' TO LESS THAN 5' FROM THE PROPERTY LINE - 15% UNPROTECTED OPENINGS PERMITTED
- EXTERIOR WALL SURFACE WITH A DISTANCE OF 5' TO LESS THAN 10' FROM THE PROPERTY LINE - 25% UNPROTECTED OPENINGS PERMITTED
- EXTERIOR WALL SURFACE WITH A DISTANCE OF 10' TO LESS THAN 15' FROM THE PROPERTY LINE - 45% UNPROTECTED OPENINGS PERMITTED
- EXTERIOR WALL SURFACE WITH A DISTANCE OF 15' TO LESS THAN 20' FROM THE PROPERTY LINE - 75% UNPROTECTED OPENINGS PERMITTED

BUILDING AREA MODIFICATIONS (Section 506)

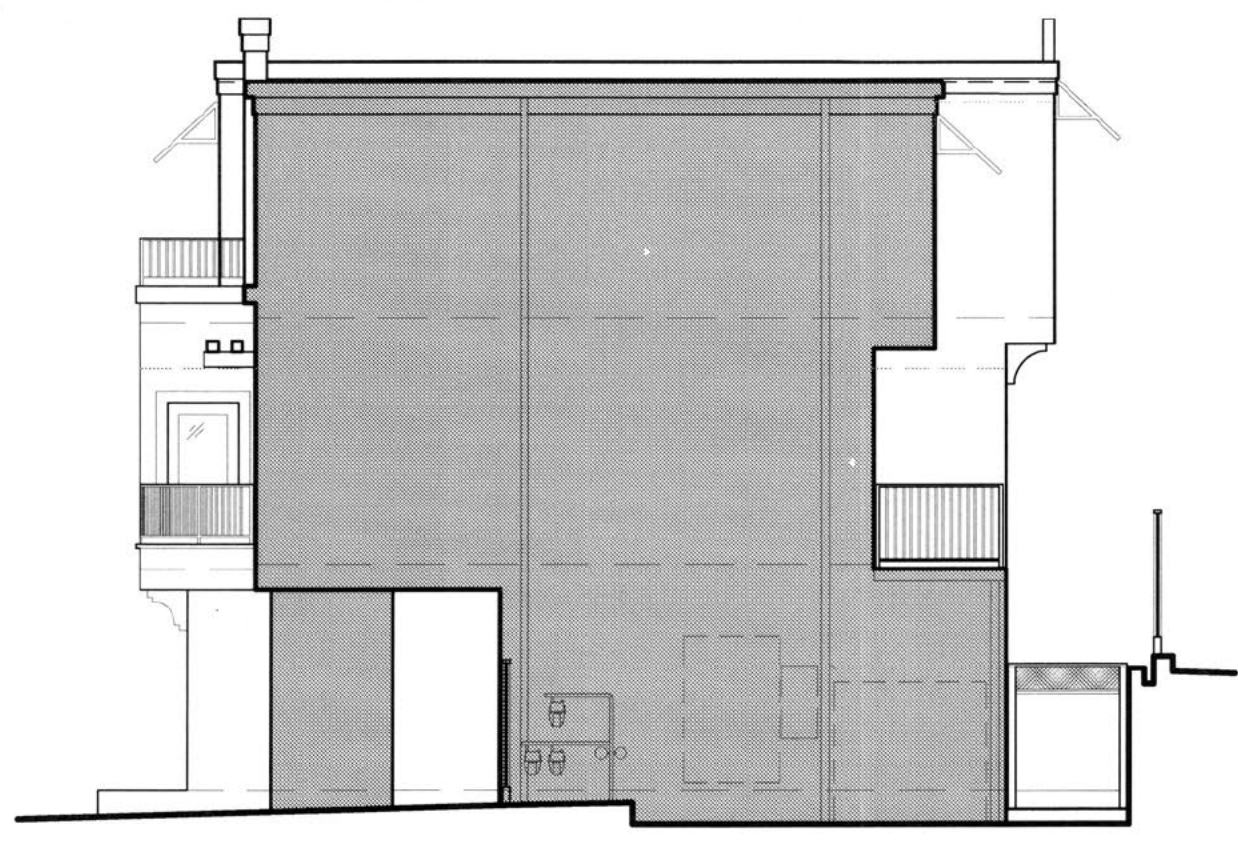
Equation 5-1: $A_n = (A_i + [A_i \times I_i]) + [A_i \times I_i]$

Equation 5-2: $I_i = [F/P - 0.25] W/30$

Building	F (LF)	F (LF)	W	I _i	I _i
A	269	121.92	9.68	0.09	0.0
B	250.66	89.33	2.29	0.01	0.0

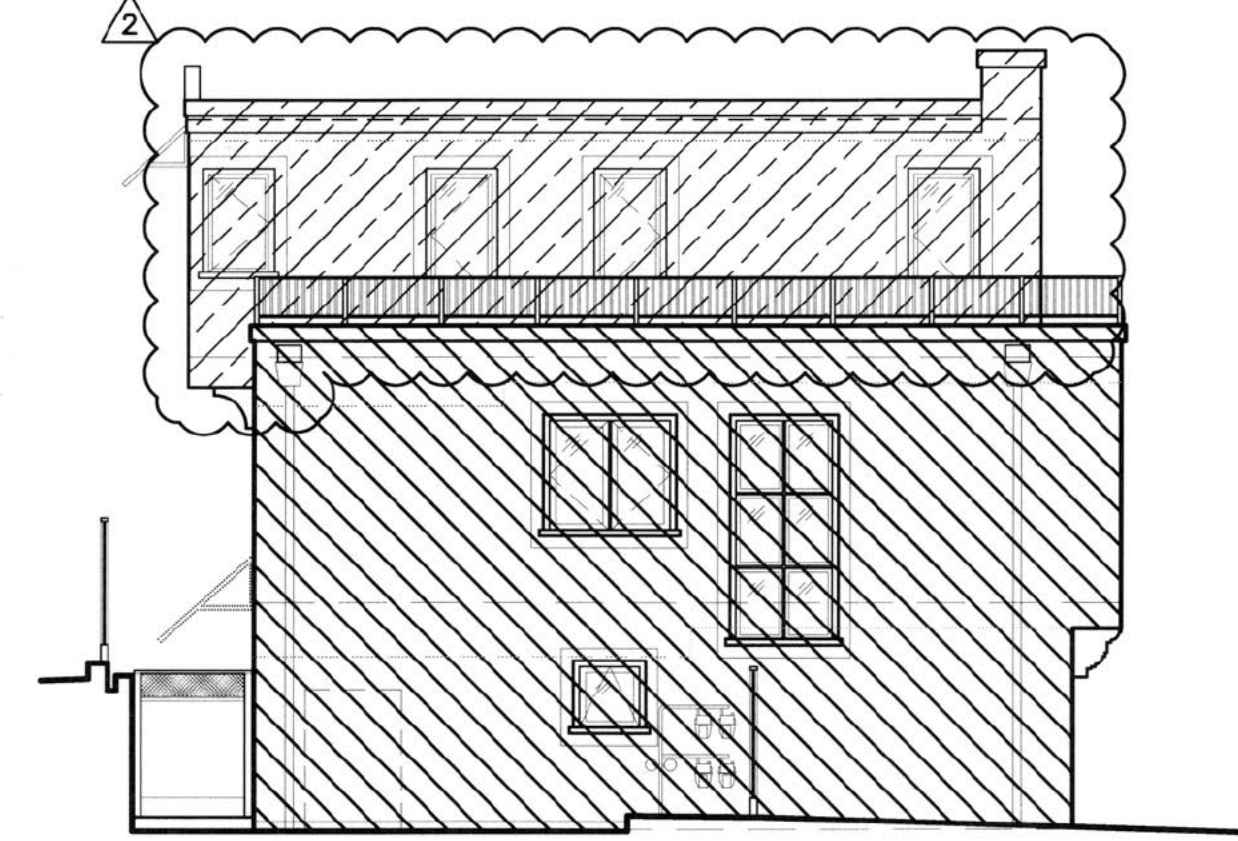
Bldg.	Occupancy	Tabular Area (A _i)	Allowable Area (A _n)
A	M/B	9,000	9,787.97
	R-2	7,000	7,612.86
	U	5,500	5,981.54
B	R-2	7,000	7,056.90
	U	5,500	5,544.71

AREA	UNPROTECTED OPENINGS	
	ALLOWED	PROVIDED
815 SF	122 SF	NONE



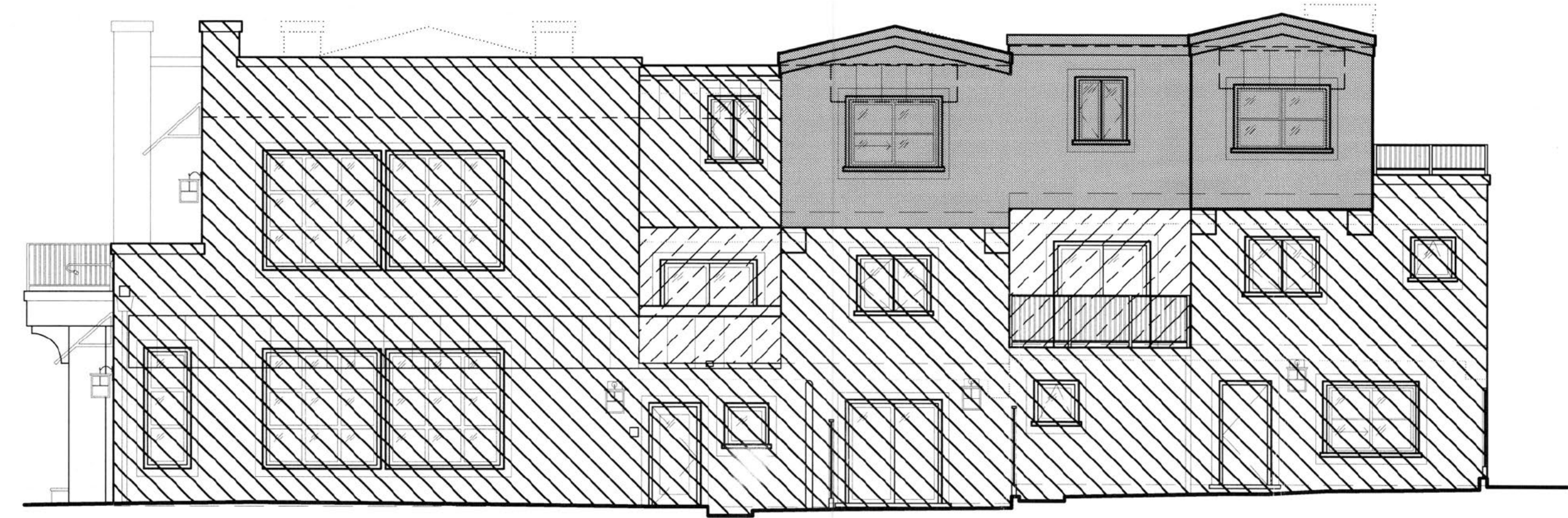
3 BLDG B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AREA	UNPROTECTED OPENINGS	
	ALLOWED	PROVIDED
725 SF	181.25 SF	64.75 SF
340 SF	153 SF	47.5



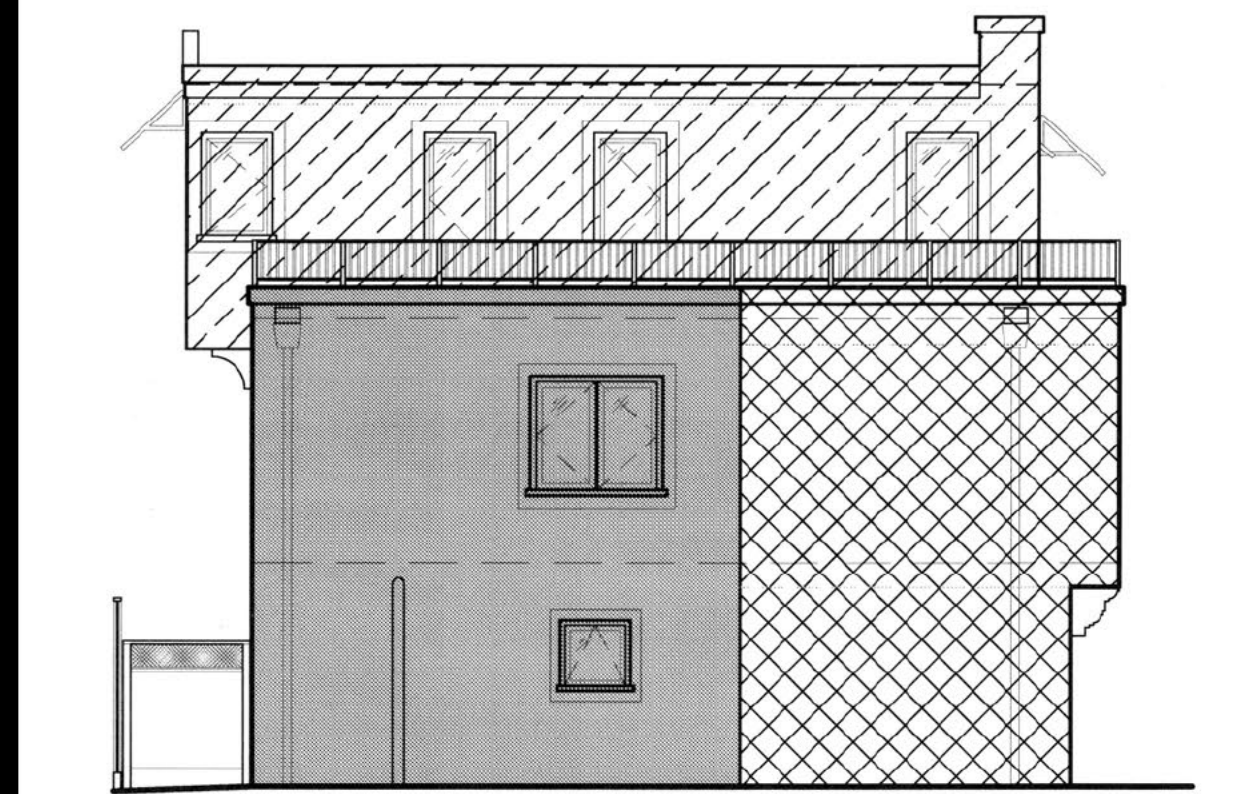
4 BLDG A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

AREA	UNPROTECTED OPENINGS	
	ALLOWED	PROVIDED
486 SF	72.9 SF	66 SF
1,994 SF	498.5 SF	415.25 SF
201 SF	90.45 SF	79.92 SF



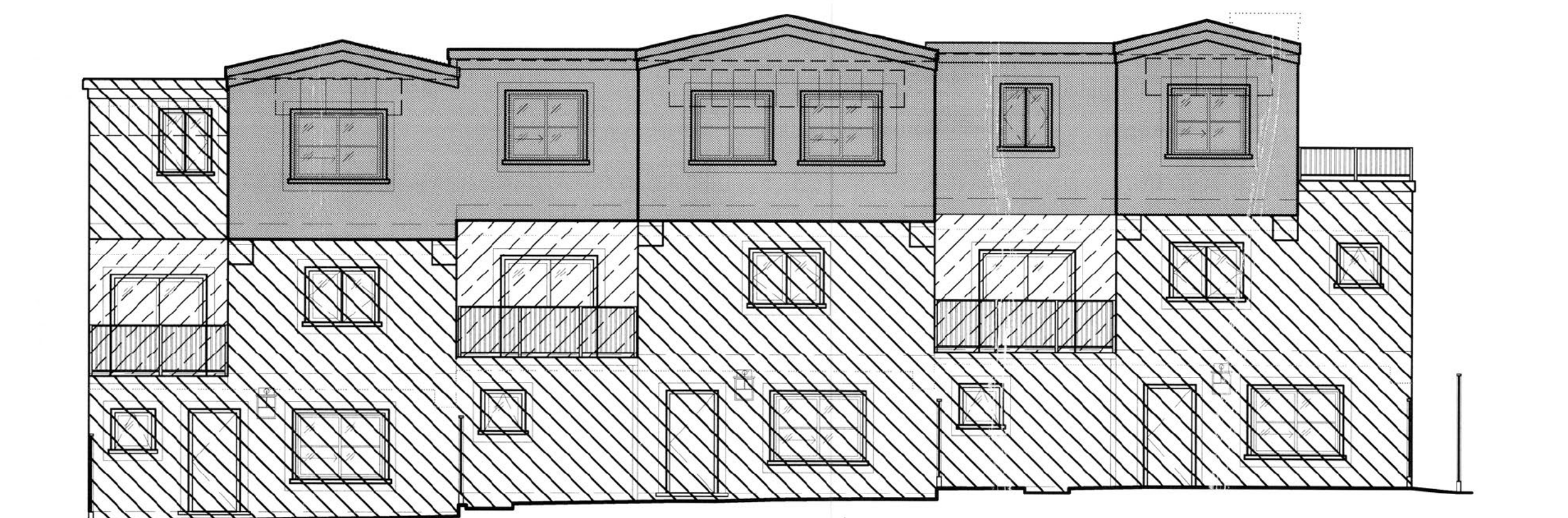
1 BLDG A - EAST ELEVATION
SCALE: 1/8" = 1'-0"

AREA	UNPROTECTED OPENINGS	
	ALLOWED	PROVIDED
310 SF	NONE	NONE
420 SF	63 SF	28.75 SF
339 SF	152.55 SF	47.5 SF



5 BLDG B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

AREA	UNPROTECTED OPENINGS	
	ALLOWED	PROVIDED
883 SF	132.45 SF	129 SF
1,483 SF	370.75 SF	225.25 SF
315 SF	141.75 SF	120 SF



2 BLDG B - EAST ELEVATION
SCALE: 1/8" = 1'-0"

CUSTOM RESIDENTIAL PROJECT FOR:
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 DATE: 11.04.16

FILENAME: 15222-A003.dwg

WALL OPENING ELEVATIONS

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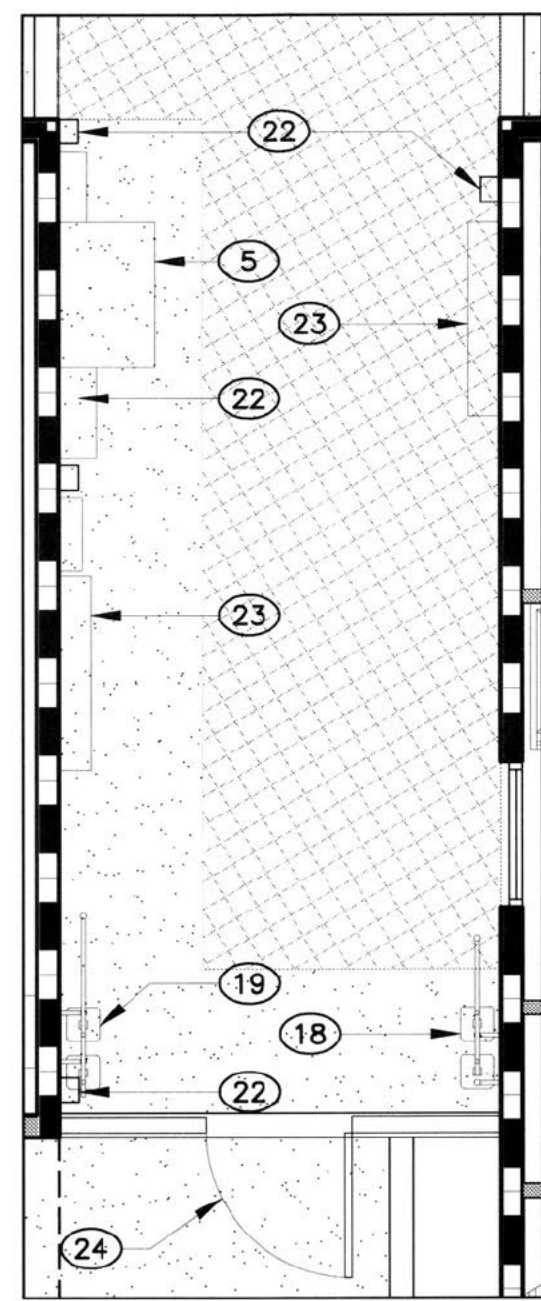
SHEET NO.:

A0.3

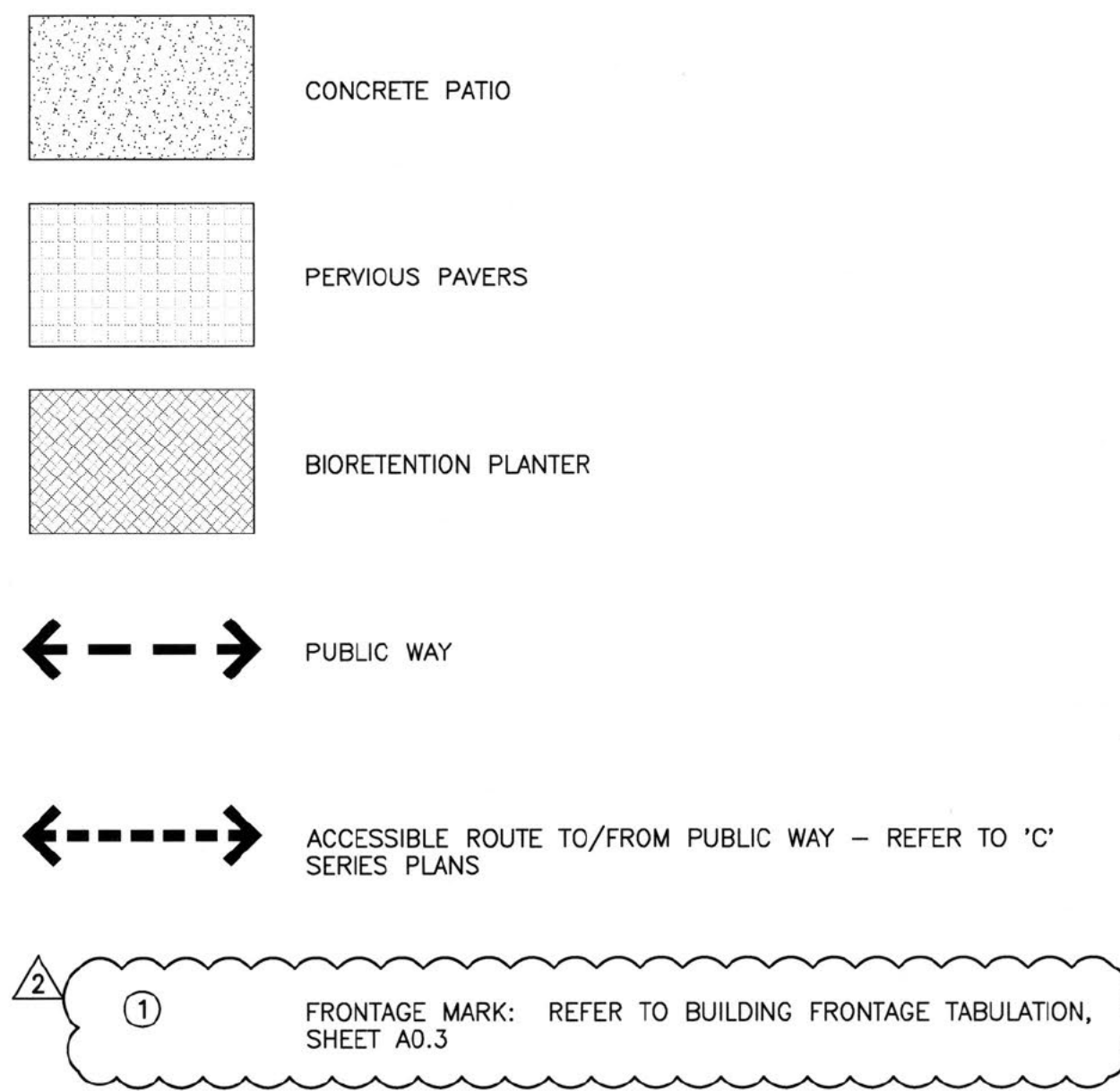
SHT OF

PLOT DATE: 12 14 16

2 COURT PLAN
SCALE: 1/4" = 1'-0"



LEGEND



KEY NOTES (X)

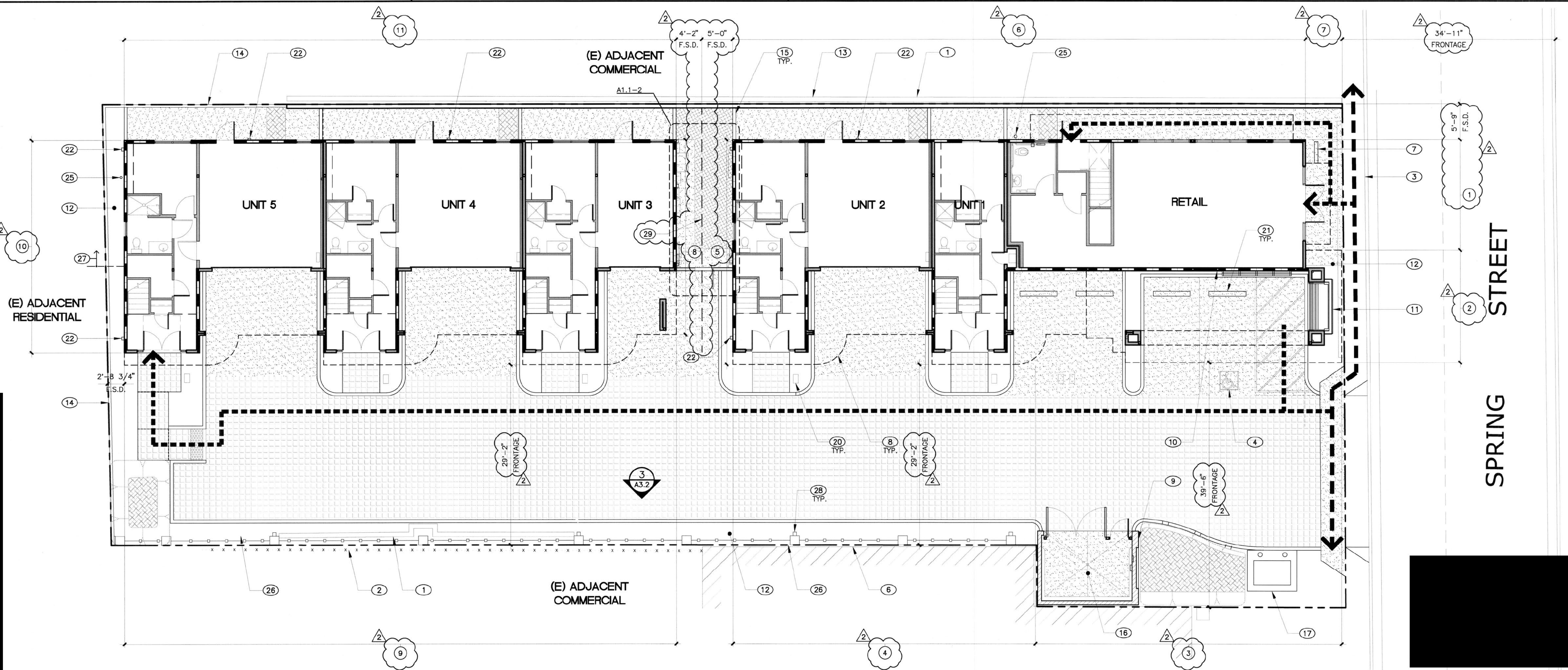
- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- (E) NEIGHBORING CONCRETE RETAINING WALL
 - (E) NEIGHBORING FENCE
 - (E) SIDEWALK
 - ACCESSIBLE PARKING STALL - REFER TO 'C' SERIES PLANS
 - ELECTRICAL SERVICE - REFER TO ELECTRICAL PLANS
 - ADJACENT BUILDING
 - BICYCLE RACK LOCATION
 - LINE OF FLOOR OR ROOF PROJECTION ABOVE
 - WALL PARKING SIGN TO READ "PARKING FOR RESIDENTS ONLY"
 - ACCESSIBLE PARKING SIGN - RE: A1.3-4
 - RAISED PLANTER - RE: A1.3-1
 - LANDSCAPE AREA
 - CONCRETE RETAINING WALL AS SHOWN ON STRUCTURAL PLANS UNDER SEPARATE APPLICATION
 - 8'-0" HIGH PROPERTY LINE WOOD FENCE
 - 6'-0" HIGH WOOD FENCE
 - TRASH ENCLOSURE AND CONCRETE APRON, RE: A1.2-1
 - TRANSFORMER
 - GAS METER MANIFOLD AT BUILDING A
 - GAS METER MANIFOLD AT BUILDING B
 - WATER METER
 - WHEEL STOP
 - DOWNSPOUT

KEY NOTES (CONT) (X)

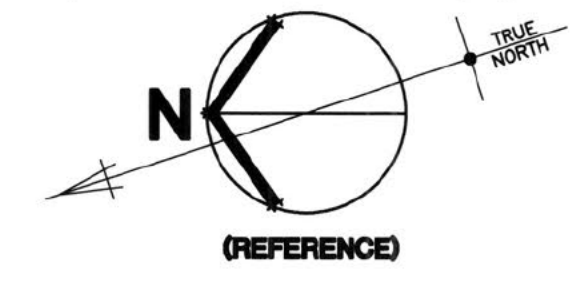
- TEL/CATV - REFER TO ELECTRICAL PLANS
- 6' HIGH WOOD FENCE AND GATE
- ASR BY DESIGN/BUILD FIRE PROTECTION CONTRACTOR
- 6'-0" HIGH DECORATIVE WALL, REFER TO LANDSCAPE PLANS
- 3'-0" MIN. FIRE SEPARATION DISTANCE
- LIGHT FIXTURE
- IMAGINARY LINE LOCATION (CBC 705.3)

GENERAL NOTES

- REFER TO "C" SERIES DRAWINGS FOR ACCESSIBLE ROUTE OF TRAVEL AND RELATED ACCESSIBLE DETAILS AND SIGNAGE.
- DIMENSIONS SHOWN ON THIS PLAN INDICATE FIRE SEPARATION DISTANCE (F.S.D.) OR FRONTAGE AS NOTED, AND ARE TO BE USED FOR REFERENCE ONLY. SEE CIVIL PLANS FOR SITE AND HORIZONTAL CONTROL.
- REFER TO SHEET A0.3 FOR BUILDING FRONTAGE TABULATION AND AREA MODIFICATIONS



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



CUSTOM RESIDENTIAL PROJECT FOR:
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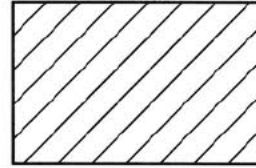
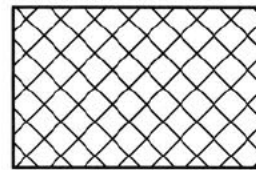

FILENAME: 15222-A101.dwg

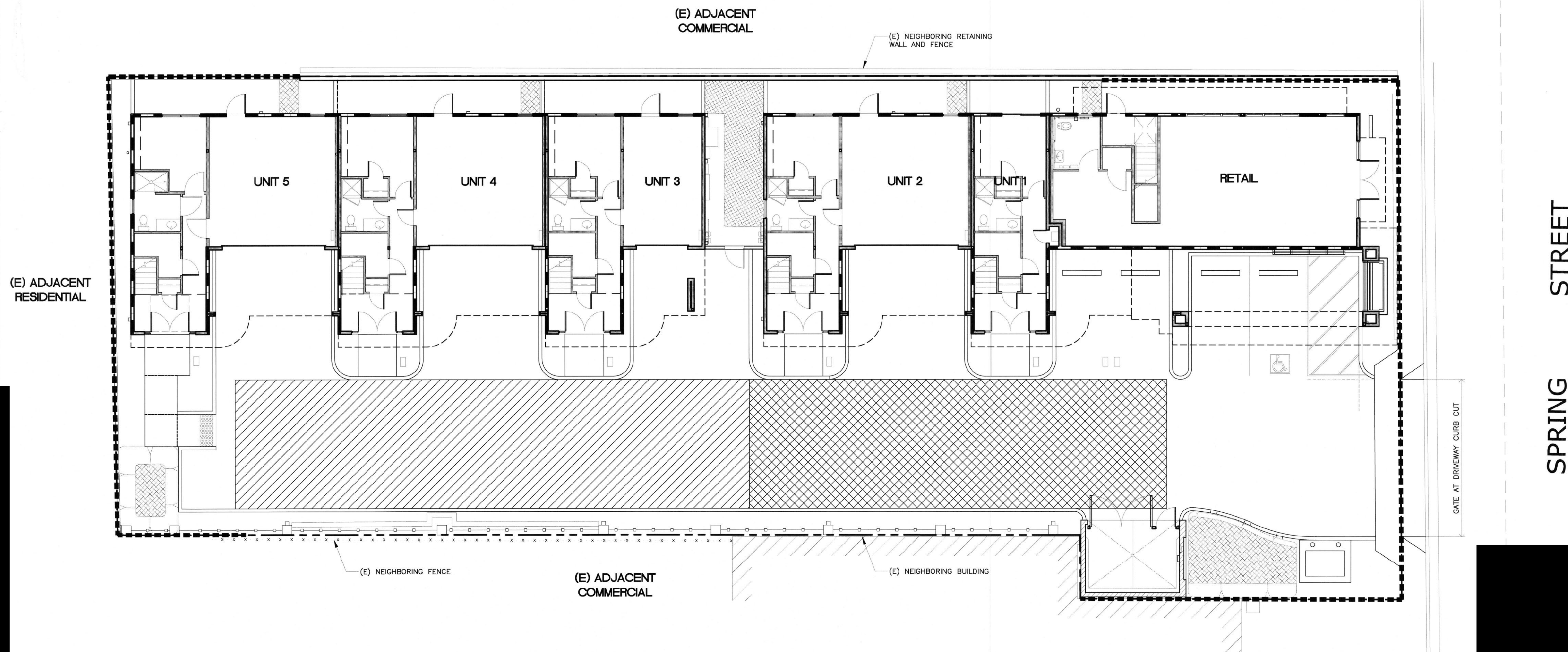
ARCHITECTURAL SITE PLAN

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SHEET NO.:
A1.1
SHT OF
PLOT DATE: 12 14 16

LEGEND

-  AREA FOR CONSTRUCTION TRAILER, PORTABLE TOILETS, AND STORAGE CONTAINERS
-  AREA FOR CONSTRUCTION PARKING AS DIRECTED BY PROJECT SITE SUPERINTENDENT
-  CONSTRUCTION SITE SECURITY FENCING



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CONSTRUCTION PLAN

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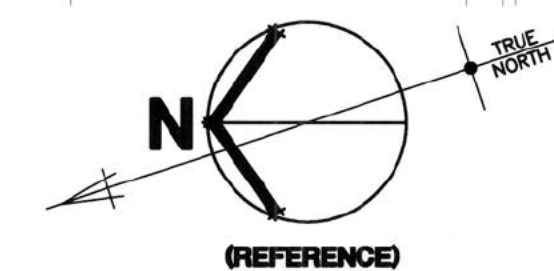
SHEET NO.:

A11.1

SHT OF

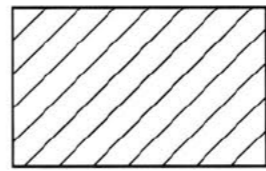



PLOT DATE: 11 21 16

1 CONSTRUCTION PLAN
 SCALE: 1/8" = 1'-0"

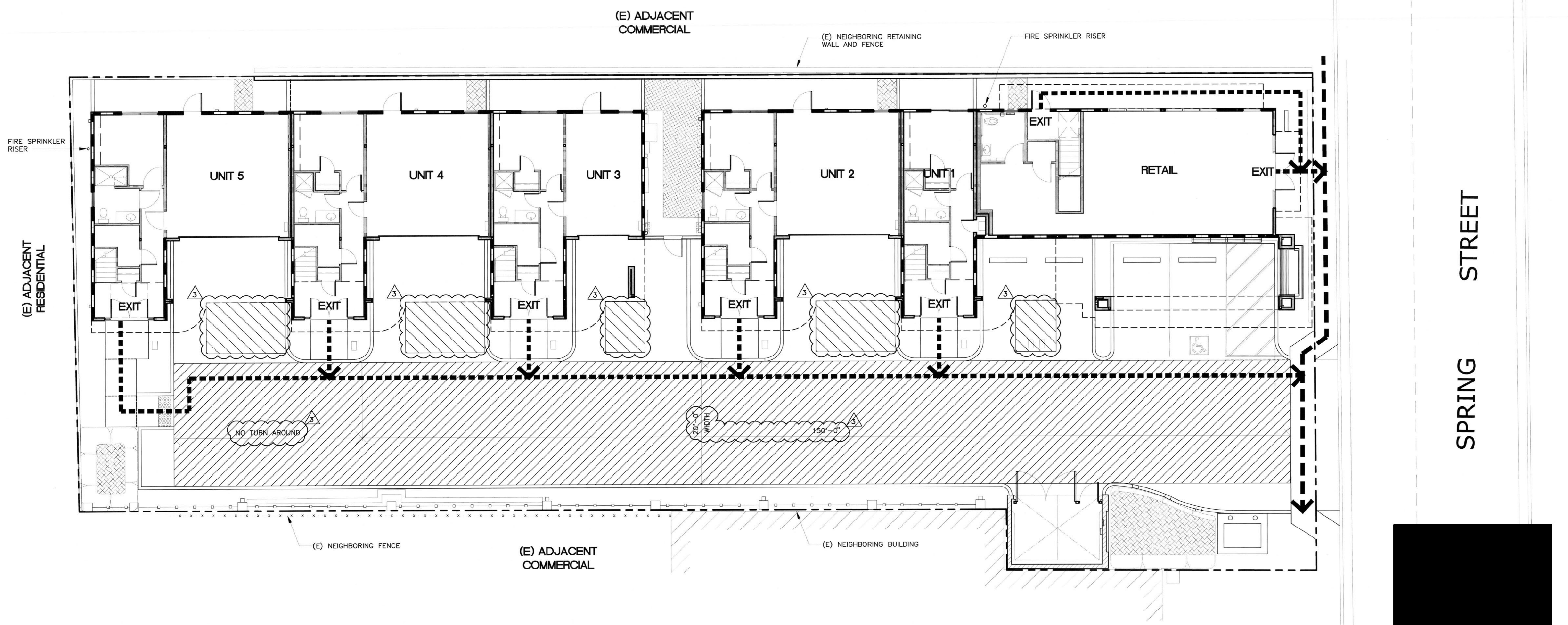


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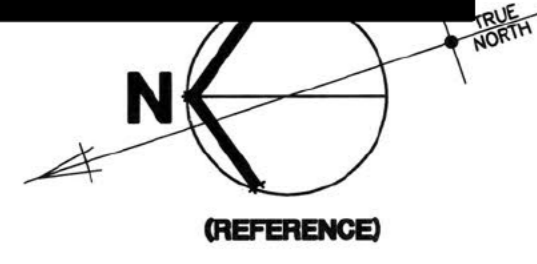
LEGEND

-  FIRE APPARATUS ACCESS
20'-0" MINIMUM CLEAR WIDTH
13'-6" MINIMUM CLEAR HEIGHT FREE OF OBSTRUCTIONS
-  PUBLIC WAY
-  PATH OF EGRESS TRAVEL
-  75' LADDER ACCESS AREA AT 30'-0" MAXIMUM BUILDING HEIGHT

 (E) FIRE HYDRANT







1 FIRE APPARATUS ACCESS PLAN
SCALE: 1/8" = 1'-0"



CUSTOM RESIDENTIAL PROJECT FOR:
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FIRE APPARATUS ACCESS PLAN

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SHEET NO.:
A11.2
SHT OF

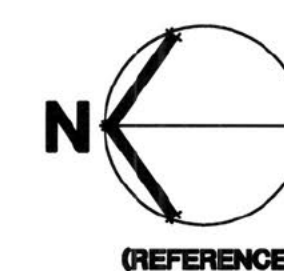
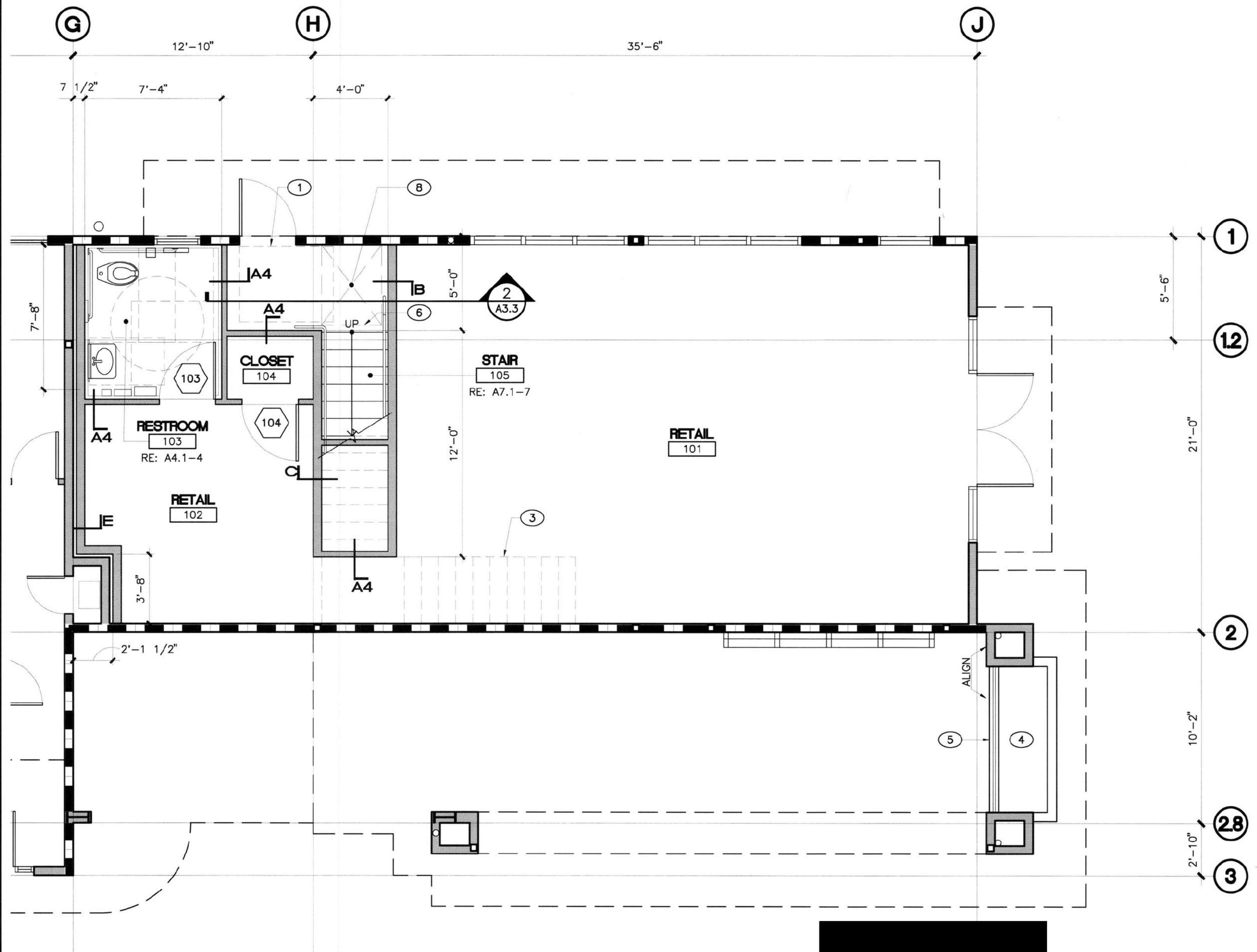
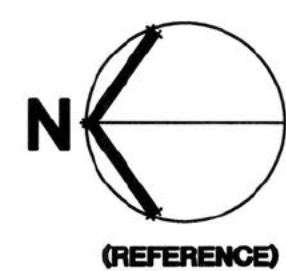
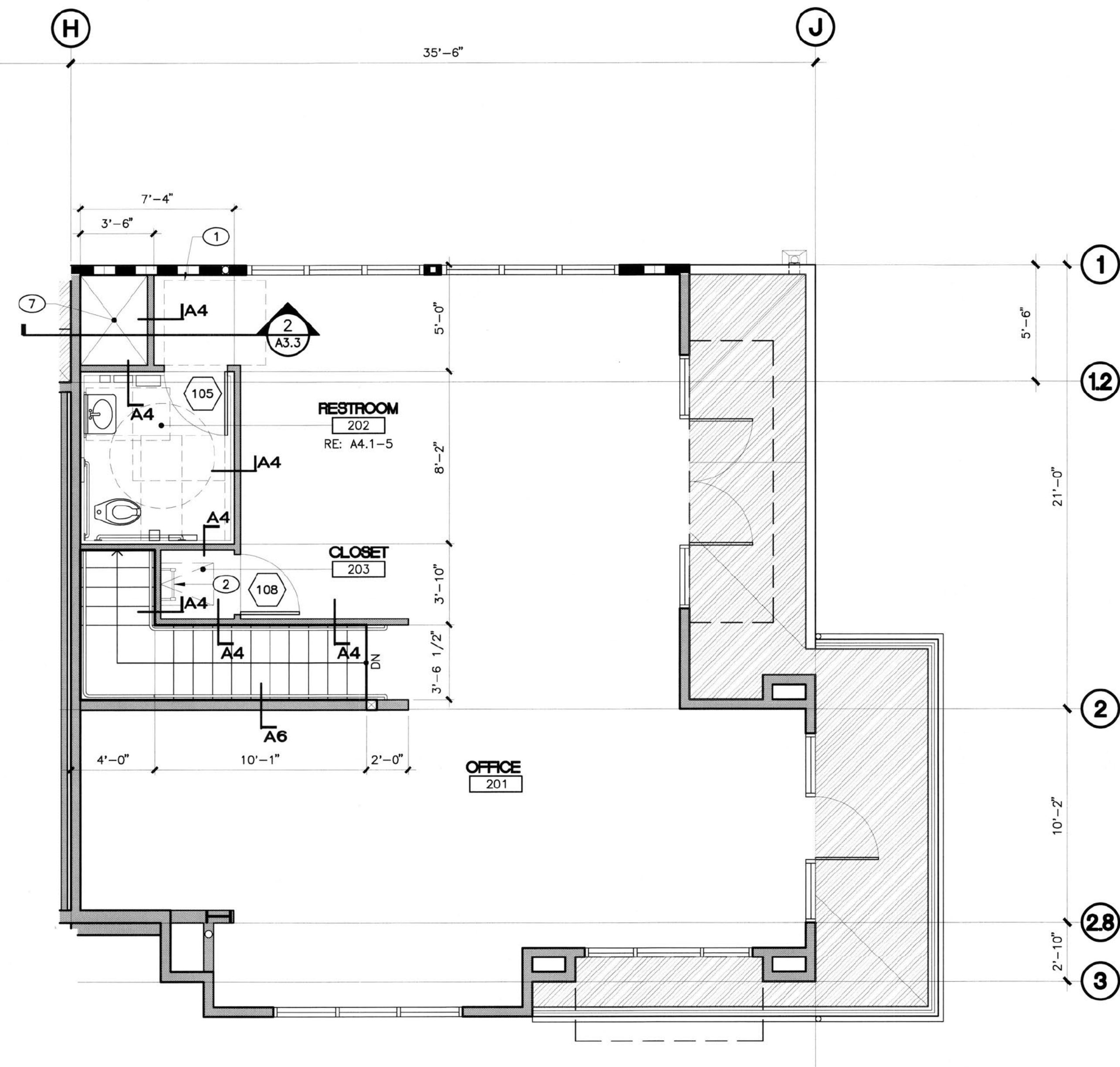
PLOT DATE: 01 06 17

GENERAL NOTES

- A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS
- B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.
- C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
- D PROVIDE MINIMUM RATED 2A:10B:C FIRE EXTINGUISHERS SUCH THAT AN EXTINGUISHER IS LOCATED WITHIN A 75-FOOT TRAVEL DISTANCE TO ANY POINT IN THE BUILDING. EXTINGUISHERS SHALL BE MOUNTED SUCH THAT THE TOP OF THE EXTINGUISHER IS NOT HIGHER THAN 48 INCHES ABOVE FLOOR LEVEL.
- E FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2
- F REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. DOOR MANEUVERING CLEARANCE - RE: A6.1-12
 2. LADDER TO ROOF HATCH ABOVE - RE: A8.5-8
 3. STAIR CONTINUATION ABOVE
 4. PLANTER - RE: A1.3-1
 5. DECORATIVE RAILING - RE: AX.X-X
 6. LINE OF SOFFIT/CHASE ABOVE
 7. CHASE TO FLOOR BELOW
 8. CHASE ABOVE



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273 SPRING STREET
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COMMERCIAL PLANS

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SHEET NO.:

A2.9

SHT OF

PLOT DATE: 11 21 16

LIGHT AND VENTILATION

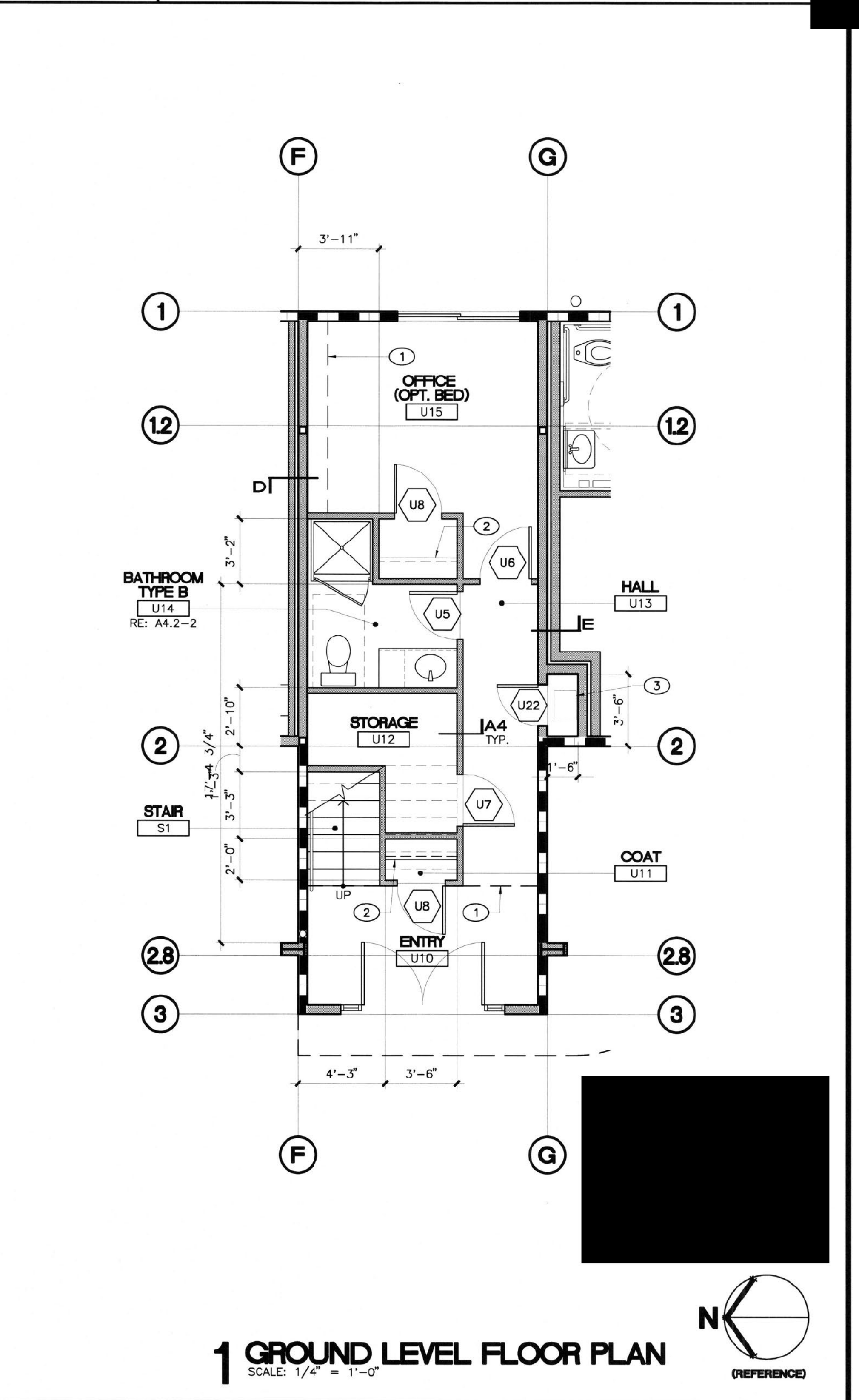
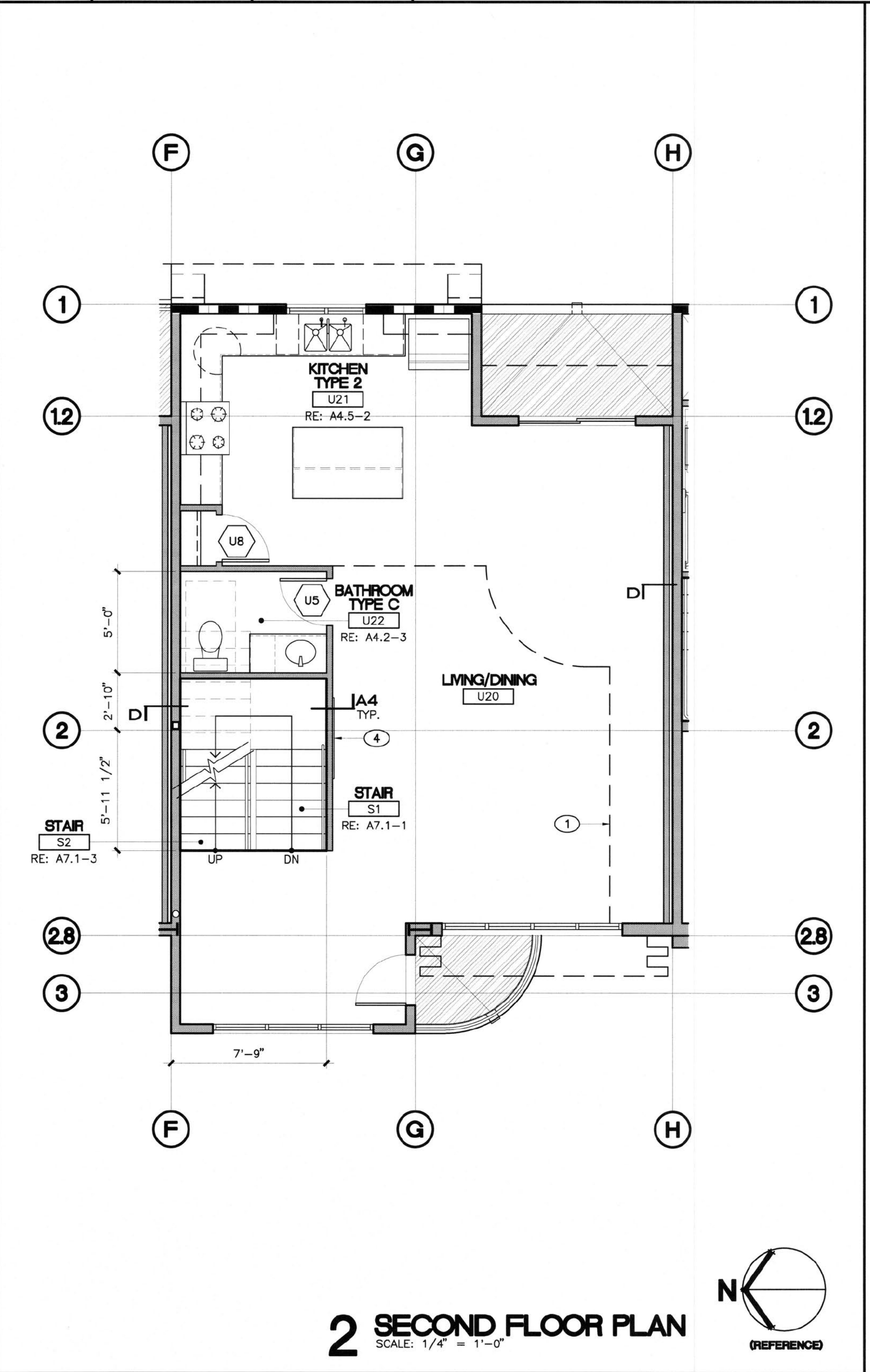
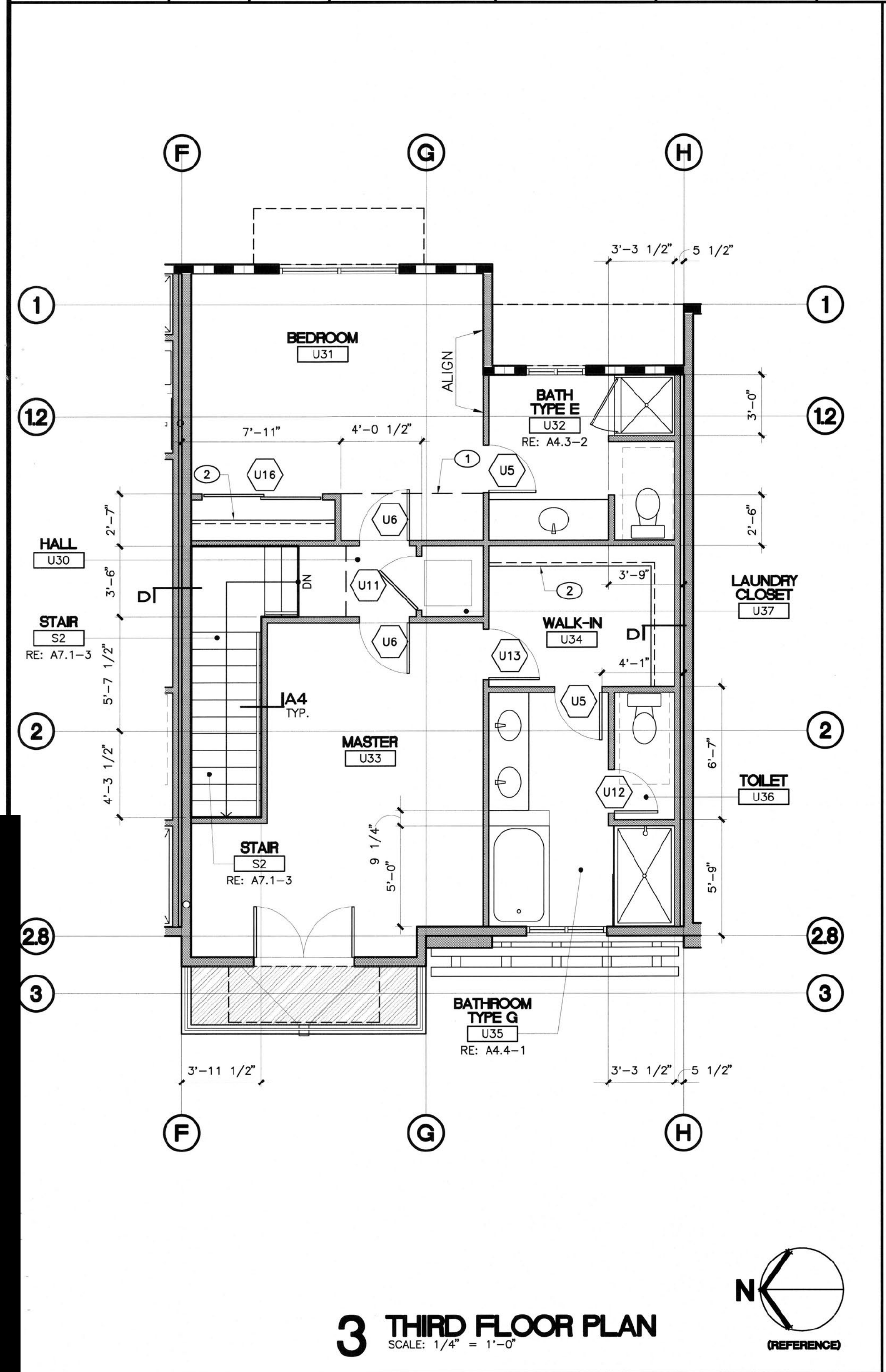
ROOM			REQUIRED			PROVIDED		
NUMBER	SF		NATURAL LIGHT (8%)	VENTILATION (4%)	EGRESS	NATURAL LIGHT	VENTILATION	EGRESS
OFFICE (OPT. BED)	U15	115 SF	9.2 SF	4.6 SF	YES	40 SF	20 SF	YES
LIVING/DINING/KITCHEN	U20/U21	615 SF	49.2 SF	24.6 SF	NO	157.75 SF	88.4 SF	YES
BEDROOM	U31	181 SF	14.48 SF	7.24 SF	YES	30 SF	15 SF	YES
MASTER	U33	198 SF	15.84 SF	7.92 SF	YES	33.3 SF	33.3 SF	YES

GENERAL NOTES

- A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS
- B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.
- C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
- D. FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2
- E. REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. LINE OF DROPPED CEILING/SOFFIT ABOVE
 2. CLOSET SHELF & POLE, RE: A9.3-8B
 3. TANKLESS WATER HEATER, REFER TO PLUMBING DRAWINGS
 4. DIMPLEX MODEL BLF5051 FIREPLACE



CUSTOM RESIDENTIAL PROJECT FOR:
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 273 SPRING STREET
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UNIT 1 PLANS

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SHEET NO.:
A2.10
 SHT. OF
 PLOT DATE: 11 21 16

LIGHT AND VENTILATION								
ROOM	REQUIRED			PROVIDED			EGRESS	
	NUMBER	SF	NATURAL LIGHT (8%)	VENTILATION (4%)	NATURAL LIGHT	VENTILATION		
OFFICE (OPT. BED)	U15	115 SF	9.2 SF	4.6 SF	40 SF	20 SF	YES	
LIVING/DINING/KITCHEN	U20/U21	615 SF	49.2 SF	24.6 SF	157.75 SF	88.4 SF	NO	
BEDROOM	U31	181 SF	14.48 SF	7.24 SF	30 SF	15 SF	YES	
MASTER	U33	198 SF	15.84 SF	7.92 SF	33.3 SF	33.3 SF	YES	

GENERAL NOTES

A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS

B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.

C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.

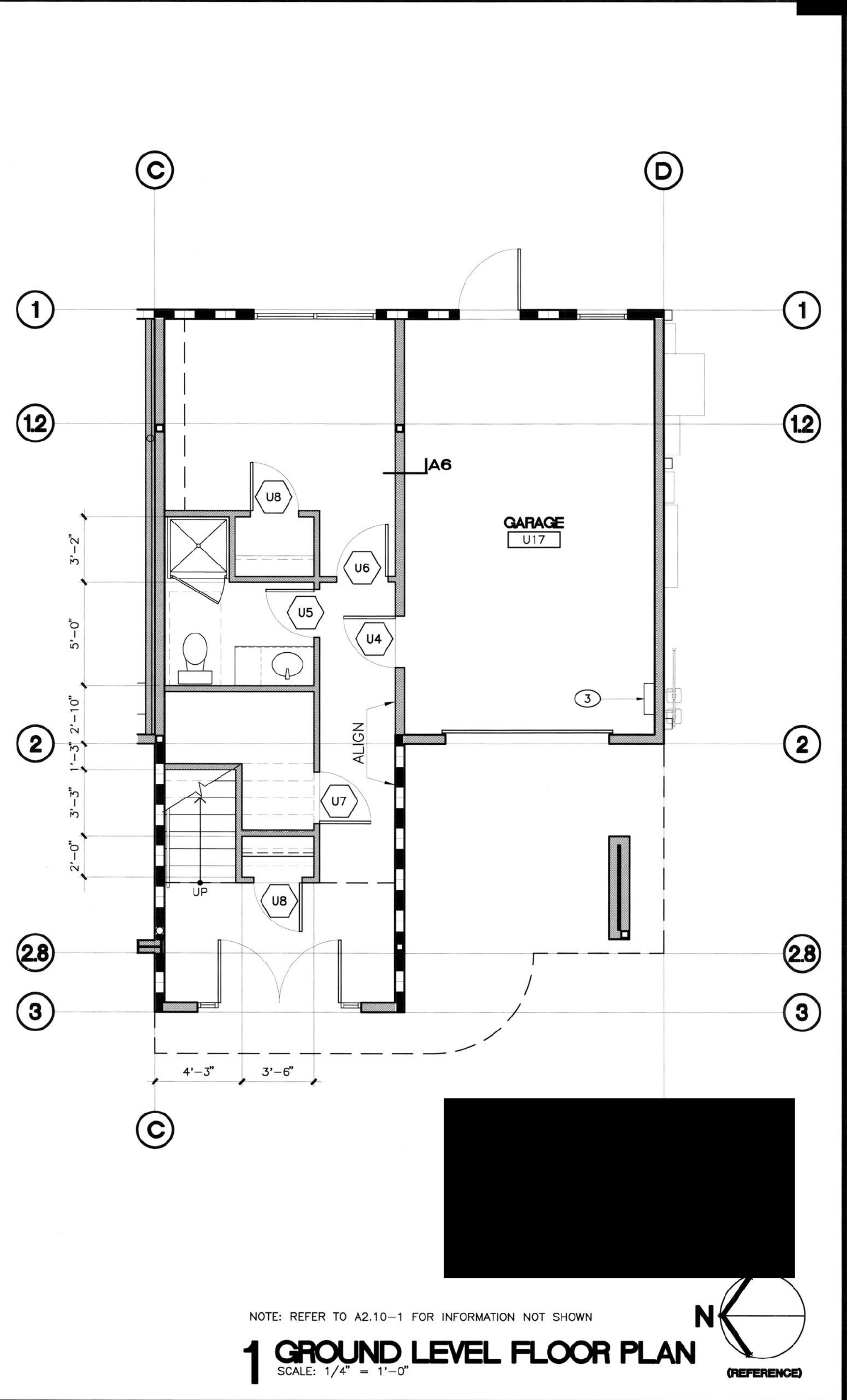
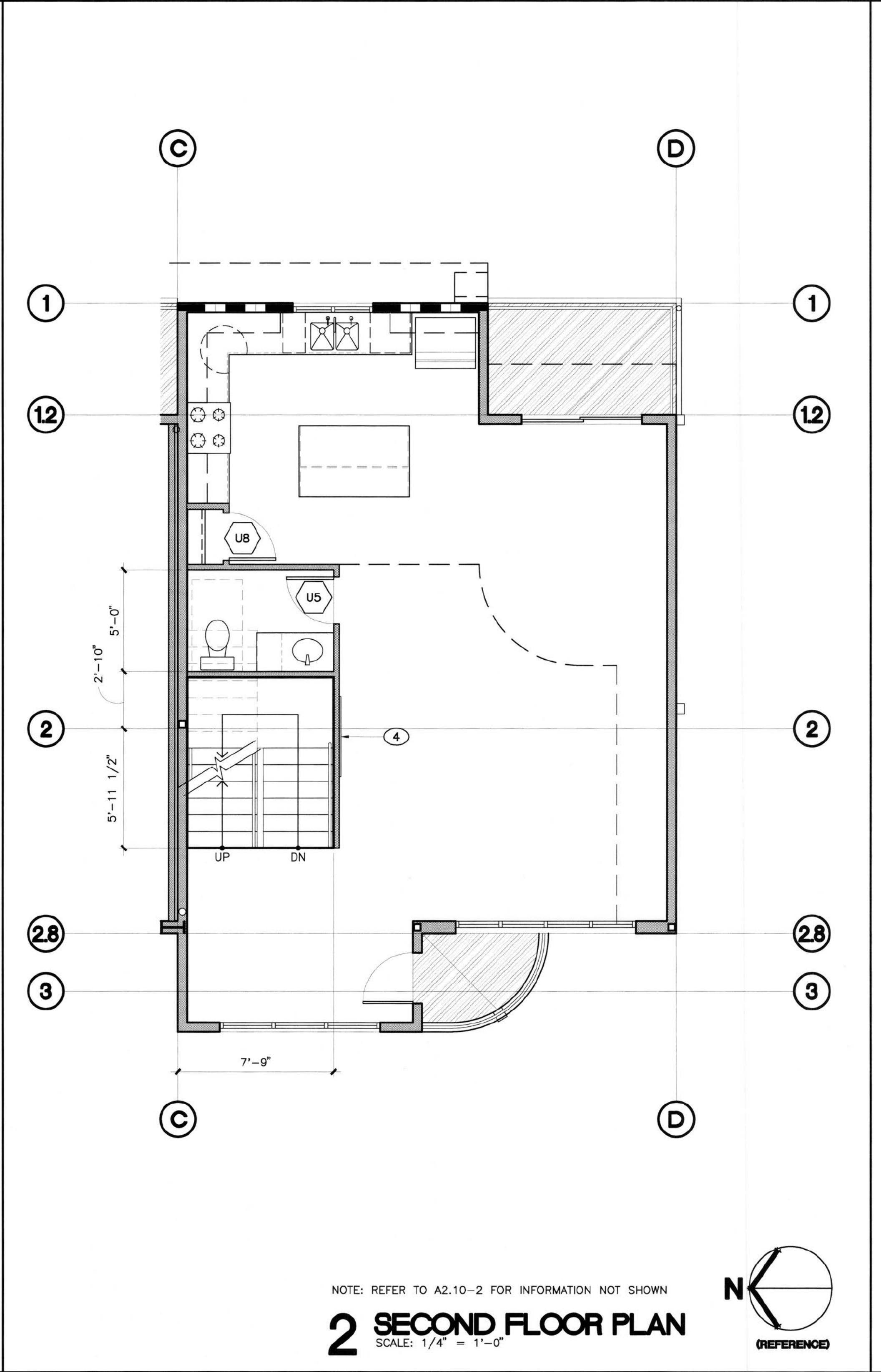
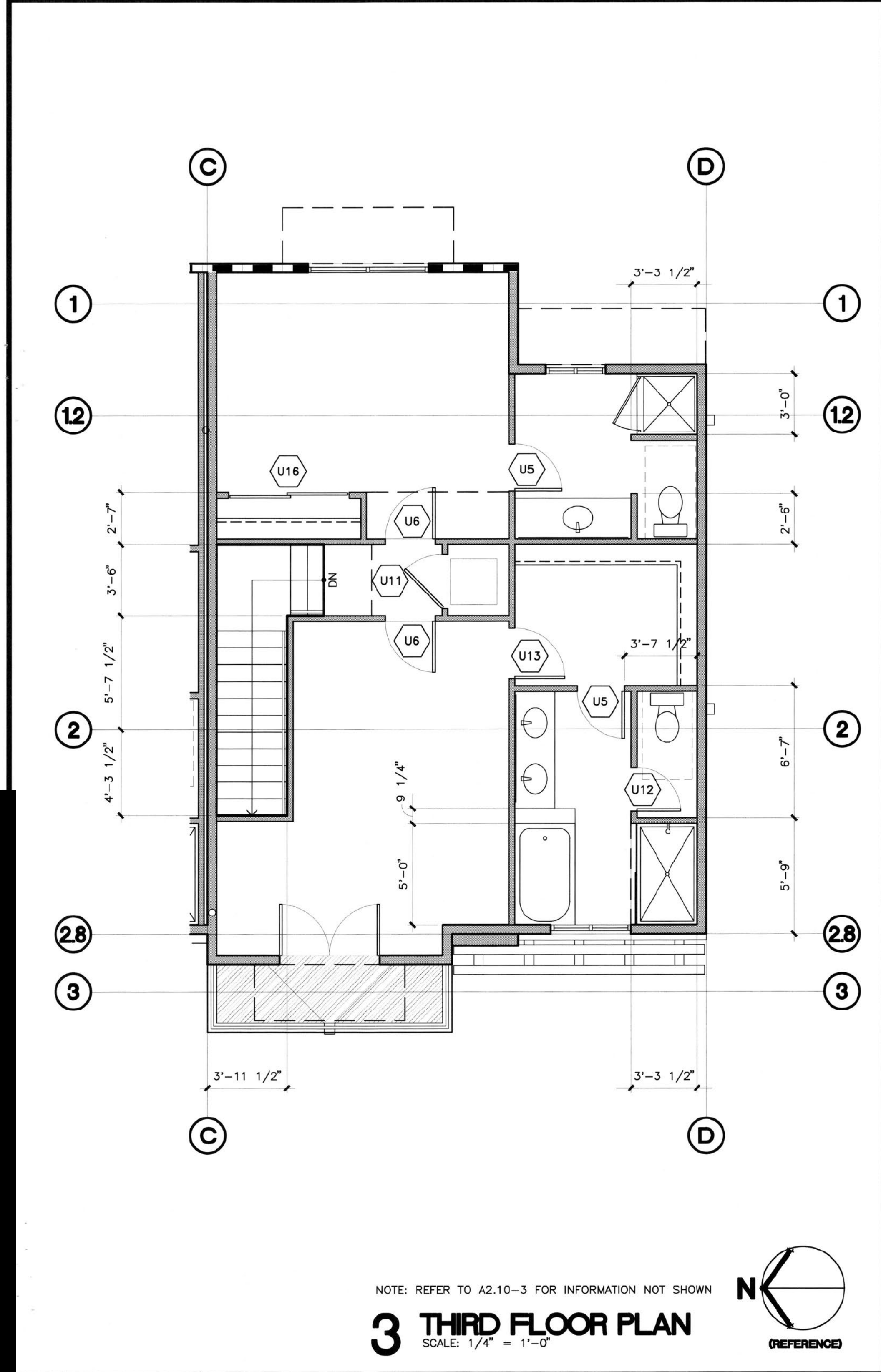
D FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2

E REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. LINE OF DROPPED CEILING/SOFFIT ABOVE
2. CLOSET SHELF & POLE, RE: A9.3-BB
3. TANKLESS WATER HEATER
4. DIMPLEX MODEL BLF5051 FIREPLACE



CUSTOM RESIDENTIAL PROJECT FOR:
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UNIT 3 PLANS

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SHEET NO.:
A2.11
 SHT OF

PLOT DATE: 11 21 16

LIGHT AND VENTILATION

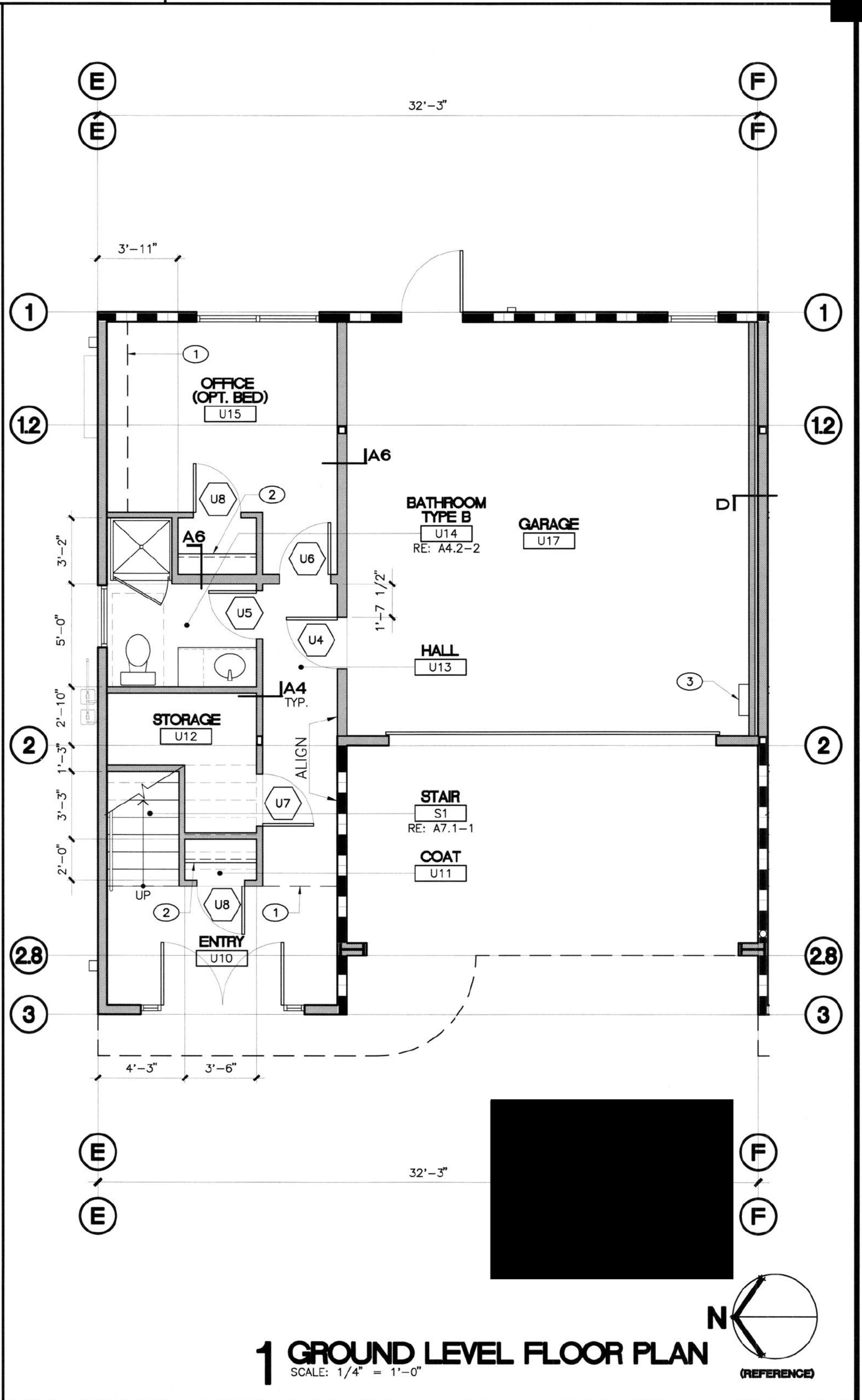
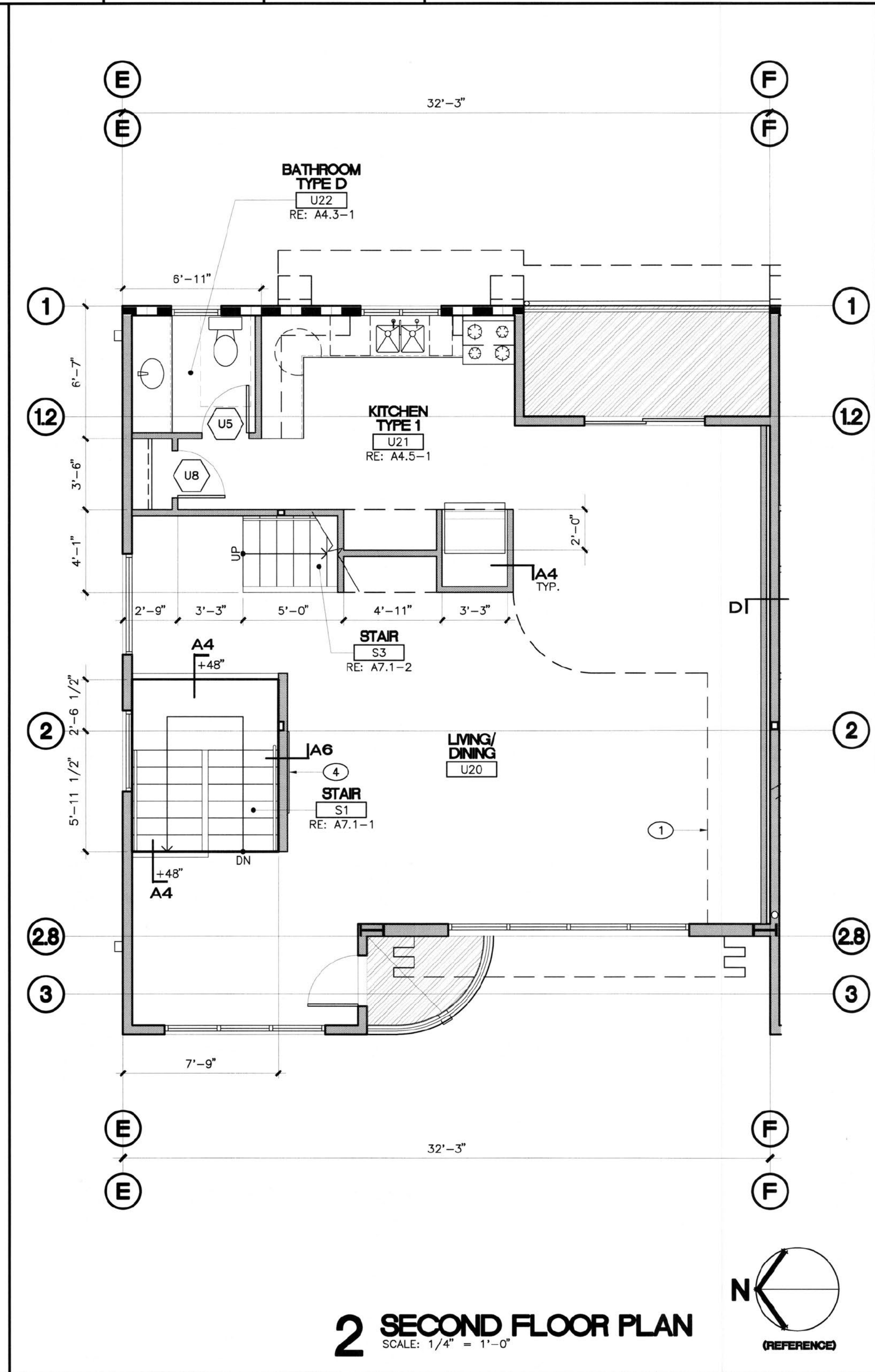
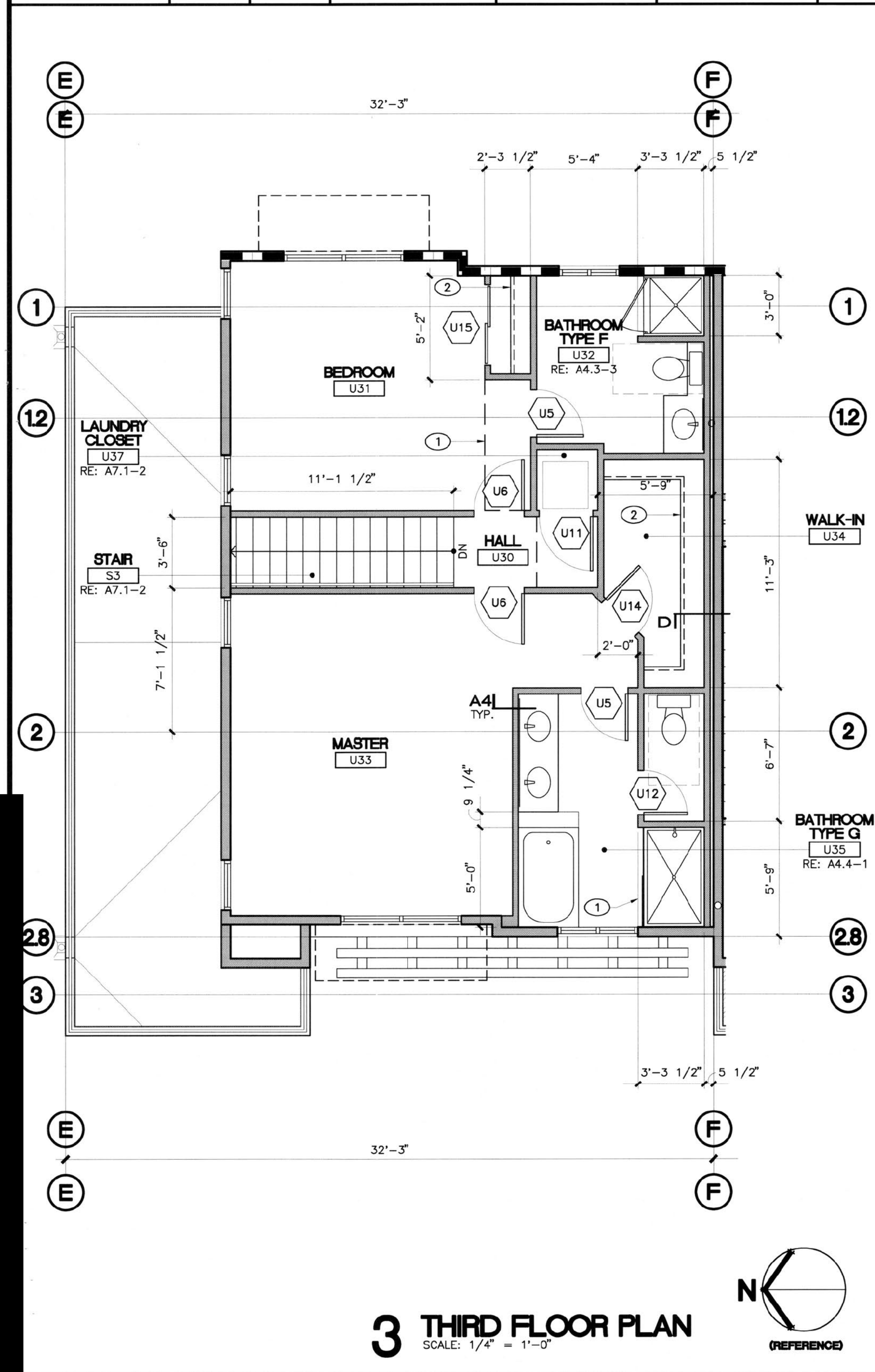
ROOM			REQUIRED			PROVIDED		
NUMBER	SF		NATURAL LIGHT (8%)	VENTILATION (4%)	EGRESS	NATURAL LIGHT	VENTILATION	EGRESS
OFFICE (OPT. BED)	U15	115 SF	9.2 SF	4.6 SF	YES	40 SF	20 SF	YES
LIVING/DINING/KITCHEN	U20/U21	758 SF	60.64 SF	30.32 SF	NO	175.75 SF	75.75 SF	YES
BEDROOM	U31	179 SF	14.32 SF	7.16 SF	YES	55 SF	40 SF	YES
MASTER	U33	250 SF	20 SF	10 SF	YES	49 SF	37 SF	YES

GENERAL NOTES

- A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS
- B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.
- C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
- D. FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2
- E. REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. LINE OF DROPPED CEILING/SOFFIT ABOVE
 2. CLOSET SHELF & POLE, RE: A9.3-8B
 3. TANKLESS WATER HEATER
 4. DIMPLEX MODEL BLF5051 FIREPLACE



CUSTOM RESIDENTIAL PROJECT FOR:
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JOB NO.: 15222
 ISSUE: PERMIT
 DATE: 11.04.16

FILENAME: 15222-A212.dwg

UNIT 2 PLANS

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SHEET NO.:
A2.12
 OF

PLOT DATE: 11 21 16

LIGHT AND VENTILATION

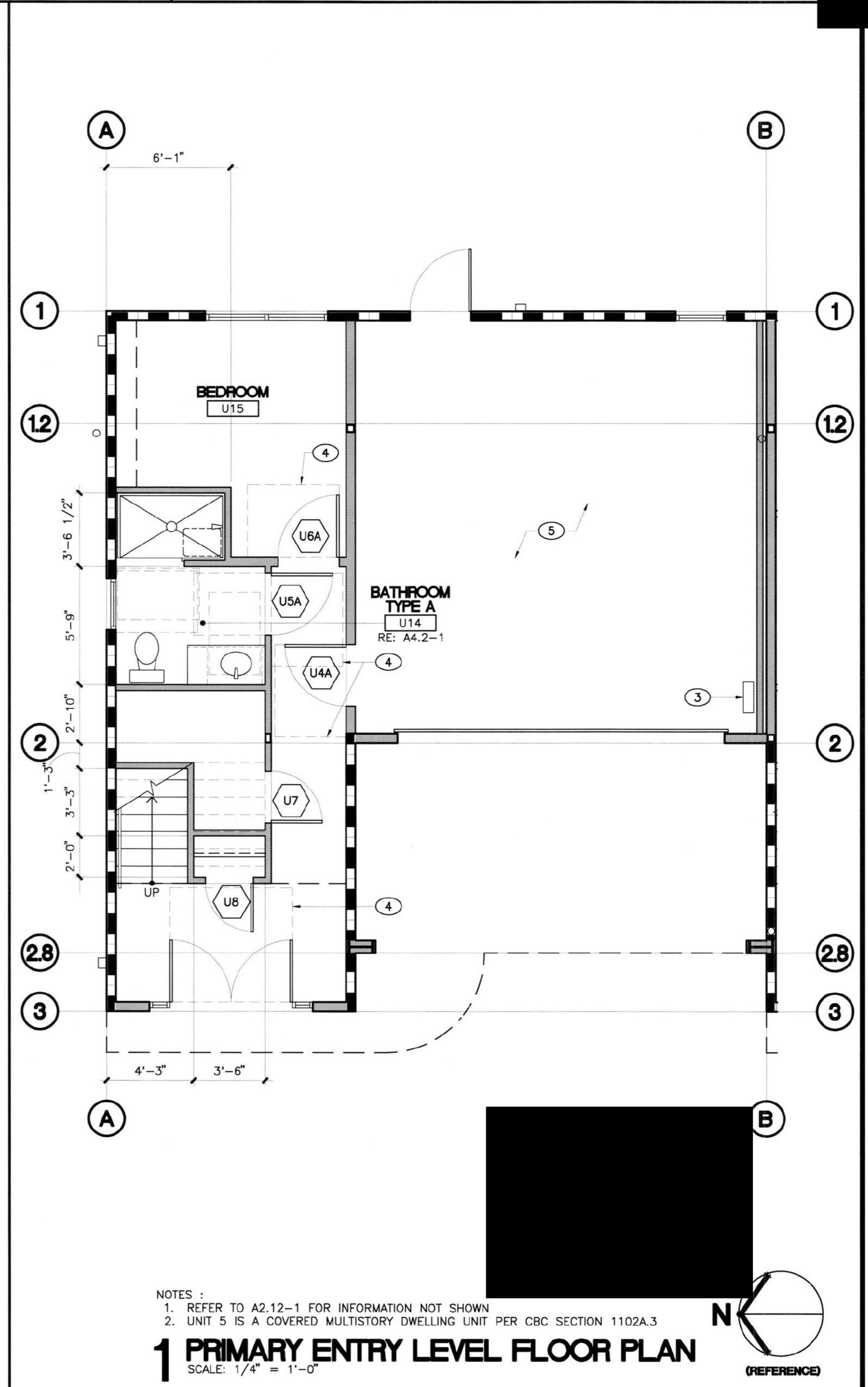
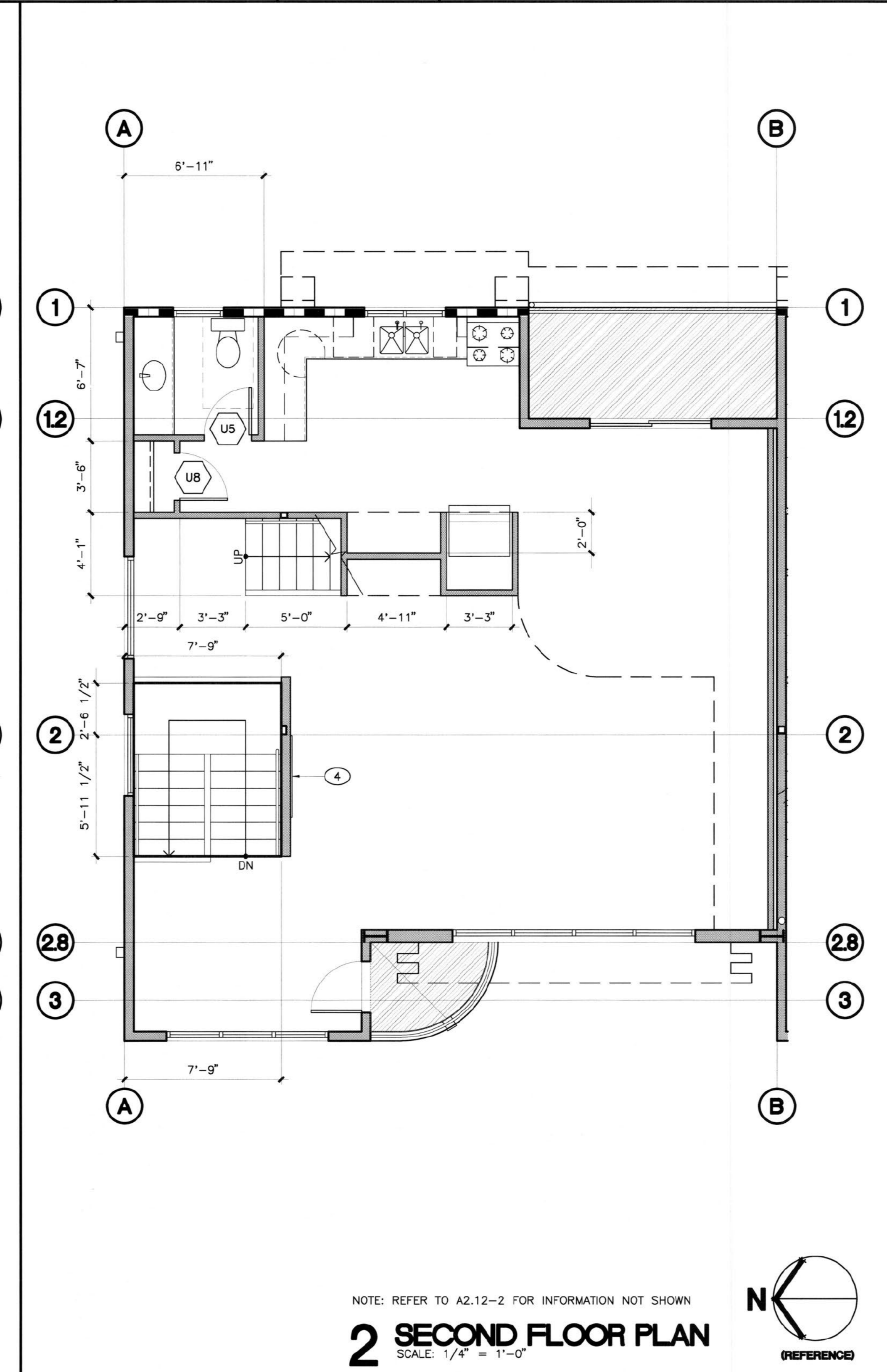
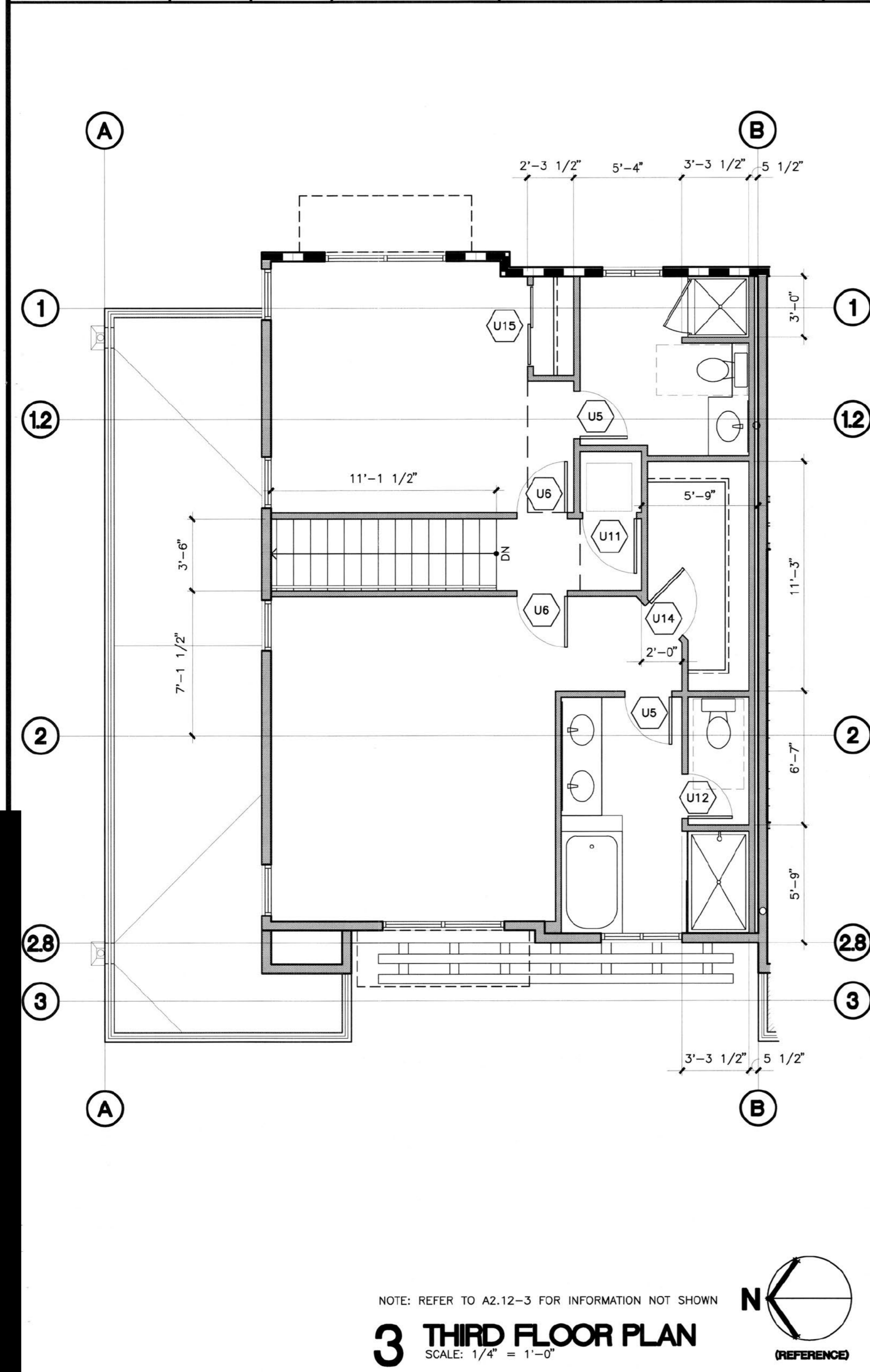
ROOM			REQUIRED			PROVIDED		
NUMBER	SF		NATURAL LIGHT (8%)	VENTILATION (4%)	EGRESS	NATURAL LIGHT	VENTILATION	EGRESS
BEDROOM	U15	110 SF	8.8 SF	4.4 SF	YES	40 SF	20 SF	YES

GENERAL NOTES

- A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS
- B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.
- C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
- D FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2
- E REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- LINE OF DROPPED CEILING/SOFFIT ABOVE
 - CLOSET SHELF & POLE, RE: A9.3-8A
 - TANKLESS WATER HEATER
 - DIMPLEX MODEL BLF5051 FIREPLACE



CUSTOM RESIDENTIAL PROJECT FOR:
SPRING STREET
 273 SPRING STREET
 PLEASANTON, CA

REVISIONS:

JOB NO.: 15222
 ISSUE: PERMIT
 DATE: 11.04.16

FILENAME: 15222-A213.dwg

UNIT 5 PLANS

SHEET NO.:

A2.13

SHT OF

LIGHT AND VENTILATION

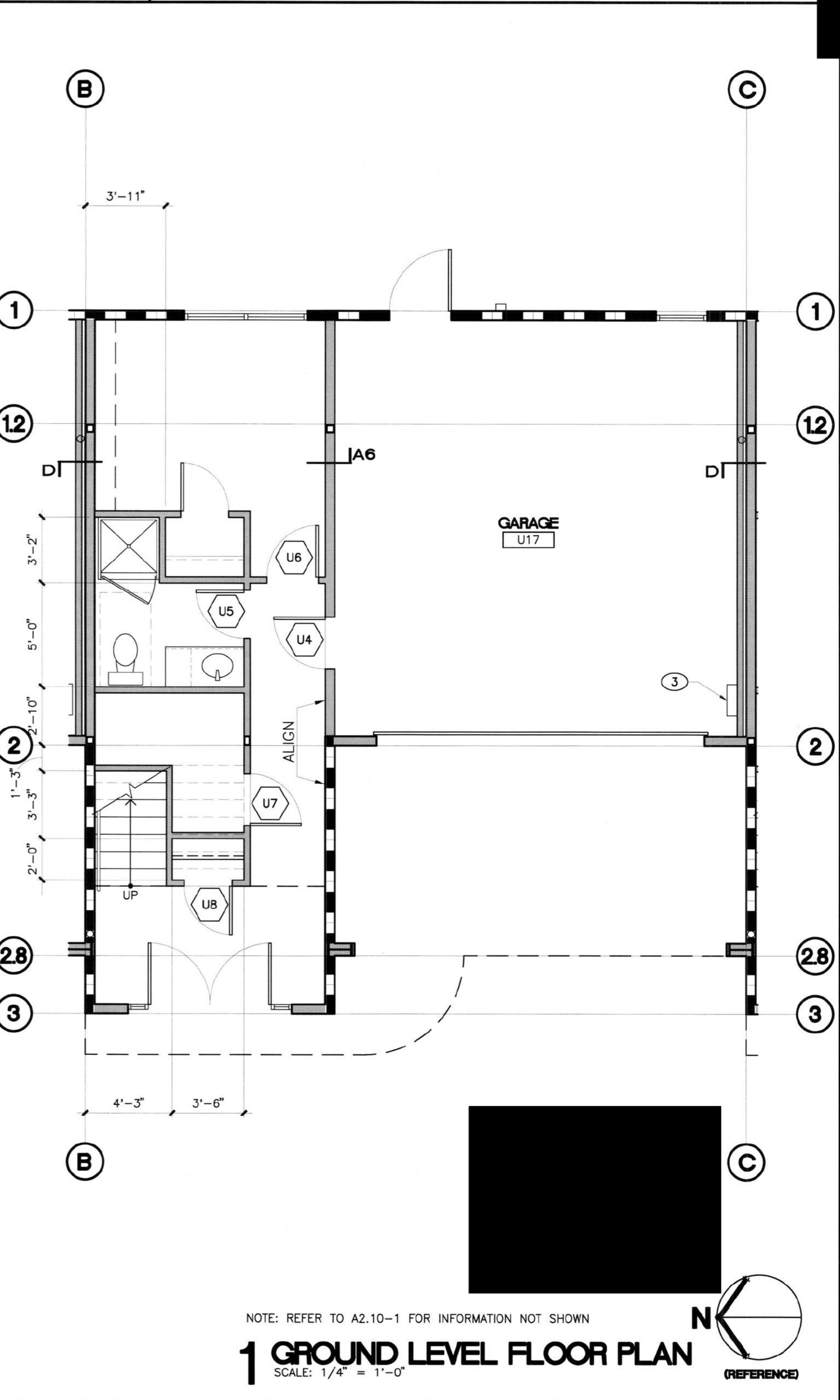
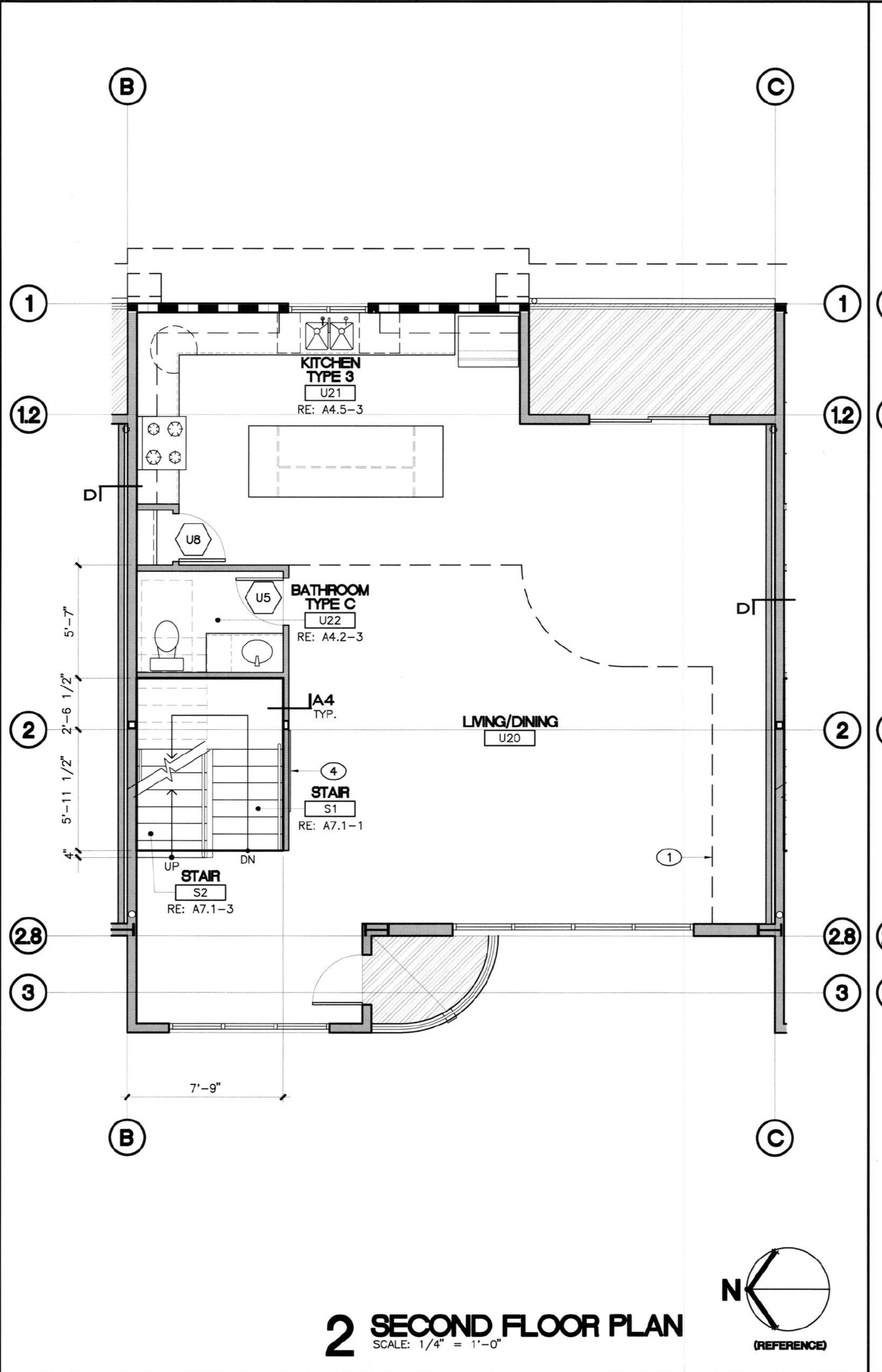
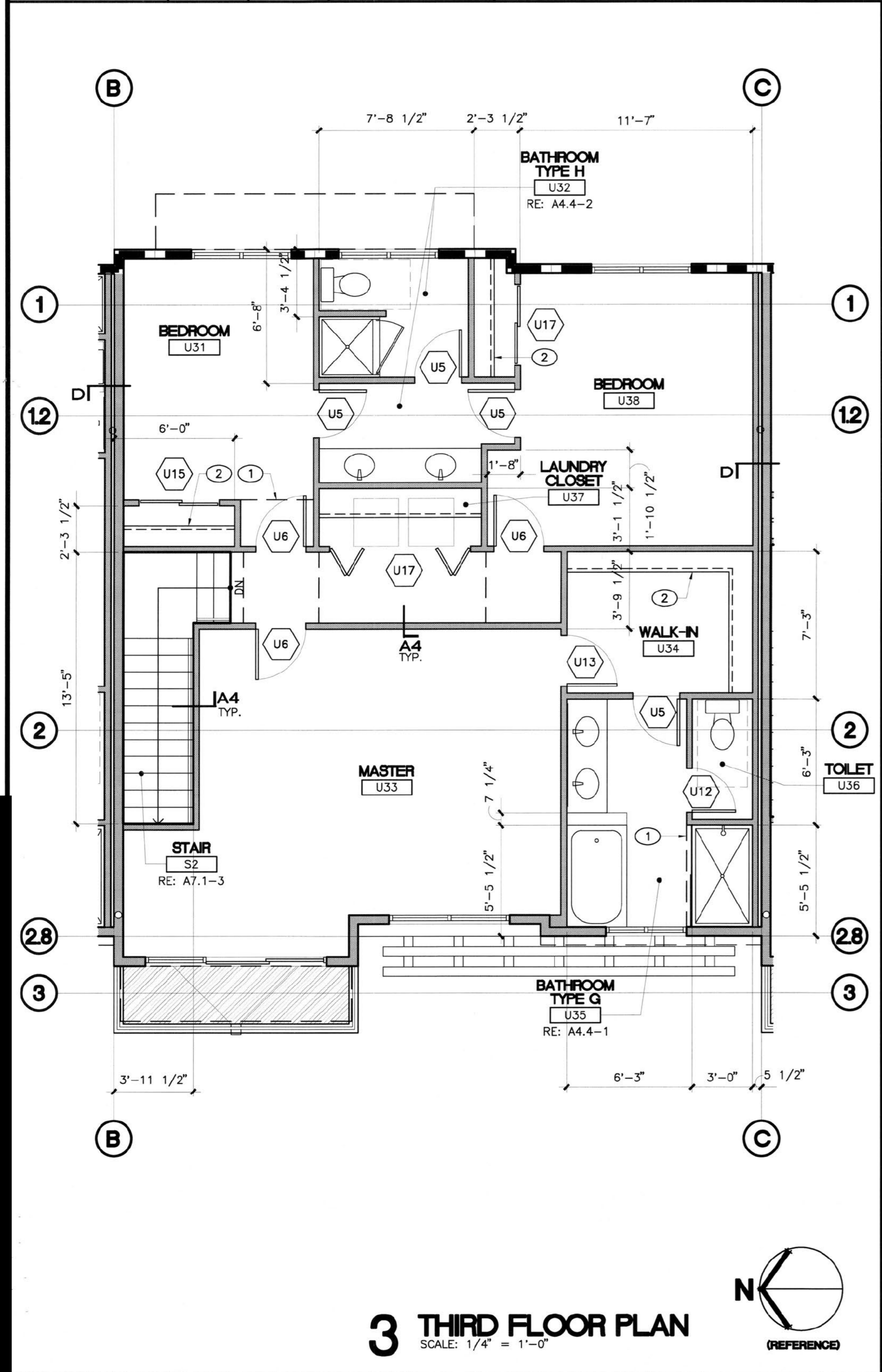
ROOM			REQUIRED			PROVIDED		
NUMBER	SF		NATURAL LIGHT (8%)	VENTILATION (4%)	EGRESS	NATURAL LIGHT	VENTILATION	EGRESS
LIVING/DINING/KITCHEN	U20	818 SF	65.44 SF	32.72 SF	NO	175.75 SF	75.75 SF	YES
BEDROOM	U31	124 SF	9.92 SF	4.96 SF	YES	28 SF	14 SF	YES
MASTER	U33	300 SF	24 SF	12 SF	YES	64 SF	32 SF	YES
BEDROOM	U38	166 SF	13.28 SF	6.64 SF	YES	20 SF	10 SF	YES

GENERAL NOTES

- A UNLESS NOTED OTHERWISE, DIMENSIONS ARE AS FOLLOWS:
 - CENTERLINE OF COLUMNS
 - FACE OF WOOD STUD
 - CENTERLINE OF DOORS AND WINDOWS
- B SEAL ALL PENETRATIONS THROUGH EXTERIOR WALLS WATERTIGHT.
- C FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL-MOUNTED FIXTURES, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
- D. FOR EGRESS AND OCCUPANT LOAD CRITERIA - RE: A0.2
- E. REFER TO NOTES, SHEET A9.2 FOR NOISE CONTROL REQUIREMENTS.

KEY NOTES (X)

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. LINE OF DROPPED CEILING/SOFFIT ABOVE
 2. CLOSET SHELF & POLE, RE: A9.3-8B
 3. TANKLESS WATER HEATER
 4. DIMPLEX MODEL BLF5051 FIREPLACE



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 273 SPRING STREET
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UNIT 4 PLANS

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SHEET NO.:
A2.14
 SHT OF
 PLOT DATE: 11 21 16