

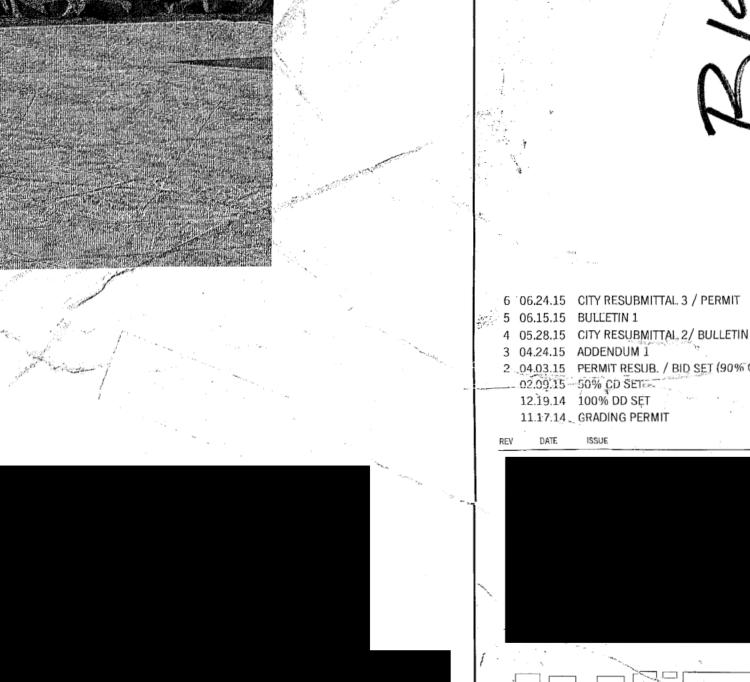
THE VINTAGE - MIXED USE VILLAGE

RESIDENTIAL ELEMENT

STANLEY BLVD. AND BERNAL AVE.
PLEASANTON, CA

CITY OF PLEASANTON PLAN CHECK NO B15-0338

CITY RESUBMITTAL 3 / PERMIT



ROJECT#: 14150 ,

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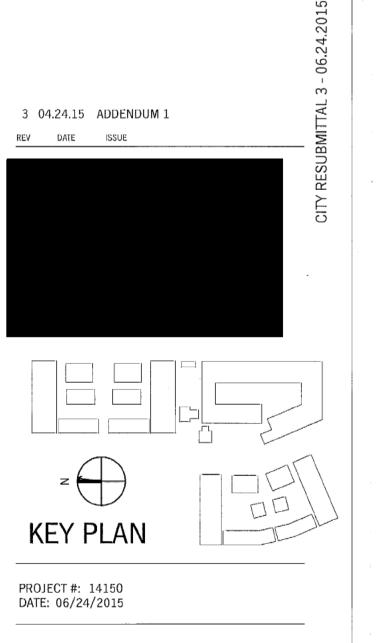
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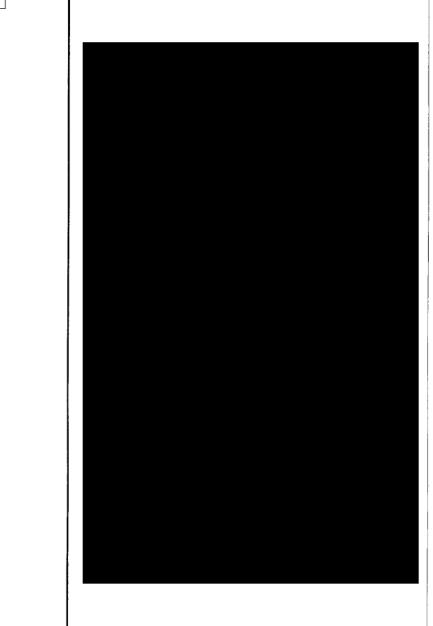
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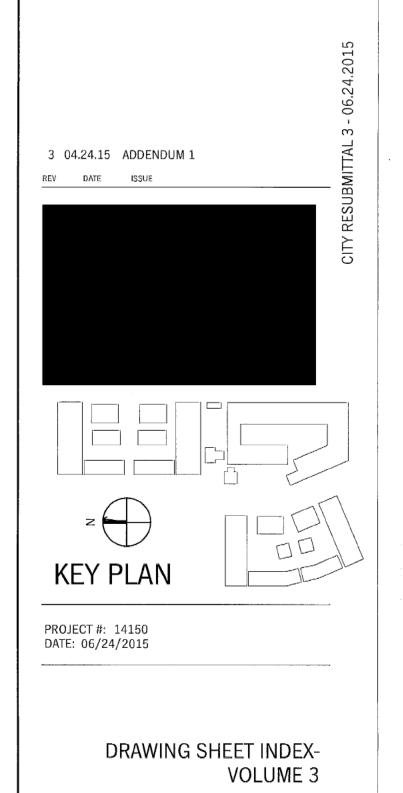
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THE VINTAGE



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GENERAL NOTES

. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.

2. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED.

3. THESE DOCUMENTS DESCRIBE A SINGLE CONSTRUCTION CONTRACT. THE USE OF SUBCONTRACTORS IS THE ELECTION OF THE CONTRACTOR. THESE DOCUMENTS DO NOT INTEND TO DIVIDE THE WORK AMONG THE CONTRACTOR'S SUBCONTRACTORS. WHERE THE DOCUMENTS IDENTIFY WORK WHICH IS "NOT IN MECHANICAL WORK" OR "NOT IN ELECTRICAL WORK" IT MEANS THAT THE WORK IS NOT FURTHER DESCRIBED OR SPECIFIED IN THE MECHANICAL OR ELECTRICAL DRAWINGS OR SPECIFICATIONS. IT DOES NOT PRECLUDE THE CONTRACTOR FROM DELEGATING THE WORK TO THE ENTITIES OF THEIR ELECTION. IN ADDITION, THE DIVISION OF THE PROJECT MANUAL INTO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DISCIPLINES NEITHER DIVIDES THE WORK BETWEEN THE CONTRACTOR'S SUBCONTRACTOR NOR IMPLIES THAT ALL OF THE WORK FOR THOSE DISCIPLINES IS SHOWN ONLY IN THOSE DRAWINGS OR SPECIFICATIONS.

4. COORDINATION:

A) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL PROJECT MANUAL BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL WORK SO REQUIRED AS PART OF THE CONTRACT.

B) THE CONTRACTOR SHALL COORDINATE THE DESIGN-BUILD DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL AND CONSULTANT DRAWINGS. C) SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS.

D) IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.

E) THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL LIGHTS, MECHANICAL GRILLES, FIRE SPRINKLER HEADS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.

F) WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND REQUEST A CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE ORDER OF PRECEDENCE BETWEEN THE DRAWINGS AND THE PROJECT MANUAL IS AS DEFINED IN THE PROJECT MANUAL.

5. THE TERM "GENERAL CONTRACTOR" OR "CONTRACTOR" SHALL ALSO MEAN THE "DESIGN-BUILDER" ENTITY

6. THE CONTRACTOR SHALL LAYOUT AND SEQUENCE THE INSTALLATION OF THE WORK SO THAT THE DIFFERENT SYSTEMS DO NOT OBSTRUCT THE INSTALLATION OF SUCCESSIVE WORK. IN GENERAL, SYSTEMS INSTALLED FIRST SHOULD BE KEPT AS HIGH AND TIGHT TO STRUCTURE AS POSSIBLE SO AS TO LEAVE SPACE AVAILABLE FOR SYSTEMS WHICH FOLLOW.

7. REFER TO THE PROJECT MANUAL FOR SPECIFICATIONS FOR GENERAL INFORMATION, PRODUCTS AND EXECUTION REQUIREMENTS. REQUIREMENTS OF THE SPECIFICATIONS APPLY TO ALL ASPECTS OF THE WORK AND ARE INCLUDED AS ADDITIONAL INFORMATION FOR EACH ITEM SPECIFIED. IF DISCREPANCIES EXIST BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

8. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS, ON THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER IN WRITING WITH ADEQUATE TIME FOR RESPONSE.

9. THE EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS ARE ASSUMED TO BE ACCURATE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL, PRIOR TO THE START OF CONSTRUCTION, VERIFY ALL EXISTING CONDITIONS, PROVIDE A COMPLETE FIELD LAYOUT ON THE JOB SITE. AND NOTIFY THE DISTRICT AND ARCHITECT OF ANY DEVIATIONS OR CONFLICTS WITH THESE DRAWINGS.

10. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

11. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO

12. WHERE DIMENSIONS ARE NOTED TO BE VERIFIED IN THE FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "±", FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS.

INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. TYPICAL DETAILS APPLY TO ALL LOCATIONS WHICH ARE SIMILAR BUT ARE NOT OTHERWISE DETAILED. THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR

14. ABBREVIATIONS AND SYMBOLS INDICATED ON SHEET A0.03 APPLY TO THE ENTIRE SET UNLESS OTHERWISE NOTED.

15. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

16. NOT USED

17. EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPT LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE REVIEWED AND APPROVED BY COUNTY FIRE MARSHALL OFFICE PRIOR TO BUILDING PERMIT SUBMITTAL.

18. ALL ROOMS TO BE PROVIDED WITH ROOM NUMBERS.

19. PROVIDE TITLE 19 EVACUATION MAPS

20. ALL DIMENSIONS NOTED AS "CLR" ARE TO FACE OF FINISH. 21 "TYP" INDICATES REPEAT, WHEREVER THIS CONDITION OCCURS.

22. "SIM" INDICATES REPEAT AND MODIFY AS REQUIRED TO SUIT SITUATION

23. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS.

ERRORS, OMISSIONS, AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.

24. WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED AS PERMITTING WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

25. STEINBERG HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS SECIFIED, DETAILED, INDICATED, OR SHOWN AS NEW WORK AND ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION, MATERIAL, OR EQUIPMENT NOTED, INDICATED, OR SHOWN AS "PROVIDED BY OTHERS".

26. THESE DOCUMENTS HAVE BEEN PREPARED IN A 30"x42" FORMAT. ALL SCALE REFERENCES ARE INDICATED ACCORDING TO THIS FORMAT.

27. DISSIMILAR METALS ARE TO BE ISOLATED FROM STEEL FRAMING WITH PLASTIC ISOLATORS, JOINT SEALERS OR SIMILAR, INTERIOR AND EXTERIOR.

28. GENERAL CONTRACTOR TO PROVIDE STAIRWAY IDENTIFICATION SIGNS AND SUBMIT SIGNAGE PACKAGE TO FIRE DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION AND CONSTRUCTION.

29. GENERAL CONTRACTOR SHALL PROVIDE, AT ALL EMERGENCY ENTRANCES, SIGNAGE IDENTIFYING BUILDING AND UNIT MEMBERS. LOCATION, DESIGN, SIZE AND CONTENT SHALL BE APPROVED BY THE CITY OF PLEASANTON, FIRE AND POLICE DEPARTMENTS.

30. ALL EXTERIOR COLORS SHALL BE SAMPLED ON THE BUILDING AND SUBJECT TO REVIEW BY PLANNING PRIOR TO PAINTING.

31. "NO SMOKING WITHIN 25 FEET" SIGNS TO BE PROVIDED AT RETAIL ENTRANCES

32. IT IS THE RESPONSIBILITY OF THE CONTRACTOR MEET ALL REQUIREMENTS OF "CONDITIONS OF APPROVAL" LISTED ON SHEETS A0.05.1-A0.05.5

33. A "PRE-FIRE SURVEY" SHALL BE PROVIDED BY DESIGN BUILD CONTRACTOR, PER CONDITIONS OF APPROVAL

34. WASTE & RECYCLING FORM TO BE PROVIDED BY CONTRACTOR, PER CONDITIONS OF APPROVAL 35 GC SHALL BE RESPONSIBLE FOR ANY AND ALL BONDS, CASH DEPOSITS, ETC THAT THE CITY WILL REQUIRE TO FACILITATE CONSTRUCTION OF THE

36. GC SHALL BE RESPONSIBLE TO PROVIDE WATER, SEWER, POWER AND TELEPHONE CONNECTIONS FOR THE CONSTRUCTION TRAILER.

37. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL OTHER PERMITS REQUIRED BY LAW FOR THE EXECUTION OF THIS WORK UNLESS NOTED OTHERWISE. THE BASIC BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE OWNER. ALL TRADE PERMITS, IF REQUIRED BY JURISDICTION AUTHORITIES, AND FEES SHALL BE PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL ALSO OBTAIN AND PAY CERTIFICATES, INSPECTIONS AND OTHER LEGAL FEES REQUIRED, BOTH PERMANENT AND TEMPORARY, INCLUDING PLUMBING, ELECTRICAL, AND HIGHWAY PERMITS UNLESS SPECIFICALLY

38. CONTRACTOR HAS RESEARCHED AND VERIFIED ALL TRASH, DEBRISE & RECYCLING REQUIREMENTS FOR THE CITY IN WHICH THIS WORK WILL BE PERFORMED AND HAS INCLUDED SUCH COSTS INTO THIS PROPOSAL.

39. LEGENDS ON THE PLANS AND SCHEDULE IN THE SPECS SHALL BE COMPLIMENTARY. IF ITS INCLUDED IN THE PLANS, BUT NOT IN SPECS, CONTRACTOR OWNS IT. IF ITS INCLUDED IN SPECS AND NOT ON THE LEGEND, CONTRACTOR OWNS IT.

40. GC IS RESPONSIBLE FOR OFF-SITE PARKING FOR SITE WORKERS.

41. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE, FURNISH AND INSTALL ALL FRAMING, BACKING AND DEADWOOD REQUIREMENTS FOR EQUIPMENT AND MATERIALS INSTALLED IN THE BUILDING. CONTRACTOR SHALL CONSIDER RELATED ACOUSTICAL TO ENSURE THE DESIGN MAINTAINS CODE COMPLIANT RATINGS AND HAS INCLUDED ALL RELATED SCOPE REASONABLY INFERRABLE WITHIN.

RESIDENTIAL UNIT SUMMARY

Base Type (including all variations)	Unit Type	Approx. Area	Cluster 01	Cluster 02	Cluster 03	Amenities	Total Count	Percentage of Total
A	1 Bedroom	656 SF	(12	C		12	3.
A1	1 Bedroom	656 SF		7	C		7	2.
В	1 Bedroom	760 SF	10	22	6		38	11.
81	1 Bedroom	760 SF		25	2	Distriction of the State	34	9.
B2	1 Bedroom	760 SF	(24	C		24	7.
B3	1 Bedroom	760 SF	(0	3		3	0.
B4	1 Bedroom	760 SF	(7	C		7	2.
B5	1 Bedroom	760 SF	(6	C		6	1.
С	2 Bedroom	1025 SF	(0	6		12	3.
C1	2 Bedroom	1025 SF	(C		8	2.
D	2 Bedroom	1074 SF	16	3	18		37	10.
D1	2 Bedroom	1074 SF		3	C		3	0.
Ε	2 Bedroom	1105 SF	22	2 32	21		75	21.
E1	2 Bedroom	1105 SF		3	0		3	0.
E2	2 Bedroom	1105 SF	4	0	C		4	1.
F	3 Bedroom	1450 SF	(0	C)	6	1.
F1	3 Bedroom	1464 SF	(0	3		3	0.
F2	3 Bedroom	1411 SF	(0	2		2	0.
G	3 Bedroom	1287 SF	(6	4	Preventerin	16	4.
Н	3 Bedroom	1447 SF		4	(4	1.
H1	3 Bedroom	1447 SF	(0	2		2	0.
	2 Bedroom Carriage	1219 SF		1 0	(harconyonacones.	4	1
)1	2 Bedroom	1219 SF	- 3	2 0	4		6	1.
J2	2 Bedroom	1219 SF	(0	1		1	0
K	2 Bedroom Townhome	1270 SF	į	0	(5	11	3
K1	2 Bedroom Townhome	1270 SF	PIO- PINDO RECEIDA DE INCADA SE	0	200000000000000000000000000000000000000		2	0.
L.	2 Bedroom Townhome	1177 SF	1	0	(5	10	2
L1	2 Bedroom Townhome	1244 SF		2 0	Participation of the same		3	0.
N	3 Bedroom Carriage	1506 SF	(1 (1)	2		2	0.
Total			95	162	88	3	345	10

GENERAL NOTES, CONT'D

42. GC TO INCLUDE AND INSTALL ALL CHINA CAPS IN ACCORDANCE WITH INDUSTRY STANDARDS.

43. GC TO INSTALL FIRE/LIFE SAFETY & EGRESS SIGNS

44. GC SHALL PROVIDE ALL REQUIRED PUBLIC SPACE SIGNAGE; PUBLIC RESTROOM SIGNS, STAIRS, PARKING LOT HC SIGN, ETC. OWNER WILL PROVIDE AND INSTALL THE FOLLOWING: ROOM ID SIGNS, EMERGENCY EGRESS PLAN GRAPHICS AND EXTERIOR GRAPHICS. MOUNTS & HARDWARE WILL BE PROVIDED BY OWNER TO THE GC FOR INSTALLATION. ALL OTHER SIGNS REQUIRED FOR OCCUPANCY IS THE RESPONSIBILITY OF THE GC.

45. RESIDENTIAL APPLIANCES - GENERALLY, THIS EQUIPMENT IS DELIVERED FACTORY DIRECT, MOUNTING & CONNECTIONS NOT INCLUDED. GENERAL CONTRACTOR SHALL MOUNT AND MAKE UP ALL REQUIRED CONNECTIONS TO MAKE THE EQUIPMENT FUNCTION PROPERLY.

46. CONTRACTOR SHALL PROVIDE LOUVERS FOR THE ATTIC VENTING AIR EXCHANGES THAT MEET OR EXCEED THE REQUIRED VOLUME OF AIR PER THE CALCULATIONS. CONTRACTOR SHALL PROVIDE THE PROPER QUANTITY OF LOUVERS SO THAT THE REQUIRED VOLUME OF AIR IS EXCHANGED

△STORAGE UNIT SUMMARY

CITY OF PLEASANTON REQUIRES 40 CU FT/ UNIT OF REMOTE STORAGE. CBC 1127A.11 REQUIRES AT LEAST 1 OF EACH TYPE OF STORAGE UNIT TO BE ADA-COMPLIANT.

TOTAL STORAGE UNITS IN PROJECT= 348

CLUSTER 01:

98 RESIDENTIAL UNITS

98 TOTAL STORAGE COMPARTMENTS

64 COMPARTMENTS CAPABLE OF COMPLYING WITH CBC 1127A.11

CLUSTER 02:

162 RESIDENTIAL UNITS

162 TOTAL STORAGE COMPARTMENTS

81 COMPARTMENTS CAPABLE OF COMPLYING WITH CBC 1127A.11

CLUSTER 03:

88 RESIDENTIAL UNITS

88 TOTAL STORAGE COMPARTMENTS

67 COMPARTMENTS CAPABLE OF COMPLYING WITH CBC 1127A.11

APPLICABLE CODES AND SUMMARIES

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT REFERENCED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 24. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID CALIFORNIA CODE OF REGULATIONS TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE AGENCY HAVING THE JURISDICTION BEFORE PROCEEDING THE WORK.

CALIFORNIA CODE OF REGULATIONS (CCR)

2013 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR

2013 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR

2013 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR

2013 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR

NFPA 72, NATIONAL FIRE ALARM CODE, 2013 EDITION

2010 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, PART 7, TITLE 24, CCR

2013 CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE - PART 11, TITLE 24, CCR

NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2013 EDITION

ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL

NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL, PER CBC 107.3.4.2

1. POOL SOLAR WATER HEATING SYSTEM

2. STRUCTURAL ROOF TRUSSES

3. FIRE SPRINKLER SYSTEM, STANDPIPES & FIRE PUMPS 4. FIRE ALARM SYSTEM

5. POOL, SPA & FOUNTAIN DESIGN 4

6. LOW-VOLTAGE DESIGN

4 7. FABRICATED STEEL STAIRS 8. DECORATIVE METAL CANOPIES

PENDING AMMR ITEMS:

1. UNIT CEILINGS- LINE THE JOIST BAY WITH 5/8" TYPE X GYP BD TO CONTINUE AN EQUIVALENT 1-HOUR RATING

2. PRIVATE BALCONY FIRE RATING- SOME PRIVATE BALCONIES ARE SUPPORTED BY COLUMNS. THESE WOULD NOT BE CONSIDERED ARCHITECTURAL PROJECTIONS THEREFORE REQUIRING FIRE RATING. PROPOSED AMMR WOULD BE FOR INCREASED FIRE SPRINKLER COVERAGE AS ALTERNATE TO RATED COLUMNS. FLR/CLG ASSEMBLY AND ROOF ASSEMBLY AT THESE PRIVATE BALCONY LOCATIONS.

4 3. PEDESTRIAN WALKWAYS- FIRE WALLS TO BE PROVIDED BETWEEN 2 BUILDING SEGMENTS GREATER THAN 10'-0" APART AND WILL BE CONNECTED BY ELEVATED WALKWAYS AND A ROOF.

PROJECT DIRECTORY

OWNER



CIVIL ENGINEER

LANDSCAPE ARCHITECT SPECIFICATION WRITER



UNDERGROUND UTILITIES

MECHANICAL ENGINEER

LIGHTING

PLUMBING/ ELECTRICAL ENGINEER

LOW VOLTAGE CONSULTANT

INTERIOR DESIGNER

AND FALL PROTECTION

EXTERIOR BUILDING MAINTENANCE

CODE CONSULTANT



TRASH MANAGEMENT



△3 GEOTECHNICAL CONSULTANT



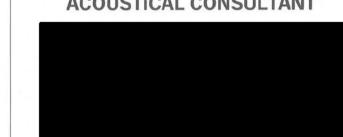
ADDRESSING CONSULTANT



WATERPROOFING CONSULTANT



ACOUSTICAL CONSULTANT



SUSTAINABILITY CONSULTANT

PROJECT INFORMATION

NEW RESIDENCE:

ASSESSOR'S PARCEL NO.:

693,322 SF (16.0 ACRES) SITE AREA (LIMIT OF WORK):

PLANNING ZONE:

ZONING DESIGNATION

PROPERTY ADDRESS:

(DEVELOPMENT DISTRICT):

BERNAL AVE. / STANLEY BLVD.

PLEASANTON, CA

TYPE OF CONSTRUCTION:

TYPE V-A, TYPE I-A FOR CLUSTER 2 GARAGE

FULLY SPRINKLERED:

BUILDING HEIGHT: CLUSTER 1 RESIDENTIAL BUILDING: 3 STORIES, +/- 39'-8" TO TOP OF RIDGE CLUSTER 2 RESIDENTIAL BUILDING: 4 STORIES, PLUS PARKING GARAGE

+/-52'-6" TO TOP OF RIDGE CLUSTER 3 RESIDENTIAL BUILDING: 3 STORIES, +/- 39'-8" TO TOP OF RIDGE

OCCUPANCY:

MIXED OCCUPANCY: R-2/R-3/A-3/B/S-2

GROSS BUILDING AREA (GSF) PER CBC 502.1:

CLUSTER 01: 153,100 GSF CLUSTER 02: PARKING GARAGE: 75,350 GSF RESIDENTIAL: 183,750 GSF CLUSTER 03: 142,000 GSF LEASING OFFICE: 2,300 GSF CLUBHOUSE: 2,290 GSF

PROJECT DESCRIPTION

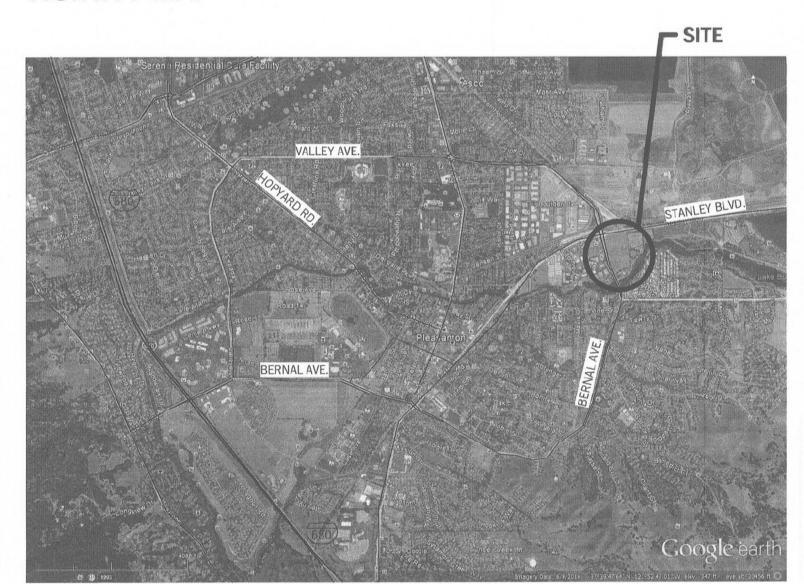
A. THE VINTAGE SITE IS 16+/- ACRES, LOCATED AT THE SOUTH EAST CORNER OF STANLEY ROAD AND BERNAL AVENUE IN PLEASANTON, CA. THIS OVERALL MASTER PLANNED SITE WILL CREATE A MIXED-USE VILLAGE WITH BOTH A 40,000+/- SF (4.5 ACRES) NEIGHBORHOOD SHOPPING CENTER AND A 345-UNIT (11.5 ACRES) RESIDENTIAL COMMUNITY CONSISTENT WITH THE ENTITLEMENT PLAN SET APPROVED BY THE CITY OF PLEASANTON. THIS SUBMITTAL PACKAGE CONSISTS OF THE RESIDENTIAL PORTION OF THE COMMUNITY. THE RETAIL PORTION IS A SEPARATE SUBMITTAL.

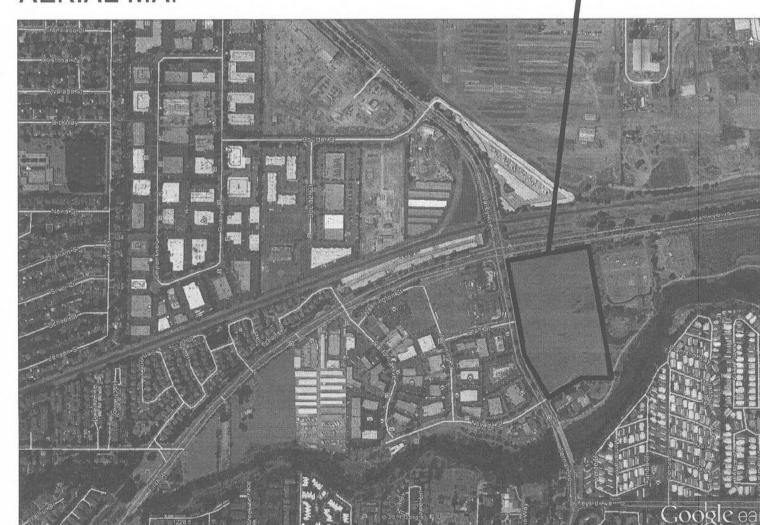
B. THE RESIDENTIAL PORTION OF THE COMMUNITY WILL CONSIST OF THREE "CLUSTERS". CLUSTER 1 AND CLUSTER 3 CONSIST OF TWO- AND THREE-STORY WALK-UP AND CARRIAGE APARTMENTS, AND TOWNHOMES. CLUSTER 2 WILL CONSIST OF A PODIUM BUILDING WITH UNDERGROUND PARKING THAT IS ABOUT 1/2 LEVEL DOWN FROM ADJACENT GRADE. THE MAXIMUM OVERALL DENSITY FOR THE RESIDENTIAL USE IS 30 D.U. PER ACRE.

C. THE PROJECT WILL CONSIST OF APPOXIMATELY 345 RESIDENTIAL RENTAL UNITS WITHIN A COMBINATION OF TOWNHOMES, TUCK-UNDER UNITS, CARRIAGE UNITS AND STACKED PODIUM STYLE UNITS. UNITS WILL CONSIST OF 1-BEDROOM UNITS (52.47%), 2-BEDROOM UNITS (41.15%) AND 3-BEDROOM UNITS (6.38%). SURFACE PARKING, UNDERGROUND PARKING GARAGE, CARPORTS, AND PRIVATE GARAGES WILL BE PROVIDED. CITY PARKING REQUIREMENTS ARE: 1 & 2 BED UNITS = 1.5 PARKING SPOTS PER UNIT AND 3 BED UNITS = 2 PARKING SPOTS PER UNIT. THERE WILL BE A VARIETY OF ARCHITECTURAL STYLES CONSISTING OF CRAFTSMAN/RANCH, MISSION, AND MIXED MATERIALS.

D. THE PROJECT WILL ALSO INCLUDE A LEASING CENTER, A COMMUNITY CENTER (INCLUDING AMENITY SPACES AND SWIMMING POOL), AND A RESTROOM/POOL EQUIPMENT BUILDING.

VICINITY MAP



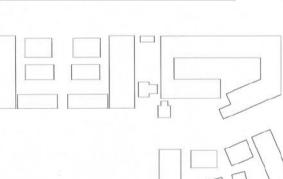


4 05.28.15 CITY RESUBMITTAL 2/ BULLETIN 1 3 04.24.15 ADDENDUM 1 2 04.03.15 PERMIT RESUB. / BID SET (90% CD) 02.09.15 50% CD SET

PROJECT DATA AND TEAM

A0.02

12.19.14 100% DD SET



PROJECT #: 14150 DATE: 06/24/2015

DIRECTORY

RCP SYMBOLS

CONCRETE

EARTH

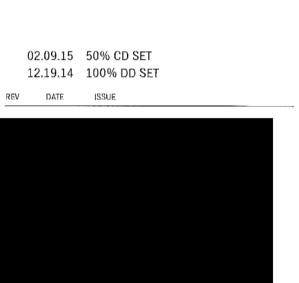
INSULATION

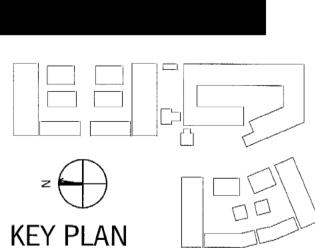
GYPSUM BOARD

MATERIAL LEGEND



STANLEY BLVD. AND BERNAL AVE PLEASANTON, CA



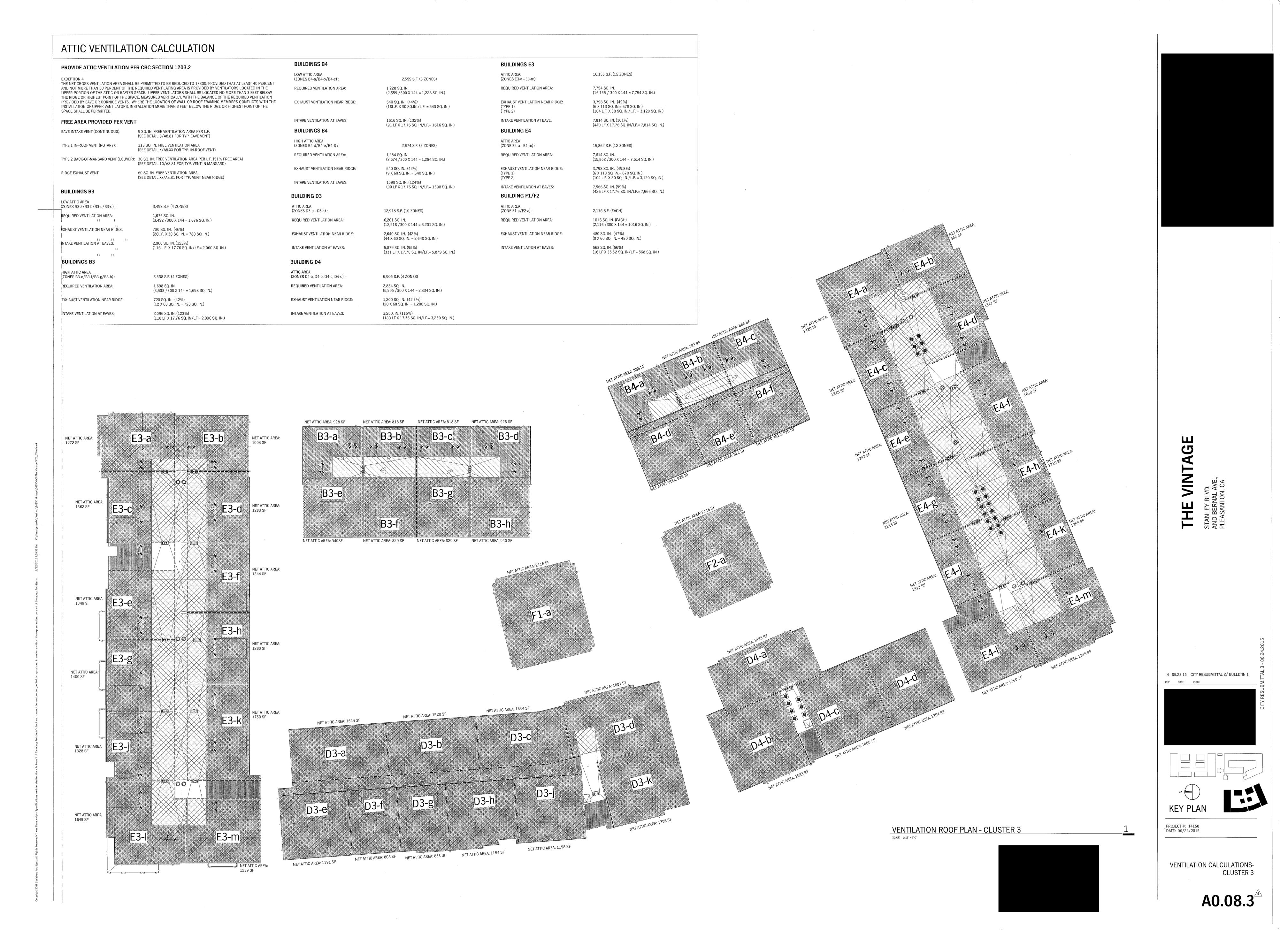


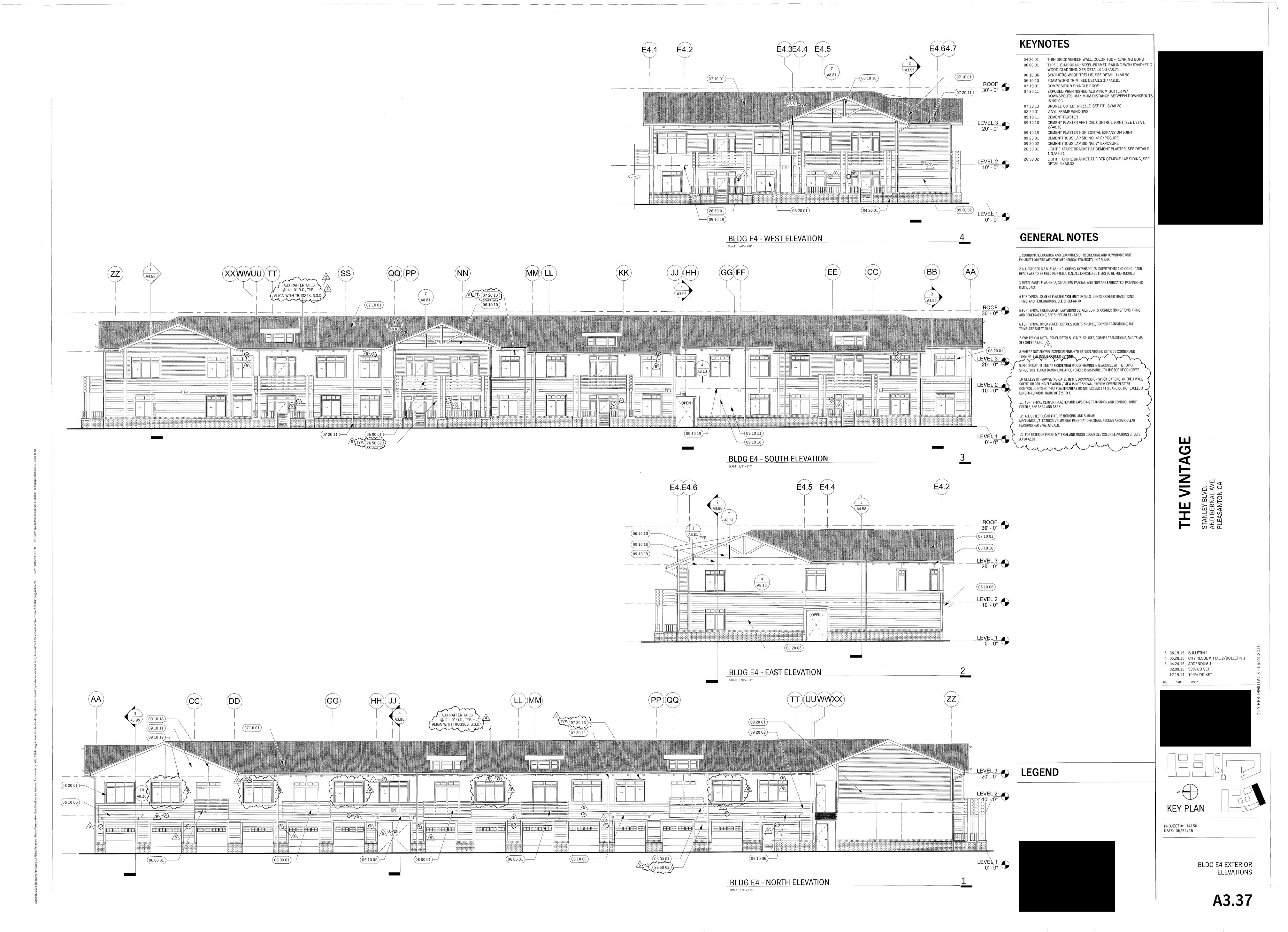
KEY PLAN
PROJECT #: 14150

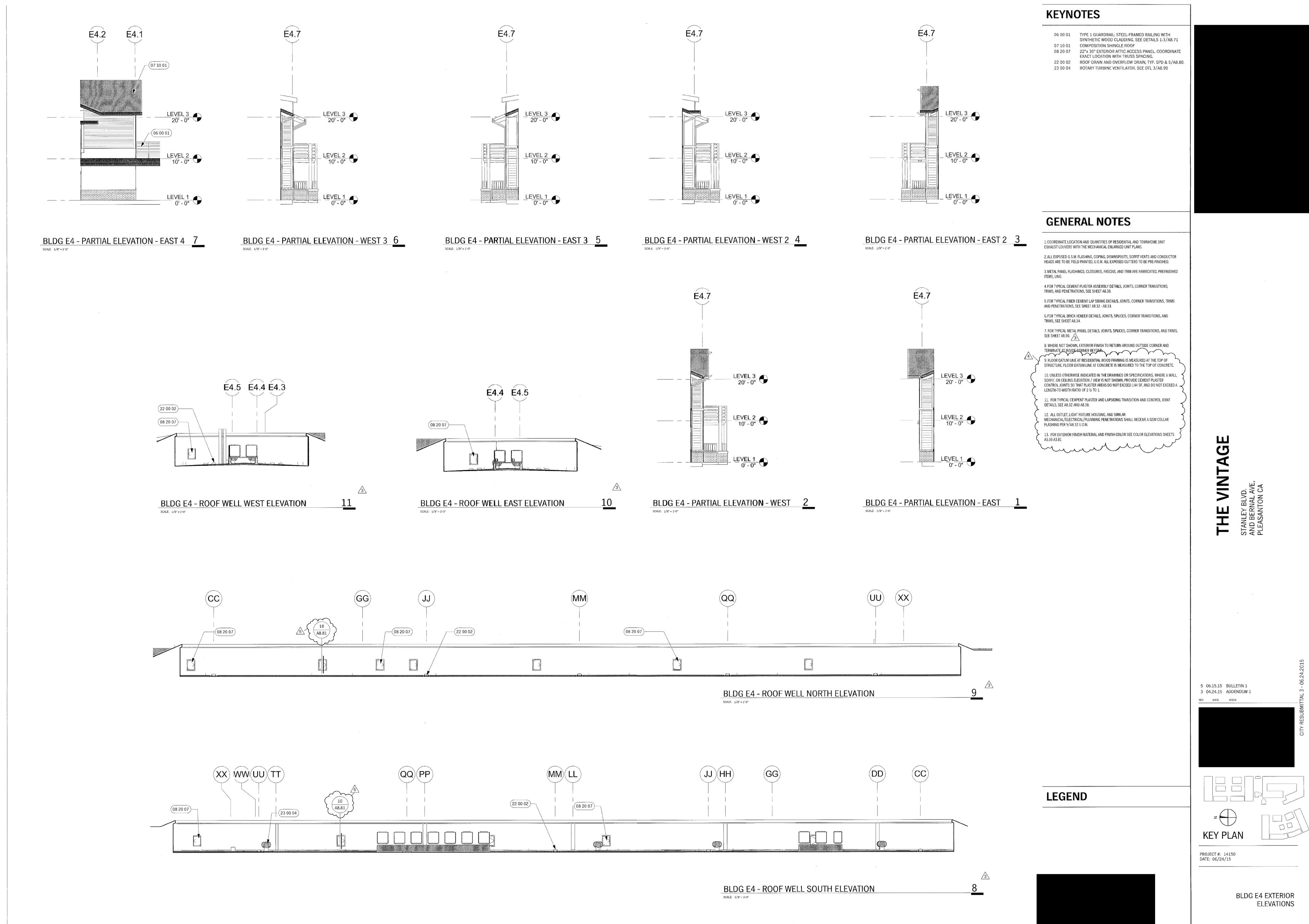
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ABBREVIATIONS AND SYMBOLS

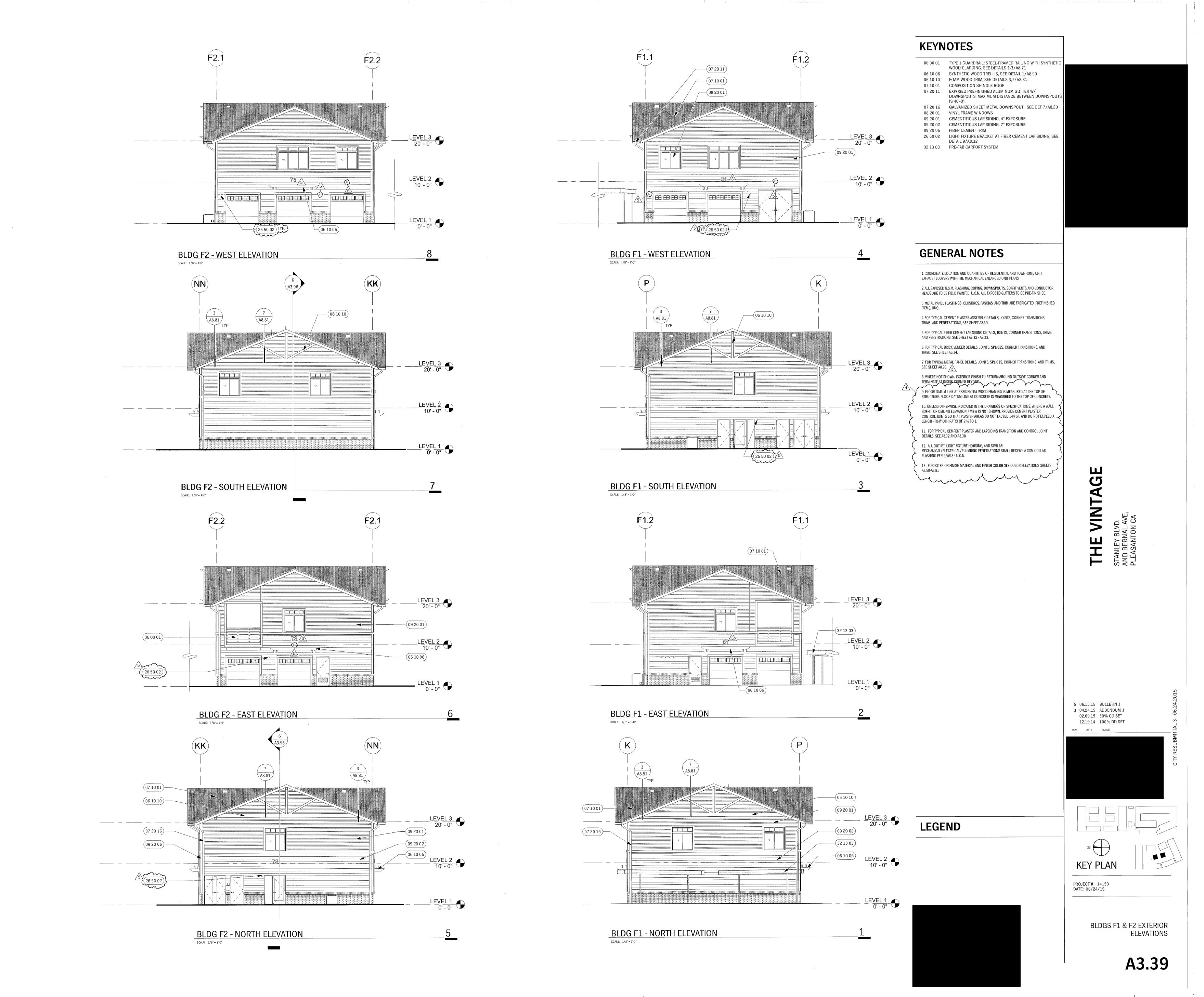
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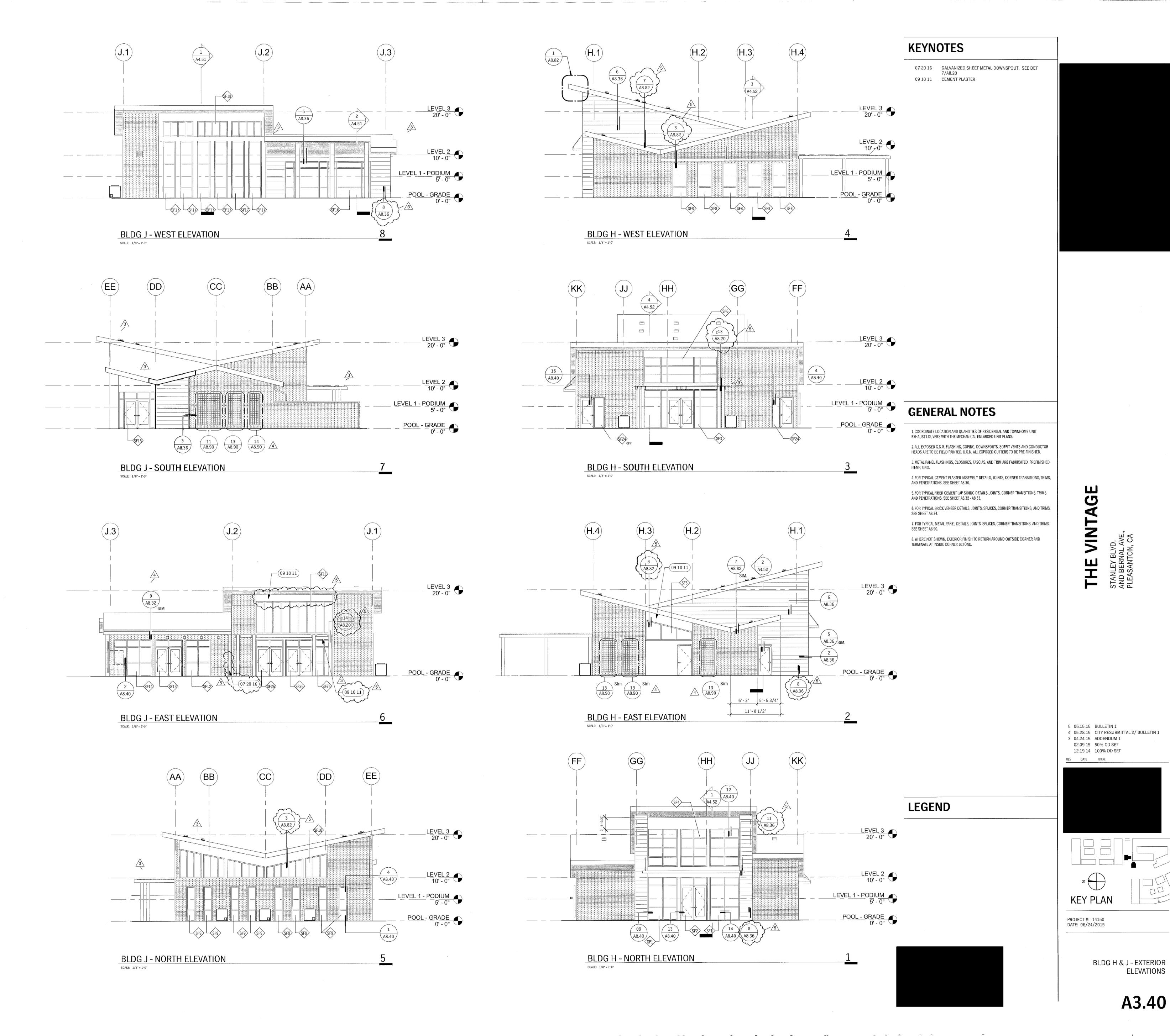






A3.38





A3.40

