

# OWENS COURT

ABBAS MASH

## RETAIL/RESTAURANT



### APPLICANT

Abbas Mash  
 18 Deer Oaks Dr.,  
 Pleasanton, CA 94598  
 Phone: (925) 487-8075  
 Contact: Abbas Mash  
 Email: amash2000@gmail.com

### CIVIL ENGINEER

DeBolt Civil Engineering  
 811 San Ramon Valley Blvd.  
 Danville, CA 94526  
 Phone: (925) 837-3780  
 Contact: Jim Diggins  
 Email: deboltcivil@earthlink.net

### PROPOSED USE

Restaurant w/ Drive-Through,  
 Restaurants, Retail

### INDEX

**ARCHITECTURAL**  
 T0 Cover Sheet  
 T1 Perspective Views  
 T2 Perspective Views  
 A0 Site Plan  
 A1 Ground Level Plan  
 A2 Roof Plan  
 A3 Building A Elevations  
 A4 Building B Elevations  
 A5 Sections  
 A6 Trash Enclosure  
 A7 Existing Condition Photos  
 M1 Materials and Finishes

### ARCHITECT

FCGA Architecture  
 301 Hartz Ave. Suite 213  
 Danville, CA 94526  
 Phone: (925) 820-9123  
 Fax: (925) 820-5858  
 Contact: Galen Grant  
 Email: galen@fcgainc.com

### LANDSCAPE ARCHITECT

David Gates & Associates  
 2671 Crow Canyon Rd.  
 San Ramon, CA 94583  
 Phone: (925) 736-8176  
 Fax: (925) 838-8901  
 Contact: David Gates  
 Email: david@dgate.com

### NOTE

These Drawings Are Preliminary.  
 Some Revisions May Occur Due  
 To Tenant Requirements.

**CIVIL ENGINEERING**  
 C1 STORM WATER  
 CONTROL PLAN  
 C2 GRADING AND  
 DRAINAGE PLAN

**LANDSCAPE ARCHITECTURE**  
 L1 SITE PLAN  
 L2 PLANT PALETTE  
 L3 SITE FURNISHINGS

**T0**  
 #15227

COVER SHEET

07.25.2016





1 View North West



2 View North



3 View North



4 View East



# OWENS COURT

ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

T1  
#15227

PERSPECTIVE  
VIEW

07.25.2016



7/25/2016 11:16:36 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



# OWENS COURT

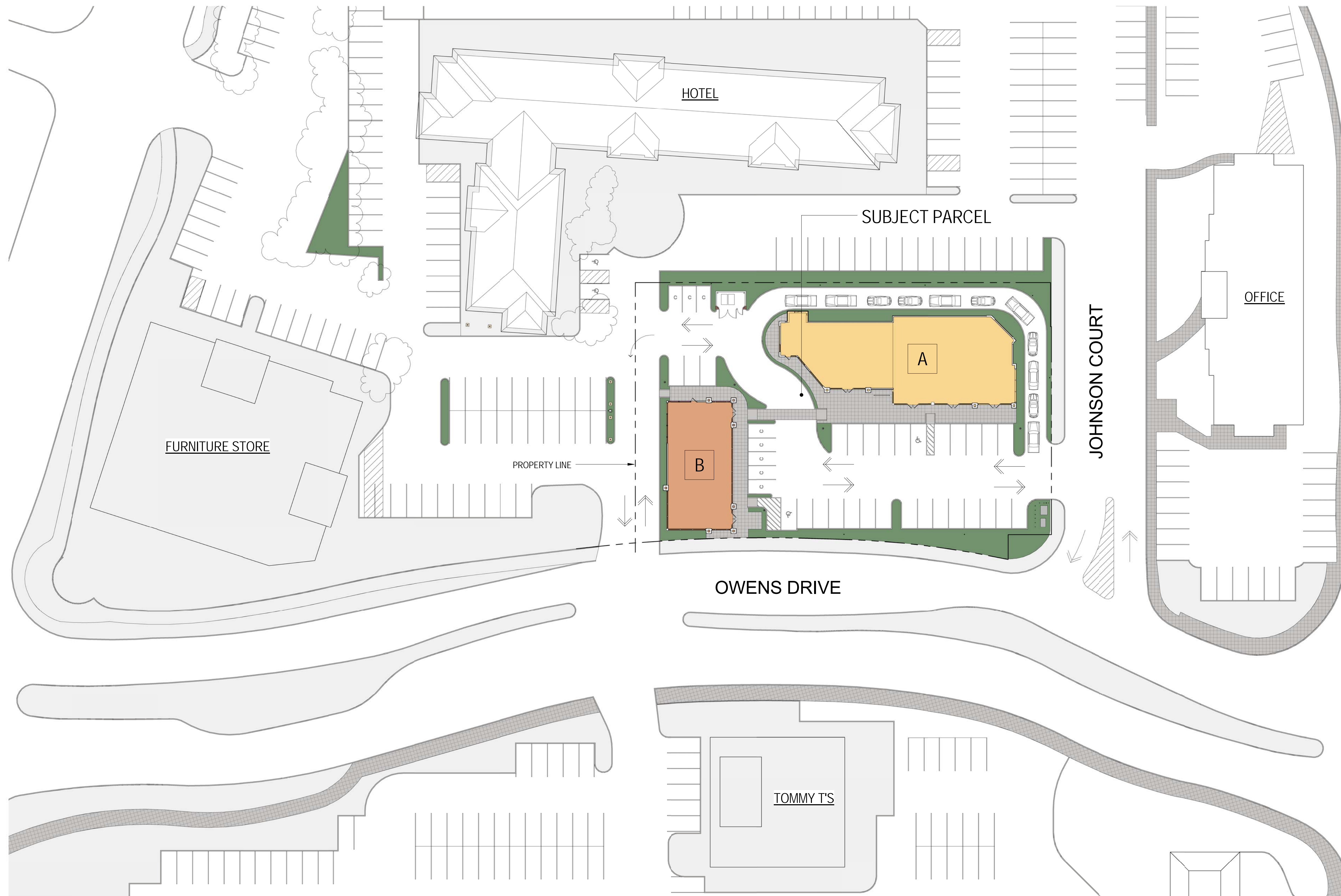
ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

T2  
#15227

PERSPECTIVE  
VIEW

07.25.2016



VICINITY MAP

**SUMMARY:**

**SITE DATA**

APN:	941.1315.002-02
TOTAL SITE AREA:	+/- 32,000 SF
LOCATION:	6455 OWENS DRIVE
CURRENT ZONING:	C-F
PROPOSED ZONING:	PUD
EXISTING USE:	RESTAURANT
PROPOSED BUILDINGS:	APPROX. 8,660 SF 2 RETAIL BUILDINGS
ALLOWABLE FAR:	3
ALLOWABLE BUILDING AREA:	9600 SF

**BUILDING DATA**      **PARKING REQ'D.**

A:	RETAIL 3,500 SF	11.7 (1/300)
	RESTAURANT 2,280 SF	11.4 (1/200)
B:	RETAIL 400 SF	1.3 (1/300)
	RESTAURANT 2,480 SF	12.4 (1/200)

TOTAL BLDG AREA: +/- 8,660 SF	36.8
-------------------------------	------

**PARKING DATA**

PARKING SIZES:	STANDARD	9'x19'
	COMPACT	8'x16' E.A.N.

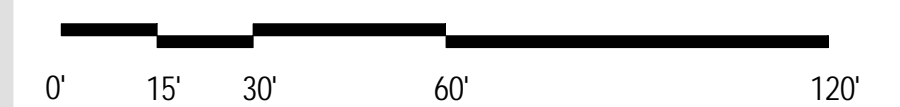
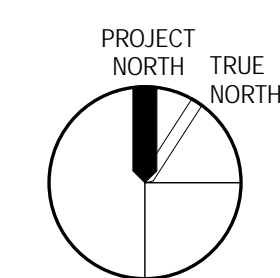
AISLES:	25'
---------	-----

PARKING BASIS:	
RETAIL	1:300

PARKING REQ'D BUILDING A:	25.6
PARKING REQ'D BUILDING B:	11.8
TOTAL PARKING REQ'D:	37.5

PARKING PROVIDED:	STANDARD	27
	COMPACT	8
	ACCESSIBLE	2

TOTAL	37
(4.3 CARS/1000)	



**1 SITE PLAN**  
1" = 30'-0"

7/25/2016 9:53:00 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



# OWENS COURT

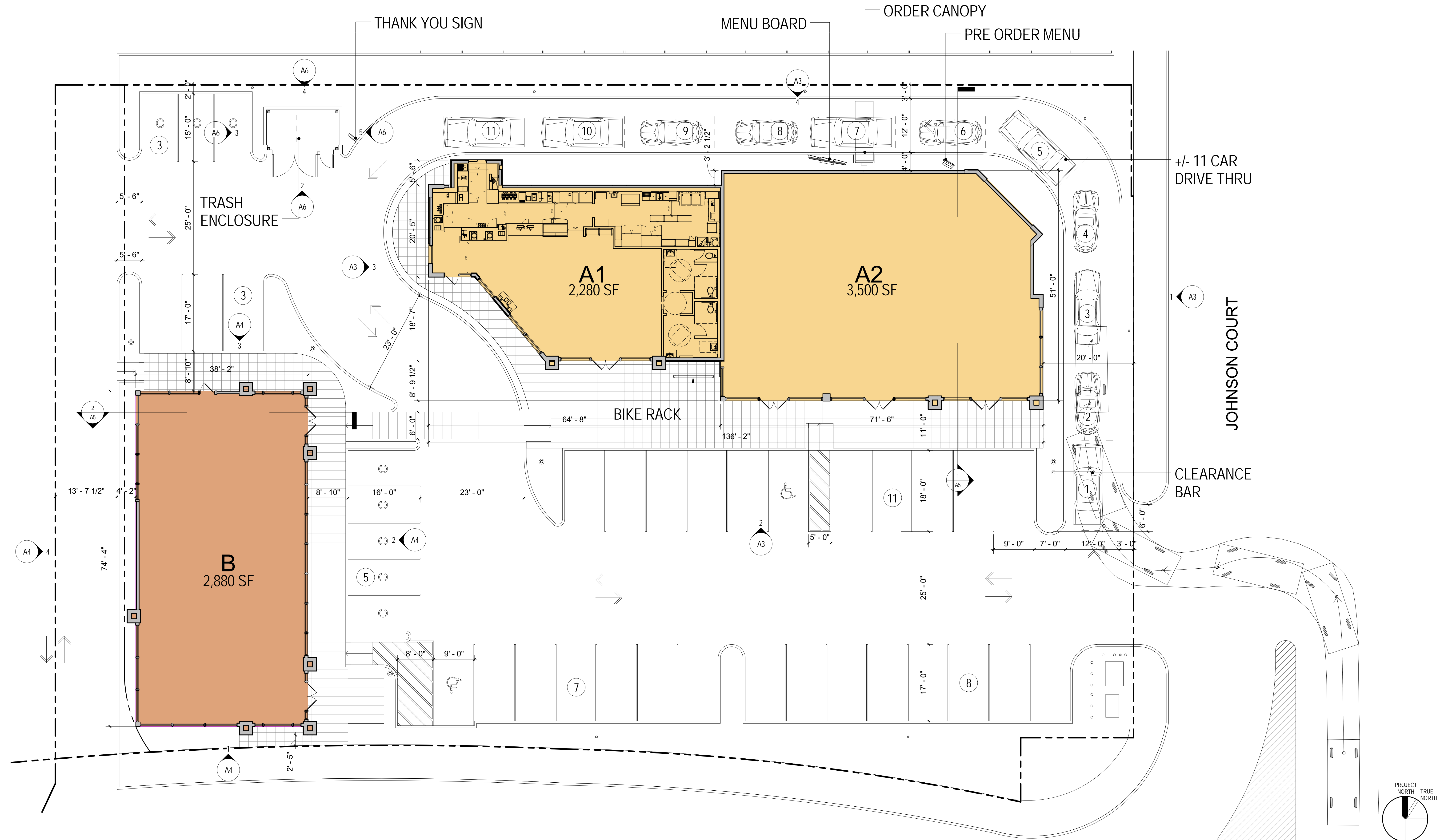
ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

A0  
#15227

SITE PLAN

07.25.2016



1 GROUND LEVEL PLAN  
1" = 10'-0"

NOTE: SEE LANDSCAPE DRAWINGS FOR HARDSCAPE DETAILS

7/25/2016 9:53:17 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



# OWENS COURT

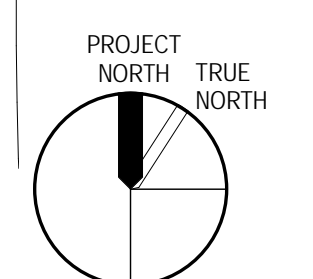
ABBAS MASH

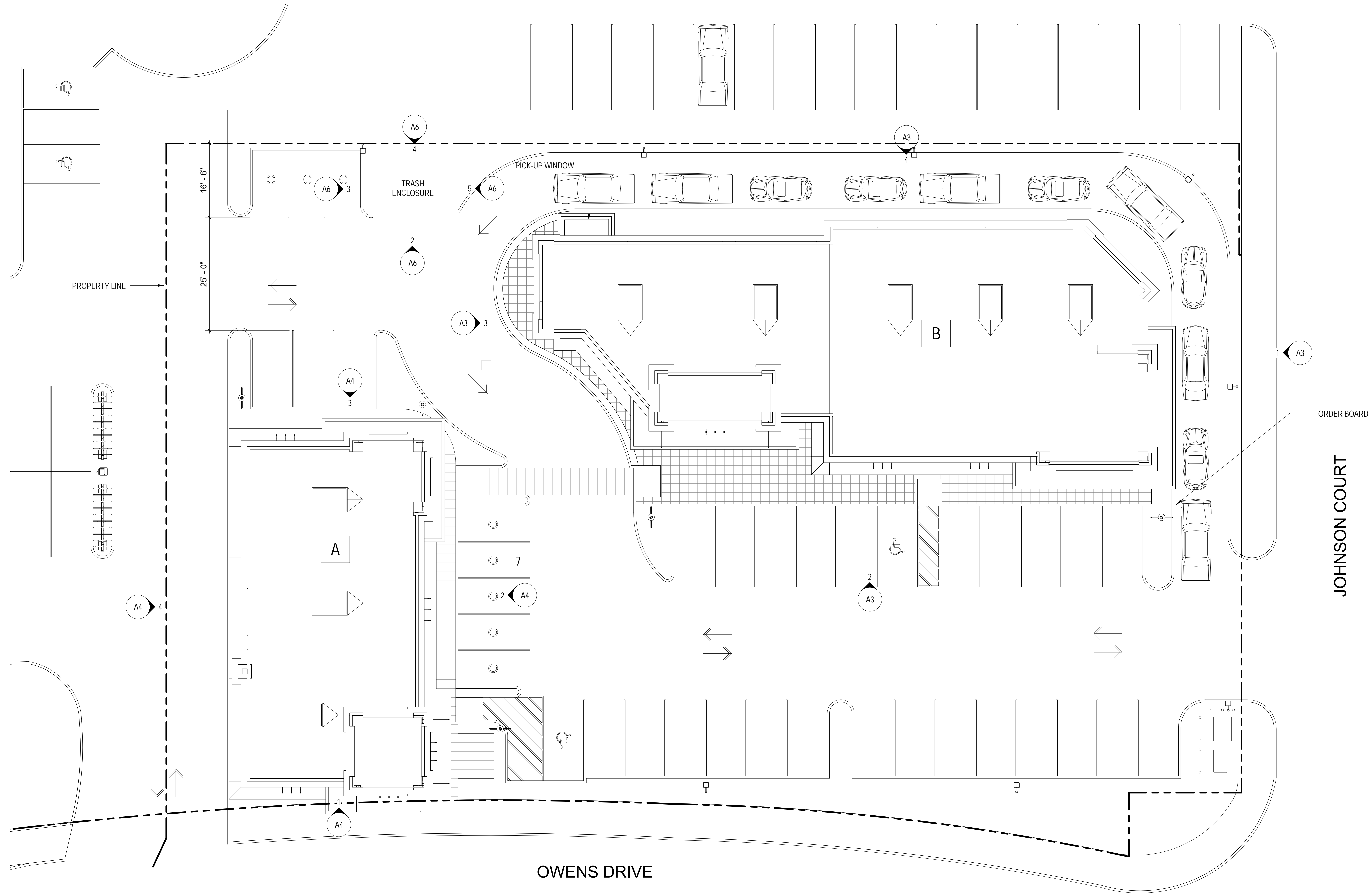
6455 OWENS DRIVE, PLEASANTON, CA 94588

A1  
#15227

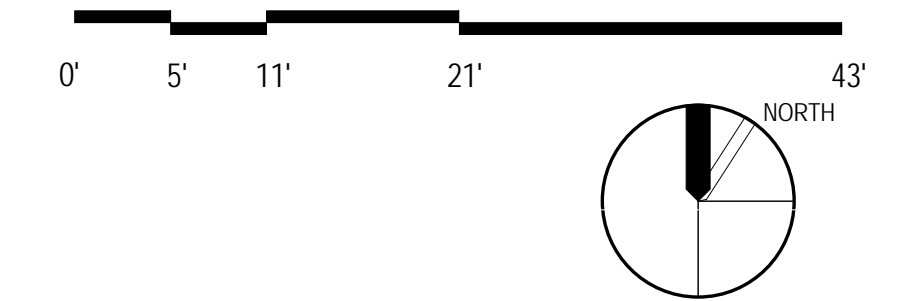
GROUND LEVEL PLAN

07.25.2016





1 ROOF PLAN  
3/32" = 1'-0"



7/25/2016 9:53:24 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



# OWENS COURT

ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

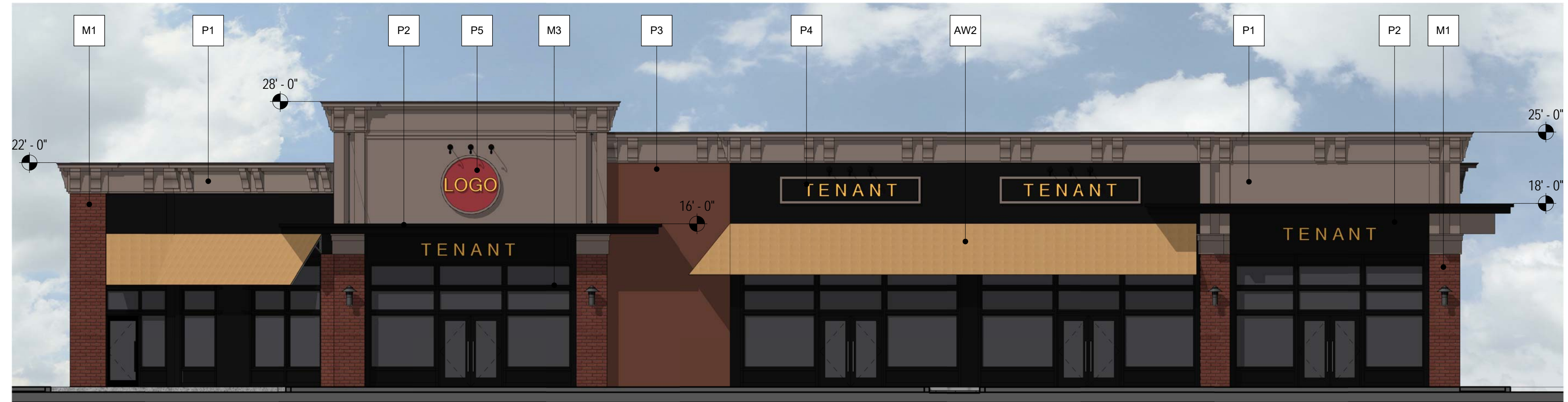
A2  
#15227

ROOF PLAN

07.25.2016



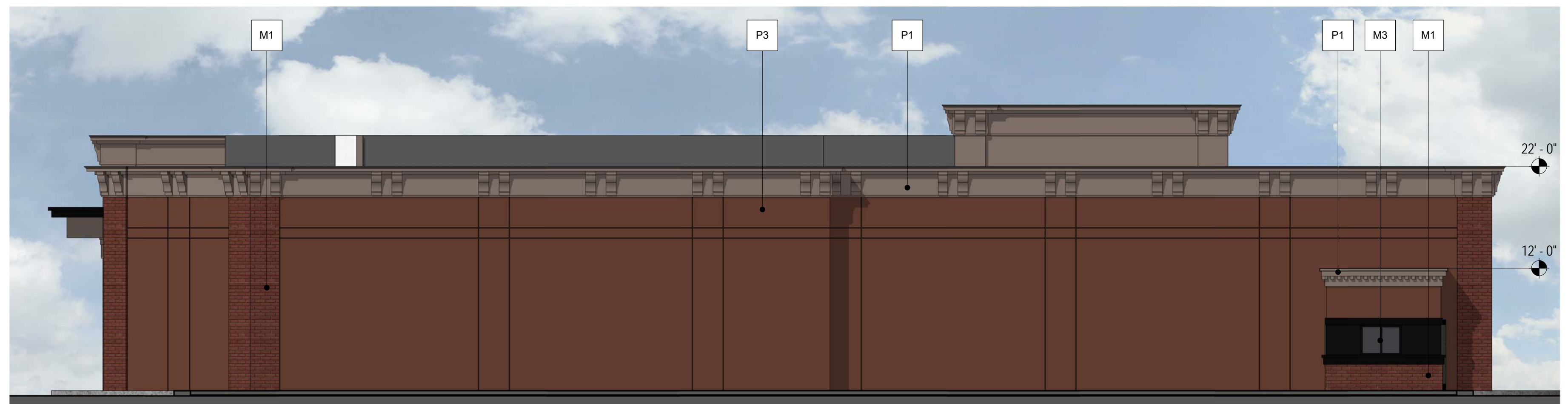
1 BUILDING A EAST ELEVATION  
1/8" = 1'-0"



2 BUILDING A SOUTH ELEVATION  
1/8" = 1'-0"



3 BUILDING A WEST ELEVATION  
1/8" = 1'-0"



4 BUILDING A NORTH ELEVATION  
1/8" = 1'-0"

NOTE: SIGNS ARE PLACE HOLDERS  
A SIGN PROGRAM WILL BE  
SUBMITTED UNDER SEPARATE  
COVER



# OWENS COURT

ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

A3  
#15227

BUILDING A  
ELEVATIONS

07.25.2016

7/25/2016 9:54:16 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



1 BUILDING B SOUTH ELEVATION  
3/16" = 1'-0"



2 BUILDING B EAST ELEVATION  
3/16" = 1'-0"



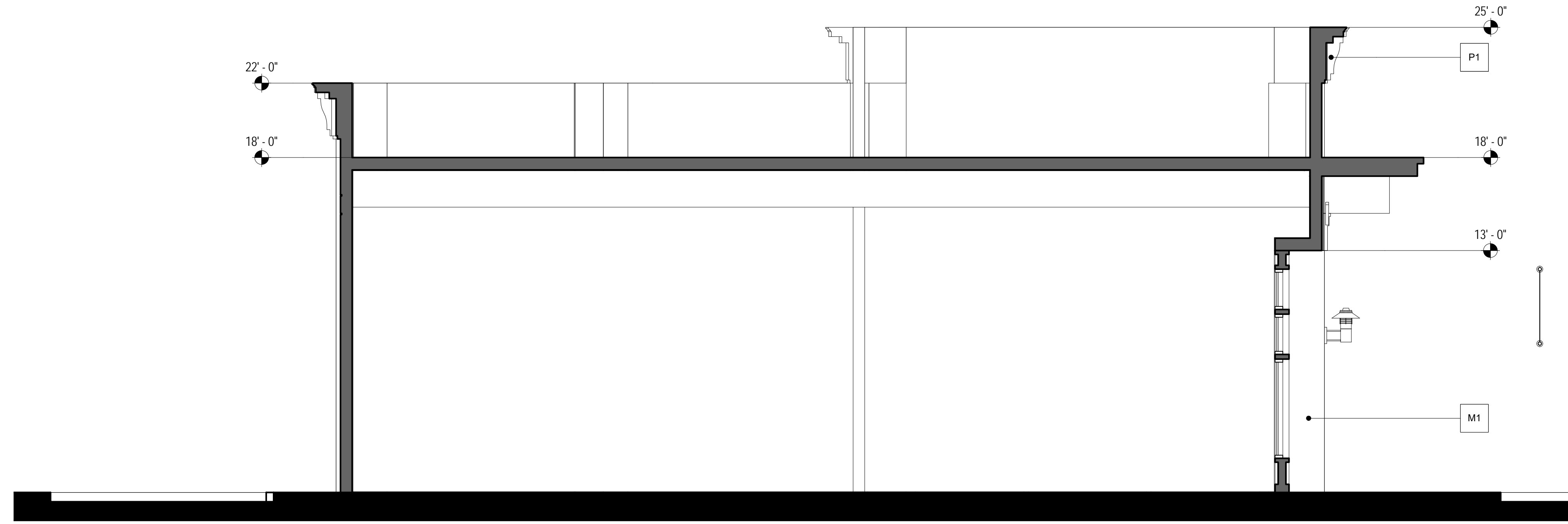
3 BUILDING B NORTH ELEVATION  
3/16" = 1'-0"



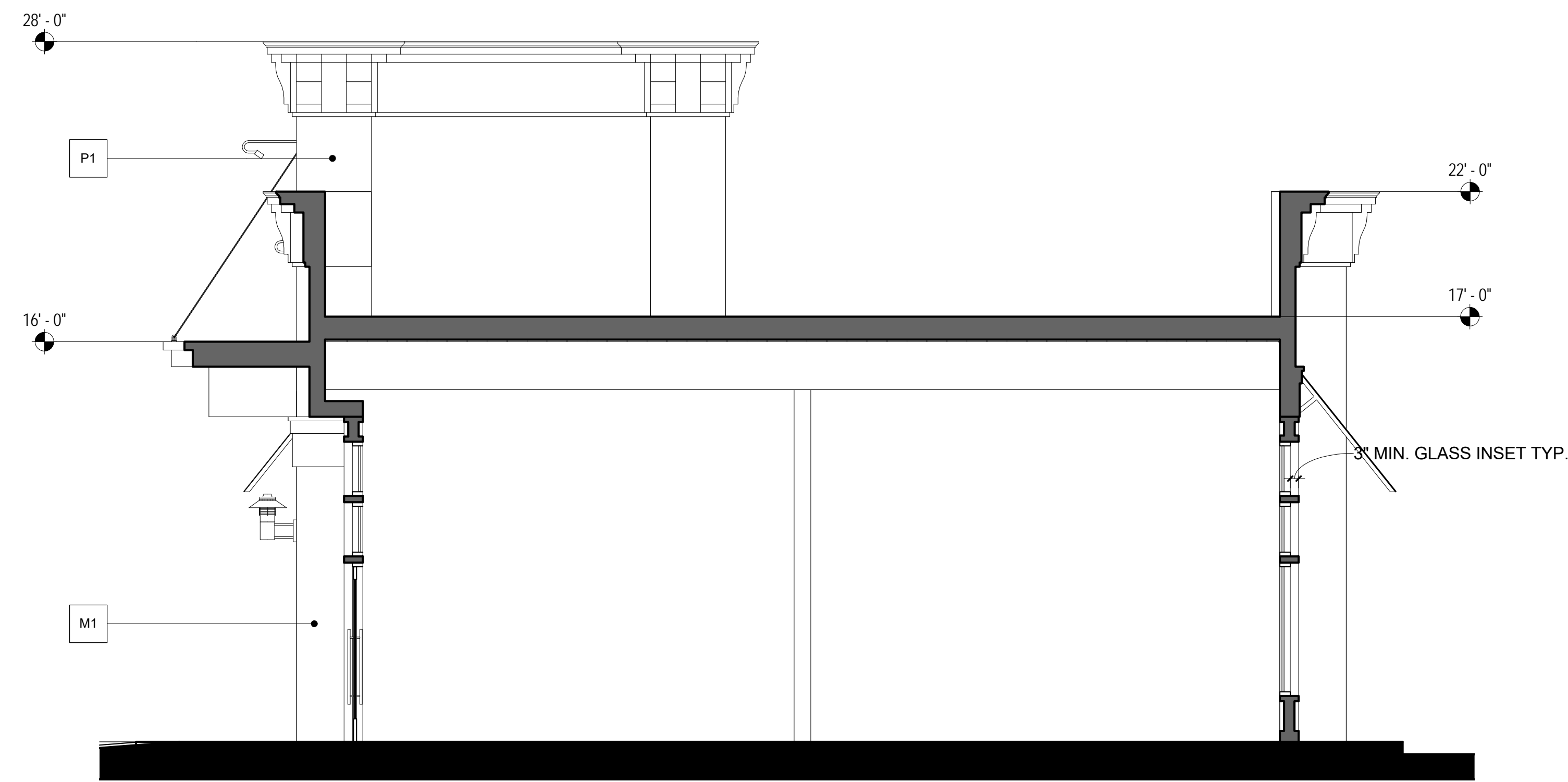
4 BUILDING B WEST ELEVATION  
3/16" = 1'-0"

NOTE: SIGNS ARE PLACE HOLDERS  
A SIGN PROGRAM WILL BE  
SUBMITTED UNDER SEPARATE  
COVER





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



2 SECTION - BUILDING B  
1/4" = 1'-0"

7/25/2016 9:55:24 AM C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt



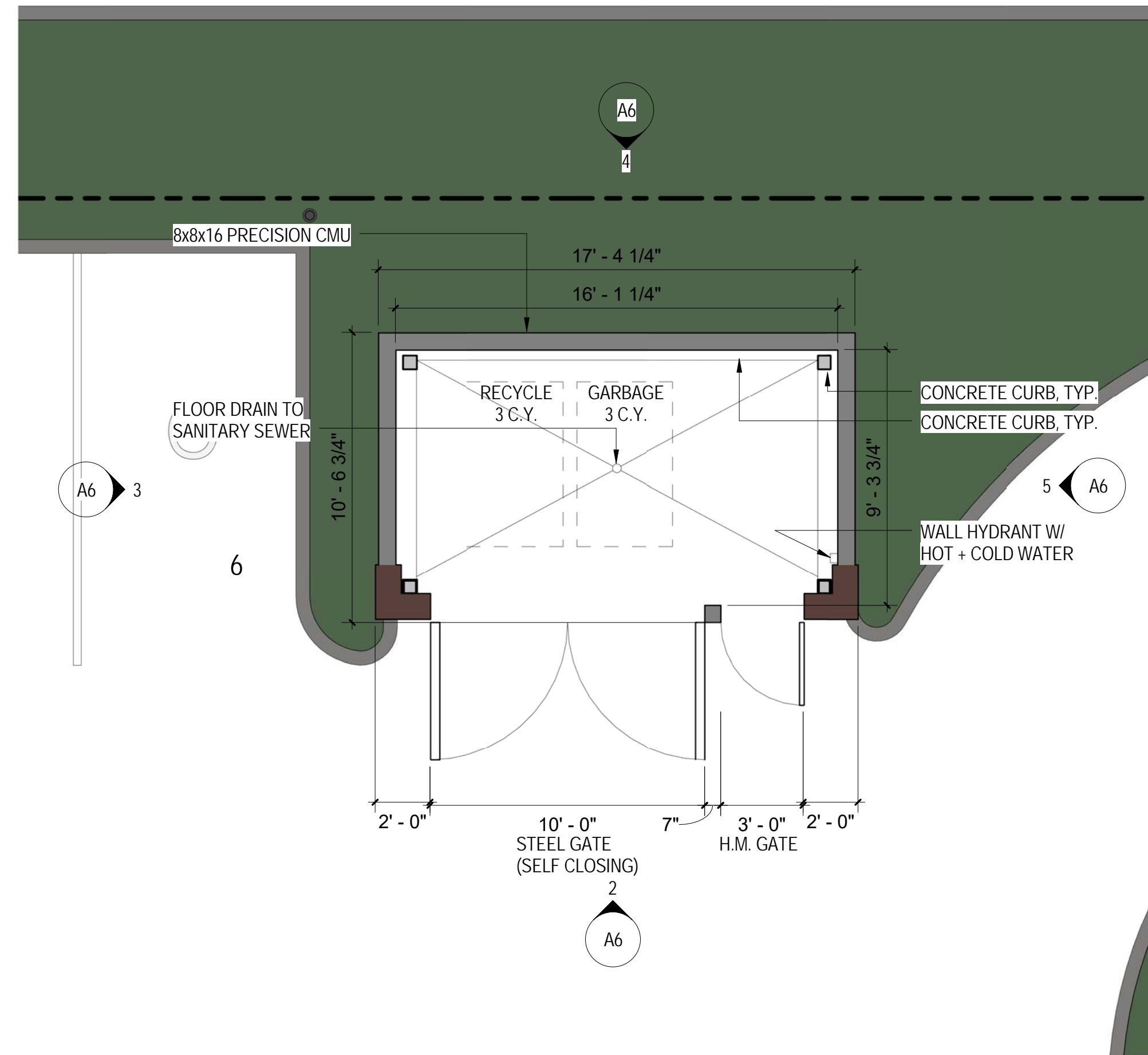
# OWENS COURT

ABBAS MASH

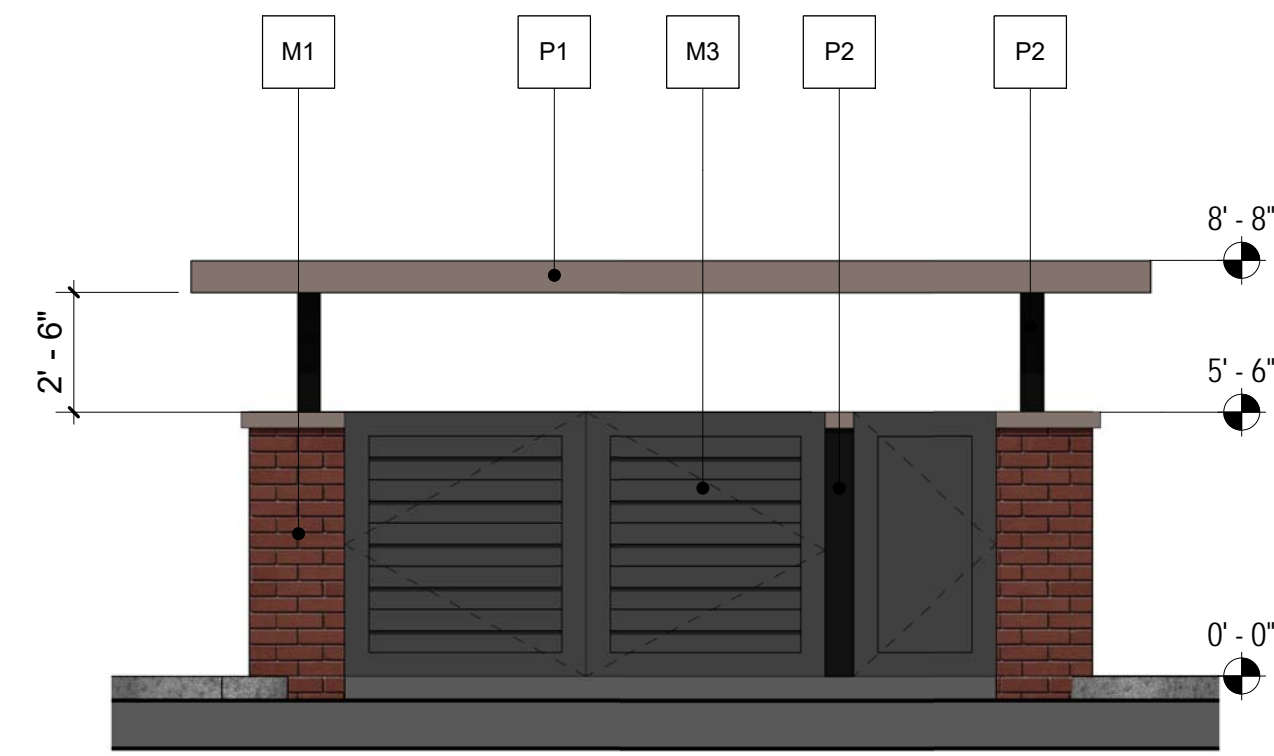
6455 OWENS DRIVE, PLEASANTON, CA 94588

A5  
#15227

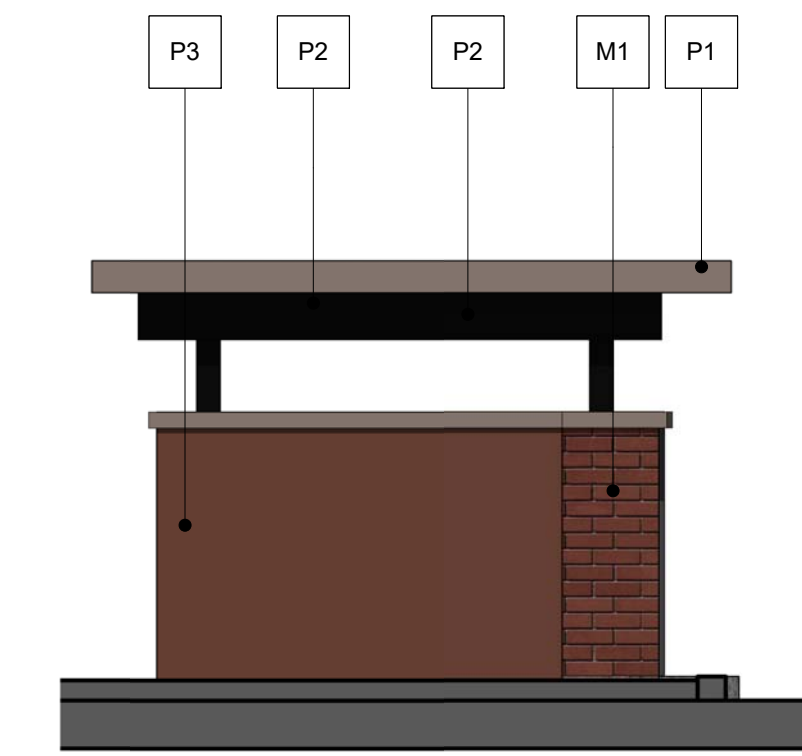
SECTIONS  
07.25.2016



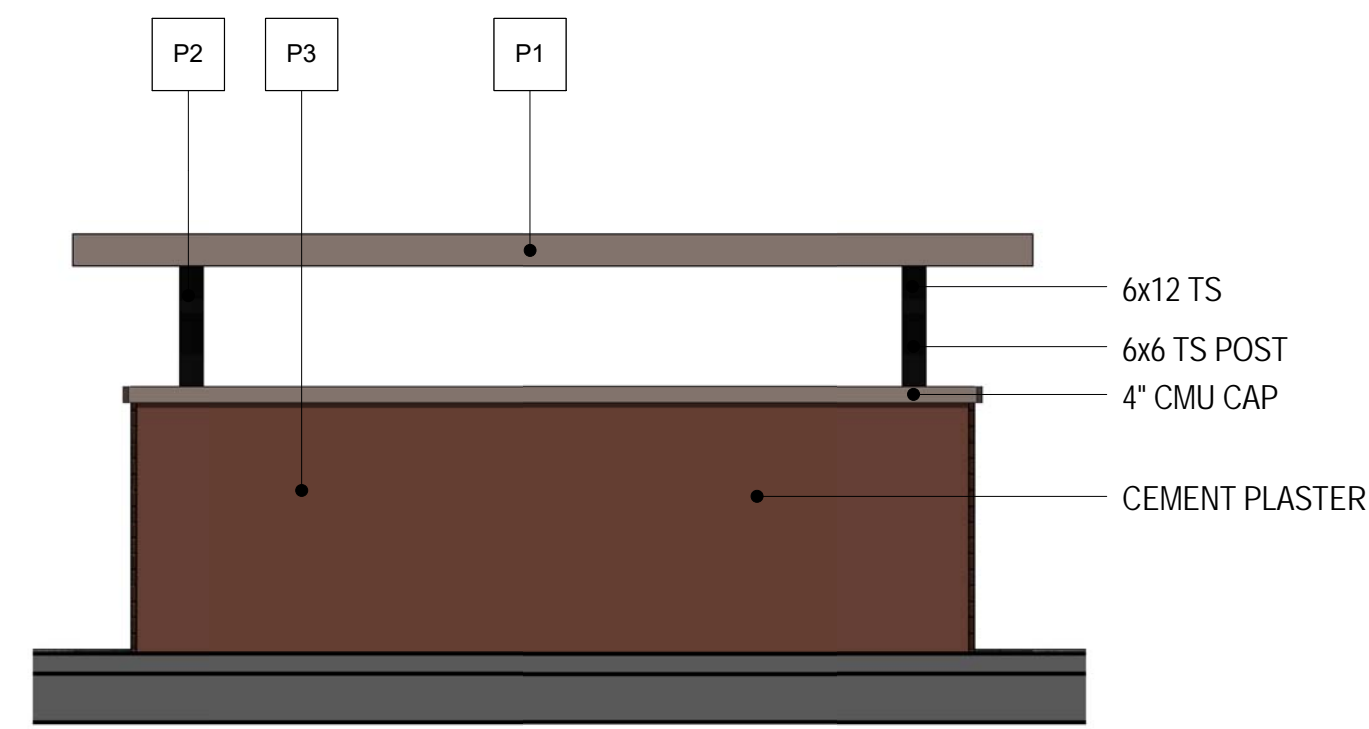
1 TE - GROUND LEVEL PLAN  
1/4" = 1'-0"



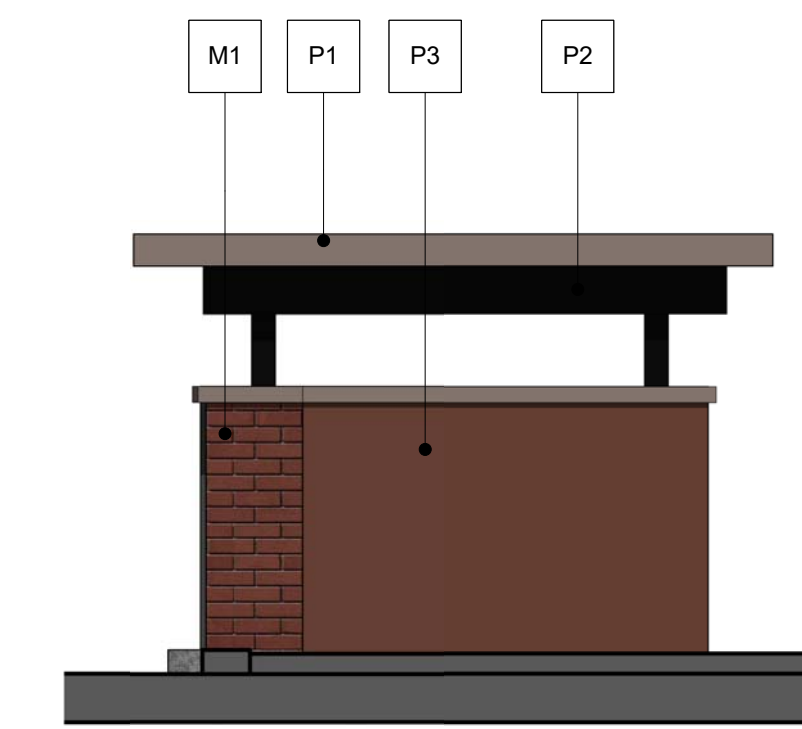
2 TE - SOUTH ELEVATION  
1/4" = 1'-0"



3 TE - WEST ELEVATION  
1/4" = 1'-0"



4 TE - NORTH ELEVATION  
1/4" = 1'-0"



5 TE - EAST ELEVATION  
1/4" = 1'-0"



C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt 7/25/2016 9:56:21 AM



# OWENS COURT

ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

A7  
#15227

EXISTING  
CONDITIONS

07.25.2016

**MATERIALS:**

M1 Brick - Interstate Brick H.C. Muddox - 890 OLD TOWN RED

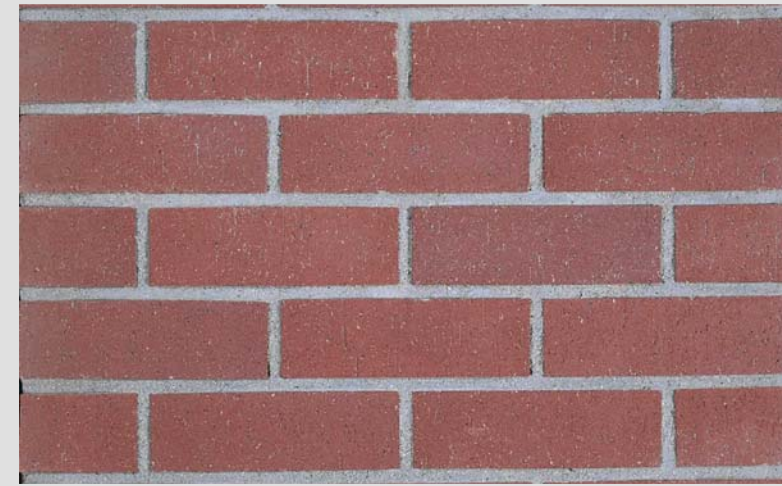
M2 Store Front - 2x4.5 Black

M3 Metal Sales - Matte Black (106)

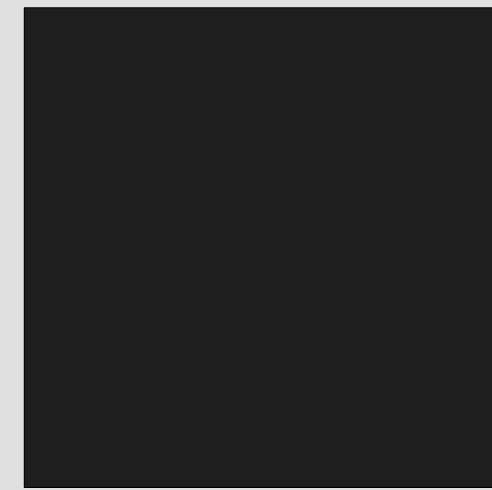
AW1 Fabric Awning - Firesist - Color: Sunbrust Yellow

AW2 Fabric Awning - Firesist - Color: Toasty Beige

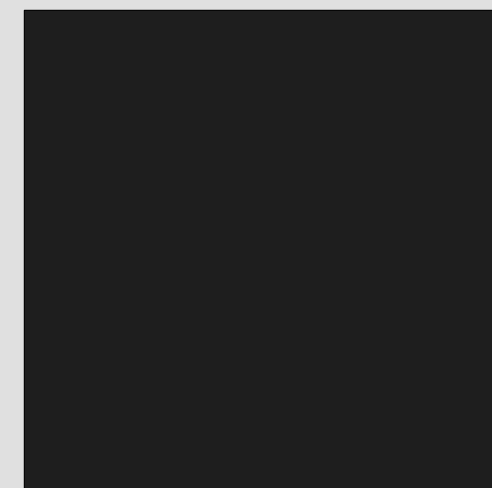
**MATERIALS**



M1



M2



M3

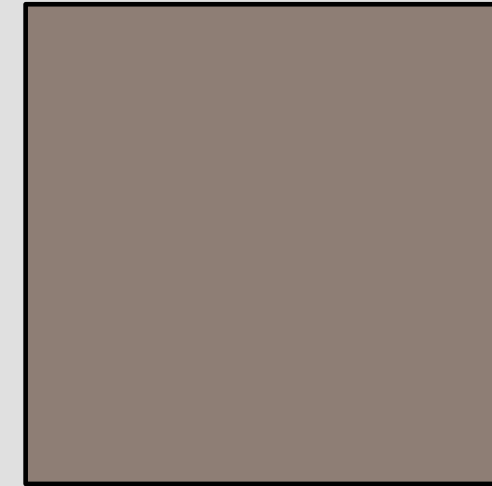


AW1



AW2

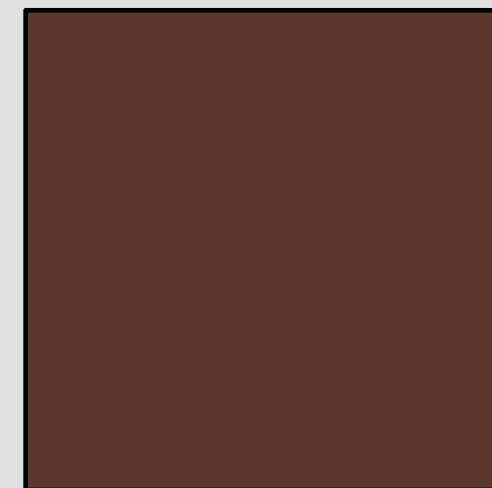
**EXTERIOR FINISHES**



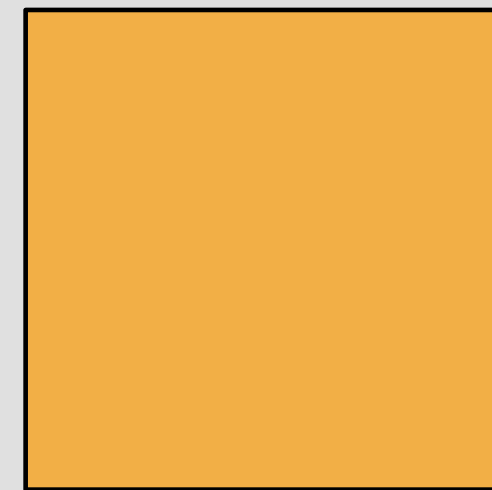
P1



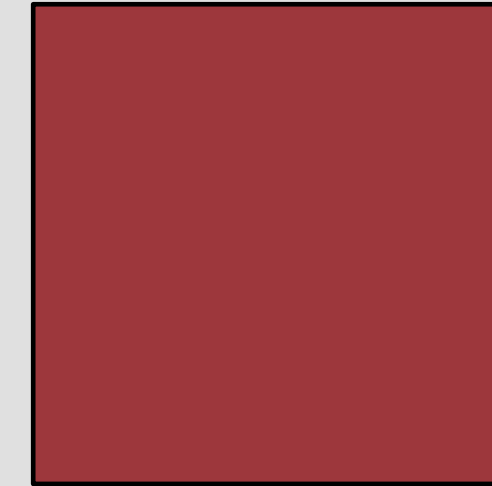
P2



P3



P4



P5

**LUMINAIRES**



L1



L2



L3



L4

**EXTERIOR FINISHES:**

P1 Body Color- Sherwin Williams - Spalding Gray - SW 6074

P2 Body Color- Sherwin Williams - Tricorn Black - SW 6258

P3 Body Color- Sherwin Williams - Terra Burn - SW 6048

P4 Body Color- Sherwin Williams - Goldenrod - SW 6677

P5 Body Color- Sherwin Williams - Poinsettia - SW 6594

**LUMINAIRES:**

L1 Sign Light - TMS Lighting - D16 Black/LED

L2 Perimeter Site Lighting - Gardco - Slender Form Grey/LED

L3 Wall Sconce - TMS Lighting - Apollo Wall Black/LED

L4 Street Pole Light - TMS Lighting - Apollo Orion Black/LED

C:\Users\Oskar.FCGA\Documents\OWENS COURT\_CENTRAL\_Oskar.rvt 7/25/2016 9:56:40 AM



# OWENS COURT

ABBAS MASH

6455 OWENS DRIVE, PLEASANTON, CA 94588

M1  
#15227

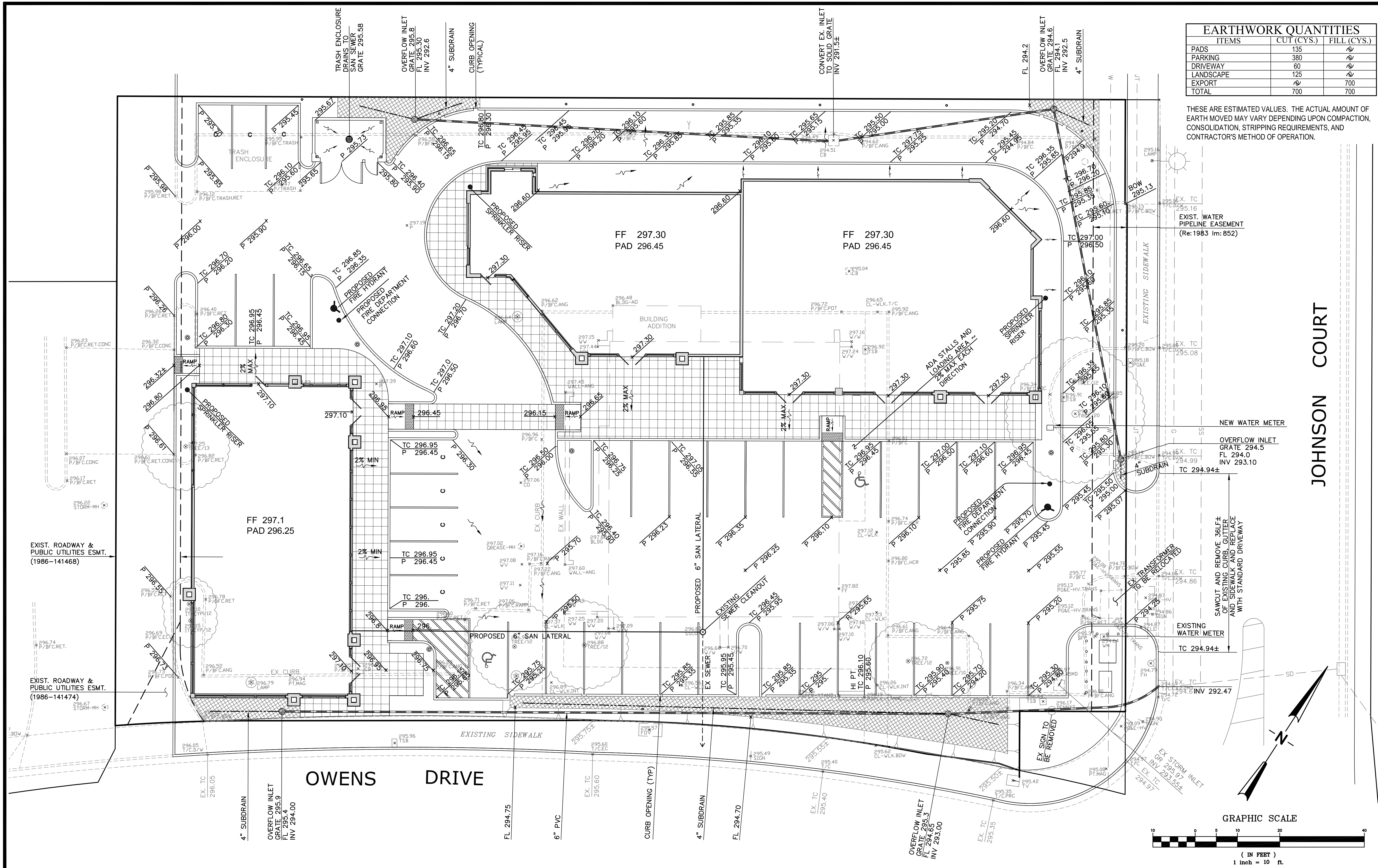
MATERIALS &  
FINISHES

07.25.2016

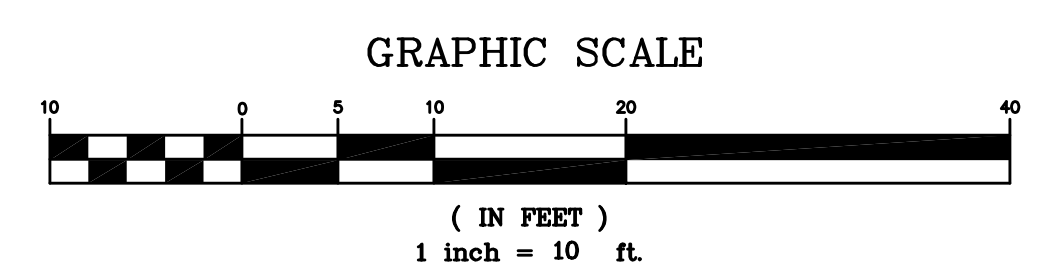


EARTHWORK QUANTITIES		
ITEMS	CUT (CYS.)	FILL (CYS.)
PADS	135	0
PARKING	380	0
DRIVEWAY	60	0
LANDSCAPE	125	0
EXPORT	0	700
TOTAL	700	700

THESE ARE ESTIMATED VALUES. THE ACTUAL AMOUNT OF EARTH MOVED MAY VARY DEPENDING UPON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND CONTRACTOR'S METHOD OF OPERATION.



JOHNSON COURT



**PRELIMINARY  
GRADING and DRAINAGE PLAN**

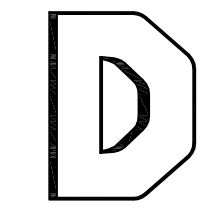
**6455 OWENS DRIVE**

CITY OF PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

#	REVISIONS	DATE



**DeBolt Civil Engineering**  
 811 San Ramon Valley Boulevard  
 Danville, California 94526  
 Tel: 925/837-3780  
 Fax: 925/837-4378

Date: 7/22/2016  
 Scale: 1" = 10'  
 By: JED /  
 Job No.: 15207

JAMES E. DIGGINS R.C.E. 27818  
 RENEWAL DATE: 03/31/2018

P:\15207\15207\PRELIM\GRADING\15207-GRAD.dwg 7/25/16 9:28



**TREES**



*Arbutus 'Marina'*  
Arbutus



*Carpinus betulus*  
European Hornbeam



*Lagerstroemia i. 'Lipan'*  
Crape Myrtle



*Podocarpus gracilior*  
Fern Pine

**SHRUBS**



*Carex flacca 'Blue Zinger'*  
Blue Sedge



*Erigeron karvinskianus*  
Santa Barbara Daisy



*Helianthemum nummularium*  
Sunrose



*Juncus Patens*  
California Gray Rush



*Lomandra 'Breeze'*  
Lomandra



*Lomandra 'Platinum beauty'*  
Lomandra



*Potentilla neumanniana*  
Cinquefoil



*Teucrium lucidrys*  
Germander

**VINES**



*Ficus pumila*  
Creeping Fig



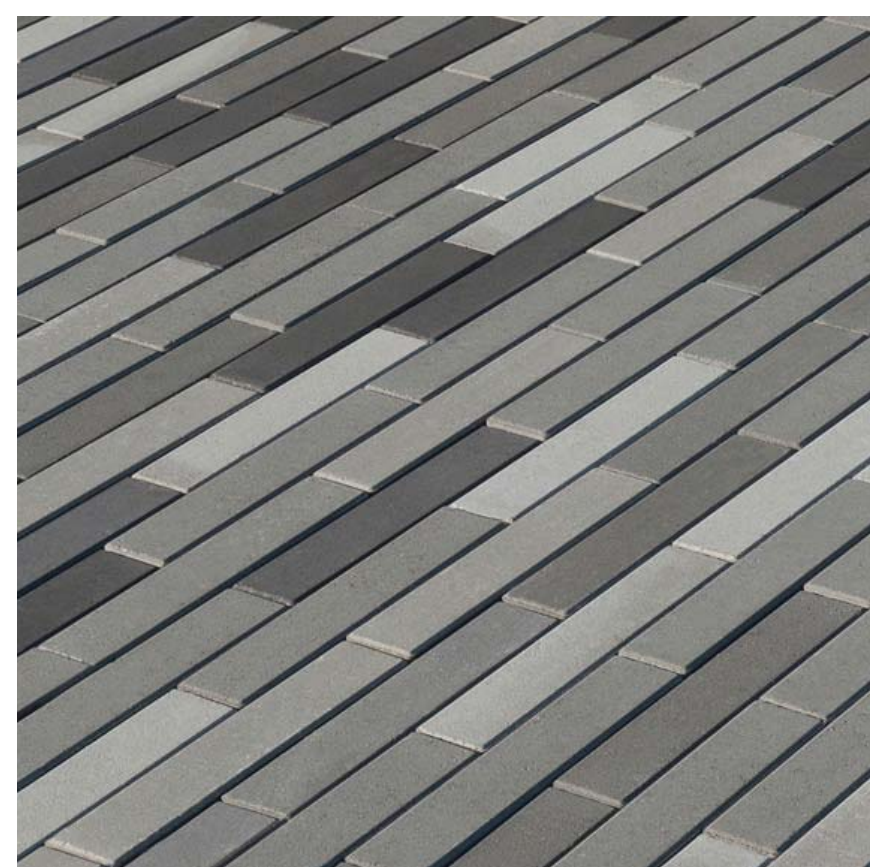
**PLANTERS**



**TRASH RECEPTACLES**



**PAVERS**



**BIKE RACKS**

