



PROJECT ADDRESS:	CT ADDRESS: 725 Main Street Pleasanton, Ca 94566			
ASSESSOR'S PARCEL NUMBER:	94-122-2-4			
OCCUPANCY:	A, B			
CONSTRUCTION TYPE:	TYPE VA-1 HR			
FIRE SPRINKLERS:	REQUIRED			
LOT AREA:	4,155 S.F. +/-			
ZONING CLASSIFICATION:	C-C "Central Commercial"			
ZONING REQUIREMENTS: Building Height:	Max. Allowed 40'-0"			
SETBACK REQUIREMENTS*: Building:	Front / Side / Rear 18.84.130 / 18.84.090 / NA			
F.A.R.:	Allowed FAR 300 % > 108.4%			
PARKING REQUIRED:	ORIGINAL (E) STRUCTURE 3,666 SF. ZONING ORDINANCE ALLOWS FOR 25% INCREASE, 916 SF = 4,582 SF > 4,503 SF. NO PARKING REQUIRED			
BUILDING FLOOR AREAS:				
MAIN LEVEL	3,053 S.F.			
TENANT "A" TENANT "A" PATIO TENANT "B" TENANT "B" PATIO	1,958 S.F. 271 S.F. 1,095 S.F. 245 S.F.			
UPPER LEVEL	1,450 S.F.			
TENANT "A" TENANT "A" TERRACE	1,450 S.F. 1,316 S.F.			
TOTAL BUILDING AREA TOTAL OUTSIDE DINING	4,503 S.F. 1,832 S.F.			
ROJECT DATA				

- CS COVER SHEET WITH SHEET INDEX, VICINITY MAP, PROJECT DATA, ROSTER. PROJECT DESCRIPTION
- C1 CIVIL ENGINEERING COVER SHEET
- C2 CIVIL ENGINEERING GENERAL NOTES
- C3 GRADING AND DRAINAGE PLAN
- C4 EROSION CONTROL AND STORM WATER CONTROL PLAN
- A1 MAIN FLOOR FLOOR PLAN
- A2 UPPER FLOOR FLOOR PLAN A3 ROOF PLAN
- A4 BUILDING SECTIONS
- A5 EXTERIOR ELEVATIONS

## DRAWING INDEX

OWNER:
Rob & Larry Donder
P.O. Box 752

P.O. Box 752 Pleasanton, CA 94566

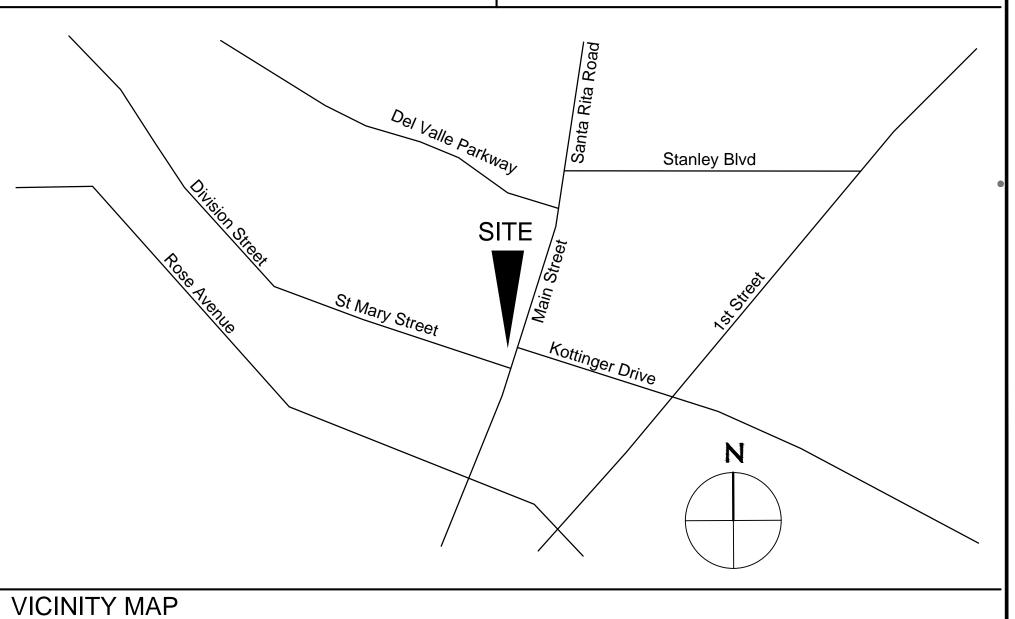
ARCHITECT: Volkmann Architecture, Inc. 1601 N. Main Street, Suite 202 Walnut Creek, CA 94596 (925) 478-2998 Contact Person: Philip Volkmann

CIVIL ENGINEER: DeBolt Civil Engineering 811 San Ramon Valley Boulevard Danville, CA 94526 (925) 837-3780 Contact Person: Jim Diggins

## PROJECT ROSTER

Small commercial building between two existing commercial buildings on Main Street, Pleasanton, California.

## PROJECT DESCRIPTION



VOLKMANN

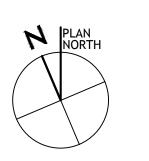
1601 North Main, Suite 202 Walnut Creek, CA 94596 925. 478. 2998 (office) ContactUs@volmannarchitecture.com www.volkmannarchitecture.com

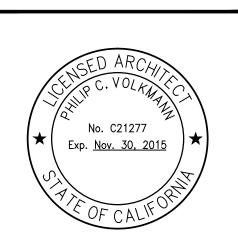
Project Title: DONDERO **PROPERTIES** PROPOSED COMMERCIAL BUILDING

725 Main Street Plesanton, CA

Sheet Title:

**COVER SHEET** PROJECT DATA DRAWING INDEX PROJECT ROSTER PROJECT DESCRIPTION VICINTY MAP





Revisions:

By Date

AS SHOWN Drawn By: TKM Approved: PCV

21320.01 Job No.: 2-24-15 Date:

Sheet No.:



OWNER / DEVELOPER: LARRY DONDERO

4307 2nd STREET PLEASANTON, CA 94566

CONTACT: LARRY DONDERO PHONE: (925) 413-6284

CIVIL ENGINEER: DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BOULEVARD

DANVILLE, CA 94526

CONTACT: JIM DIGGINS PHONE: (925) 837-3780

ARCHITECT: VOLKMANN ARCHITECTURE

1601 NORTH MAIN, SUITE 202

WALNUT CREEK, CA 94596 CONTACT: RICH CARAGOL PHONE: (925) 478-2998 x104

STRUCTURAL ENGINEER: X

X, CA X

CONTACT: X

PHONE: ( )

LANDSCAPE ARCHITECT: X

X, CA X

CONTACT: X PHONE: ( )

GEOTECHNICAL ENGINEER: CAL ENGINEERING & GEOLOGY INC.

1870 OLYMPIC BLVD.

WALNUT CREEK, CA 94596 CONTACT: X PHONE: (925) 935-9771

## LEGEND AND ABBREVIATIONS

**PROPOSED EXISTING** DESCRIPTION DENOTES EXISTING CONTOURS (1' INTERVALS) \_\_\_\_\_ 300 \_\_\_\_\_ SPOT ELEVATION SUBDIVISION BOUNDARY LOT LINE EASEMENT LINE **CURB & GUTTER** CURB WATER LINE STORM DRAIN LINE

2.0% SNS

TREE TO BE REMOVED FIRE HYDRANT **DIRECTION OF FLOW** STREET NAME SIGN **CENTER LINE PAVEMENT** FLOW LINE GRATE INVERT TOP OF CURB TOP OF SLAB TOP OF WALL **BOTTOM OF WALL** IN-GROUND FILTRATION PLANTER

SANITARY SEWER LINE

CENTER LINE

SOUND WALL

**RETAINING WALL** 

HOUSE FOOTPRINT

TREE TO REMAIN

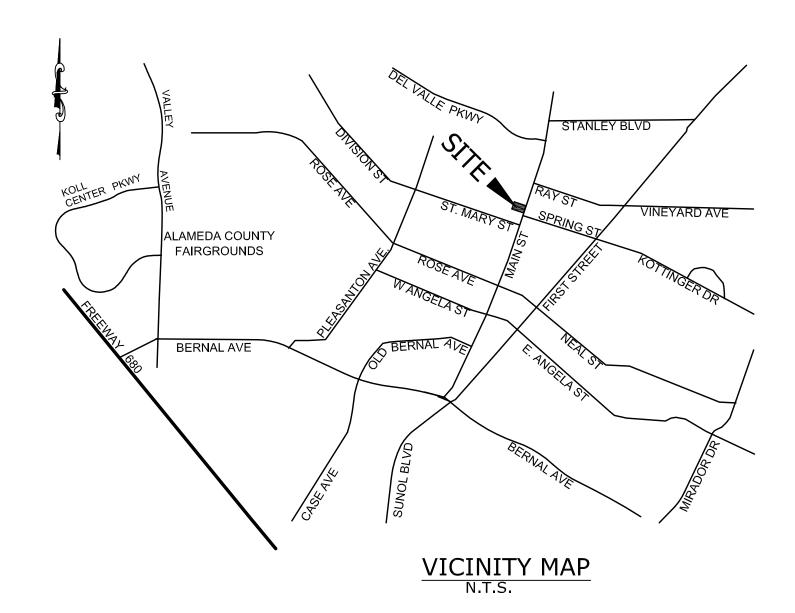
CONCRETE WALK

DONDERO PROPERTIES

PROPOSED COMMERCIAL BUILDING PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

# SITE IMPROVEMENT PLANS

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ALL WORK SHALL BE DONE BETWEEN THE HOURS OF 8:00 AM and 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.

**GENERAL APPROVAL NOTE:** 

APPROVAL OF THESE PLANS IS FOR WORK WITHIN THE STREET RIGHT OF WAY AND PUBLIC UTILITY SYSTEMS WITHIN PUBLIC SERVICE EASEMENTS UNLESS OTHERWISE NOTED.

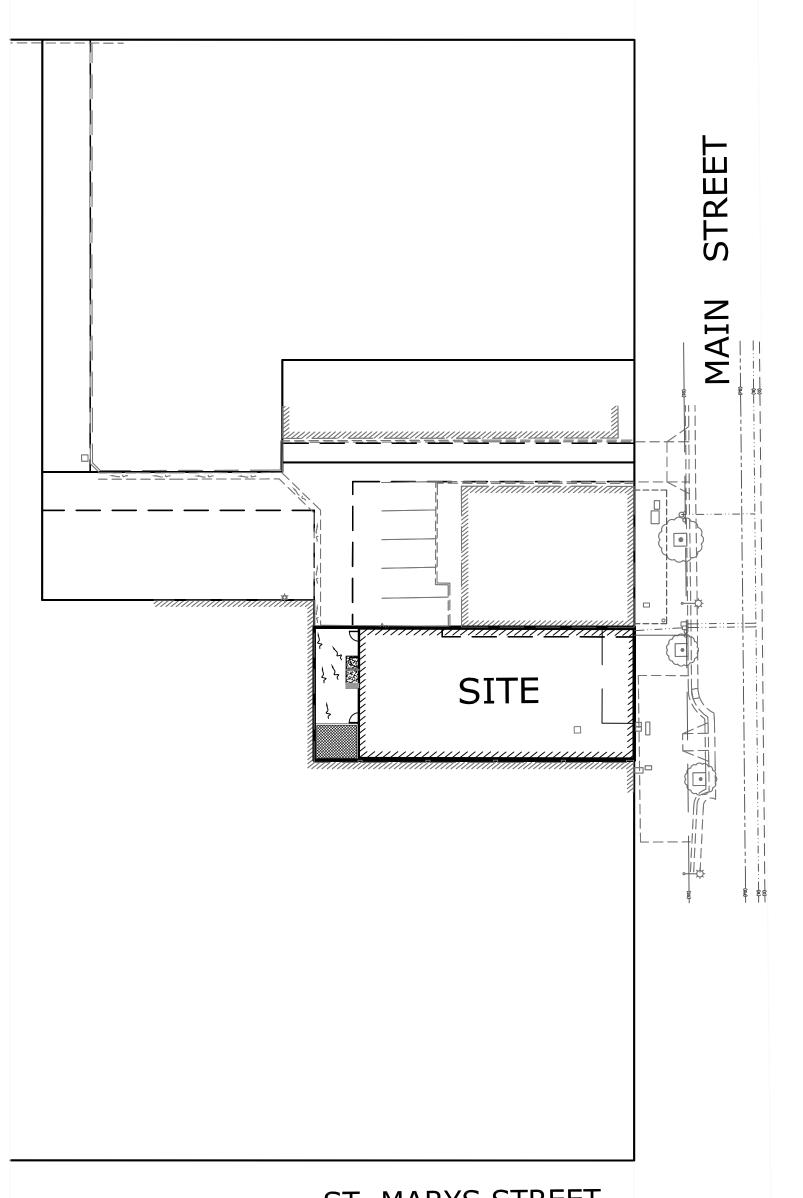
APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. I DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES A MODIFICATION OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF PLEASANTON OF THESE PLANS THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IS WHICH SAME IS TO BE MADE.

APPROVED AS TO DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON THIS

STEPHEN M. KIRKPATRICK RCE 53367, EXP. 6/30/2015

CITY ENGINEER CITY OF PLEASANTON





ST. MARYS STREET

**KEY MAP** SCALE 1"=30'

#### GOVERNING / INSPECTING AGENCY: CITY OF PLEASANTON

PUBLIC WORKS DEPARTMENT 200 OLD BERNAL ROAD

PLEASANTON, CA 94566 PHONE (925) 931-5650

#### WATER: CITY OF PLEASANTON

WATER DIVISION 3333 BUSCH ROAD

PLEASANTON, CA 94566 PHONE (925) 931-5520

#### SANITARY SEWER: CITY OF PLEASANTON

SEWER & STORM DIVISION 3333 BUSCH ROAD

PLEASANTON, CA 94566 PHONE (925) 931-5535

#### STORM DRAINAGE: CITY OF PLEASANTON

STORM DRAIN DIVISION

3333 BUSCH ROAD

PLEASANTON, CA 94566 PHONE (925) 931-5535

## **ELECTRIC AND GAS: P. G. & E.**

MISSION DIVISION-AREA 2 7425 SOUTHFRONT ROAD

LIVERMORE, CA 94551 PHONE (925) 866-4945

## TELEPHONE: A. T. & T.

2600 CAMINO RAMON #2N000AA SAN RAMON, CA 94583 PHONE (925) 823-1314

#### CABLE TV: COMCAST

CONSTRUCTION DEPARTMENT

2333 NISSEN DRIVE

LIVERMORE, CA 94550 PHONE (800) 984-2824

#### **HAUL ROUTES**

- 1) CONSTRUCTION MATERIALS: FROM HIGHWAY I-580 TO ISABEL AVENUE (HIGHWAY 84) TO STANLEY BOULEVARD TO MAIN STREET TO THE
- 2) RECLAIMED WATER: FROM DUBLIN SAN RAMON SERVICE DISTRICT (DSRSD) PLANT AT JOHNSTON DRIVE IN EASTERLY DIRECTION TO SANTA RITA ROAD TO STANLEY BOULEVARD TO PROJECT SITE.

SHEET INDEX SHEET NO. DESCRIPTION CE-1 COVER SHEET CE-2 GENERAL NOTES CE-3 GRADING and DRAINAGE PLAN CE-4 EROSION CONTROL and STORM WATER CONTROL PLAN

**REVIEWED BY:** GEI / GEOTECHNICAL ENGINEERING INC. 38750 PASEO PADRE PARKWAY FREMONT, CA. 94536 DATED: .

GEOTECHNICAL REPORT DATED 7/12/13

DATE

**REVISIONS** 

DeBolt Civil Engineering 811 San Ramon Valley Boulevard Danville, California 94526

Scale: N/A By: Tel: 925/837-3780 JÉD / kl Fax: 925/837-4378 Job No.: deboltcivil@earthlink.net

COVER SHEET

DONDERO PROPERTIES 725 MAIN STREET

**PLEASANTON** ALAMEDA COUNTY CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818 RENEWAL DATE: 03/31/16

#### STANDARD GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED. BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
- STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- 12. LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
- 13. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICES ALERT (U.S.A.) AT 800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES, ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE,
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES. IF THEY ARE DEEMED NECESSARY.
- DEBOLT CIVIL ENGINEERING DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES OR LIABILITIES OF ANY KIND CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY DEBOLT CIVIL ENGINEERING.
- THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT DEBOLT CIVIL ENGINEERING AT (925) 837-3780 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

GENERAL NOTES

#### PROJECT NOTES:

- 1. BENCHMARK: CITY OF PLEASANTON BENCHMARK NO V1. A BRASS DISK LOCATED ON TOP OF A CATCH BASIN ON THE NORTH SIDE OF RAY STREET 200' EASTERLY OF 1ST STREET. BENCHMARK NO. V1 ELEVATION TAKEN AS 367.171.
- 2. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PLEASANTON CITY ENGINEER, THE OWNER OR OWNER'S REPRESENTATIVE AND THE OWNER'S ENGINEER BEFORE START OF CONSTRUCTION. CONTACT PUBLIC WORKS INSPECTION AT (925) 931-5680 TO ARRANGE A MEETING.
- 3. THE OWNER'S ENGINEER WILL PROVIDE THE CONSTRUCTION STAKES, THE NUMBER AND LOCATION OF WHICH SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM. OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. THE CITY ENGINEER HAS THE AUTHORITY TO REQUIRE THE OWNER OR HIS AUTHORIZED AGENT TO PLACE ADDITIONAL STAKES OR RESTAKES AS HE DEEMS NECESSARY FOR PROPER CONSTRUCTION OR TO AVOID CONFLICTS.
- 4. THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC, AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL NOTIFY THE APPROPRIATE INDIVIDUAL OR AGENCY TWO (2) WORKING DAYS PRIOR TO THE TIME THAT THE CONTRACTOR WISHES THE INSPECTION TO BE MADE.
- 7. THESE PLANS AND SPECIFICATIONS, INCLUDING GRADES AND STREET DRAINAGE, ARE SUBJECT TO MODIFICATION DURING CONSTRUCTION SHOULD CONDITIONS APPEAR THAT WERE NOT APPARENT DURING DESIGN. ANY SUCH MODIFICATION SHALL BE APPROVED BY THE LOCAL AGENCY ENGINEER.
- 8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE LOCAL AGENCY ENGINEER OR DEBOLT CIVIL ENGINEERING.
- 9. THE GEOTECHNICAL ENGINEERS REPRESENTATIVE SHALL BE ONSITE TO PROVIDE TESTING AND OBSERVATION SERVICES DURING GRADING ACTIVITIES AND INSTALLATION OF UNDERGROUND UTILITIES.
- 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY INSPECTOR AND THE DESIGN ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
- 11. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT OFFICIAL APPROVAL OF THE DESIGN ENGINEER SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
- 12. ANY EXISTING WELLS ENCOUNTERED TO BE ABANDONED SHALL BE SEALED PER ALAMEDA COUNTY ZONE 7 REQUIREMENTS. SEE GRADING PLAN FOR WELLS TO BE ABANDONED. REFER TO NOTE #41 OF COA.
- 13. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL UTILITIES 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEIR LINES CAN BE MARKED. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) QT 800-642-2444. SEE STANDARD GENERAL NOTE #13.
- 14. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TWO (2) WORKING DAYS PRIOR TO REQUIRED INSPECTION (925) 931-5680.

#### **CONSTRUCTION NOTES:**

- 1. ALL CONSTRUCTION MATERIALS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF PLEASANTON. EXCEPT AS NOTED BELOW FOR SPECIFIC UTILITIES.
- 2. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, FINAL PREPARATION OF SUBGRADE, AND PLACEMENT OF BASE MATERIAL. THE CITY ENGINEER SHALL BE NOTIFIED BY THE OWNER, OR ACCEPTING AGENCY, OF EACH INSTALLATION (UTILITY) BENEATH THE AREA TO BE PAVED, THAT THE INSTALLATION HAS SATISFACTORILY PASSED FINAL ACCEPTANCE TESTS. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL OBVIATE THE NECESSITY OF DISTURBING THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK WHEN SERVICE CONNECTIONS ARE MADE.
- 3. ANY DAMAGE TO EXISTING STREET IMPROVEMENTS DURING CONSTRUCTION ON THE SUBJECT PROPERTY SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER AT THE FULL EXPENSE TO THE APPLICANT. THIS SHALL INCLUDE SLURRY SEAL, OVERLAY, OR STREET RECONSTRUCTION IF DEEMED WARRANTED BY THE CITY ENGINEER. PETERS AVENUE OR THE DEVELOPMENT SIDE OF THE STREET FROM ST. JOHN STREET TO ST. MARY STREET SHALL BE OVERLAID OR SLURRY SEALED AT THE CITY ENGINEER'S DISCRETION.
- 4. BULK CONSTRUCTION MATERIALS STORED OUTDOORS THAT MAY CONTRIBUTE TO THE POLLUTION OF STORM WATER RUNOFF SHALL BE COVERED AS REQUIRED BY THE CITY ENGINEER AND/OR THE CHIEF BUILDING OFFICIAL.
- 5. THE APPLICANT SHALL BE REQUIRED TO REPAIR OR REPLACE IN KIND ANY DAMAGES TO ADJACENT PROPERTIES.
- 6. TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARD SPECIFICATION: SECTION 7-1.09 "PUBLIC SAFETY", 7-1.08 "PUBLIC CONVENIENCE", AND SECTION 13, "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES".

#### **CONSTRUCTION NOTES CONTINUED:**

- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO. ONE WATER TRUCK SHALL MAKE TRIPS TO THE CITY OF LIVERMORE WASTEWATER TREATMENT PLANTS AND OBTAIN WATER FOR DUST CONTROL. ONSITE WELL WATER CAN BE USED FOR DUST CONTROL.
- 8. ALL SITE IMPROVEMENTS AND BUILDING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ALL CONSTRUCTION EQUIPMENT MUST MEET DEPARTMENT OF MOTOR VEHICLES (DMV) NOISE STANDARDS AND SHALL BE EQUIPPED WITH MUFFLING DEVICES. NO CONSTRUCTION SHALL BE ALLOWED ON FEDERAL HOLIDAYS.
- A TEMPORARY CONSTRUCTION TRAILER SHALL BE ALLOWED ON SITE DURING CONSTRUCTION FOR USE DURING THE ALLOWED HOURS OF OPERATION, AT NO TIME SHALL CAMPERS, TRAILERS, MOTOR HOMES, OR ANY OTHER VEHICLE BE USED AS LIVING OR SLEEPING QUARTERS ON THE CONSTRUCTION SITE. ALL SUCH VEHICLES SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKDAY.
- 10. IF ANY PREHISTORIC OR HISTORIC ARTIFACTS OR OTHER INDICATIONS OF CULTURAL RESOURCES ARE FOUND ONCE THE PROJECT CONSTRUCTION IS UNDERWAY. ALL WORK MUST STOP WITHIN 20 METERS (66 FEET) OF THE FIND. A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR AN IMMEDIATE EVALUATION OF THE FIND PRIOR TO RESUMING GROUND-BREAKING CONSTRUCTION ACTIVITIES WITHIN 20 METERS OF THE FIND. IF THE FIND IS DETERMINED TO BE AN IMPORTANT ARCHAEOLOGICAL RESOURCE, THE RESOURCE SHALL BE EITHER AVOIDED. IF FEASIBLE. OR RECOVERED CONSISTENT WITH THE REQUIREMENTS OF APPENDIX K OF THE STATE CEQA GUIDELINES. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY ON-SITE LOCATION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLE SUSPECTED TO OVERLIE ADJACENT REMAINS UNTIL THE COUNTY CORONER HAS DETERMINED, IN ACCORDANCE WITH ANY LAW CONCERNING INVESTIGATION OF THE CIRCUMSTANCES, THE MANNER AND CAUSE OF DEATH AND HAS MADE RECOMMENDATIONS CONCERNING TREATMENT AND DISPOSITIONS OF THE HUMAN REMAINS TO THE PERSON RESPONSIBLE FOR THE EXCAVATION OR TO HIS/HER AUTHORIZED REPRESENTATIVE. A SIMILAR NOTE SHALL APPEAR ON THE IMPROVEMENT PLANS.
- 11. PORTABLE TOILETS USED DURING CONSTRUCTION SHALL BE KEPT AS FAR AS POSSIBLE FROM EXISTING BUILDINGS AND SHALL BE EMPTIED ON A REGULAR BASIS AS NECESSARY TO PREVENT ODOR.
- 12. THE APPLICANT SHALL OBTAIN ALL BUILDING, ENCROACHMENT, AND OTHER APPLICABLE CITY PERMITS FOR THE PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 13. LANDSCAPING SHALL BE PROPERLY MAINTAINED, WITH MINIMAL PESTICIDE AND FERTILIZER USE.
- 14. ENSURE WASTEWATER FROM VEHICLE AND EQUIPMENT WASHING OPERATIONS IS NOT DISCHARGED TO THE STORM DRAIN SYSTEM.
- 15. ENSURE THAT NO PERSON SHALL DISPOSE OF, NOR PERMIT THE DISPOSAL, DIRECTLY OR INDIRECTLY, OF VEHICLE FLUIDS, HAZARDOUS MATERIALS OR RINSE WATER FROM CLEANING TOOLS, EQUIPMENT, OR PARTS INTO STORM DRAINS.

### SANITARY SEWER

- 1. AN EXISTING SEWER LATERAL IS STUBBED TO THE SITE. CONTRACTOR TO HAVE THE LATERAL TELEVISED TO DETERMINE IF IT IS BROKEN, LEAKING, ETC. SHOULD A NEW LATERAL BE REQUIRED IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DRAWINGS.
- 2. SEWER LATERALS TO BE INSTALLED FROM MAIN SEWER TO 5-FEET BEYOND PROPERTY LINE. ENDS OF SEWER LATERALS SHALL BE MARKED WITH A 2" x 4" x 8' POST. SEWER LATERALS SHALL BE CONSTRUCTED NORMAL TO THE SEWER MAIN, UNLESS OTHERWISE SHOWN ON THE PLANS, PER THE CITY STANDARD DRAWING NO. 403.
- 3. ALL SANITARY SEWERS ARE TO BE SDR-26 POLYVINYL CHLORIDE (PVC) CONFORMING WITH THE REQUIREMENTS OF ASTM D-3034, UNLESS OTHERWISE SPECIFIED.
- 4. SANITARY SEWERS ARE TO BE DUCTILE IRON WHERE REQUIRED BY THE CITY OF PLEASANTON STANDARD SPECIFICATIONS.
- 5. A CAST IRON TWO WAY CLEANOUT W/ P.V.C. RISOR SHALL BE INSTALLED ON ALL SEWER LATERALS 2 FEET BEHIND BACK OF CURB OR WHERE SIDEWALKS ARE PRESENT, 2 FEET BEHIND SIDEWALK.
- 6. BACKFILL FOR SANITARY SEWERS SHALL BE PER CITY OF PLEASANTON STANDARD SPECIFICATIONS.
- . WHENEVER SEWER LINES (TRUNK, INTERCEPTOR, MAIN OR LATERAL) CROSS STORM OR WATER MAIN LINES, CLASS 51 DUCTILE IRON PIPE WILL BE REQUIRED FOR SEWER LINE AS FOLLOWS:

A) WHEN THE SEWER CROSSES OVER THE STORM OR WATER LINE REGARDLESS OF CLEARANCE.

B) WHEN SEWER CROSSES UNDER THE STORM OR WATER LINE WITH LESS THAN 12 INCHES (12") CLEARANCE.

8. THERE SHALL BE A TWO-WAY CLEANOUT ON THE SANITARY SEWER LATERAL AND WATER METER BOX LOCATED AT THE BACK OF SIDEWALK OR BACK OF CURB.

### STORM DRAIN

1. MATERIAL AND CONSTRUCTION OF STORM DRAINS, IF REQUIRED, SHALL CONFORM TO 1. PIPE EMBEDMENT MATERIAL - PIPE EMBEDMENT MATERIAL SHALL MEET THE CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DRAWINGS LATEST EDITION.

#### WATER SYSTEM

- . MATERIAL AND CONSTRUCTION OF STORM DRAINS, IF REQUIRED, SHALL CONFORM TO CONTRACTOR TO VERIFY THE ADEQUACY OF THE EXISTING WATER METER SHOULD A NEW METER BE REQUIRED, IT MUCH BE INSTALL PER THE CITY STANDANDS.
- 2. ALL "P.V.C." WATER LINE SHALL BE AWWA C-900 PVC. CLASS 150 DR-18. ALL PIPES SHALL HAVE A MINIMUM COVER OF 42" FROM TOP OF PIPE WITH RESPECT TO NEW STREET GRADE, UNLESS OTHERWISE NOTED ON PLANS IN PROFILE. USE M.J. X FLANGE ADAPTOR WHEN TRANSITIONING FROM D.I.P. TO C-900 P.V.C.
- 3. BEDDING AND BACKFILL METHODS AND MATERIALS SHALL COMPLY WITH CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DETAILS.
- 4. EXCAVATIONS MUST BE KEPT DEWATERED AT ALL TIMES SO AS NOT TO ALLOW CONTAMINATED WATER TO ENTER WATER MAINS.
- 5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, DIAMETER AND TYPE OF EXISTING PIPE SO THAT THE NEW PIPE CAN BE PROPERLY ALIGNED AND FITTED TO THE EXISTING PIPE.
- 6. ALL SERVICE LINES 2 INCHES IN DIAMETER AND SMALLER SHALL BE CLASS 200 POLYETHYLENE TUBING WITH CORPORATION STOPS AT POINT OF CONNECTION TO THE MAIN. SERVICES TO BE TAPPED 90 ° OFF OF THE MAIN LINE.
- 7. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL IRRIGATION AND FIRE SERVICES.
- 8. WATER METERS SHALL BE INSTALLED ON DOMESTIC AND IRRIGATION SERVICES AND SHALL BE INSTALLED BY CITY UPON PAYMENT OF FEES.
- 9. TIE-INS BY THE CONTRACTOR MUST BE COORDINATED WITH THE CITY INSPECTOR AT LEAST 48 HOURS IN ADVANCE OF WORK. EXCAVATIONS BY THE CONTRACTOR FOR TIE-INS MUST BE APPROVED BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE THE DAY BEFORE WORK IS TO COMMENCE AT EACH TIE-IN.
- 10. ALL FITTINGS, VALVES AND MATERIALS TO ACCOMPLISH ALL TIE-INS SHALL BE ON THE JOB, AND EXISTING LINES EXPOSED AND CHECKED FOR PROPER FIT PRIOR TO ANY SHUTDOWN.
- 11. THE INSIDE OF ALL PIPE AND FITTINGS MUST BE DISINFECTED WITH A PROPER DISINFECTING AGENT PER CITY SPECIFICATIONS.
- 12. TIE-INS TO THE EXISTING CITY WATER SYSTEM SHALL BE MADE ONLY IN THE PRESENCE OF AND WITH THE APPROVAL OF THE CITY ENGINEER. THE OPERATION OF VALVES IN THE EXISTING CITY SYSTEM BY OTHER THAN CITY PERSONNEL WILL NOT BE PERMITTED. NO TIE-INS TO EXISTING MAINS WILL BE PERMITTED UNTIL CERTIFICATION (DISINFECTION) PER CITY STANDARD SPECIFICATION SECTION 19-06 IS ACCOMPLISHED.
- 13. AT WATER METERS. THE CENTERLINE OF THE CURB STOP VARIES BELOW THE TOP OF THE METER BOX LID. SEE CITY STANDARD DETAIL 301.
- 14. WATER METERS SHALL NOT BE LOCATED IN DRIVEWAYS. DRIVEWAY CUTS SHALL BE STAKED BEFORE SERVICE LATERALS ARE INSTALLED.
- AT ALL WATER SYSTEM SIPHONS, PIPE SHALL BE D.I.P. WITH FLANGED FITTINGS.

## ROADWAY

- 1. MATERIAL AND CONSTRUCTION OF STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF PLEASANTON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 2. AGGREGATE SUBBASE SHALL BE CLASS 2 AND SHALL CONFORM TO SECTION 26 OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED JULY 1992.
- 3. ASPHALT CONCRETE SHALL BE TYPE B, ½ INCH MAXIMUM, MEDIUM, FINE GRADATION AND SHALL CONFORM TO SECTION 39 OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 1992. ASPHALT BINDER TO BE MIXED WITH THE AGGREGATE SHALL BE PAVING ASPHALT AR-4000.
- 4. EXISTING CURB AND SIDEWALK THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
- 5. MANHOLES, WATER VALVE BOXES AND CLEANOUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISH GRADE BY THE CONTRACTOR AFTER PAVING IS COMPLETED.
- HANDICAP RAMPS SHALL BE CONSTRUCTED AT CENTER OF CURB RETURNS WHERE SHOWN ON PLANS ONLY.
- 6. ALL SIGNS SHALL BE DIAMOND GRADE REFLECTIVITY AND CALTRANS STANDARD SIZE.
- 7. ALL TRAFFIC MARKINGS SHALL BE IN THERMOPLASTIC.

#### TRENCH BACKFILL AND EXCAVATION

FOLLOWING GRADING REQUIREMENTS. A MINIMUM OF ONE GRADATION REPORT SHALL BE SUBMITTED PER DAY FOR MATERIAL DELIVERED TO THE SITE OR AS DIRECTED BY THE ENGINEER.

SIEVE SIZE	PERCENTAGE PASSING
3/4"	100
3/8"	85-100
NO. 4	55-80
NO. 30	2-10
NO .200	0-5

- 2. UPPER TRENCH BACKFILL MATERIAL UPPER TRENCH BACKFILL MATERIAL SHALL EITHER BE NATIVE SOIL OR IMPORT AS SPECIFIED FOR PIPE EMBEDMENT MATERIA ABOVE. NATIVE MATERIAL SHALL ONLY BE USED IF SPECIFICALLY APPROVED BY THE ENGINEER AND THE CITY OF PLEASANTON.
- 3. DRAIN ROCK DRAIN ROCK, WHEN REQUIRED BY THE ENGINEER FOR UNUSUAL TRENCH CONDITIONS, SHALL BE GRANULAR MATERIAL CONSISTING OF CLEAN CRUSHED ROCK OR GRAVEL WITH 100 % PASSING A 1-1/2 INCH SIEVE. DRAIN ROCK SHALL BE HARD AND DURABLE AND SHALL NOT FLAKE OR DISINTEGRATE IN WATER.
- 4. EXCAVATION UNLESS OTHERWISE INDICATED, EXCAVATION SHALL BE BY OPEN CUT METHOD EXCEPT WHERE JACK AND BORE IS INDICATED ON THE PROJECT PLANS.

COUPLING HOLES AND DEPRESSIONS FOR BELLS OR COUPLINGS SHALL BE EXCAVATED AFTER THE TRENCH BOTTOM HAS BEEN GRADED AND PIPE EMBEDMENT MATERIAL PLACED, AND SHALL BE ONLY OF SUCH LENGTH, DEPTH AND WIDTH AS REQUIRED FOR PROPERLY MAKING THE PARTICULAR TYPE OF JOINT. OVER EXCAVATIONS SHALL BE BACKFILLED WITH THE SAME MATERIAL AS THE PIPE EMBEDMENT.

THE TRENCH BOTTOM SHALL BE OF EVEN GRADE; SUCH THAT IT WILL PROVIDE UNIFORM BEARING AND SUPPORT FOR EACH SECTION OF PIPE AND SHALL BE FREE OF CLOGS, ROCKS, AND EXCESS SPOIL MATERIAL.

#### CONSTRUCTION WATER

ALL CONSTRUCTION WATER SHALL BE RECLAIMED WATER UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER

DONDERO PROPERTIES 725 MAIN STREET

**PLEASANTON** 

ALAMEDA COUNTY

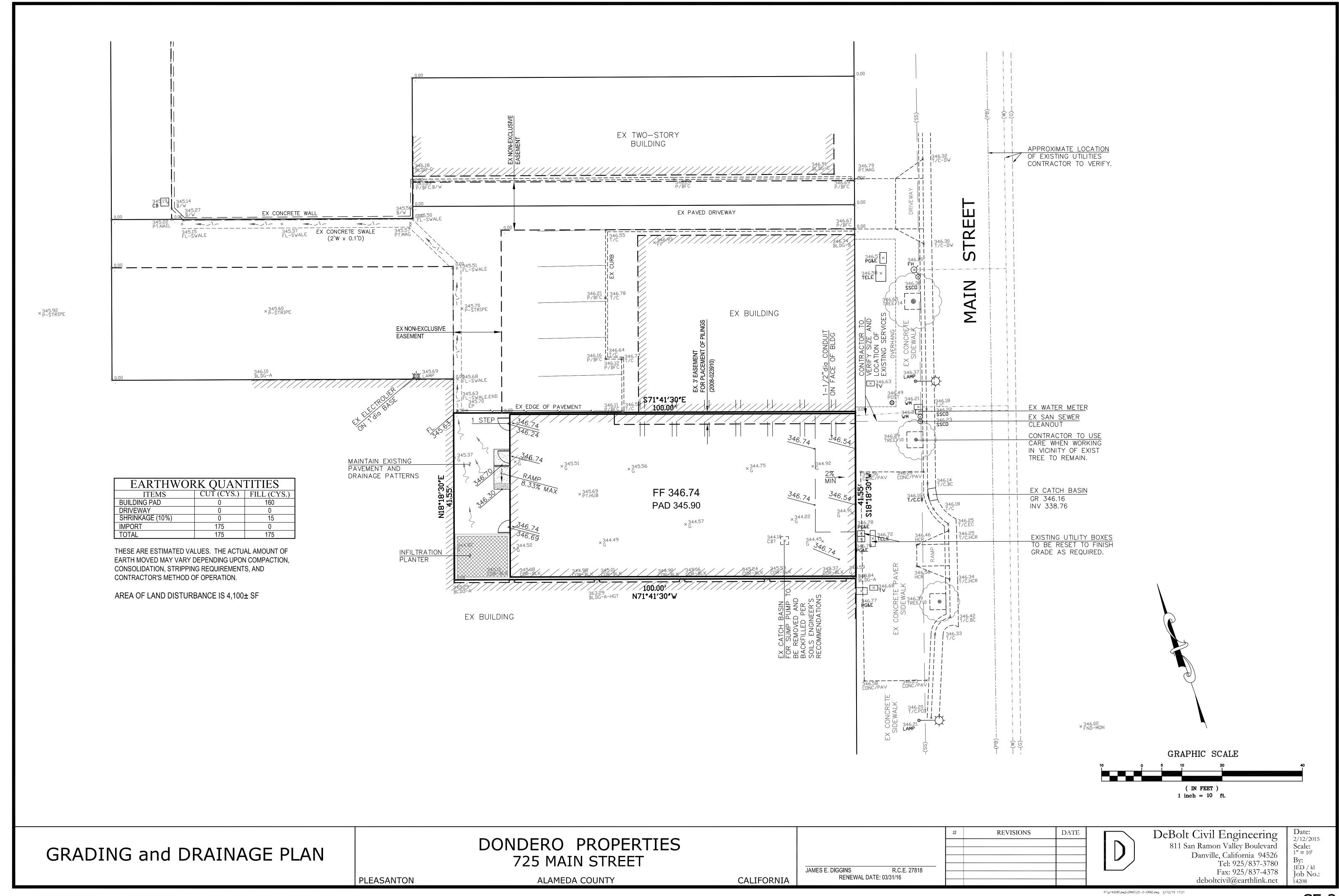
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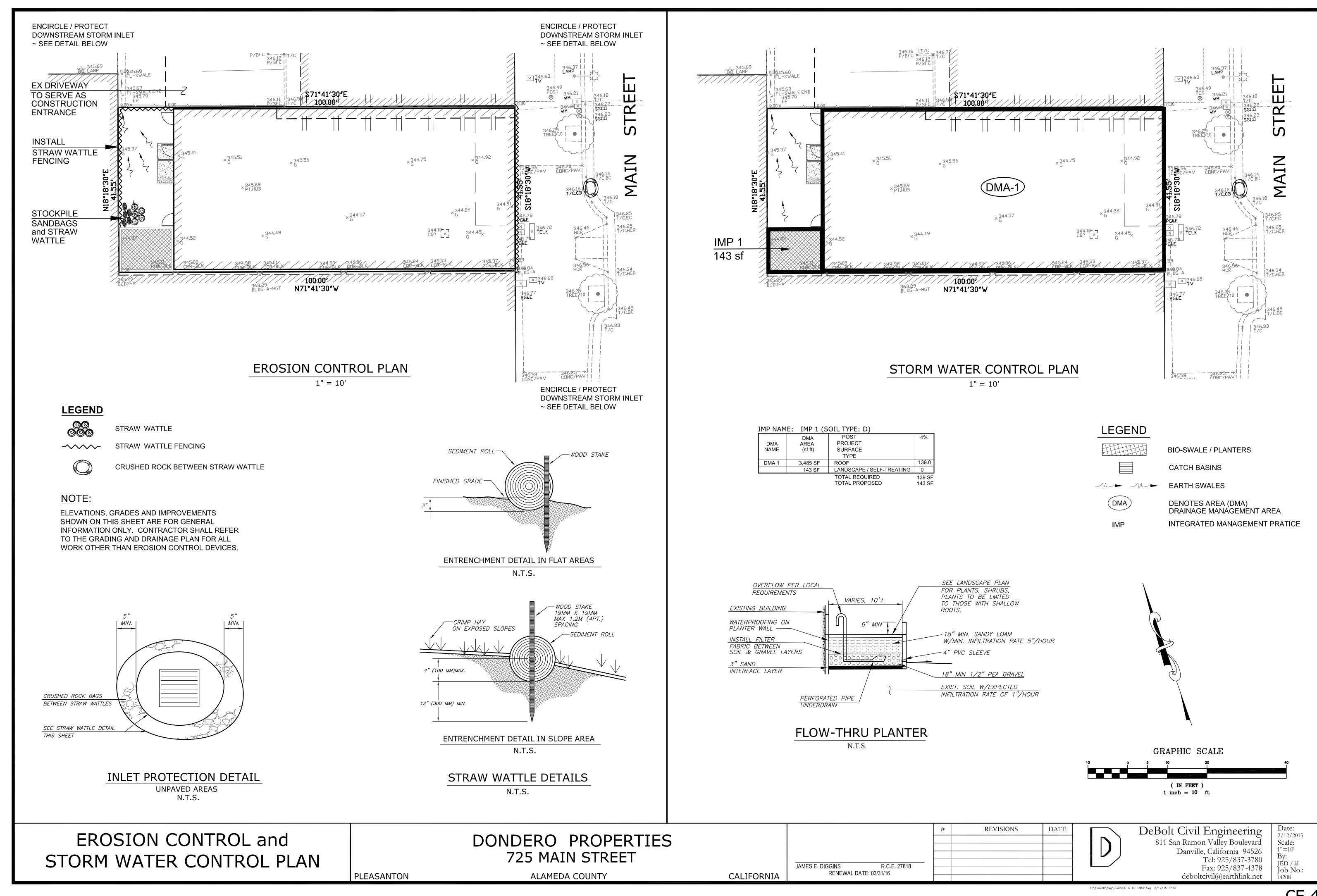
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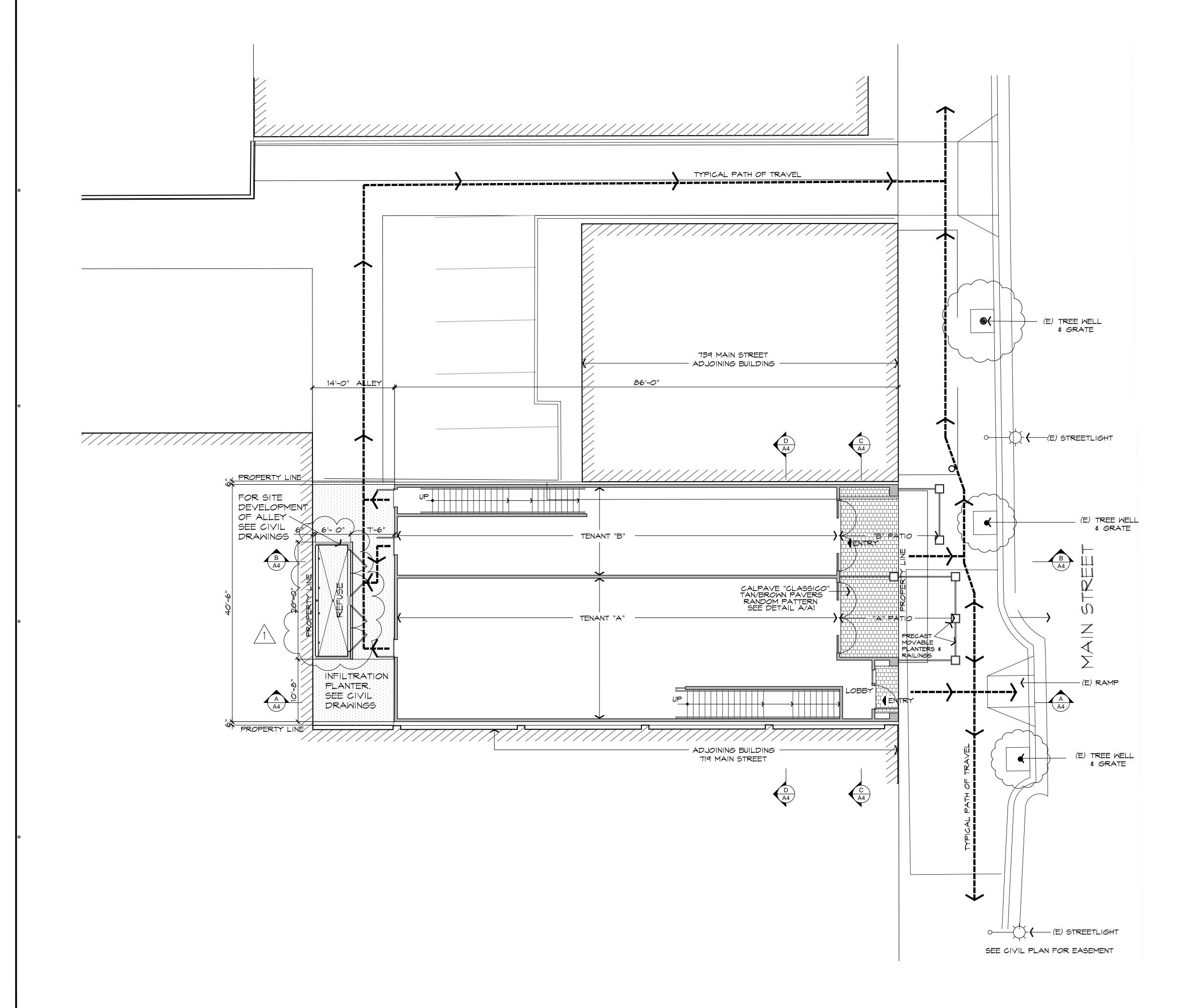


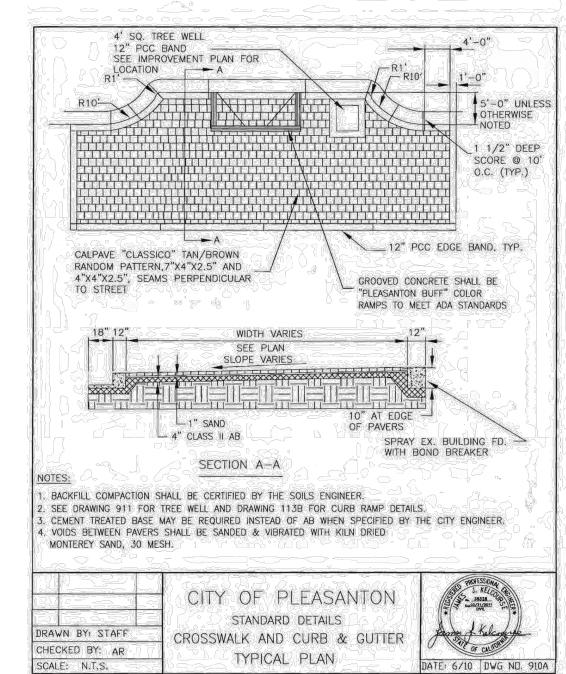
DeBolt Civil Engineering 811 San Ramon Valley Boulevard Danville, California 94526 Tel: 925/837-3780 Fax: 925/837-4378 deboltcivil@earthlink.net

2/12/2015 Scale: N/A By: JÉD / kl Job No.: 14208









CITY OF PLESANTON SIDEWALK DETAIL

VOLKMANN

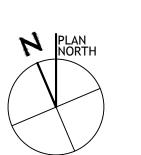
ARCHITECTURE 1601 North Main, Suite 202 Walnut Creek, CA 94596 925. 478. 2998 (office) ContactUs@volmannarchitecture.com www.volkmannarchitecture.com

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Sheet Title:

MAIN LEVEL FLOOR PLAN



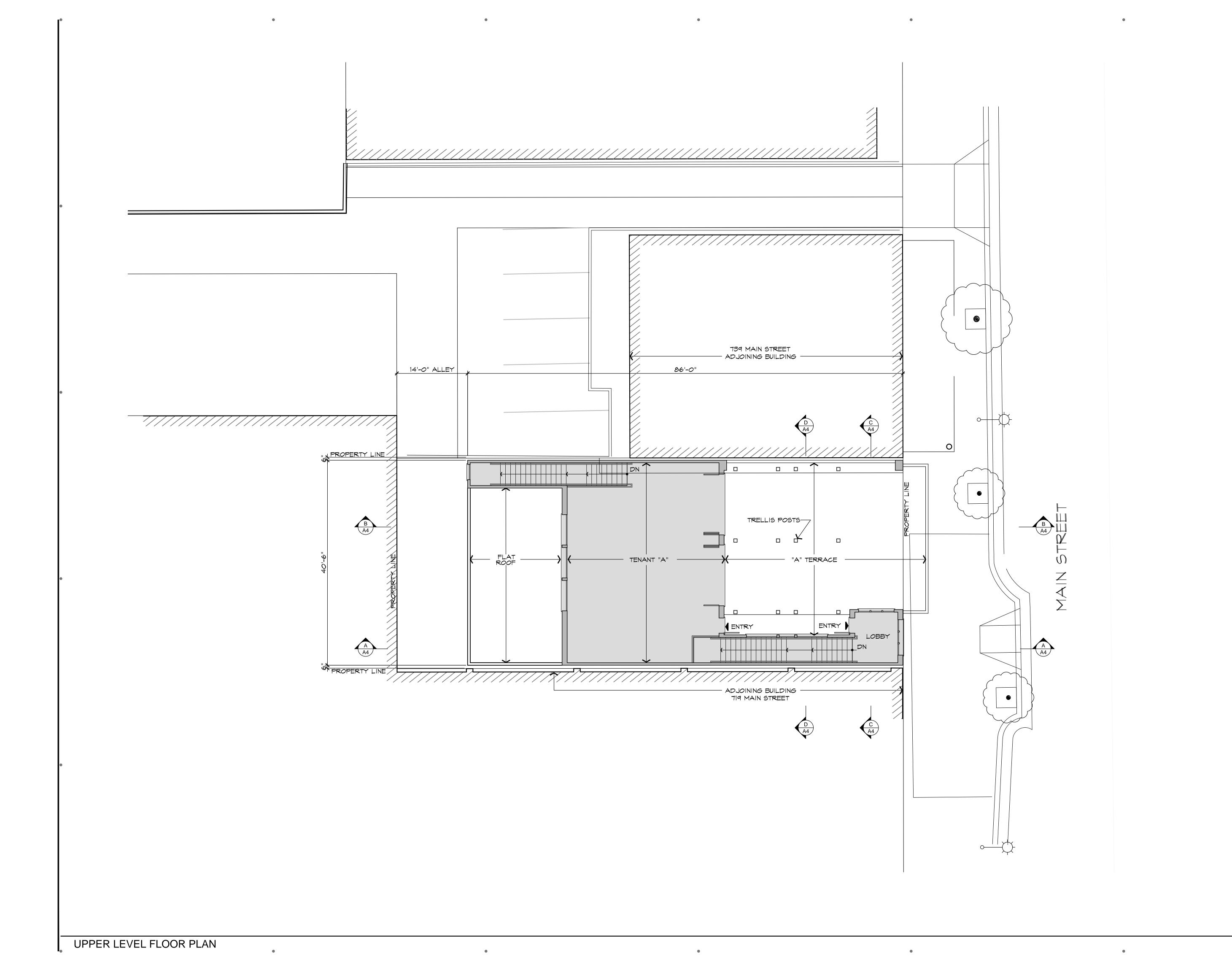


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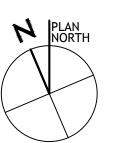
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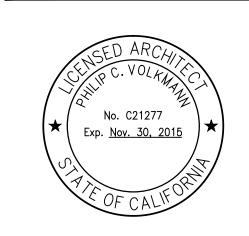
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UPPER LEVEL FLOOR PLAN





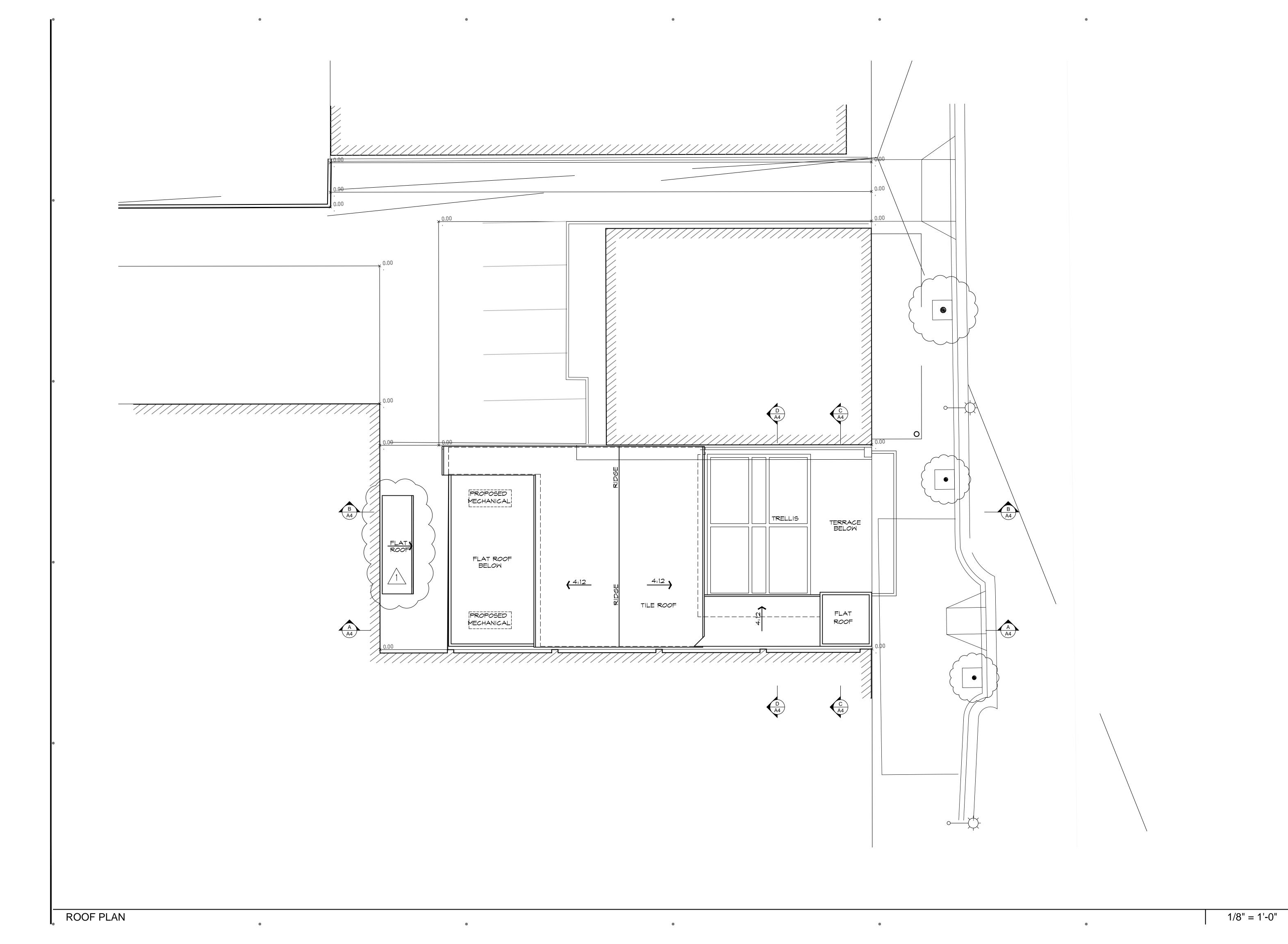
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1/8" = 1'-0"



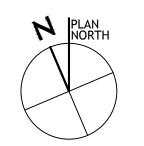
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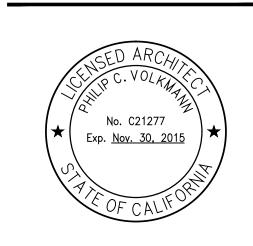
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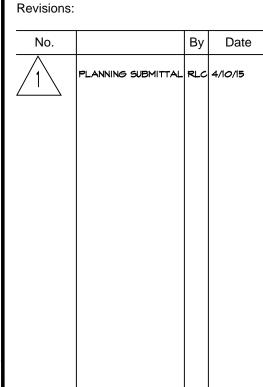
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ROOF PLAN





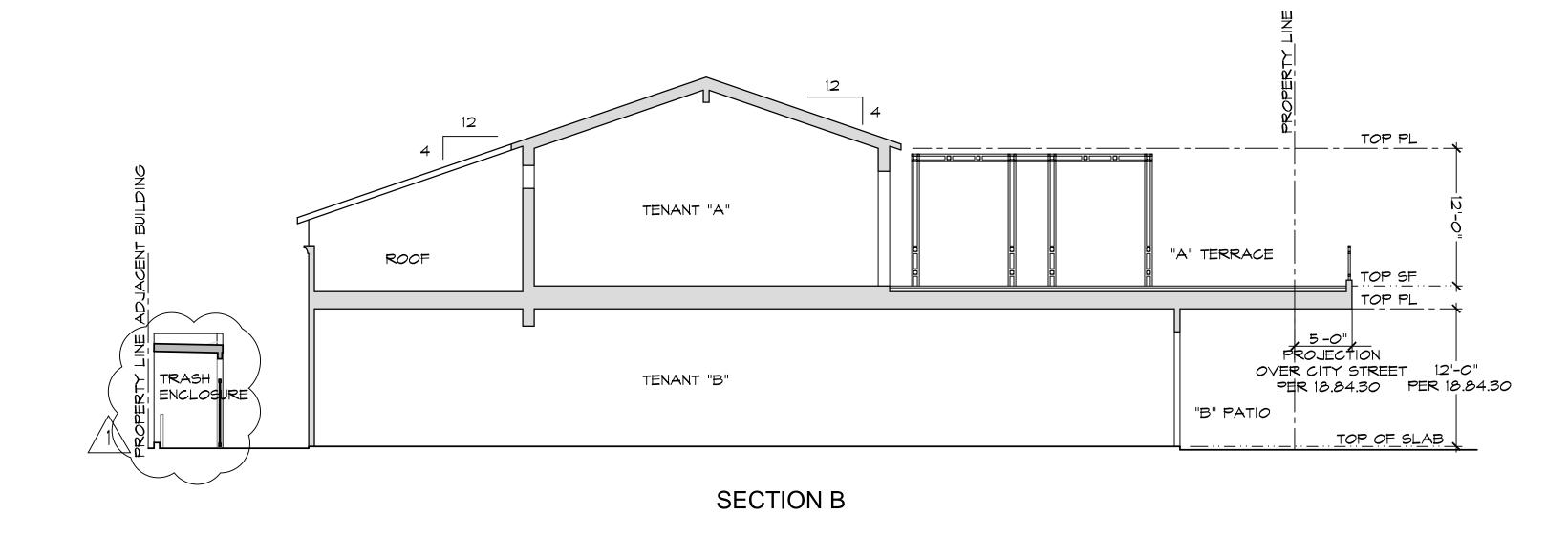


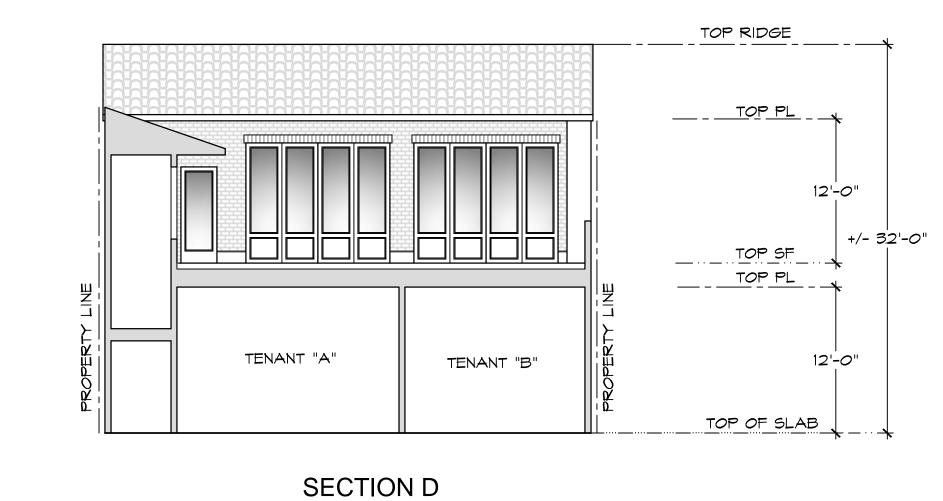
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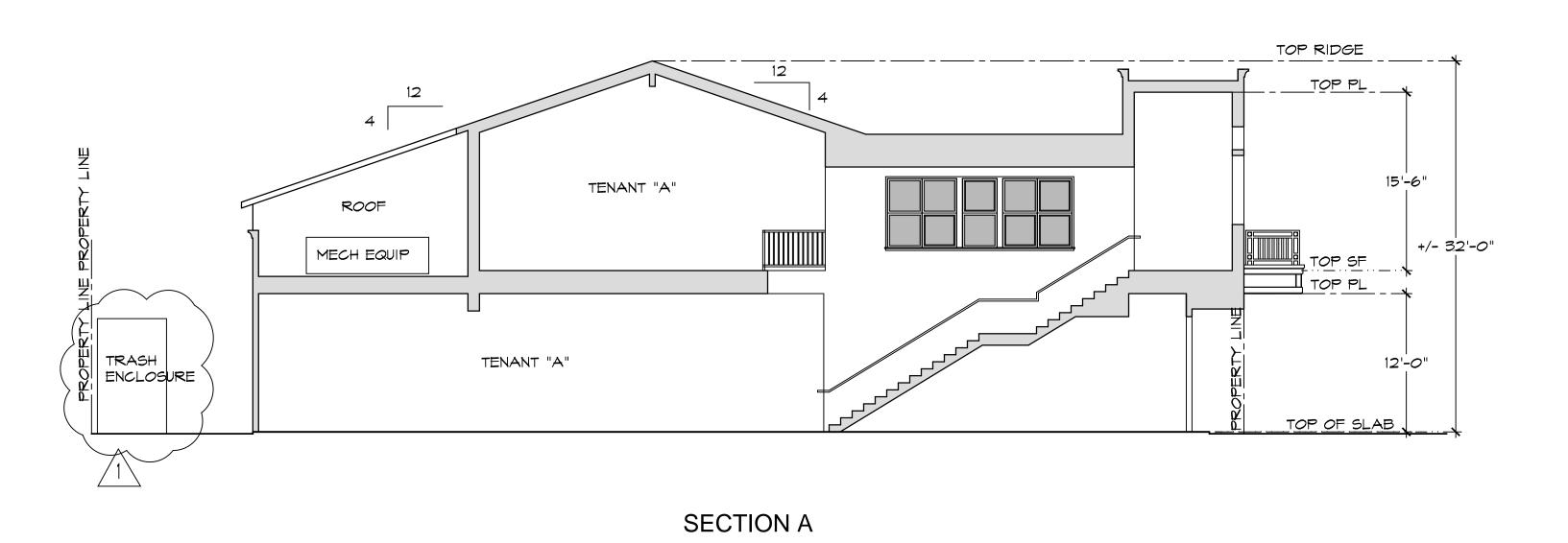
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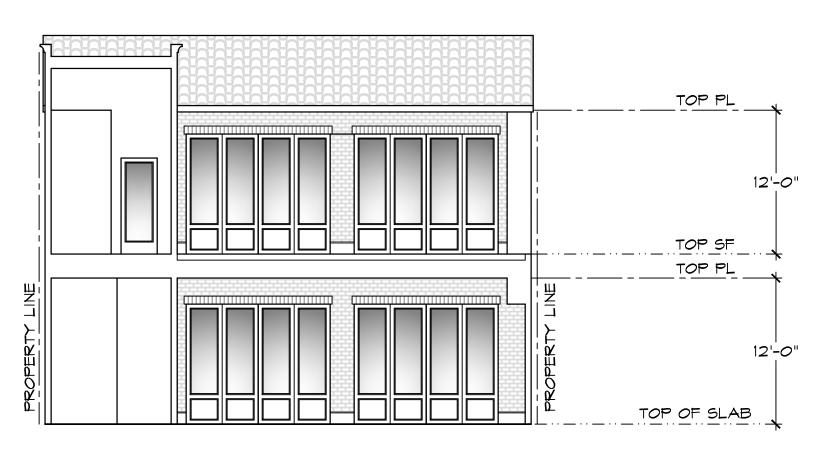
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SECTION C

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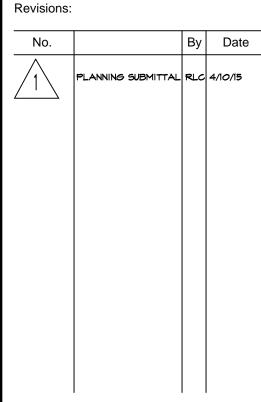
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BUILDING SECTIONS





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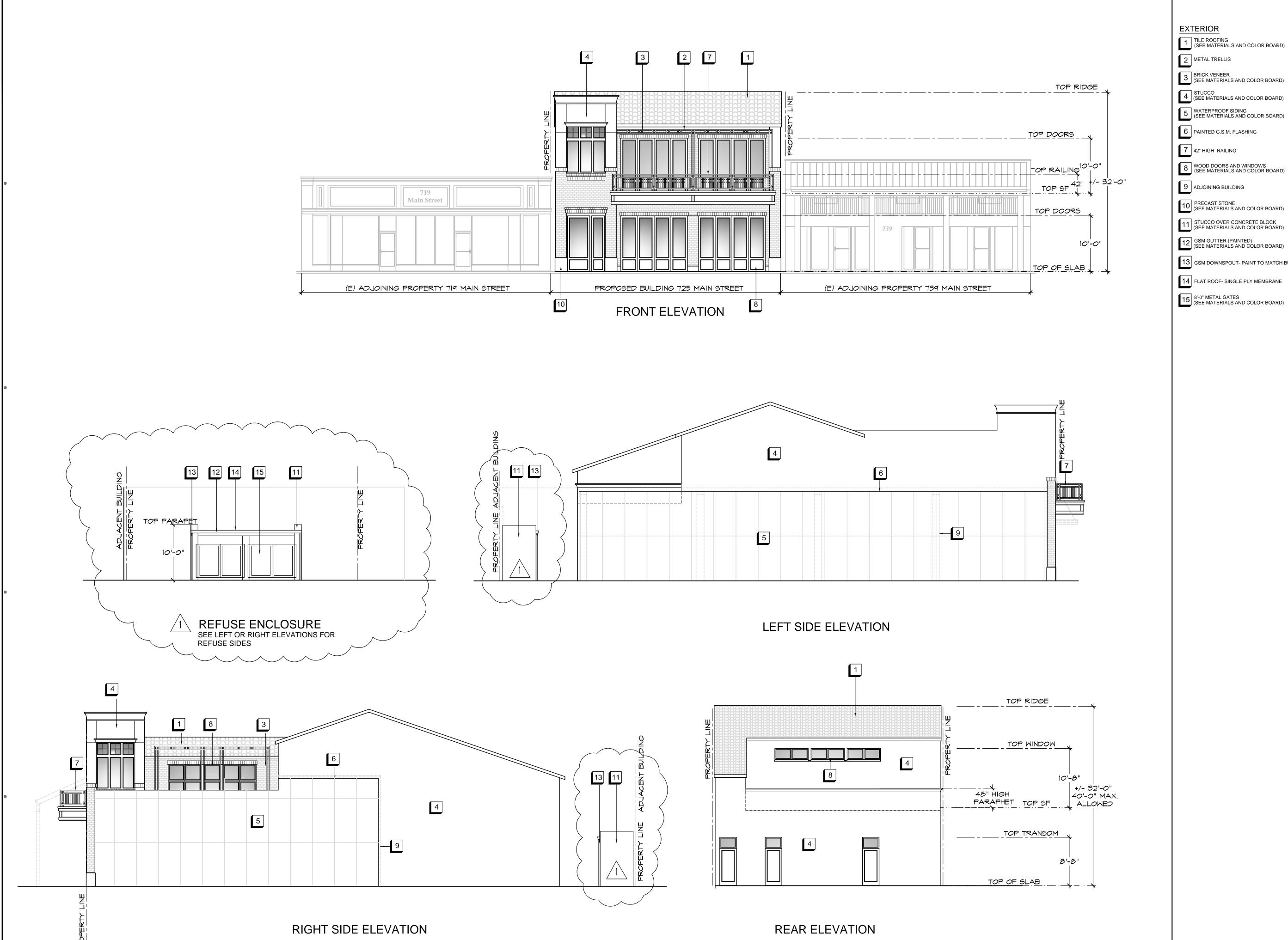
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Date: 2-24-15

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**EXTERIOR ELEVATIONS** 

## **KEY NOTES**

TILE ROOFING (SEE MATERIALS AND COLOR BOARD)

BRICK VENEER (SEE MATERIALS AND COLOR BOARD)

STUCCO (SEE MATERIALS AND COLOR BOARD)

WATERPROOF SIDING (SEE MATERIALS AND COLOR BOARD)

6 PAINTED G.S.M. FLASHING

8 WOOD DOORS AND WINDOWS (SEE MATERIALS AND COLOR BOARD)

9 ADJOINING BUILDING

PRECAST STONE (SEE MATERIALS AND COLOR BOARD)

11 STUCCO OVER CONCRETE BLOCK (SEE MATERIALS AND COLOR BOARD)

13 GSM DOWNSPOUT- PAINT TO MATCH BUILDING

14 FLAT ROOF- SINGLE PLY MEMBRANE

1/8" = 1'-0"

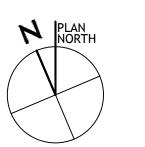
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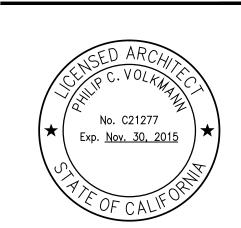
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**EXTERIOR** ELEVATIONS





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