



PROJECT 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: Max. Allowed
Building Height: 40'-0"

SETBACK REQUIREMENTS*: Front / Side / Rear
Building: 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'	1,958 S.F.
TENANT 'A' PATIO	271 S.F.
TENANT 'B'	1,095 S.F.
TENANT 'B' PATIO	245 S.F.
UPPER LEVEL	1,450 S.F.
TENANT 'A'	1,450 S.F.
TENANT 'A' TERRACE	1,316 S.F.
TOTAL BUILDING AREA	4,503 S.F.
TOTAL OUTSIDE DINING	1,832 S.F.

PROJECT 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 Dondero
P.O. Box 752
Pleasanton, CA 94566

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

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

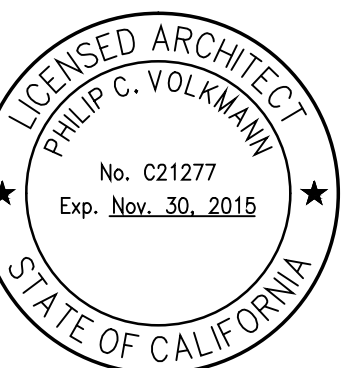
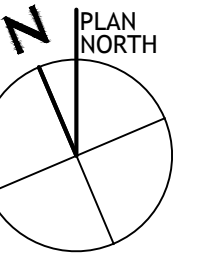
VOLKMAN
ARCHITECTURE
1601 North Main, Suite 202
Walnut Creek, CA 94596
925. 478. 2998 (office)
ContactUs@volmannarchitecture.com
www.volkmanarchitecture.com

Project Title:
DONDERO PROPERTIES
PROPOSED COMMERCIAL BUILDING

725 Main Street
Pleasanton, CA

Sheet Title:

COVER SHEET
PROJECT DATA
DRAWING INDEX
PROJECT ROSTER
PROJECT DESCRIPTION
VICINITY MAP



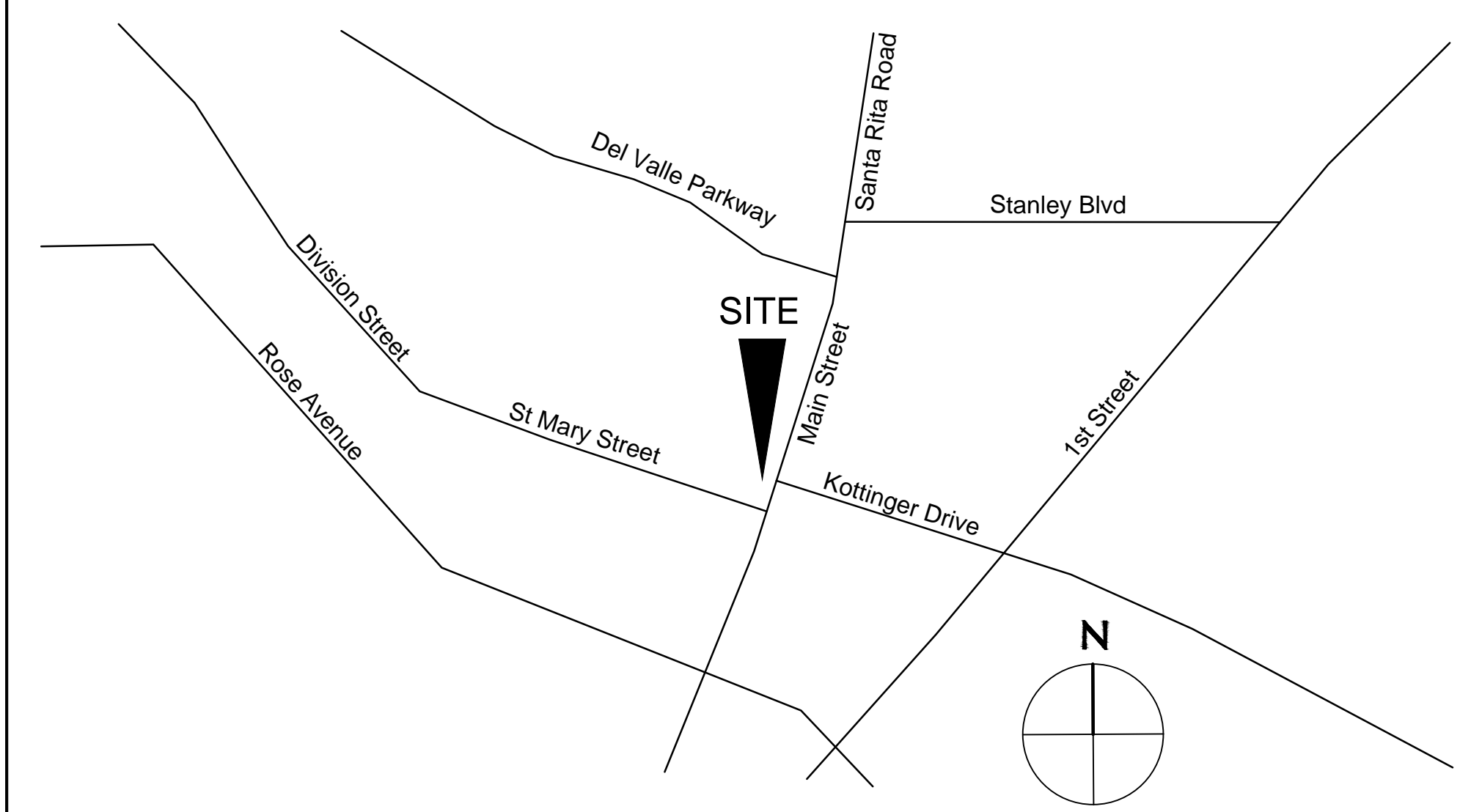
Revisions:

No.	By	Date

Scale: AS SHOWN
Drawn By: TKM
Approved: PCV
Job No.: 21320.01
Date: 2-24-15

Sheet No.:

CS



VICINITY MAP

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
 X, CA X
 CONTACT: X PHONE: ()

LANDSCAPE ARCHITECT: X
 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

DONDERO PROPERTIES

PROPOSED COMMERCIAL BUILDING

PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

SITE IMPROVEMENT PLANS

GOVERNING / INSPECTING AGENCY: CITY OF PLEASANTON
 PUBLIC WORKS DEPARTMENT
 200 OLD BERNAL ROAD
 PLEASANTON, CA 94566 PHONE (925) 931-5520

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

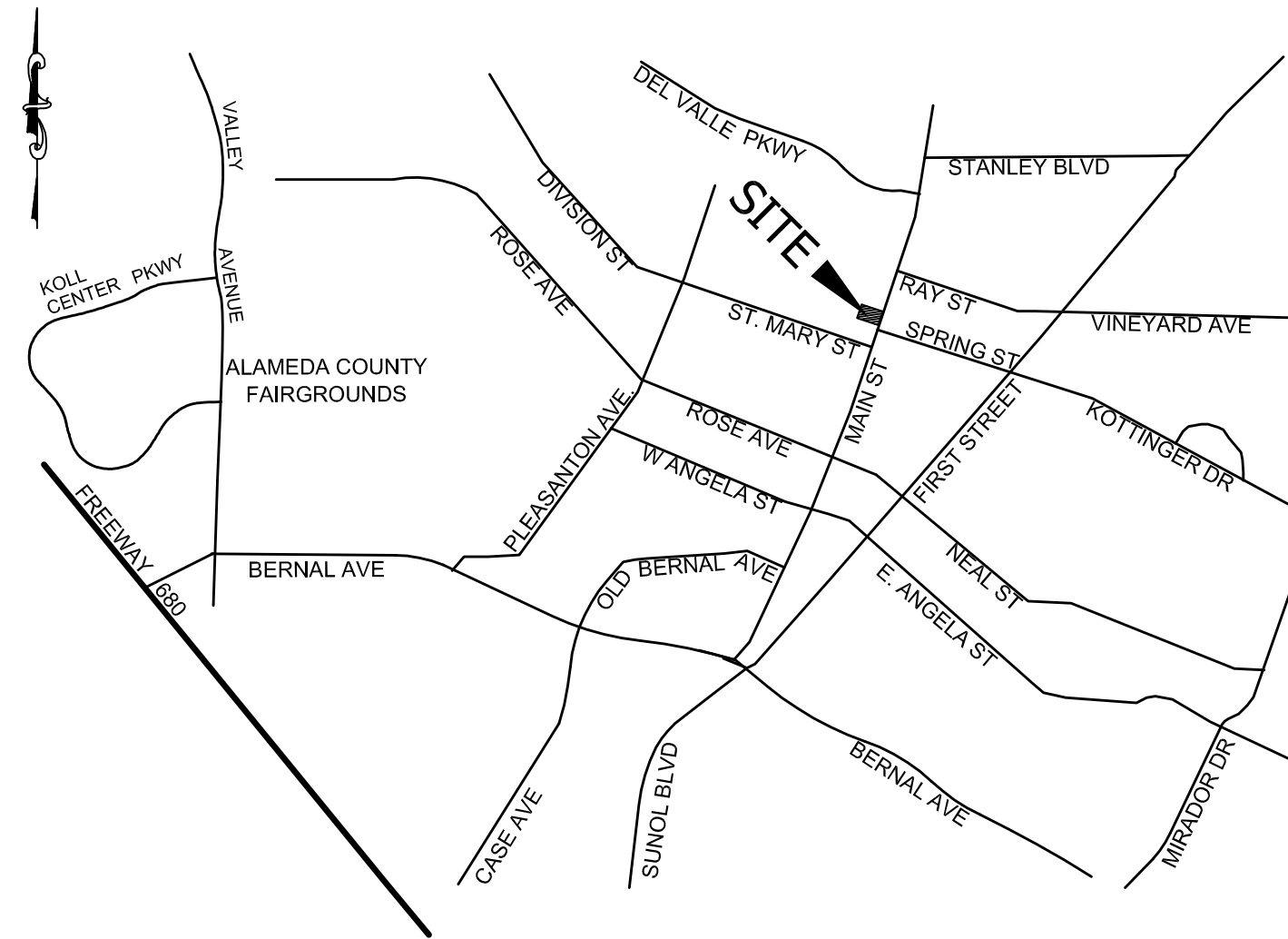
ELECTRIC AND GAS: P. G. & E.
 MISSION DIVISION-AREA 2
 7425 SOUTHFRONT ROAD
 LIVERMORE, CA 94551 PHONE (925) 866-4945

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

LEGEND AND ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
()	()	DENOTES EXISTING
— 300 —	— 300 —	CONTOURS (1' INTERVALS)
✕ 300.00	✕ 300.00	SPOT ELEVATION
=====		SUBDIVISION BOUNDARY
----		LOT LINE
----		EASEMENT LINE
=====		CURB & GUTTER
=====		CURB
—W—	—W—	WATER LINE
—SD—	—SD—	STORM DRAIN LINE
—S—	—S—	SANITARY SEWER LINE
----		CENTER LINE
=====		RETAINING WALL
=====		SOUND WALL
=====		HOUSE FOOTPRINT
○	○	TREE TO REMAIN
○	○	TREE TO BE REMOVED
○	○	FIRE HYDRANT
← 2.0% →		DIRECTION OF FLOW
SNS		STREET NAME SIGN
C/L		CENTER LINE
P.		PAVEMENT
FL.		FLOW LINE
GR.		GRATE
INV.		INVERT
TC		TOP OF CURB
TS		TOP OF SLAB
TW		TOP OF WALL
BW		BOTTOM OF WALL
=====		IN-GROUND FILTRATION PLANTER
=====		CONCRETE WALK



VICINITY MAP
N.T.S.

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.

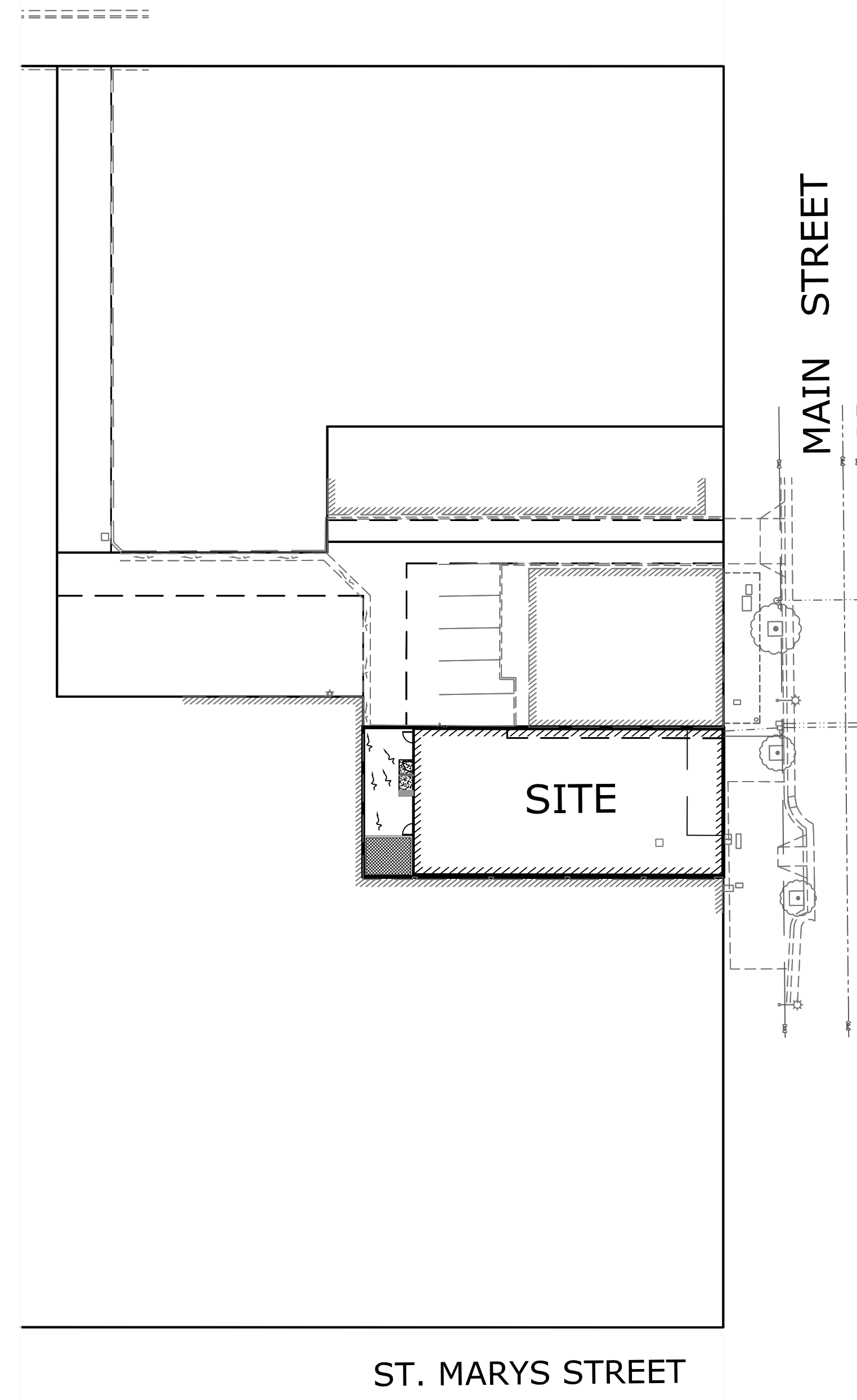
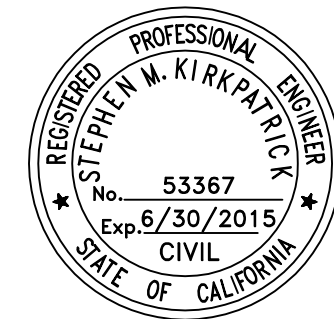
GENERAL APPROVAL NOTE:

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. IF 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 IN WHICH SAME IS TO BE MADE.

APPROVED AS TO DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON THIS DAY OF _____, 2015.

STEPHEN M. KIRKPATRICK RCE 53367, EXP. 6/30/2015
 CITY ENGINEER
 CITY OF PLEASANTON



KEY MAP
SCALE 1"=30'

HAUL ROUTES

- CONSTRUCTION MATERIALS: FROM HIGHWAY I-580 TO ISABEL AVENUE (HIGHWAY 84) TO STANLEY BOULEVARD TO MAIN STREET TO THE PROJECT SITE.
- 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
CE-5	

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

BY: _____ DATED: _____
 GEOTECHNICAL REPORT DATED 7/12/13

COVER SHEET

DONDERO PROPERTIES
 725 MAIN STREET

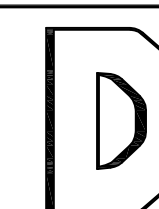
PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

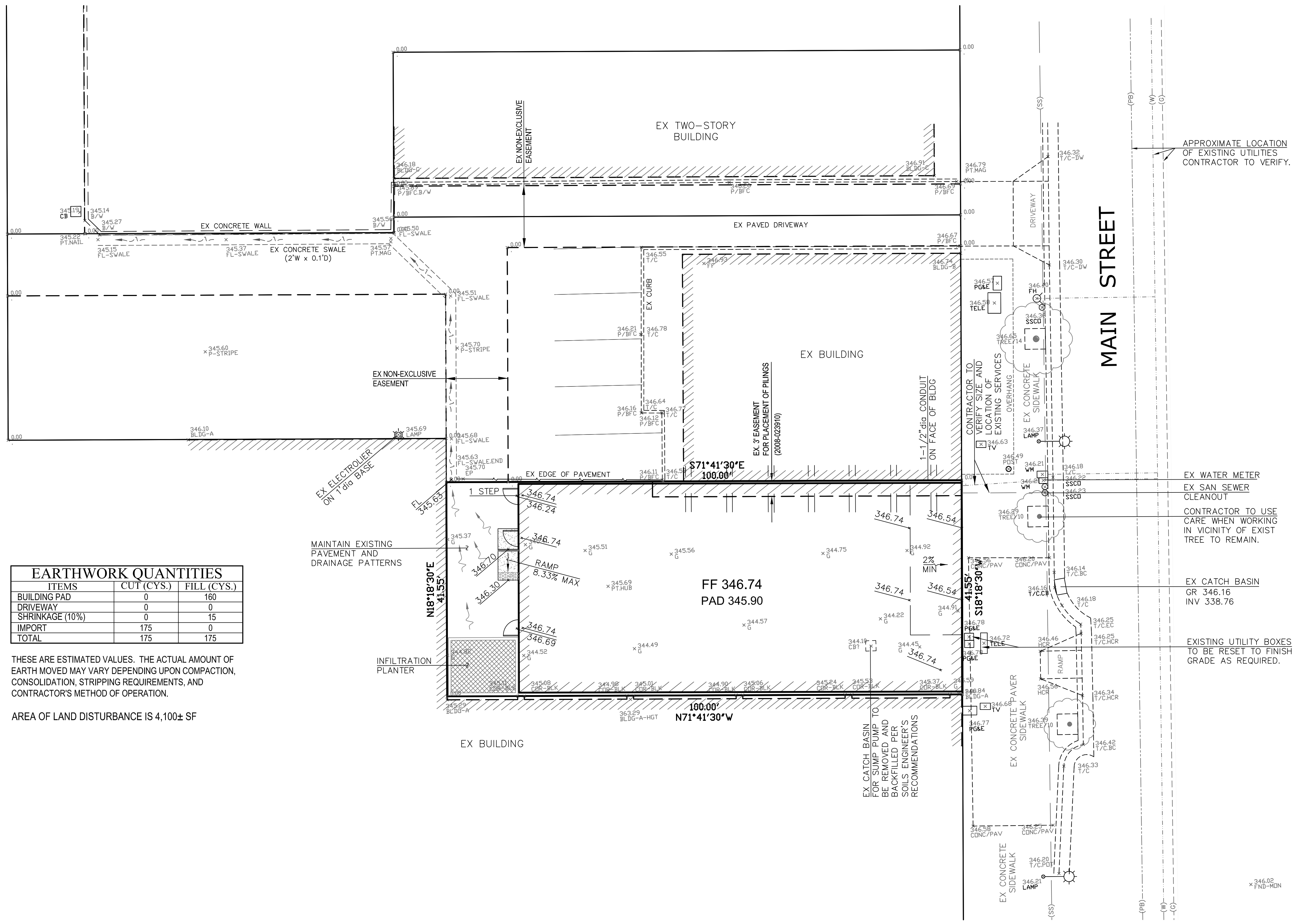
JAMES E. DIGGINS R.C.E. 27818
 RENEWAL DATE: 03/31/16

#	REVISIONS	DATE



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

Date: 2/12/2015
 Scale: N/A
 By: JED / JI
 Job No.: 14208



EARTHWORK QUANTITIES		
ITEMS	CUT (CYS.)	FILL (CYS.)
BUILDING PAD	0	160
DRIVEWAY	0	0
SHRINKAGE (10%)	0	15
IMPORT	175	0
TOTAL	175	175

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

AREA OF LAND DISTURBANCE IS 4,100± SF

GRADING and DRAINAGE PLAN

**DONDERO PROPERTIES
725 MAIN STREET**

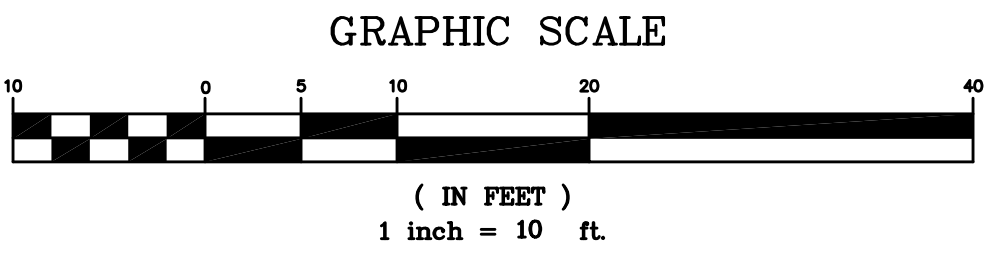
PLEASANTON ALAMEDA COUNTY CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
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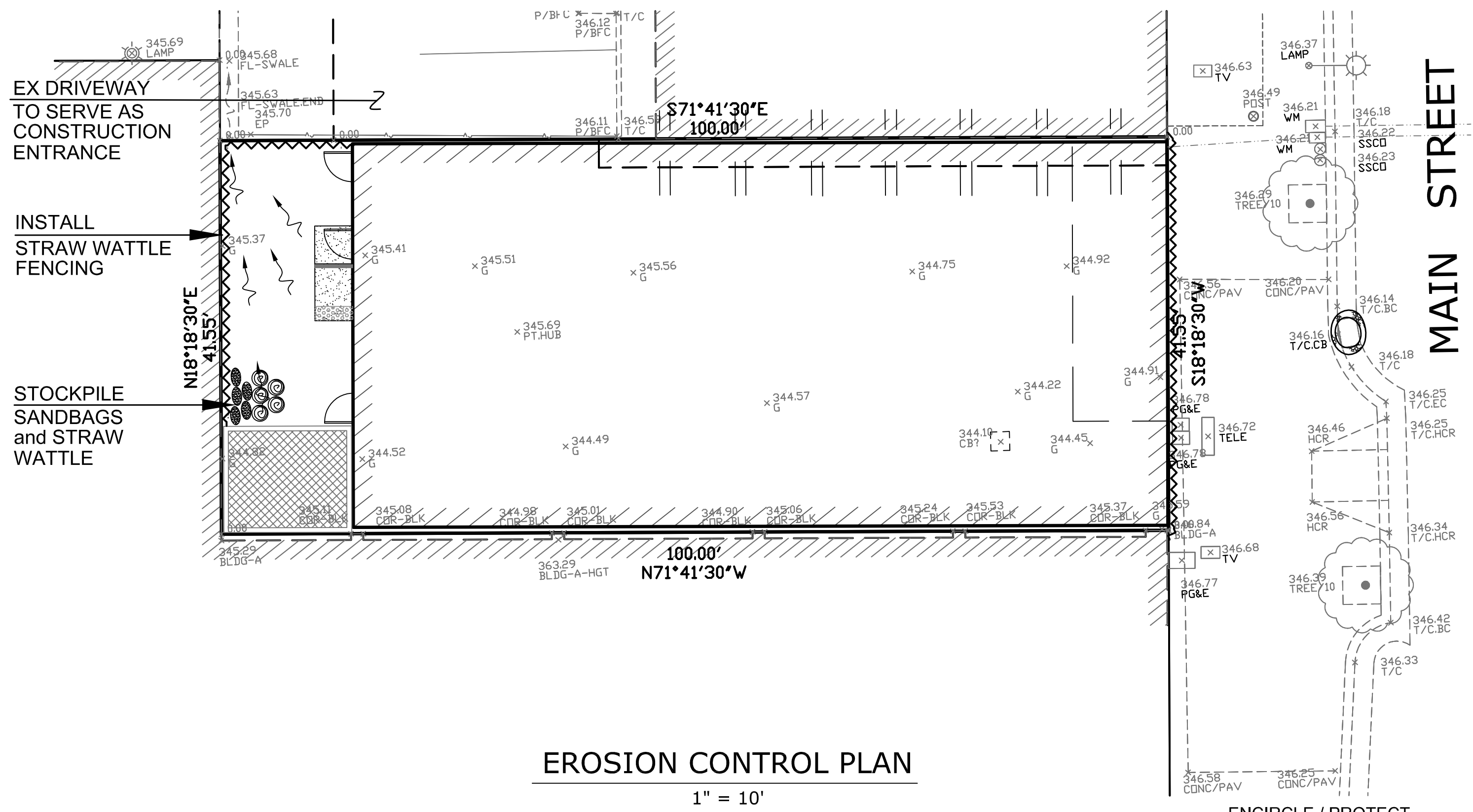
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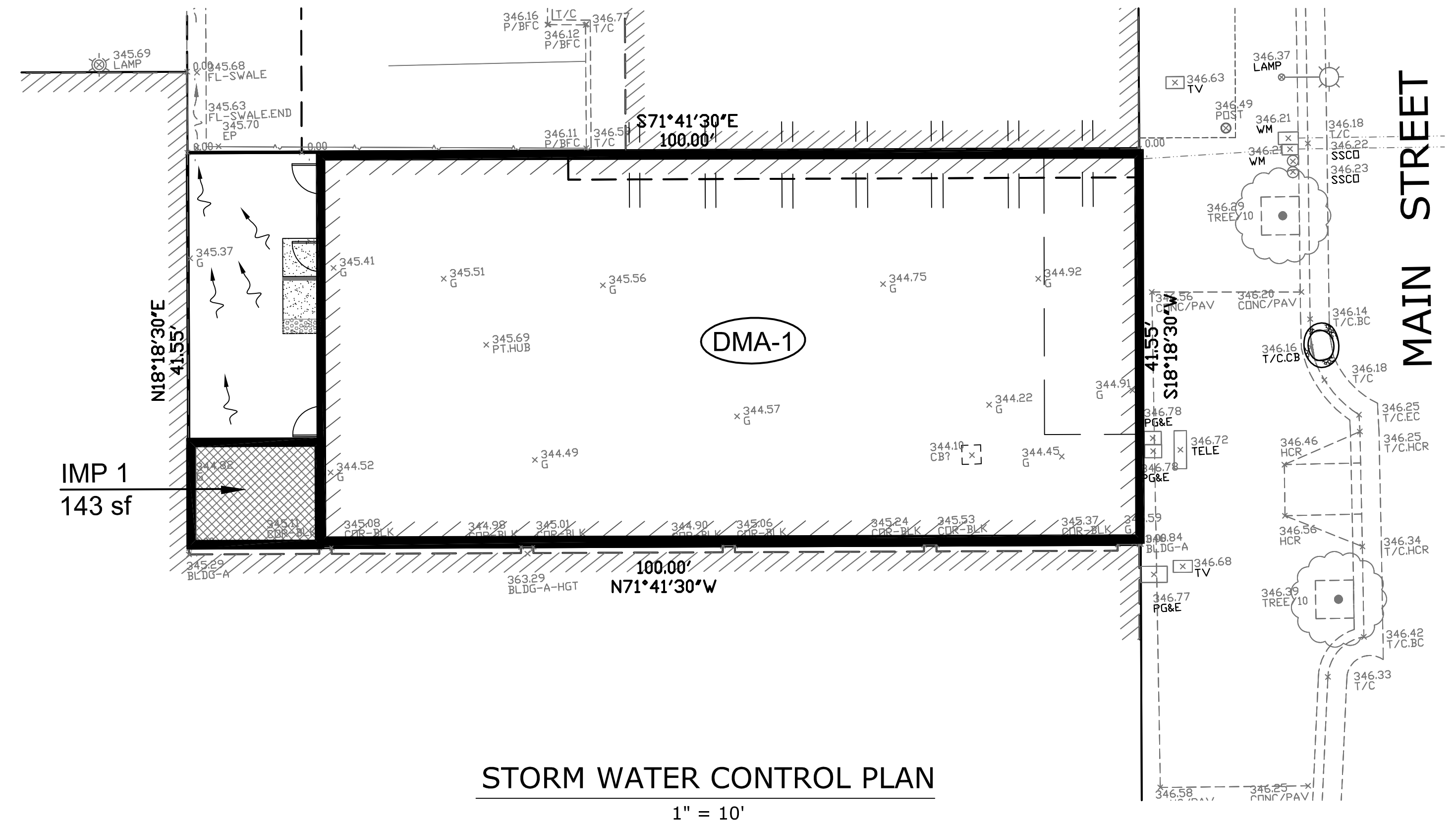
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ENCIRCLE / PROTECT
DOWNSTREAM STORM INLET
~ SEE DETAIL BELOW



ENCIRCLE / PROTECT
DOWNSTREAM STORM INLET
~ SEE DETAIL BELOW

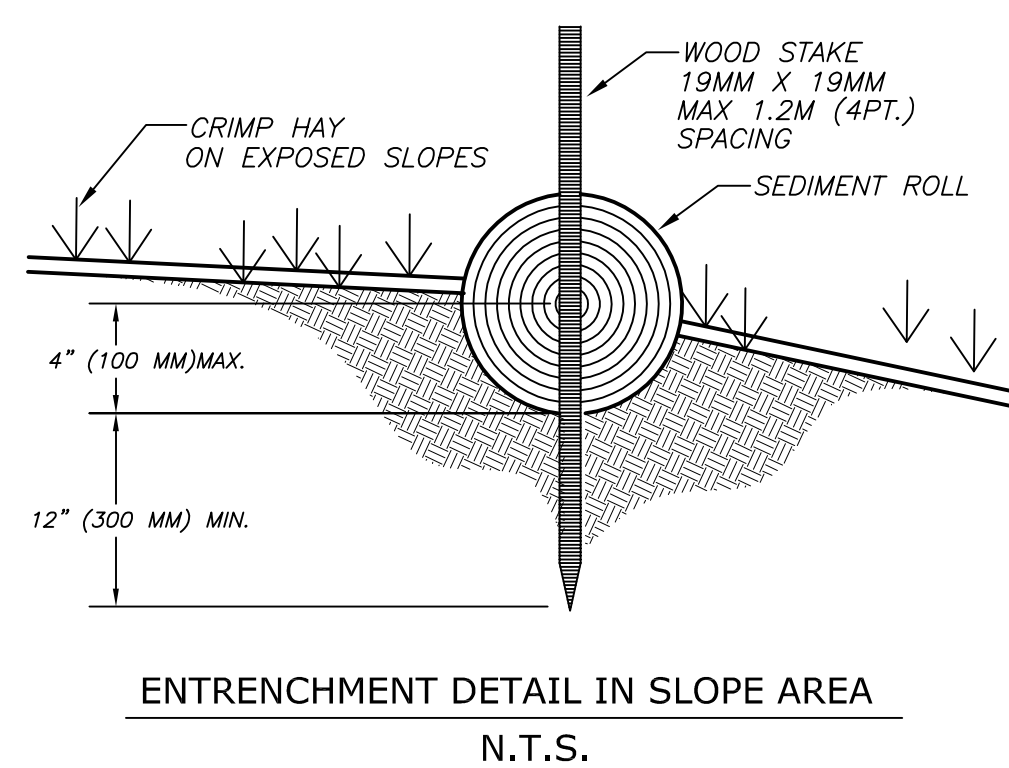
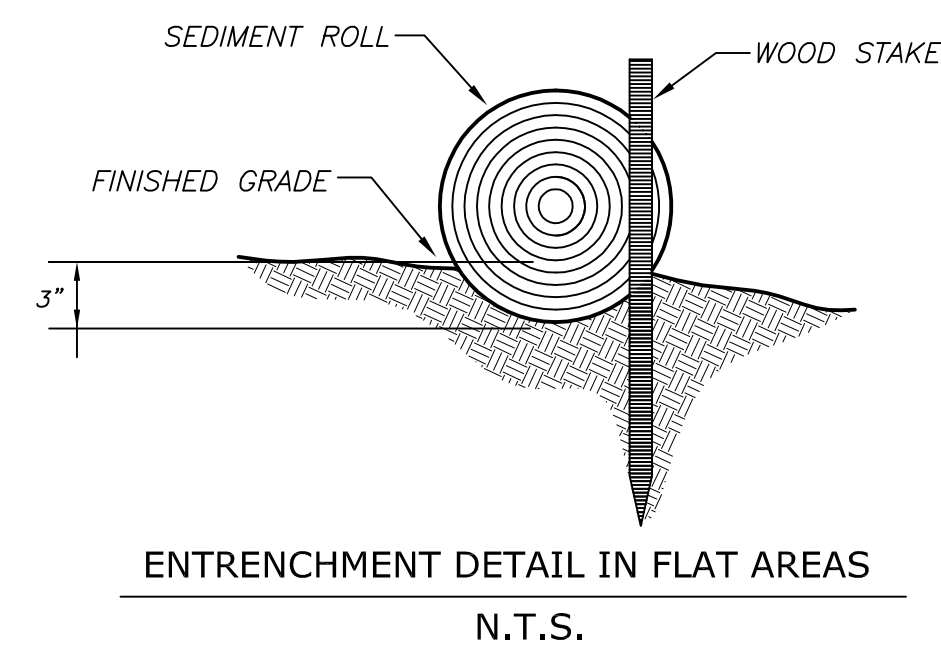


LEGEND

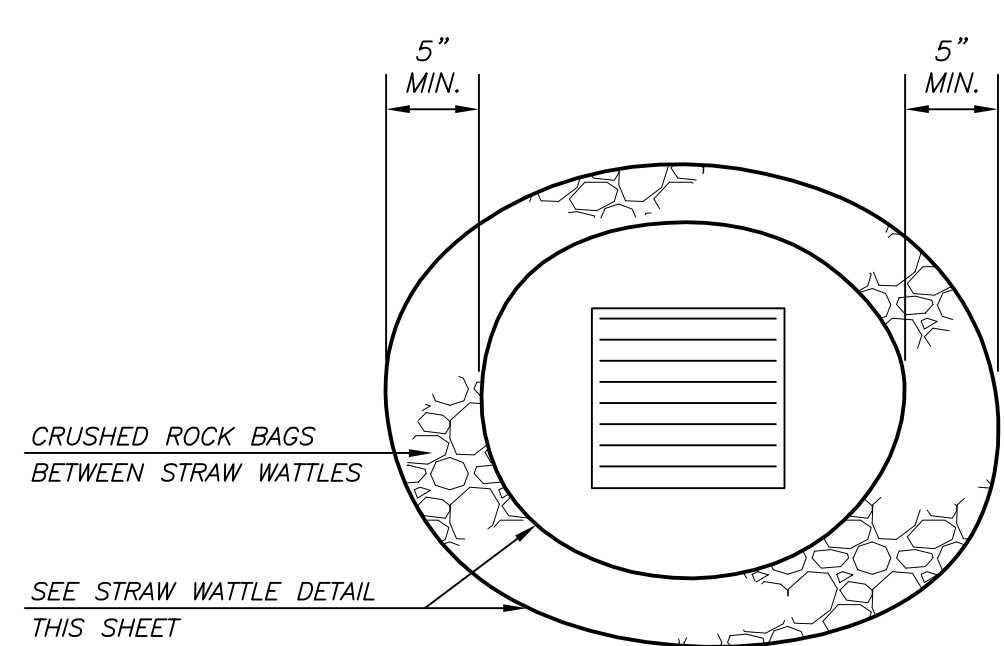
- STRAW WATTLE
- STRAW WATTLE FENCING
- CRUSHED ROCK BETWEEN STRAW WATTLE

NOTE:

ELEVATIONS, GRADES AND IMPROVEMENTS SHOWN ON THIS SHEET ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL REFER TO THE GRADING AND DRAINAGE PLAN FOR ALL WORK OTHER THAN EROSION CONTROL DEVICES.



STRAW WATTLE DETAILS
N.T.S.

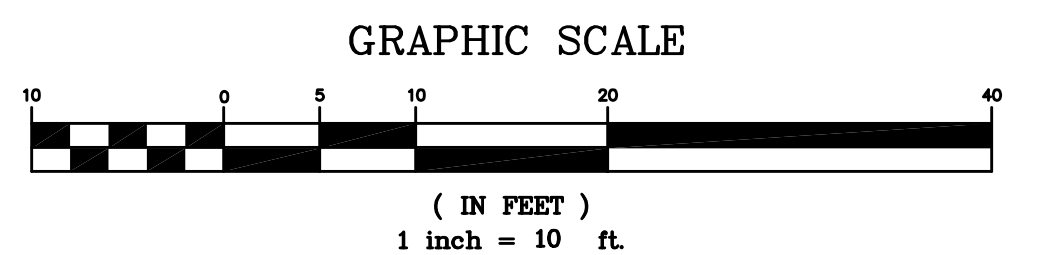
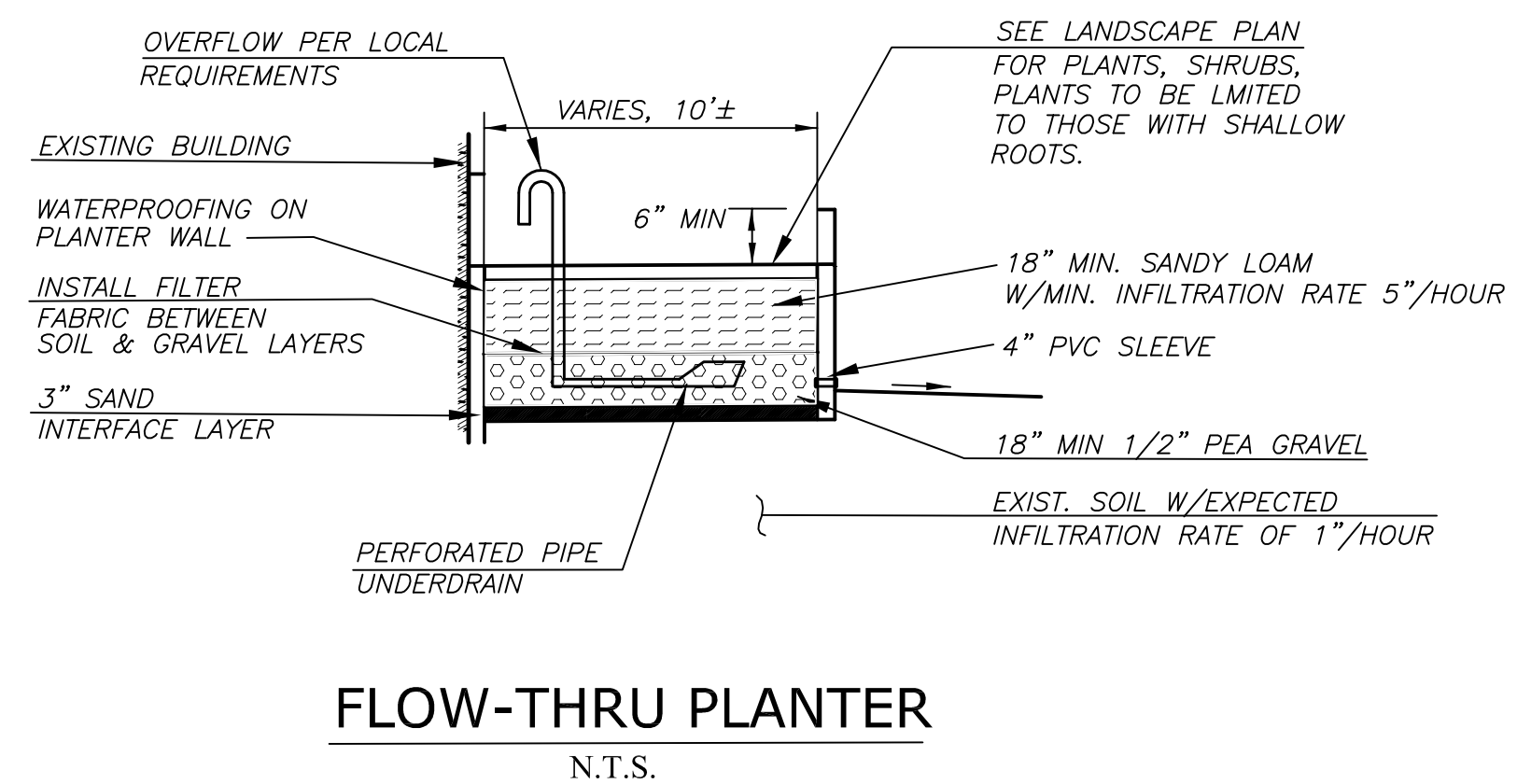


IMP NAME: IMP 1 (SOIL TYPE: D)

DMA NAME	DMA AREA (sf)	POST PROJECT SURFACE TYPE	4%
DMA 1	3,485 SF	ROOF	139.0
	143 SF	LANDSCAPE / SELF-TREATING	0
		TOTAL REQUIRED	139 SF
		TOTAL PROPOSED	143 SF

LEGEND

- BIO-SWALE / PLANTERS
- CATCH BASINS
- EARTH SWALES
- DENOTES AREA (DMA)
- INTEGRATED MANAGEMENT PRACTICE



**EROSION CONTROL and
STORM WATER CONTROL PLAN**

DONDERO PROPERTIES
725 MAIN STREET

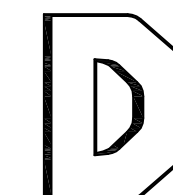
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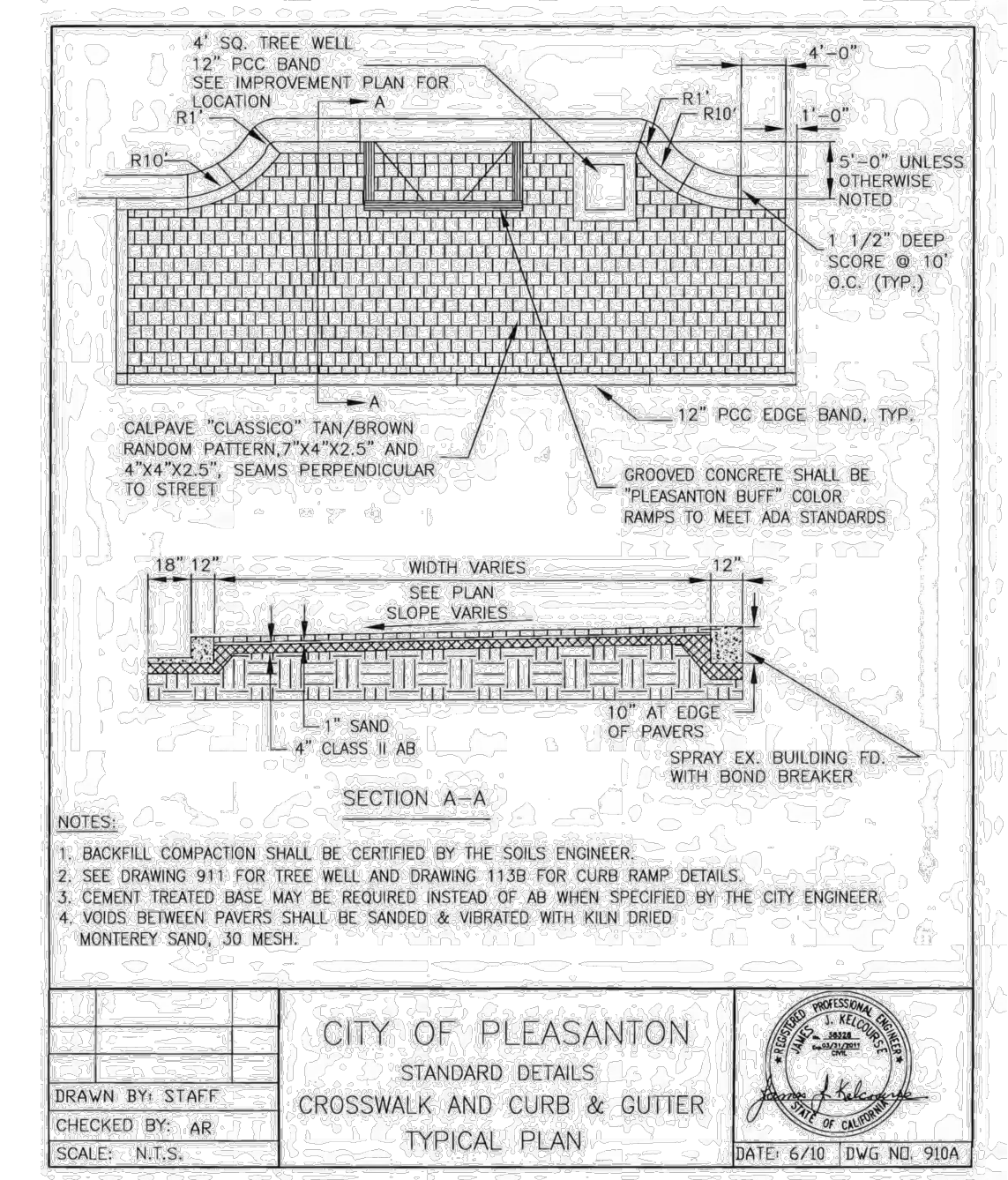
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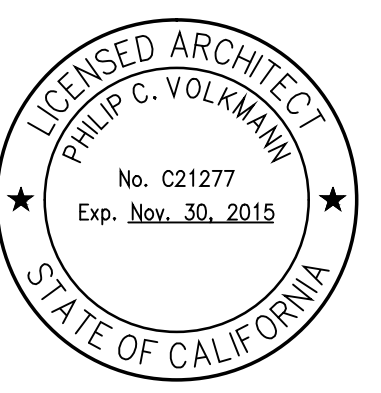
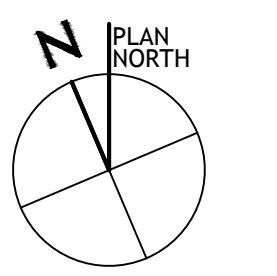


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By: JED / dl
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A CITY OF PLEASANTON SIDEWALK DETAIL



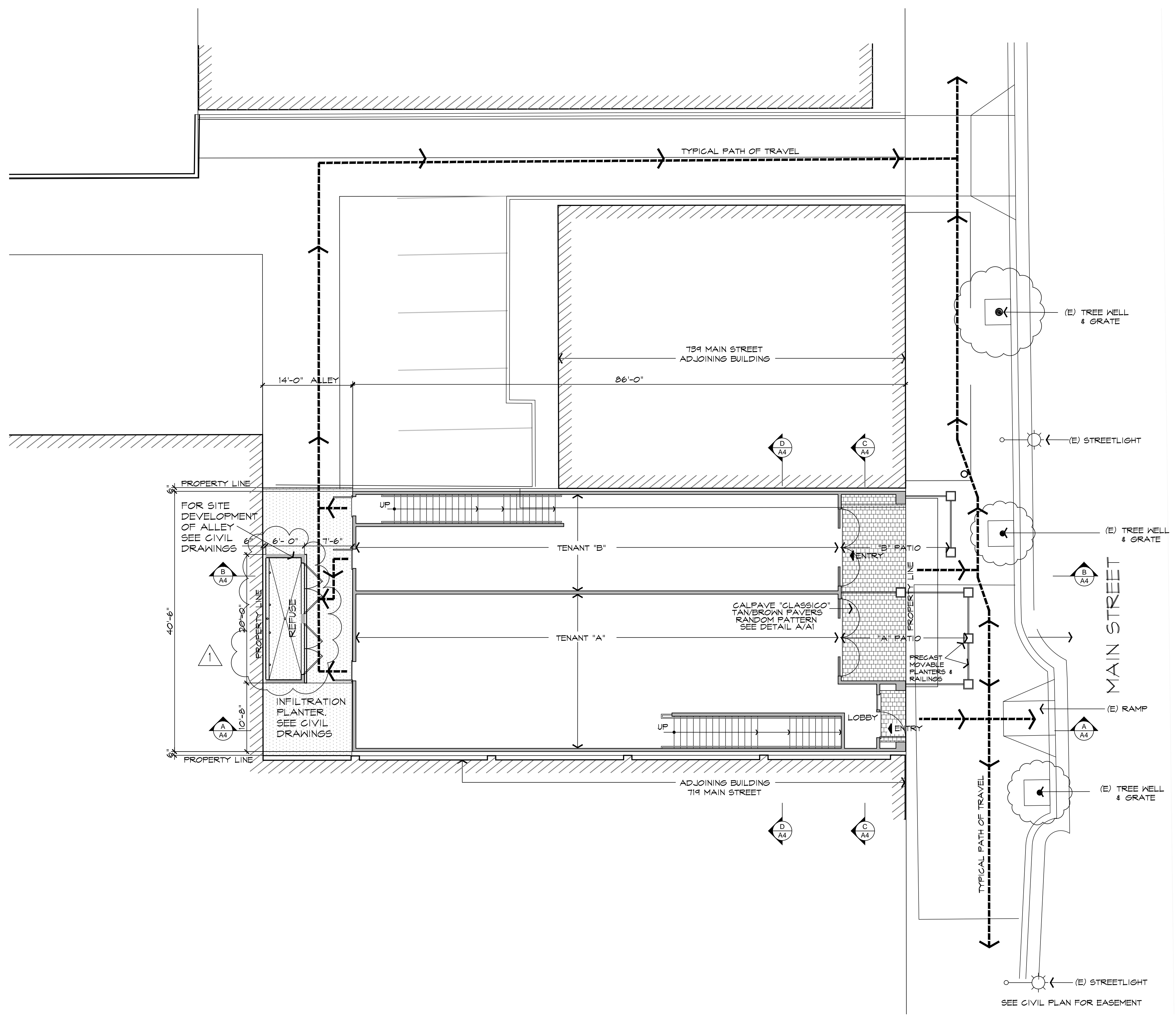
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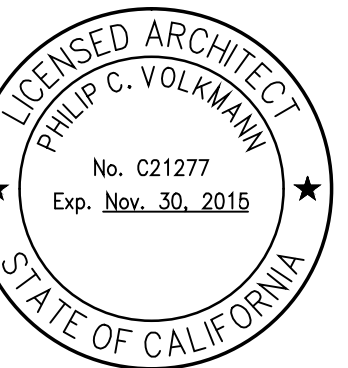
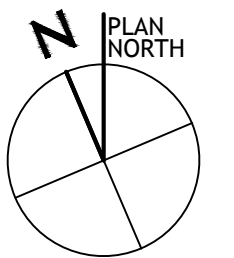
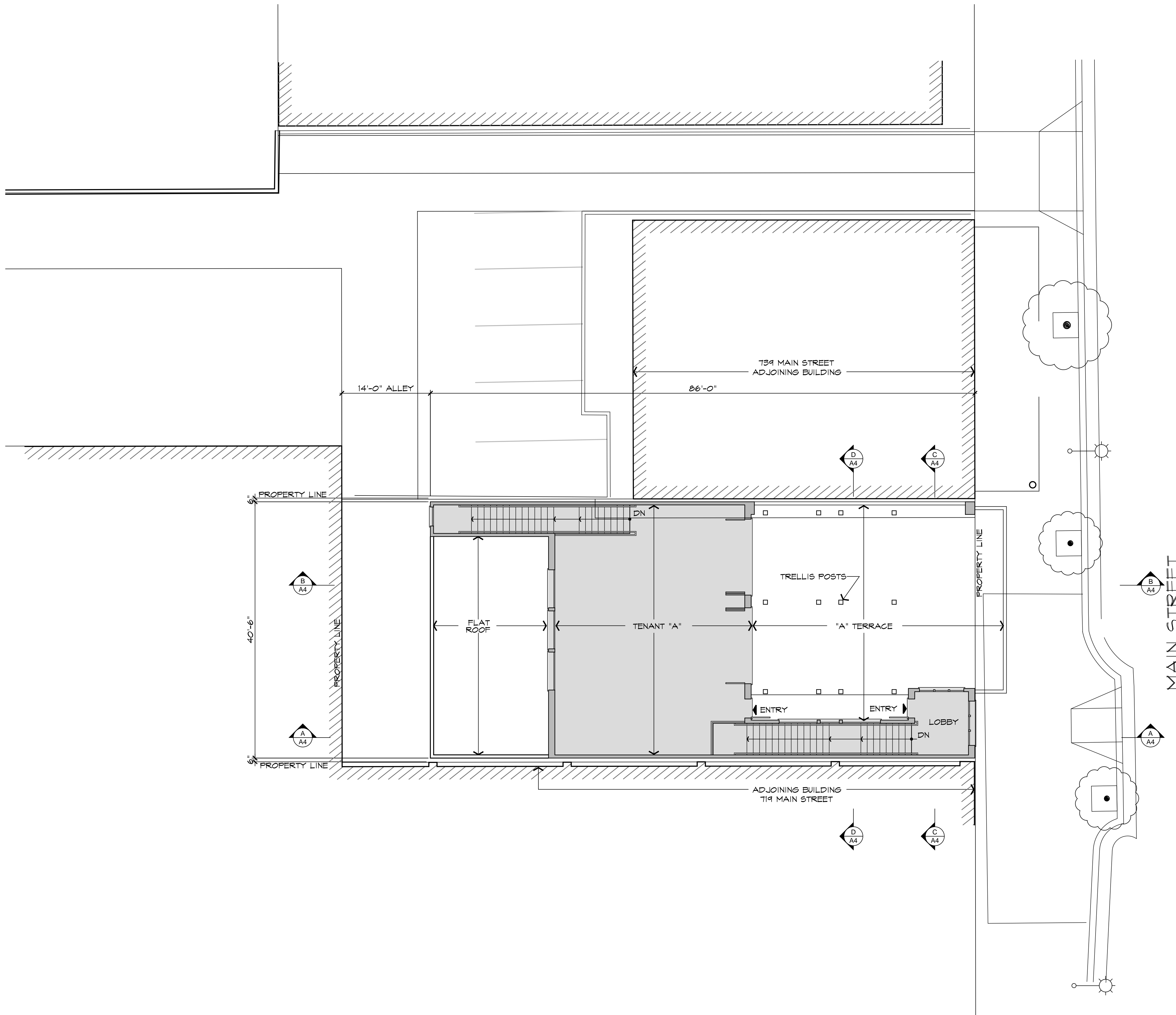
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 Approved: PCV
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Sheet No.:

A1





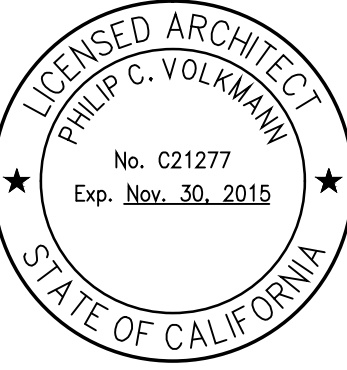
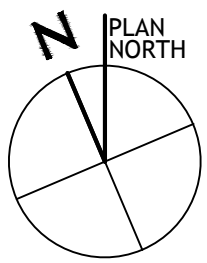
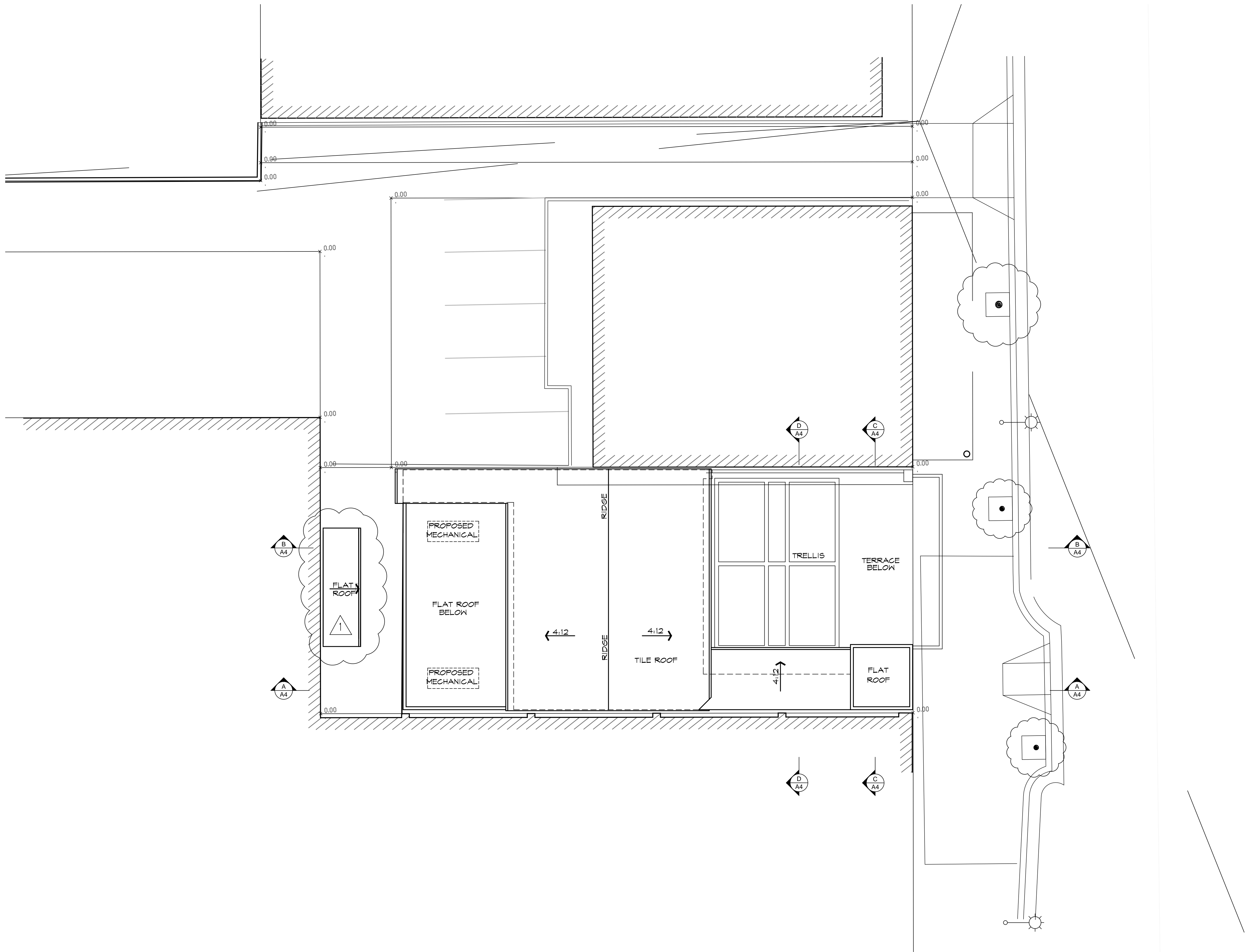
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A2



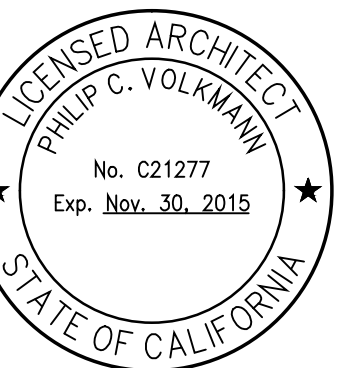
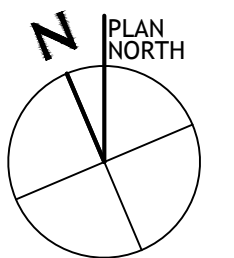
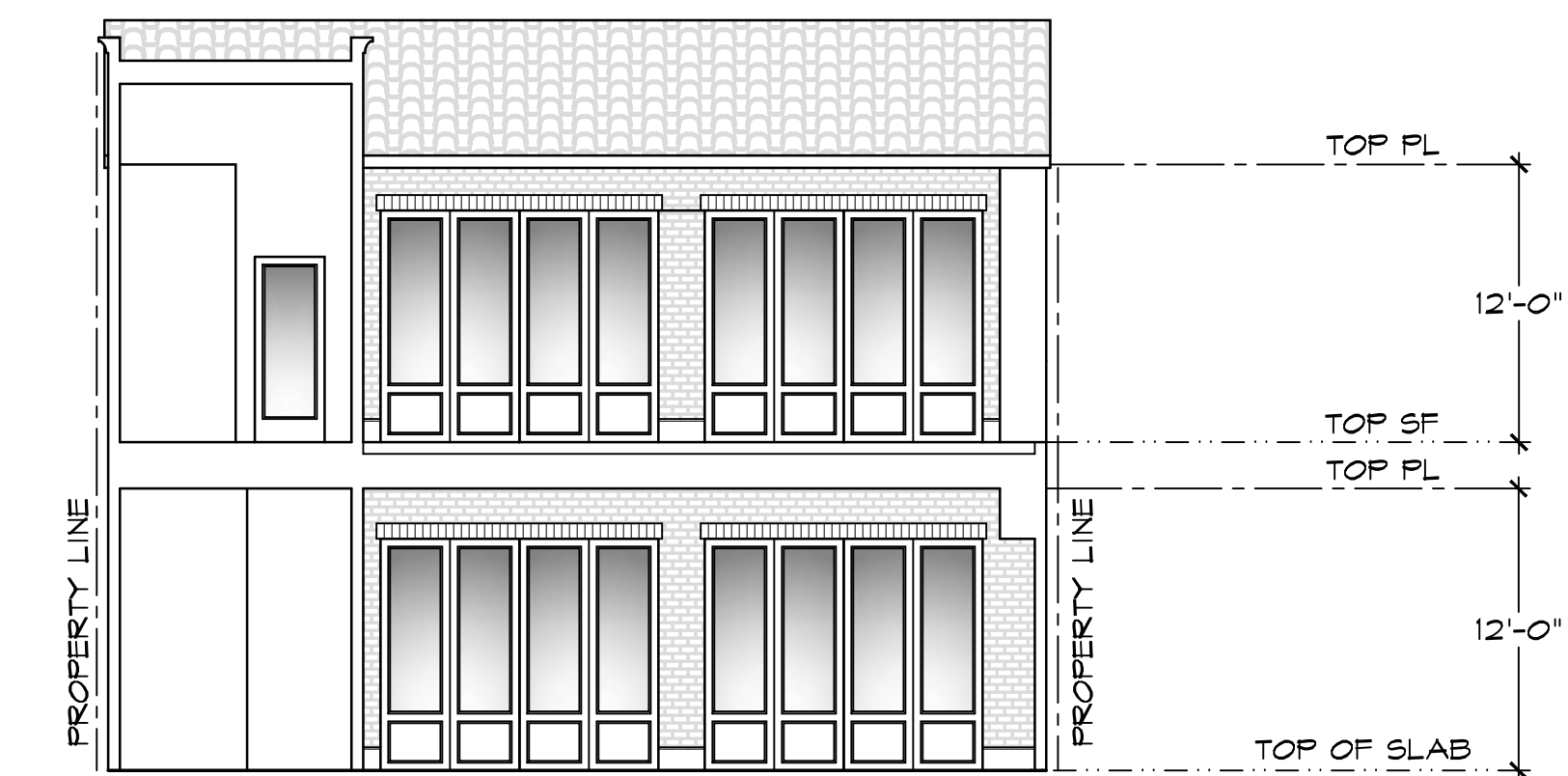
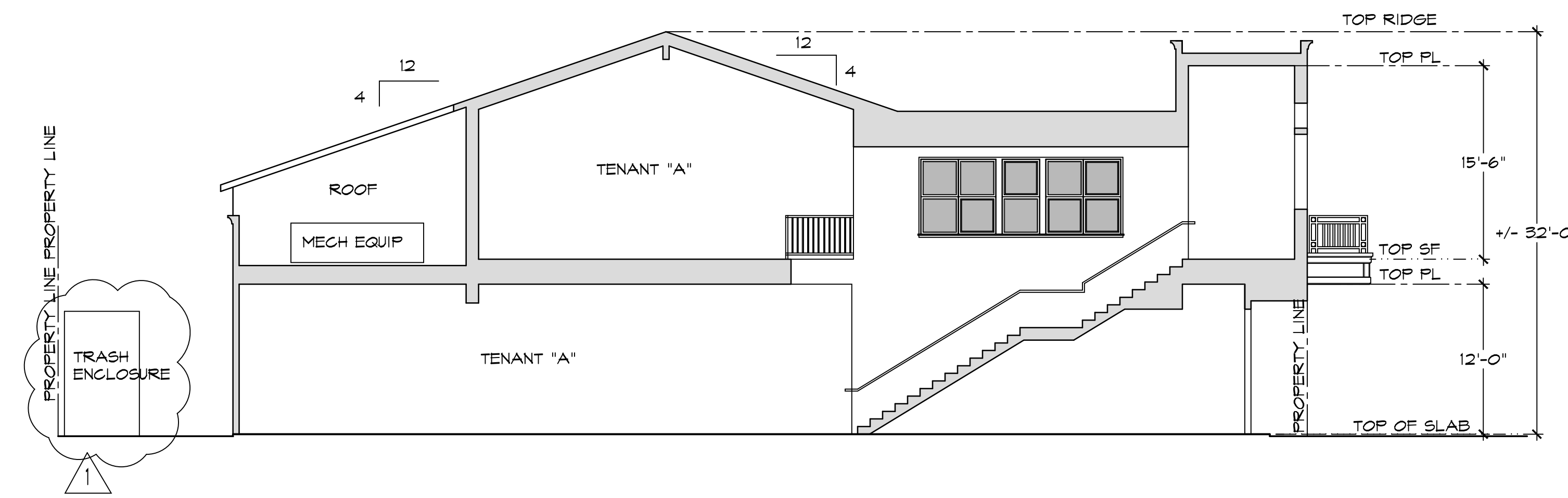
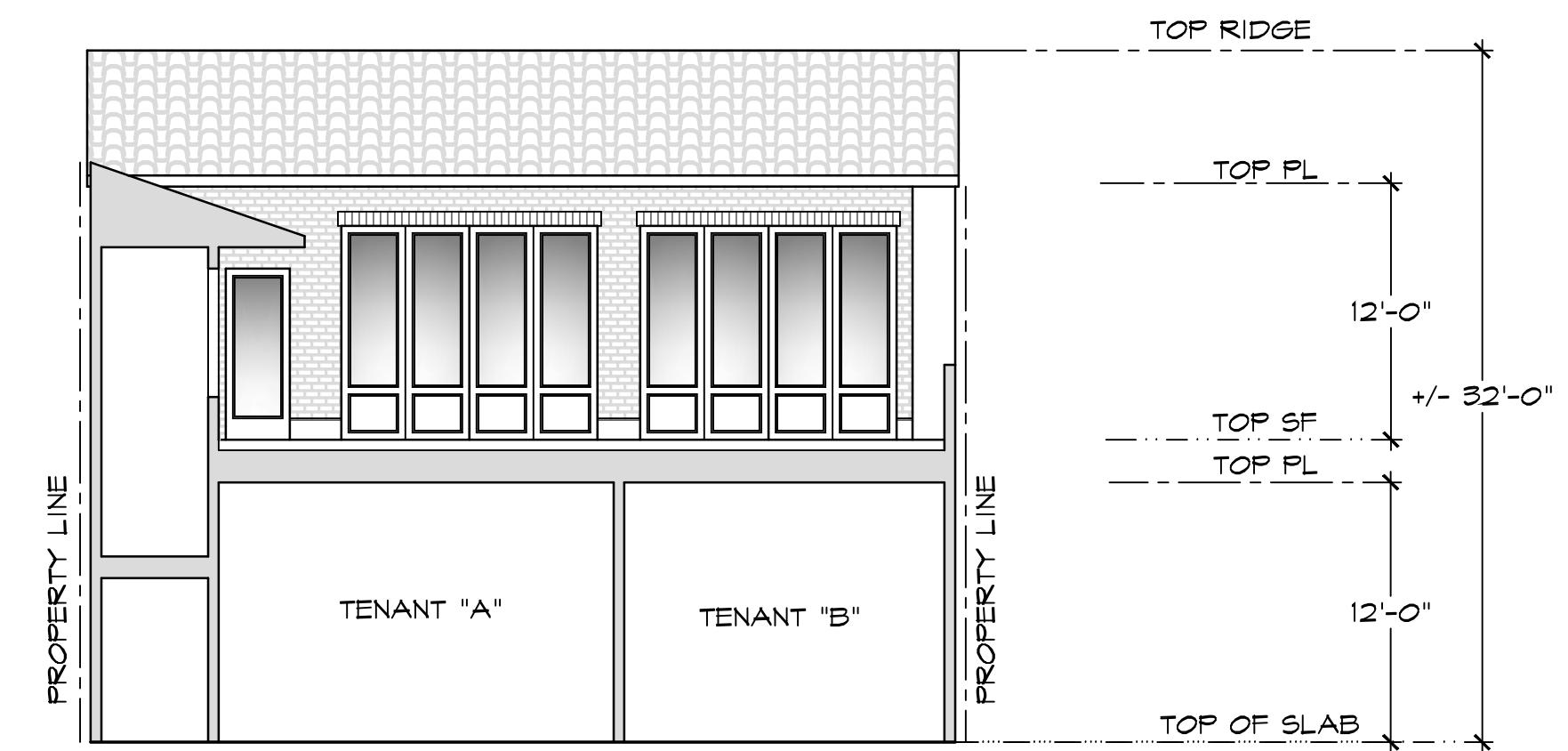
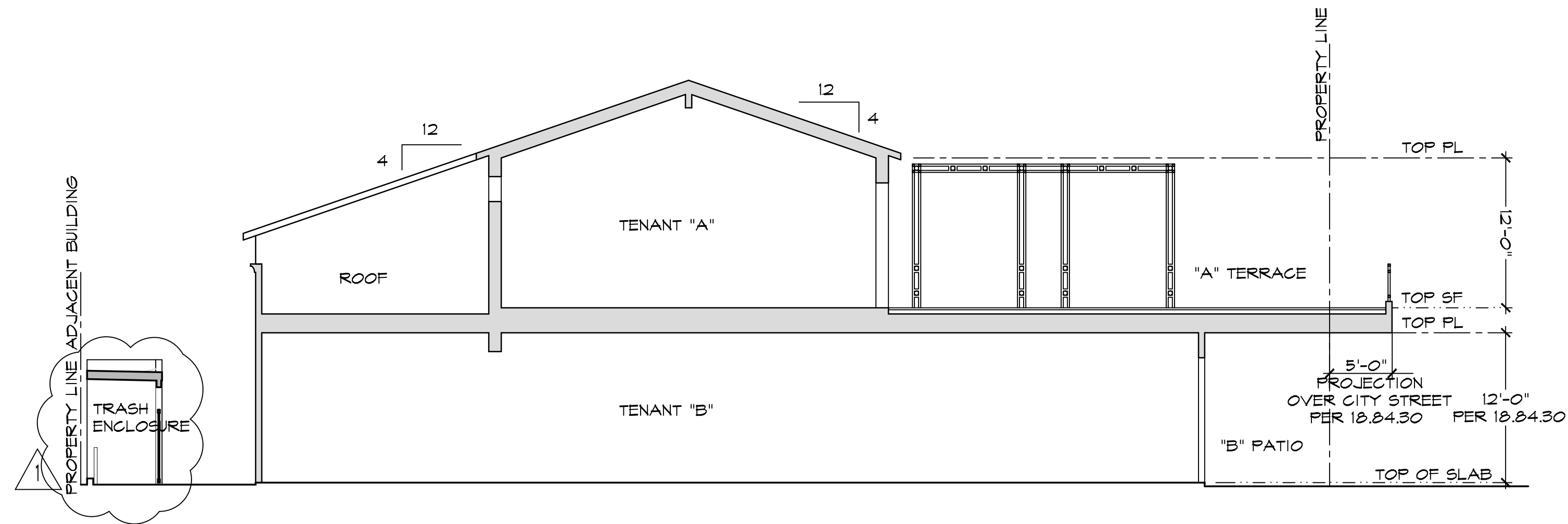
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Sheet No.:

A3



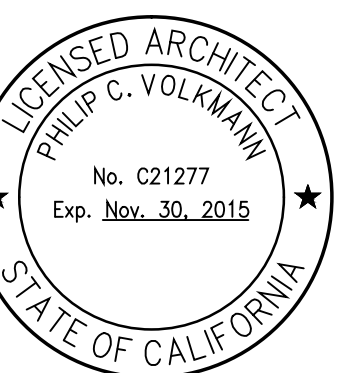
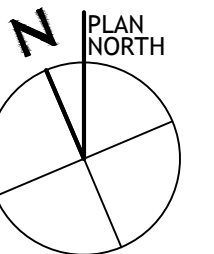
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A4



Revisions:

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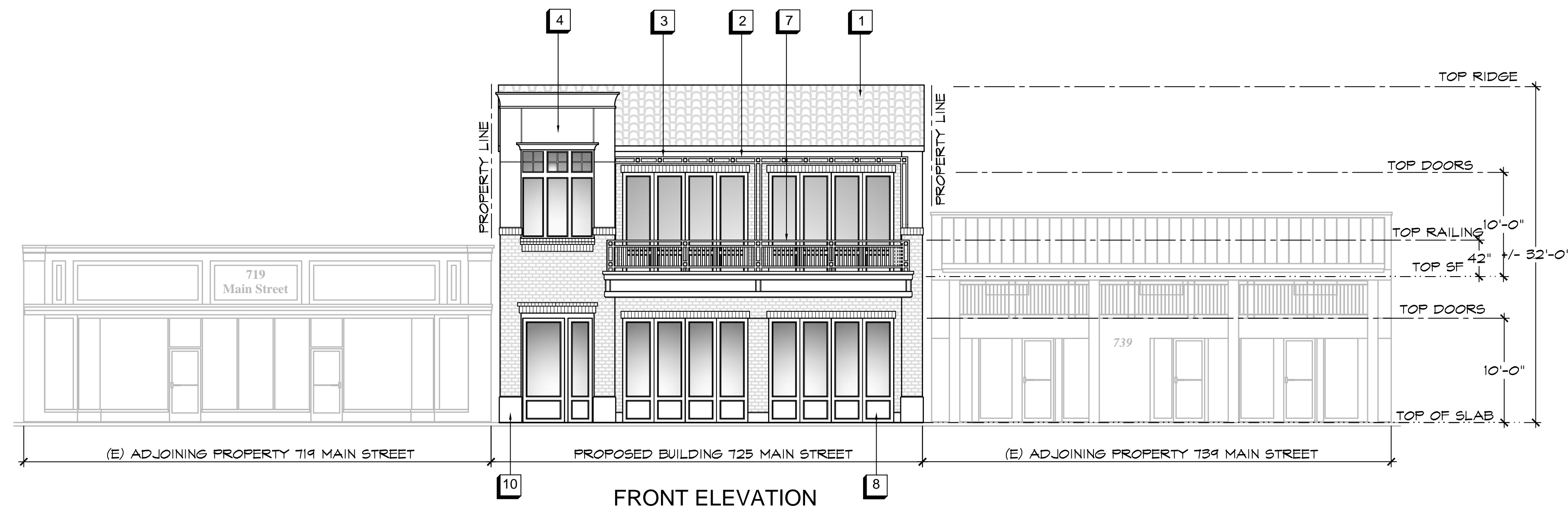
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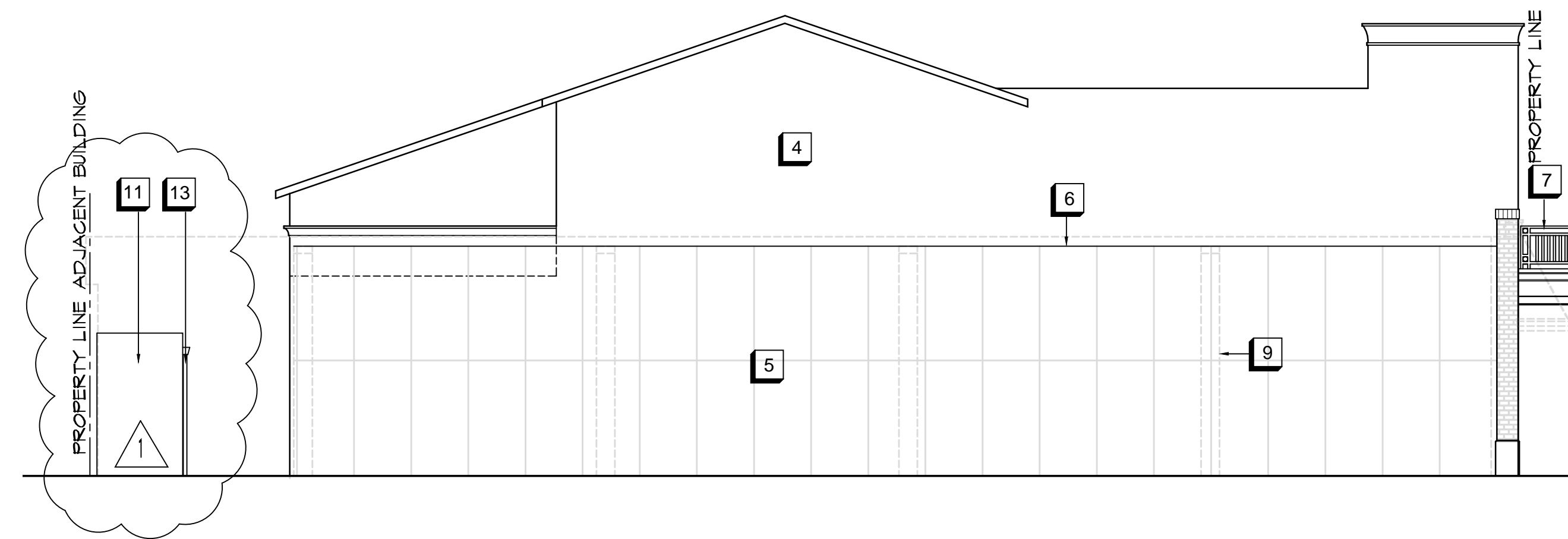
KEY NOTES

EXTERIOR

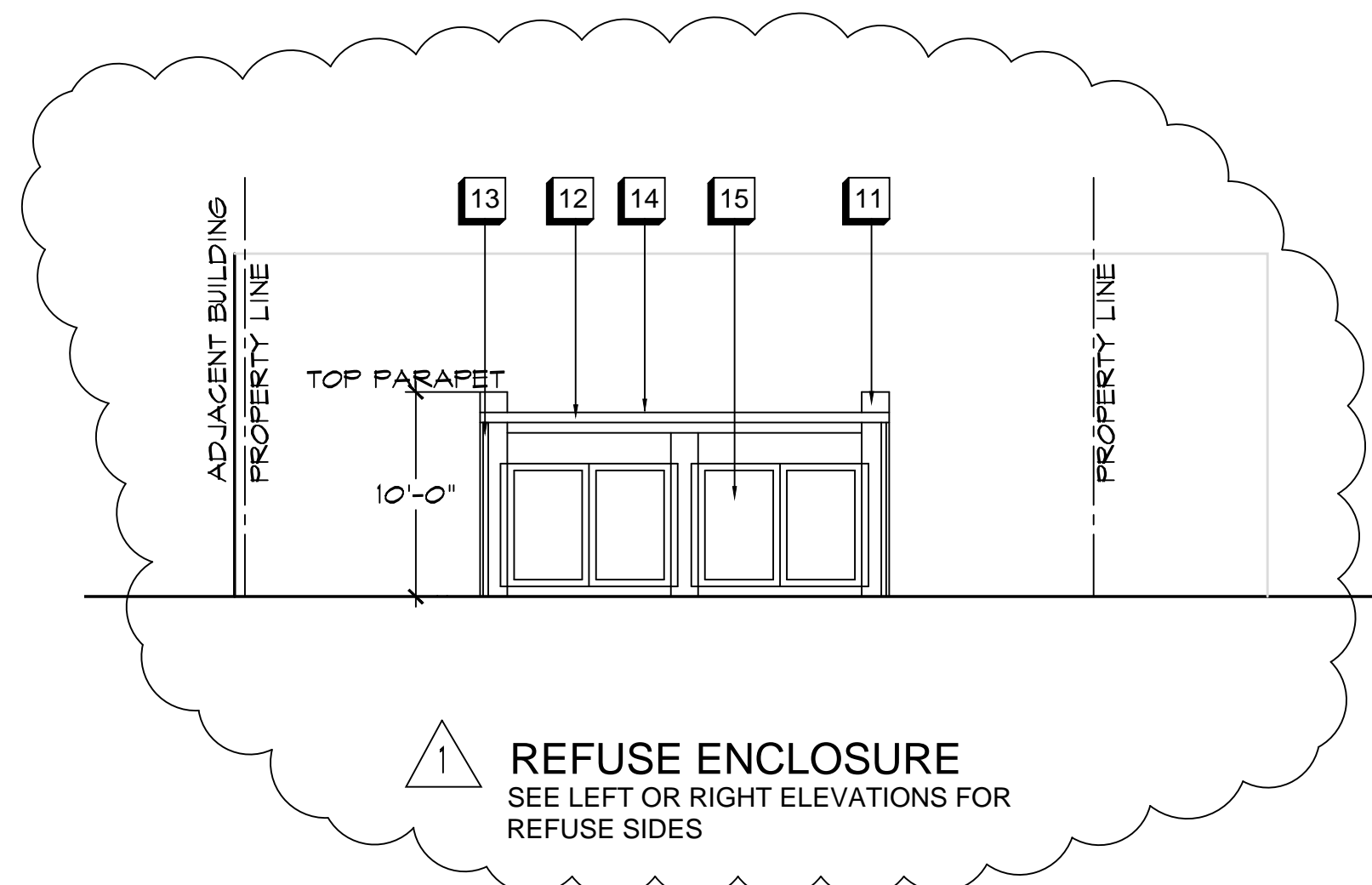
- 1 TILE ROOFING (SEE MATERIALS AND COLOR BOARD)
- 2 METAL TRELLIS
- 3 BRICK VENEER (SEE MATERIALS AND COLOR BOARD)
- 4 STUCCO (SEE MATERIALS AND COLOR BOARD)
- 5 WATERPROOF SIDING (SEE MATERIALS AND COLOR BOARD)
- 6 PAINTED G.S.M. FLASHING
- 7 42" HIGH RAILING
- 8 WOOD DOORS AND WINDOWS (SEE MATERIALS AND COLOR BOARD)
- 9 ADJOINING BUILDING
- 10 PRECAST STONE (SEE MATERIALS AND COLOR BOARD)
- 11 STUCCO OVER CONCRETE BLOCK (SEE MATERIALS AND COLOR BOARD)
- 12 GSM GUTTER (PAINTED) (SEE MATERIALS AND COLOR BOARD)
- 13 GSM DOWNSPOUT- PAINT TO MATCH BUILDING
- 14 FLAT ROOF- SINGLE PLY MEMBRANE
- 15 8'-0" METAL GATES (SEE MATERIALS AND COLOR BOARD)



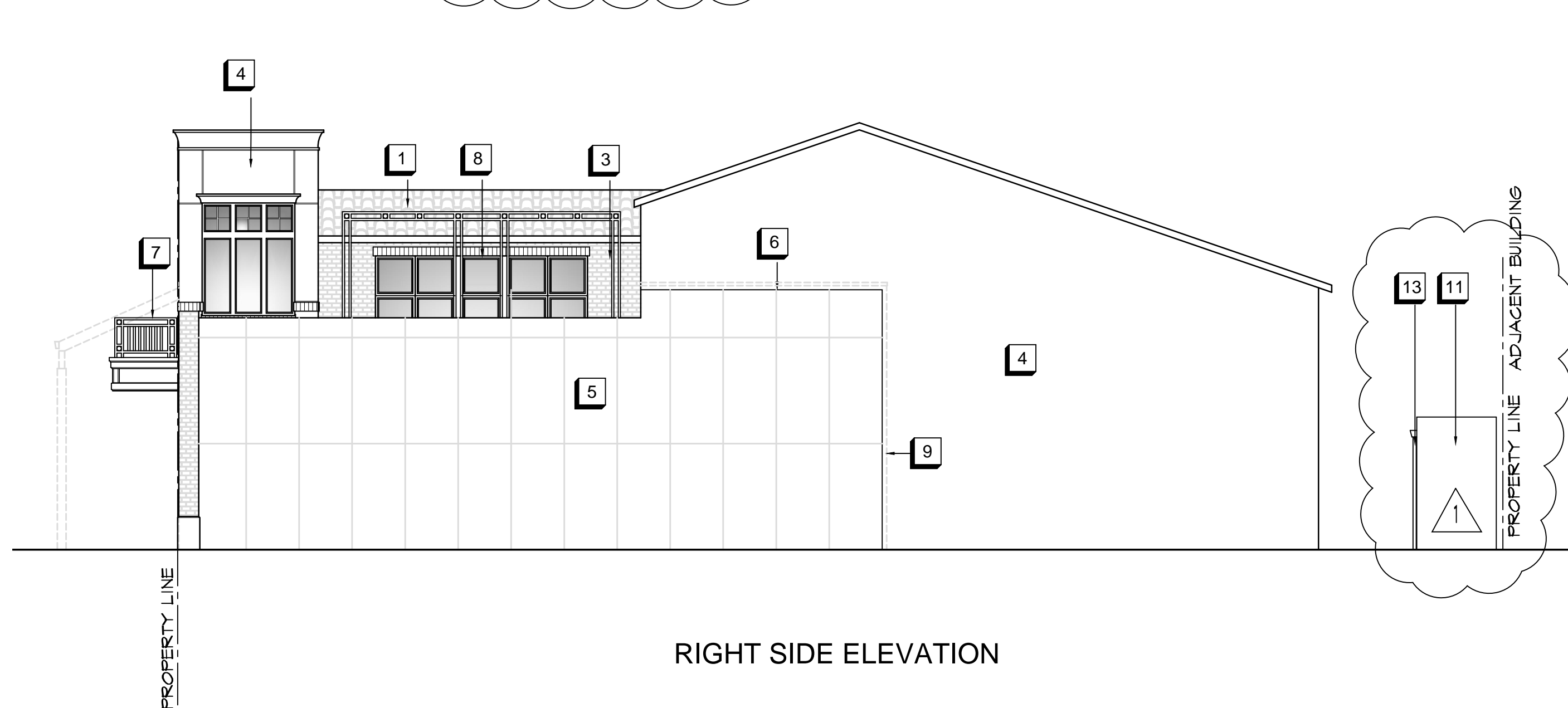
FRONT ELEVATION



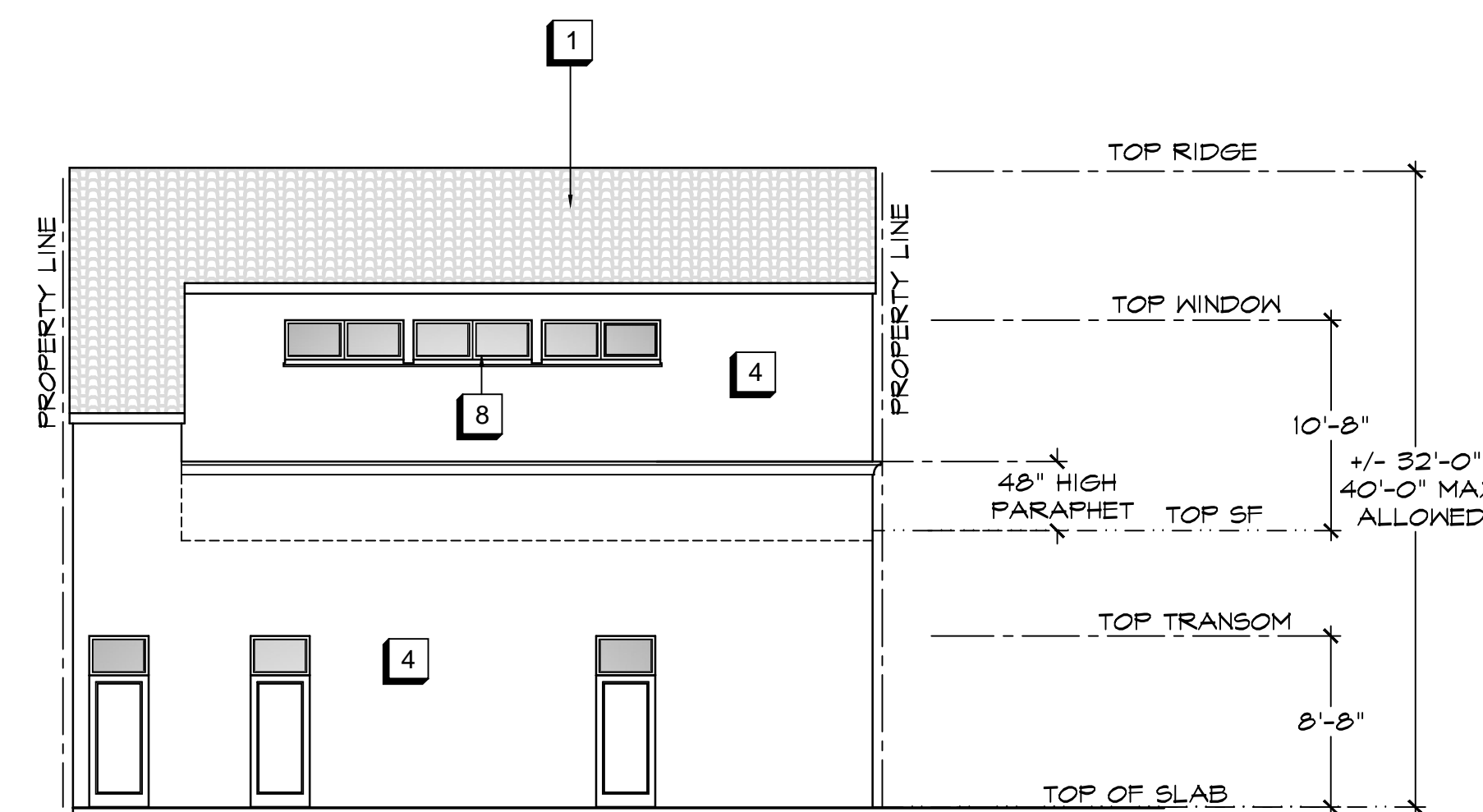
LEFT SIDE ELEVATION



REFUSE ENCLOSURE
SEE LEFT OR RIGHT ELEVATIONS FOR
REFUSE SIDES



RIGHT SIDE ELEVATION



REAR ELEVATION