



STARBUCKS

AUTO CENTER DR & HWY 4 ANTIOCH, CA

PROJECT INFORMATION

PROJECT LOCATION

2410 MAGOGANY WAY
ANTIOCH, CA 94509

PROJECT DESCRIPTION

PROPOSED NEW BUILDING OF ±2,465 SF DRIVE THROUGH STARBUCKS. INDOOR SEATING IS PROPOSED IN CONJUNCTION WITH STARBUCKS USE.

ASSESSOR'S PARCEL NUMBER

APN : 074370024

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL B OF PARCEL MAP FILED DECEMBER 9, 1976 IN BOOK 50, PAGES 42 AND 43 OF PARCEL MAPS, CONTRA COSTA

ZONING

JURISDICTION: CITY OF ANTIOCH, CA
ZONING: C3 (REGIONAL GENERAL)
WESTERN ANTIOCH COMMERCIAL FOCUS AREA

CONTACTS

APPLICANT

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
NEWPORT BEACH, CA 92660
t: 949.296.0450 f: 949.296.0437
CONTACT: FRANK CODA fcoda@greenbergfarrow.com

PROPERTY OWNER

SURF THRU EXPRESS
11837 BOLTHOUSE DR, SUITE 400,
BAKERSFIELD, CA 93311
t: 661.369.8938
CONTACT: TODD GALL surftag@surfthruexpress.com

ARCHITECT

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
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t: 949.296.0450 f: 949.296.0437
CONTACT: FRANK CODA fcoda@greenbergfarrow.com

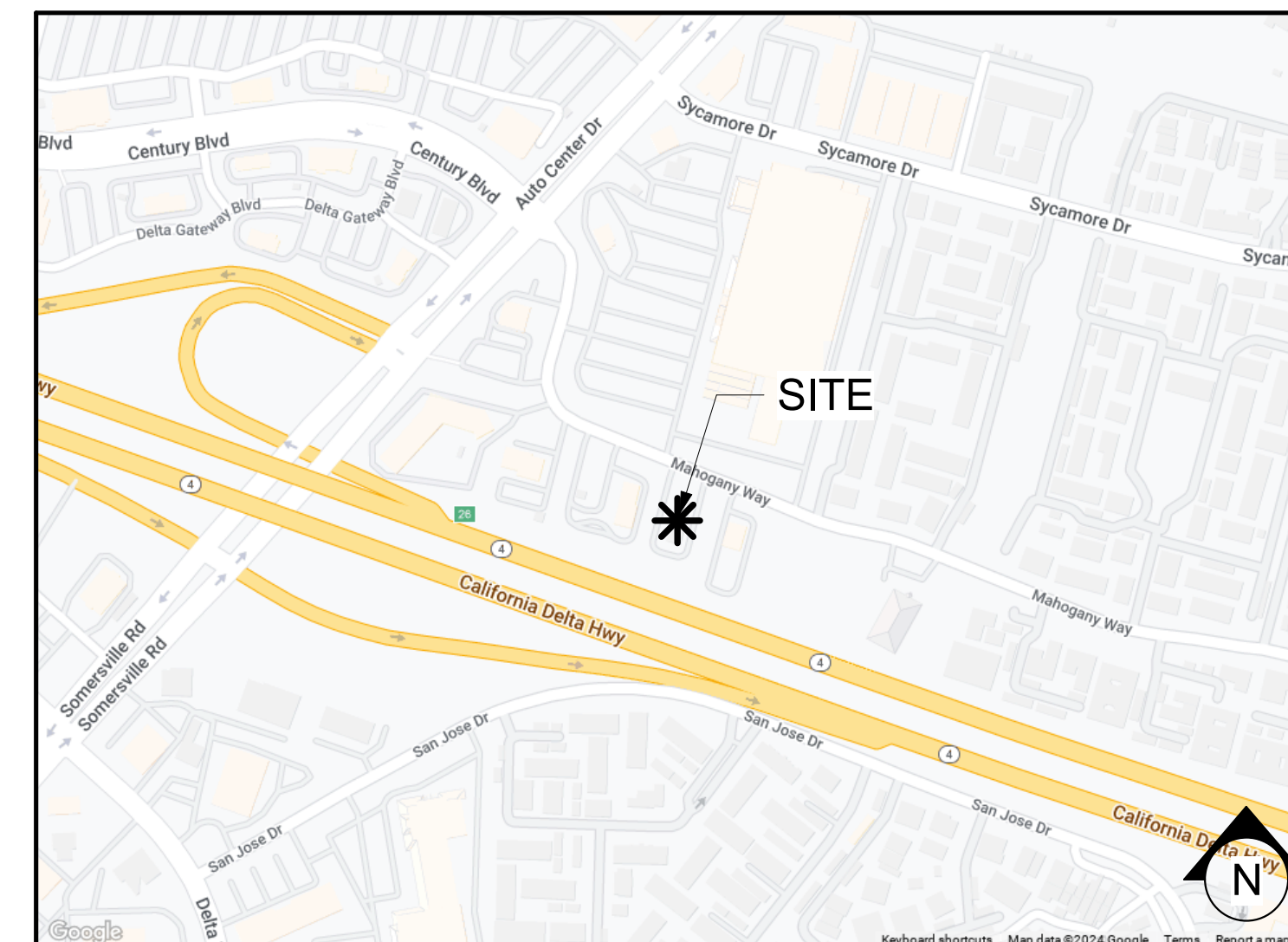
CIVIL ENGINEER

GREENBERGFARROW
4695 MACARTHUR COURT, SUITE 1450
NEWPORT BEACH, CA 92660
t: 949.296.0450 f: 949.296.0437
CONTACT: BAHAREH SEHATZADEH bsehatzadeh@greenbergfarrow.com

LANDSCAPE ARCHITECT

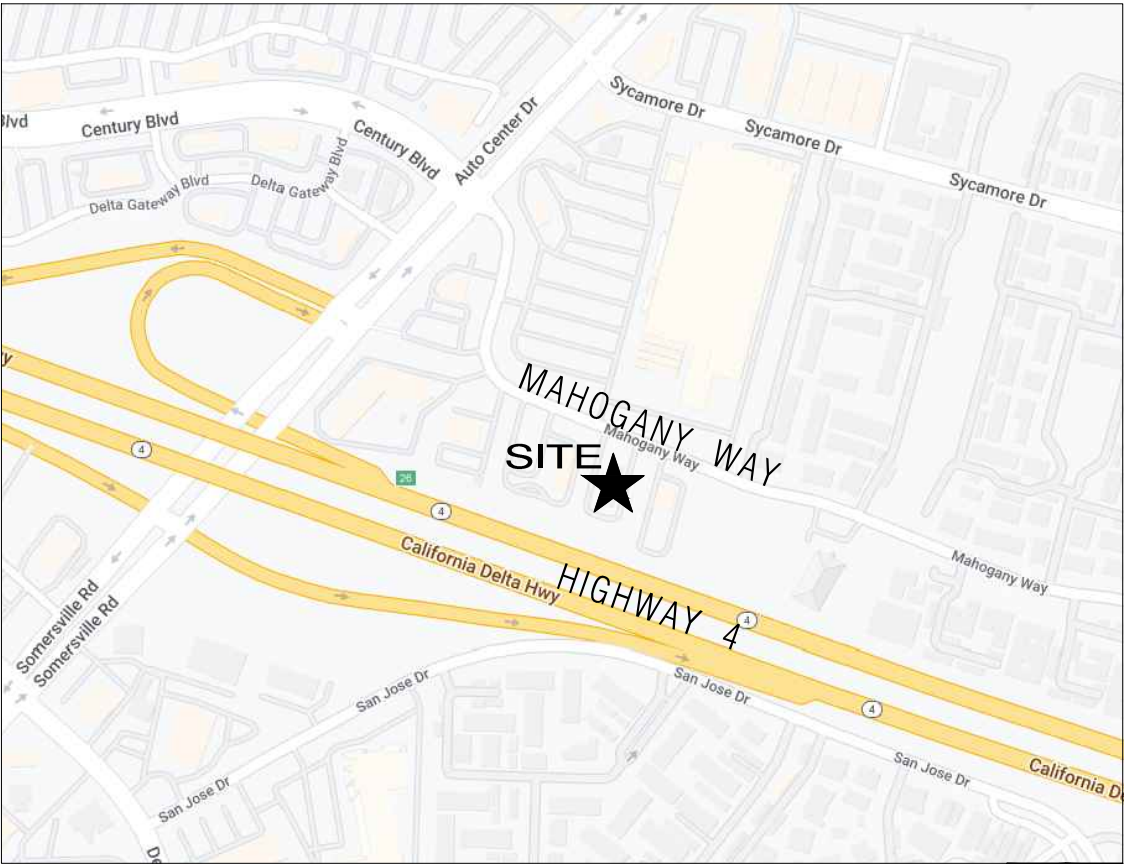
GREENBERGFARROW
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t: 949.296.0450 f: 949.296.0437
CONTACT: FRANK CODA fcoda@greenbergfarrow.com

SITE VICINITY MAP



DRAWING INDEX

SHEET 01	COVER SHEET
SHEET 02	SITE PLAN
SHEET 03	PROPOSED FLOOR PLAN
SHEET 04	PROPOSED ROOF PLAN
SHEET 05	CONCEPTUAL LANDSCAPE PLAN
SHEET 06	PROPOSED EXTERIOR BW ELEVATIONS
SHEET 07	PROPOSED EXTERIOR BW ELEVATIONS
SHEET 08	PROPOSED EXTERIOR COLOR ELEVATIONS
SHEET 09	PROPOSED EXTERIOR COLOR ELEVATIONS
SHEET 10	TRASH ENCLOSURE PLAN
SHEET 11	CONCEPTUAL GRADING PLAN
SHEET 12	CROSS SECTIONS
SHEET 13	CROSS SECTIONS
SHEET 14	CONCEPTUAL UTILITY PLAN



PROJECT INFORMATION

APN 074370024

ZONING CLASSIFICATION

JURISDICTION CITY OF ANTIOCH, CA
 EXISTING ZONE C3 (REGIONAL GENERAL)
 WESTERN ANTIOCH COMMERCIAL FOCUS AREA
 PROPOSING ZONE C3 (REGIONAL GENERAL)
 WESTERN ANTIOCH COMMERCIAL FOCUS AREA

SITE AREA

NET SITE AREA: ± 0.805 AC (± 35,103 SF)

BUILDING INFORMATION

STARBUCKS BLDG. AREA ± 2,465 SF

PARKING SUMMARY

	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
STARBUCKS	*	25	25
STANDARD ACCESSIBLE			2+2
TOTAL		25	29

* FAST FOOD: 1 SPACE PER 50 S.F. GROSS FLOOR AREA FOR PUBLIC SEATING PLUS QUEUE SPACE FOR 6 CARS IF DRIVE-UP SERVICE PROVIDED. ASSUME 50% IS DESIGNATED SEATING AREA.

DRIVE THRU QUEUE: 22 CARS

PROJECT NOTES

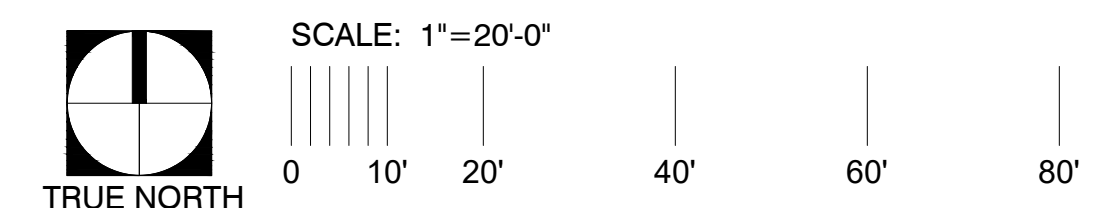
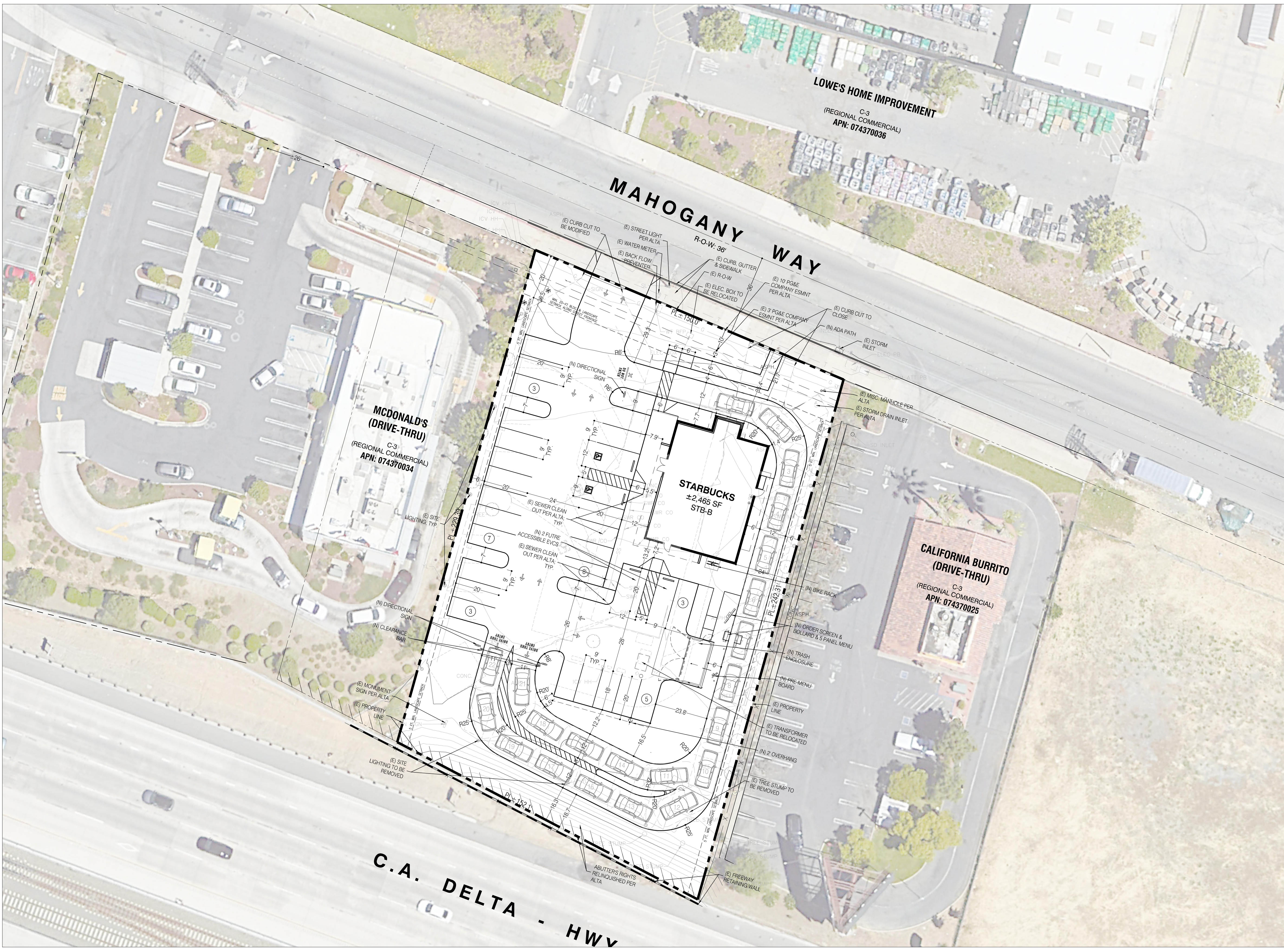
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A ALTA/NSPS SURVEY PREPARED BY PBLA SURVEYING, INC., DATED 06/12/24, AND AN AERIAL.
- REQUIRED PARKING, EV CAPABLE, AND EVCS REQUIREMENTS WOULD NEED TO BE CONFIRMED WITH THE CITY AND AN UNDERSTANDING OF WHAT THE CENTER MAY BE PROVIDING.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
02.06.2024	PREP SP-1	JN
04.30.2024	PREP SP-1 rev	BP
06.24.2024	PREP SP-2 ALTA	AG
08.16.2024	REV SP-2	AG

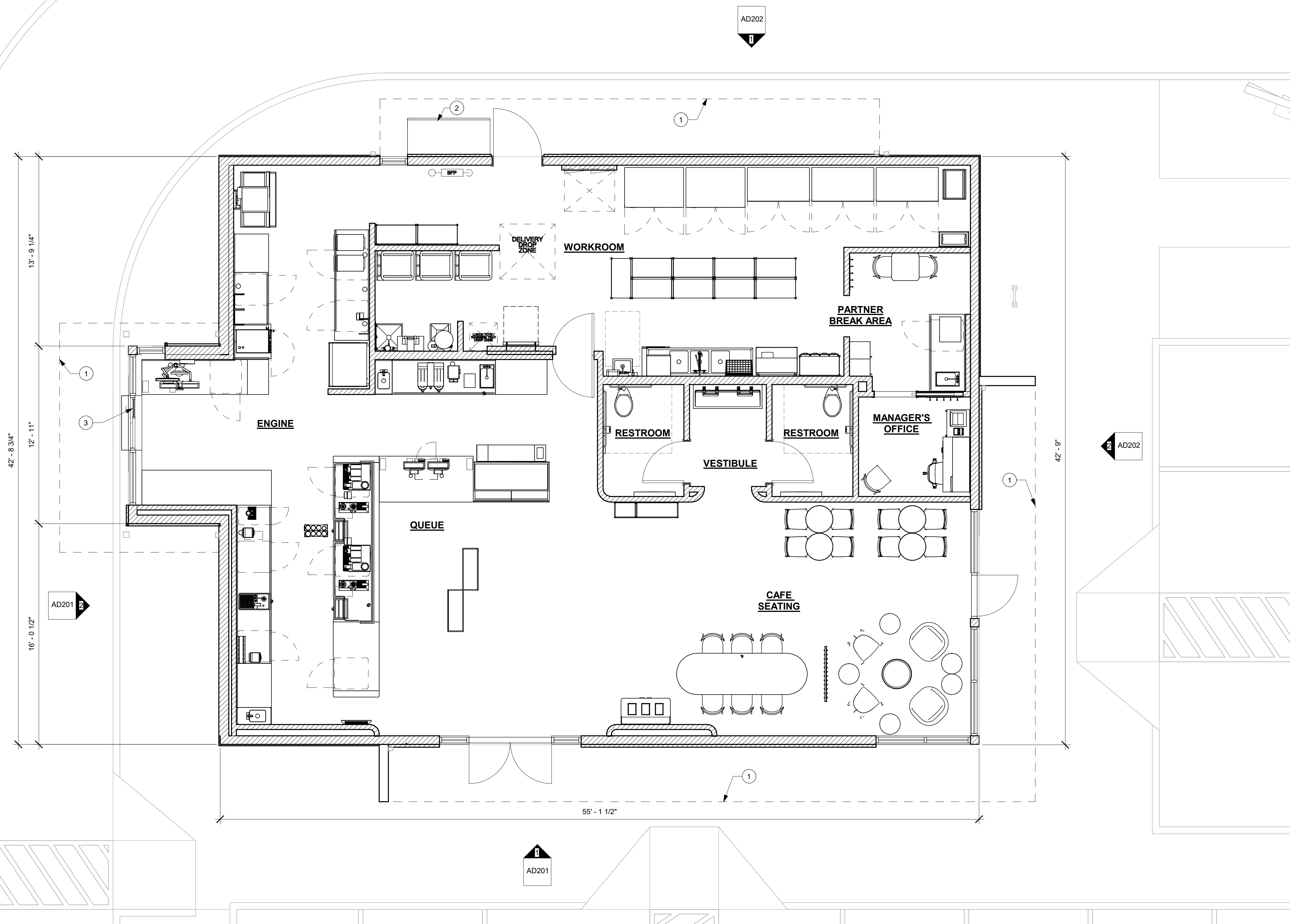
GREENBERG FARROW CONTACTS

DEVELOPMENT MANAGER F.CODA

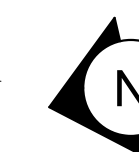


KEYED NOTES

- 1 LINE OF CANOPY ABOVE
- 2 ELECTRICAL SWITCHGEAR & METER CLOSET
- 3 DRIVE THRU WINDOW

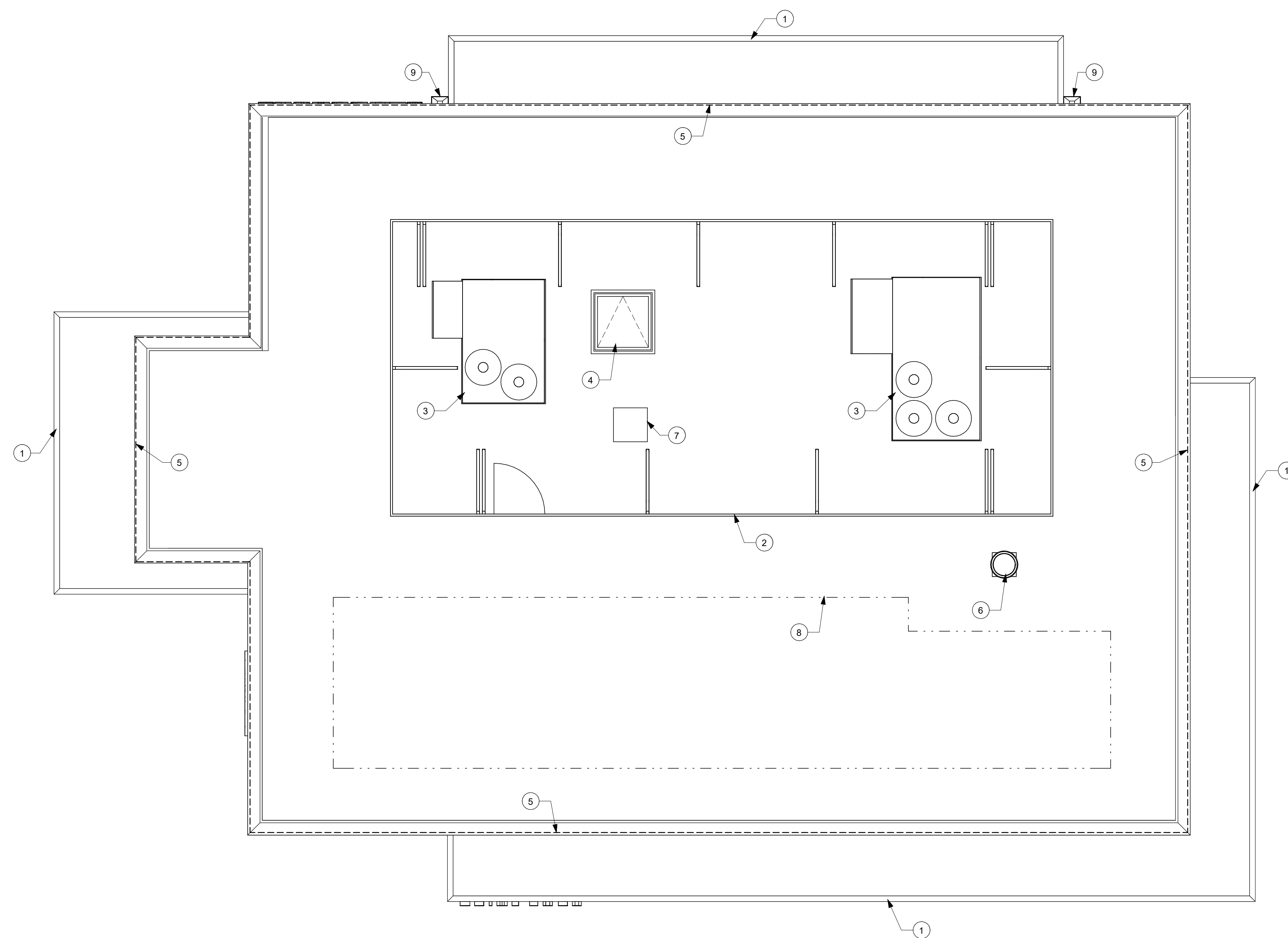


2 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



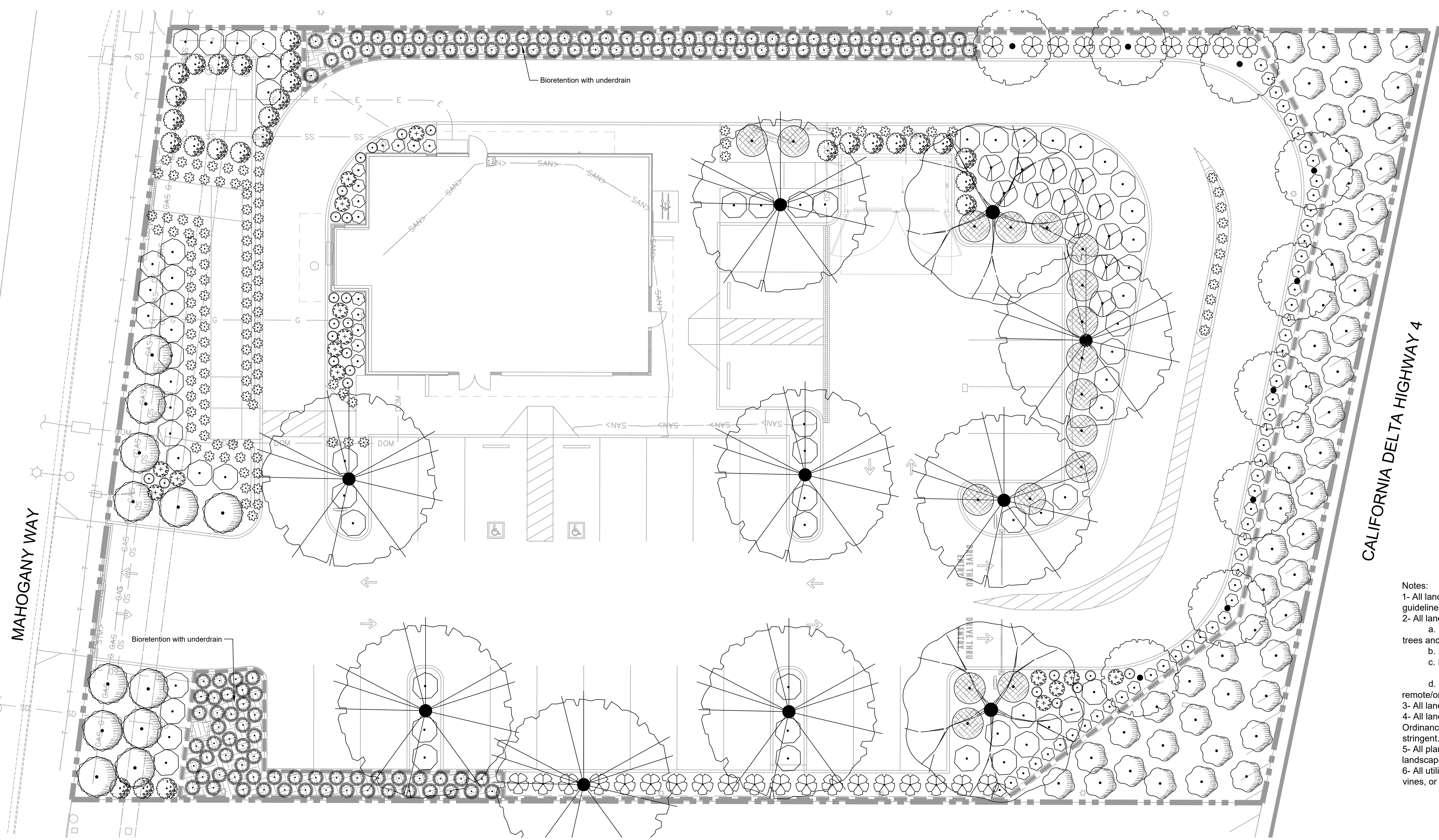
KEYED NOTES

- 1 METAL CANOPY
- 2 ROOF SCREEN
- 3 MECHANICAL RTUs
- 4 ROOF HATCH
- 5 BUILDING LINE BELOW
- 6 RESTROOM EXHAUST FAN
- 7 ICE MACHINE CONDENSER
- 8 SOLAR ROOF AREA
- 9 SCUPPER & DOWNSPOUT



2 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"





Tree Mitigation:
 8 established trees proposed for removal;
 1 mature tree proposed for removal;
 16, 24-inch boxed and 2, 48-inch boxed trees required for mitigation.
 Provided: 17, 24-inch boxed, and 2, 48-inch boxed trees.

Shading:
 50% of shade coverage of parking lot within 5 years of development.
 Provided: 55.7%

Preliminary MWELO Calculations
 Antioch Eto: 45.3
 Low Water Use Landscape Area: 10,226 SF
 Average Plant Factor: 0.3 Low water use plants
 Irrigation Efficiency: 0.81 Drip Irrigation
 Medium Water Use Landscape Area: 475 SF
 Average Plant Factor: 0.3 Low water use plants
 Irrigation Efficiency: 0.78 Drip Irrigation
 Estimated Annual Water use: **111,504 gallons**
 Maximum allowed water Allowance: 135,247 gallons

- Notes:
- All landscape plans and installations shall comply with the City of Antioch design guidelines, standards, codes and regulations.
 - All landscape areas shall receive permanent irrigation.
 - Irrigation system shall be point source with gallon per minute emitters for trees and gallon per hour emitters for shrubs.
 - Irrigation system shall have a flow sensor and master valve.
 - Irrigation controller shall be a smart controller operating off of weather data and/or soil moisture sensors.
 - Irrigation controller management software shall be cloud based with remote/online access.
 - All landscape installations shall be permanently maintained.
 - All landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) or the local jurisdictions water ordinance, whichever is more stringent.
 - All plants shall be of quality as prescribed in the details and specifications of the landscape construction plans.
 - All utilities, perimeter walls and trash enclosures shall be screened with hedges, vines, or other approved treatments.

Plant Legend

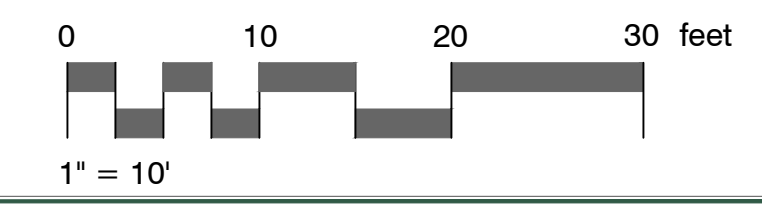
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
SHRUBS							
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 gal	Evergreen	Low	Yes	53
	Ceanothus maritimus 'Valley Violet'	Valley Violet Maritime Ceanothus	5 gal	Evergreen	Low	Yes	29
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal	Evergreen	Low	No	67
	Dianella revoluta 'DR5000'	Little Rev™ Flax Lily	1 gal	Evergreen	Low	No	119
	Lantana montevidensis	Purple Trailing Lantana	5 gal	Evergreen	Low	No	17
	Muhlenbergia rigens	Deer Grass	1 gal	Evergreen	Low	Yes	121

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
SHRUBS							
	Myoporum parvifolium 'Putah Creek'	Putah Creek Trailing Myoporum	5 gal	Evergreen	Low	No	12
	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal	Evergreen	Low	No	68
	Olea europaea 'Montra'	Little Ollie® Olive	5 gal	Evergreen	Very Low	No	28
	Salvia greggii 'Furmans Red'	Furman's Red Autumn Sage	5 gal	Evergreen	Low	No	24
	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Bush Sage	5 gal	Evergreen	Low	No	15
	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	Evergreen	Low	No	12

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	USE	WUCOLS	STYLE	CA NATIVE	QTY
TREES									
	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	24"box	Deciduous	Accent Tree	Low	Standard	No	9
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24"box	Deciduous	Parking Lot Tree	Low	Standard	No	8
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	48"box	Deciduous	Parking Lot Tree	Low	Standard	No	2



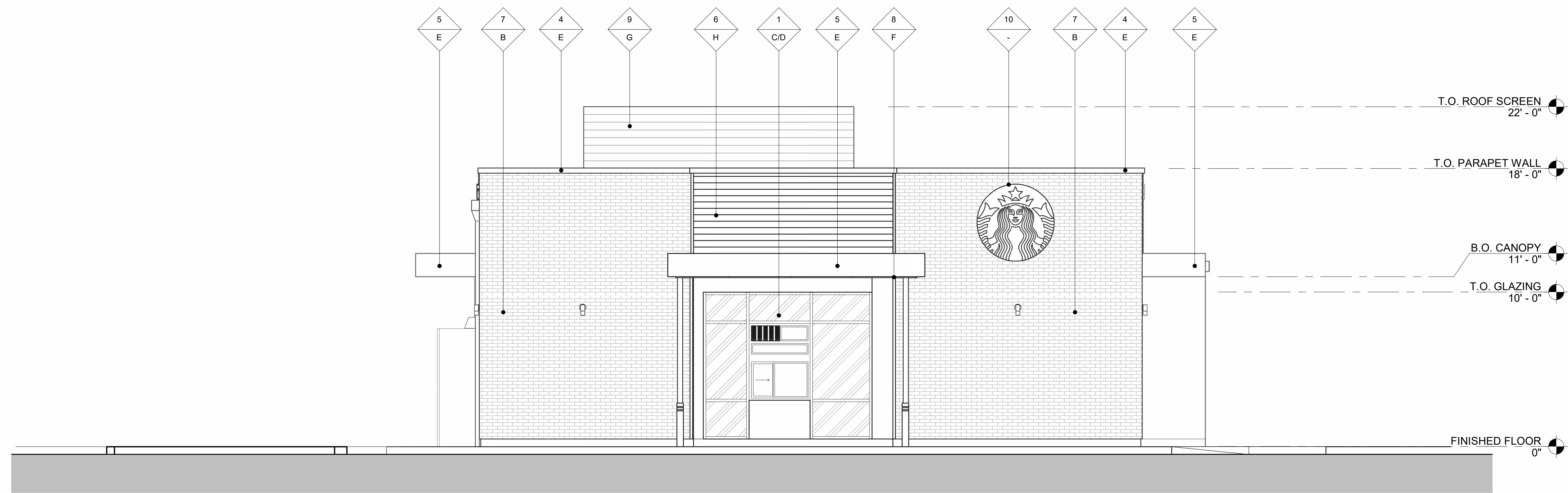
STARBUCKS COFFEE COMPANY

2410 MAHOGANY WAY

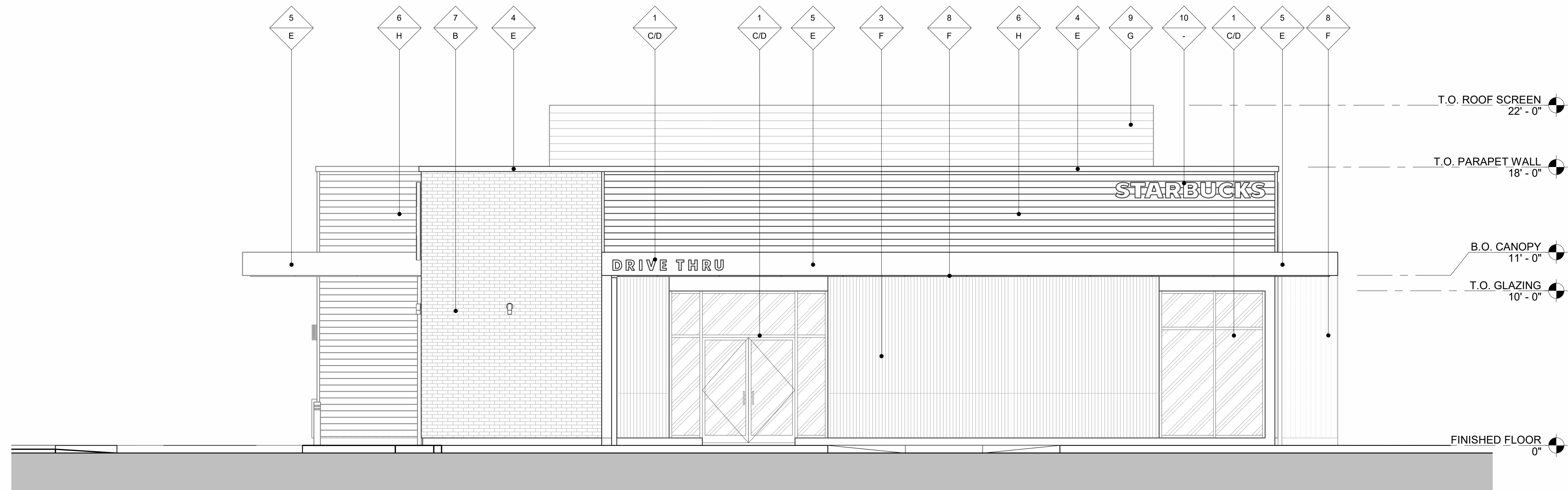
ANTIOCH, CA

WOOD ARCHITECTURE
 Project: 24047.1_WA
 Date: 8.16.2024
 Scale: 1" = 10'
PL-1
 www.iwoodarchitecture.com

\\MacHome\Desktop\Wood Architecture\2424047.1_WA-Starbucks-2410 Mahogany Way, Antioch, CA\GF\ILand\Schematic\0124047.1_WA-concept.dwg 16.08.2024bykurkoether



2 LEFT - NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT - WEST ELEVATION
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL

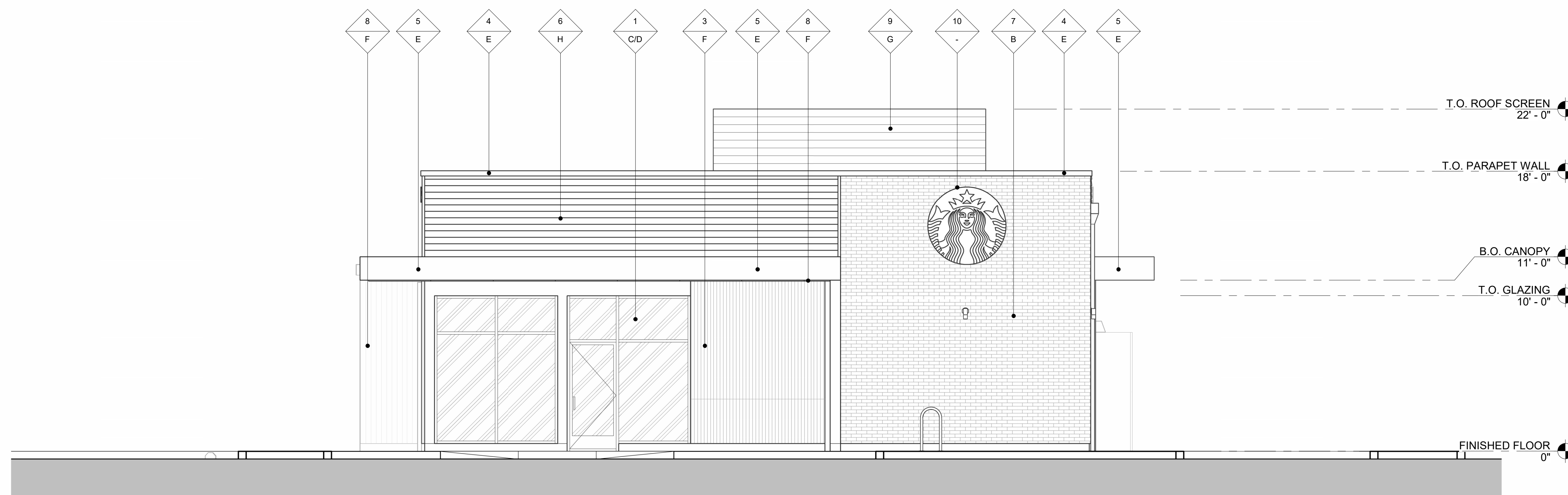
1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH

FINISH COLOR

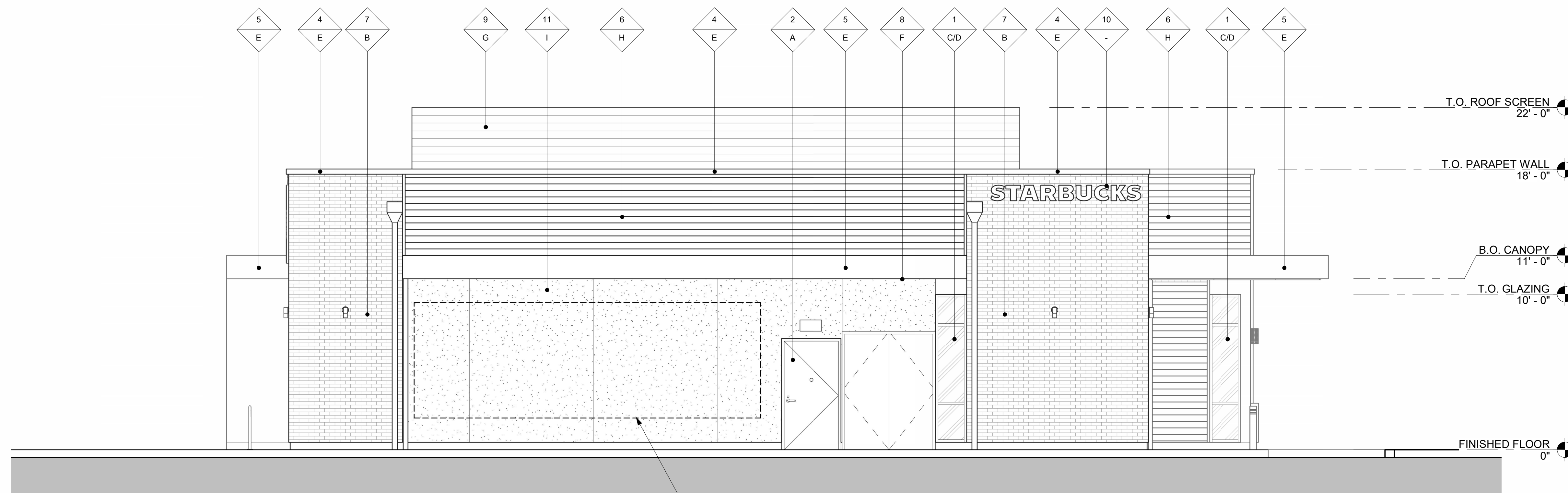
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
C	FINISH TO MATCH - ANODIZED BLACK
D	CLEAR INSULATED GLASS
E	PRE-FINISHED - TO MATCH - RAL7021: BLACK GREY
F	ACCOYA - EXTERIOR CLADDING: HURON 1C, T&G - NICKEL GAP
G	METAL TECH GLOBAL - TO MATCH RAL RAL7044 SILK GREY
H	JAMES HARDIE - HARDIE PLANK: FINISH TO MATCH SILK GREY
I	DRYVIT - SANDPEBBLE FINE - PAINT TO MATCH - RAL7044 SILK GREY

KEYED NOTES

① DECORATIVE ARTWORK



② RIGHT - SOUTH ELEVATION
Scale: 1/4" = 1'-0"



① BACK - EAST ELEVATION
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL

1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
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2 COLORED LEFT - NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 COLORED FRONT - WEST ELEVATION
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

FINISH MATERIAL

1	ALUMINUM STOREFRONT DOORS / WINDOWS SYSTEMS
2	HOLLOW METAL DOOR AND FRAME
3	ACCENT WOOD SIDING
4	METAL COPING AT TOP OF PARAPET
5	CANOPY
6	FIBER CEMENT PLANK
7	BRICK VENEER
8	WOOD SIDING/SOFFIT
9	ROOF SCREEN
10	SIGNAGE (UNDER SEPARATE PERMIT)
11	STUCCO FINISH

FINISH COLOR

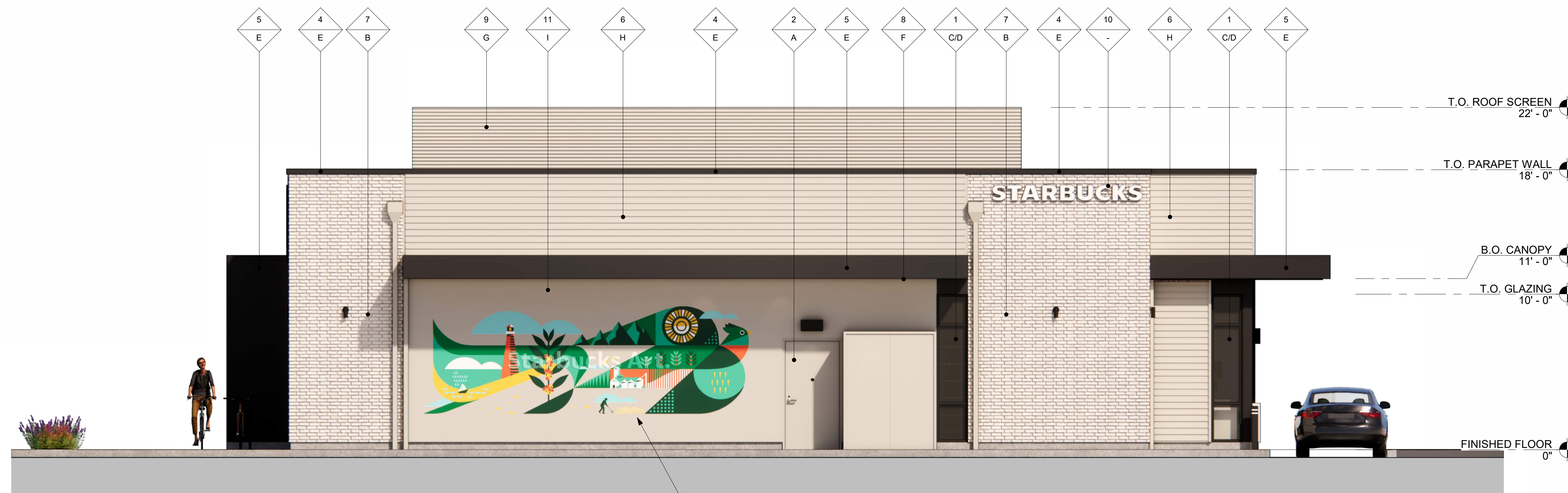
A	COLOR TO MATCH - RAL7044 SILK GREY
B	ELDORADO STONE - TUNDRA BRICK: CHALK DUST
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KEYED NOTES

① DECORATIVE ARTWORK



② COLORED RIGHT - SOUTH ELEVATION
Scale: 1/4" = 1'-0"



① COLORED BACK - EAST ELEVATION
Scale: 1/4" = 1'-0"

FINISH SCHEDULE

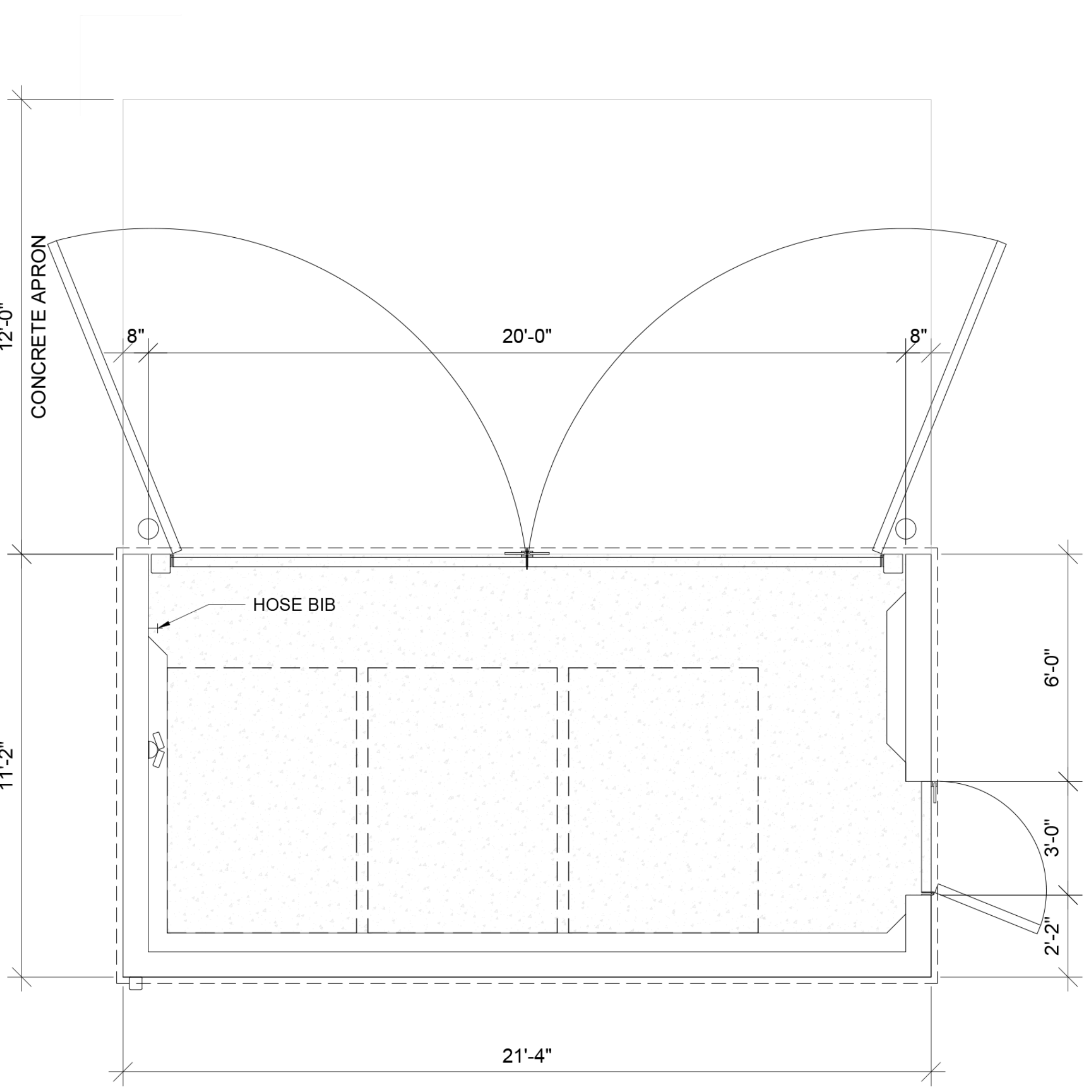
FINISH MATERIAL

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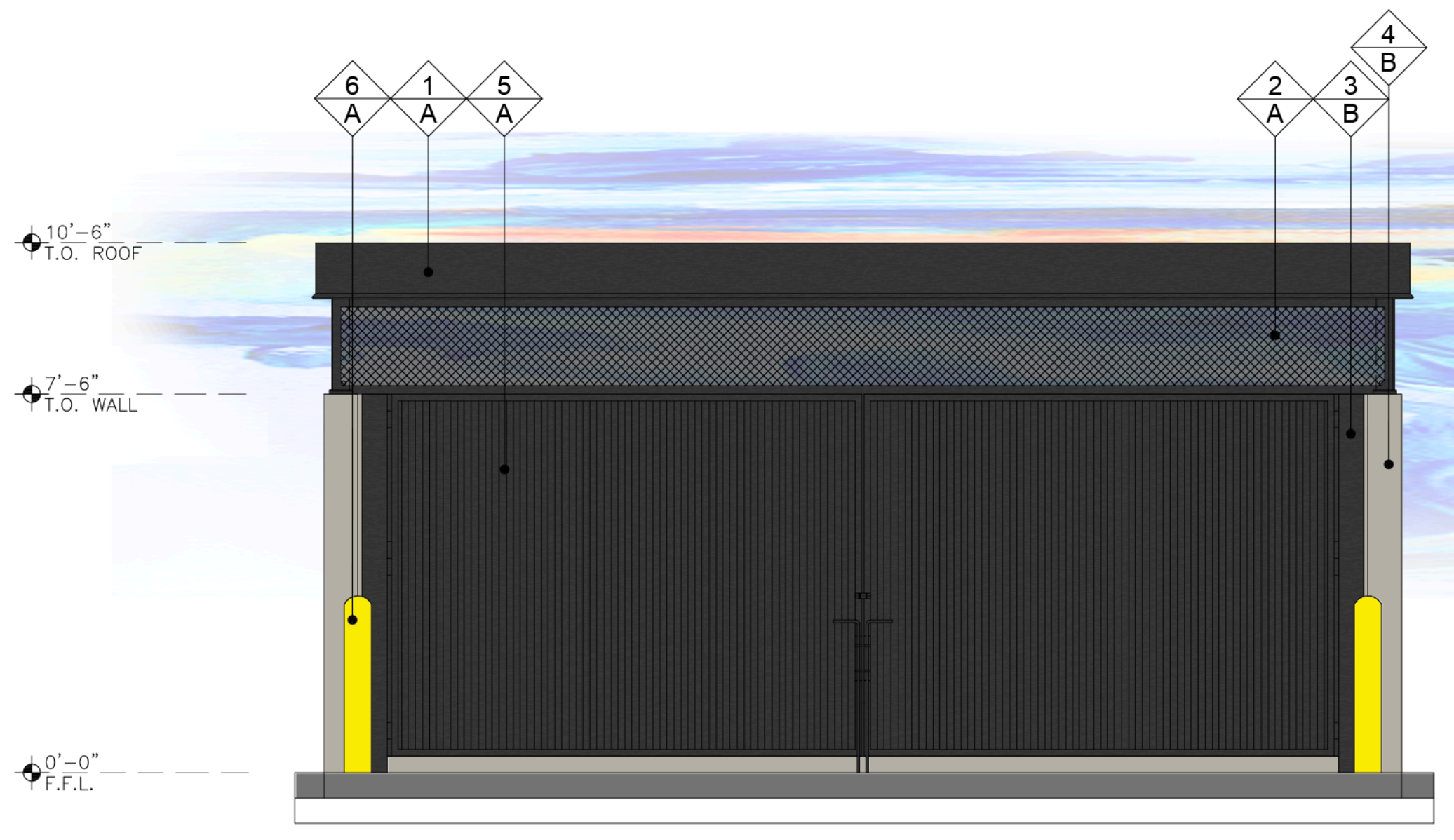
FINISH COLOR

A	COLOR TO MATCH - RAL7044 SILK GREY
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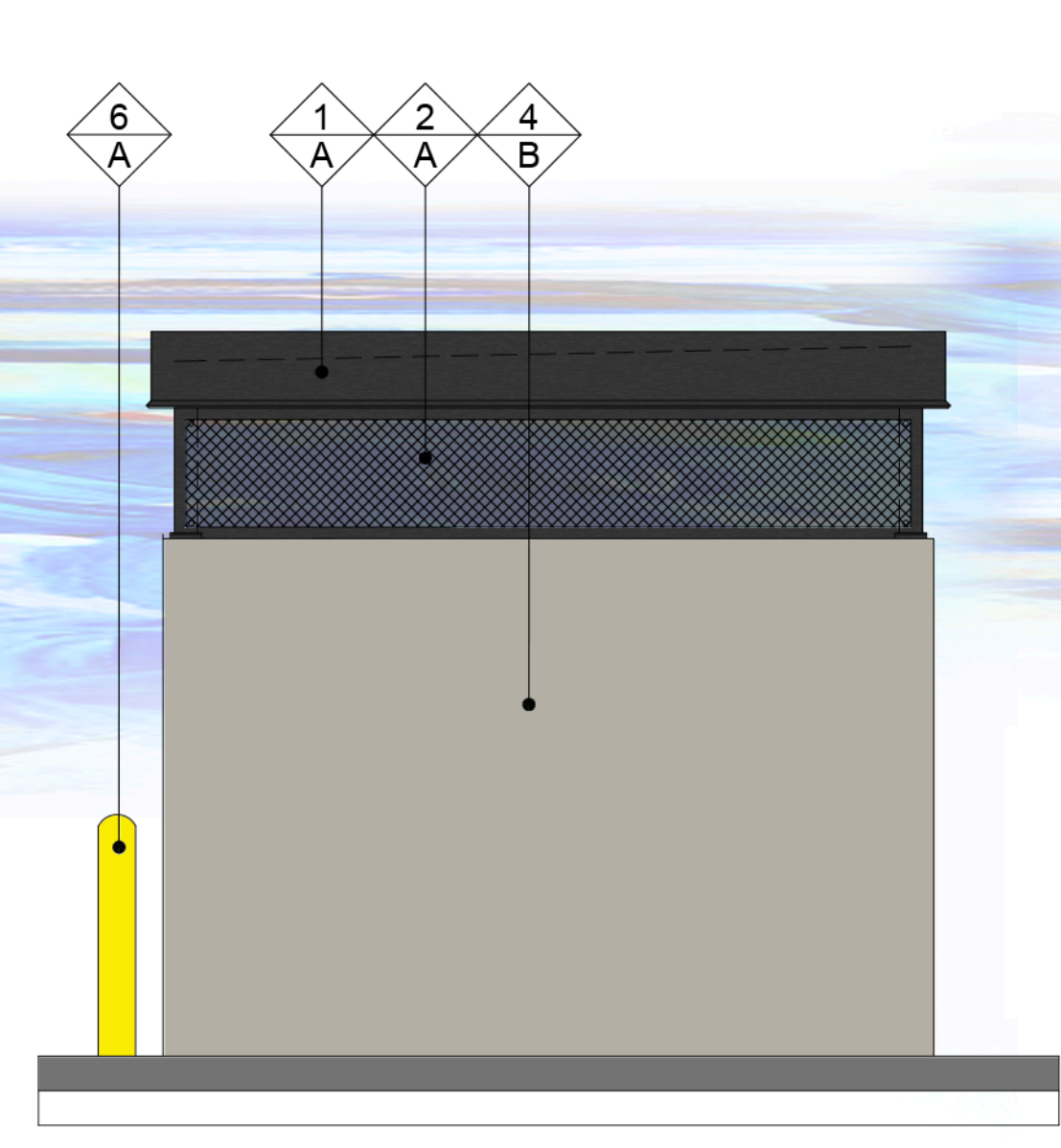
FINISH SCHEDULE	
FINISH MATERIAL	
1	METAL ROOF
2	PERFORATED METAL PANEL-McNICHOLS #16951420M2
3	STEEL POST
4	CMU BLOCK WALL WITH CEMENT PLASTER
5	CORRUGATED METAL DOOR
6	BOLLARD
FINISH COLOR	
A	PAINT TO MATCH RAL7021- BLACK GREY
B	TO MATCH RAL7044 - SILK GREY
<small>Note: Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.</small>	



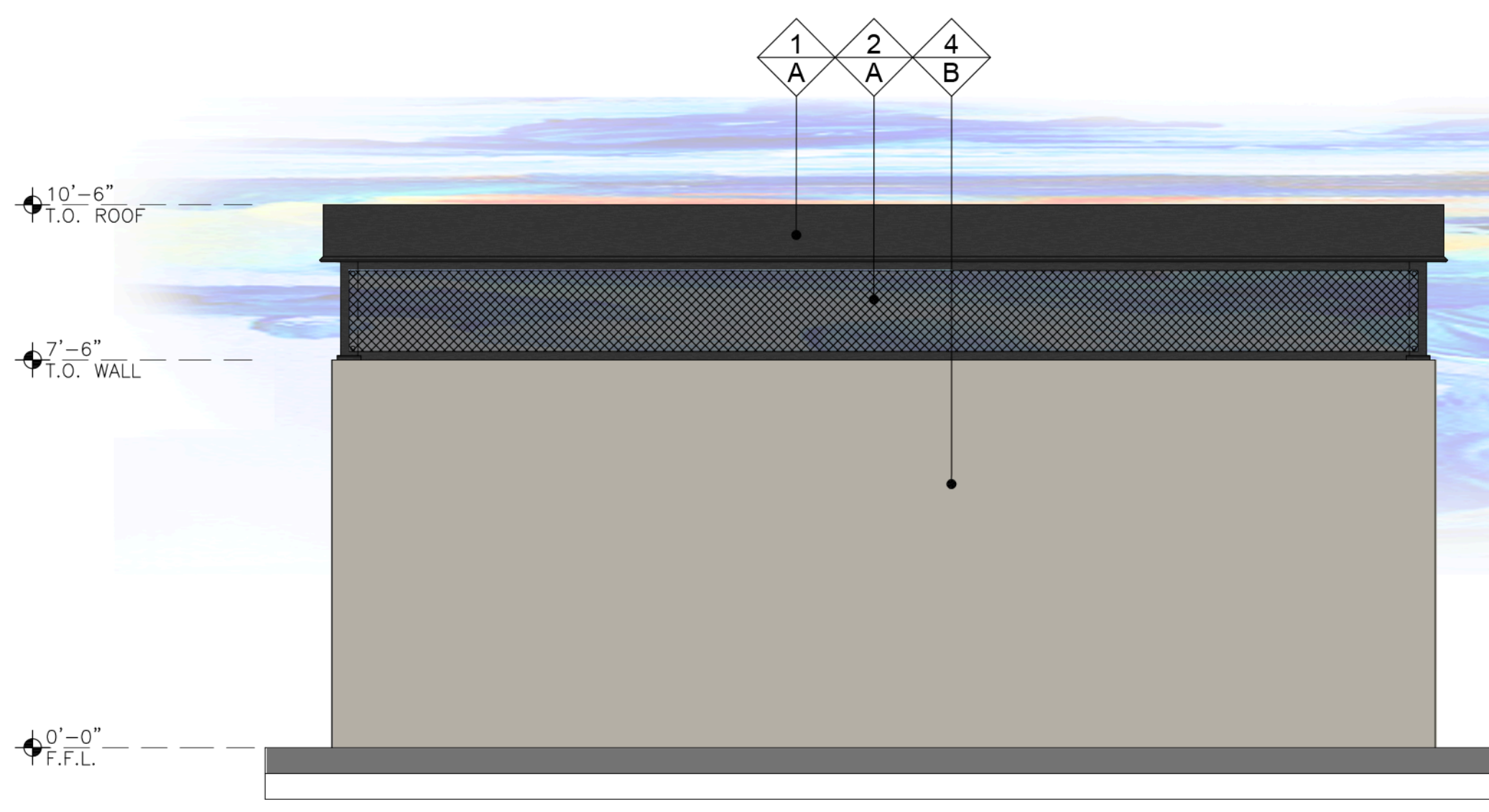
1 FLOOR PLAN
SCALE: 3/8" = 1'-0"



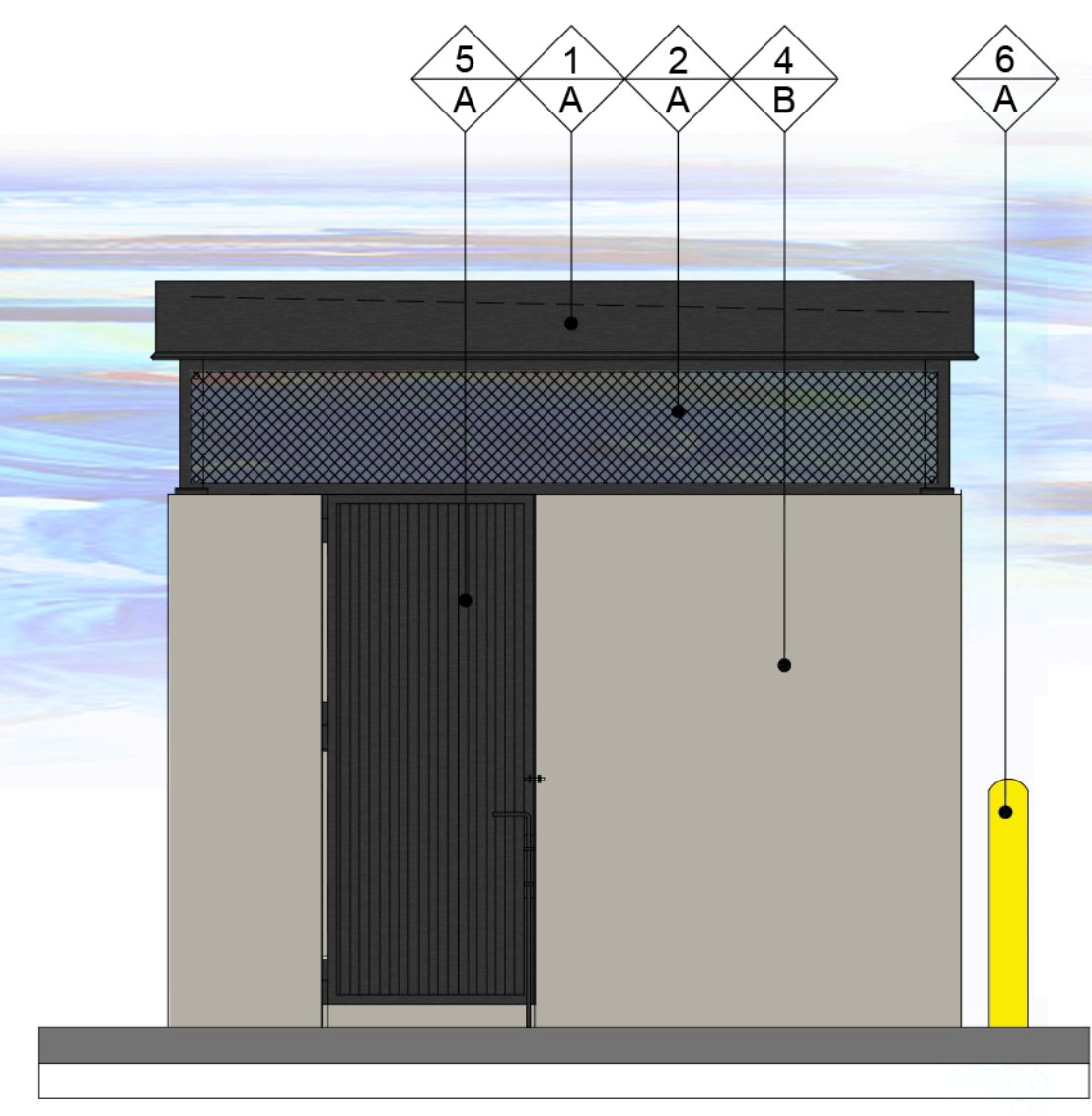
2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



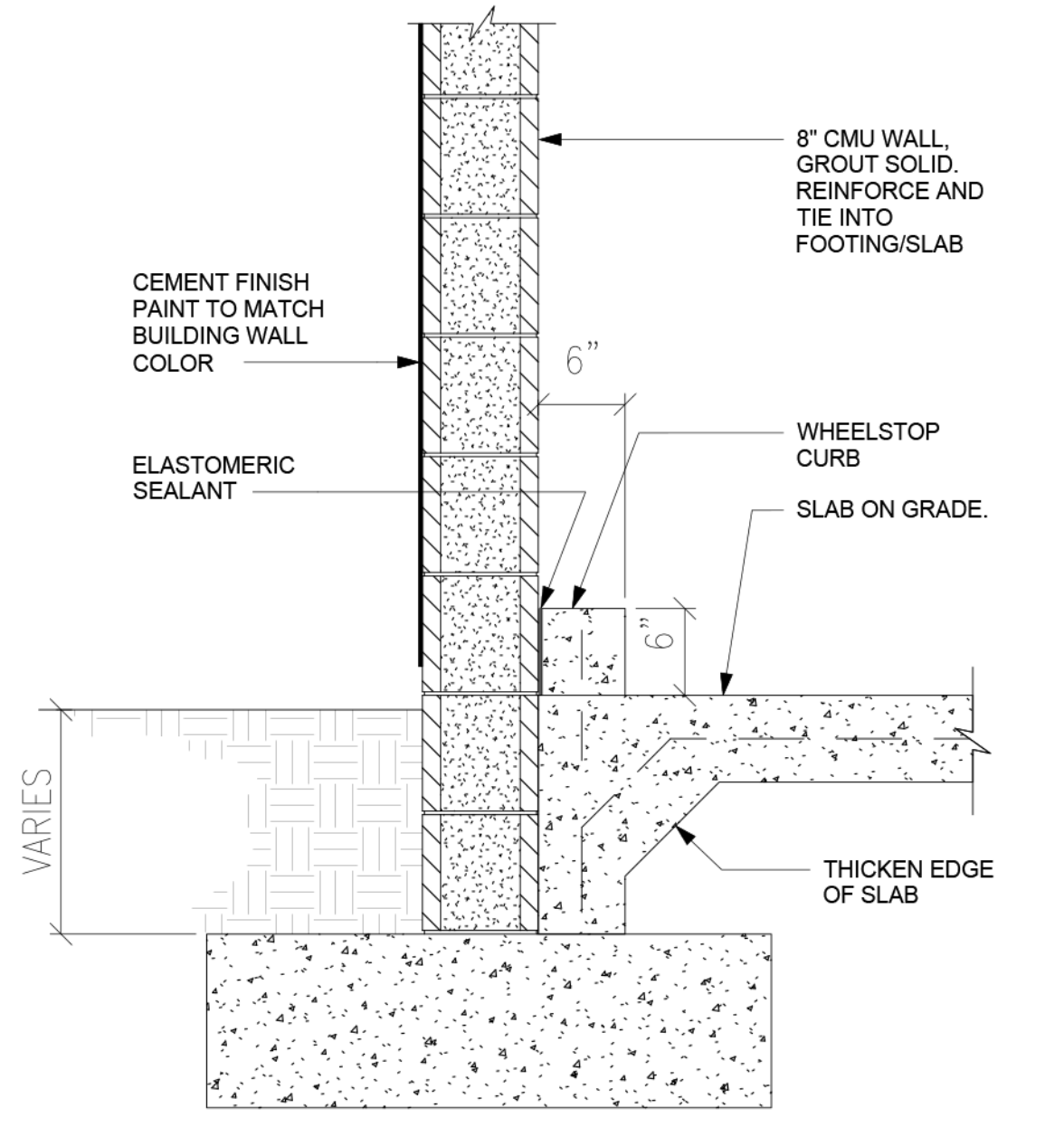
3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



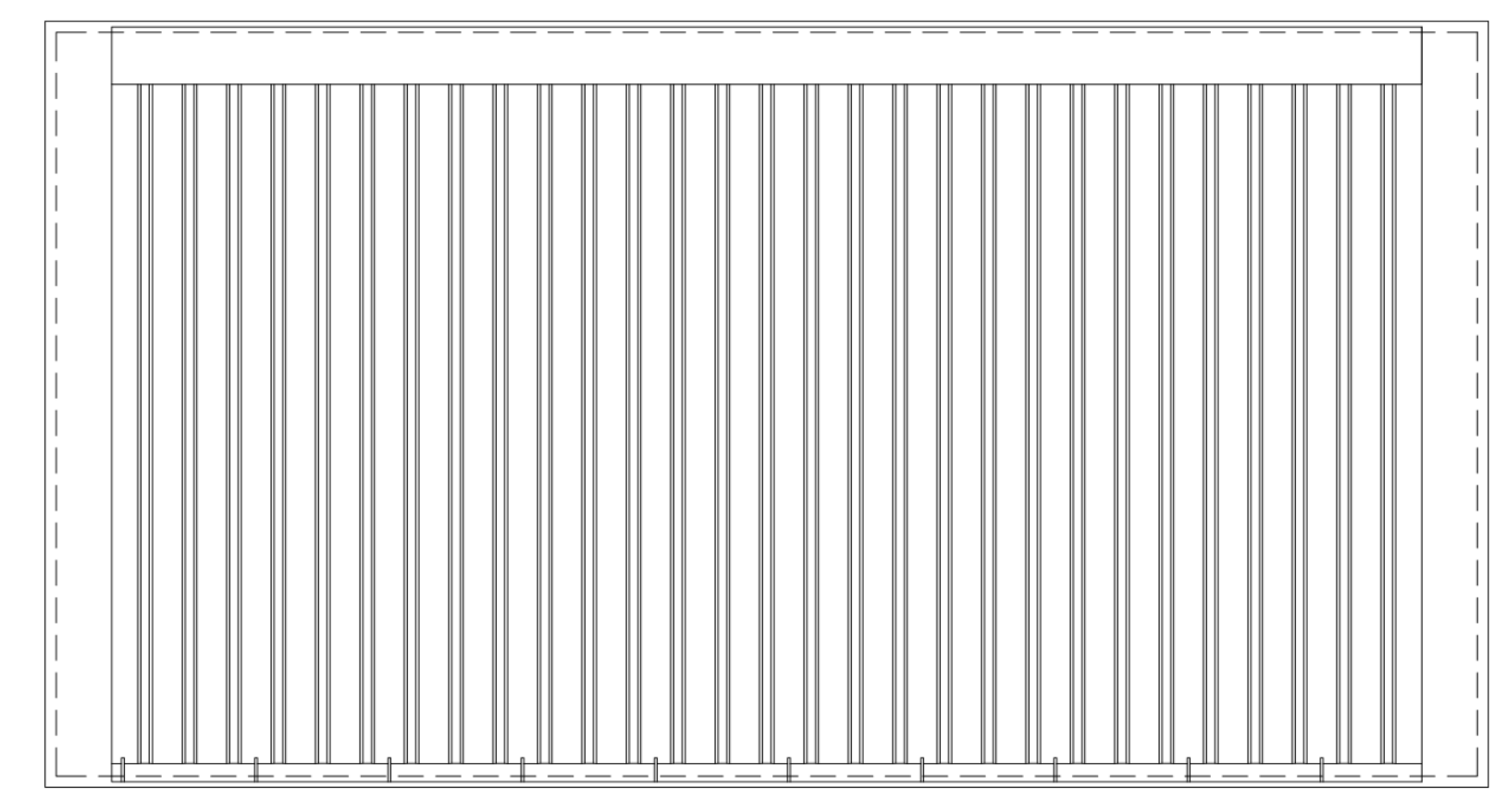
5 WEST ELEVATION
SCALE: 3/8" = 1'-0"



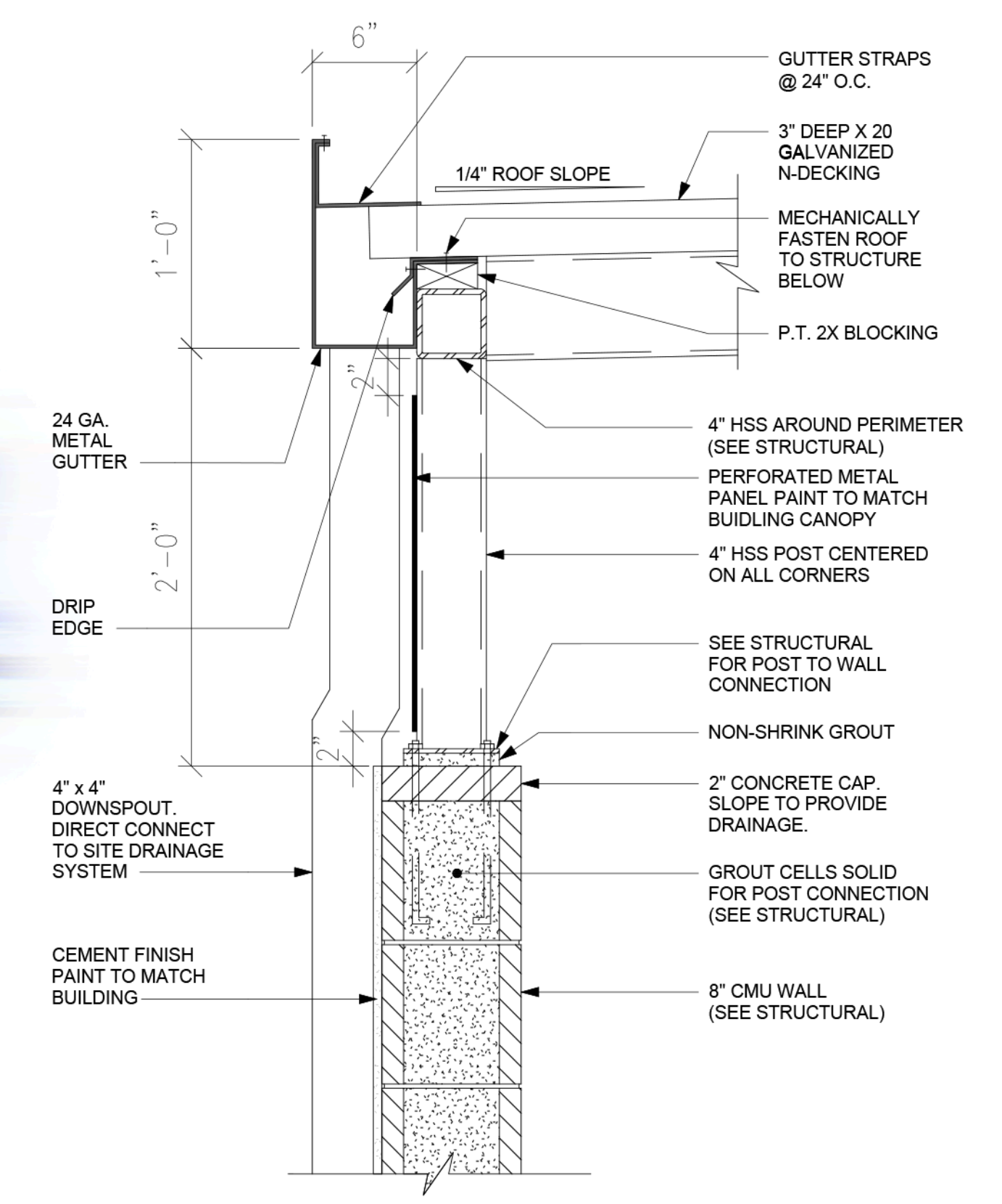
6 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



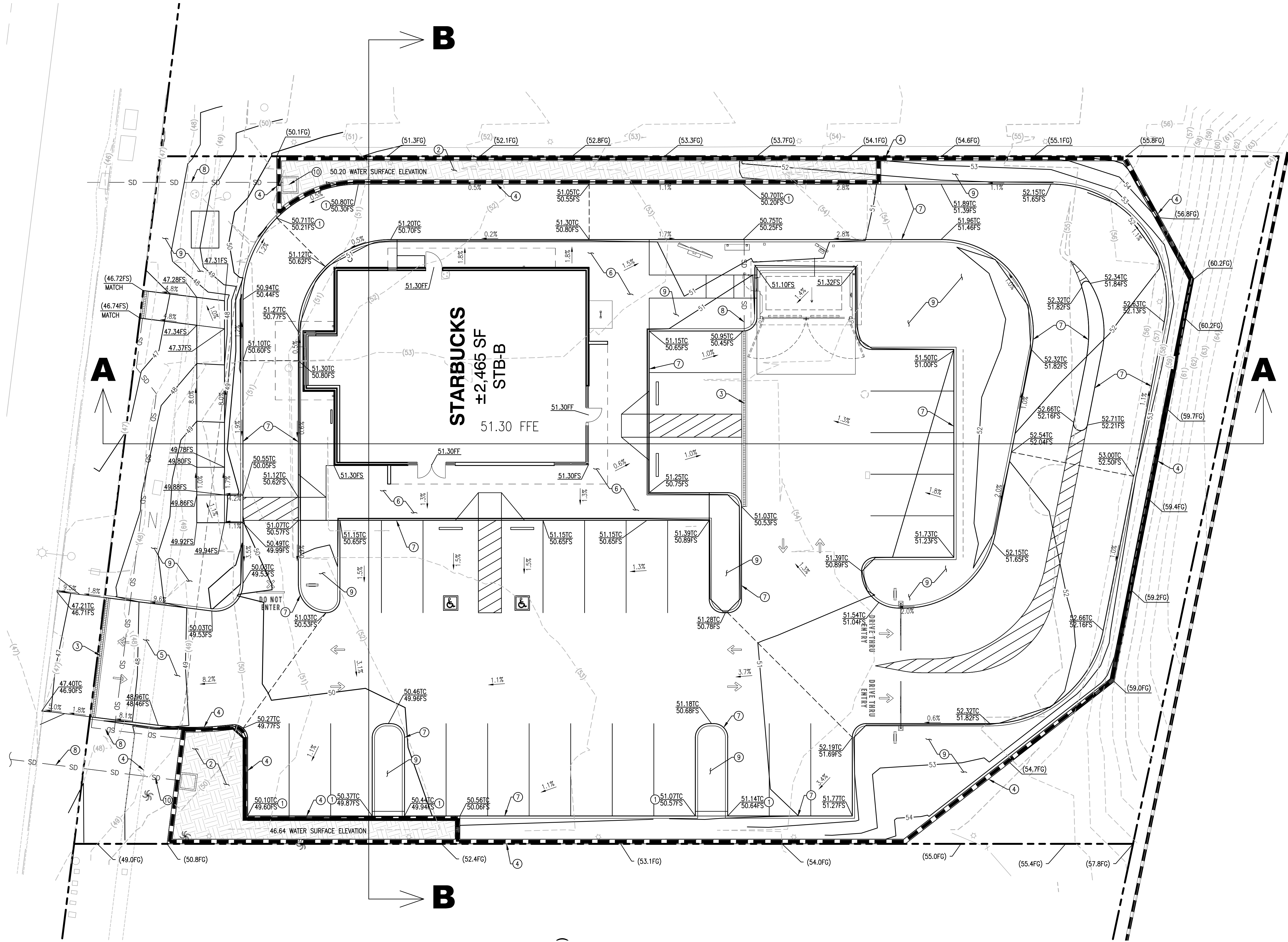
8 TYPICAL CMU WALL FOOTING
SCALE: 1" = 1'-0"



4 ROOF PLAN
SCALE: 3/8" = 1'-0"



7 ROOF SECTION AT GUTTER
SCALE: 1 1/2" = 1'-0"



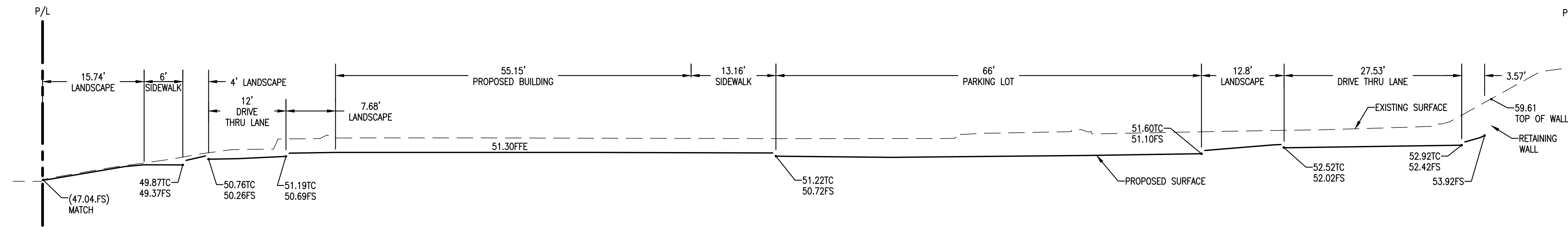
LEGEND:

---	PROPERTY LINE
---	PROPOSED CURB
XX	PROPOSED CONTOUR
G.B.	PROPOSED GRADE BREAK
X.X%	PROPOSED DRAINAGE SLOPE & DIRECTION
(XXX.XXFS)	EXISTING SPOT ELEVATION
XXX.XXTC	TOP OF CURB
XXX.XXFS	FINISH SURFACE
---	PROPOSED RETAINING WALL

ABBREVIATIONS:

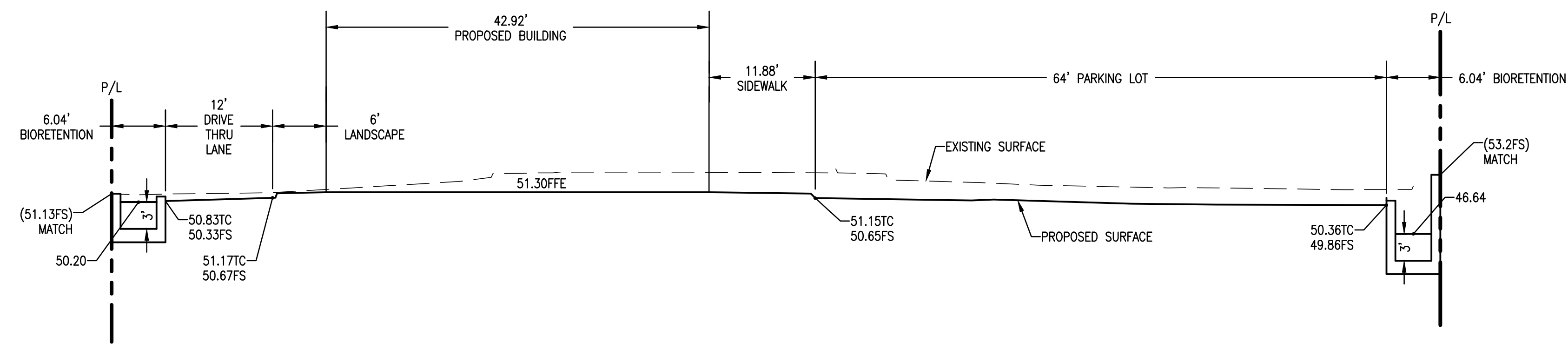
TC	TOP OF CURB
FS	FINISH SURFACE
CF	CURB FACE
GB	GRADE BREAK
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION

- GRADING KEY NOTES**
- ① PROPOSED 2' CURB OPENING
 - ② PROPOSED BIORETENTION WITH UNDERDRAIN
 - ③ PROPOSED TRENCH DRAIN
 - ④ PROPOSED RETAINING WALL
 - ⑤ PROPOSED DRIVEWAY
 - ⑥ PROPOSED SIDEWALK
 - ⑦ PROPOSED 6" CURB ONLY
 - ⑧ PROPOSED STORM DRAIN PIPE
 - ⑨ PROPOSED LANDSCAPE
 - ⑩ PROPOSED JUNCTION STRUCTURE WITH SUMP PUMP



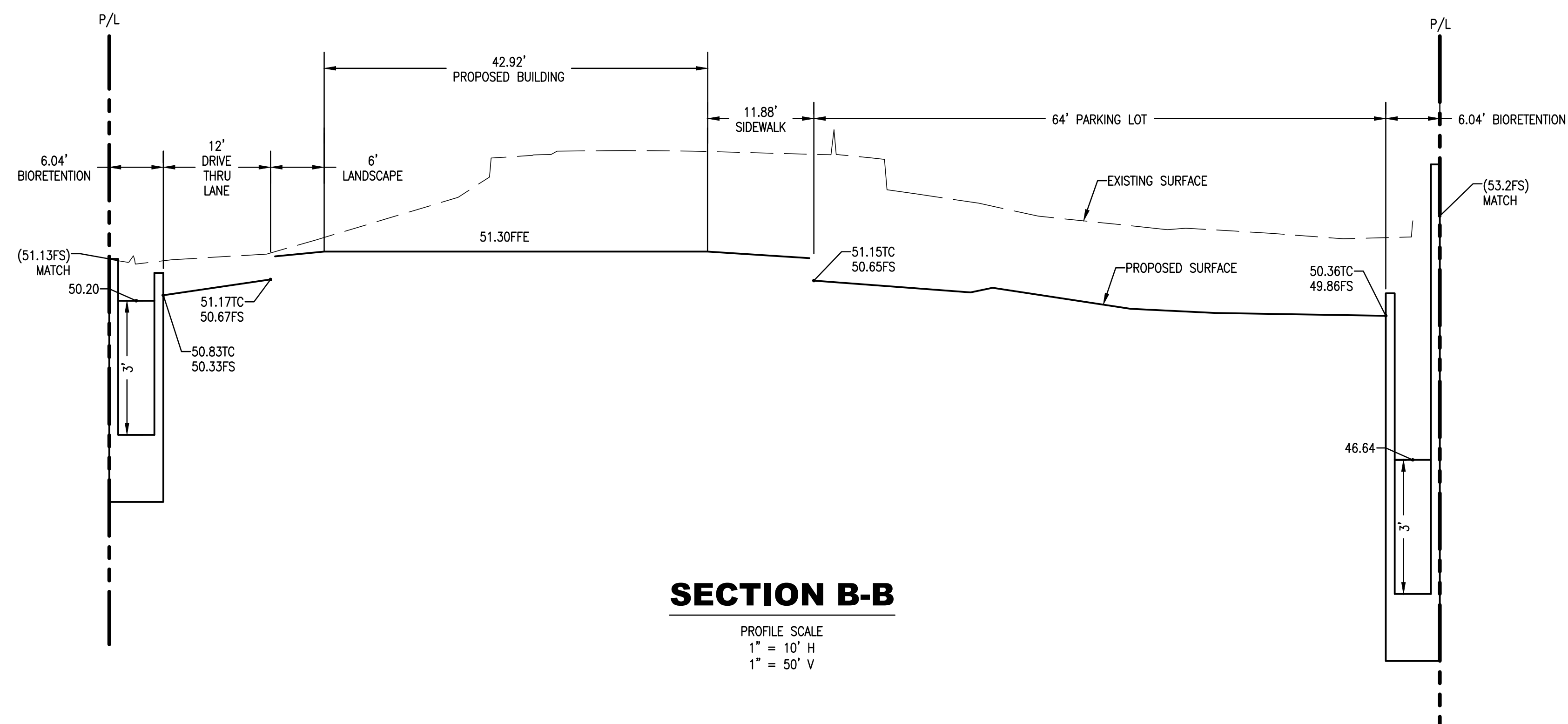
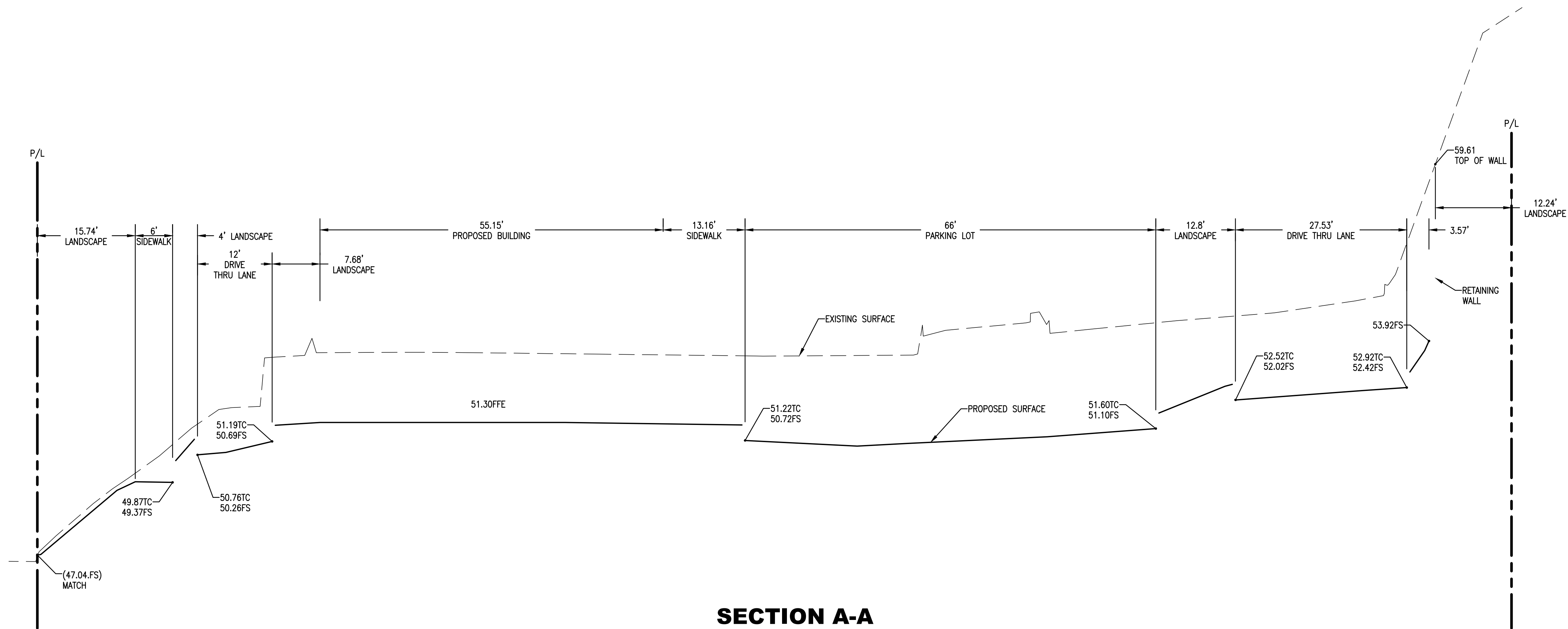
SECTION A-A

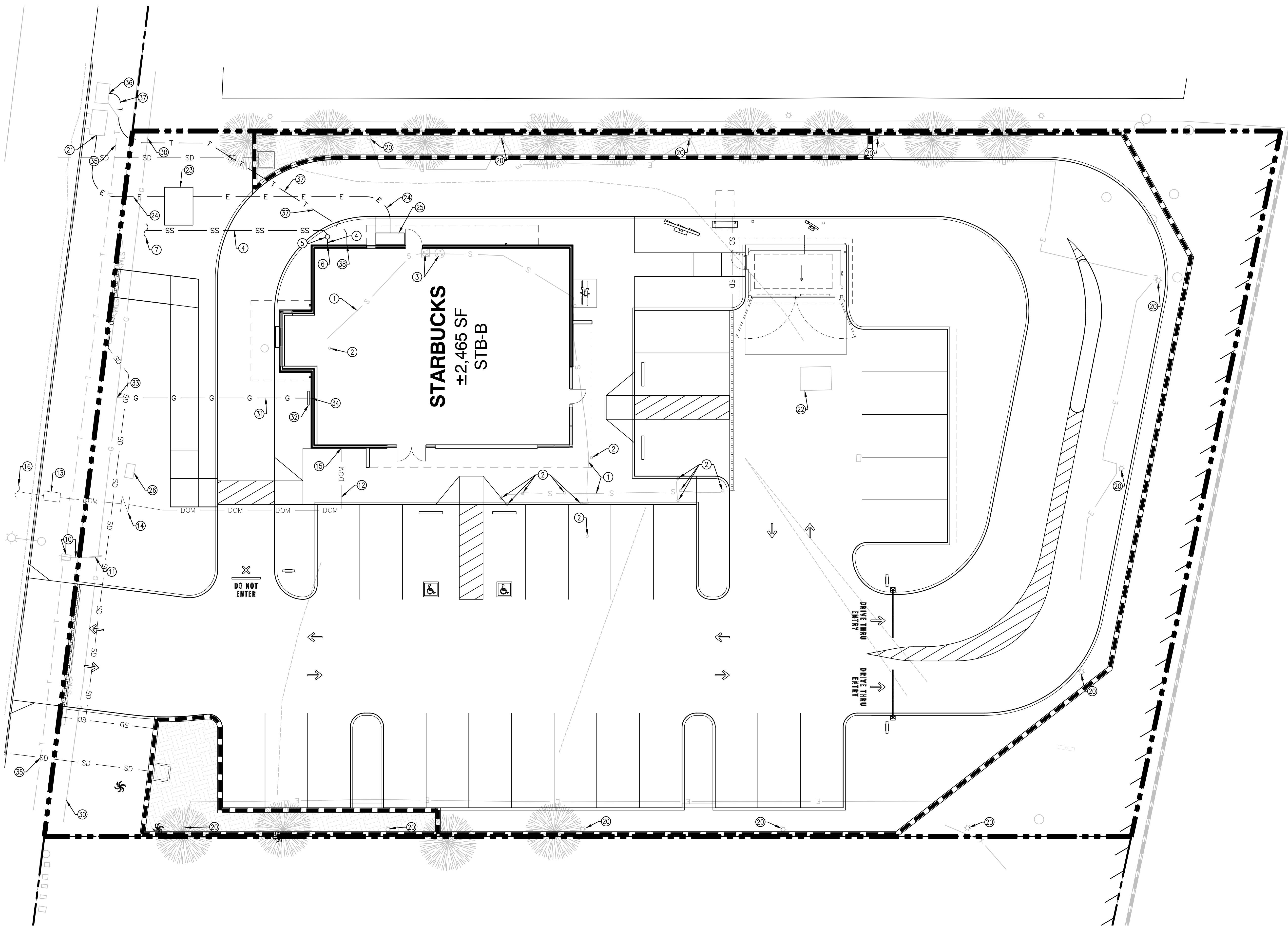
PROFILE SCALE
 1" = 10' H
 1" = 10' V



SECTION B-B

PROFILE SCALE
 1" = 10' H
 1" = 10' V





UTILITY KEY NOTES

- SANITARY SEWER**
- ① EXISTING SANITARY SEWER LINE TO BE REMOVED
 - ② EXISTING SEWER CLEANOUT TO BE REMOVED
 - ③ EXISTING SEWER MANHOLE TO BE REMOVED
 - ④ PROPOSED SEWER LINE
 - ⑤ PROPOSED SEWER CLEANOUT
 - ⑥ PROPOSED POINT OF CONNECTION FROM PROPOSED SEWER LINE TO BUILDING
 - ⑦ PROPOSED SEWER LINE TO CONNECT WITH EXISTING SEWER LINE
- WATER**
- ⑩ EXISTING WATER METER AND SERVICE LINE TO BE PROTECTED IN PLACE AND USED FOR IRRIGATION. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF EXISTING WATER LINE FOR CONNECTION.
 - ⑪ EXISTING WATER BACKFLOW PREVENTOR TO BE PROTECTED IN PLACE AND USED FOR IRRIGATION
 - ⑫ PROPOSED DOMESTIC WATER LINE
 - ⑬ PROPOSED DOMESTIC WATER METER
 - ⑭ PROPOSED DOMESTIC WATER BACKFLOW PREVENTOR
 - ⑮ PROPOSED POINT OF CONNECTION FROM PROPOSED DOMESTIC WATER LINE TO BUILDING
 - ⑯ PROPOSED DOMESTIC WATER LINE TO CONNECT WITH EXISTING WATER LINE
- ELECTRICAL**
- ⑳ EXISTING LIGHT AND CONDUIT TO BE REMOVED
 - ㉑ CONNECT TO EXISTING ELECTRICAL PULLBOX
 - ㉒ EXISTING ELECTRICAL TRANSFORMER TO BE REMOVED
 - ㉓ PROPOSED ELECTRICAL TRANSFORMER
 - ㉔ PROPOSED ELECTRICAL CONDUIT
 - ㉕ PROPOSED ELECTRICAL SWITCHGEAR
 - ㉖ EXISTING ELECTRIC PULLBOX TO BE REMOVED
- GAS**
- ㉗ EXISTING GAS LINE TO BE PROTECTED IN PLACE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF EXISTING GAS LINE FOR CONNECTION.
 - ㉘ PROPOSED GAS LINE
 - ㉙ PROPOSED GAS METER
 - ㉚ PROPOSED GAS LINE TO CONNECT WITH EXISTING GAS LINE
 - ㉛ PROPOSED POINT OF CONNECTION FROM PROPOSED GAS LINE TO BUILDING
- COMM**
- ㉜ EXISTING COMM LINE TO BE PROTECTED IN PLACE
 - ㉝ CONNECT TO EXISTING COMM PULLBOX
 - ㉞ PROPOSED COMM LINE
 - ㉟ PROPOSED COMM LINE TO BE CONNECTED WITH EXISTING COMM LINE
 - ㊱ PROPOSED POINT OF CONNECTION FROM PROPOSED COMM LINE TO BUILDING

NOTE:
EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATION BASED ON AVAILABLE AS-BUILT PLANS. CONTRACTOR SHALL VERIFY LOCATION, DEPTH, AND CONDITION IN FIELD PRIOR TO CONSTRUCTION