SITE PLAN 1

SITE PLAN 2

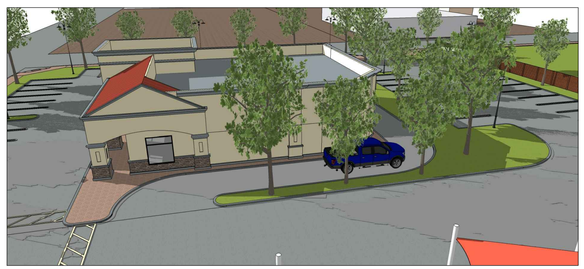
SITE PLAN 3

CAR WASH: FRONT ELEVATION

CAR WASH: REAR ELEVATION

CAR WASH: LEFT ELEVATION

RESTAURANT SHELL: FRONT ELEVATION



RESTAURANT SHELL: SIDE ELEVATION

RESTAURANT SHELL: REAR ELEVATION

RETAIL SHELL: LEFT ELEVATION

RETAIL SHELL: FRONT ELEVATION

RETAIL SHELL: RIGHT ELEVATION

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B1.2.0	BUILDING 1 RESTAURANT SHELL EXTERIOR ELEVATIONS
B2.1.0	BUILDING 2 CAR WASH PARTITION PLAN
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B3.1.0	BUILDING 3 RETAIL SHELL PARTITION PLAN
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L1.0	SITE LANDSCAPE PLAN
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L1.2	BUILDING 2 LANDSCAPE PLAN
L1.3	BUILDING 3 LANDSCAPE PLAN

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925.529.0901

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SAN RAFAEL, CA 94903
CONTACT: CONRAD DE JESUS
415.492.2841 / CONRAD@GREENLIGHTARCH.COM

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PLEASANTON, CA 94588
CONTACT: JANICE SPULLER
925.264.5021 / JSPULLER@TJKM.COM

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TITLE SHEET

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Sheet: of

A0.0.0

ADJACENT PROPERTY OWNER: SUDWEEKS, LCC
TENANT: FAIRVIEW HEATING & AIR CONDITIONING

BUILDING INFORMATION

SCOPE OF WORK:
THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 4.55 ACRE PARCEL IN A GENERAL COMMERCIAL ZONE.

THE FOLLOWING BUILDINGS ARE PROPOSED:

1. COLD SHELL FOR FUTURE RESTAURANT
2. CAR WASH SHELL AND TENANT IMPROVEMENT
3. COLD SHELL FOR FUTURE RETAIL

AREA CALCULATIONS

PARCEL	4.562 ACRES / 198,705 SQ. FT.
BUILDINGS	AREA
RESTAURANT SHELL:	3,646 SQ. FT.
CAR WASH:	
CONDITIONED SPACE:	2,024 SQ. FT.
CARWASH TUNNEL:	1,600 SQ. FT.
DETAILING GARAGE:	955 SQ. FT.
MECHANICAL:	1,110 SQ. FT.
	5,668 SQ. FT.
RETAIL SHELL:	8,000 SQ. FT.
TOTAL:	17,314 SQ. FT.
LANDSCAPE:	94,991 SQ. FT.
HARDSCAPE:	86,400 SQ. FT.

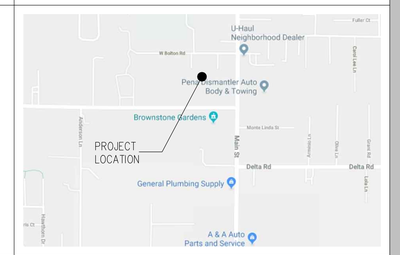
PARKING ANALYSIS

BUILDINGS	REQUIRED	PROVIDED
RESTAURANT SHELL:	25	26
CAR WASH:	10	10
RETAIL SHELL:	54	63
	89	99

ACCESSIBLE PARKING:	REQUIRED	PROVIDED
RESTAURANT SHELL:	1	2
CAR WASH:	1	2
RESTAURANT/RETAIL SHELL:	1	2

EV CHARGING STATIONS	REQUIRED	PROVIDED
RESTAURANT SHELL:	0	1
CAR WASH:	0	1
RESTAURANT/RETAIL SHELL:	0	1

VICINITY MAP



RETENTION POND

BROWNSTONE

ADJACENT PROPERTY OWNER: GUIZHI WANG & BARRY J. BRESCIA

ADJACENT PROPERTY: OWNER: VICKY SMITH

CAR WASH

RESTAURANT SHELL

RETAIL SHELL

MAIN STREET

PRELIMINARY SITE PLAN

1" = 20'-0"

NORTH

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PRELIMINARY ARCHITECTURAL SITE PLAN

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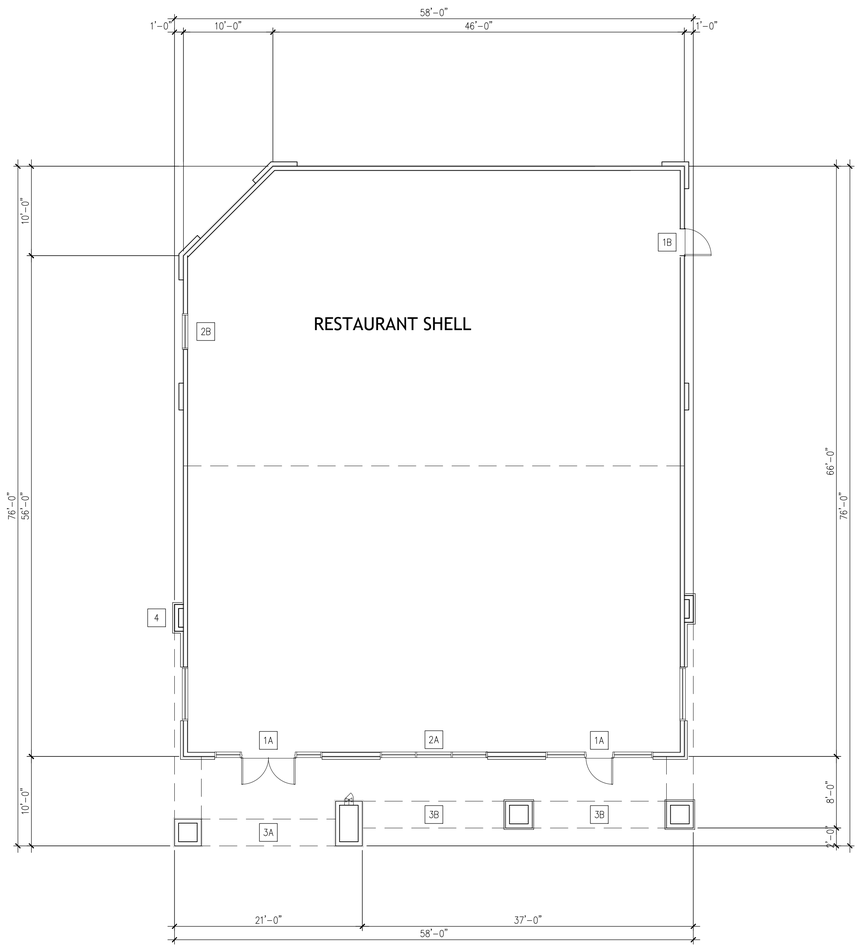
AS1.0.0



PRELIMINARY FLOOR PLAN

PARTITION KEYNOTES

1. DOOR SYSTEM:
   A. STOREFRONT
   B. MTL.
2. WINDOWS:
   A. STOREFRONT
   B. 4040SL DRIVE-THRU WINDOW.
3. SOFFIT:
   A. ARCHED
   B. FLAT
4. COLUMN RECESS

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BUILDING 1 RESTAURANT SHELL PRELIMINARY PARTITION PLAN

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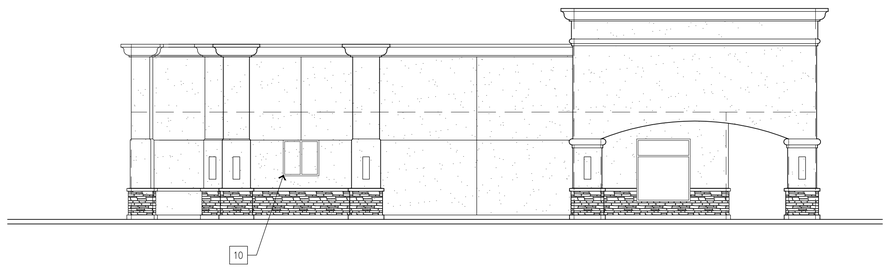
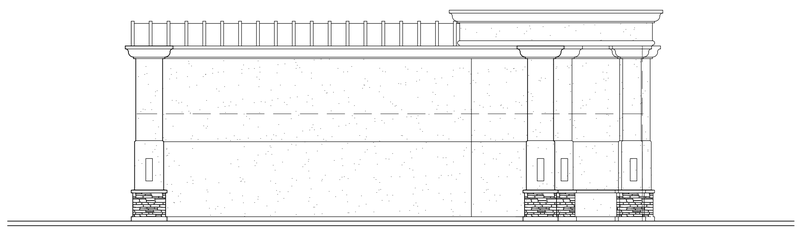
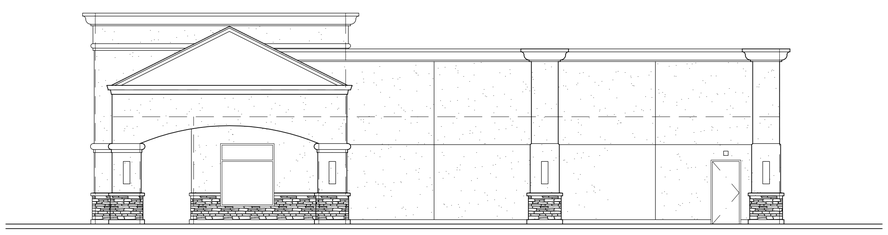
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. STUCCO FINISH
2. STOREFRONT DOOR/WINDOW SYSTEM
3. SOFFIT:
   A. ARCHED
   B. FLAT
4. STANDING SEAM METAL ROOF
5. WAINSCOT: STONE VENEER
6. STUCCO OVER FOAM:
   A. PARAPET CAP
   B. BELLY BAND
   C. COLUMN CAP
7. 4" GUTTER
8. CONTROL JOINT
9. COLUMN RECESS
10. 4040SL DRIVE-THRU WINDOW.

EXTERIOR FINISHES

PAINT:
SHERWIN-WILLIAMS
HGSW3167
ARRID SAND

STONE VENEER:
EL DORADO
TBD

STANDING SEAM METAL ROOF
TBD
TBD

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BUILDING 1 RESTAURANT SHELL PRELIMINARY EXTERIOR ELEVATIONS

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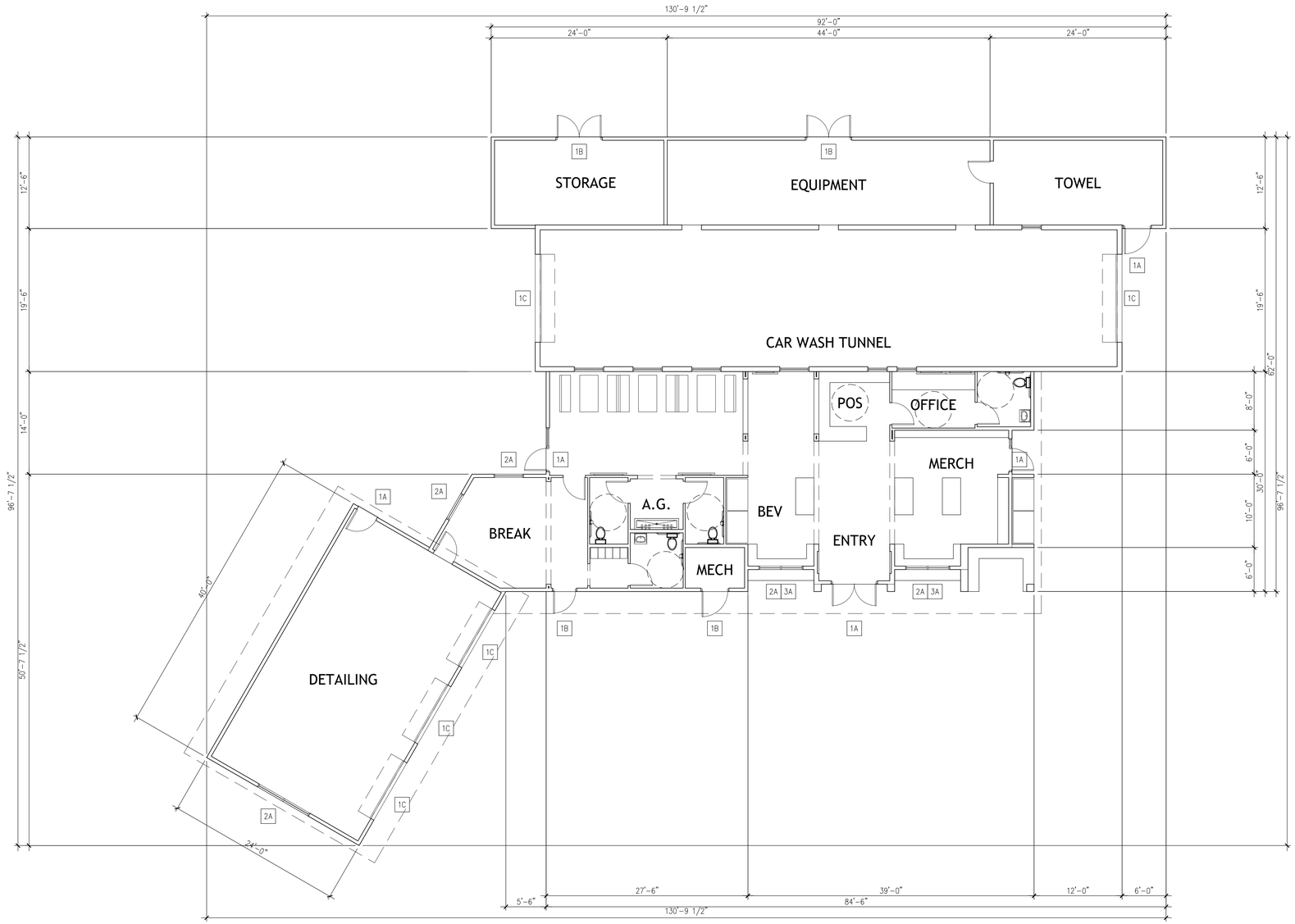
B1.2.0



PRELIMINARY FLOOR PLAN

PARTITION KEYNOTES

1. DOOR SYSTEM:
   - A. STOREFRONT
   - B. MTL.
   - C. 9'-0"H GARAGE DOOR
2. WINDOWS:
   - A. STOREFRONT
3. SOFFIT:
   - A. FLAT

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BUILDING 2
CAR WASH
PRELIMINARY PARTITION PLAN

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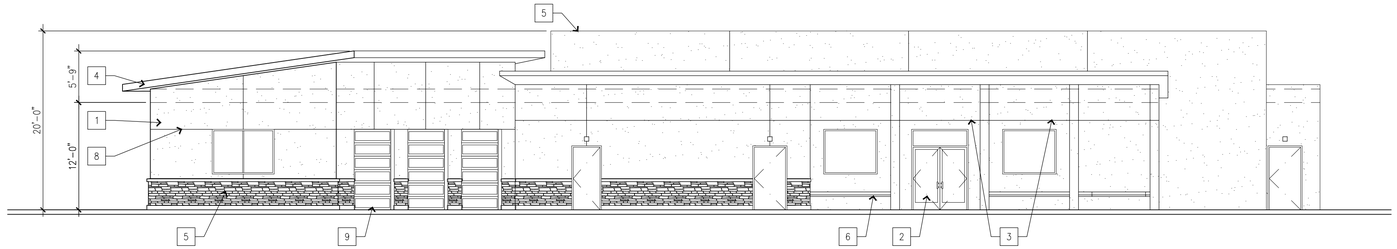
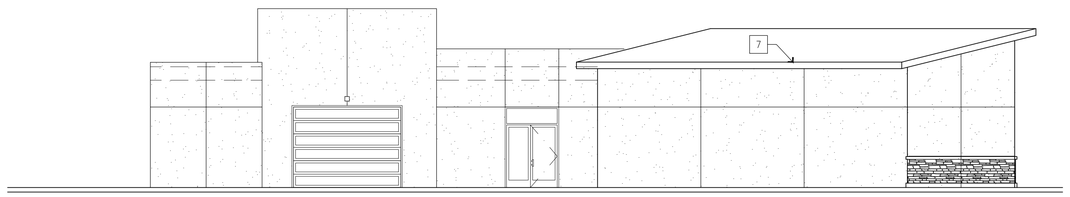
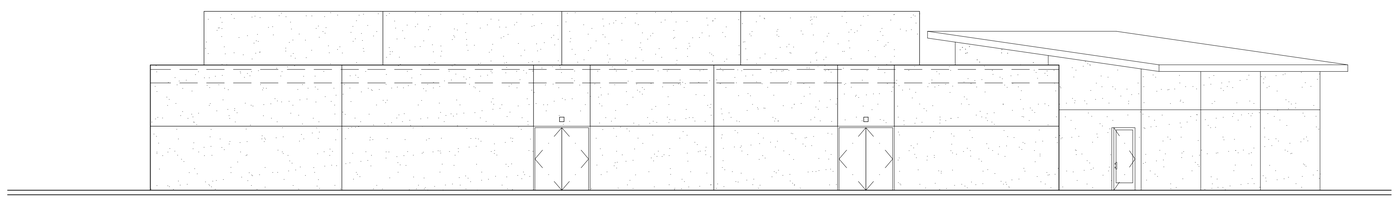
B2.1.0



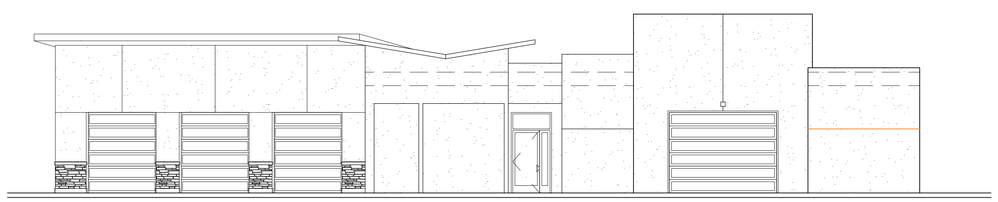
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. STUCCO FINISH
2. STOREFRONT DOOR/WINDOW SYSTEM
3. SOFFIT: FLAT
4. STANDING SEAM METAL ROOF
5. WAINSCOT: STONE VENEER
6. BENCH SEATING
7. 4" GUTTER
8. CONTROL JOINT
9. GARAGE DOOR
5. STUCCO o/ CMU WALL AT CAR WASH TUNNEL

EXTERIOR FINISHES

PAINT:
SHERWIN-WILLIAMS
HGSW3167
ARRID SAND

BRICK VENEER:
EL DORADO
TBD

STANDING SEAM METAL ROOF
TBD
TBD

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BUILDING 2
CAR WASH
PRELIMINARY
EXTERIOR ELEVATIONS

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Sheet: of

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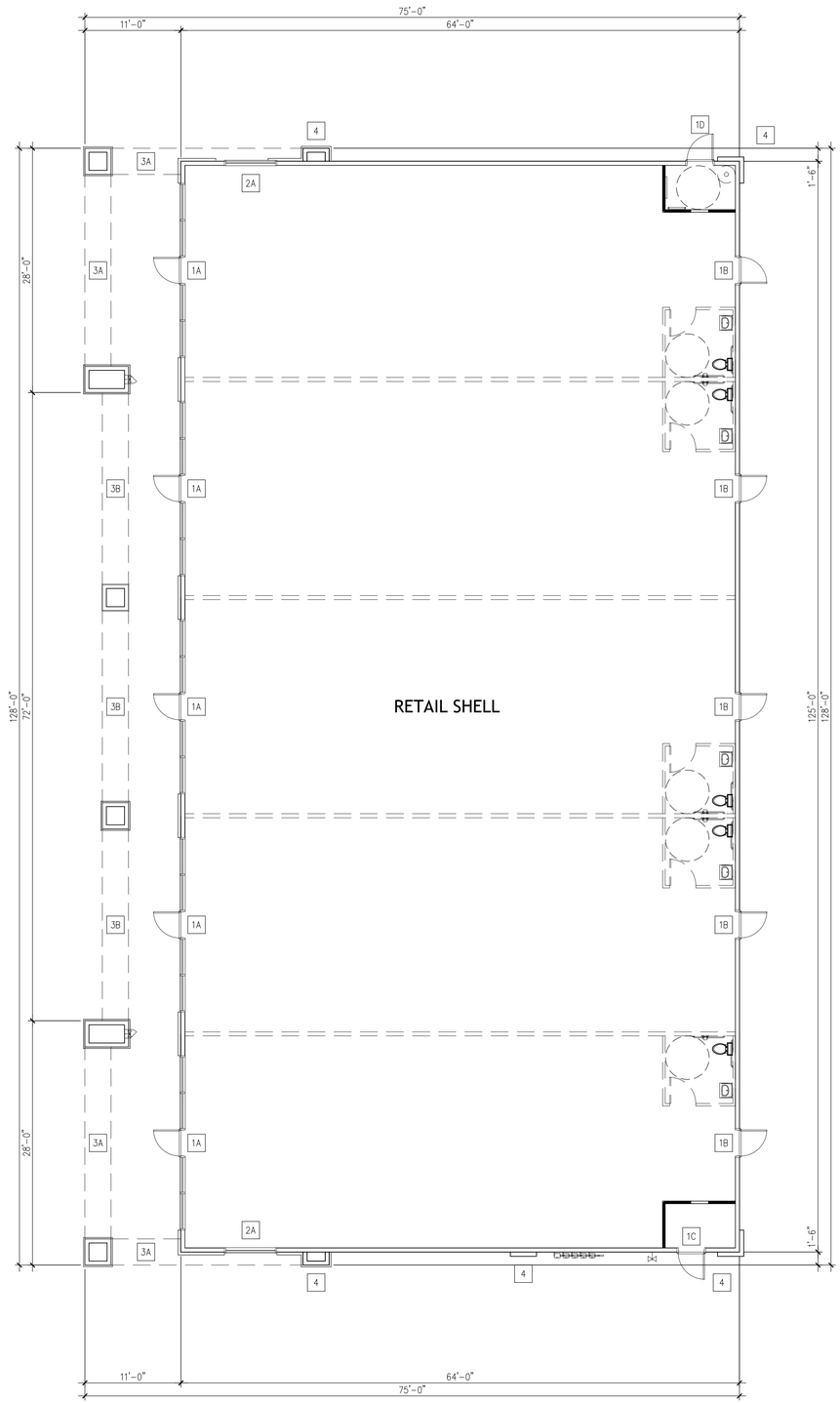

PRELIMINARY FLOOR PLAN

PARTITION KEYNOTES

1. DOOR SYSTEM:
   - A. STOREFRONT
   - B. MTL. ENTRY
   - C. MTL. ELEC ROOM
   - D. MTL. ROOF ACCESS + STAND PIPE
2. WINDOWS:
   - A. STOREFRONT
3. SOFFIT:
   - A. ARCHED
   - B. FLAT
4. COLUMN RECESS

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BUILDING 3 RETAIL SHELL PRELIMINARY PARTITION PLAN

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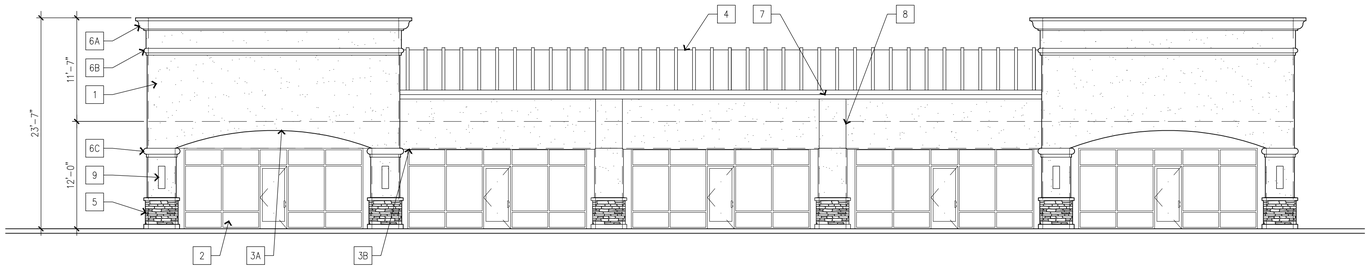
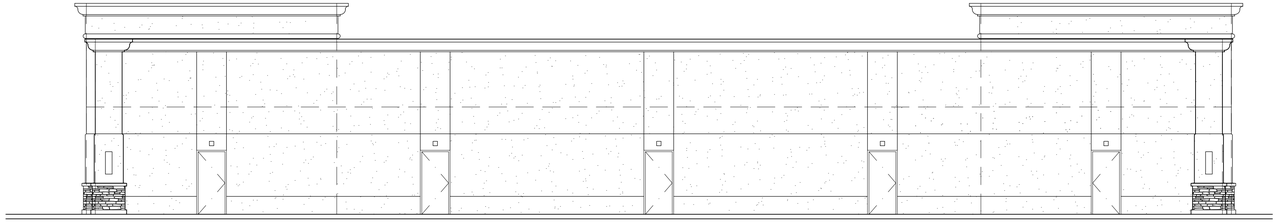
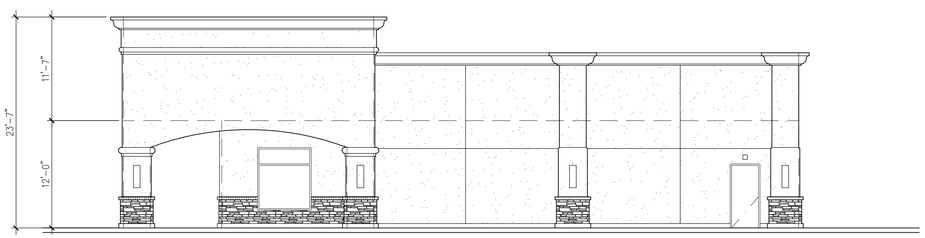


FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. STUCCO FINISH
2. STOREFRONT DOOR/WINDOW SYSTEM
3. SOFFIT:
   A. ARCHED
   B. FLAT
4. STANDING SEAM METAL ROOF
5. WAINSCOT: BRICK VENEER
6. STUCCO OVER FOAM:
   A. PARAPET CAP
   B. BELLY BAND
   C. COLUMN CAP
7. 4" GUTTER
8. CONTROL JOINT
9. COLUMN RECESS
10. 4040SL DRIVE-THRU WINDOW.

EXTERIOR FINISHES

PAINT:
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HGSW3167
ARRID SAND

BRICK VENEER:
EL DORADO
TBD

STANDING SEAM METAL ROOF
TBD
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BUILDING 3 RETAIL SHELL PRELIMINARY EXTERIOR ELEVATIONS

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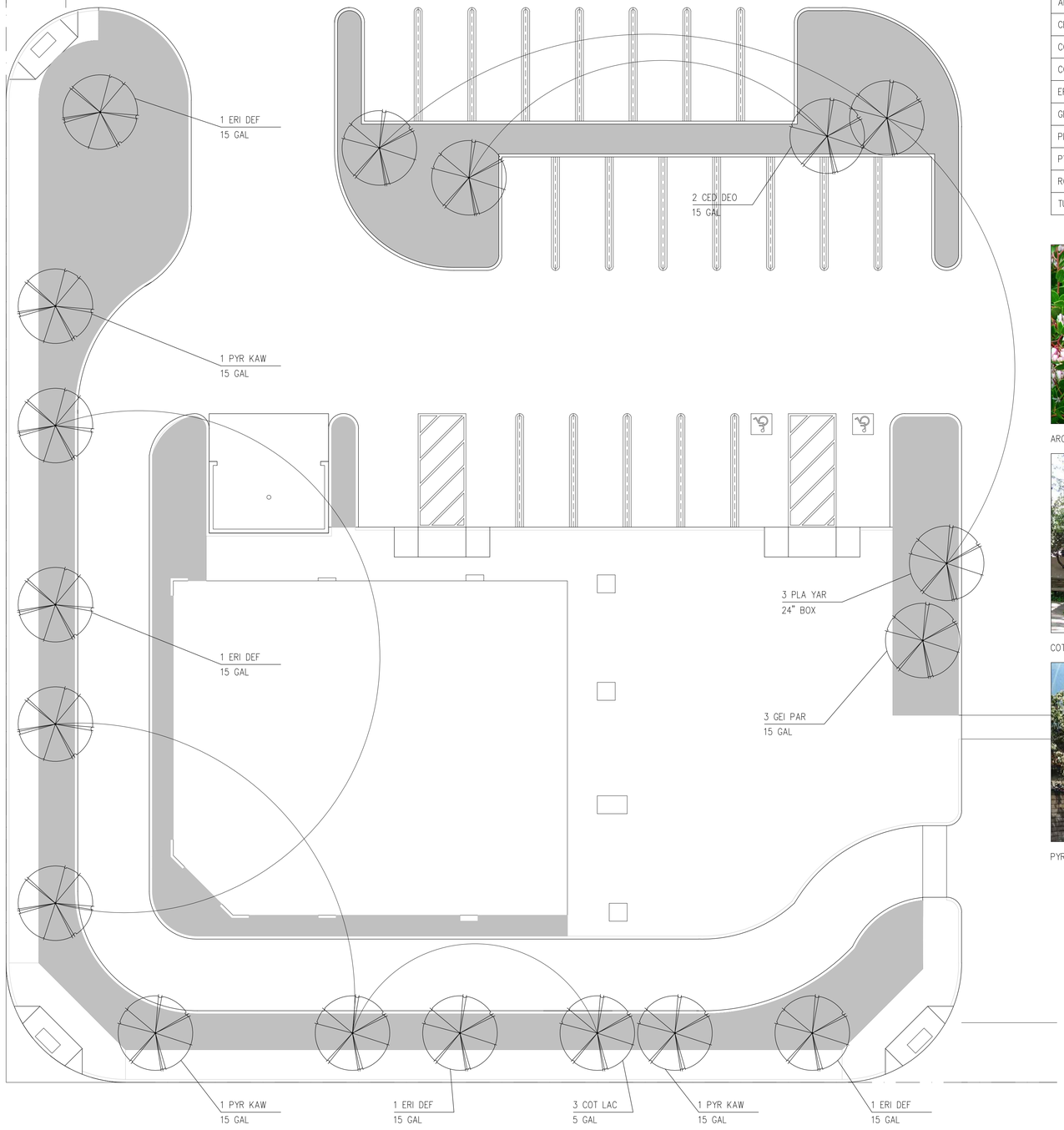


PRELIMINARY SITE PLAN

1/8" = 1'-0"

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER DEMAND	TYPE	CONDITIONS
ARC HOW	ARCTOSTAPHYLOS D. 'HOWARD MCMINN	MCMINN MANZANITA	5 GAL	5 FT. O.C.	25	LOW	SHRUB	
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	PT. REYES MANZANITA	15 GAL	5 FT. O.C.	25	LOW	SHRUB	
CED DEO	CEDRUS DEODARA	DODAR CEDAR	15 GAL		3	LOW	TREE	MIN. 10 FT. HIGH / MIN. 2 INCH CALIPER
COP KIR	COPROSMA KIRKII	COPROSMA	1 GAL	2-3FT O.C.	25	LOW	GROUND COVER	
COT LAC	COTONEASTER LACTEUS	PARMEY COTONEASTER	5 GAL	6-7FT O.C.	3	LOW	SHRUB	
ERI DEF	ERIOBOTRYA DEFLEXA	DWARF LOQUAT	15 GAL	MATCHED	3	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
GEI PAR	GEIJERA PARVIFOLIUM	AUSTRALIAN WILLOW	15 GAL	SPECIMEN	3	LOW	TREE	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
PLA YAR	PLATANUS A. 'YARWOOD'	LONDON PLANE TREE	24" BOX	MATCHED	3	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	15 GAL	SPECIMEN	3	MEDIUM	ACCENT SHRUB	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
ROS HUN	ROSMARINUS O. 'HUNTIGTON BLUE'	SPREADING ROSEMARY	1 GAL	3 FT. O.C.	25	LOW	SHRUB	
TURF	CAREX DIVULSA	BERKELEY SEDGE			500 SF.	LOW		

ARC HOW

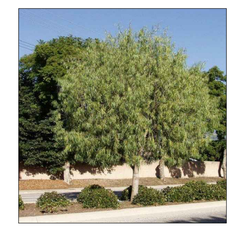
ARC POI

CED DEO

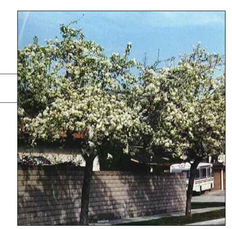
COP KIR

COT LAC

ERI DEF


GEI PAR

PLA YAR


PYR KAW

ROS HUN

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PRELIMINARY LANDSCAPE PLAN

Scale: See Dwgs Issue Date:
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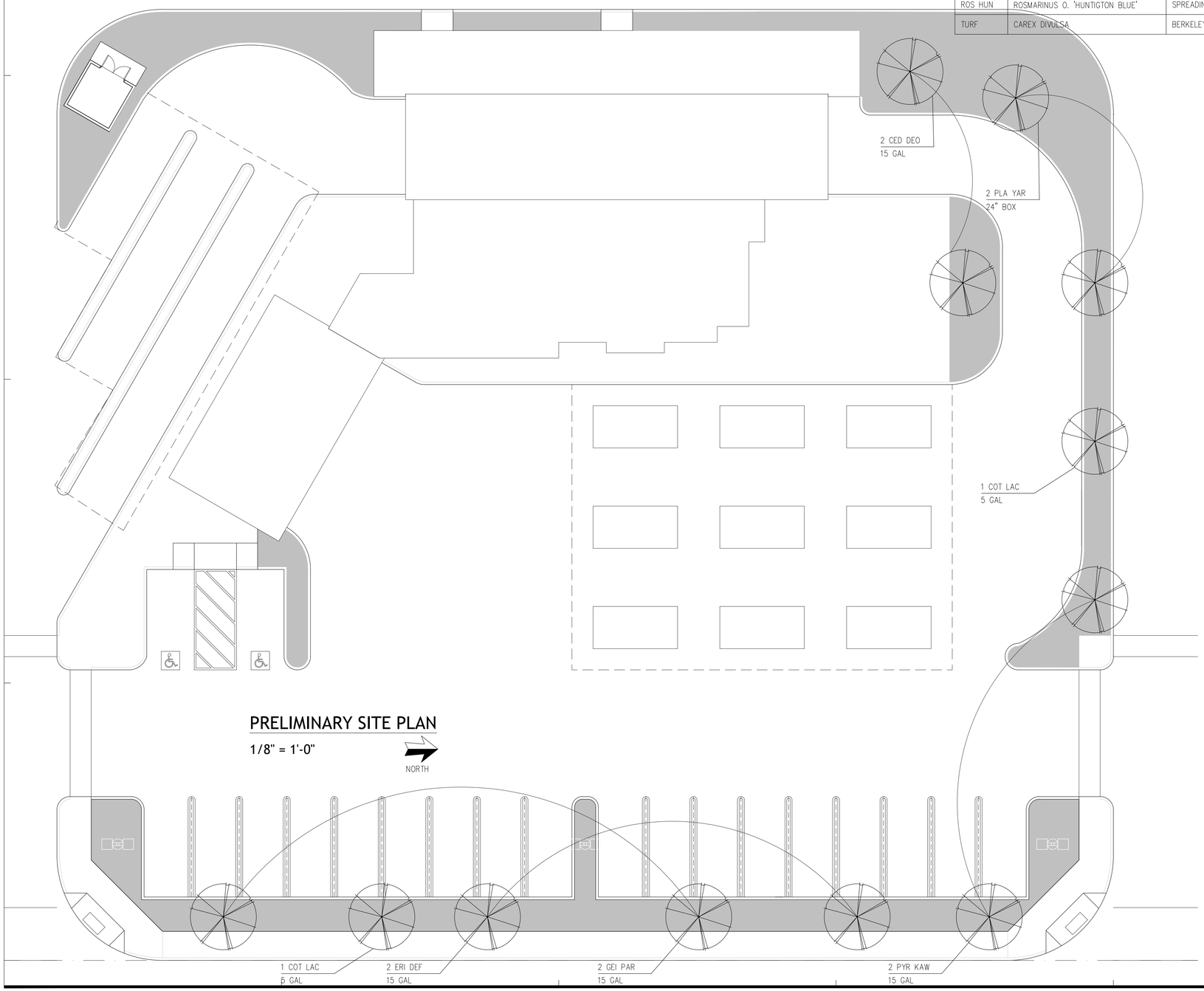
Sheet: of

L1.1

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER DEMAND	TYPE	CONDITIONS
ARC HOW	ARCTOSTAPHYLOS D. 'HOWARD MCMINN	MCMINN MANZANITA	5 GAL	5 FT. O.C.	20	LOW	SHRUB	
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	PT. REYES MANZANITA	15 GAL	5 FT. O.C.	20	LOW	SHRUB	
CED DEO	CEDRUS DEODARA	DODAR CEDAR	15 GAL		2	LOW	TREE	MIN. 10 FT. HIGH / MIN. 2 INCH CALIPER
COP KIR	COPROSMA KIRKII	COPROSMA	1 GAL	2~3FT O.C.	20	LOW	GROUND COVER	
COT LAC	COTONEASTER LACTEUS	PARMEY COTONEASTER	5 GAL	6~7FT O.C.	2	LOW	SHRUB	
ERI DEF	ERIOBOTRYA DEFLEXA	DWARF LOQUAT	15 GAL	MATCHED	2	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
GEI PAR	GEIJERA PARVIFOLIUM	AUSTRALIAN WILLOW	15 GAL	SPECIMEN	2	LOW	TREE	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
PLA YAR	PLATANUS A. 'YARWOOD'	LONDON PLANE TREE	24" BOX	MATCHED	2	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	15 GAL	SPECIMEN	2	MEDIUM	ACCENT SHRUB	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
ROS HUN	ROSMARINUS O. 'HUNTIGTON BLUE'	SPREADING ROSEMARY	1 GAL	3 FT. O.C.	20	LOW	SHRUB	
TURF	CAREX DIVULSA	BERKELEY SEDGE			500 SF.	LOW		



PRELIMINARY SITE PLAN

1/8" = 1'-0"

NORTH

ARC HOW

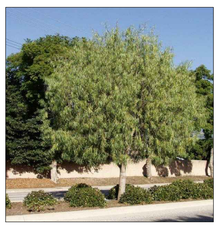
ARC POI

CED DEO

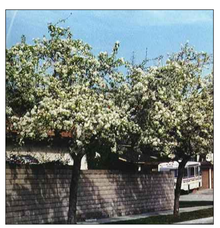
COP KIR

COT LAC

ERI DEF


GEI PAR

PLA YAR


PYR KAW

ROS HUN

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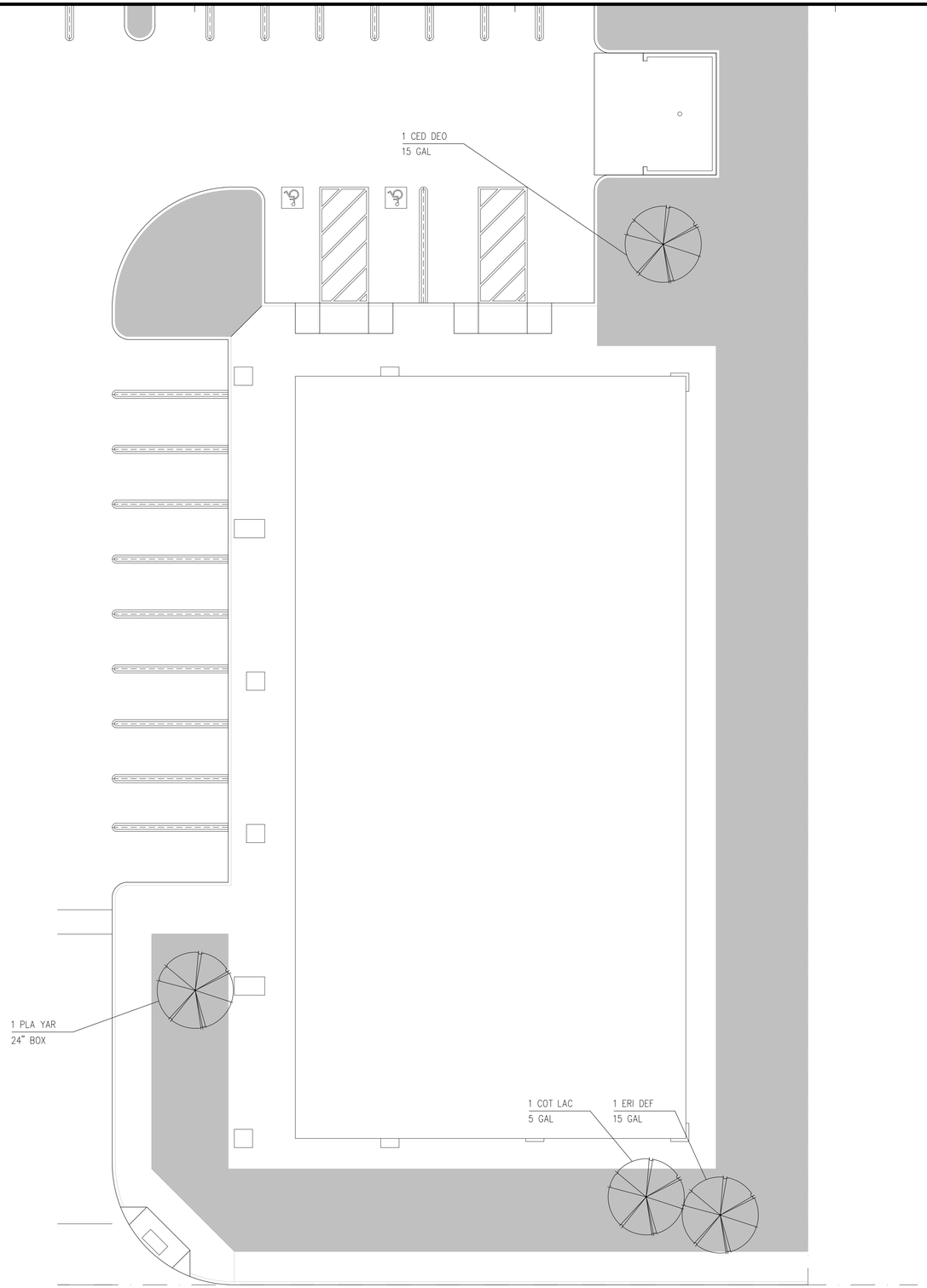

PRELIMINARY SITE PLAN

1/8" = 1'-0"

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER DEMAND	TYPE	CONDITIONS
ARC HOW	ARCTOSTAPHYLOS D. 'HOWARD MCMINN	MCMINN MANZANITA	5 GAL	5 FT. O.C.	25	LOW	SHRUB	
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	PT. REYES MANZANITA	15 GAL	5 FT. O.C.	25	LOW	SHRUB	
CED DEO	CEDRUS DEODARA	DODAR CEDAR	15 GAL		1	LOW	TREE	MIN. 10 FT. HIGH / MIN. 2 INCH CALIPER
COP KIR	COPROSMA KIRKII	COPROSMA	1 GAL	2~3FT O.C.	25	LOW	GROUND COVER	
COT LAC	COTONEASTER LACTEUS	PARMEY COTONEASTER	5 GAL	6~7FT O.C.	1	LOW	SHRUB	
ERI DEF	ERIOBOTRYA DEFLEXA	DWARF LOQUAT	15 GAL	MATCHED	1	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
GEI PAR	GEIJERA PARVIFOLIUM	AUSTRALIAN WILLOW	15 GAL	SPECIMEN	–	LOW	TREE	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
PLA YAR	PLATANUS A. 'YARWOOD'	LONDON PLANE TREE	24" BOX	MATCHED	1	MEDIUM	ACCENT TREE	UTILITY FRIENDLY
PYR KAW	PYRUS KAWAKAMII	EVERGREEN PEAR	15 GAL	SPECIMEN	–	MEDIUM	ACCENT SHRUB	MIN. 6 FT. HIGH / MIN. 1 INCH CALIPER
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TURF	CAREX DIVULSA	BERKELEY SEDGE			500 SF.	LOW		

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ARC POI

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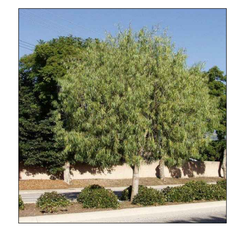
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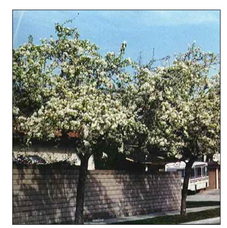
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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER DEMAND	TYPE	CONDITIONS
ARC HOW	ARCTOSTAPHYLOS D. 'HOWARD MCMINN	MCMINN MANZANITA	5 GAL	5 FT. O.C.	20	LOW	SHRUB	
ARC POI	ARCTOSTAPHYLOS 'POINT REYES'	PT. REYES MANZANITA	15 GAL	5 FT. O.C.	20	LOW	SHRUB	
CED DEO	CEDRUS DEODARA	DODAR CEDAR	15 GAL		2	LOW	TREE	MIN. 10 FT. HIGH / MIN. 2 INCH CALIPER
COP KIR	COPROSMA KIRKII	COPROSMA	1 GAL	2~3FT O.C.	20	LOW	GROUND COVER	
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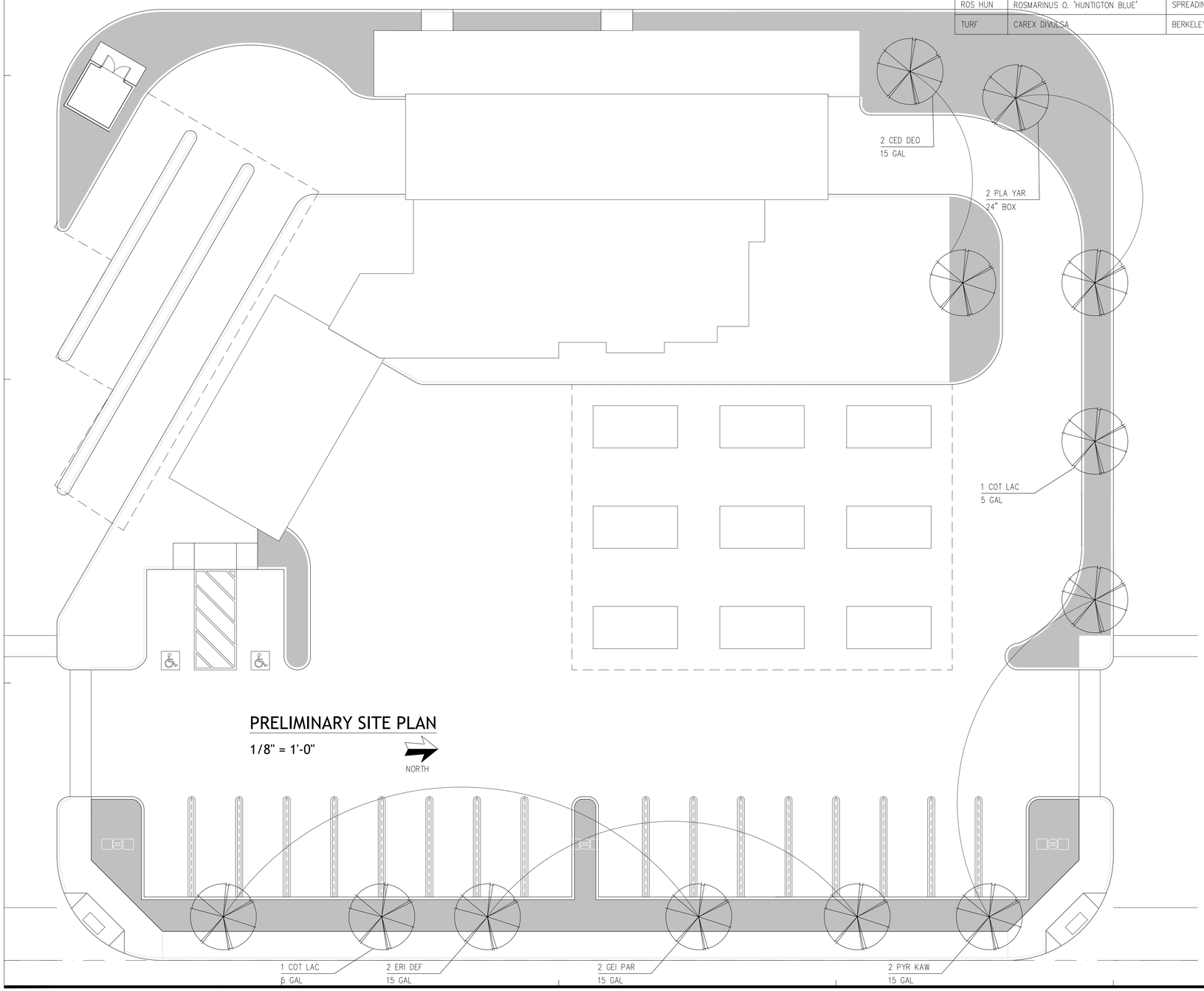

PRELIMINARY SITE PLAN

1/8" = 1'-0"

ARC HOW

ARC POI

CED DEO

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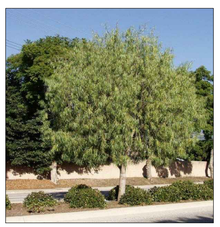
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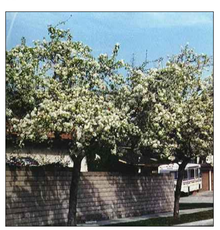
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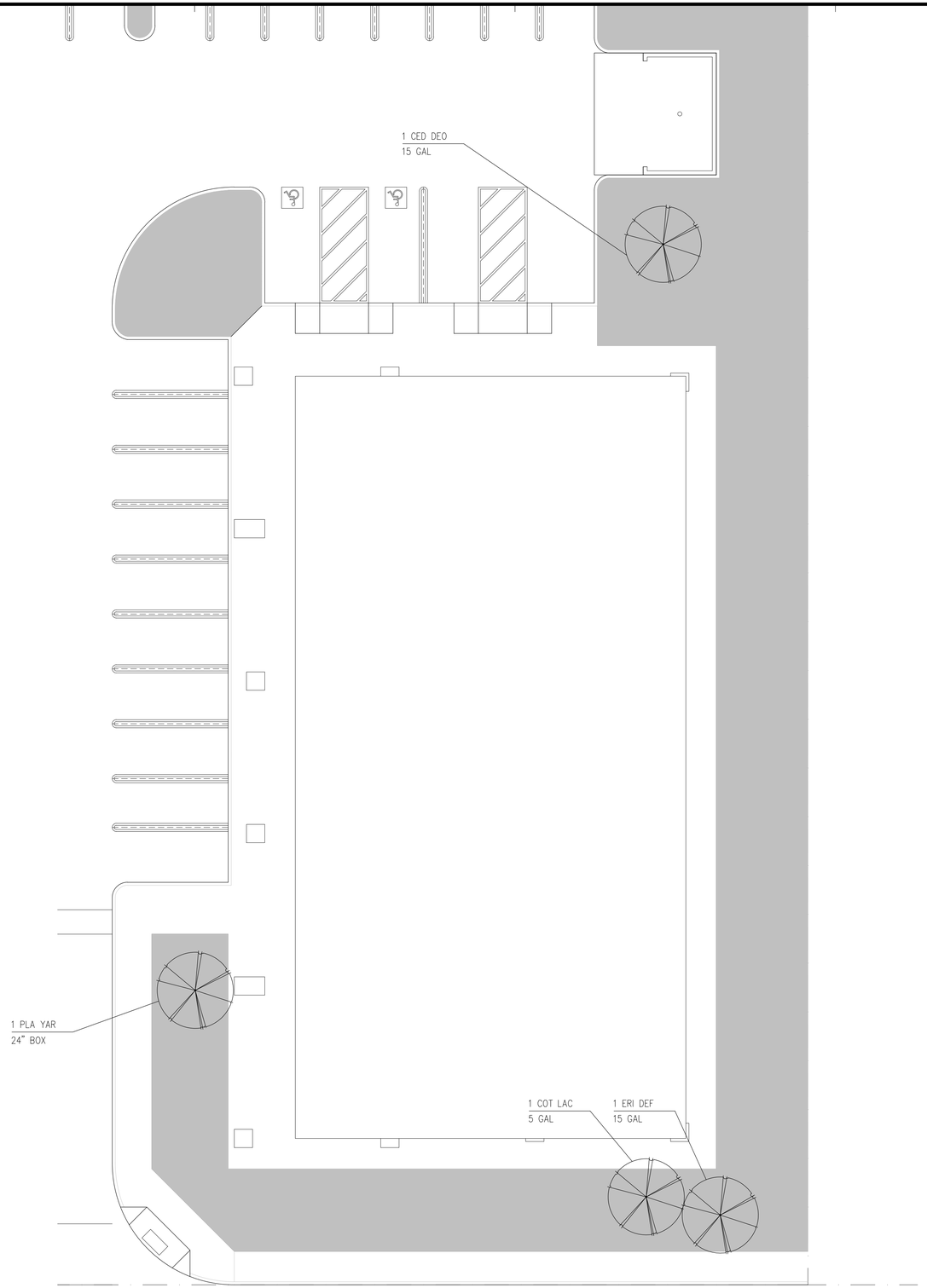

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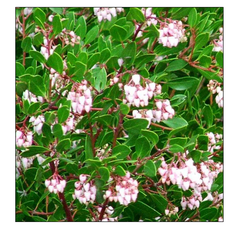
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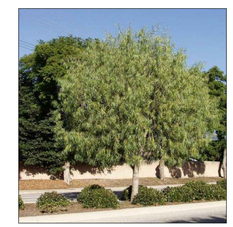
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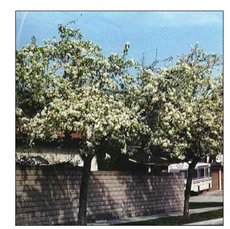
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