

**PUD-134/P18-0332/P18-0334  
3760 AND 3790 HOPYARD ROAD**

SWC Corner Hopyard Rd. and W. Las Positas Blvd.  
3760 & 3790 Hopyard Rd., Pleasanton  
APN 941-1309-034-33 and 941-1309-035

**RAZE and REBUILD**

This is an application to rezone subject properties from C-N to PUD. The property owner, Anabi Oil Corporation, is also the dealer/operator at the gasoline station and convenience store. Anabi plans to raze the existing 1962 square foot, 3 bay service station, pump island cover, 2224 square foot 7-Eleven store and eliminate one (1) Hopyard Rd. driveway. All are over forty five years old.

They will be replaced with a new 3034 square foot 7-Eleven convenience store, a new longer pump island, new larger pump island cover with better lighting and add a 1290 square foot exterior only car wash building.

The existing C-N zoning district does not allow a car wash. The gas station and convenience store are conditional uses. Thus, the PUD zoning will allow all three (3) uses with a Conditional Use Permit.

The existing Hopyard Rd. driveway in front of the existing convenience store will be eliminated. The existing southern driveway for the station will be relocated and widened from 35 feet to 40 feet. The existing northern Hopyard driveway will remain 35 feet. The existing 35-foot W. Las Positas driveway will be relocated to the east and will remain 35 feet.

We will close the existing driveway directly in front of the convenience store and angle the face of the new building toward the intersection along with southern property line landscaping and a 3' wall. We are making a strong effort to eliminate customer parking on the church property to the south and relocate it to subject site. We will increase storefront parking spaces from five (5) to nine (9). Increasing and relocating the existing 35' southern station driveway and widening it to 40' will increase and improve customer ingress and egress. There will be a significant increase in customer and delivery traffic with the new facility. The larger surface parking and circulation area and increased backup space will provide wider turning radius and easier southern egress. Large delivery vehicles need the larger parking and turning area to minimize on site congestion. With the truck unloading zone located along the Hopyard frontage, when those delivery vehicles pull out to leave, it'll be necessary to have a wider driveway to accommodate those vehicles turning movements while allowing more room for customers entering the driveway.

The existing attractive landscaping on the corner will remain. The existing unattractive landscaping between the station building and 7-Eleven store will be eliminated. This will open-up the project visibility. All other perimeter landscaping will be replaced.

The result will be much more attractive street appeal, modern and more attractive buildings, more open site plan with much better circulation, improved street ingress and egress, added products and services, both fuel and convenience store items for the neighborhood and replace two (2) 24-hour operating business into one (1) 24-hour building and fueling pump island. The new pump island cover will be longer with significantly improved lighting.

All in all, this will be a substantial improvement to this highly visible property with more products and services available for Pleasanton residents and customers.

BAH

5-30-19



Architectural Solutions Group

2455 Bennett Valley Rd Suite A-102  
San Jose, CA 95044

# SHELL / 7-ELEVEN BRANDED

## 3760 AND 3790 HOPYARD ROAD PLEASANTON, CA

### SHEET INDEX

CVR	COVER SHEET
GB1	GREEN BUILDING CHECKLIST
GB2	GREEN BUILDING CHECKLIST
GB3	GREEN BUILDING CHECKLIST
1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
2 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
1 of 1	PHOTOMETRIC
SP0	EXISTING/DEMOLITION SITE PLAN & PHOTO KEY
SP1	PROPOSED SITE PLAN
SP2	PROPOSED SIGNAGE PLAN
SP3	PROPOSED PARKING AND CIRCULATION PLAN
1	PROPOSED FLOOR PLAN
2	PROPOSED ROOF PLAN
3	PROPOSED BUILDING ELEVATIONS (COLORED)
4	PROPOSED CANOPY ELEVATIONS (COLORED)
5	CAR WASH ELEVATIONS (COLORED)
6	TRASH ENCLOSURE, WALL SECTION AND DETAILS
CIVL	
C 100	SITE PLAN
C 300	PRELIMINARY GRADING AND DRAINAGE PLAN
C 600	PRELIMINARY UTILITIES PLAN
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN

Secd



\\PMDESIGN\LOCAL\PMDC-SHARED\DR\10-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001-0-ARCHITECTURAL\02-PLANNING\01-ARE18001-CVR.DWG 9/10/2019 2:28 PM MELISSA SPOONER

### ABBREVIATIONS

A = AND	G.A. = GAUGE	T.C. = TOP OF CURB
L = ANGLE	GALV. = GALVANIZED	TG = TOP OF GRATE
∠ = AT	CC = GENERAL CONTRACTOR	T & G = TONGUE & GROOVE
C = CENTERLINE	GL = GLASS	THK = THICK
∅ = DIAMETER OF ROUND	GR = GRADE	TI = TOP OF ISLAND
# = POUND OR NUMBER	GB = GRADE BREAK	T.O. = TOP OF
(E) = EXISTING	GSM = GALVANIZED SHEET METAL	TOW = TOP OF WALL
(R) = RELOCATED	CYP = CIP/SUMP	TP = TOP OF PAVEMENT
(N) = NEW	H.B. = HOSE BIBB	TS = TOP OF SLAB
AB = ANCHOR BOLT	HDM = HARDWARE	TW = TOP OF WALK
A.F.F. = ABOVE FINISH FLOOR	H.M. = HOLLOW METAL	TYP. = TYPICAL
AGGR = AGGREGATE	HORIZ. = HORIZONTAL	UNF. = UNFINISHED
AL = ALUMINUM	HR. = HOUR	U.O.N. = UNLESS OTHERWISE NOTED
APPROX. = APPROXIMATE	HGT. = HEIGHT	VERT. = VERTICAL
ARCH. = ARCHITECTURAL	IE = INVERT ELEVATION	V.F. = VERIFY IN FIELD
ASPH. = ASPHALT	ID = INSIDE DIAMETER	W. = WEST
BD = BOARD	INSUL. = INSULATION	W/ = WITH
BTUM. = BITUMINOUS	INT. = INTERIOR	W.C. = WATER CLOSET
BLDG. = BUILDING	JT. = JOINT	WD. = WOOD
BLKG. = BLOCKING	LAM. = LAMINATE	WH. = WATER HEATER
BM. = BEAM	LAV. = LAVATORY	W/O = WITHOUT
BOT. = BOTTOM	LIP = EDGE OF SWALE OR GUTTER	WP. = WATERPROOF
BW = BACK OF WALK	MAX. = MAXIMUM	WSCOT = WAINSCOT
CAB = CABINET	MECH. = MECHANICAL	WT. = WEIGHT
CEM. = CEMENT	MEMB. = MEMBRANE	
CER. = CERAMIC	MFR. = MANUFACTURER	
CH = CEILING HEIGHT	MIN. = MINIMUM	
CI. = CAST IRON	MISC. = MISCELLANEOUS	
C.J. = CONTROL JOINT	M.O. = MASONRY OPENING	
CLG. = CEILING	MTD. = MOUNTED	
CLR./CL. = CLEAR	MUL. = MULLION	
COL. = COLUMN	N. = NORTH	
CONC. = CONCRETE	N.I.C. = NOT IN CONTRACT	
CONSTR. = CONSTRUCTION	NO. OR # = NUMBER	
CONT. = CONTINUOUS	NOM. = NOMINAL	
CTSK. = COUNTERSINK	N.T.S. = NOT TO SCALE	
CNTR. = COUNTER	N.W.D. = NEW WALL TO DECK	
CTR. = CENTER	O.C. = ON CENTER	
DEPT. = DEPARTMENT	O.D. = OUTSIDE DIAMETER	
DET. = DETAIL	OPNG. = OPENING	
D.G. = DOLLAR GENERAL	OPP. = OPPOSITE	
DIA. = DIAMETER	P.B. = LEVEL PAVEMENT AT DISPENSER	
DM. = DIMENSION	PIT BOX	
DISP. = DISPENSER	PL. = PLATE	
DN. = DOWN	P.LAM. = PLASTIC LAMINATE	
DR. = DOOR	PLYWD. = PLYWOOD	
D.S. = DOWNSPOUT	PM = DOLLAR GENERAL PROJECT MANAGER	
DWG. = DRAWING	P.O.C. = POINT OF CURVATURE	
E = EAST	P.O.S. = POINT OF SALE	
EA. = EACH	R OR RAD. = RADIUS	
EL. = ELEVATION	R.D. = ROOF DRAIN	
ELEC. = ELECTRICAL	REF. = REFERENCE	
EQ. = EQUAL	REINF. = REINFORCED	
EXP. = EXPANSION	REQD. = REQUIRED	
EXT. = EXTERIOR	RM. = ROOM	
F.D. = FLOOR DRAIN	R.O. = ROUGH OPENING	
F.F. = FLOOR FINISH	R.O.W. = RIGHT OF WAY	
FDN. = FOUNDATION	SCHED. = SCHEDULE	
FG. = FINISH GRADE	SECT. = SECTION	
FIN. = FINISH	SHT. = SHEET	
FL. = FLOOR	SIM. = SIMILAR	
FLASHG. = FLASHING	S.O.W. = SCOPE OF WORK	
FLUOR. = FLUORESCENT	SPEC. = SPECIFICATION	
F.O.C. = FACE OF CONCRETE	SQ. = SQUARE	
F.O.F. = FACE OF FINISH	S.S.T. = STAINLESS STEEL	
F.O.S. = FACE OF STUDS	STD. = STANDARD	
F.R.P. = FIBERGLASS REINFORCED PANEL	STL. = STEEL	
F.S. = FLOOR SINK	STOR. = STORAGE	
FT. = FOOT OR FEET	STR. = STRUCTURAL	
FTG. = FOOTING	SYM. = SYMMETRICAL	
FURR. = FURRING		
FUT. = FUTURE		

### VICINITY MAP



### PROJECT DATA

PROJECT ADDRESS:	3760 AND 3790 HOPYARD ROAD, PLEASANTON, CA
CONTACT:	SUMNER IREFEJ ANABI REAL ESTATE & DEVELOPMENT LLC 1040 NORTH BENSON AVENUE LIRLAND, CA 91766 (909) 394-4728
PROPERTY OWNER REP:	
CONSTRUCTION TYPE:	II-B C-STORE, CAR WASH II-B CANOPY
BLDG OCCUPANCY:	M C-STORE, CANOPY B CAR WASH
BLDG AREA:	PROPOSED C-STORE: 3,034 S.F. PROPOSED FUELING CANOPY: 3,741 S.F. PROPOSED CAR WASH: 1,290 S.F. PROPOSED TRASH ENCLOSURE: 240 S.F. TOTAL BUILDING AREAS: 8,305 S.F.
FIRE SPRINKLERS:	C-STORE AND TRASH ENCLOSURE SPRINKLERED, PER CITY OF PLEASANTON MUNICIPAL CODE
NATURE OF BUSINESS:	FUELING STATION WITH CONVENIENCE STORE AND CAR WASH
CODES:	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE

### SCOPE OF WORK

CONSTRUCT A NEW 3,034 S.F. CONVENIENCE STORE, FUELING CANOPY (3,311 S.F.), CAR WASH (1,290 S.F.) & TRASH ENCLOSURE (185 S.F.). THE EXISTING FUELING CANOPY, SERVICE STATION AND CONVENIENCE STORE SHALL BE REMOVED. THE UNDERGROUND STORAGE TANKS ARE TO REMAIN, WITH NEW PIPING TO THE NEW FUELING DISPENSERS. NEW CONCRETE AND ASPHALT PARKING YARD, NEW LANDSCAPING, NEW IRRIGATION, AND NEW SIGNAGE.

### SITE DATA

APN:	941-1309-035 / 941-1309-034-3	REQUIRED SETBACKS:	DETERMINED BY PLANNING
ZONING:	RUD-1/C-0 (PLANNED UNIT DEVELOPMENT, CIVIC OVERLAY DISTRICT)	PROPOSED SETBACKS:	FRONT: 33'-0" (HOPYARD ROAD) FRONT: 57'-6" (W. LAS POSTAS BLVD.) SIDE: 10'-0" (SOUTH) REAR: 10'-0" (WEST)
TOTAL SITE AREA:	TOTAL: 39,726 S.F. (0.91 AC.)		
LANDSCAPE AREA:	EXISTING: 3,354 S.F. PROPOSED: 4,075 S.F. TOTAL: 7,429 S.F. (19% LOT COVERAGE)		
PROPOSED C-STORE:	3,034 S.F. (8% LOT COVERAGE)		
PROPOSED FUELING CANOPY:	3,741 S.F.		
PROPOSED CAR WASH:	1,290 S.F.		
PROPOSED TRASH ENCLOSURE:	240 S.F.		
TOTAL BUILDING AREAS:	8,305 S.F. (21% LOT COVERAGE)		
FLOOR AREA RATIO:	8%		
PROPOSED HEIGHT:	25' OR LESS		
REQUIRED PARKING:	CONVENIENCE MARKETS - 1 SPACE FOR EACH 150 S.F. OF GROSS FLOOR AREA SELF-SERVICE STATIONS - 1 SPACE & 1 SPACE FOR EACH EMPLOYEE ON THE MAXIMUM SHIFT DRIVE-THROUGH CAR WASHES (W/ A SELF-SERVICE SERVICE STATION) - 0 SPACES REQUIRED CONVENIENCE MARKET SELF-SERVICE STATION: TOTAL REQUIRED PARKING: 25 SPACES		
PROVIDED PARKING:	14 STANDARD 1 ACCESSIBLE 1 ELECTRIC VEHICLE CHARGING STATION 16 SPACES PROVIDED #12 FUELING POSITIONS 28 SPACES		
TOTAL PARKING:			

### PROJECT TEAM

CONSULTANT:	CONSULTANT INFORMATION:	PHONE NUMBER:
ARCHITECT:	PM DESIGN GROUP, INC. 6930 DESTINY DRIVE, SUITE 100 ROCKLIN, CA 95677 ARCHITECT: ROY PEDRO EMAIL: rp@pmdesigninc.com	(916) 226-5489
PROJECT MANAGER: (PRIMARY CONTACT)	PM DESIGN GROUP, INC. 2455 BENNETT VALLEY ROAD, SUITE A-102 SANTA ROSA, CA 95404 CONTACT: CHRIS BROWN EMAIL: cbrown@pmdesigninc.com	(707) 921-1204
CIVIL ENGINEER:	JM CIVIL ENGINEERING KYLE FLAWING 490 POST STREET, STE. 406 SAN FRANCISCO, CA 94102 EMAIL: kflawing@jmcivileng.com	(760) 583-3388
LANDSCAPE ARCHITECT:	ROD SCACCALOSI P.O. BOX 2083 PETALUMA CA 9 EMAIL: rscac@99	

SHELL / 7-ELEVEN BRANDED  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**COVER SHEET**

**PUD-134/P18-0332/P18-0334**  
**3760 AND 3790 HOPYARD ROAD**  
**SEPTEMBER 12, 2019**



\\PMS01\LOCAL\PMDC-SHARED\01-PRODUCTS-SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001-0-PLANNING\0-ARCHITECTURAL\02-DWG-PLANNING\0-ARE18001\_02.DWG 07/10/2019 2:28 PM MELISSA SPOONER

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
<b>Chapter 8.21 City Municipal Code Construction and Demolition Debris</b>				
8.21.020	Regulated projects	A) Each applicant for a regulated project shall comply with the diversion requirements of PMC 8.21. Compliance with this chapter shall be a condition of approval for any building or demolition permit issued for a regulated project. The failure to impose this condition for any building or demolition permit shall not relieve the applicant from complying with this chapter. B) Each applicant for a project that is not a regulated project is encouraged to achieve an overall diversion rate of at least 75 percent. (Be advised C&D debris taken to Pleasanton Garbage Service will currently only result in a 72% diversion rate. Separation of materials will be required to achieve a minimum 75% diversion rate.) (Ord. 2129 § 1, 2015; Ord. 1992 § 1, 2009)		Initials:  Date:
8.21.030	Waste management plan	A. WMP Application. Each applicant of a regulated project shall submit an electronic WMP application through the city's designated online waste management and tracking system prior to beginning any project that requires a building, demolition, or similar construction permit. The completed WMP application shall include all of the following: 1. The address or location, building permit number(s) and description of the project; 2. Project information, such as the job valuation, area of work, permit number, tract information (if known), project diversion rate and relevant personnel involved with this WMP; 3. The estimated quantities of all materials to be salvaged, recycled and/or disposed; 4. The hauling and disposal method; 5. The facility or facilities being utilized for salvage, recycling or disposal of construction or demolition materials; 6. The applicant shall certify their acknowledgment of, and agreement to comply with both the city's franchise collector requirements and hauling and self-hauling regulations. (Ord. 2129 § 1, 2015; Ord. 1992 § 1, 2009)		Initials:  Date:

Revised (8/4/2017)

Page 8 of 19

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.410.1.1	Additions	All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. <b>Exception:</b> Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.	N/A	Initials:  Date:
5.410.2	Commissioning	For new buildings 10,000 square feet and over, building commissioning for all building systems covered by Title 24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. All occupancies other than I-occupancies and L-occupancies shall comply with the California Energy Code as prescribed in California Energy Code Section 120.8. For I-occupancies which are not regulated by OSHPD or for L-occupancies and L-occupancies which are not regulated by the California Energy Code Section 100.0 Scope, all requirements in sections 5.410.2 through 5.410.2.6 shall apply. Commissioning requirements shall include items listed in Section 5.410.2. Commissioning requirements shall include items listed in Section 5.410.2. <b>Exceptions:</b> 1. Unconditional warehouses of any size; 2. Areas under 10,000 feet used for offices or other conditioned accessory spaces within unconditioned warehouses; 3. Tenant improvements less than 10,000 square feet as described in Section 903.1.1; 4. Open parking garages of any size, or open parking garage areas of any size, within a structure.	N/A	Initials:  Date:
<b>Reference Description Comments Designer's Comments with Plan Detail Reference City Use Only Field Inspection Verification</b>				
5.410.2.1	Owner's Project Requirements (OPR)	Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.2.1		Initials:  Date:

Revised (8/4/2017)

Page 9 of 19

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.410.2.2	Base of Design (BOD)	A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project to cover the systems listed in Section 5.410.2.2.		Initials:  Date:
5.410.2.3	Commissioning Plan	A commissioning plan describing how the project will be commissioned shall include items listed in Section 5.410.2.3.		Initials:  Date:
5.410.2.4	Functional Performance Testing	Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications.		Initials:  Date:
5.410.2.5	Documentation and training	A systems manual and systems operations training are required.		Initials:  Date:
5.410.2.5.1	Systems Manual	The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1.		Initials:  Date:
5.410.2.5.2	Systems operations training	A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and shall include items listed in Section 5.410.2.5.2.		Initials:  Date:
5.410.2.6	Commissioning report	A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.		Initials:  Date:
5.410.4	Testing and adjusting	Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. Applies to new systems, area or additions or alterations.		Initials:  Date:
5.410.4.2	Systems	Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.4.2.		Initials:  Date:
5.410.4.3	Procedures	Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by the enforcing agency.		Initials:  Date:
5.410.4.3.1	HVAC Balancing	Before a new space-conditioning system serving a building or space is operated for normal use, balance in accordance with the procedures defined by national standards listed in Section 5.410.4.3.1 or as approved by the enforcing agency.		Initials:  Date:
5.410.4.4	Reporting	After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.		Initials:  Date:

Revised (8/4/2017)

Page 10 of 19

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.410.4.5	Operation and maintenance manual	Provide the building owner with detailed operating and maintenance instructions and copies of manufacturer's warranties for each system prior to final inspection.		Initials:  Date:
5.410.4.5.1	Inspections and reports	Include a copy of all inspection verifications and reports required by the enforcing agency.		Initials:  Date:
<b>Environmental Quality</b>				
<b>Fireplaces</b>				
5.503.1		Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150.	N/A	Initials:  Date:
5.503.1.1	Woodstoves	Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emission limits, where applicable, and shall have a permanent label indicating they are certified to meet the emission limits.	N/A	Initials:  Date:
<b>Pollutant Control</b>				
5.504.1.3	Temporary ventilation	If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.	N/A	Initials:  Date:
5.504.3	Covering of duct openings	At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.		Initials:  Date:
<b>Reference Description Comments Designer's Comments with Plan Detail Reference City Use Only Field Inspection Verification</b>				
5.504.4	Finish material pollutant control	Finish materials shall comply with Sections 5.504.1 through 5.504.4.6		Initials:  Date:

Revised (8/4/2017)

Page 11 of 19

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.504.4.1	Adhesives, sealants, caulks	Adhesives and sealants used on the project shall meet the requirements of the following standards: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. 2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 10 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.		Initials:  Date:
5.504.3	Paints and coatings	Architectural paints and coatings shall comply with Table 5.504.4.3.		Initials:  Date:
5.504.4.3.1	Aerosol paints and coatings	Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520, et seq.).		Initials:  Date:
5.504.4.3.2	Verification	Verification of compliance with this section shall be provided at the request of the enforcing agency.		Initials:  Date:
5.504.4.4	Carpet systems	All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.	N/A	Initials:  Date:
5.504.4.4.1	Carpet cushion	All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.	N/A	Initials:  Date:

Revised (8/4/2017)

Page 12 of 19

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.504.4.2	Carpet adhesive	All carpet adhesive shall meet the requirements of Table 5.504.4.1.	N/A	Initials:  Date:
5.504.4.5	Composite wood products	Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.		Initials:  Date:
5.504.4.5.3	Documentation	Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and involved as meeting the Composite Wood Product regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2265 or European EN 333 standards. 5. Other methods acceptable to the enforcing agency.		Initials:  Date:
5.504.4.6	Resilient flooring systems	For 80 percent of floor area receiving resilient flooring, install resilient flooring which meets one of the following: 1. Certified under the Resilient Floor Covering Institute (RFC) FloorScore program. 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010. 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly Greenguard Children's & Schools Program).		Initials:  Date:

Revised (8/4/2017)

Page 13 of 19

NOTE: CHECKLIST ADDED FOR REFERENCE ONLY. COMPLETED CHECKLIST TO BE INCLUDED WITH BUILDING PERMIT SUBMITTAL.



2455 Bennell Valley Rd. Suite A-102  
Santa Rosa, CA 95404

Seal



MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/21/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	08/19/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

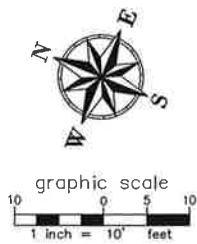
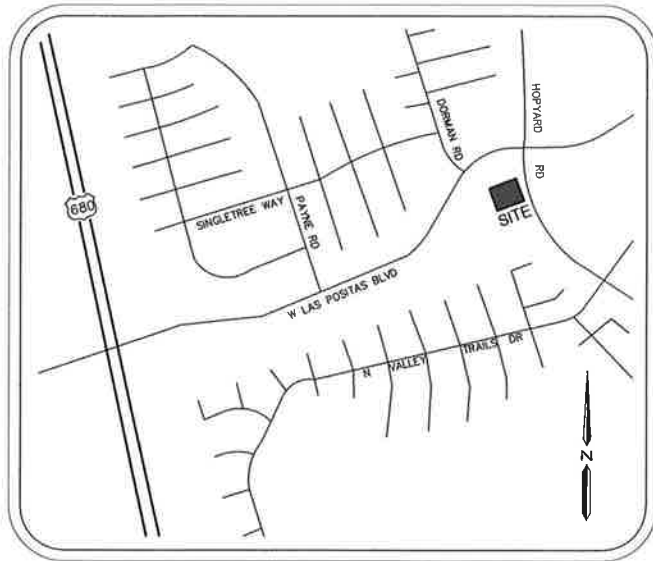
Project Number  
**ARE18001.0**

Sheet Name  
**GREEN BUILDING CHECKLIST**

Sheet Number  
**GB2**



VICINITY MAP



**BENCH MARK:**

NGS BENCH MARK  
 DESIGNATION: C 972 RESET 1967  
 PID: H53091  
 ELEVATION: 333.2' (NAVD 88)  
 DESCRIPTION: SEE NGS WEBSITE FOR FULL DESCRIPTION AND LOCATION.

**BASIS OF BEARINGS:**

THE BEARING NORTH 32°02'02" EAST BEING THE BEARING OF THE CENTERLINE OF WEST LAS POSITAS AS SHOWN ON PARCEL MAP #1612 FILED FOR RECORD IN BOOK 88 OF PARCEL MAPS AT PAGE 36-37, ALAMEDA COUNTY RECORDS.

**UTILITY NOTE:**

- UNDERGROUND UTILITIES SHOWN ARE BASED ON THE ALTA SURVEY FOR ANABI OIL COMPANY BY TERRAMARK FOR BEAVERTON OREGON, JOB NUMBER 17-07-01-22001.
- CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA.
- SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
- ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
- CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

**COPYRIGHT NOTE:**

COPYRIGHT CHAPPELL SURVEYING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF CHAPPELL SURVEYING, INC. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND STAMP ARE NOT VALID.

**TITLE NOTE:**

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO CHAPPELL SURVEYING SERVICES. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

**TOPOGRAPHIC SURVEY NOTE:**

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY.
- THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA BLK360 LASER SCANNER AND A TRIMBLE TOTAL STATION.
- THE TOPOGRAPHIC POINTS AND LINEWORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
- POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINEWORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

*Brett Chappell*

6/4/2019

DATE:



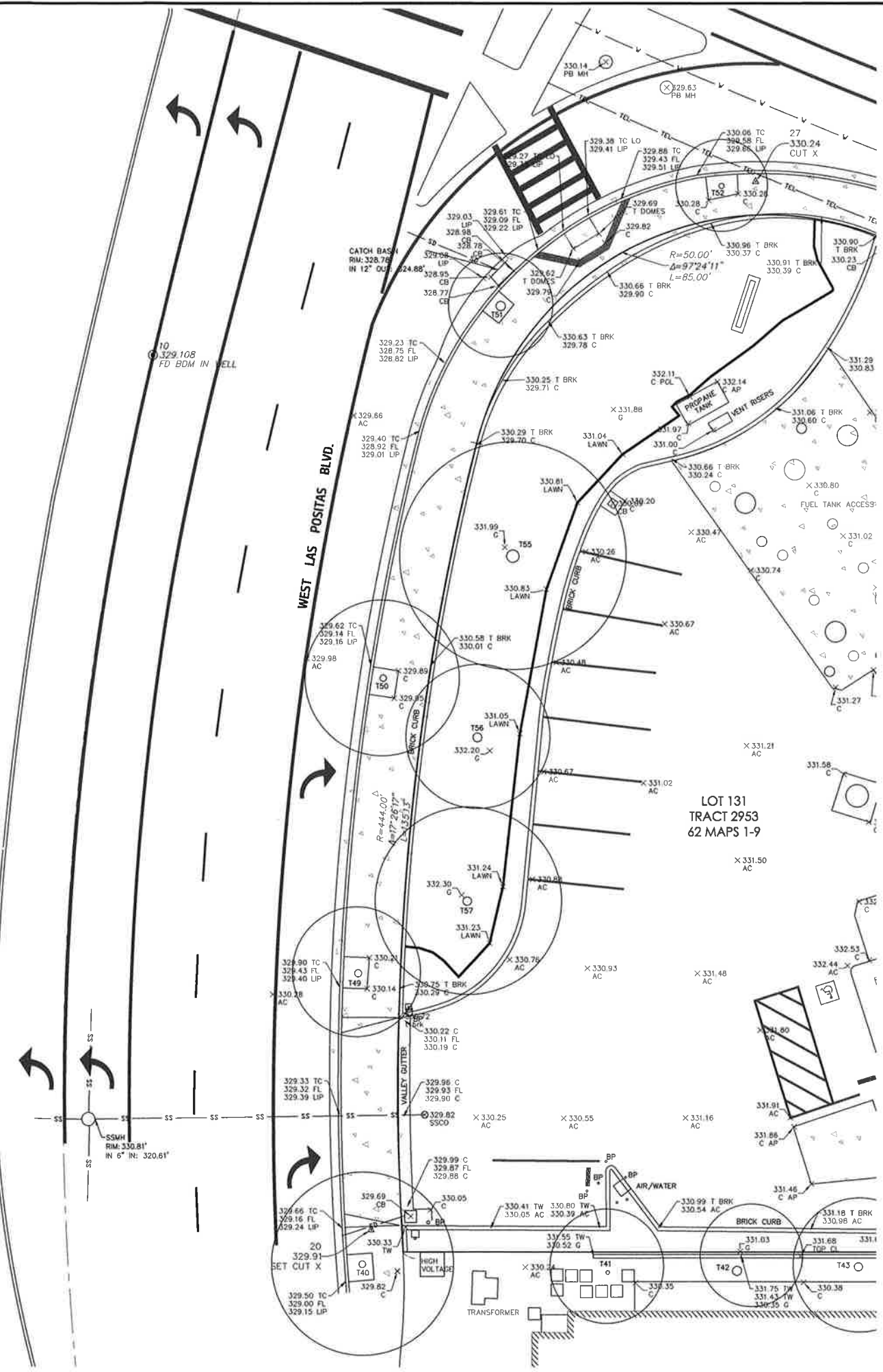
**LEGEND**

- |                                    |                      |
|------------------------------------|----------------------|
| AC ASPHALTIC CONCRETE              | BOLLARD POLE         |
| AR ACCESSIBLE RAMP                 | ACCESSIBILITY        |
| ATM AUTOMATED PAY STATION          | AREA LIGHTING        |
| BFP BACK FLOW PREVENTOR            | POWER POLE           |
| BP BOLLARD                         | SIGN                 |
| C CONCRETE                         | SITE BENCH MARK      |
| CI CURB INLET                      | STREET LIGHT         |
| CLF CHAIN LINK FENCE               | SURVEY CONTROL POINT |
| COL COLUMN                         | TRAFFIC SIGNAL       |
| DW DRIVEWAY                        |                      |
| ED ELECTRICAL BOX                  |                      |
| ELEC ELECTRICAL PANEL              |                      |
| ELEV ELEVATION                     |                      |
| EVLT HIGH VOLTAGE ELECTRICAL VAULT |                      |
| FF FINISHED FLOOR ELEVATION        |                      |
| FL FLOW LINE                       |                      |
| JUP JOINT UTILITY POLE             |                      |
| NG NATURAL GROUND                  |                      |
| PGE VLT HIGH VOLTAGE UTILITY VAULT |                      |
| SCD SEWER CLEAN OUT                |                      |
| SLB STREET LIGHT BOX               |                      |
| TC TOP OF CURB                     |                      |
| TSB TRAFFIC SIGNAL BOX             |                      |
| UB UTILITY BOX                     |                      |
| VC VALLEY GUTTER                   |                      |
| WM WATER METER                     |                      |

**TREE IDENTIFICATION TABLE**

TREE SPECIES AND DIAMETER TAKEN FROM THE FOLLOWING:  
 DRAFT ARBORIST REPORT  
 PREPARED BY HORTISCIENCE | BARTLETT CONSULTING  
 329 BAY STREET  
 PLEASANTON, CA

- T40, RAYWOOD 5.5" 15"
- T41, GLOSSY PRIVET 7"
- T42, CANARY ISLAND PINE 17"
- T43, CANARY ISLAND PINE 16"
- T44, CANARY ISLAND PINE 18"
- T45, CANARY ISLAND PINE 20"
- T46, CANARY ISLAND PINE 13"
- T47, GLOSSY PRIVET 7'6" 5"
- T48, GLOSSY PRIVET 8'7" 6" 6" 5" 4"
- T49, HACKBERRY 11"
- T50, RAYWOOD 5.5" 12"
- T51, HACKBERRY 12"
- T52, HACKBERRY 10"
- T53, HACKBERRY 14"
- T54, HACKBERRY 16"
- T55, LONDON PLANE 22"
- T56, LONDON PLANE 17"
- T57, LONDON PLANE 16"
- T58, RED OAK 11"
- T59, XYLOSMA 5'5" 4"
- T60, XYLOSMA 6'4"
- T61, XYLOSMA 7"
- T62, XYLOSMA 8"
- T63, XYLOSMA 8'4"
- T64, LONDON PLANE 10"
- T65, MONTEREY PINE 18"
- T66, Monterey pine 21"



SEE SHEET 2 OF 2



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 FOR ANABI REAL ESTATE AND DEVELOPMENT LLC  
 3760 & 3790 HOPYARD ROAD

Date	Scale	Field	Mapping	Approved	Job No.
6/4/2019	1"=10'	B/C/M/I	CC/C/B/C	BC	2019063

Drawing: 2019063TP  
 1 of 2

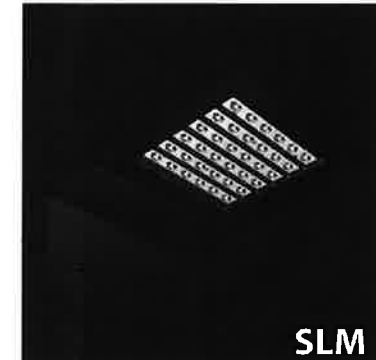
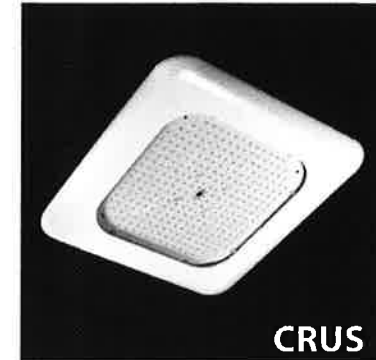
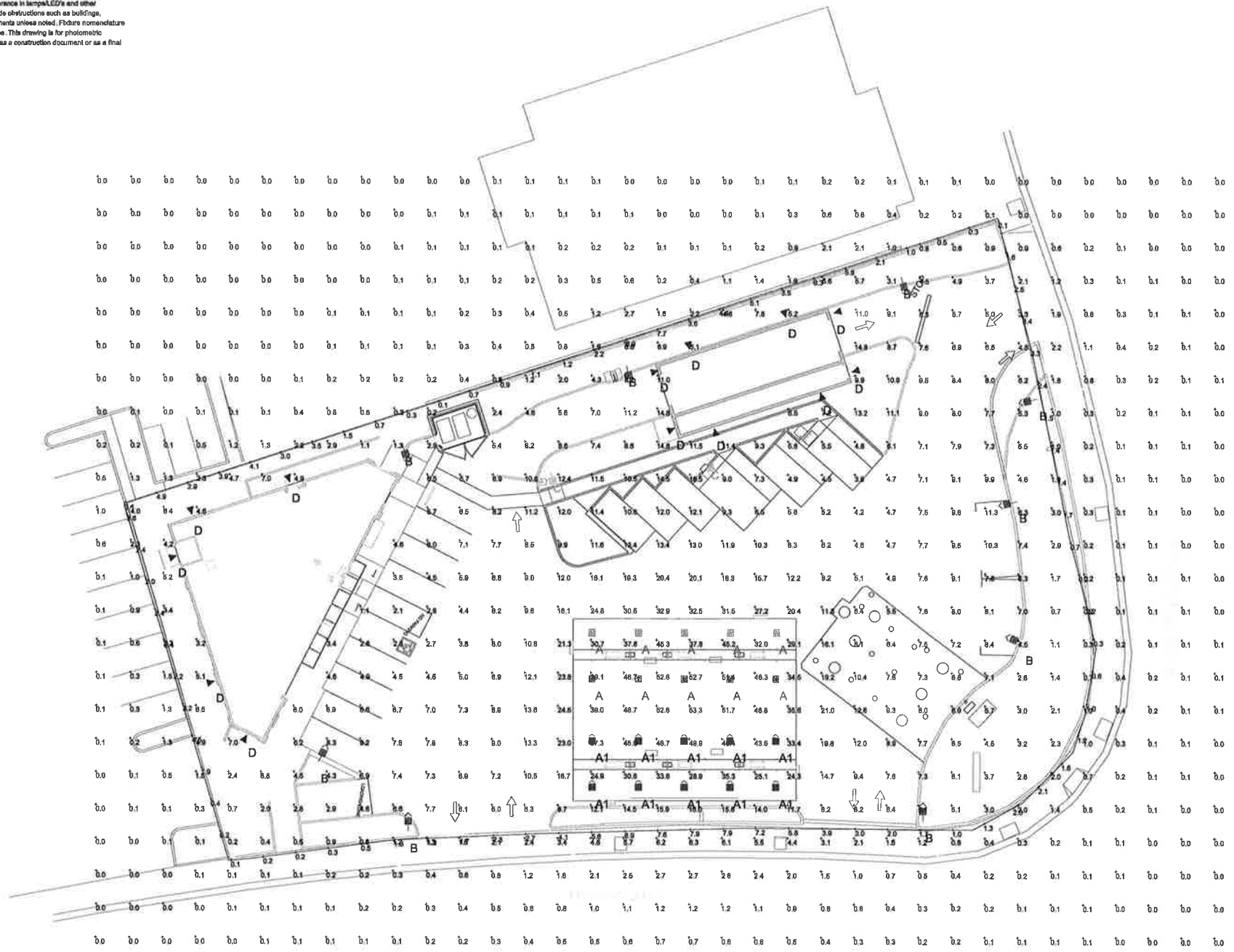
CITY OF PLEASANTON COUNTY OF ALAMEDA STATE OF CALIFORNIA





Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, walls, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purpose only and should not be used as a construction document or as a final document for entering product.



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	5.18	53.3	0.0	N.A.	N.A.
PROPERTY LINE READINGS	Illuminance	Fc	2.55	7.9	0.1	25.50	79.00
SUMMARY INSIDE CURB	Illuminance	Fc	9.46	32.9	2.1	4.50	15.67
UNDER CANOPY SUMMARY	Illuminance	Fc	40.58	53.3	24.3	1.87	2.19

Symbol	Qty	Label	Arrangement	Description	LLF	Arr. Lum. Lumens	Arr. Watts
	10	A	SINGLE	CRUS-SC-LED-SS-50 - 15' MH	1.000	13674	97.9
	10	A1	SINGLE	CRUS-AC-LED-SS-50 - 15' MH	1.000	11595	98.8
	9	B	SINGLE	SLM-LED-18L-SIL-FT-UNV-DIM-50-70CRI-CLR-IL ON 18' POLE + 2' BASE	1.000	12568	148.5
	2	C	SINGLE	SLM-LED-18L-SIL-FT-UNV-DIM-50-70CRI-CLR ON 18' POLE + 2' BASE	1.000	19664	148.5
	13	D	SINGLE	XPWS3-WT-LED-28-450-CW-UE - 12' MH	1.000	3636	44





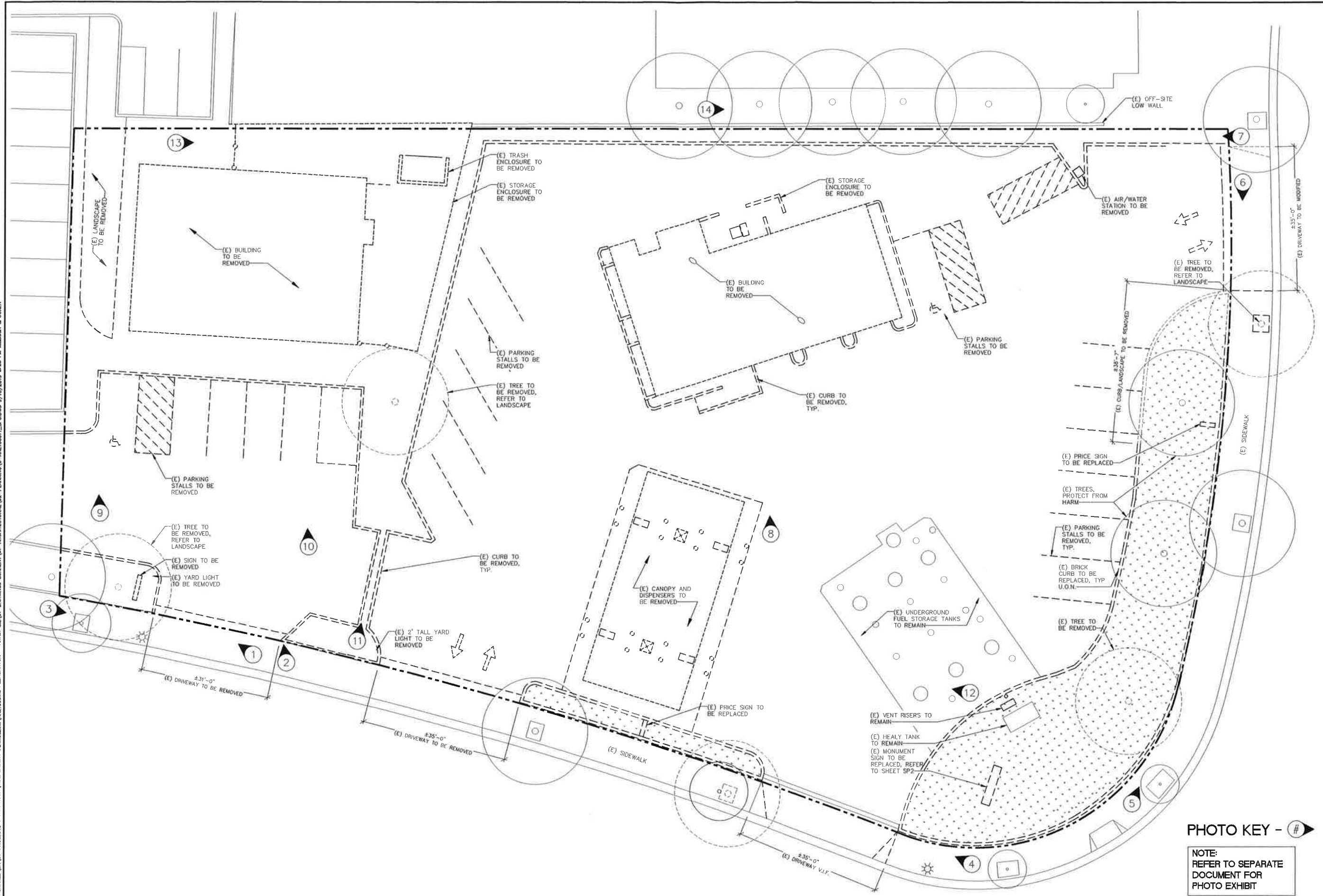
MARK	DATE	REVISION
▲	11/28/18	PLANNING SUBMITTAL
▲	12/10/18	DESIGN CHANGES
▲	05/17/19	PLANNING RESUBMITTAL
▲	05/31/19	PLANNING RESUBMITTAL
▲	07/10/19	PLANNING RESUBMITTAL
▲	08/01/19	PLANNING RESUBMITTAL
▲	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
**ARE18001.0**

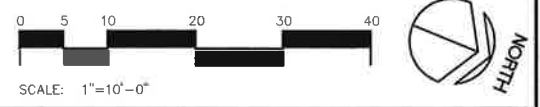
Sheet Name  
**EXISTING / DEMO SITE PLAN & PHOTO KEY**

Sheet Number  
**SP0**



**PHOTO KEY - #**

NOTE:  
REFER TO SEPARATE DOCUMENT FOR PHOTO EXHIBIT



**1 EXISTING / DEMO SITE PLAN**  
SCALE: 1"=10'-0"

\\PMDESIGN\LOCAL\PMDC-SHARED\SRV101-PROJECTS\SANTA ROSA INDEPENDENT PETROLEUM\ARE18001.0\PLEASANTON - ANBER OIL-01-PLANNING CURRENT\01-ARCHITECTURAL\02-PLANNING\0-ARE18001\_SPO.DWG 9/10/2019 2:28 PM MELISSA SPOONER



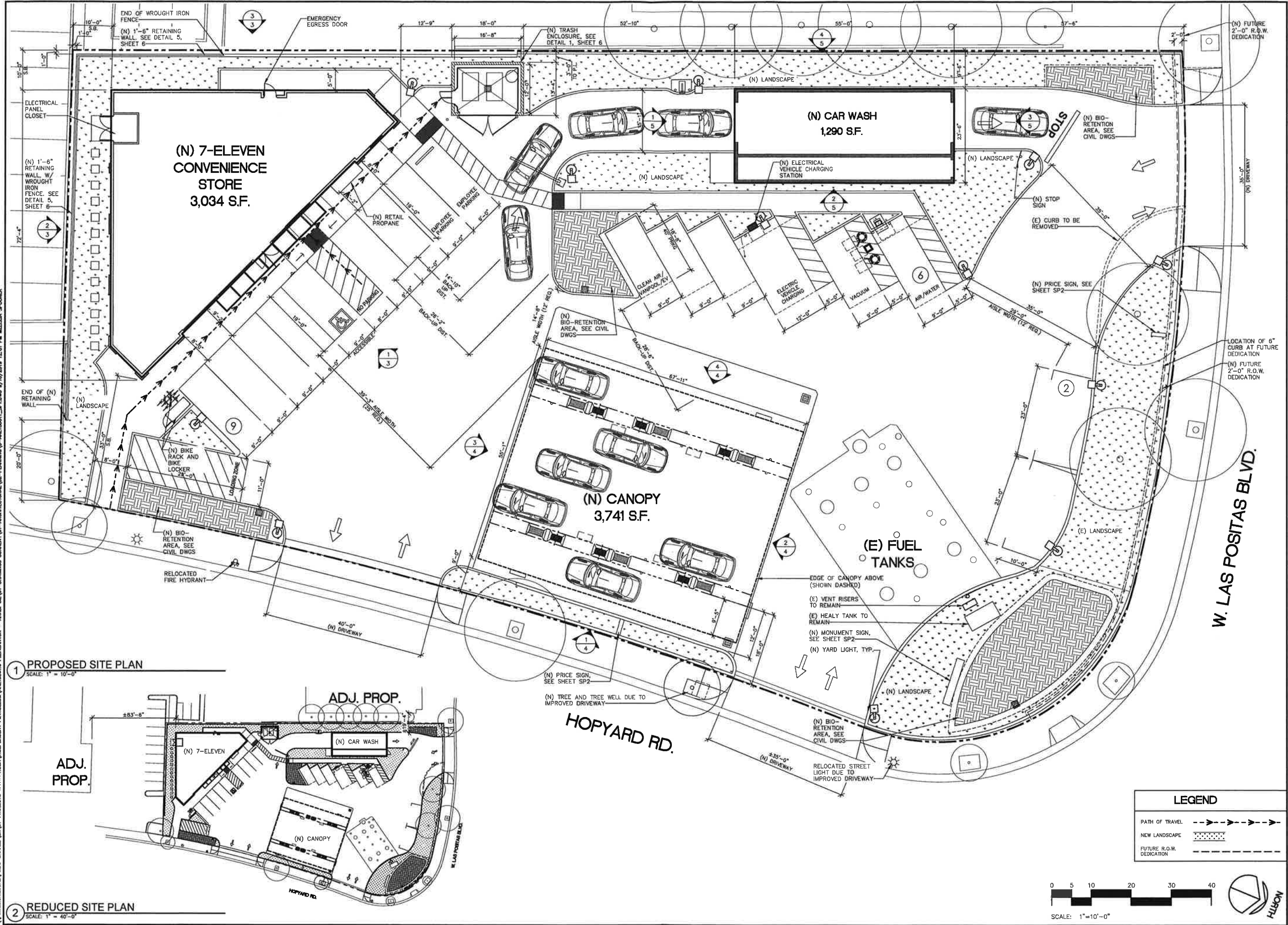
MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/31/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

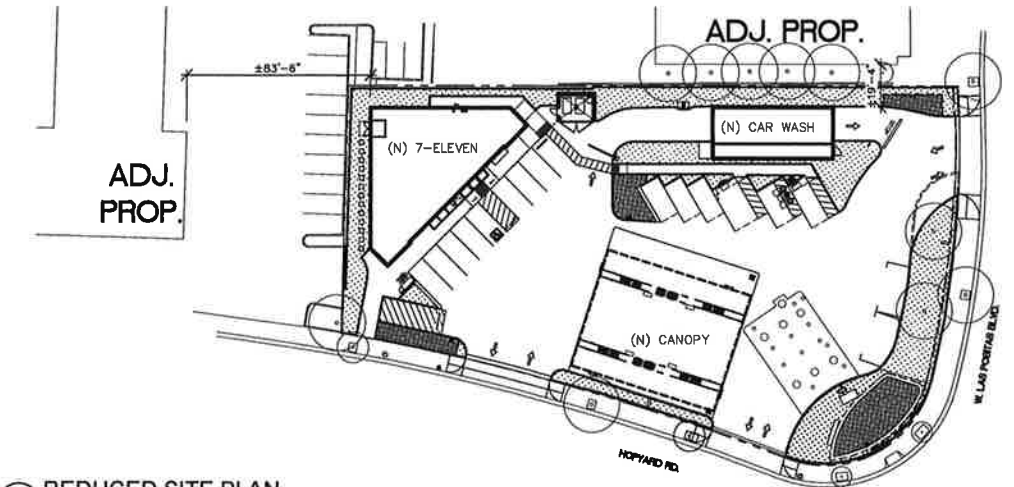
Project Number  
**ARE18001.0**

Sheet Name  
**PROPOSED SITE PLAN**

Sheet Number  
**SP1**



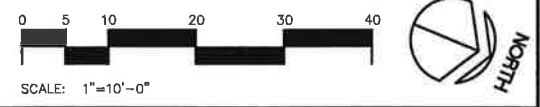
**1 PROPOSED SITE PLAN**  
SCALE: 1" = 10'-0"



**2 REDUCED SITE PLAN**  
SCALE: 1" = 40'-0"

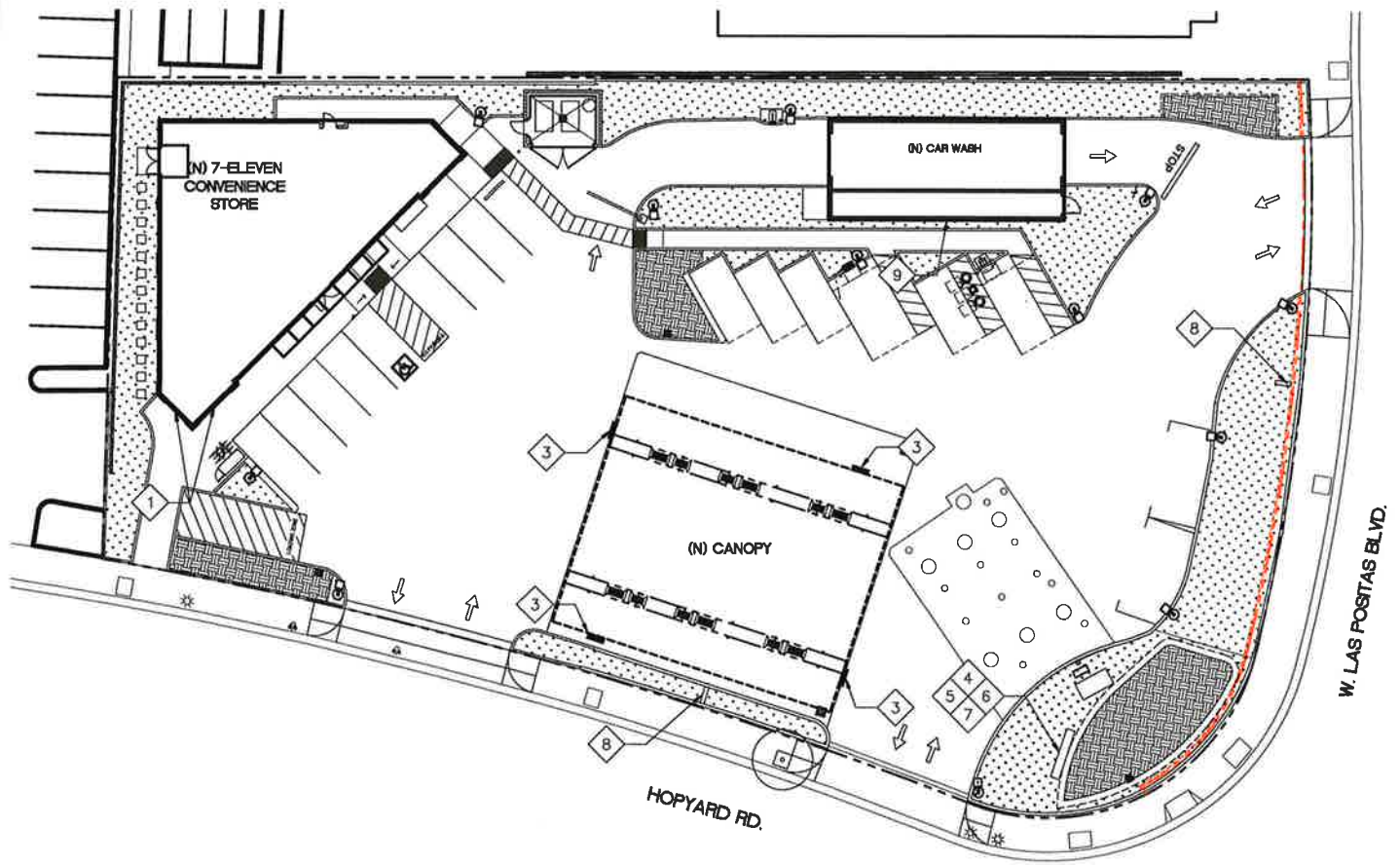
**LEGEND**

PATH OF TRAVEL	→ → → → →
NEW LANDSCAPE	▨ ▨ ▨ ▨ ▨
FUTURE R.O.W. DEDICATION	- - - - -

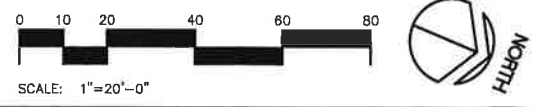


I:\PROJECTS\LOCAL\PMDC-SHARED\01-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001-ARCHITECTURAL\02-PLANNING\01-ARE18001\_SPL.DWG 9/10/2019 12:01 PM MELISSA SPOONER

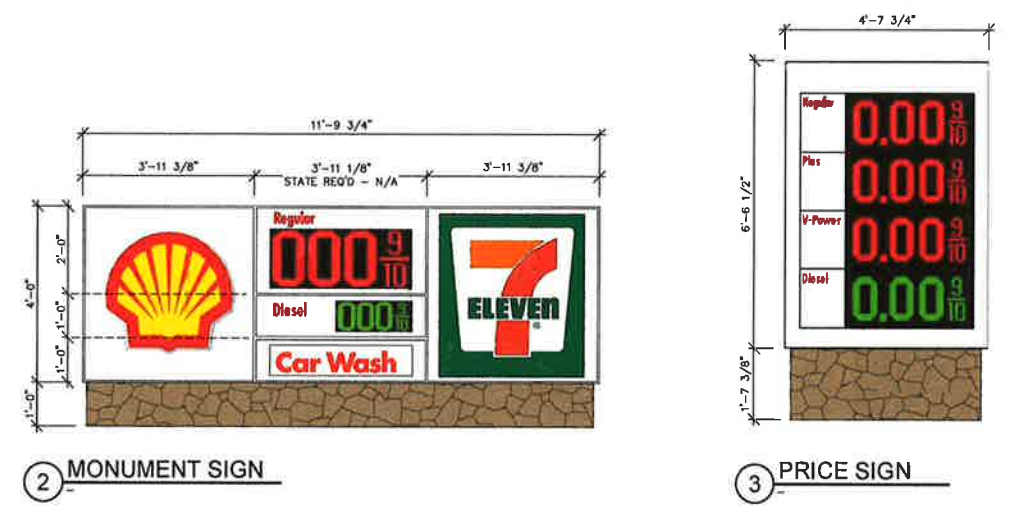
\\PMS\DESIGN\LOCAL\PMDC-SHARED\01-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001.0 PLEASANTON - ANAB OL\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\0-REV\00011\_SP2.DWG 9/10/2019 2:29 PM MELISSA SPOONER



1 SIGNAGE PLAN  
SCALE: 1" = 20'-0"

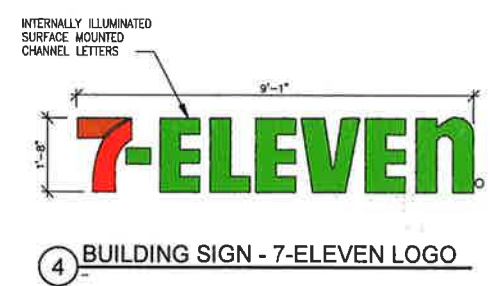


SIGN CALCULATIONS						
#	DESCRIPTION	DIMENSIONS	SQ. FT.	QUANTITY	TOTAL SQ. FT.	COMMENT
1	7-ELEVEN LOGO	9'-1" x 1'-8"	15.1	2	30.2	INTERNALLY ILLUMINATED
2	NOT USED					
3	SHELL LOGO	3'-11 1/4" x 3'-11 1/4"	15.5	4	62	INTERNALLY ILLUMINATED
4	MONUMENT SIGN - SHELL (2-SIDED)	4'-0" x 3'-11 3/8"	15.8	1	15.8	INTERNALLY ILLUMINATED
5	MONUMENT SIGN - PRICE SIGN (2-SIDED)	3'-0" x 3'-11 3/8"	11.8	1	N/A	STATE REQ'D
6	MONUMENT SIGN - 7-ELEVEN (2-SIDED)	4'-0" x 3'-11 3/8"	15.8	1	15.8	INTERNALLY ILLUMINATED
7	MONUMENT SIGN - APC (2-SIDED)	1'-0" x 3'-11 3/8"	3.9	1	3.9	INTERNALLY ILLUMINATED
8	PRICE SIGN (2-SIDED)	6'-6 1/2" x 4'-7 3/4"	30.4	2	N/A	STATE REQ'D
9	CAR WASH	8'-6 3/8" x 2'-7 1/2"	22.4	1	22.4	INTERNALLY ILLUMINATED
TOTAL PROPOSED SQ. FT.					150.1	



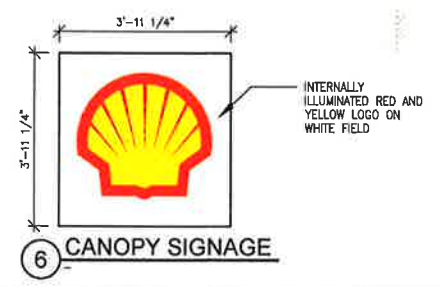
2 MONUMENT SIGN

3 PRICE SIGN



4 BUILDING SIGN - 7-ELEVEN LOGO

5 NOT USED



6 CANOPY SIGNAGE



7 CAR WASH BUILDING SIGN



DATE	REVISION
11/28/18	PLANNING SUBMITTAL
12/10/18	DESIGN CHANGES
05/17/19	PLANNING RESUBMITTAL
06/21/19	PLANNING RESUBMITTAL
07/10/19	PLANNING RESUBMITTAL
08/01/19	PLANNING RESUBMITTAL
09/10/19	PLANNING RESUBMITTAL

SHELL / 7-ELEVEN BRANDED  
 3760 AND 3790 HOPYARD RD.  
 PLEASANTON, CA

Project Number  
ARE18001.0

Sheet Name  
PROPOSED SIGNAGE PLAN

Sheet Number  
SP2



Shell

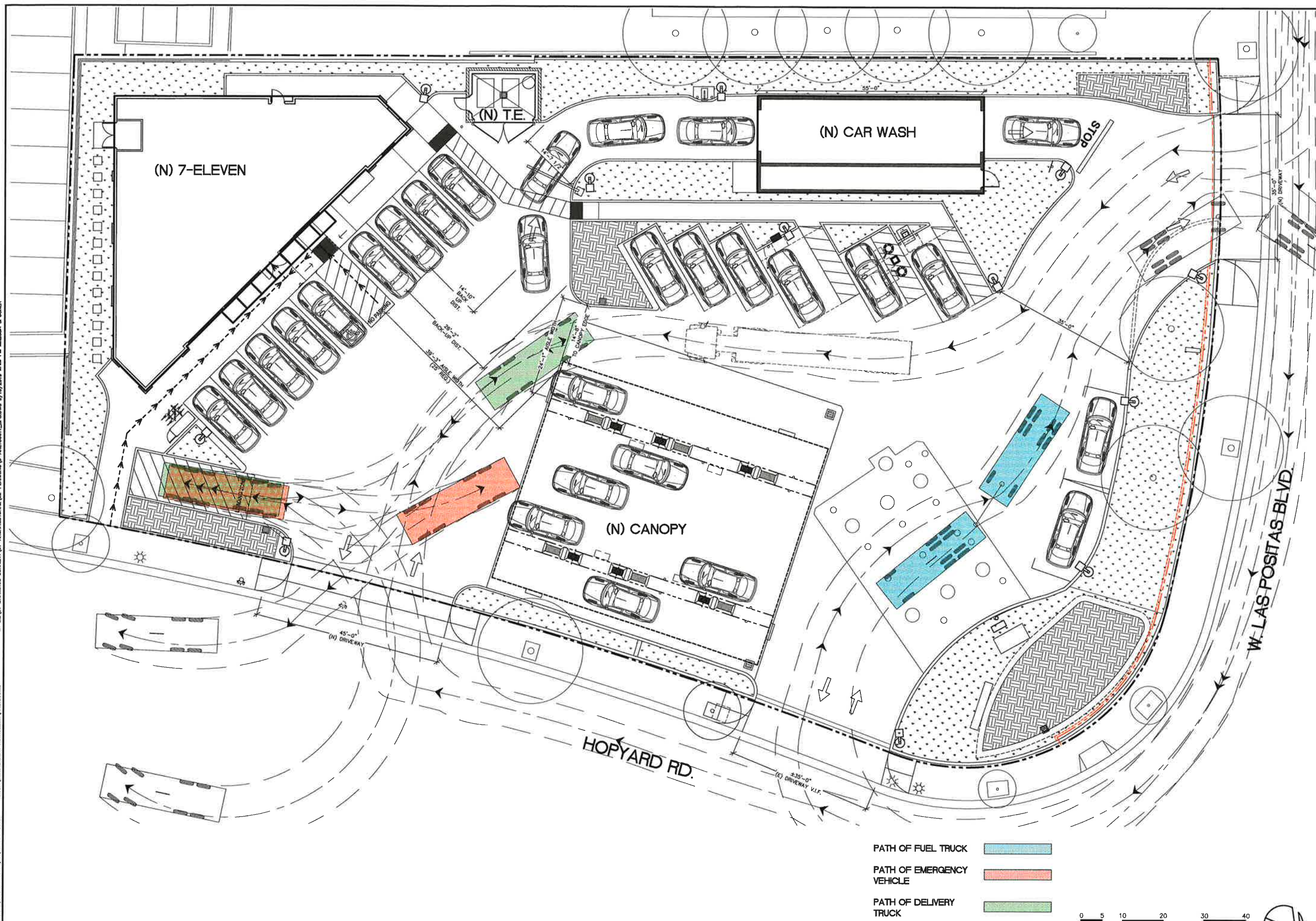
MARK	DATE	REVISION
▲	11/28/18	PLANNING SUBMITTAL
▲	12/10/18	DESIGN CHANGES
▲	05/17/19	PLANNING RESUBMITTAL
▲	05/21/19	PLANNING RESUBMITTAL
▲	07/10/19	PLANNING RESUBMITTAL
▲	08/01/19	PLANNING RESUBMITTAL
▲	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

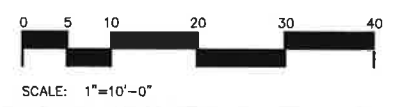
Project Number  
**ARE18001.0**

Sheet Name  
**PROPOSED  
PARKING &  
CIRCULATION  
PLAN**

Sheet Number  
**SP3**  
UPDATED 4/10/19



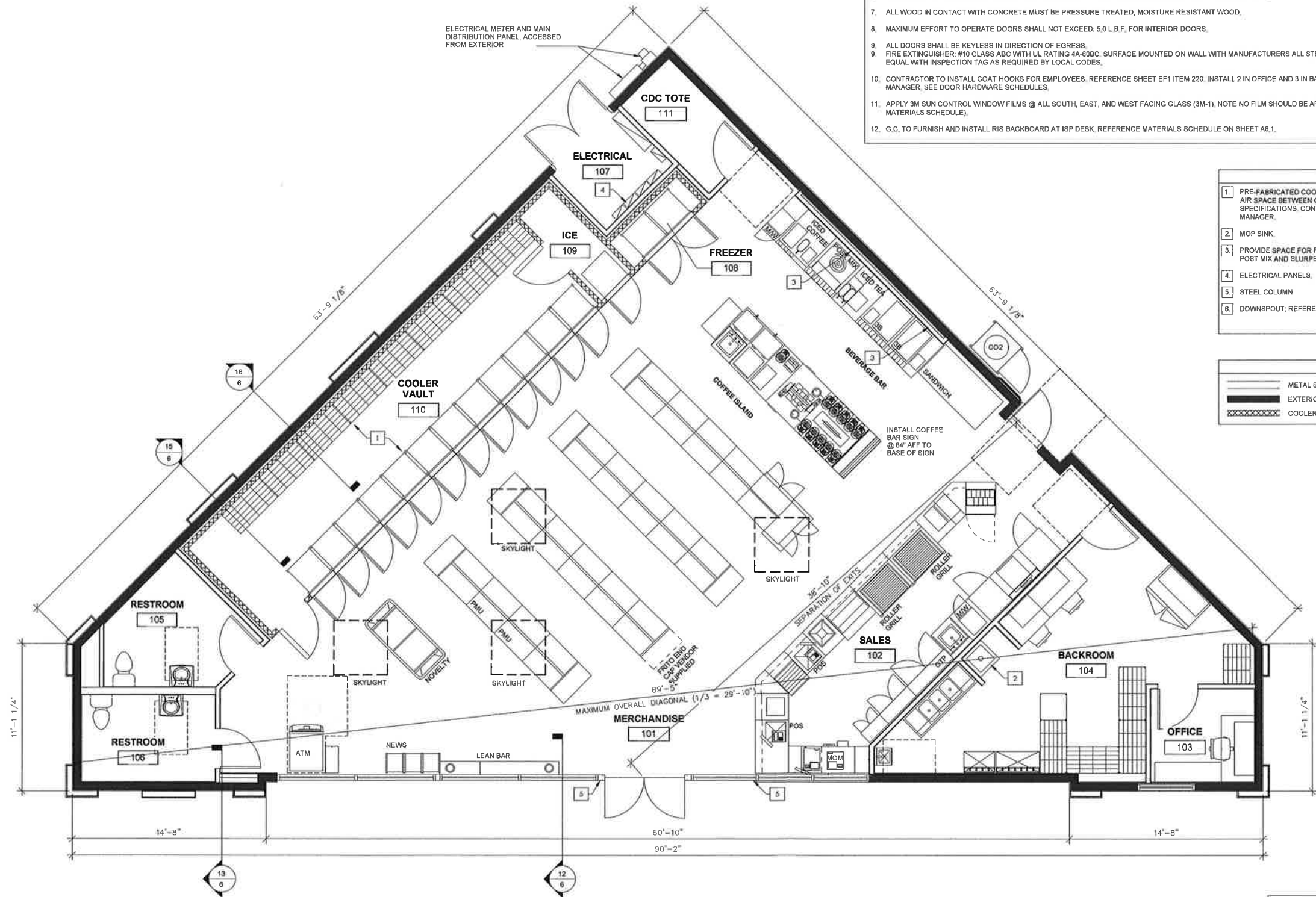
- PATH OF FUEL TRUCK
- PATH OF EMERGENCY VEHICLE
- PATH OF DELIVERY TRUCK
- PATH OF TRAVEL



**1** PROPOSED PARKING AND CIRCULATION PLAN  
SCALE: 1" = 10'-0"

\\PMS01\LOCAL\PMDC-SHARED\DRVT-PROJECTS\SANTA ROSA\INDUSTRIAL\PETROLEUM\ARE18001.0 PLEASANTON - ANAB DEL\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\03-PLANNING 9/10/2019 2:29 PM MELISSA SPOONER

\\PMESR\LOCAL\PMESR-SHARED\SR\01-PROJECTS\SANTA ROSA INDEPENDENT PETROLEUM\ARE18001-ARCHITECTURAL\02-PLANNING\1-ARE18001\_1.DWG 9/10/2019 2:26 PM MELISSA SPOONER

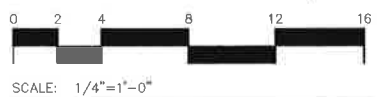


- GENERAL NOTES**
- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
  - GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK
  - VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
  - ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF SIP, CMU BLOCK OR STRUCTURAL SHEATHING.
  - 2" AIR SPACE BETWEEN COOLER WALL AND BUILDING WALL, OR ANY EQUIPMENT ADJACENT TO COOLER, WALK-IN COOLER SUPPLIED BY 7-ELEVEN, INC, INSTALLATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER.
  - CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.
  - ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
  - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED: 5.0 L.B.F. FOR INTERIOR DOORS.
  - ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
  - FIRE EXTINGUISHER: #10 CLASS ABC WITH UL RATING 4A-50BC. SURFACE MOUNTED ON WALL WITH MANUFACTURERS ALL STEEL WALL BRACKET. J.L INDUSTRIES INC. (COSMIC 10E) OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES.
  - CONTRACTOR TO INSTALL COAT HOOKS FOR EMPLOYEES. REFERENCE SHEET EF1 ITEM 220. INSTALL 2 IN OFFICE AND 3 IN BACKROOM. LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER. SEE DOOR HARDWARE SCHEDULES.
  - APPLY 3M SUN CONTROL WINDOW FILMS @ ALL SOUTH, EAST, AND WEST FACING GLASS (3M-1). NOTE NO FILM SHOULD BE APPLIED TO THE STOREFRONT DOORS. (REFERENCE SHEET A8.1 FOR MATERIALS SCHEDULE).
  - G.C. TO FURNISH AND INSTALL RIS BACKBOARD AT ISP DESK. REFERENCE MATERIALS SCHEDULE ON SHEET A6.1.

- KEYNOTES**
- PRE-FABRICATED COOLER WALLS, CEILING, FLOOR, DOORS AND RACKS. MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
  - MOP SINK.
  - PROVIDE SPACE FOR RECESSED BOX IN WALL FOR CO2 LINES AND PVC CONDUIT FOR POST MIX AND SLURPEE MACHINES.
  - ELECTRICAL PANELS.
  - STEEL COLUMN
  - DOWNSPOUT; REFERENCE ELEVATIONS SHEET 3.



NOTE: EQUIPMENT SHOWN FOR REFERENCE ONLY



**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



2455 Bernal Valley Rd, Suite A-102  
Santa Rosa, CA, 95404



MARK	DATE	REVISION
▲	11/28/18	PLANNING SUBMITTAL
▲	12/10/18	DESIGN CHANGES
▲	05/17/19	PLANNING RESUBMITTAL
▲	05/31/19	PLANNING RESUBMITTAL
▲	07/10/19	PLANNING RESUBMITTAL
▲	08/01/19	PLANNING RESUBMITTAL
▲	09/10/19	PLANNING RESUBMITTAL

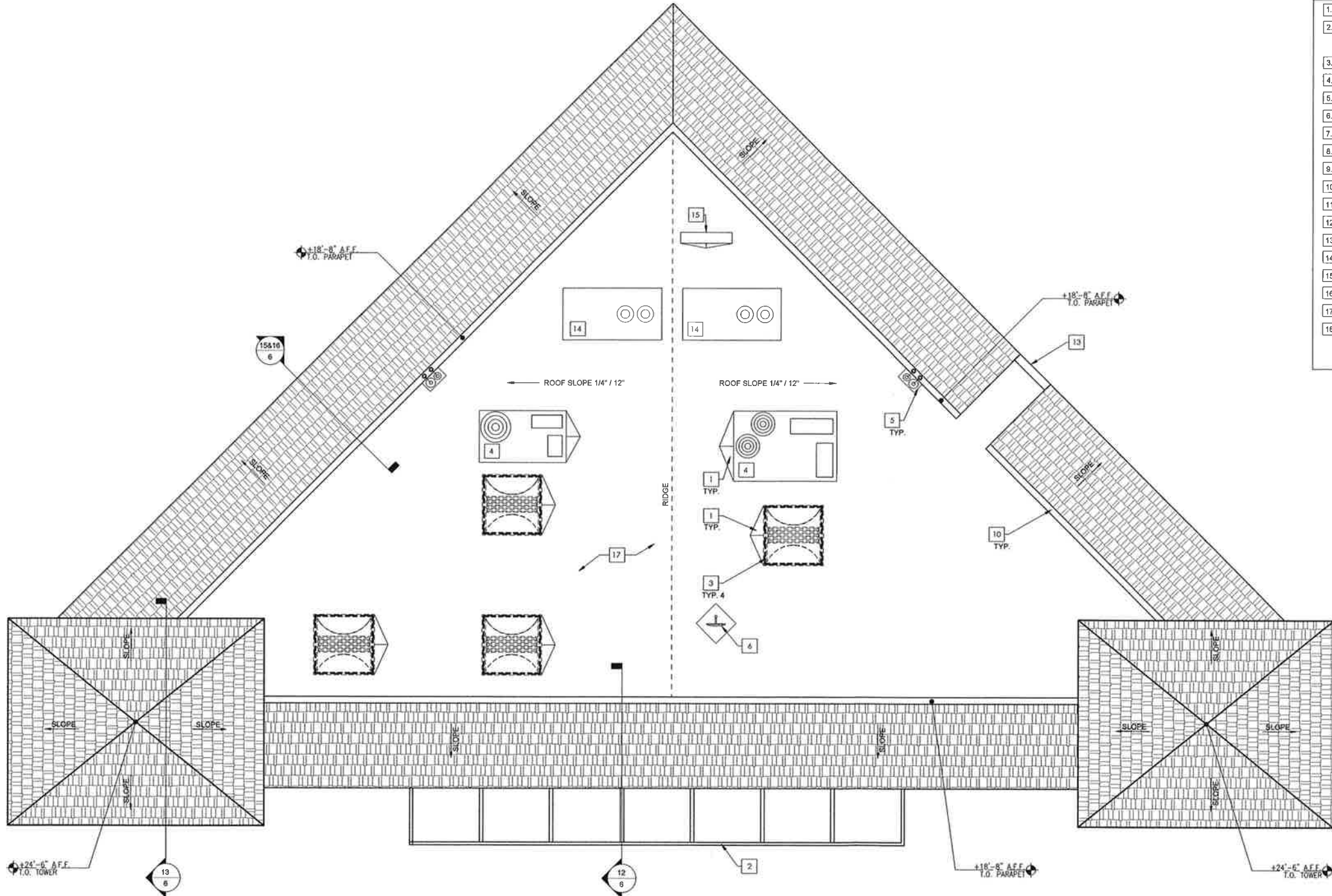
**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**PROPOSED FLOOR PLAN**

Sheet Number  
**1**

\\PMDSIG\LOCAL\PMDC-SHARED\3\101-PROJECTS SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001.0 PLEASANTON - ANAB DL\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\2-ARE18001\_2.DWG 9/10/2018 2:29 PM MELISSA SPOONER



- GENERAL NOTES**
- CONTRACTOR TO RESERVE SPECIFIED MAPES CANOPY UPON BEING AWARDED THE BID TO ENSURE AVAILABILITY AND TIMELY INSTALLATION. SUBSTITUTIONS ARE NOT PERMITTED.
- KEYNOTES**
- CRICKET W/ TAPERED INSULATION TYP.
  - MAPES CANOPY COMES IN 5'-0" SECTIONS AND 24" HANGER ROD HEIGHTS. ALL CUSTOM CANOPY DESIGNS HAVE A LEAD TIME OF 7-8 WEEKS.
  - SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES, TYP.
  - RTU REF MECHANICAL SHEETS.
  - ROOF PRIMARY AND OVERFLOW ROOF DRAINS.
  - LOTTO SATELLITE DISH
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - PRE-FINISHED METAL CAP FLASHING - DARK BRONZE TYP.
  - NOT USED
  - NOT USED.
  - NOT USED.
  - ROOF ACCESS REF: MATERIAL SCHEDULE
  - FLEXPACK REF MECHANICAL SHEETS.
  - REFRIGERANT PIPE PORTAL.
  - NOT USED.
  - SINGLE PLY ROOFING OVER SIPS PANELS, REF. SHEET A6.1 (MR-1).
  - NOT USED.



MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/21/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	09/10/19	PLANNING RESUBMITTAL

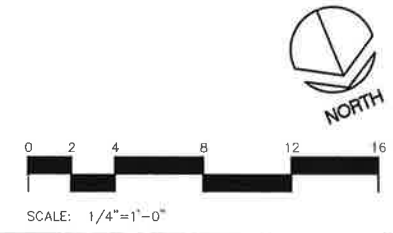
**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**PROPOSED ROOF PLAN**

Sheet Number  
**2**

**1 PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"



\PM\DESIGN\LOCAL\PMDC-SHARED\01-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001-ARCHITECTURAL\02-PLANNING\3-ARE18001\_3-DWG 9/10/2018 2:29 PM MELISSA SPOONER

**GENERAL NOTES**  
 A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.  
 B. COORDINATE EXTERIOR SIGNAGE WITH CONSTRUCTION PROJECT MANAGER.

**MATERIAL LEGEND**  
 STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH  
 S-1 ALUMINUM STOREFRONT  
 STONE PANELIZED STONE VENEER MFR: ELDORADO, SERIES: HILLSTONE COLOR: "VERONA"  
 SHAKE COMPOSITE SHAKE TILES, INSPIRE, WEATHERED GREY (750), OR SIMILAR

**COLOR LEGEND**  
 P-1 SHERWIN WILLIAMS, 7569, "STUCCO"  
 P-2 SHERWIN WILLIAMS, 7020, "BLACK FOX"  
 P-3 SHERWIN WILLIAMS, ###, COLOR TO MATCH WAINSCOT  
 STONE PANELIZED STONE VENEER MFR: ELDORADO, SERIES: HILLSTONE, COLOR: "VERONA"  
 SHAKE COMPOSITE SHAKE TILES, INSPIRE, WEATHERED GREY (750), OR SIMILAR



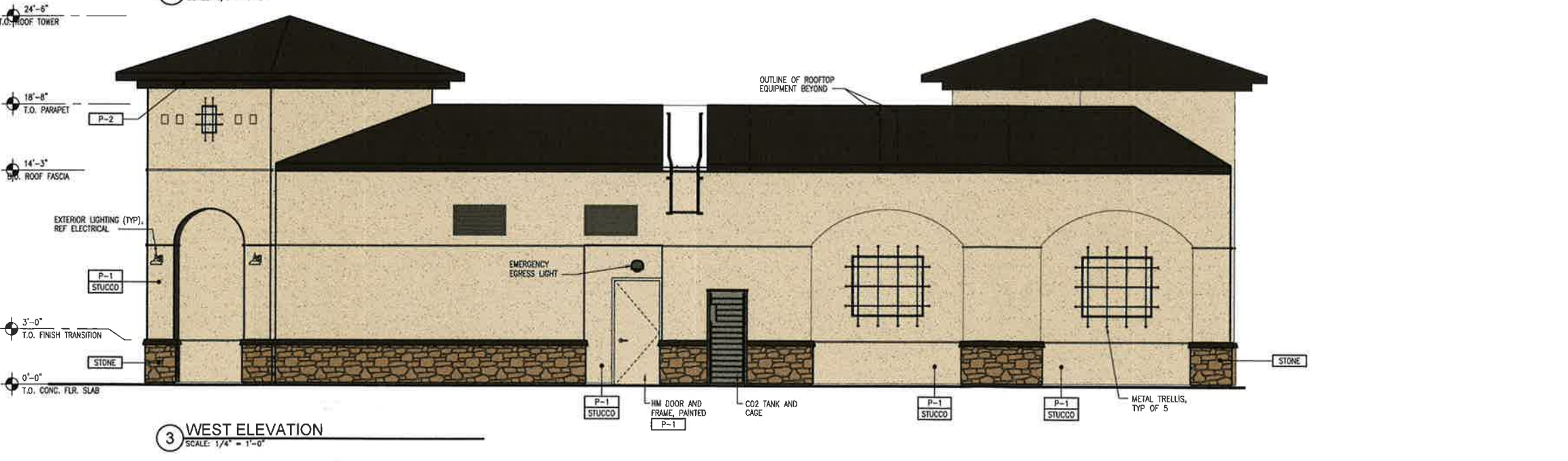
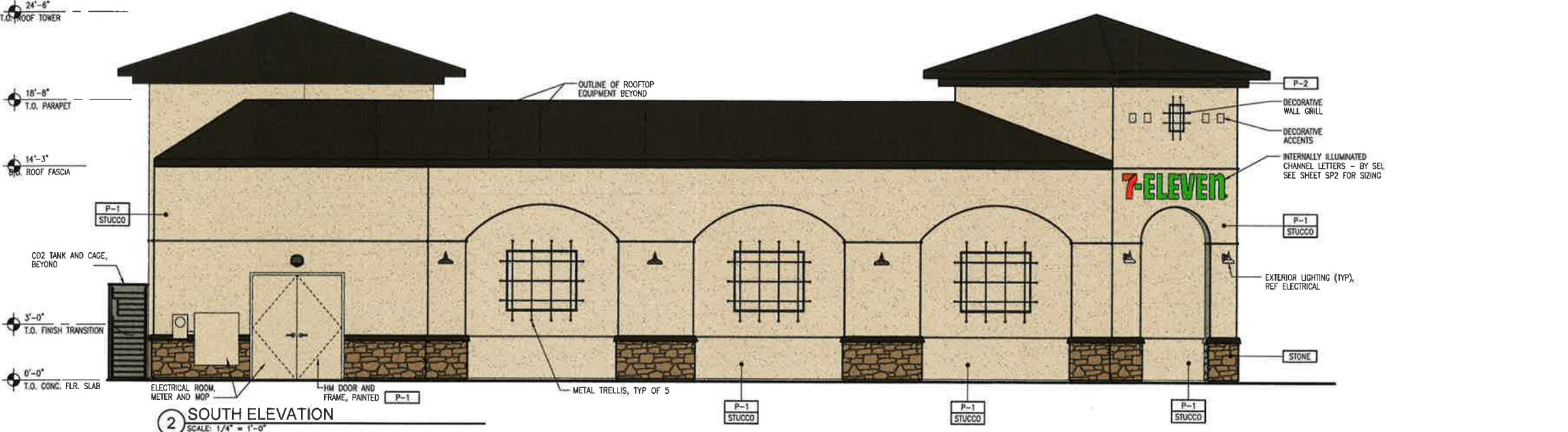
MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/23/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
 3760 AND 3790 HOYARD RD.  
 PLEASANTON, CA

Project Number  
**ARE18001.0**

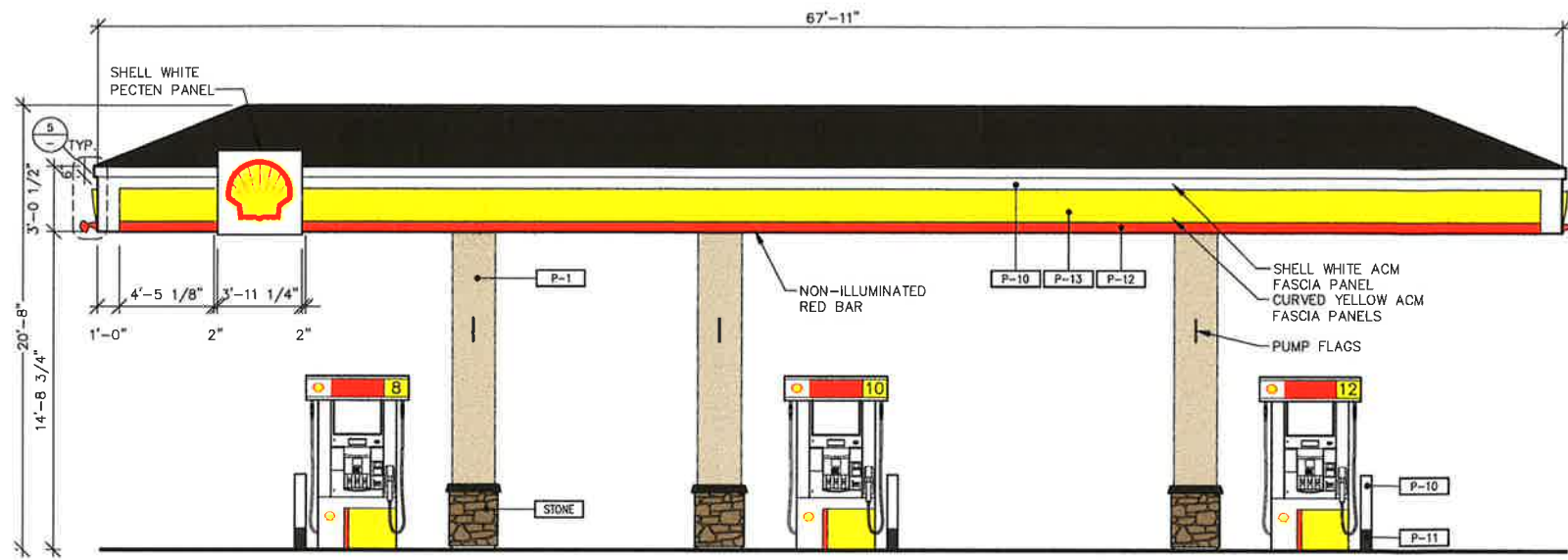
Sheet Name  
**ELEVATIONS**

Sheet Number  
**3**

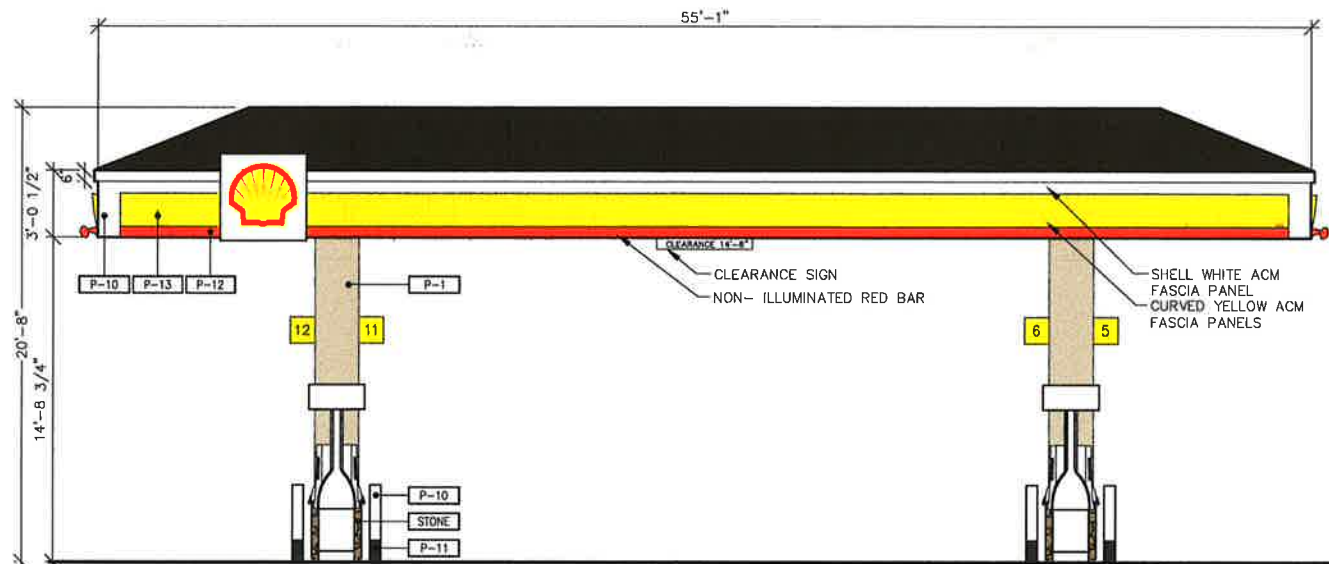




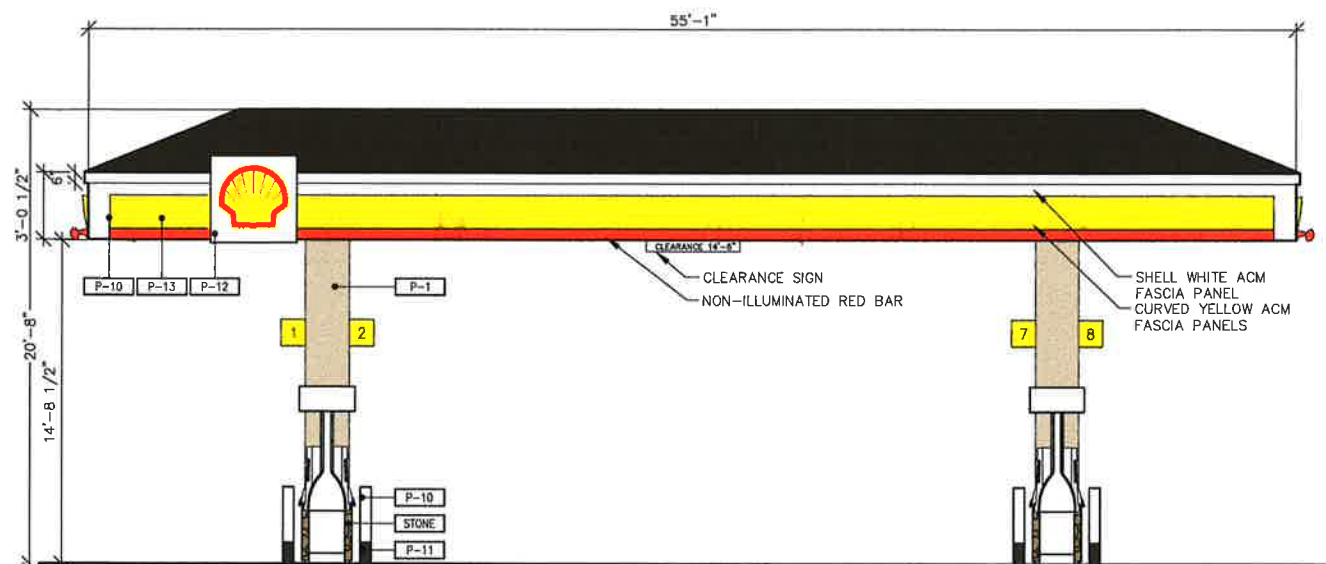
\P\DESIGN\LOCAL\PMDC-SHARED\SR\01-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001.0 PLEASANTON - ANAB OL\01-DRAWINGS\CURRENT\02-ARCHITECTURAL\02-PLANNING\4-ARE18001\_4.dwg 9/10/2019 2:29 PM MELISSA SPOONER



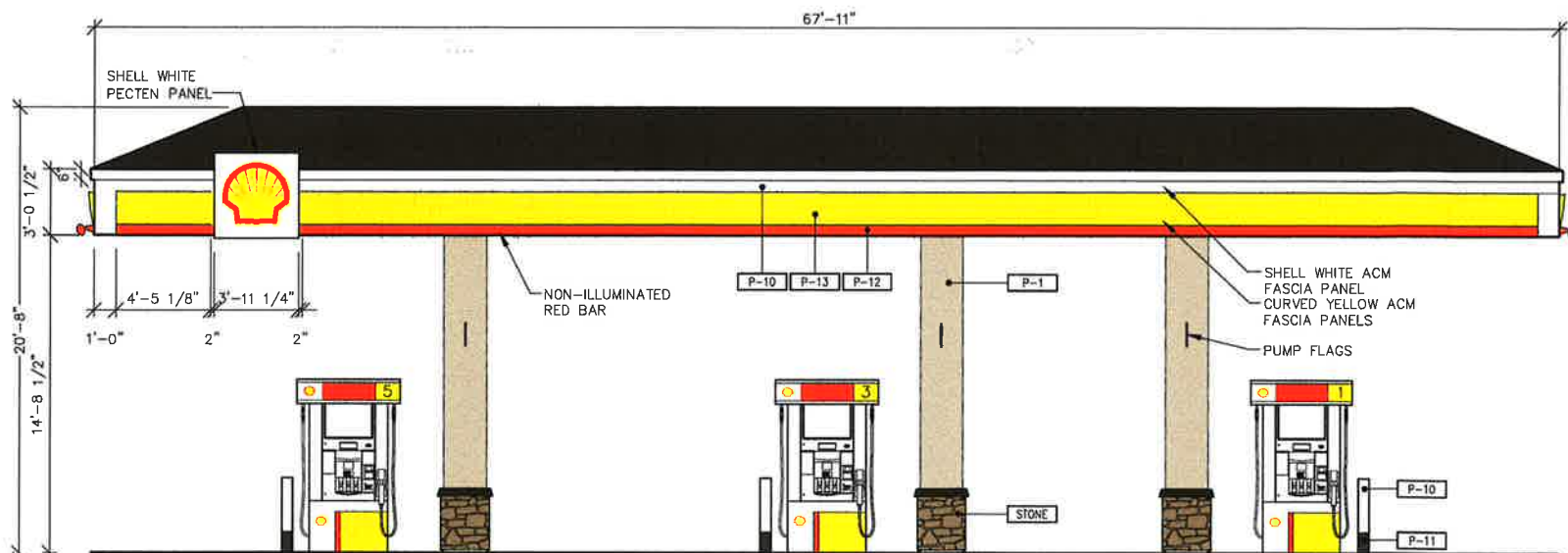
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



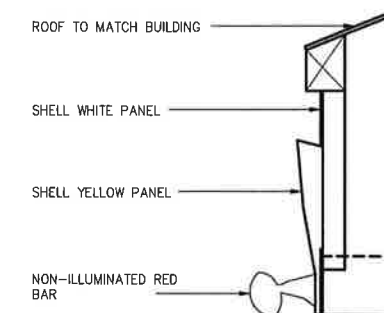
3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**COLOR LEGEND**

	P-10 EXTERIOR PAINT 'SHELL WHITE'		P-1 SHERWIN WILLIAMS, 7569, 'STUCCO'
	P-11 EXTERIOR PAINT 'SHELL GRAY'		STONE PANELIZED STONE VENEER ELDORADO HILSTONE 'VERONA'
	P-12 EXTERIOR PAINT 'SHELL RED'		SHAKE COMPOSITE SHAKE TILES, INSPIRE, WEATHERED GREY (750), OR SIMILAR
	P-13 EXTERIOR PAINT 'SHELL YELLOW'		



5 SCHEMATIC DETAIL OF CANOPY FASCIA  
SCALE: 1" = 1'-0"



MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/31/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
ARE18001.0

Sheet Name  
**PROPOSED CANOPY ELEVATIONS**

Sheet Number

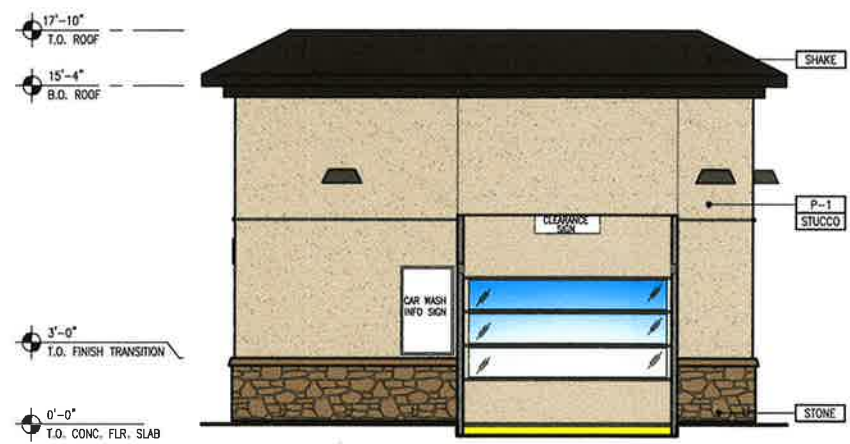
\\PDS\DRG\LOCAL\PMDC-SHARED\01-PROJECTS\SANTA ROSA\INDEPENDENT PETROLEUM\ARE18001.0\PLANS\01-ARCHITECTURAL\02-PLANNING\05-ANALYSIS\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\05-ANALYSIS\01-DRAWINGS 9/10/2018 2:28 PM MELISSA SPOONER



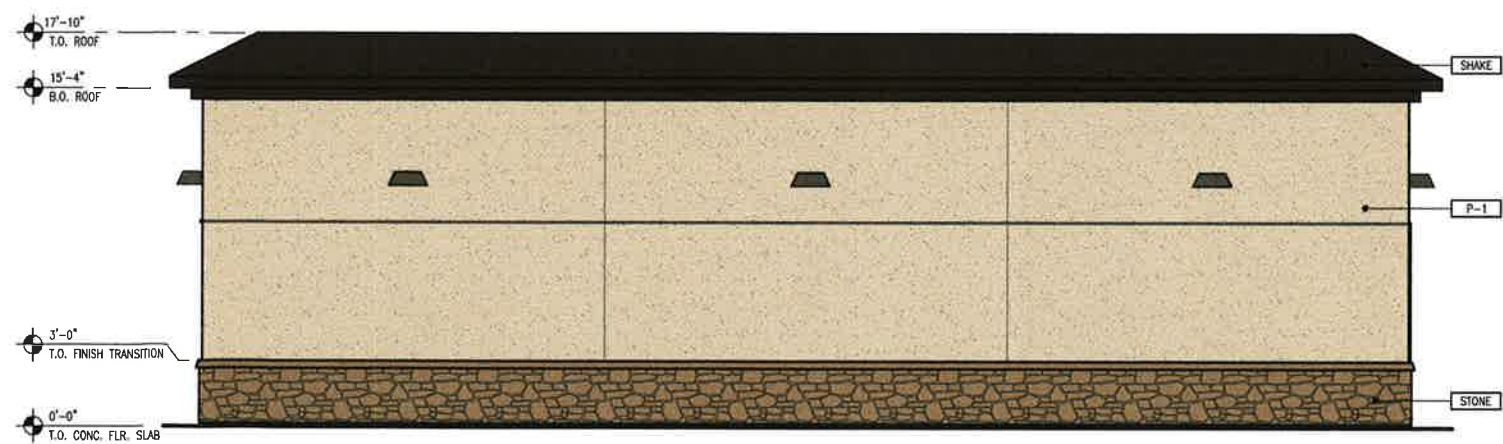
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. COORDINATE EXTERIOR SIGNAGE WITH CONSTRUCTION PROJECT MANAGER.

**COLOR LEGEND**

- P-1 SHERWIN WILLIAMS, 7569, "STUCCO"
- P-2 SHERWIN WILLIAMS, 7020, "BLACK FOX"
- P-3 SHERWIN WILLIAMS, ###, COLOR TO MATCH WAINSCOT
- STONE PANELIZED STONE VENEER  
MFR: ELDORADO  
SERIES: HILSTONE  
COLOR: "VERONA"
- SHAKE COMPOSITE SHAKE TILES, INSPIRE, WEATHERED GREY (750), OR SIMILAR



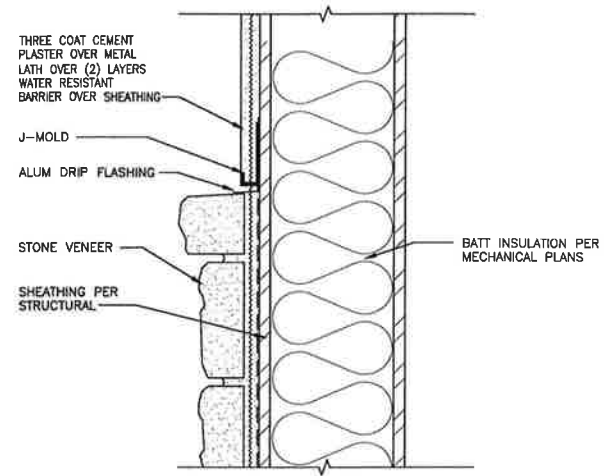
MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/23/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL
△	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOYARD RD.  
PLEASANTON, CA

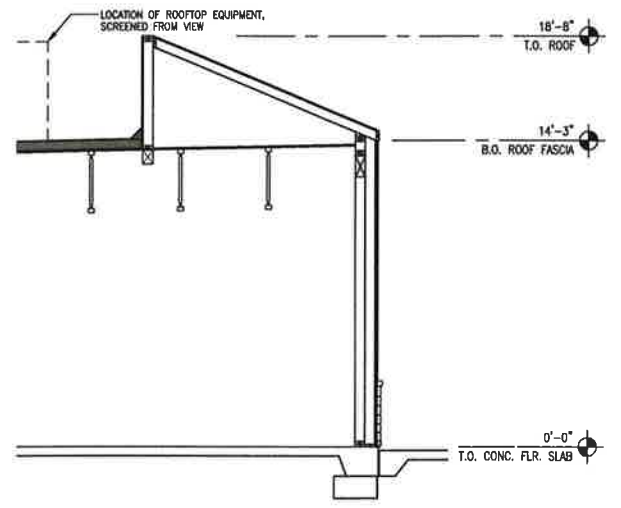
Project Number  
**ARE18001.0**

Sheet Name  
**CARWASH ELEVATIONS**

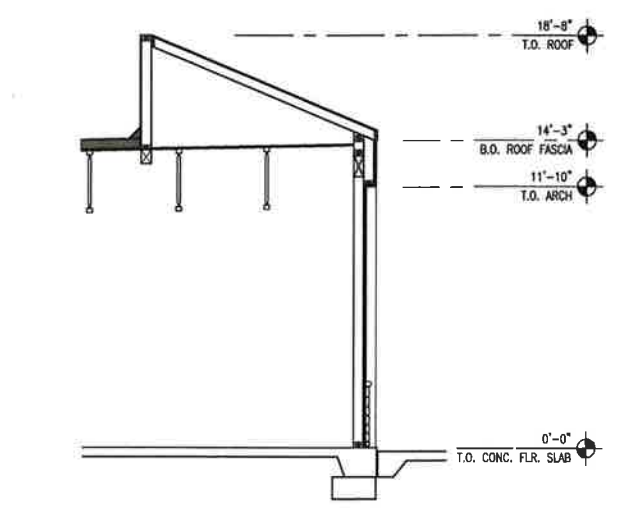
Sheet Number  
**5**



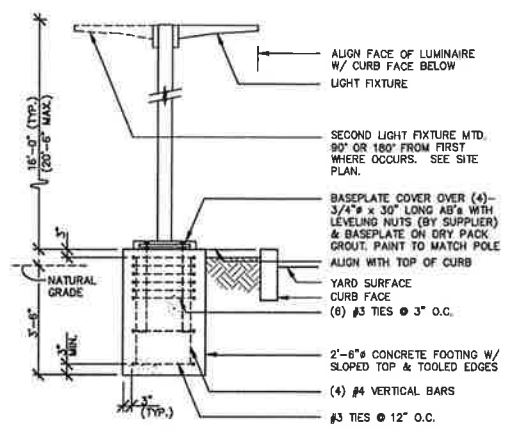
14 STONE VENEER @ STUCCO  
SCALE: 3/8" = 1'-0"



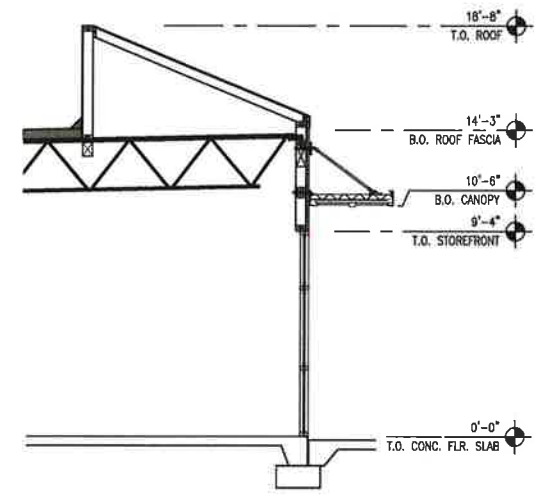
15 WALL SECTION  
SCALE: 1/4" = 1'-0"



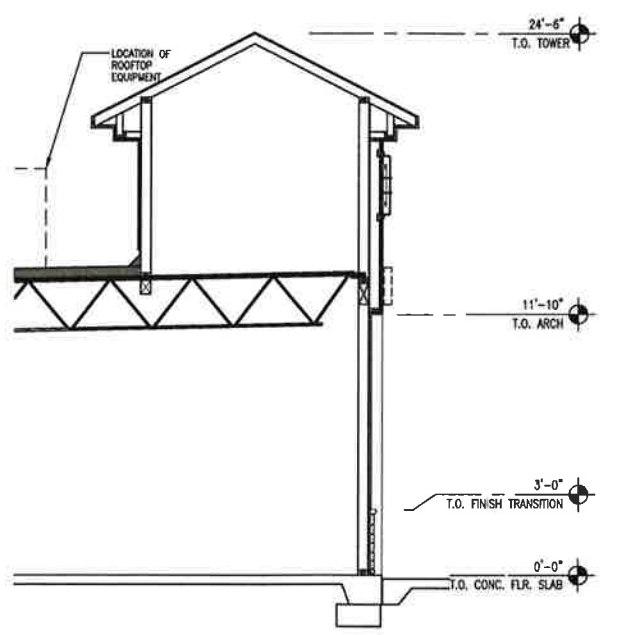
16 WALL SECTION  
SCALE: 1/4" = 1'-0"



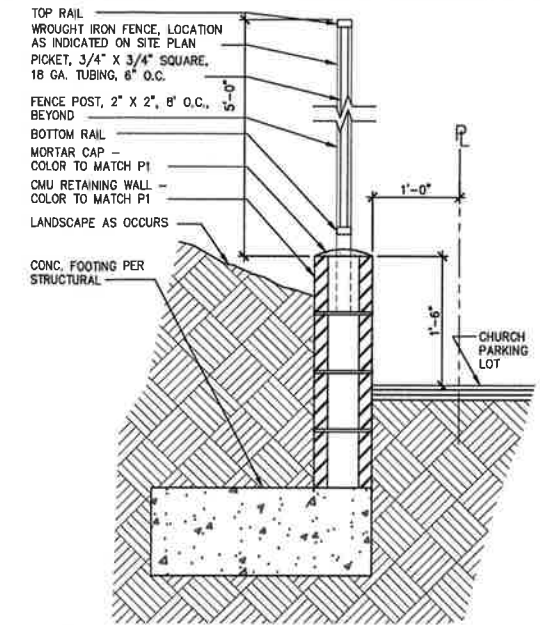
11 YARD LIGHT  
SCALE: 3/8" = 1'-0"



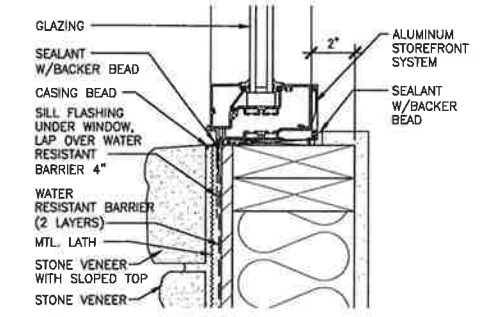
12 WALL SECTION  
SCALE: 1/4" = 1'-0"



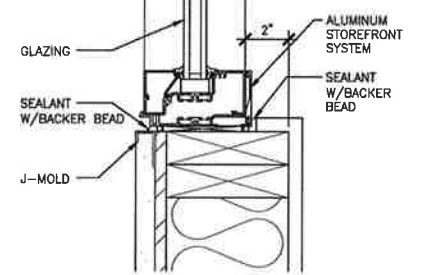
13 WALL SECTION  
SCALE: 1/4" = 1'-0"



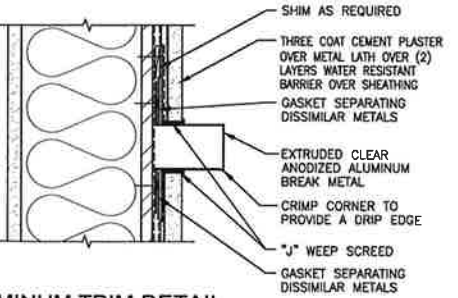
5 RETAINING WALL  
SCALE: 1" = 1'-0"



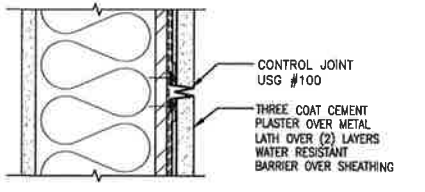
7 STOREFRONT WINDOW SILL  
SCALE: 3/8" = 1'-0"



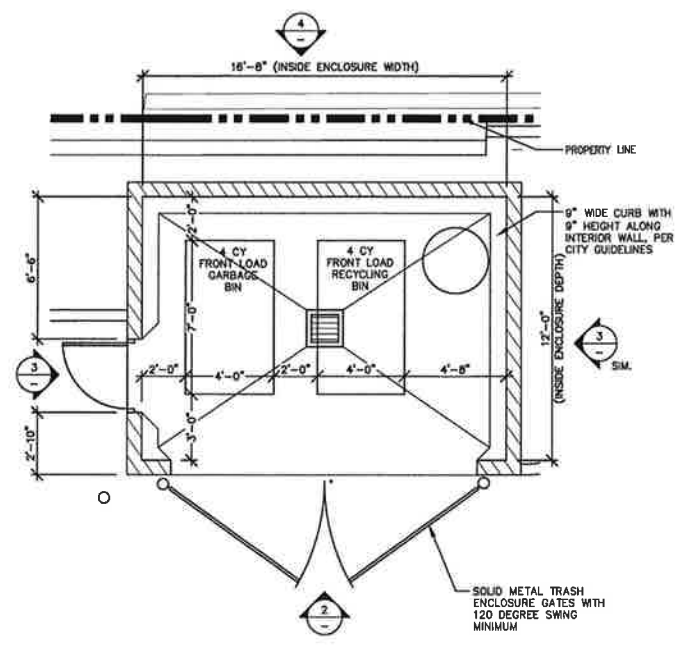
8 STOREFRONT WINDOW SILL  
SCALE: 3/8" = 1'-0"



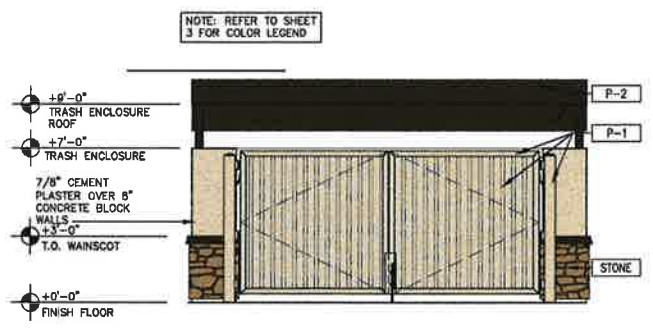
9 ALUMINUM TRIM DETAIL  
SCALE: 3/8" = 1'-0"



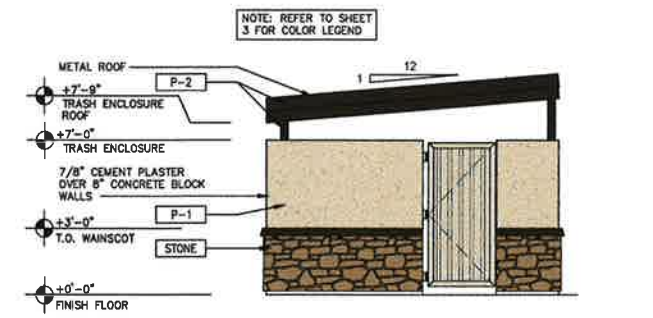
10 CONTROL JOINT  
SCALE: 3/8" = 1'-0"



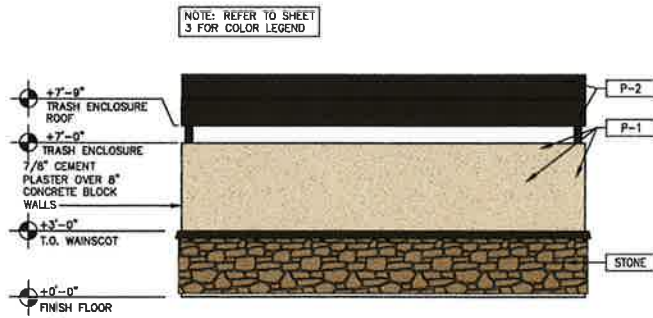
1 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATIONS (SIMILAR)  
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

MARK	DATE	REVISION
11/28/18	11/28/18	PLANNING SUBMITTAL
12/10/18	12/10/18	DESIGN CHANGES
05/17/19	05/17/19	PLANNING RESUBMITTAL
05/31/19	05/31/19	PLANNING RESUBMITTAL
07/10/19	07/10/19	PLANNING RESUBMITTAL
08/07/19	08/07/19	PLANNING RESUBMITTAL
09/10/19	09/10/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
3760 AND 3790 HOPYARD RD.  
PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**TRASH ENCLOSURE, WALL SECTIONS & DETAILS**

Sheet Number  
**6**

\\PDRS\LOCAL\VMG-SHARED\01-PROJECTS\SANTA ROSA\INDEPENDENT\_PETROLEUM\ARE18001.0\_PLEASANTON - ANAB DL\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\6-ARE18001.dwg 9/10/2019 3:35 PM MELISSA SPOONER

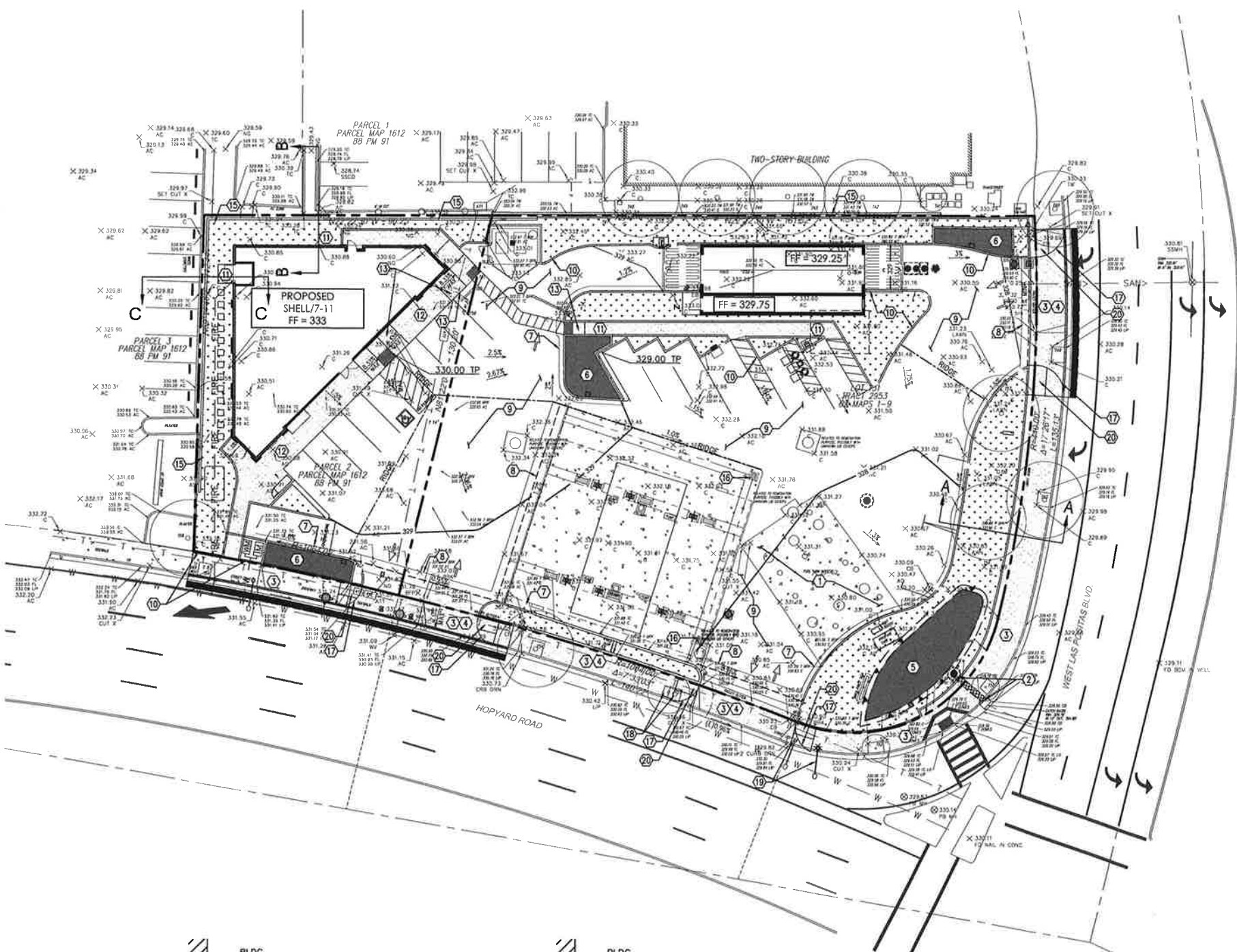
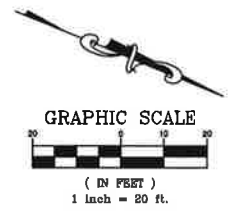
**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
 NGS BENCH MARK  
 DESIGNATION: C 972 RESET 1967  
 PID: HS3991  
 ELEVATION: 333.2' (NAVD 88)  
 DESCRIPTION: SEE NGS WEBSITE FOR FULL DESCRIPTION AND LOCATION.

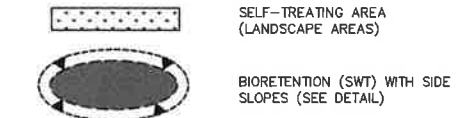
**FLOODNOTE**  
 ACCORDING TO THE F.I.R.M. NO 06001C0317G, THE SUBJECT PROPERTY LIES IN ZONE X 2% ANNUAL CHANCE OF FLOOD HAZARD, PER MAP REFRESHED OCTOBER 2017.

**LEGEND:**

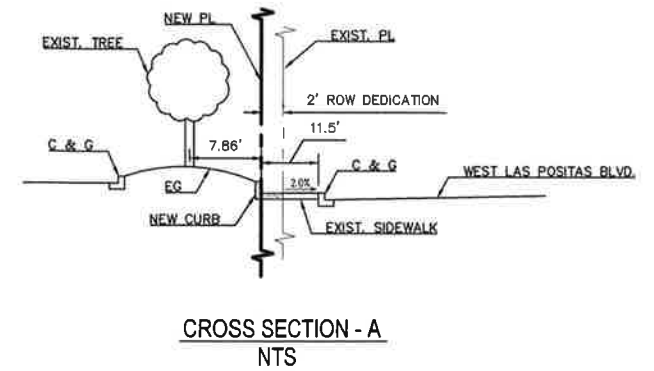
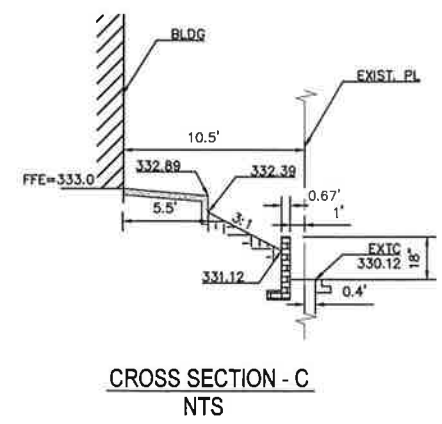
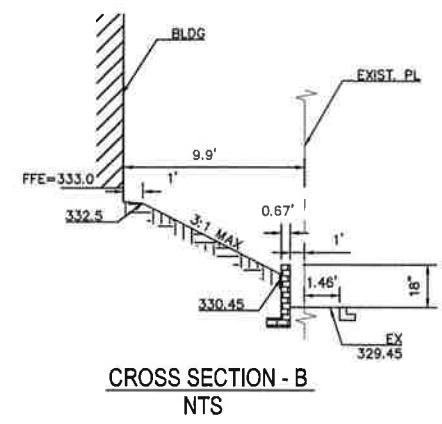
	PROPERTY LINE		PROPOSED CURB & GUTTER
	LIMITS OF FULL DEPTH SAWCUT		EXISTING CONTOUR
	PROPOSED CONTOUR		ADA RAMP
	BOLLARD		GREASE TRAP
	TRAFFIC/HANDICAP SIGN		CLEAN-OUT
	DIRECTIONAL SIGN		DOUBLE CLEAN-OUT
	SPEAKER BOX		GAS METER
	MENU BOARD		WATER METER
	LIGHT POLE		IRRIGATION METER
	BUILDING UP LIGHTS		MANHOLE
	AREA DRAIN		CURB INLET
	HP HIGH POINT		DRAINAGE SLOPE AND DIRECTION
	LP LOW POINT		STORM WATER TREATMENT
			GRADE BREAK
			LIP OF GUTTER OR SWALE



- XXXX EX EXISTING SPOT ELEVATION
- XXXX TP TOP OF PAVEMENT ELEVATION
- XXXX TC TOP OF CURB
- XXXX GT GUTTER (FLOWLINE, OR BOTTOM OF CURB AS APPLICABLE)
- XXXX GR GROUND
- XXXX FF FINISH FLOOR
- XXXX FF FINISH FLOOR
- XXXX TG TOP OF GRATE
- XXXX SW SIDEWALK
- XXXX INV INVERT
- XXXX TG TOP OF GRATE
- XXXX SW SIDEWALK
- XXXX TG TOP OF GRATE
- XXXX INV INVERT



- KEY NOTES:**
- 1 EXISTING DRIVEWAY AND OR SIDEWALK TO REMAIN.
  - 2 REMOVE AND REPLACE SIDEWALK IN KIND FOR INSTALLATION OF STORMDRAIN LINE.
  - 3 REMOVE DRIVEWAY AND OR SIDEWALK TO INSTALL NEW SIDEWALK PER CITY STANDARDS.
  - 4 TYPE "C" DRIVEWAY PER CITY OF PLEASANTON STANDARD DETAIL DWG NO. 108. DEPTH OF SIDEWALK TO MATCH EXISTING.
  - 5 BIORETENTION AREA WITH SIDESLOPES. REFER TO DETAILS SHEET C700, INCLUDING DETAILING OF OF COBBLE AND CURB CUTS (NOT SHOWN)
  - 6 BIORETENTION AREA WITH WALLS. REFER TO DETAILS SHEET C700, INCLUDING DETAILING OF OF COBBLE AND CURB CUTS (NOT SHOWN)
  - 7 CURB AND GUTTER.
  - 8 CONCRETE SWALE.
  - 9 AC PAVING.
  - 10 PLANTER CURB.
  - 11 CONCRETE SIDEWALK.
  - 12 RAISED CONCRETE SIDEWALK.
  - 13 CURB RAMP.
  - 14 NOT USED
  - 15 RETAINING WALL.
  - 16 SAFE DRAIN TO CATCH ACCIDENTAL SPILLS.
  - 17 REMOVE END OF EXISTING DRIVEWAY, INSTALL NEW TYPE "C" DRIVEWAY RADIUS CITY OF PLEASANTON STANDARD DETAIL DWG NO. 108. DEPTH OF SIDEWALK TO MATCH EXISTING.
  - 18 RELOCATE TREE WELL.
  - 19 RELOCATE STREET LIGHT.
  - 20 5% MAX SLOPE FROM SIDEWALK TO DRIVEWAY.



**PM DESIGN**  
 Architectural Solutions Group  
 2455 Bannell Valley Rd, Suite A-102  
 San Jose, CA, 95041



MARK	DATE	REVISION
△	11/28/18	PLANNING SUBMITTAL
△	12/10/18	DESIGN CHANGES
△	05/17/19	PLANNING RESUBMITTAL
△	05/31/19	PLANNING RESUBMITTAL
△	07/10/19	PLANNING RESUBMITTAL
△	08/01/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
 3720 HOPYARD RD.  
 PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**PRELIMINARY GRADING PLAN**

Sheet Number  
**C 300**



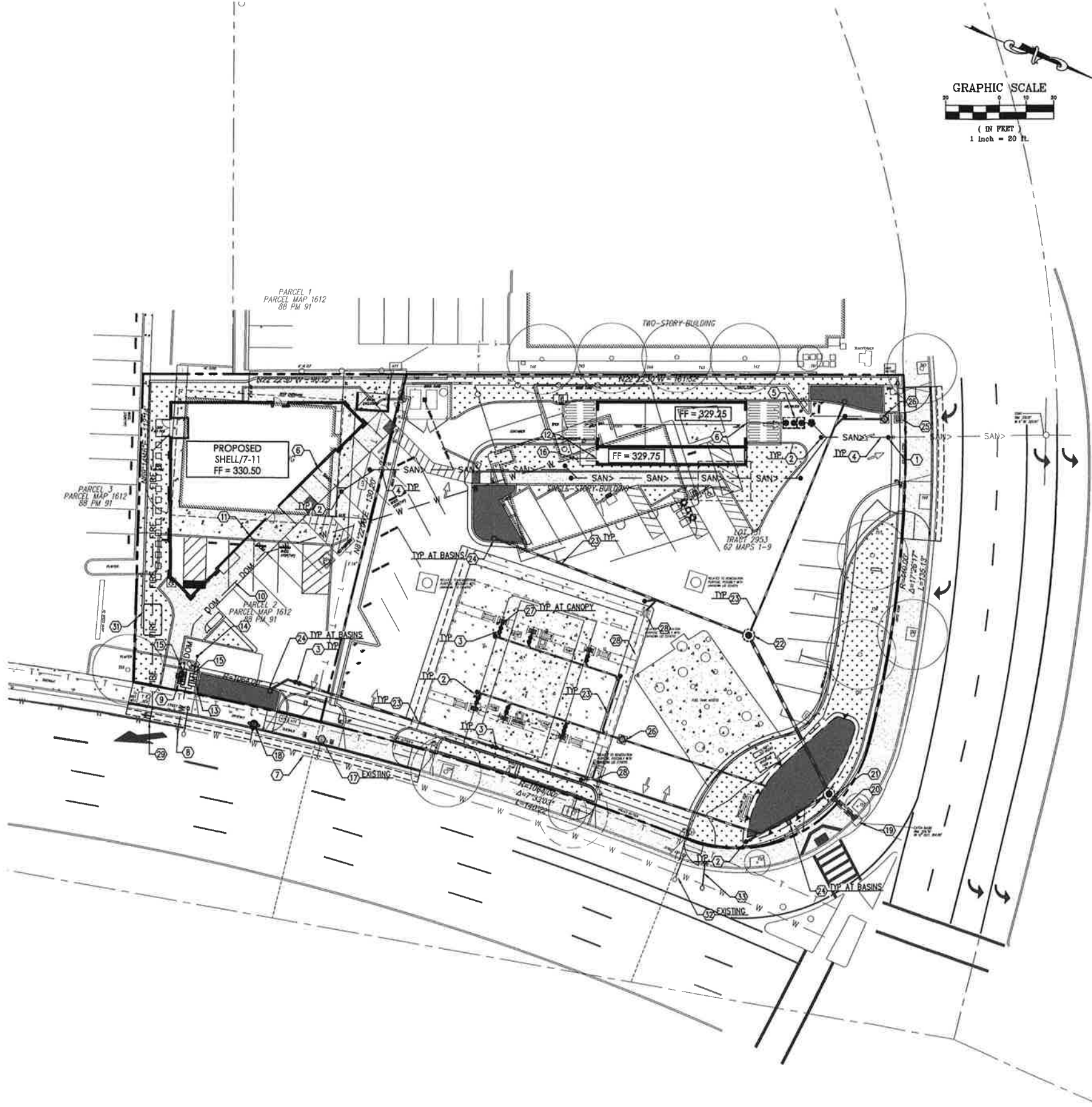
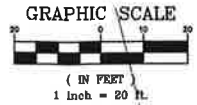
C:\Users\kshankar\Documents\157-11 PLEASANTON MASTER - STANDARD\7-11 PLEASANTON MASTER.AWG 6/23/2019 5:33 PM KORI SEK

**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
 NGS BENCH MARK  
 DESIGNATION: C 972 RESET 1967  
 PID: HS3991  
 ELEVATION: 333.2' (NAVD 88)  
 DESCRIPTION: SEE NGS WEBSITE FOR FULL DESCRIPTION AND LOCATION.

**FLOODNOTE**  
 ACCORDING TO THE F.I.R.M. NO 06001C0317G, THE SUBJECT PROPERTY LIES IN ZONE X 2% ANNUAL CHANCE OF FLOOD HAZARD, PER MAP REFRESHED OCTOBER 2017.

- LEGEND:**
- PROPERTY LINE
  - PROPOSED CURB & GUTTER
  - LIMITS OF FULL DEPTH SAWCUT
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ELECTRIC LINE
  - GAS LINE
  - FIRE LINE
  - SAN> SANITARY SEWER LINE
  - DOM DOMESTIC WATER LINE
  - T TELEPHONE LINE
  - ADA RAMP
  - BOLLARD
  - TRAFFIC/HANDICAP SIGN
  - DIRECTIONAL SIGN
  - SPEAKER BOX
  - MENU BOARD
  - LIGHT POLE
  - BUILDING UP LIGHTS
  - AREA DRAIN
  - GREASE TRAP
  - CLEAN-OUT
  - DOUBLE CLEAN-OUT
  - GAS METER
  - WATER METER
  - IRRIGATION METER
  - MANHOLE
  - CURB INLET
  - DRAINAGE SLOPE AND DIRECTION



**KEY NOTES:**

- 1 SANITARY SEWER POINT OF CONNECTION AT EXISTING SERVICE LINE. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO ANY NEW WORK. IF EXISTING CONDITIONS CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY PROJECT CIVIL ENGINEER IMMEDIATELY.
- 2 CLEAN-OUT.
- 3 DOUBLE CLEAN-OUT.
- 4 SDR-35 PVC SANITARY SEWER LINE.
- 5 CARWASH CLARIFIER.
- 6 SANITARY SEWER CONNECTION AT BUILDING AND OR CARWASH.
- 7 EXISTING WATER MAIN.
- 8 POINT OF CONNECTION AT EXISTING WATER LINE MANIFOLD WATER SERVICE PER CITY OF PLEASANTON STANDARD DETAILS, DWG. NO. 305.
- 9 DOMESTIC WATER METER PER CITY OF PLEASANTON STANDARD DETAILS, DWG. NO. 301.
- 10 DOMESTIC WATER LINE. (SEE NOTE FOR SIZE)
- 11 DOMESTIC WATER LINE POINT OF CONNECTION.
- 12 WATER LINE POINT OF CONNECTION AT CARWASH.
- 13 IRRIGATION WATER METER PER CITY OF PLEASANTON STANDARD DETAILS, DWG. NO. 301.
- 14 IRRIGATION WATER LINE POINT OF CONNECTION.
- 15 REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO. 203.
- 16 REDUCED PRESSURE BACKFLOW PREVENTER AT CARWASH.
- 17 EXISTING FIRE HYDRANT TO BE RELOCATED.
- 18 RELOCATED FIRE HYDRANT PER CITY OF PLEASANTON STANDARDS.
- 19 EXISTING INLET.
- 20 STORM DRAIN LINE PER CITY STANDARDS.
- 21 STORM DRAIN MANHOLE PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO. 203.
- 22 STORM DRAIN MANHOLE PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO. 203.
- 23 SDR-35 PVC STORM DRAIN LINE.
- 24 OVERFLOW DRAIN, SEE DETAILS ON SHEET C700.
- 25 STORM DRAIN INLET.
- 26 CONTECH STORMFILTER.
- 27 STORMORAIN LINE CONNECTION TO CANOPY.
- 28 SAFE DRAIN TO CATCH ACCIDENTAL SPILLS.
- 29 FIRE LINE POINT OF CONNECTION.
- 30 6" DIP CLASS 52 FIRE LINE.
- 31 6" ABOVE GROUND FIRE LINE, DCCA, AND FDC PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO 704.
- 32 EXISTING STREET LIGHT TO BE RELOCATED.
- 33 RELOCATED STREET LIGHT.



2455 Bernal Valley Rd., Suite A-102  
 San Jose, CA, 95404



MARK	DATE	REVISION
1	11/28/18	PLANNING SUBMITTAL
2	12/10/18	DESIGN CHANGES
3	05/17/19	PLANNING RESUBMITTAL
4	05/31/19	PLANNING RESUBMITTAL
5	07/10/19	PLANNING RESUBMITTAL
6	08/07/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
 3720 HOPYARD RD.  
 PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**PRELIMINARY  
 UTILITY AND STORM  
 DRAIN PLAN**

Sheet Number  
**C 600**



Know what's below.  
 Call before you dig.

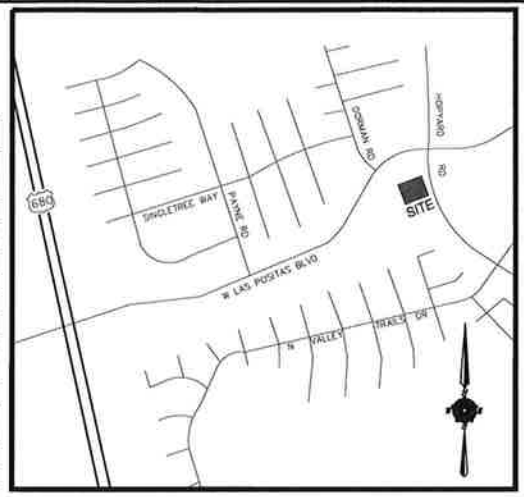
P:\V-11\UM-ARE\B01\_HOPYARD\_PLEASANTON\_CA\CURRENT DRAWINGS\7-11\_PLEASANTON MASTER.DWG 8/7/2019 3:50 PM JUSTIN ALBRITTON

**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
 NGS BENCH MARK  
 DESIGNATION: C 972 RESET 1967  
 PID: HS3991  
 ELEVATION: 333.2' (NAVD 88)  
 DESCRIPTION: SEE NGS WEBSITE FOR FULL DESCRIPTION AND LOCATION.

**FLOODNOTE**  
 ACCORDING TO THE F.I.R.M. NO 06001CO317G, THE SUBJECT PROPERTY LIES IN ZONE X  
 2% ANNUAL CHANCE OF FLOOD HAZARD, PER MAP REFRESHED OCTOBER 2017.

SITE DATA TABLE		
LOCATION:	RANKIN HWY. & W. STOKES AVE. MIDLAND, TX 79701	
LOT AREA:	2.027 AC. (88,300 S.F.)	
ZONING:	ZONING - PDSC	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
<b>BUILDING DATA:</b>		
BUILDING AREA	6,940 S.F.	
BUILDING HEIGHT	27'-3" (1 STORY)	
BUILDING COVERAGE	7.86%	
F.A.R.	12.7:1	
<b>PARKING SUMMARY:</b>		
1 SP PER 4 SEATS (246 SEATS)	REQUIRED	PROVIDED
PARKING SPACES (9.5'x18')	59	107
PARKING SPACES (9'x18')		4
HANDICAP SPACES	3	5
TOTAL SPACES	62	116
<b>LANDSCAPE:</b>		
PERVIOUS:	16,155 S.F.	
IMPERVIOUS:	73,145 S.F.	

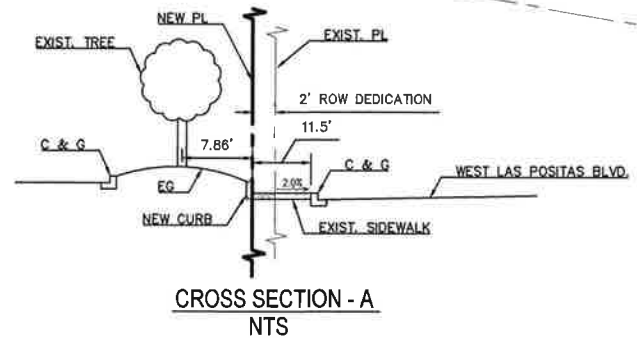
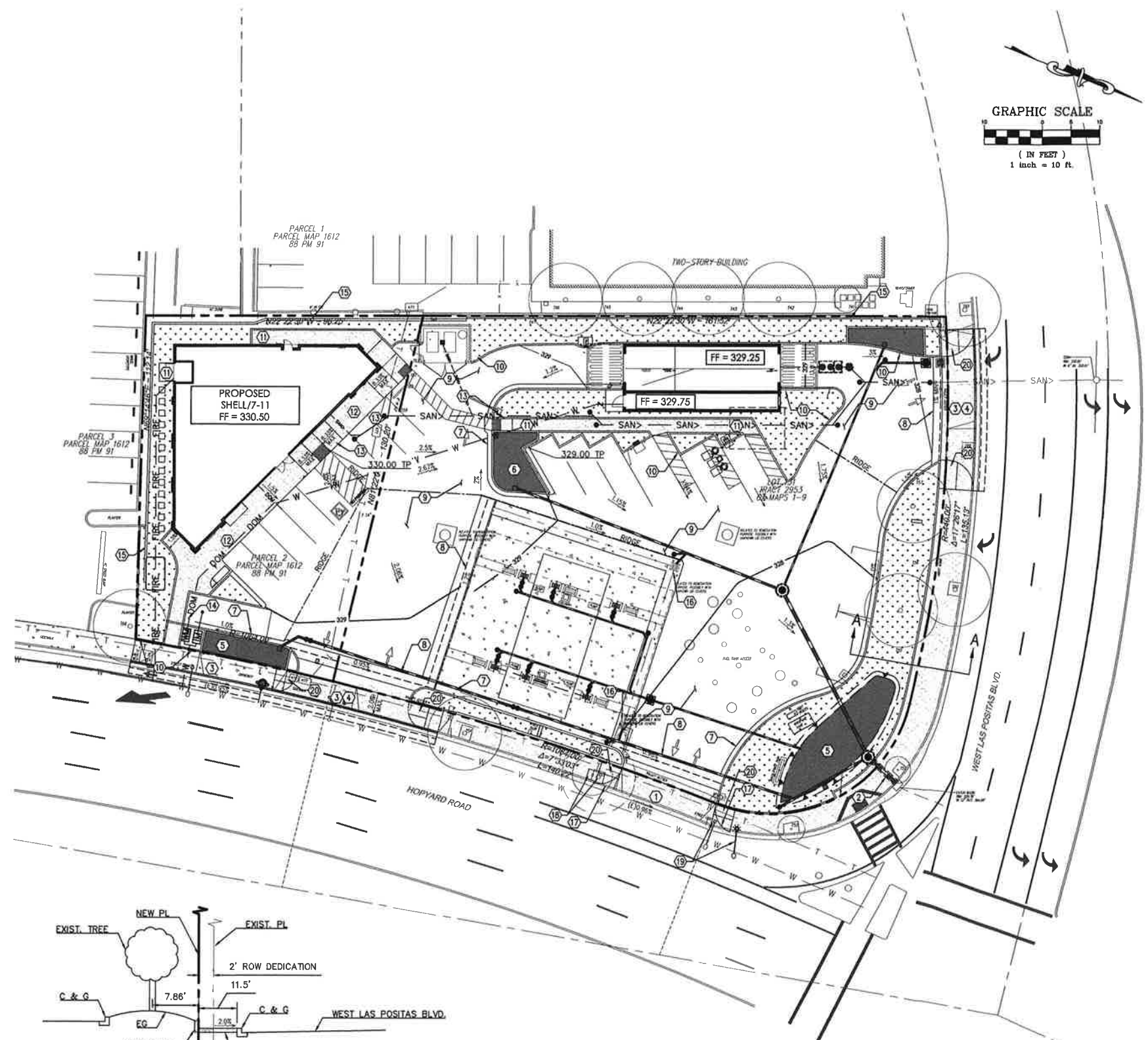
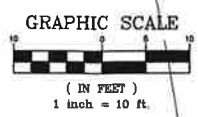


**LOCATION MAP**  
 NOT TO SCALE

- LEGEND:**
- PROPERTY LINE
  - PROPOSED CURB & GUTTER
  - LIMITS OF FULL DEPTH SAWCUT
  - # PARKING SPACES
  - FIRELANE
  - STOP STOP BAR STRIPING
  - ♿ HANDICAP SPACES
  - ADA RAMP
  - BOLLARD
  - TRAFFIC SIGN
  - BOLLARD MOUNTED HANDICAP SIGN
  - DIRECTIONAL SIGN
  - SPEAKER BOX
  - MENU BOARD
  - LIGHT POLE
  - BUILDING UP LIGHTS
  - AREA DRAIN
  - GREASE TRAP
  - CLEAN-OUT
  - DOUBLE CLEAN-OUT
  - ⊕ GAS METER
  - ⊕ WATER METER
  - ⊕ IRRIGATION METER
  - ⊕ MANHOLE
  - ⊕ CURB INLET

**SITE KEY NOTES:**

- 1 CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- 2 TAPER CURB TO MATCH EXISTING.
- 3 MATCH EXISTING PAVEMENT ELEVATION.
- 4 LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- 5 EXISTING PAVEMENT TO REMAIN.
- 6 CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE (PER LOCAL CODES).
- 7 SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
- 8 EXISTING FIRE HYDRANT.
- 9 NOT USED
- 10 STOP BAR. (PER LOCAL CODES)
- 11 DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- 12 PARKING STALL STRIPING. (PER LOCAL CODES)
- 13 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
- 14 PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
- 15 HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- 16 HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- 17 BOLLARD.
- 18 PROPOSED LIGHT POLE.
- 19 MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
- 20 DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- 21 PROPOSED PAD MOUNTED TRANSFORMER.
- 22 "STOP" SIGN.
- 23 "THANK YOU" AND "DO NOT ENTER" SIGN.
- 24 LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- 25 BUILDING LIGHTS.
- 26 MENU BOARD AND SPEAKER BOX.
- 27 PREVIEW MENU BOARD.
- 28 DIRECTIONAL SIGN FOR DRIVE THRU.
- 29 TRAFFIC SENSOR.
- 30 STORAGE UNIT. (PER ARCH. PLANS)
- 31 "DRIVE THRU" MARKING.
- 32 "EXIT ONLY" MARKING.
- 33 STEEL PLATE SIDEWALK CROSSING.
- 34 DETENTION BASIN WITH 4' FENCE.
- 35 INLET. (SEE PLAN FOR SIZE)



**PM DESIGN**  
 Architectural Solutions Group  
 2455 Bennell Valley Rd, Suite A-102  
 San Jose, CA, 95044



MARK	DATE	REVISION
11/28/18	11/28/18	PLANNING SUBMITTAL
12/17/18	12/17/18	DESIGN CHANGES
05/17/19	05/17/19	PLANNING RESUBMITTAL
05/31/19	05/31/19	PLANNING RESUBMITTAL
07/10/19	07/10/19	PLANNING RESUBMITTAL
08/07/19	08/07/19	PLANNING RESUBMITTAL

**SHELL / 7-ELEVEN BRANDED**  
 3720 HOPYARD RD.  
 PLEASANTON, CA

Project Number  
**ARE18001.0**

Sheet Name  
**SITE PLAN**

Sheet Number  
**C 100**



4:17-11:00-ARE18001: HOPYARD, PLEASANTON, CA, CURRENT DRAWINGS: 1-1 PLEASANTON, MASTER/DWG 8/2/2019 3:48 PM JUSTIN ALBRITTON





SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA



PUD-134/P18-0332/P18-0334  
3760 AND 3790 HOPYARD ROAD

SEPTEMBER 12, 2019





SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA



SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA



SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA



SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA  
\*\*NOTE: UPDATED WALL & WROUGHT IRON FENCE NOT SHOWN\*\*



SHELL – 7-ELEVEN 3760 & 3790 HOPYARD ROAD, PLEASANTON, CA