ATTACHMENT 4

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 openup 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

SHELL / 7-ELEVEN BRANDED

3760 AND 3790 HOPYARD ROAD PLEASANTON, CA

SHEET INDEX

PROPOSED FLOOR PLAN
PROPOSED ROOF PLAN
PROPOSED BULDING ELEVATIONS (COLORED)
PROPOSED CANOPY ELEVATIONS (COLORED)
CAR WASH ELEVATIONS (COLORED)
TRASH ENCLOSURE, WALL SECTION AND DETAILS

CIVIL

SITE PLAN
PRELIMINARY GRADING AND DRAINAGE PLAN
PRELIMINARY UTILITIES PLAN

SCOPE OF WORK

PROJECT TEAM

CIVIL ENGINEER

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 STORES HALL BE REMOVED. THE UNDERGROUND STORAGE TANICS ARE TO REMAIN, WITH NEW PIPING TO THE NEW FUELING DISSENSERS. NEW CONCRETE AND ASPHALT PARKING YARD, NEW LANDSCAPING, NEW IRRIGATION, AND NEW SIGNAGE.

CONSULTANT INFORMATION:

PM DESIGN GROUP, INC. 6930 DESTINY DRIVE SUITE 100 ROCKLIN, CA 95677 ARCHITECT: ROY PEDRO EMAIL: rpedro@pmdginc.com



DESIGN Architectural

55 Bennell Valley Rd, Sulle A-10 Sanla Rosa, CA, 95404

. / 7-ELEVEN BRANDED 0 AND 3790 HOPYARD RD. PLEASANTON, CA SHELL /

Prolect Number ARE18001.0

COVER

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

PHONE NUMBER:

(916) 226-5489

SEPTEMBER 12, 2019

2000	ABBREVIATION	NS			VICINITY MA	AP
A SACTION O DE EXCLAITIVA - MAIS ON VILLONAMOR PROCONTY IS TOWNED IN ON	A = AND L = ANGLE G = AT C = CENTERUNE F = DIAMETER OF ROUND F = POUND OR NUMBER C = ESISTING C = CESISTING A B = ANCHOR BUT A A F = ABOVE FINSH FLOOR A C = AUGHRUM A APPROX. = APPROXIMATE A APPROX. = BILDING BILLIA = BILL	G.A. = GAUGE GALV = GALVANIZED GC = GENERAL CONTRACTOR GL = GLASS GR = GRADE GB = GRADE BREAK GSM = GALVANIZED SHEET METAL GYP = GYPSUM N.B. = HOSE BIBB HOME = HARDWARE H.M. = HOLLOW METAL HORIZ = HORIZONTAL H.R. = HOUR H.G. = HEIGHT IE = INVERT ELEVATION I.D. = INSIGE DIAMETER INSUL = INSULATION INT. = INTERIOR JT. = JOINT LAM! = LAMINATE LAV. = LAVATORY ILP = EDGE OF SWALE OR GUTTER MAX. = HAZHMUM MECH! = MCENTANICAL MEMB. = MANUEACTURE MIN. = MINIMUM MISC. = MISCELLANEOUS M.O. = MASCHARY OPENING MID. = MOLTH N.L C. = NOT IN CONTRACT NO. OR # = NULWER	TG = TOP OF GRATE T.A. C. = TORNOUE & GROOVE THK. = THICK T = TOP OF SLAND T.O. = TOP OF MALL TP = TOP OF PAZEMENT TS = TOP OF SLANE TW = TOP OF SLANE TW = TOP OF SLANE TW = TOP OF WALK TYP = TYPICAL U.S. = UNFINISHED U.O.N = UNLESS OTHERWISE NOTED VERT = VERTICAL V.F. = VERTICAL V.F. = VERTICAL V.F. = WEST W/ = WITH W.C. = WATER CLOSET W.D. = WOOD W.H. = WATER HEATER W.O. = WITHOUT W.P. = WATERFOOF WSCT. = WANNSCOT WT. = WEIGHT		Val Vistal Muliwood Community Park SITE LOCA sall black School G	Honard ad
C EGG	CTR = CENTER DEPT = DEPARIMENT DET = DETAIL	NOM = NOMINAL N.T.S = NOT TO SCALE N.W.D = NEW WALL TO DECK			SITE DATA	
8 5	D.G. == DOLLAR GENERAL	O.C. = ON CENTER O.D. = OUTSIDE DIAMETER			APN:	941-1309
GGG	DIA = DIAMETER DIM = DIMENSION DISP = DISPENSER	OPNG = OPENING OPP = OPPOSITE FH = LEVEL PAVEMENT AT DISPENSER			ZONING:	PUD-1/C (PLANNEI
GGS	DN = DOWN DR = DOOR	PIT BOX		I	TOTAL SITE AREA:	TOTAL: 3
VIA BOSAV	D.S = DOWNSPOUT DWG = DRAWING E ~ EAST EA. = EACH	PL = PLATE PLANL = PLASTIC LAMINATE PLYWD = PLYWOOD PM = DOLLAR GENERAL PROJECT MANAGER P.O.C = POINT OF CURVATURE			LANDSCAPE AREA EXISTING: PROPOSED: TOTAL:	3,354 SI 4,075 SI 7,429 SI
AN ECTS SA	EL = ELEVATION ELEC = ELECTRICAL EO = EOUAL EXP = EXPANSION EXT = EXTERIOR	P.O.S. = POINT OF SALE R OR RAD. = RADIUS R.D. = ROOF DRAIN REF. = REFERENCE REINF = REINFORCED			PROPOSED C-STORE: PROPOSED FUELING CANOPY: PROPOSED CAR WASH: PROPOSED LE TOTAL BUILDING AREAS:	3,034 S.F 3741 S.F 1,290 S.F 240 S.F
100	FD = FLOOR DRAIN FF = FLOOR FINISH	REQ'D = REQUIRED RM = ROOM		l	FLOOR AREA RATIO:	8%
8	FDN = FOUNDATION FG = FINISH GRADE	R.O. = ROUGH OPENING		1	PROPOSED HEIGHT:	25' OR L
SHARED	FIN = FINISH FL = FLOOR FLASH'G = FLASHING	ROW = RIGHT OF WAY SCHED = SCHEDULE SECT = SECTION SMT = SHEFT			REQUIRED PARKING: CONVENIENCE MARKETS - 1 SPACE SELF—SERVICE STATIONS - 1 SPACE	E FOR EACH 150 CE & I SPACE FO

PROPOSED C-STORE: PROPOSED FUELING CANOPY: PROPOSED CAR WASH: PROPOSED TRASH ENCLOSURE TOTAL BUILDING AREAS:

PROJECT DATA

3760 AND 3790 HOPYARD ROAD, PLEASANTON, CA

309-035 / 941-1309-034-3

39.726 S.F. (0.91 AC.)

S.F. S.F. I.S.F. (19% LOT COVERAGE) S.F. (8% LOT COVERAGE)

PROVIDED PARKING

TOTAL PARKING:

EACH 150 S.F. OF GROSS FLOOR AREA
SPACE FOR EACH EMPLOYEE ON THE MAXMUM SHIFT
SERVICE SERVICE STATION) — 0 SPACES REQUIRED
3,04 SF / 150 SF 20
1 + 4 MAX EMPLOYEES = 2
25 SPACES

14 STANDARD
1 ACCESSIBLE
1 ELECTRIC VEHICLE CHARGING STATION
18 SPACES PROVIDED
12 FULL INC. POSITIONS
28 SPACES

PLASH G = FLASHING FLUORE, = FLUORESCENT FLOC, = FACE OF CONCRETE FLOF, = FACE OF FINISH FLOS, = FACE OF STUDS FLOF, = FIBERGLASS REINFORCED PANEL FS = ELOG SIMM

Requirement	The second second	AMERICAN CONTRACTOR				
Project meets all of the requirements of Division 5.1 prough 5.5 Planning and Design – Site Development: Reference Description Comments Designer's City Use Only Fleid Inspection Res Designer's City Use Only Fleid Inspection Res Designer's City Use Only Fleid Inspection						
Municipal Code Chapter 8_14	Storm-water Management and Discharge Control	The site shall be the minimum requirements for drainage per the city municipal code as outlined by the State Water Roard	CIVIL SHTS	Initials Date:		
5,106.4	Bicycle Parking	For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5 106 4 1.	SP1	Initials: Date:		
5.106.4.1	Bicycle Parking	[BSC] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2	SP1	Initials:		
5,108,4,1,1	Short Term bloycle parking	[BBC] If the new project or addition or alteration is enticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, neadily visible to pressers-by, for 5 percent of new visitor motorized vehible parking spaces being added, with a milinium of one two-bike capacity rack. Exception: Additions or eliterations which add nine or fewer visitor which earther spaces.	(1) 3-SPACE BIKE RACK PROVIDED SP1	Initials		
9.106.4.1.2	Long Term bicycle parking	For buildings with over 10 lenent- occupants or for additions or elemetlons that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of lenent-occupled notorized vehicle parking spaces being added, with a minimum of one space, Acceptable parking spaces being added, with a minimum of one space, Acceptable parking spaces being added, with a minimum of one space, Acceptable parking spaces being added, with a minimum of one space, Acceptable parking for store and shall meet one of the (following: 1. Cavered, lockable endosures with permanently anchored racks for bicycles; A. Lockable, permanently anchored bicycle lockars. Nets: Additional information or recommended bicycle accommodations may be obtained from Sacremento Area Bicycle Advocates.	N/A	initials		

Reference	Description	Comments	Comments with Plan Detail Reference	City Use Only Field inspection Verification
A5 108 4 3	Changing rooms	For buildings with over 10 tenant- occupants, provided littles in accordance with Table A5 109 4.3 or document arrangements with nearby changing/shower facilities	N/A	Initials: Date:
A5.105.5.2	Designated Perking	In new projects or addition or alterations that add 10 or mote vehicular parking spaces, provide designated parking for any combination of low-emitting fuel-efficient and carpootivan pool vehicles as shown in Table 5, 106 62	1-SPACE PROVIDED/ 16 NON-FUEL SPACES,CVR/SP1	Injliale
5.106.5.2.1	Parking stall Marking	Paint, in the paint used for stall stipling, his following characters such that the lower edge of the last word aligns with the end of the sall stirping and Is visible beneath a parked vehicle: CLEAN AIRY CALLEY AIRY OF AIRY	SPI	initials:
8.106.6.3	Electric vehicle (EV) charging	Construction shall comply with Soction 5, 108,5,3,1 or Section 5,016,5,3 c to facilitate future installation of electric vehicle supply equipment EVSE, 6,108,5,3,1 Single charging spaces, 5,108,5,3,1 Single charging spaces, papers requirements, spaces requirements, 5,108,5,3,5 EV charging space spaces, 5,3,3 (spinox, 5,3,4), 6,5,3,4 (spinox, 3,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,	O SPACE REQUIRED, 1-SPACE PROVIDED CVR & SP1	Invuers:
5.106.8	Light politation reduction	Outdoor lighting systems shall be designed and Installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and		Initials:

Raference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5,106,8	Light pollution reduction	BUG) ratings as defined in IESNA TM-15-11; and 3, Allowable BUG ratings not exceeding those shown in Table		Initials
		Soft B, or Title 18 Zoning of PMC, Exceptions: Luminaires that qualify as exception at Nection 140.7 of the California Energy Code Emergency lighting Billing feader meeting the requirements in Table 140,7 of the California Energy Code, Pert 6, Custom lighting features as allowed by the City of Pleasanton, as permitted by section 1018 A lighting in the California Energy Code, pert 6, Custom lighting features as allowed by the City of Pleasanton, as permitted by section 1018 A lighting the materials.	PHOTOMETRIC 1 OF 1	Date:
		design and methods of construction.		
5,106.10	Grading and paving	Construction plans shall indicate how site grading or a drainage system will		initials:
		menage all surface valus flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in items 1-5. See exception for additions	CIVIL SHTS	Date:
Foamy Efficie	ncy Performance Re	of attenutions.		
5.201.1	Scope	Building meets or exceeds the		initials
		requirements of the California Energy Efficiency Standards		Date:
	y and Conservation			Ø =0 +
Indoor Water U 5.303.1	Motors	Separate meters shall be installed for		initials
3,393,1	1.500	the uses described in Sections		(7/4/8-24)
		5,303.1.1 through 5,303.1.2.		Date:
5303.1.1	New buildings or additions in excess of 59,000 square feef	Separate submeters shall be installed as follows: 1.For each individual leased, rended or other treams apace within the building projected to consume more than 100 gal/day, Incitiding, but not limited to, spaces used for fraundry or cleners, restaurant or food service, medical or denial office, laboratory, or beauty salon or barber shop. 2. Where separate submeters for Individual building tenants		initiels: Date;

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Reference	Description	Contrienta	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.303.1.1	New buildings or additions in excess of 50,000 square feet	Makeup water for cooling towers where flow lithrough is greater than 500 gam (301/s), Makeup water for evaporative coolers greater than 6 gam (0.04 L/s). Staam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).		Initials: Date:
5,303,1,2	consumption	A separate submeter or matering device shall be provided for any lenent within a new building or an addition that is projected to consume more than 1,000 gal/day (3800 L/day).		Initials Date:
5.303.3	Water conserving plumbing fixtures and fittings	Plumbing fixtures (water closets and urinals) and littings (faucets and showerheads) shall comply with the following:		Date:
5,303,3,1	Water closets	The effective Bush volume of all vester closels shall not exceed 1.26 gallons per flush. Tank-type water closels shall be certified to the performance critical the U.S. EPA WesterSense Specification for lank-type tollete. Note: The effective flush volume of dual flush tollets is defined as the composite, everage flush volume of two reduced flushs.		Initials:
5.303.3.2	Urinals	- THE STATE OF THE		
5,303,3,2,1	Wall-mounted urinals	The effective flush volume of well mounted urthals shall not exceed 0.125 gallons per flush	N/A	Initials: Date:
5.303.3.2.2	Floor mounted urinals	The effective flush volume of floor mounted urinals shall not exceed 0.5 gallons per flush.	N/A	rinais: Date:
5.303.3.3	Showerheads			
5.303.3.3.1	Single showerhead	Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.	N/A	Initials: Date:
5.303.3.2	Multiple showerheads serving one shower	When a shower is served by more than one shows-head, the combined flow rate of all showerheads end/or olber shower outsite controlled by a single valve shall not exceed 2.0 gallons per minute a 180 psl, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.	N/A	initials: Date:

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5.303.5	Aress of additions or alteration	The provisions of Section 5.303.3 and 5.303.4 shall apply to new fatures in additions or areas of atterations to the building.	N/A	initials Date:
6.303.6	Standards for plumbing flatures and fittings	Phirmbing fixtures and fittings shall be installed in accordance with the California Flumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code and in Chaoter 6 of this code.		initials: Date:
Outdoor Wat	or Use	CONTRACTOR OF THE PROPERTY OF		
5.303.4	Commercial kitchen equipment			Date:
5.303.4.1	Food waste disposers	Disposers shall either modulate the use of water to nome than 1 gmm when the disposer is not in use (not actively grinding food water to no declared in the disposer is not in use (not actively grinding food waterland-land) value (not actively than 10 minutes of inscilled). Usposers shall use no more than 6 gmm of water. Note: This code section does not affect focal jurisdiction authority to prohibit or require disposer installation.		ហៅ(សម្តេះ Date:
5.304.1 PMC 18.20.030 14.20	Scope	The provision of Section 5.304 Outdoor Water Use reliance to the mandatory Model Water Efficiency Landscape Ordinance (MNELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations. ³		initals: Dale:
5,304.2 PMC 14,20	Outdoor water use in lendacape areas equat to or greater than 500 square feet.	When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 equare feet requiring a building or landscape permit, plan check or deeign review, one of the following shall apply. 1. A local landscape permit, plan check or deeign review, one of the following shall apply. 1. A local landscape 1. A local landscape 1. A local landscape in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Wheter Resources (DWR) per Government Code Section 65595(c). 2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MVELO) Chapter 2.7 (MVELO).		înitials:
5.304.3	Outdoor water use in rehabilitated landecape projects equal to or greater than 2,500 aquare feet.	Rehabilitated landscape projects within an aggregate lendscape area equal to or greater than 2,500 square feet requiring a building or landscape permil, plan check or design raview shall comply with section 5,304.2, Itam 1 or 2.		initials.

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
5 304 4	Outdoor water use in landscape areas of 2,500 square feet or less.	Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.		Initials Oate:
5,304.5	Greywster or reinwater use in landscape areas	For projects using treated or untreated graywalsr or guternen (Estimated Total Walsr Use) entirely with treated or untreated graywalsr or plurough storad rainwater captured on eith is subject or graywalsr or through storad rainwater captured on eith is subject or graywalsr or g		Initiale: Date;
5,407.1	Weather protection	Provide a weather relation exterior wall and foundation envelope as required by Catifornia Building Code, Section 1403.2 and California Energy Code, Section 160, manufacturar's installation instructions or local ordinance, whichever is more stingent. ⁵		Initials: Date:
5.407.2	Moisture control	Employ moisture control measures by the following melhods;		I Initials
5.407.2.1	Sprinklers	Design and maintain landscape irrigation systems to prevent irrigation spray on structures		Date:
5,407.2.2	Entries and openings	Design exterior entries and openings to prevent water intrusion into buildings as follows.		Initials:
5.407.2.2.1	Exterior door protection	Frimary address entitles shall be covered to prevent valver flusten by surpring nonabsorbent floor and wall finishes within all least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is prolected by a roof overhaming at least 4 feet in depth. 4. Other methods which provide descriptions of the provided of the prov		Initials:

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

Architectural Solutions Group

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

Project Number
ARE18001.0

CHECKLIST

GB1

Sheet Name GREEN BUILDING

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Reference	Description	Comments	Dasigner's Comments with Plan Datall Reference	City Use Only Field inspection Verification
Chapter 9.21 C		Construction and Demolition Debris	CONC. LONG.	Davidson Co.
8,21.020	Regulated projects	A) Each applicant for a regulated project shall comply with hie diversion requirements of PMC 9.21. Compilance with this chapter shall be a condition of approval for any building or demollition permit issued for a regulated project. The failure to impose this condition for any building or demollition permit shall not relieve the applicant from complying with this chapter. B. Each applicant for a project that is not a regulated project to achieve an overall diversion rate of at least 75 percent (Ba setViewed C&D debris taken to Pleasanton Gerbage Service will currently only result in a 72% diversion rate. Separation of materials will be required to achieve a minimum 75% diversion rate, 2016.		Initials
9.21,030	Waste management plan	A WMP Application, Each applicant of a regulated project shall submit an electronic WMP application through the city's designated online wastle management and tracking system prior to beginning any project that requires a building, demollion, or similar out that the system of the collowing: 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, such as the job valuation, area of work, permit number, tract information, except the project; 3. The sellment of work, permit number, tract information of work, permit number (s). The sellment of the permit number (s), the permit n		Initials:

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 partod under single or multiple permits, resulfang in an Increase of 30 percent or more infloor area, shall provide recycling areas on site, Exception: Additions within a tenant space resulfing in less than a 30- percent increase in the tenent space floor area.	N/A	Date:
5,410.2	Commissioning	For new buildings 10,000 square feel and over, building systems and remainstancing for all building systems overed by Tille 24, Part 6, procsss systems and renewable energy systems shall be included in the design sent and construction processes of the building project. All occupancies other than i-occupancies and L-occupancies shall comply with the California Energy Code Section 120.6. For I-occupancies which are not regulated by OSHP Dor for I-occupancies which are not regulated by OSHP Dor for I-occupancies which are not regulated by OSHP Dor for I-occupancies which are not regulated by OSHP Dor for I-occupancies which are not regulated by OSHP Dor for I-occupancies which are not regulated by the California Energy Code Section 100.0 Scope; all requirements in sections 5410.2 through 5.410.2 through	N/A	Initials. Date:
Réference	Description	Comments	Designer's Comments with Plan Detell	City Use Only Field inepection Verification
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	Reference	initials: Date:

rana di ca	Бевстрион	Commence	Comments with Plan Detail Reference	Field inspection Verification
5 410 2 2	Basie of Design (BOD)	A written explanation of now 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.	0.000	Dale:
5,410,2.3	Commissioning Plan	A commissioning plan describing how the project will be commissioned shall		Initiate:
5,410,2,4	Functional Performance Testing	Include items listed in Section 5,410,2.3, 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.		Date: Initials:
5,410.2.5	Documentation	A systems manual and systems		Initials
5 410 2.5 1	and training Systems Manual	operations training are required. The systems manual shall be delivered.		Date Initials:
		to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1.		Date:
5.410.2.5.2	Systems operations training	A program for training of the appropriate meintenance staff for each squipment type and/or system shall be developed and shall include items (state in Section 5,410,25,22.		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 serving additions or attentions.		Initiats 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 5 410.42		Initiale: Date:
5,410.4.3	Procedures	Perform testing and adjusting procedures in accordance with applicable attandards on each system as determined by the enforcing agency.		Initials Oate:
5,410.4.3.1	HVAC Balancing	Before a new space-conditioning system serving a building or space is operated for normal use, belance in accordance with the procedures defined by national standards listed in Section 5.410.4.3.1 or as approved by the enforcing gency.		Date:
5.410.4.4	Reporting	After completion of testing, adjusting and balancing, provide a final report of lesting signed by the Individual responsible for performing these		Initiale: Date

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Reference	Description	Comments	Davigner'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 guaranties/warranties for each system prior to final inspection.		Inipais 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:
Environment	al Quality			3-1
Fireplaces		and the same of th		CONTRACT OF
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 Callfornia Energy Code, Title 24, Part 8, Subchapter 7, Section 150.	N/A	initiala: Date:
5.503.1.1	Weodatoves	Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emission limits, where applicable, and shall have a permanent label indicating they are cartified to meet the emission limits.	N/A	Initials:
Pollutant Cor		Thursday Survey The The	ALL COLUMN	
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 54.1992, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, Applies to additions or allerations.	N/A	Initials: Date:
6.604,3	Covering of duct openings	At the time of rough installation and during storage on the construction alla and until final startup of the heating, cooling and ventilating couprent, all duct and other related aid edistribution composent openings shall be covered with tapp, plastic, shewmetal or other methods acceptable to the enforcing, agency to refour the amount of dust, water and debrie which may enter the system.		Initials:
Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Verification
6.504.4	Finish material pollulant control	Finish materials shall comply with Sections 5 504 1 through 5 504 4 6		Initials

Reference	Description	Communite	Designer's Comments with Plan Detali Reference	City Use Only Field inspection Verification
5.504.4.1	Adhasives, esalants, caulke	Adhesives and sealents used on the project shall meet therequirements of the following standards, 1 Adhesives, adhesive bonding primers, adhesive primers, sealents, sealents, primers and cauties shall comply with local or regional air pollucion management dishirt rules where spoilcable or SCAAMD Rule 1188 VOC limits, se shown in Tables 5.504.4.1 and 5.604.4.2. 2 Aerood althesives and smaller unit alzes of adhesives and sealend or adhesives and smaller unit alzes of adhesives and sealend or not well production. The sealend of mounter that the sealend of the sealen		Irritials: 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 painte and coatings	Aerosci paints and coatings shall meet the Product- Weighted MR Limits for ROC in Section 94822(a)(3) and other requirements, Including prohibitions on use of certain took compounds and coane depieling substances (CCR, Tille 17, Section 94520, at seq.).		Initials:
5.504.4.3.2	Verification	Verification of compliance with this section shall be provided at the request of the enforcing agency.		Initials:
6.504.4.4.4	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:
5.504.4.4.4.1	Carpet cushion	An carpet custion installed in me building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.	N/A	Initials. Date:

Reference	Description	Comment	Designer's Comments with Plan Detail Reference	with Field Inspection Werlfication		
5.504.4.4.2	Carpet adhesive	All carpet edhesive 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 extentor of the building shall meet the requirements for formatdehyde as specified in Table 5.504.4.5.		initiale: Date:		
5.604.4.6.3	Decumentation	Verification of compliance with this section shall be provided as requested by the enforcing agency. Decumentation shall include at least one of the following: I. Product certifications and specifications. 2. Chain of oustody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, at seq.). 4. Existent grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian ASINZS 2289 of European 638 38 standards 5.0ther methode acceptable to the enforcing agency.		inmals Date:		
5,584,4,6	Resilient flooring systems	For 80 persont of floor stree receiving resilient flooring, insalt resilient flooring which meets one of the following: Lortifled under the Resilient Floor Covering Institute (RFCI) FloorScore program. 2.Complient with the VCC-emission flooring institute (RFCI) FloorScore program. 2.Complient with the VCC-emission funds and selling requirements from the following flooring in the selling requirements from the flooring floor		Imitala Date:		

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

ARE18001.0

Sheel Name
GREEN
BUILDING
CHECKLIST
NCE ONLY.

Sheel Nurr

GB2

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

DESIGN
Architectural
Solutions Group
2455 Bennell Volley Rd. Suite A-102
Sonia Rosa, CA, 95-004

Revised (8/4/2017)

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Revised (8/4/2017)

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Revised (8/4/2017)

Reference	Description	Comment	Designer's Comments with Plan Detail Reference	ith Field Inspection		
ndoor Moisture and Radon Com		In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration areas of the building with air filtration media for cutation and return air hat provides at least a MERV of 8, MERV of 18 of the service of		Initials Date:		
				100		
5.505.1	Indoor moisture control	Buildings shall meet or exceed the provisions of California Building Code. CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.7		Date:		
Air Quality as	nd Exhaust		EII/VES			
9.508.1	Outside air delivery	For mechanically or naturally ventillated spaces in buildings, meet the minimum requirements of Section 120,1 of the California Energy Code and Chapter 4 of CCR. Title 8		Initials: Dalė:		
5.506.2	Carbon dioxide monitoring	For buildings or additions equipped with demand control ventilation, CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the Celifornia Energy Code, CCR, Sec. 1201(214)		Initials: Date:		
Environment	al Comfort			30 acres 175		
5,607,4	Accustical control	Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OTTC determined in accordance with ASTM E 1332, using alliher the prescriptive or performance meltion in Section 5:507.4.1 or 5:507.4.2		Initialis:		

Reference	Description	Comments	Designer's Comments with Plan Detail Reference	City Use Only Field Inspection Vertification	
5.507.4.1 Exterior noise framenison, prescriptive method		Wall and floor-ceiling assembles exposed to the noise source making upt he building envelope shall have exterior wall and root ceiling assembles meeting a composite STC rating of a least 50 or a composite STC rating of no less than 40 with exterior windows of a minimum STC of 40 or OTIC of 30 in location described in items 1 and 2. Also applies to addition envelop or allered envelope.		Date:	
5,507.4.1.1	Noise exposure where noise contours are no readily available	Buildings exposed to a noise level of 65 68 La_TM offering any hour of operation shall have exterior wall and roof-celling assembles exposed to the noise source meeting a composels STC rating of at least 45 (or OTIC 35), with exterior windows of a minimum STC of 40 (or OTIC 30). Also applies to addition or alteration exterior wall.		Initials. Date:	
7.507.4.2 Performance For buildin Scalina A wall and re up the build constructe environme sources the equivalent of 60 dBA during any Also applie or ellerad Site feature sources when the sources the second site of 60 dBA during any Also applie or ellerad a Site feature source wall as approper source of a source of		Sections AS 507.4.1 or AS 507.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an Interior nelse environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L _{ext} 1 HR) of 60 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope, Site features. Exterior features such as sound walls or earth berms may utilized as appropriate to the project to milighet sound migration to the Interior. Also applies to addition envelope as perior to the count of the count		Initials: Date:	
5.607.4.3	Interior sound transmission	Wall and foor-celling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.		Initials Date:	
Outdoor Air (and the same of th	
6.508.1	Ozone depletion and global warming reductions	tristaliation of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.		Date:	
5,508,1,1	CFCs	Install HVAC and refrigeration equipment that does not centain CFCs. ²		Initials: Date:	
6.508.7.2	Haions	Install fire suppression equipment that does not contain Halons.		Initials: Date:	

Reference	Description	Comment	Designer's Comments with Pian Detail Reference	City Use Only Field Inspection Vertification
5.508.2	Supermerket refrigerant leek reduction	New commercial refugaration eyetem shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either originarial display cases, or walk-in coolers or freezers connected to remote condensing units, The leak reduction measures apply to refrigeration systems containing high-clobal-warming potential (high-GNP) refrigeration systems containing high-clobal-warming potential (high-GNP) refrigeration with WP of 150 or greater, New refrigeration systems include but new facilities and the replacement of containing facilities. Exceptions: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with GWP value less than 150 are not subject to this section, Low-GWP refrigerants are non-zone-depleting refrigerates than Include ammonts, carbon dioxide (CO ₂), and potentially other refrigerants.	N/A	Initials Date:

OF PARKING SPACES	OF REQUIRED SPACES
0-9	0
10-25	
26-50	3
51-75	
76-100	
101-150	ii
151-200	16
201 and over	At least 8 percent of total

Revised (8/4/2017)

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MACHINE ARTIN	Change of Street	reministrate	Company Street	-
Mediana Allerable Bucklight Ballog*			-	1
Community groups than I recoming benefits (MDE) from prognery late.	No Long	Nulime	MeLinut	Nutire
process had benegative to 1 - 2 MH from property law	8)	81	. 24	84
Community Serventer to 22 - 1500 from process for	81	80	81	81
I amount he'd hourghout to him due \$1 Hill from property has	1 44	80	81	82
Manister Albertain Cytight Rating				
for enabling'	14		1,0	536
For all other residen highling, recluding discount or howevers.	- 0	1.2		104
Maximum Albertals Class Balling*	1			
Lamining groups than 2 MH from property from	60	614	60	.04
famous from how place is 6 - 2 bill time property fac	600	(0)	101	. 68
Community Street Restrictation in C.S. + 3 Self Street grouping Street	00	109	404	61
amounts have terrupture to have then \$3.500 time property loss.	- 00	OI	01	- OI

PIATURE TYPE	BASELINE FLOW NATE	TION	DAILY	ANTE:
Showerheads	2.0 gpen 60 80 psi	5 min.	1	Xie
Lavatory fracets nonresidential	0.5 gpm @ 60 psi	.25 min_	3	Х
Kitchen faucets	1.8 gpm 60 60 pui	4 min.	- 1	Xx
Replacement aerators	2 gpm (d) 60 psi			X
Wash Journains	1.8 gpm/20 [rim space (in) @ 60 psi]			X
Metering faucets	fauccis 0.20 gallons/cycle		3	Х
Metering faucets for wash fountains	0.20 gallons/cycle/20 [rim space (in.) @ 60 psi]	.25 min.	1 males 3 female	х
Gravity lank type water closets	1.28 gallons/flush	flush	1 males 3 female	х
Flushometer tank water clasets	1 28 gallons/Ilush	flush	1 instri 3 female	Х
Flushometer valve 1.28 gallons/flush		1 flush	1 males 3 female	х
Electromechanical hydraulic water 1.28 gollons/flash		Лush	I male 3 female	х
Urinals	0.5 or 0.125s gallons/Birsh	flush	2 male	X

ARCHITECTURAL APPLICATIONS	CURRIENT VOC LIMIT
Indoor curpet adhesives	50
Carpet psd adhesives	50
Outdoor carpet adhesives	150
Wood Rooring albertus	100
Rubber floor adhesives	60
Subfloor addicables	50
Ceremic tile adhesives	65
VCT and appeals tile afferaires	50
Drywall and paset adhesives	50
Cove base adhesives	50
Multipurpose construction afficilies	70
Structural glazing autorities	100
Single-ply roof mambrane adhesives	250
Other adhesive not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	125
Plantic coment welding	259
Adhesive primer for plastic	550
Contact schesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
You said trim adhesive	250

TABLE 5.504.4.1 ADHESIVE VOC LIMIT^{1,4}

Metal to metal

Plantic foams Porous material (except wood)

Fiberglass

REALANTS	CURRENT VOC LIMIT
Architectural	250
Marins deck	760
Neonembrane 2006	300
Roadway	250
Single ply roof membrans	450
Other	420
BEALANT PRIMERS	
Architectural Nonporous Porous	250 775
Modified hitemiteus	500
Marine deck	760
04-	740

Nonflet high glock cowings	130	
Specialty Coatings		
Alondrum roof courtage	400	
Basement specialty coatings	400	
Biraminous ruof coutings		
Binaniouss coof primers	350	
Bood besiden	350	
Converte starting compounds	339	
Concrets/masserry analysis	100	
Delveway scalers	.50	
Dry fing country	130	
Free finishing contings	150	
Fire resistive contings	350	
Pioce cowings	100	Ξ
Psem referoe compounds	210	
Graphic arts coalings (sign paints)	500	
High-temperature analogy	420	
Industrial majorrance comings	250	
Low solids enotings ¹	120	
Magnesite tremest coatings	450	Ξ
Marck resture contings	100	
Metallic pigmented coolings	500	
Muhicolor custings	250	
Pretenting at wash primers	420	
Printers, sealers and andercourse.	100	
Reactive provinceling sealers	359	
Recycled courings.	250	
Roof coolings	30	
Rust preventative coatings	250	Ξ
Stellas: Clear Opeque	730 550	
Specialty paternes, maders and professioners	100	
Stains	250	
Stone consolidants	450	
- Control of the cont	***	_

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

DESIGN Architectural Solutions Group



	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
	DATE	11/28/18	12/10/18	05/17/19	05/31/19	61/01/10	08/01/19	09/10/19
-	MARK		◁	◁	Ø	V	◁	Ø

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

ARE18001.0

Sheel Name GREEN **BUILDING CHECKLIST**

GB3

Revised (8/4/2017)

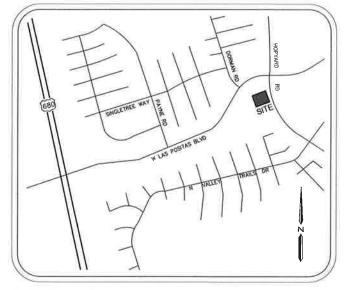
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Revised (8/4/2017)

VICINITY MAP



BENCH MARK:

NGS BENCH MARK DESIGNATION: C 972 RESET 1967 PID: HS3991

PID: H53991 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 BB OF PARCEL MAPS AT PAGE 36-37, ALAMEDA COUNTY RECORD.

UTILITY NOTE:

- UNDERGROUND UTILITIES SHOWN ARE BASED ON THE ALTA SURVEY FOR ANABI OIL COMPANY BY TERMANARY FOR BEAVERTON GREGON, JOB NUMBER 17-07-01-22001 CONTRACTORS AND OTHER PERFORMING WORK SHALL VERBY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH CONSTRUCTION AREA SHOWNER HAND BY THE CAST LOCATION AND SPRONLER HANDS AND ROBOTOM LATERAL LINES ARE NOT SHOWN HEREON ADDITIONAL PROJECTION UTILITIES WAY EAST MAY BE AND THE HE WINT OF THIS SAVEY. CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRICE TO ANY UNDERGROUND.

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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 WISBLE AS OF THE DATE OF THIS SURVEY WAS COLLECTED USING A LEICA BLASEO LASER SCANNER AND A TRIMBLE TOTAL STATION.

 THE TOPOCRAPHIC POINTS AND LINEWORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLUB.

 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 CLUB.

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

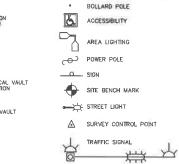


EXPIRATION DATE: DECEMBER 31, 2019

6/4/2019



LEGEND ASPHALIC CONCRETE
ACCESSIBLE RAMP
AUTOMATED PAY
AUTOMATED PAY
BOULAND PREVENTOR
BOULAND PREVENTOR
BOULAND PREVENTOR
CONCRETE
CURB INLET
CHAIN LINK FENCE
COLUMN
DRIVEY
DRIVEY
BOULAND
HIGH WOLTAGE ELECTRICAL VAULT
FINISHED FLOOR ELEVATION
FLOW LINE
JOINT UTILITY POLE
MATURAL GROWND
TOP OF CURB
TRAFFIC SCIENAL BOX
UTILITY BOX
VOLES CONTAINED
WATER CUTTER
WATER METER

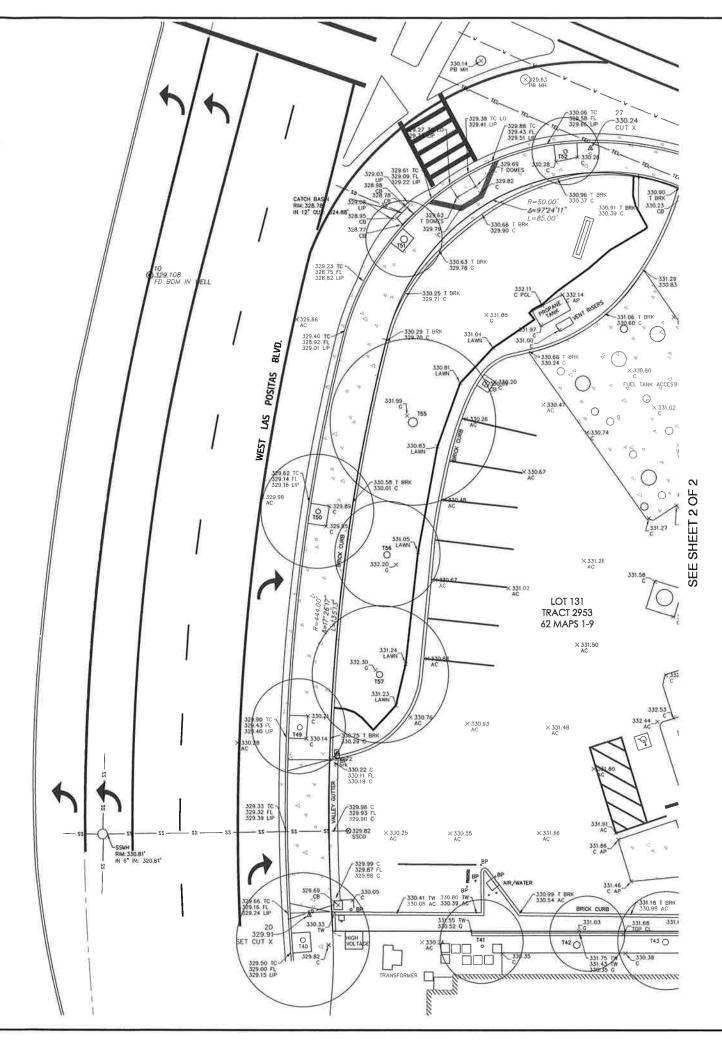


TREE IDENTIFICATION TABLE

TREE SPECIES AND DIAMETER TAKEN FROM THE FOLLOWING DRAFT ARBORIST REPORT PREPARED BY HORTSCIENCE | BARTLETT CONSULTING 325 RAY STREET PLEASANTON, CA

JELEASAHTON, CA

140, RAYWOOD ASH 15"
141, GLOSSY PRIVET 7"
142, CANARY ISLAND PINE 17"
143, CANARY ISLAND PINE 16"
144, CANARY ISLAND PINE 16"
144, CANARY ISLAND PINE 16"
145, CANARY ISLAND PINE 16"
146, CANARY ISLAND PINE 20"
146, CANARY ISLAND PINE 20"
146, CANARY ISLAND PINE 20"
148, CLOSSY PRIVET 76"6"5"5" "A"
148, HACKEERRY 11"
151, HACKEERRY 10"
151, HACKEERRY 16"
153, HACKEERRY 16"
154, CONDON PLANE 17"
155, KUOSMA 3"5" "A"
160, XYLOSMA 3"5" "A"
161, XYLOSMA 3"5" "A"
161, XYLOSMA 3"5" "A"
162, XYLOSMA 3"5" "A"
163, KYLOSMA 3"5" "A"
164, KYLOSMA 3"5" "A"
165, KYLOSMA 3"5" "A"
166, KYLOSMA 3"5" "A"
167, LONDON PLANE 16"
168, MONTEREY PINE 18"
168, MONTEREY PINE 18"
168, MONTEREY PINE 21"

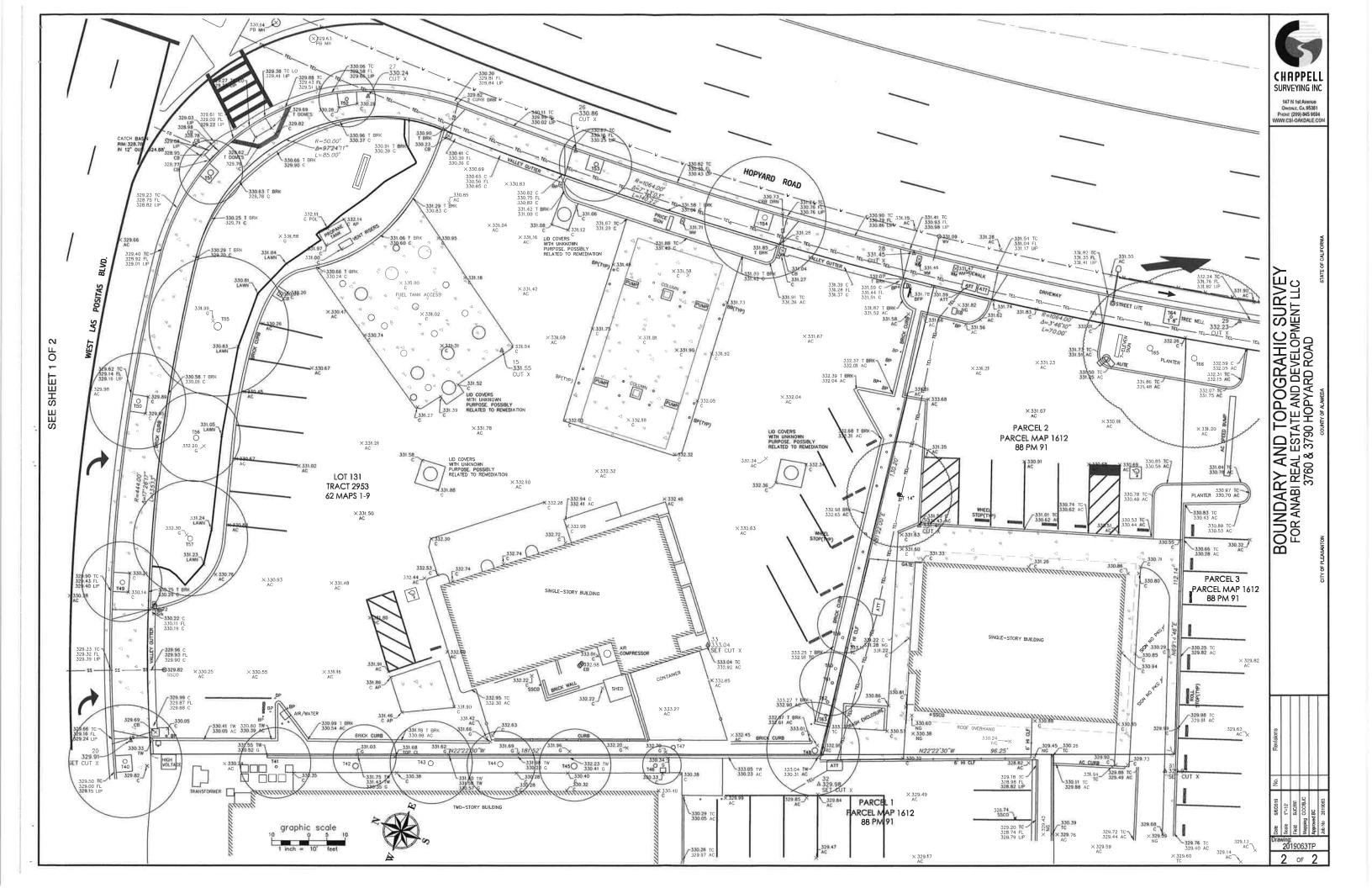


CHAPPELL SURVEYING INC

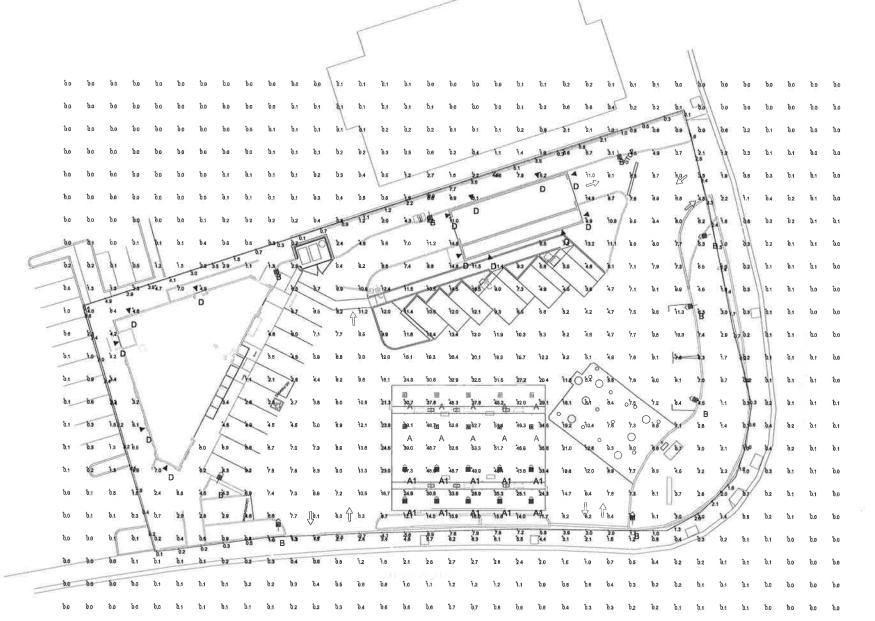
147 N 1st Avenue Owone, Cn 95361 Phote (209) 845 9694 NWW.CSI-OAKDALE CO

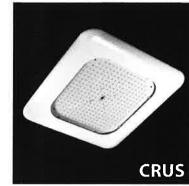
BOUNDARY AND TOPOGRAHIC SURVEY FOR ANABI REAL ESTATE AND DEVELOPMENT LLC 3760 & 3790 HOPYARD ROAD

2019063TP 1 of 2



variable field conditions. Calculations de Intl Include obstructions such as our cable, liendecapiling, or any other architectural elements unless noted, include noted does not include mounting hardware or poles. This drawing is for phote evaluation purposes only and should not be used as a construction document document for ordering product.









Calculation Summary							
Label	CalcType	Units	Avg	Mex	Min	Avg/Min	Max/Mln
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	1.67	2.19

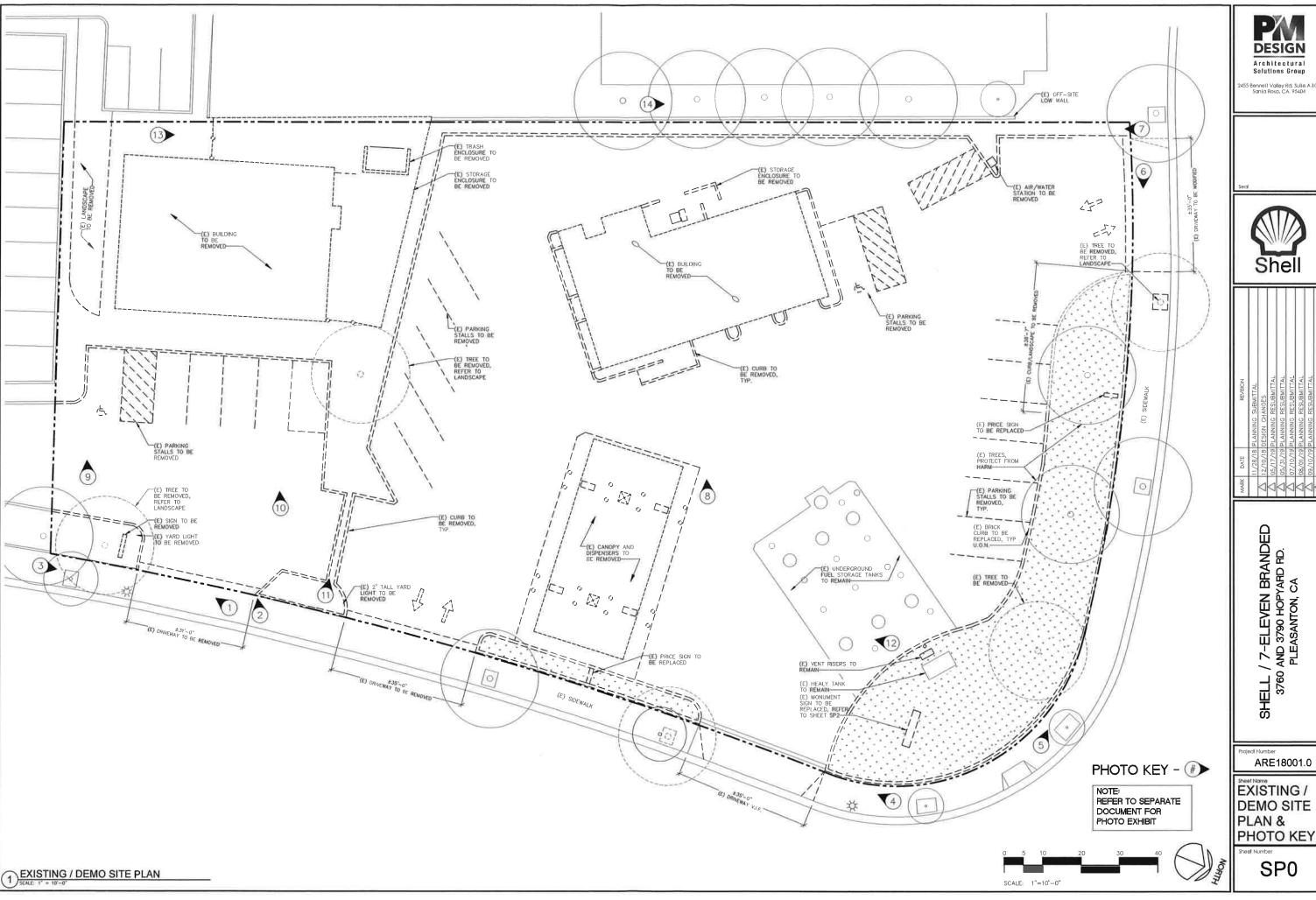
Luminaire Sched	dule	12					
symbol	Qty	ty Label	Arrangement	Description	LLF	Arr. Lum. Lumens	Arr. Watts
	10	Α	SINGLE	CRUS-SC-LED-SS-50 - 15' MH	1.000	13674	97.9
	10	A1	SINGLE	CRUS-AC-LED-SS-50 - 15' MH	1.000	11595	98.8
>	9	В	SINGLE	SLM-LED-18L-SIL-FT-UNV-DIM-50-70CRI-CLR-IL ON 18' POLE + 2' BASE	1.000	12568	148.5
	2	С	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



JOB NO. RCI-0024

ANABI OIL/SHELL/7-11 3720 HOPYARD RD PLEASANTON, CA

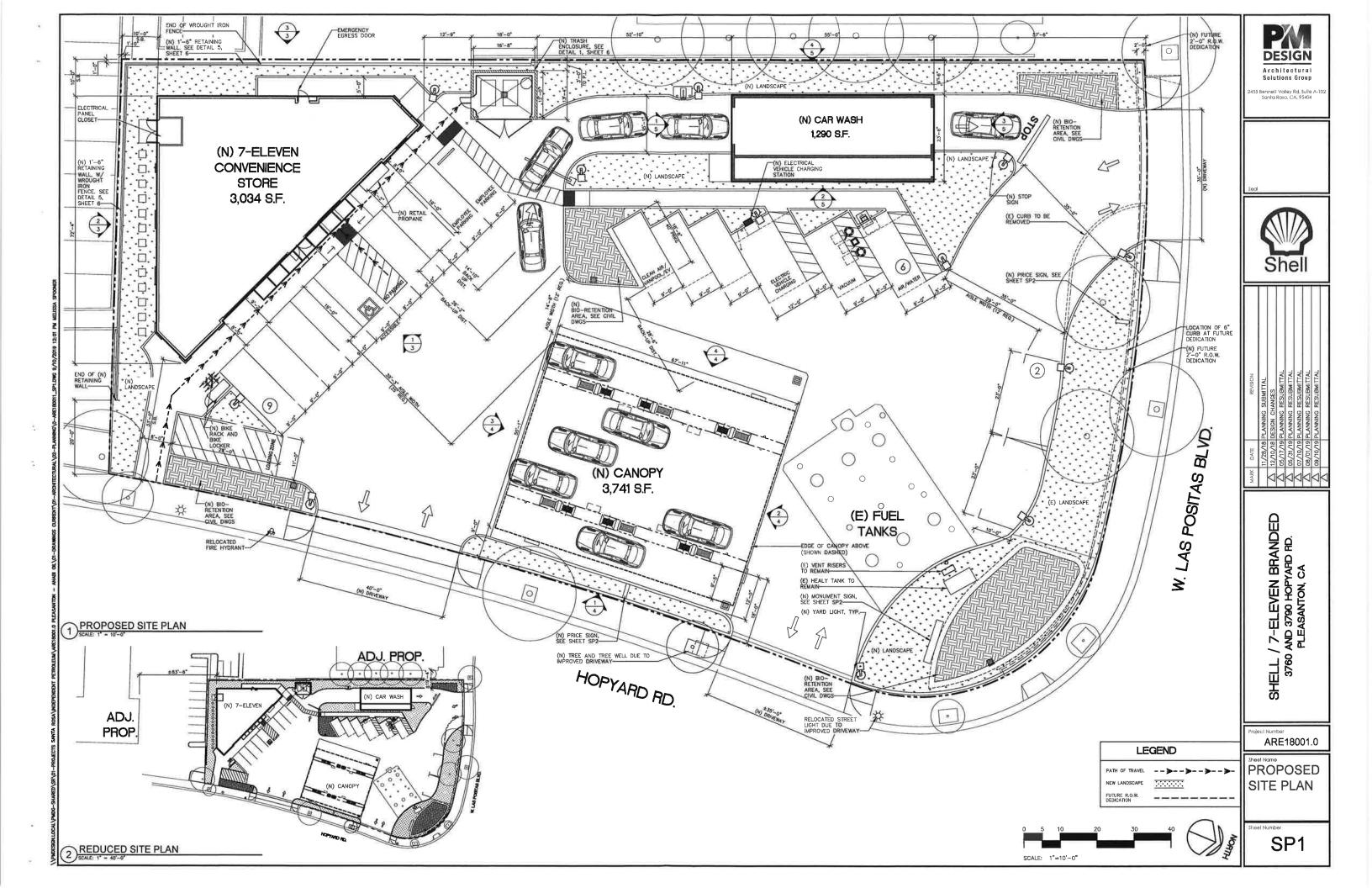
Total Project Watts



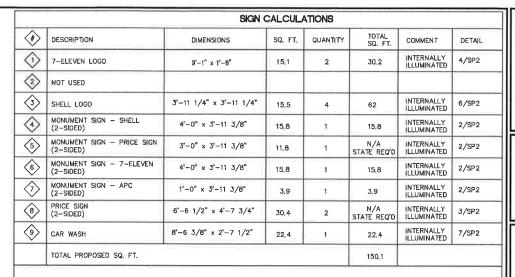
DESIGN

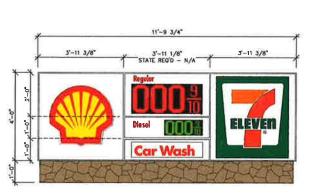
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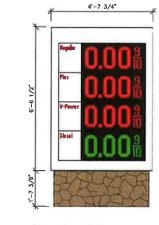
EXISTING / DEMO SITE



	<u></u>	
IN) 7-ELEVEN COMVENIENCE STORE	00 CA	RI WASH
* * *		W. LAS POSITAS BLVD.
SIGNAGE PLAN SCALE: 1" = 20"-0"	HOPYARD RD.	10 20 40 60 80 ALE: 1"=20'-0"

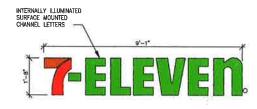




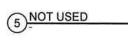


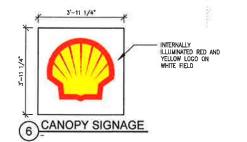
2 MONUMENT SIGN

3 PRICE SIGN



BUILDING SIGN - 7-ELEVEN LOGO







(7) CAR WASH BUILDING SIGN

DESIGN
Architectural
Solutions Group
2455 Bennell Valley Rd, Sulte A-I
Sonla Rosa, CA, 95404

eal

Shell

| MARK | DATE | REVISION | 11/28/18 | PLANNING SUBMITTAL | 12/10/18 | DESIGN CHANGES | 12/10/18 | DESIGN CHANGES | OS/17/19 | PLANNING RESUBMITTAL | OS/10/19 | PLANNING RESUBMI

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

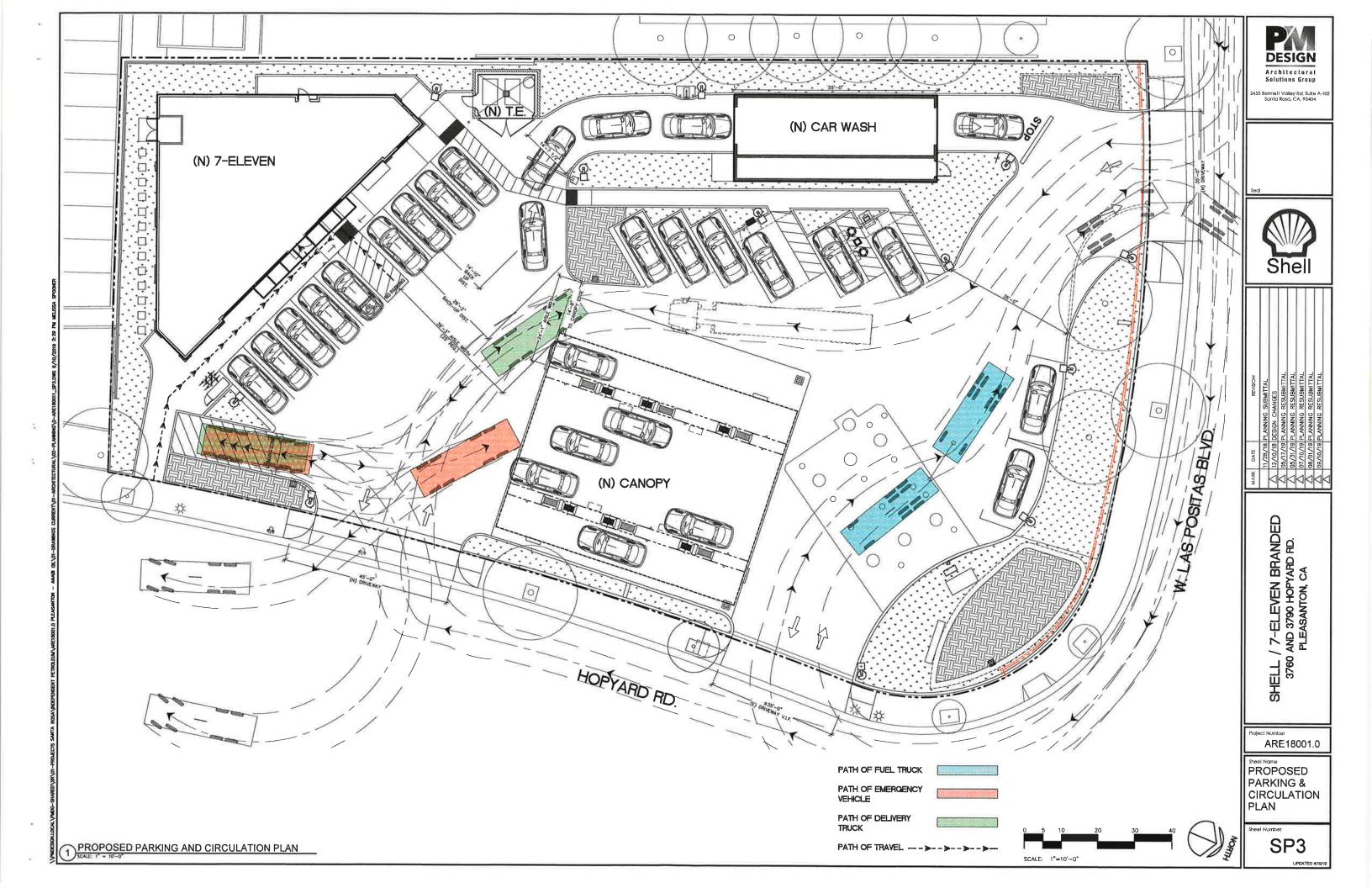
Project Number

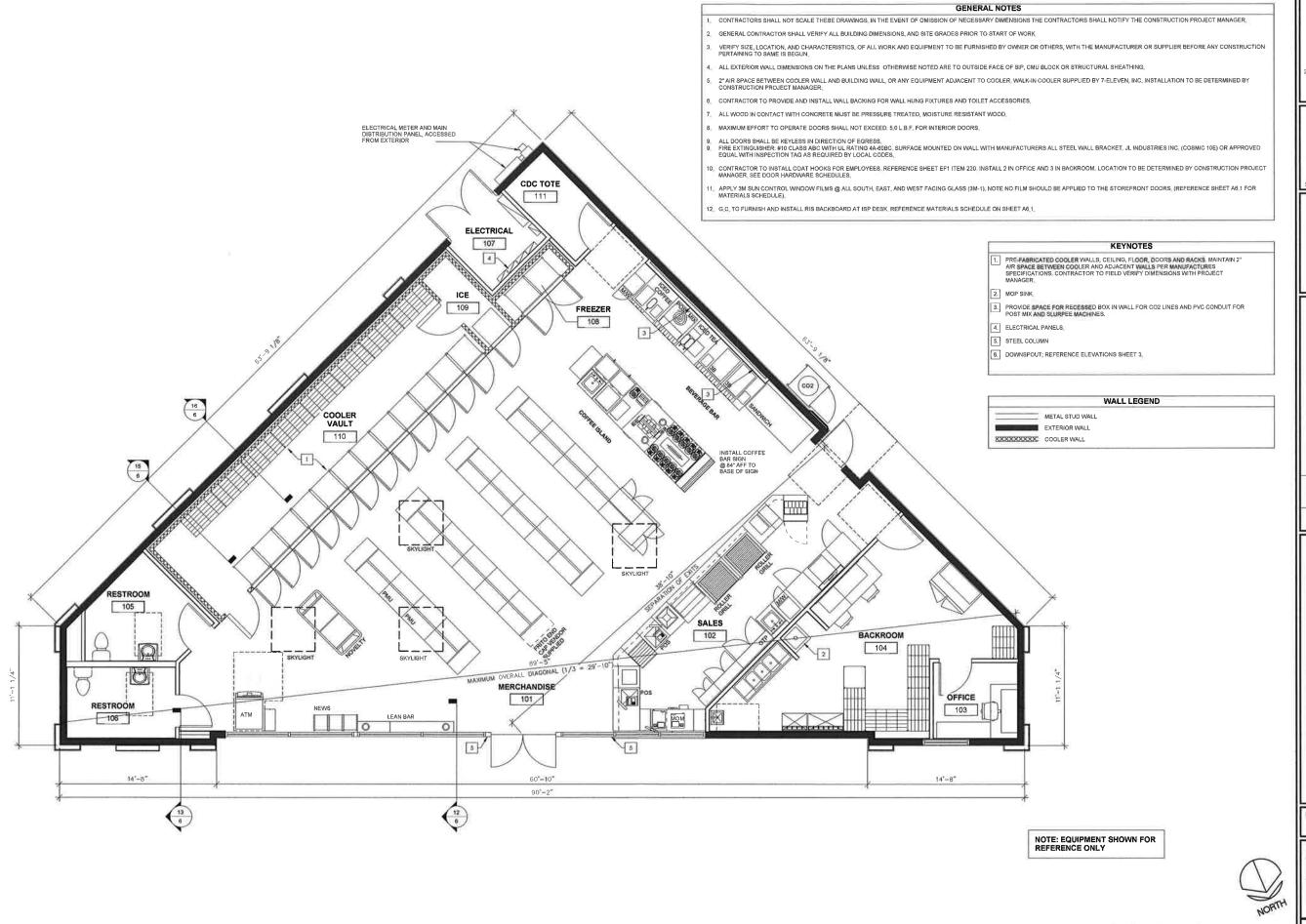
ARE18001.0

PROPOSED SIGNAGE PLAN

Sheel Number

SP2





Architectural Solutions Group

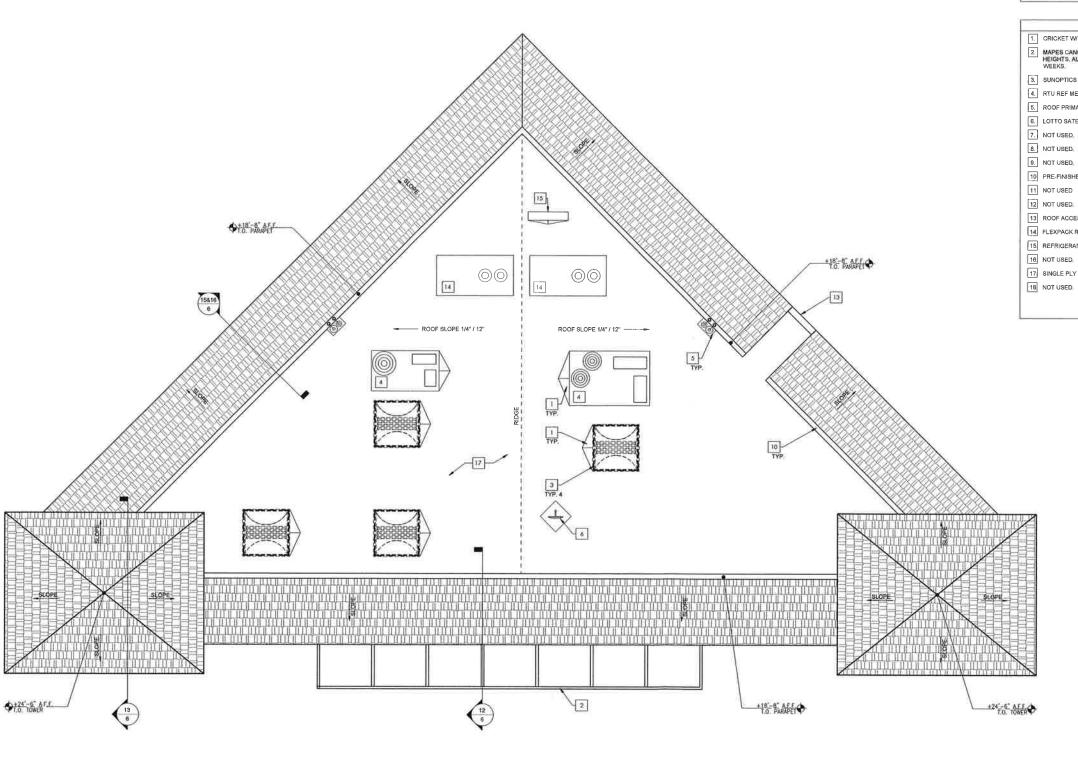


/ 7-ELEVEN BRANDED AND 3790 HOPYARD RD. PLEASANTON, CA SHELL /

ARE18001.0

PROPOSED FLOOR PLAN

SCALE: 1/4"=1"-0"





CONTRACTOR TO RESERVE SPECIFIED MAPES CANOPY UPON BEING AWARDED THE BID TO ENSURE AVAILABILITY AND TIMELY INSTALLATION, SUBSTITUTIONS ARE NOT PERMITTED.

KEYNOTES

1. CRICKET W/ TAPERED INSULATION TYP.

2. MAPES CANOPY COMES IN 5°-0" SECTIONS AND 24" HANGER ROD HEIGHTS, ALL CUSTOM CANOPY DESIGNS HAVE A LEAD TIME OF 7-8 WEEKS.

3. SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES, TYP.

4. RTU REF MECHANICAL SHEETS.

5. ROOF PRIMARY AND OVERFLOW ROOF DRAINS.

6. LOTTO SATELLITE DISH

10 PRE-FINISHED METAL CAP FLASHING - DARK BRONZE TYP.

13 ROOF ACCESS REF: MATERIAL SCHEDULE

14 FLEXPACK REF MECHANICAL SHEETS.

15. REFRIGERANT PIPE PORTAL

17 SINGLE PLY ROOFING OVER SIPS PANELS; REF., SHEET A6,1 (MR-1).

DESIGN Architectural Solutions Group

55 Bennett Valley Rd. Suite A-10 Santa Rosa, CA. 95404





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	
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Sheel Name PROPOSED **ROOF PLAN**

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

SCALE: 1/4"=1-0"



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155 Bennell Valley Rd. Suite A-10:

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Shell

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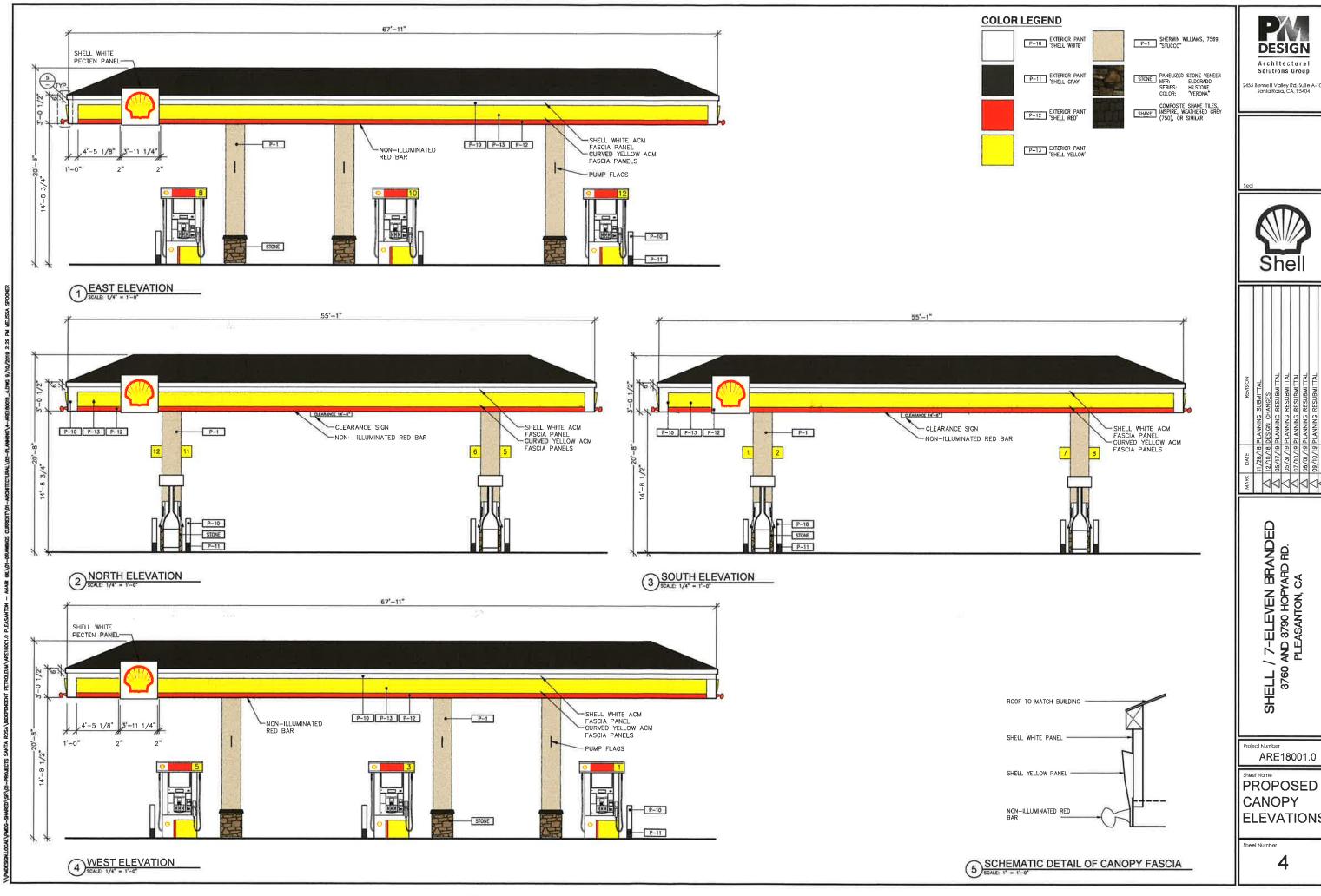
Project Number

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ELEVATIONS

Sheel Number

3



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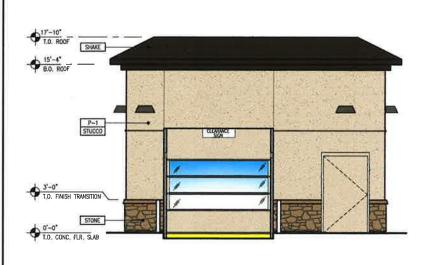
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PROPOSED CANOPY **ELEVATIONS**



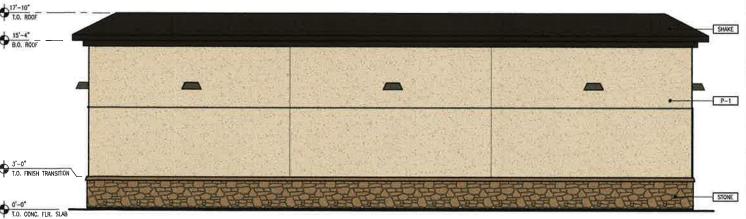
SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



WEST ELEVATION

GENERAL NOTES

COLOR LEGEND

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

P-1 SHERWIN WILLIAMS, 7569, "STUCCO"

P-3 SHERWIN WILLIAMS, ####.
COLOR TO MATCH WAINSCOT

PANELIZED STONE VENEER
MFR: ELDORADO
SERIES: HILSTONE
COLOR: "VERONA"

COMPOSITE SHAKE TILES, INSPIRE, WEATHERED GREY (750), OR SIMILAR



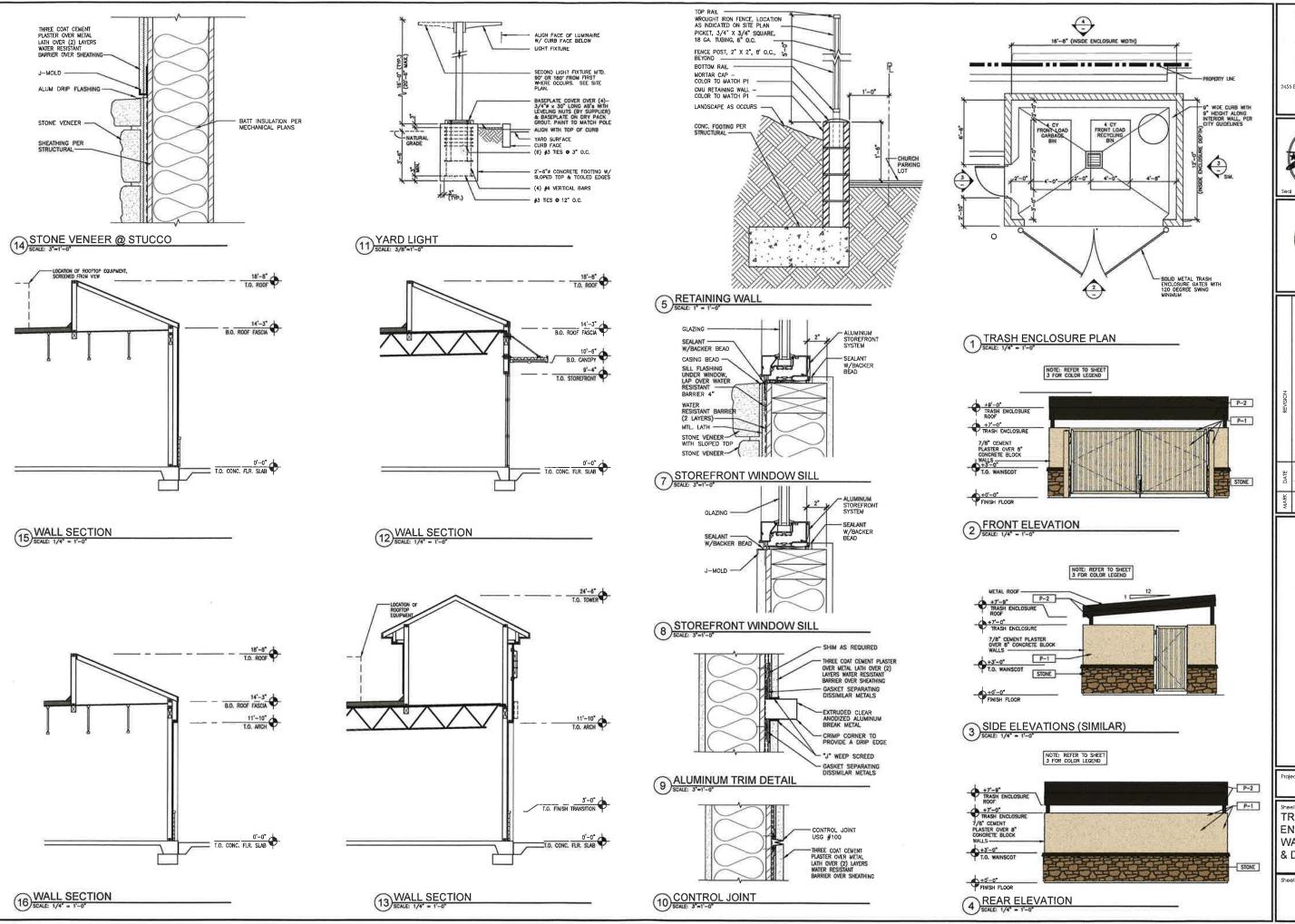


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CARWASH ELEVATIONS

5



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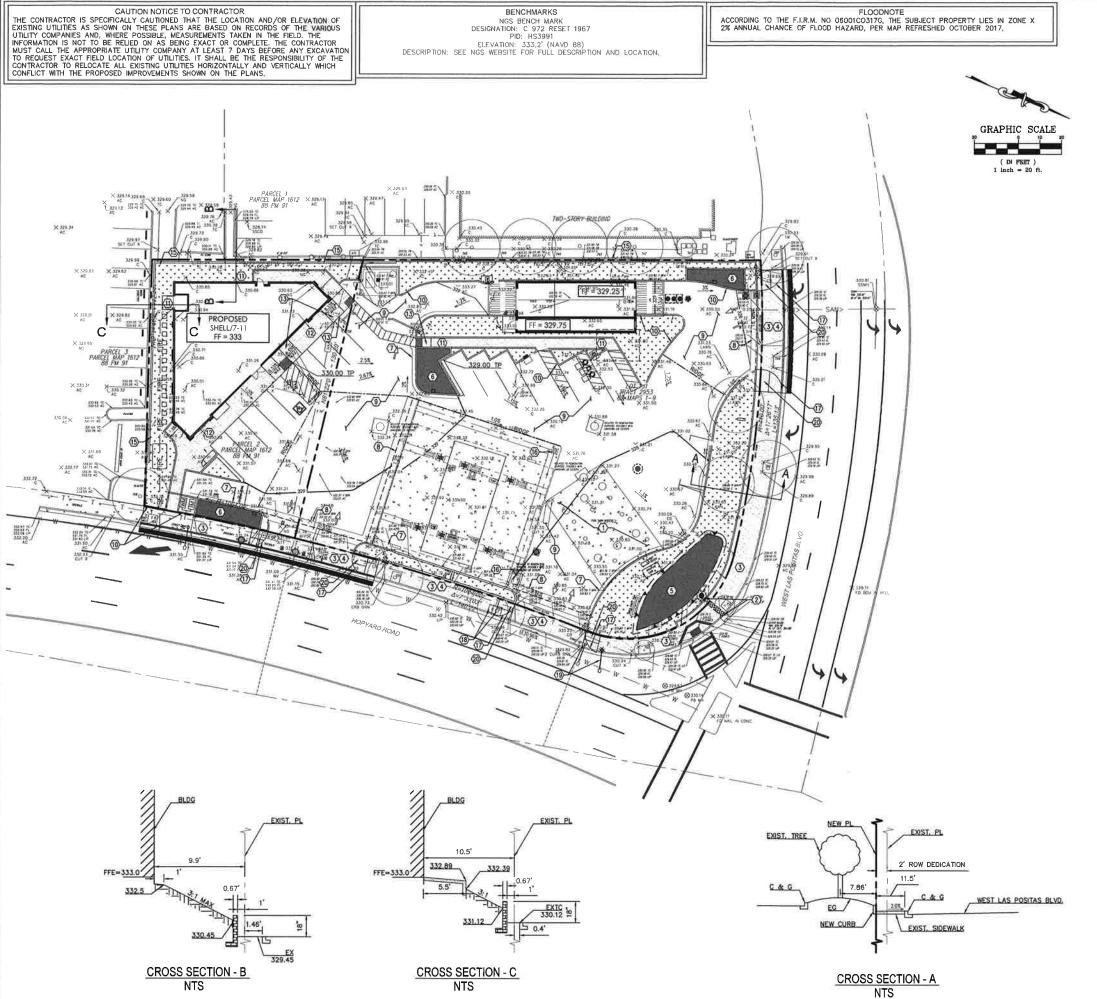
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TRASH ENCLOSURE, WALL SECTIONS & DETAILS

Sheet Number

6



LEGEND:

PROPERTY LINE PROPOSED CURB & GUTTER

— — LIMITS OF FULL DEPTH SAWCUT

— — XXX — — EXISTING CONTOUR _____XXX_____ PROPOSED CONTOUR

→ ADA RAMP BOLLARD

O O GREASE TRAP CLEAN-OUT __ TRAFFIC/HANDICAP SIGN DOUBLE CLEAN-OUT GM GAS METER DIRECTIONAL SIGN

□ SPEAKER BOX ■ MENU BOARD

LIGHT POLE

□ BUILDING UP LIGHTS AREA DRAIN HP HIGH POINT

SWT STORM WATER TREATMENT
GB GRADE BREAK
LIP LIP OF GUTTER OR SWALE XXXXX EX EXISTING SPOT ELEVATION

XXXX TP TOP OF PAVEMENT ELEVATION XXXXX TC TOP OF CURB
XXXX GT GUTTER (FLOWLINE, OR
BOTTOM OF CURB AS APPLICABLE) W XXXX GR GROUND

XXXX FF FINISH FLOOR XXXX FF FINISH FLOOR

XXXX INV INVERT

SELE-TREATING AREA (LANDSCAPE AREAS)



BIORETENTION (SWT) WITH SIDE SLOPES (SEE DETAIL)

WATER METER

DRAINAGE SLOPE AND DIRECTION

XXXXX SW SIDEWALK

XXXX INV INVERT XXXX SW SIDEWALK

XXXXX TG TOP OF GRATE

XXXXX TG TOP OF GRATE

IRRIGATION METER

MANHOLE

CURB INLET

KEY NOTES:

EXISTING DRIVEWAY AND OR SIDEWALK TO REMAIN.

 $\ensuremath{\textcircled{2}}\xspace$ remove and replace sidewalk in kind for installation of stormdrain line,

3 REMOVE DRIVEWAY AND OR SIDEWALK TO INSTALL NEW SIDEWALK PER CITY

(4) TYPE "C DRIVEWAY FER 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)

CURB AND GUTTER.

(B) CONCRETE SWALE.

(9) AC PAVING.

10 PLANTER CURB,

(1) CONCRETE SIDEWALK.

12 RAISED CONCRETE SIDEWALK. (13) CURB RAMP

(14) NOT USED

15 RETAINING WALL

(6) SAFE DRAIN TO CATCH ACCIDENTAL SPILLS.

(T) REMOVE END OF EXISTING DRIVEWAY, INSTALL NEW TYPE "C" DRIVEWAY RADIUS CITY OF PLEASANTON STANDARD DETAIL DWG NO. 108. DEPTH OF SIDEWALK TO MATCH

(18) RELOCATE TREE WELL.

(9) RELOCATE STREET LIGHT.

5% MAX SLOPE FROM SIDEWALK TO DRIVEWAY.

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

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Sheet Name **PRELIMINARY GRADING PLAN**

C 300

Call before you dig.

CAUTION NOTICE TO CONTRACTOR 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

----xxx-----PROPOSED CONTOUR GAS LINE — SAN> — SANITARY SEWER LINE

GAS LINE — DOM — DOMESTIC WATER LINE

FIRE LINE — T — TELEPHONE LINE ---- GAS -------- FIRE ---- FIRE LINE

ADA RAMP

 BOLLARD TRAFFIC/HANDICAP SIGN ☐ DIRECTIONAL SIGN

SPEAKER BOX ☐── MENU BOARD LIGHT POLE

BUILDING UP LIGHTS AREA DRAIN

O O GREASE TRAP

CLEAN-OUT OD DOUBLE CLEAN-OUT

GM 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

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.

(B) POINT OF CONNECTION AT EXISTING WATER LINE. MANIFOLD WATER SERVICE PER CITY OF PLEASANTON STANDARD DETAILS, DWG. NO. 305

DOMESTIC WATER METER PER CITY OF PLEASANTON STANDARD DETAILS, DWG. NO. 301.

10 DOMESTIC WATER LINE. (SEE NOTE FOR SIZE)

(II) DOMESTIC WATER LINE POINT OF CONNECTION,

(12) WATER LINE POINT OF CONNECTION AT CARWASH.

(3) 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,.

(6) 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.

STORM DRAIN LINE PER CITY STANDARDS.

(2) STORM DRAIN MANHOLE PER CITY OF PLEASANTON STANDARD DETAIL

STORM DRAIN MANHOLE PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO. 203.

3 SDR-35 PVC STORM DRAIN LINE.

② OVERFLOW DRAIN, SEE DETAILS ON SHEET C700.

25 STORM DRAIN INLET.

26 CONTECH STORMFILTER.

STORMORAIN LINE CONNECTION TO CANOPY.

3 SAFE DRAIN TO CATCH ACCIDENTAL SPILLS.

29 FIRE LINE POINT OF CONNECTION.

(30) 6" DIP CLASS 52 FIRE LINE:

(3) 6" ABOVE GROUND FIRE LINE, DCDA, AND FDC PER CITY OF PLEASANTON STANDARD DETAIL DWG. NO 704.

(32) EXISTING STREET LIGHT TO BE RELOCATED.

33) RELOCATED STREET LIGHT.





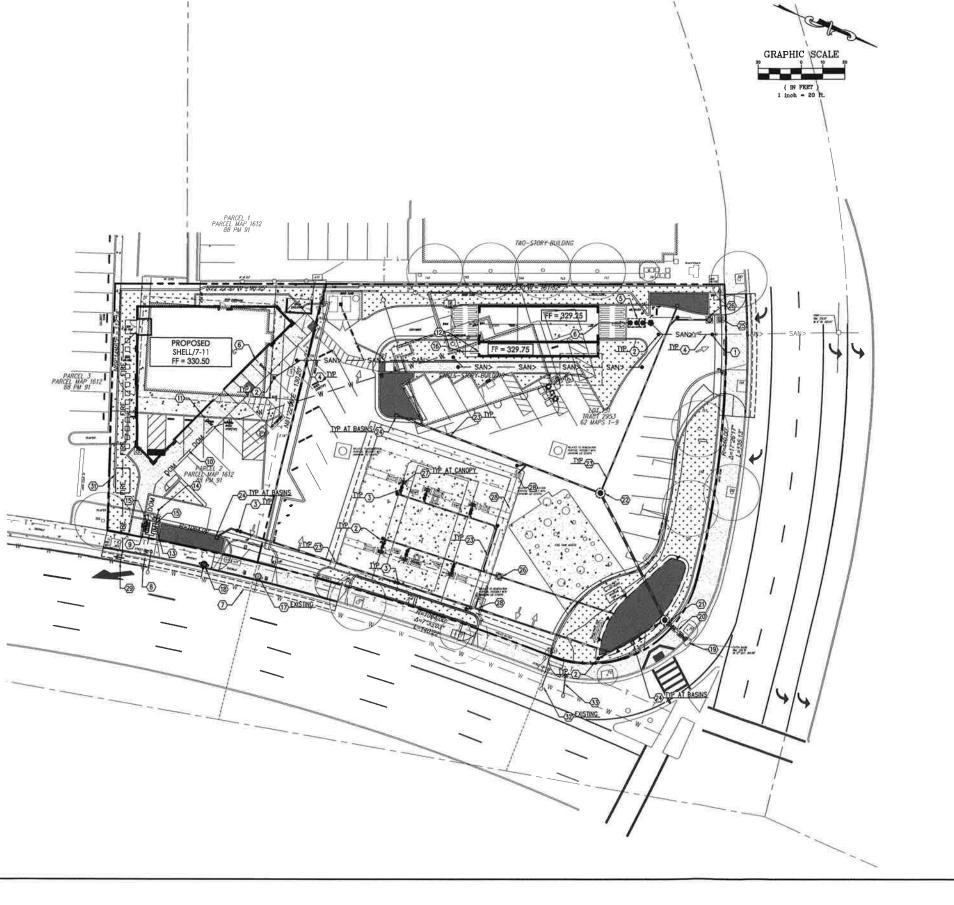
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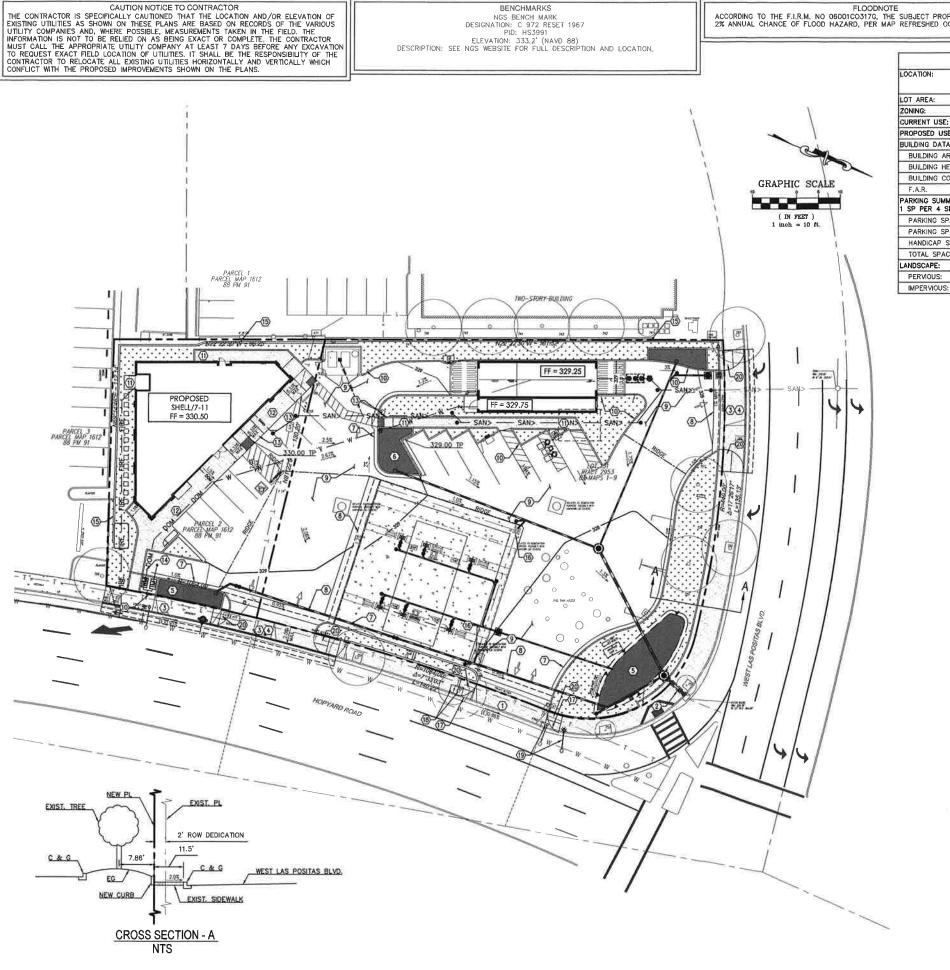
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PRELIMINARY UTILITY AND STORM DRAIN PLAN

Know what's below.

C 600

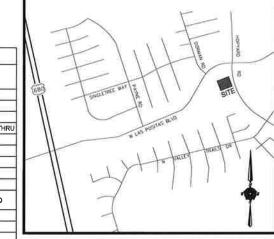




FLOODNOTE

ACCORDING TO THE F.L.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. (8	8,300 S.F.)			
ZONING:	ZONING - PI	SC			
CURRENT USE:	VACANT				
PROPOSED USE:	RESTAURANT	/W DRIVE-THRI			
BUILDING DATA:					
BUILDING AREA	6,940 S.F.				
BUILDING HEIGHT	27'-3" (1 STORY)				
BUILDING COVERAGE	7.86%				
F.A.R.	12.7:1				
PARKING SUMMARY: 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			
LANDSCAPE:					
PERVIOUS:	16.155 S.F.				



LOCATION MAP NOT TO SCALE

LEGEND:

PROPERTY LINE PROPOSED CURB & GUTTER
LIMITS OF FULL DEPTH SAWCUT ____

PARKING SPACES # FIRELANE STOP

å. HANDICAP SPACES ADA RAMP

 BOLLARD TRAFFIC SIGN BOLLARD MOUNTED HANDICAP SIGN D SPEAKER BOX

O O GREASE TRAP CLEAN-OUT

DOUBLE CLEAN-OUT GAS METER WATER METER IRRIGATION METER MANHOLE CURB INLET

LIGHT POLE □ BUILDING UP LIGHTS

AREA DRAIN

SITE KEY NOTES:

── MENU BOARD

- 1 CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
- (2) TAPER CURB TO MATCH EXISTING.
- 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
- (D) STOP BAR. (PER LOCAL CODES)
- 11) DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
- (12) PARKING STALL STRIPING. (PER LOCAL CODES)
- (3) 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'.
- (4) PEDESTRIAN/HANDICAP CROSSWALK STRIPING. HANDICAP STRIPING & SYMBOL (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)

 HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- (17) BOLLARD.
- (18) PROPOSED LIGHT POLE.
- (19) MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
- DUMPSTER ENCLOSURE (PER ARCHI PLANS) 2) PROPOSED PAD MOUNTED TRANSFORMER.
- 22 "STOP" SIGN.
- (3) "THANK YOU" AND "DO NOT ENTER" SIGN. 4 LANDSCAPE AREA. (PER LANDSCAPE PLAN)
- 25) BUILDING LIGHTS.
- (26) MENU BOARD AND SPEAKER BOX
- (27) PREVIEW MENU BOARD.
- 28 DIRECTIONAL SIGN FOR DRIVE THRU. 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)









REVISION	11/28/18 PLANNING SUBMITTAL	GN CHANGES	05/17/19 PLANNING RESUBMITTAL	05/31/19 PLANNING RESUBMITTAL	07/10/19 PLANNING RESUBMITTAL	08/01/19 PLANNING RESUBMITTAL	
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/ 7-ELEVEN BRANDED 3720 HOPYARD RD. PLEASANTON, CA SHELL

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SITE PLAN

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SHELL / 7-ELEVEN BRANDED SITE #T.B.D. 3720 HOPYARD RD. PLEASANTON, CA

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PRELIMINARY LANDSCAPE PLAN

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









