



SITE PLAN 1



SITE PLAN 2



SITE PLAN 3



CAR WASH: FRONT ELEVATION



CAR WASH: REAR ELEVATION



CAR WASH: LEFT ELEVATION



RESTAURANT SHELL: FRONT ELEVATION



RESTAURANT SHELL: SIDE ELEVATION



RESTAURANT SHELL: REAR ELEVATION



RETAIL SHELL: LEFT ELEVATION



RETAIL SHELL: FRONT ELEVATION



RETAIL SHELL: RIGHT ELEVATION

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- B1.2.0 BUILDING 1 RESTAURANT SHELL EXTERIOR ELEVATIONS
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- L1.3 BUILDING 3 LANDSCAPE PLAN

DIRECTORY OF CONTACTS

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925.529.0901

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CONTACT: CONRAD DE JESUS
415.492.2841 / CONRAD@GREENLIGHTARCH.COM

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3530 KEVIN PLACE
CONCORD, CA 94519
CONTACT: MARK SCHROEDER
925.550.7232 / BEARENGINEERINGGROUP@YAHOO.COM

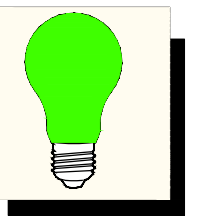
STRUCTURAL: NES CONSULTANTS
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CONTACT: BETTY NGOC
510.962.2008 / NHPHAM.STRUCTURAL@GMAIL.COM

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

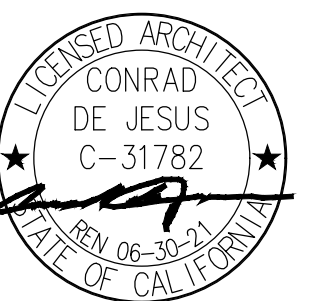
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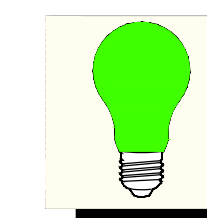
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Scale: _____ Issue Date: _____
Drawn By: CED Reviewed By: CED
Sheet: _____ of _____

A0.0.0

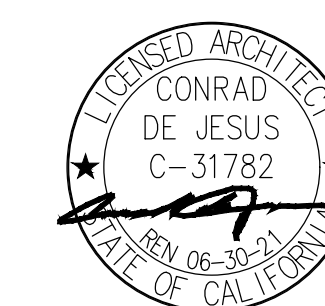
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**PRELIMINARY
ARCHITECTURAL
SITE PLAN**

Scale: See Dwg Issue Date:
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Sheet: of

AS1.0.0



RESTAURANT SHELL: COLORED RENDERING



CAR WASH: COLORED RENDERING



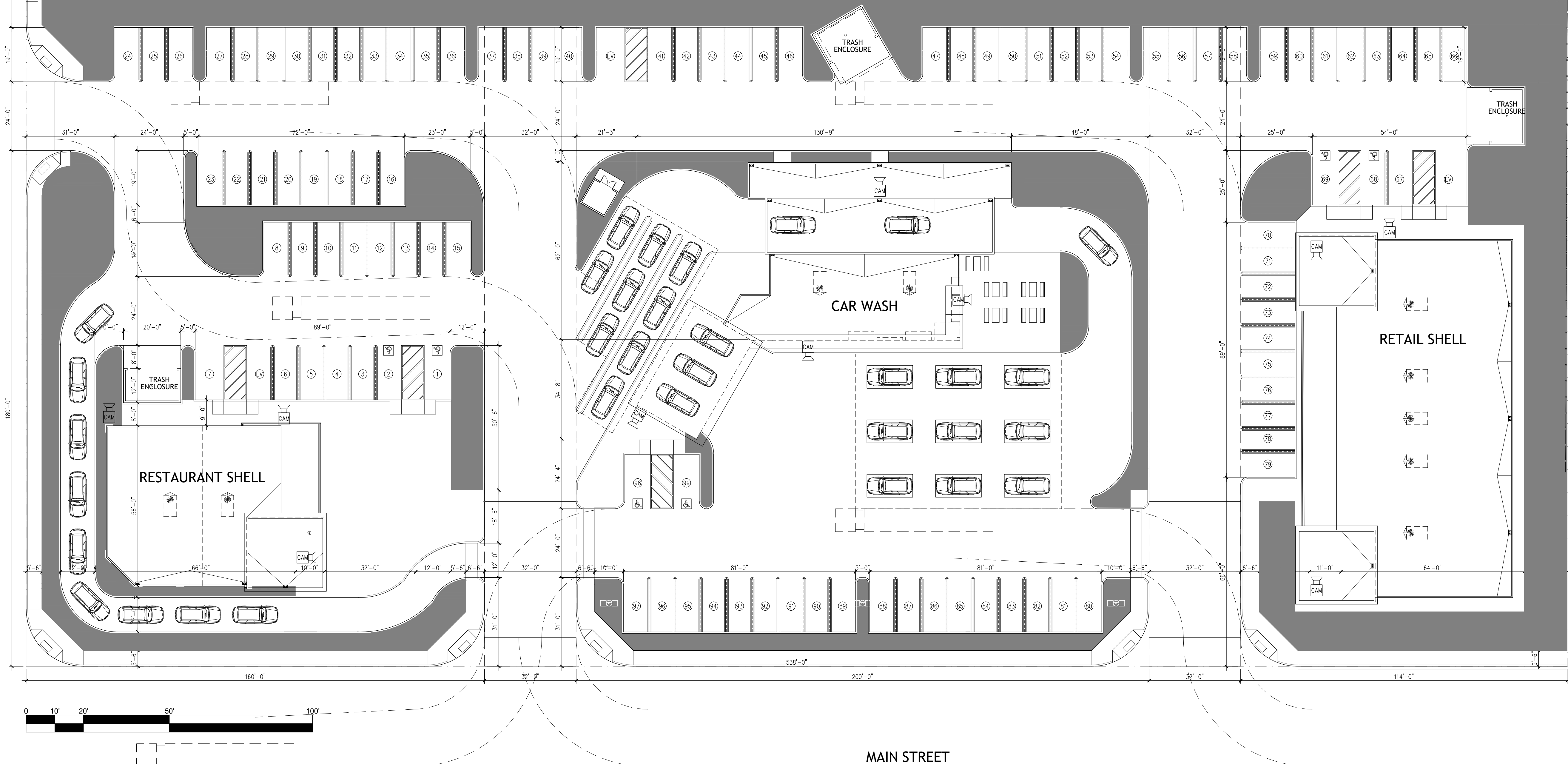
RETAIL SHELL: COLORED RENDERING

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

SITE INFORMATION	AREA CALCULATIONS	PARKING ANALYSIS	VICINITY MAP																																							
1. SCOPE OF WORK: THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A 4.55 ACRE PARCEL IN A GENERAL COMMERCIAL ZONE. 2. THE FOLLOWING BUILDINGS ARE PROPOSED: A. COLD SHELL FOR FUTURE RESTAURANT B. CAR WASH SHELL AND TENANT IMPROVEMENT C. COLD SHELL FOR FUTURE RETAIL 3. NO EASEMENTS ARE PROPOSED. 4. EXTERIOR SECURITY CAMERAS:	PARCEL: 4.562 ACRES / 198,705 SQ. FT. BUILDINGS AREA: RESTAURANT SHELL: 3,646 SQ. FT. CAR WASH: 2,024 SQ. FT. CARWASH TUNNEL: 1,600 SQ. FT. DETAILING GARAGE: 955 SQ. FT. MECHANICAL: 1,110 SQ. FT. RESTAURANT SHELL: 5,668 SQ. FT. RETAIL SHELL: 8,000 SQ. FT. TOTAL: 17,314 SQ. FT. HARDSCAPE: 86,400 SQ. FT. LANDSCAPE: 21,017 SQ. FT. DETENTION AREA: 73,974 SQ. FT.	<table border="1"> <thead> <tr> <th>BUILDINGS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>RESTAURANT SHELL:</td> <td>25</td> <td>26</td> </tr> <tr> <td>CAR WASH:</td> <td>10</td> <td>10</td> </tr> <tr> <td>RETAIL SHELL:</td> <td>54</td> <td>63</td> </tr> <tr> <td>TOTAL:</td> <td>89</td> <td>99</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>ACCESSIBLE PARKING</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>RESTAURANT SHELL:</td> <td>1</td> <td>2</td> </tr> <tr> <td>CAR WASH:</td> <td>1</td> <td>2</td> </tr> <tr> <td>RESTAURANT/RETAIL SHELL:</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>EV CHARGING STATIONS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>RESTAURANT SHELL:</td> <td>0</td> <td>1</td> </tr> <tr> <td>CAR WASH:</td> <td>0</td> <td>1</td> </tr> <tr> <td>RESTAURANT/RETAIL SHELL:</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	BUILDINGS	REQUIRED	PROVIDED	RESTAURANT SHELL:	25	26	CAR WASH:	10	10	RETAIL SHELL:	54	63	TOTAL:	89	99	ACCESSIBLE PARKING	REQUIRED	PROVIDED	RESTAURANT SHELL:	1	2	CAR WASH:	1	2	RESTAURANT/RETAIL SHELL:	1	2	EV CHARGING STATIONS	REQUIRED	PROVIDED	RESTAURANT SHELL:	0	1	CAR WASH:	0	1	RESTAURANT/RETAIL SHELL:	0	1	
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CAR WASH:	0	1																																								
RESTAURANT/RETAIL SHELL:	0	1																																								

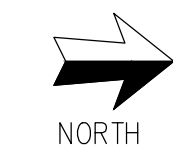
BROWNSTONE

RETENTION POND



MAIN STREET

PRELIMINARY SITE PLAN
 1" = 20'-0"

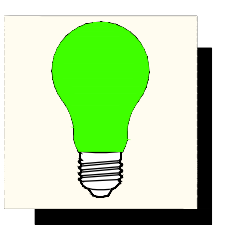


ADJACENT PROPERTY OWNER: GUIZHI WANG & BARRY J. BRESCIA

ADJACENT PROPERTY OWNER: VICKY SMITH

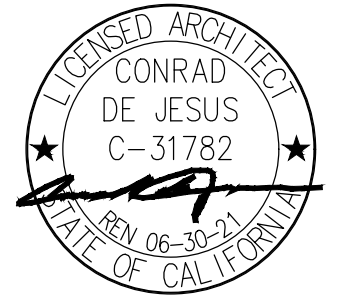
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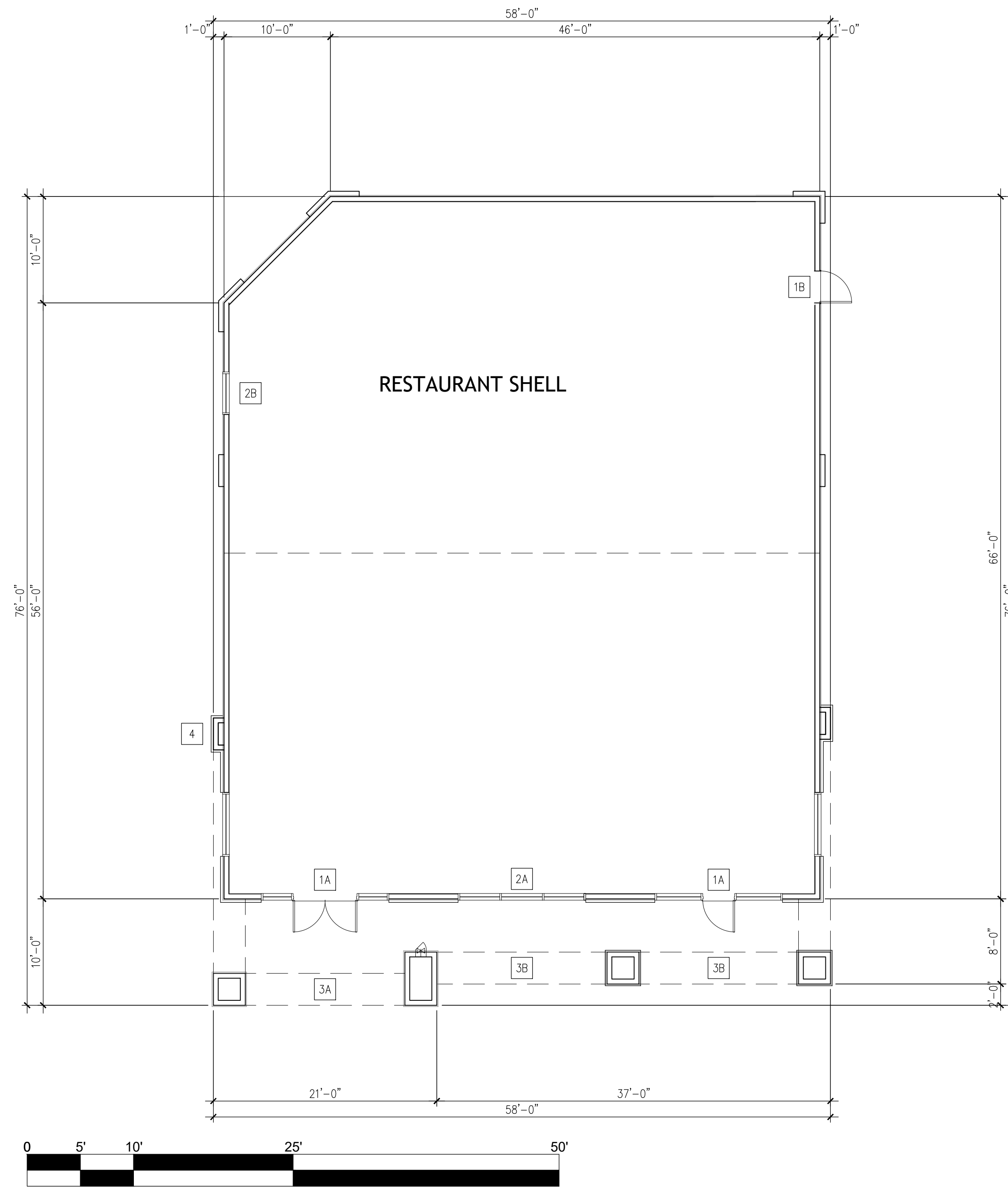
Approval Signature:

Title: Date:

PRELIMINARY ARCHITECTURAL SITE PLAN

Scale: See Dwg Issue Date:
 Drawn By: CED Reviewed By: CED
 Sheet: of

AS1.0.0



PRELIMINARY FLOOR PLAN

PARTITION KEYNOTES

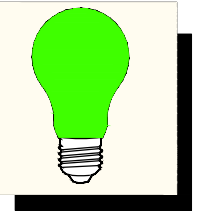
- 1 DOOR SYSTEM:
A. STOREFRONT
B. MTL.
- 2 WINDOWS:
A. STOREFRONT
B. 4040SL DRIVE-THRU WINDOW.
- 3 SOFFIT:
A. ARCHED
B. FLAT
- 4 COLUMN RECESS

AREA CALCULATIONS

RESTAURANT SHELL: 3,646 SQ. FT.

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200206		ADDENDUM 1

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**BUILDING 1
RESTAURANT SHELL
PRELIMINARY
PARTITION PLAN**

Scale: See Dwgs Issue Date:
Drawn By: CED Reviewed By: CED
Sheet: of

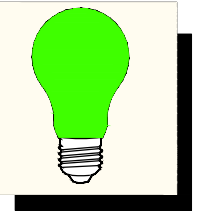
B1.1.0

ROOF KEYNOTES

- 1 TPO ROOF - WHITE
- 2 ROOF DRAIN
- 3 MECHANICAL UNIT
- 4 STANDING SEAM METAL ROOF

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	20.02.06	ADDENDUM 1

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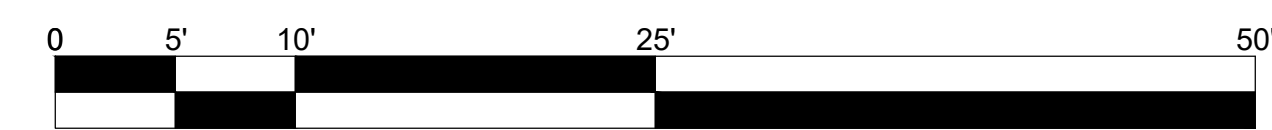
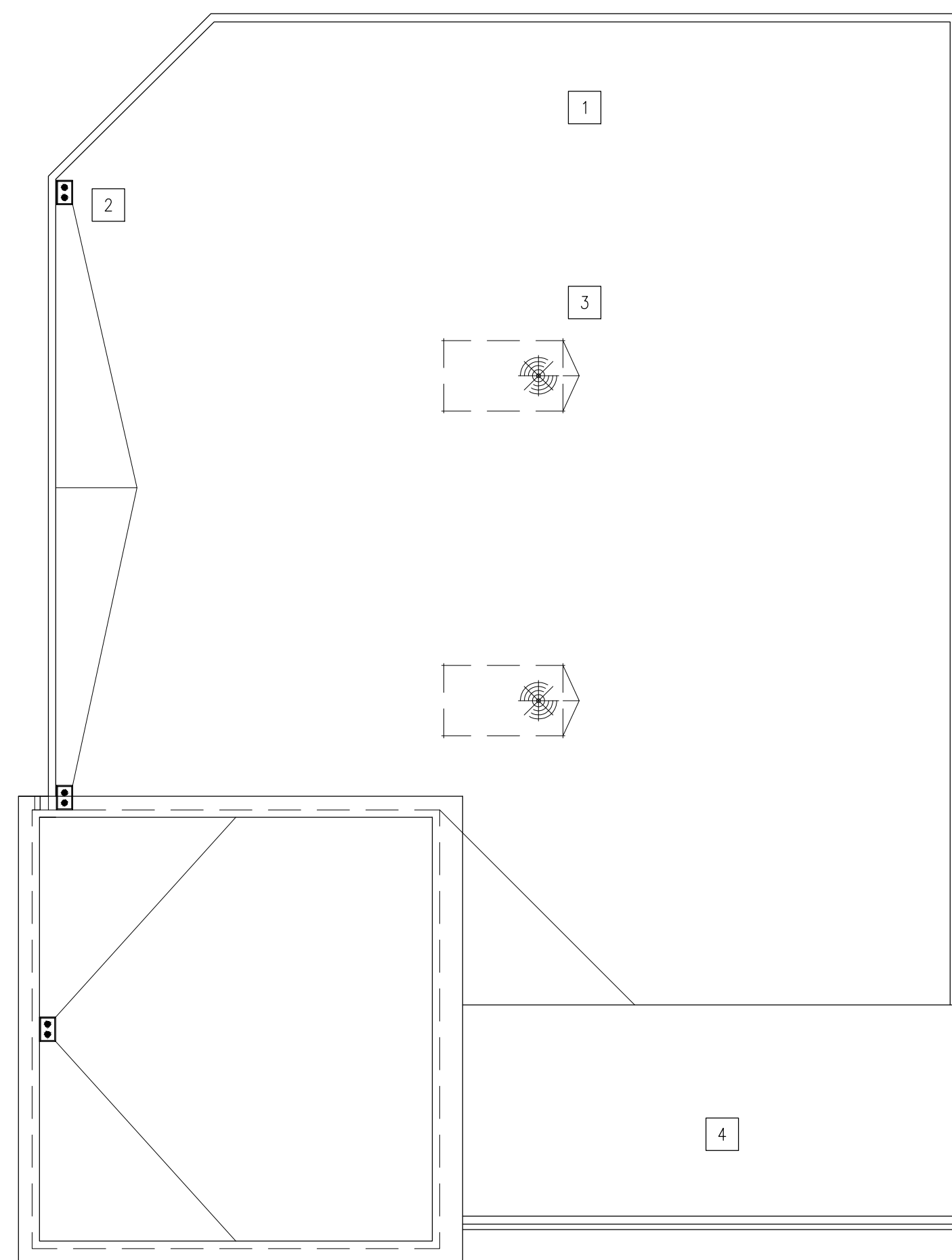
Approval Signature:

Title: _____ Date: _____

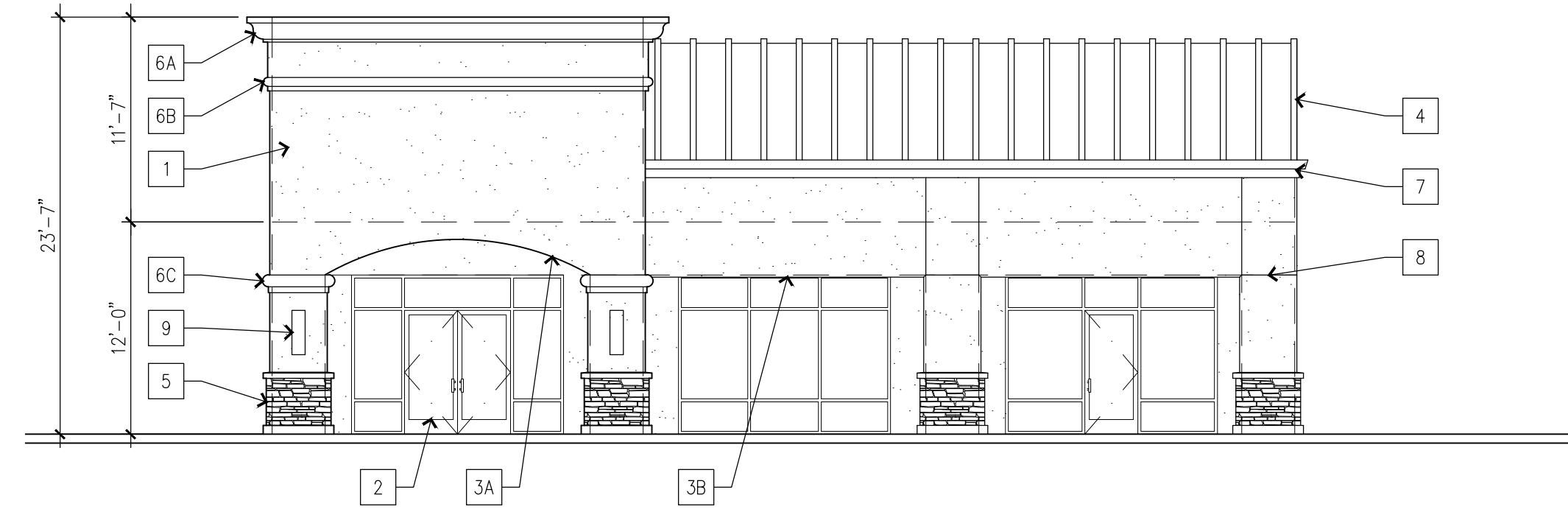
**BUILDING 1
RESTAURANT SHELL
PRELIMINARY
ROOF PLAN**

Scale: See Dwgs Issue Date:
Drawn By: CED Reviewed By: CED
Sheet: of

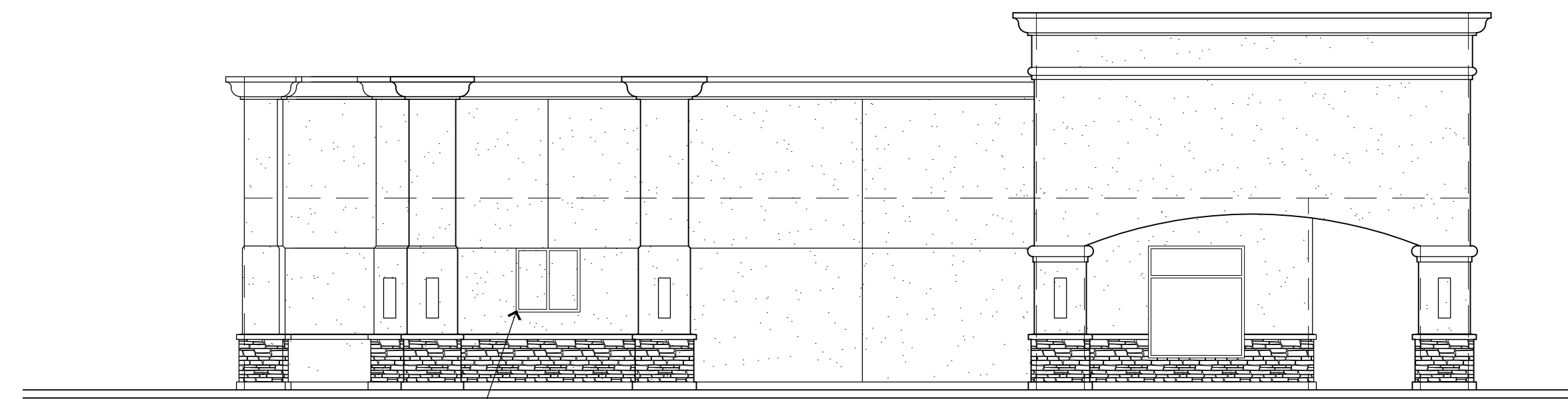
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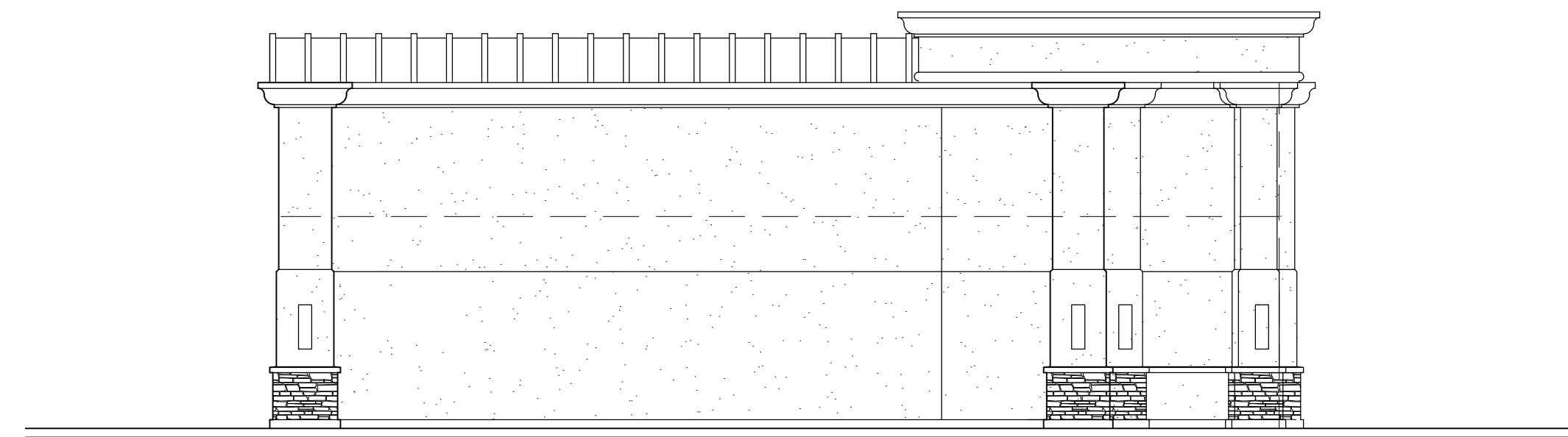
PRELIMINARY ROOF PLAN



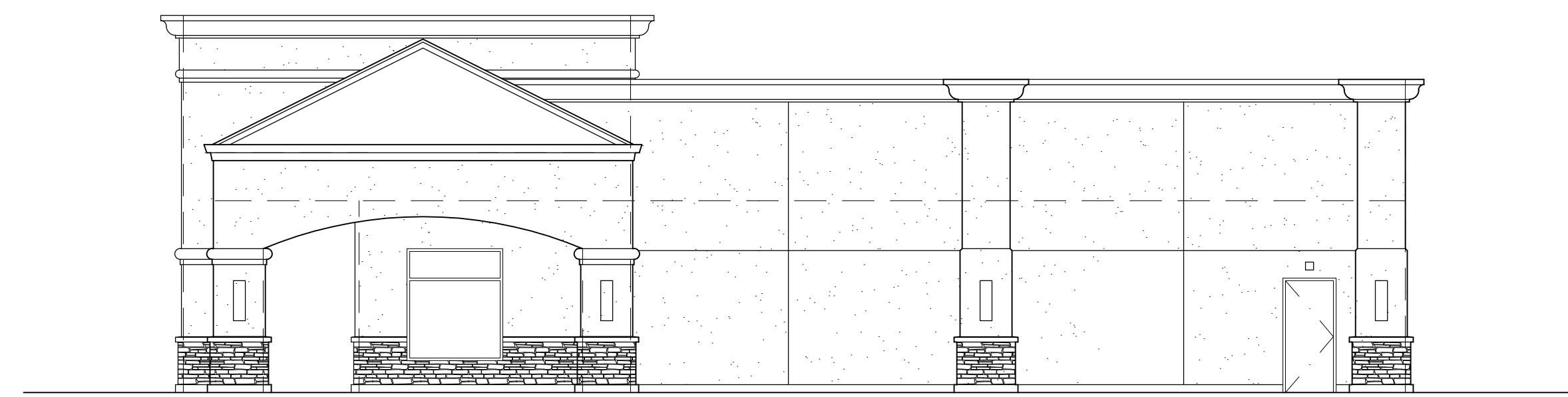
FRONT ELEVATION



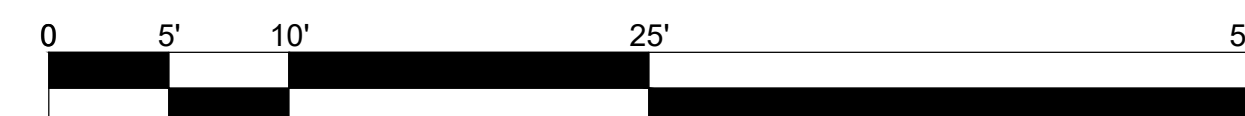
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ELEVATION KEYNOTES

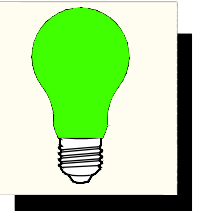
- 1 STUCCO FINISH
- 2 STOREFRONT DOOR/WINDOW SYSTEM
- 3 SOFFIT:
A. ARCHED
B. FLAT
- 4 STANDING SEAM METAL ROOF
- 5 WAINSCOT: STONE VENEER
- 6 STUCCO OVER FOAM:
A. PARAPET CAP
B. BELLY BAND
C. COLUMN CAP
- 7 4" GUTTER
- 8 CONTROL JOINT
- 9 COLUMN RECESS
- 10 4040SL DRIVE-THRU WINDOW.

AREA CALCULATIONS

RESTAURANT SHELL: 3,646 SQ. FT.

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**BUILDING 1
RESTAURANT SHELL
PRELIMINARY
EXTERIOR ELEVATIONS**

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Sheet: of

B1.2.0

PARTITION KEYNOTES

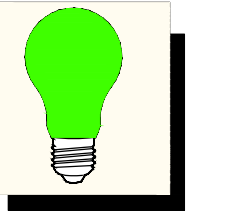
- 1 DOOR SYSTEM:
 - A. STOREFRONT
 - B. MTL.
 - C. 9'-0"H GARAGE DOOR
- 2 WINDOWS:
 - A. STOREFRONT
- 3 SOFFIT:
 - A. FLAT

AREA CALCULATIONS

CAR WASH:	
CONDITIONED SPACE:	2,024 SQ. FT.
CARWASH TUNNEL:	1,600 SQ. FT.
DETAILING GARAGE:	955 SQ. FT.
MECHANICAL:	1,110 SQ. FT.
	5,668 SQ. FT.

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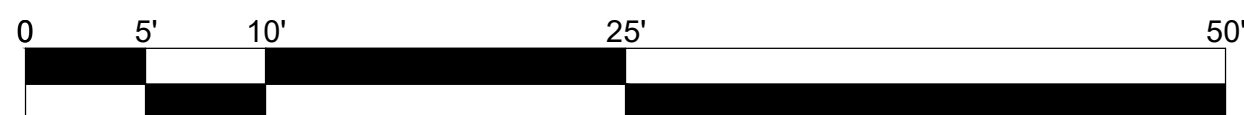
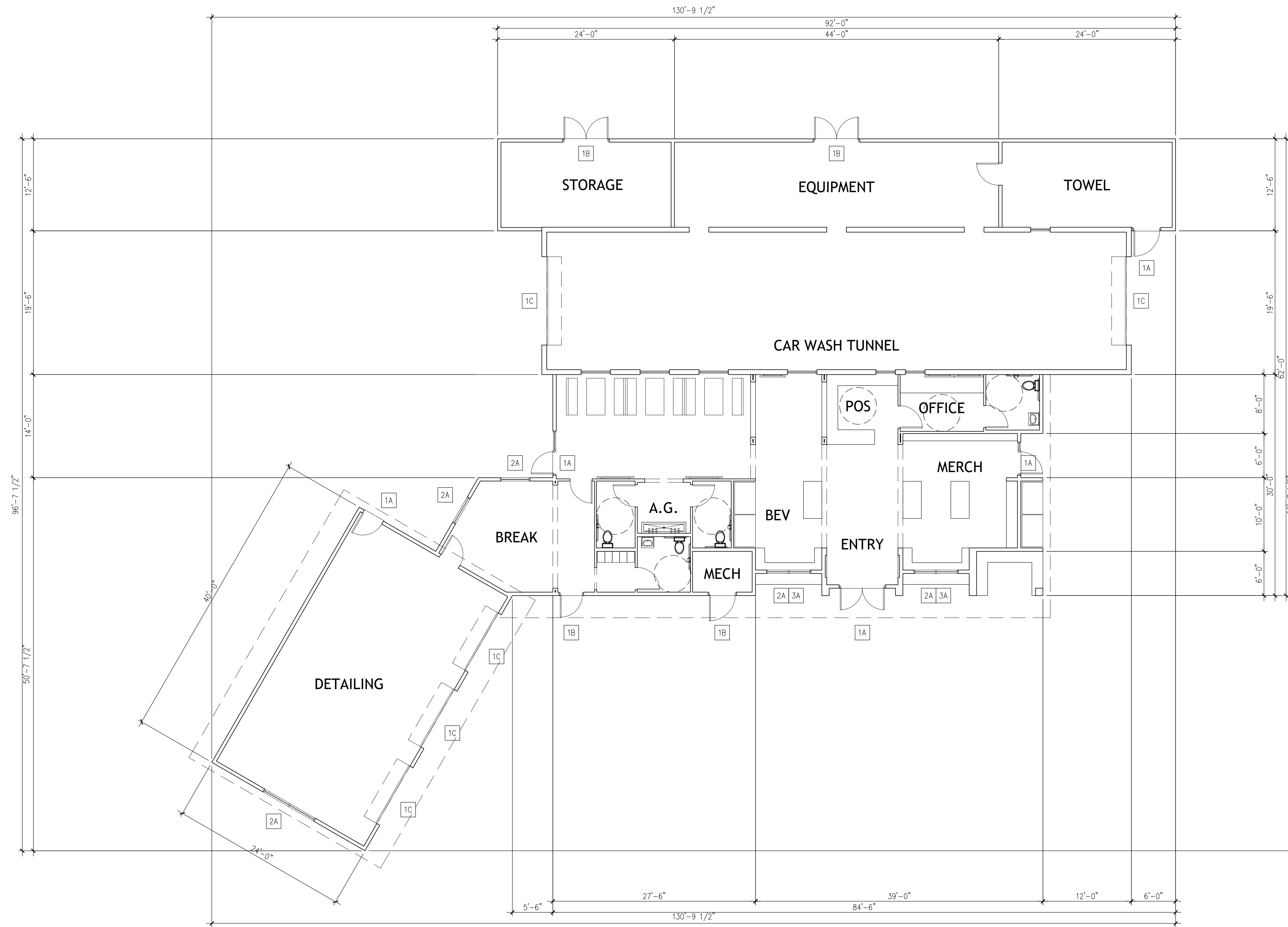
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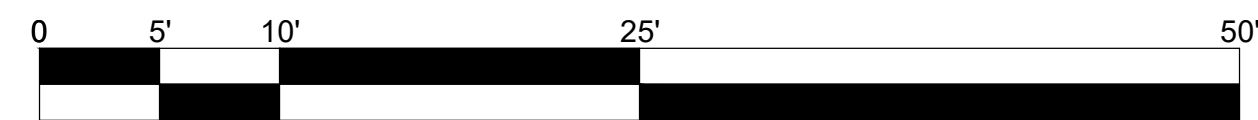
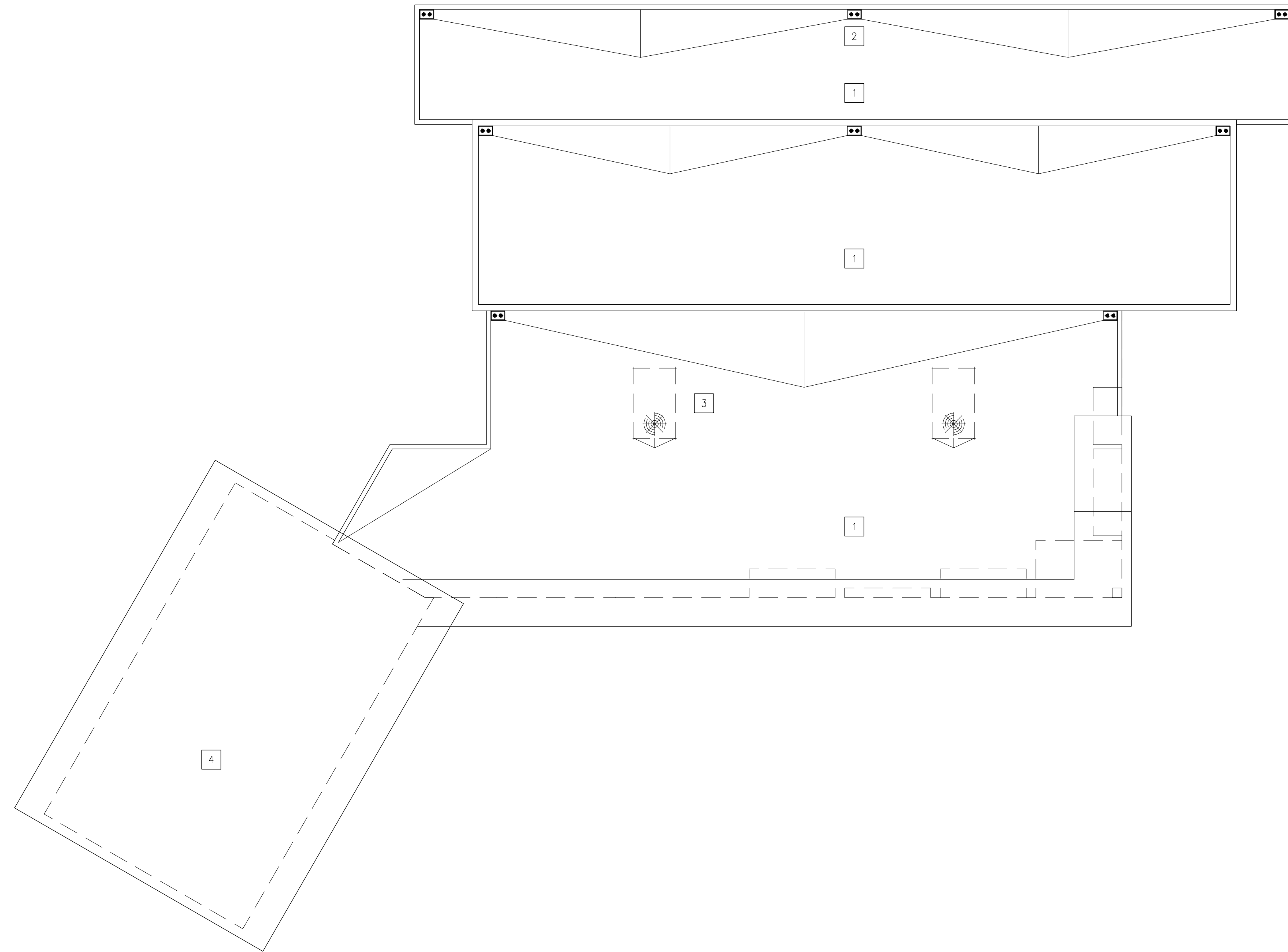
**BUILDING 2
CAR WASH
PRELIMINARY
PARTITION PLAN**

Scale: See Dwgs Issue Date:
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Sheet: of

B2.1.0



PRELIMINARY FLOOR PLAN



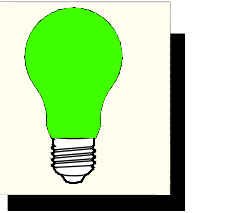
PRELIMINARY ROOF PLAN

ROOF KEYNOTES

- 1 TPO ROOF - WHITE
- 2 ROOF DRAIN
- 3 MECHANICAL UNIT
- 4 STANDING SEAM METAL ROOF

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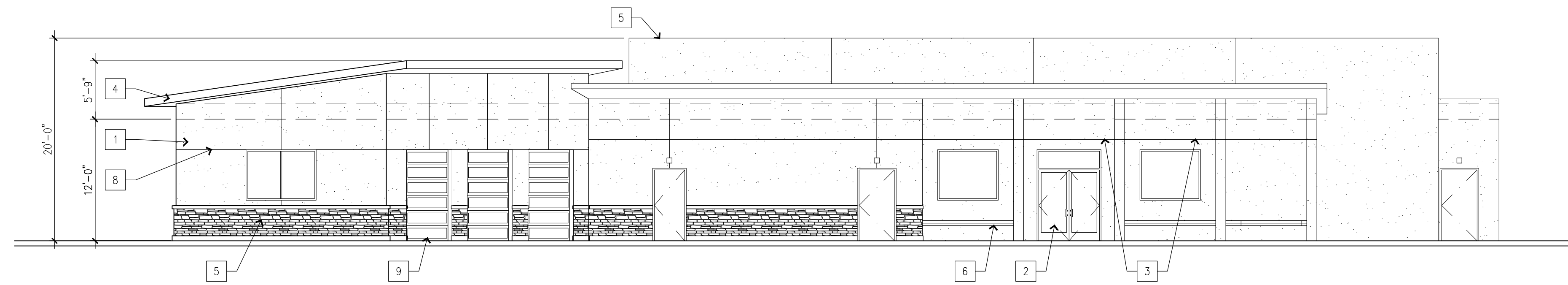
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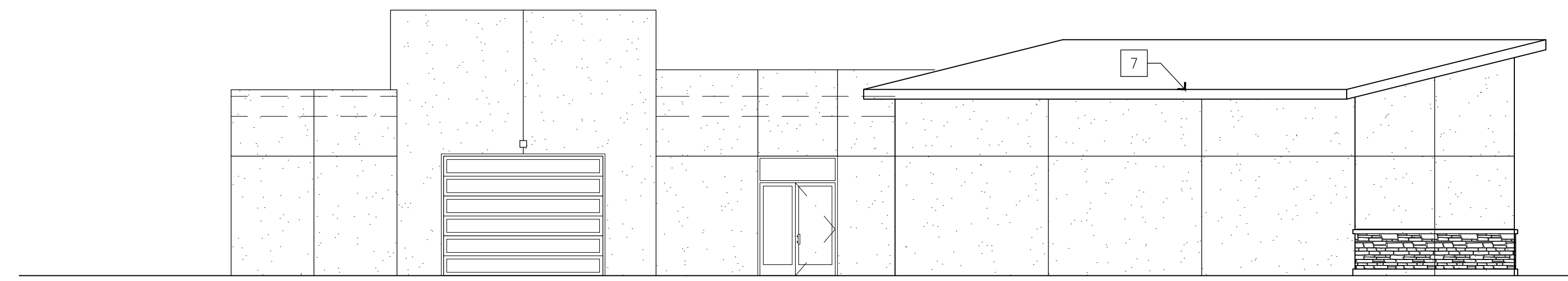
**BUILDING 2
CAR WASH
PRELIMINARY
ROOF PLAN**

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Sheet: of

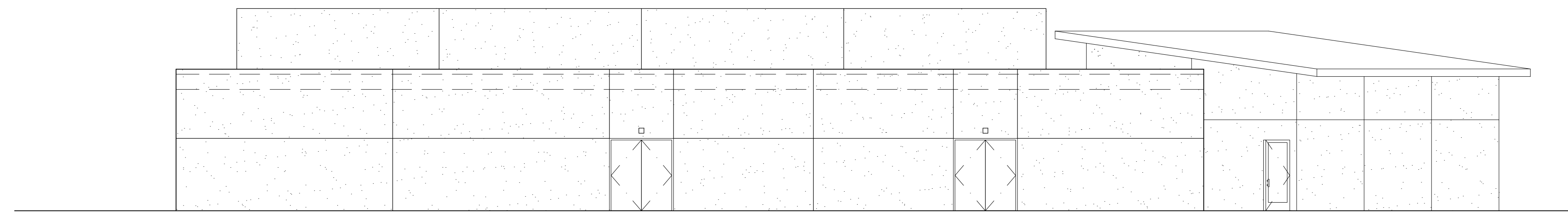
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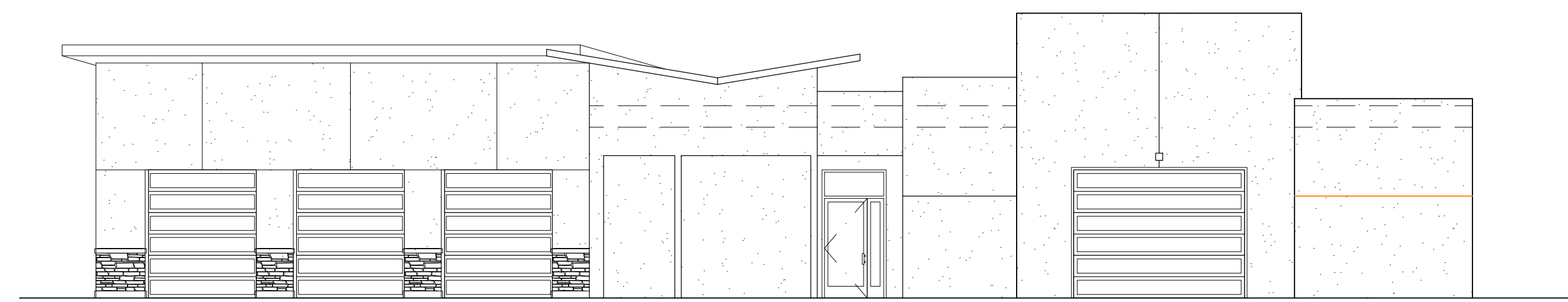
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ELEVATION KEYNOTES

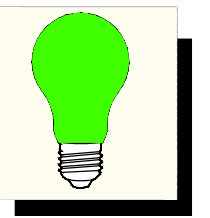
- 1 STUCCO FINISH
- 2 STOREFRONT DOOR/WINDOW SYSTEM
- 3 SOFFIT: FLAT
- 4 STANDING SEAM METAL ROOF
- 5 WAINSCOT: STONE VENEER
- 6 BENCH SEATING
- 7 4" GUTTER
- 8 CONTROL JOINT
- 9 GARAGE DOOR
- 5 STUCCO o/ CMU WALL AT CAR WASH TUNNEL

AREA CALCULATIONS

CAR WASH:		
CONDITIONED SPACE:	2,024 SQ. FT.	
CARWASH TUNNEL:	1,600 SQ. FT.	
DETAILING GARAGE:	955 SQ. FT.	
MECHANICAL:	1,110 SQ. FT.	
	5,668 SQ. FT.	

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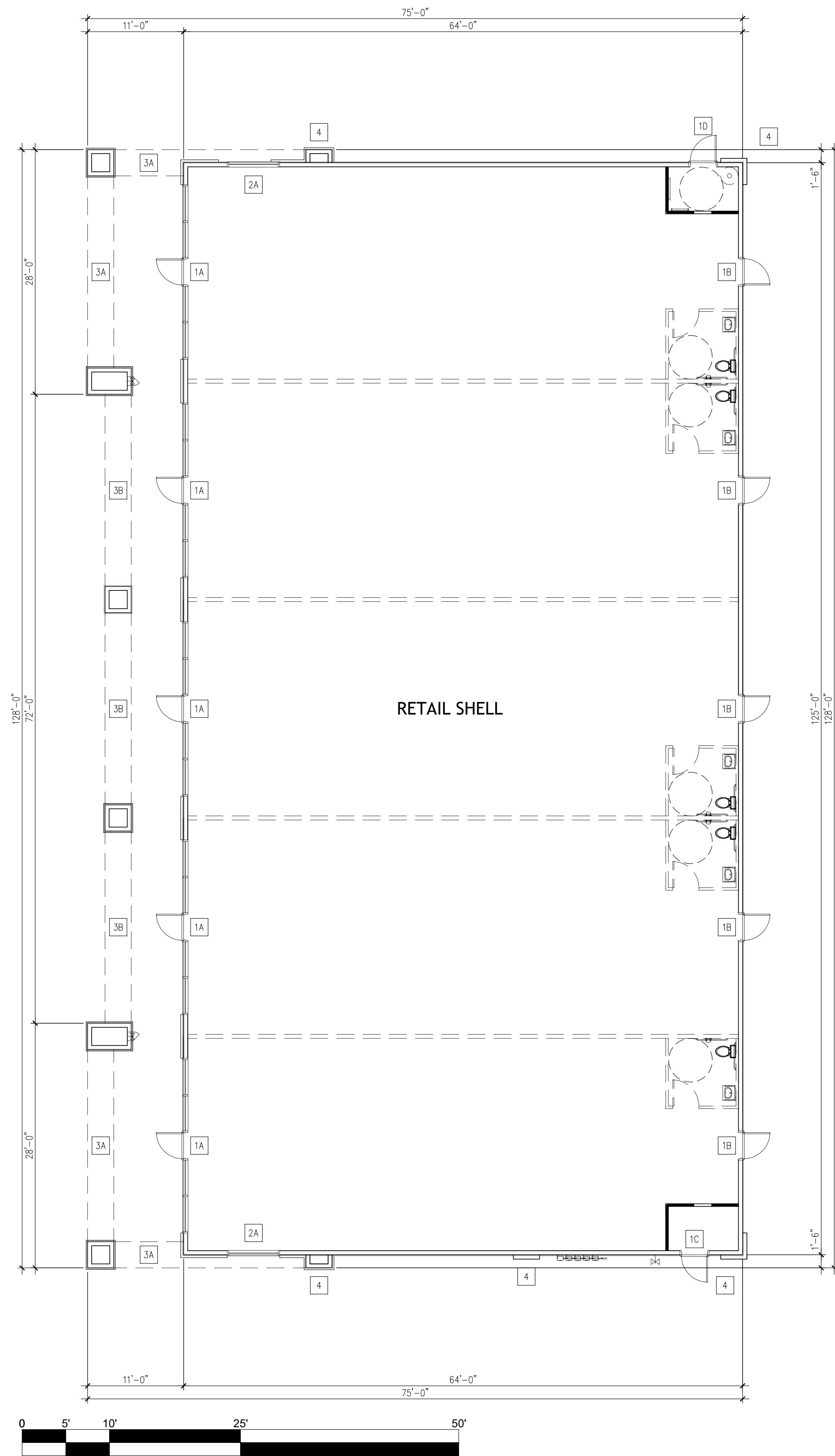
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CAR WASH
PRELIMINARY
EXTERIOR ELEVATIONS**

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Sheet: of

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PRELIMINARY FLOOR PLAN

PARTITION KEYNOTES

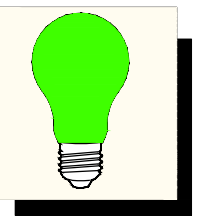
- 1 DOOR SYSTEM:
 - A. STOREFRONT
 - B. MTL. ENTRY
 - C. MTL. ELEC ROOM
 - D. MTL. ROOF ACCESS + STAND PIPE
- 2 WINDOWS:
 - A. STOREFRONT
- 3 SOFFIT:
 - A. ARCHED
 - B. FLAT
- 4 COLUMN RECESS

AREA CALCULATIONS

RETAIL SHELL: 8,000 SQ. FT.

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No.	Date	Description
2002.06		ADDENDUM 1

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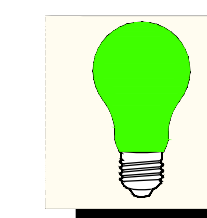
**BUILDING 3
RETAIL SHELL
PRELIMINARY
PARTITION PLAN**

Scale: See Dwg. Issue Date: _____
Drawn By: CED Reviewed By: CED
Sheet: of

B3.1.0

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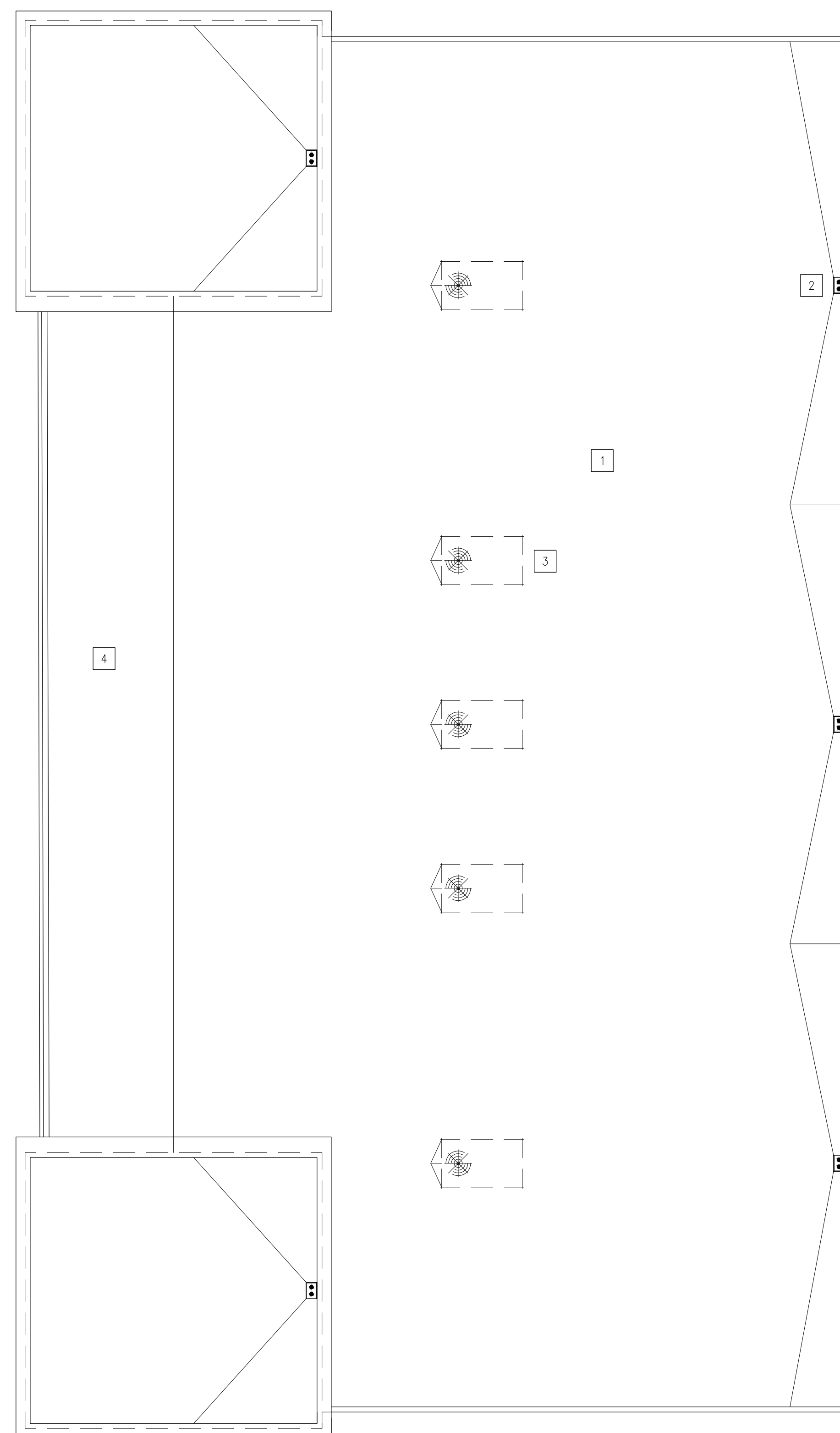
**BUILDING 3
RETAIL SHELL
PRELIMINARY
ROOF PLAN**

Scale: See Dwgs Issue Date:
Drawn By: CED Reviewed By: CED
Sheet: of

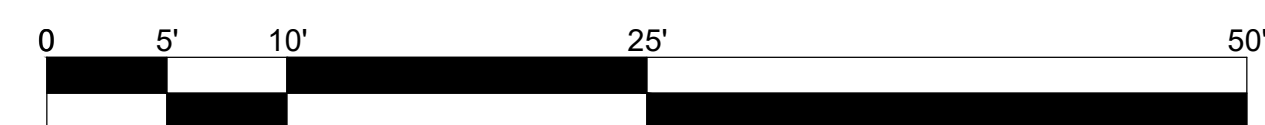
B3.1.1

ROOF KEYNOTES

- 1 TPO ROOF - WHITE
- 2 ROOF DRAIN
- 3 MECHANICAL UNIT
- 4 STANDING SEAM METAL ROOF



PRELIMINARY ROOF PLAN

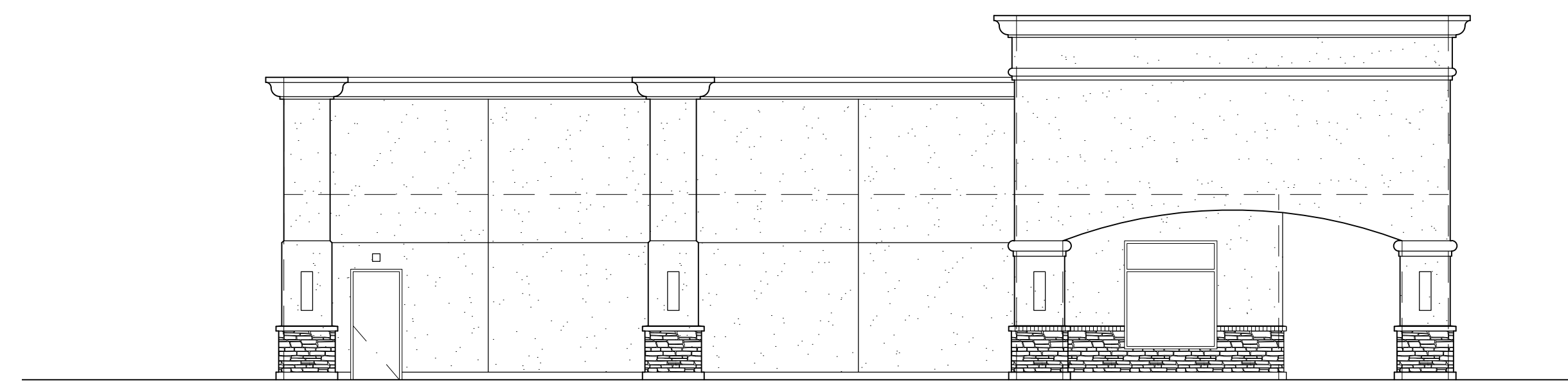


3 MECHANICAL UNIT

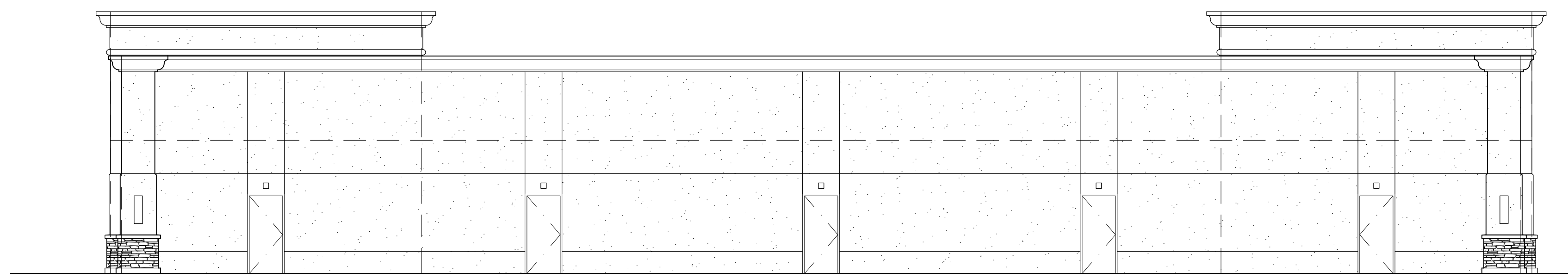
4 STANDING SEAM METAL ROOF



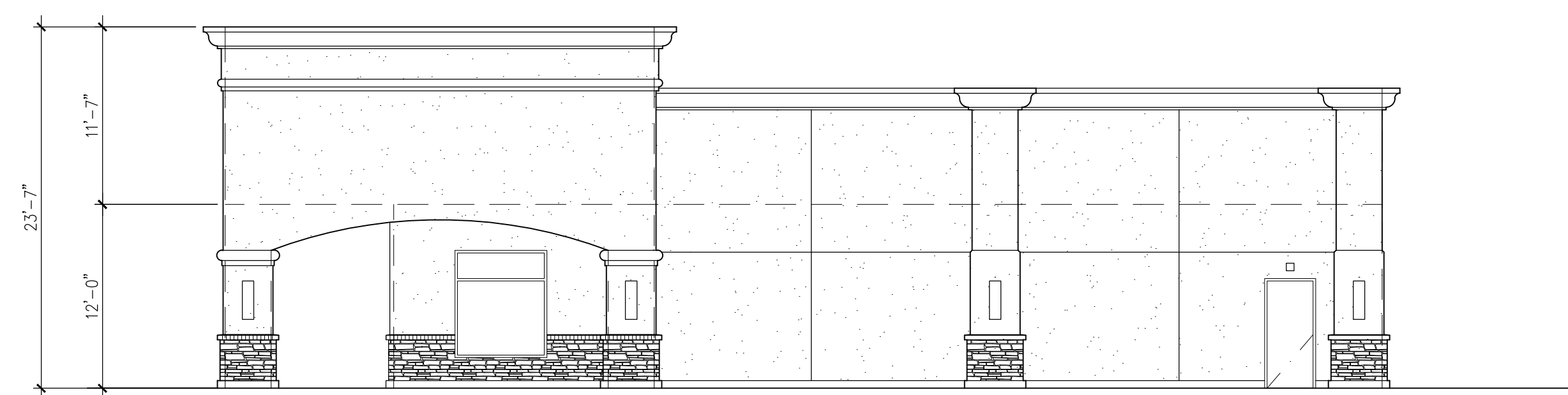
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



ELEVATION KEYNOTES

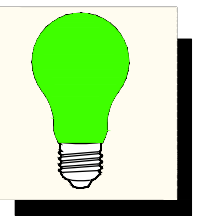
- 1 STUCCO FINISH
- 2 STOREFRONT DOOR/WINDOW SYSTEM
- 3 SOFFIT:
A. ARCHED
B. FLAT
- 4 STANDING SEAM METAL ROOF
- 5 WAINSCOT: BRICK VENEER
- 6 STUCCO OVER FOAM:
A. PARAPET CAP
B. BELLY BAND
C. COLUMN CAP
- 7 4" GUTTER
- 8 CONTROL JOINT
- 9 COLUMN RECESS
- 10 4040SL DRIVE-THRU WINDOW.

EXTERIOR FINISHES

- PAINT:
SHERWIN-WILLIAMS
HGSW3167
ARRID SAND
- BRICK VENEER:
EL DORADO
TBD
- STANDING SEAM METAL ROOF
TBD
TBD

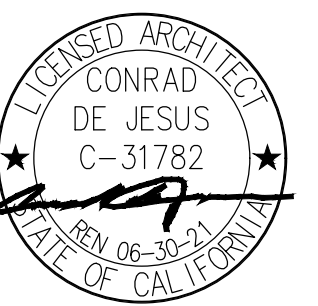
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	20.01.15		INITIAL PLANNING REVIEW

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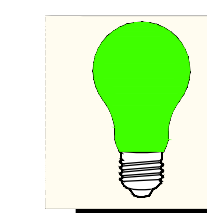
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**BUILDING 3
RETAIL SHELL
PRELIMINARY
EXTERIOR ELEVATIONS**

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**PRELIMINARY
LANDSCAPE PLAN**

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Drawn By: CED Reviewed By: CED
Sheet: of

PLANT SCHEDULE

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



ARC HOW



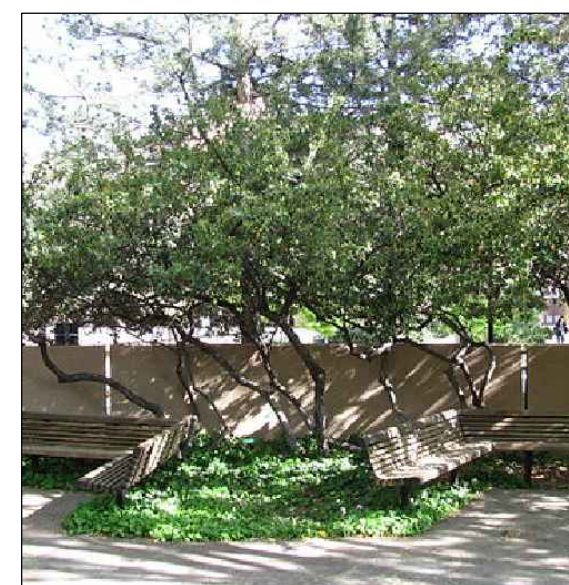
ARC POI



CED DEO



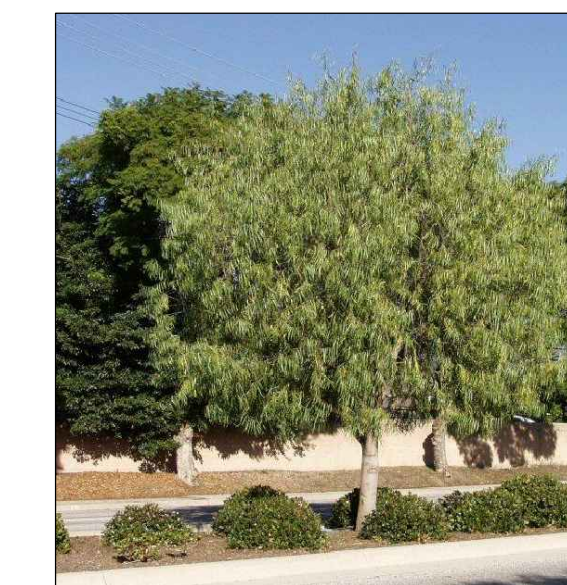
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COT LAC



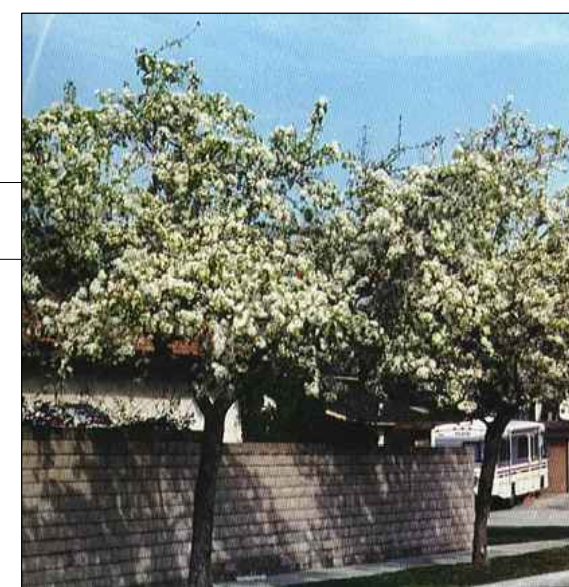
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GEI PAR



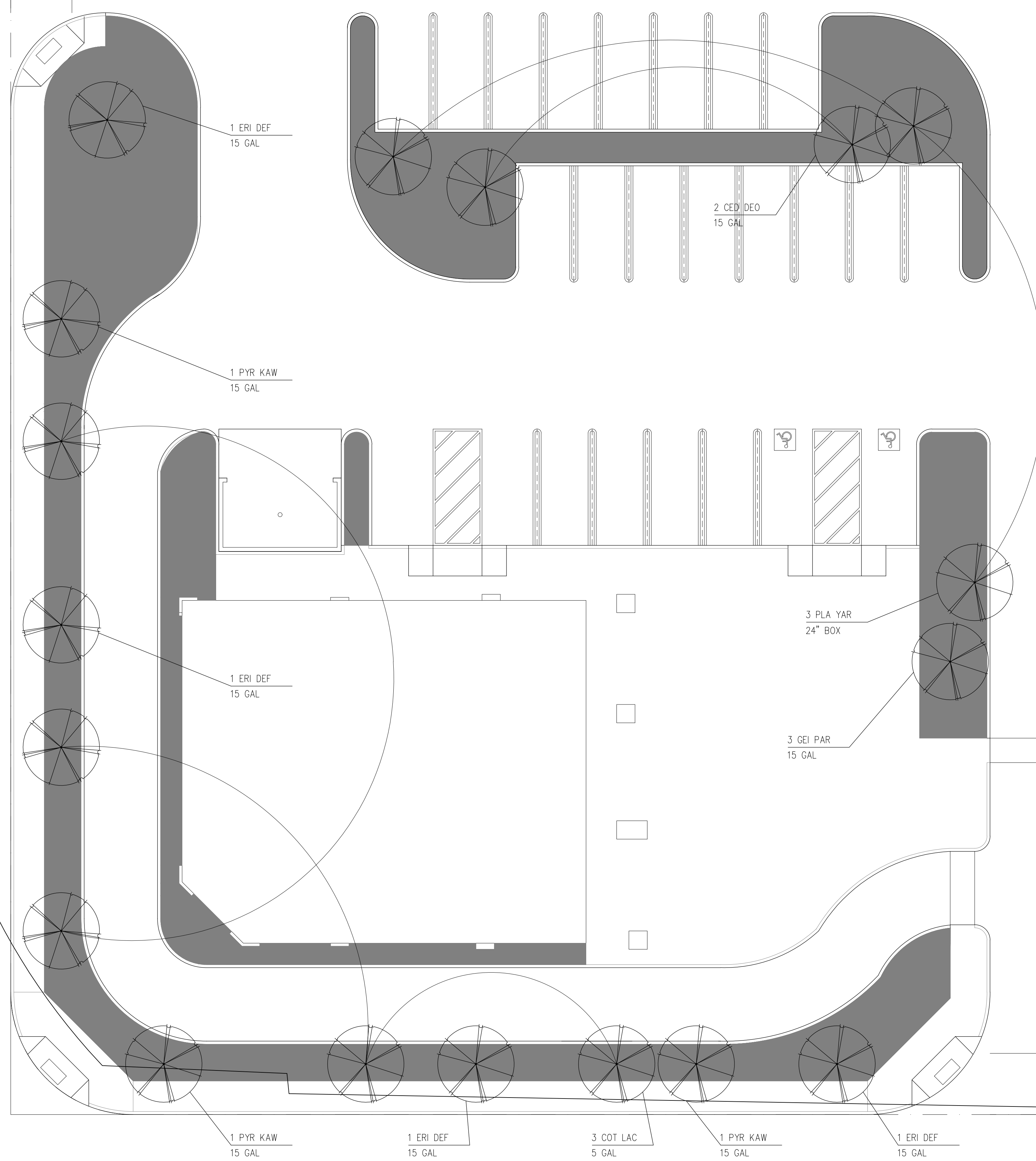
PLA YAR



PYR KAW

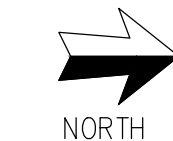


ROS HUN



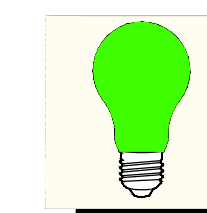
PRELIMINARY SITE PLAN

1/8" = 1'-0"



NORTH

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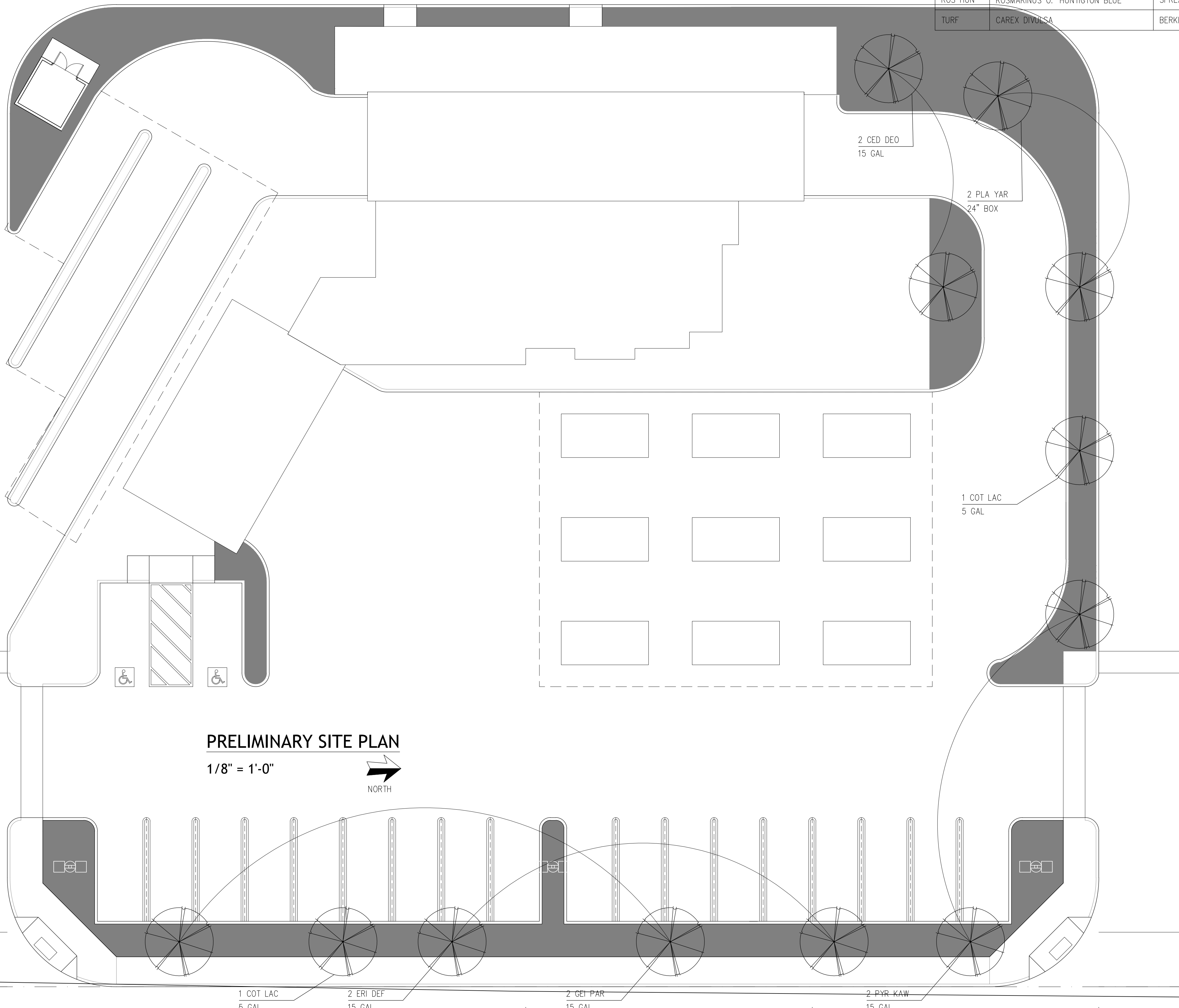
**PRELIMINARY
LANDSCAPE PLAN**

Scale: See Dwg
Drawn By: CED
Sheet: of
Issue Date: _____
Reviewed By: CED

L1.2

PLANT SCHEDULE

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



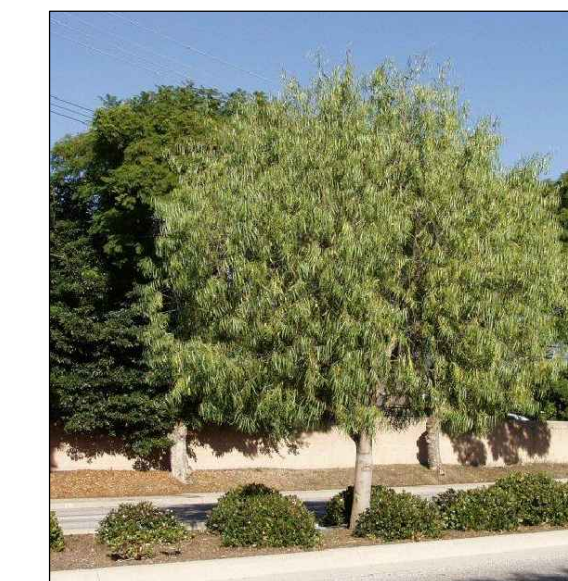
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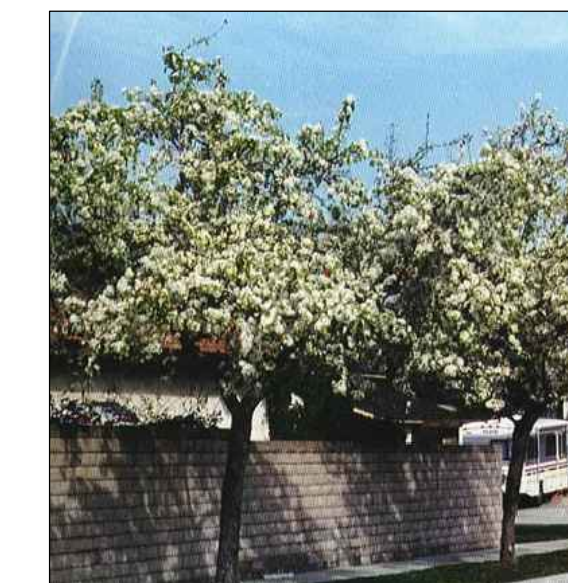
ARC POI



CED DEO



COP KIR



GEI PAR



COT LAC



CED DEO



CED DEO



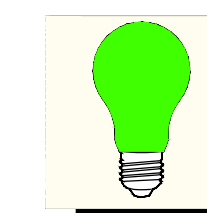
CED DEO



CED DEO

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ARC HOW



ARC POI



CED DEO



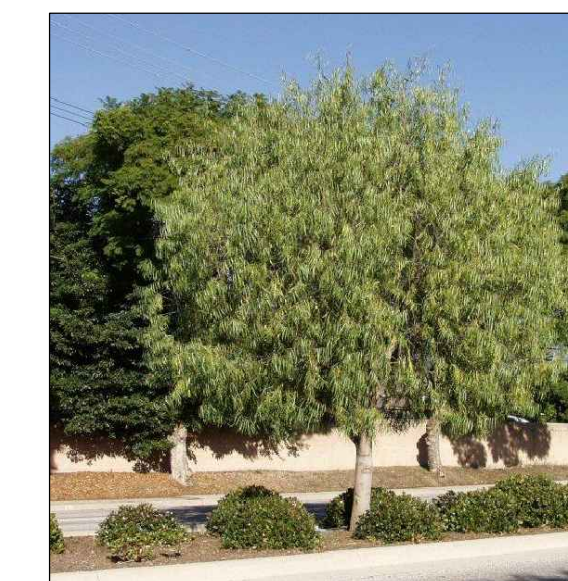
COP KIR



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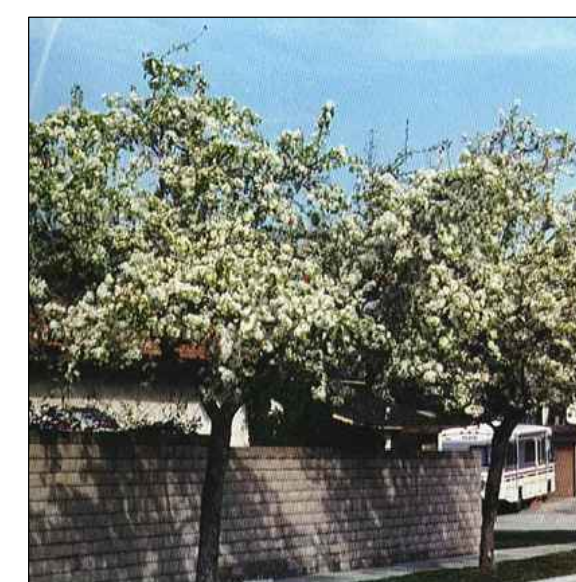
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GEI PAR



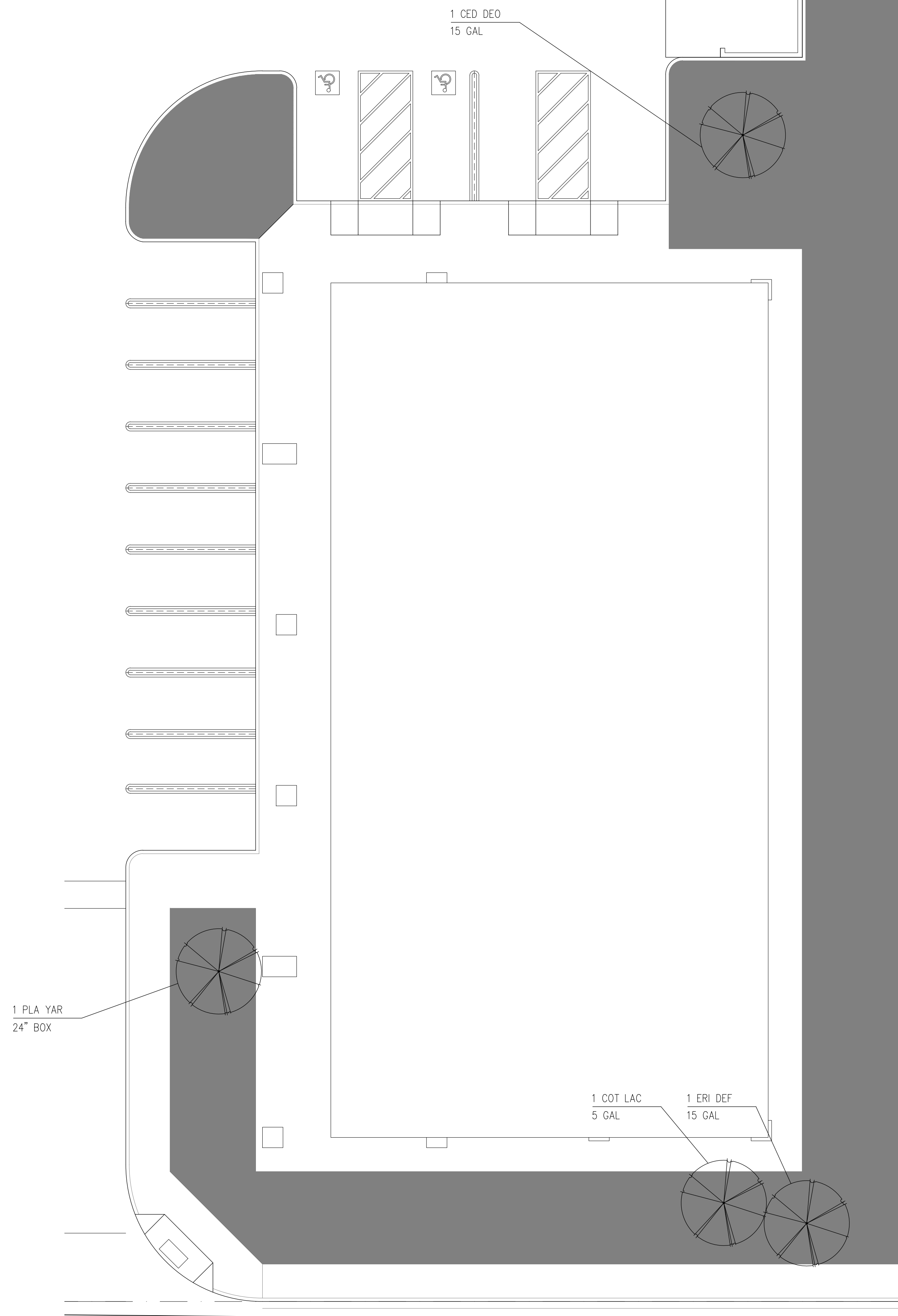
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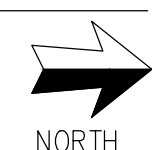


ROS HUN



PRELIMINARY SITE PLAN

1/8" = 1'-0"



NORTH