

# EMERSON RANCH COMMERCIAL GAS STATION, CONVENIENCE STORE, CARWASH, GROCERY STORE, QSR, & RETAIL

NWC CYPRESS ROAD & SELLERS AVENUE  
OAKLEY, CALIFORNIA

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## SITE PLAN LEGEND

	NEW LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN.) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

## SITE INFORMATION

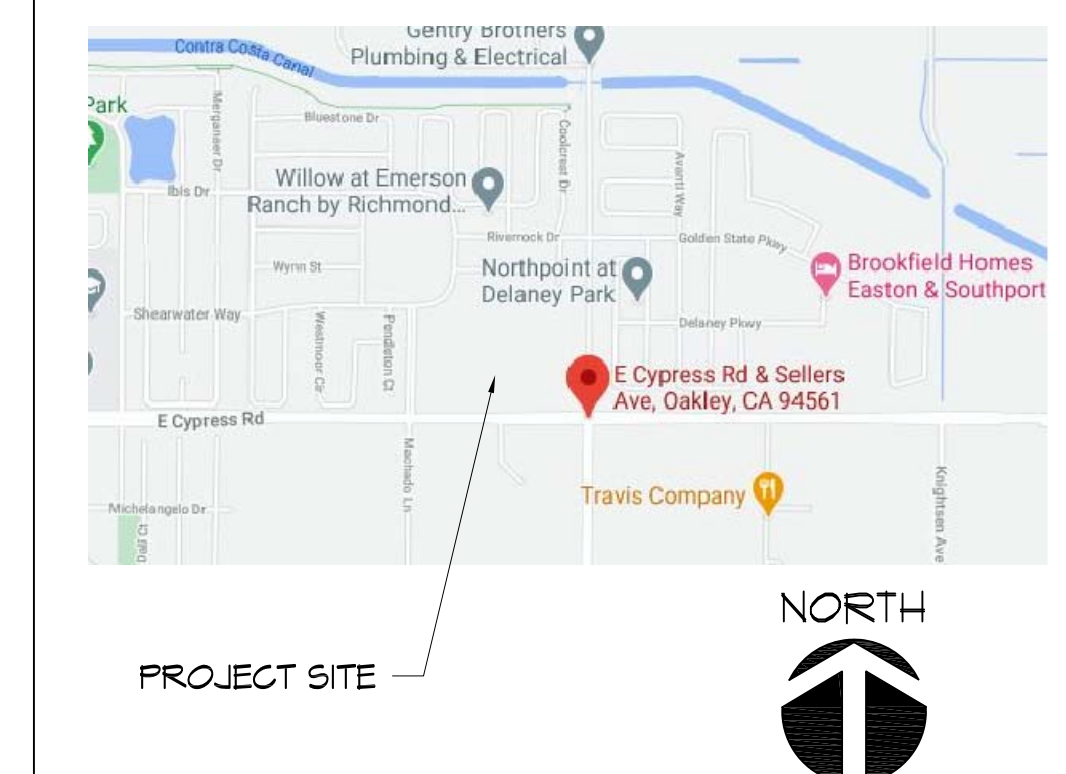
APN #:	037-192-038
ZONING:	PLANNED UNIT DEVELOPMENT (P-U)
PROPOSED USE:	GAS STATION, CONVENIENCE STORE, CARWASH, QSR, RETAIL & GROCERY STORE
SITE AREA GROSS:	1340,228 S.F. (7.81 ACRES)
LANDSCAPE AREA:	63,854 S.F. (TOTAL)
ON-SITE:	55,461 S.F. (16%)
OFF-SITE:	9,612 S.F.
LOT COVERAGE:	11.43 %
<b>BUILDINGS:</b>	
CONVENIENCE STORE	5,764 S.F.
FUELING CANOPY	4,675 S.F.
CARWASH TUNNEL & EQUIPMENT RM.	3,664 S.F.
GROCERY STORE	21,524 S.F.
QSR	3,858 S.F.
RETAIL 1	6,338 S.F.
RETAIL 2	4,204 S.F.
RETAIL 3	3,223 S.F.
TOTAL BLDG. AREA	54,240 S.F.
<b>PARKING REQUIREMENTS:</b>	
CONVENIENCE STORE (1 SPACE / 400 S.F.): 5,764 S.F. / 400 =	15 SPACES
AIR/WATER:	1 SPACE
GROCERY STORE (1 SPACE / 250 S.F.): 21,524 / 250 =	111 SPACES
QSR (1 SPACE / 150 S.F.): 3,858 / 150 =	26 SPACES
RETAIL (1 SPACE / 250 S.F.): (6,338 + 4,204 + 3,223) / 250 =	56 SPACES
<b>TOTAL PARKING REQUIRED:</b>	204 SPACES
<b>PARKING PROVIDED:</b>	
STANDARD PARKING STALLS (9'-0"x19'-0"): 185 SPACES	
60 DEGREE PARKING STALLS (9'-0"x19'-0"): 22 SPACES	
PARALLEL PARKING STALLS (9'-0"x24'): 1 SPACE	
COMPACT PARKING STALL (7'-6"x17'-0"): 25 SPACES	
VAN ACCESSIBLE (17'-0"x19'-0"): 5 SPACES	
STANDARD ACCESSIBLE (14'-0"x19'-0"): 2 SPACES	
AIR & WATER PARKING (9'-0"x19'-0"): 1 SPACE	
<b>TOTAL PARKING PROVIDED:</b>	241 SPACES
VACUUM STALLS (12'-0"x19'-0"): 18 SPACES	
FUELING POSITIONS	12 SPACES

City of Oakley  
Planning Division  
May 10, 2021  
RECEIVED

## PROJECT DIRECTORY

<b>ARCHITECT</b> M I ARCHITECTS, INC. 2221 OLYMPIC BLVD, SUITE 100 WALNUT CREEK, CA 94545 TEL: (925) 287-1174 x1 FAX: (925) 943-1581 CELL: (925) 878-9875 MR. MUTHANA IBRAHIM, ARCHITECT	<b>DEVELOPER</b> A U ENERGY, LLC 41805 ALBRAE ST., 2ND FLR. FREMONT, CA 94538 TEL: (650) 799-2949 FAX: - MR. SUNNY GOYAL
<b>CIVIL ENGINEER</b> RFE ENGINEERING, INC. 2260 DOUGLAS BLVD., SUITE 160 ROSELVILLE, CA 95661 TEL: (916) 712-1800 FAX: (916) 712-1804 MR. SHAWN B. SOMERS, P.E.	<b>LANDSCAPE ARCHITECT</b> GIARDELLA ASSOCIATES 640 MENLO AVE, SUITE 10 MENLO PARK, CA 94025 TEL: (650) 326-6100 FAX: (650) 323-6706 MR. RICHARD GIARDELLA

## VICINITY MAP



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NO.	DATE	DESCRIPTION
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COVER SHEET

PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MI  
SCALE: AS NOTED DATE: 12-07-20

CS

SHEET OF





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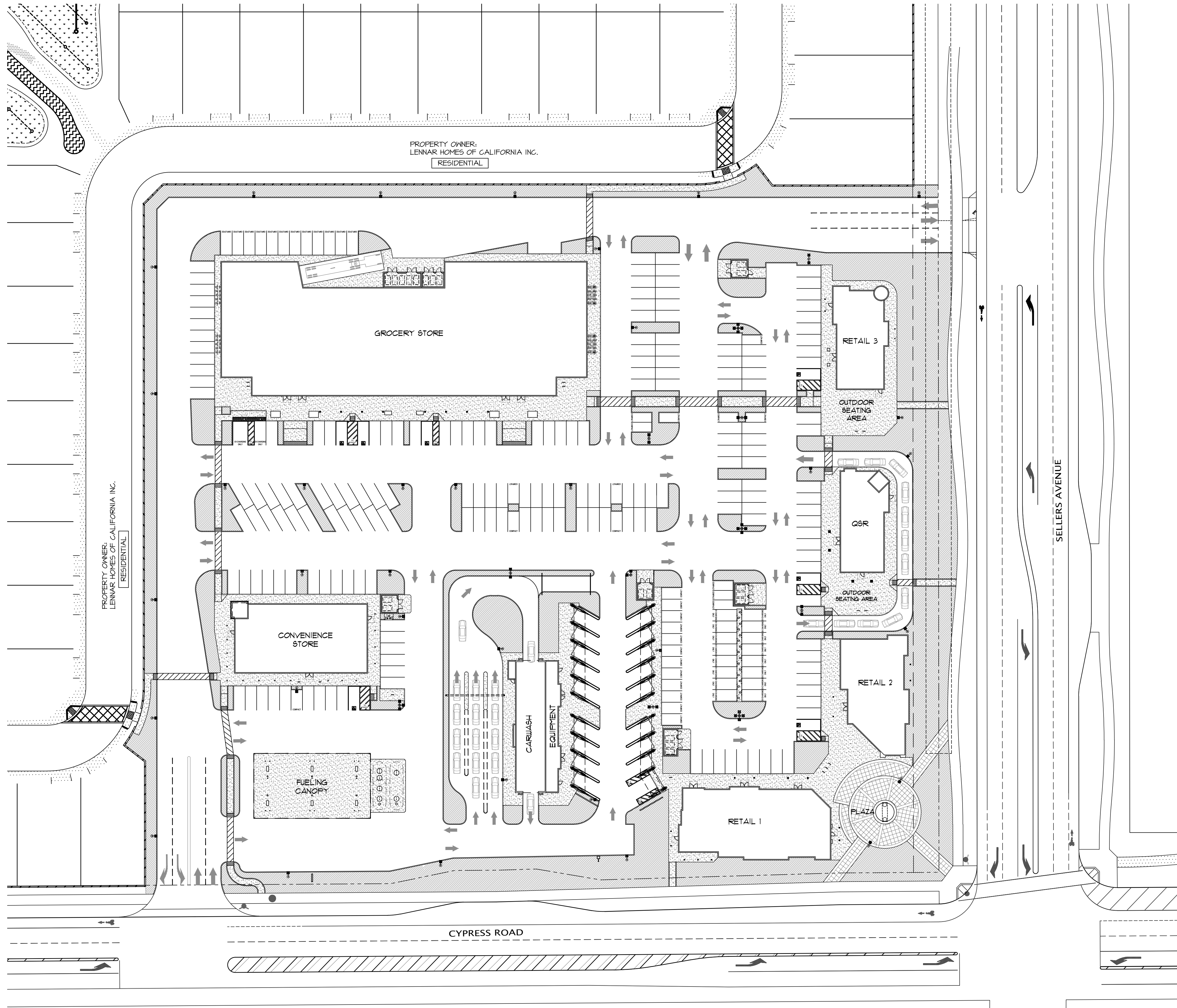
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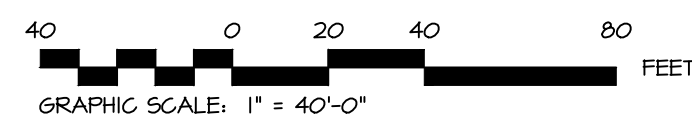
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**1** CONTEXT SITE PLAN  
1" = 40'-0"



**SITE PLAN LEGEND**

- NEW CONCRETE CURB
- NEW LANDSCAPING
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN.) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- EXISTING CURB TO REMAIN

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NO.	DATE	DESCRIPTION

CONTEXT SITE PLAN

PROJECT #: 20-50122  
 DRAWN: EMQ CHECKED: MII  
 SCALE: AS NOTED DATE: 12-07-20

**SD**

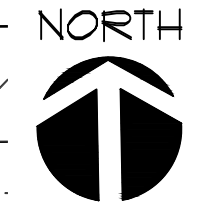
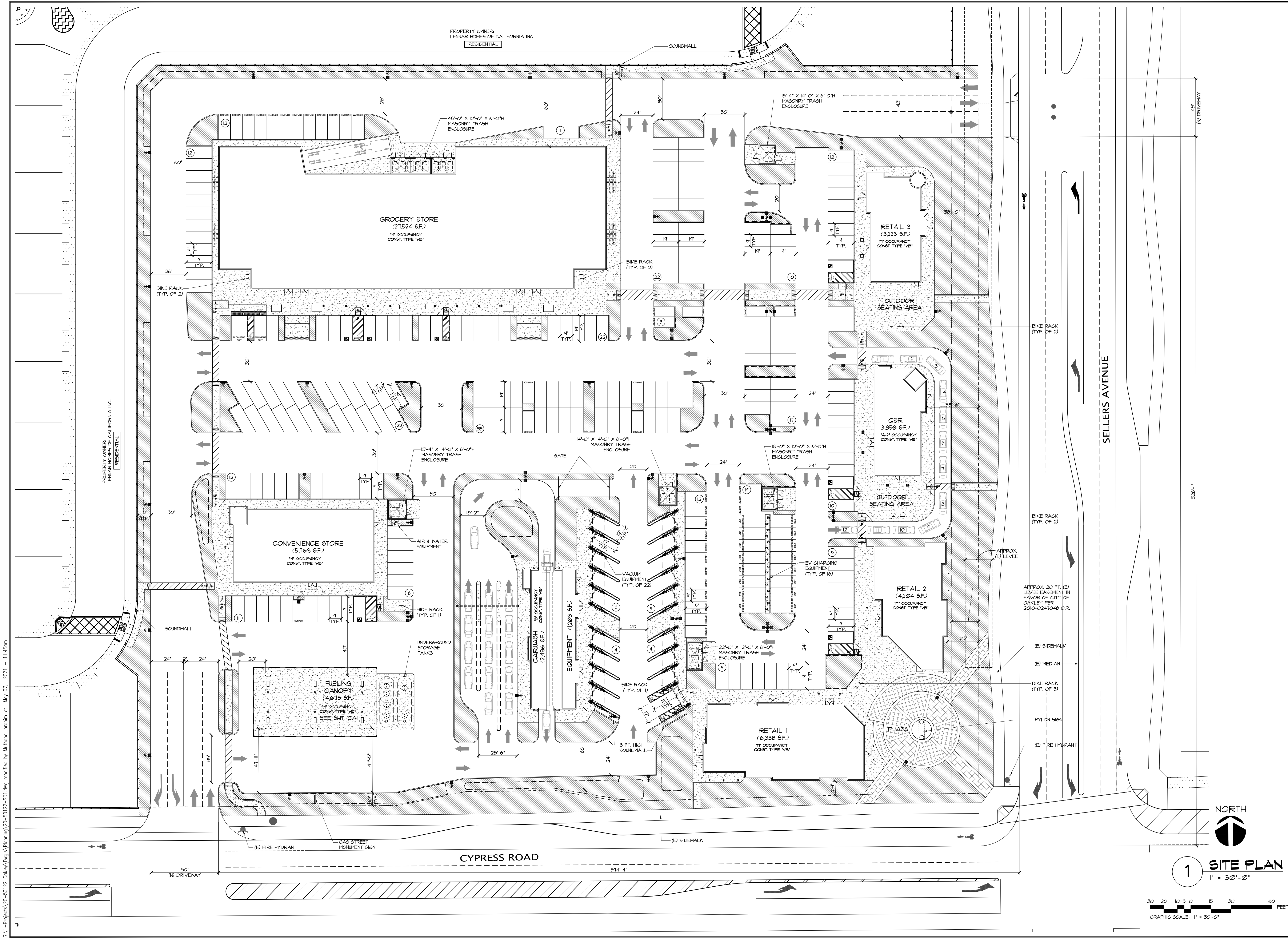
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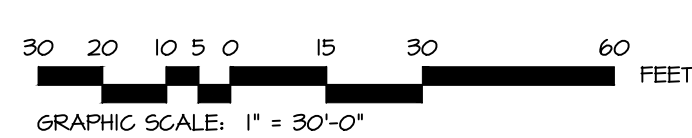
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**1 SITE PLAN**  
 1" = 30'-0"



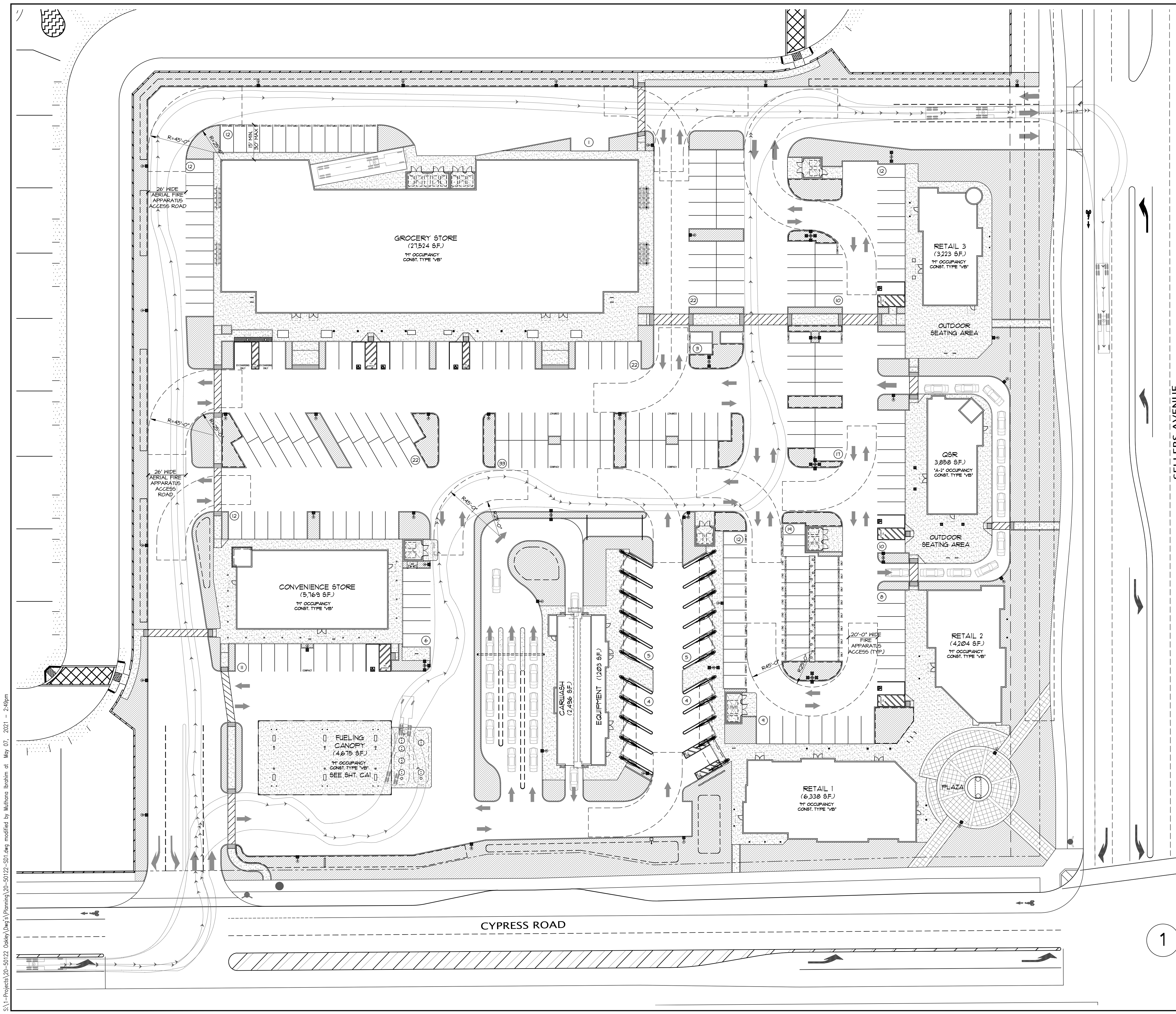
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NO.	DATE	DESCRIPTION

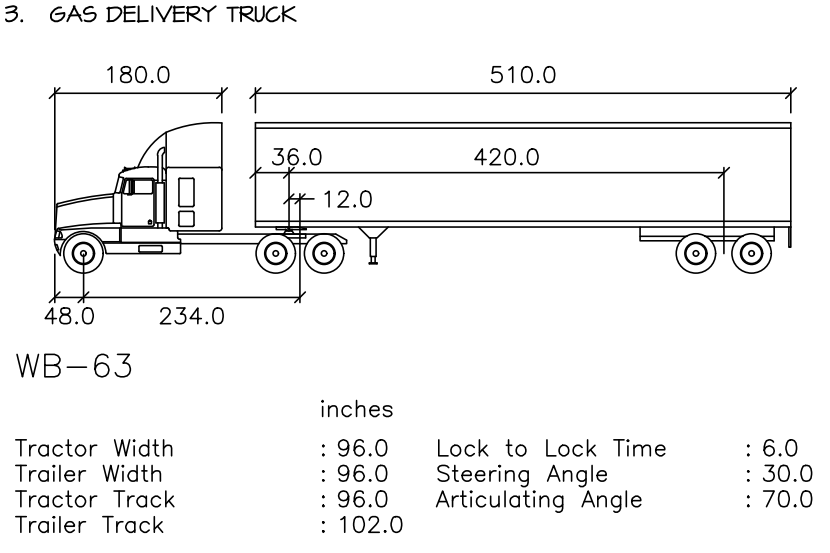
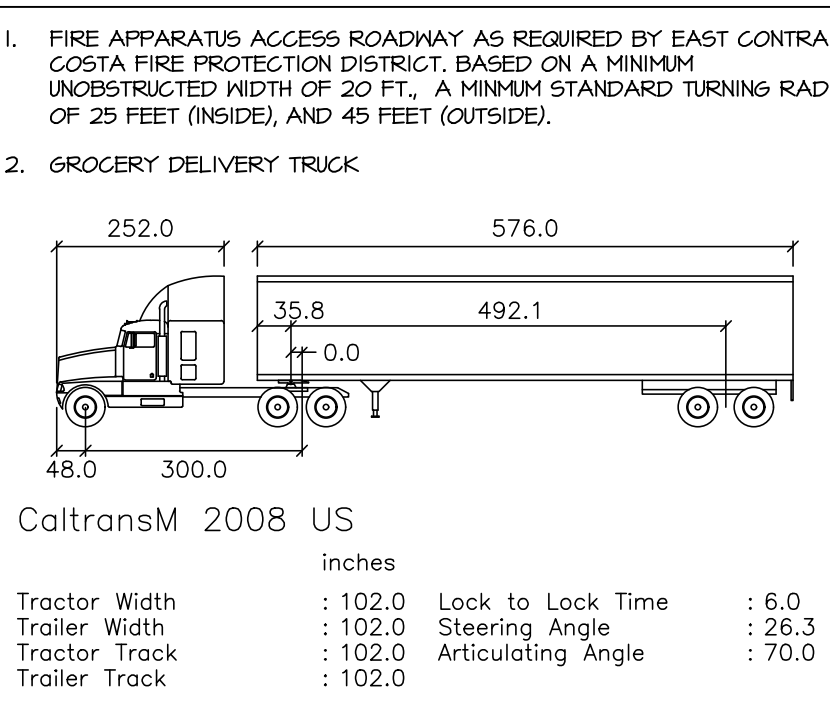
SITE PLAN  
 PROJECT #: 20-50122  
 DRAWN: EMQ CHECKED: MI  
 SCALE: AS NOTED DATE: 12-07-20

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**TRUCK PATH NOTES / LEGEND**



NOTE: ALL DIMENSIONS ARE IN INCHES

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ISSUED FOR PLAN CHECK  
ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

TRUCK PATH  
SITE PLAN

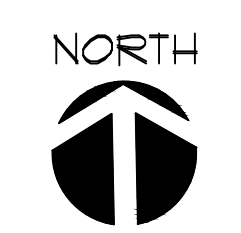
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DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**SD1-TP**

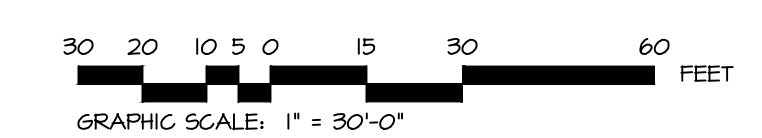
SHEET OF

SELLERS AVENUE

CYPRESS ROAD

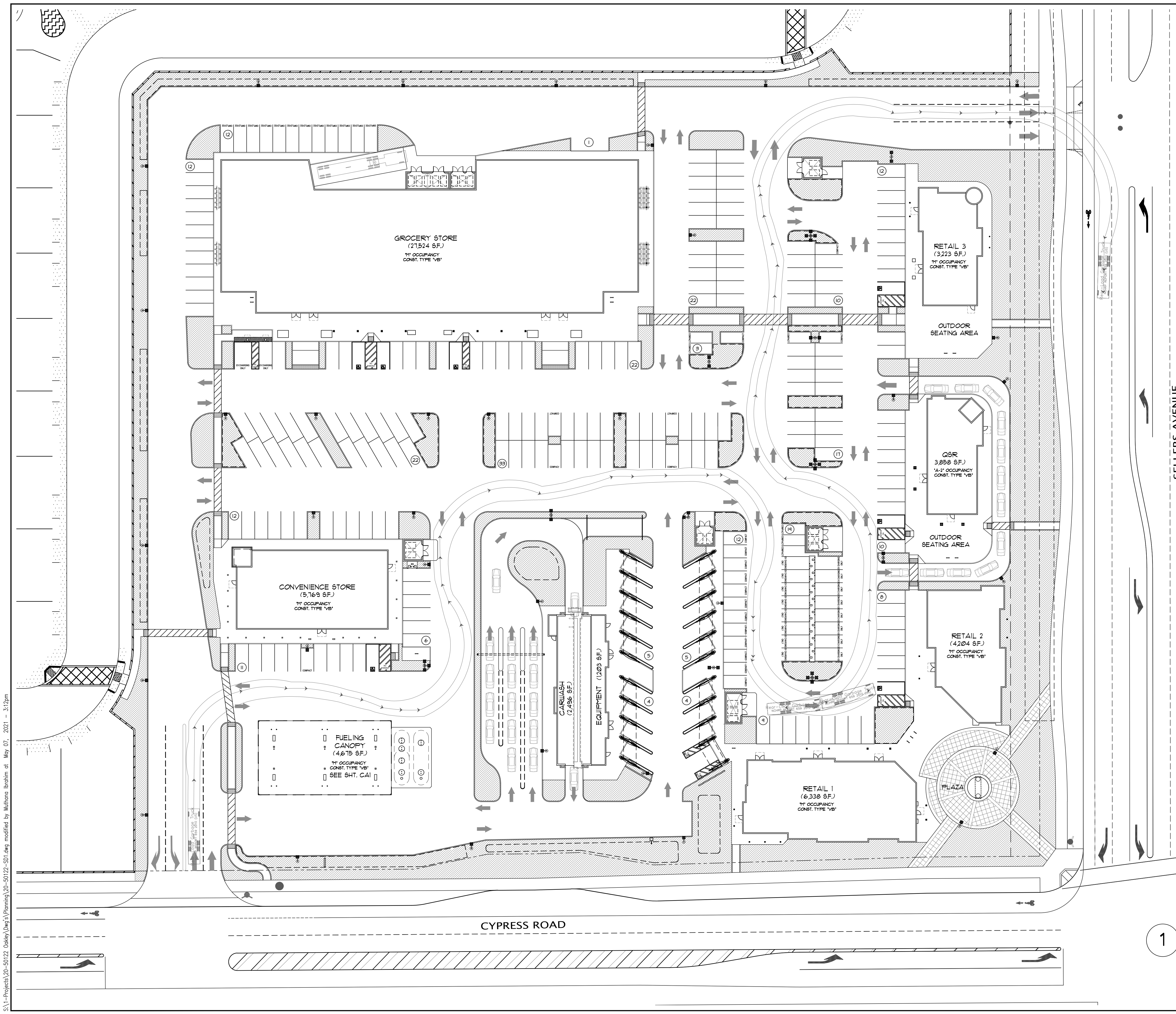


**1 TRUCK PATH SITE PLAN**  
1" = 30'-0"

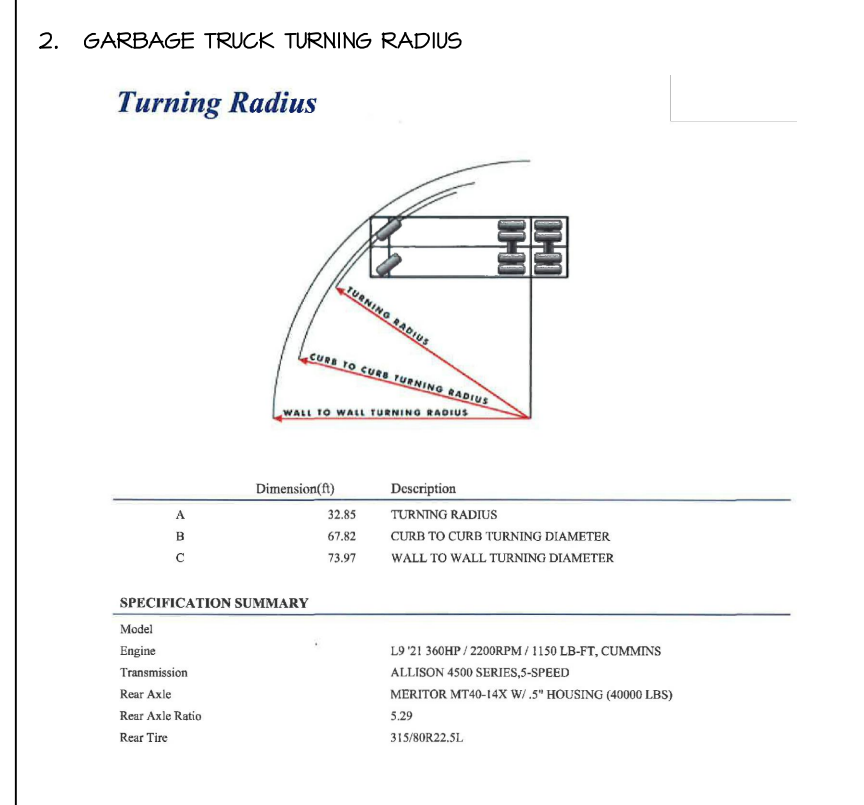
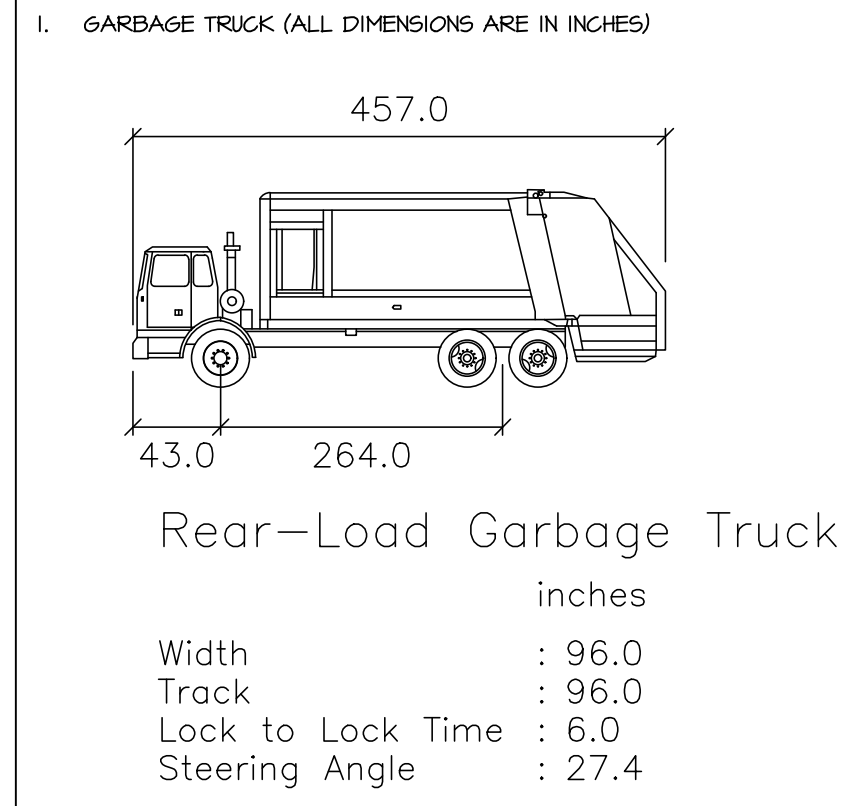


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**TRUCK PATH NOTES / LEGEND**

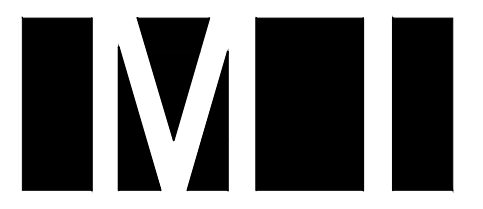
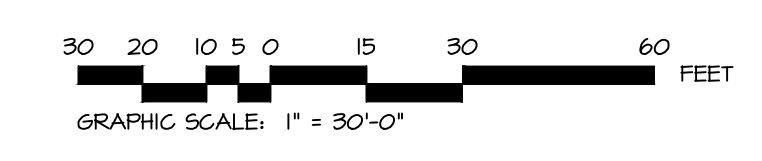


SELLERS AVENUE

CYPRESS ROAD



**1 TRUCK PATH SITE PLAN**  
 1" = 30'-0"



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TRUCK PATH  
 SITE PLAN

PROJECT #: 20-50122  
 DRAWN: EMQ CHECKED: MII  
 SCALE: AS NOTED DATE: 12-07-20

**SD1-GT**

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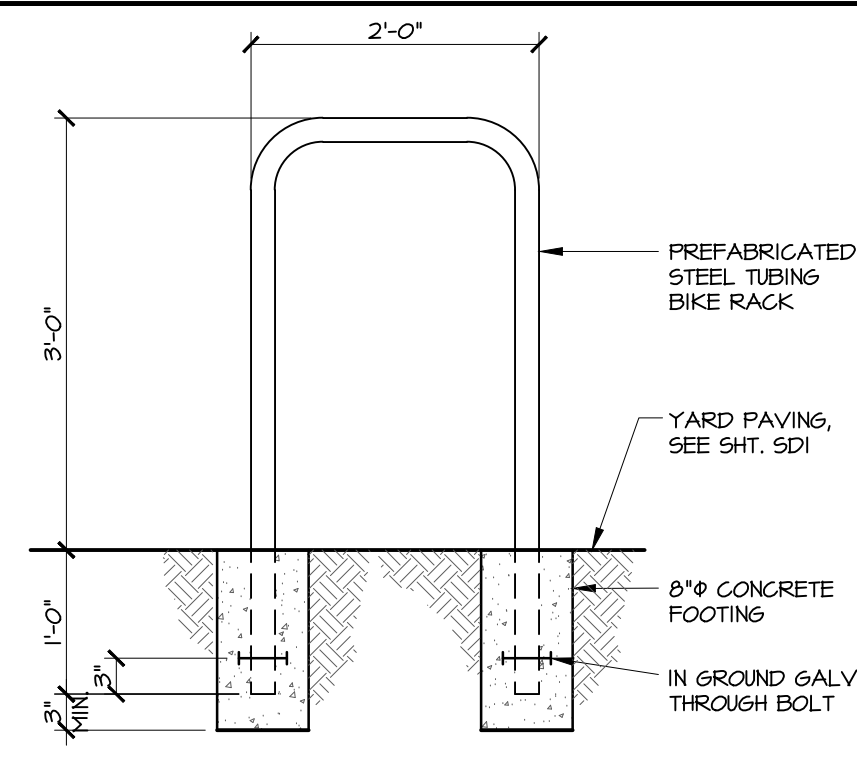


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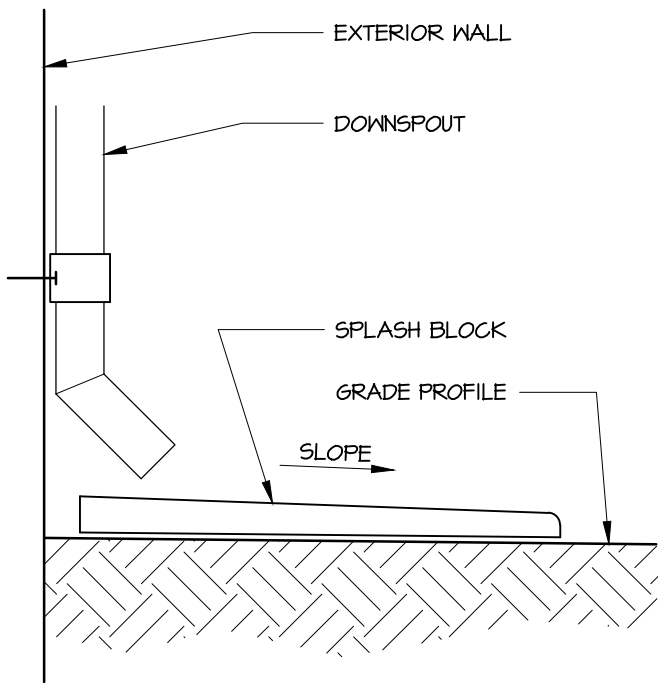
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NOTE: IN-GROUND ANCHOR MOUNT, STAINLESS STEEL, SATIN FINISH OR APPROVED EQUAL.



5 BIKE RACK  
3/4" x 1'-0"

4 DOWNSPOUT TO SPLASH BLOCK  
1 1/2" x 1'-0"



10 TRANSFORMER EQUIPMENT SCREEN  
N.T.S.

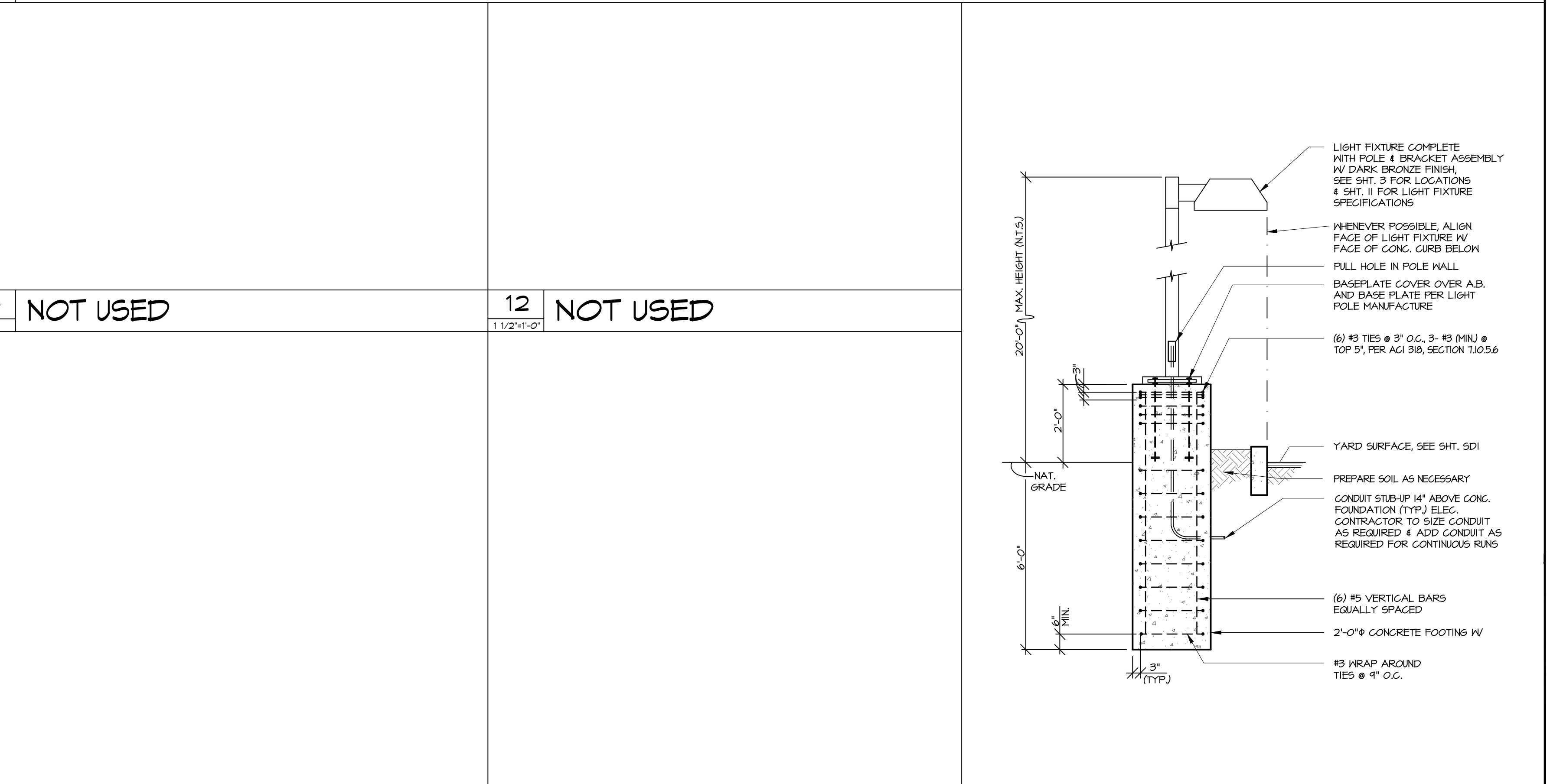
15 NOT USED

14 NOT USED

20 NOT USED

19 NOT USED

8 TRASH ENCLOSURE PLAN & ELEVATIONS  
1/4" x 1'-0"

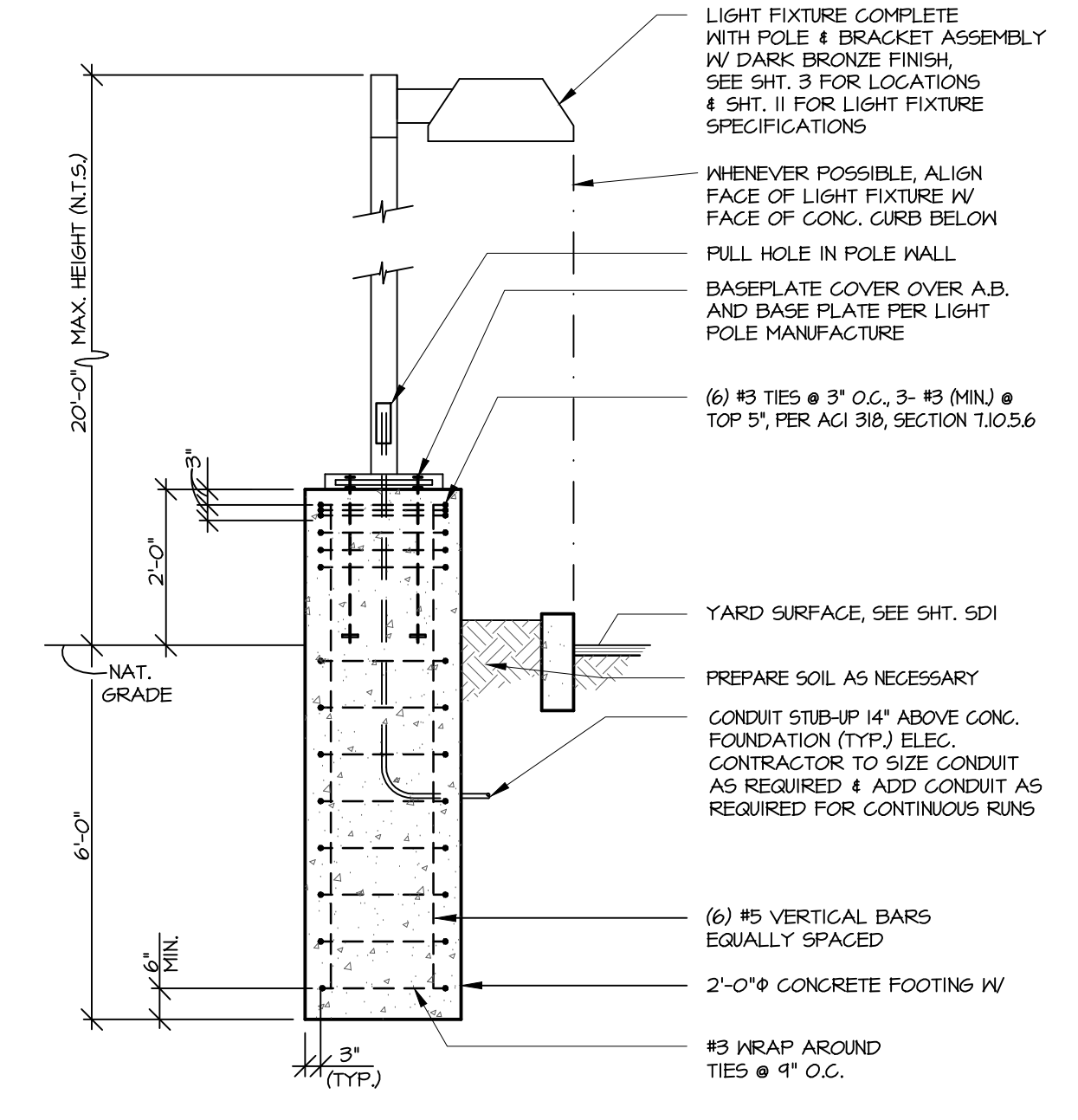


13 NOT USED

12 NOT USED  
1 1/2" x 1'-0"

18 NOT USED

17 NOT USED



16 AREA LIGHT  
1" x 1'-0"

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NO.	DATE	DESCRIPTION

SITE DETAILS  
PROJECT #: 20-50122  
DRAWN: emq CHECKED: MI  
SCALE: AS NOTED DATE: 04-16-21

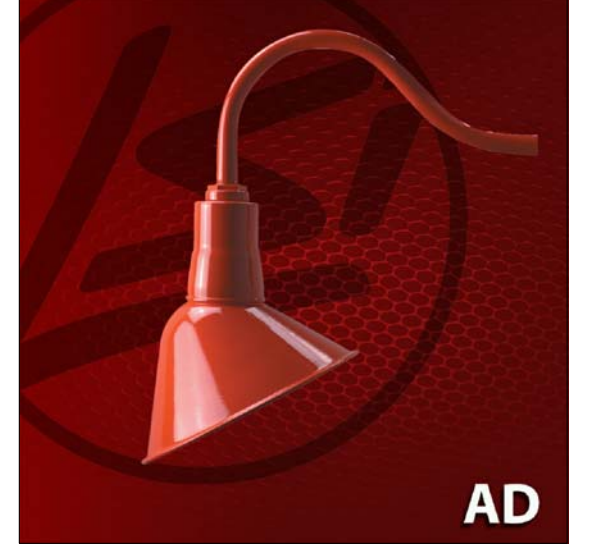
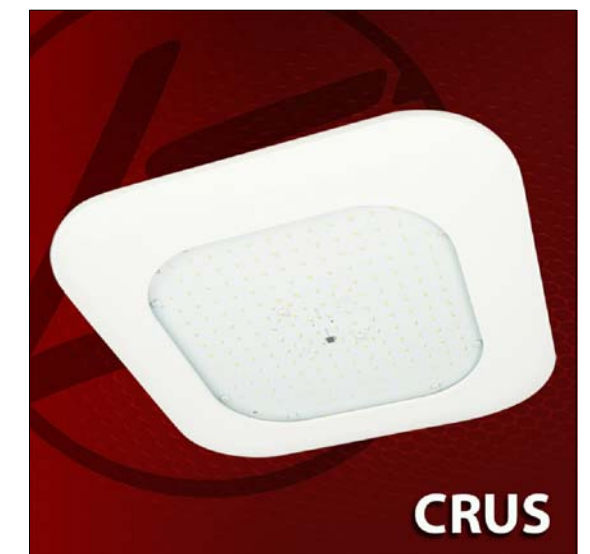
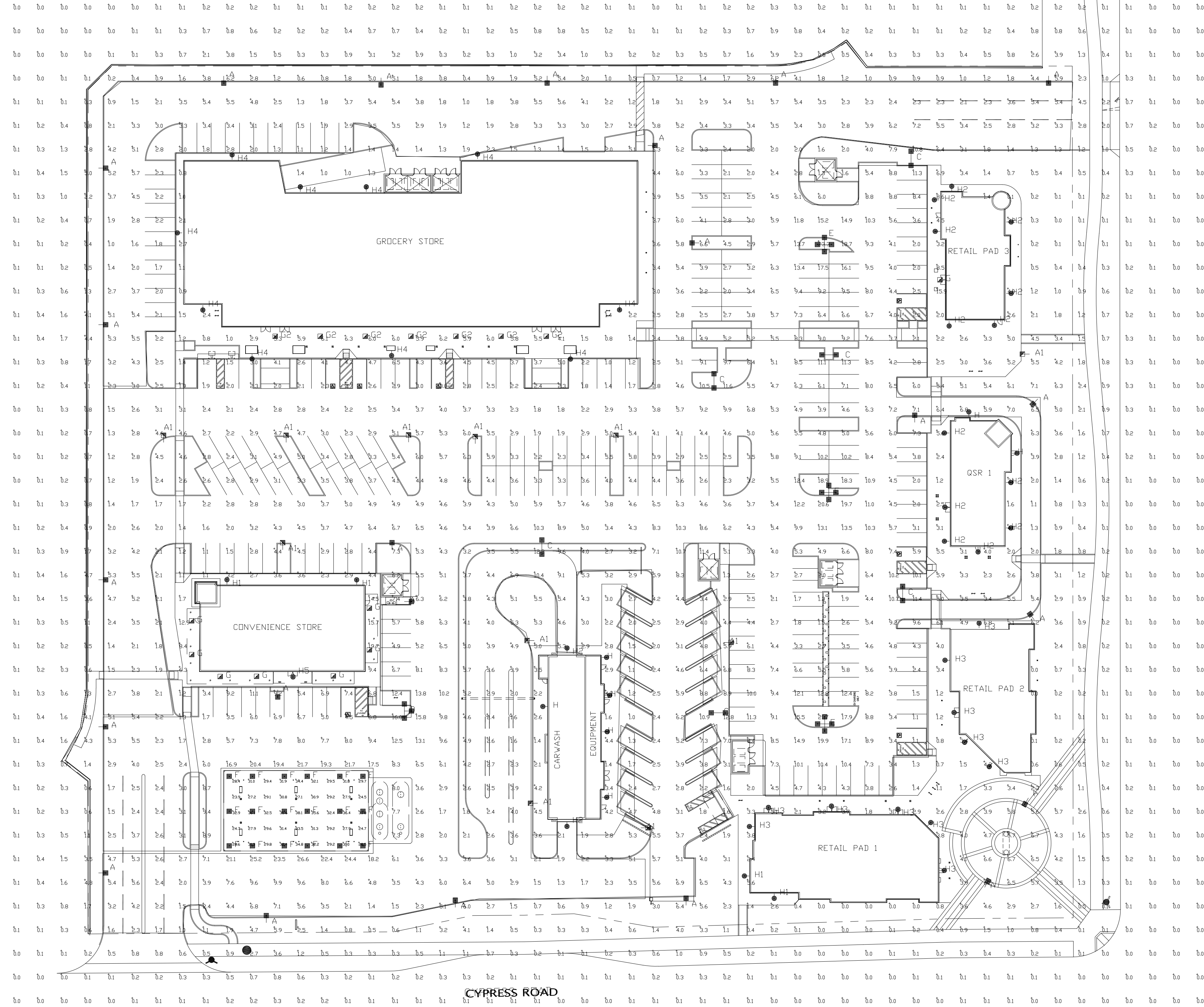
SD2  
SHEET OF

S:\1-Projects\20-50122 Oakley\DWG's\Planning\20-50122-SD2.dwg modified by mmauser2 at Apr 29, 2021 - 11:08am



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	23	A	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-18'POLE+2'BASE	1.000	1.000	1.000	18904	135
	11	A1	SINGLE	SLM-LED-18L-SIL-5W-50-70CRI-SINGLE-18'POLE+2'BASE	1.000	1.000	1.000	18498	135
	1	B	2 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-D90-18'POLE+2'BASE	1.000	1.000	1.000	37808	270
	6	C	D180	SLM-LED-18L-SIL-FT-50-70CRI-D180-18'POLE+2'BASE	1.000	1.000	1.000	37808	270
	1	D	3 @ 90 DEGREE	SLM-LED-18L-SIL-FT-50-70CRI-T90-18'POLE+2'BASE	1.000	1.000	1.000	56712	405
	3	E	4 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-Q90-18'POLE+2'BASE	1.000	1.000	1.000	75616	540
	18	F	SINGLE	CRUS-SC-SS-50 MTD @ 16'-4"	1.000	1.000	1.000	13980	93
	8	G	SINGLE	XSL2-S-LED-50-SS-CW MTD @ 10'	1.000	1.000	1.000	6193	59.9
	7	G2	SINGLE	XSL2-S-LED-50-SS-CW MTD @ 22'	1.000	1.000	1.000	6193	59.9
	7	H	SINGLE	AD-12L-40-GWT MTD @ 9'	1.000	1.000	1.000	1149	9.3
	4	H1	SINGLE	AD-12L-40-GWT MTD @ 10'	1.000	1.000	1.000	1149	9.3
	15	H2	SINGLE	AD-12L-40-GWT MTD @ 11'	1.000	1.000	1.000	1149	9.3
	11	H3	SINGLE	AD-17L-40-GWT MTD @ 12'-6"	1.000	1.000	1.000	1570	12.8
	10	H4	SINGLE	AD-17L-40-GWT MTD @ 16'	1.000	1.000	1.000	1570	12.8
	1	H5	SINGLE	AD-17L-40-GWT MTD @ 17'-6"	1.000	1.000	1.000	1570	12.8

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
ALL CALC POINTS	Illuminance	Fc	3.04	26.6	0.0	N.A.
GAS CANOPY	Illuminance	Fc	30.67	38.1	23.9	1.28
INSIDE CURB	Illuminance	Fc	4.97	26.6	0.9	5.52



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 luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 11600.9

**SD1-L**

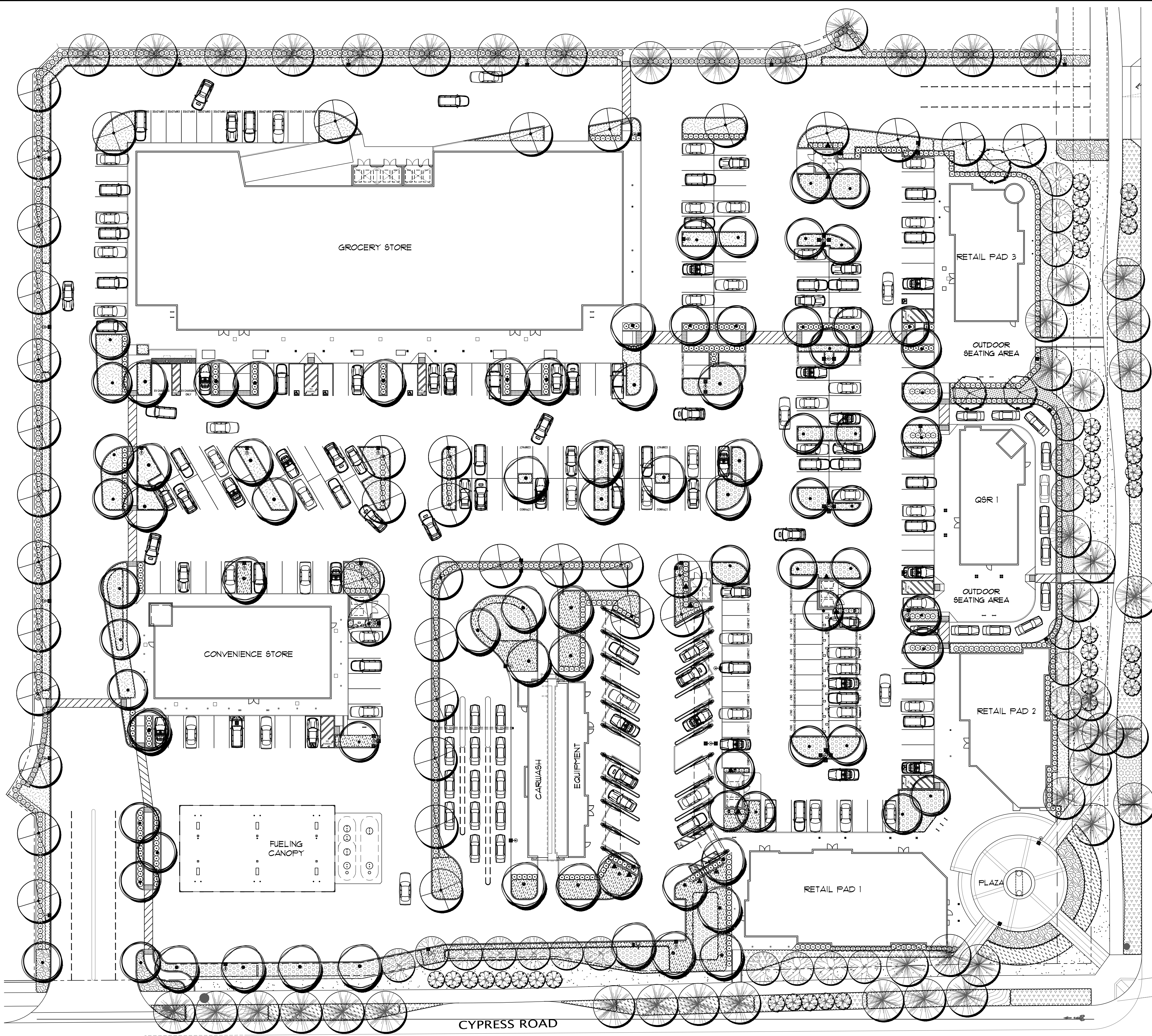
LIGHTING PROPOSAL LD-153326-1

C-STORE  
CYPRESS ROAD & SELLERS AVE  
DAKLEY, CA

DATE: 25-21 REV: 02-21 SHEET 1 OF 1

SCALE: 1"=40'



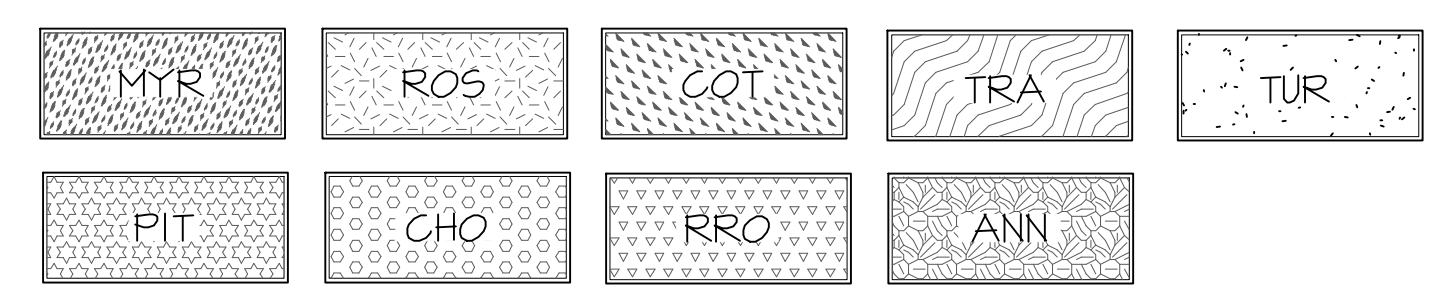


**PLANTING LEGEND**

Tree		Size	H2O	Qty
Botanical Name	Common Name			
Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	15 Gal	L	40
Jacaranda mimosifolia	Jacaranda	15 Gal	L	45
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15 Gal	L	40
Lagerstroemia indica 'Tuscarora'	Crape Myrtle	15 Gal	L	3
Street Trees				
Acer Rubrum 'Red Sunset'	Red Maple	15 Gal	M	51
Ginkgo Biloba 'Autumn Gold'	Maidenhair Tree	15 Gal	M	20
Cercis canadensis	Eastern Redbud	15 Gal	L	26

Shrubs and Vines		Size	H2O	Qty
Botanical Name	Common Name			
Screen Shrubs				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal	L	403
Dodonaea viscosa	Hopseed Bush	5 Gal	L	363
Xylosma congestum	Shiny Xylosma	5 Gal	L	382
Hedge and Shrubs				
Ligustrum texanum*	Waxleaf Privet	5 Gal	L	231
Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 Gal	L	105
Rhaphiolepis indica 'Springtime'	Springtime Rhaphiolepis	5 Gal	L	145
Abelia x grandiflora 'Abelops'	Sunshine Daydream Abelia	5 Gal	L	177
Pittosporum undulatum*	Victorian Box	5 Gal	L	102
*Maintain shrubs at a maximum height of 3 Feet.				
Vines				
Parthenocissus tricuspidata	Boston Ivy	1 Gal	L	24

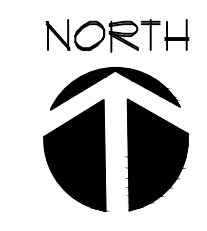
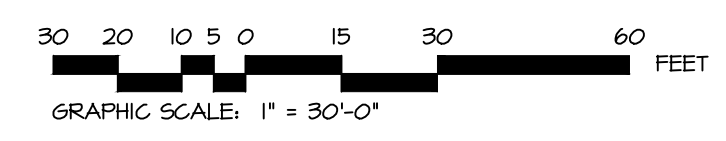
Ground Cover		Size/Spicy	H2O	Qty
SYM	Botanical Name	Common Name		
ROS	Rosmarinus offic. 'Huntington Carpet'	Rosemary	1 Gal @36"oc	L 562
MYR	Myoporum parvif. 'Putah Creek'	Prostrate Myoporum	1 Gal @36"oc	L 552
COT	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	1 Gal @36"oc	L 483
TRA	Trachelospermum jasminoides	Star Jasmine	1 Gal @36"oc	M 286
RRO	Rosa 'Flower Carpet Red'	Red GC Rose	1 Gal @36"oc	L 560
PIT	Pittosporum T. 'Creme De Mint'	Dwarf Pittosporum	5 Gal @36"oc	M 223
CHO	Chondropetalum elephantinum	Large Cape Rush	5 Gal @48"oc	L 652
TUR	Agrostis pallens	Native Bentgrass	Sod	16,262sf
ANN	Annual Flowers			



**PLANTING NOTES**

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All Planting and Irrigation shall comply with Water Efficient Landscape Ordinance.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Landscaping shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION: Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques.

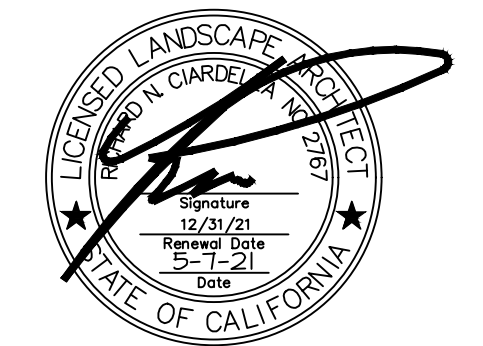
**1 PRELIMINARY LANDSCAPE PLAN**  
1" = 30'-0"



**Parking Lots Shade Calculation**

Parking Lot Surface (sf)	186,000
50% SHADE AREA REQUIRED (sf)	93,000
TOTAL SHADE AREA PROVIDED (sf)	111,397
PERCENT SHADE	59.84%

**Giardella associates**  
Landscape Architecture  
Urban Design  
PO Box 3745  
200 Clock Tower Place  
Suite D100-A  
Carmel by the Sea, CA 93921  
Tel 831 624 6100  
Tel 650 326 6100  
ca@giardella-assoc.com



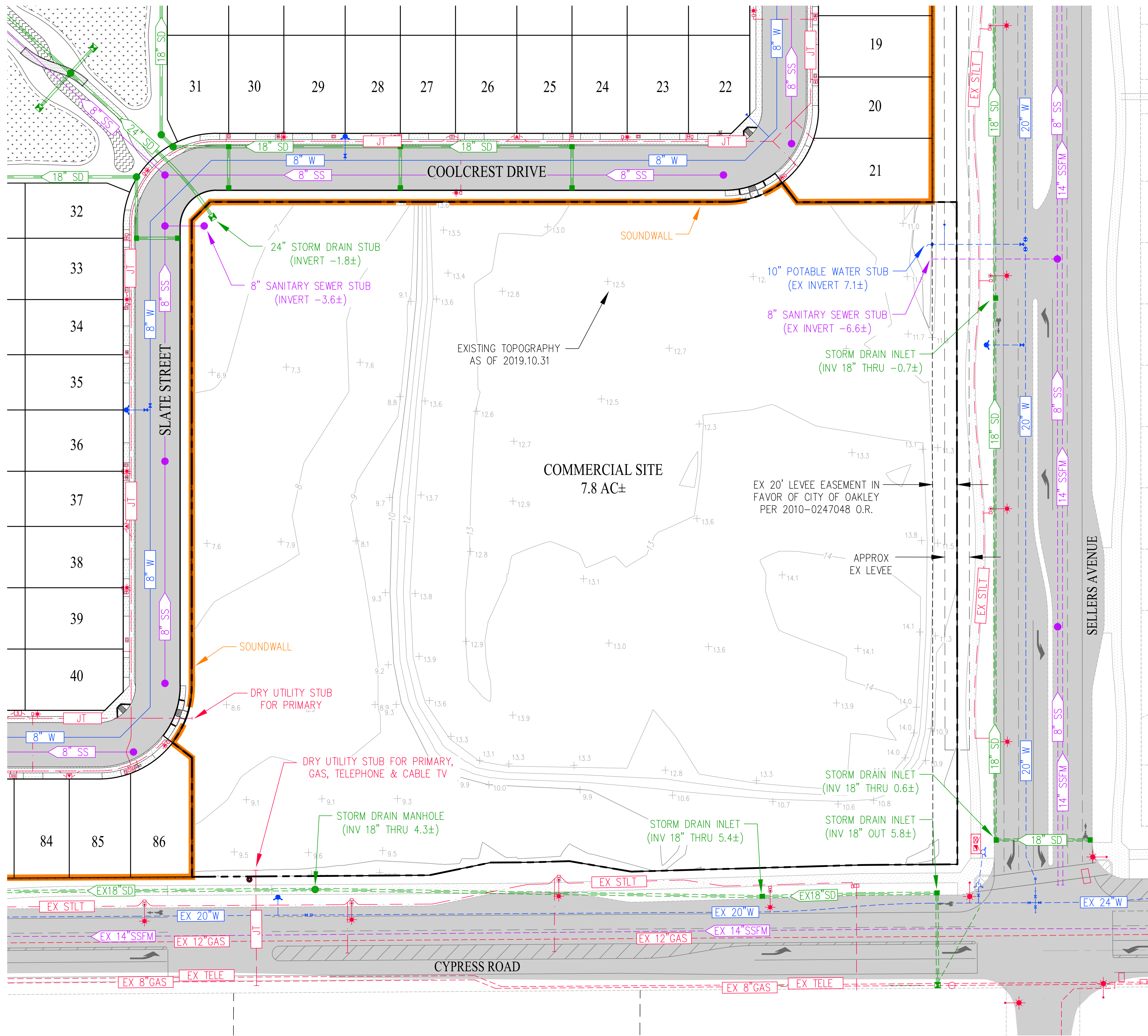
**M I Architects**  
M I Architects, Inc.  
ARCHITECTURE  
PLANNING  
MANAGEMENT  
DESIGN  
2221 OLYMPIC BLVD.,  
SUITE 100  
WALNUT CREEK, CA  
94595  
925-287-1174 Tel  
925-443-1581 Fax  
925-878-4875 Cell  
mithana@miarchitect.com  
www.miarchitect.com

**GAS STATION, CONVENIENCE STORE, CARWASH  
GROCERY STORE, GSR, & RETAIL  
NAC CYPRESS ROAD & SELLERS AVENUE  
OAKLEY, CALIFORNIA**

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
ISSUED FOR PLANNING	
NO. DATE DESCRIPTION	
PRELIMINARY LANDSCAPE PLAN	
PROJECT # 20-50122	
DRAWN: EMQ CHECKED: MII	
SCALE: AS NOTED DATE: 12-07-20	

**LA1**

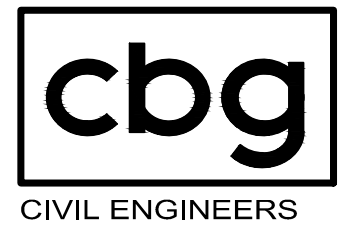
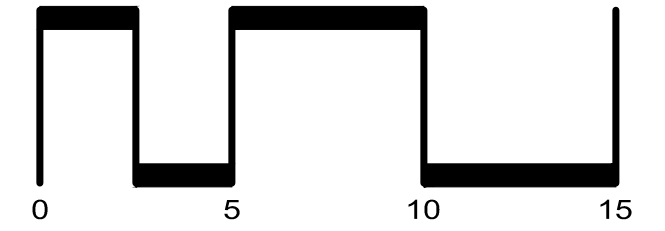
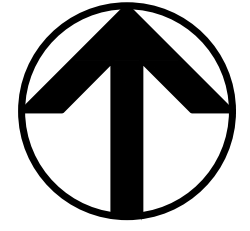




LEGEND	
	SD STORM DRAIN
	SS SANITARY SEWER
	W POTABLE WATER
	JT DRY UTILITY
	STLT STREET LIGHT
	TELE TELEPHONE

# COMMERCIAL SITE EXISTING CONDITIONS WOODBURY

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: DECEMBER 1, 2020



SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBANDG.COM  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

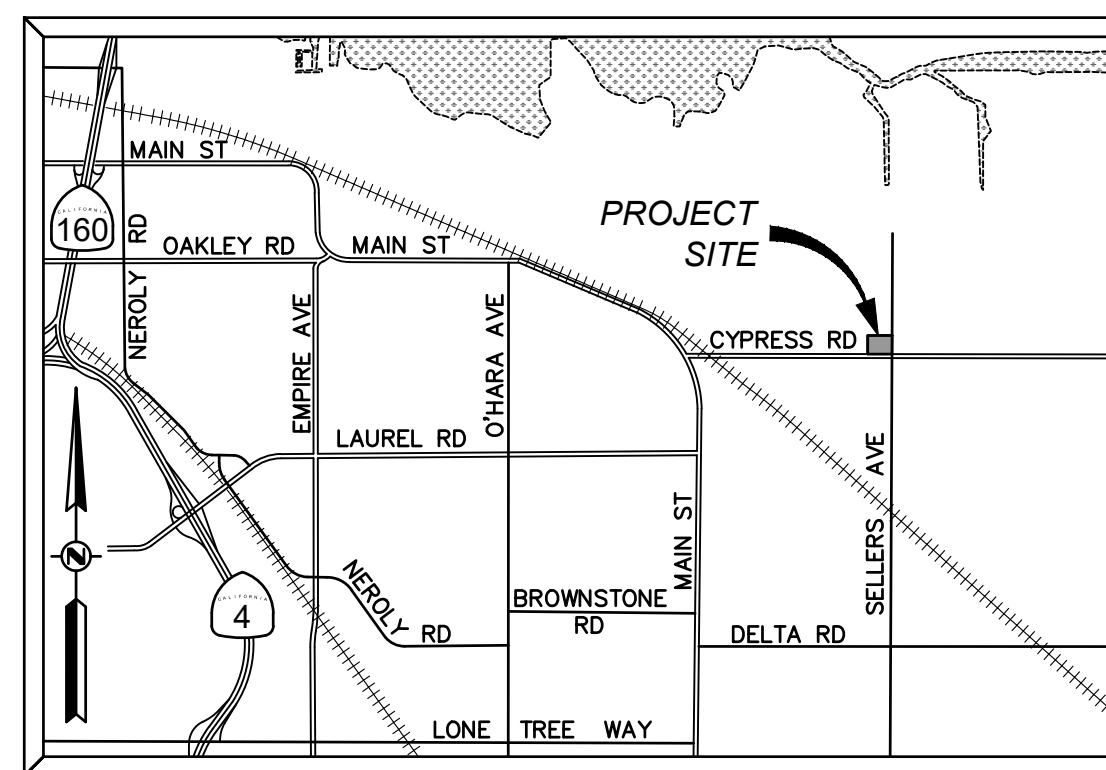


# PRELIMINARY SITE IMPROVEMENT PLANS

## NW CORNER CYPRESS ROAD & SELLERS AVENUE

### OAKLEY, CA

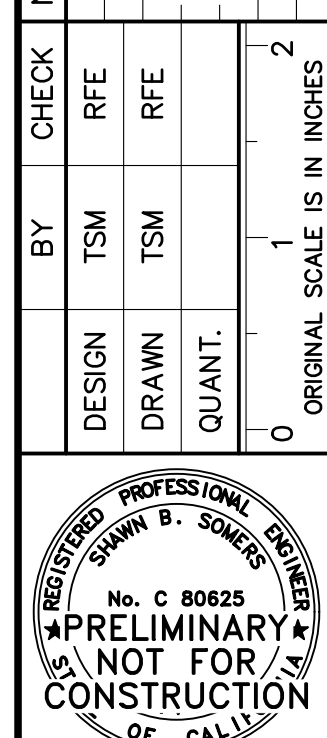
#### APN: 037-192-038-0



#### SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
- C3 PRELIMINARY WATER & SANITARY SEWER PLAN
- C4 PRELIMINARY STORMWATER QUALITY PLAN

BY	DATE	REVISION	NO.	CHECK	NO.
TSM				RFE	
DESIGN				TSM	
DRAWN				RFE	
QUANT.					
0 ORIGINAL SCALE IS IN INCHES 2					



**RFE ENGINEERING, INC.**  
 Civil Engineers - Planners - Surveyors  
 2260 Douglas Blvd, Suite 160, Roseville, CA 95681  
 Ph: 916-772-7800 Fax: 916-772-7804  
 www.RFEengineering.com

**AU ENERGY, LLC**  
 CONTACT: SUNNY GOYAL  
 41805 ALBRAE STREET  
 FREMONT, CA 94538  
 PHONE: (510) 270-3411

**CYPRESS & SELLERS CENTER**  
 OAKLEY, CA

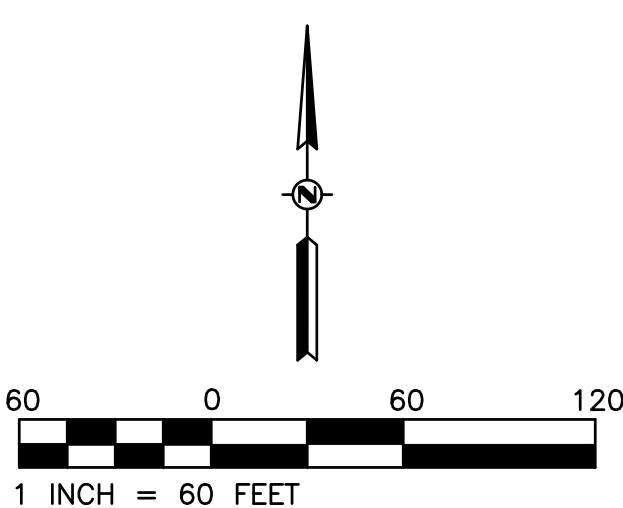
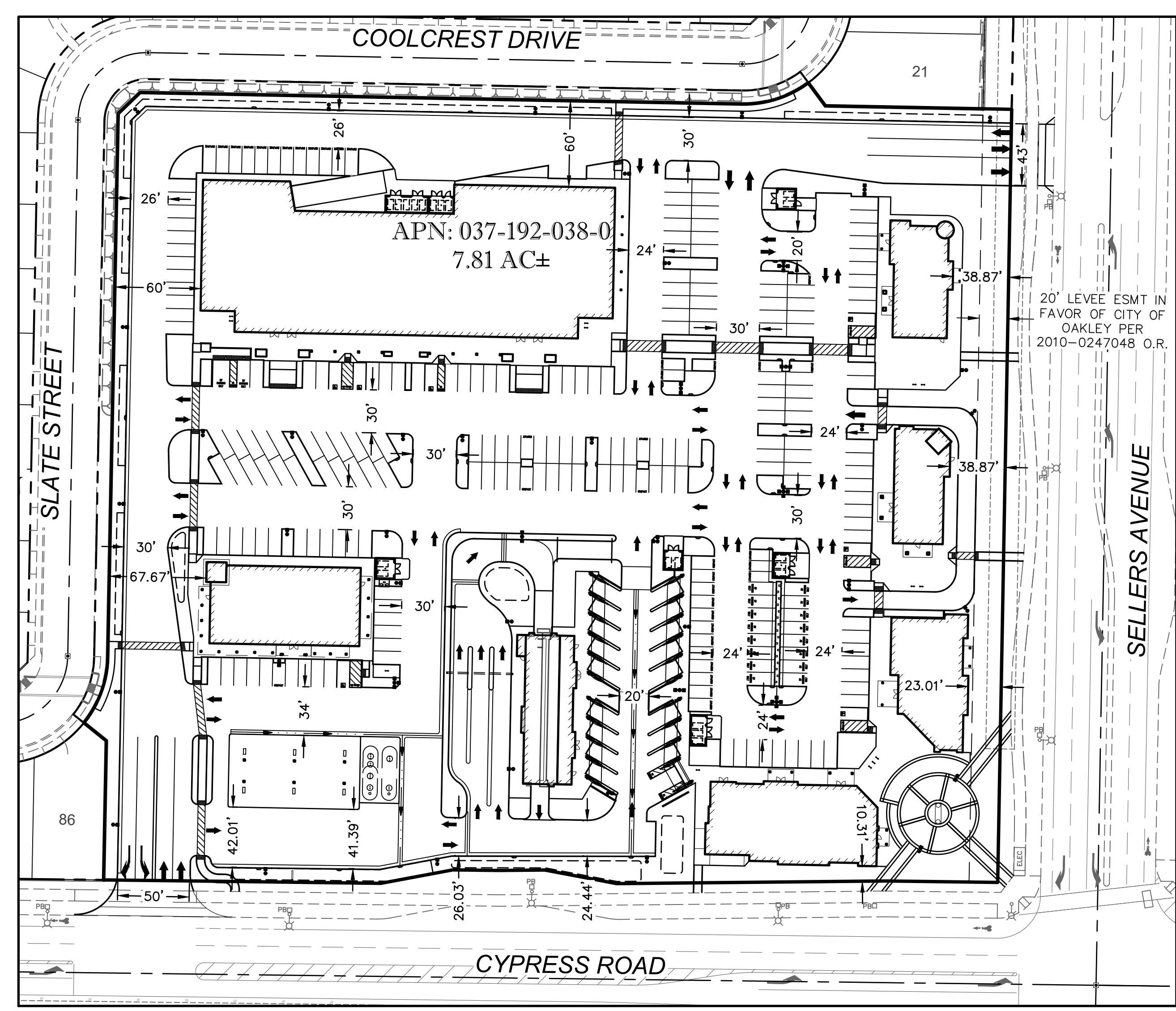
**PRELIMINARY SITE PLAN**

Sheet  
**C1**  
 1 of 4  
 5/8/2021

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH	⊙	⊙
DRAINAGE INLET	⊠	⊠
CULVERT WITH FES	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	⊙	⊙
SSCO	⊙	⊙
FIRE HYDRANT	⊙	⊙
PIV	⊙	⊙
FDC	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
CONCENTRIC REDUCER	---	---
BACKFLOW PREVENTION ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	---	---
AIR RELEASE VALVE	---	---
BLOW OFF ASSEMBLY	---	---
PIPE CAP	---	---
GAS VALVE	---	---
TELEPHONE MH	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
SITE LIGHT	---	---
JUNCTION/PULL BOX	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
SIGN	---	---
FENCE	---	---
RETAINING WALL	---	---
BLOCK WALL	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---

#### ABBREVIATIONS:

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE
AC	ASPHALT CONCRETE	FL	FLOW LINE	PL	PROPERTY LINE
ARV	AIR RELEASE VALVE	FOC	FACE OF CURB	POC	POINT OF CONNECTION
BC	BEGIN CURVE	FP	FINISH PAVEMENT	PT	POINT OF TANGENCY
BCR	BEGIN CURVE RETURN	FS	FIRE SPRINKLER	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	GB	GRADE BREAK	PVI	POINT OF VERTICAL INTERSECTION
BOC	BACK OF CURB	GR	GRATE ELEVATION	RC	RELATIVE COMPACTION
BOW	BACK-OF-WALK	GV	GATE VALVE	RCR	REINFORCED CONCRETE PIPE
BVC	BEGIN VERTICAL CURVE	GVW	GROSS VEHICLE WEIGHT	ROW	RIGHT-OF-WAY
BW	BOTTOM OF WALL	HC	HANDICAP	RT	RIGHT TURN OR RIGHT
CAB	CABINET	HCR	HANDICAP RAMP	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
CONC	CONCRETE	HDPE	HIGH DENSITY POLYETHYLENE	RW	RETAINING WALL
C&G	CURB & GUTTER	HP	HIGH POINT	SDMH	STORM DRAIN MANHOLE
CG&S	CURB, GUTTER & SIDEWALK	IRR	IRRIGATION	SD	STORM DRAIN
CH	CHORD	INV	INVERT	SE	SOUTHEAST
C	CENTERLINE	I.E.	INVERT ELEVATION	SS	SANITARY SEWER
CMP	CORRUGATED METAL PIPE	JP	JOINT POLE	SSCO	SANITARY SEWER CLEAN OUT
CR	CURB RETURN	L	LENGTH	SSMH	SANITARY SEWER MANHOLE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	LF	LINEAL FEET	SWCT	SAWCUT
DI	DRAIN / DROP INLET	LIP	LIP OF GUTTER	SW	SIDEWALK OR SOUTHWEST
DIP	DUCTILE IRON PIPE	LP	LOW POINT	STA	STATION
DS	DOWN SPOUT	LT	LEFT TURN OR LEFT	TC	TOP OF CURB
(E)	EXISTING	MAX	MAXIMUM	TS	TOP OF SIDEWALK
EC	EDGE CURVE	MH	MAINTENANCE HOLE	TW	TOP OF WALL
ECR	END CURB RETURN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
EP	EDGE OF PAVEMENT	NW	NORTHWEST	W	WATER
ETW	EDGE OF TRAVELED WAY	NE	NORTHEAST	WV	WATER VALVE
EVC	END OF VERTICAL CURVE	OC	ON CENTER	WM	WATER METER
FDC	FIRE DEPARTMENT CONNECTION	OH	OVERHEAD	WWF	WELDED WIRE FABRIC
FF	FINISH FLOOR	OHT&E	OVERHEAD TELEPHONE & ELECTRIC	VCP	VITRIFIED CLAY PIPE
FG	FINISHED GROUND	OMP	OPEN METAL PIPE	VIF	VERIFY-IN-FIELD
FGBW	FINISHED GROUND @ BOT. WALL	(P)	PROPOSED		
FGTW	FINISHED GROUND @ TOP OF WALL	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE		



**811**

Know what's below.  
 Call before you dig.  
 or (800) 227-2600

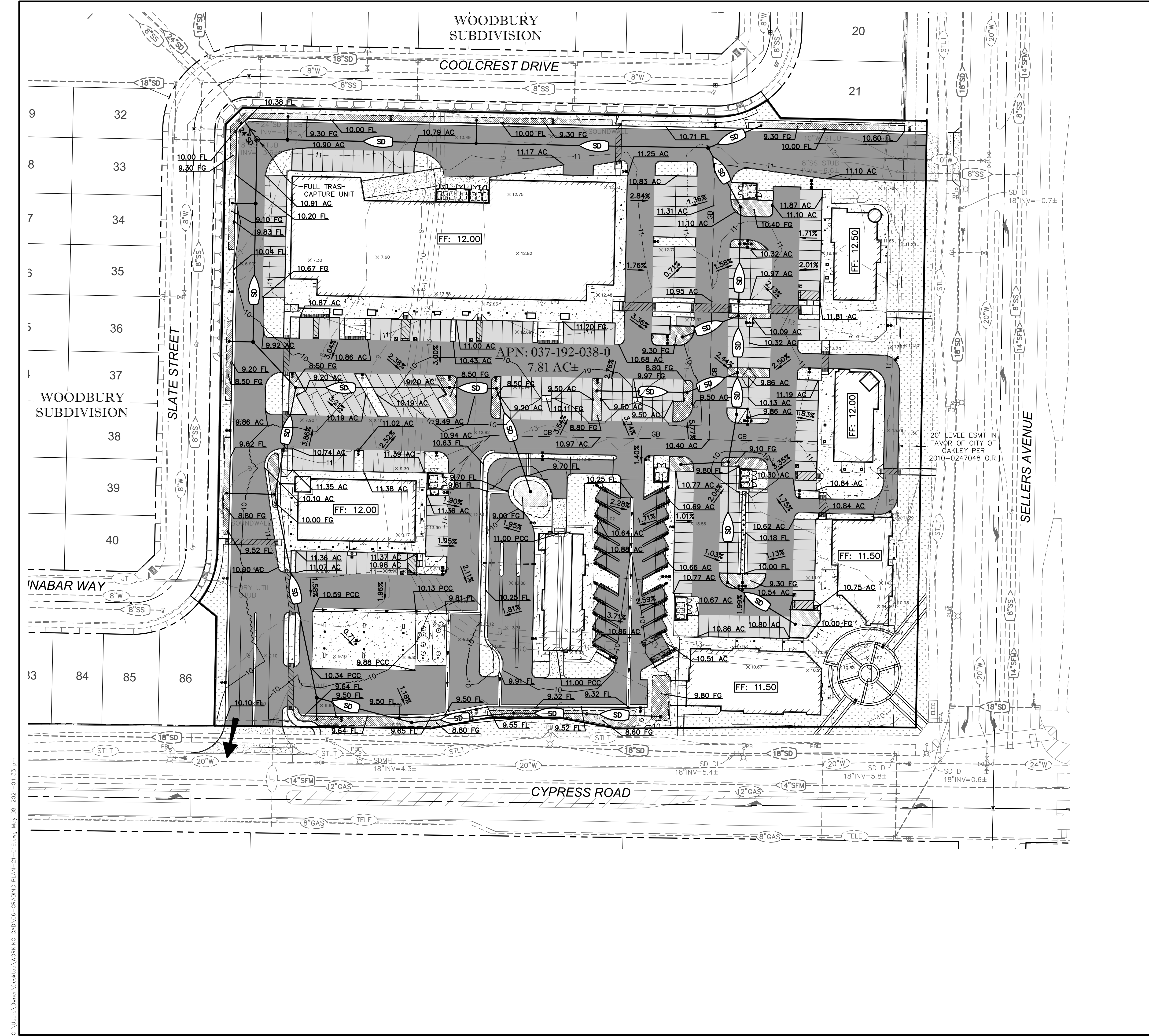
TOTAL DISTURBED AREA: 8.21 AC
<b>PRELIMINARY EARTHWORK SUMMARY</b>
CUT: 22,900 CY
FILL: 4,800 CY
NET: 18,100 CY EXPORT
NOTE: EARTHWORK QUANTITIES ARE PRELIMINARY AND ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

UTILITY	UTILITY COMPANY	REPRESENTATIVE	PHONE
TELEPHONE	AT&T	MARSHALL JOHNSON	(213) 633-3122
GAS	PG&E	ENGINEERING	(877) 743-7782
ELECTRIC	PG&E	ENGINEERING	(877) 743-7782
FIRE	EAST CONTRA COSTA FIRE PROTECTION	STEVE AUBERT	(925) 250-5758
WATER	DIABLO WATER DISTRICT	CHRISTINE BELLECI	(925) 625-0588
SEWER	IRONHOUSE SANITARY DISTRICT	DOMINICK GARDINER	(925) 625-2279
CABLE T.V.	COMCAST	MARTINA GOMEZ	(925) 424-0278
DRAINAGE	CITY OF OAKLEY	CHRISTINE KELLER	(925) 625-7037
U.S.A.	UNDERGROUND SERVICE ALERT		1-800-227-2600

**UTILITY NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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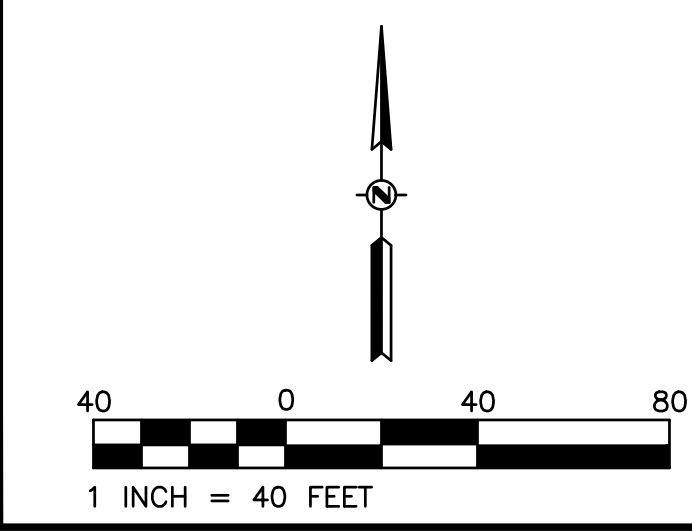


**LEGEND:**

AC DRIVE AISLE	[Symbol]	SPOT ELEVATION (ABBREVIATION)	13.34 FG
AC PARKING	[Symbol]	MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC	[Symbol]	INTERMEDIATE CONTOURS	25
LIGHT DUTY PCC	[Symbol]	INDEX CONTOUR	XX"SD
LANDSCAPING	[Symbol]	STORM DRAIN PIPE	[Symbol]
BIORETENTION PLANTERS	[Symbol]	DRAINAGE INLET	[Symbol]
RETAINING WALL	[Symbol]	STORM DRAIN MANHOLE	[Symbol]
BLOCK WALL	[Symbol]	SURFACE FLOW / DRAINAGE FLOW	[Symbol]
TRUNCATED DOMES	[Symbol]	OVERLAND RELEASE	[Symbol]
GRADE BREAK LINE	GB		
FINISHED FLOOR ELEVATION	FF: 12.00		

**GENERAL GRADING AND DRAINAGE NOTES:**

1. ALL VALVES, MANHOLES, CLEANOUTS, D'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING AND PAVING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED), WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
5. ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
6. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.



**811**  
Know what's below.  
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or (800) 227-2600

**NOT FOR CONSTRUCTION**

BY	CHECK NO.	REVISION	DATE	APPROVED
DESIGN	TSM	RFE		
DRAWN	TSM	RFE		
QUANT.				

0 ORIGINAL SCALE IS IN INCHES 2

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**AU ENERGY, LLC**  
CONTACT: SUNNY GOYAL  
47805 ALBRAE STREET  
FREMONT, CA 94538  
PHONE: (510) 270-3411

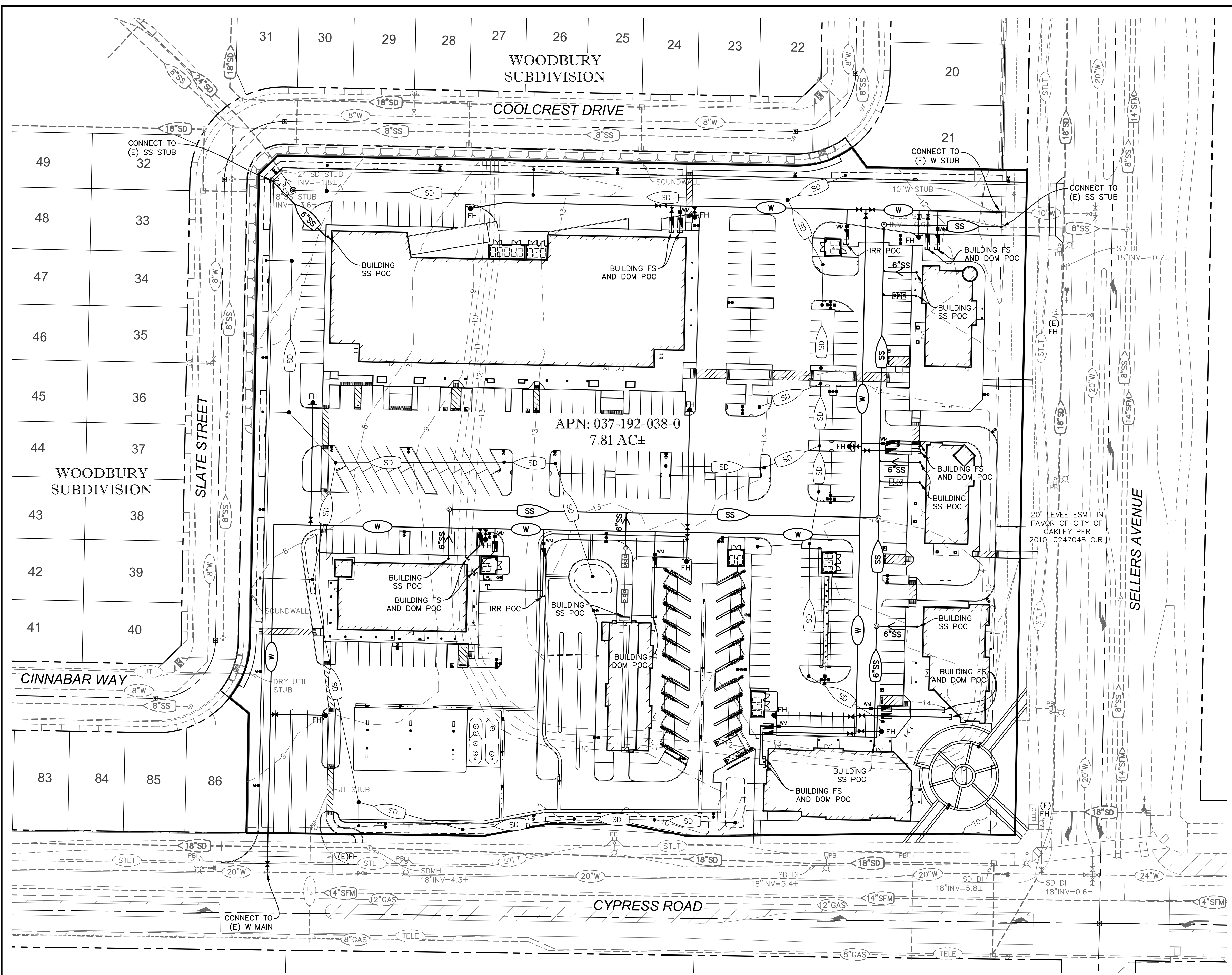
**CYPRESS & SELLERS CENTER OAKLEY, CA**  
**PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN**

Sheet **C2**  
2 of 4  
5/8/2021

RFE PROJECT 21-019 - CYPRESS AND SELLERS, OAKLEY, CA



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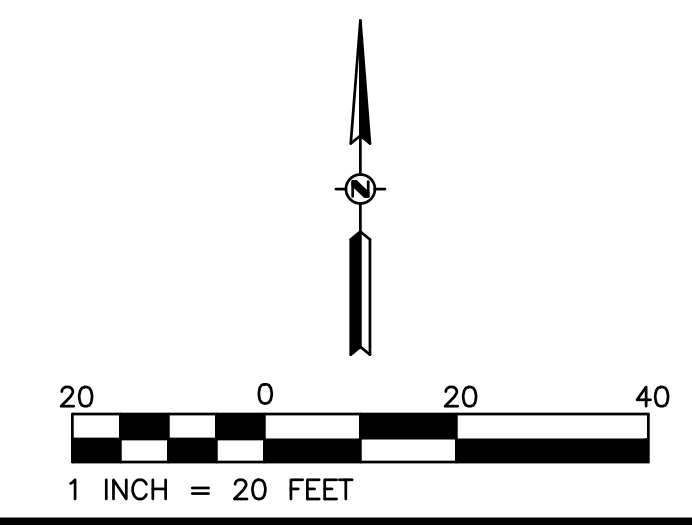


DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		
WATER METER		
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER		
STREET LIGHT		
FITTINGS		

90° TEE 45° 22.5° 11.25°  
 1 2 3 4

**UTILITY GENERAL NOTES:**

- CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY/COUNTY/AGENCY STANDARDS.
- THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
- ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY/COUNTY. TRENCH RESTORATION CONSTRUCTED PER CITY/COUNTY SPECIFICATIONS.
- WATERLINES TO BE INSTALLED WITH 36" MIN. COVER.
- ALL SEWER MAINS SHALL BE CONSTRUCTED WITH SDR-35 PVC PIPE.
- SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
- WATERLINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MIN. 12" CLEAR FROM OUTER DIAMETER OF PIPE.
- ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY/COUNTY/AGENCY STANDARDS.



Know what's below.  
 Call before you dig.  
 or (800) 227-2600

BY	CHECK NO.	DATE	BY	APPR'D
DESIGN	TSM	RFE	DESIGN	TSM
DRAWN	QUANT.	0	DRAWN	QUANT.
0	0	0	0	0

ORIGINAL SCALE IS IN INCHES

**NOT FOR CONSTRUCTION**

**REGISTERED PROFESSIONAL ENGINEER**  
 No. C 80625  
**PRELIMINARY NOT FOR CONSTRUCTION OF CALL**

**RFE ENGINEERING, INC.**  
 civil Engineers • Planners • Surveyors  
 2260 Douglas Blvd., Suite 160, Roseville, CA 95661  
 Ph: 916-772-7200 Fax: 916-772-7804  
 www.rfeengineering.com

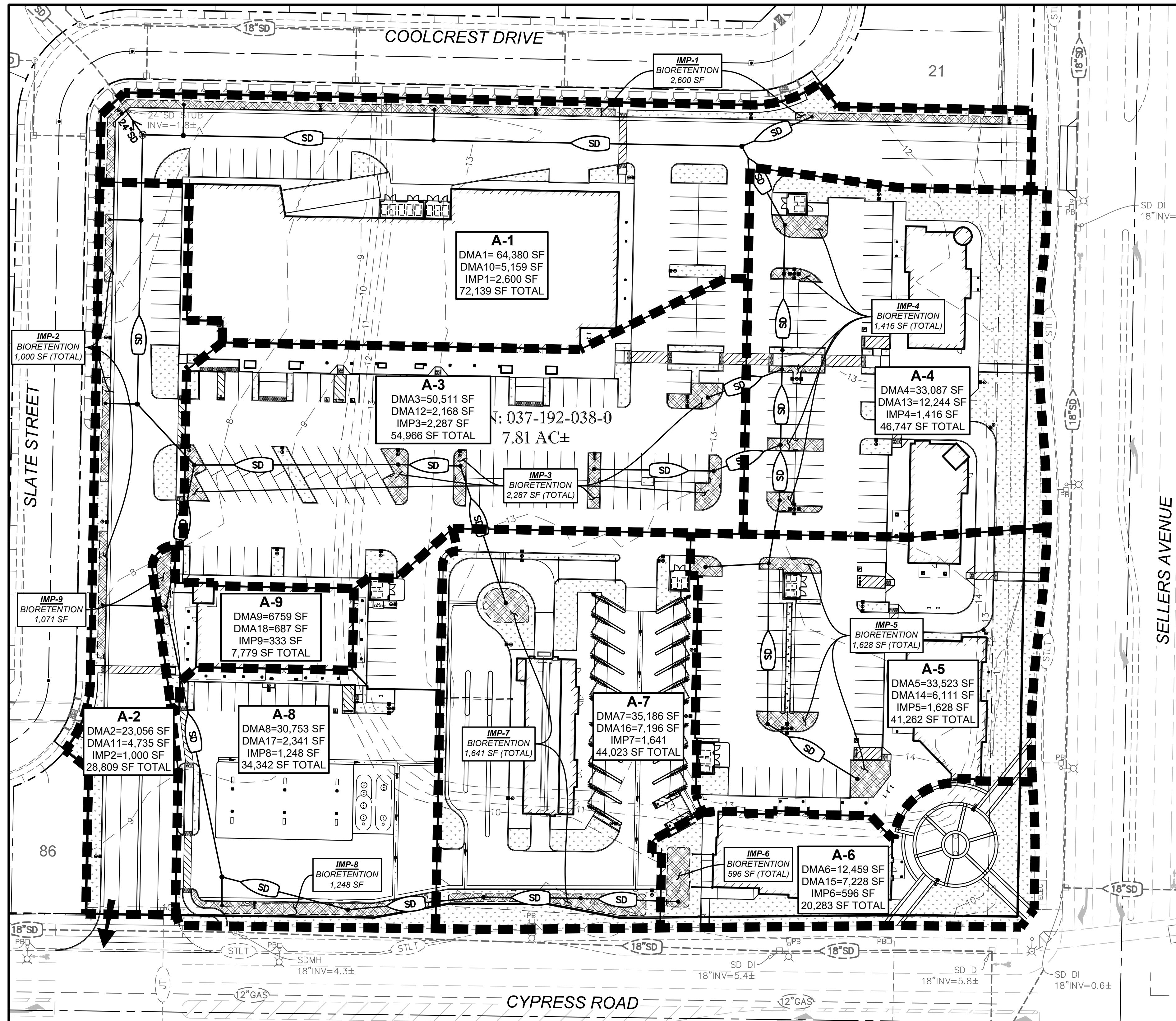
**AU ENERGY, LLC**  
 CONTACT: SUNNY GOVAL  
 41805 ALBRAE STREET  
 FREMONT, CA 94538  
 PHONE: (510) 270-3411

**CYPRESS & SELLERS CENTER OAKLEY, CA**  
**PRELIMINARY WATER & SANITARY SEWER PLAN**

Sheet  
**C3**  
 3 of 4  
 5/8/2021

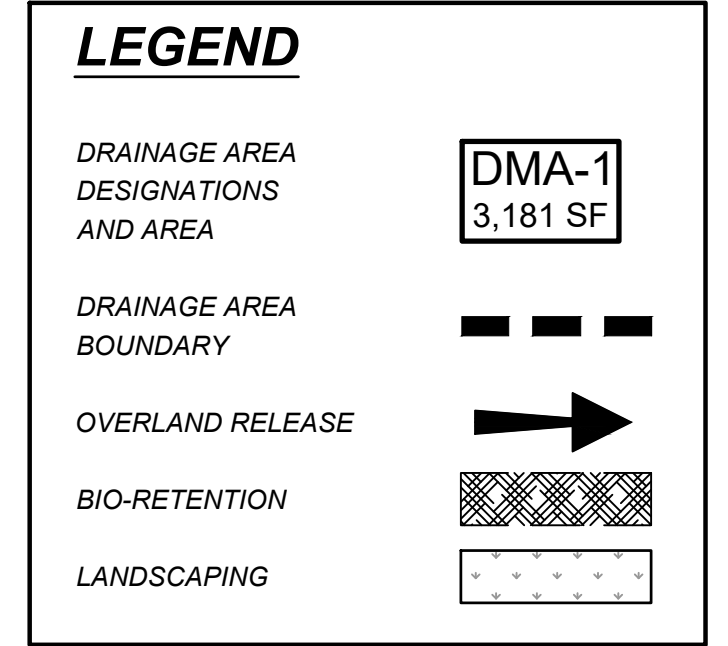
RFE PROJECT 21-019 - CYPRESS AND SELLERS, OAKLEY, CA





**SOURCE CONTROL MEASURES**

- MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
- PLUMB INTERIOR FLOOR DRAINS TO SANITARY SEWER.
- RETAIN EXISTING VEGETATION AS PRACTICABLE.
- LANDSCAPING:
  - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST-AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
  - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
  - USE EFFICIENT IRRIGATION SYSTEM, DESIGN TO MINIMIZE RUNOFF.
- REFUSE AREAS:
  - PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC., DESIGNED TO PREVENT STORMWATER RUN-ON AND RUNOFF.
- FUELING AREAS:
  - FUELING AREAS SHALL HAVE IMPERMEABLE SURFACE THAT IS A) MINIMALLY GRADED TO PREVENT PONDING AND B) SEPARATED FROM THE REST OF THE SITE BY A GRADE BREAK.
  - CANOPY SHALL EXTEND AT LEAST 10 FT. IN EACH DIRECTION FROM EACH PUMP AND DRAIN AWAY FROM FUELING AREA.
- MISCELLANEOUS DRAIN OR WASH WATER:
  - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
  - ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
  - DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

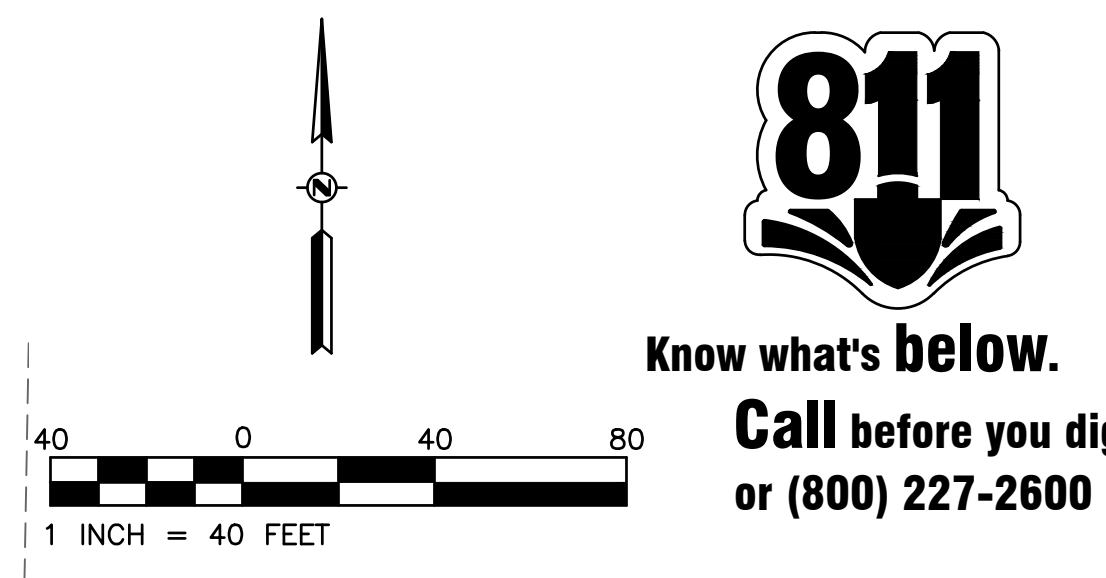


**PROJECT DATA**

Project Name/Number	Cypress and Sellers Commercial Center
Application Submittal Date	
Project Location	Northwest corner of Cypress Road and Sellers Avenue, Oakley, CA APN: 037-192-038-0
Name of Developer	AU Energy, LLC
Project Phase No.	N/A
Project Type and Description	Commercial development including: Grocery Store, Retail, Quick Serve Restaurant, Fuel Station with Convenience Store, and Carwash
Project Watershed	Dutch Slough - Big Break
Total Project Site Area	350,350 square feet; 8.04 acres
Total Area of Land Disturbed	353,861 square feet; 8.12 acres
Total New Impervious Surface Area	289,732 square feet; 6.65 acres
Total Replaced Impervious Surface Area	0 square feet; 0 acres
Total Pre-Project Impervious Surface Area	0 square feet; 0 acres
Total Post-Project Impervious Surface Area	289,732 square feet; 6.65 acres
50% Rule	Applies (>50% replaced impervious)
Project Density	0.17:1 (including fueling canopy)
Applicable Special Project Categories [Complete even if all treatment is LID]	None
Percent LID and non-LID treatment	100% LID
HMP Compliance	Hydromodification Exempt

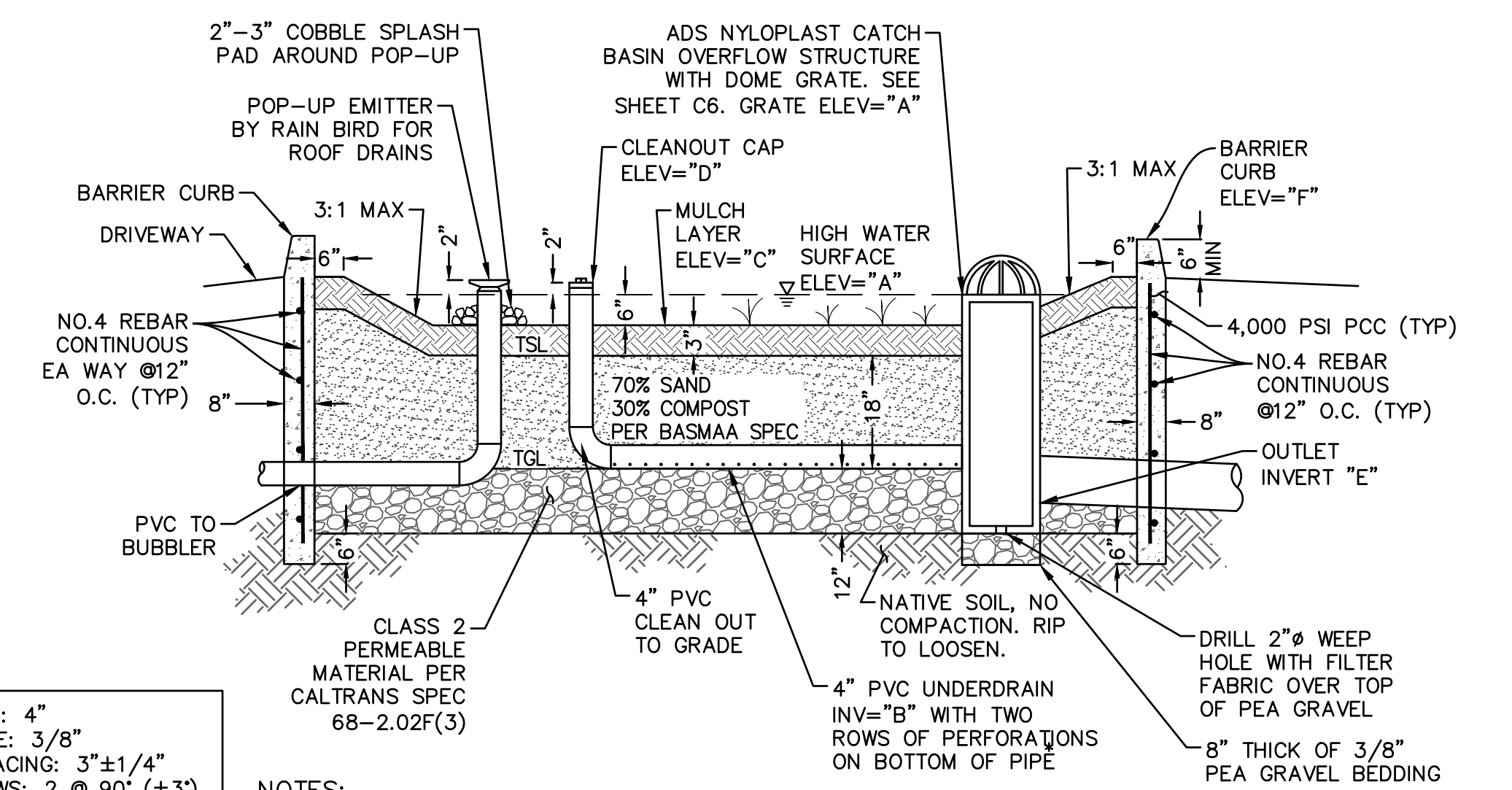
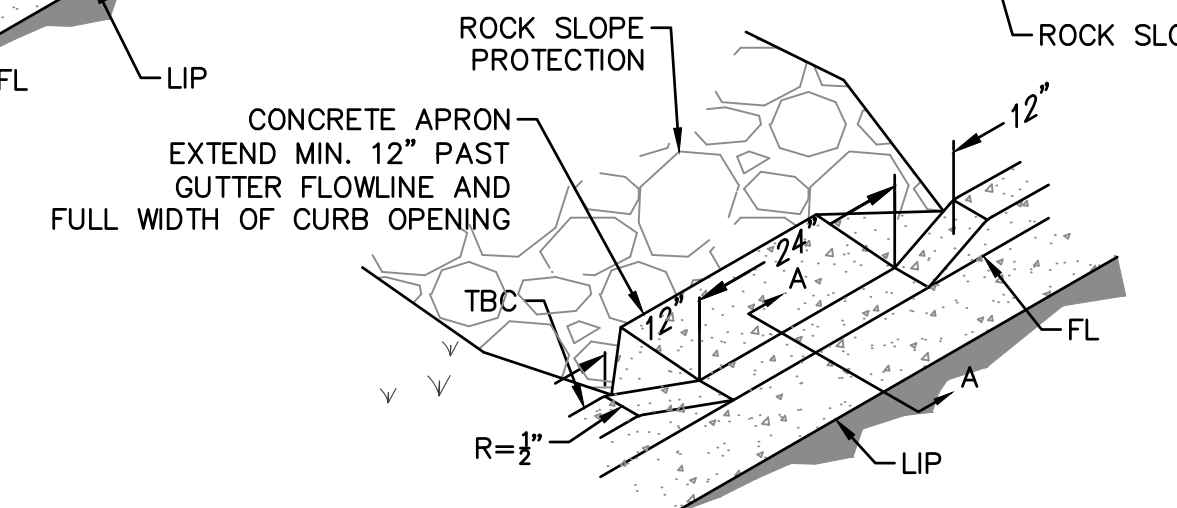
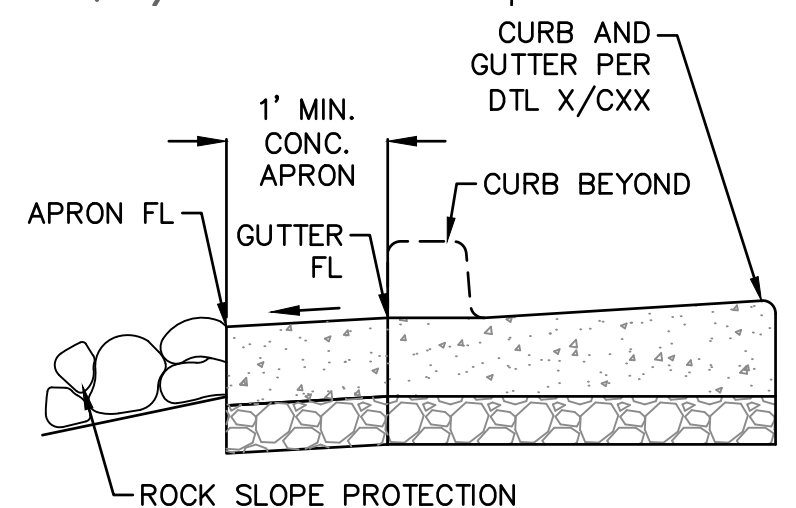
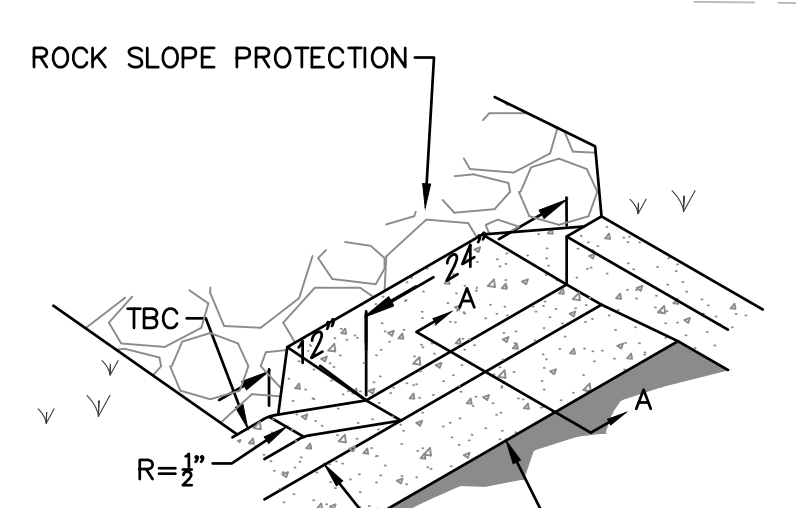
**Routine Maintenance Activities for Bioretention Areas**

No.	Maintenance Task	Frequency
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface bioretreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" - 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the inspection checklist.	Annually, before the wet season begins



**POST-CONSTRUCTION SUB-SHED AREAS (SF)**

SHED	IMPERVIOUS	PERVIOUS	TOTAL	% IMPERVIOUS
A-1	64,380	7,759	72,139	89.24%
A-2	23,074	5,735	28,809	80.09%
A-3	50,511	4,455	54,966	91.89%
A-4	33,087	13,660	46,747	70.78%
A-5	33,523	7,739	41,262	81.24%
A-6	12,459	7,824	20,283	61.43%
A-7	35,186	8,837	44,023	79.93%
A-8	30,753	3,589	34,342	89.55%
A-9	6,759	1,020	7,779	86.89%
<b>TOTAL</b>	<b>289,732</b>	<b>60,618</b>	<b>350,350</b>	<b>82.70%</b>

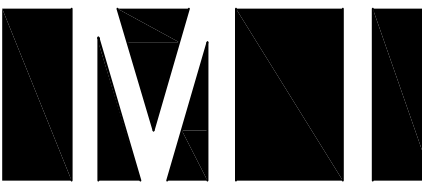


- NOTES:
- SEE LANDSCAPE PLANS FOR VEGETATION.
  - PLANTING SURFACE SHALL BE LEVEL ACROSS PLANTER.
  - SEE PLAN FOR LOCATIONS OF UNDERDRAIN PIPE, OVERFLOW DRAIN, AND OUTLET STRUCTURE.
  - LANDSCAPING AND IRRIGATION SHALL BE DESIGNED AND INSTALLED PER APPENDIX B OF THE CCC WATER PROGRAM STORM WATER C.3 GUIDEBOOK, 7TH EDITION OR APPROVED EQUAL.

**BIO-RETENTION PLANTER TYPICAL PROFILE**  
NOT TO SCALE

**NOT FOR CONSTRUCTION**  
 PRELIMINARY QUALITY PLAN  
 AU ENERGY, LLC  
 CONTACT: SUNNY GOYAL  
 47805 ALBRAE STREET  
 FREMONT, CA 94538  
 PHONE: (510) 270-3471  
 SHEET C4  
 4 of 4  
 5/8/2021



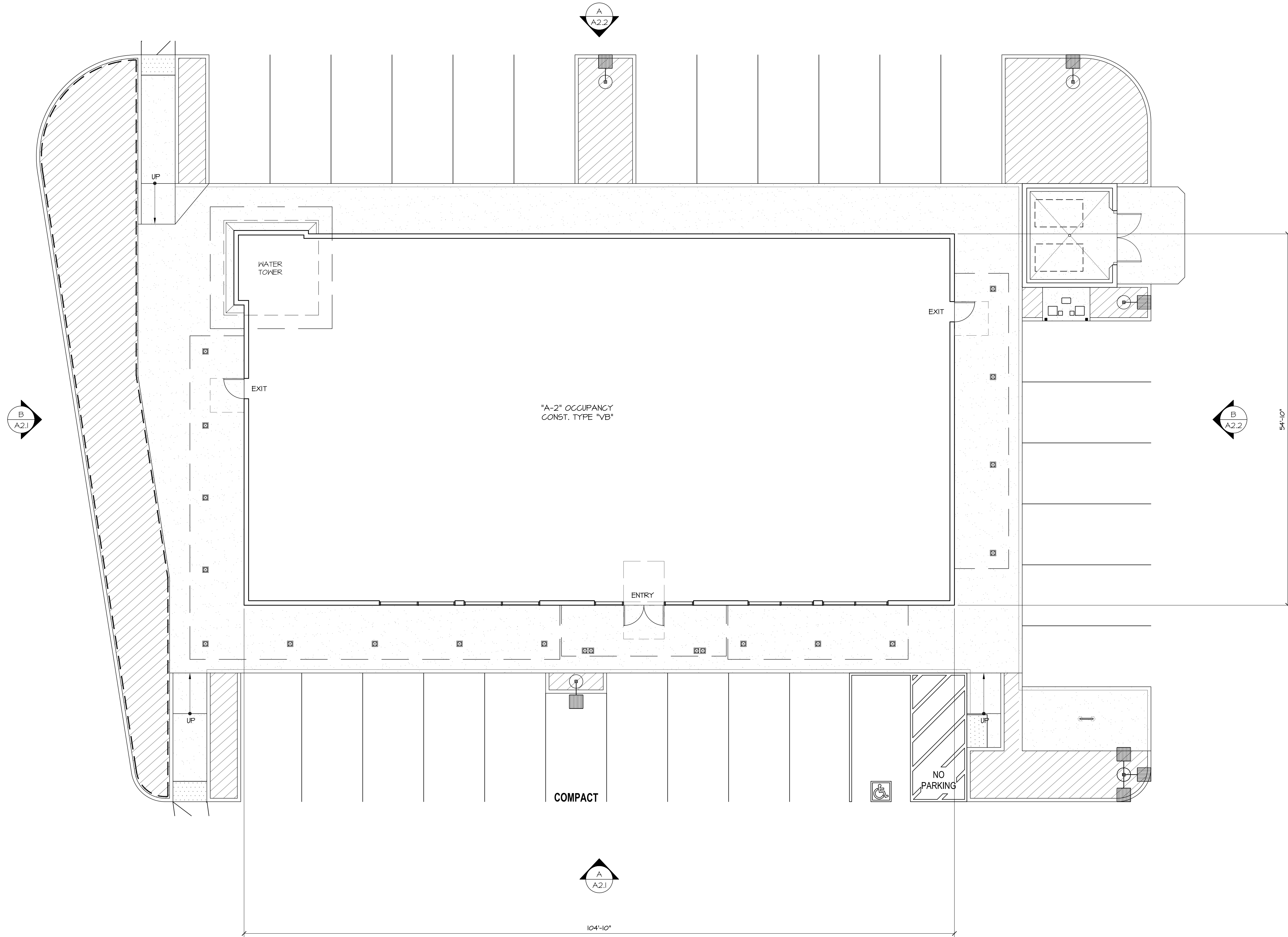


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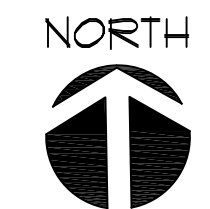
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**1 FLOOR PLAN**  
1/8" = 1'-0"



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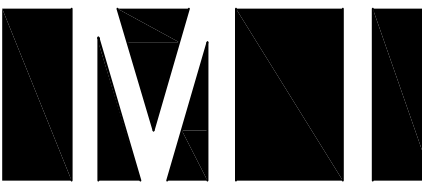
NO.	DATE	DESCRIPTION

CONVENIENCE STORE  
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PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A1.1**

SHEET OF





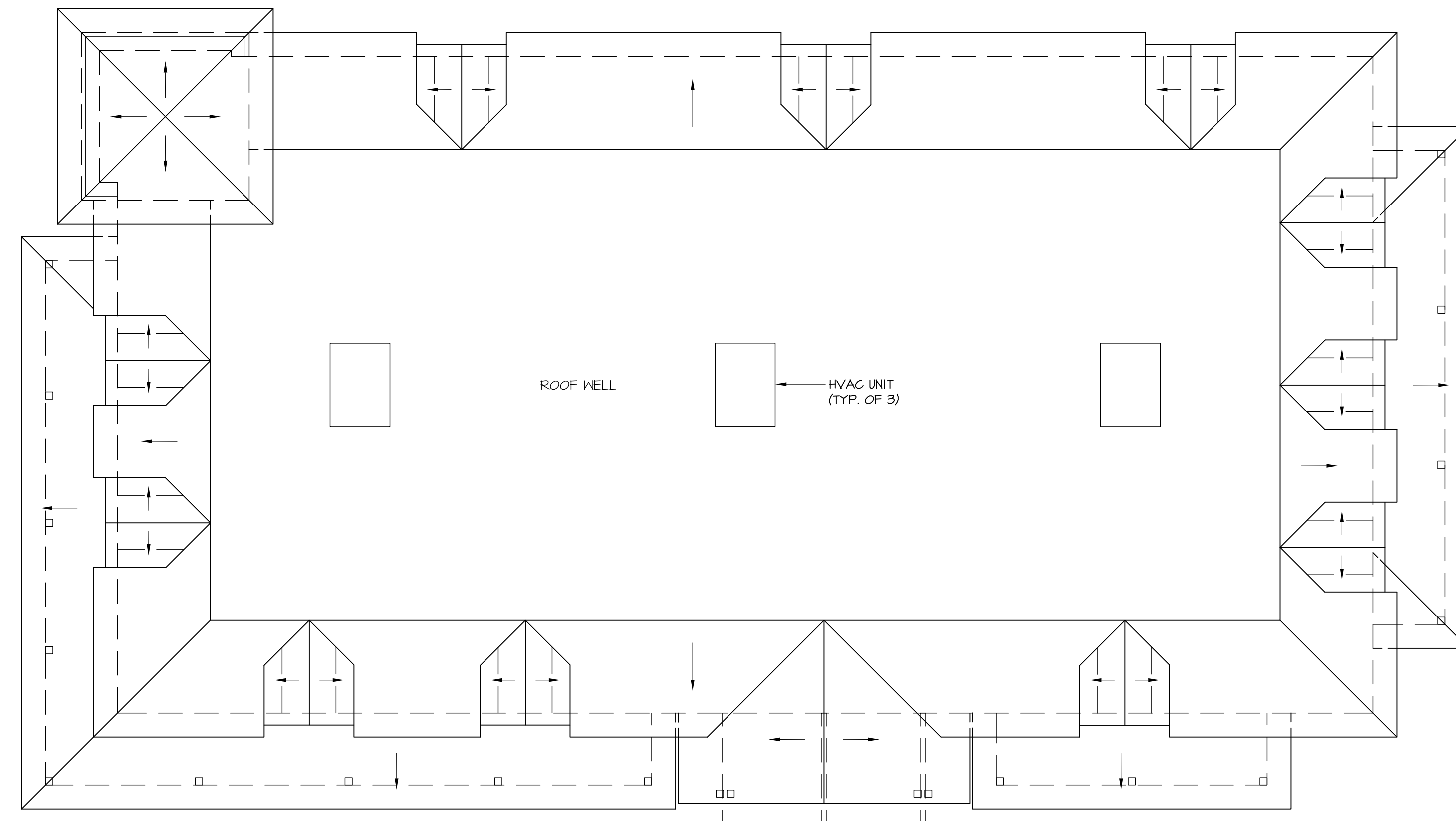
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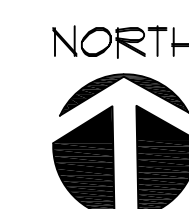
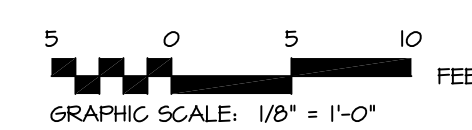
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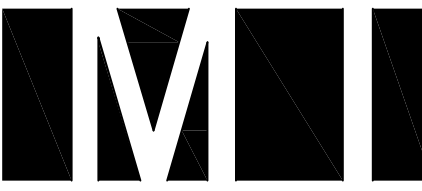
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ROOF PLAN

PROJECT #: 20-50122  
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SCALE: AS NOTED DATE: 12-07-20

**A1.5**

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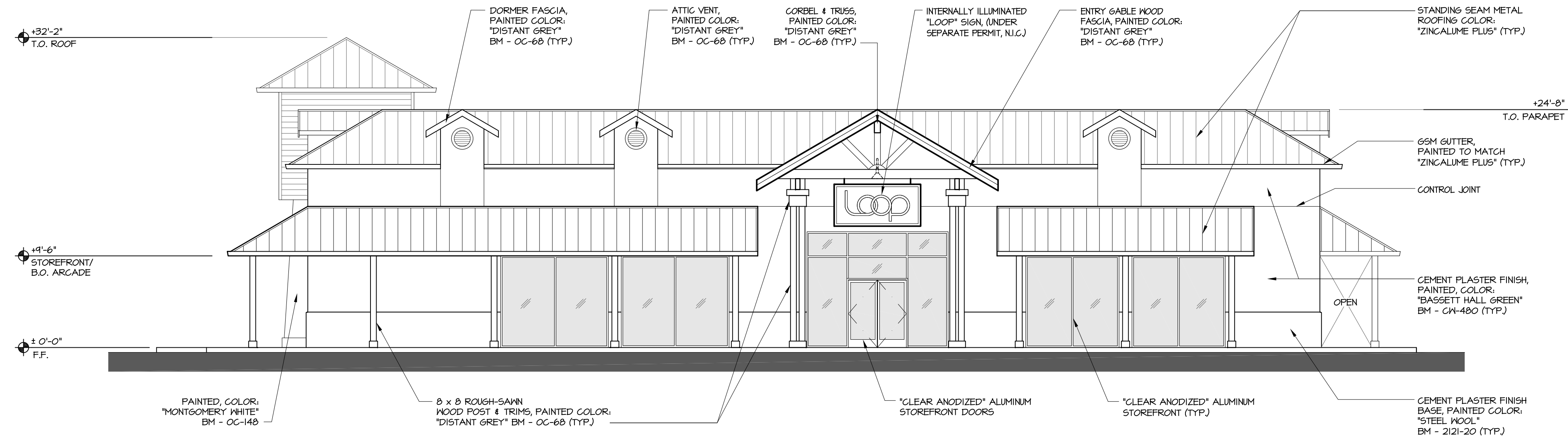
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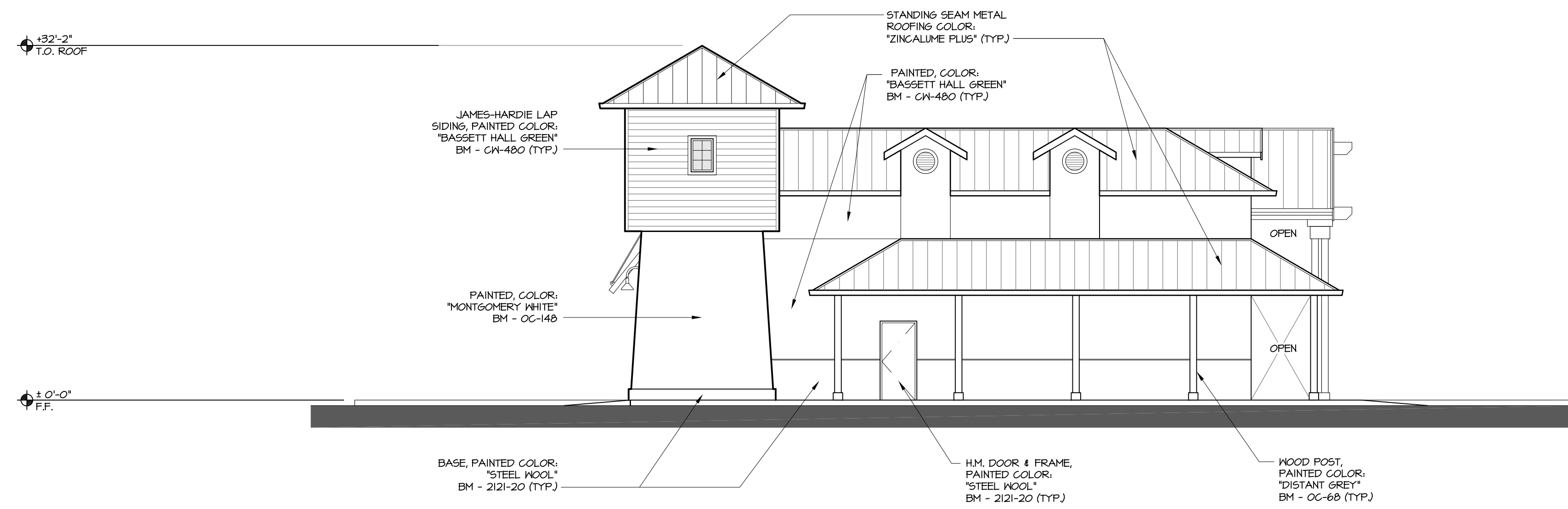
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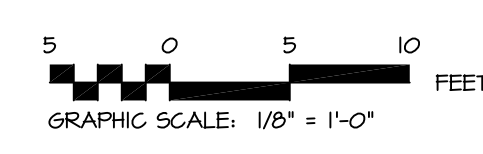
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1/8" = 1'-0"



**B WEST ELEVATION**  
1/8" = 1'-0"



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CONVENIENCE STORE  
EXTERIOR ELEVATIONS

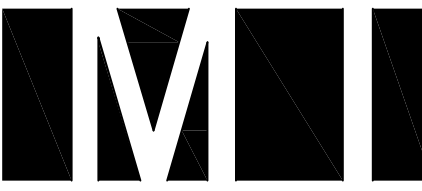
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A2.1

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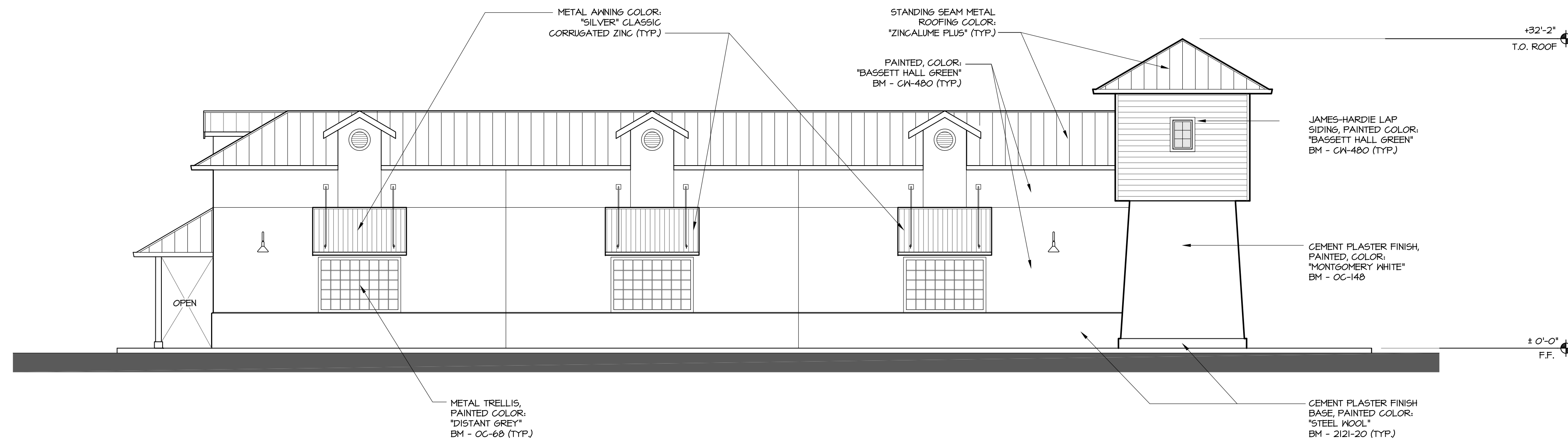




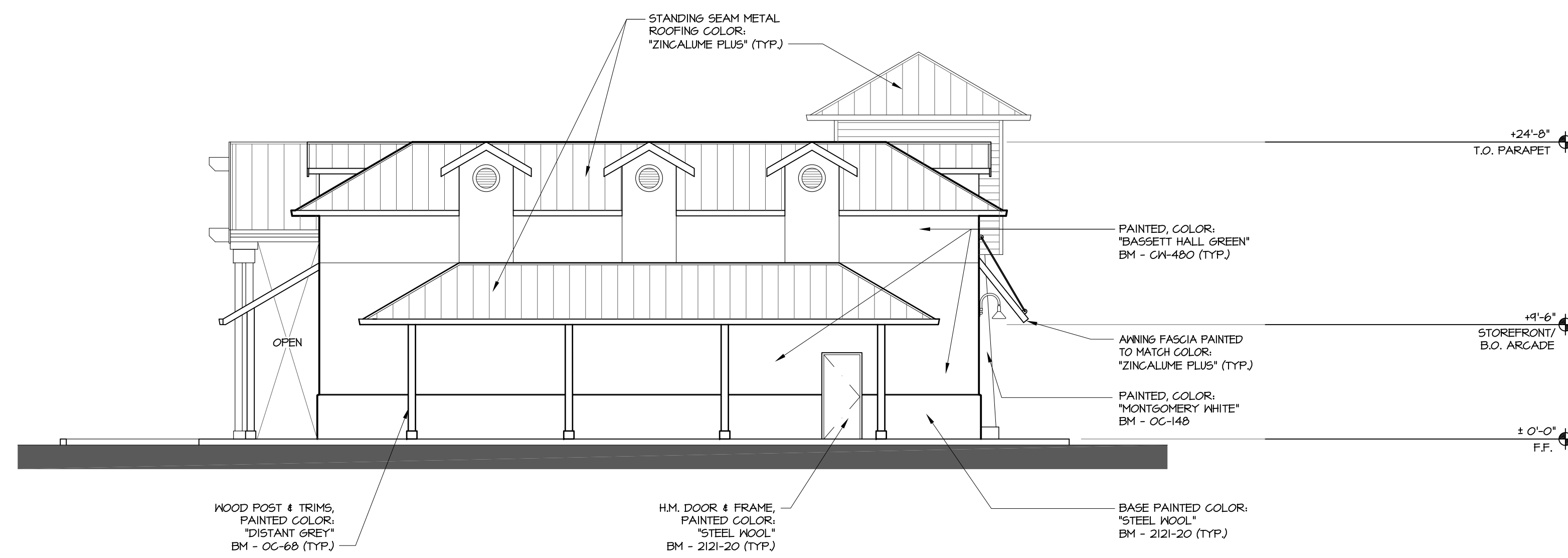
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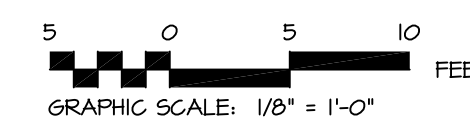
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**A NORTH ELEVATION**  
1/8" = 1'-0"



**B EAST ELEVATION**  
1/8" = 1'-0"



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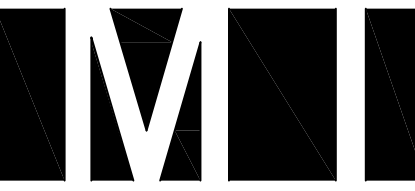
CONVENIENCE STORE  
EXTERIOR ELEVATIONS

PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A2.2**

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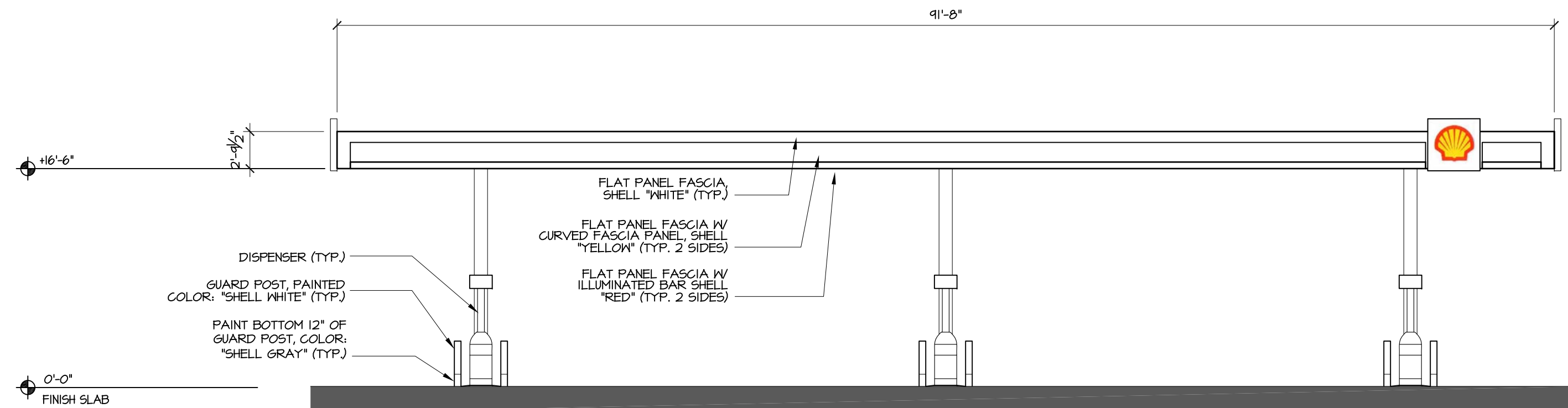


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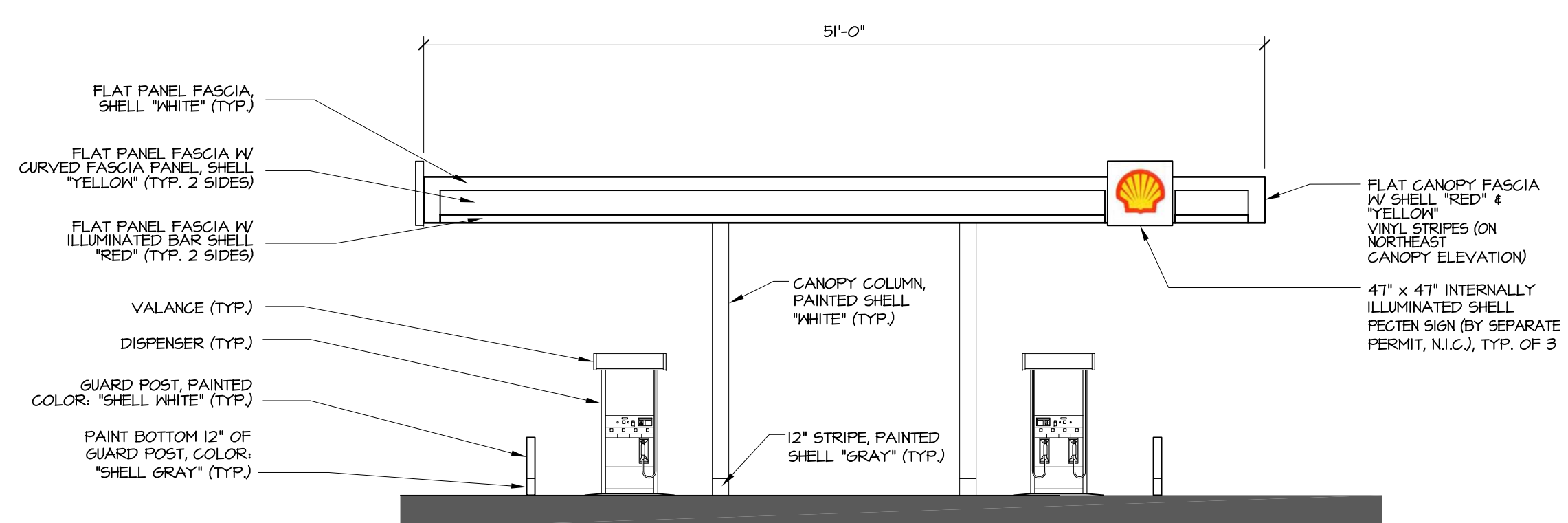
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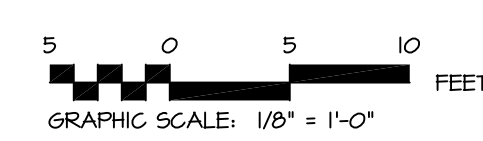
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1/8" = 1'-0"



**B WEST ELEVATION**  
1/8" = 1'-0"



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FUELING CANOPY ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
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**CA1**

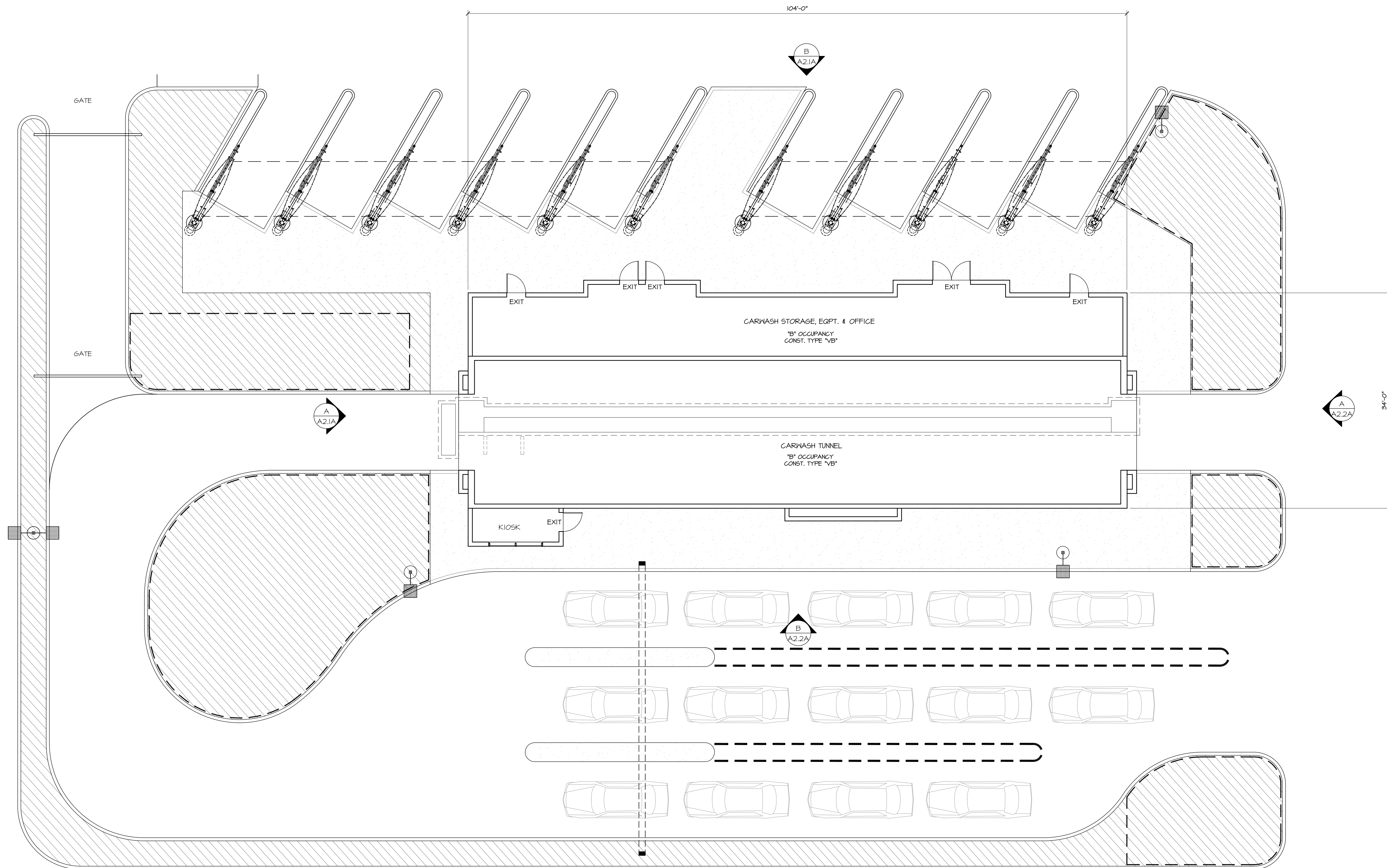
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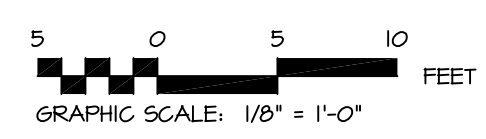


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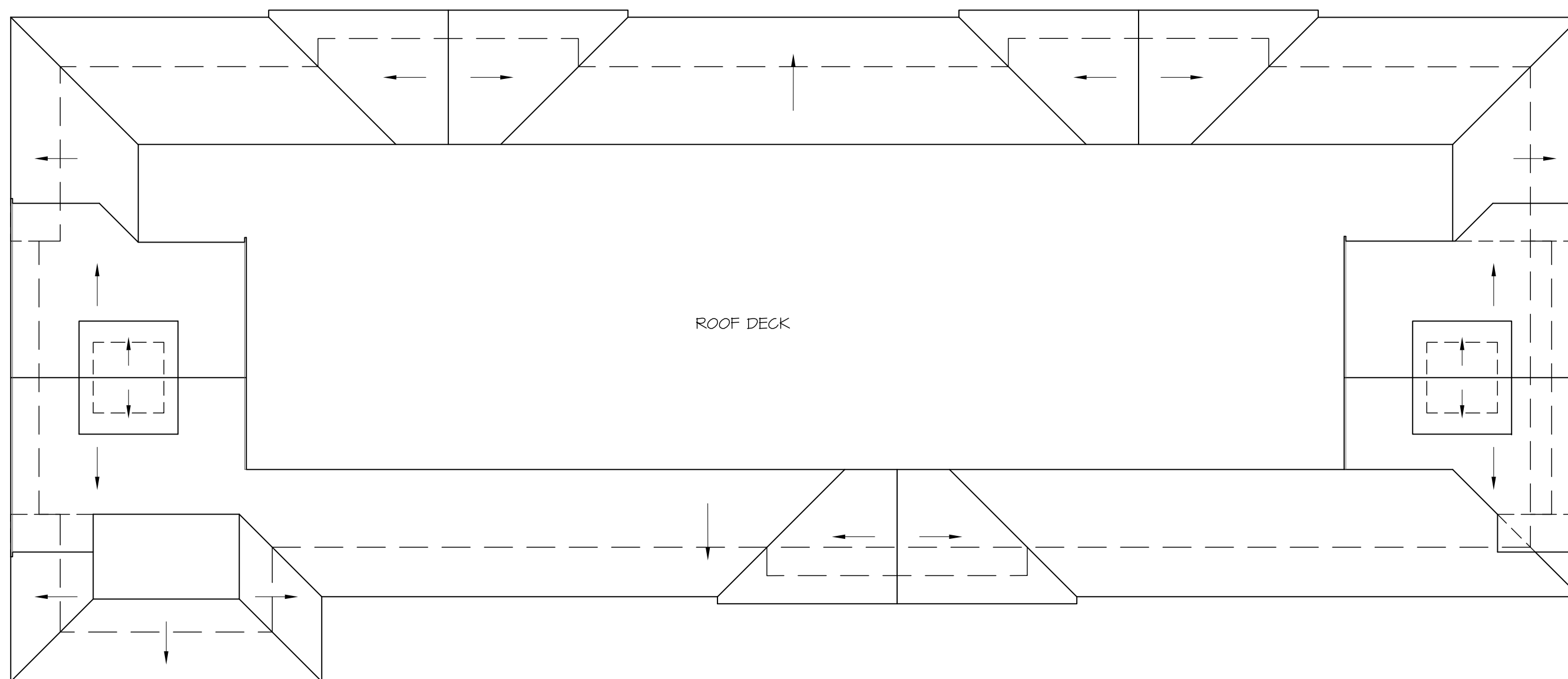
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CARWASH / EQUIPMENT  
 FLOOR PLAN  
 PROJECT #: 20-50122  
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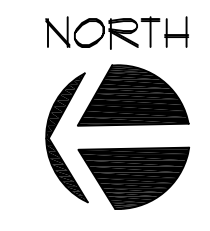
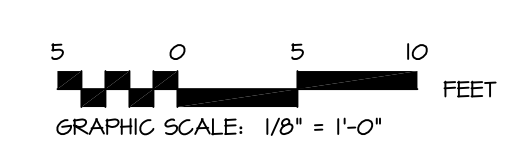
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**1 ROOF PLAN**  
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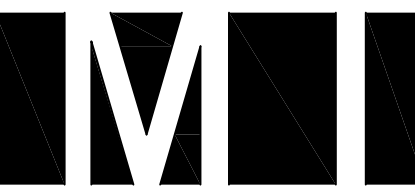
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CARWASH / EQUIPMENT  
ROOF PLAN

PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A1.5A**





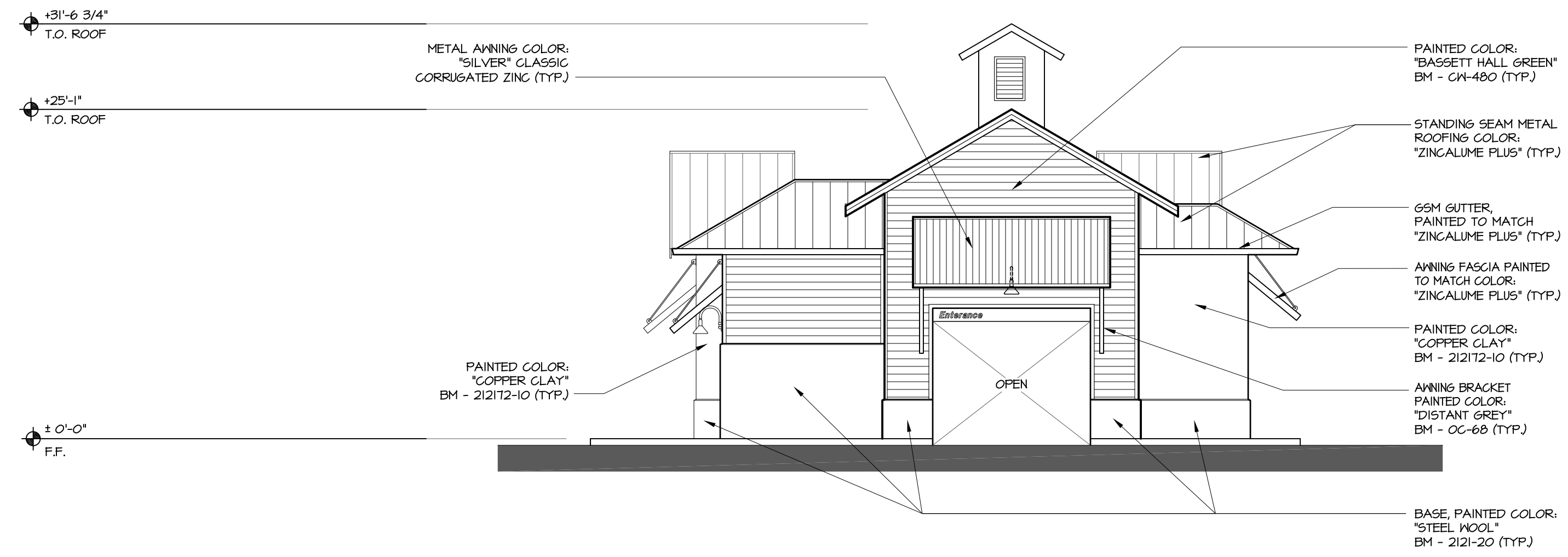
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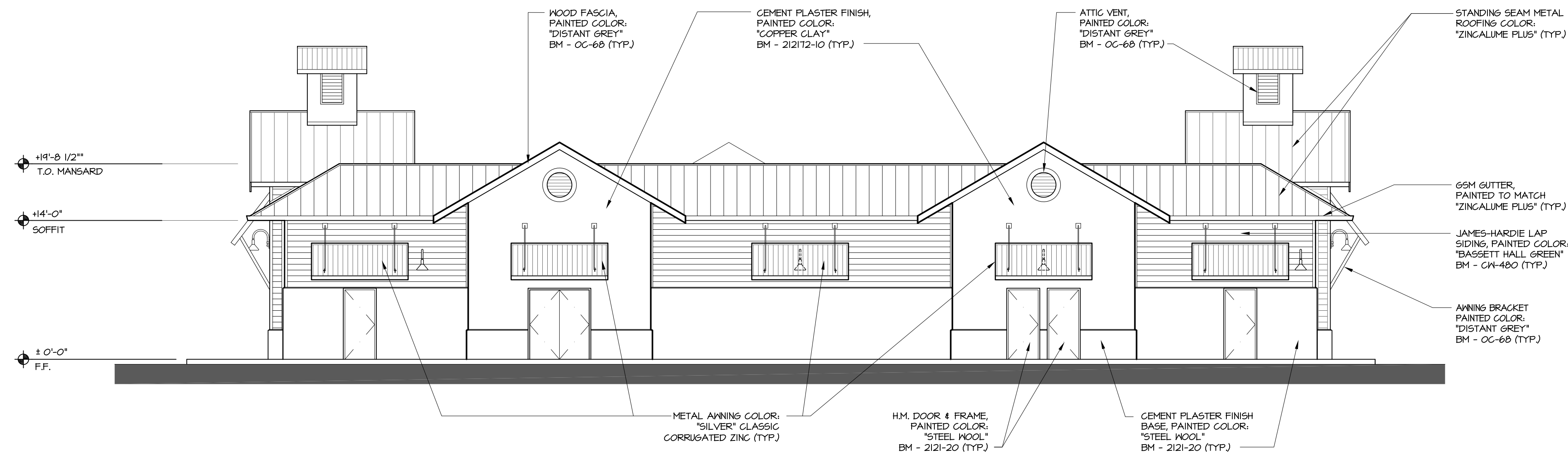
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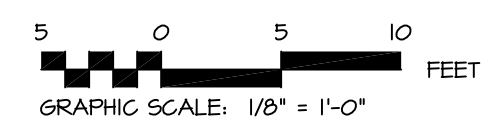
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**B EAST ELEVATION**  
1/8" = 1'-0"



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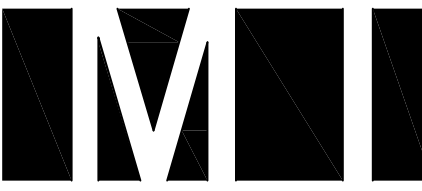
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CARWASH  
EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

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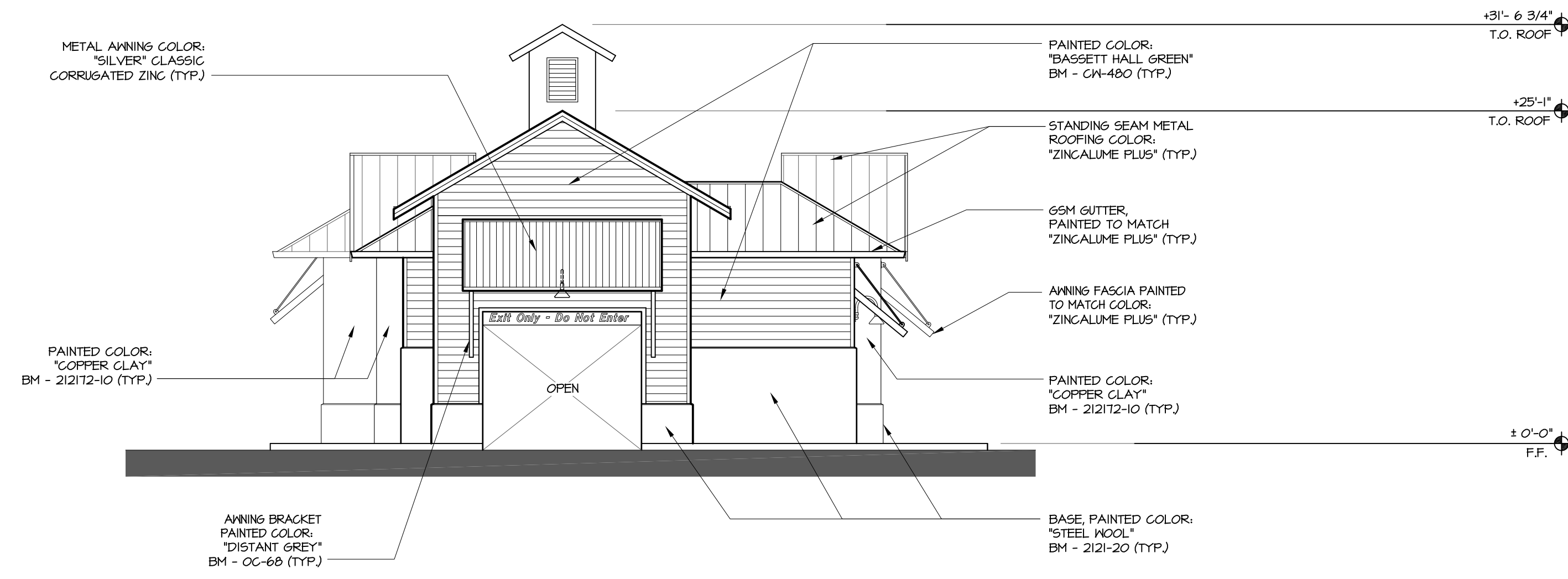




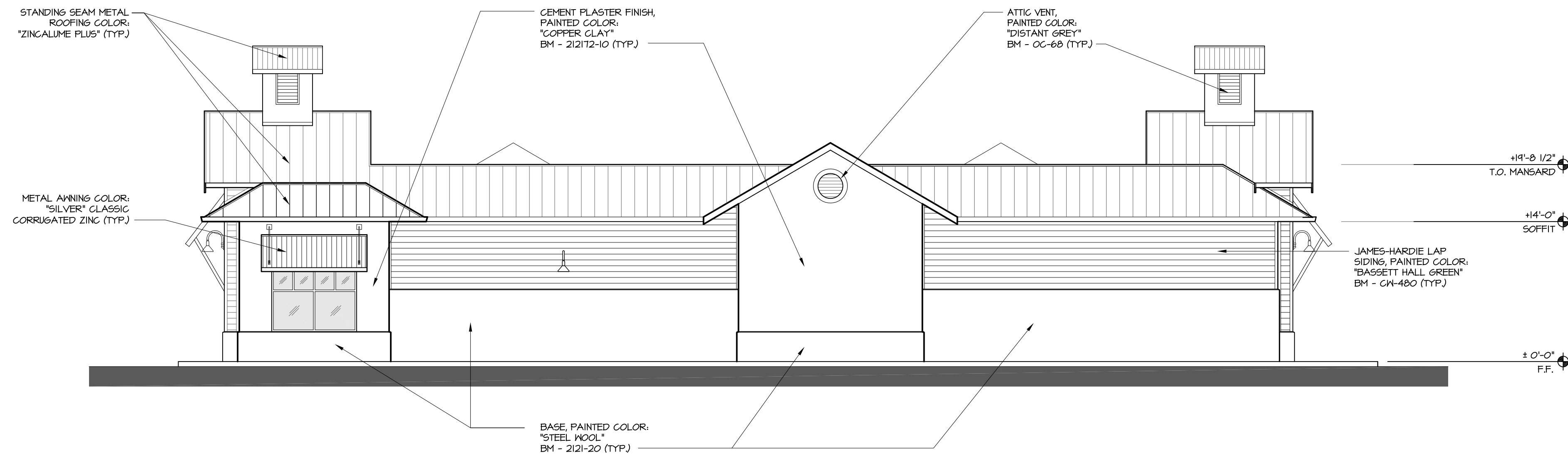
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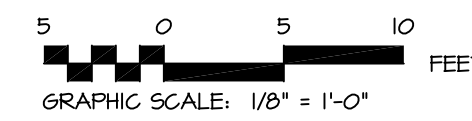
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DESIGN  
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**A SOUTH ELEVATION**  
1/8" = 1'-0"



**B WEST ELEVATION**  
1/8" = 1'-0"



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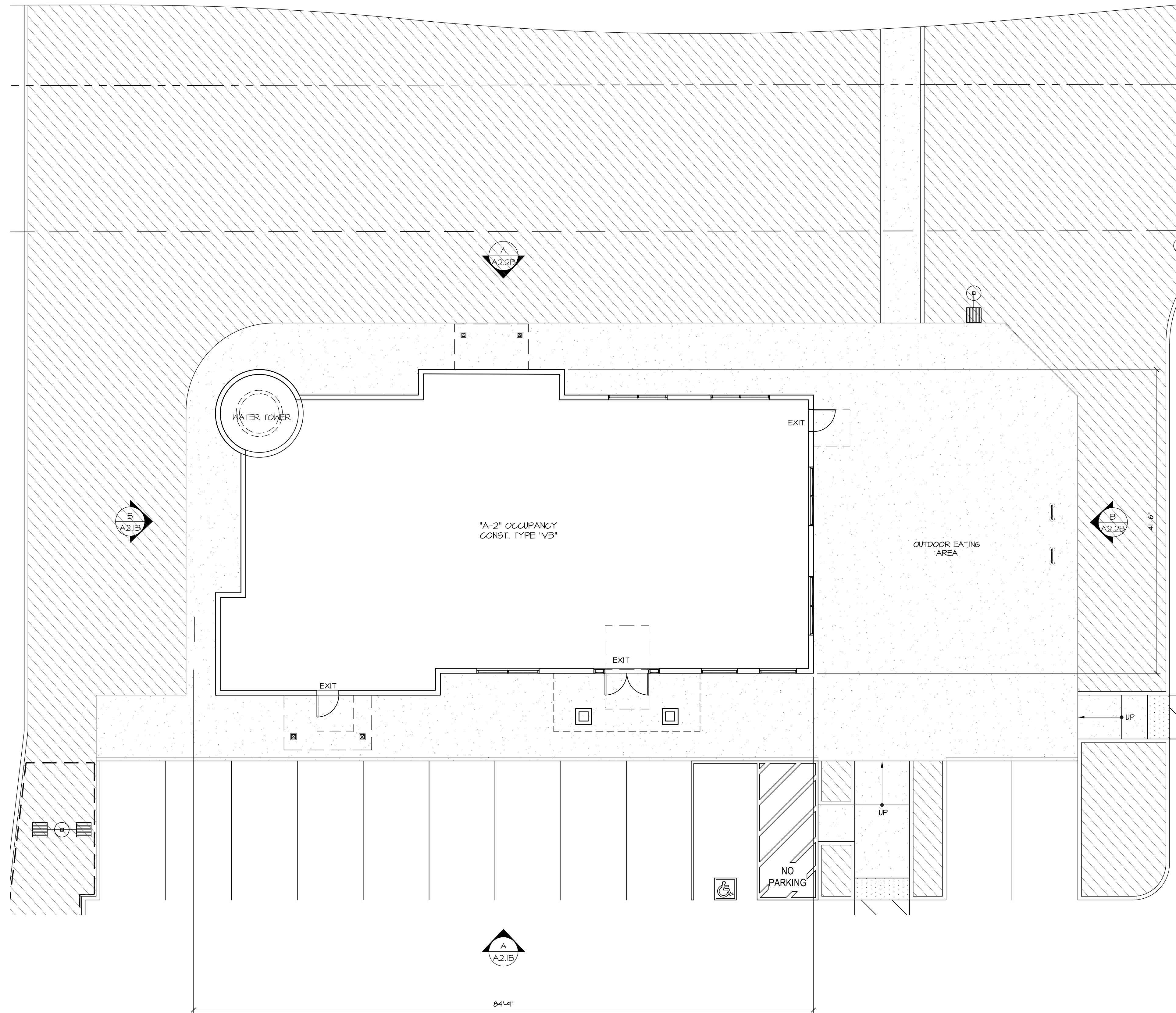
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PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MI  
SCALE: AS NOTED DATE: 12-07-20

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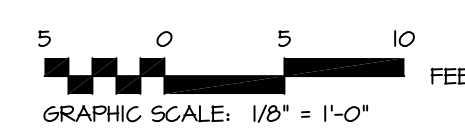
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**1 FLOOR PLAN**  
1/8" = 1'-0"



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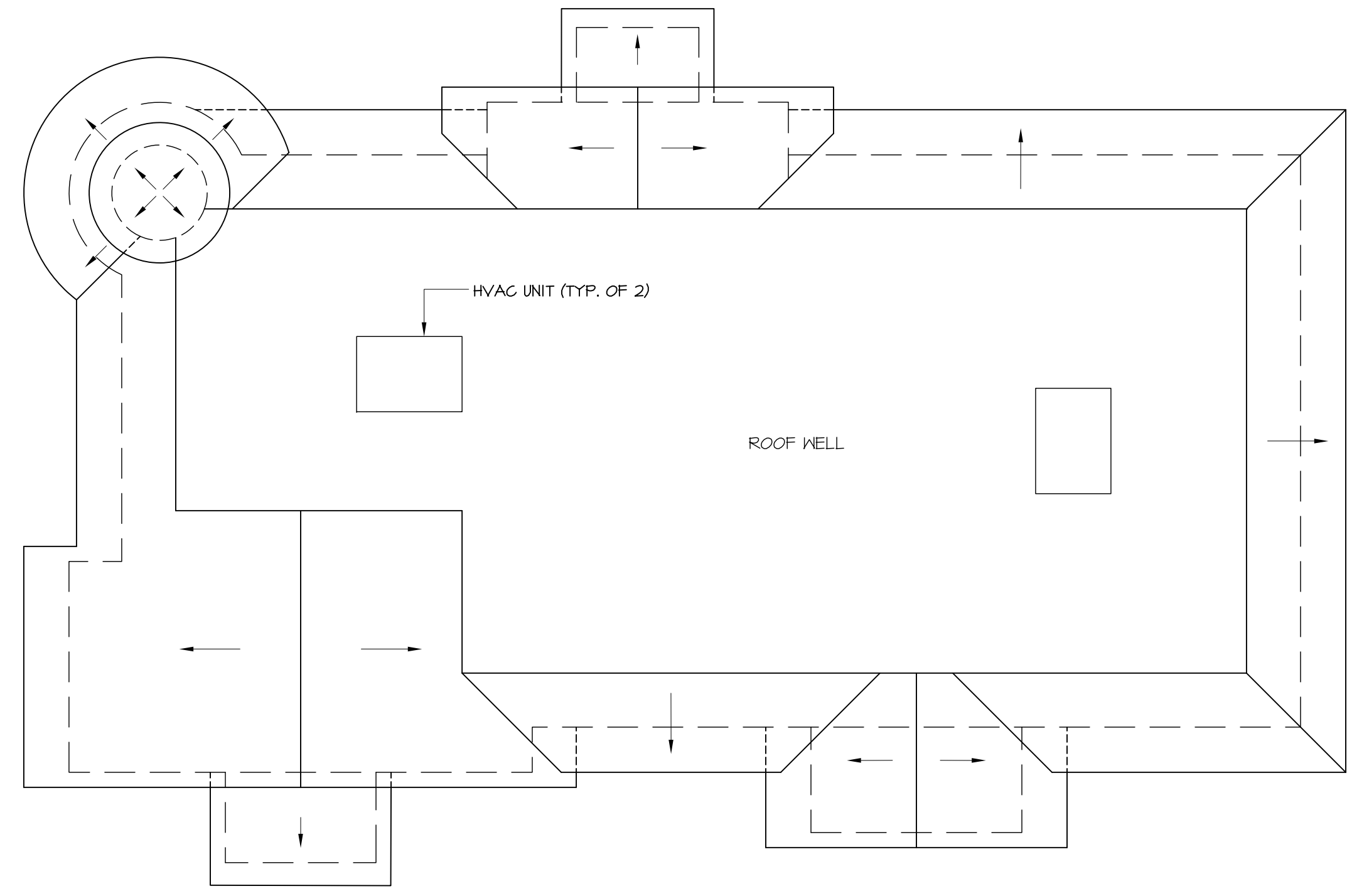
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PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

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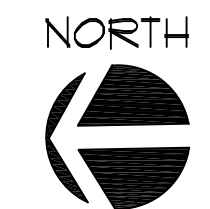
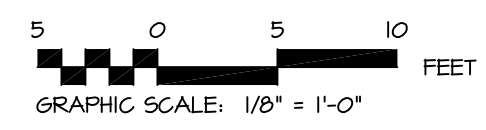
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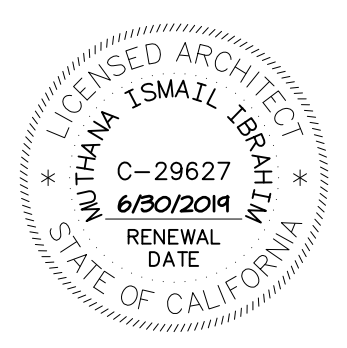
**1 ROOF PLAN**  
1/8" = 1'-0"



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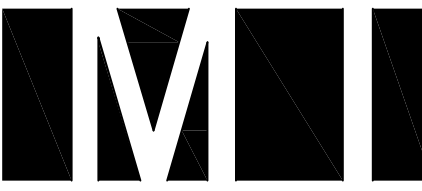
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RETAIL 3  
ROOF PLAN  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A1.5B**  
SHEET OF

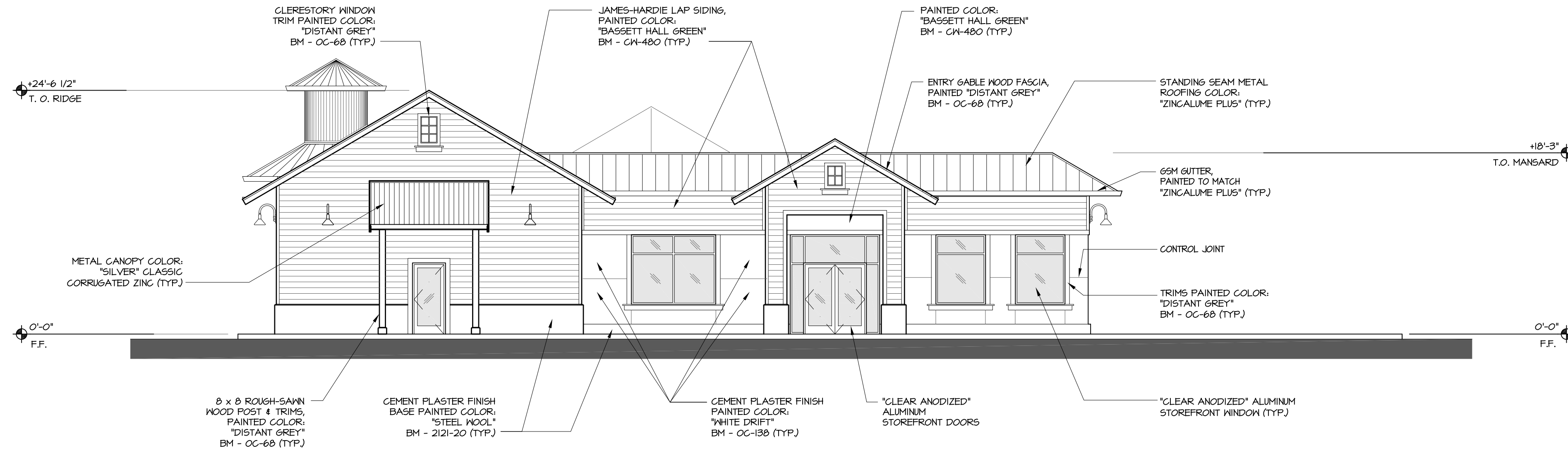




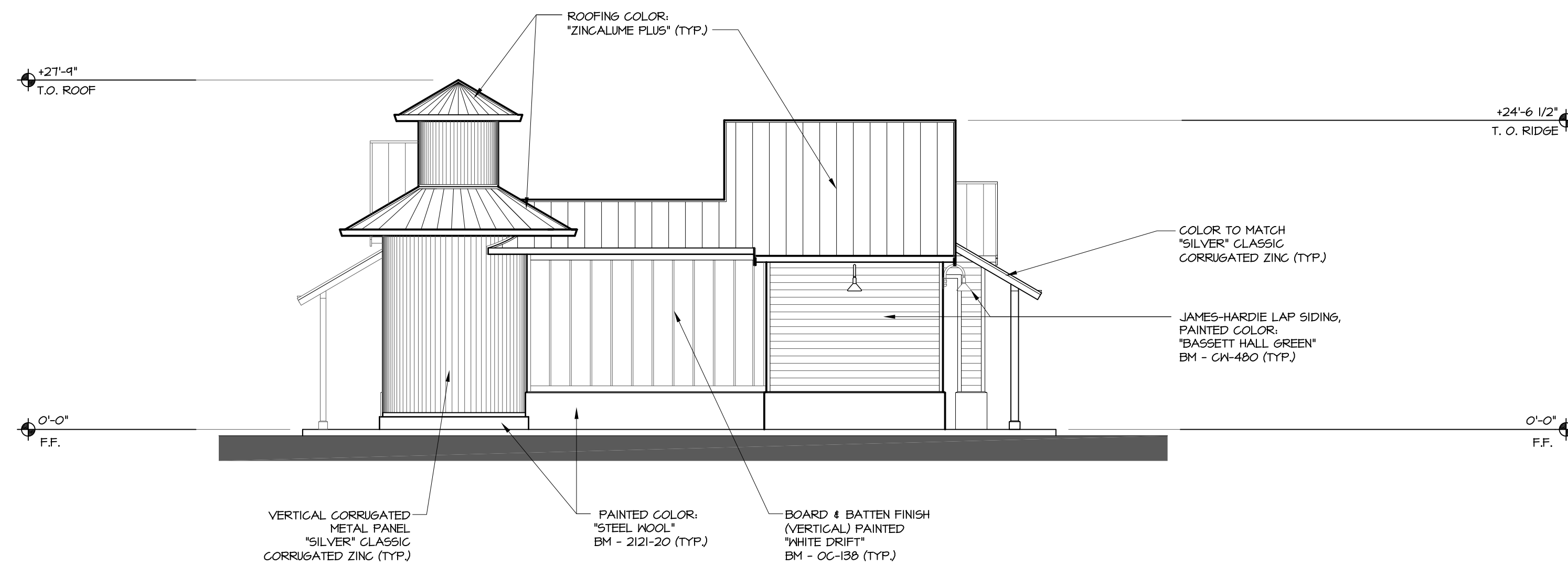
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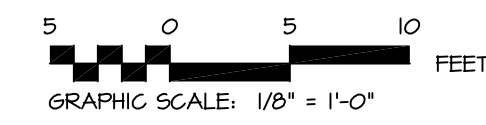
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**A WEST ELEVATION**  
1/8" = 1'-0"



**B NORTH ELEVATION**  
1/8" = 1'-0"



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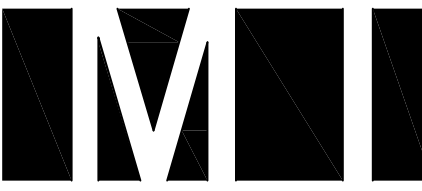
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RETAIL 3  
EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
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**A2.1B**

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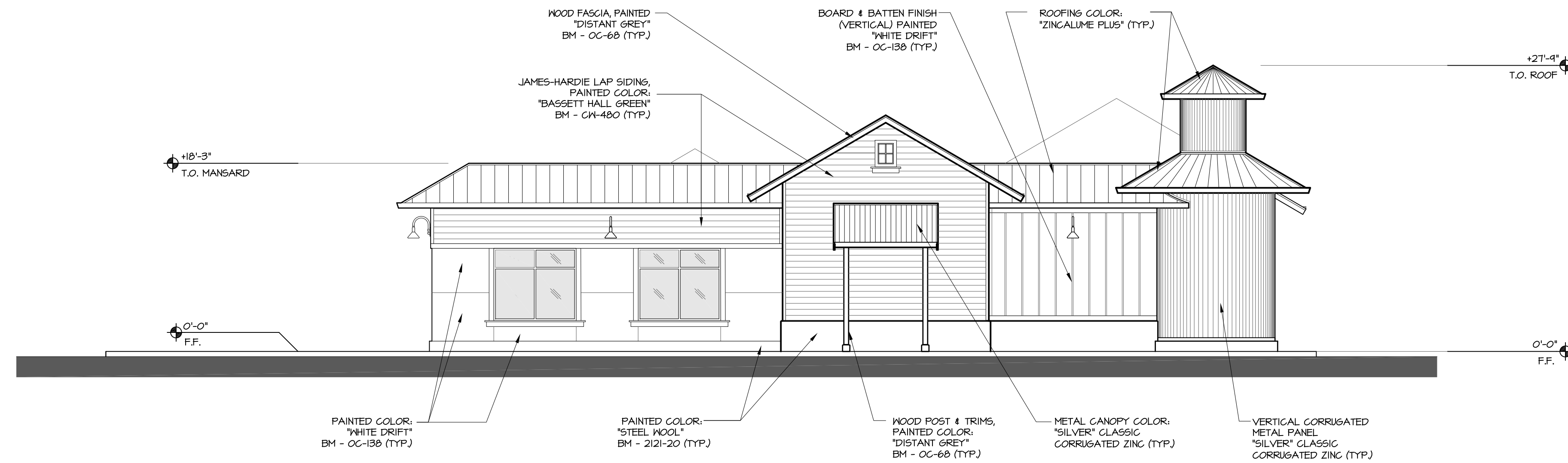




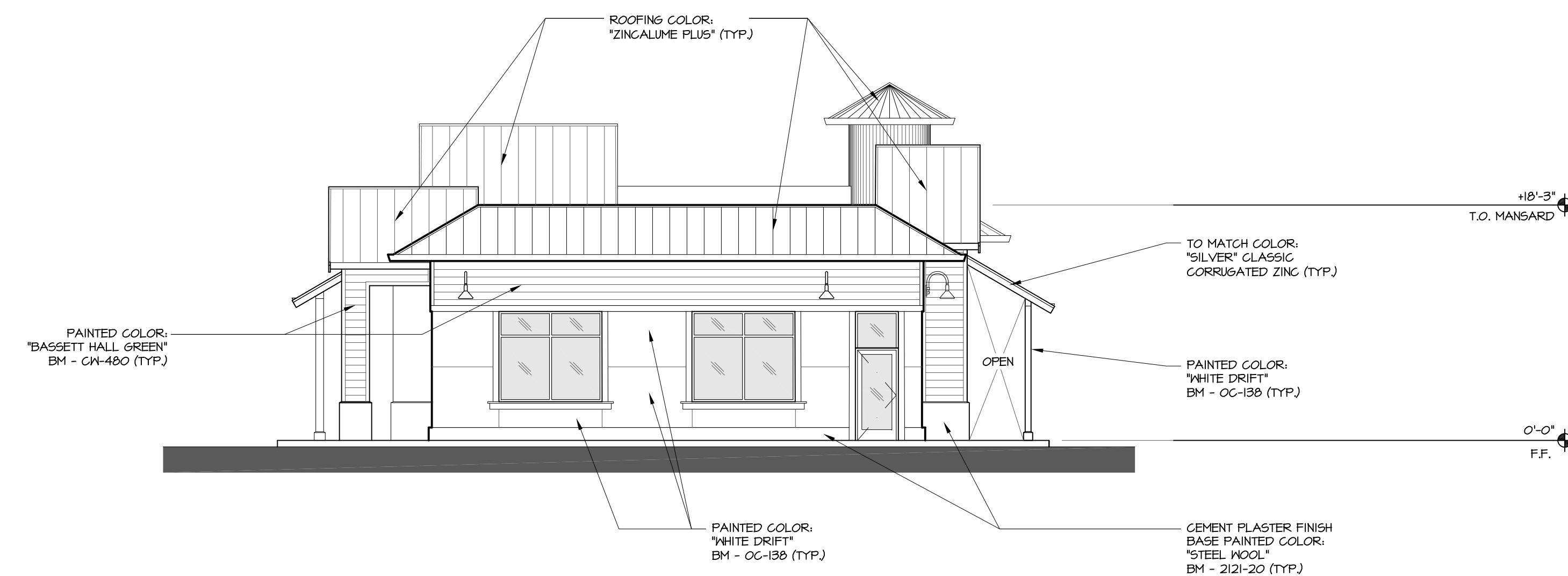
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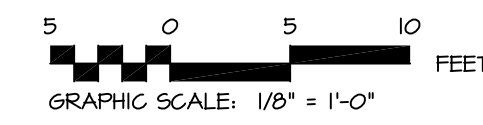
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**A EAST ELEVATION**  
1/8" = 1'-0"



**B SOUTH ELEVATION**  
1/8" = 1'-0"



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RETAIL 3  
EXTERIOR ELEVATIONS

PROJECT #: 20-50122  
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**A2.2B**

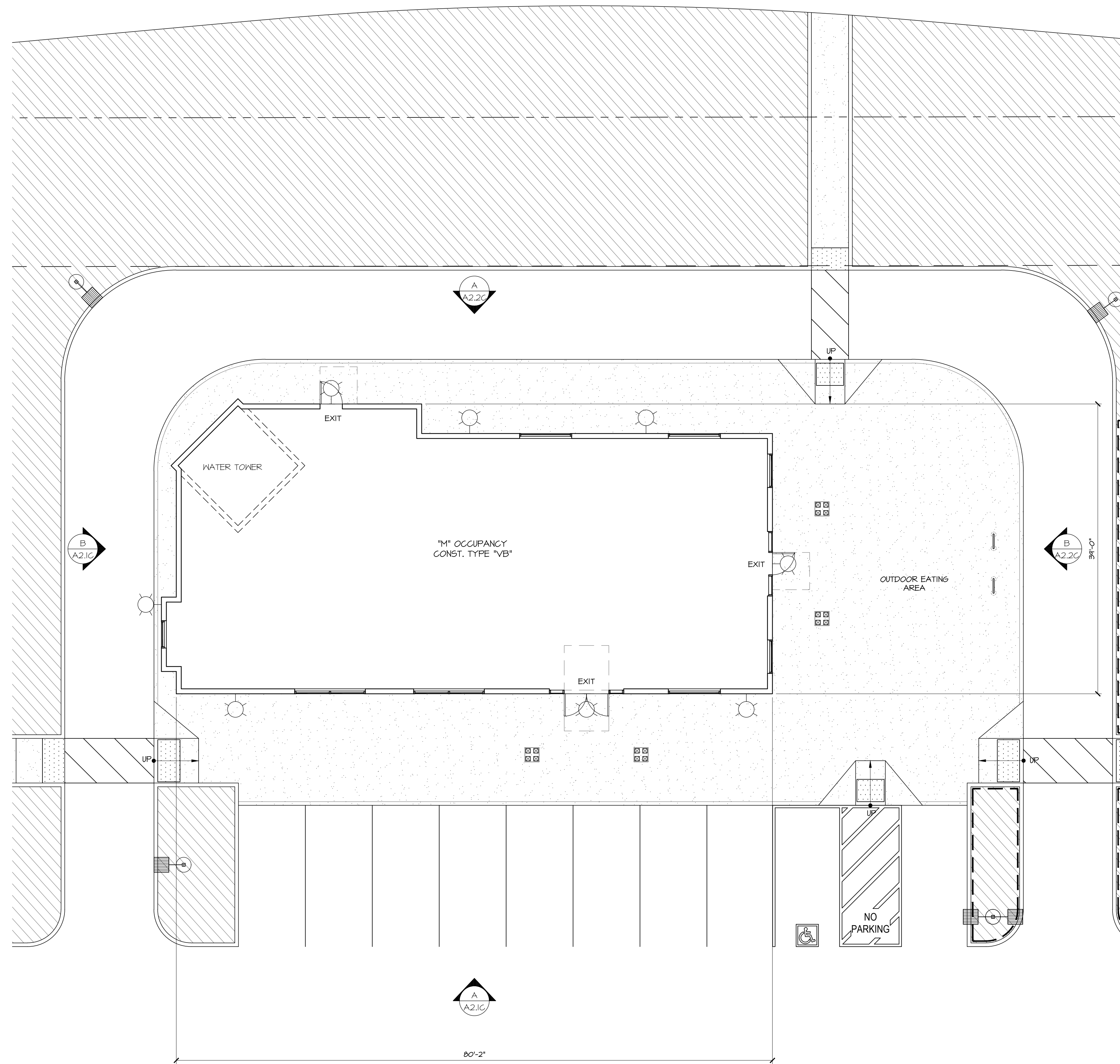
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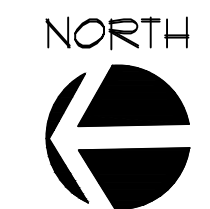
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**1 FLOOR PLAN**  
 1/8" = 1'-0"



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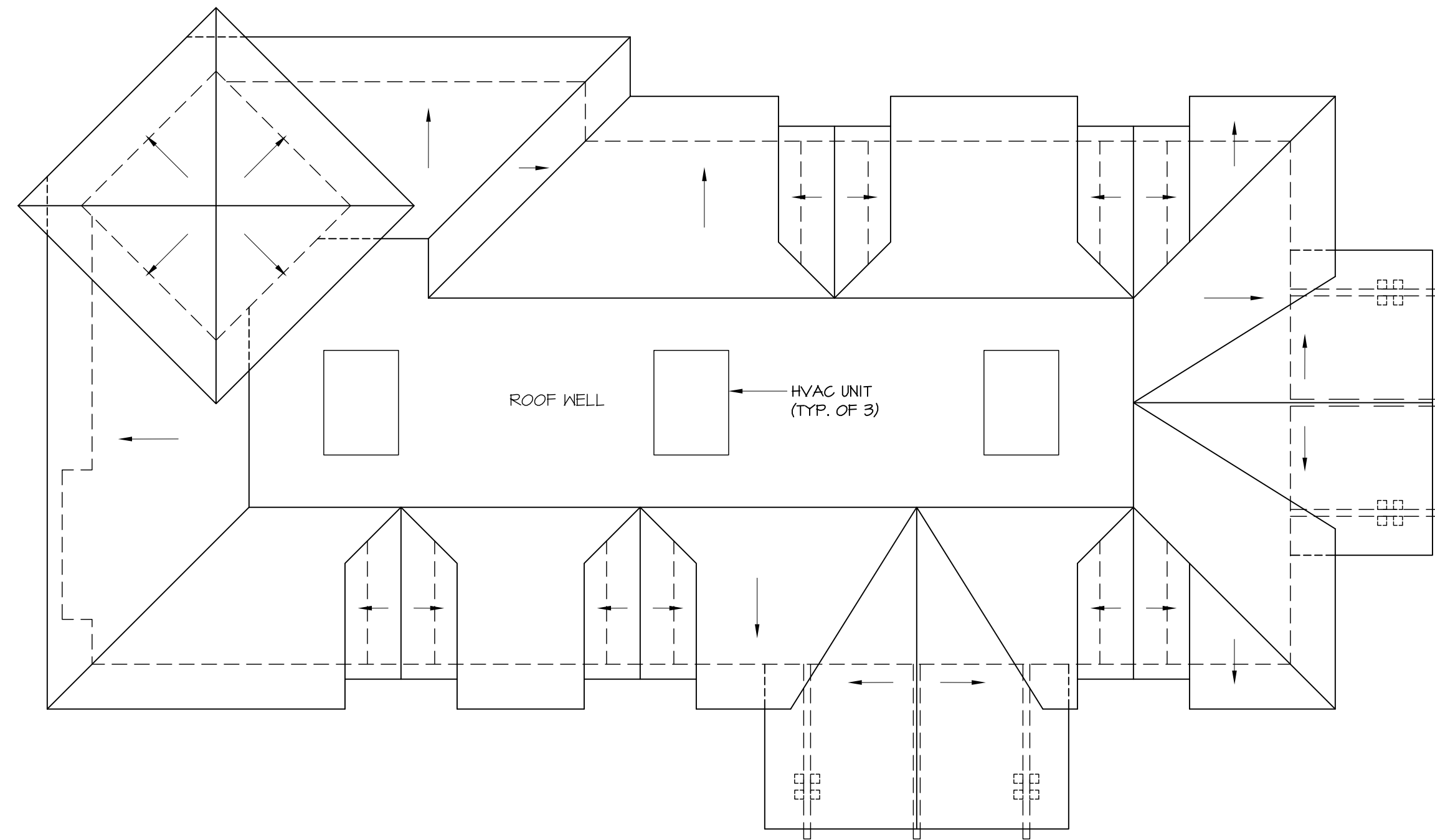
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QSR  
 FLOOR PLAN  
 PROJECT #: 20-50122  
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**A1.1C**



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**1 ROOF PLAN**  
 1/8" = 1'-0"



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 PROJECT #: 20-50122  
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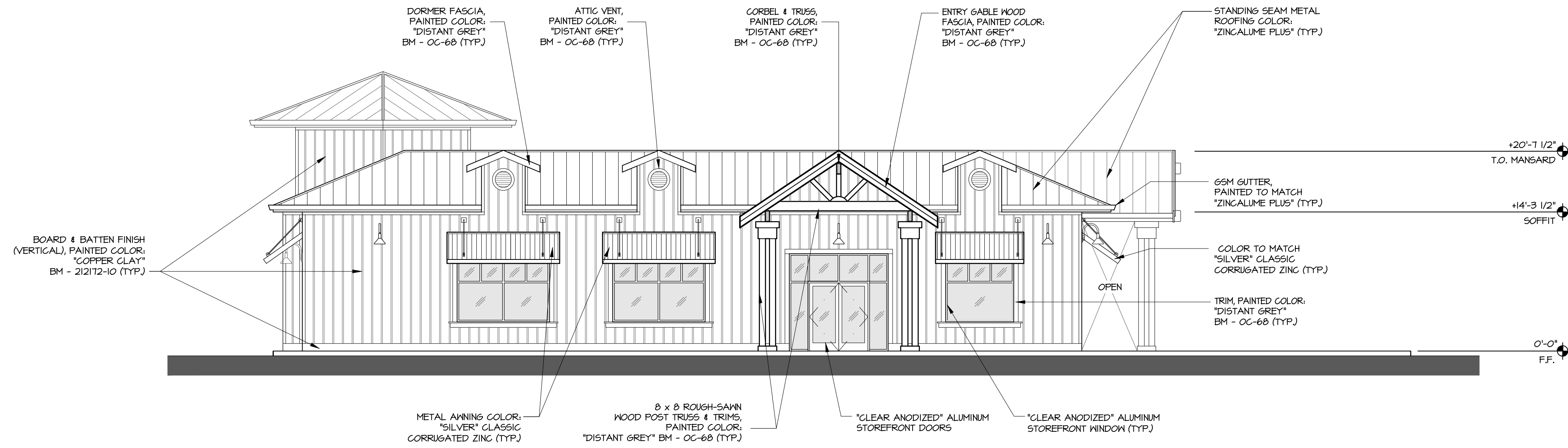




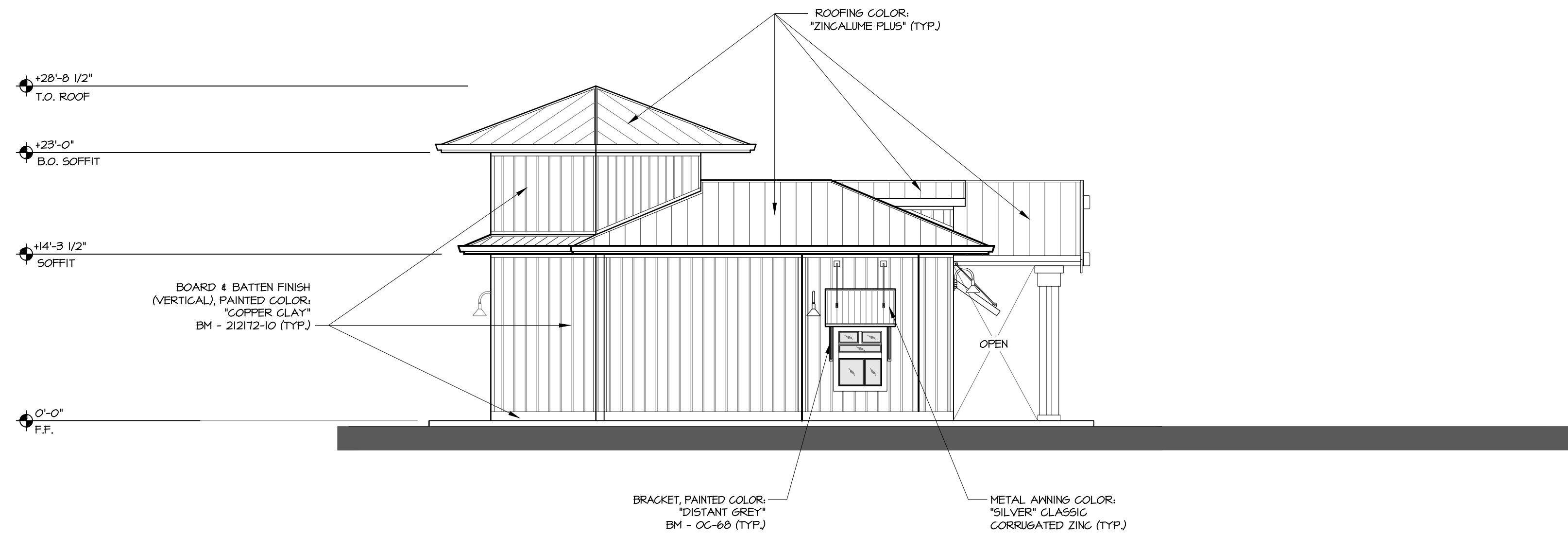
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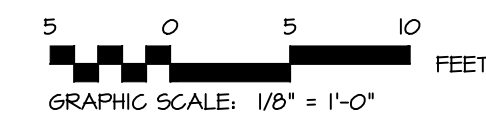
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**A WEST ELEVATION**  
1/8" = 1'-0"



**B NORTH ELEVATION**  
1/8" = 1'-0"



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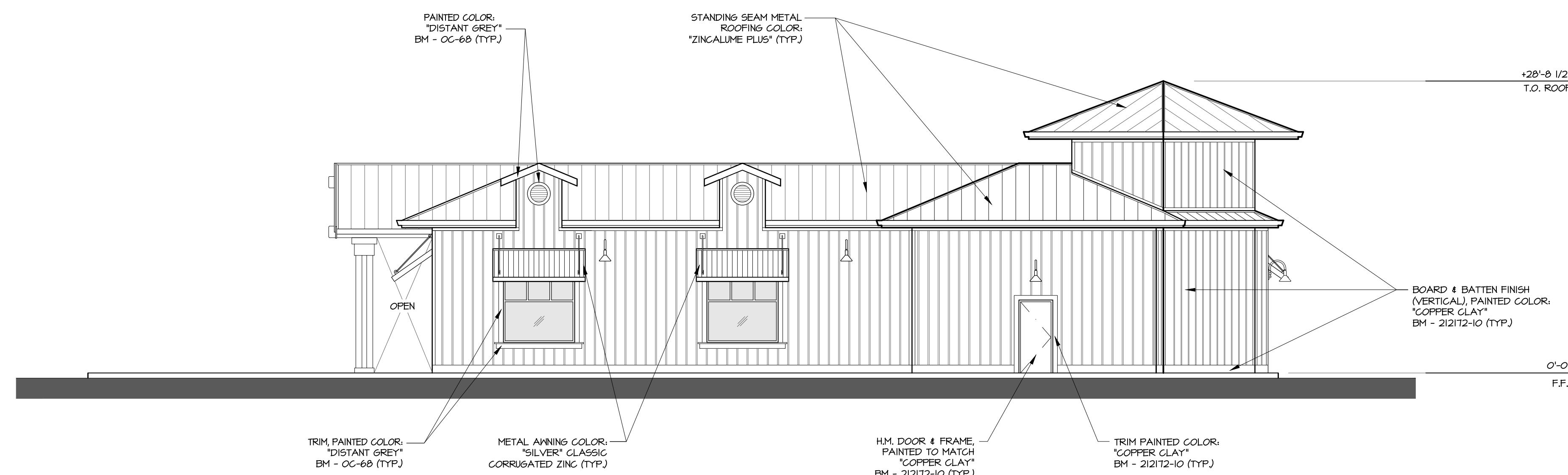
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QSR  
EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
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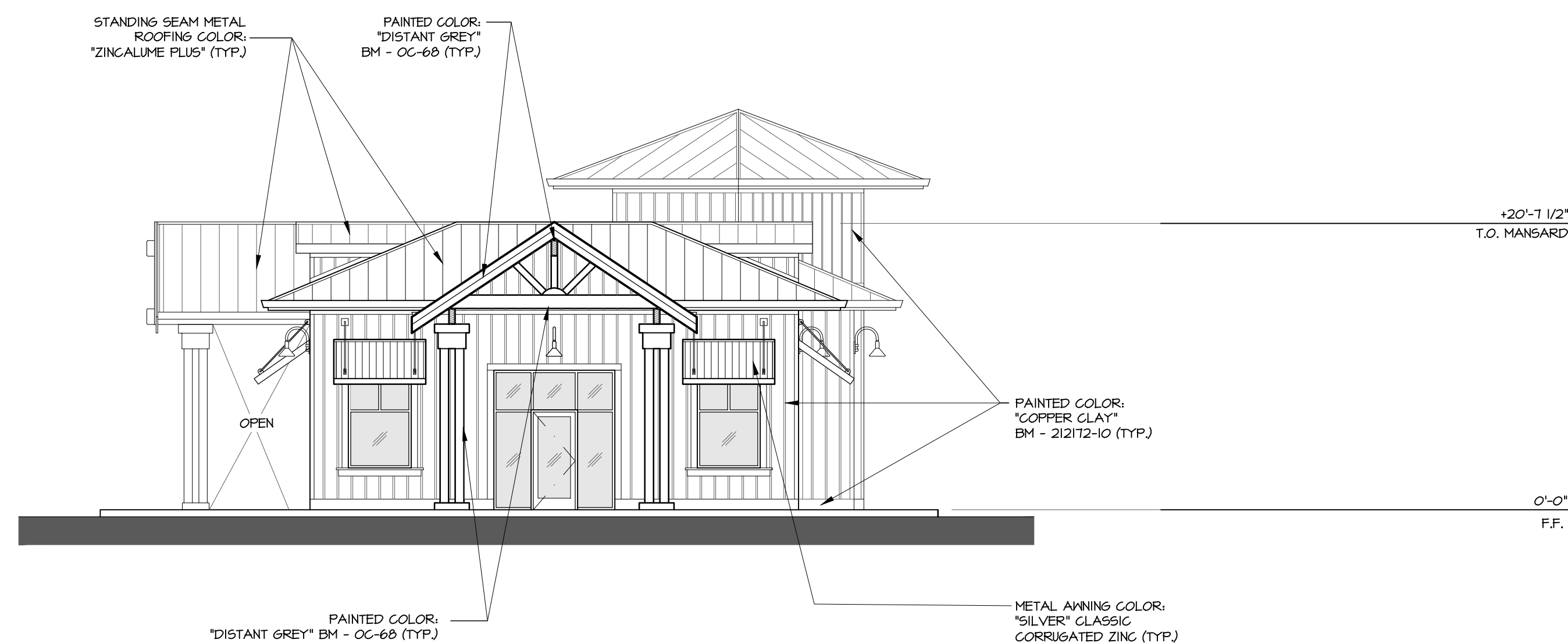
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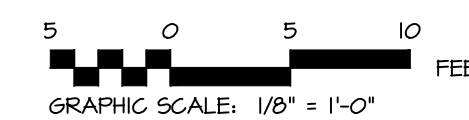




**A EAST ELEVATION**  
 1/8" = 1'-0"



**B SOUTH ELEVATION**  
 1/8" = 1'-0"



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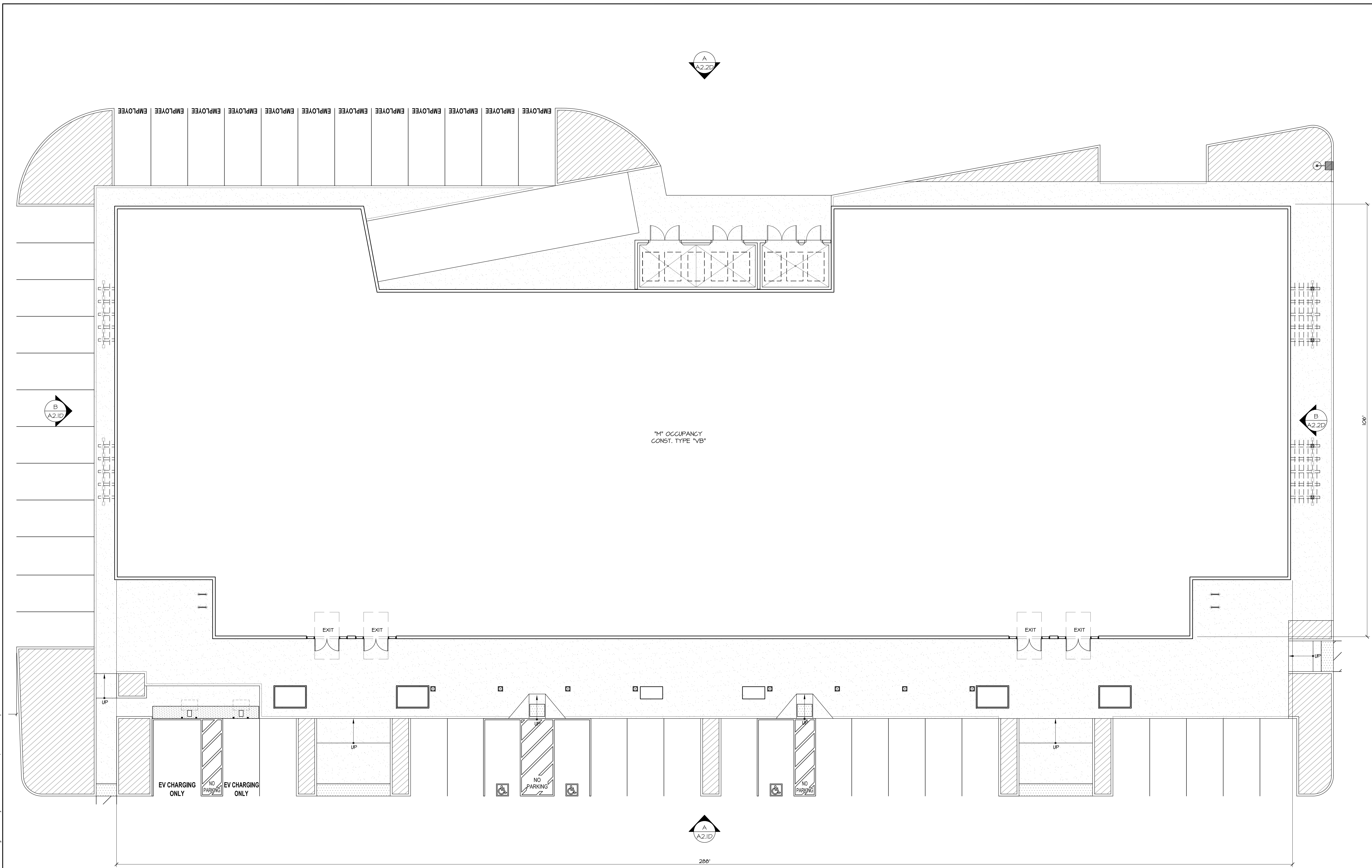
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QSR  
 EXTERIOR ELEVATIONS  
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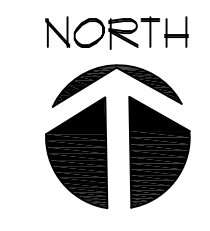
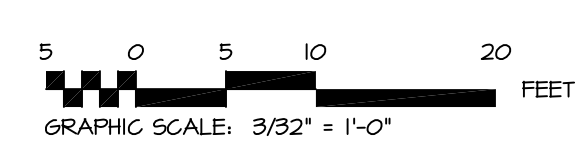
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NO.	DATE	DESCRIPTION

GROCERY  
 FLOOR PLAN  
 PROJECT #: 20-50122  
 DRAWN: EMQ CHECKED: MII  
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**1 FLOOR PLAN**  
 3/32" = 1'-0"



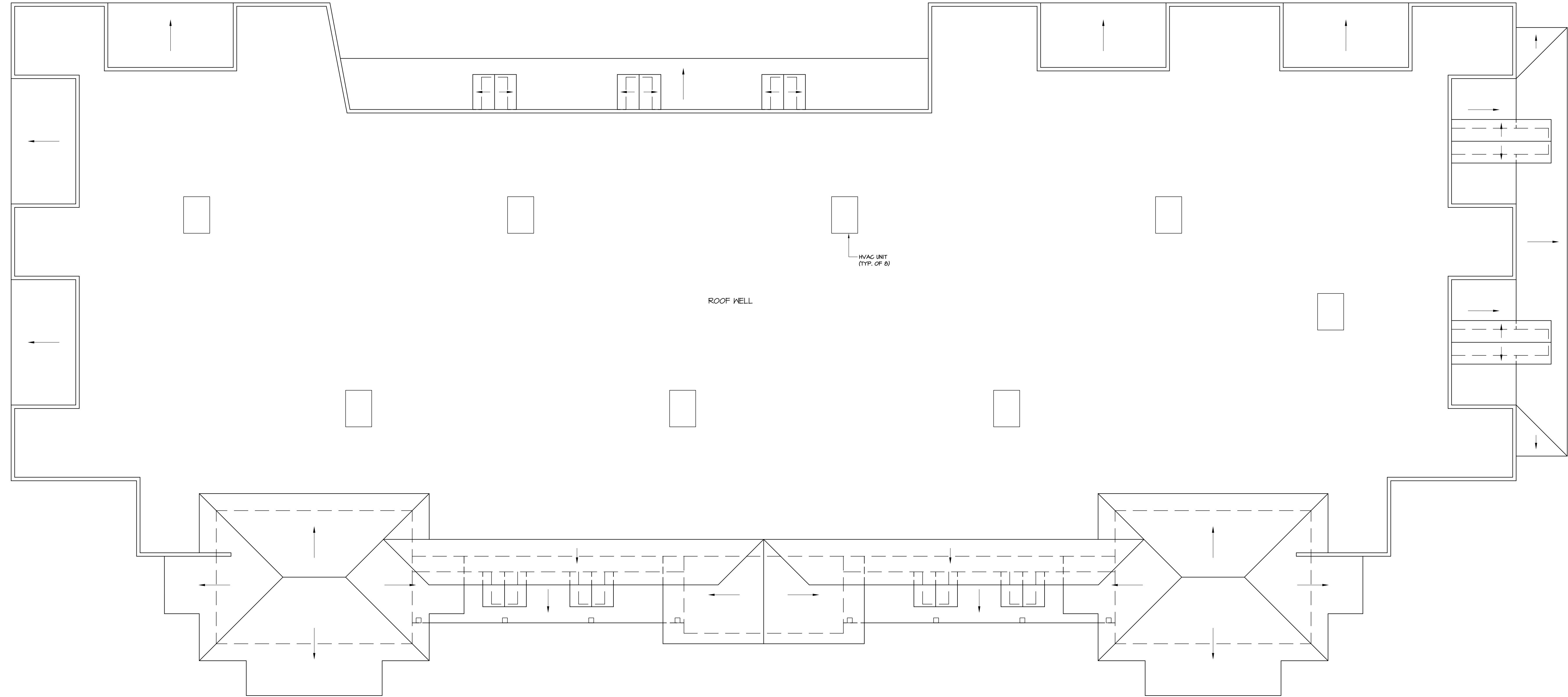




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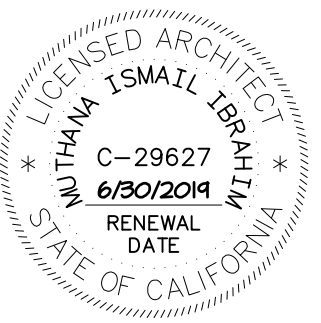
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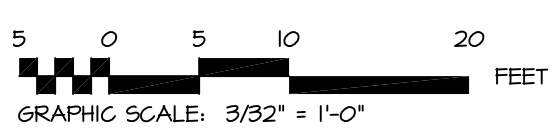
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ROOF PLAN

PROJECT #: 20-50122  
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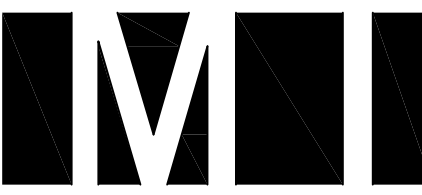
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**1 ROOF PLAN**  
3/32" = 1'-0"







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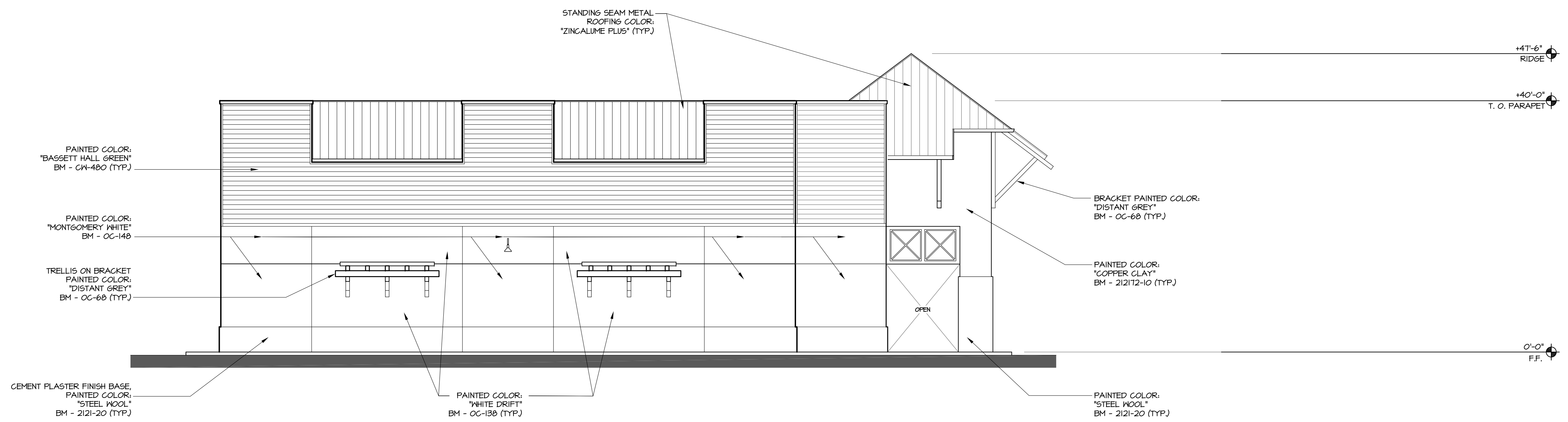
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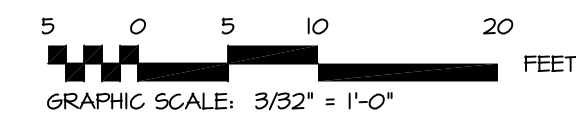
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3/32" = 1'-0"



**B WEST ELEVATION**  
3/32" = 1'-0"



S:\1-Projects\20-50122\_Dakley\DWG's\Planning\20-50122-A2.1D & A2.2D.dwg modified by minuser4 at Mar 05, 2021 - 3:45pm

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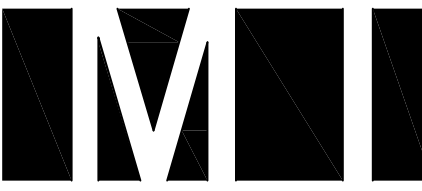
NO.	DATE	DESCRIPTION

GROCERY  
EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MI  
SCALE: AS NOTED DATE: 12-07-20

**A2.1D**

SHEET OF





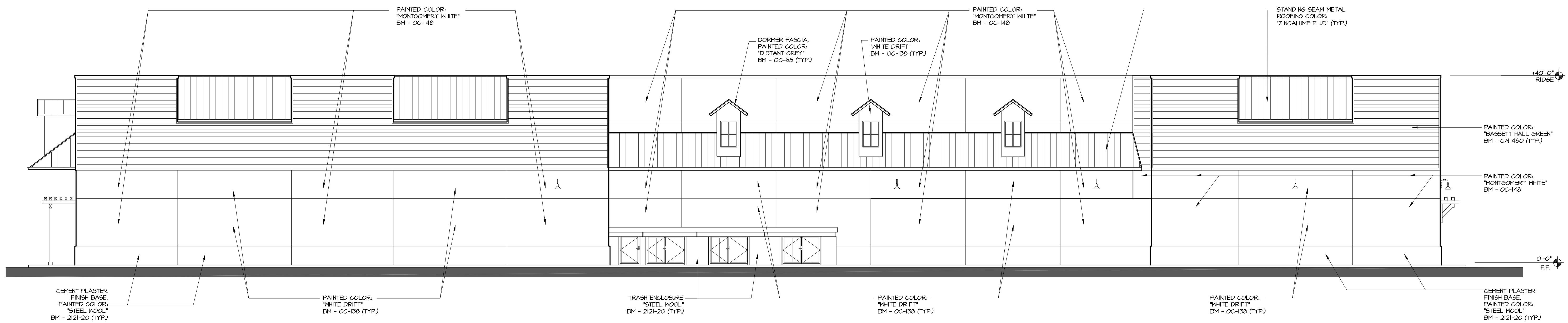
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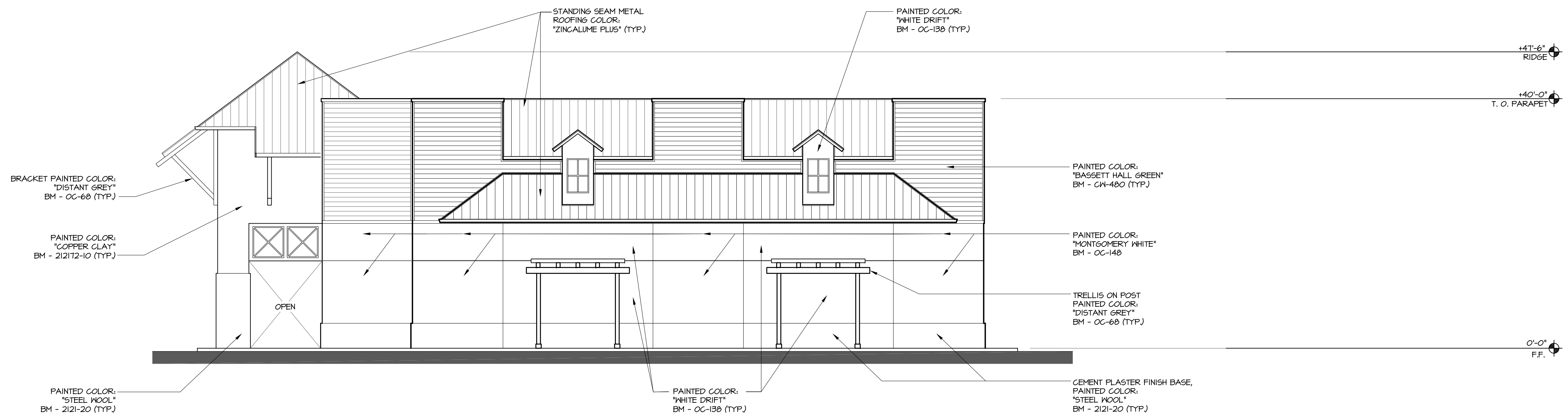
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DESIGN  
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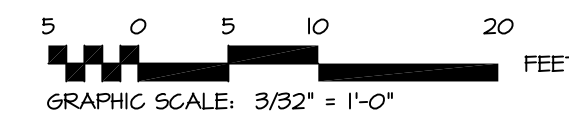
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**A NORTH ELEVATION**  
3/32" = 1'-0"



**B EAST ELEVATION**  
3/32" = 1'-0"



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NO.	DATE	DESCRIPTION

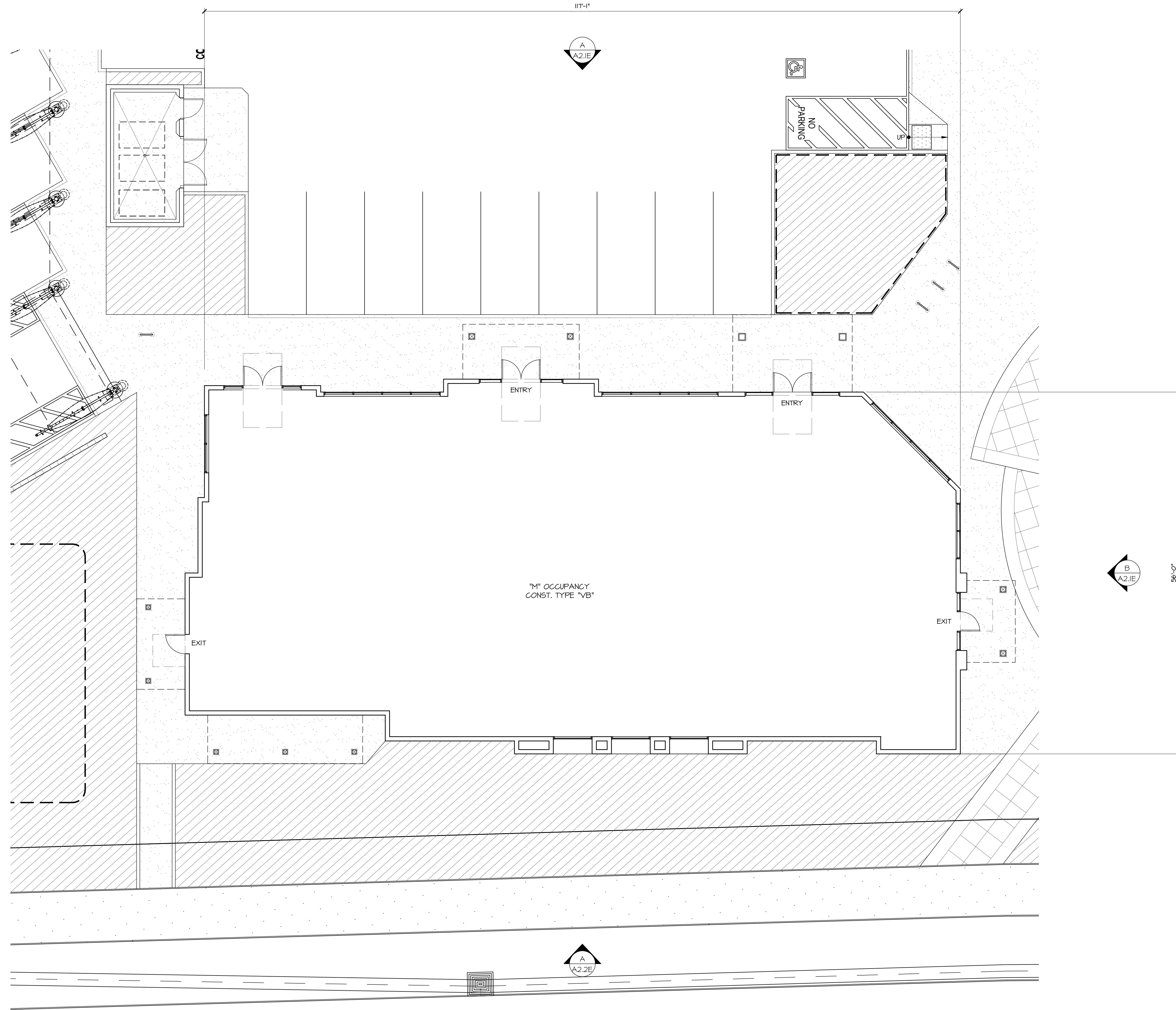
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EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MI  
SCALE: AS NOTED DATE: 12-07-20

**A2.2D**

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**1 FLOOR PLAN**  
 1/8" = 1'-0"

5 0 5 10 FEET  
 GRAPHIC SCALE: 1/8" = 1'-0"



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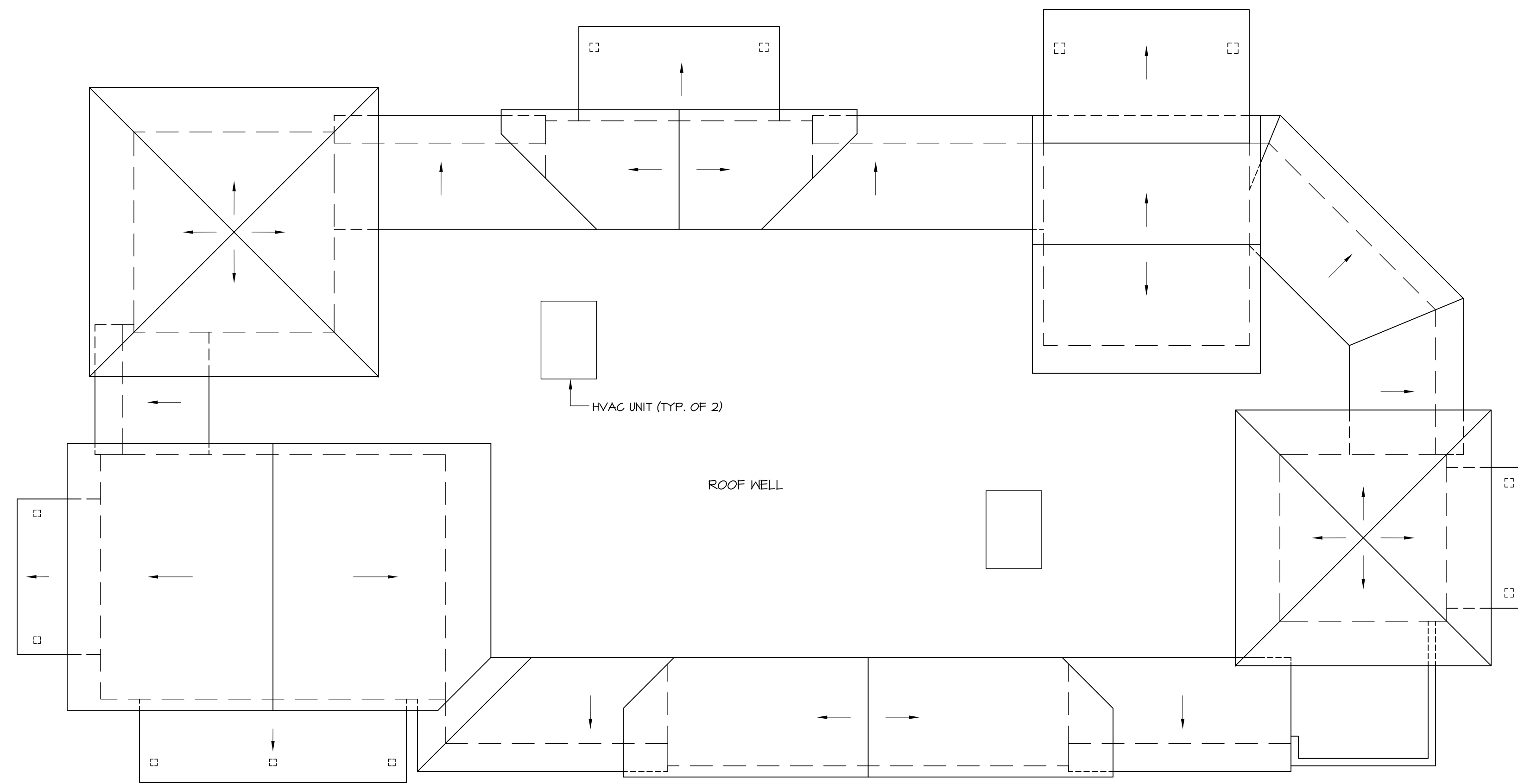
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 PROJECT #: 20-50122  
 DRAWN: EMQ CHECKED: MII  
 SCALE: AS NOTED DATE: 12-07-20

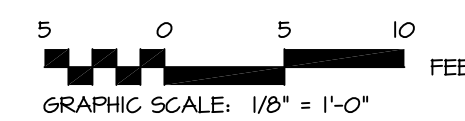
**A1.1E**



S:\1-Projects\20-50122\_Dakley\DWG\1\Planning\20-50122-A1.5E.dwg modified by mhausen4 at Mon 09, 2021 - 11:25am



**1 ROOF PLAN**  
1/8" = 1'-0"



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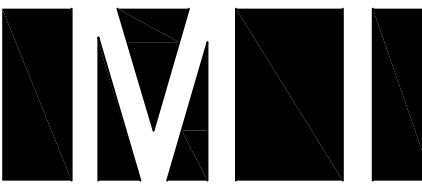
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- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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RETAIL I  
ROOF PLAN  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A1.5E**

SHEET OF



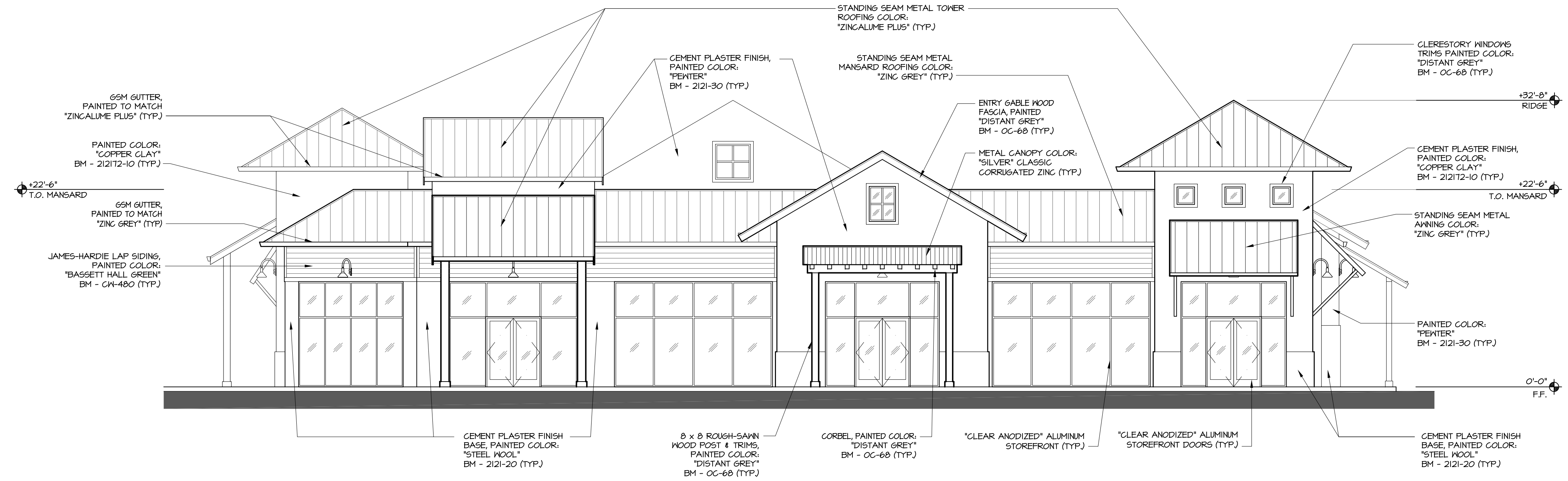
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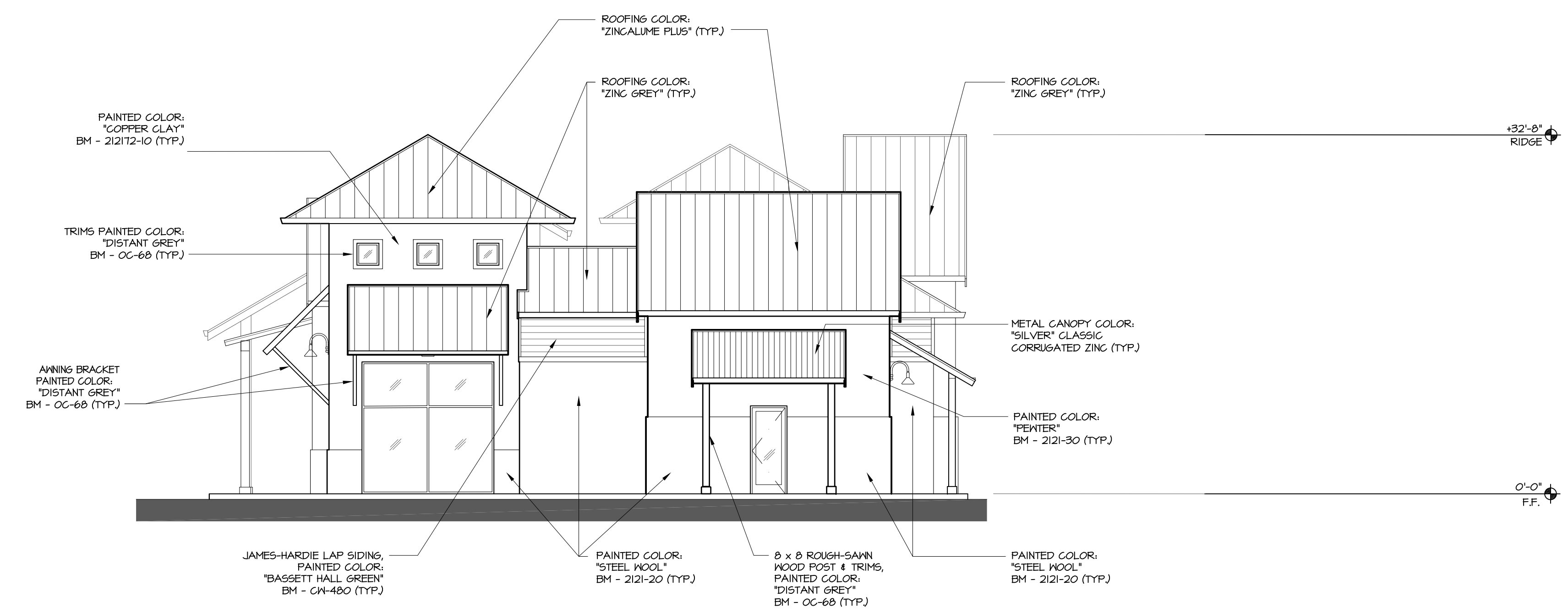
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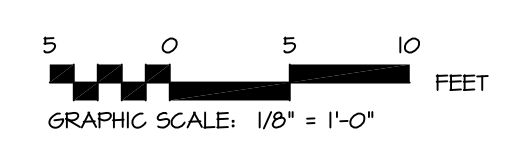
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**A NORTH ELEVATION**  
1/8" = 1'-0"



**B WEST ELEVATION**  
1/8" = 1'-0"



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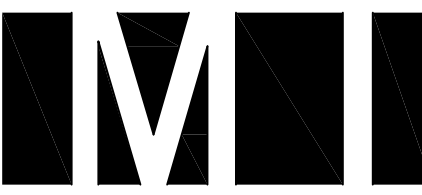
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RETAIL I  
EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

**A2.1E**

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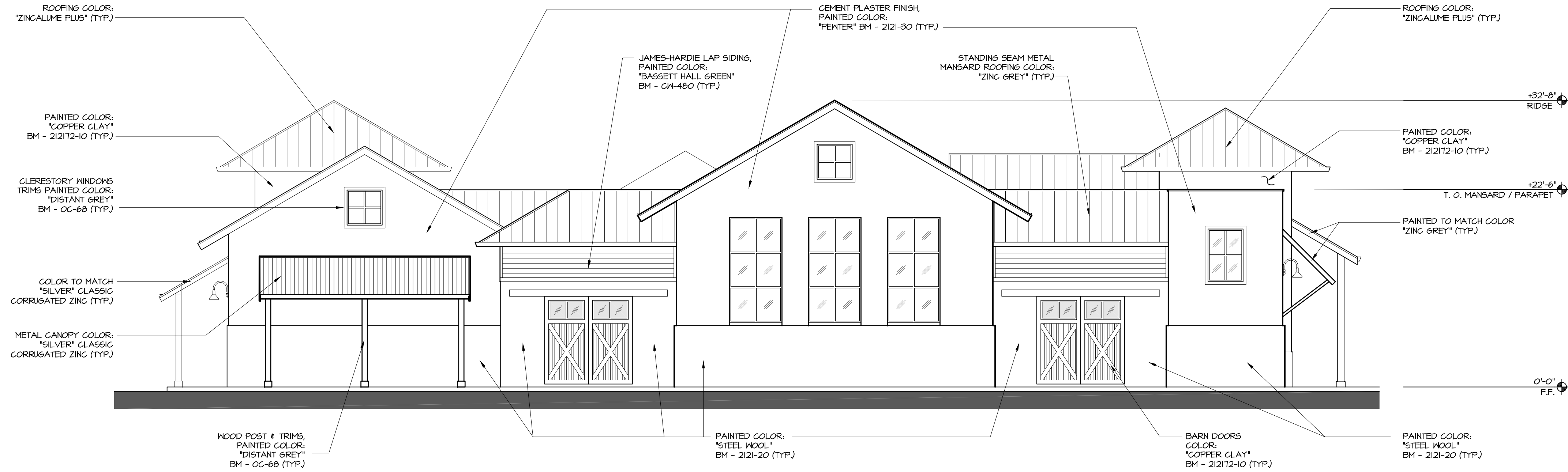
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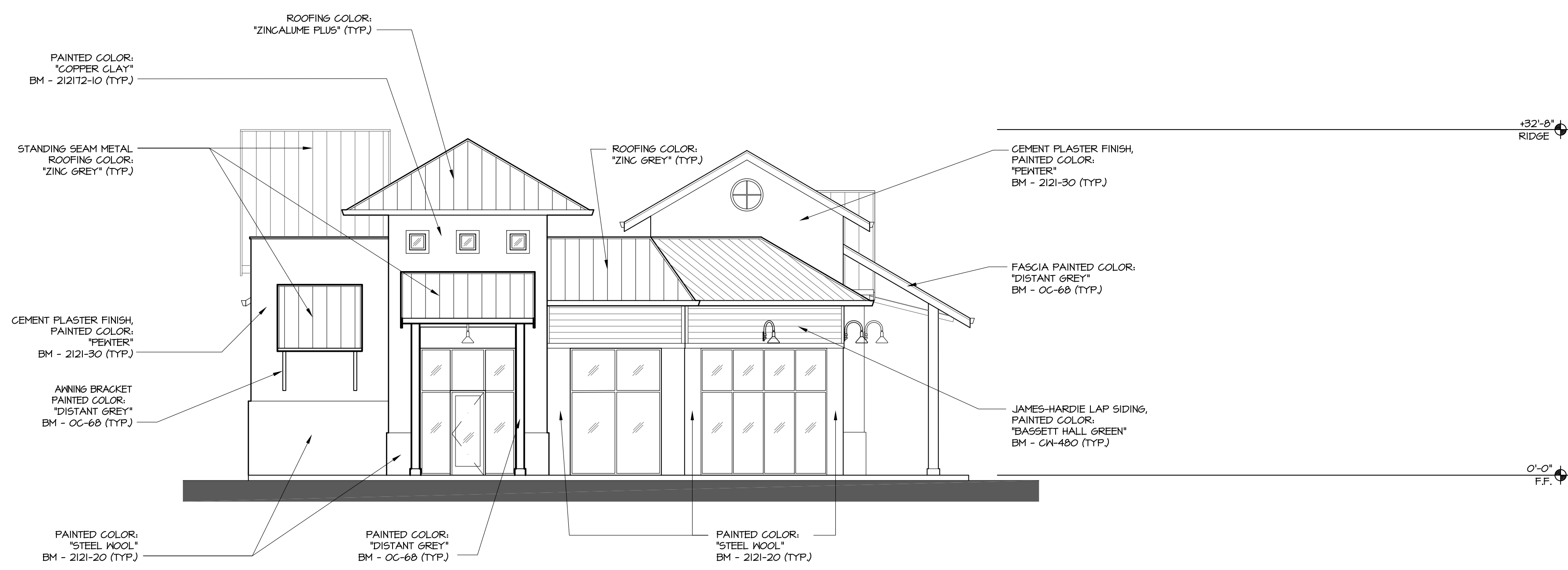
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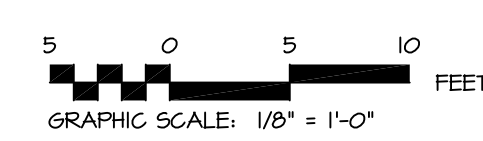
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**A SOUTH ELEVATION**  
1/8" = 1'-0"



**B EAST ELEVATION**  
1/8" = 1'-0"



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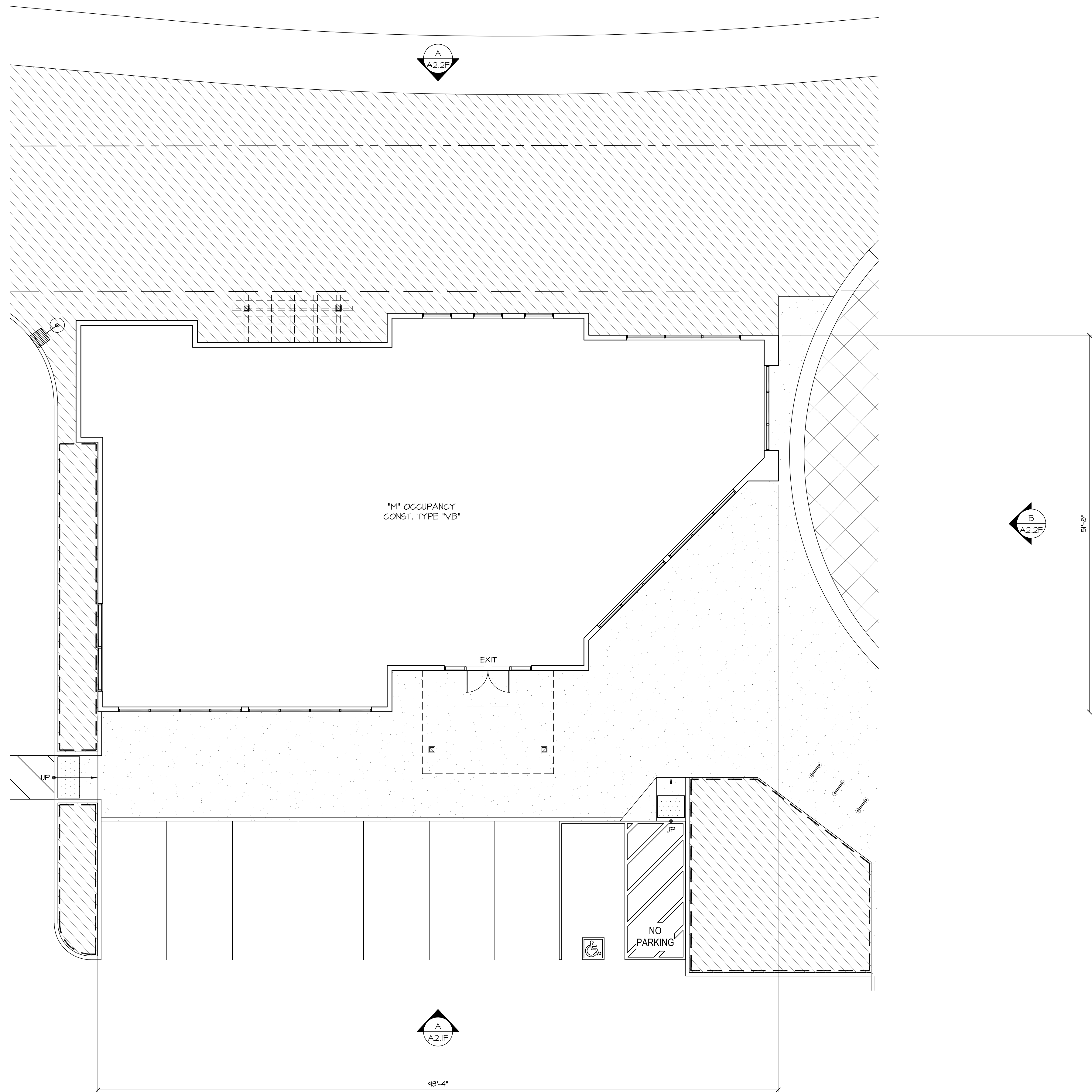
NO.	DATE	DESCRIPTION

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EXTERIOR ELEVATIONS  
PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

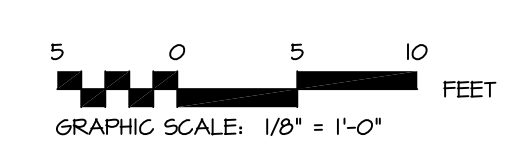
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**1 FLOOR PLAN**  
1/8" = 1'-0"



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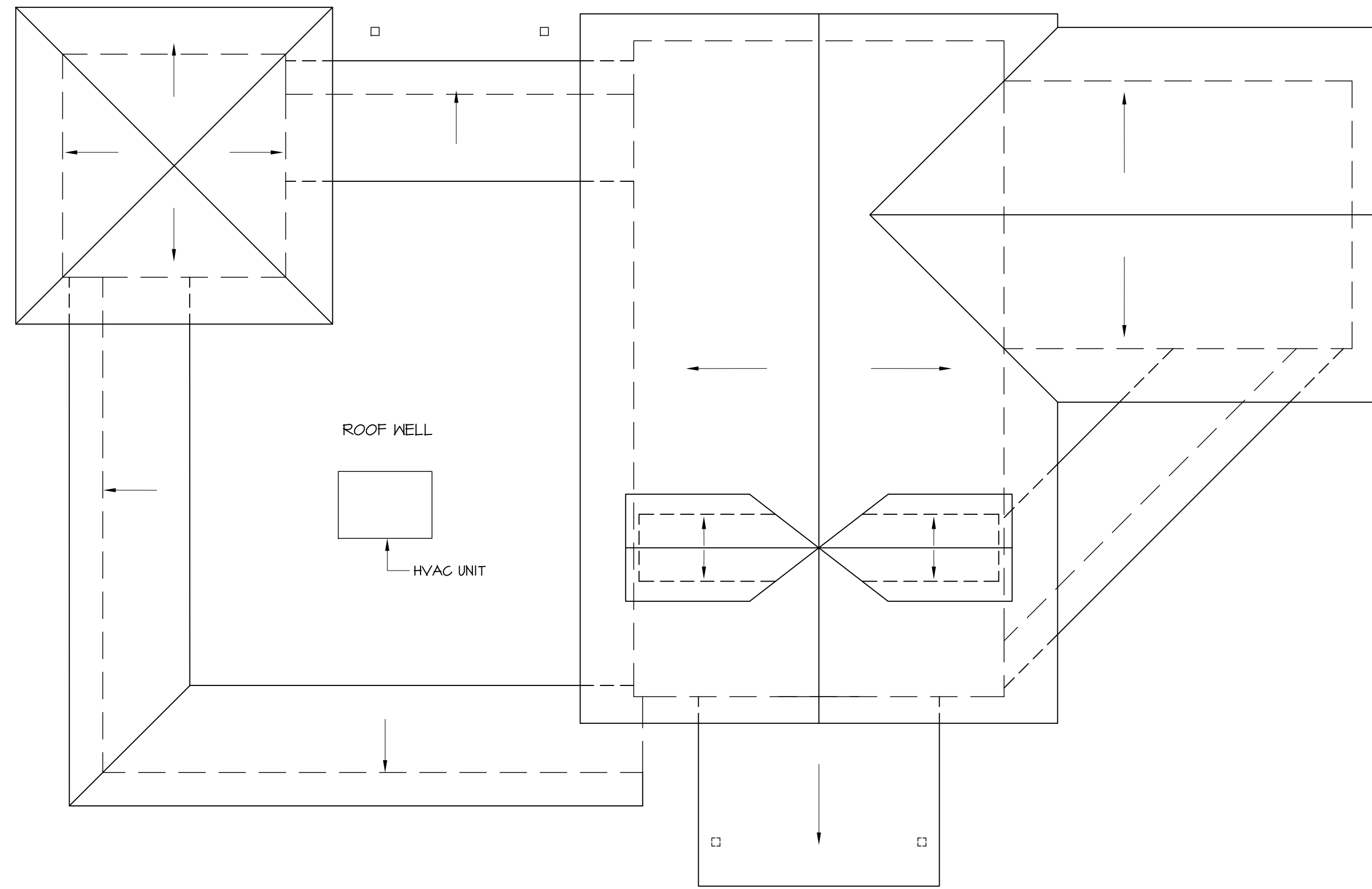
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NO.	DATE	DESCRIPTION

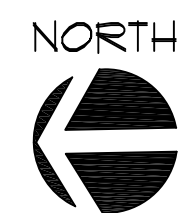
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PROJECT #: 20-50122  
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SCALE: AS NOTED DATE: 12-07-20



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**1 ROOF PLAN**  
 1/8" = 1'-0"



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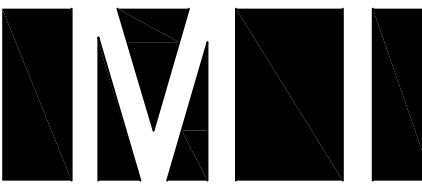
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NO.	DATE	DESCRIPTION
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RETAIL 2  
 ROOF PLAN  
 PROJECT #: 20-50122  
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**A1.5F**

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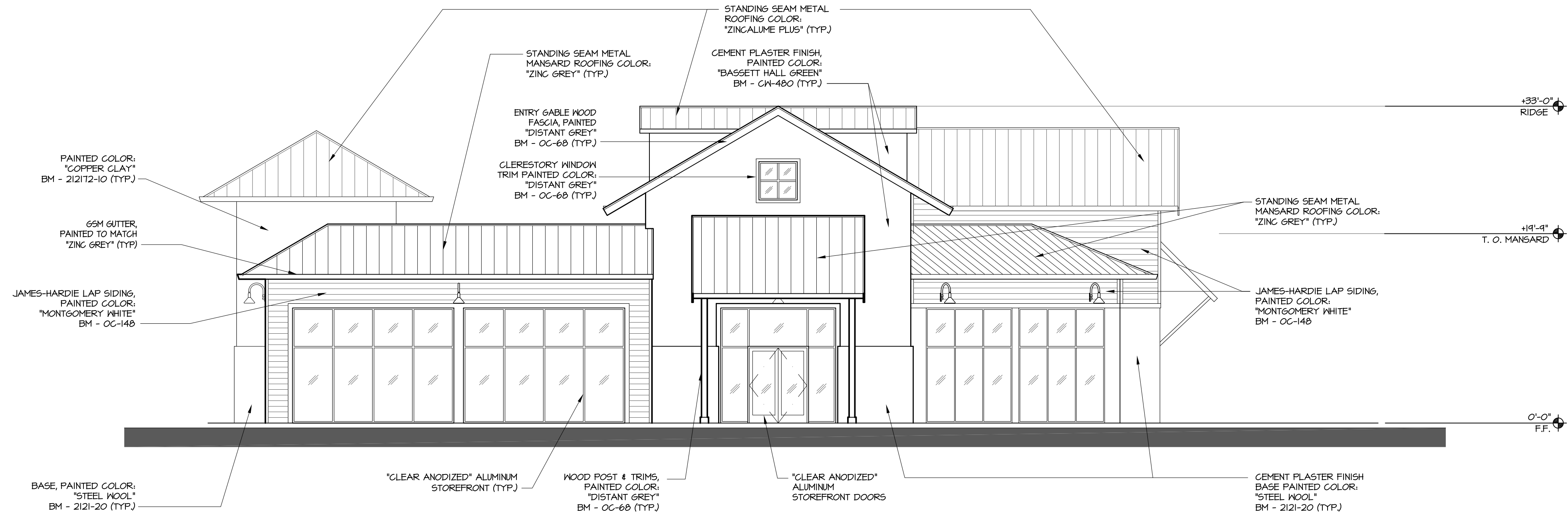
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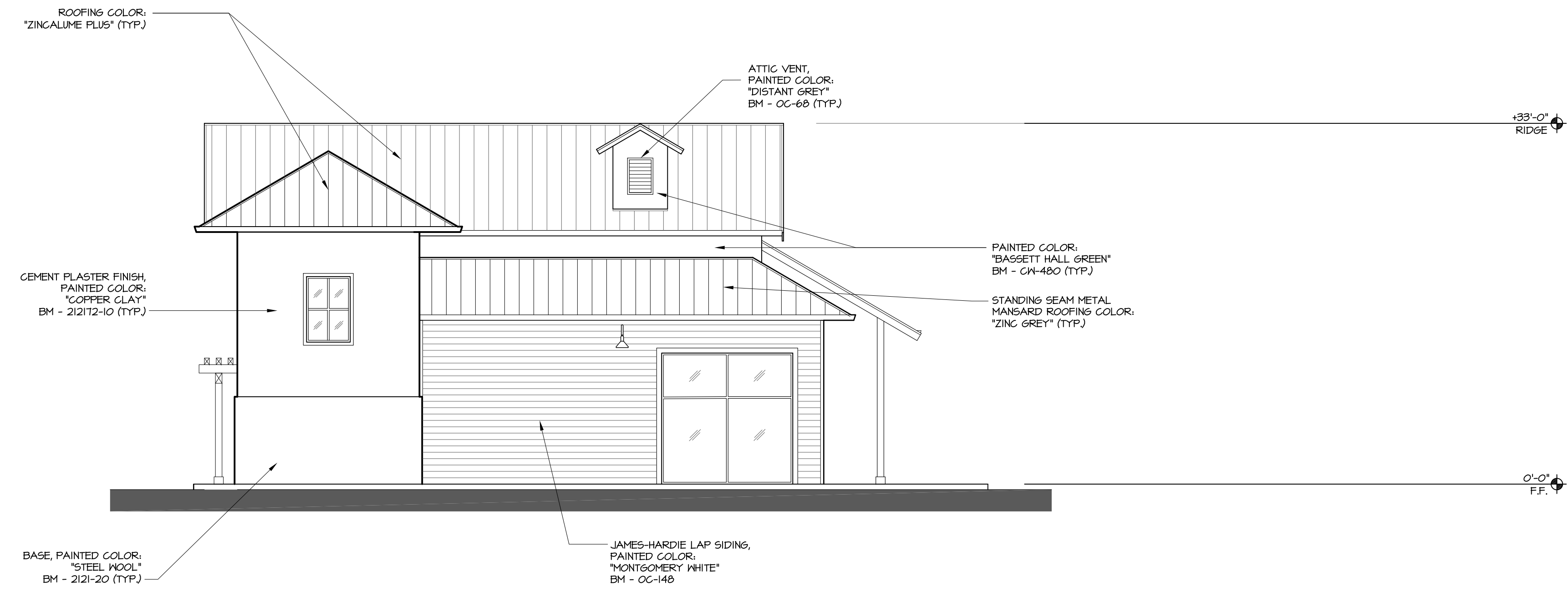
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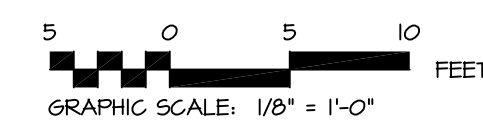
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**A WEST ELEVATION**  
1/8" = 1'-0"



**B NORTH ELEVATION**  
1/8" = 1'-0"



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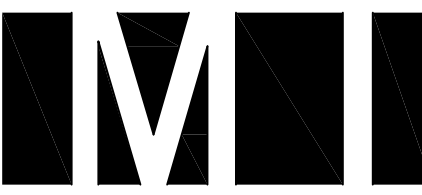
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EXTERIOR ELEVATIONS  
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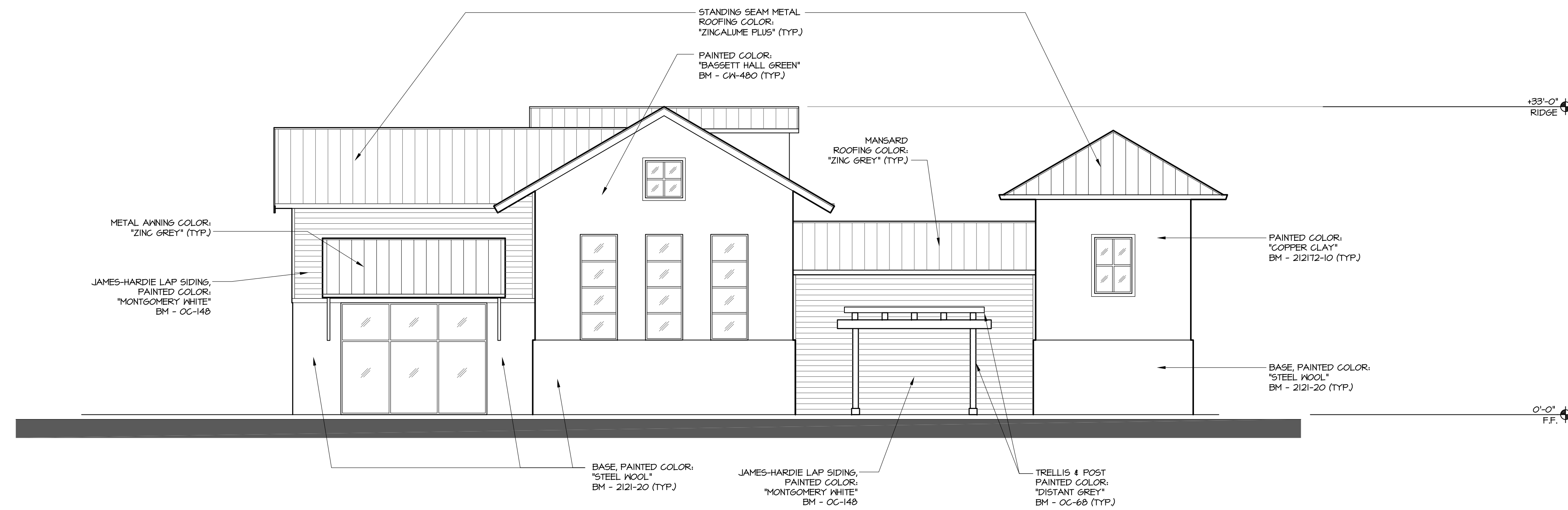
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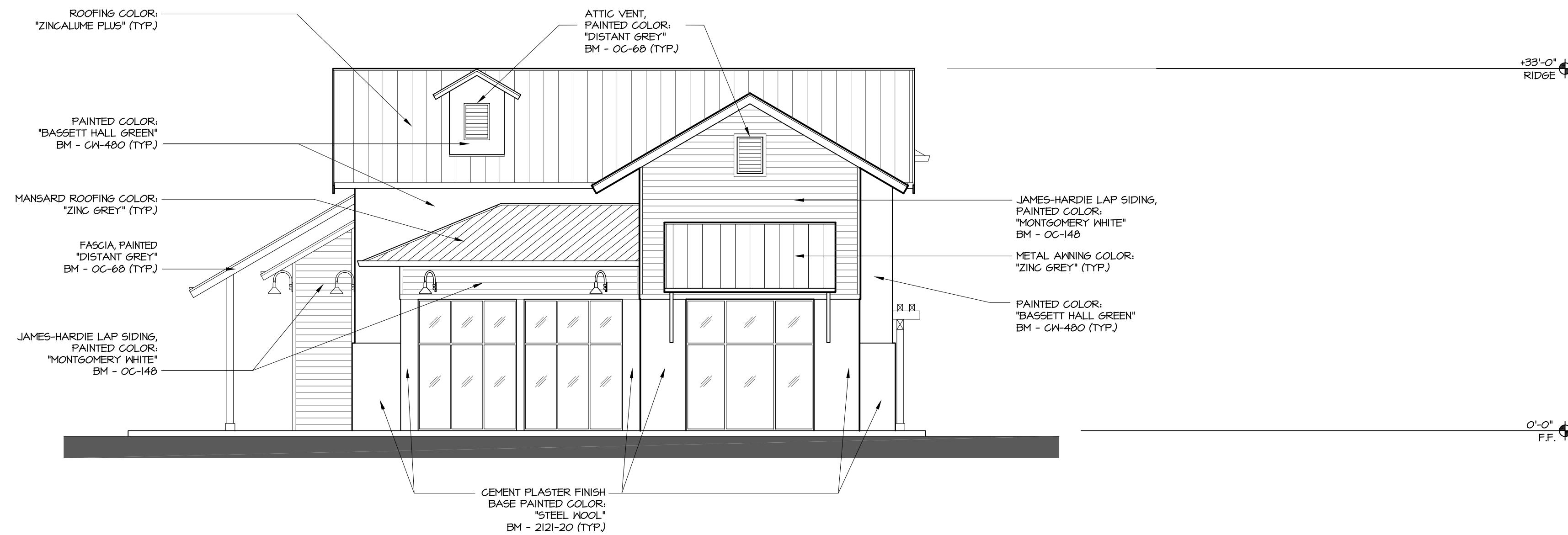
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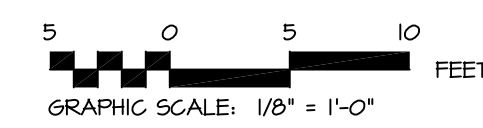
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**A EAST ELEVATION**  
1/8" = 1'-0"



**B SOUTH ELEVATION**  
1/8" = 1'-0"



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NO.	DATE	DESCRIPTION

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PROJECT #: 20-50122  
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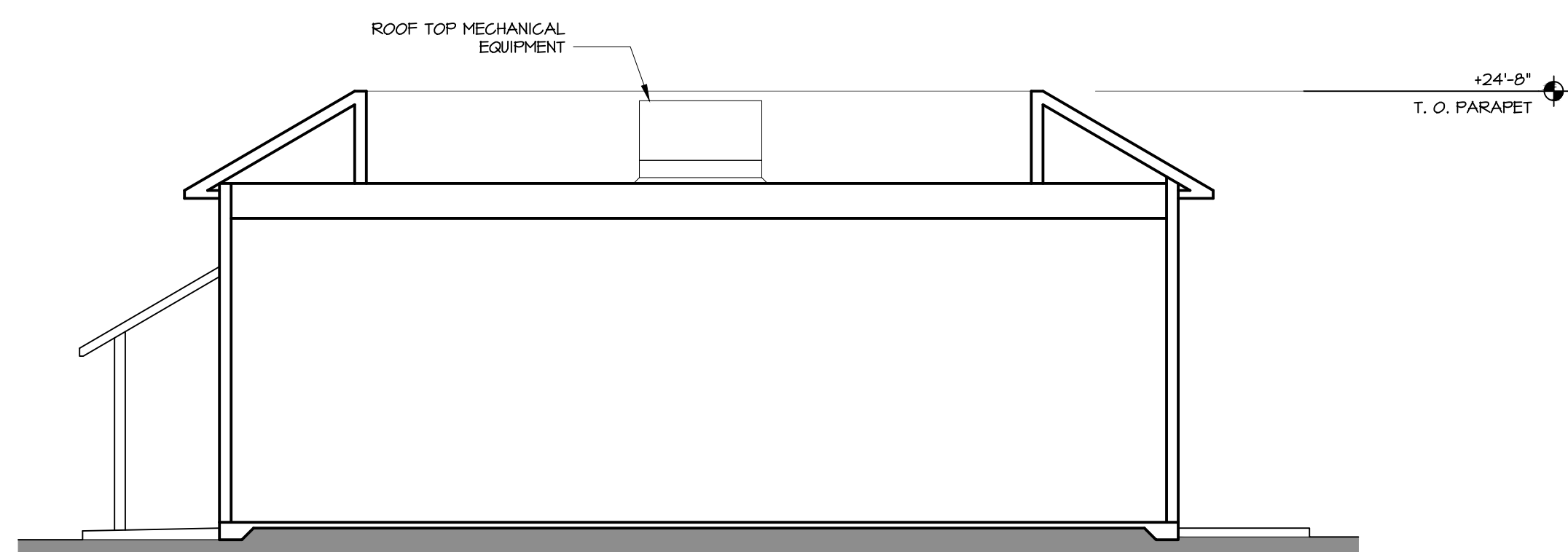
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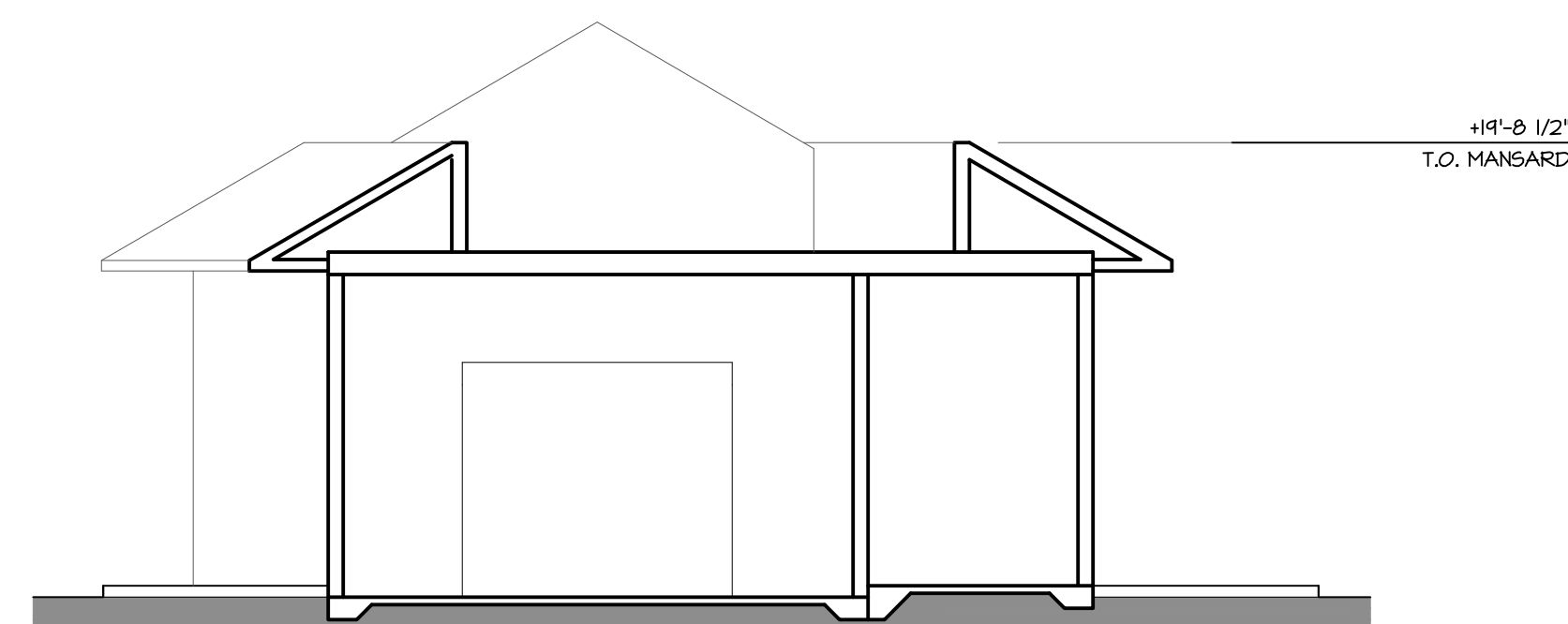


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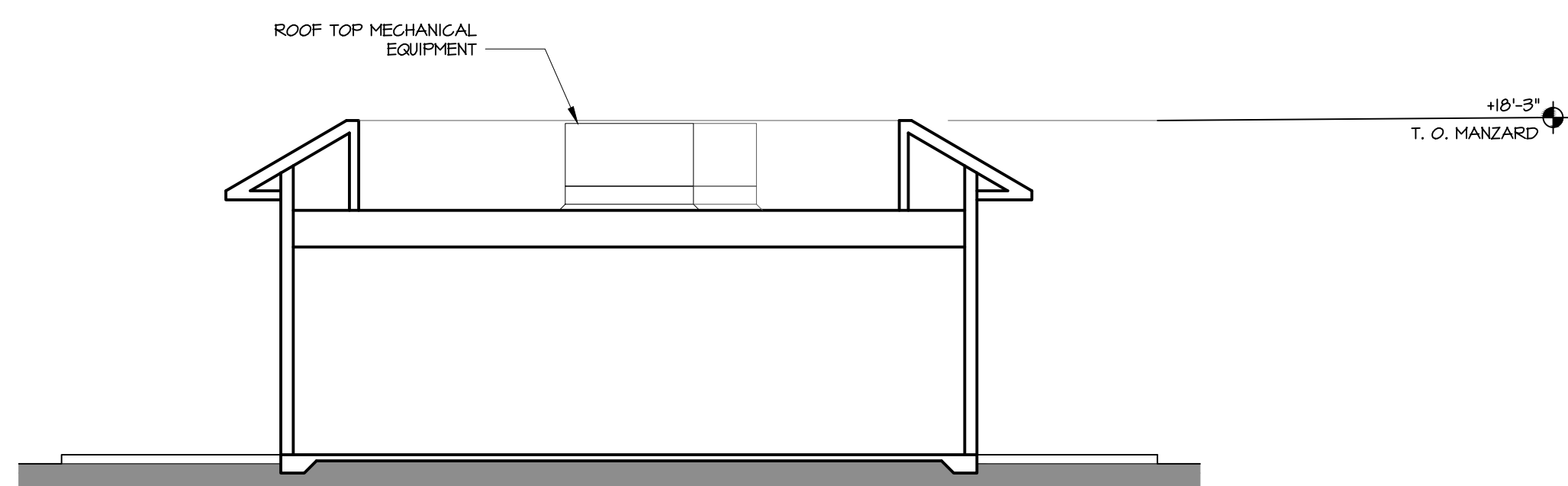
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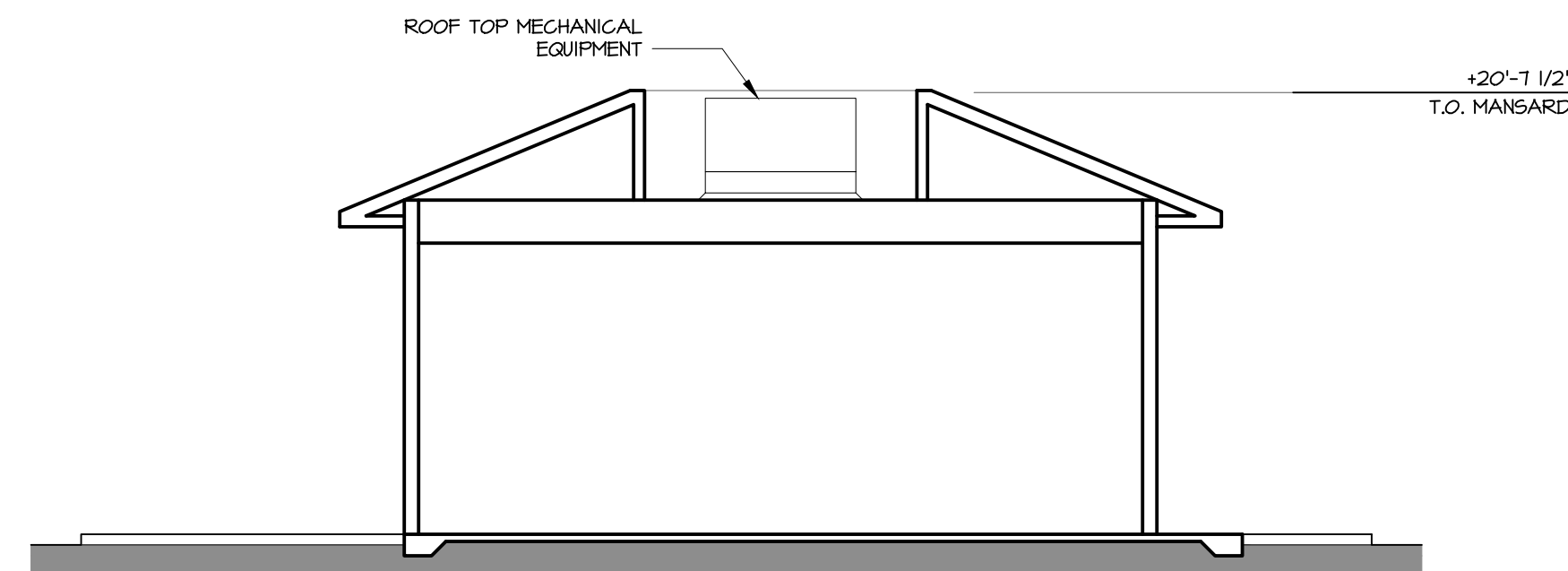
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1/8" = 1'-0"



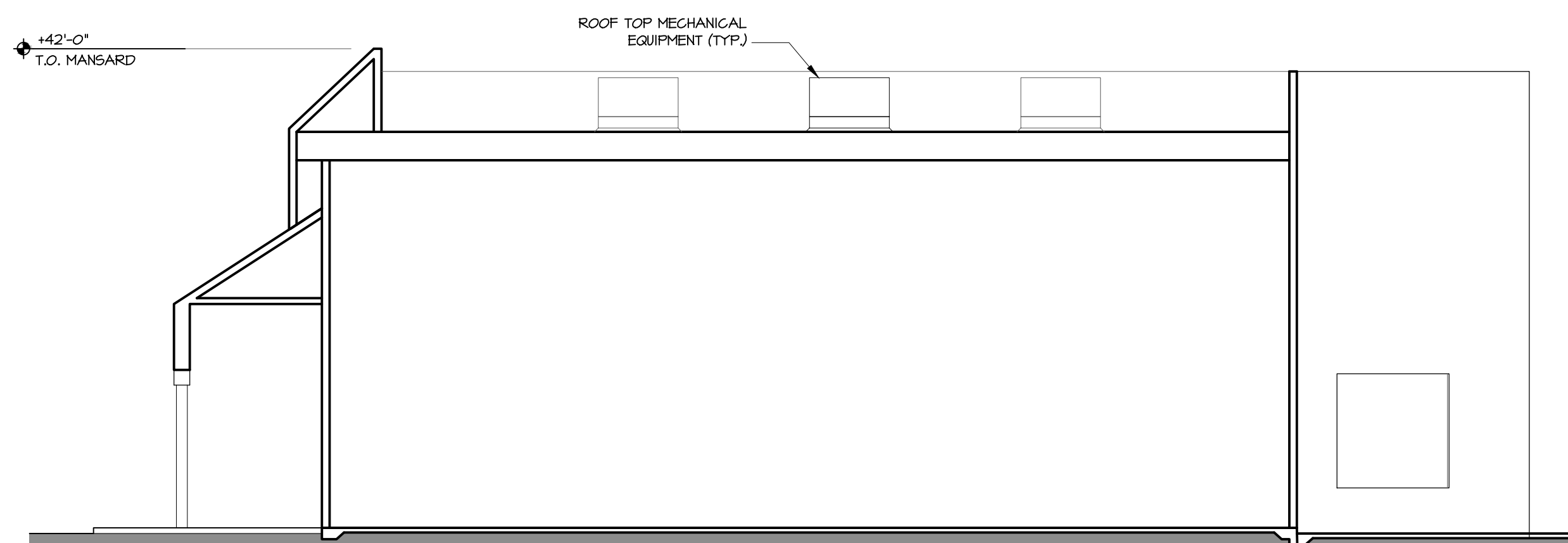
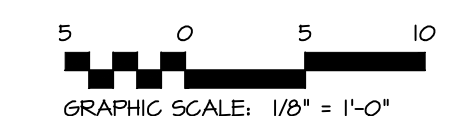
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1/8" = 1'-0"



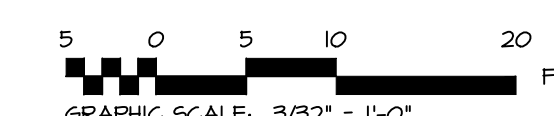
**C** BUILDING SECTION - RETAIL 3  
1/8" = 1'-0"



**D** BUILDING SECTION - QSR  
1/8" = 1'-0"



**E** BUILDING SECTION - GROCERY  
3/32" = 1'-0"



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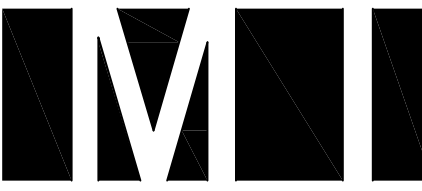
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BUILDING SECTIONS  
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A3.1

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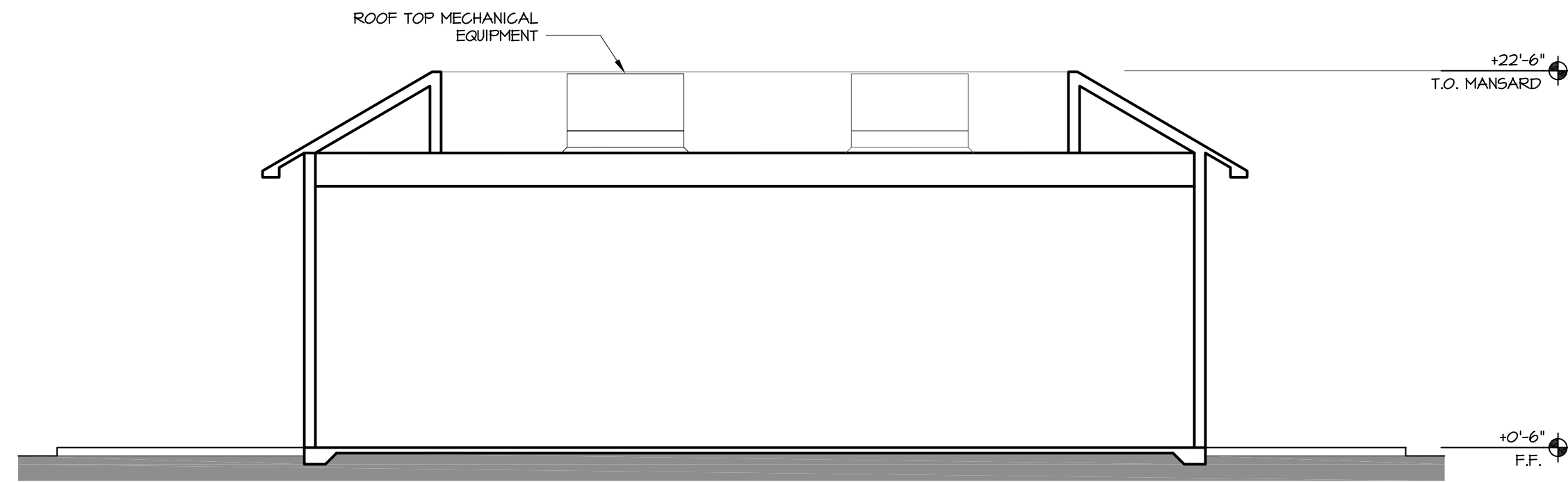


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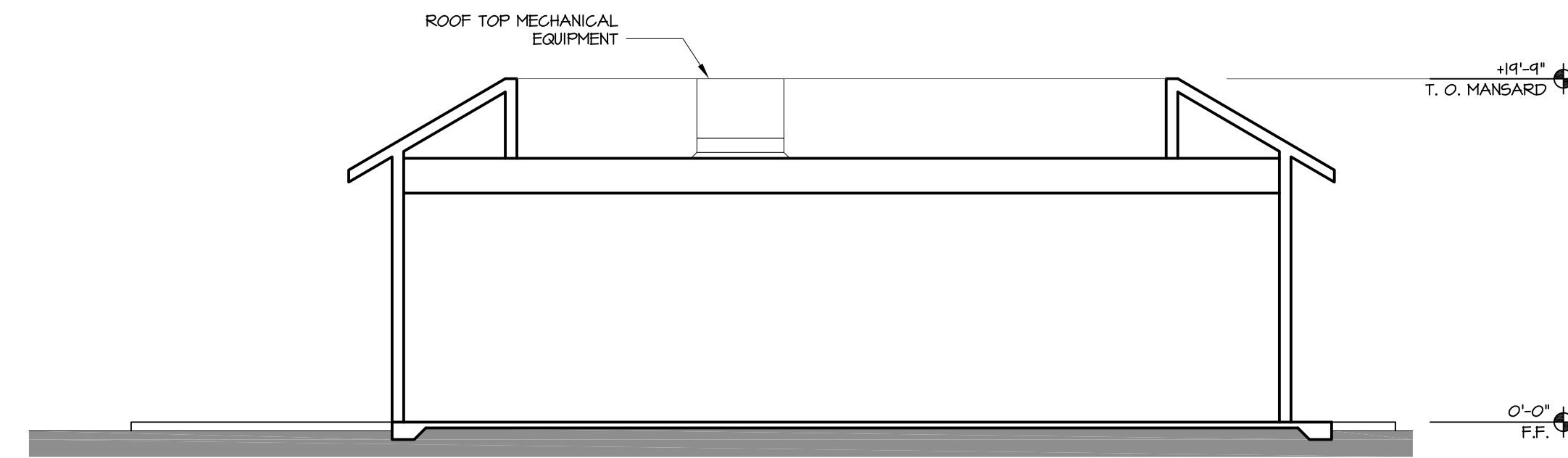
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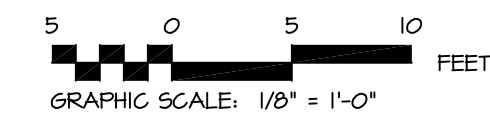
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**A** BUILDING SECTION - RETAIL-1  
1/8" = 1'-0"



**B** BUILDING SECTION - RETAIL-2  
1/8" = 1'-0"



- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

BUILDING SECTIONS

PROJECT #: 20-50122  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 12-07-20

A3.2

SHEET OF