



TABLE OF CONTENTS

PLANS

- OVERALL SITE PLAN
- RETAIL SITE PLAN
- FIRE DEPARTMENT ACCESS PLAN

ELEVATIONS

- PAD BUILDING 1
- PAD BUILDING 2
- PAD BUILDING 3
- PAD BUILDING 4
- PAD BUILDING 5
- PAD BUILDING 6

- PAD BUILDING 7
- PAD BUILDING 8
- PAD BUILDING 8
- PAD BUILDING 1.1
- PAD BUILDING 1.2

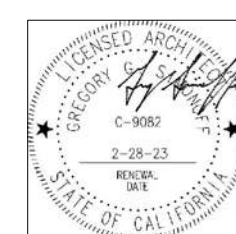
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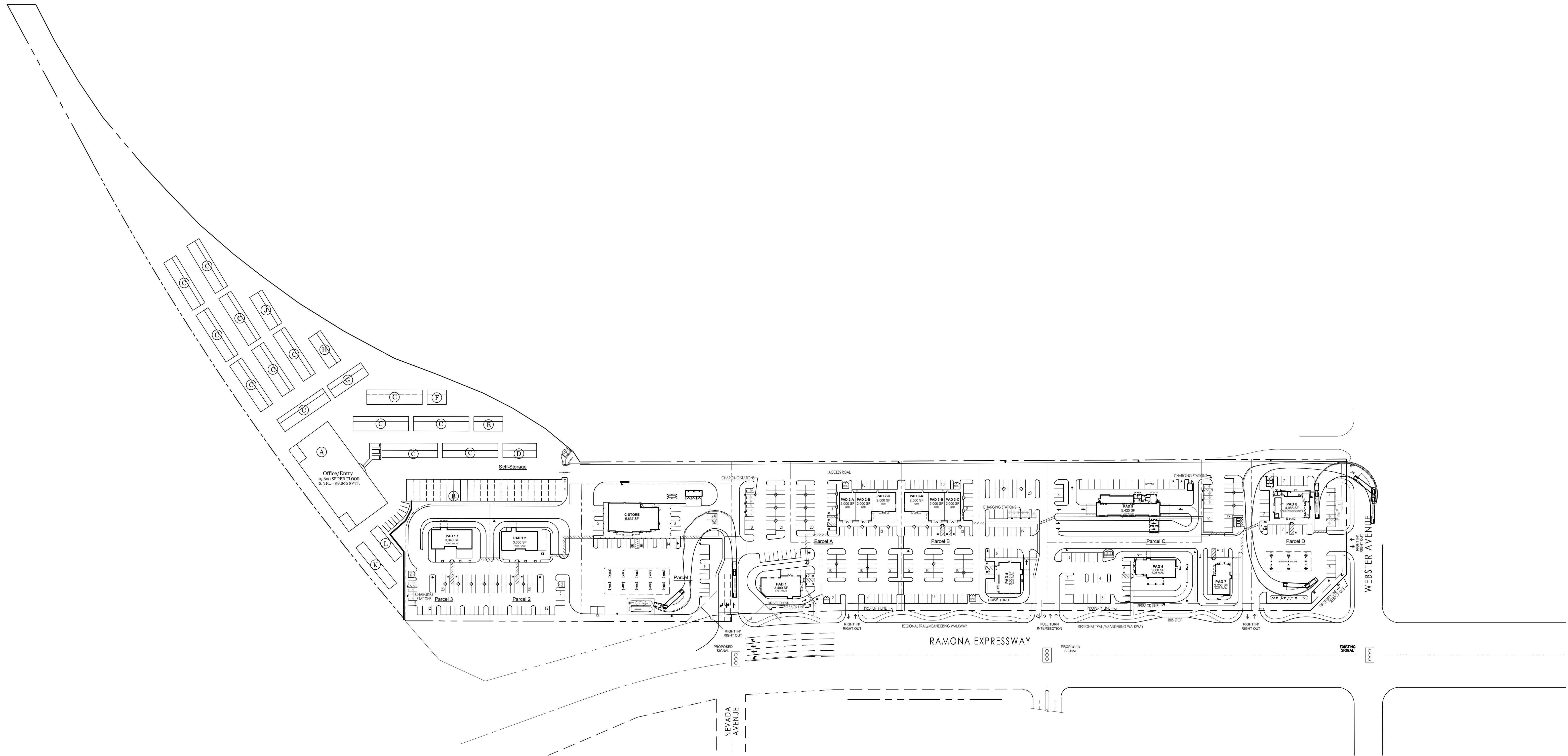
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- PAD BUILDING 2
- PAD BUILDING 3
- PAD BUILDING 4
- PAD BUILDING 5

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- PAD BUILDING 7
- PAD BUILDING 8
- PAD BUILDING 1.1
- PAD BUILDING 1.2

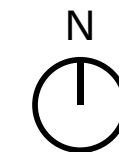
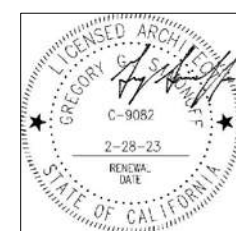
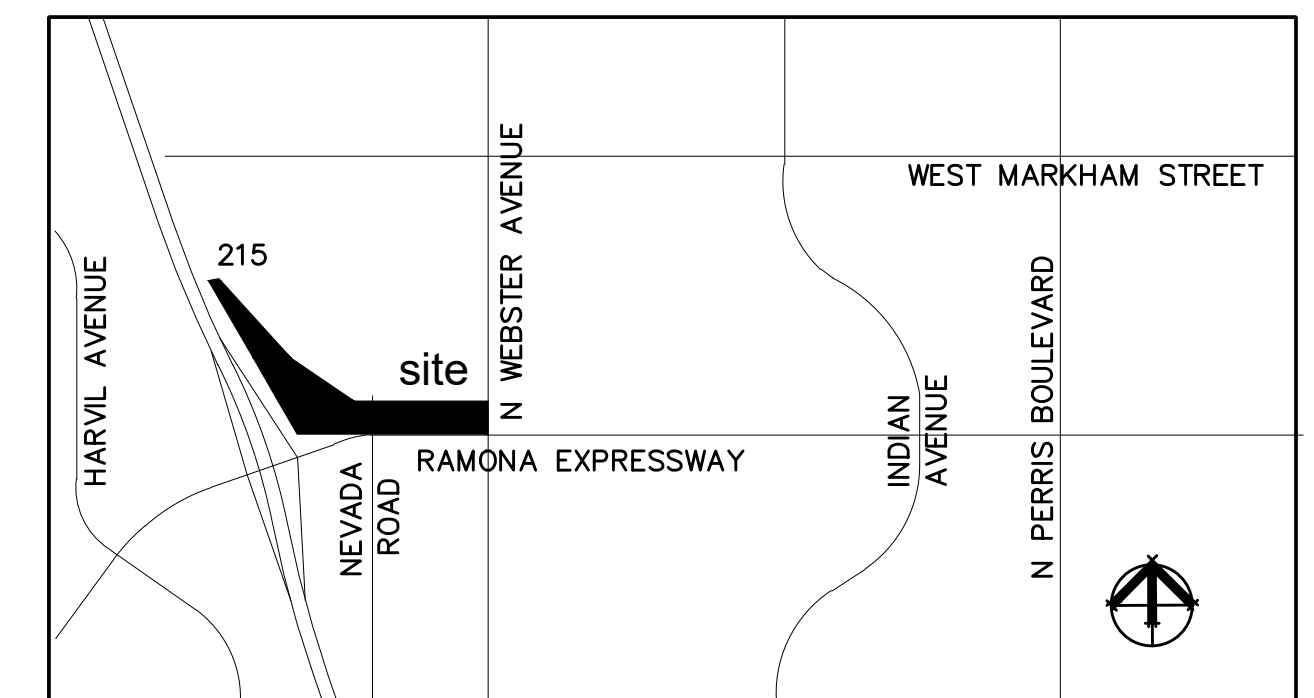
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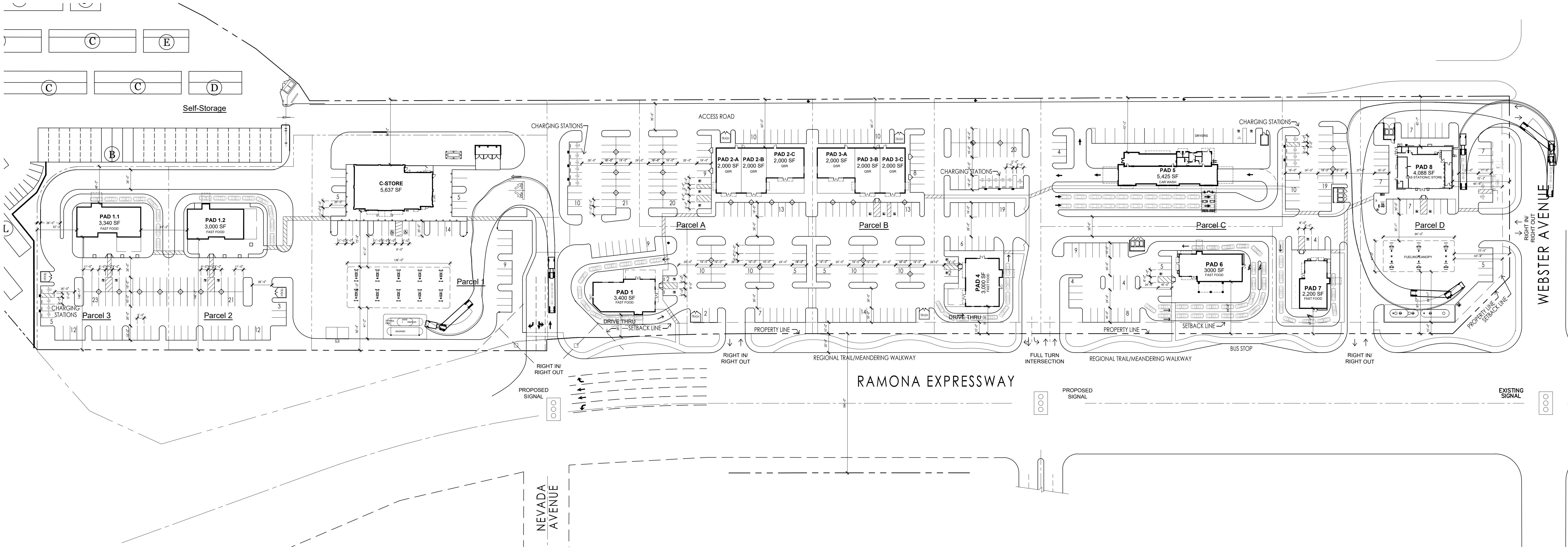
- L1.0 PHASE I
- L1.1 PHASE II
- L1.2 OVERALL
- L1.3 WALL AND FENCE
- L1.4 LANDSCAPE LIGHTING





Vicinity Map



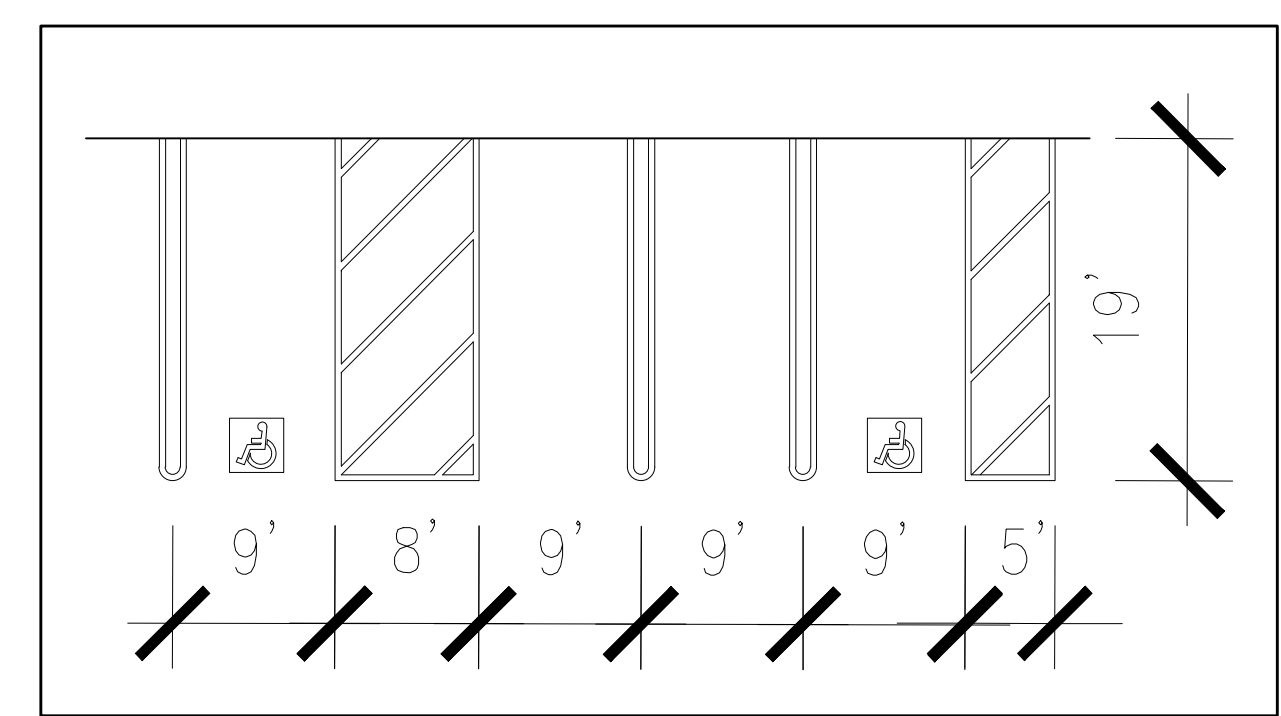


Owner
Optimus Building Corp.
629 Dufranc Ave.
Sebastopol, CA 95472

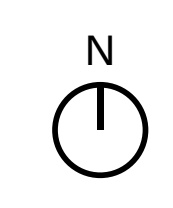
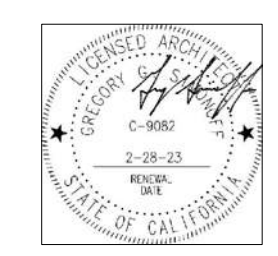
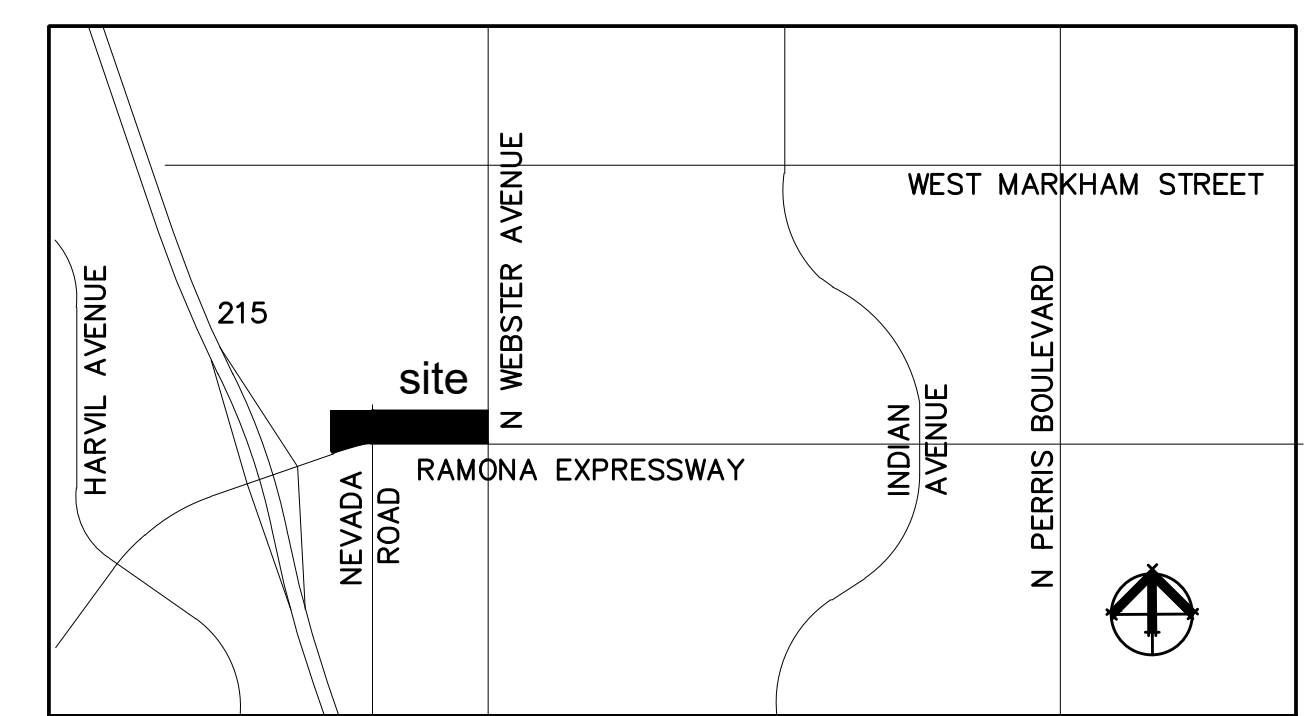
Architect
SMS Architects
26940 Aliso Viejo Parkway, Suite 120
Aliso Viejo, CA 92656

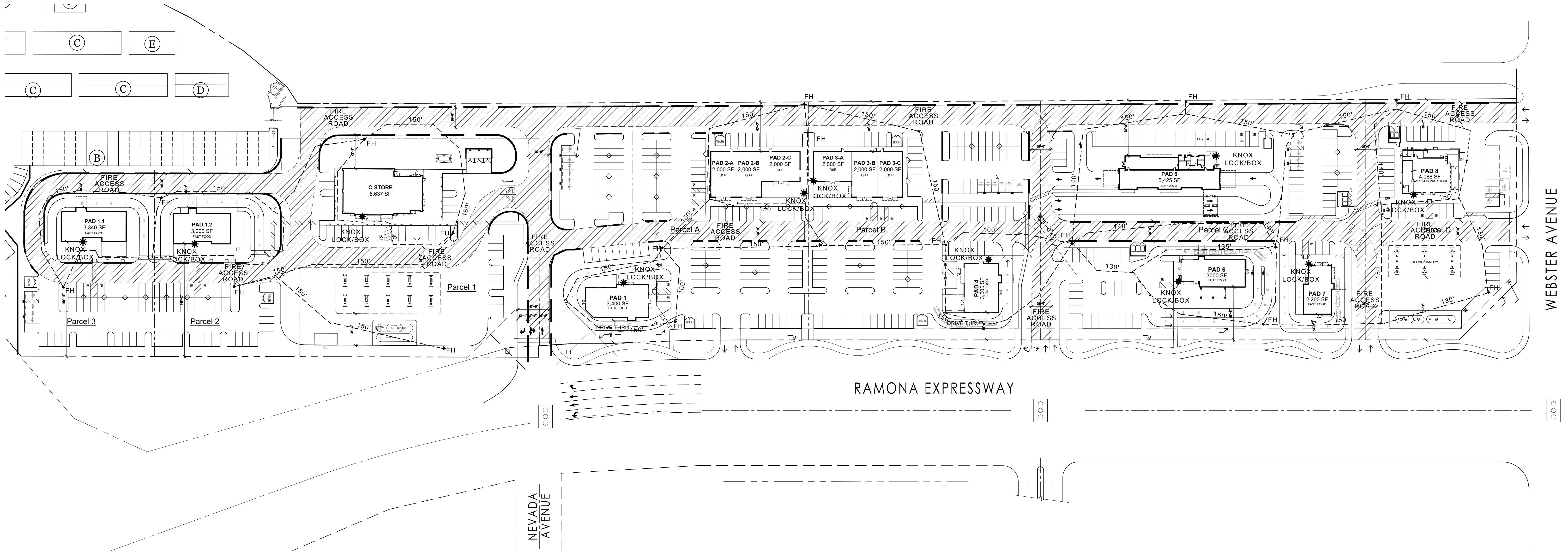
Parcel 1		Parcel 2		Parcel 3	
C-STORE (retail)	5,637 sf	Building 1.2 (fast food)	3,000 sf	Building 1.1 (fast food)	3,340 sf
Total	5,637 sf	Total	3,000 sf	Total	3,340 sf
Parking Required	23 spaces	Parking Required	30 spaces	Parking Required	38 spaces
Parking Provided	33 spaces	Parking Provided	36 spaces	Parking Provided	40 spaces
Land Area	87,870 SF	Land Area	49,962 SF	Land Area	41,447 SF
	2.02 AC		1.08 AC		.95 AC
Lot Coverage	6.42%	Lot Coverage	6.0%	Lot Coverage	8.06%
FAR	.06	FAR	.06	FAR	.08
Parcel A		Parcel B		Parcel C/D	
Parcel A	2.49 AC	Parcel B	2.15 AC	Parcel C/D	4.36 AC
Building 1 (fast food)	3,400 sf	Building 3 (restaurant)	6,000 sf	Pad 5 (car wash)	5,425 sf
Building 2 (restaurant)	6,000 sf	Building 4 (fast food)	3,000 sf	Pad 6 (fast food)	3,000 sf
Total	9,400 sf	Total	9,000 sf	Pad 7 (fast food)	2,200 sf
Parking Required	62 spaces	Parking Required	58 spaces	Pad 8 (c-store/gas station)	4,088 sf
Parking Provided	128 spaces	Parking Provided	117 spaces	Total	14,713 sf
Land Area	109,219 SF	Land Area	93,784 SF	Parking Required	81 spaces
	2.5 AC		2.15 AC	Parking Provided	100 spaces
Lot Coverage	8.61%	Lot Coverage	9.6%	Land Area	187,009 SF
FAR	.09	FAR	.10		4.29 AC
				Lot Coverage	7.87%
				FAR	.08

Typical Parking Detail

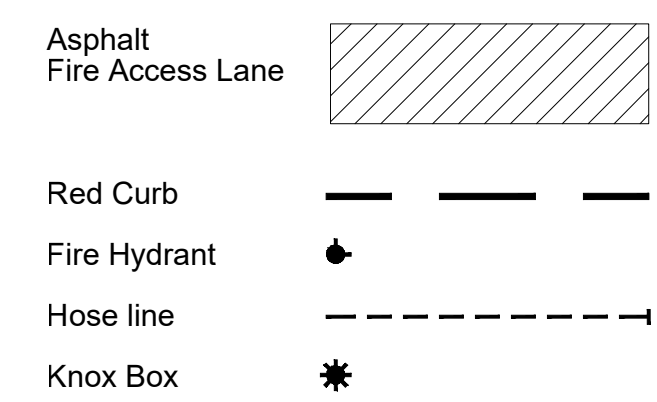


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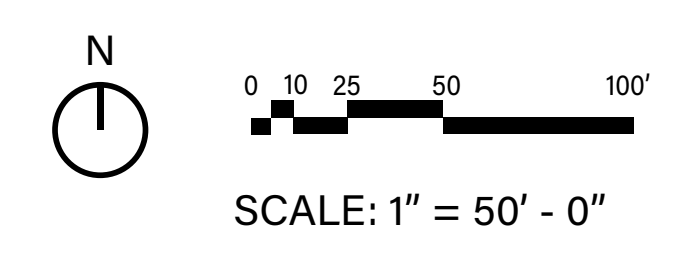
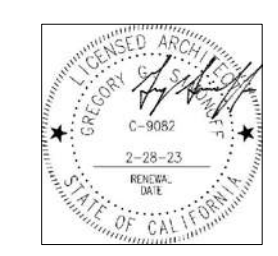
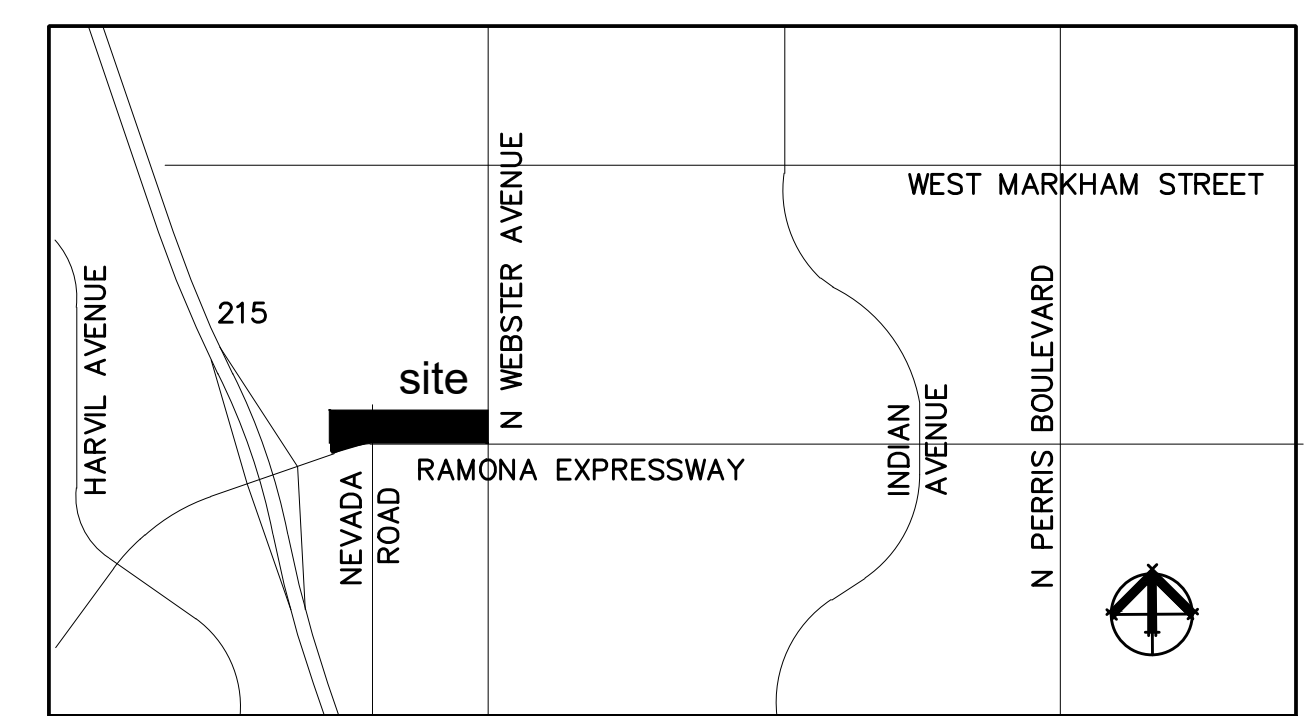


- CFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- CFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- CFC 503.2.3 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
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- CFC 503.2.4 The required turning radius of a fire apparatus access road shall be determined by the fire code official.
- CFC 503.2.7 Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING—FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- CFC 912.2 With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire code official.
- CFC 507.3 Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- CFC 507.5 Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C or by an approved method.
- CFC 912.2 With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire code official.
- CFC 504.1 Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided where required by the fire code official.



Site to comply with listed items:

Vicinity Map

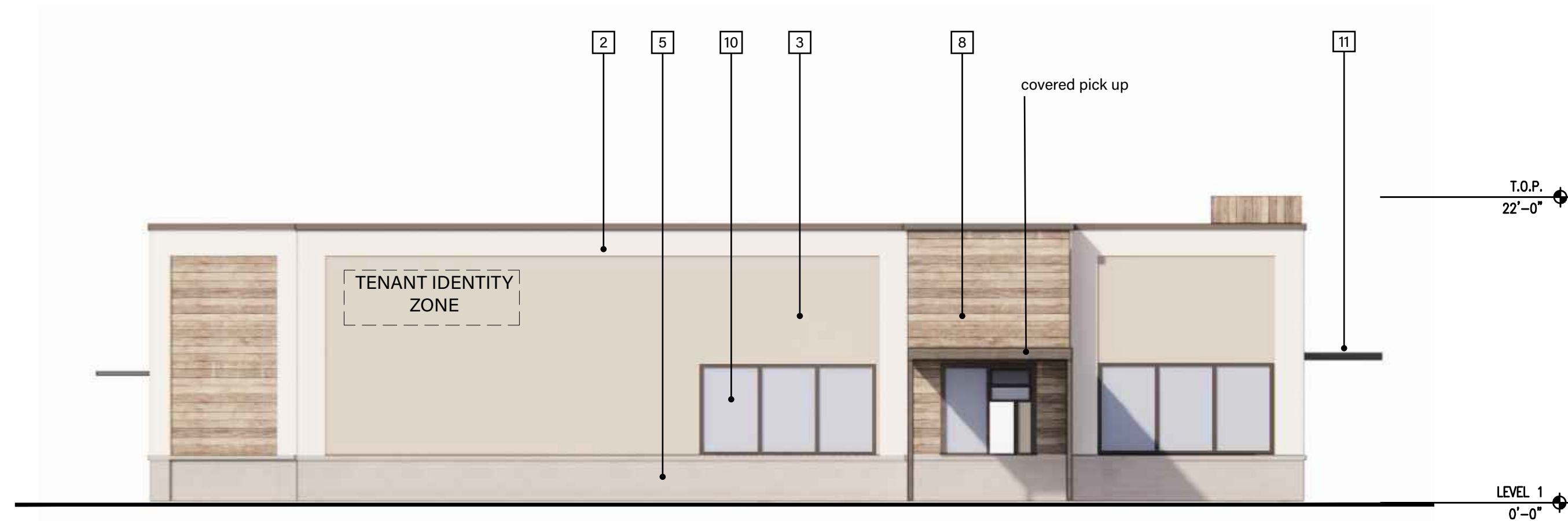




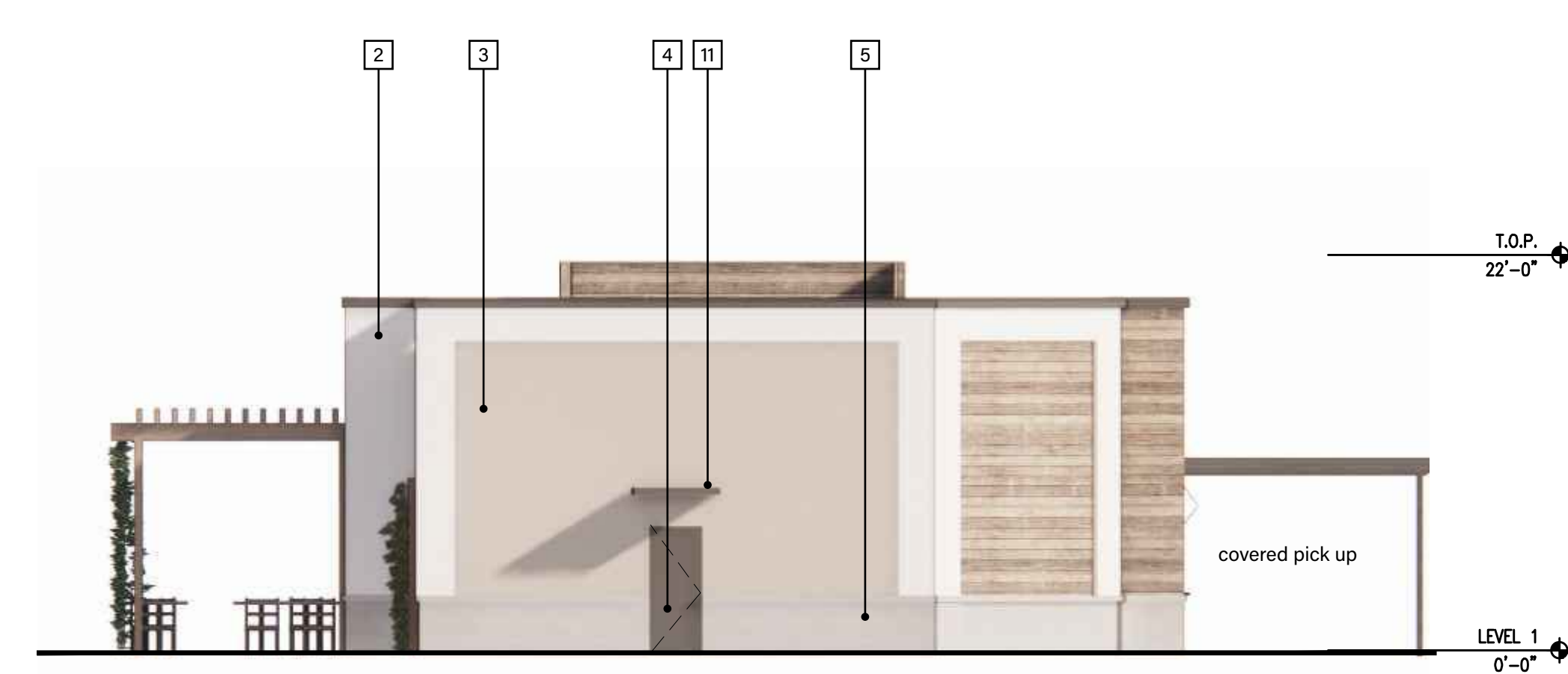
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B - EAST ELEVATION



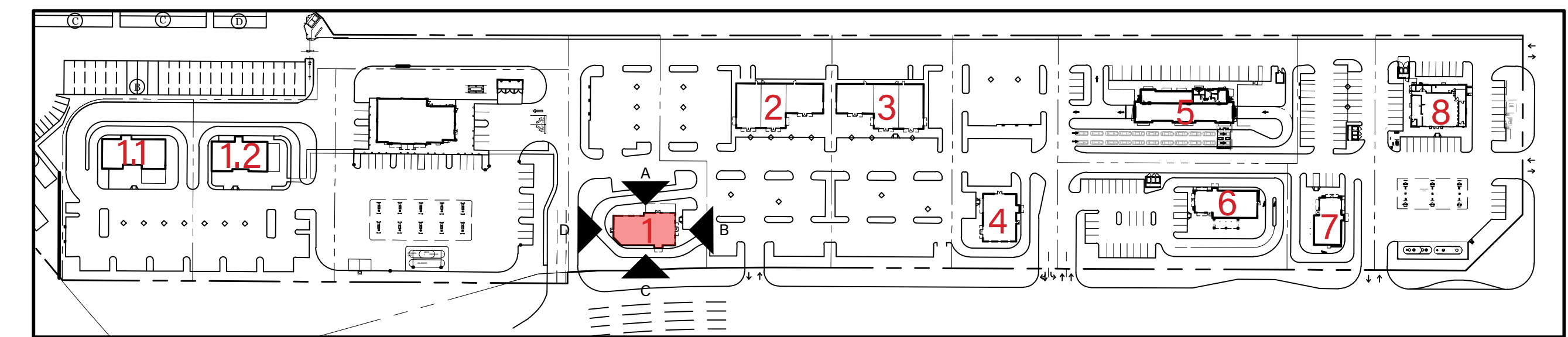
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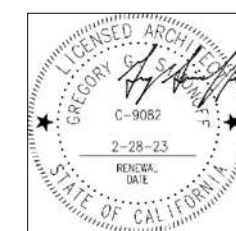
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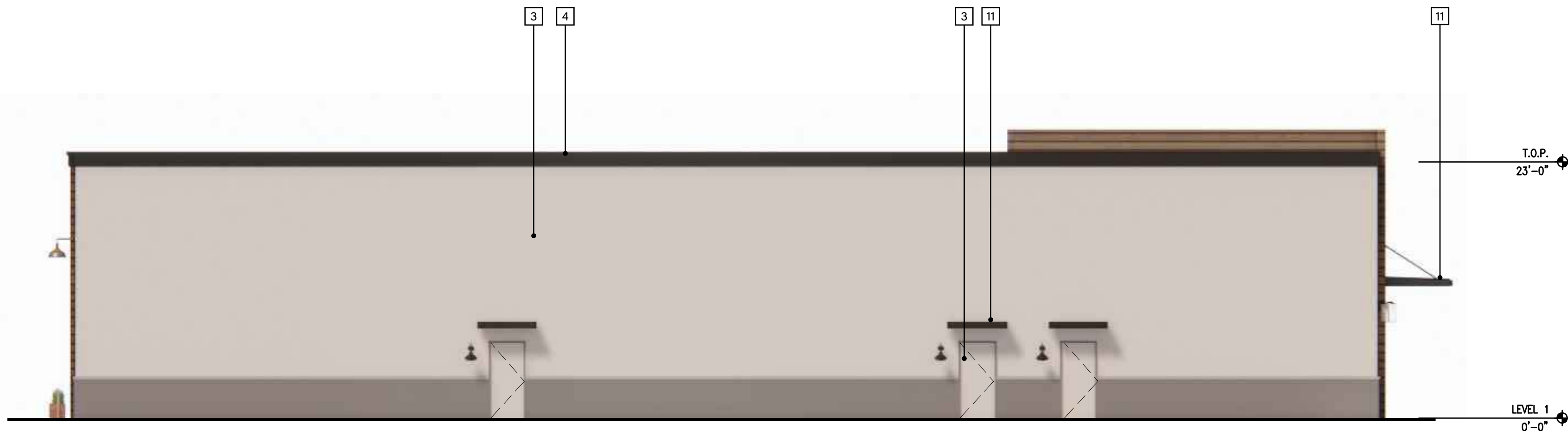
COLORS AND MATERIALS

1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
2	PAINT	SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT	SHERWIN WILLIAMS SW6197 ALOOF GRAY
4	PAINT	SHERWIN WILLIAMS SW7974 PEPPERCORN
5	STONE VENEER	ELDORADO STONE LONGITUDE24- SILENT GREY
6	STONE VENEER	ELDORADO STONE RIVER ROCK-WHITEBARK
7	WOOD	HEWN-EXTERIOR CEDAR SIDING SADDLE
8	WOOD	HEWN-EXTERIOR CEDAR SIDING DESERT SAND
9	WOOD	OLYMPIC SEMI-TRANSPARENT STAIN - ESPRESSO
10	STOREFRONT	ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING	TO MATCH PPG-DURANAR UC109852 CHARCOAL
12	FABRIC CANOPY	SUNBRELLA BLACK



KEY PLAN





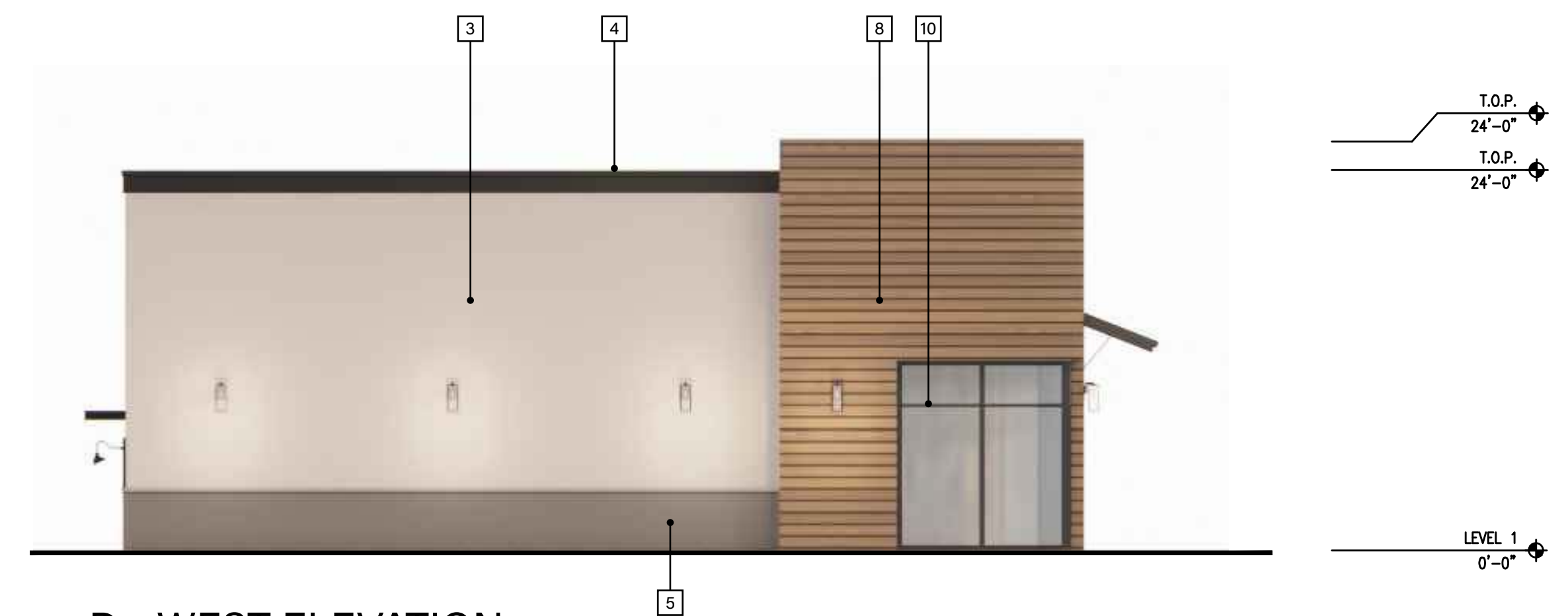
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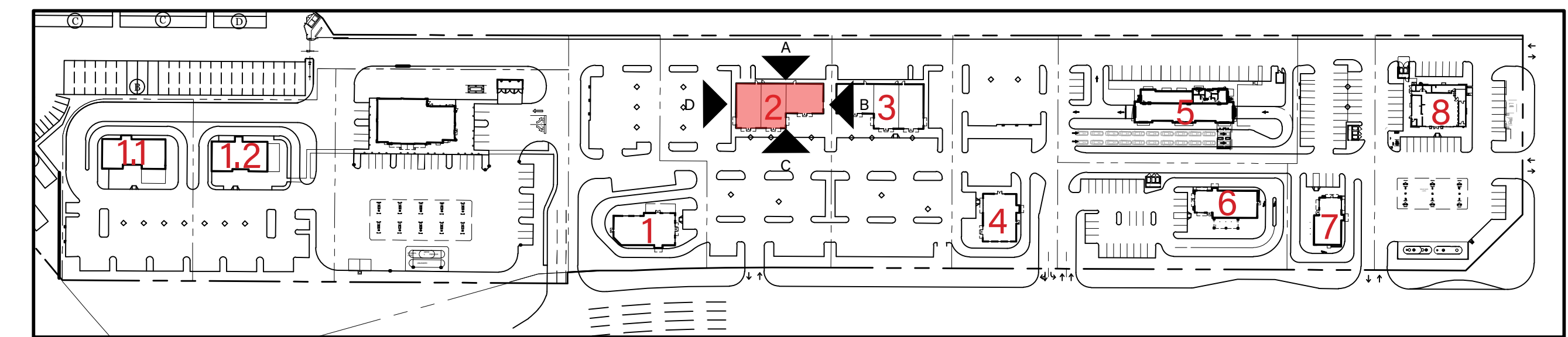


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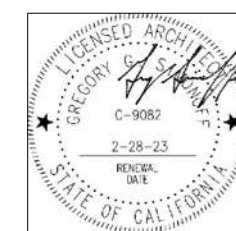


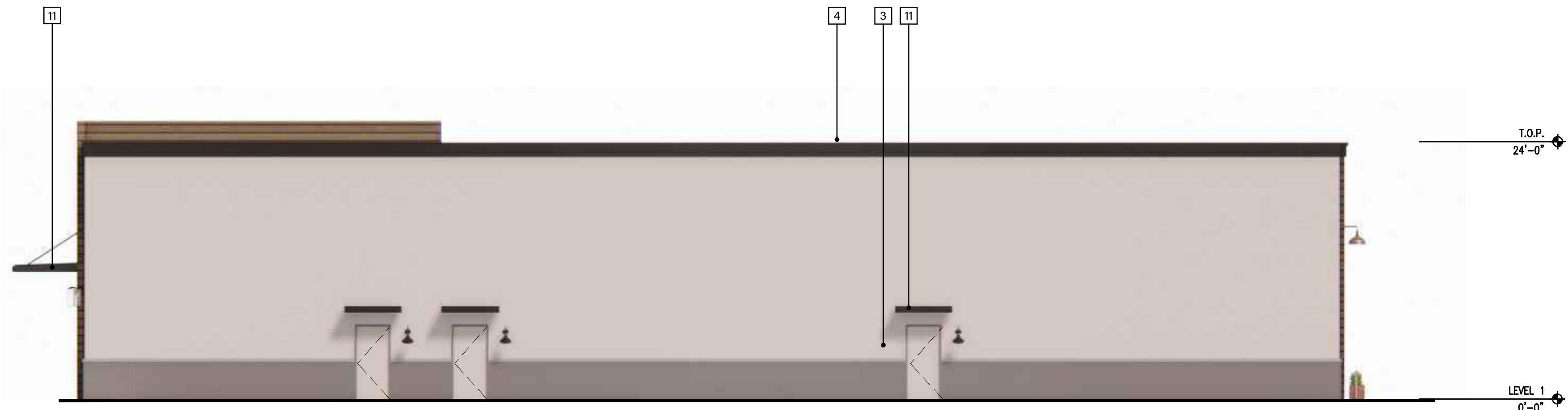
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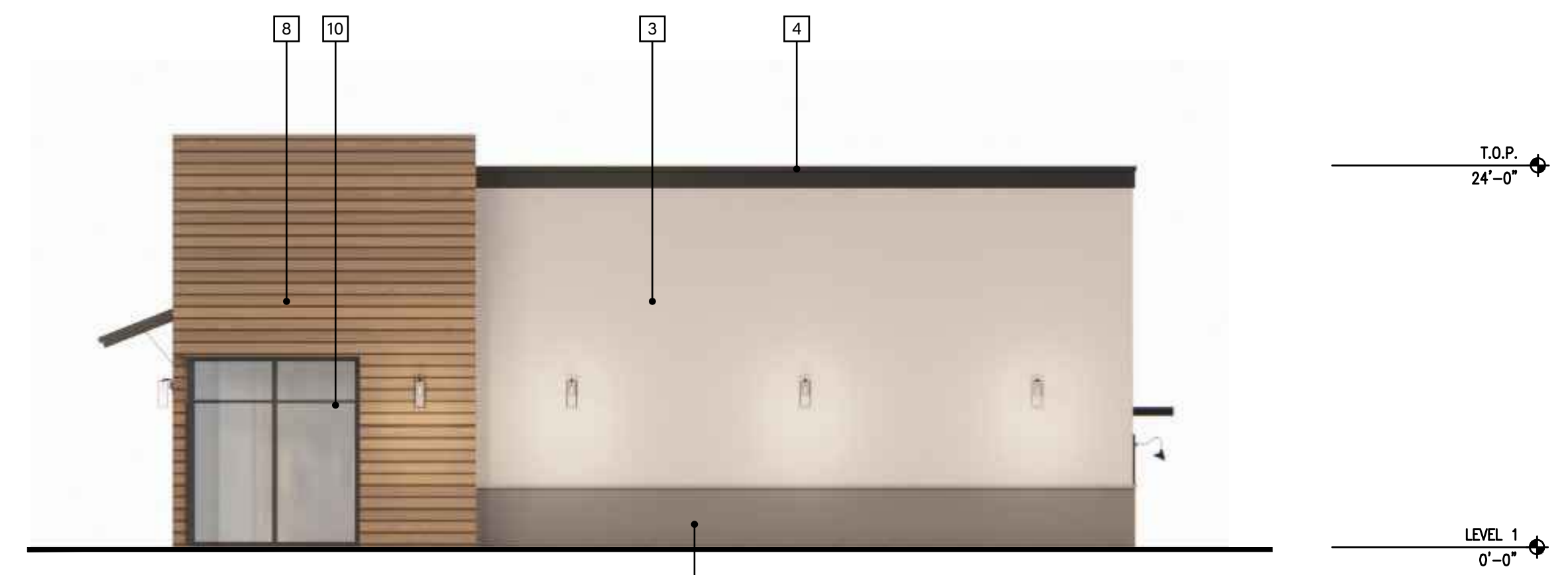
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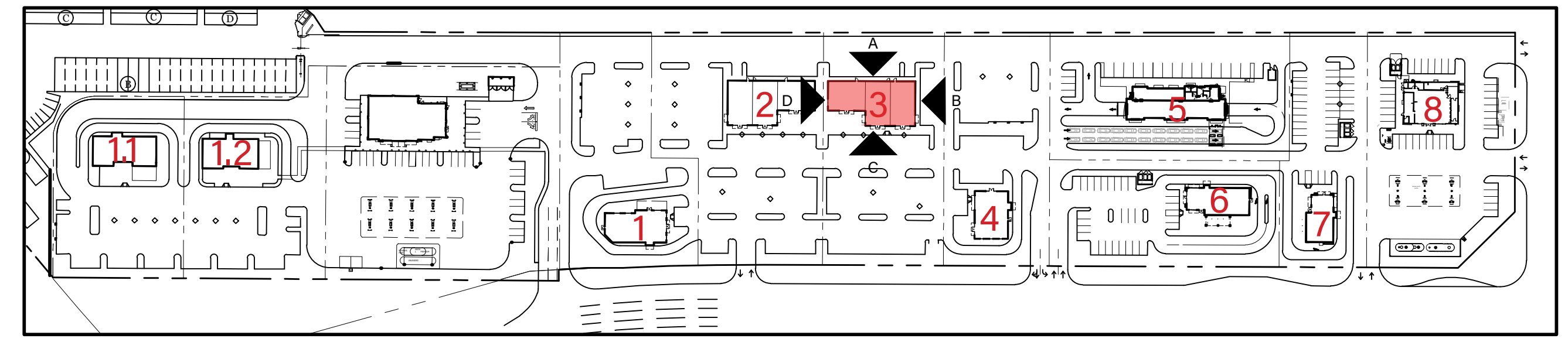


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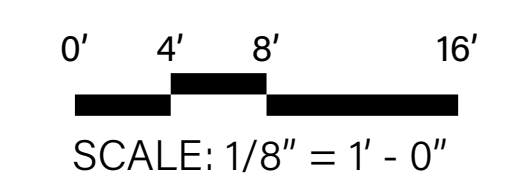
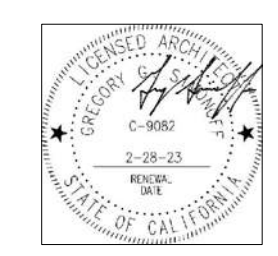


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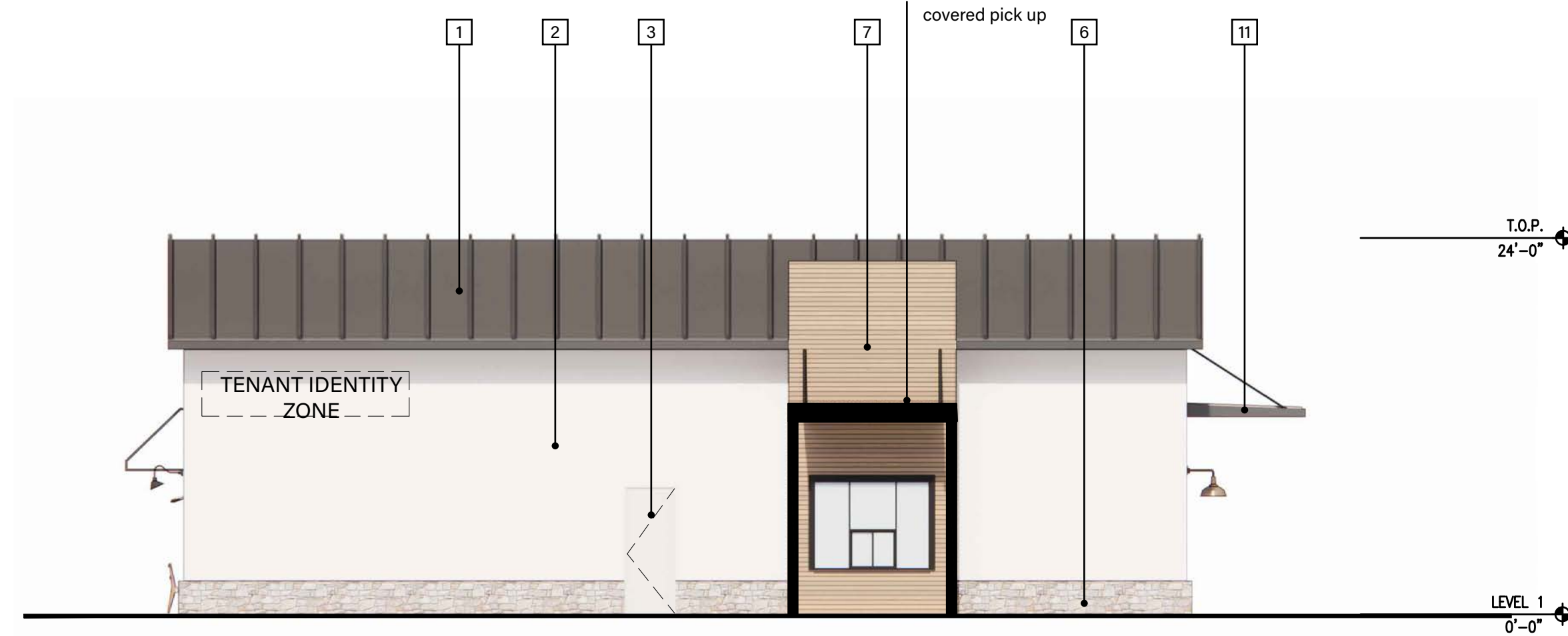


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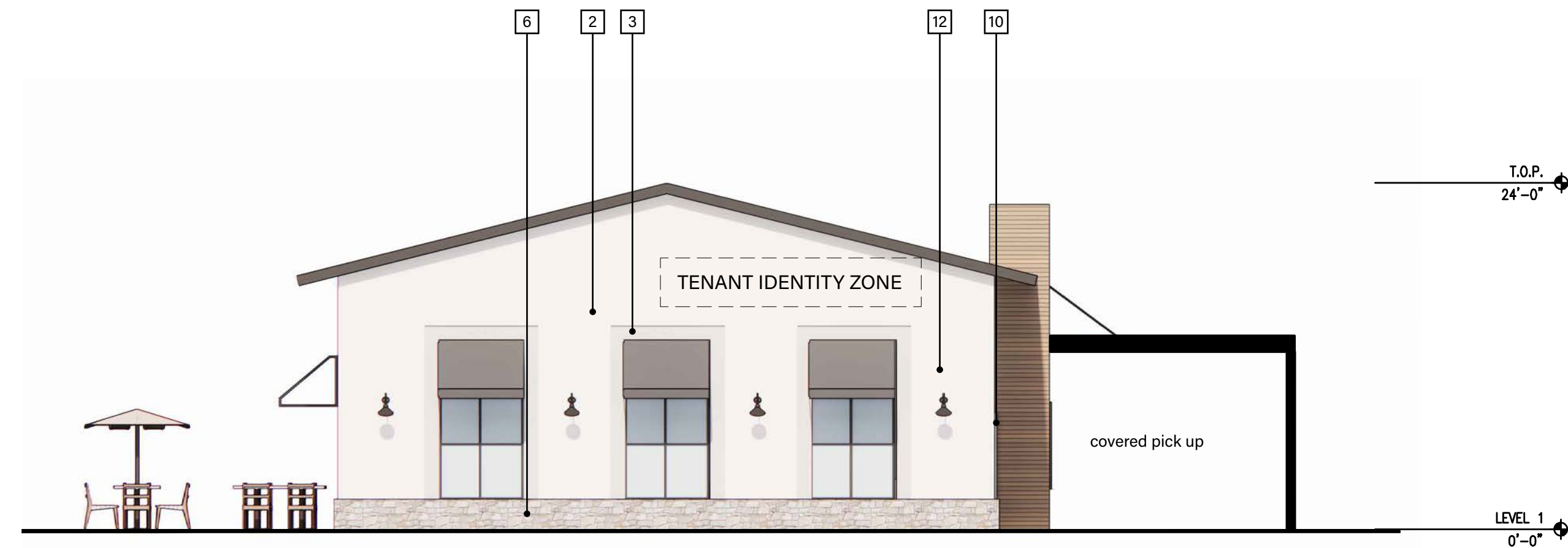




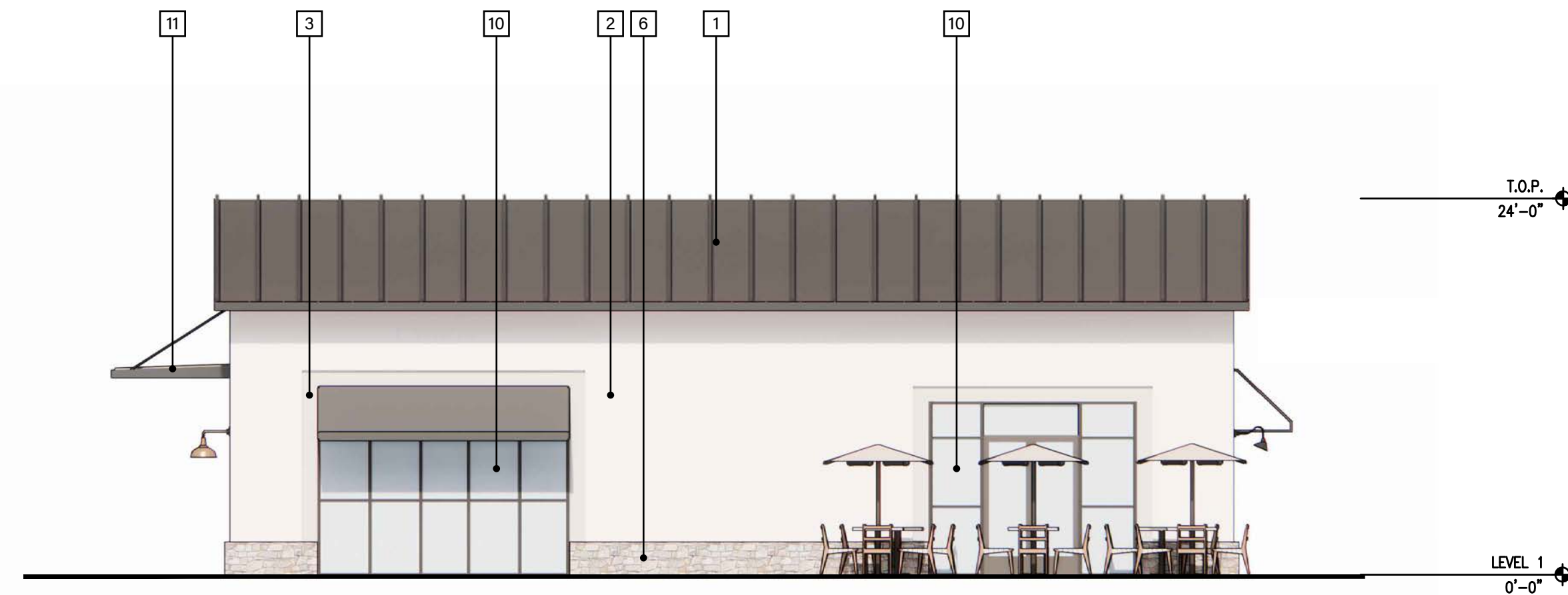
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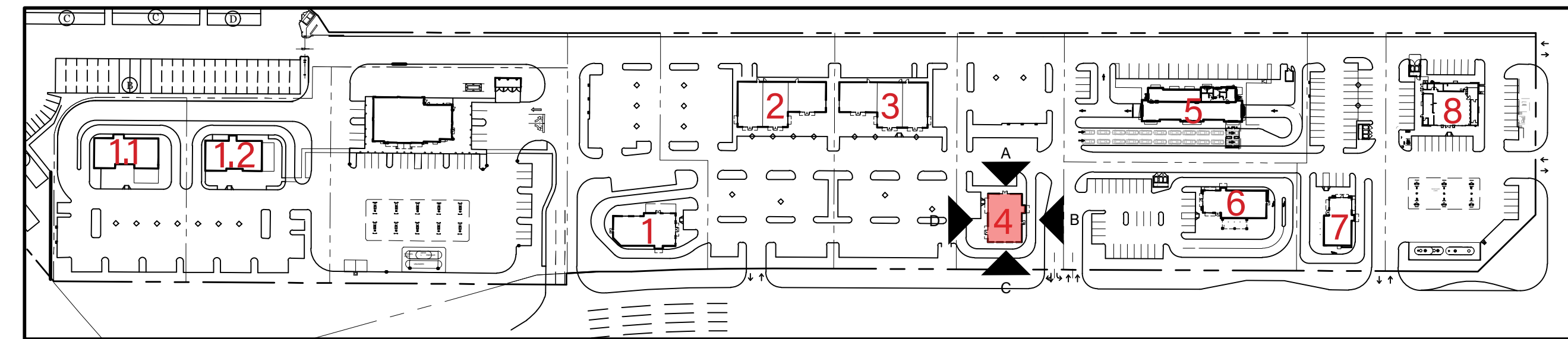


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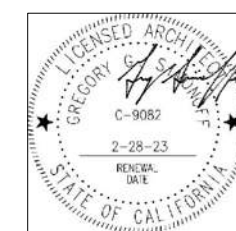


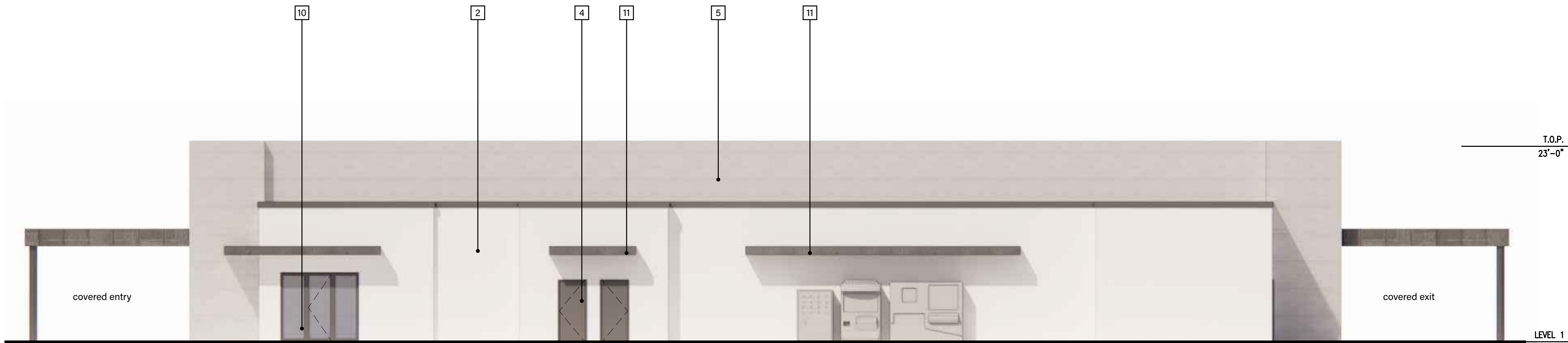
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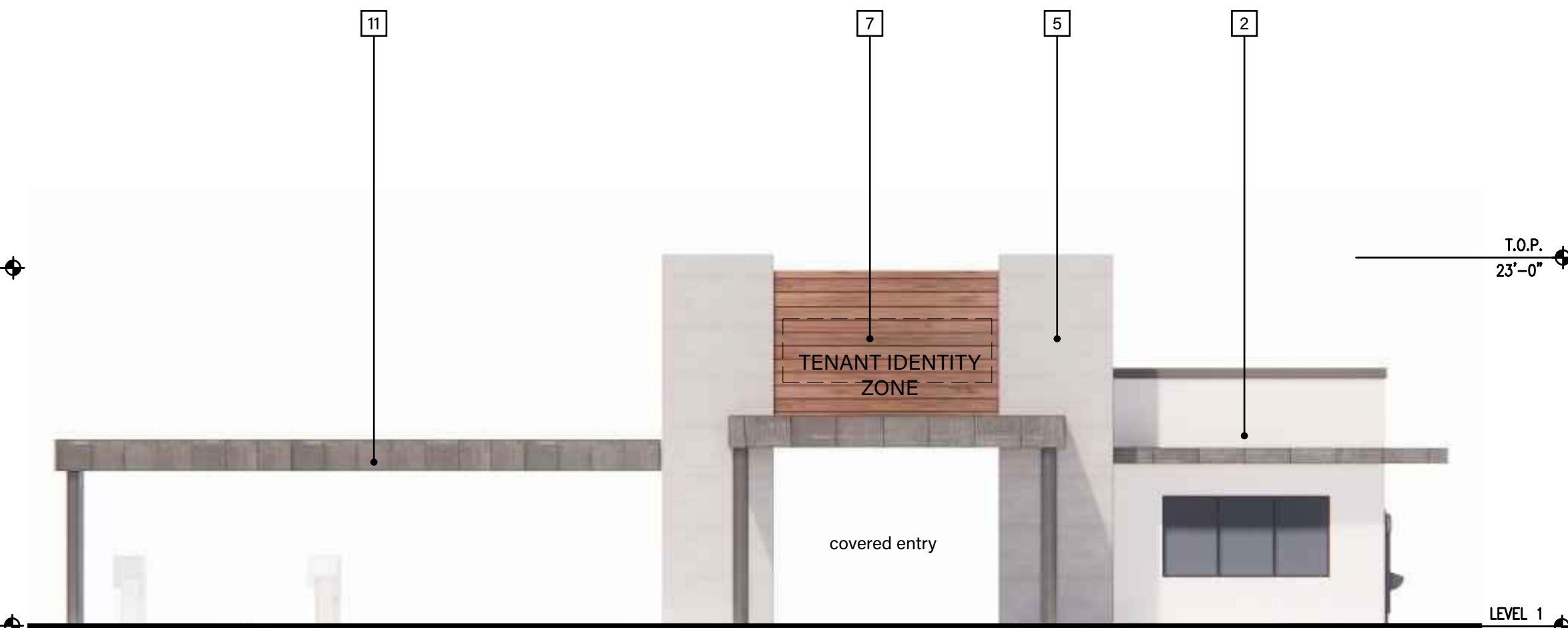


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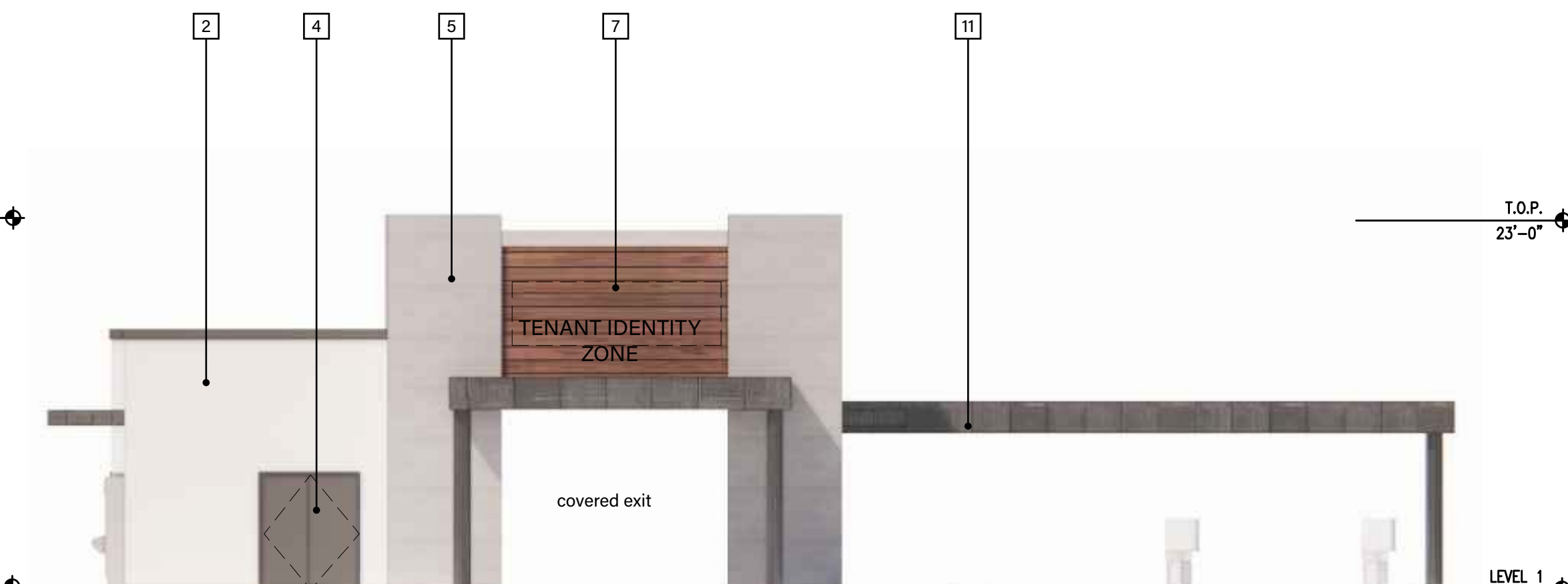
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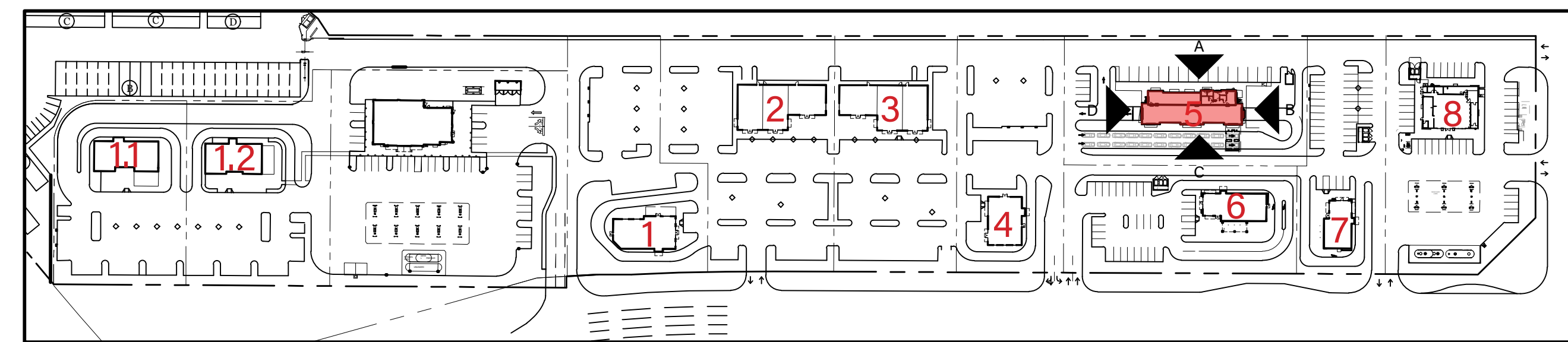


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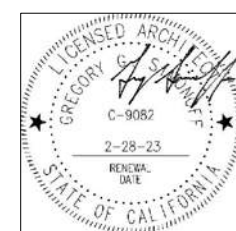


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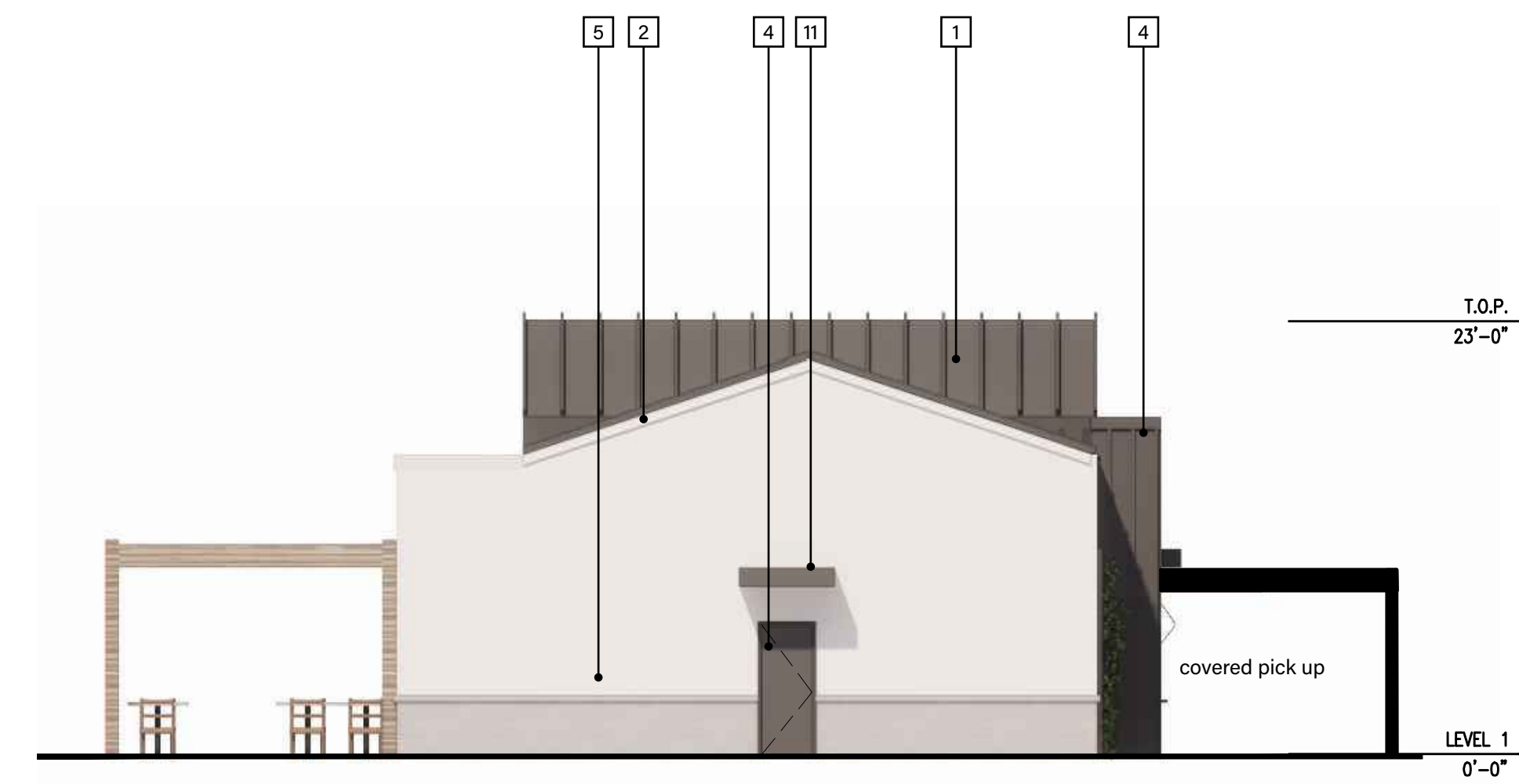


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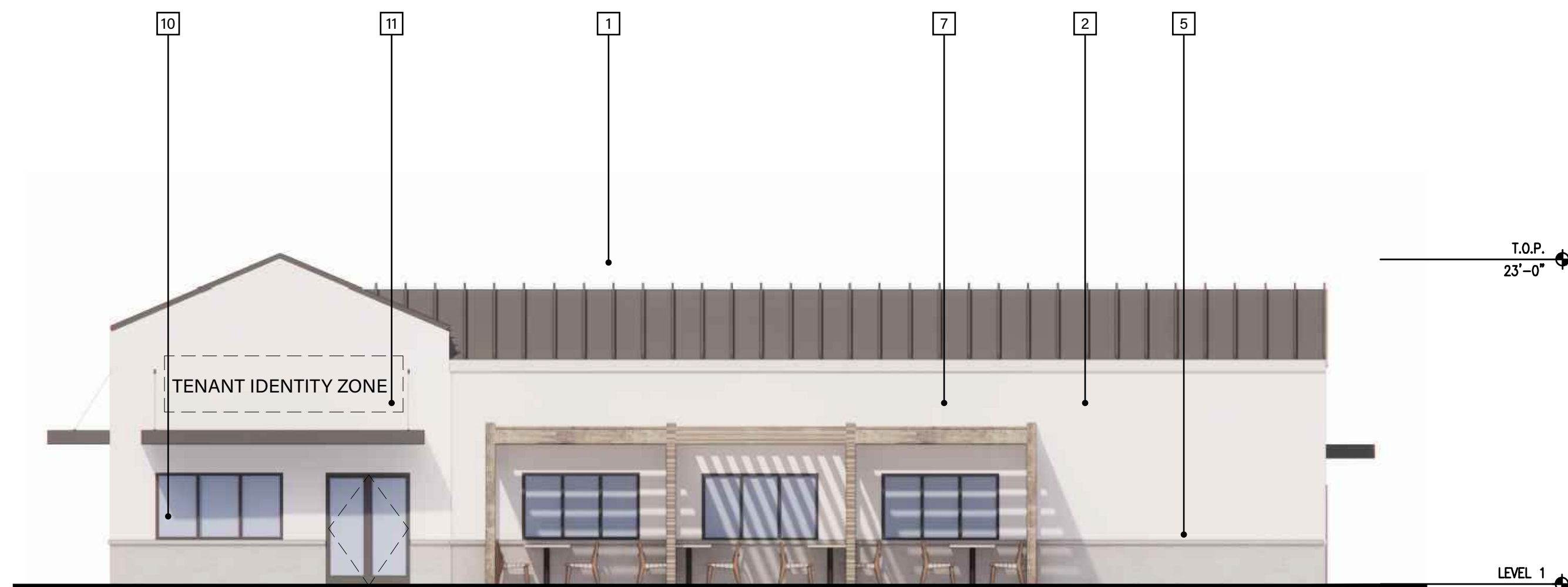




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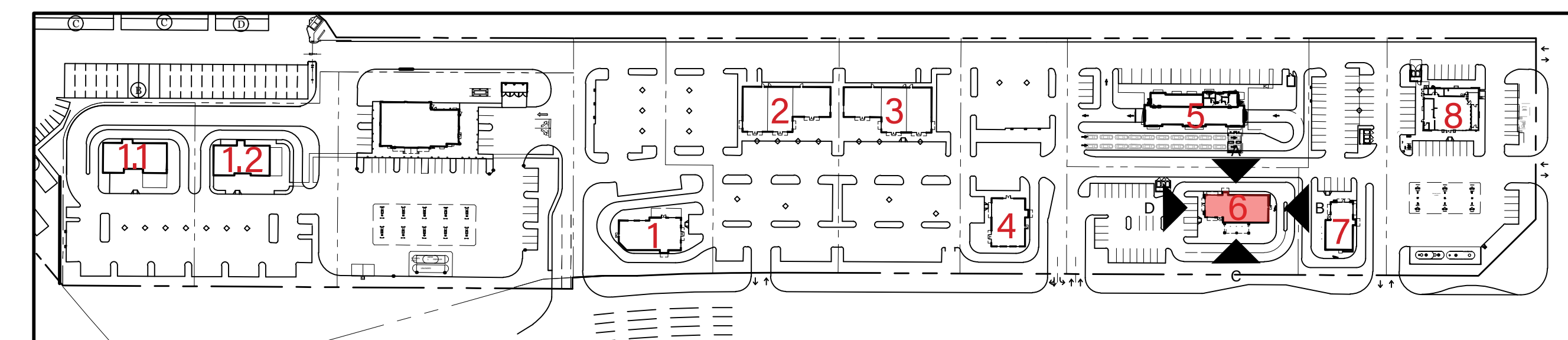
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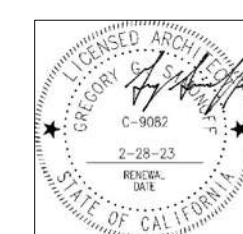
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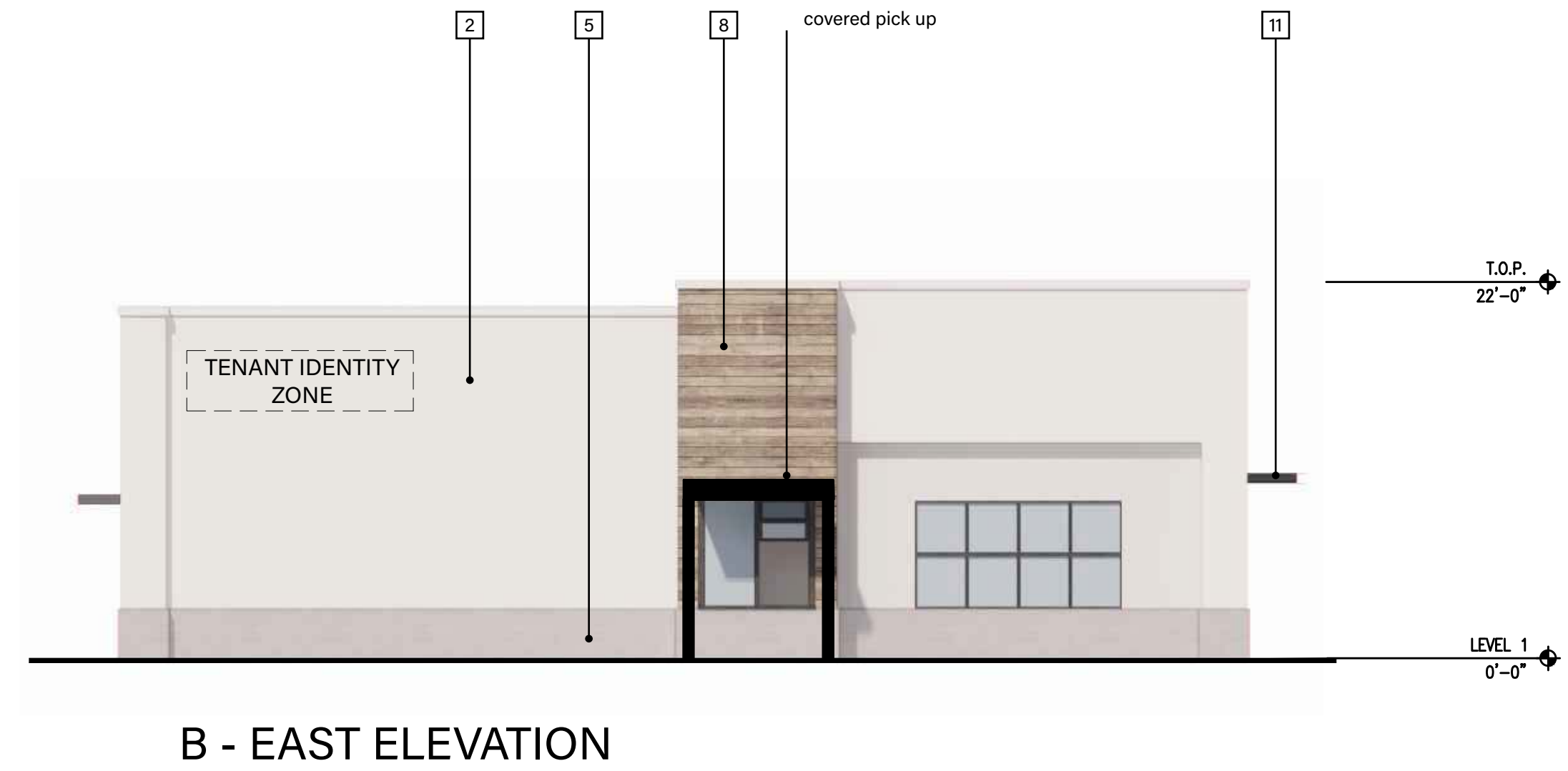


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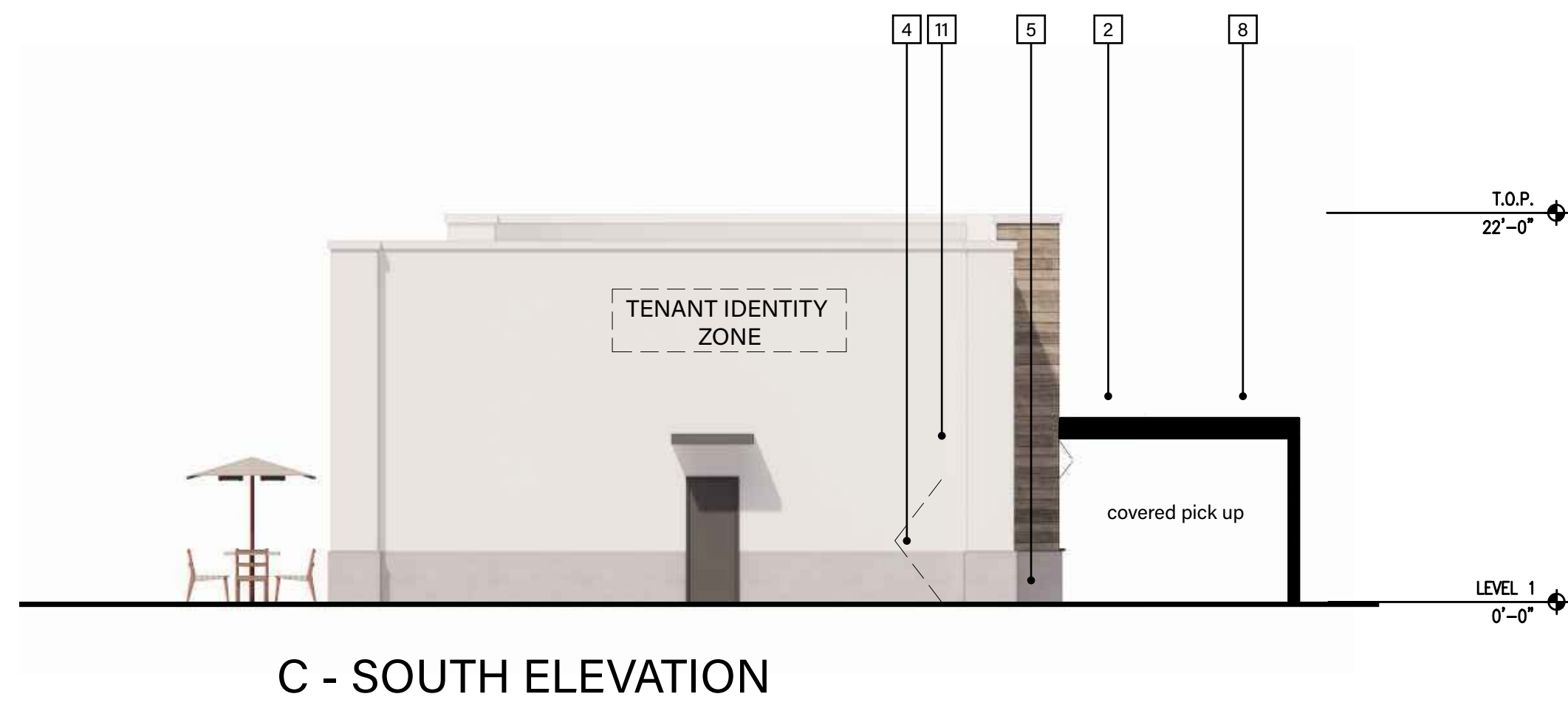




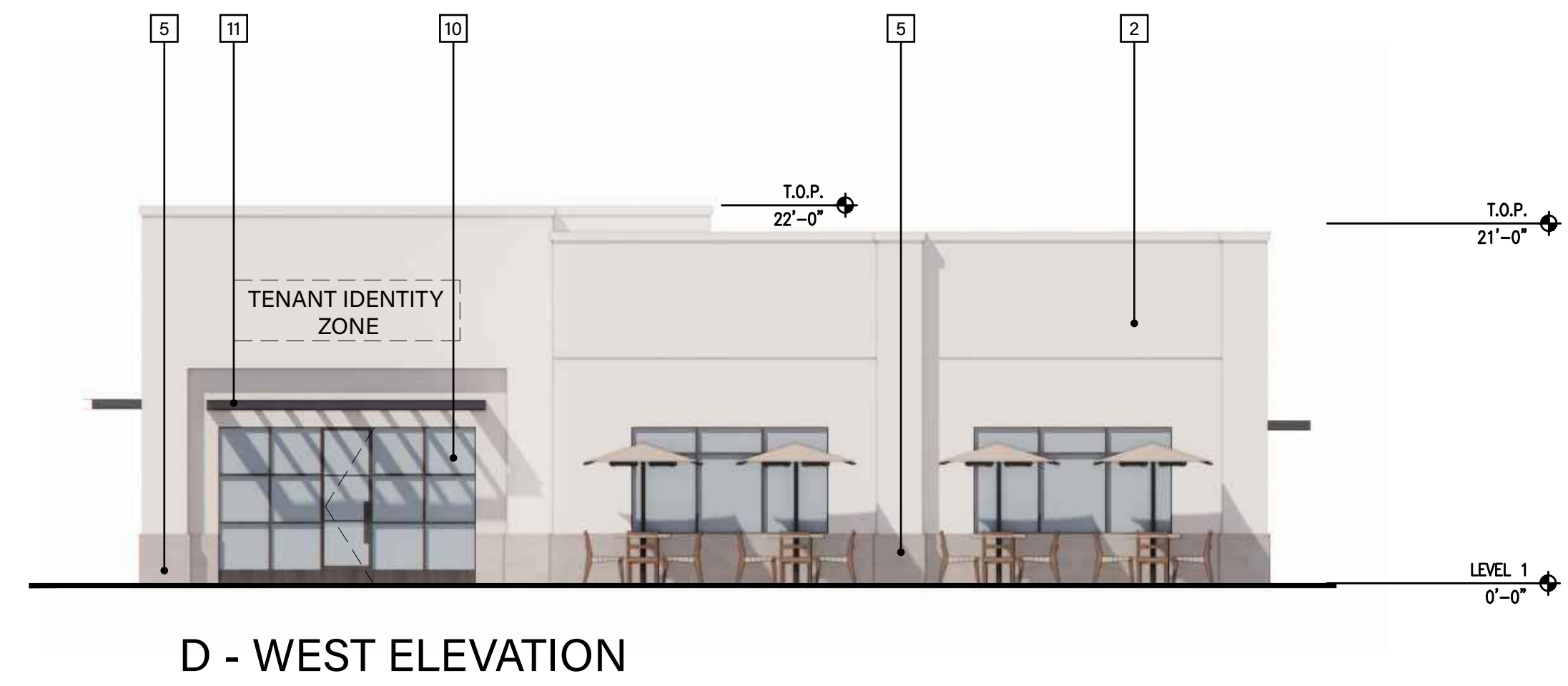
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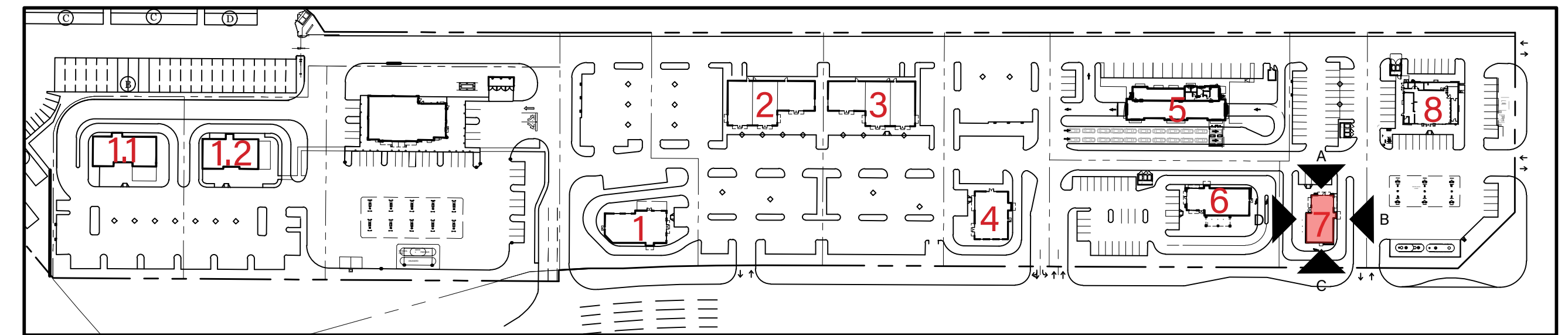


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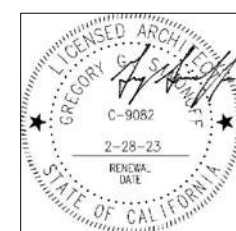


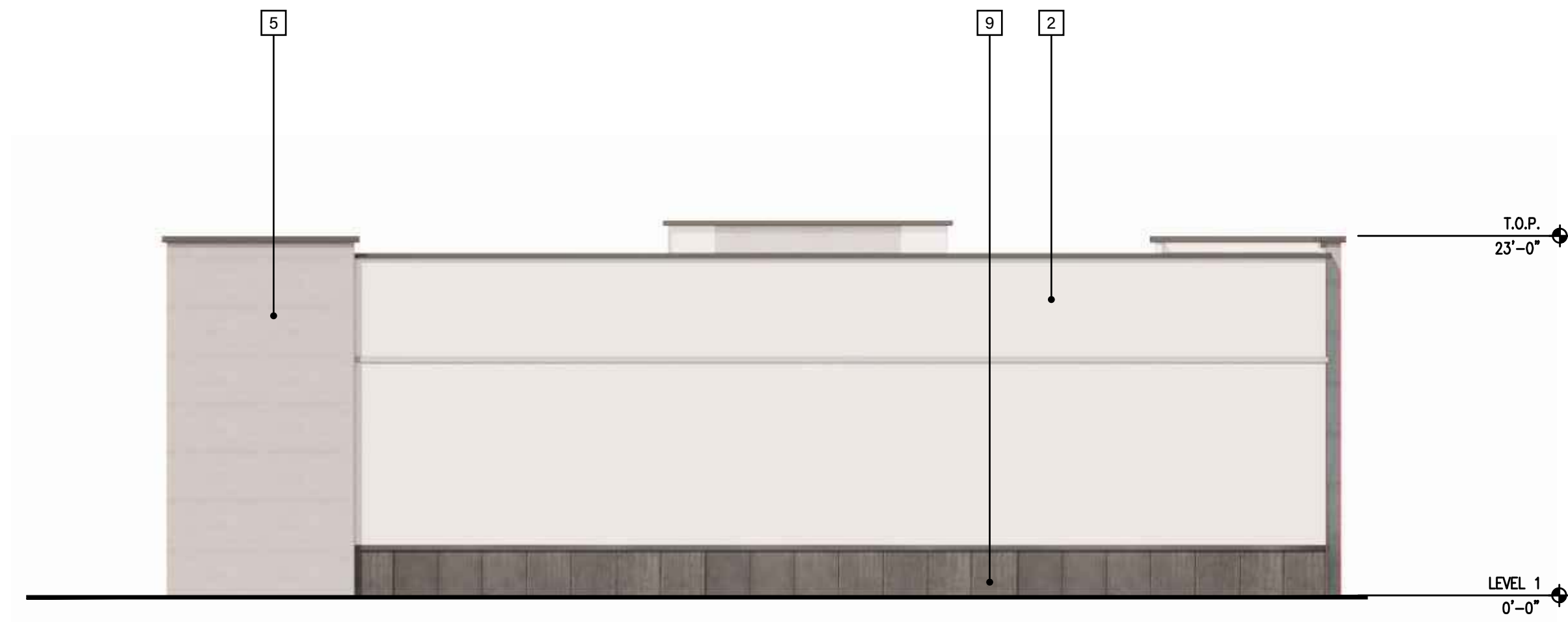
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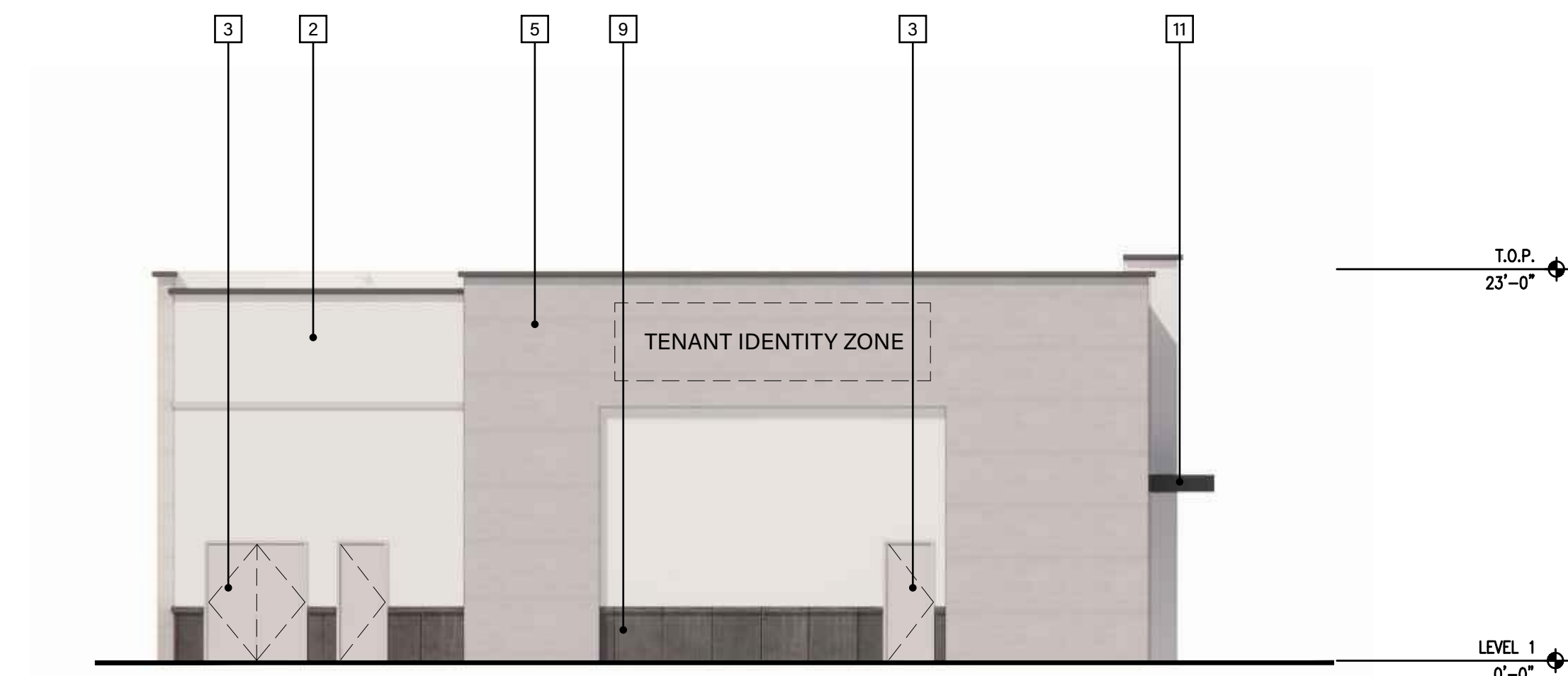
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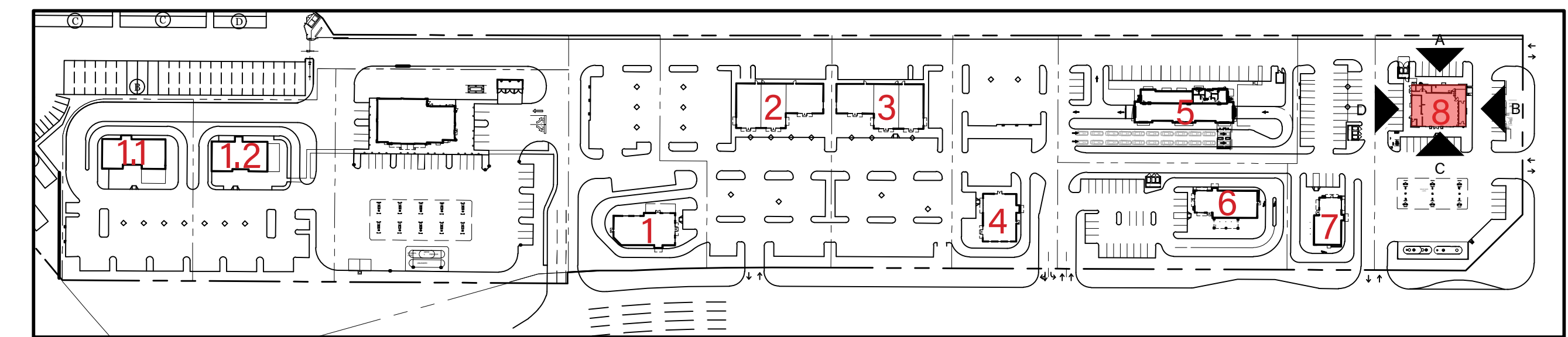
C - SOUTH ELEVATION



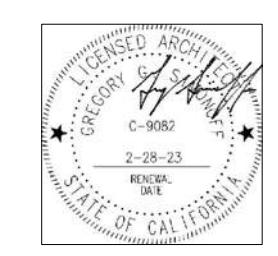
D - WEST ELEVATION

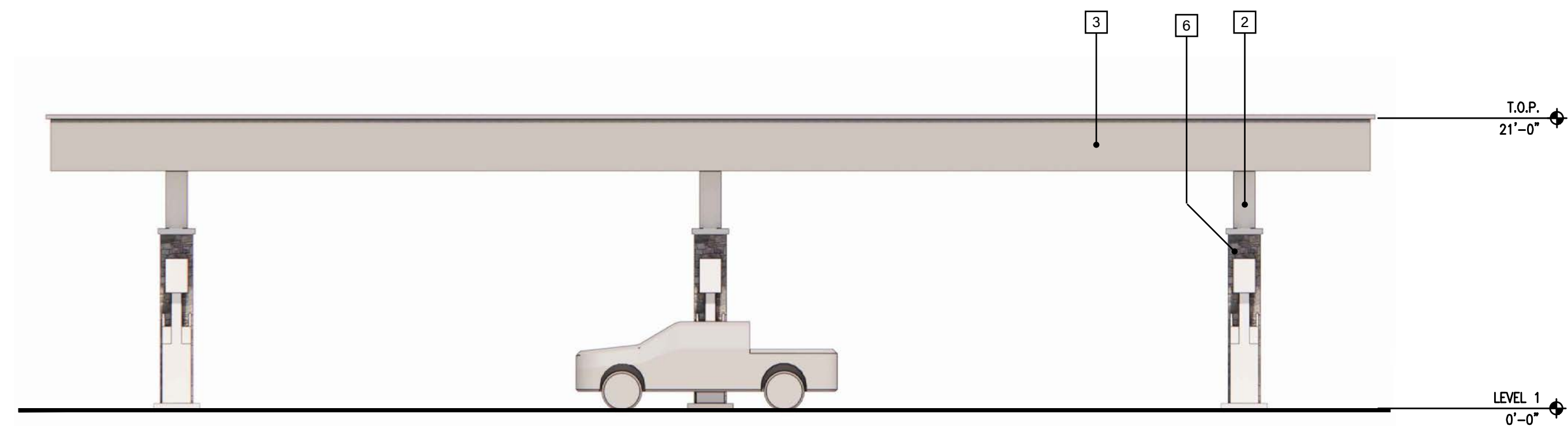
COLORS AND MATERIALS

1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
2	PAINT	SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT	SHERWIN WILLIAMS SW6197 ALOOF GRAY
4	PAINT	SHERWIN WILLIAMS SW7574 PEPPERCORN
5	STONE VENEER	ELDORADO STONE LONGITUDE24- SILENT GREY
6	STONE VENEER	ELDORADO STONE RIVER ROCK-WHITEBARK
7	WOOD	HEWN-EXTERIOR CEDAR SIDING SADDLE
8	WOOD	HEWN-EXTERIOR CEDAR SIDING DESERT SAND
9	WOOD	OLYMPIC SEMI-TRANSPARENT STAIN - ESPRESSO
10	STOREFRONT	ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING	TO MATCH PPG-DURANAR UC109852 CHARCOAL
12	FABRIC CANOPY	SUNBRELLA BLACK

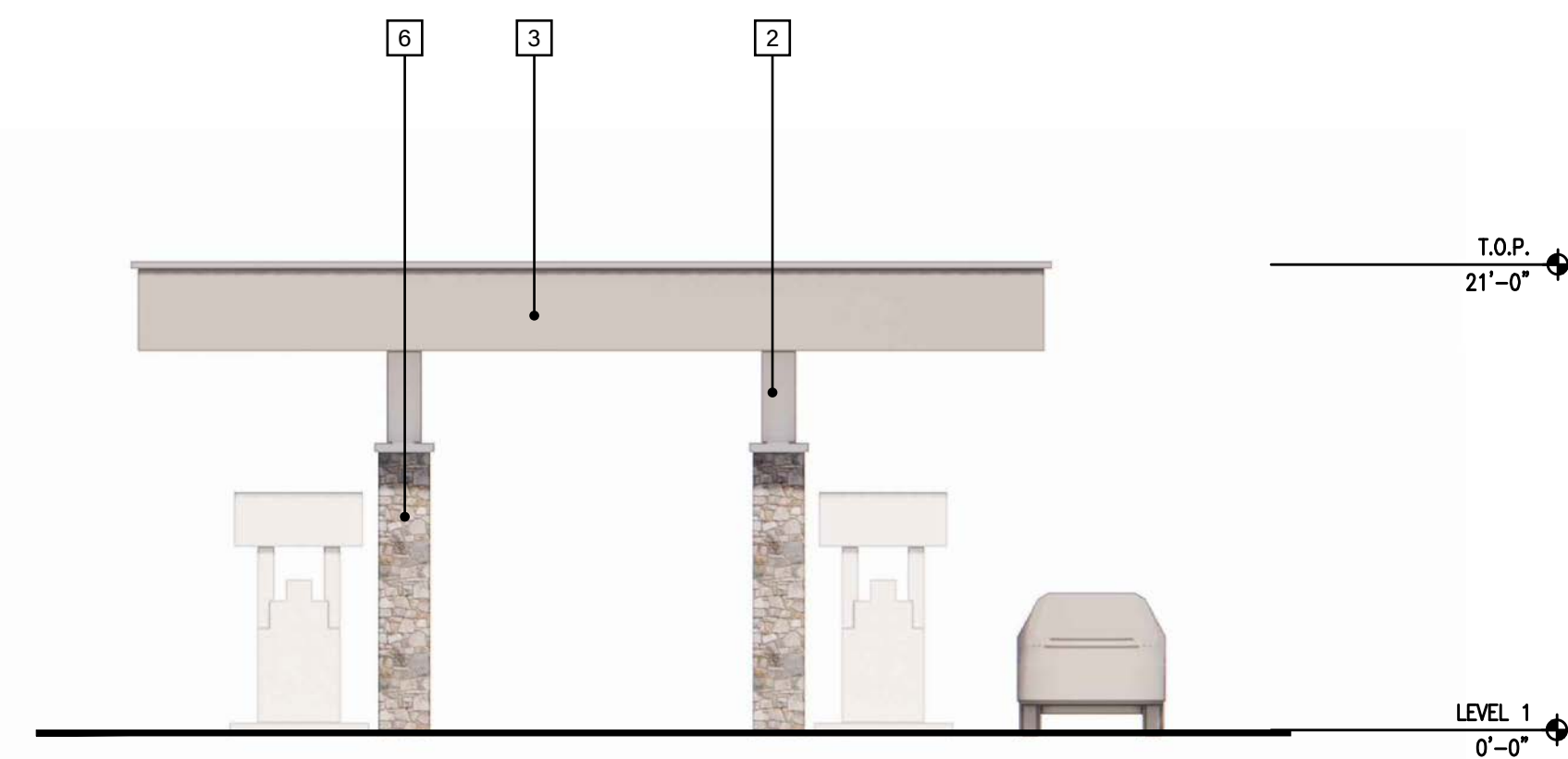


KEY PLAN





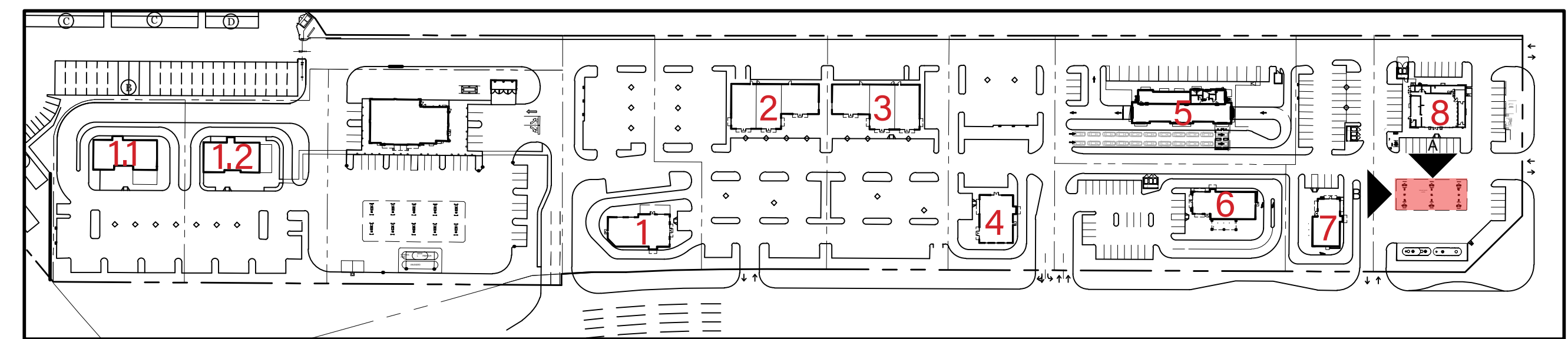
A - NORTH/SOUTH ELEVATION



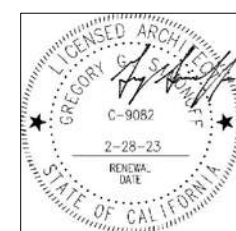
B - EAST/WEST ELEVATION

COLORS AND MATERIALS

1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
2	PAINT	SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT	SHERWIN WILLIAMS SW6197 ALOOF GRAY
4	PAINT	SHERWIN WILLIAMS SW7974 PEPPERCORN
5	STONE VENEER	ELDORADO STONE LONGITUDE24- SILENT GREY
6	STONE VENEER	ELDORADO STONE RIVER ROCK-WHITEBARK
7	WOOD	HEWN-EXTERIOR CEDAR SIDING SADDLE
8	WOOD	HEWN-EXTERIOR CEDAR SIDING DESERT SAND
9	WOOD	OLYMPIC SEMI-TRANSPARENT STAIN - ESPRESSO
10	STOREFRONT	ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING	TO MATCH PPG-DURANAR UC109852 CHARCOAL
12	FABRIC CANOPY	SUNBRELLA BLACK

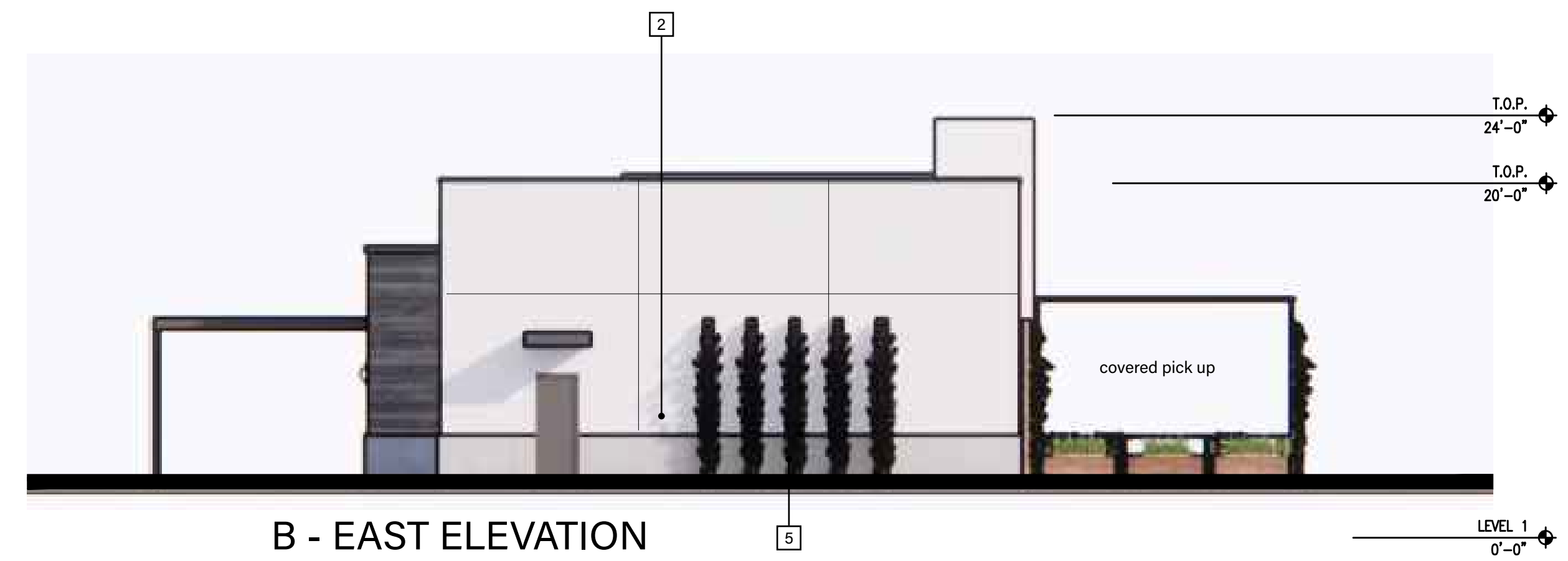


KEY PLAN





A - NORTH ELEVATION



B - EAST ELEVATION

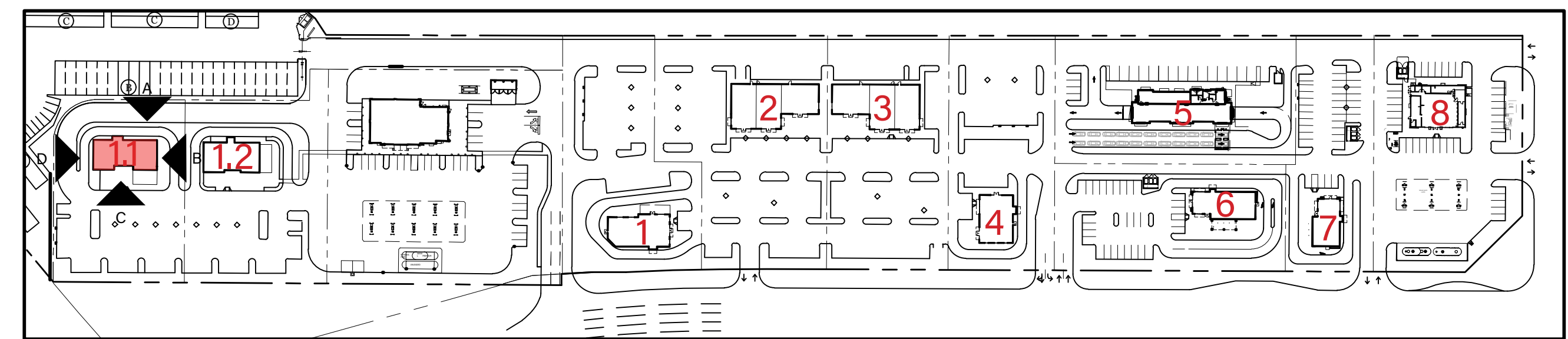


C - SOUTH ELEVATION

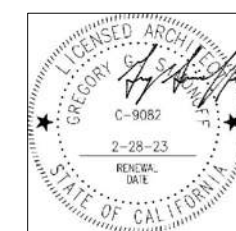


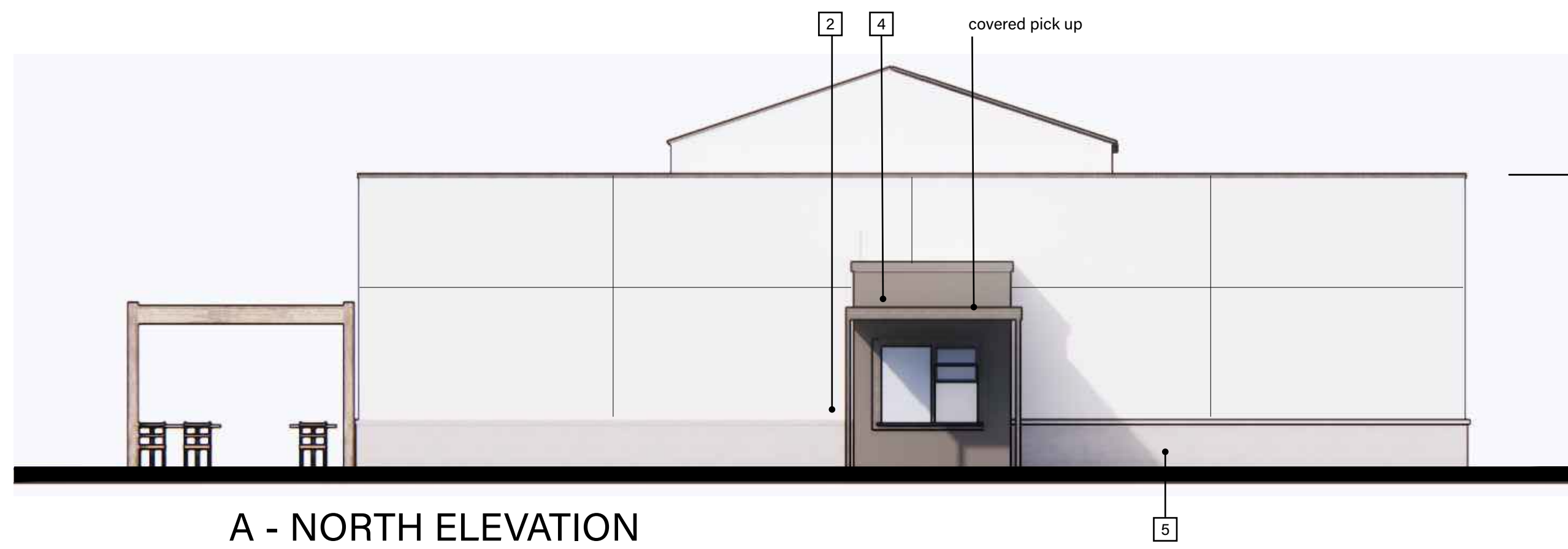
D - WEST ELEVATION

COLORS AND MATERIALS		
1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
2	PAINT	SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT	SHERWIN WILLIAMS SW6197 ALOOF GRAY
4	PAINT	SHERWIN WILLIAMS SW7974 PEPPERCORN
5	STONE VENEER	ELDORADO STONE LONGITUDE24- SILENT GREY
6	STONE VENEER	ELDORADO STONE RIVER ROCK-WHITEBARK
7	WOOD	HEWN-EXTERIOR CEDAR SIDING SADDLE
8	WOOD	HEWN-EXTERIOR CEDAR SIDING DESERT SAND
9	WOOD	OLYMPIC SEMI-TRANSPARENT STAIN - ESPRESSO
10	STOREFRONT	ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING	TO MATCH PPG-DURANAR UC109852 CHARCOAL
12	FABRIC CANOPY	SUNBRELLA BLACK

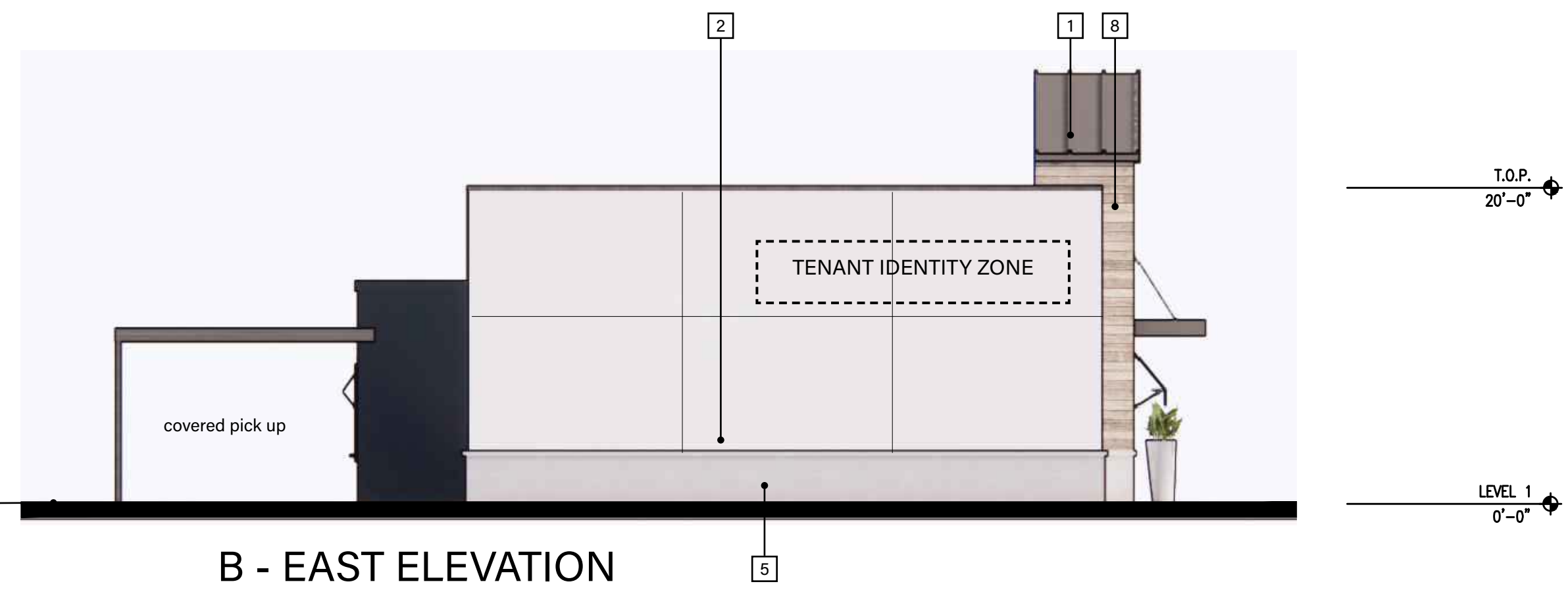


KEY PLAN





A - NORTH ELEVATION



B - EAST ELEVATION



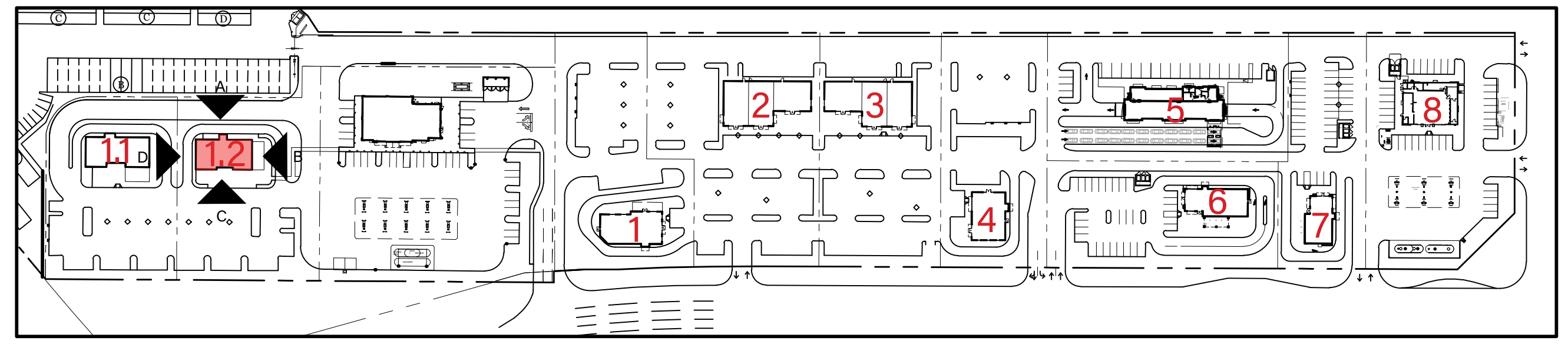
C - SOUTH ELEVATION



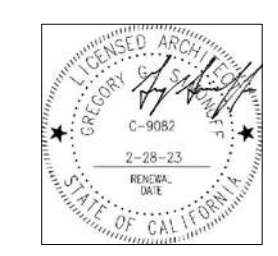
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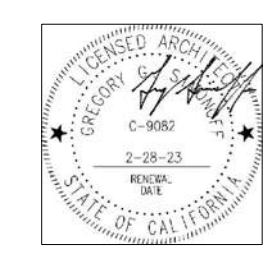
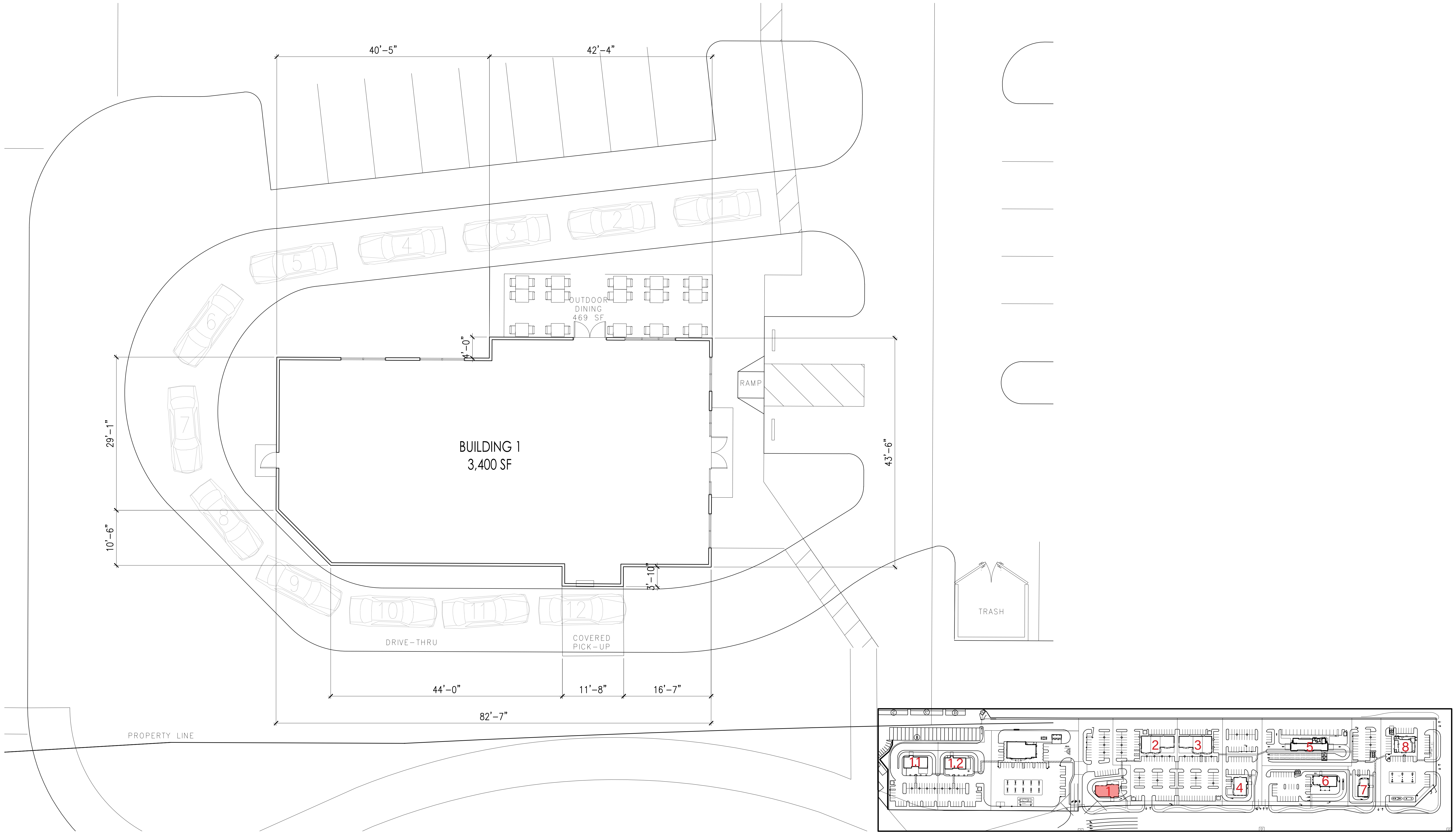
COLORS AND MATERIALS

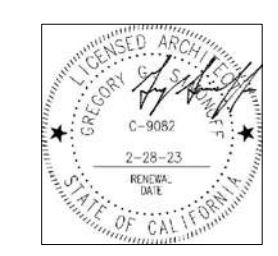
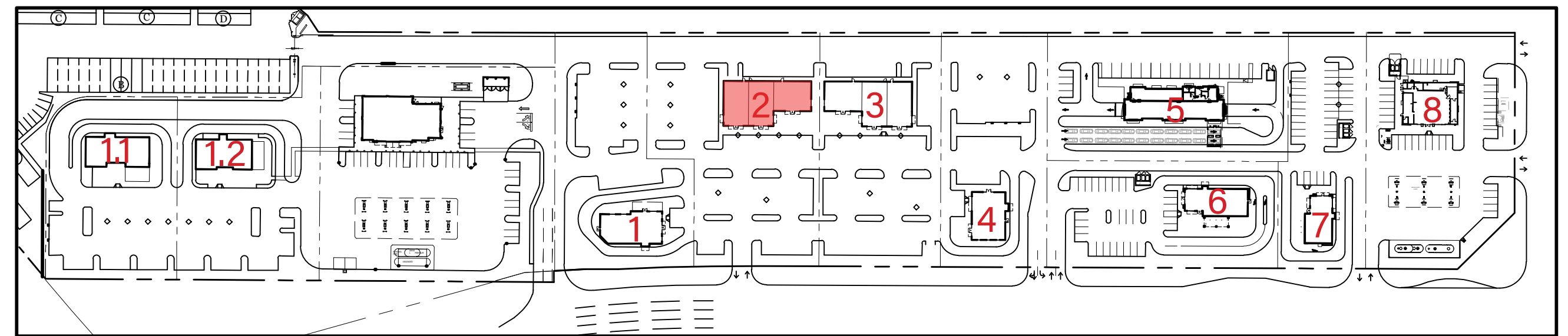
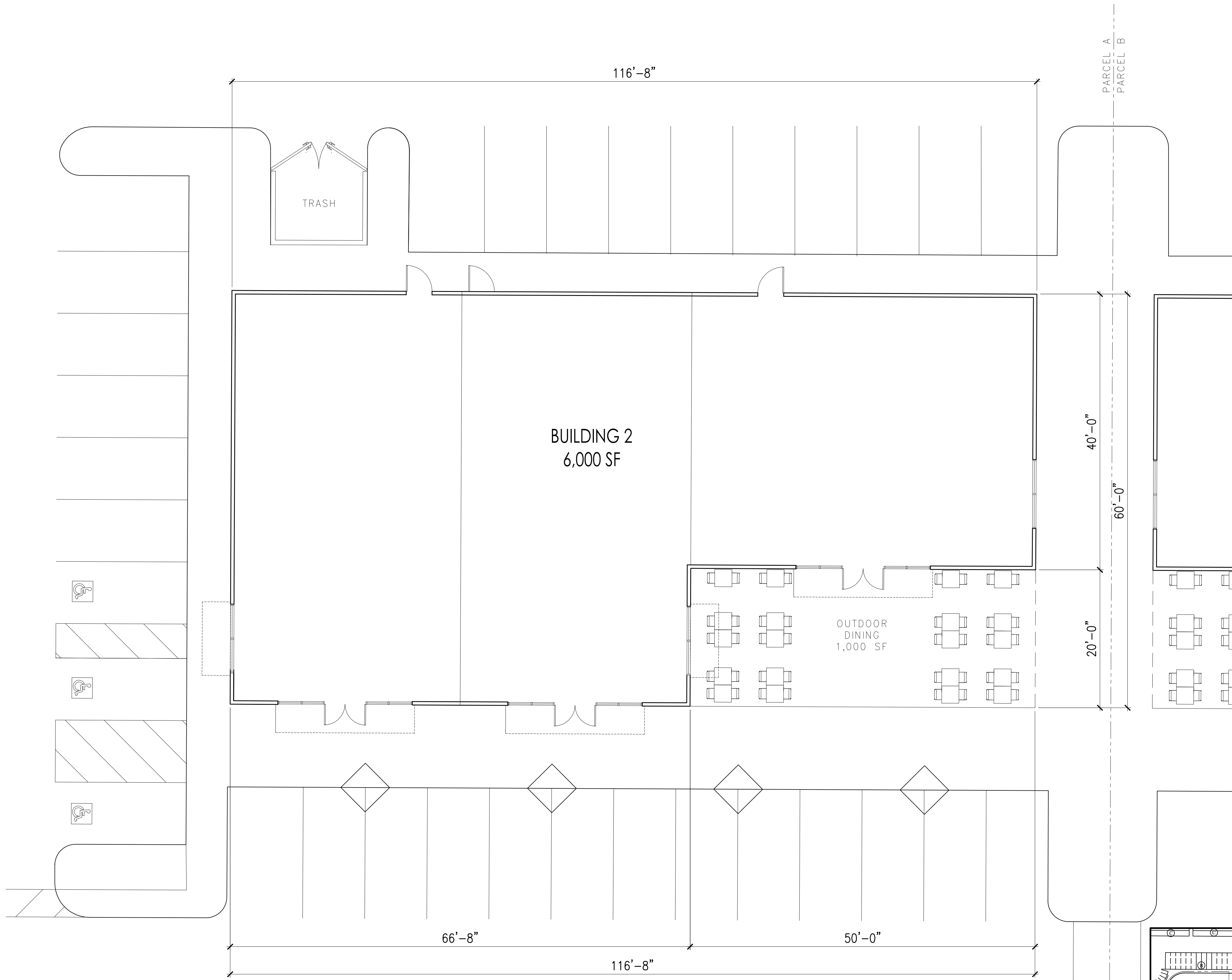
1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
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11	METAL AWNING	TO MATCH PPG-DURANAR UC109852 CHARCOAL
12	FABRIC CANOPY	SUNBRELLA BLACK

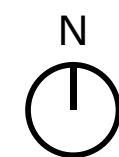
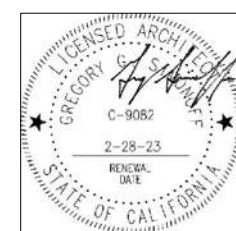
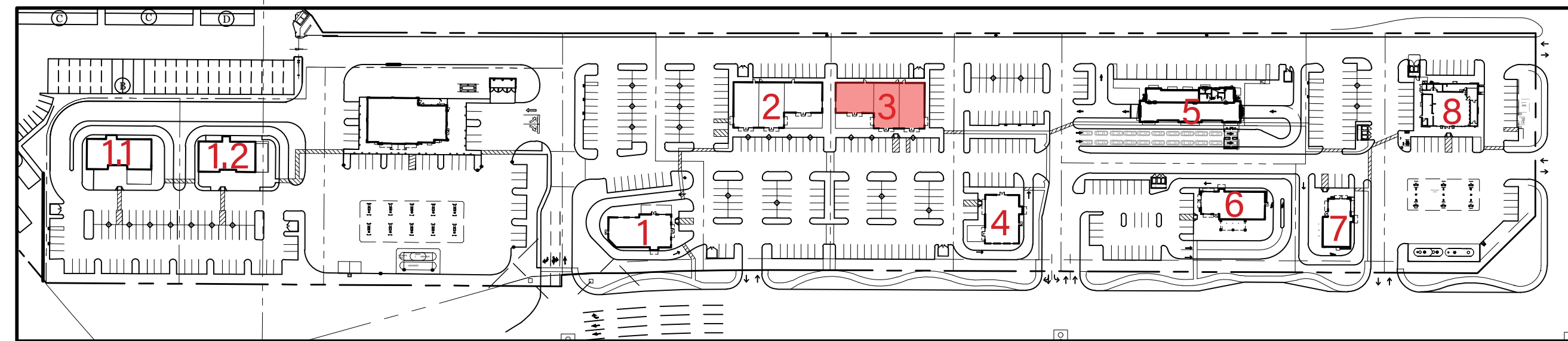
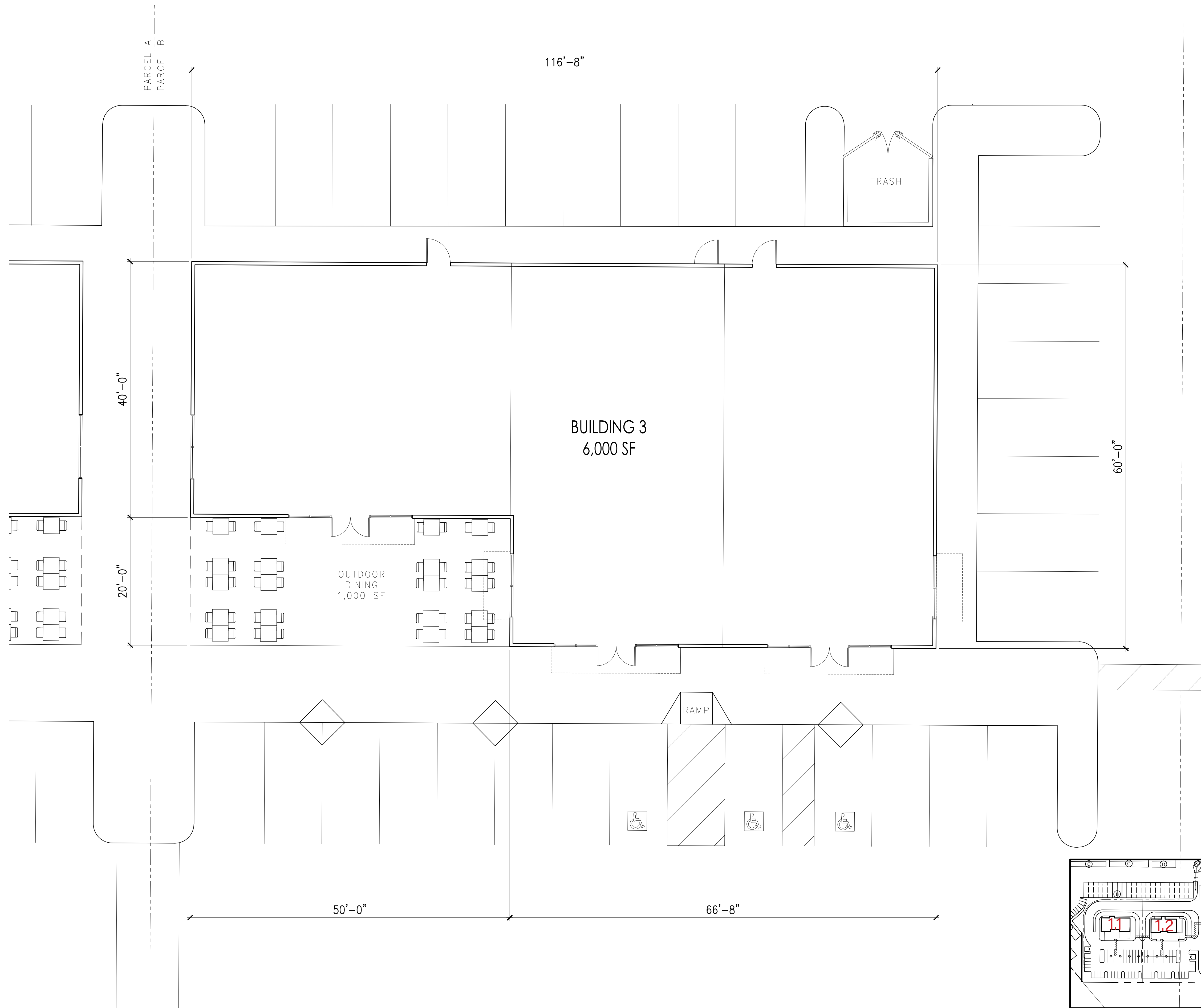


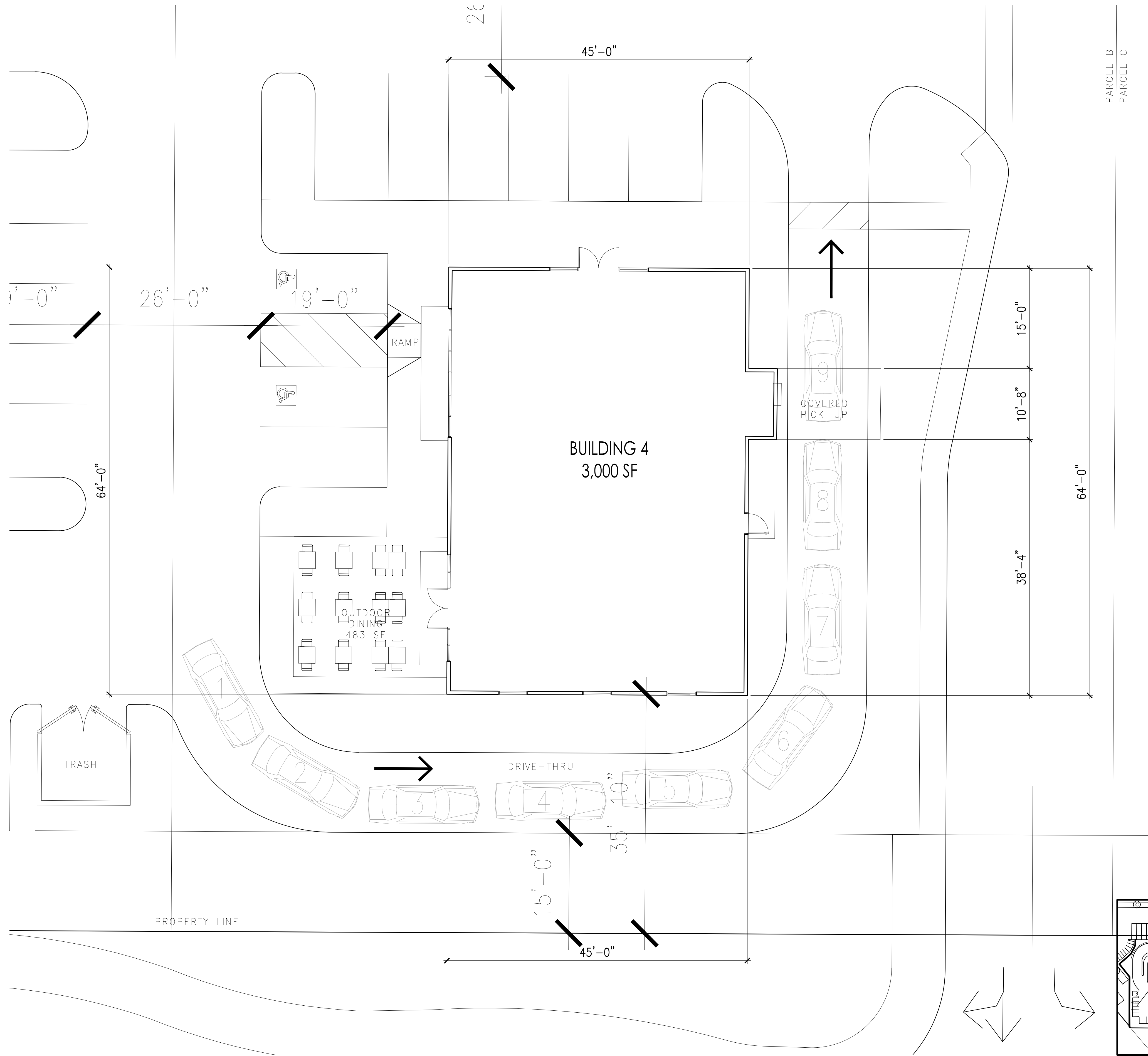
KEY PLAN



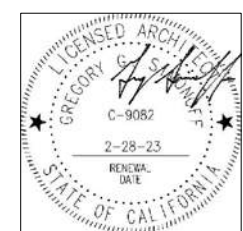
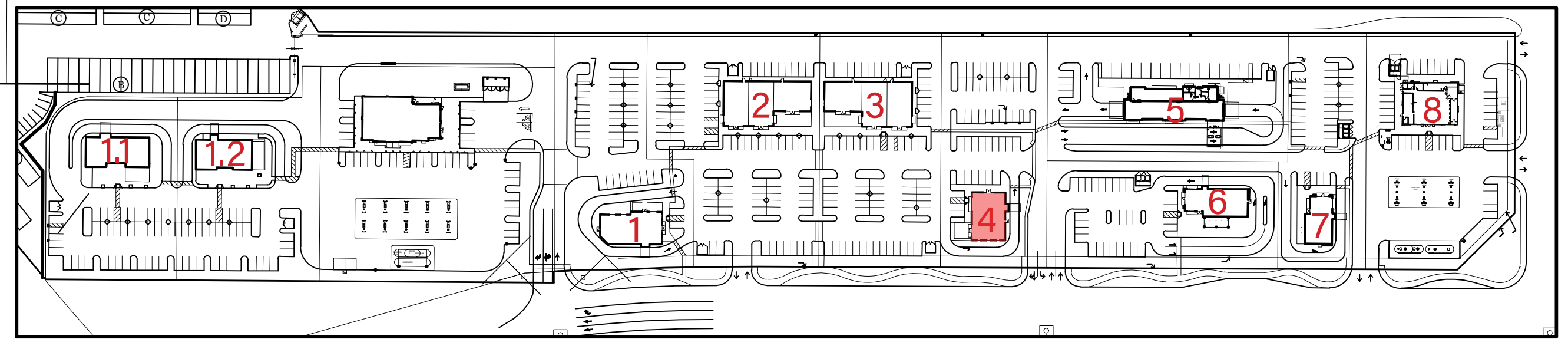


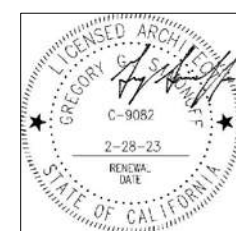
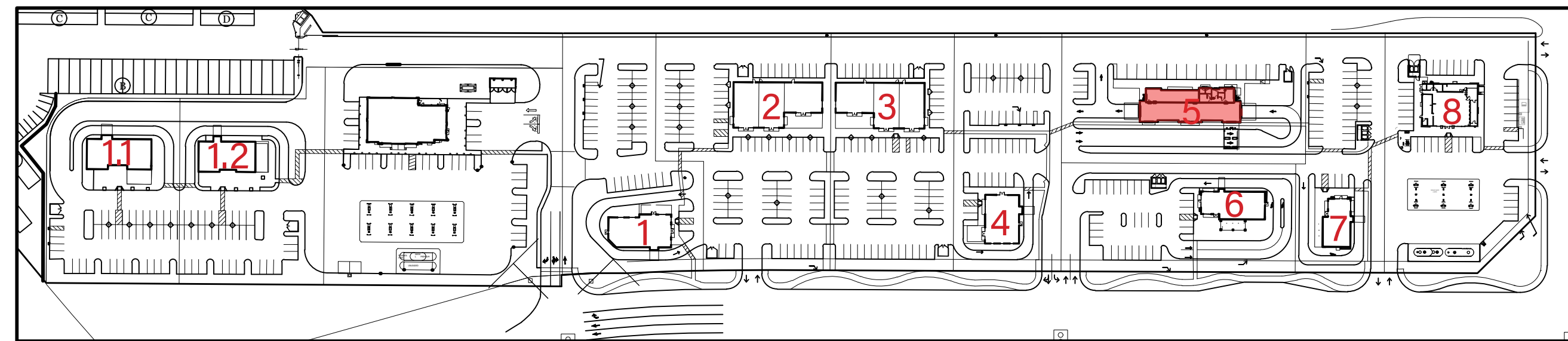
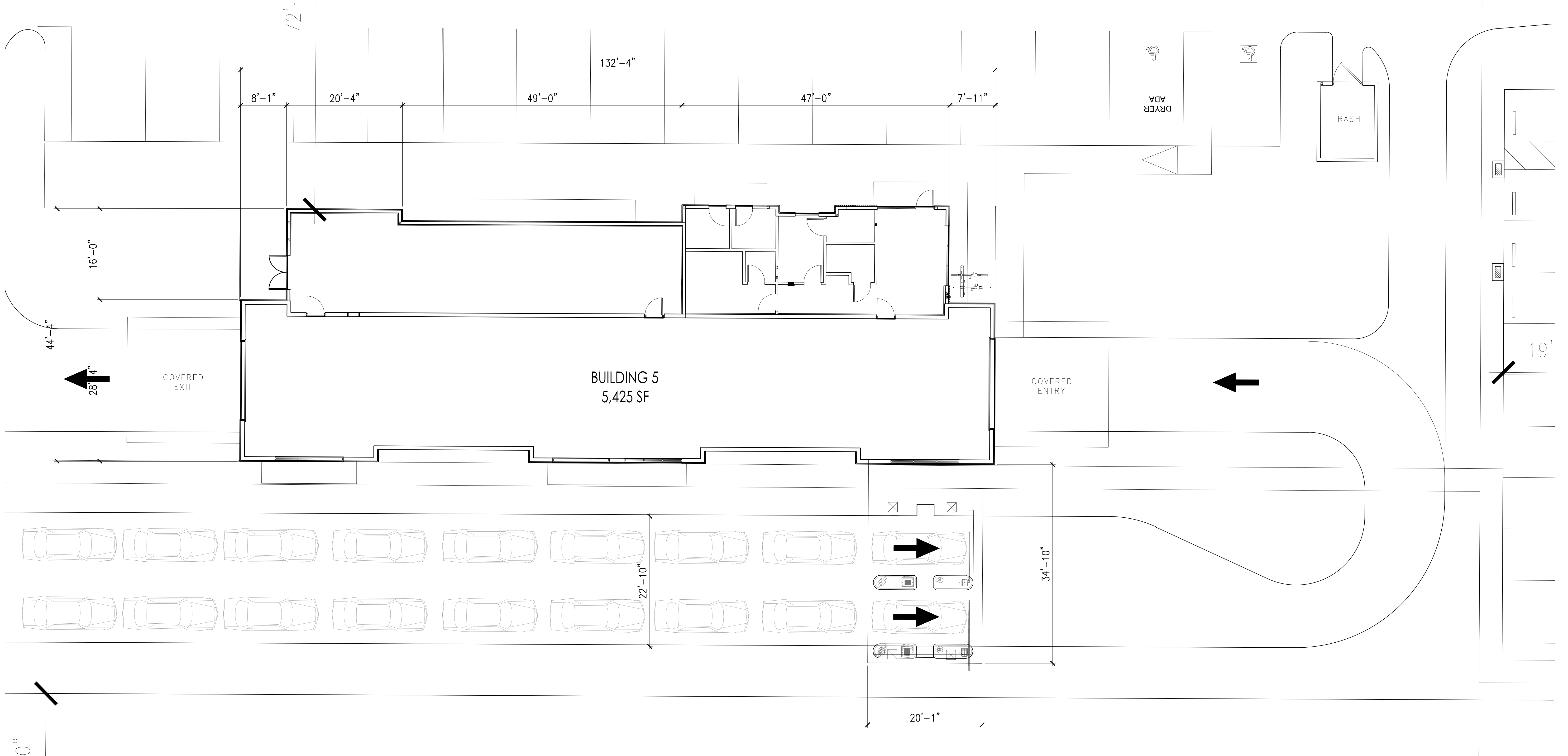


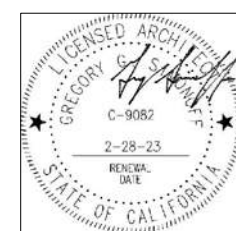
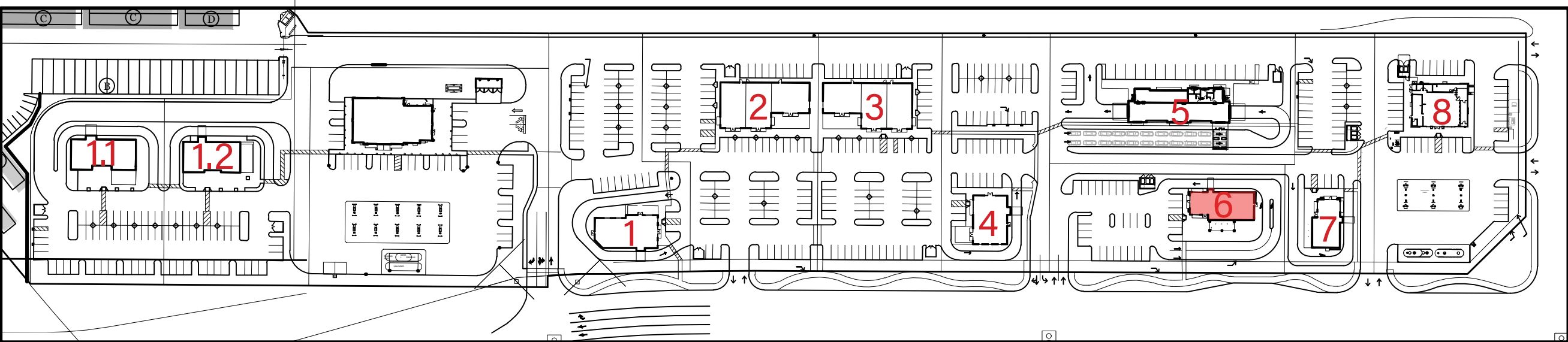
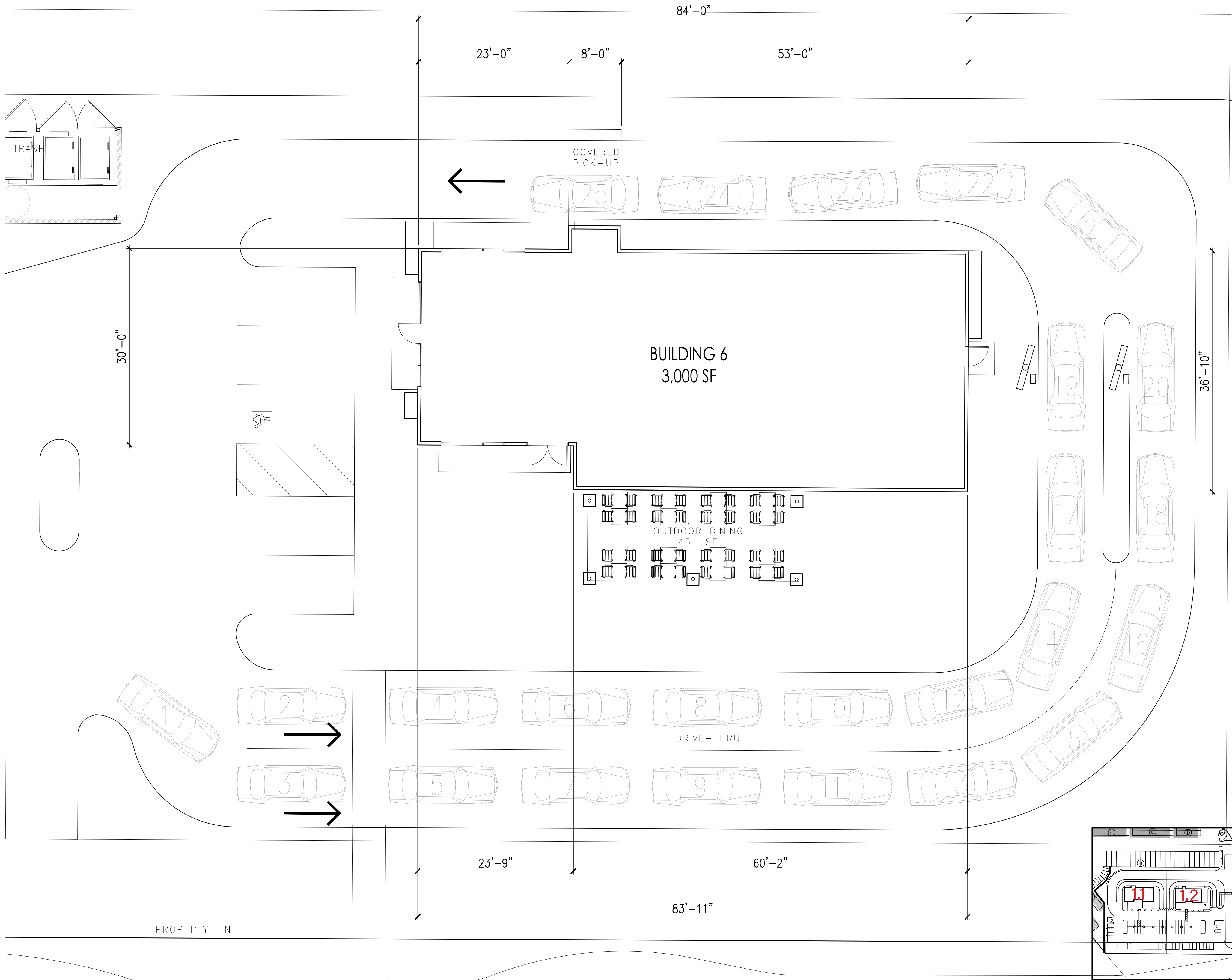


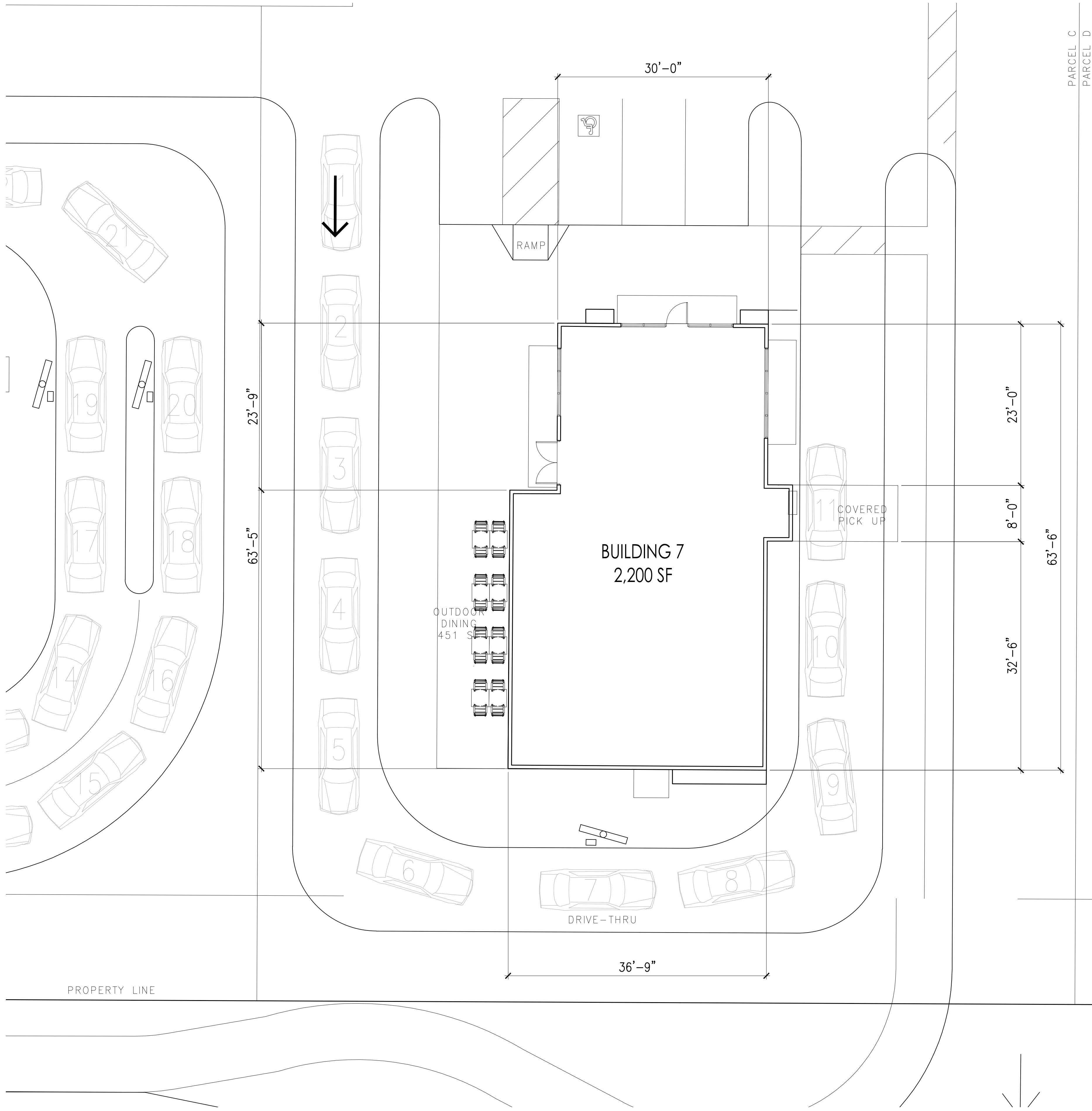


PARCEL B
PARCEL C









PARCEL C
PARCEL D

