

Appendix A

Design Review Site Plans



MIDWAY PLAZA

Southern Aerial Perspective View 2/3/2025

22081.0

RECEIVED

FEB 4 2025

CITY OF VACAVILLE
PLANNING DIVISION

A2R
ARCHITECTS
www.a2rarch.com

INTERSTATE 505 & MIDWAY ROAD
VACAVILLE, CA 95688

4,700 SF STORE w/ 6 FUELING ISLANDS
4,900 SF SERVICE COMMERCIAL BLDG w/ 4 AUTO BAYS
3,000 SF QUICK SERVE RESTAURANT #1
1,900 SF QUICK SERVE RESTAURANT #2

CONSULTANTS

DESIGN REVIEW

PROJECT

MIDWAY
PLAZA

4834-4898
MIDWAY RD
VACAVILLE, CA
95688

		ISSUE
DESCRIPTION	DATE	MARK

PROJECT NO:	22081.0
DATE:	05/24/23
DRAWING FILE:	
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.

SHEET TITLE

TITLE SHEET

G101



JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

4556 SHAWN LANE
VACAVILLE, CA 95688
PHONE: 707-974-8997
LIC. NO. 2594

MIDWAY PLAZA

4834-4898
MIDWAY RD.
VACAVILLE, CA
95688

AREA

2 SQFT

2 SQFT

2 SQFT

16 SQFT

ISSUE		
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 22081.0

DATE: 11-20-23

DRAWING FILE:

DRAWN BY: JFC

CHECKED BY: JFC

SHEET TITLE

PRELIMINARY
LANDSCAPE
PLAN

SHEET NO

L1

SUGGESTED PLANT LIST

TREES: SIZE COUNT

	CEDRUS DEODARA CEDAR CEDAR	15 GAL.	7
	QUERCUS AGRIFFOLIA LIVE OAK	15 GAL.	16
	ULMUS PARVIFOLIA DRAKE CHINESE EVERGREEN ELM	15 GAL.	19
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL.	22
	SYAGRUS ROMANOFFIANUM QUEEN PALM	15 GAL.	19
	LAGERSTROMIA TUSCARORA TREE FORM RED CRAPE MYRTLE	15 GAL.	16
	QUERCUS ILEX HOLLY OAK	15 GAL.	15
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL.	19
	WEeping WILLOW SALIX BABYLONICA	15 GAL.	5

SHRUBS/ ACCENTS

QUANTITY	SIZE	DESCRIPTION
0	5 GAL.	NERIUM OLEANDER RED DWARF PINK OLEANDER
0	5 GAL.	HETEROMELES ARBUTIFOLIA TOYON
0	5 GAL.	SALVIA MICROPHYLLA HOT LIPS SAGE
0	5 GAL.	OSTUS HYBRIDUS WHITE ROCKROSE
0	5 GAL.	TEUCRIUM FRUTICANS TREE GERMANDER
0	5 GAL.	LANTANA WHITE WHITE LANTANA
0	1 GAL.	TULBAGHIA VIOLACEA SOCIETY GARLIC
0	1 GAL.	HEMEROCALLIS YELLOW DAYLILY
0	1 GAL.	BULBINE FRUTESCENS YELLOW BULBINE
0	1 GAL.	DIETES IRIDODES AFRICAN IRIS

LOW DENSITY PLANTINGS

QUANTITY	SIZE	DESCRIPTION
0	5 GAL.	PHOTINIA FRABER RED PHOTINIA
0	5 GAL.	HETEROMELES ARBUTIFOLIA TOYON
0	5 GAL.	ARCTOSTAPHYLOS HOWARD MCMINN MANZANITA
0	5 GAL.	FREMONTODENDRON CALIFORNICUM FLANNEL BUSH
0	5 GAL.	SALVIA CLEVELANDI WINNIFRED GILMAN CLEVELAND SAGE
0	1 GAL.	BACCHARIS PILULARIS PIGEON POINT COYOTE BRUSH
0	1 GAL.	MULLENBERGIA RIGENS DEER GRASS

GROUND COVERS

SPACING	SIZE	DESCRIPTION
36" O.C.	1 GAL.	MYOPORIUM PARVIFOLIUM PINK PINK AUSTRALIAN RACER
30" O.C.	1 GAL.	TRACHELOSPERMUM JASMINOIDES STAR JASMINE
30" O.C.	1 GAL.	NEPETA RACEMOSA WALKERS LOW CATMINT
36" O.C.	1 GAL.	ROSMARINUS PROSTRATUS ROSEMARY

DETENTION BASIN HYDROSEEDING W/
NATIVE EROSION CONTROL SEED MIX
FROM PACIFIC COAST SEED.

PROPOSED ADDITIONAL WETLANDS AREA
SEEDING MIX TO BE SPECIFIED BY WETLANDS ADVISOR

PARKING LOT SHADING (10 YEAR)

TREE	DIA.	AREA 3/4 COVERAGE SQFT.	QUANTITY	(75 %)	1/2 COVERAGE QUANTITY	(50 %)
QUERCUS A. PISTACHIA, ULMUS, CEDRUS	35"	862	47	33687	0	0
LAGERSTROMIA	20"	314	13	3062	0	0
QUERCUS I.	25"	481	7	2576	0	0
SUBTOTAL:				39535 SQFT.	0 SQFT.	
SHADE TOTAL:				39,535 SQFT.		
PARKING LOT AREA:				63,173 SQFT.		
PERCENTAGE COVERAGE:				63 %		

FUTURE MIDWAY ROAD RE ALIGNMENT
LOW DENSITY PLANTINGS OF COYOTE BRUSH
W/ BARK MULCH

FOR ALL LANDSCAPE SETBACKS, SEE SHEET A101.

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ET₀) (C_{AF}) (L_A) (C_{EF})
853,859 GAL/YEAR = 52.3 C_{AF} 85370 C_{EF}

ESTIMATED TOTAL WATER USE

HYDROZONE	ET ₀	PF	HA	C _{AF}	C _{EF}	EWU (IN GALS PER YEAR)
1. S/W PLANTER	52.3	0.3	7,055	0.62	0.81	84,728
2. SOUTH PLANTER	52.3	0.3	4,639	0.62	0.81	55,713
3. EAST ON RAMP PLANTER	52.3	0.3	6,103	0.62	0.81	73,285
4. N/E CORNER PLANTER	52.3	0.3	3,759	0.62	0.81	45,132
5. NORTH CENTER MIDWAY PLANTER	52.3	0.3	1,676	0.62	0.81	20,152
6. NW MIDWAY PLANTER	52.3	0.3	2,166	0.62	0.81	26,079
7. WEST PLANTER	52.3	0.3	1,801	0.62	0.81	21,629
8. WEST BUILDING PLANTERS	52.3	0.4	2,606	0.62	0.81	41,728
9. CENTER PARKING LOT PLANTERS	52.3	0.4	2,137	0.62	0.81	34,219
10. SOUTH BUILDING PLANTERS	52.3	0.4	1,322	0.62	0.81	21,169
11. EAST ISLAND PLANTERS	52.3	0.4	591	0.62	0.81	9,464
12. LOW DENSITY WEST	52.3	0.3	6,482	0.62	0.81	77,486
13. L.D. WEST CENTER STREET	52.3	0.3	5,592	0.62	0.81	67,159
14. L.D. CENTER STREET	52.3	0.3	7,609	0.62	0.81	91,309
15. L.D. EAST STREET	52.3	0.3	11,687	0.62	0.81	142,516
TOTAL:				65,370 SQFT	TOTAL GALLONS PER YEAR: 811,715	

MAWA: 853,859

E

D

C

B

A

MIDWAY PLAZA

SITE PLAN INTERIM

VACAVILLE, CA

SHEET INDEX	
C1	SITE PLAN INTERIM
C2	SITE PLAN ULTIMATE
C3	I-505 ROUNDABOUT
G1	GRADING PLAN
U1	UTILITY PLAN
T01	TOPOGRAPHIC MAP
CM1	CONTEXTUAL MAP
SW1	STORMWATER PLAN
FT1	FIRETRUCK ACCESS
SD1	SIGHT DISTANCE PLAN

SITE SUMMARY:

APN:
106-240-430

GROSS ACREAGE: 4.21± AC

GAS STATION STORE:	4,700± SF
FAST FOOD (WEST):	3,000± SF
FAST FOOD (SOUTH):	1,900± SF
AUTO REPAIR SHOP:	4,900± SF
- (SERVICE COMMERCIAL):	3,400± SF
- (OFFICE):	1,500± SF

ENGINEER:
PHILLIPPI ENGINEERING, INC.
425 MERCHANT STREET
VACAVILLE, CA 95688
707-451-6556

ARCHITECT:
A2R ARCHITECTS
190 SOUTH ORCHARD ST SUITE C250
VACAVILLE, CA 95688
707-453-0196

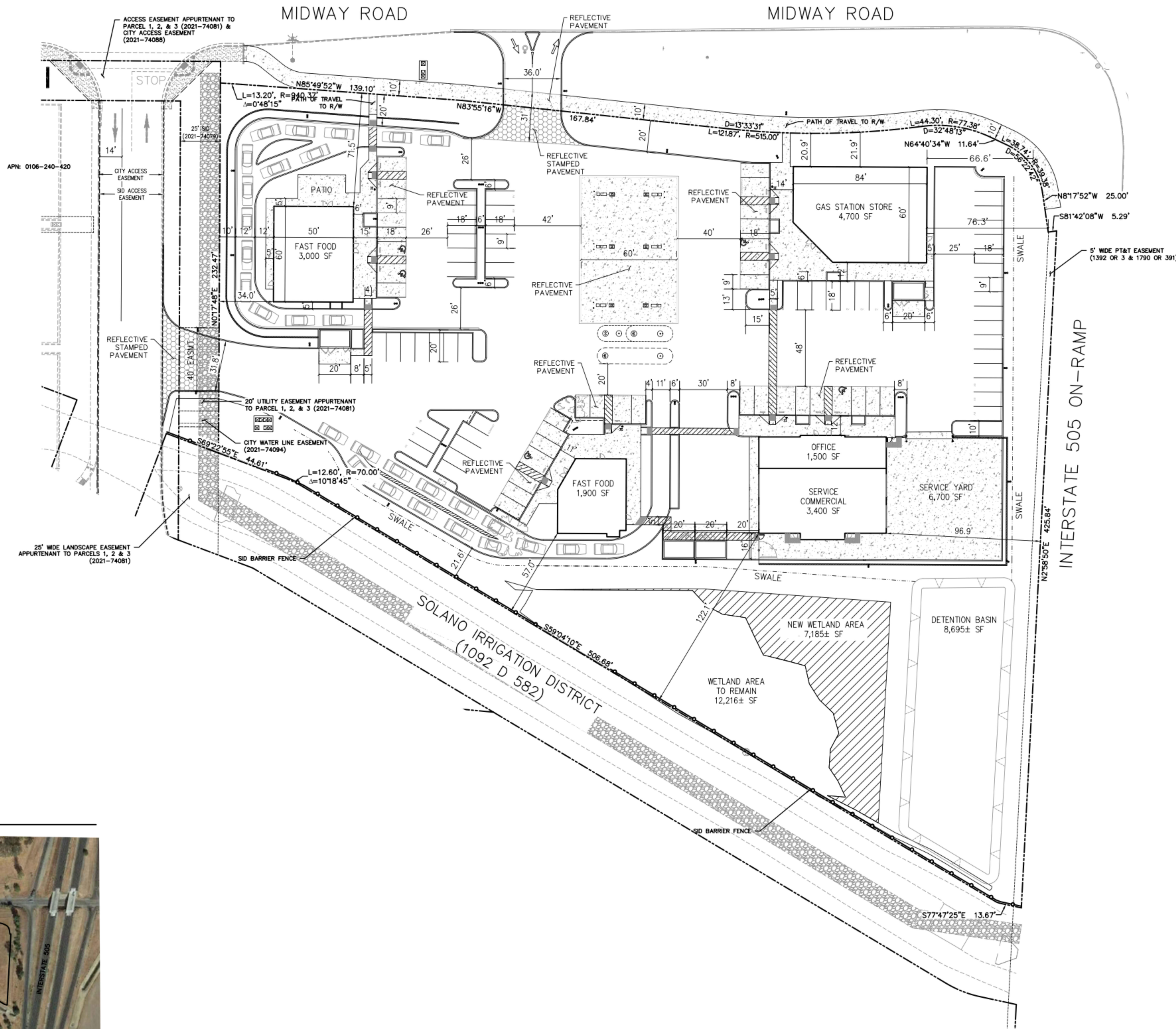
LANDSCAPE ARCHITECT:
JAMES CLABAUGH

LEGEND

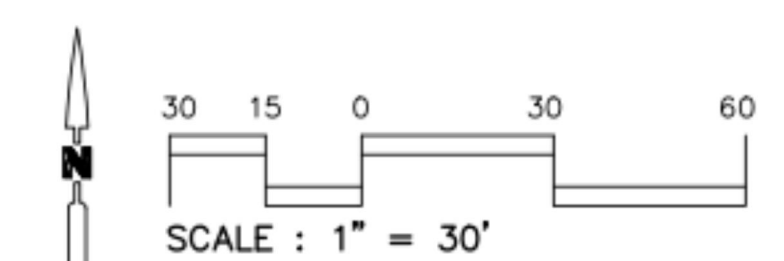
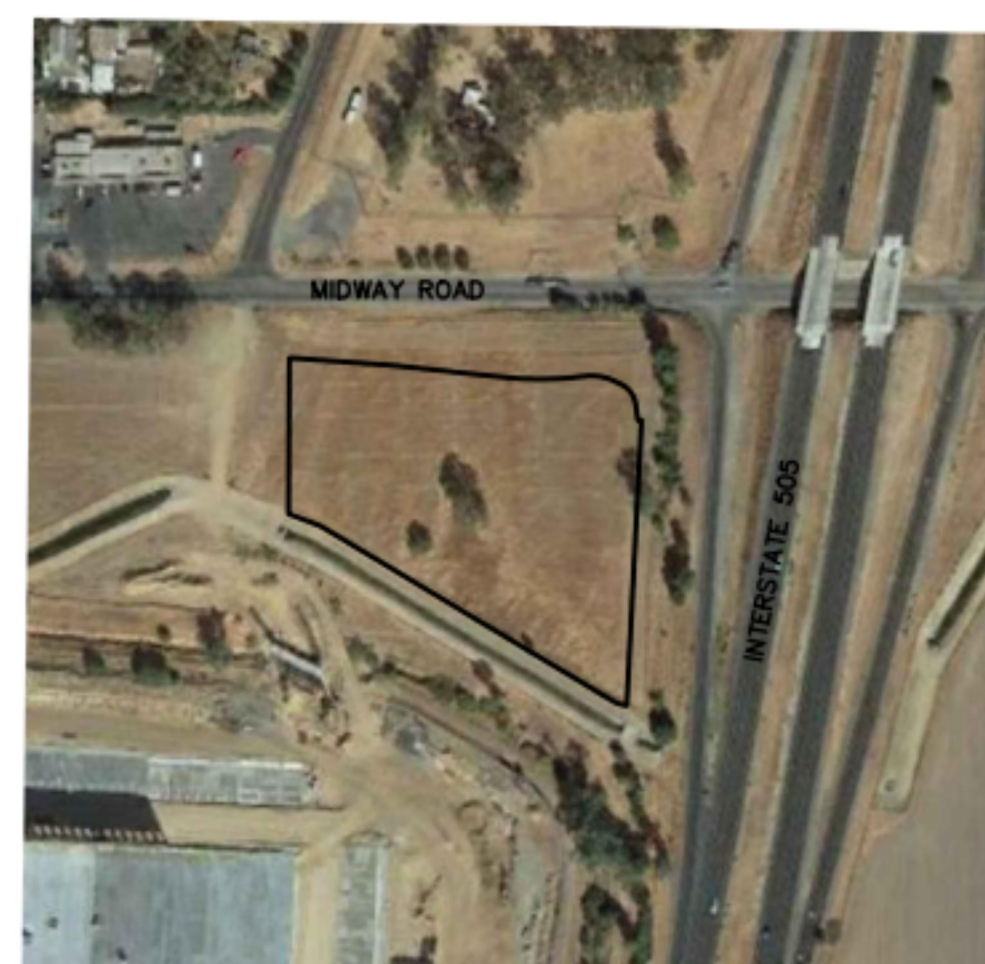
PROPOSED	EXISTING	
		SANITARY SEWER CLEANOUT
		CURB GUTTER AND SIDEWALK
		DROP INLET
		ELECTROLIER
		FISHED GRADE
		FIRE HYDRANT AND VALVE ASSEMBLY
		SANITARY SEWER PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		STORM DRAIN PIPE AND MANHOLE, SIZE AND SLOPE DIRECTION
		TRAFFIC SIGN AS NOTED
		WATER MAIN PIPE, SIZE AND VALVE

PARKING SUMMARY

USE:	REQUIRED:	PROVIDED:
FAST FOOD (3,000 SF)	30	27
FAST FOOD (1,900 SF)	9	19
GAS STATION STORE	16	31
SERVICE COMMERCIAL	9	9
TOTAL:	64	86



VICINITY MAP



© PHILLIPPI ENGINEERING, INC. 2023

SCALE: 1"=30'

APPROVED BY: CITY ENGINEER DATE OF APPROVAL:

DESIGNED BY: A.J.M. CHECKED BY: T.A.P.

PROJECT NAME/LOCATION: MIDWAY PLAZA VACAVILLE

DRAWING TITLE: SITE PLAN INTERIM

CA

1ST SUBMITTAL

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING FILE: 20170720/Tentative Map/Parcel3-GasSta/Permit Sheets

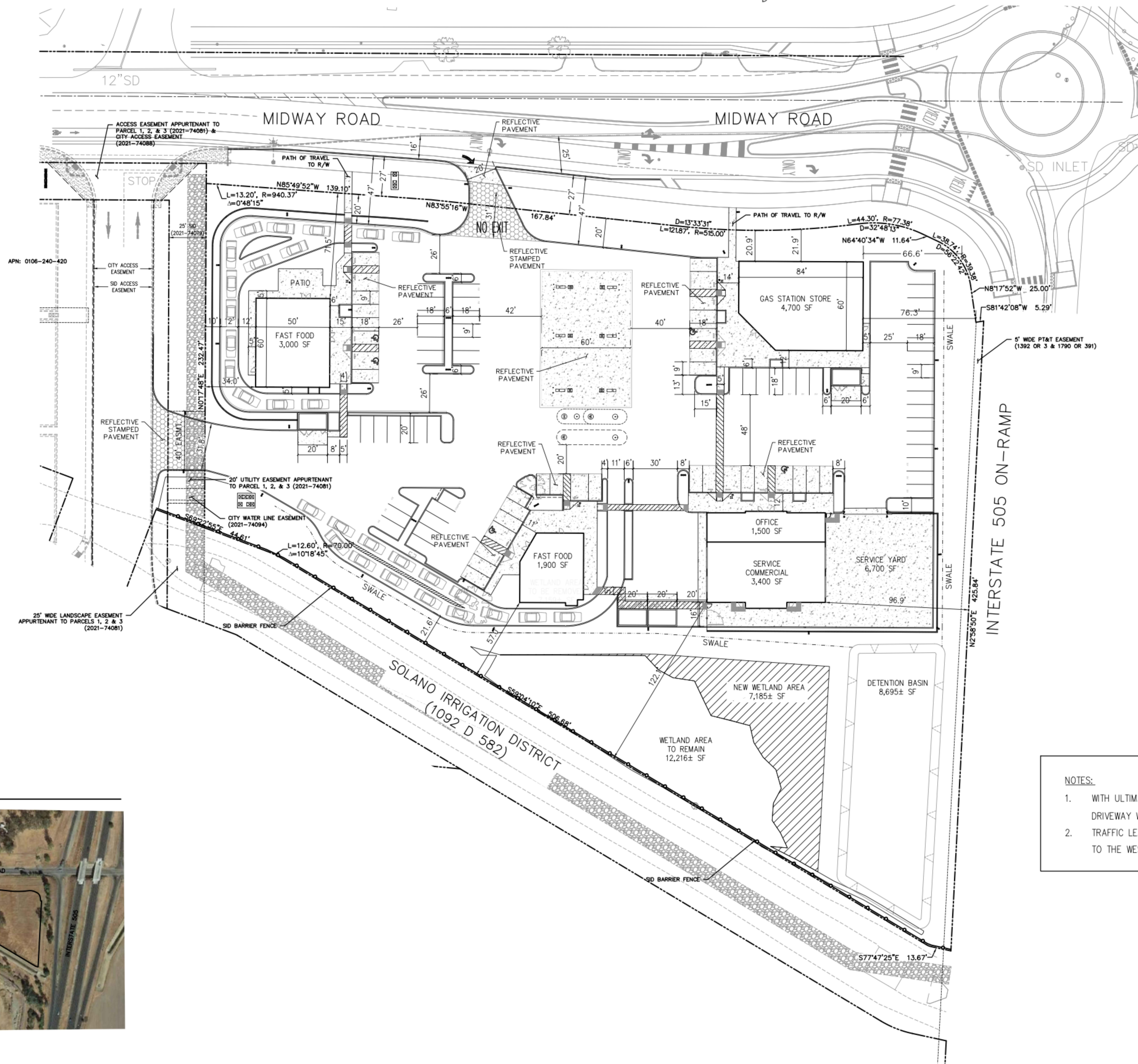
20170720TM_PCL3 - C1

ISSUE DATE: 11/16/2023

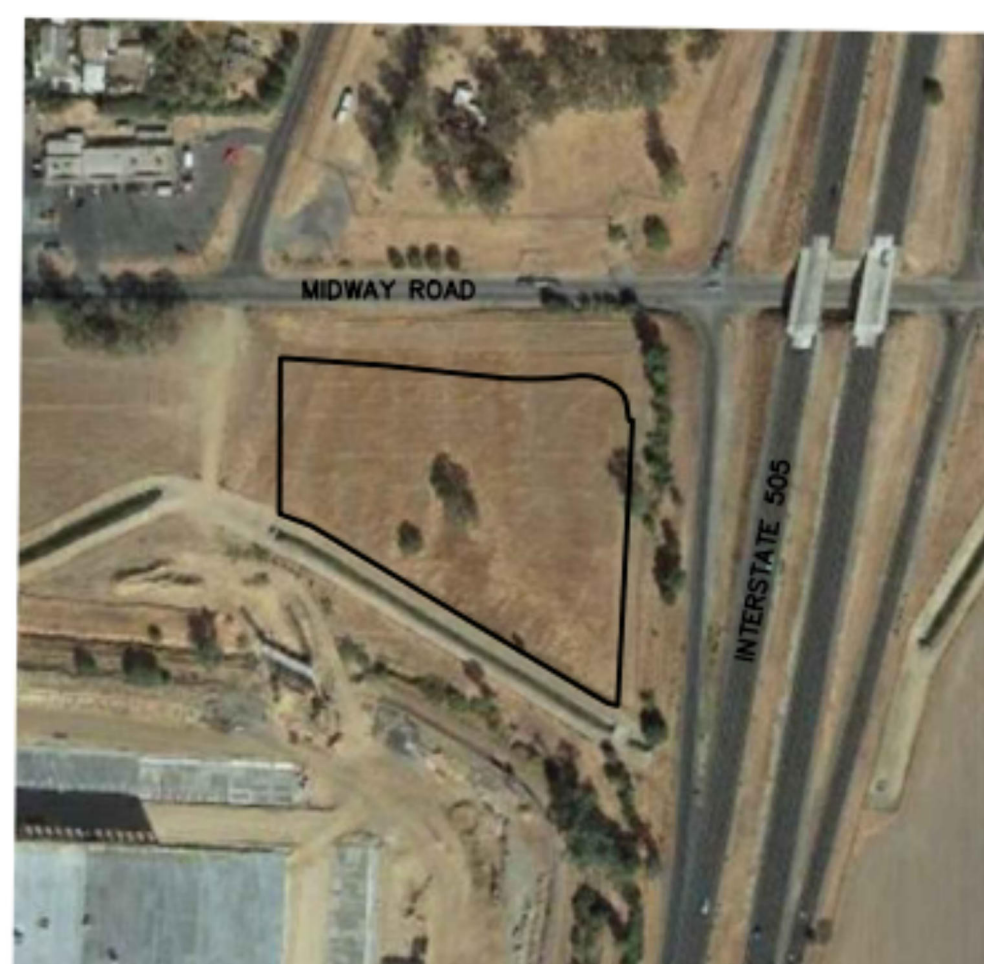
PROJECT NO.: 20170720

SHEET NO.: C-1 OF 10

MIDWAY PLAZA SITE PLAN ULTIMATE WITH I-505 ROUNDABOUT VACAVILLE, CA

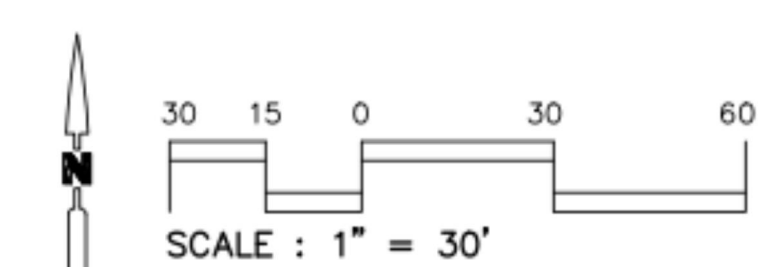


VICINITY MAP



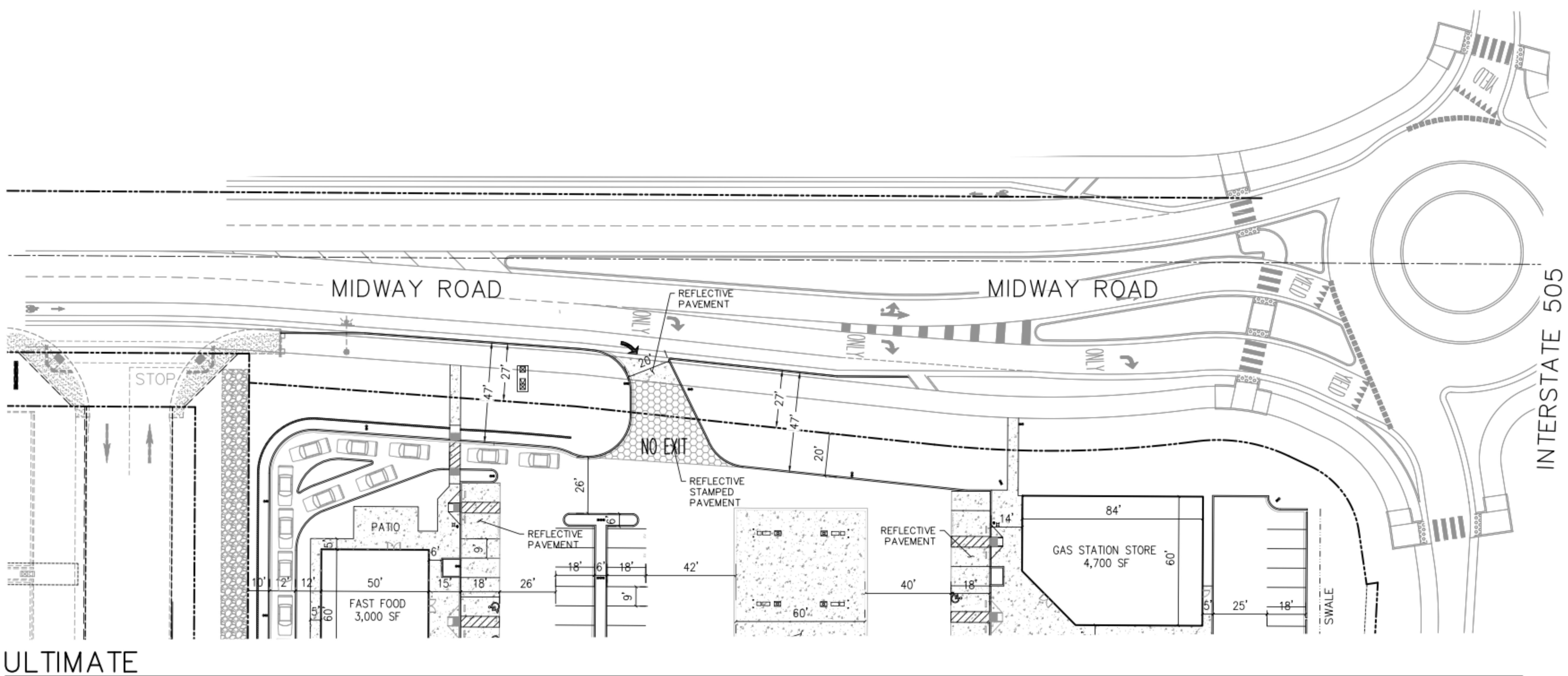
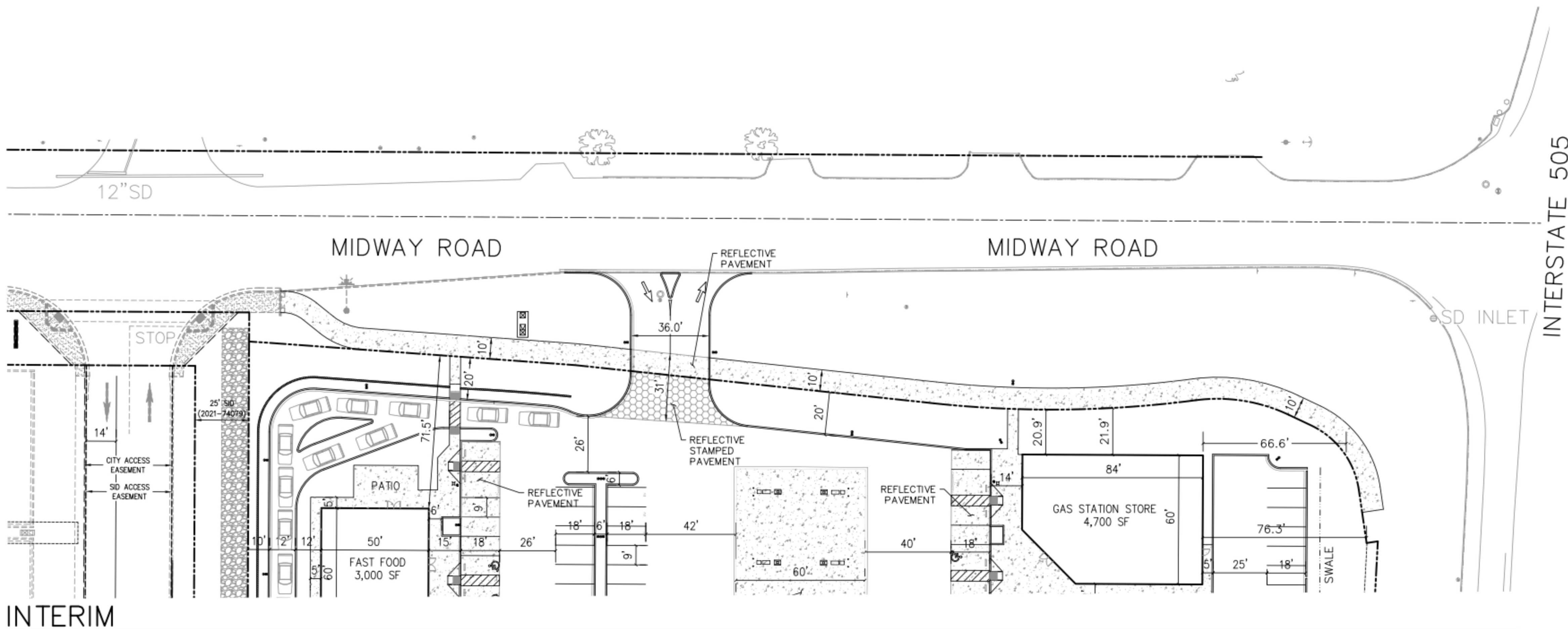
NOTES:

1. WITH ULTIMATE BUILDOUT OF THE MIDWAY ROAD/I-505 ROUNDABOUT, THE CENTER DRIVEWAY WILL BE MODIFIED TO PROHIBIT EXITING THE SITE AT THIS LOCATION.
2. TRAFFIC LEAVING THE SITE WILL BE REQUIRED TO UTILIZE THE DRIVEWAY ADJACENT TO THE WESTERN BOUNDARY OF THE PROJECT.

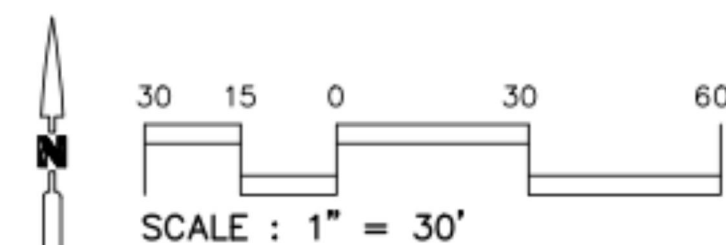


© PHILLIPPI ENGINEERING INC. 2023		 N	
SCALE: 1"=30'			
APPROVED BY: CITY ENGINEER			
RCE NO.:		DATE OF APPROVAL:	
PROJECT NAME/LOCATION: MIDWAY PLAZA VACAVILLE		1ST SUBMITTAL	
DRAWING TITLE: SITE PLAN ULTIMATE WITH I-505 ROUNDABOUT		DESIGNED BY: A.J.M. DRAFTED BY: A.J.M. CHECKED BY: TAP	
REVISIONS:		DRAWING FILE: 20170720/Tentative Map/ Parcel3-GasSta/Permit Sheets 20170720TM_PCL3 - C1	
DATE:		ISSUE DATE: 11/16/2023	
DESCRIPTION:		PROJECT NO.: 20170720	
NO.:		SHEET NO.: C-2 OF 10	

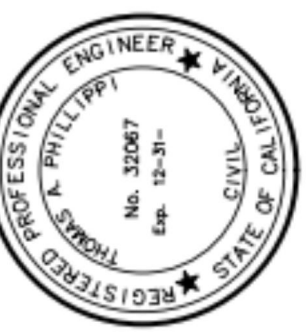
MIDWAY PLAZA FUTURE I-505 ROUNDABOUT



VICINITY MAP



SCALE:

 $1'' = 30'$ 

APPROVED BY:

CITY ENGINEER

RCE NO.:

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
1225 MERCHANT STREET
VACAVILLE, CA 95688
VACAVILLE, CA 95696
P.O. BOX 6556
(707) 442-2222

451-6556
VACAVILLE, CA 95598
FAX (707) 451-6555

Pei

DESIGNED BY:	AJM
DRAFTED BY:	AJM
CHECKED BY:	TAP

PROJECT NAME/LOCATION:

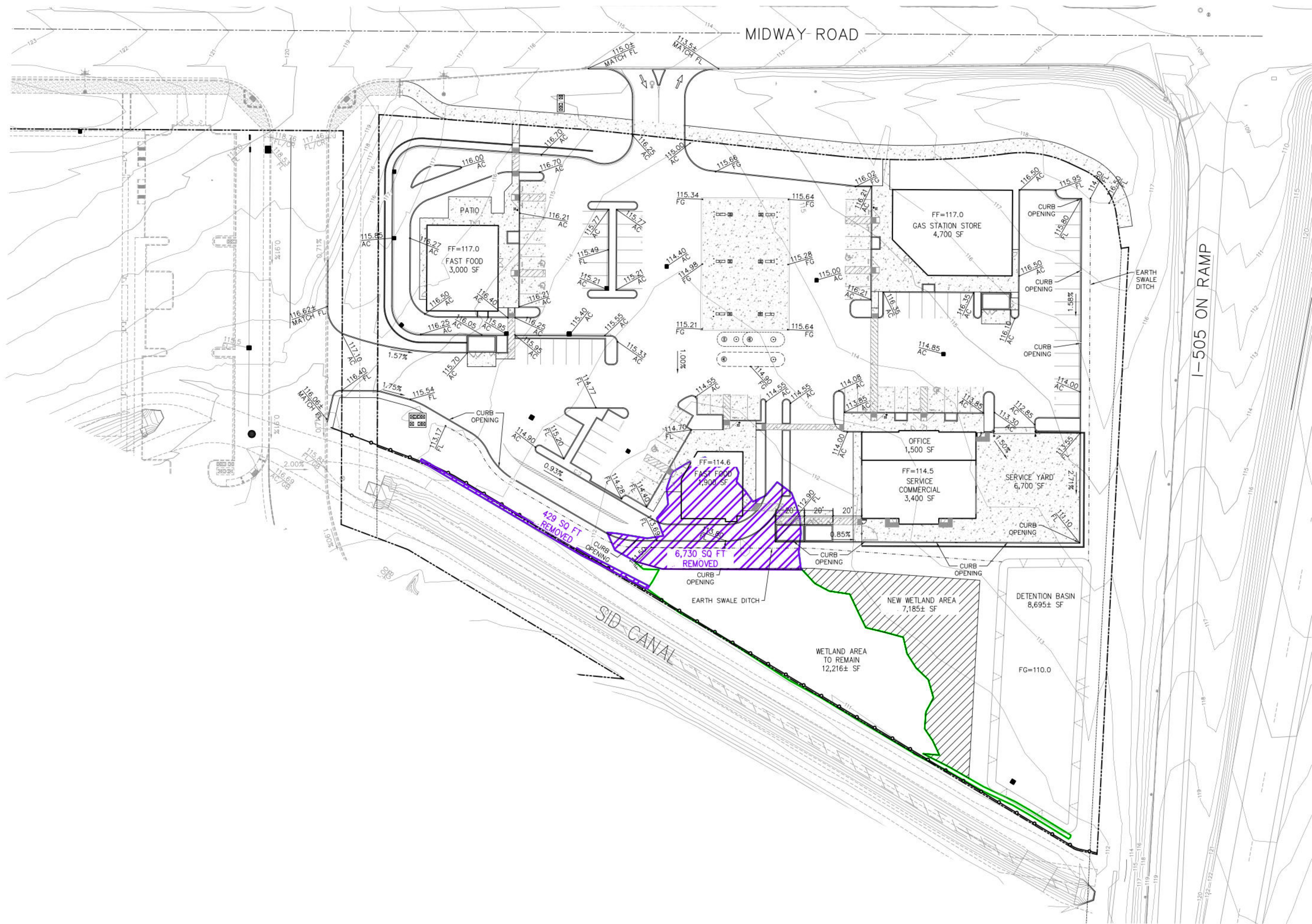
MIDWAY PLAZA

AVILLE

G TITLE:

**MIDWAY ROAD INTERIM AND
ULTIMATE WITH I-505 ROUNDABOUT**

[illegible]



© PHILLIPPI ENGINEERING INC. 2023

SCALE:
1"=30'

APPROVED BY:
CITY ENGINEER
DATE OF APPROVAL:

RCE NO.:

PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
P.O. BOX 6066
VACAVILLE, CA 94998
PHONE: (707) 441-6066 FAX: (707) 441-6068

CA

MIDWAY PLAZA

VACAVILLE

GRADING PLAN

1ST SUBMITTAL

DESIGNED BY: A.J.M.

DRAFTED BY: A.J.M.

CHECKED BY: TAP

REVISIONS:

NO.	DATE	DESCRIPTION

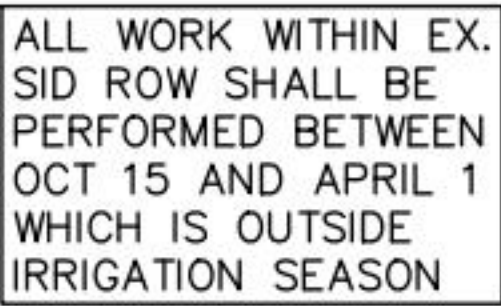
DRAWING FILE:
20170720/Tentative Map/
Parcel3-GasSta/Permit Sheets
20170720TM PCL3 - C2

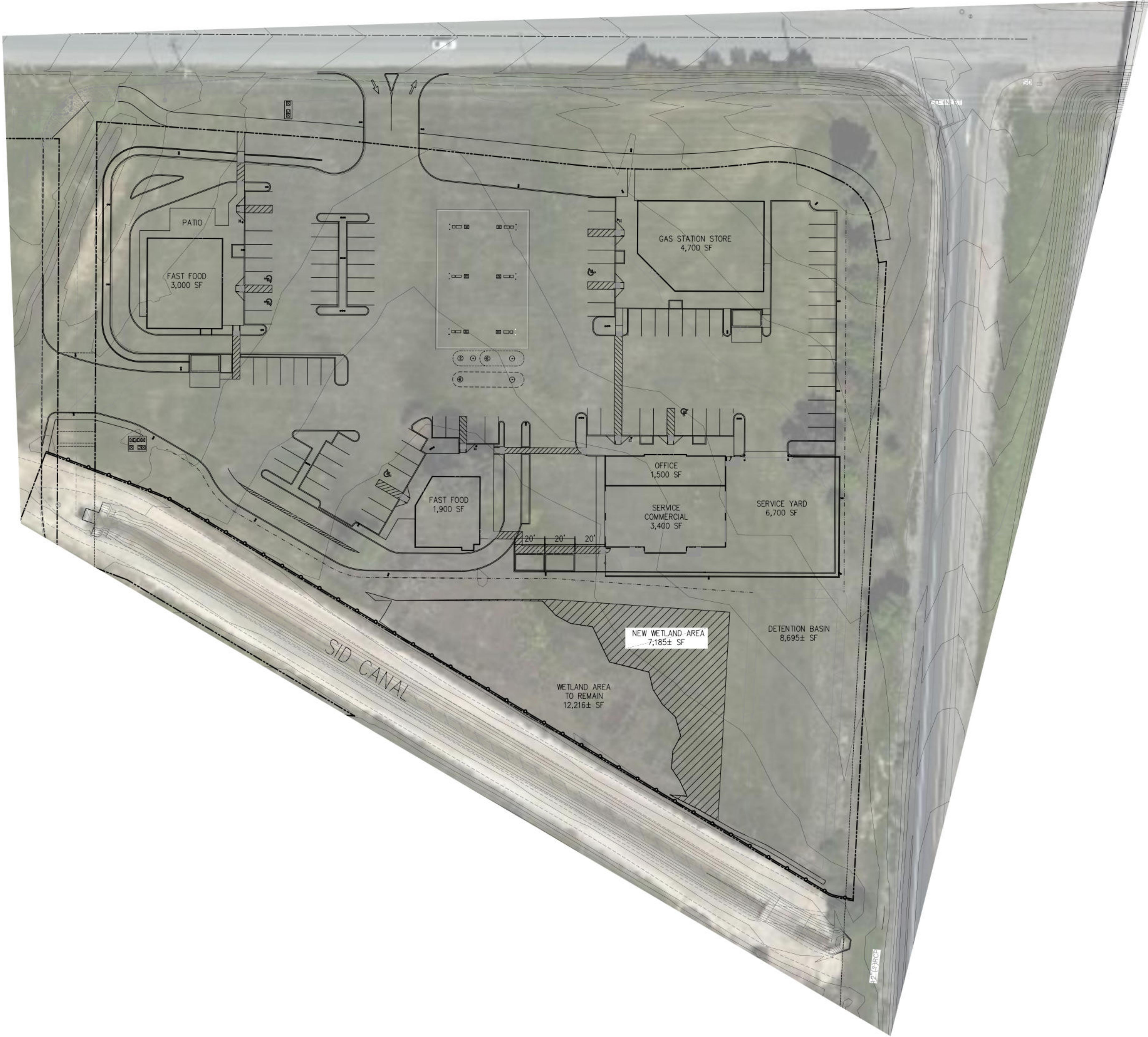
ISSUE DATE:
11/16/2023

PROJECT NO.:
20170720

SHEET NO.:
G-1

OF 10





REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING FILE:
20170720/Tentative Map/
Parcel3-GasSta/Permit Sheets
20170720TM.PCL3 - C5

ISSUE DATE:
11/16/2023

PROJECT NO.:
20170720

SHEET NO.:
CM-1
OF 10

PROJECT NAME/LOCATION:
MIDWAY PLAZA
VACAVILLE

CA

CONTEXTUAL MAP

PHILLIPPI ENGINEERING
Civil Engineering - Landscape Architecture
P.O. BOX 1006
VACAVILLE, CA 94998
PHONE (707) 451-6006 FAX (707) 451-6006

DESIGNED BY: A.J.M.
DRAFTED BY: A.J.M.
CHECKED BY: TAP

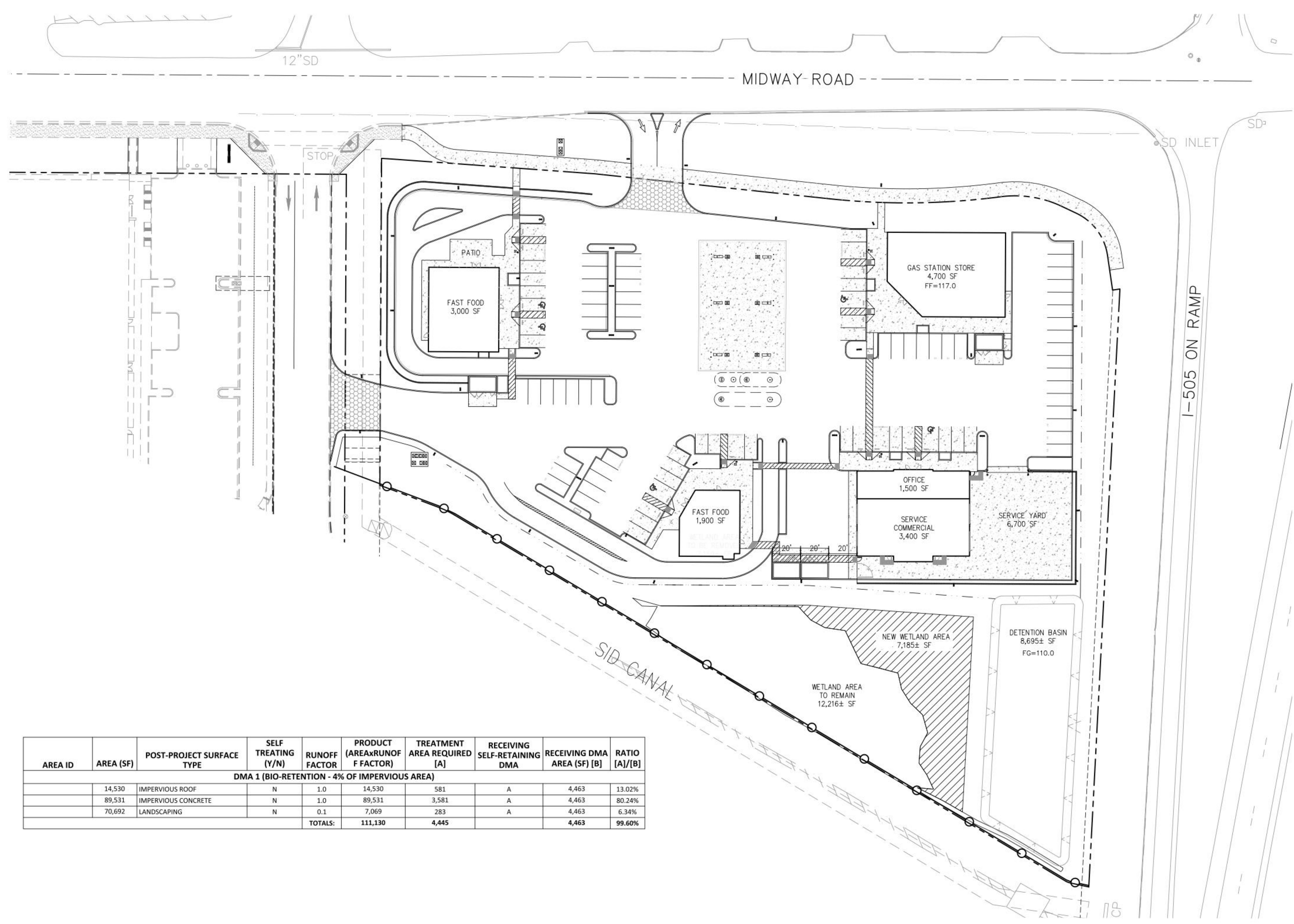
1ST SUBMITTAL

APPROVED BY:
CITY ENGINEER
DATE OF APPROVAL

RCE NO.:

© PHILLIPPI ENGINEERING, INC. 2023

SCALE:
1"=30'



AREA ID	AREA (SF)	POST-PROJECT SURFACE TYPE	SELF TREATING (Y/N)	RUNOFF FACTOR	PRODUCT (AREA x RUNOFF FACTOR)	TREATMENT AREA REQUIRED [A]	RECEIVING SELF-RETAINING DMA	RECEIVING DMA AREA (SF) [B]	RATIO [A]/[B]
DMA 1 (BIO-RETENTION - 4% OF IMPERVIOUS AREA)									
	14,530	IMPERVIOUS ROOF	N	1.0	14,530	581	A	4,463	13.02%
	89,531	IMPERVIOUS CONCRETE	N	1.0	89,531	3,581	A	4,463	80.24%
	70,692	LANDSCAPING	N	0.1	7,069	283	A	4,463	6.34%
		TOTALS:			111,130	4,445		4,463	99.60%

© PHILLIPPI ENGINEERING INC. 2023



1"=30'





APPROVED BY:
CITY ENGINEER
DATE OF APPROVAL

RCE NO.

**PHILLIPPI ENGINEERING**
Civil Engineering - Land Development
P.O. BOX 1006
VACAVILLE, CA 94998
PHONE (707) 451-6006 FAX (707) 451-6006

DESIGNED BY: A.J.M.
DRAFTED BY: A.J.M.
CHECKED BY: TAP

1ST SUBMITTAL

PROJECT NAME/LOCATION:
MIDWAY PLAZA
VACAVILLE

CA

STORMWATER PLAN

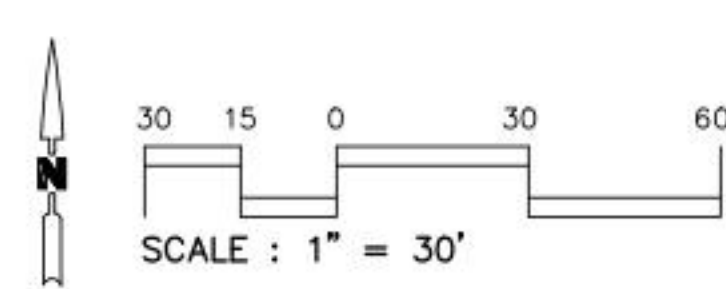
REVISIONS:
NO. DATE DESCRIPTION

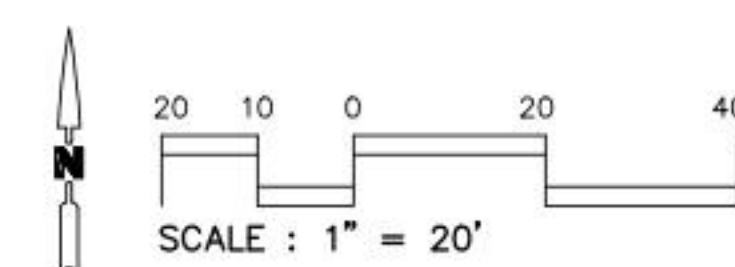
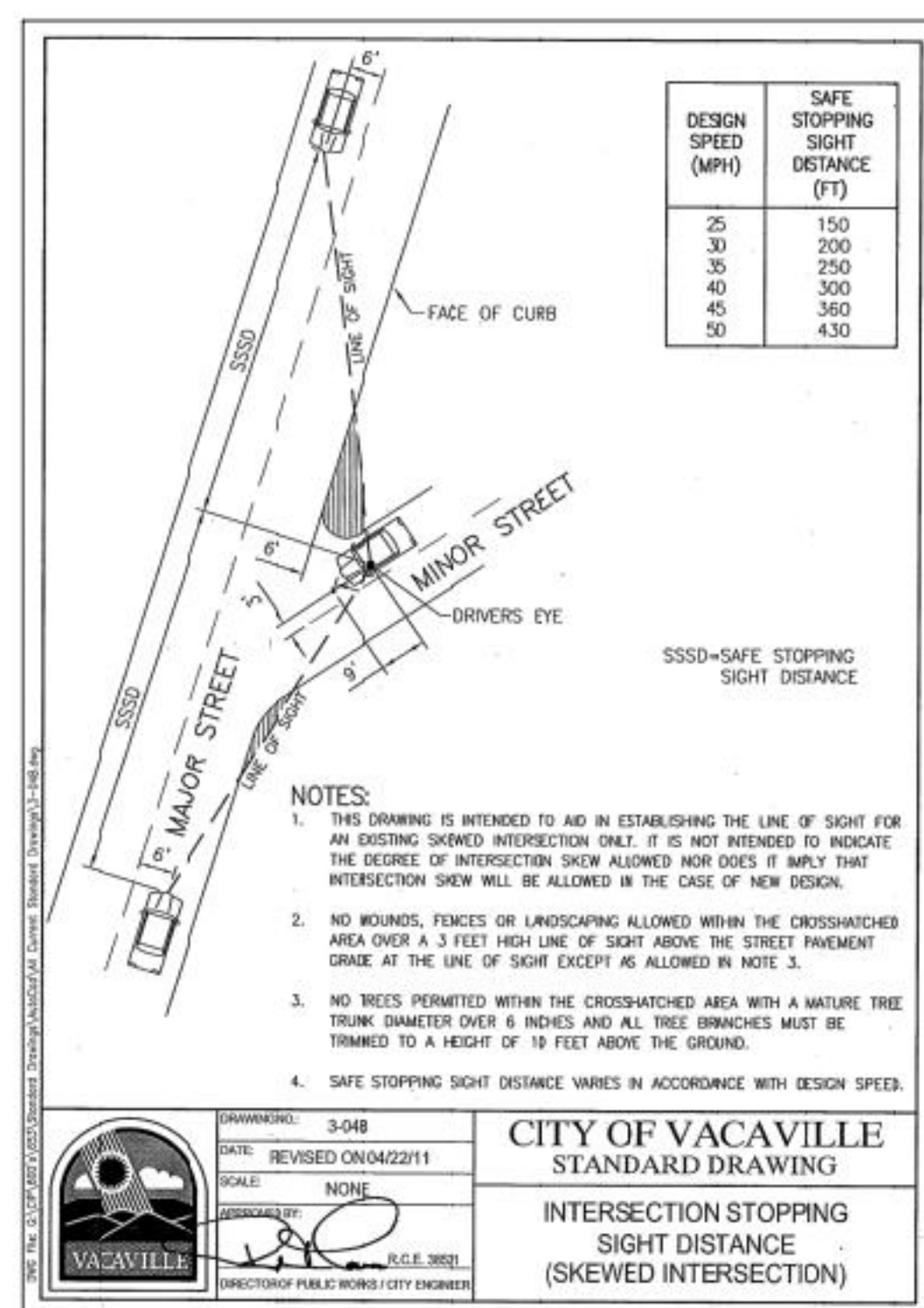
DRAWING FILE:
20170720/Tentative Map/
Parcel3-GasSta/Permit Sheets
20170720IM PCL3 - 06

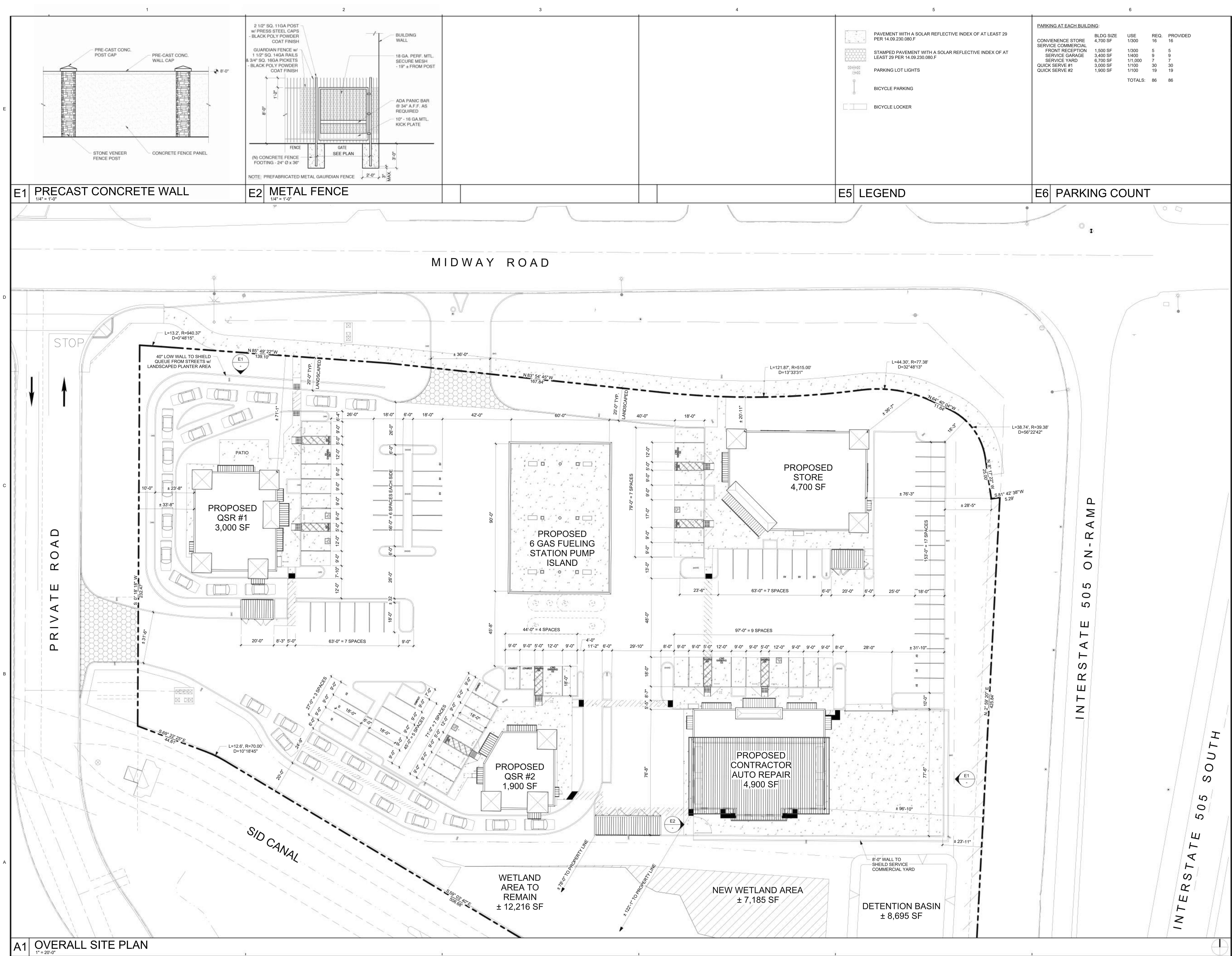
ISSUE DATE:
11/16/2023

PROJECT NO.:
20170720

SHEET NO.:
SW-1
OF 10







E1	PRECAST CONCRETE WALL 1/4" = 1'-0"	E2	METAL FENCE 1/4" = 1'-0"		E5	LEGEND	E6	PARKING COUNT
----	---------------------------------------	----	-----------------------------	--	----	--------	----	---------------

PAVEMENT WITH A SOLAR REFLECTIVE INDEX OF AT LEAST 29 PER 14.09.230.080.F		STAMPED PAVEMENT WITH A SOLAR REFLECTIVE INDEX OF AT LEAST 29 PER 14.09.230.080.F		PARKING LOT LIGHTS		BICYCLE PARKING		BICYCLE LOCKER	
PARKING AT EACH BUILDING:		CONVENIENCE STORE		SERVICE COMMERCIAL		FRONT RECEPTION		SERVICE GARAGE	
		BLDG SIZE		USE		REQ.		PROVIDED	
		4,700 SF		1/300		16		16	
		1,500 SF		1/400		5		5	
		3,400 SF		1/100		7		7	
		6,700 SF		1/100		30		30	
		3,000 SF		1/100		19		19	
		1,900 SF		1/100		86		86	
		TOTALS:							

A2R
ARCHITECTS

190 South Orchard Avenue
Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

DESIGN REVIEW
PROJECT

MIDWAY PLAZA
4834-4898
MIDWAY RD
VACAVILLE, CA
95688

ISSUE
DESCRIPTION DATE MARK

PROJECT NO: 22081.0
DATE: 11/14/23
DRAWING FILE:
DRAWN BY: J.A.S.
CHECKED BY: R.R.S.

SHEET TITLE
OVERALL SITE PLAN

SHEET NO
A101

DESCRIPTION	DATE	MARK

PROJECT NO: 22081.0

DATE: 08/15/23

DRAWING FILE:

DRAWN BY: J.A.S.

CHECKED BY: R.R.S.

SHEET TITLE

TRASH
ENCLOSURE -
FLOOR PLAN,
ELEVATIONS &
SECTIONS



D4 TRASH ENCLOSURE ELEVATIONS



NOTE: ALL DIMENSIONS ARE TO FACE OF CMU

B3 TRASH ENCLOSURE ROOF PLAN
1/4" = 1'-0"

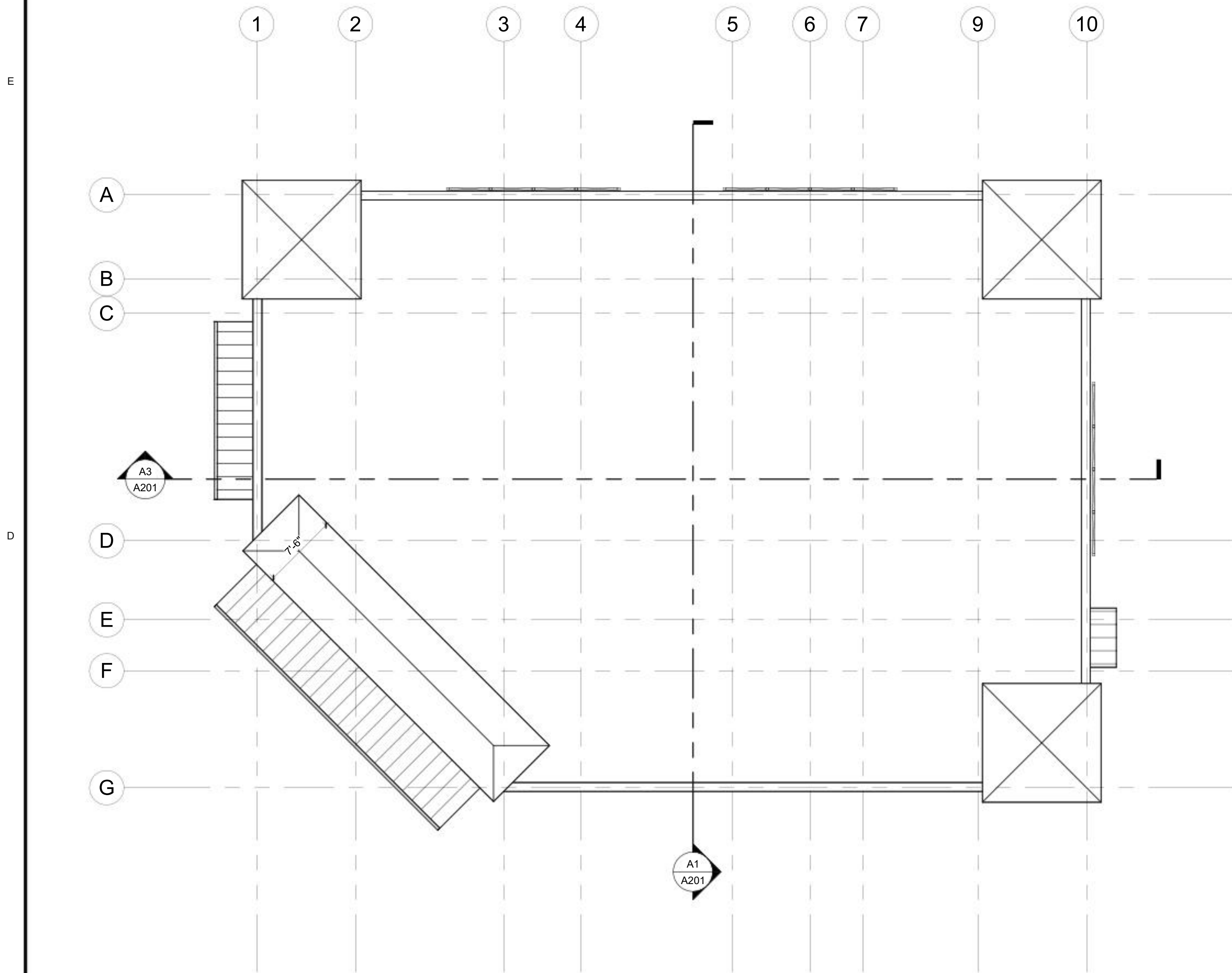
1/4" = 1'-0"

B5	TRASH ENCLOSURE FLOOR PLAN 1/4" = 1'-0"
----	--

$1/4" = 1'-0"$

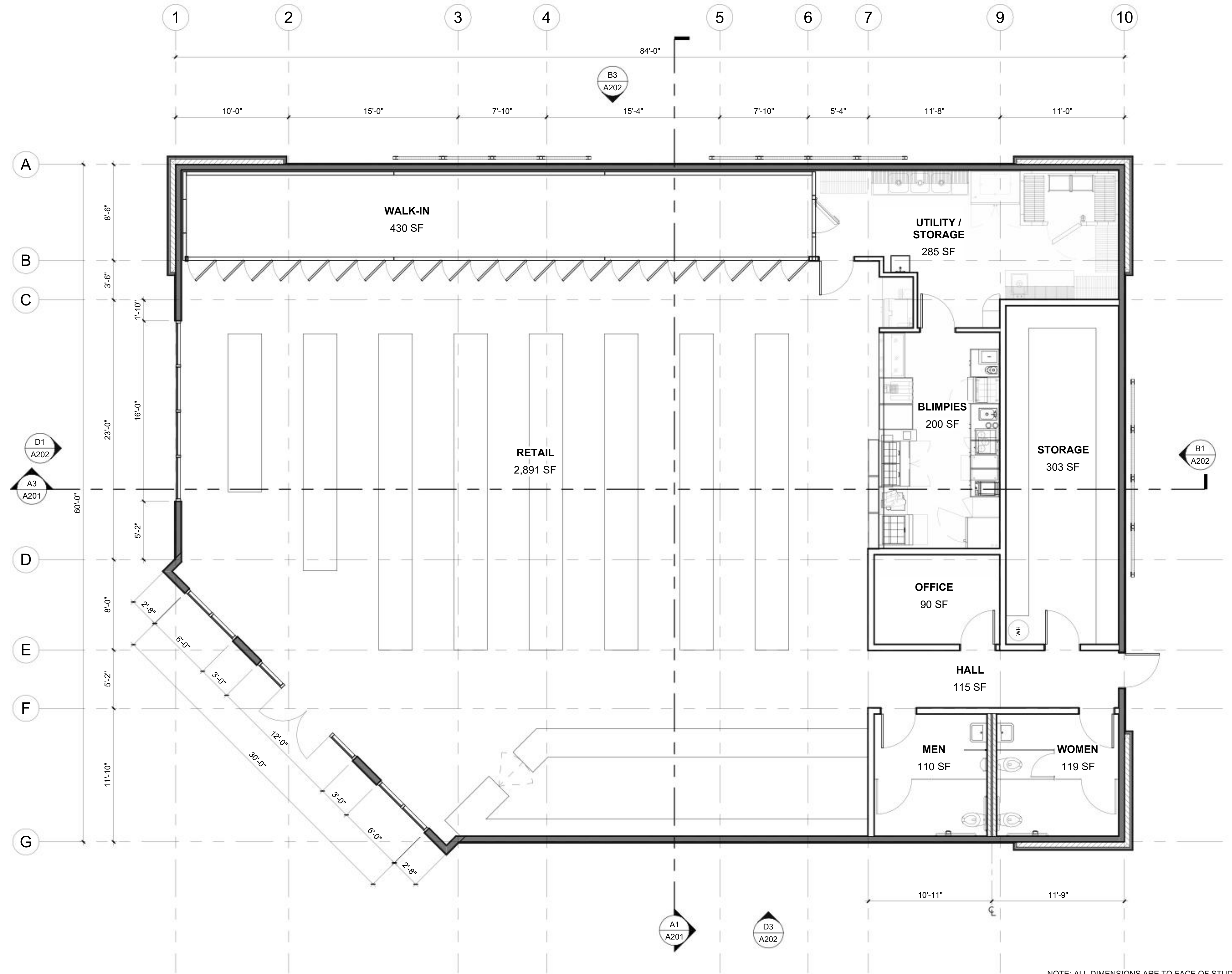
ISSUE		
DESCRIPTION	DATE	MARK

PROJECT NO:	22081.0
DATE:	08/15/23
DRAWING FILE:	
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.



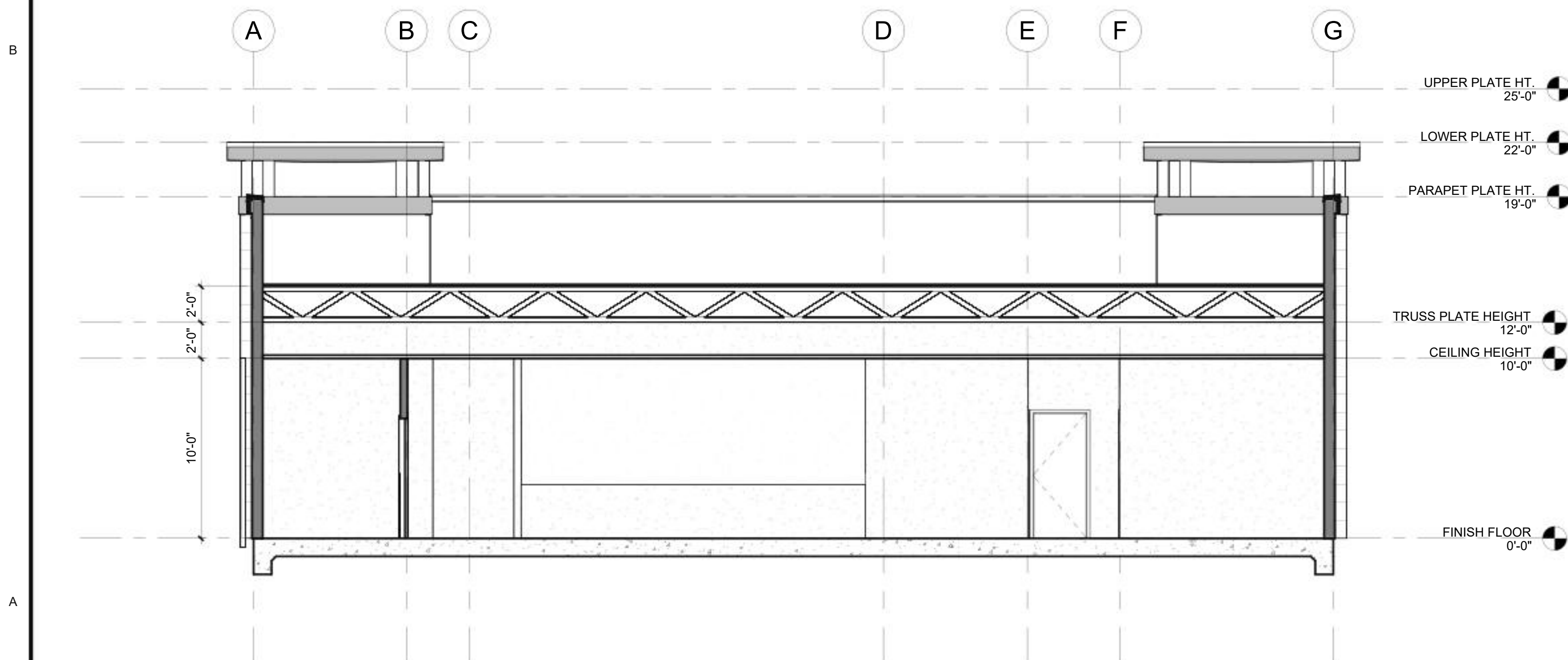
C1 ROOF PLAN

1/8" = 1'-0"



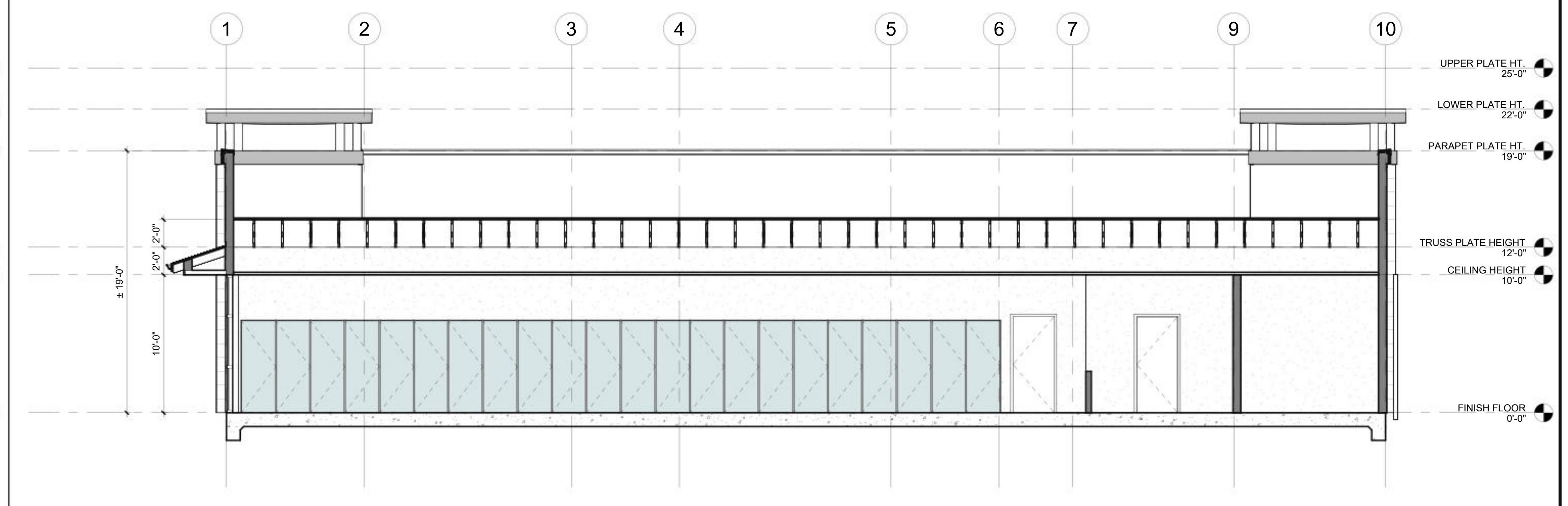
C3 FLOOR PLAN

3/16" = 1'-0"



A1 CROSS SECTION

3/16" = 1'-0"



A3 LONG SECTION

3/16" = 1'-0"

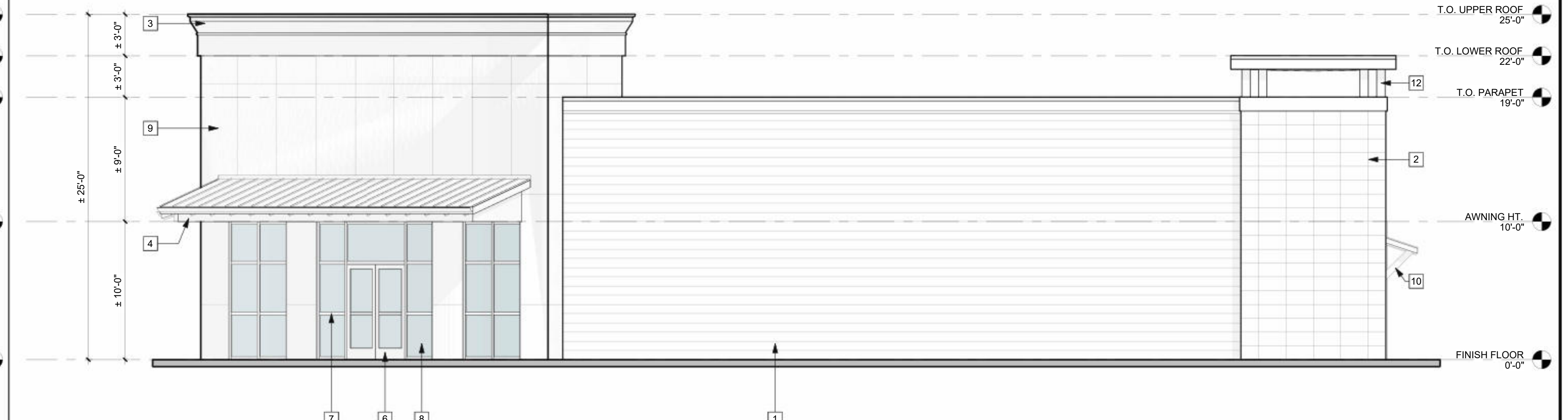
ISSUE		
DESCRIPTION	DATE	MARK

PROJECT NO:	22081.0
DATE:	02/03/25
DRAWING FILE:	
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.

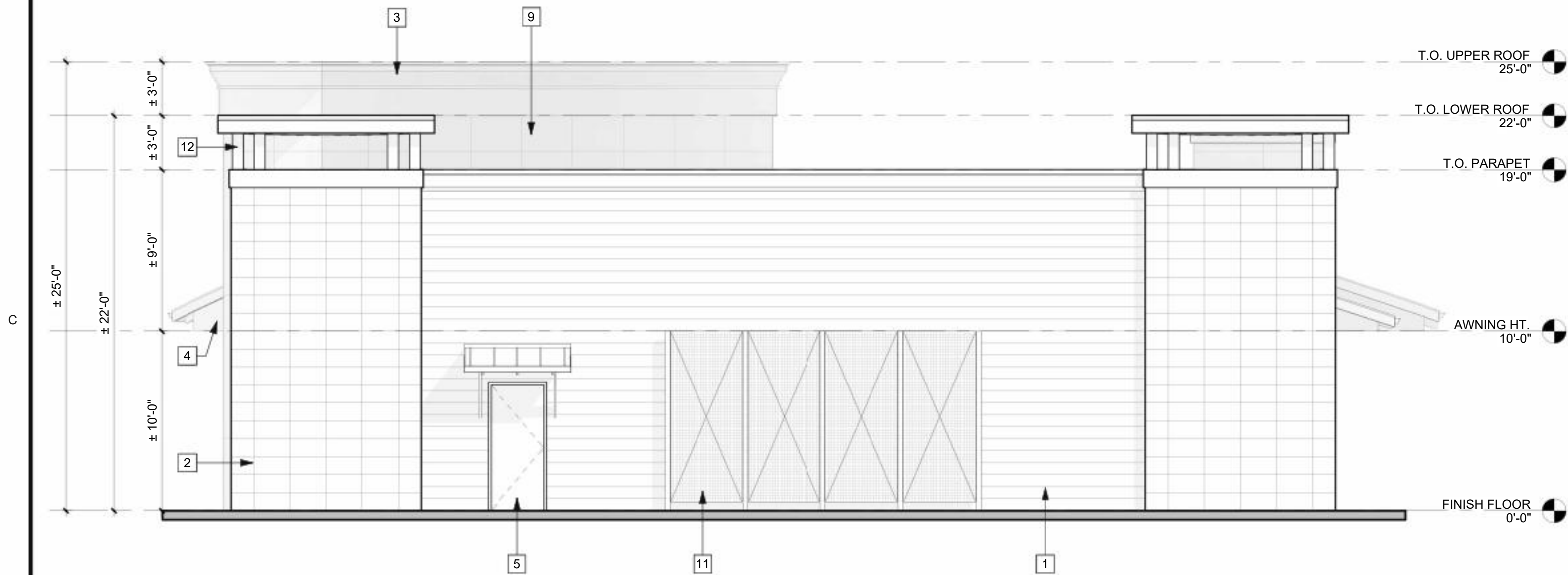
SHEET TITLE
STORE -
ELEVATIONS &
PERSPECTIVE
VIEW



D1 WEST ELEVATION
3/16" = 1'-0"



D3 SOUTH ELEVATION
3/16" = 1'-0"



B1 EAST ELEVATION
3/16" = 1'-0"



B3 NORTH ELEVATION
3/16" = 1'-0"



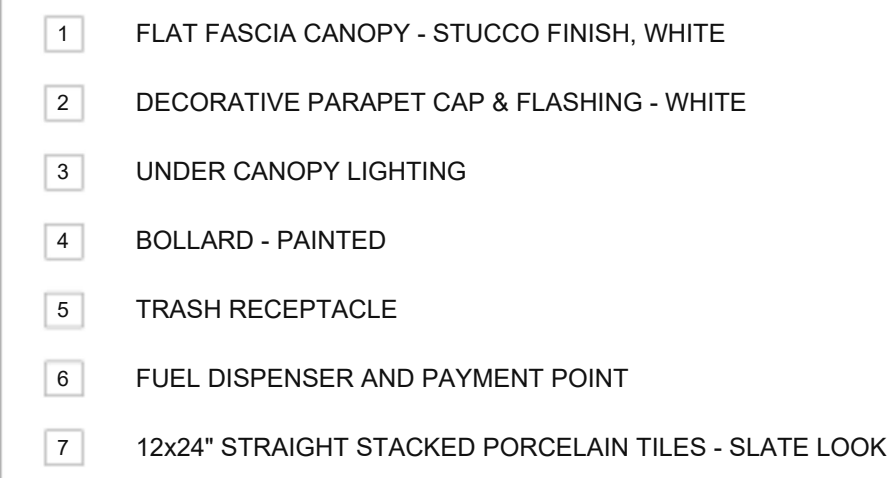
A1 PERSPECTIVE VIEW FROM MIDWAY



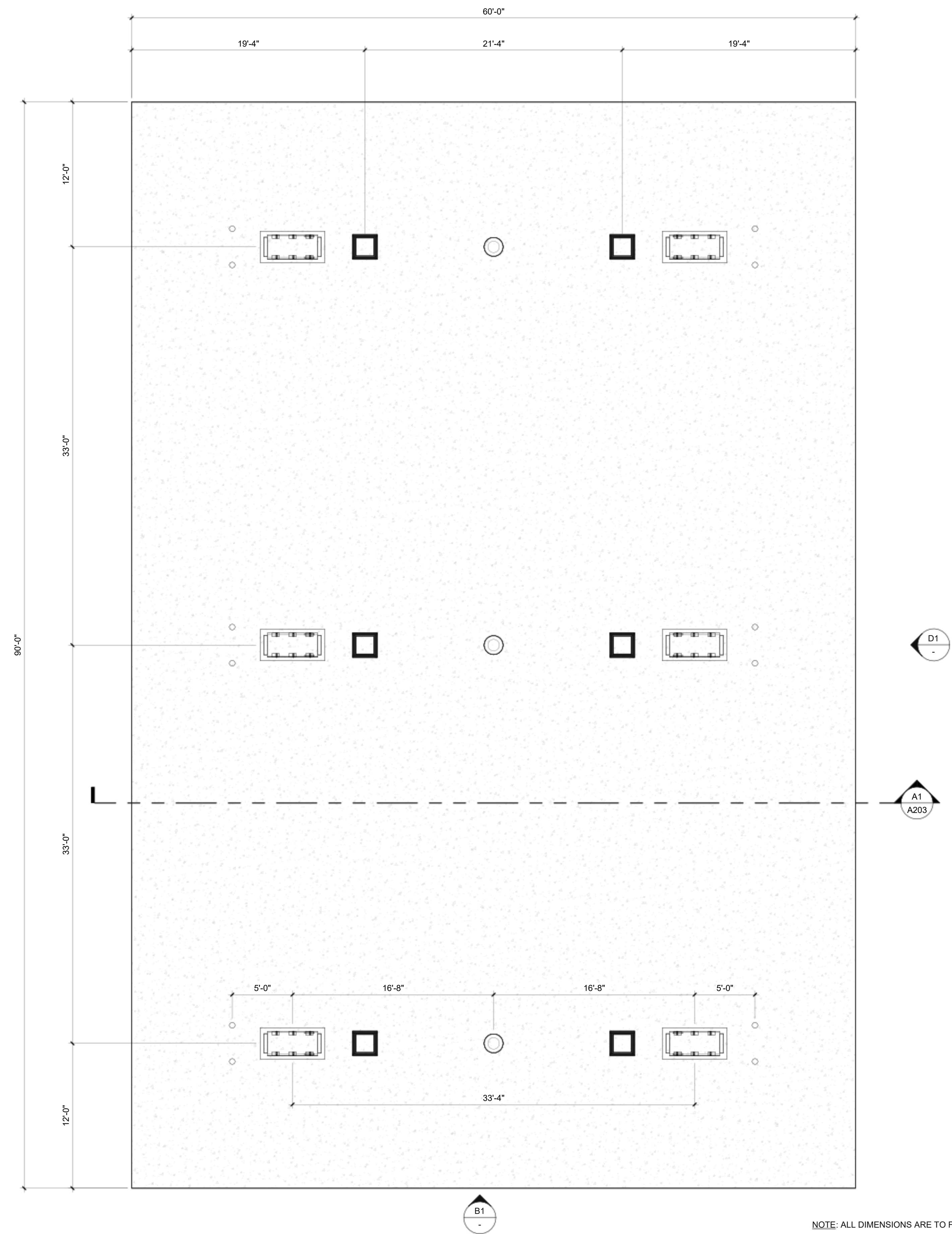
A3 STORE FRONT PERSPECTIVE VIEW

- 1 8" SHIPLAP SIDING - KM4564-2, TOMBSTONE GRAY
- 2 12x24" STRAIGHT STACKED PORCELAIN TILES - SLATE LOOK
- 3 DECORATIVE ROOF AND PARAPET CAP & FLASHING - WHITE
- 4 AWNING - FRAMED w/ EXPOSED STAINED RAFTER TAILS, STANDING SEAM METAL ROOF, AND SOFFIT - KM4566-3 CITY LOFT PAINT
- 5 PMF DOOR & DOOR FRAME - PAINT FINISH, WHITE
- 6 STORE FRONT FRAME - ANODIZED ALUMINUM, DARK BRONZE
- 7 STORE FRONT DOOR - ANODIZED ALUMINUM, DARK BRONZE
- 8 CLEAR GLASS / GLAZING
- 9 7/8" PLASTER w/ CONTROL JOINTS SPACED AT 48" W x 96" H - KM4567-3, DINOSAUR BONE
- 10 BRACED AWNING w/ STAINED RAFTER TAILS & STANDING SEAM METAL ROOF
- 11 GREEN SCREEN FOR CLIMBING VINES
- 12 OPEN AIR BACK LIT FEATURE w/ STAINED WOOD 8x8 POSTS

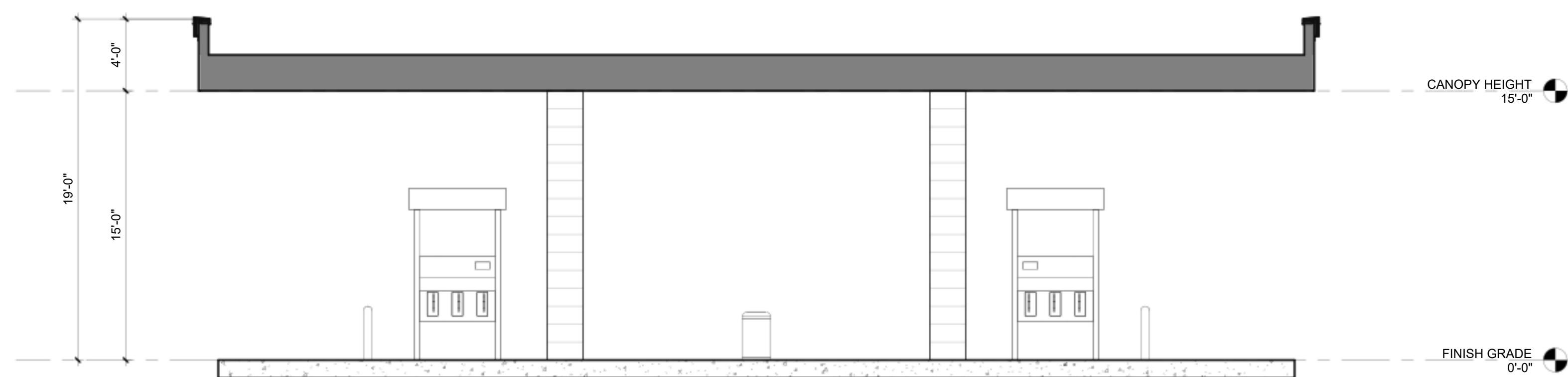
A6 DRAWING NOTES



D6	DRAWING NOTES
----	---------------



A4	FLOOR PLAN 3/16" = 1'-0"
----	-----------------------------



A1	CROSS SECTION 3/16" = 1'-0"
----	--------------------------------

ISSUE		
DESCRIPTION	DATE	MARK

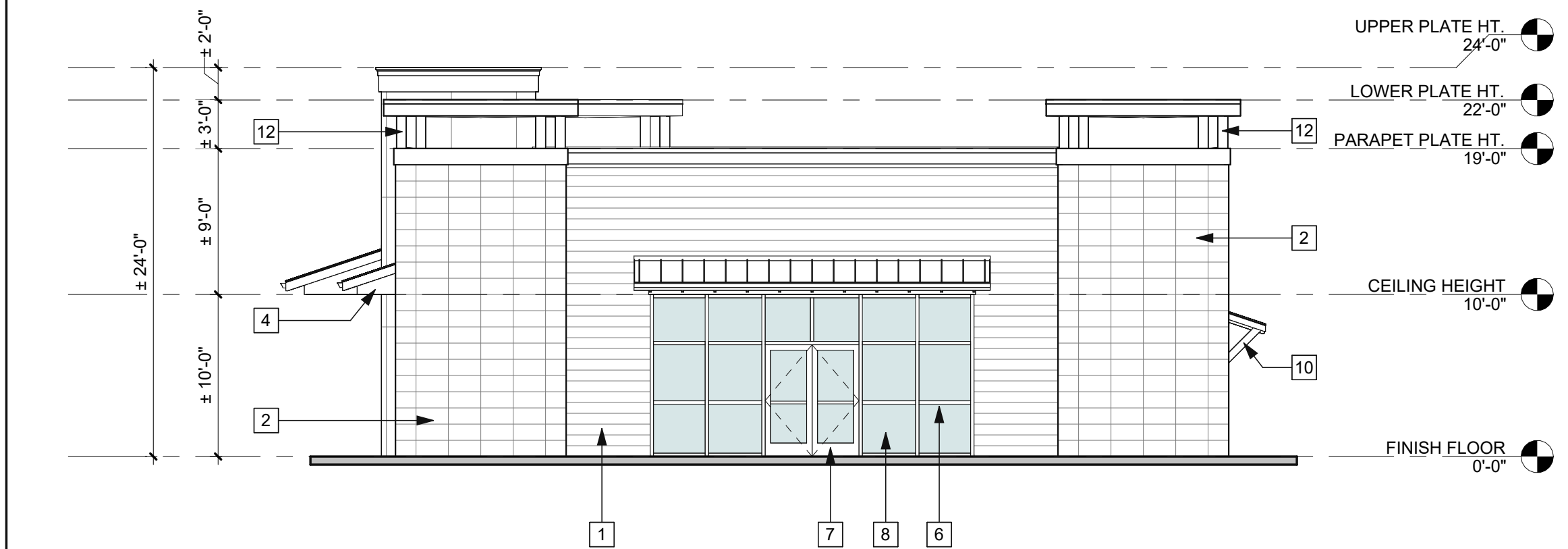
PROJECT NO:	22081.0
DATE:	02/03/25
DRAWING FILE:	
DRAWN BY:	J.A.S.
CHECKED BY:	R.R.S.

SHEET TITLE

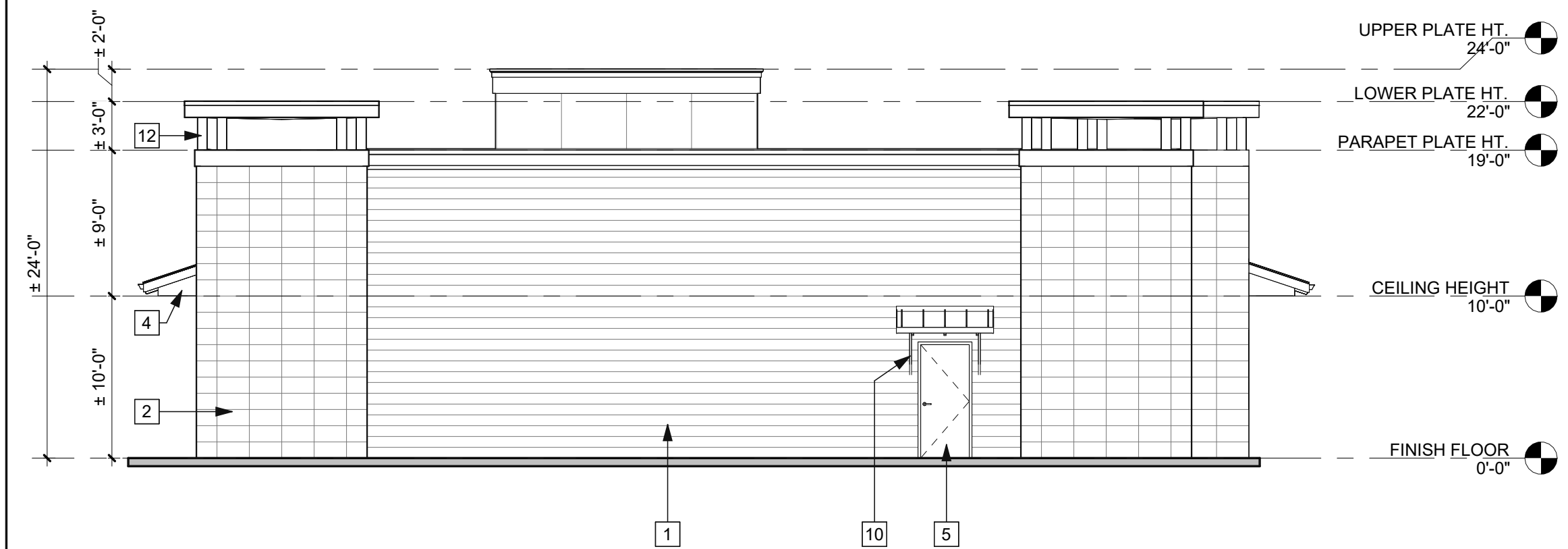
QSR 3000 SF -
FLOOR PLAN,
ROOF PLAN,
ELEVATIONS &
SECTIONS

SHEET NO

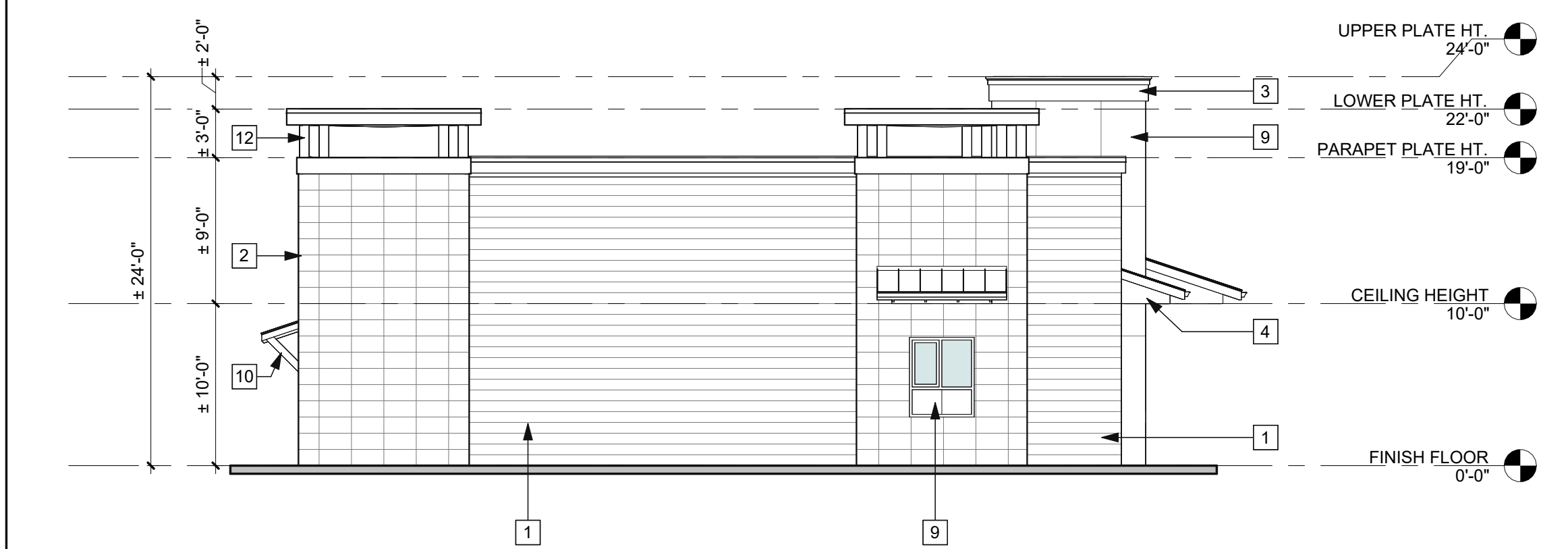
A401



D5 QSR 3000 SF - NORTH ELEVATION
1/8" = 1'-0"



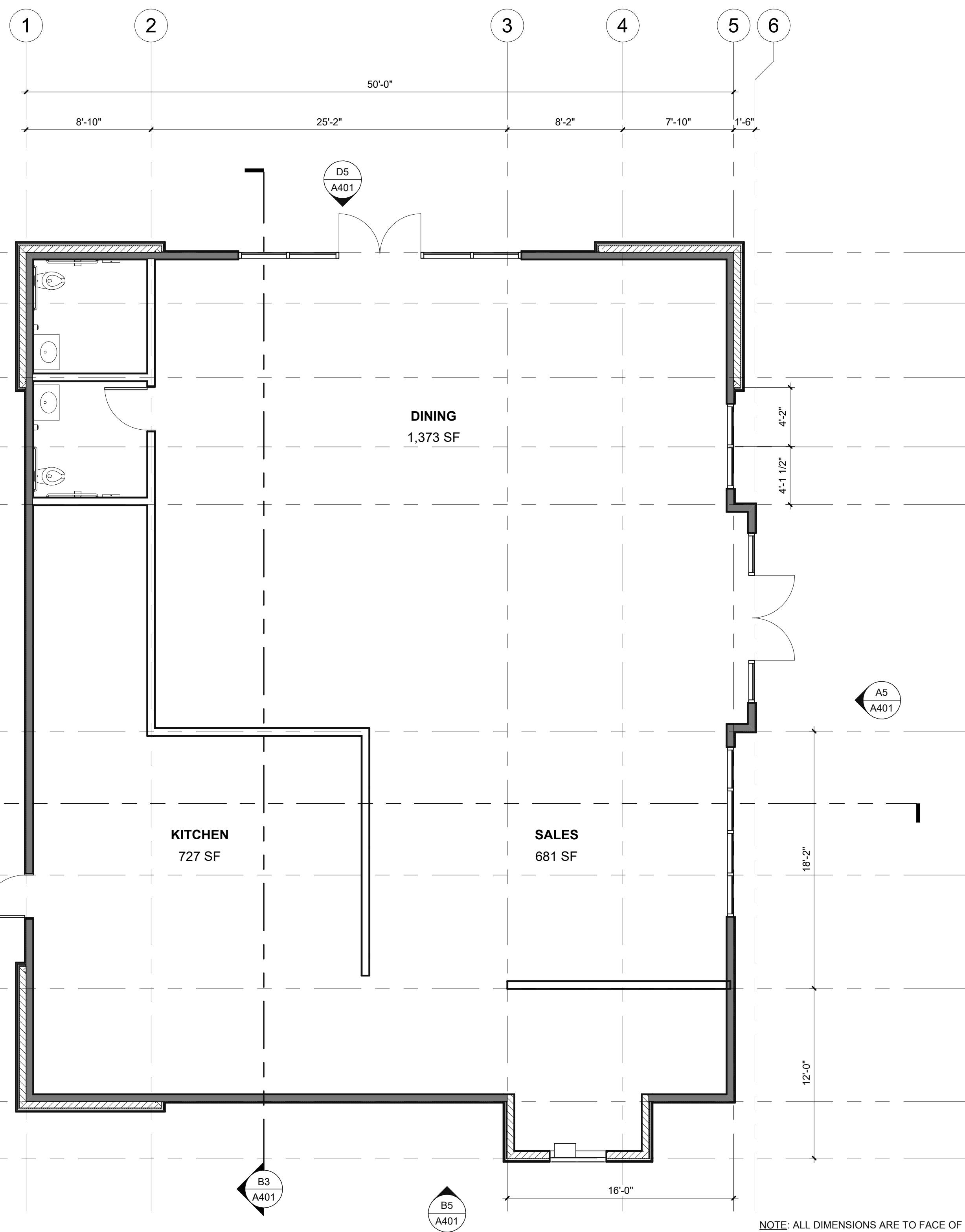
C5 QSR 3000 SF - WEST ELEVATION
1/8" = 1'-0"



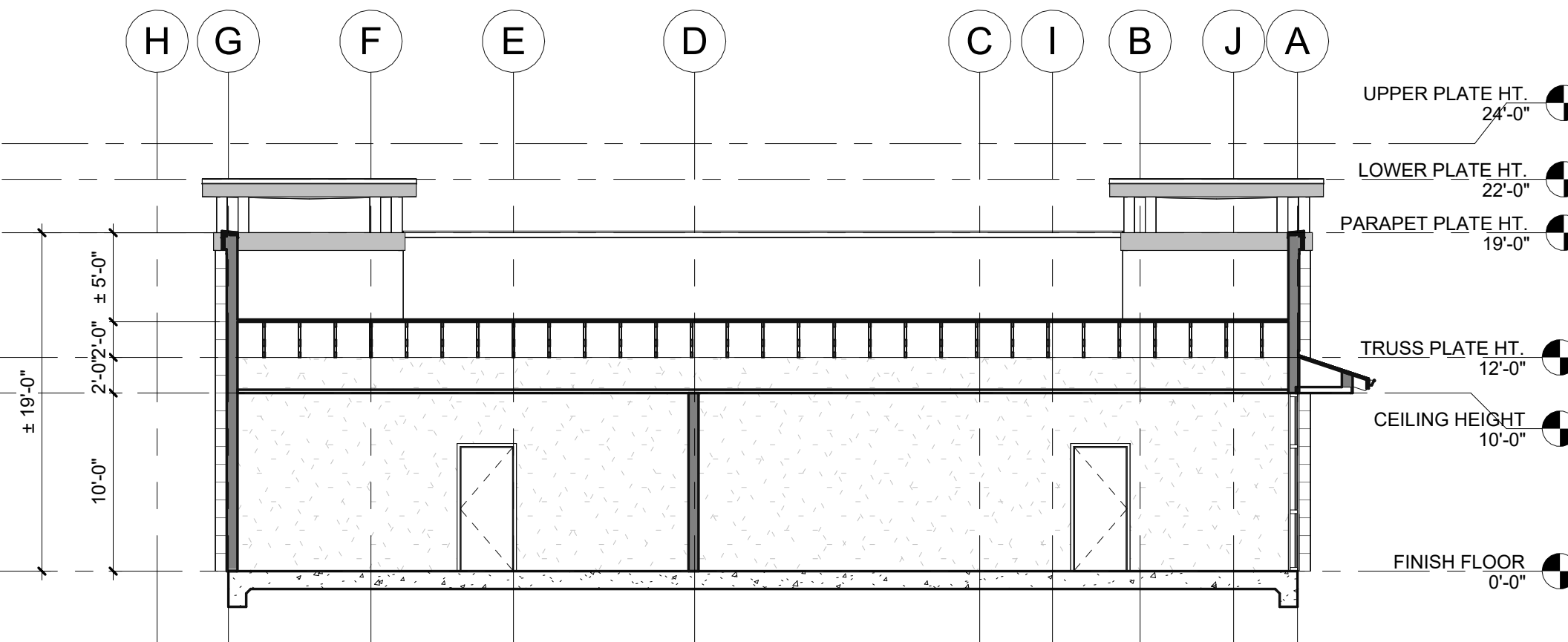
B5 QSR 3000 SF - SOUTH ELEVATION
1/8" = 1'-0"



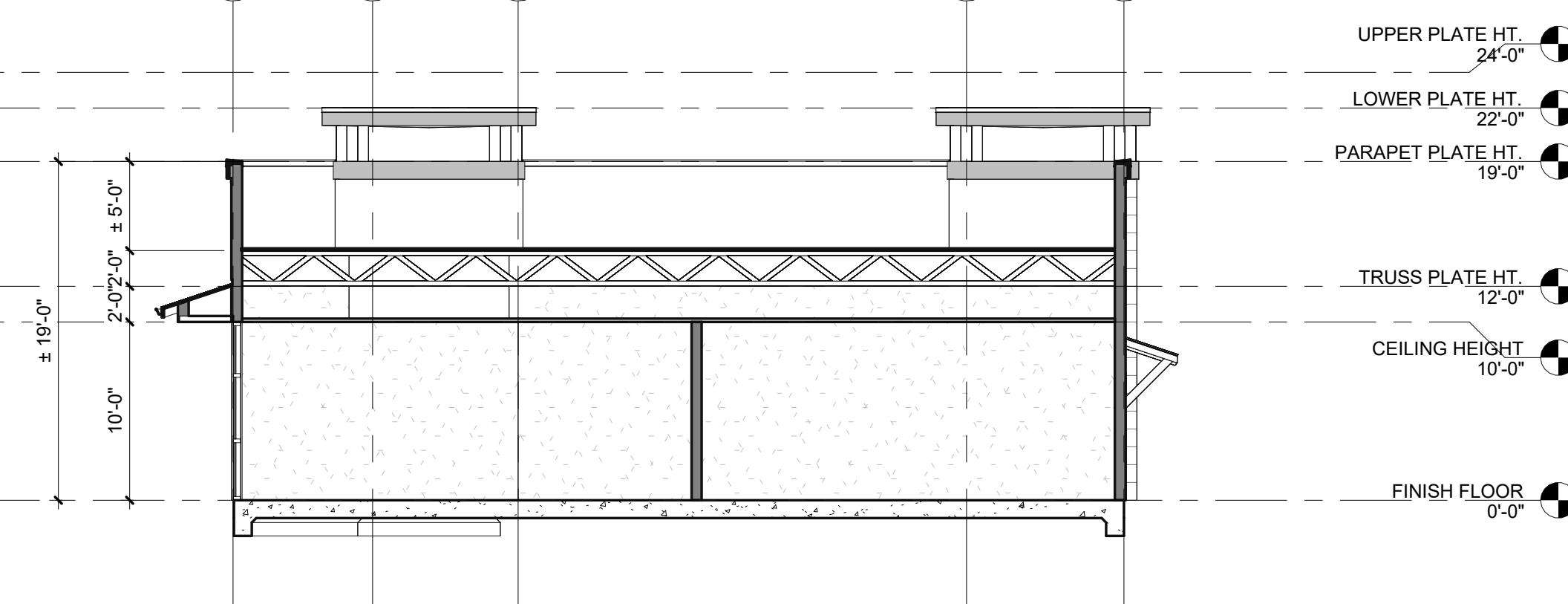
A5 QSR 3000 SF - EAST ELEVATION
1/8" = 1'-0"



NOTE: ALL DIMENSIONS ARE TO FACE OF STUD



B3 QSR 3000 SF - LONG SECTION
1/8" = 1'-0"

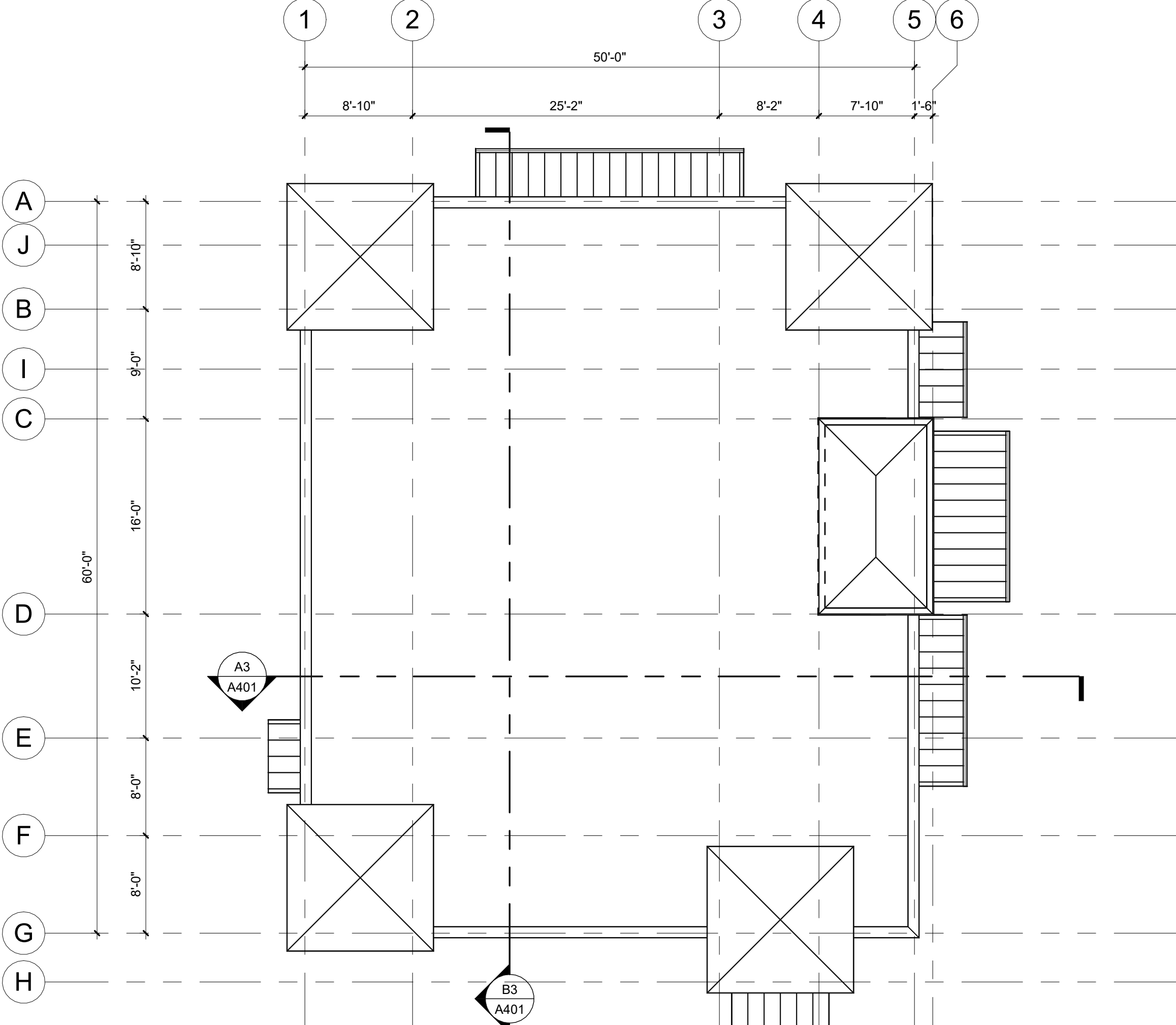


A3 QSR 3000 SF - CROSS SECTION
1/8" = 1'-0"

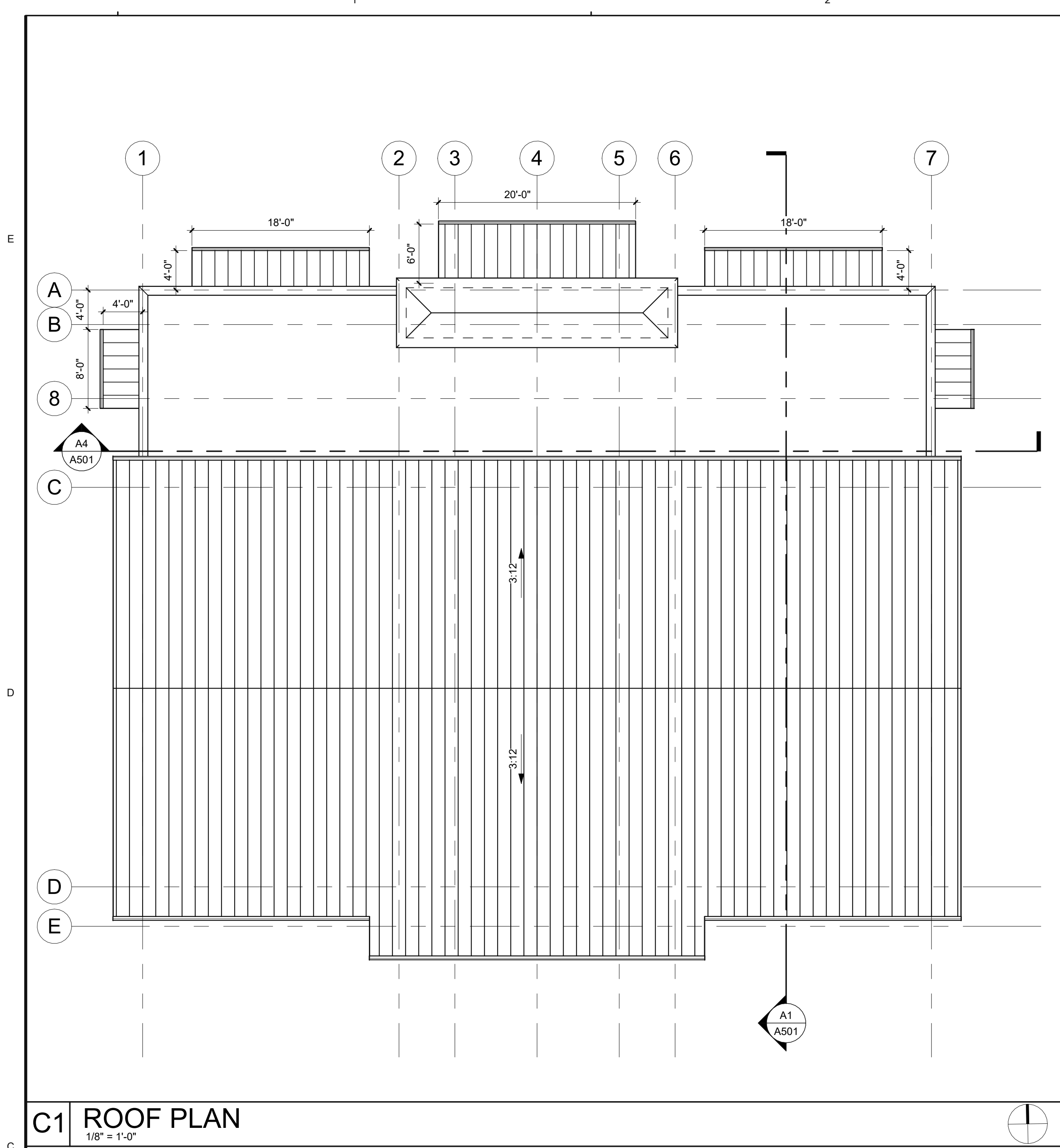
- 8" SHIPLAP SIDING - KM4564-2, TOMBSTONE GRAY
- 12x24" STRAIGHT STACKED PORCELAIN TILES - SLATE LOOK
- DECORATIVE ROOF AND PARAPET CAP & FLASHING - WHITE
- AWNING - FRAMED w/ EXPOSED STAINED RAFTER TAILS, STANDING SEAM METAL ROOF, AND SOFFIT - KM4566-3 CITY LOFT PAINT
- PMF DOOR & DOOR FRAME - PAINT FINISH, WHITE
- STORE FRONT FRAME - ANODIZED ALUMINUM, DARK BRONZE
- STORE FRONT DOOR - ANODIZED ALUMINUM, DARK BRONZE
- CLEAR GLASS / GLAZING
- 7/8" PLASTER w/ CONTROL JOINTS SPACED AT 48" W x 96" H - KM4567-3, DINOSAUR BONE
- BRACED AWNING w/ STAINED RAFTER TAILS & STANDING SEAM METAL ROOF
- DRIVE-THROUGH WINDOW
- OPEN AIR BACK LIT FEATURE w/ STAINED WOOD 8x8 POSTS

C1 DRAWING NOTES

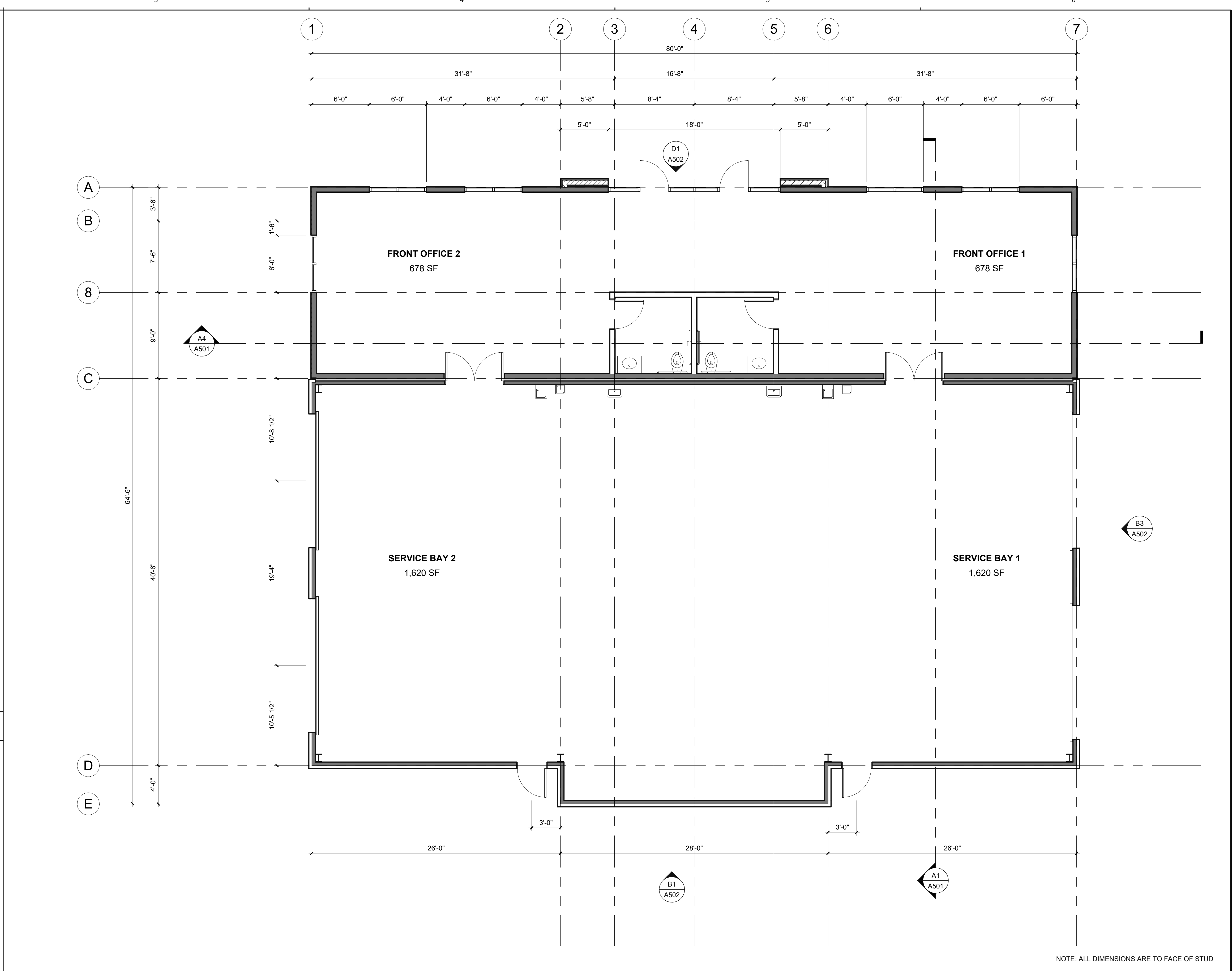
C2 QSR 3000 SF - FLOOR PLAN
3/16" = 1'-0"



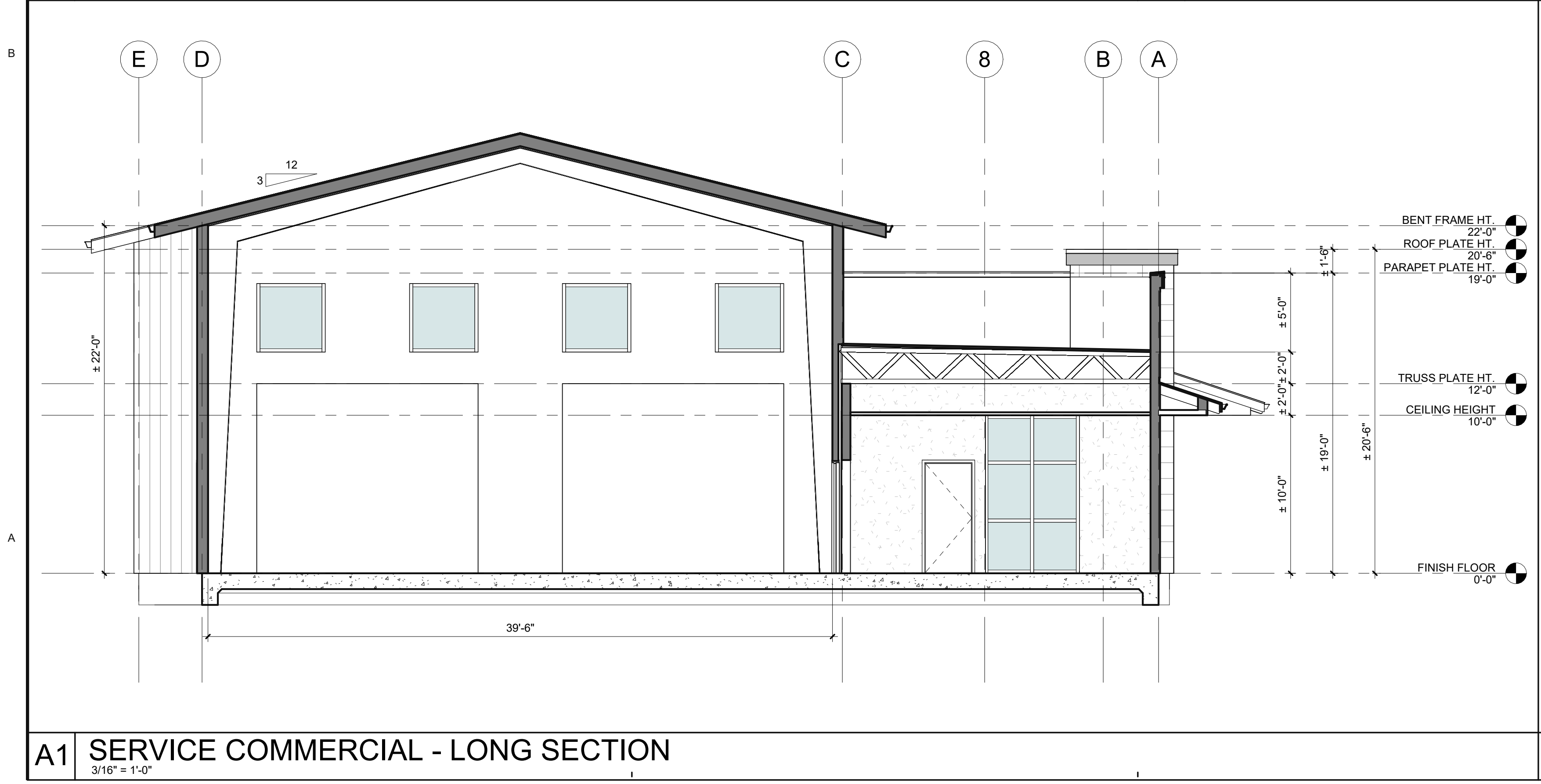
A1 QSR 3000 SF - ROOF PLAN
1/8" = 1'-0"



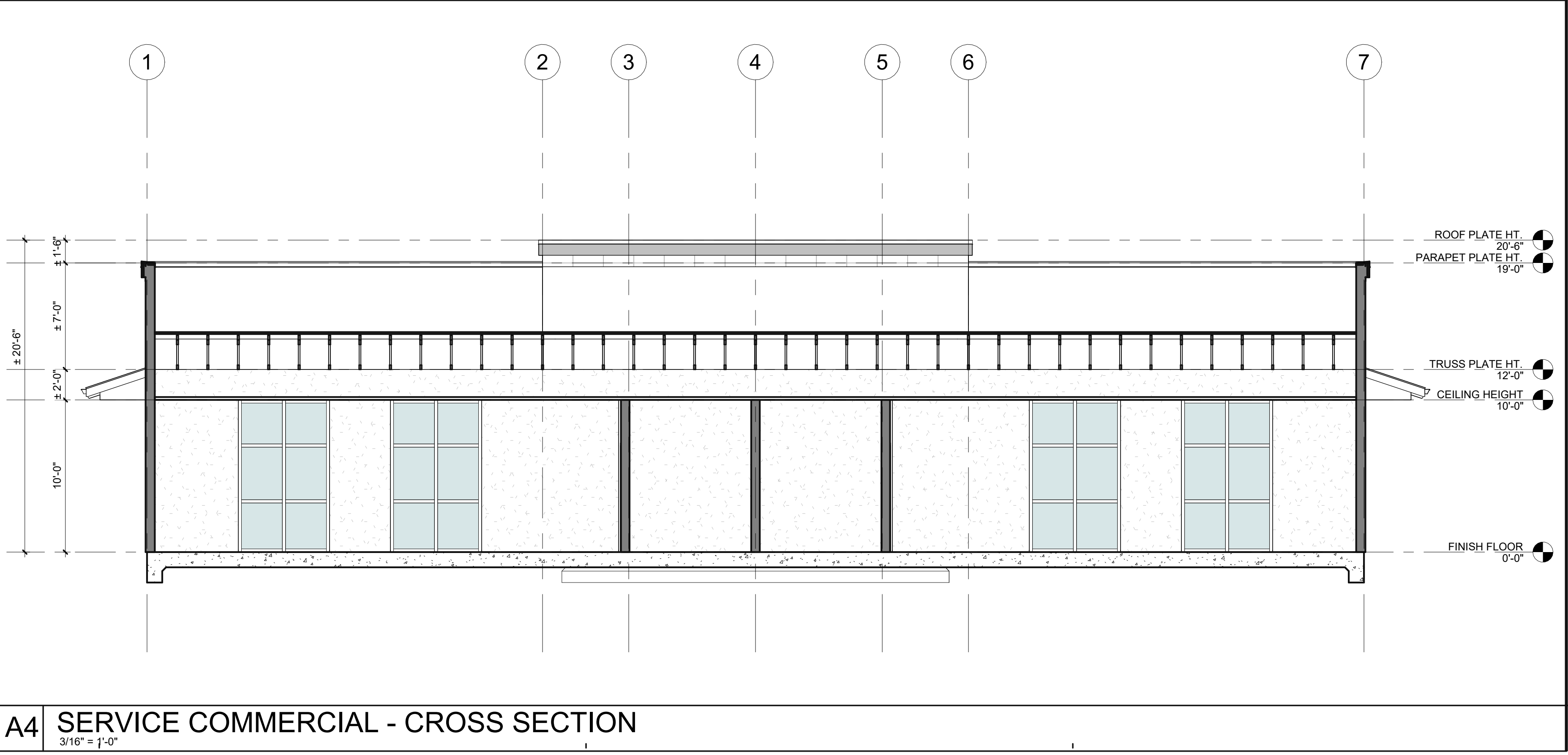
C1 ROOF PLAN
1/8" = 1'-0"



B3 FLOOR PLAN
3/16" = 1'-0"



A1 SERVICE COMMERCIAL - LONG SECTION
3/16" = 1'-0"



A4 SERVICE COMMERCIAL - CROSS SECTION
3/16" = 1'-0"

A2R

ARCHITECTS

190 South Orchard Avenue
Suite C250
Vacaville, CA 95688

P: 707.453.0196
F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

DESIGN REVIEW

PROJECT

MIDWAY PLAZA

4834-4898
MIDWAY RD
VACAVILLE, CA
95688

DESCRIPTION	DATE	MARK

PROJECT NO: 22081.0

DATE: 08/15/23

DRAWING FILE: J.A.S.

DRAWN BY: R.R.S.

CHECKED BY: R.R.S.

SHEET TITLE

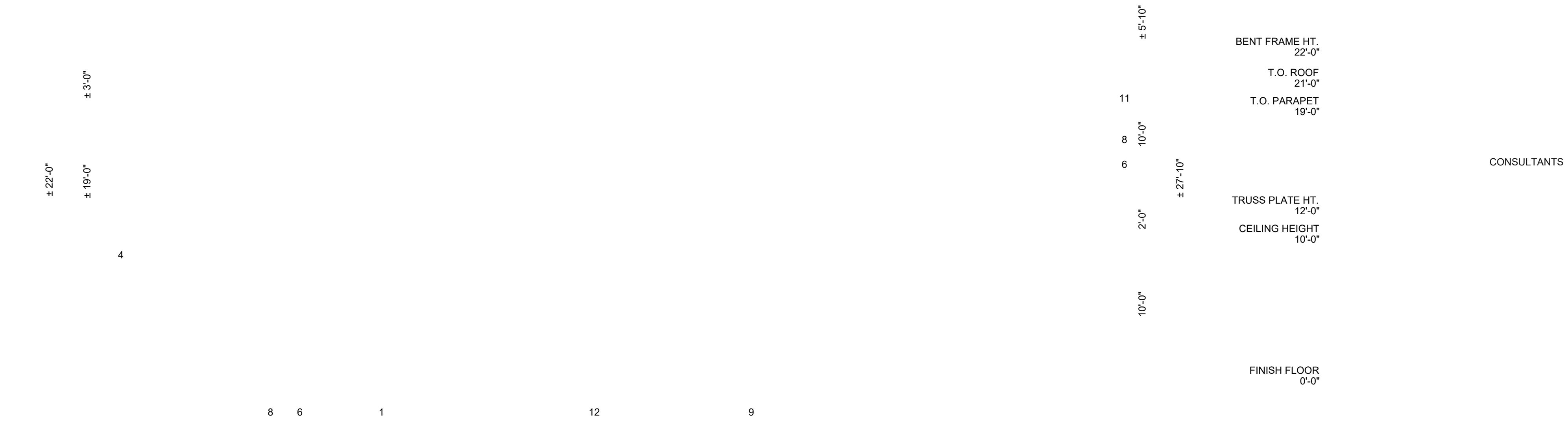
SERVICE COMMERCIAL -
FLOOR PLAN,
ROOF PLAN &
SECTIONS

SHEET NO

A501



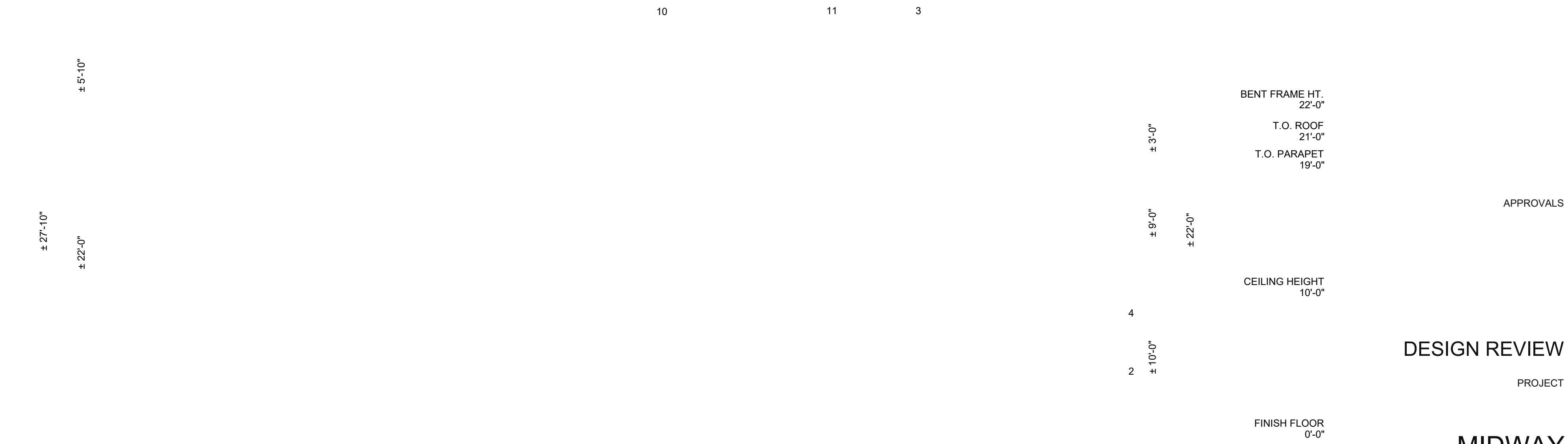
D1 SERVICE COMMERCIAL - NORTH ELEVATION
3/16" = 1'-0"



D3 SERVICE COMMERCIAL - WEST ELEVATION
3/16" = 1'-0"

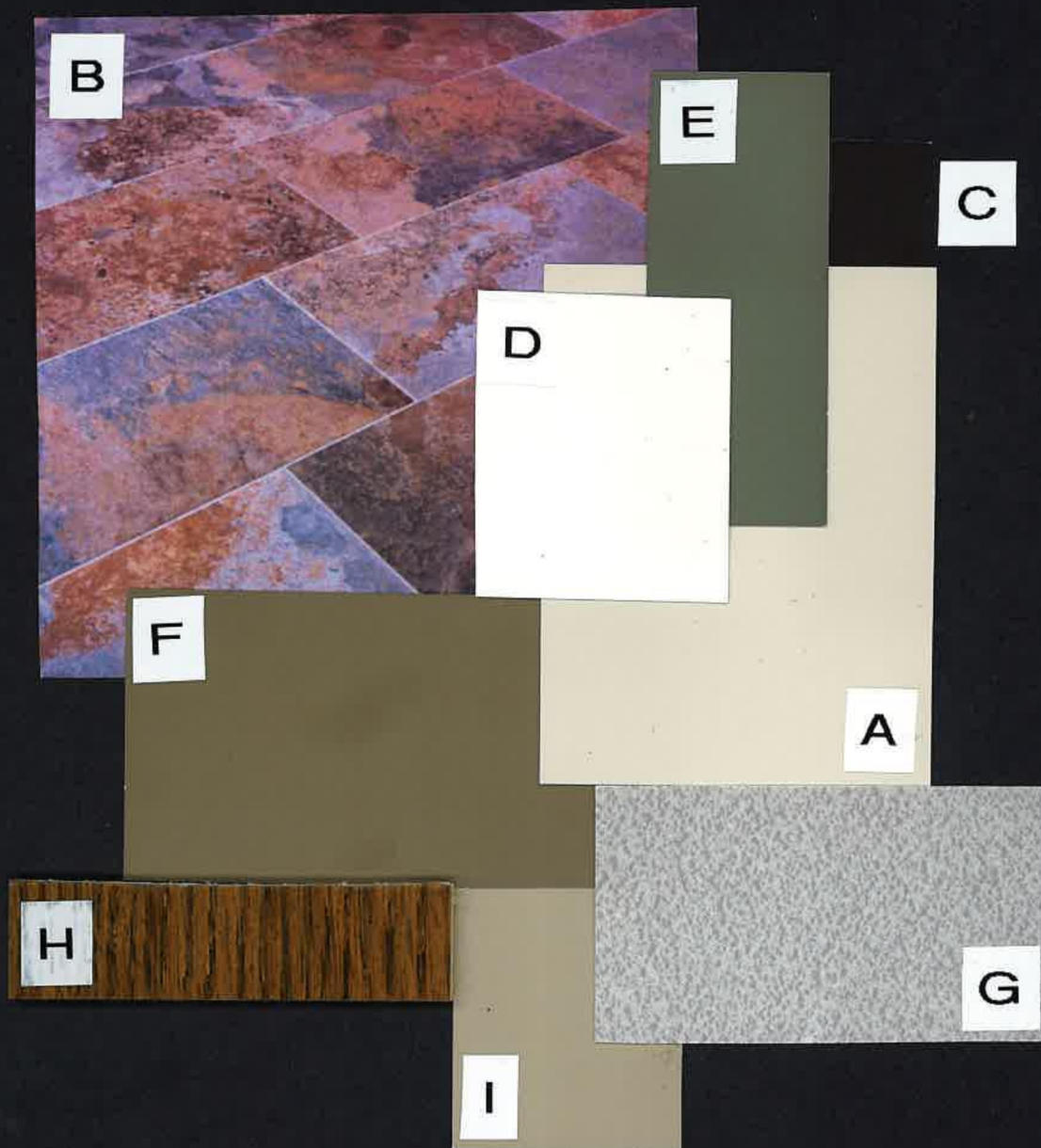


B1 SERVICE COMMERCIAL - SOUTH ELEVATION
3/16" = 1'-0"



B3 SERVICE COMMERCIAL - EAST ELEVATION
3/16" = 1'-0"

PROJECT		DESIGN REVIEW		APPROVALS	
MIDWAY PLAZA					
4834-4898 MIDWAY RD VACAVILLE, CA 95688					
PROJECT NO: 22081.0		DATE: 02/03/25		DRAWING FILE:	
DRAWING FILE:		DRAWN BY: J.A.S.		CHECKED BY: R.R.S.	
SHEET TITLE		SHEET NO			
SERVICE COMMERCIAL - ELEVATIONS & PERSPECTIVE					
DESCRIPTION		DATE		MARK	
1 8" SHIPLAP SIDING - KM4564-2, TOMBSTONE GRAY					
2 12x24" STRAIGHT STACKED PORCELAIN TILES - SLATE LOOK					
3 DECORATIVE PARAPET CAP & FLASHING - WHITE					
4 AWNING - FRAMED w/ EXPOSED STAINED RAFTER TAILS, STANDING SEAM METAL ROOF, AND SOFFIT - KM4566-3 CITY LOFT PAINT					
5 PMF DOOR & DOOR FRAME - PAINT FINISH, WHITE					
6 STORE FRONT FRAME - ANODIZED ALUMINUM, DARK BRONZE					
7 STORE FRONT DOOR - ANODIZED ALUMINUM, DARK BRONZE					
8 CLEAR GLASS / GLAZING					
9 7/8" PLASTER w/ CONTROL JOINTS SPACED AT 48" W x 96" H - KM4567-3, DINOSAUR BONE					
10 CORRUGATED VERTICAL METAL SIDING					
11 STANDING SEAM METAL ROOF - SILVERSMITH					
12 GUTTER					
13 ROLL UP DOOR - WHITE					



- A SHIPLAP SIDING – PAINT – KM4564-2, TOMBSTONE GRAY
- B 12x24" STRAIGHT STACKED PORCELAIN TILES – SLATE LOOK
- C STORE FRONT DOOR SYSTEM – ANODIZED ALUMINUM, DARK BRONZE
- D DECORATIVE PARAPET AND ROOF CAPS – WHITE
- E CORRUGATED VERTICAL METAL SIDING – SAGE GREEN
- F PLASTER w/ CONTROL JOINTS – KM 4567-3, DINOSAUR BONE
- G STANDING SEAM METAL ROOF – CLEAR COATED ALUMINUM
- H STAINED RAFTER TAILS & WOOD POSTS
- I CONTRAST PAINT AT BRACED AWNINGS – KM4566-3, CITY LOFT

MIDWAY PLAZA

EXTERIOR COLORS

22081.00



METRO POWER ENGINEERS, INC.
3150 HILLTOP MALL ROAD, SUITE 22
RICHMOND, CA 94806
TEL: 510.275.3000 FAX: 510.275.3002

APPROVALS

PROJECT

MIDWAY ROAD
GAS STATION

ADDRESS
ADDRESS
CITY, STATE, ZIP

		ISSUE
DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: XXXX
DATE: 04/26/23

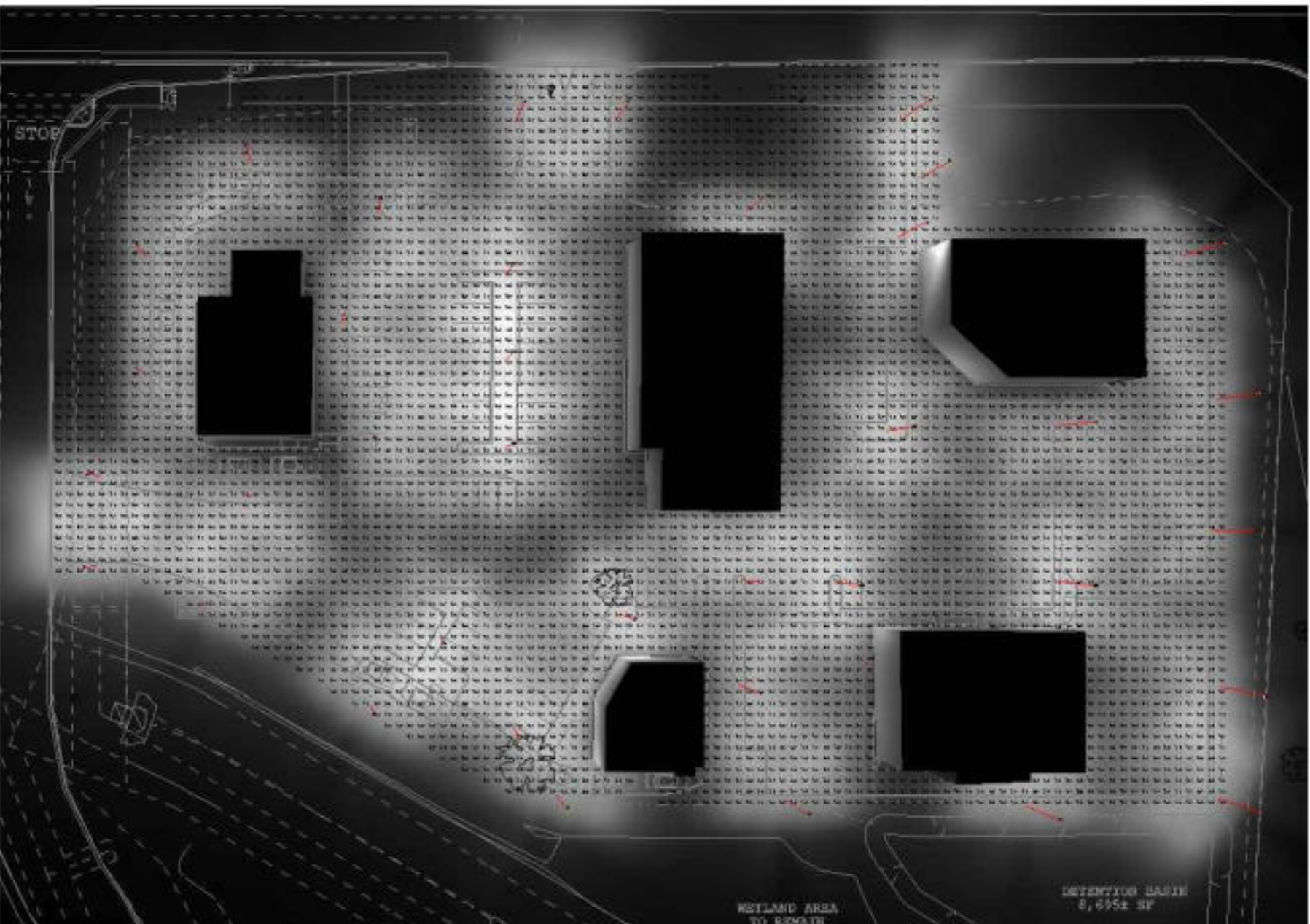
DRAWN BY: MMM
CHECKED BY: AQM

SHEET TITLE

SITE PHOTOMETRICS

SHEET NO

E2



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
site	Illuminance	Fc	1.27	5.2	0.1

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	LLF Description
	29	OSQ-A-xx-4ME-Z-30K-UL-xxxxxx W_1	SINGLE	0.850 OSQ-A-xx-4ME-Z-30K-UL-xxxxxx W_1 OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-4ME-U-57K-UL-xxxxxx
	28	OSQ-A-xx-4ME-Z-30K-UL-xxxxxx W_1	BACK-BACK	0.850 OSQ-A-xx-4ME-Z-30K-UL-xxxxxx W_1 OSQ-BLSMF CONFIGURED FROM OSQ-A-xx-4ME-U-57K-UL-xxxxxx

NOT TO SCALE ~~1/32" = 1' 0"~~

A4	SITE RENDERING
----	----------------