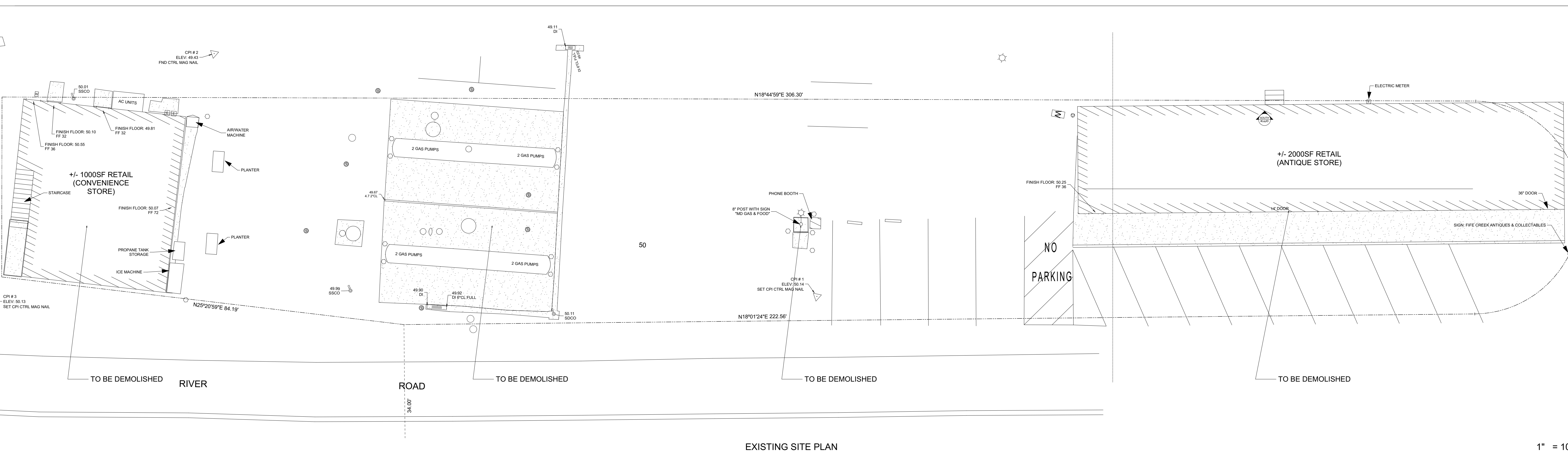


HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446



PROJECT INFO

4 X SRO'S
 1 X MANAGERS UNIT
 2 X 2 BEDROOM

RETAIL 1980SQ.FT.
 GAS STATION (8 FUELING STATIONS)
 6 X RESIDENTIAL PARKING SPACES
 10 X RETAIL PARKING SPACES

PARKING

4 SRO's = 2 PARKING SPACES REQ. (1 SPACE PER TWO SRO)
 1 MANAGEMENT UNIT = 1 PARKING SPACE
 TOTAL OF 3 PARKING SPACES REQ. / 3 PROVIDED

2 MULTI FAMILY UNITS = 3 PARKING SPACES REQ. (1 SPACE PLUS 1/2 GUEST SPACE FOR EACH DWELLING UNIT)
 3 SPACES PROVIDED

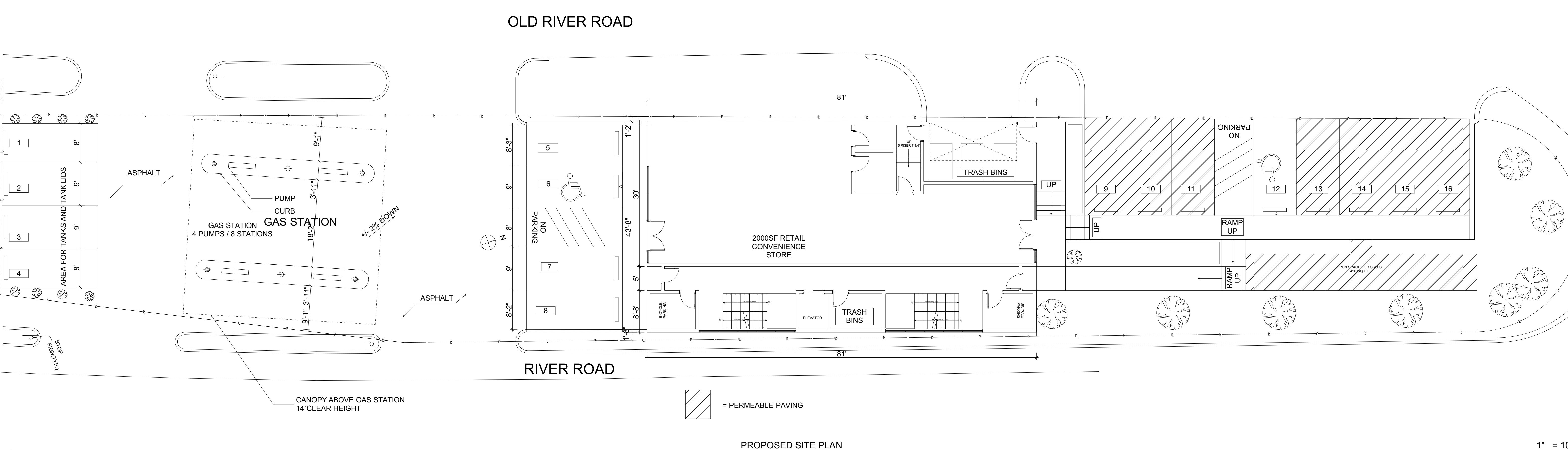
2000 SQ FT RETAIL (1 PER 200 SQ FT)
 10 SPACES PROVIDED

LOT COVERAGE

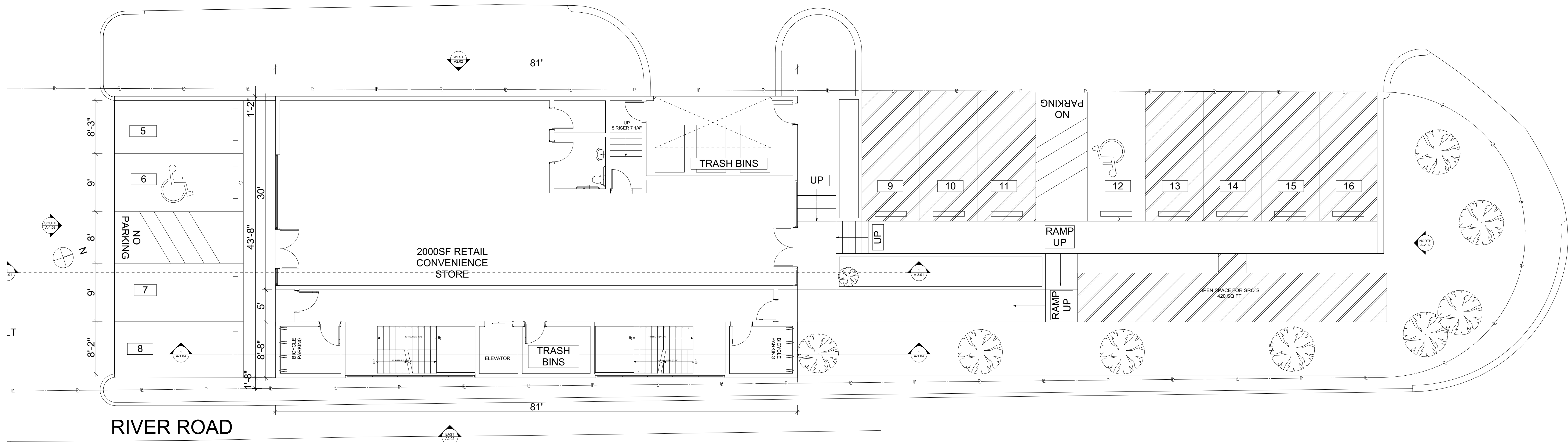
LOT AREA: 14,453 SQ FT
 MAX LOT COVERAGE 50% = 7226 SQ FT
 CANOPY 1641 SQ FT
 BUILDINGS 3537 SQ FT
 TOTAL LOT COVERAGE 5,178 SQ FT

BUILDING INTENSITY

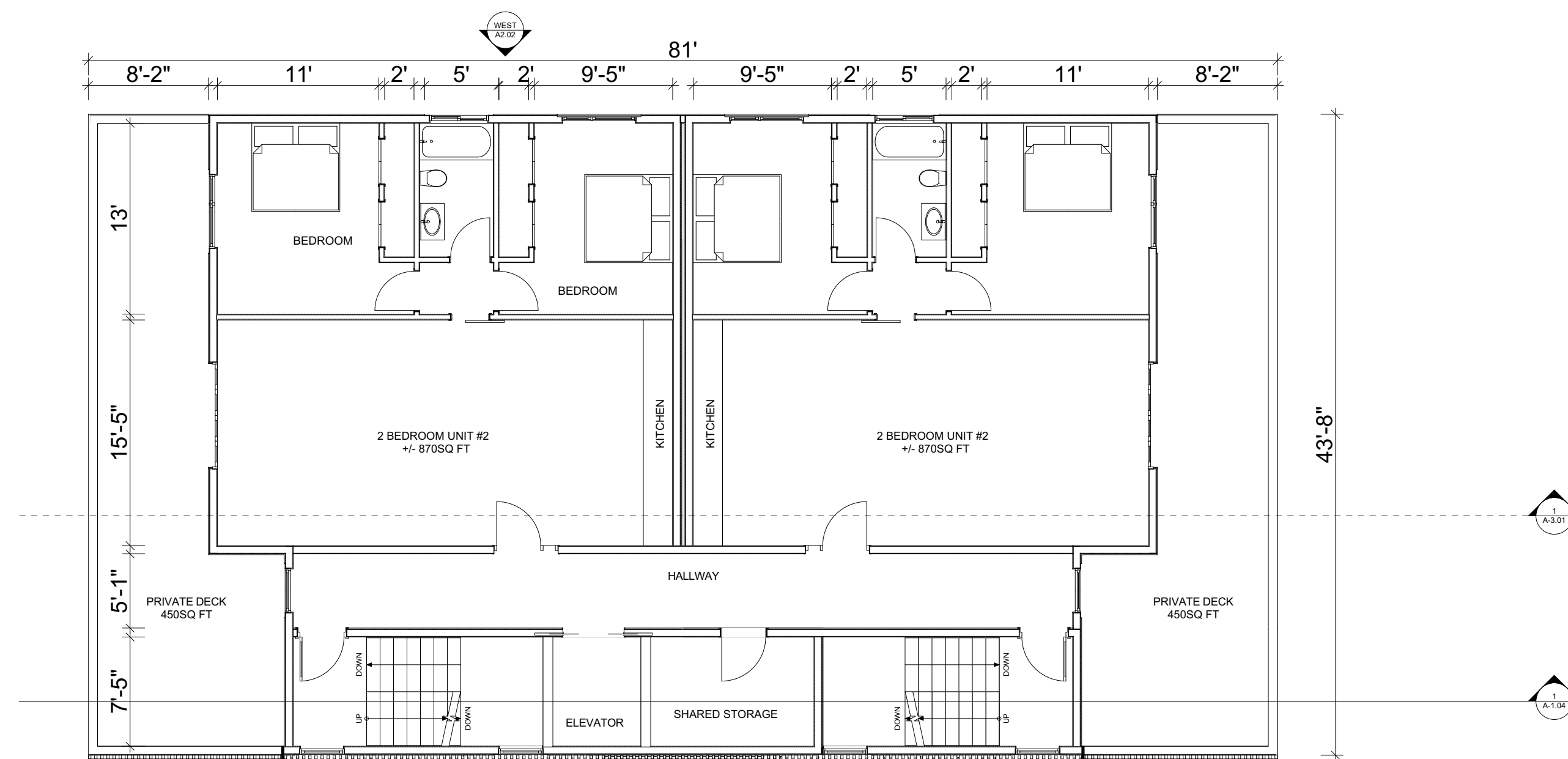
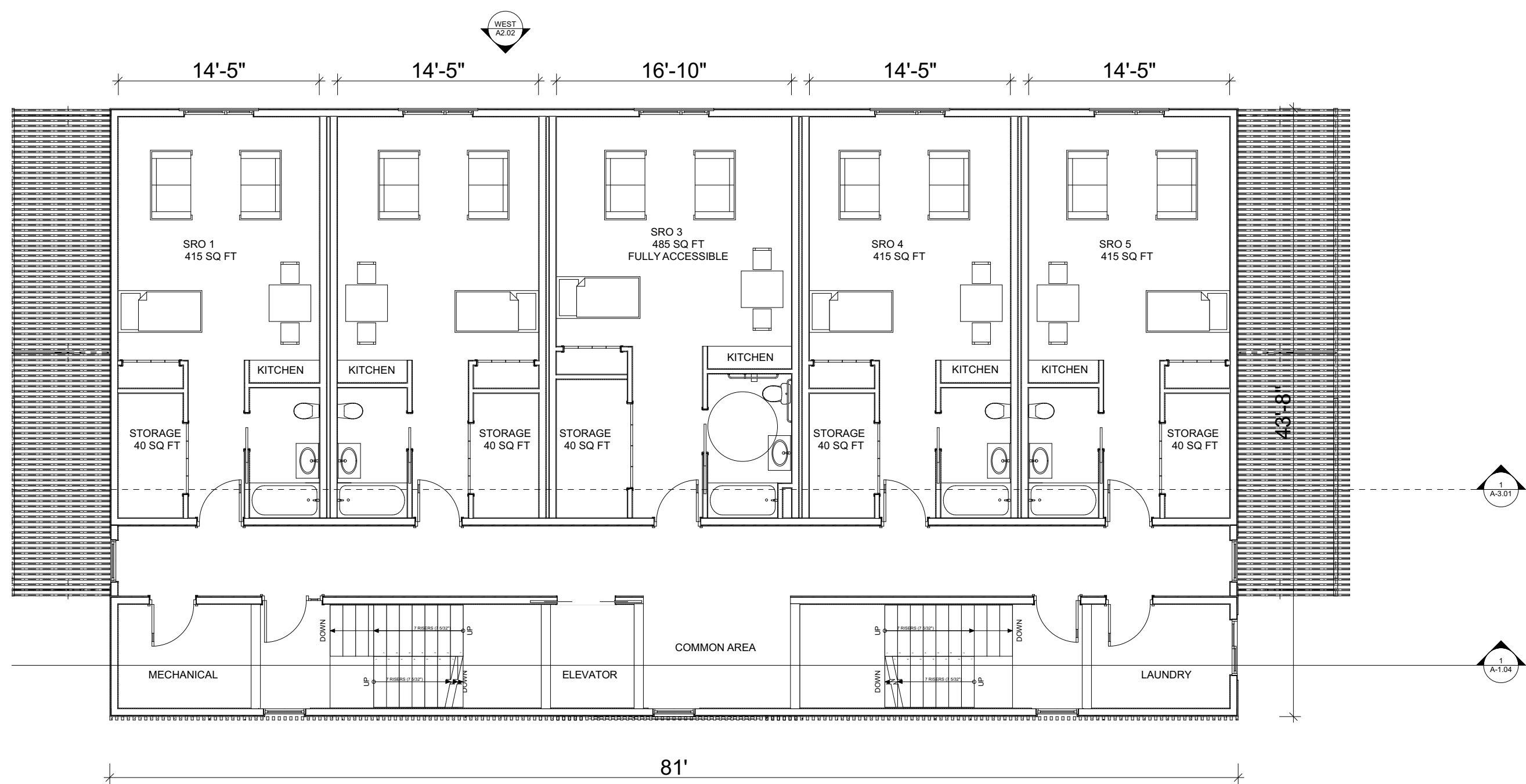
MAX LOT COVERAGE X MAX BUILDING HEIGHT
 5,178 SQ FT X 35 = 181,230 CUBIC FT
 PROPOSED TOTAL SQ FT 12,252 CUBIC FT (3 FLOORS OF 3,537 SQ FT + GAS STATION 1,641 SQ FT)



OLD RIVER ROAD



RIVER ROAD



REVISIONS	DATE
#	

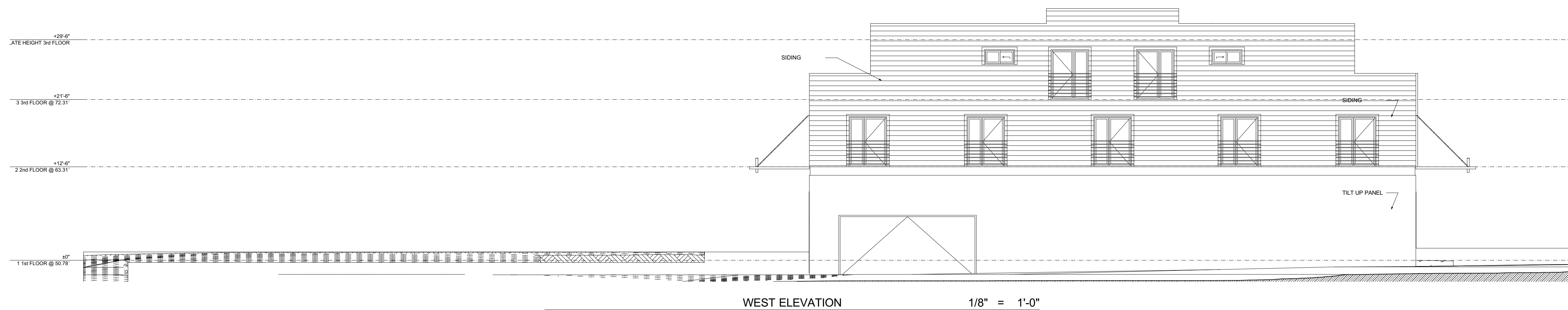
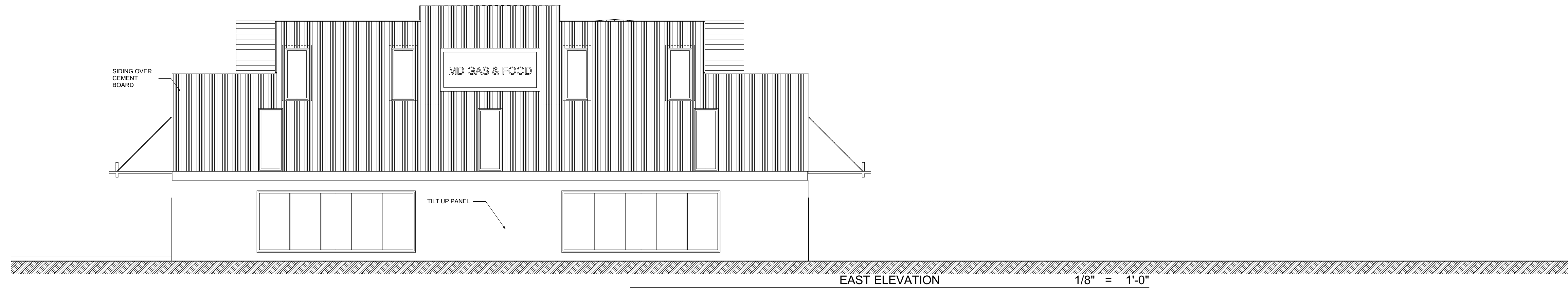
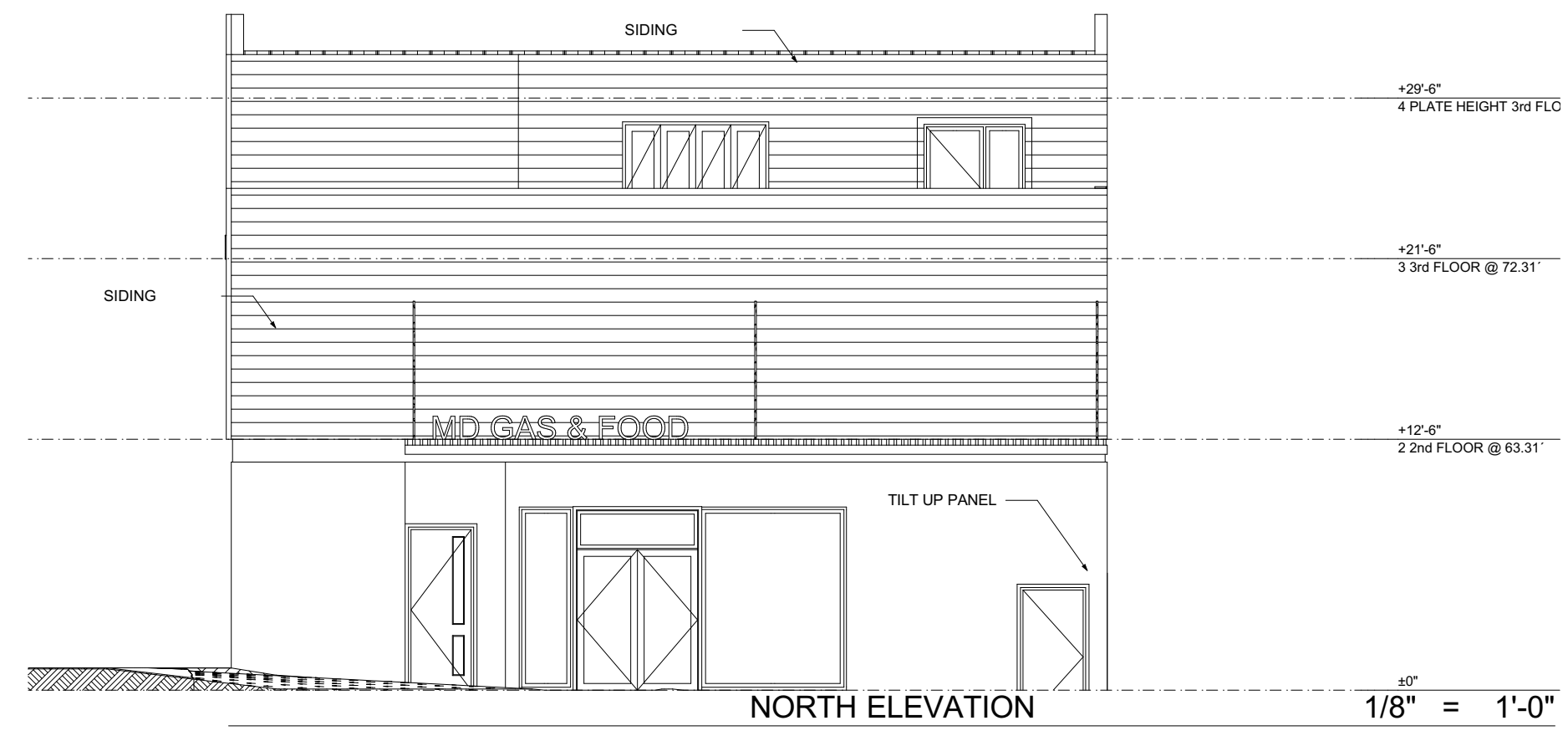


RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: ruffard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

SHEET TITLE	FLOOR PLANS
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED
STATUS	DESIGN REVIEW
PAGE	
A-1.02	
SHEET 3	OF 8



DATE	REVISIONS	#



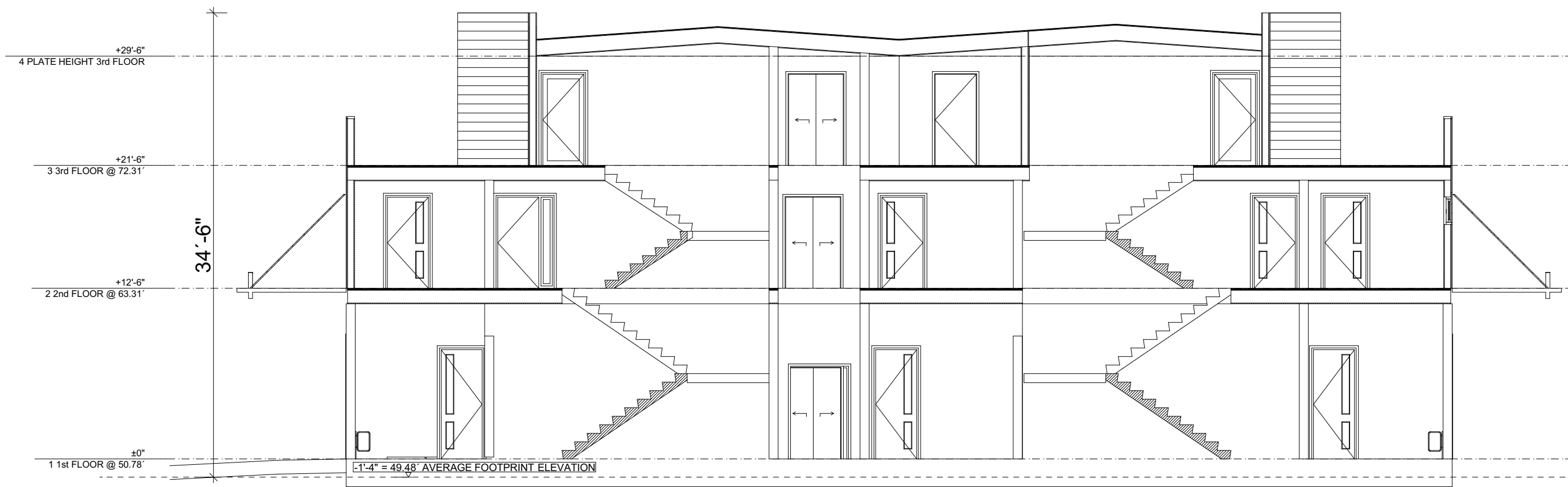
RUFF + ASSOCIATES

RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: richard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

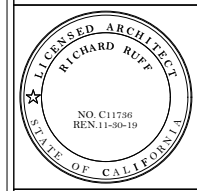
SHEET TITLE	ELEVATION
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED
STATUS	DESIGN REVIEW
PAGE	A-1.03
SHEET	4 OF 8



SECTION_BB

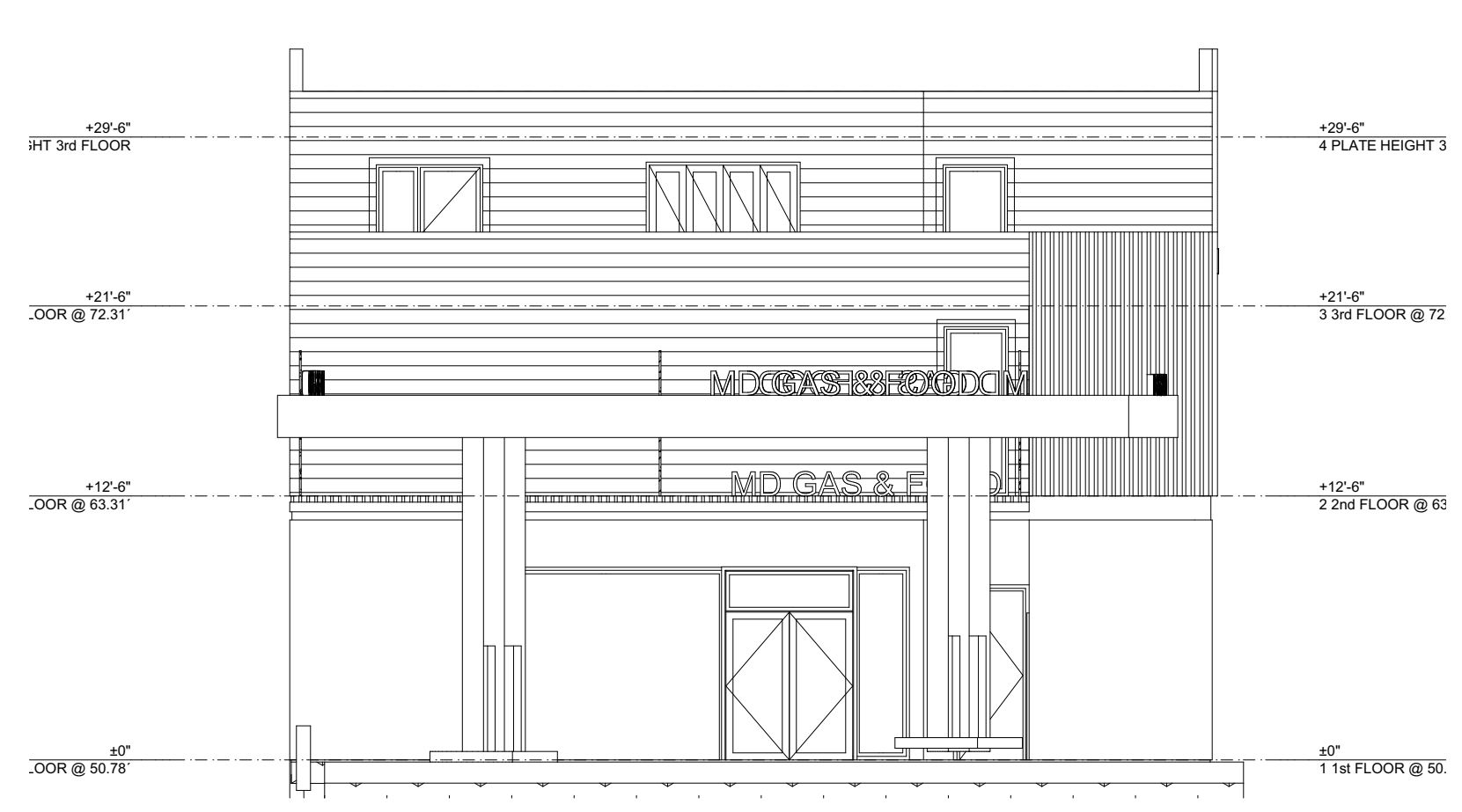
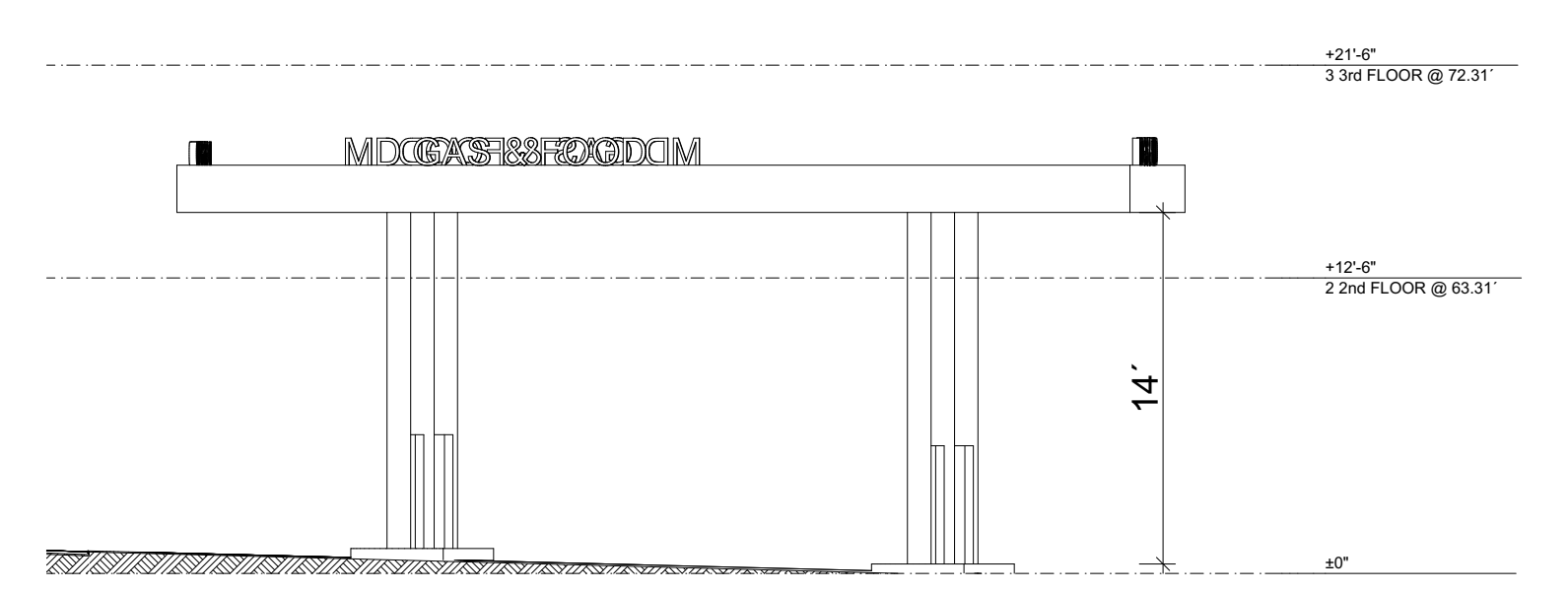
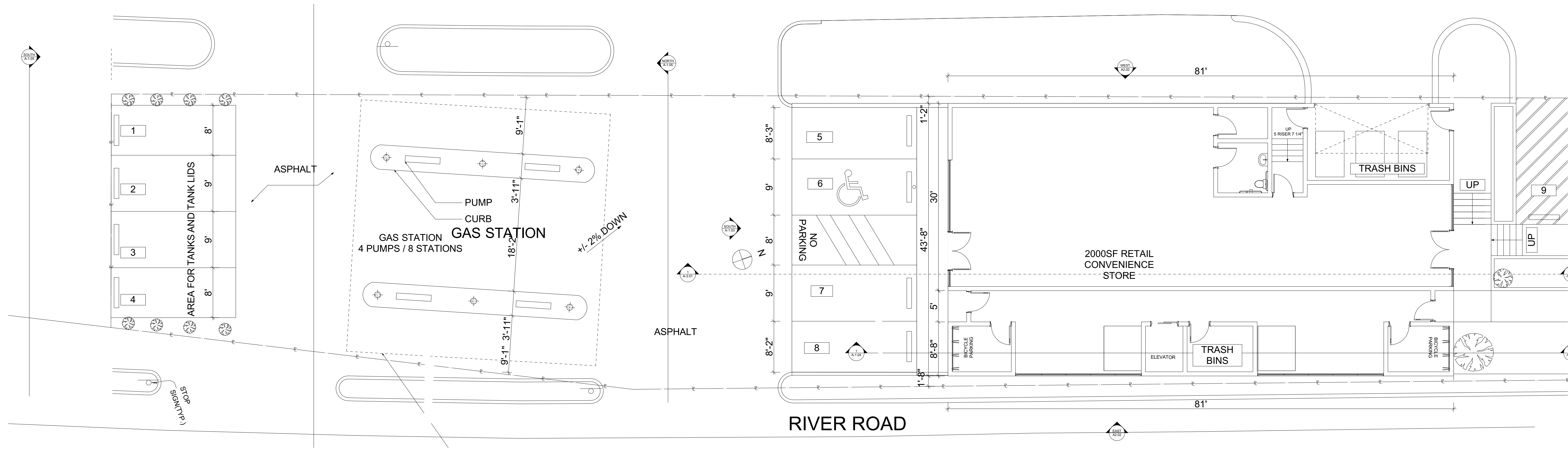
DATE	REVISIONS	#

RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: ruffard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES, ALL RIGHTS RESERVED.

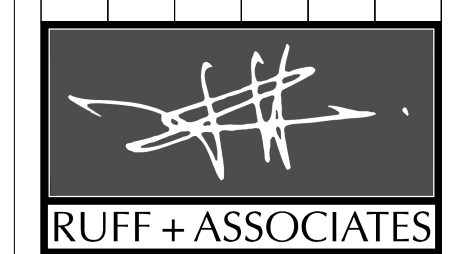


NEW GAS STATION
 HARMAN DHILLON
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

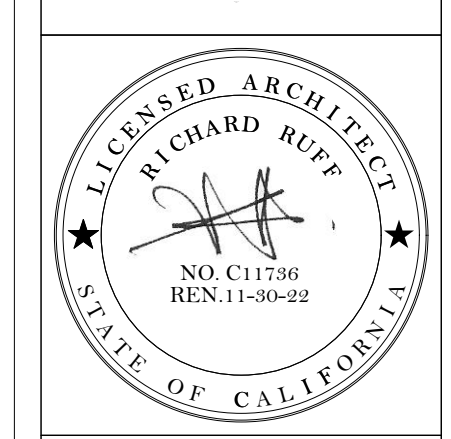
SHEET TITLE	SECTIONS
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED



REVISIONS	DATE
#	

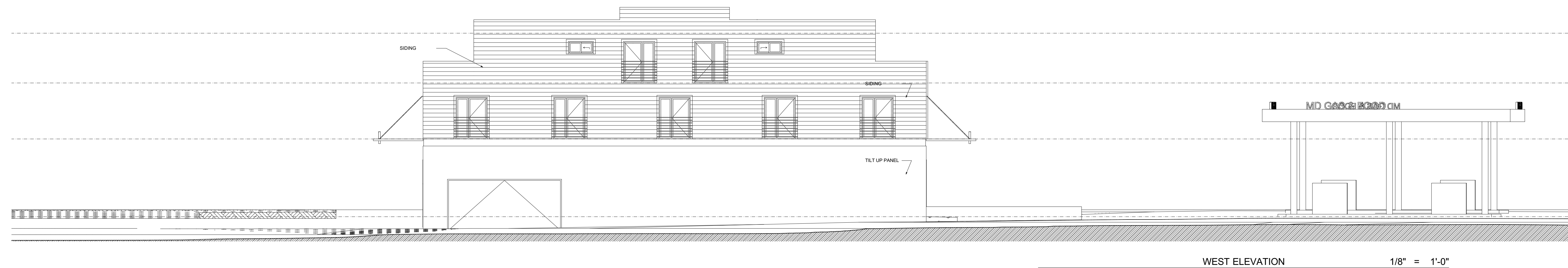
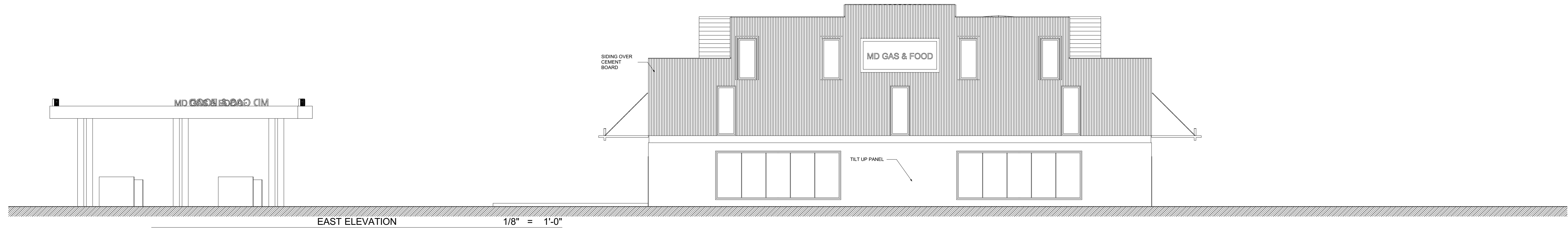


RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: richard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.

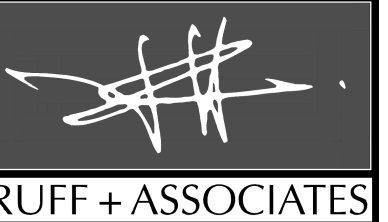


HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

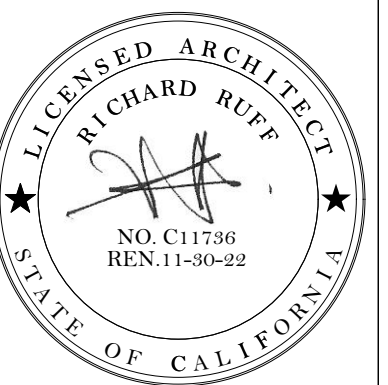
SHEET TITLE	GAS STATION
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED
STATUS	DESIGN REVIEW
PAGE	A-1.05
SHEET	6 OF 8



REVISIONS	DATE
#	



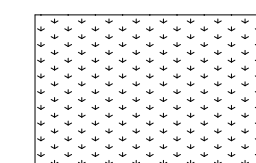
RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: richard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



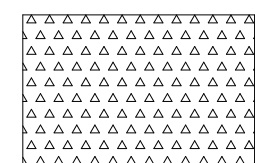
HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

SHEET TITLE	
GAS STATION	
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED
STATUS	DESIGN REVIEW
PAGE	
A-1.06	
SHEET 7	OF 8

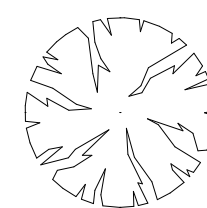
PLANTING ZONES



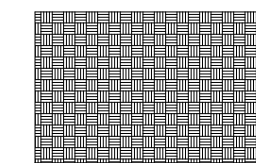
BIO-RETENTION PLANTING



LOW SHRUB / GC BED



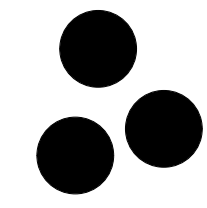
SPECIMEN TREE



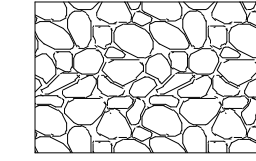
SHADE GARDEN



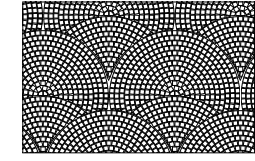
ESPALIERE ON WALL



BOULDER



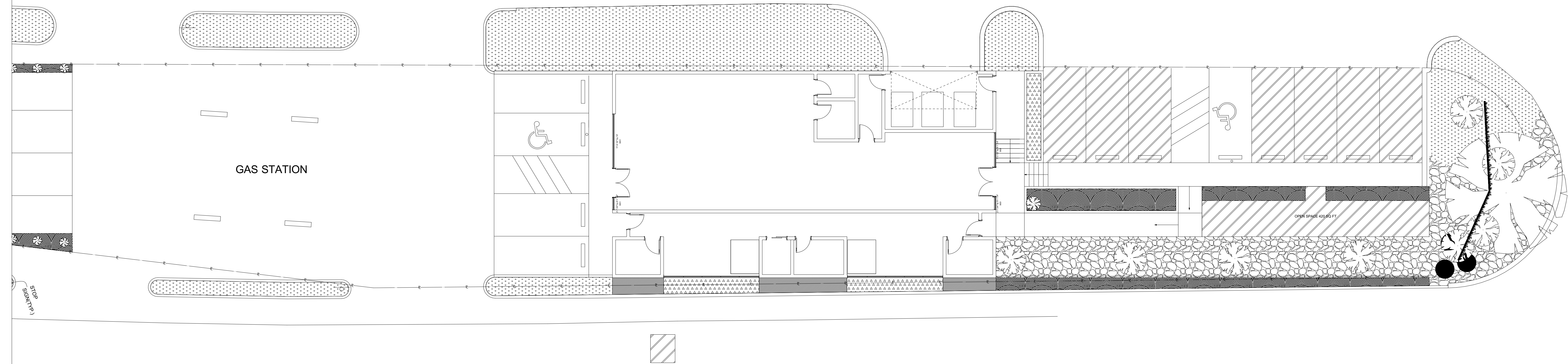
RAIN GARDEN



PARKING SCREEN SHRUB



COBBLED SWALE @ RAIN GARDEN



PROPOSED SITE PLAN

1" = 10'

#	REVISIONS	DATE



RUFF + ASSOCIATES

RUFF + ASSOCIATES
 Architecture Planning Development
 100 West Standley Street, Ukiah, CA 95482
 Phone: 707-472-0525 Fax: 707-472-0527
 e-mail: ruffard@ruffarchitect.com
 COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.



HARMAN DHILLON
 NEW GAS
 STATION
 15190 RIVER ROAD
 GUERNEVILLE CA 95446

SHEET TITLE	LANDSCAPING
DRAWN BY	MB
CHECKED BY	RPR
DATE CREATED	6-25-2021
DATE ISSUED	6-25-2021
SCALE	AS NOTED
STATUS	DESIGN REVIEW
PAGE	A-1.07
SHEET	8 OF 8