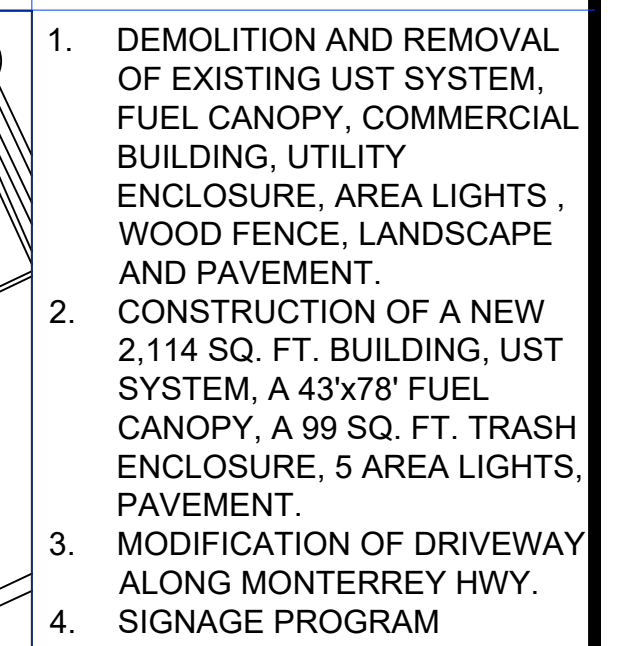


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CORONA, CA 92819
951.734.6330

817-01-002

SCOPE OF WORK



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ALL NEW CONSTRUCTION SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2019 CALIFORNIA CODE OF REGULATIONS AS AMENDED BY THE MORGAN HILL MUNICIPAL CODE TITLE 15; CALIFORNIA BUILDING CODES 2019 EDITIONS THAT INCLUDE THE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, GREEN BUILDING, AND ENERGY CODES; IN CASES WHERE THE CODES MAY CONFLICT WITH THE PROVISIONS IN THESE PLANS OR SPECIFICATIONS, THE MORE RESTRICTIVE PROVISIONS SHALL GOVERN.

PARCEL A OF RECORD OF SURVEY. RECORDED IN BOOK 164 PAGE 25 OF SANTA CLARA COUNTY RECORDS

OWNER/APPLICANT:
WORLD OIL MARKETING
COMPANY
9302 GARFIELD AVENUE
SOUTH GATE, CA. 92028

PROJECT DESIGNER AND MANAGER:
RAMCAM ENGINEERING GROUP, INC.
670 E. PARKRIDGE AVE., SUITE 101
CORONA, CA 92879
PH: (951) 734-6330 EXT 202
ALEX IRSHAID
ALEX@RCGROUP.US

BUILDING USE	CALCULATED AREA	OCCUPANCY	CONST. TYPE
C-STORE	2,114 SQ.FT	M	V-B NON-SPRINKLERED

- ZONE: MU-F
- GENERAL PLAN: GP2035
- (E) USE: MERCANTILE
- PROPOSED USE: MERCANTILE
- (E) OCCUPANCY: M
- PROPOSED USE: M

- FLOOR AREA RATIO (FAR): .10
- TYPE OF CONSTRUCTION:
CONCRETE & WOOD WALLS,
WOOD FRAMING, STUCCO AND
CONCRETE SLABS ON GRADE
- FIRE HAZARD AREA-TO COMPLY
WITH WILDLAND-URBAN INTERFACE

	TOTAL AREA	LOT COVERAGE
TOTAL PROJECT AREA	.48 AC (21,003 SQ.FT.)	100 %
TOTAL BUILDING AREA (BLDG FOOTPRINT)	2,114 SQ. FT.	10.0 %
TOTAL LANDSCAPE AREA	3,912 SQ. FT.	18.7 %
TOTAL PAVED AREAS	14,878 SQ. FT.	70.8 %
TRASH & VACUUM ENCLOSURES	99 SQ. FT.	.5 %

SHEET	SHEET DESCRIPTION
A1.0	COVER SHEET & PROPOSED SITE PLAN
A2.0	FLOOR PLAN, ROOF PLAN & NOTES
A3.0	BUILDING ELEVATIONS & NOTES
A4.0	WOF052 GAS STATION RENDERINGS
A5.0	FUEL CANOPY PLANS & ELEVATIONS
A6.0	TRASH ENCLOSURE, AREA LIGHT POLE & WALL PACK
A7.0	SITE LIGHTING PHOTOMETRIC

TENANTS	CALCULATED AREA	PARKING RATIO USED	REQ'D SPACES	PROVIDED PARKING
C-STORE	2,114 SQ. FT.	1 PER 250 SQ. FT.	8.5 SPACES	9 SPACES
AIR/WATER			1 SPACES	1 SPACE
FUTURE CHARGING STATION ADA COMPLIANCE			11 SPACES	1 SPACE
TOTALS			11 SPACES	11 SPACES

PARKING COUNT	PROVIDED PARKING
REGULAR PARKING	9
ADA PARKING (VAN ACCESSIBLE)	1
ADA PARKING FUTURE CHARGING STATION	1
PUMP AREA UNDER FUEL CANOPY	12

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MORGAN HILL, CA. 95037

9.23.2022

COVER SHEET & PROPOSED SITE PLAN

A1.0

file: z:\amcam engineering\3-world_cilrc\1908100588-wof52-morgan hill\engineering\04-planning phase\01-cup-design review-environmental assessment\02-2nd submittal\00-wrfs\c1908100588-wrfs\tb 202220508\2.dwg. Saved: 9/24/2022 2:08 PM (alex) Plotted: 9/24/2022 3:46 PM

MONTEREY HWY

CITY OF MORGAN HILL
PLAN APPROVED

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ON 4/25/2023

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FILE NUMBER

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DIGALERT
811  **TWO WORKING
DAYS BEFORE
YOU DIG**

A1.0- 01 **PROPOSED SITE PLAN**
SCALE: 1"=10'-0"

SCALE: 1"=10'-0"

File: c:\ramcam\engineering\3-words\offsite\1681000000\preliminary\04-clarifying phase\01-cup design\review\environmental assessment\02-2nd submittal\04-grading plan.dwg (3/15/11) 10:16:30 AM, 200-amp, Saved: 9/24/2022 2:08 PM (when Printed: 9/24/2022 4:16 PM)

MONTEREY HWY

C/L

C/L

SAN PEDRO AVENUE

CITY OF MORGAN HILL
PLAN APPROVED

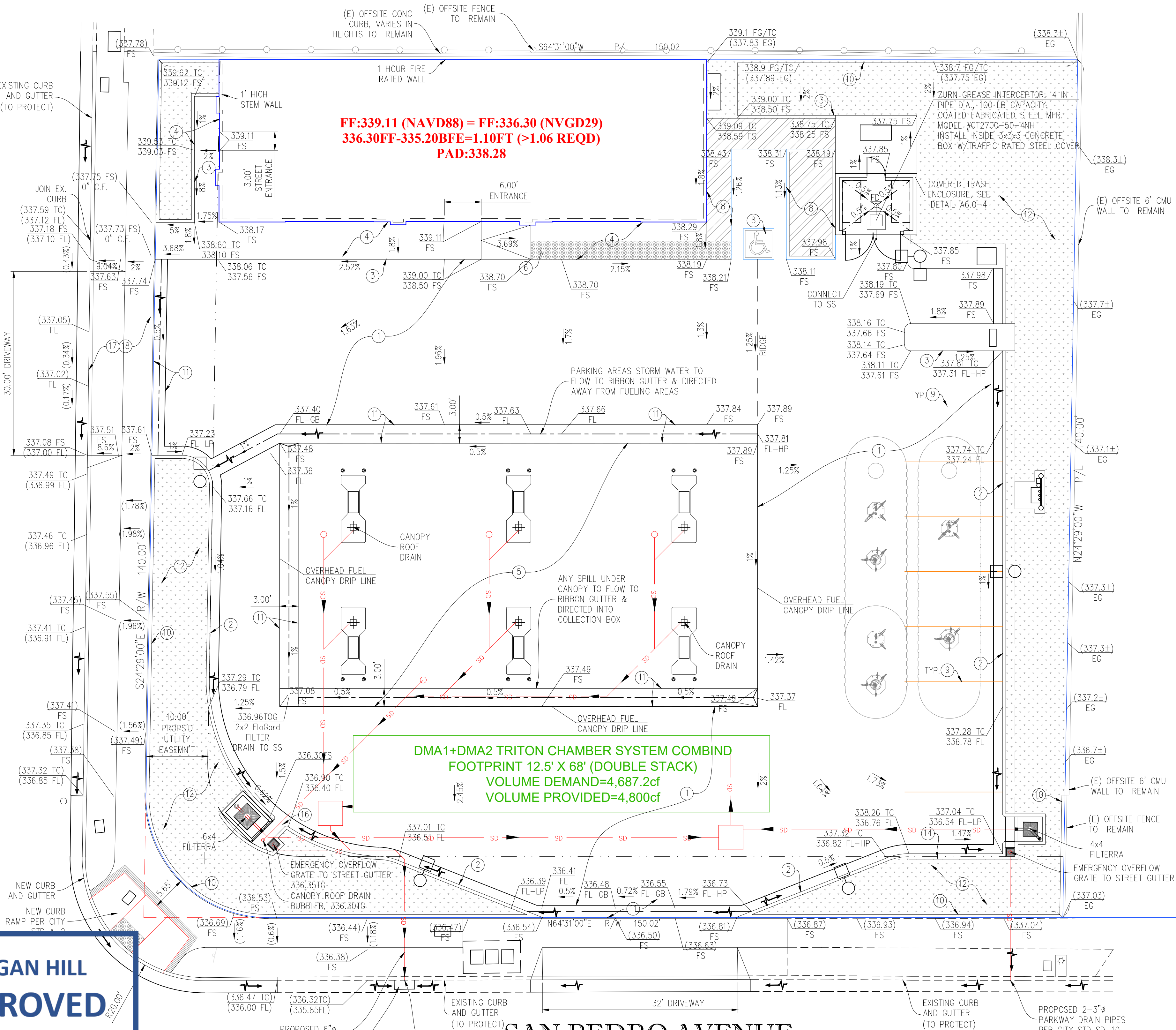
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ON 4/25/2023

UP2021-0002

FILE NUMBER

PLANNING OFFICIAL



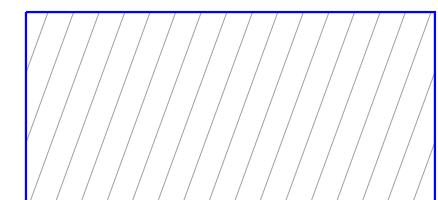
CONSTRUCTION NOTES

BUILDING AREAS

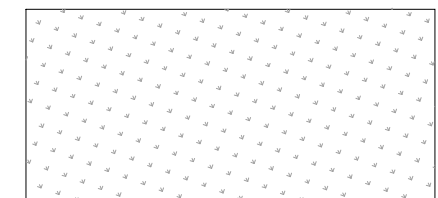
1. CONSTRUCT 4" P.C. PAVING OVER X" CLASS II AGGREGATE BASE (COMPACT SUBGRADE TO 90%).
2. CONSTRUCT 6" CONCRETE CURB AND GUTTER "TYPE 1" PER CITY OF MORGAN HILL PUBLIC WORKS DEPARTMENT DWG. NO. A-3.
3. CONSTRUCT 6" CONCRETE CURB.
4. CONSTRUCT X" THICK CONCRETE WITH #4 BARS AT 16" ON CENTER, EACH WAY.
5. CONSTRUCT X" P.C.C. PAVING OVER X" CLASS II AGGREGATE BASE OVER 12" COMPACTED SUBGRADE (90% MIN. COMPACTION) PER GEOTECHNICAL RECOMMENDATIONS.
6. CONSTRUCT ACCESSIBLE RAMP.
7. CONSTRUCT TRASH ENCLOSURE.
8. PAINT ACCESSIBLE EMBLEM AND STRIPING.
9. PAINT 4" WIDE WHITE TRAFFIC BEARING STRIPE (BLUE AT ACCESSIBILITY STALLS) (2 COATS MIN.)
10. CONSTRUCT RETAINING CURB.
11. CONSTRUCT 36" WIDE VALLEY GUTTER.
12. CONSTRUCT BIORETENTION BASIN.
13. CONSTRUCT ROCK RIPRAP.
14. CONSTRUCT 12" WIDE "STEP-OFF" CONCRETE.
15. INSTALL 18"x18" PRECAST CATCH BASIN (BROOKS #1818 OR APPROVED EQUAL).
16. CONSTRUCT CURB OPENING (WIDTH VARIES = 1' MIN. TO 3' MAX.).
17. PLUG ABANDONED DRIVEWAY PER CITY OF MORGAN HILL PUBLIC WORKS DEPARTMENT DWG. NO. A-7.
18. CONSTRUCT INDUSTRIAL DRIVEWAY APPROACH PER CITY OF MORGAN HILL PUBLIC WORKS DEPARTMENT DWG. NO. A-10.

NOTES:

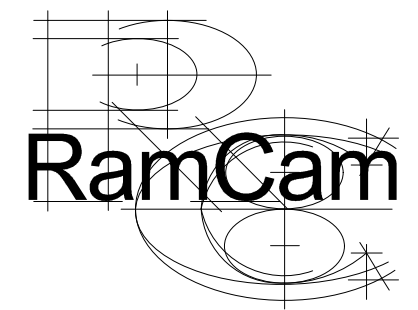
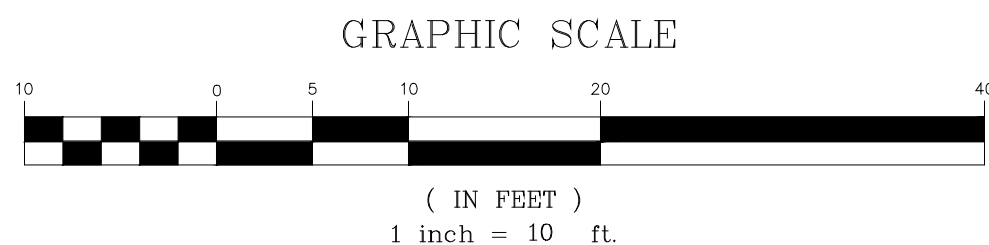
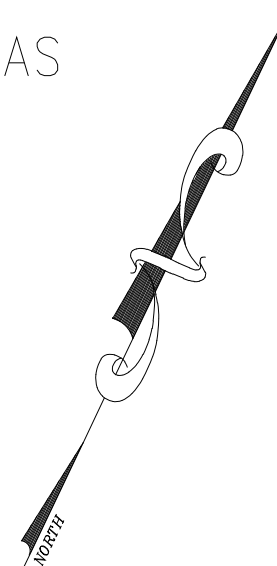
1. DOMESTIC WATER SHALL HAVE A SINGLE SEPARATE LATERAL TAP FROM THE PUBLIC MAIN WITH WATER METER AND BACK FLOW DEVICE PER CITY STANDARDS.
2. IRRIGATION WATER SHALL HAVE A SINGLE SEPARATE LATERAL TAP FROM THE PUBLIC MAIN WITH WATER METER AND BACK FLOW DEVICE PER CITY STANDARDS.
3. FIRE SERVICE, IF NECESSARY, SHALL HAVE A SEPARATE LATERAL TAP WITH BACK FLOW DEVICE AND FDC LOCATED WITHIN 50 FEET OF A FIRE HYDRANT PER CITY STANDARDS.
4. ALL BACKFLOW DEVICES SHALL BE LOCATED IMMEDIATELY BEHIND THE RIGHT OF WAY.
5. ALL WATER METERS SHALL BE LOCATED WITHIN THE PUBLIC PARK STRIP, IF AVAILABLE, OR IMMEDIATELY BEHIND THE PROPERTY LINE.



BUILDING AREAS



LANDSCAPE AREAS



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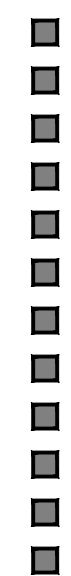
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WOF052
16720 MONTEREY HWY
MORGAN HILL, CA. 95037

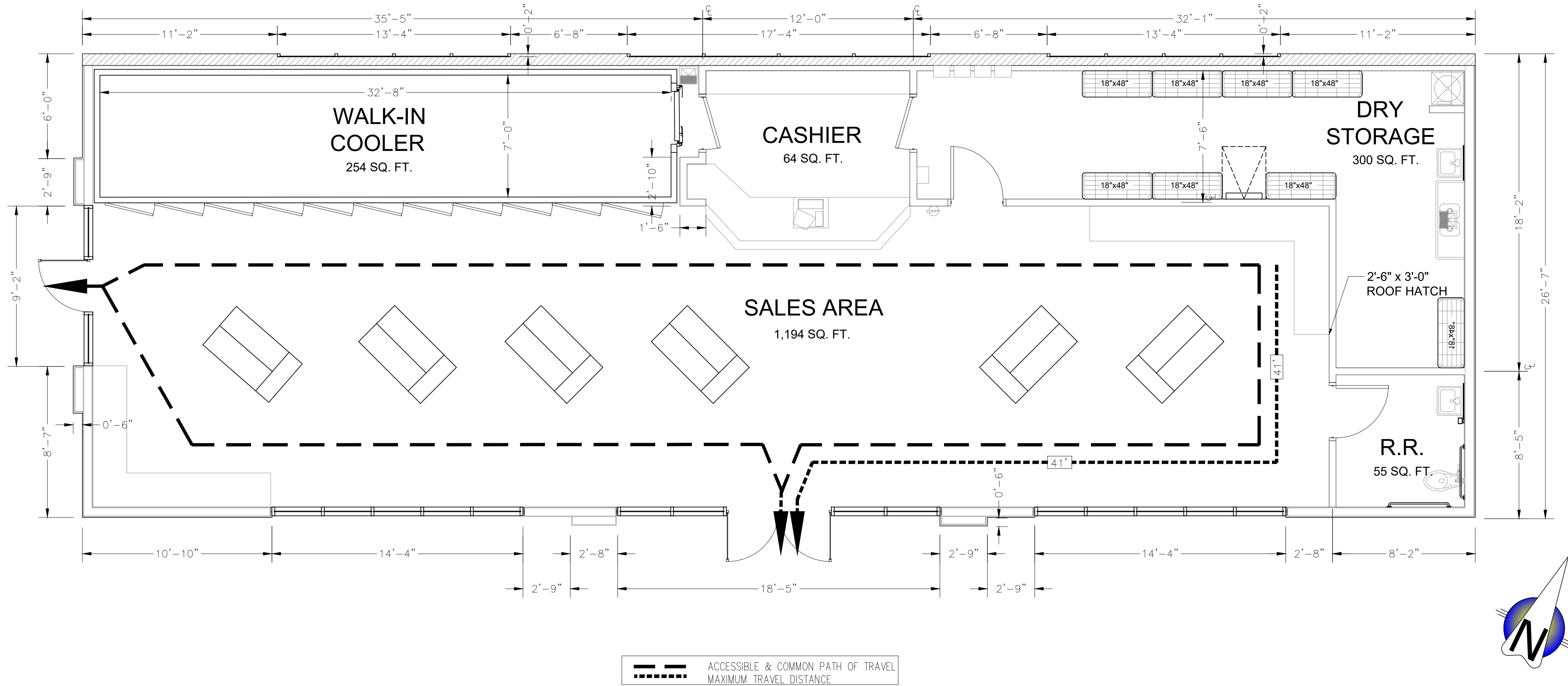
09/23/2022



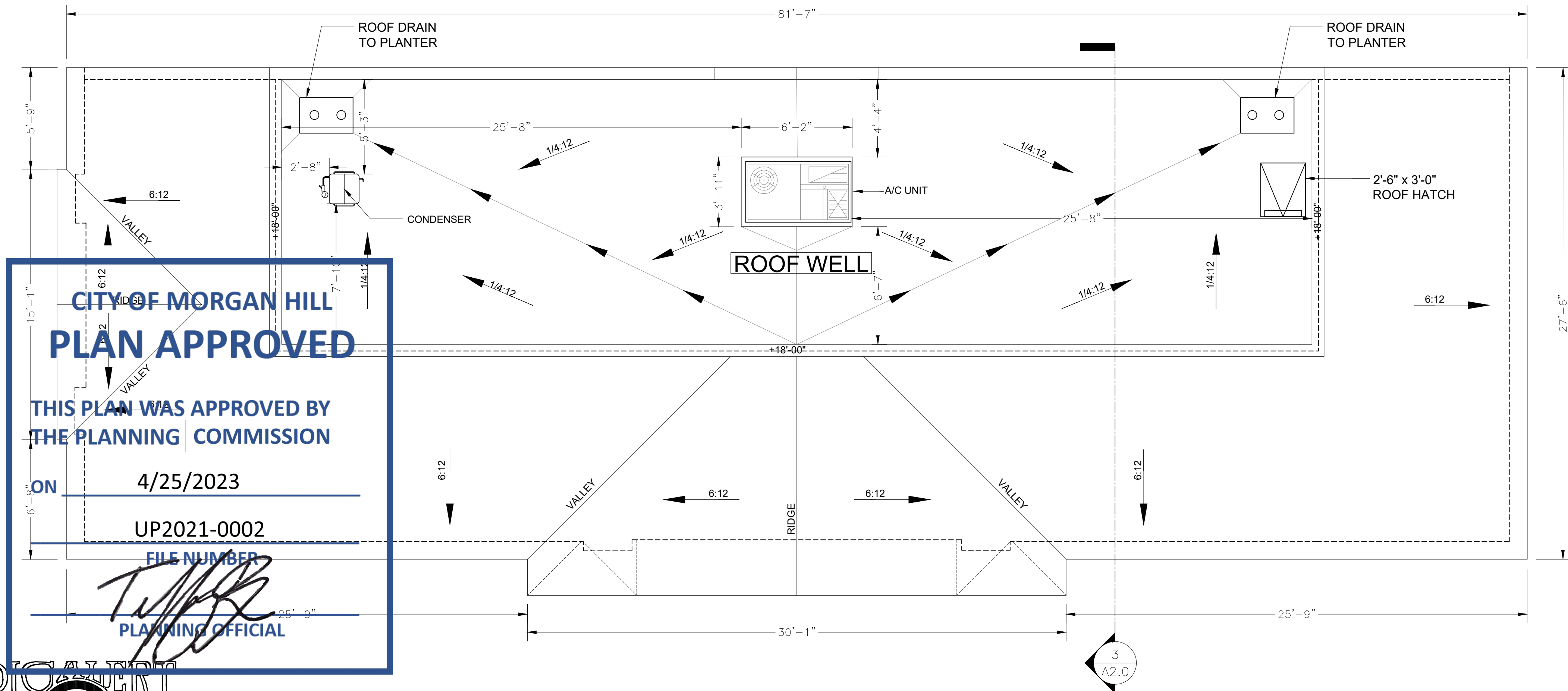
PRELIMINARY
GRADING PLAN

C1.0

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A2.0- 01 FLOOR PLAN
SCALE: 1/4"=1'-0"

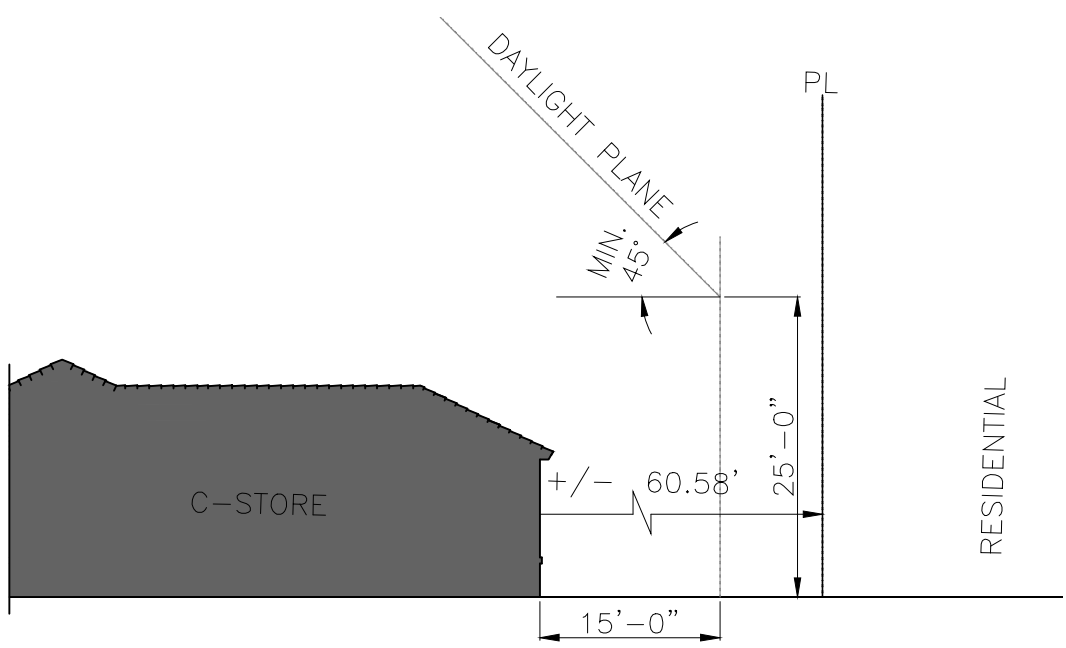


A2.0- 03 ROOF PLAN
SCALE: 1/4"=1'-0"

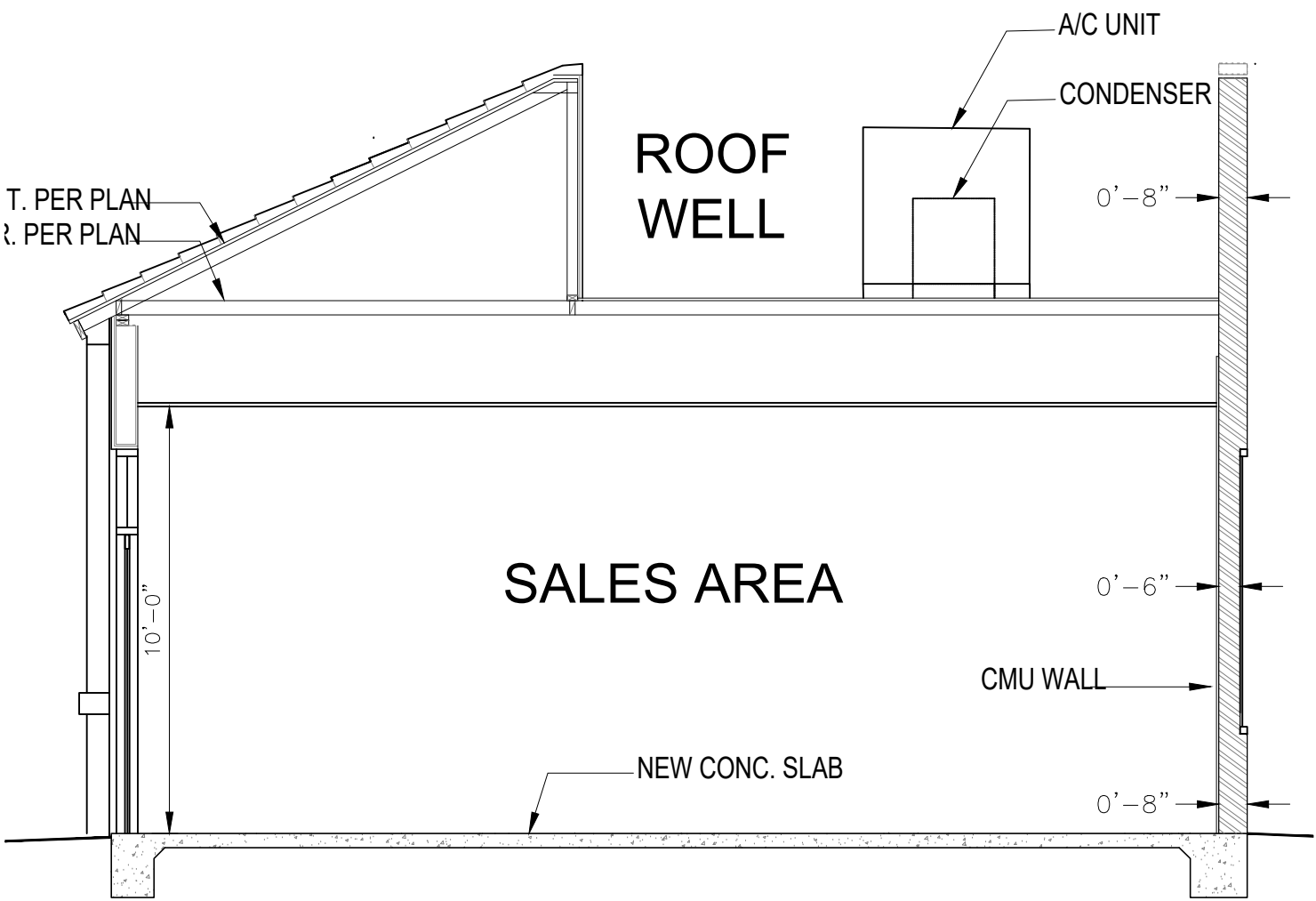
OCCUPANT LOAD					
C-STORE OCCUPANCY	AREA	LOAD FACTOR	OCCUPANT LOAD		
SALES	1,194 SQ. FT.	60.NET	20.00		
CASHIER	64 SQ. FT.	100.NET	64		
DRY STORAGE	300 SQ. FT.	300.NET	50		
W.I. COOLER	254 SQ. FT.	300.NET	1.00		
TOTAL OCCUPANCY LOAD			22.00		

MINIMUM PLUMBING FACILITIES PER CPC TABLE 422.1 * FIXTURES PER PERSON							
TYPE OF OCCUPANCY *	WATER CLOSETS * MALE	FEMALE	URINALS * MALE	MALE	FEMALE	FACILITIES *	OTHER
B/M	1:1-100	1:1-100	1:1-200	1:1-200	1:1-200	1: 1-250	1 SERVICE SINK
FIXTURES PROVIDED	1	1	1	1	1	1 @ SODA FOUNTAIN	1

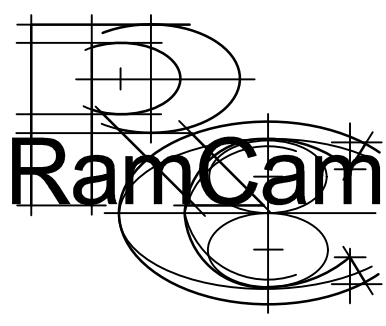
NOTE: PER EXCEPTION 3 OF SECTION 422.2 OF CPC, FOR "M" OCCUPANCY WITH OCCUPANT LOAD 50 OR LESS, ONE UNISEX RESTROOM IS ALLOWED.



A2.0- 02 DAYLIGHT PLANE (18.92.130)
SCALE: 1/16"=1'-0"



A2.0- 04 SECTION
SCALE: 1/4"=1'-0"



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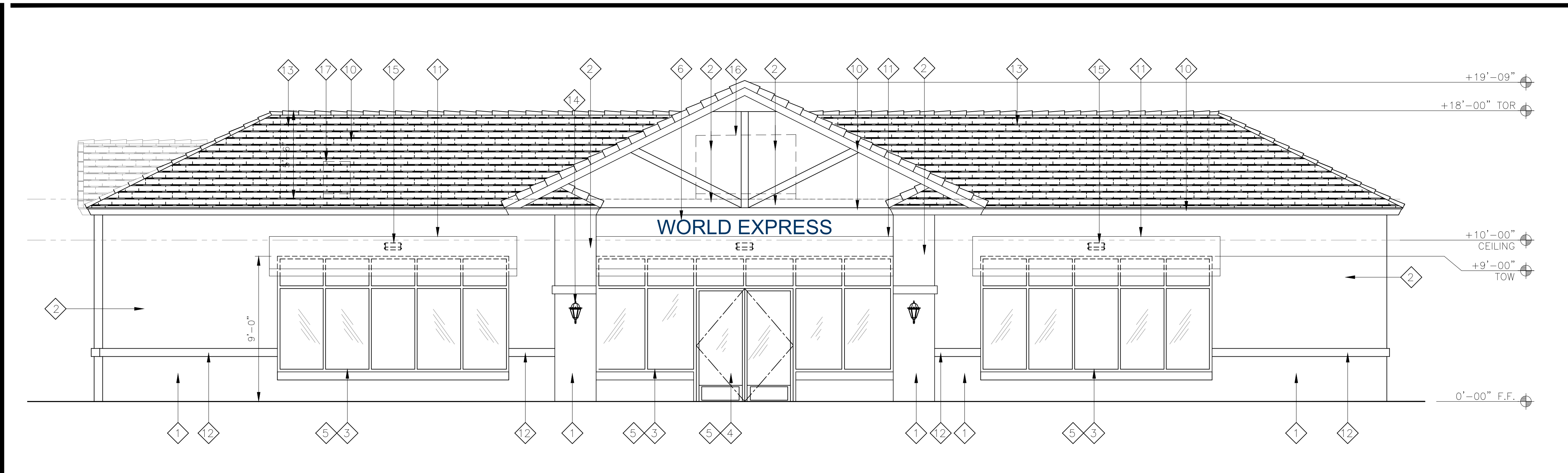
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16720 MONTERREY HWY
MORGAN HILL, CA. 95037

09.23.2022

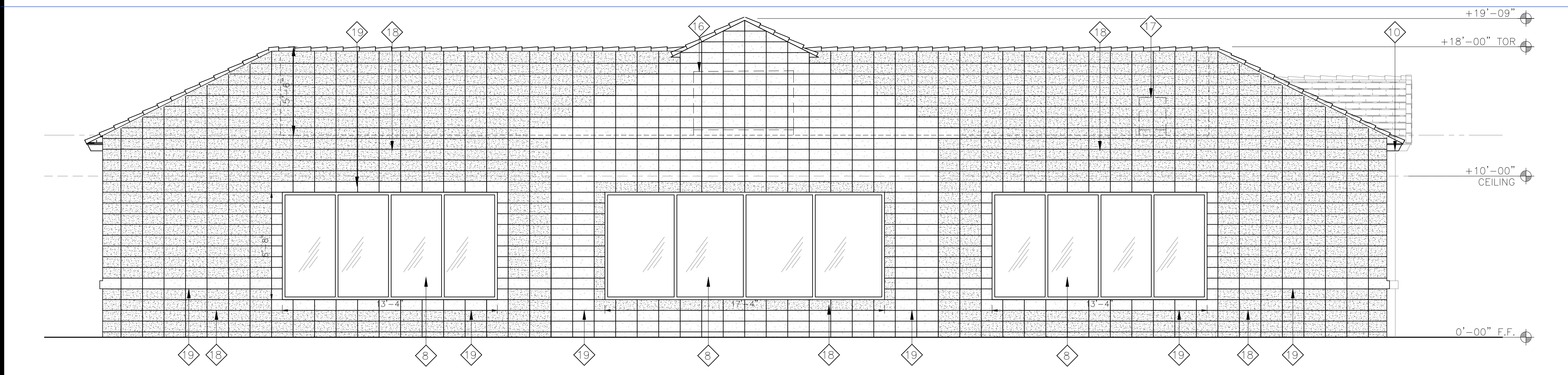
FLOOR PLAN, ROOF PLAN & NOTES

A2.0

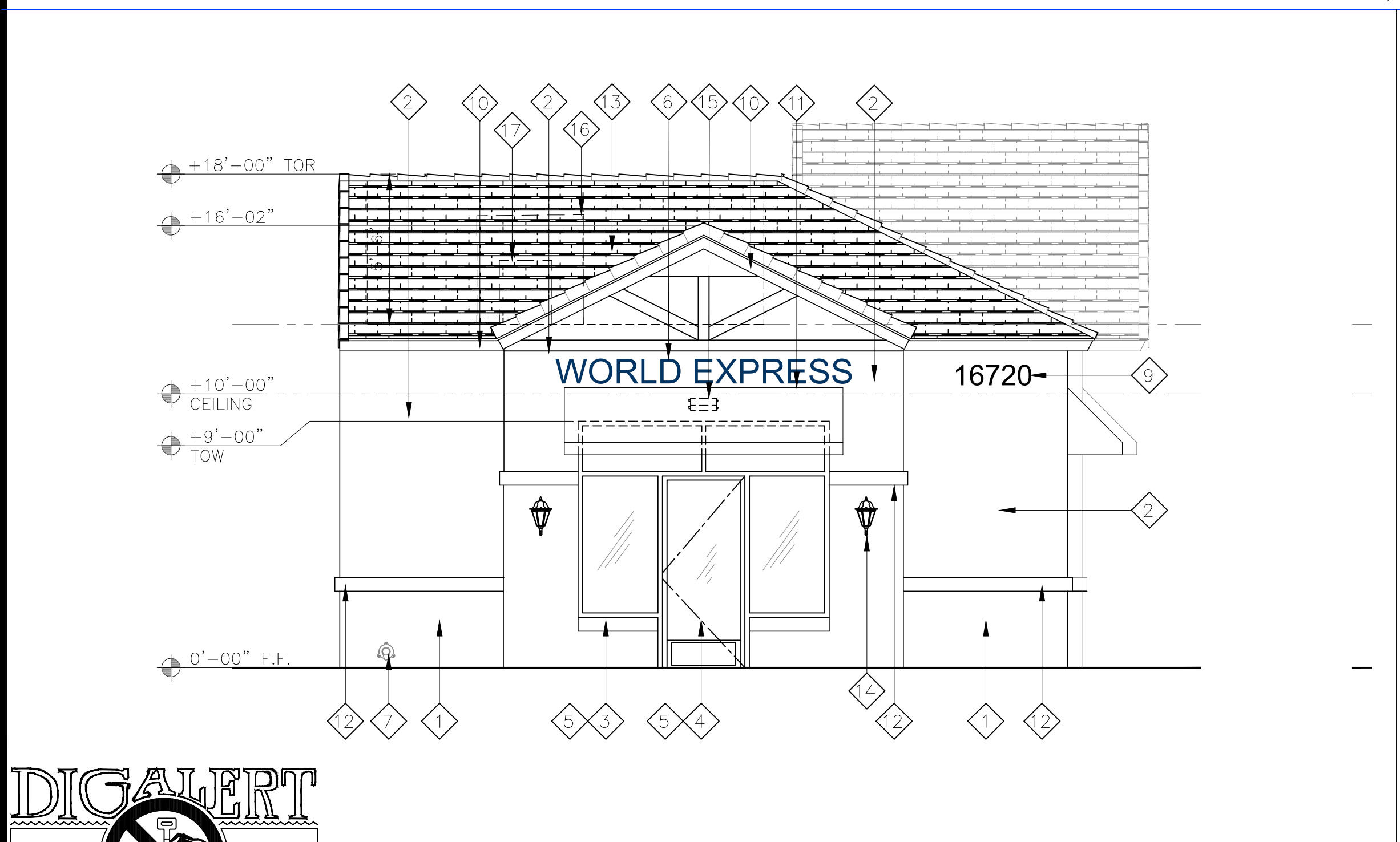
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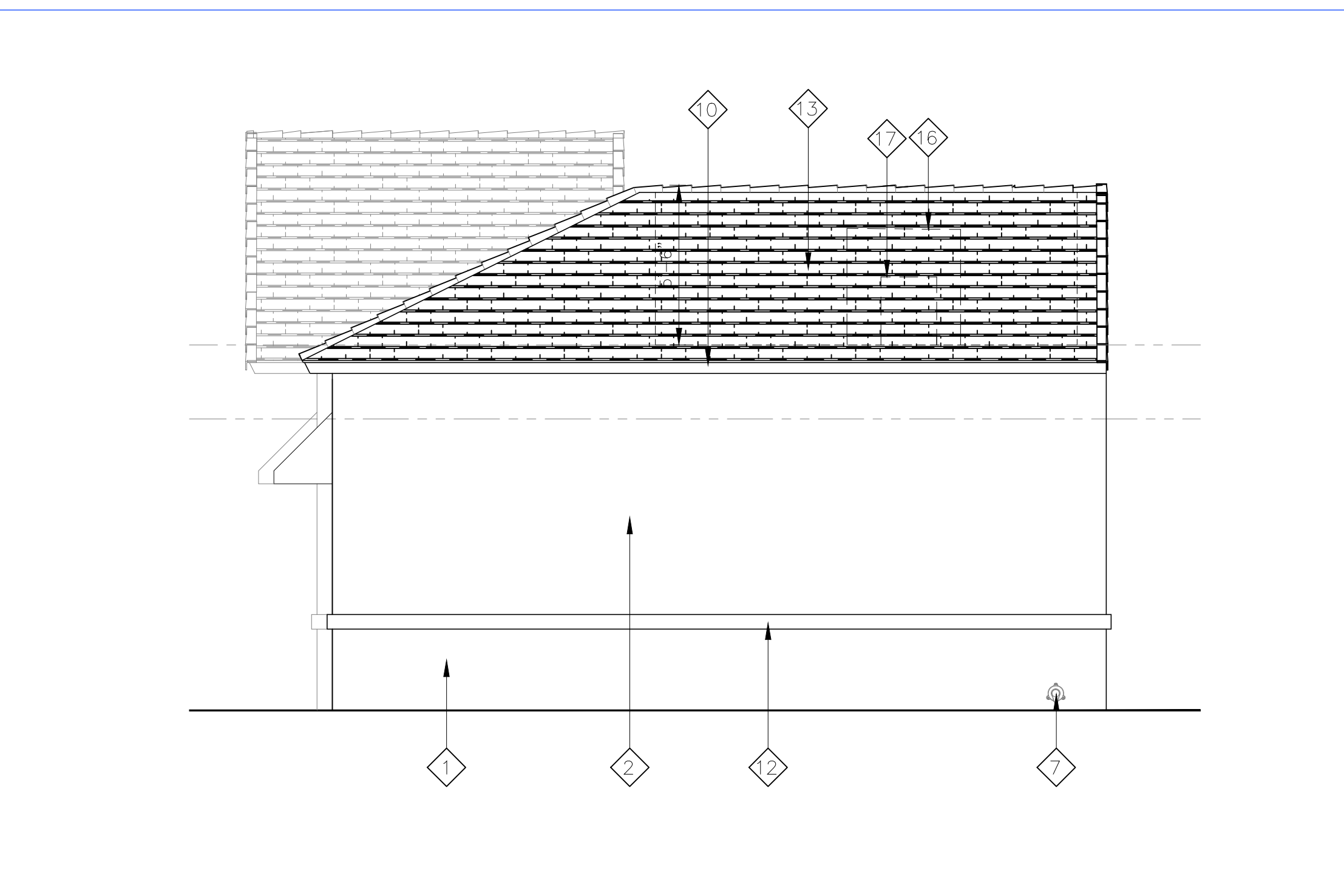
A3.0- 01 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



A3.0- 02 NORTH ELEVATION
SCALE: 1/4"=1'-0"



A3.0- 03 WEST ELEVATION
SCALE: 1/4"=1'-0"



A3.0- 04 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES

- 1 STUCCO FINISH: "POINTED ROCK" #DE6363 BY: DUNN-EDWARDS
- 2 STUCCO FINISH: "WHITE" BY: DUNN-EDWARDS
- 3 CLEAR ALUMINUM ANODIZED STOREFRONT SYSTEM WITH DUAL GLAZED TEMPERED GLASS
- 4 TEMPERED GLASS DOOR TO MATCH STOREFRONT
- 5 LOW 'E' TRANSPARENT 1/4" GLAZING-TEMPERED
- 6 LOGO / SIGNAGE UNDER A SEPARATE PERMIT.
- 7 ROOF DRAIN OVERFLOW. JAY R SMITH DOWNSPOUT NOZZLE # 1770
- 8 CLEAR ALUMINUM ANODIZED STOREFRONT SYSTEM WITH DUAL SPANDREL GLASS
- 9 STREET NUMBER
- 10 TRIM AND FASCIA. COLOR: "POINTED ROCK" #DE6363 BY: DUNN-EDWARDS
- 11 ARCHITECTURAL CANVAS AWNING. COLOR: TO MATCH "FOLL" #DE6360 BY: DUNN-EDWARDS
- 12 BASE CAP WITH STUCCO FINISH. COLOR: "FOLL" #DE6360 BY: DUNN-EDWARDS
- 13 TILE ROOF- 199 CHARCOL RANGE BY GOLDEN EAGLE ROOFING OR APPROVED EQ. FOR A CLASS -"A" ROOFING. ALL ROOF COVERINGS MUST CONFORM TO THE STANDARDS OF CBC 1506 & 1507.
- 14 EXTERIOR LIGHT. SIGN BRACKET STORE - CLASSIC STYLE WALL FIXTURE SKU# D12-GM135. COLOR: BLACK. TYP. OF 4. SEE A6.0- 05.
- 15 80W FULL CUTOFF LED WALL-PACK WPFC2 SERIES-9200 LUMENS
- 16 A/C UNIT
- 17 CONDENSER UNIT
- 18 PRECISION CUT, JET BLACK CMU BLOCK WALL WITH BLACK GROUT.
- 19 PRECISION CUT, WHITE CMU BLOCK WALL WITH WHITE GROUT.

EXTERIOR PLASTER NOTE

PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER LATH OR WIRE FABRIC LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN SECTION 2510.5 AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY OR CONCRETE. (2019 CBC 2512.1)

SAFETY GLAZING NOTE

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND SAFETY GLAZING STANDARD.

**CITY OF MORGAN HILL
PLAN APPROVED**

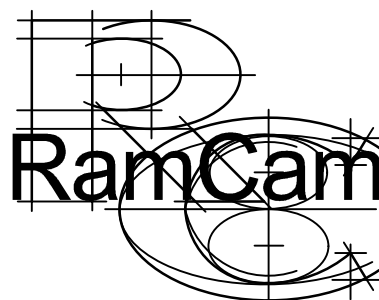
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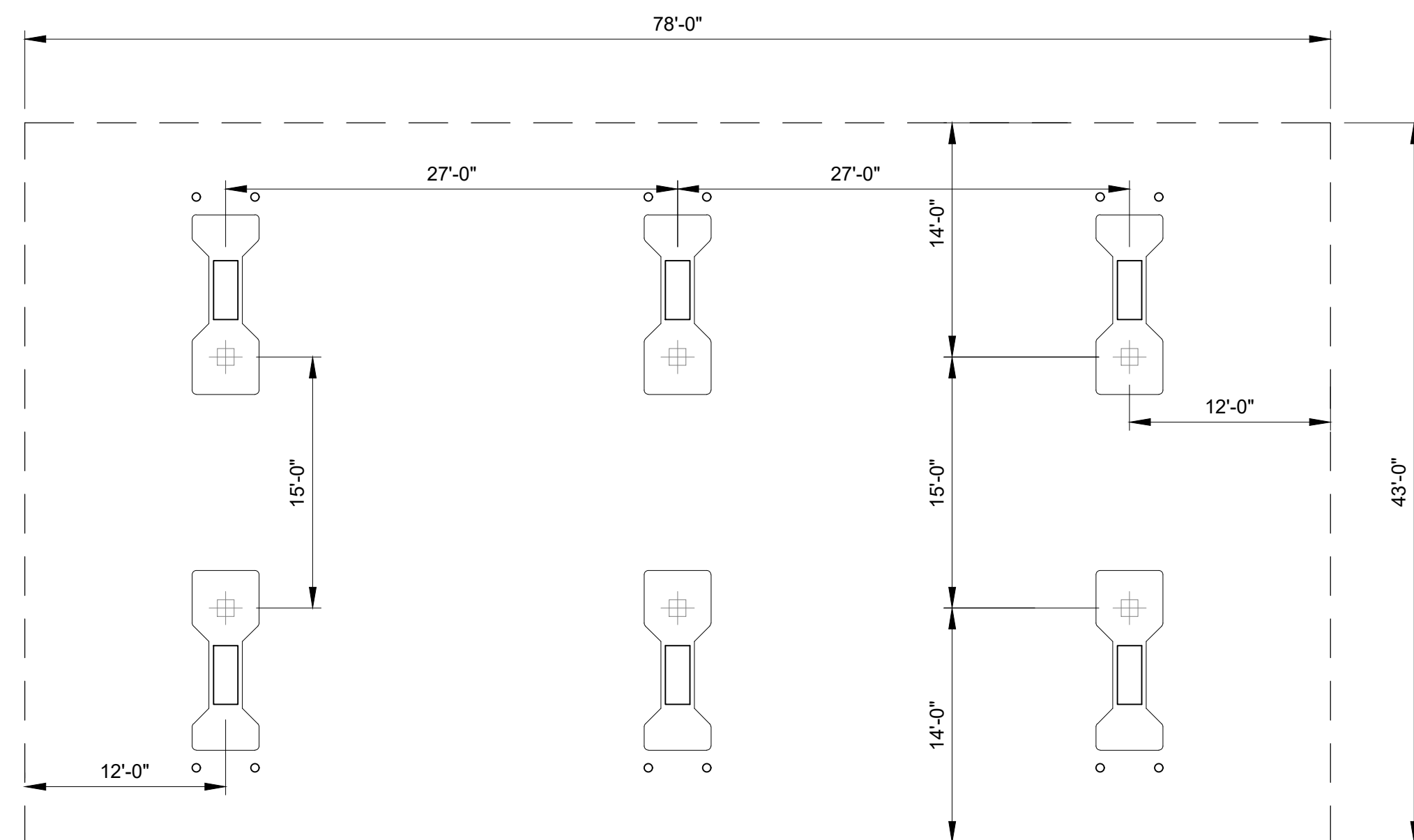
09.23.2022

BUILDING ELEVATIONS &
NOTES

A3.0

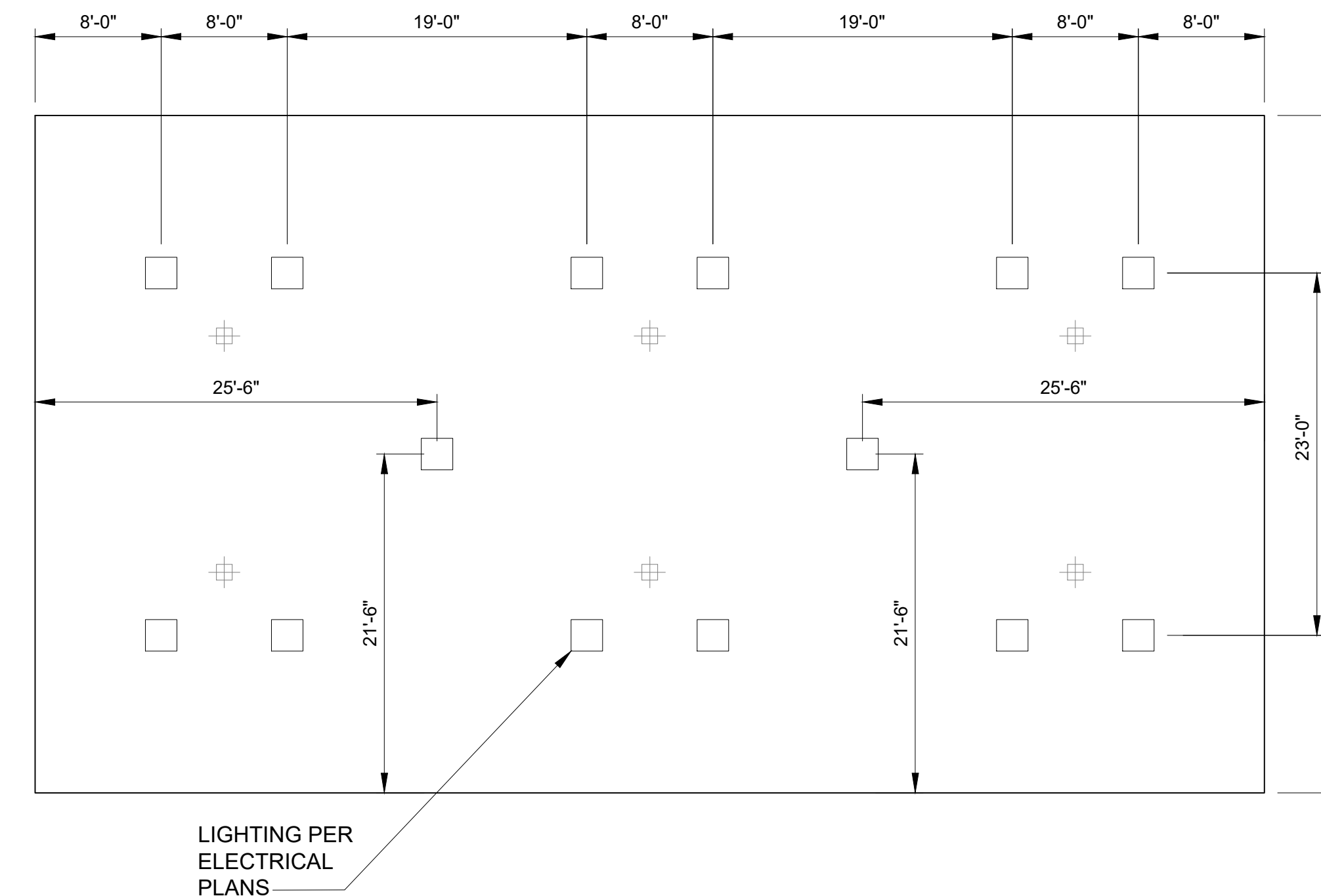
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SCALE: NONE





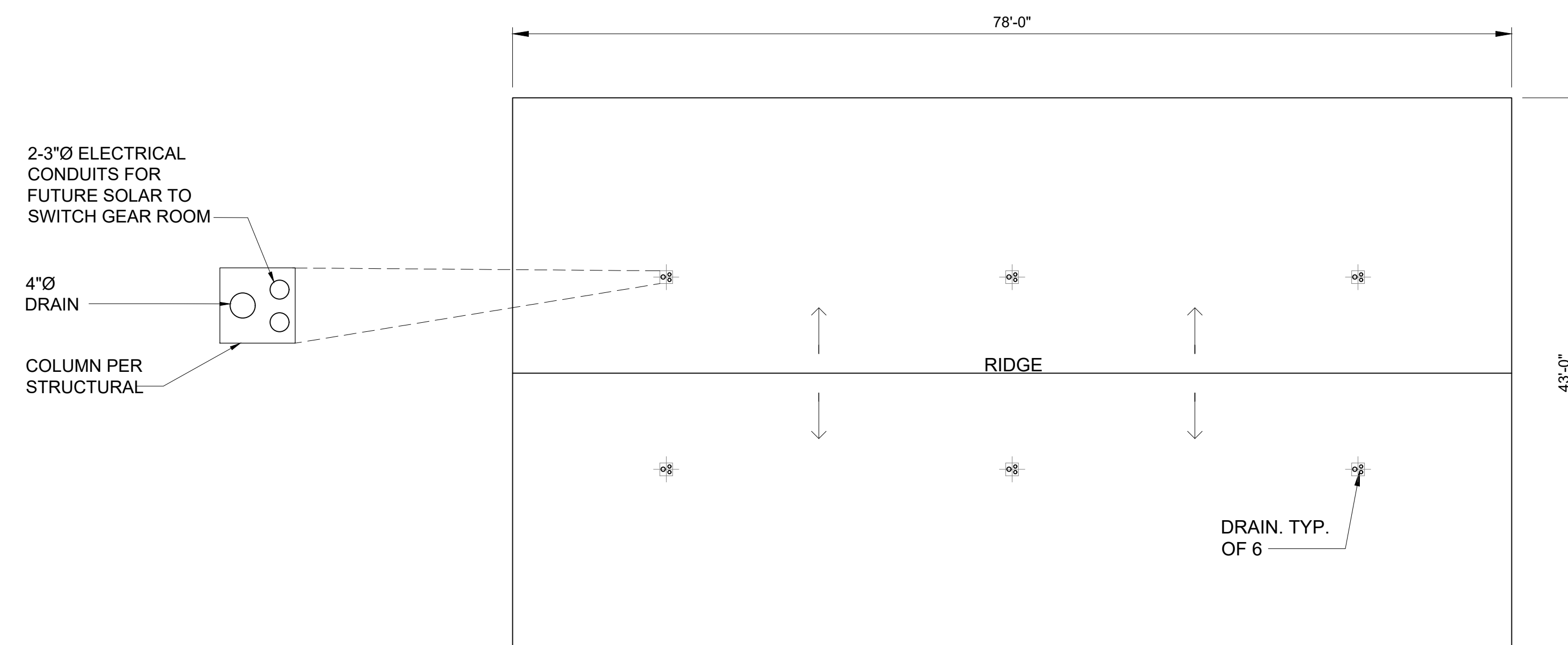
A5.0- 01 FUEL CANOPY FLOOR PLAN

SCALE: $1/8" = 1'-0"$



A5.0- 02 FUEL CANOPY REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



CITY OF MORGAN HILL
PLAN APPROVED

**THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION**

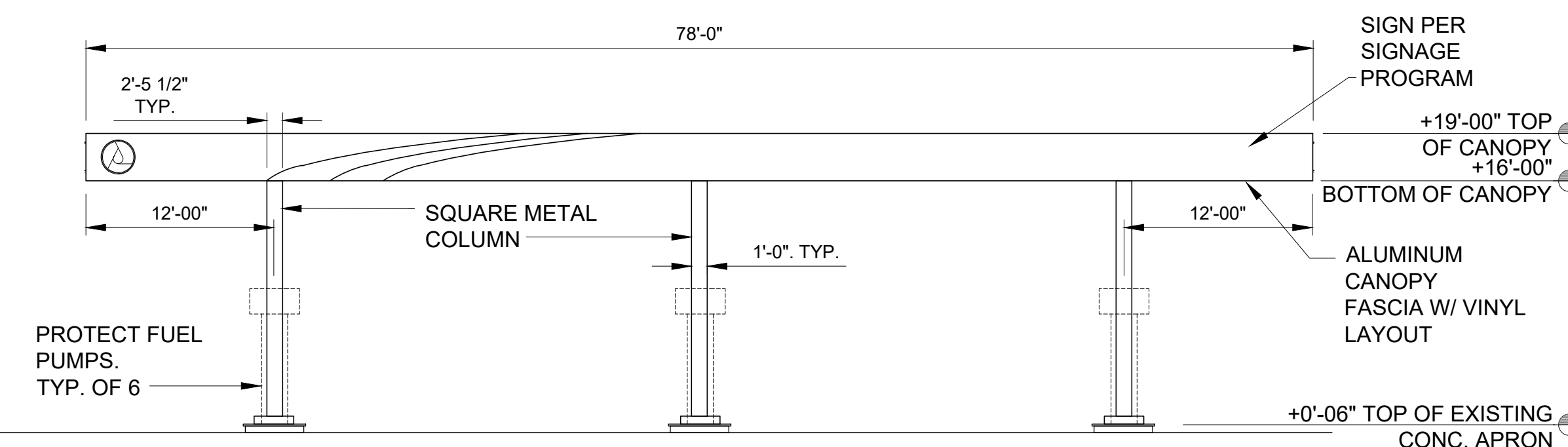
ON 4/25/2023

UP2021-0002

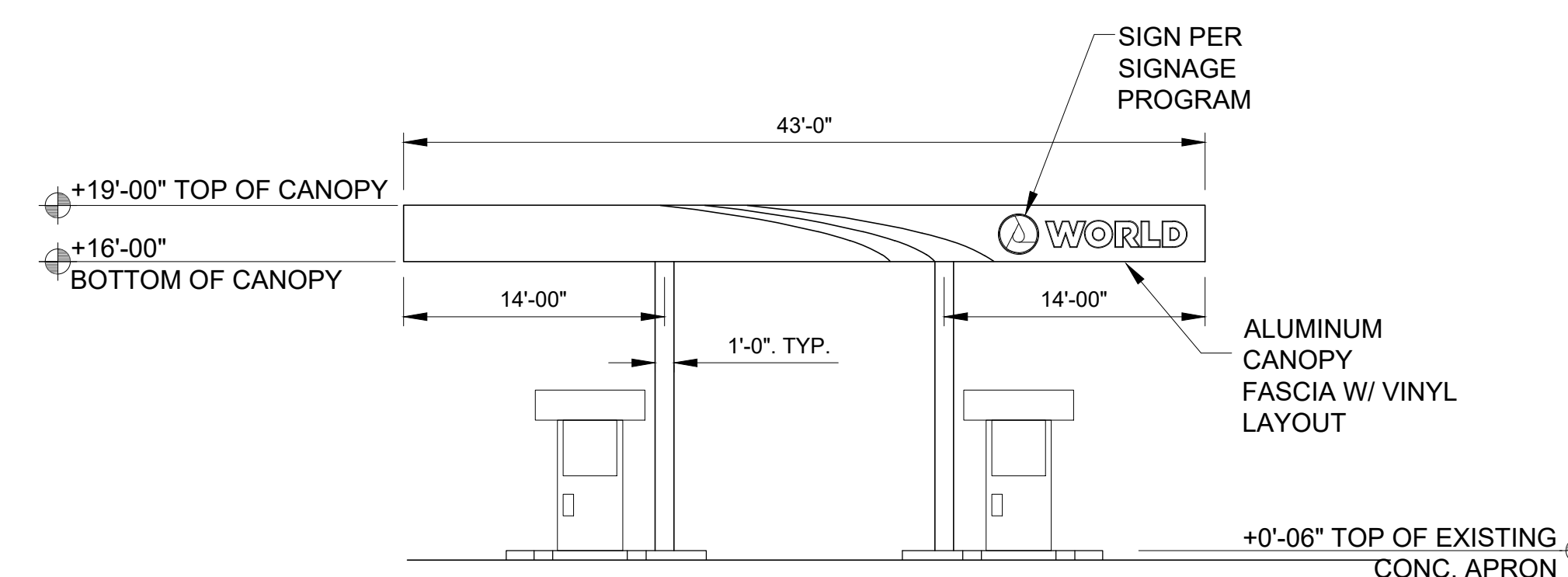
FILE NUMBER
PLANNING OFFICIAL

A5.0- 03 **FUEL CANOPY ROOF PLAN**
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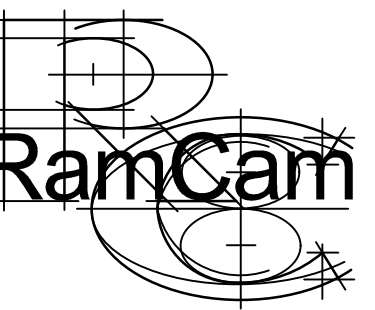
SCALE: 1/8" = 1'-0"



A5.0- 04 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"

$$\text{SCALE: } 1/8" = 1'-0"$$


A5.0- 05 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

$$\text{SCALE: } 1/8" = 1'-0"$$


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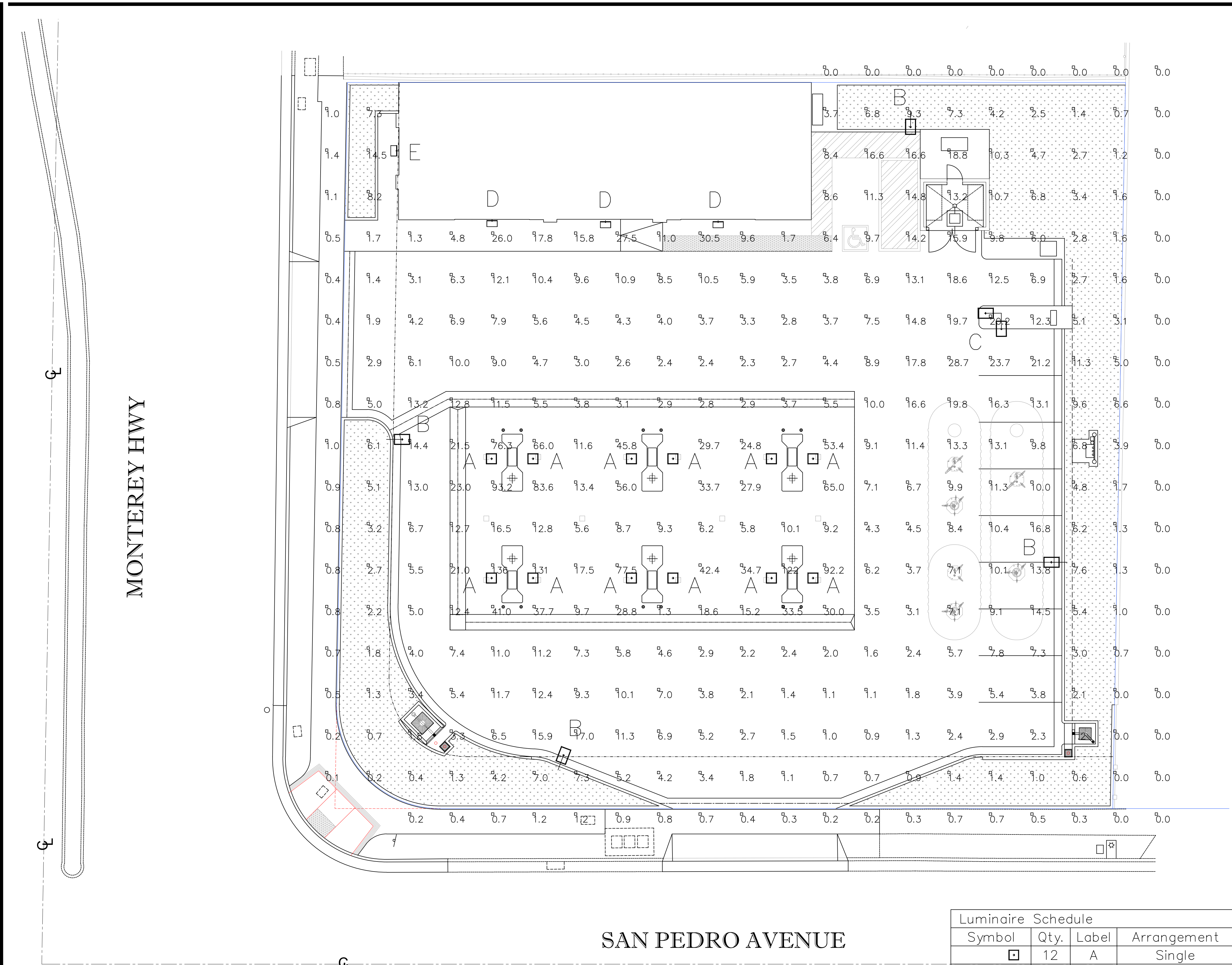
16720 MONTERREY HWY
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9.23.2022

FUEL CANOPY PLANS & ELEVATIONS

A5.0

File: c:\ramcam\engineering\3-world\offices\1908100568-wof052-morgan-hill\engineering\04-planning\phase01-cup-design\review\environmental\assessment\02-2nd-submittal\01-architectural\c1908100568-27.0 photometric-20220609v2.dwg, Saved: 08/20/2022 10:17 AM (unth) Plotted: 9/24/2022 3:49 PM



Photometric data used is based on established IES procedures and published lamp ratings. Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles. The Light Loss Factor (LLF) used is essentially industry standard. Field performance will depend on actual lamp, ballast, electrical, and site characteristics. Luminaire height shown is approximate overall mounting height above finished grade, unless noted otherwise.

Luminaire Schedule						
Symbol	Qty.	Label	Arrangement	Lumens	L.L.F.	Description
	12	A	Single	-1	0.80	CAN-EDG-25-xx-06-E-UL-700-40K
	4	B	Single	-1	0.80	LED-FX-SAL-75-30K-DB-35
	1	C	2 @ 90 DEGREES	-1	0.80	(2) LED-FX-SAL-75-30K-DB-35
	3	D	Single	-1	0.80	AWP-6L-50K
	1	E	Single	-1	0.80	AWP-6L-50K

Numeric Summary							
Label	Calc. Type	Units	Avg.	Max.	Min.	Avg./Min.	Max./Min.
Calc. Points	Illuminance	Fc	9.78	136	0.0	N.A.	N.A.

CITY OF MORGAN HILL

PLAN APPROVED

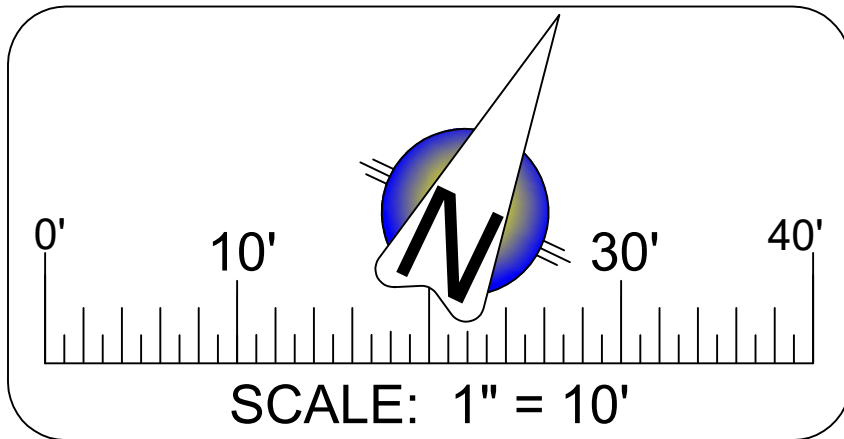
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16720 MONTERREY HWY
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09.23.2022

SITE LIGHTING
PHOTOMETRIC

A7.0