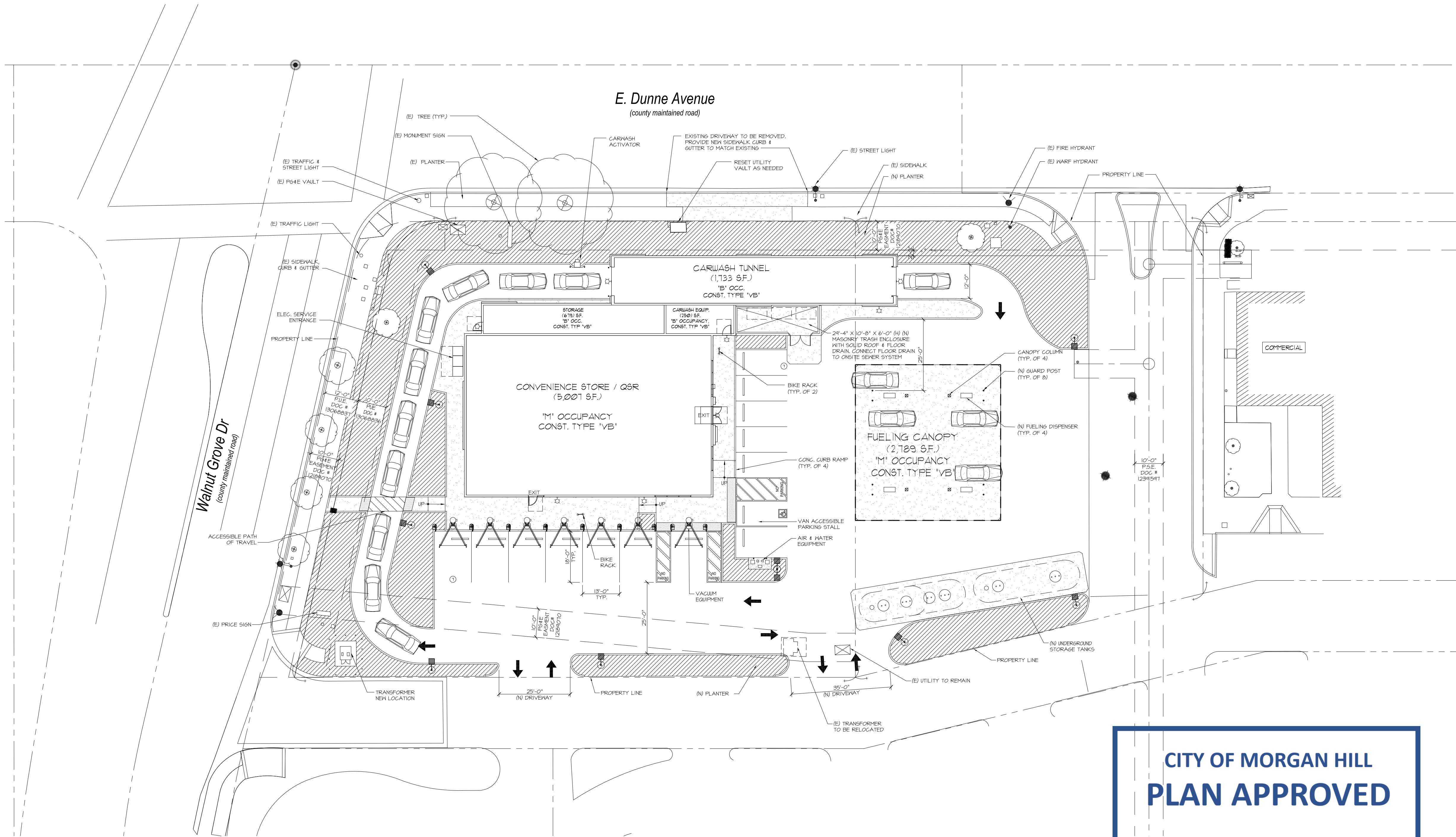


S:\1-Projects\14-5062 810 E Dunne Ave Morgan Hill\Draw's\Planning\14-5062-SD1.dwg modified by muiser4 at Oct 04, 2021 - 7:50am



- NOTES:
- UTILITY PLAN SHALL INCLUDE A SEPARATE WATER METER WITH BACKFLOW DEVISE FOR STORE & CARWASH.
 - UTILITY PLAN SHALL INCLUDE A SEPARATE SEWER LATERAL INCLUDING TEST MANHOLES FOR STORE & CARWASH.

DRAWING INDEX

SD1	SITE PLAN
I OF I	TOPOGRAPHIC SURVEY
SD1-L	SITE LIGHTING PHOTOMETRIC
LAI	LANDSCAPE PLAN
AI.1	FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
CA2	CANOPY ELEVATION

SITE INFO

APN# 817-11-071 & 817-11-043
JURISDICTION: CITY OF MORGAN HILL
CURRENT ZONING: (CG) GENERAL COMMERCIAL

SITE AREA:	46,609	S.F.	(1.07 ACRE)
BUILDINGS:	10,450	S.F.	(22%)
CONVENIENCE STORE / QSR:	5,001	S.F.	
CARWASH TUNNEL:	1,733	S.F.	
CARWASH EQUIPMENT ROOM:	250	S.F.	
STORAGE:	619	S.F.	
FUELING CANOPY:	2,789	S.F.	
LANDSCAPING:	9,252	S.F.	(19.85 %)
PARKING REQUIREMENTS:			
CONVENIENCE STORE:			
1 SPACE PER 250 S.F. (5,001 S.F. / 250) =	20	SPACES	
PARKING REQUIRED:	20	SPACES	
PARKING PROVIDED:			
STANDARD PARKING STALLS (9'-0" x 18'-0"):	5	SPACES	
VAN ACCESSIBLE PARKING STALL (17'x18'):	1	SPACE	
AIR / WATER STALL (11'-0" x 18'-0"):	1	SPACE	
VACUUM STALL (13'-0" x 18'-0"):	7	SPACES	
FUEL STATIONS (8100%)	8	SPACES	
TOTAL PARKING PROVIDED:	22	SPACES	

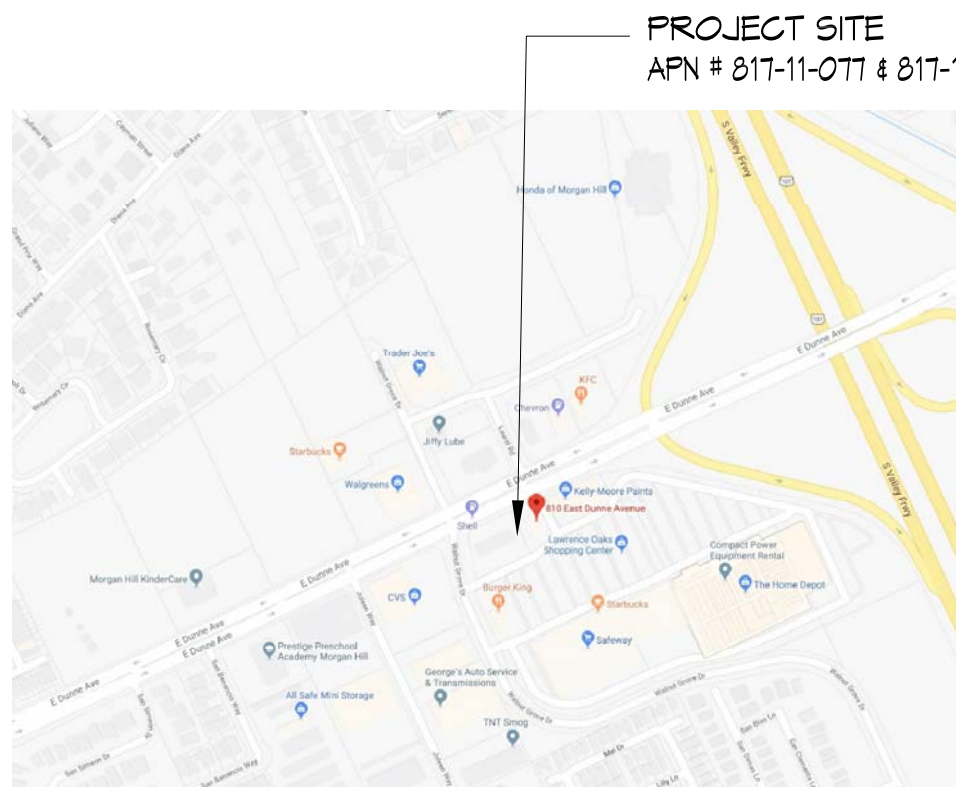
SITE PLAN LEGEND

	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 TO REMAIN
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

PROJECT DIRECTORY

ARCHITECT	DEVELOPER
M I ARCHITECTS, INC.	A U ENERGY, LLC.
2221 OLYMPIC BLVD, SUITE 100	41805 ALBRAE ST., 2ND FLR.
WALNUT CREEK, CA 94595	FREMONT, CA 94538
TEL: (425) 281-1174 x1	TEL: (650) 799-2949
FAX: (425) 443-1581	FAX: -
CELL: (425) 818-9875	MR. SUNNY GOYAL
MR. MUTHANA IBRAHIM, ARCHITECT	

VICINITY MAP



M I Architects

M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-281-1174 Tel
925-443-1581 Fax
925-818-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

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STORE, CARWASH & RETAIL
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MORGAN HILL, CA 95037

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ON 3/28/2023

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FILE NUMBER

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1 SITE PLAN
SCALE: 1" = 20'-0"

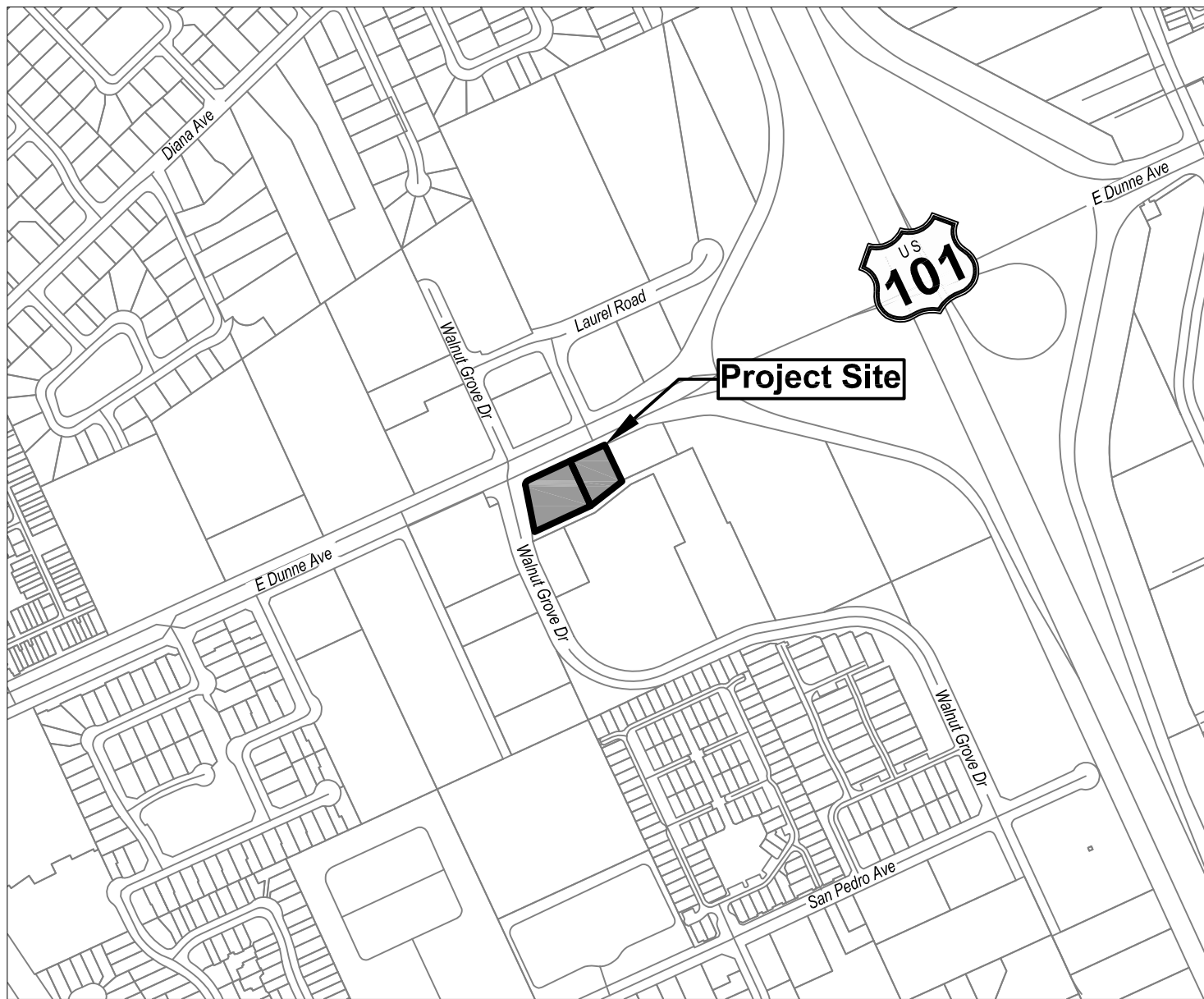
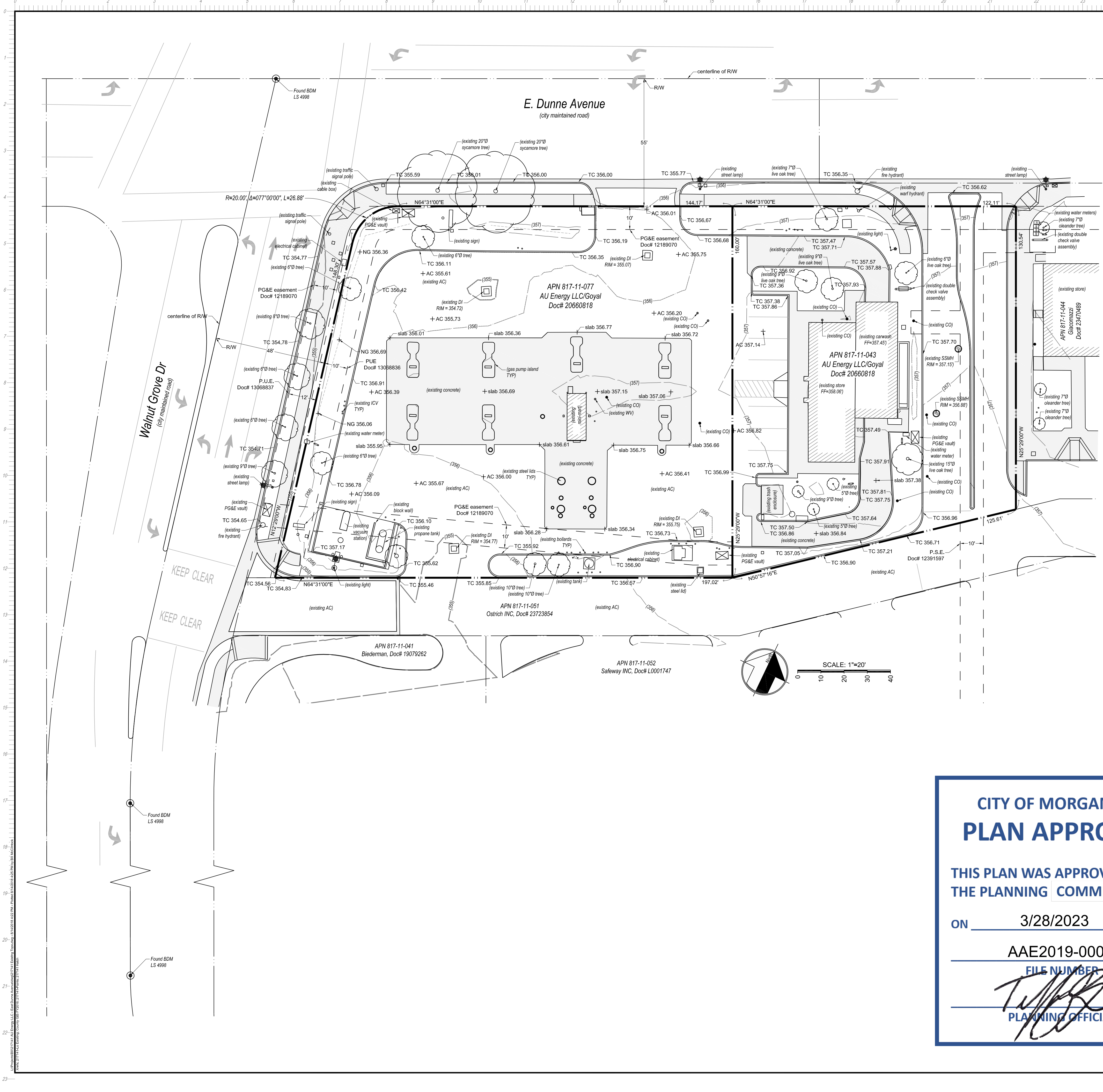
GRAPHIC SCALE: 1" = 20'-0"



SD1

SHEET OF

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Vicinity Map

Applicant/Owner:
AU Energy LLC / Nick Goyal
810 E. Dunne Avenue
Morgan Hill, CA 95037

Engineer:
William J. McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:
APN 817-11-043, 077
Present Use: General Commercial
Proposed Use: General Commercial
Present Zoning: CG
Proposed Zoning: CG
Sanitary Sewer: City of Morgan Hill
Gas and Electric: PG&E
Water: City of Morgan Hill
Telephone: As Shown
Existing Improvements: .40 ac / .67 ac
Area:

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone X, areas in which flood hazards are 0.2 % annual chance, per FEMA Firm Panel 06085C0444H, effective May 18, 2009.

Benchmark: Elevations shown on this plan are based on the SCVWD benchmark BM528 located on top of curb at the north corner of E. Dunne Ave bridge over Highway 101, City of Morgan Hill. ELEVATION = 382.22'.

CITY OF MORGAN HILL
PLAN APPROVED

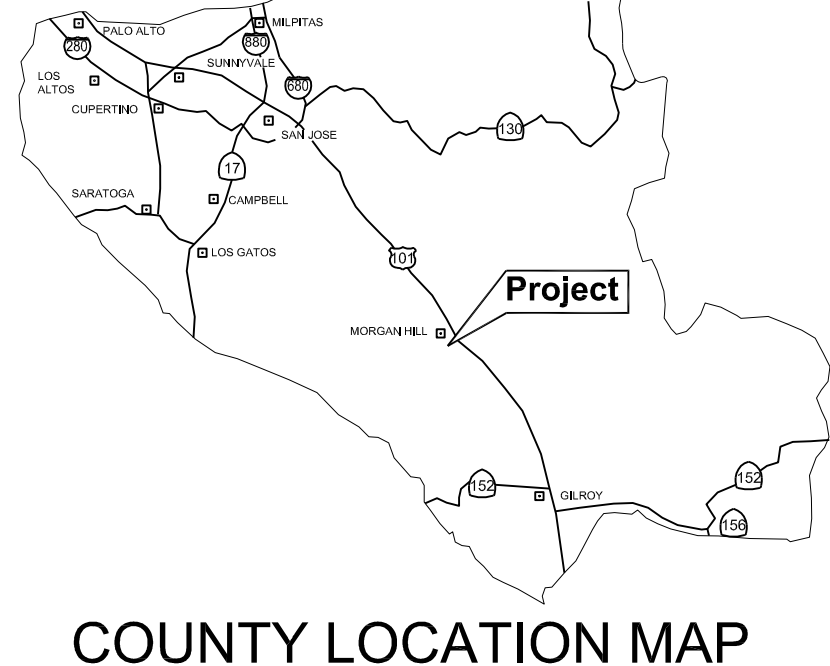
THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 3/28/2023

AAE2019-0001

FILE NUMBER

T. J. [Signature]
PLANNING OFFICIAL



COUNTY LOCATION MAP

08/14/2018 4:22pm
FOR PLANCHHECK ONLY

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
signature and/or printed name required

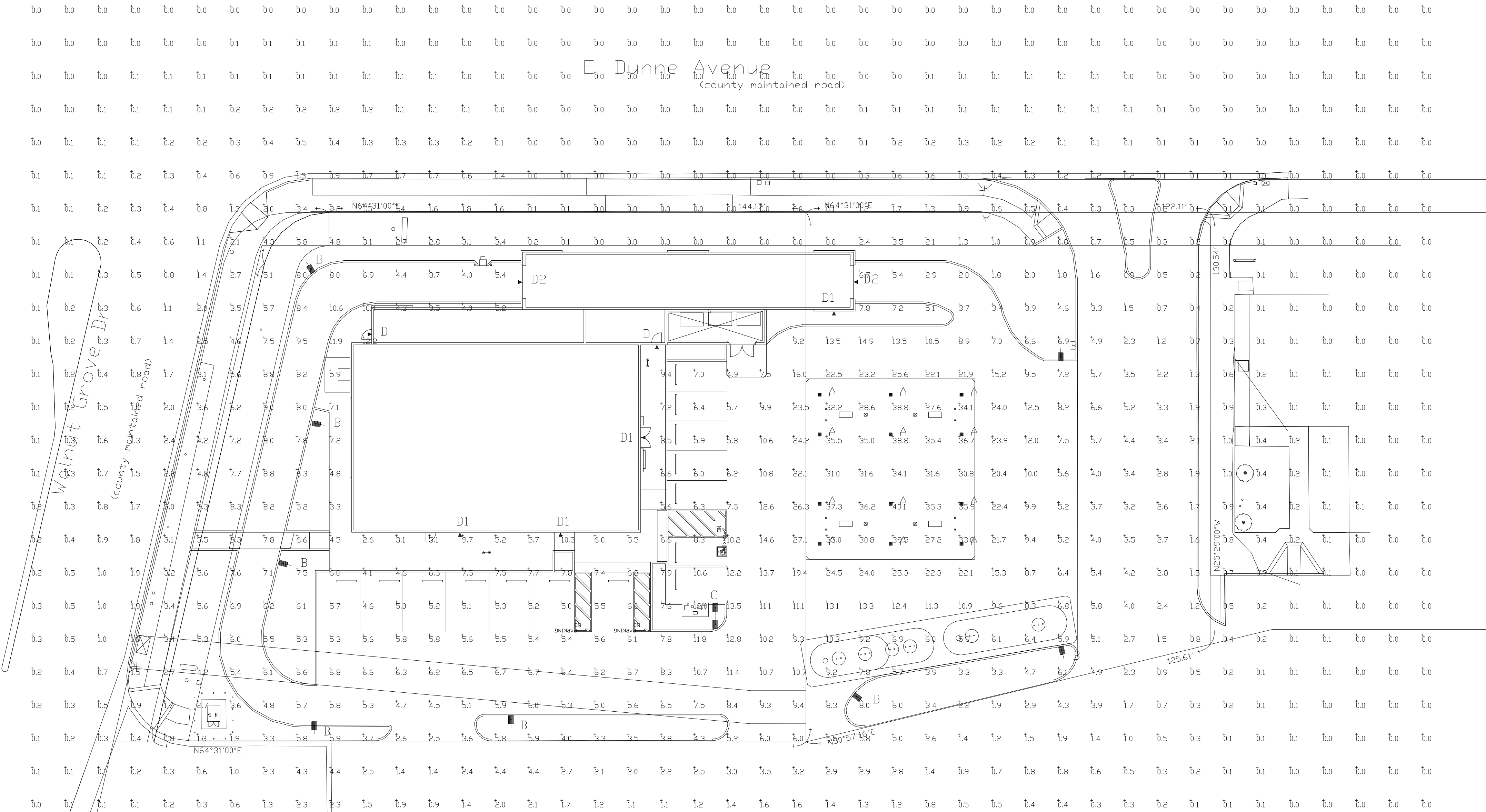
MH engineering Co.
Morgan Hill, CA 95037
16075 Vineyard Boulevard

APN 817-11-043, 077
810 E. Dunne Ave.

DATE: 1/10/18
SCALE: As Shown
DRAWN BY: DF
CHECKED BY: WJM

JOB NO.
217141

SHEET
1
OF
1



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Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Ann. Lum. Lumens	Ann. Watts
	12	A	SINGLE	CRUS-SC-SS-50 MTD @ 16'-4"	1.000	1.000	1.000	13980	93
	8	B	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-18'POLE+2'BASE	1.000	1.000	1.000	18904	135
	1	C	D180	SLM-LED-18L-SIL-FT-50-70CRI-D180-18'POLE+2'BASE	1.000	1.000	1.000	37808	270
	2	D	SINGLE	XWM-FT-LED-06L-50 MTD @ 9'	1.000	1.000	1.000	5936	44.7
	4	D1	SINGLE	XWM-FT-LED-06L-50 MTD @ 10'	1.000	1.000	1.000	5936	44.7
	2	D2	SINGLE	XWM-FT-LED-06L-50 MTD @ 11'-6"	1.000	1.000	1.000	5936	44.7

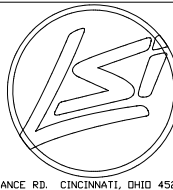
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.67	40.1	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	34.08	40.1	27.2	1.25	1.47
INSIDE CURB	Illuminance	Fc	9.46	27.1	2.0	4.73	13.55

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 the project.

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 = 28236

SD1-L



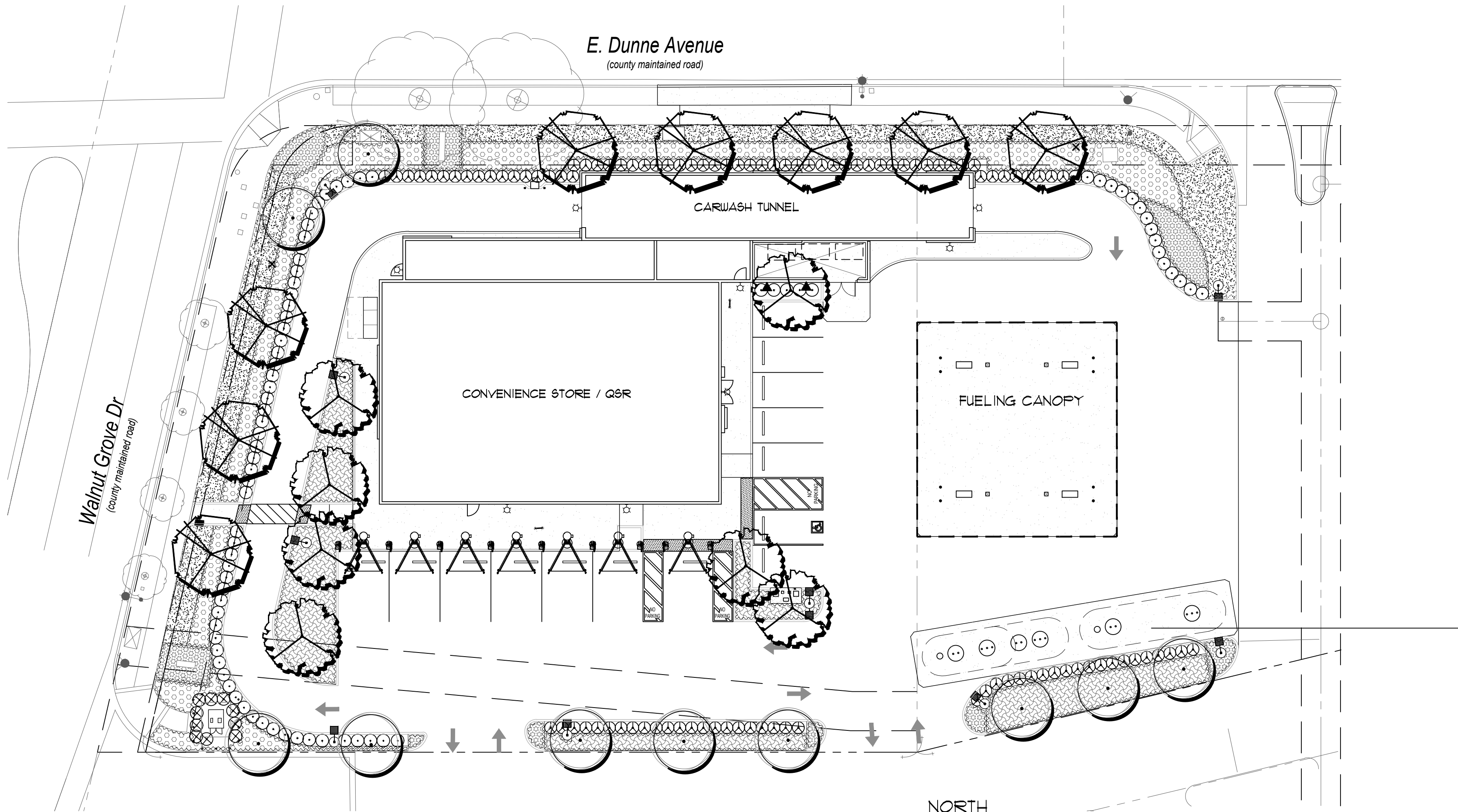
LIGHTING PROPOSAL LG-154438

SHELL
810 EAST DUNNE AVE
MORGAN HILL, CA

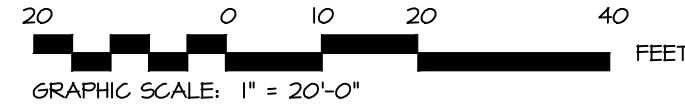
BY/MVE DATE:9-14-21 REV: SHEET 1 OF 1

SCALE: 1"=20'

20'



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



Maximum Applied Water Allowance

Eto	X	.45 X	Pltg S X	Gal/SF	MAWA
49.5	0.45	9,252	0.62	127,175	

Estimated Total Water Use

Plant Water Use	Eto/(.062)	X	(PF X HA) IE	ETWU
Low	30.69		2,667	81,263
Medium	29.14		1,265	36,875
High	29.14		0	0
			Total	118,137

Proposed Landscape Water Use

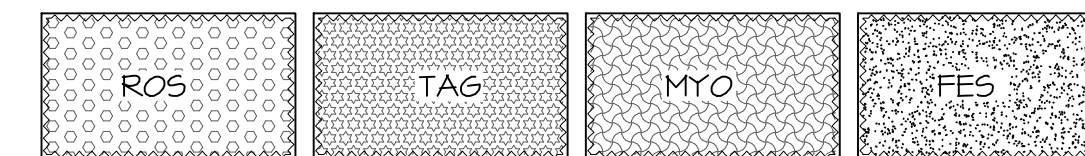
Plant Type	H2O Use	Pltg SF	Gallons
Low	0.30	1,202	11.8%
Medium/Low	0.50	2,050	22.2%
High	0.90	0	0.0%
Totals		9,252	100%



Ciardella associates
Landscape Architecture
Urban Design
200 Clock Tower Place
Suite D100-A
Carmel, CA 93903
Tel 831.624.6100
Tel 650.326.6100
ca@ciardella-assoc.com

PLANTING LEGEND

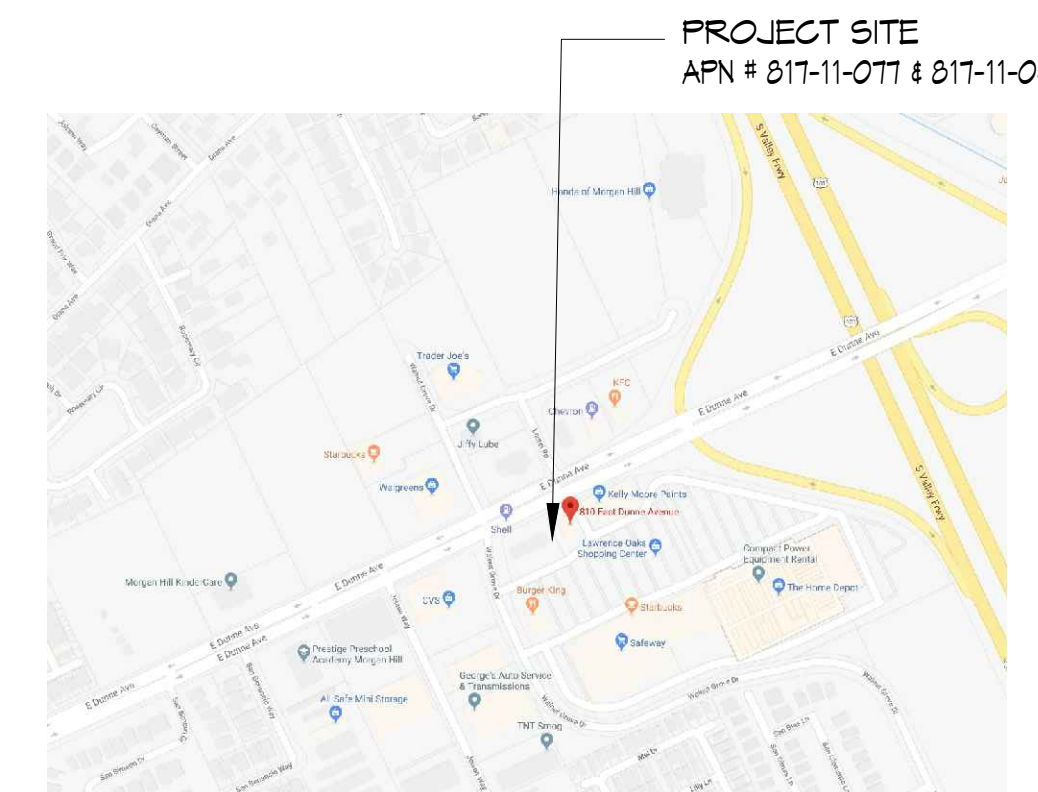
Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
	<u>Tree</u>			
	Tilia tomentosa 'Sterling'	Sterling Silver Linden	L	15 Gallon
	Gleditsia triacanthos shademaster	Honey Locust	L	15 Gallon
	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora	L	15 Gallon
	Existing tree to remain			
	Existing tree to be removed			
	<u>Shrubs and Vines</u>			
	Pittosporum tobira 'Variegata'	Variegated Mock Orange	L	5 Gallon
	Xylosma congestum	Shiny Xylosma	L	5 Gallon
	Dodonea viscosa 'Purpurea'	Purple Hopseed Bush	L	5 Gallon
	Parthenocissus tricuspidata	Boston Ivy	L	1 Gallon
	<u>Ground Cover</u>			
	ROS Rosemarinus offic. 'Hunt. Car.'	Huntington	L	1 Gallon @ 30" oc
	ARC Myoporum parvifolium	Myoporum	L	1 Gallon @ 30" oc
	TAG Tagetes patula	Marigold	M	1 Gallon @ 24" oc
	FES Festuca idahoensis/rubra/occidentalis (Native Mow Free)	(Native Mow Free)	LM	Sod
		(Shall be mowed) (Delta Bluegrass Co.)		



LANDSCAPE 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 ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species an size as those damaged.
- 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.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for Fertilizer application, and must have current registration on file with the County.
- Landscape 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.
- All planting and irrigation shall comply with the city of Morgan Hill Water Efficient Landscape Requirements for larger landscapes.
- All details shall comply with city standard details.

VICINITY MAP



CITY OF MORGAN HILL PLAN APPROVED

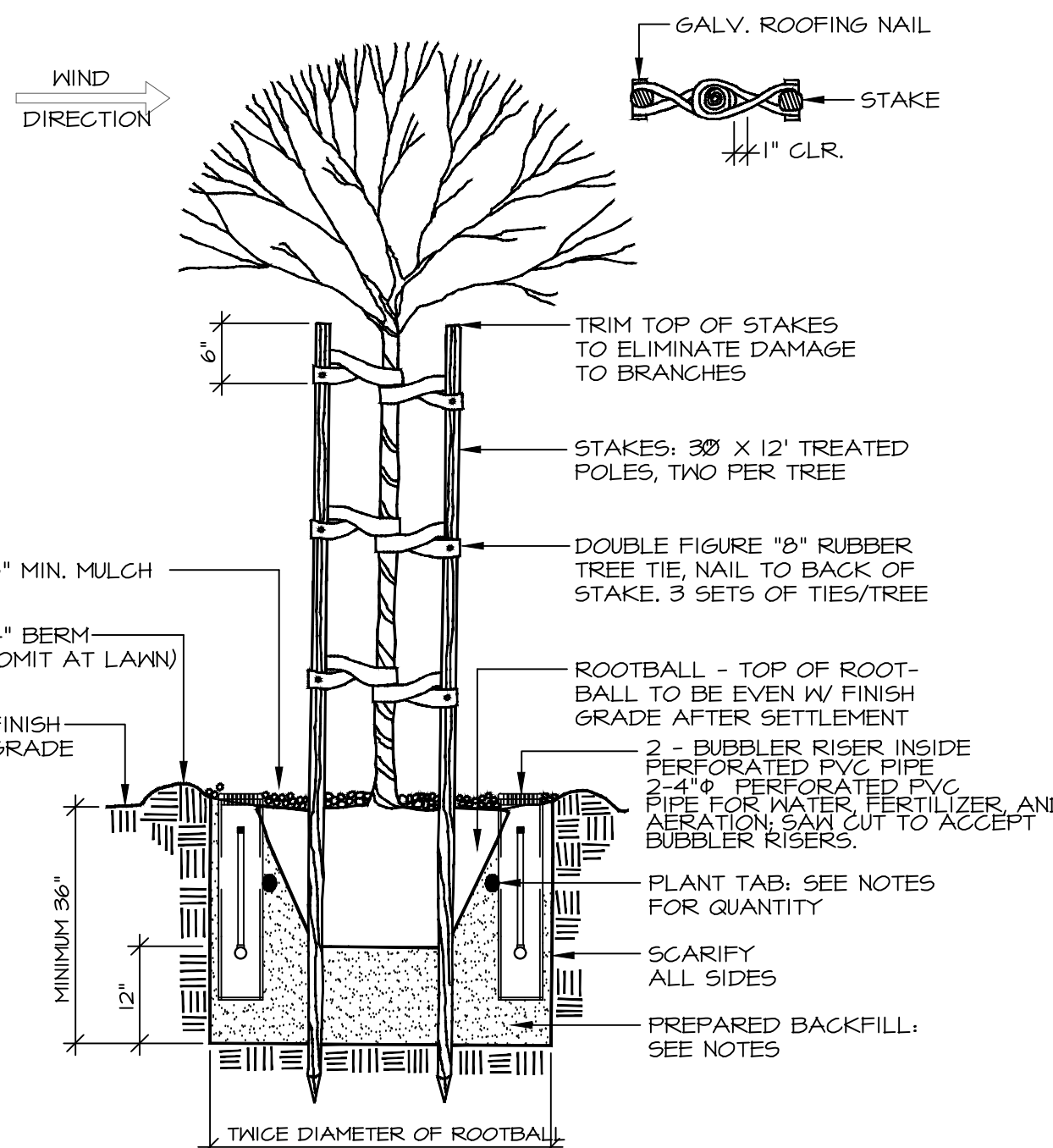
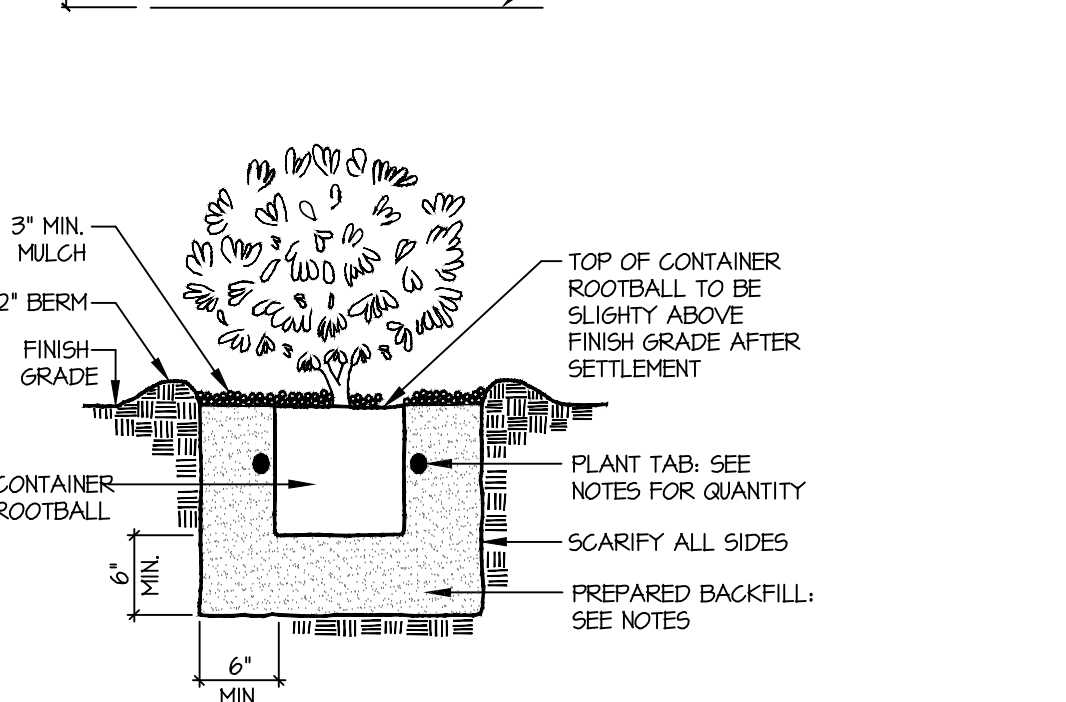
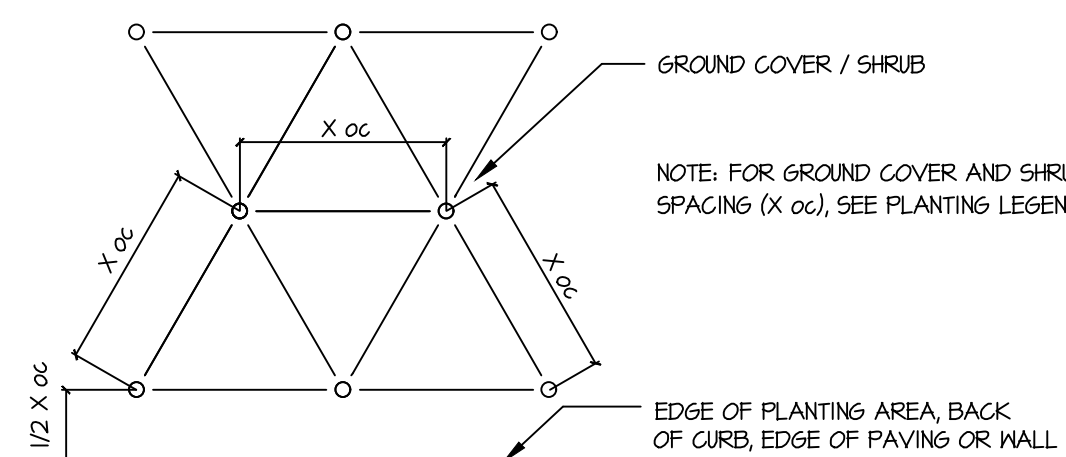
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ON 3/28/2023

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Architects

M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-4875 Cell
mthana@miarchitect.com
www.miarchitect.com

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SHELL GAS STATION, CONVENIENCE
STORE, CARWASH & RETAIL
810 EAST DUNNE AVE
MORGAN HILL, CA 95037

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NO.	DATE	DESCRIPTION
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LANDSCAPE PLAN

PROJECT #: 14-5062
DRAWN: df CHECKED: rc
SCALE: AS NOTED DATE: 4-19-18

LA1

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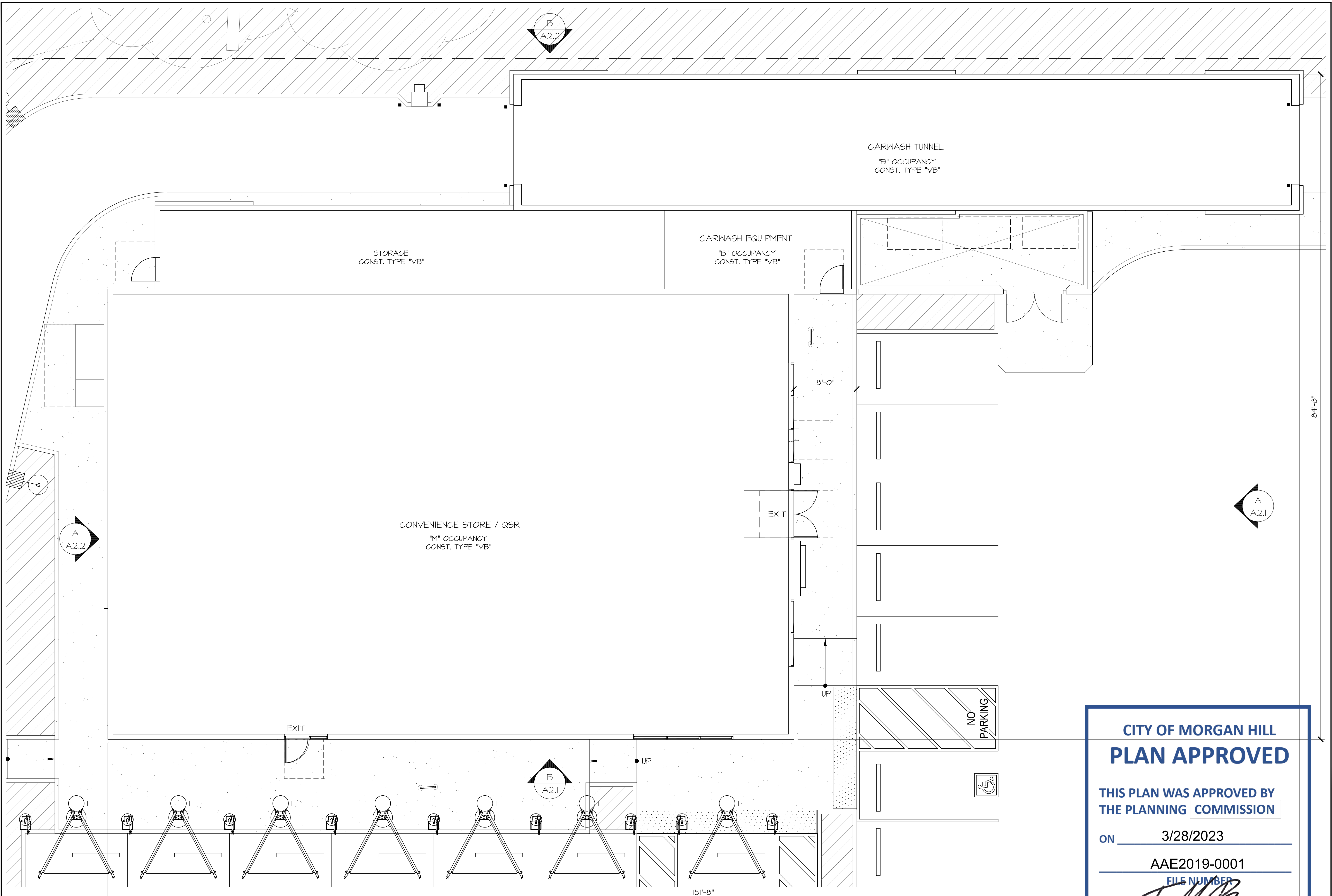
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DESIGN

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SUITE 100
WALNUT CREEK, CA
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muthana@miarchitect.com
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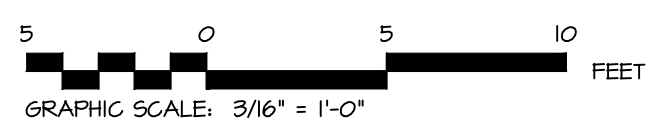
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1 FLOOR PLAN
3/16" = 1'-0"



CITY OF MORGAN HILL

PLAN APPROVED

**THIS PLAN WAS APPROVED BY
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ON 3/28/2023

AAE2019-0001

~~FILE NUMBER~~

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ISSUED FOR PLAN CHECK
ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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[Back](#)

FLOOR PLAN

PROJECT #: 14-5063

RAWN: emg CHECKED: MII

SCALE: AS NOTED DATE: 12-17-18

1 1

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DESIGN
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SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
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muthana@miarchitect.com
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STORE, CARWASH & RETAIL
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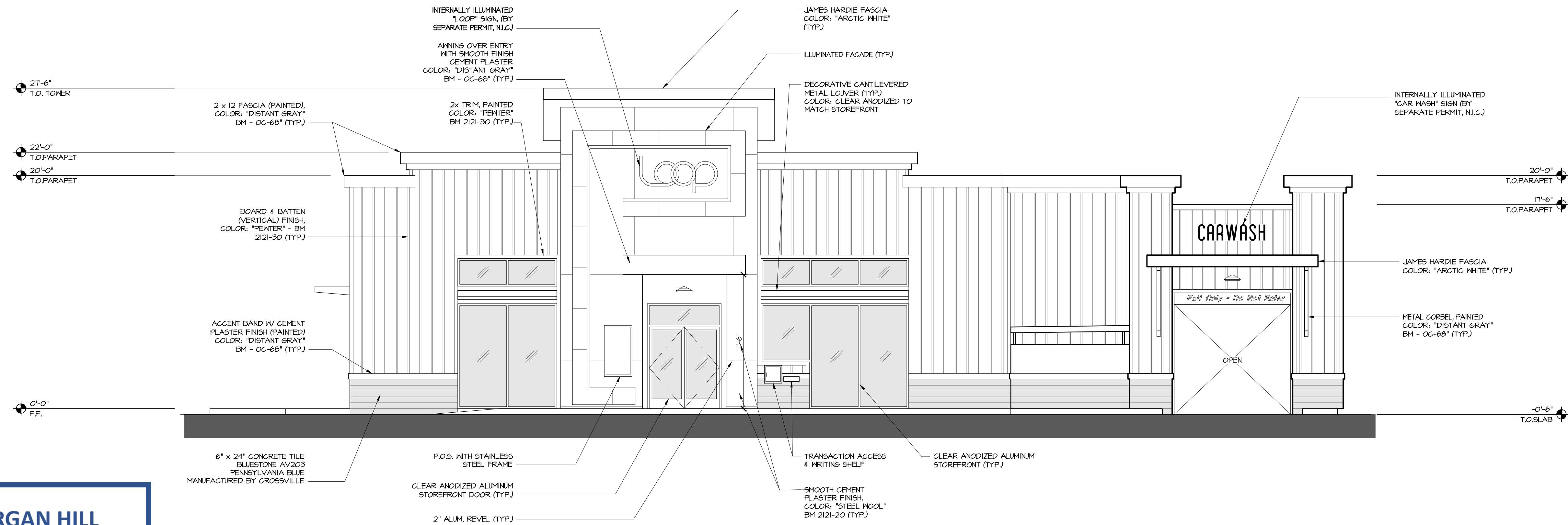
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BUILDING ELEVATIONS

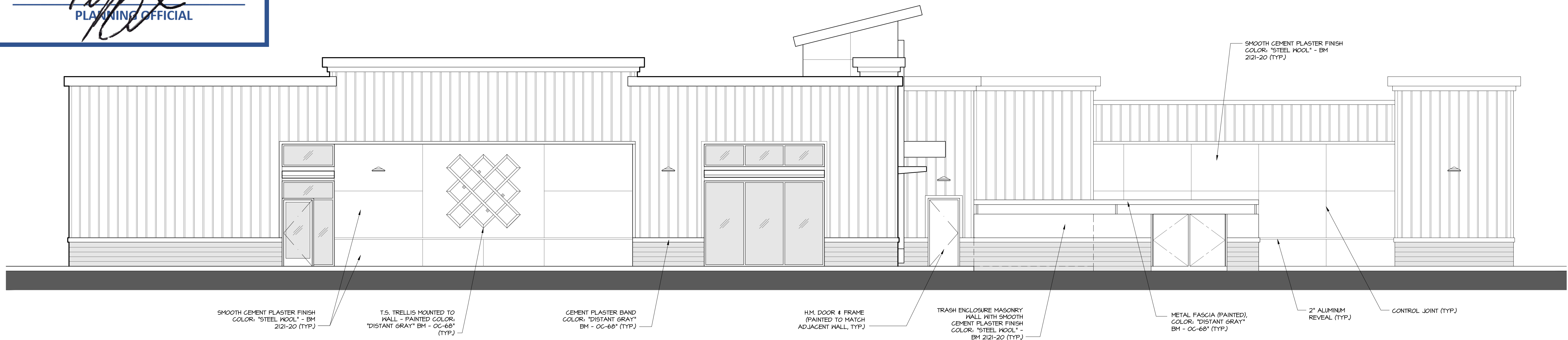
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DRAWN: EMQ CHECKED: MII
SCALE: AS NOTED DATE: 12-17-18

A2.1

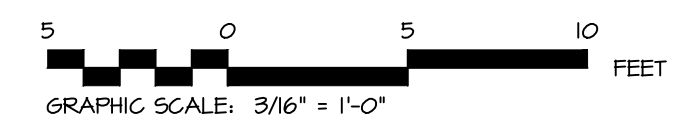
SHEET OF



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



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



CITY OF MORGAN HILL
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- ISSUED FOR PLANNING

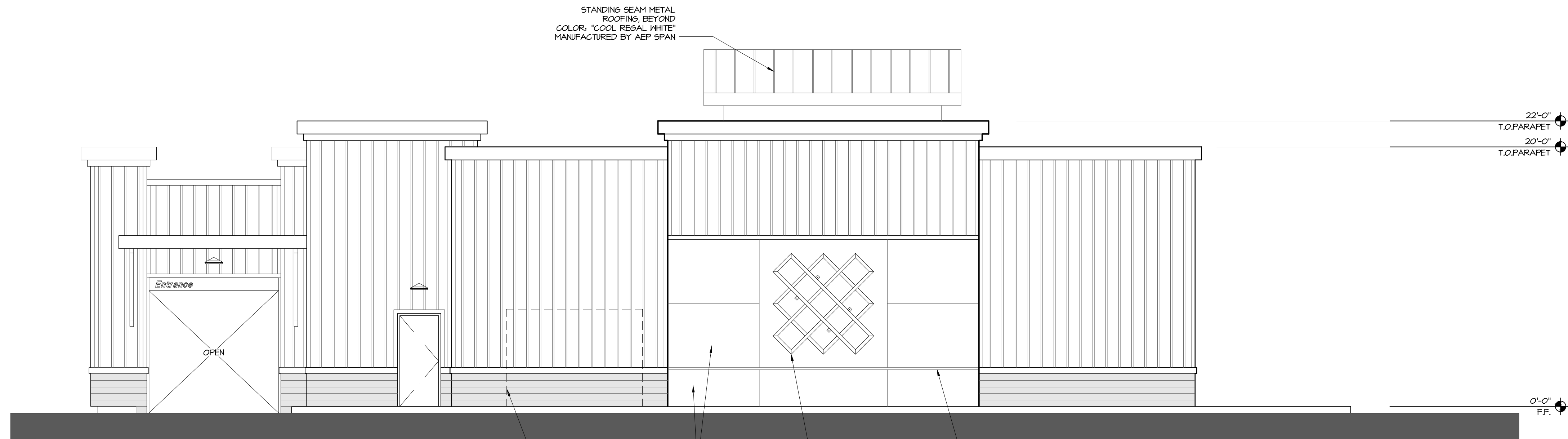
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BUILDING ELEVATIONS

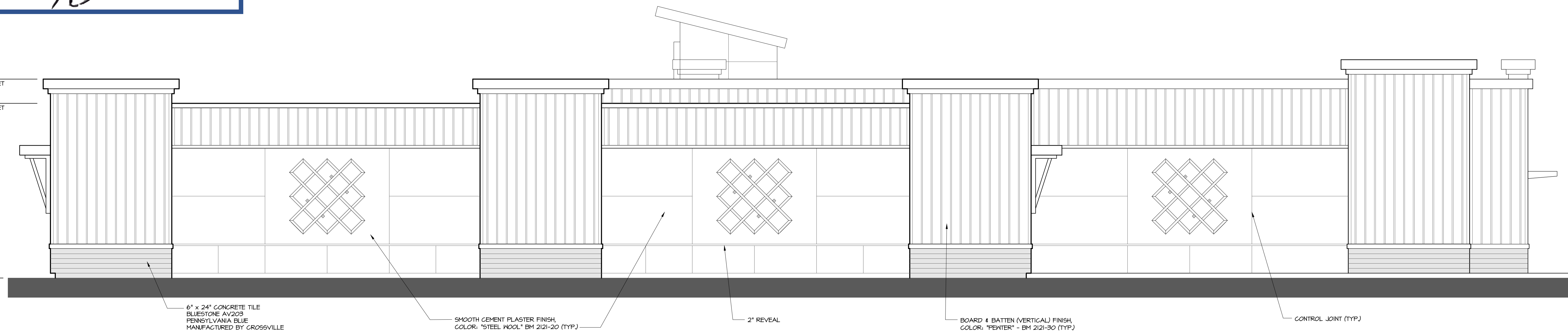
PROJECT #: 14-5062
DRAWN: DP CHECKED: MII
SCALE: AS NOTED DATE: 12-17-18

A2.2

SHEET OF



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



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

5 0 5 10
FEET
GRAPHIC SCALE: 3/16" = 1'-0"

CITY OF MORGAN HILL
PLAN APPROVED

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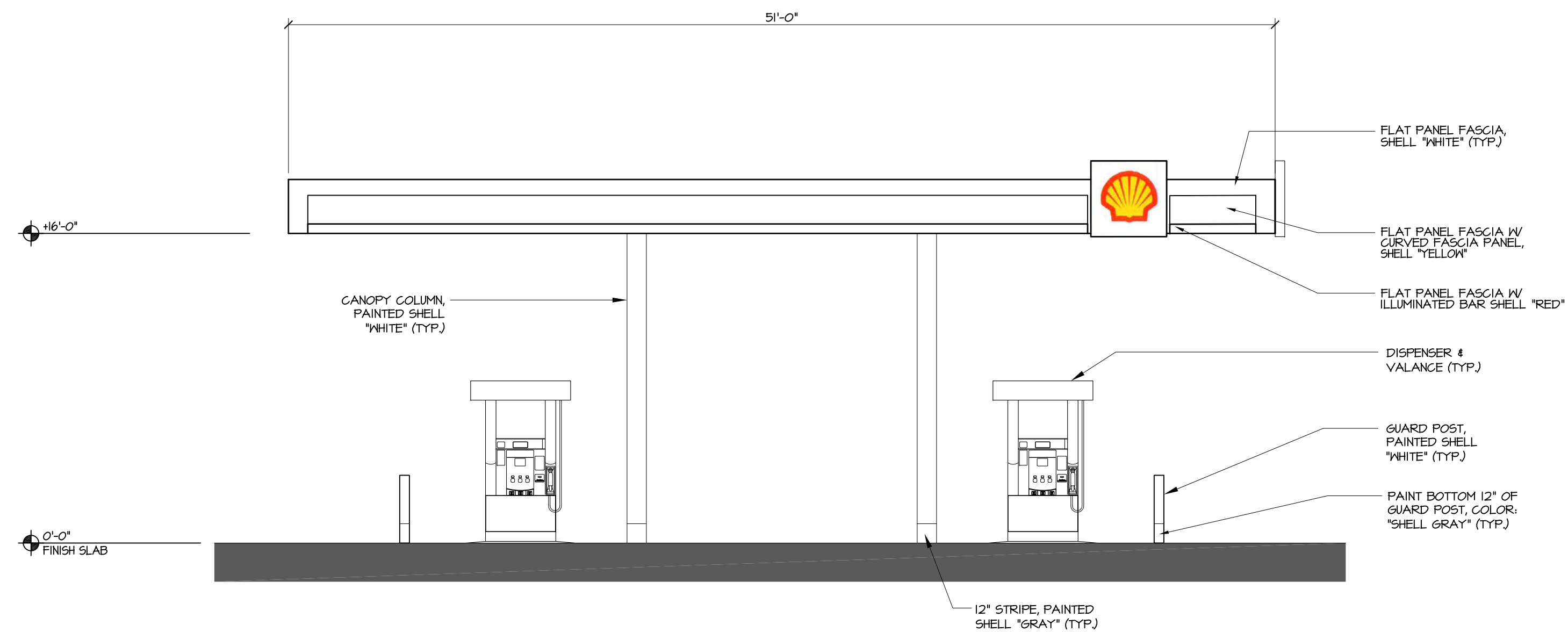
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ON 3/28/2023

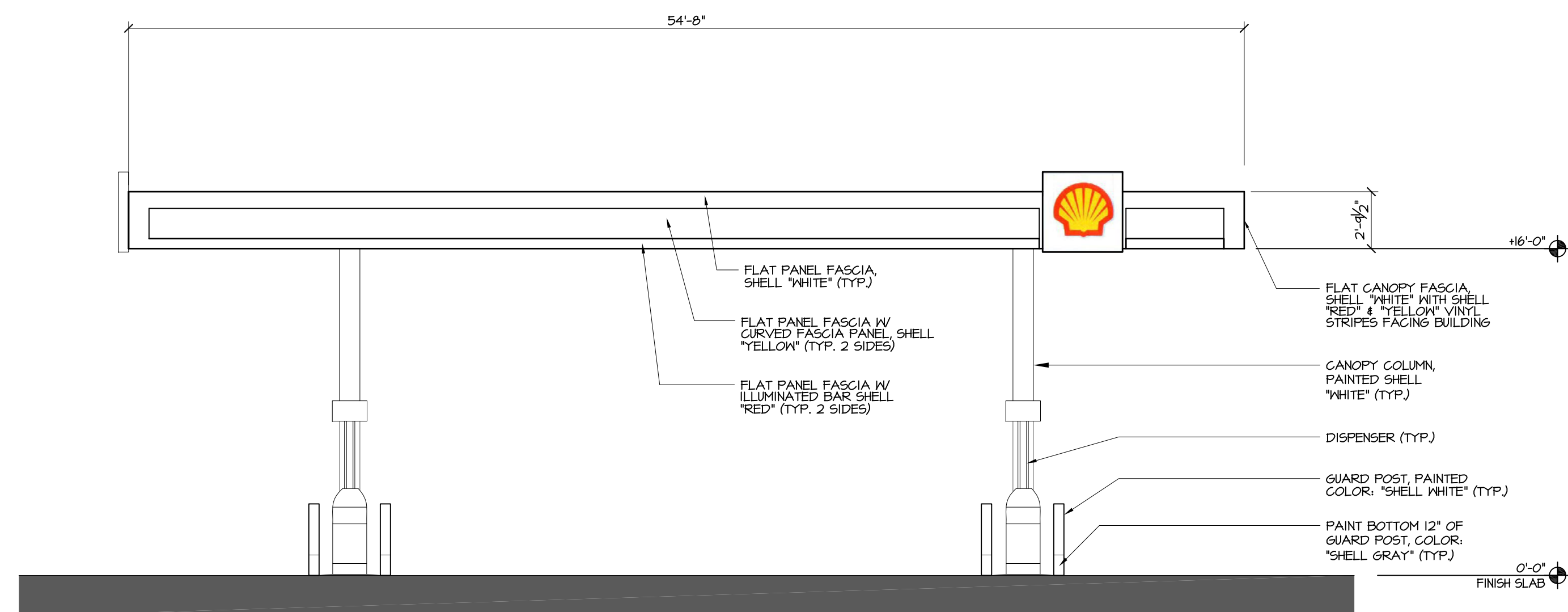
AAE2019-0001

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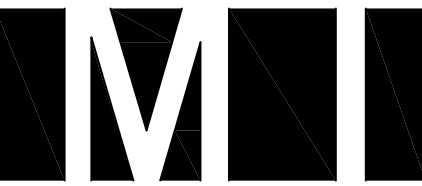


A NORTH ELEVATION (FACING E. DUNNE AVE.)
3/16" = 1'-0"



B EAST ELEVATION (FACING SHOPPING CTR. DRYWAY.)
3/16" = 1'-0"

5 0 5 10
FEET
GRAPHIC SCALE: 3/16" = 1'-0"



Architects

M I Architects, Inc.

ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

SHELL GAS STATION, CONVENIENCE
STORE, CARWASH & RETAIL
810 EAST DUNNE AVE
MORGAN HILL, CA 95037

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NO.	DATE	DESCRIPTION
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FUELING CANOPY
ELEVATIONS

PROJECT #: 14-5062
DRAWN: BM CHECKED: MII
SCALE: AS NOTED DATE: 12-17-18

CA2

SHEET OF

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CITY OF MORGAN HILL

PLAN APPROVED

THIS PLAN WAS APPROVED BY
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ON 3/28/2023

AAE2019-0001

FILE NUMBER



PLANNING OFFICIAL



EAST ELEVATION



SOUTH ELEVATION

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BUILDING COLORED ELEVATIONS		
PROJECT #: 14-5062		
DRAWN:		CHECKED:
SCALE:		DATE:
SHEET OF		

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WEST ELEVATION



NORTH ELEVATION



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SUITE 100
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BUILDING
COLORED ELEVATIONS
PROJECT #: 14-5062
DRAWN: CHECKED:
SCALE: DATE:

CITY OF MORGAN HILL
PLAN APPROVED

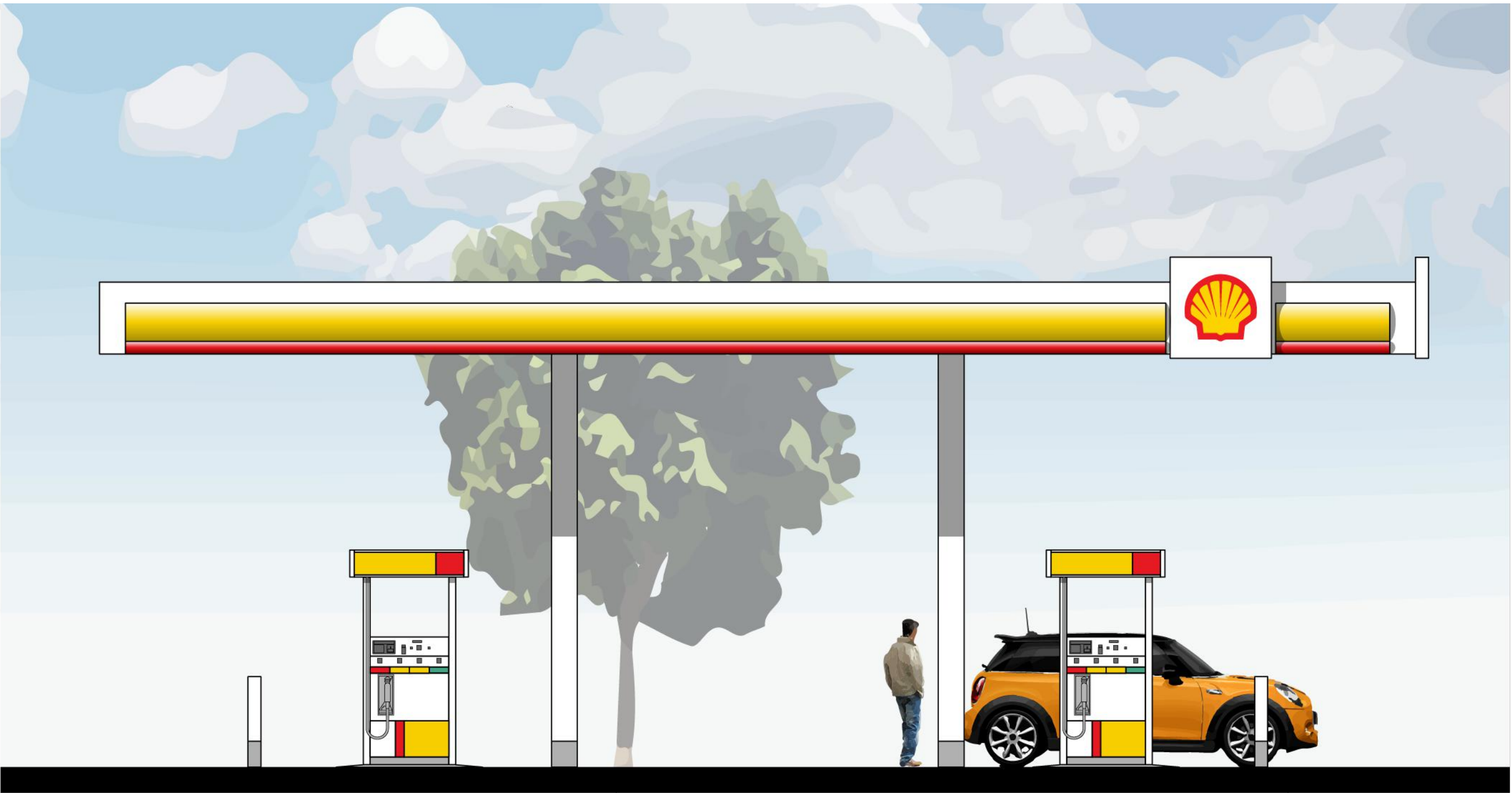
THIS PLAN WAS APPROVED BY
THE PLANNING COMMISSION

ON 3/28/2023

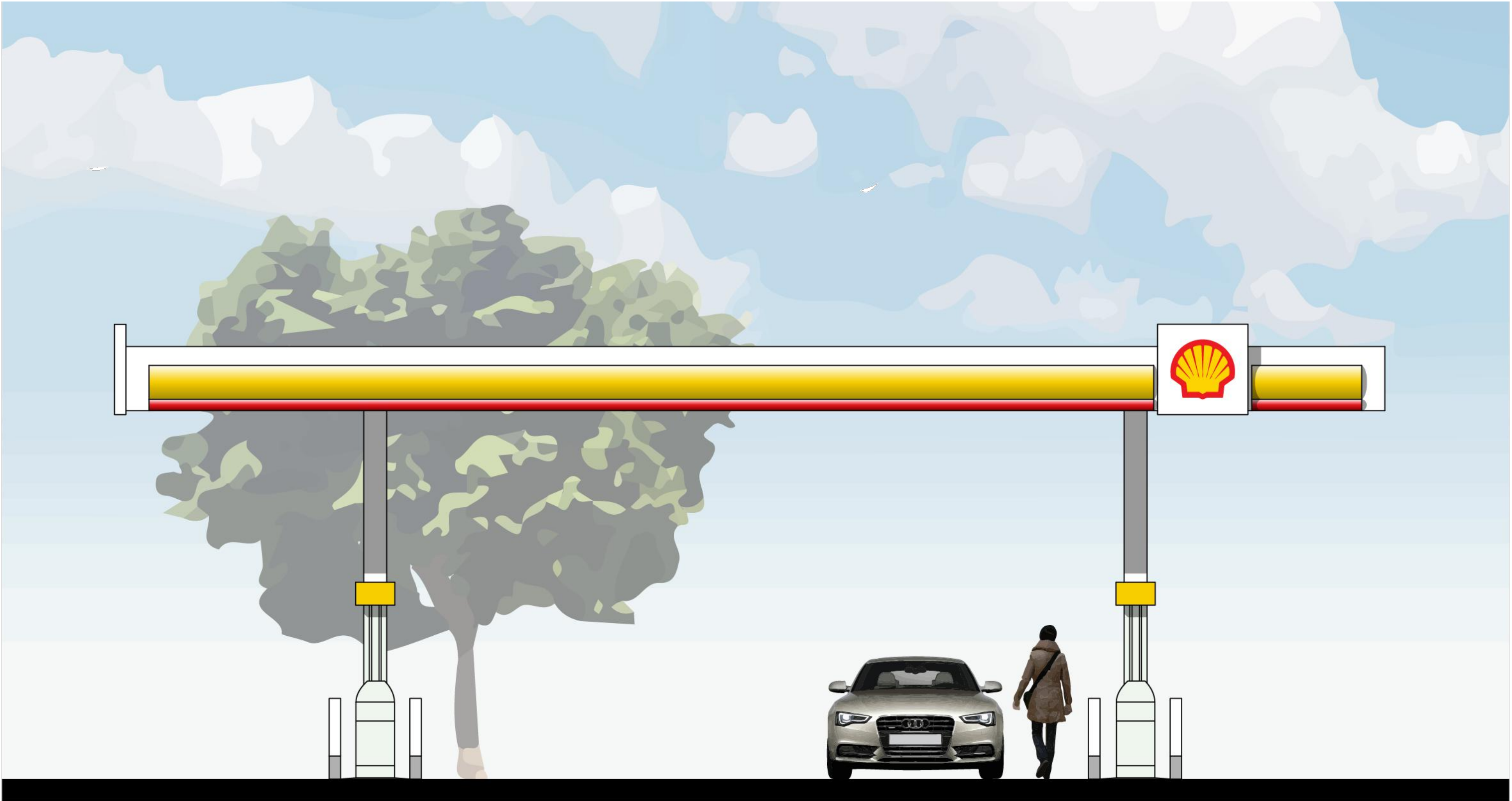
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NORTH ELEVATION



EAST ELEVATION



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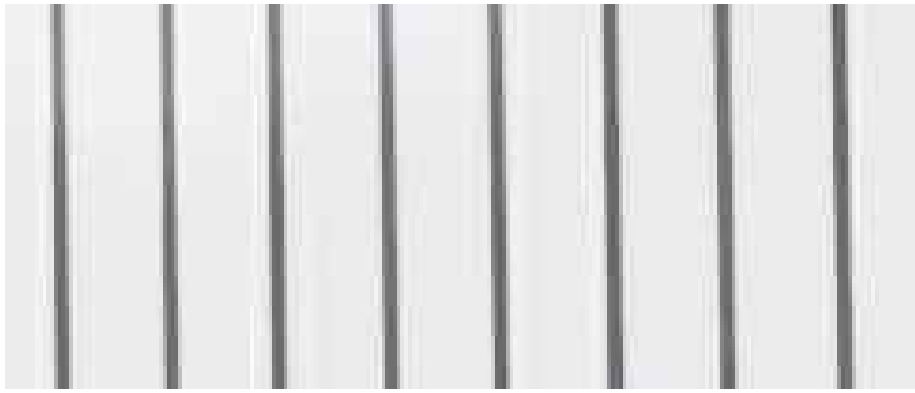
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NO.	DATE	DESCRIPTION
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CANOPY
COLORED ELEVATIONS

PROJECT #: 14-5062
DRAWN: CHECKED:
SCALE: DATE:



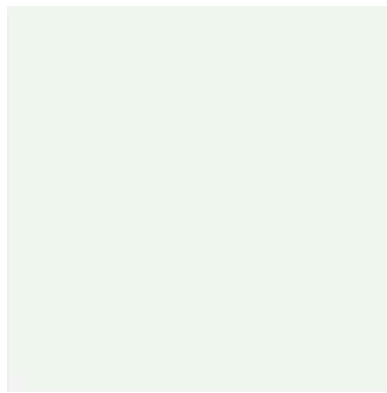
STANDING SEAM METAL ROOFING
& METAL AWNING AEP SPAN
COLOR: "REGAL WHITE" (TYP.)



FASCIA - HARDIE PANEL
JAMES HARDIE:
COLOR: "ARCTIC WHITE"



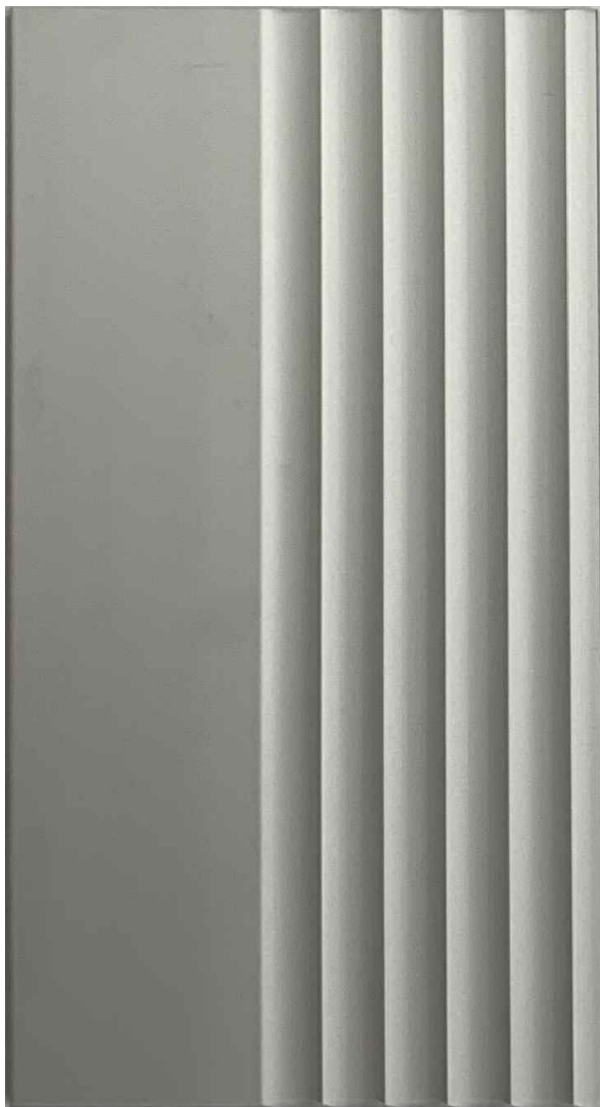
SIGNAGE:
BENJAMIN MORE PAINT
COLOR: "CITRUS ORANGE" 2016-20



FASCIA, SMOOTH CEMENT PLASTER BAND,
AWNING & TRELLIS (PAINTED)
BENJAMIN MOORE:
COLOR: "DISTANT GRAY" - OC-68



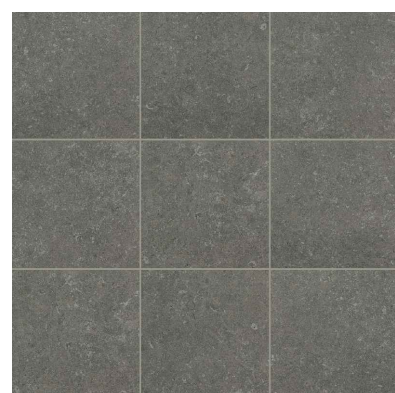
BOARD & BATTON (PAINTED) & TRIM
(PAINTED) - BENJAMIN MOORE
COLOR: "PEWTER" - 2121-30 (TYP.)



OLDCASTLE BUILDING ENVELOPE
215 CLEAR CLASS I
CLEAR ANODIZED STOREFRONT



SMOOTH CEMENT PLASTER
BENJAMIN MOORE:
COLOR: "STEEL WOOL" - 2121-20



6" x 24" CONCRETE TILE
BLUESTONE AV203
PENNSYLVANIA BLUE
MANUFACTURED BY CROSSVILLE



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