

**Oasis/Conoco Phillips Service Station: DR04-0012-R-2**

**Exhibit A  
Location Map**

N



0 0.05 0.1 0.2 Miles

POR. SECS. 2, 3, 10, & 11, T.9N., R.8E., M.D.M.



It is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items on the map.

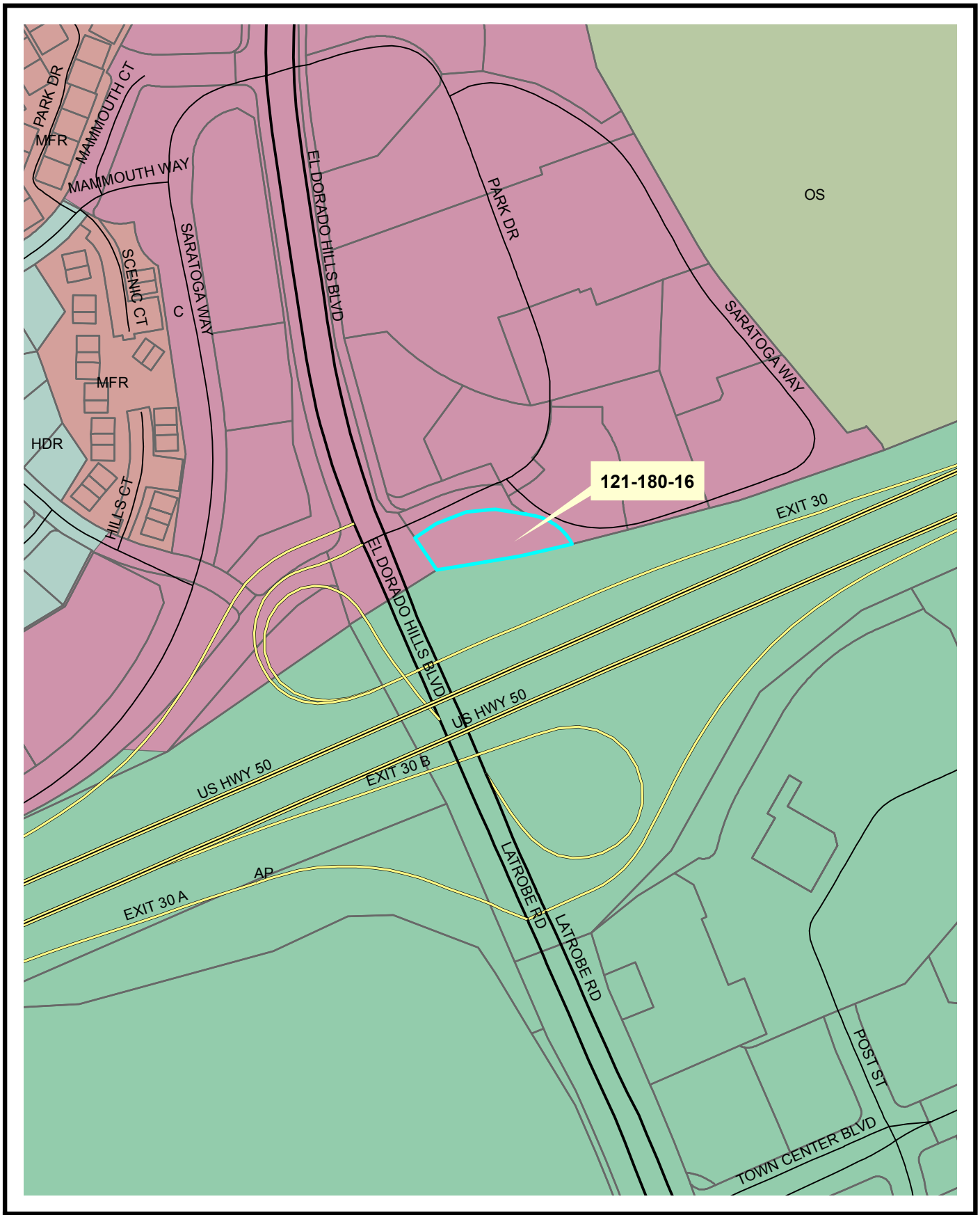
Acreages Are Estimates

Exhibit B

DR 04-0012-R-2

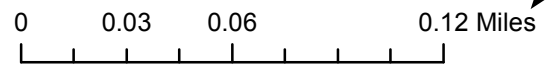
Rev. Sept. 12, 2006  
18-0160 D 2 of 17

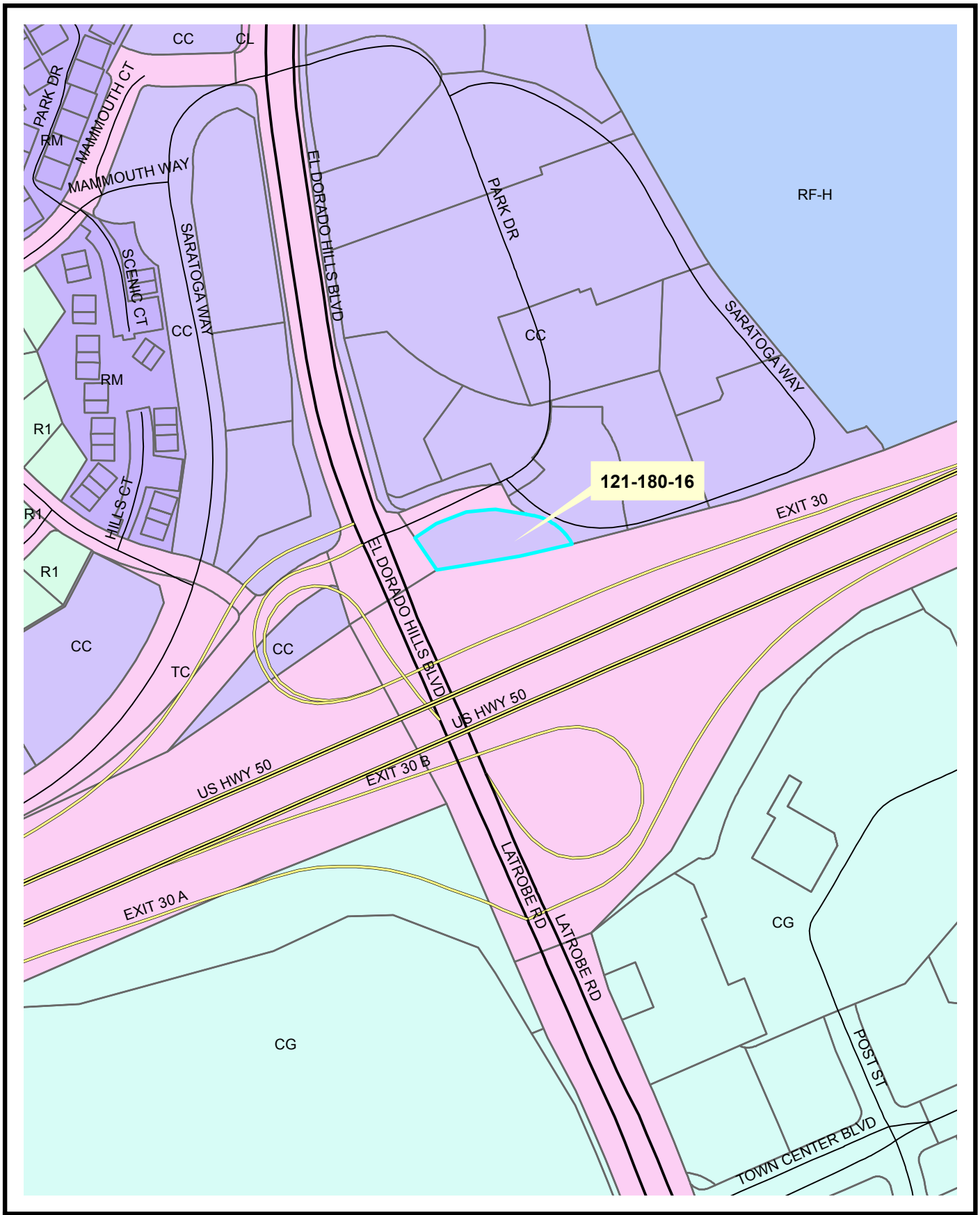
Assessor's Map  
County of El Dorado



- AP
- C
- HDR
- MFR
- OS

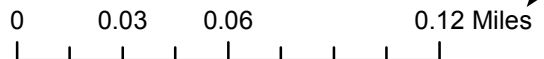
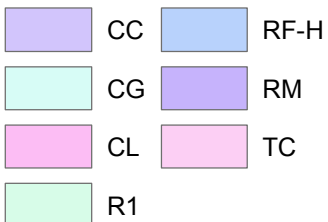
**Oasis/Conoco Phillips Service Station: DR04-0012-R-2**  
**Exhibit C**  
**General Plan Map**



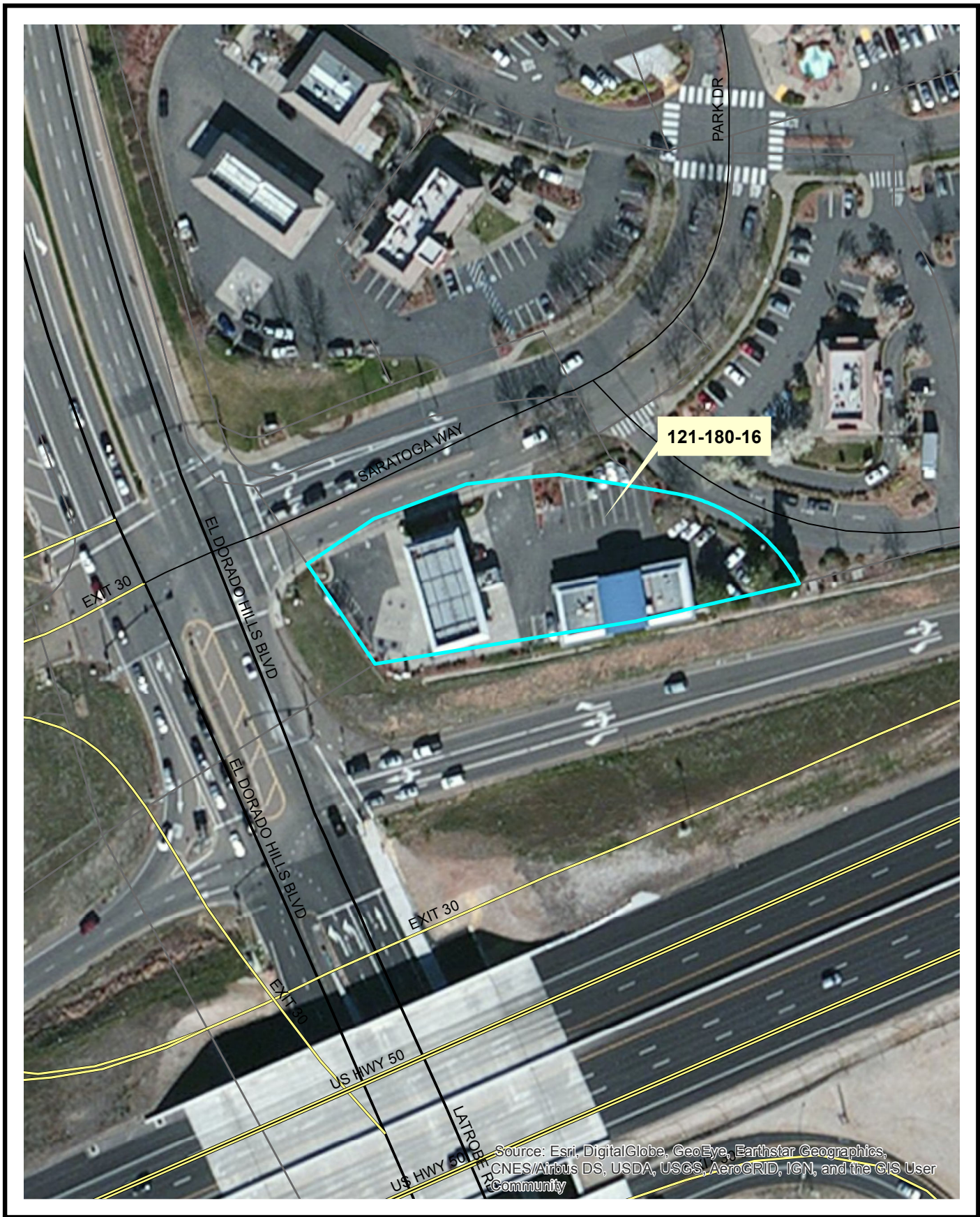


**Oasis/Conoco Phillips Service Station: DR04-0012-R-2**

**Exhibit D  
Zoning Map**





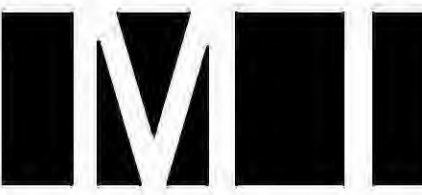


**Oasis/Conoco Phillips Service Station: DR04-0012-R-2  
Exhibit E  
Aerial Map**



0 0.0075 0.015 0.03 Miles





Architects

M | Architects, Inc.

ARCHITECTURE  
PLANNING  
MANAGEMENT  
DESIGN  
2221 OLYMPIC BLVD.,  
SUITE 100  
WALNUT CREEK, CA  
94595  
925-287-1174 Tel  
925-943-1501 Fax  
925-878-9875 Cell  
muthana@marchitect.com  
www.marchitect.com

NOT FOR  
CONSTRUCTION

76 GAS STATION,  
CONVENIENCE STORE ADDITION  
1020 SARATOGA WAY  
EL DORADO HILLS, CA 95762

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### DRAWING INDEX

SD1	SITE PLAN
1 OF 1	SURVEY
SD1-L	SITE LIGHTING PHOTOMETRIC
CI	PRELIMINARY GRADING & UTILITY PLAN
AI1	FLOOR PLAN
A21	BUILDING ELEVATIONS
CA1	CANOPY ELEVATIONS

### SITE INFORMATION

APN: 121-180-16  
 ZONING: CC - COMMUNITY COMMERCIAL  
 EXISTING USE: GAS STATION, FOOD MART & SERVICE BAYS  
 PROPOSED USE: GAS STATION, CONVENIENCE STORE & SERVICE BAYS  
 SITE AREA: 28,741 S.F. 0.66 ACRES  
 EXISTING BUILDINGS:  
 (E) AUTO SERVICE TO REMAIN: 2,748 S.F.  
 (E) FUELING CANOPY TO BE REMOVED: 3,151 S.F.  
 NEW BUILDINGS:  
 NEW CONVENIENCE STORE: 1,151 S.F.  
 NEW FUELING CANOPY: 2,454 S.F.  
 PARKING REQUIREMENTS:  
 RETAIL:  
 1 SPACE PER 300 S.F. (1,151 S.F. /300): 4 SPACES  
 PARKING PROVIDED: 8 SPACES  
 STANDARD PARKING STALLS (9' x 18'): 7 SPACES  
 ACCESSIBLE PARKING STALL: 1 SPACE  
 SERVICE BAYS:  
 3 SPACES FOR EACH SERVICE BAY (4 x 3) 12 SPACES  
 PARKING PROVIDED: 14 SPACES

### PROJECT DIRECTORY

**ARCHITECT**  
 M | ARCHITECTS, INC.  
 2221 OLYMPIC BLVD., SUITE 100  
 WALNUT CREEK, CA 94595  
 TEL: (925) 287-1174 x1  
 FAX: (925) 943-1501  
 CELL: (925) 878-9875  
 MR. MUTHANA IBRAHIM, ARCHITECT

**DEVELOPER**  
 MR. SUKHEER BHULLAR  
 1020 SARATOGA WAY  
 EL DORADO HILLS, CA 95762  
 TEL: (916) 300-1442  
 FAX: -

**CIVIL ENGINEER**  
 STUKAM CONSULTING ENGINEERS, INC.  
 8991 GREENBACK LANE, 2ND FLOOR  
 ORANGEVALE, CA 95662  
 TEL: (916) 825-5741  
 FAX: (916) 928-6316  
 MR. FAREED T. SIDDIQUI, P.E.

### SITE PLAN LEGEND

- NEW 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

### VICINITY MAP



- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

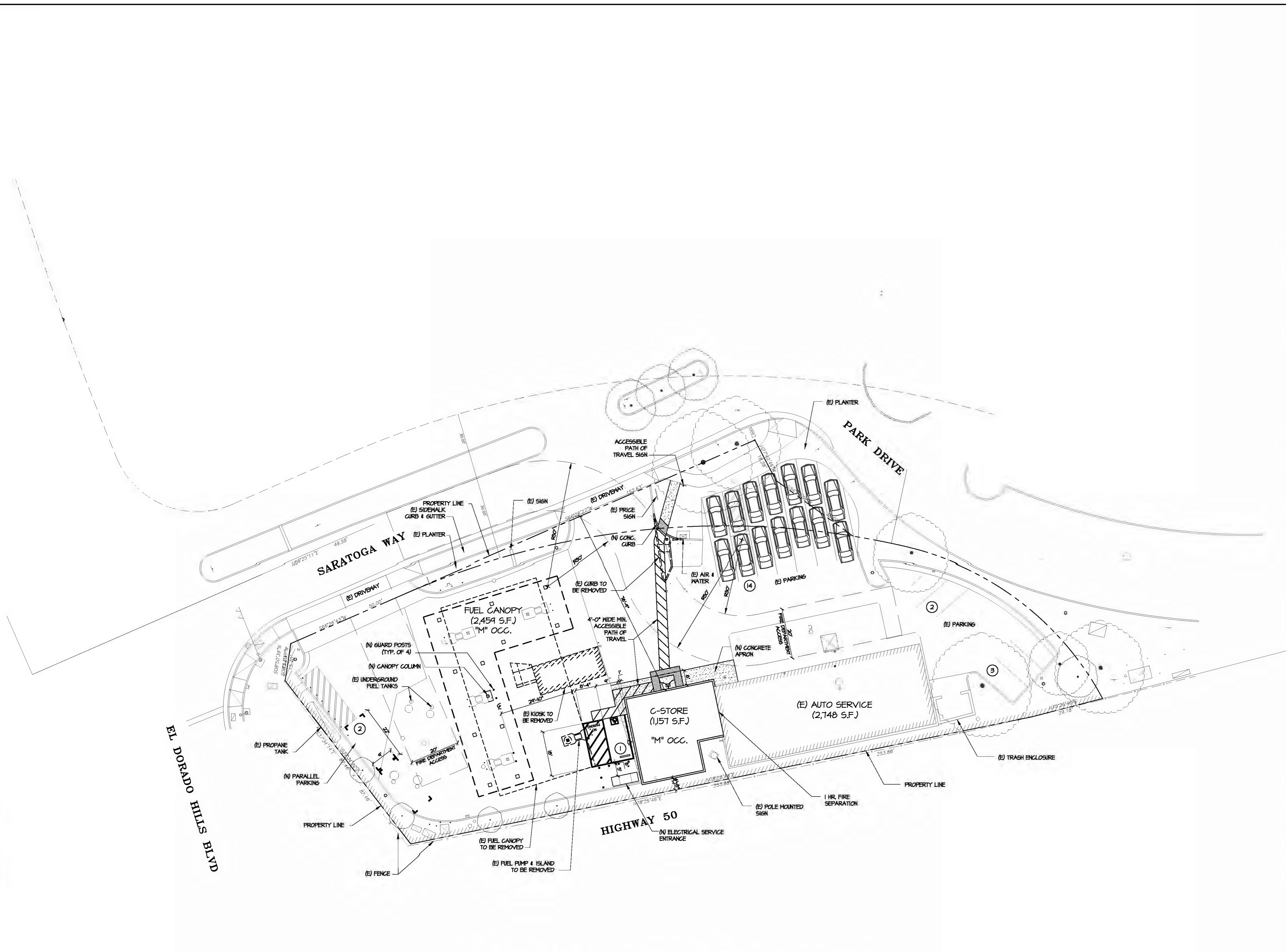
NO.	DATE	DESCRIPTION

SITE PLAN

PROJECT #: 15-11201  
 DRAWN BY: MII  
 CHECKED: MII  
 SCALE: AS NOTED DATE: 05-16-16

SD1

SHEET 18-0160 D 6 OF 17



**1 SITE PLAN**  
 1" = 20'-0"

GRAPHIC SCALE: 1" = 20'-0" (0, 10, 20, 40 FEET)

NORTH

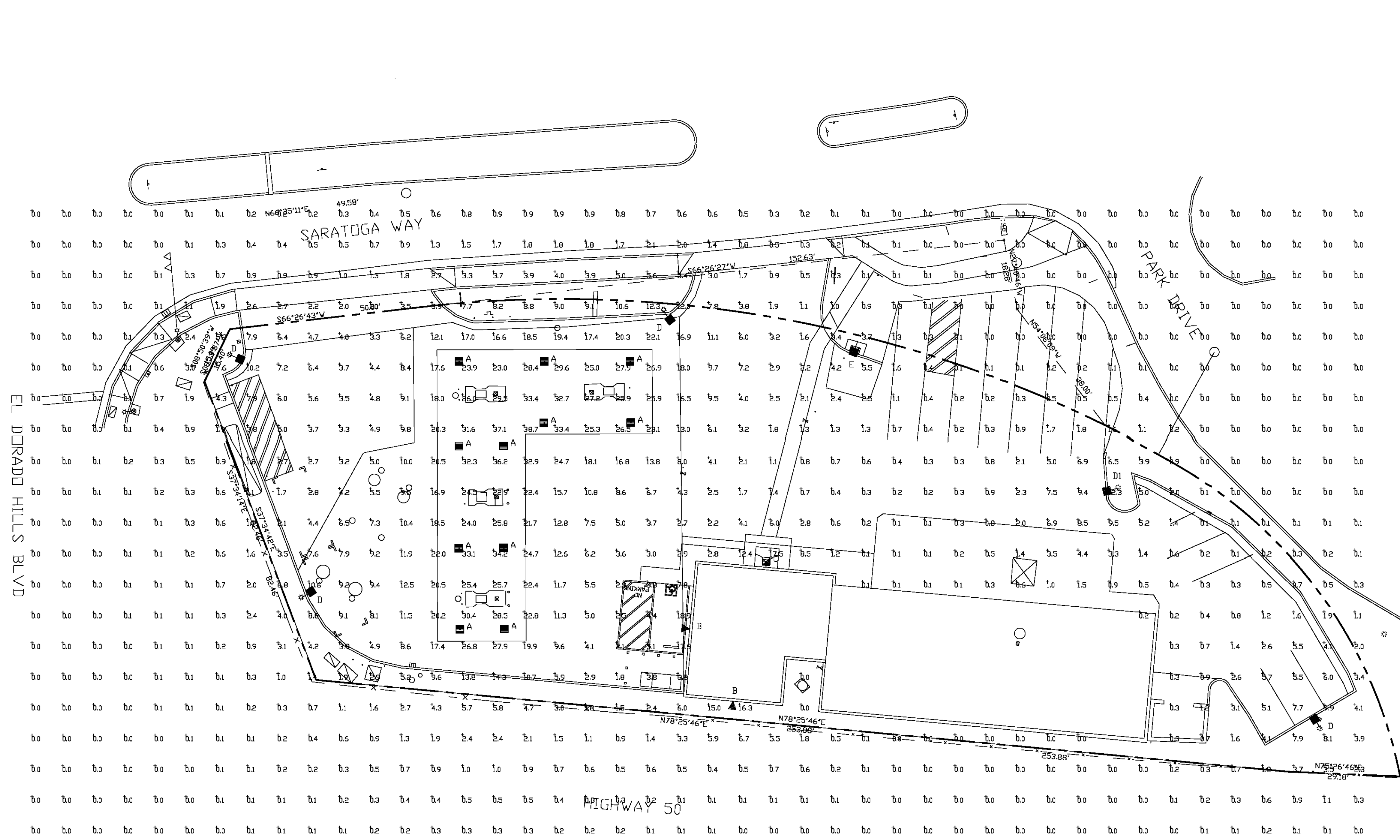
Exhibit F

S:\-Projects\15-11201 1020 Saratoga Way, El Dorado Hills, Dwg 3, Planning\15-11201-SD1.dwg modified by User1 at Mar 29, 2017 - 12:45pm

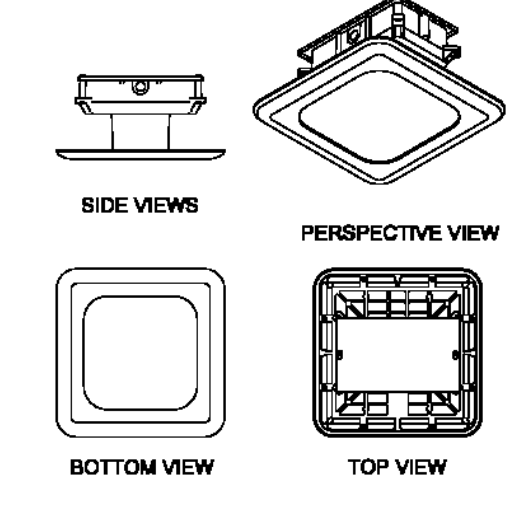




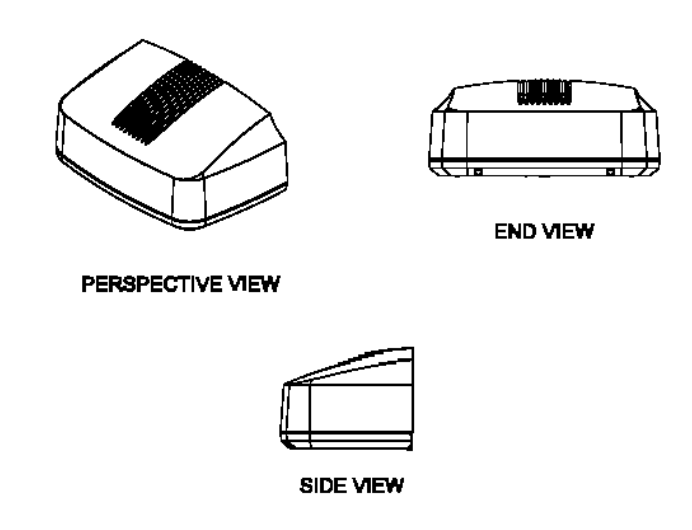




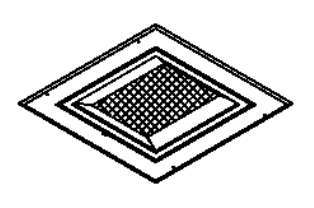
**CRUS-SC-LED**  
LED CANOPY LIGHT - LEGACY



**XPWS3**  
LED Wall Mount Light



**XSL2-S-50**  
LED Soffit



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts	
	11	A	SINGLE	CRUS-SC-LED-SS-CW MTD @ 16'-4"	1.000	N.A.	13554	114	
	2	B	SINGLE	XPWS3-WT-LED-48-450-CW-UE MTD @ 9'	1.000	N.A.	6144	72	
	1	C	SINGLE	XSL2-S-LED-50-SS-CW MTD @ 10'-6"	1.000	N.A.	6193	59.9	
	4	D	SINGLE	EXISTING 400 W FIXTURE BY OTHER MTD @ 16'-2"	0.300	40000	28784	456	
	1	D1	SINGLE	EXISTING 400 W FIXTURE BY OTHER MTD @ 14'	0.300	40000	28784	456	
	1	E	SINGLE	EXISTING 175 W FIXTURE BY OTHER MTD @ 12'	0.300	12800	7996	208	

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.65	38.7	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	27.75	38.7	19.9	1.39	1.94
INSIDE CURB	Illuminance	Fc	7.44	24.7	0.1	74.40	247.00

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 existing or future field conditions.

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.

Photometric data for fixture type "D,D1&E" is based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

**Exhibit H**

Total Project Watts  
Total Watts = 3945.9

**SD1-L**

75 STATION  
1020 SARATOGA WAY  
EL DORADO HILLS, CA

DATE: 11-15-16  
REVISION: 09-17  
SHEET 1 OF 1

SCALE: 1"=16'

18-0160







# APPENDIX A

**Design Certification:**

This form must be completed and signed by the design professional, as defined under 17.34.020.

“I/we certify that the design and technical specifications are compliant with the requirements in Chapter 17.34 (Outdoor Lighting).”

Signature <i>P. McDermott</i>	Date <b>6-9-2017</b>
Name (Print) <b>Patrick McDermott</b>	Title <b>President</b>
Telephone No. <b>415-330-0660</b>	E-mail Address <b>patrick@bostonmcdermott.com</b>
License or Certification No.	
Company <b>Boston-McDermott</b>	Street Address <b>770 Menlo Ave</b>
City <b>Menlo Park</b>	State and Zip Code <b>CA 94025</b>

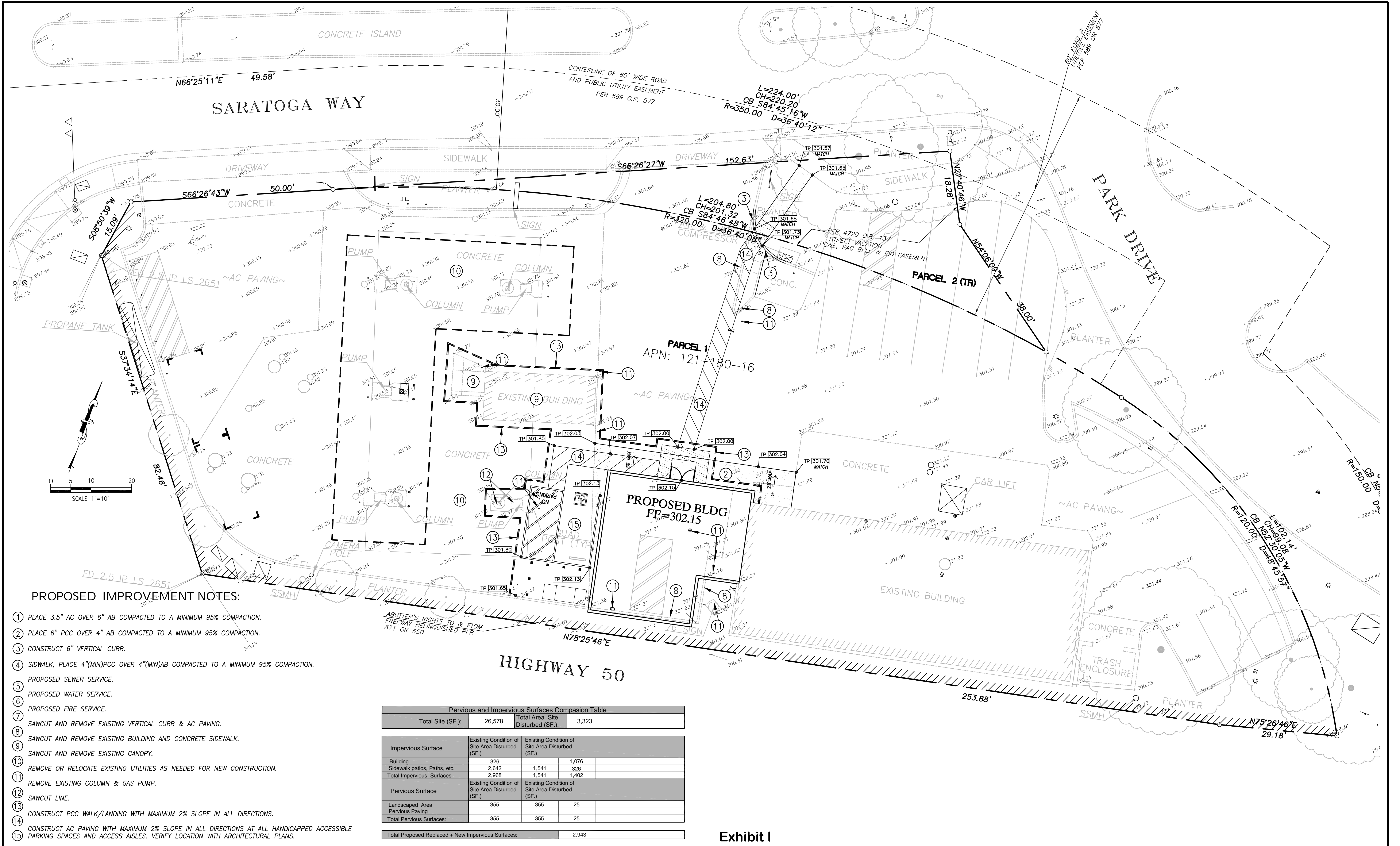
**Section C Construction and Installation Certificate of Completion**

This form must be completed and signed by the design professional or the licensed contractor who installed the system.

“I/we certify that based upon periodic site observations, the work has been completed in accordance with Chapter 17.34 (Outdoor Lighting) and that the lighting system was built and installed according to the design specifications certified above.”

Signature	Date
Name (Print)	Title
Telephone No.	E-mail Address
License or Certification No.	
Company	Street Address
City	State and Zip Code



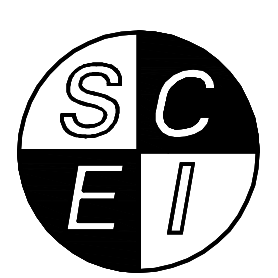



**PROPOSED IMPROVEMENT NOTES:**

- ① PLACE 3.5" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ② PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ③ CONSTRUCT 6" VERTICAL CURB.
- ④ SIDEWALK, PLACE 4"(MIN)PCC OVER 4"(MIN)AB COMPACTED TO A MINIMUM 95% COMPACTION.
- ⑤ PROPOSED SEWER SERVICE.
- ⑥ PROPOSED WATER SERVICE.
- ⑦ PROPOSED FIRE SERVICE.
- ⑧ SAWCUT AND REMOVE EXISTING VERTICAL CURB & AC PAVING.
- ⑨ SAWCUT AND REMOVE EXISTING BUILDING AND CONCRETE SIDEWALK.
- ⑩ SAWCUT AND REMOVE EXISTING CANOPY.
- ⑪ REMOVE OR RELOCATE EXISTING UTILITIES AS NEEDED FOR NEW CONSTRUCTION.
- ⑫ REMOVE EXISTING COLUMN & GAS PUMP.
- ⑬ SAWCUT LINE.
- ⑭ CONSTRUCT PCC WALK/LANDING WITH MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
- ⑮ CONSTRUCT AC PAVING WITH MAXIMUM 2% SLOPE IN ALL DIRECTIONS AT ALL HANDICAPPED ACCESSIBLE PARKING SPACES AND ACCESS AISLES. VERIFY LOCATION WITH ARCHITECTURAL PLANS.

Pervious and Impervious Surfaces Comparison Table			
	Total Area Site (SF.)	Total Area Site Disturbed (SF.)	
Total Site (SF.)	26,578	3,323	
<b>Impervious Surface</b>			
Building	326	1,076	
Sidewalk patios, Paths, etc.	2,642	326	
Total Impervious Surfaces	2,968	1,402	
<b>Pervious Surface</b>			
Landscaped Area	355	25	
Pervious Paving	355	25	
Total Pervious Surfaces:	355	25	
Total Proposed Replaced + New Impervious Surfaces:			2,943

**Exhibit I**

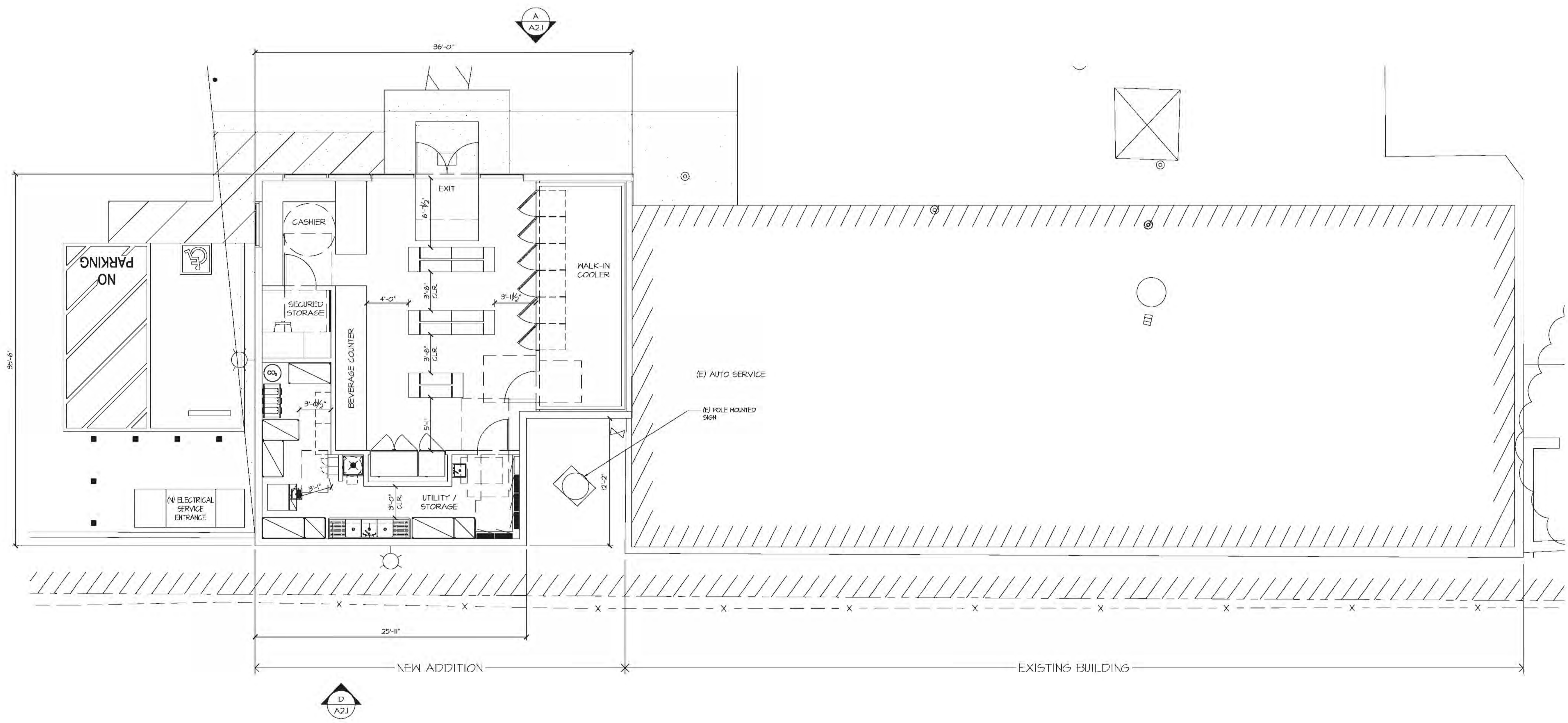
BENCHMARK ELEV. _____		<b>STUKAM CONSULTING ENGINEERS, INC.</b> 11344 COLOMA RD. SUITE 235C GOLD RIVER, CALIFORNIA 95670 (916) 858-8241 PHONE (916) 988-6316 FAX	DESIGNED: FTS DRAWN: FTS CHECKED: FTS SUBMITTED: FAREED T. SIDDIQUI	SCALE: <b>1"=10'</b> RCE: 56122		PRELIMINARY GRADING & UTILITY PLAN <b>1020 SARATOGA WAY</b> 76 GAS STATION, CONVENIENCE STORE ADDITION APN: 121-180-16 EL DORADO COUNTY	DATE: 10/27/16 SHEET <b>C1</b> OF 1
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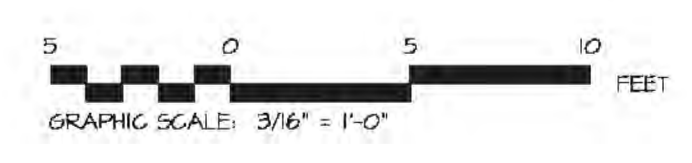
**76 GAS STATION,  
 CONVENIENCE STORE ADDITION  
 1020 SARATOGA WAY  
 EL DORADO HILLS, CA 95762**

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ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
ISSUED FOR PLANNING
NO. DATE DESCRIPTION
△
△
△
△
FLOOR PLAN
PROJECT #: 15-11201
DRAWN: BB CHECKED: MII
SCALE: AS NOTED DATE: 11-07-16



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



**Exhibit J**

S:\1-Projects\15-11201 1020 Saratoga Way, El Dorado Hills\Drawings\Planning\15-11201-A1.1.dwg, modified by user at Mar 29, 2017 - 12:46pm





Architects

M I Architects, Inc.

ARCHITECTURE  
PLANNING  
MANAGEMENT  
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mihana@miarchitect.com  
www.miarchitect.com

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76 GAS STATION,  
CONVENIENCE STORE ADDITION  
1020 SARATOGA WAY  
EL DORADO HILLS, CA 95762

- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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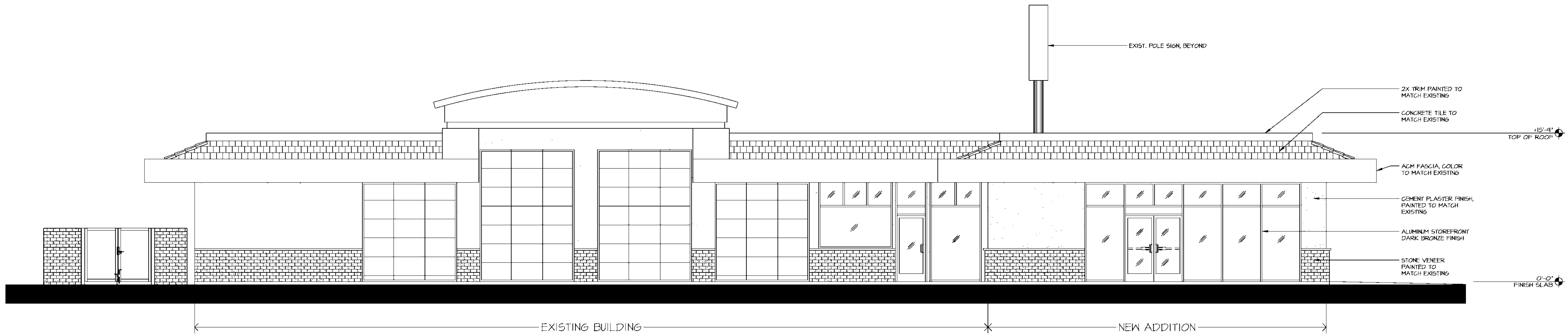
CANOPY ELEVATIONS

PROJECT #: 15-11201  
DRAWN: DP CHECKED: MI  
SCALE: AS NOTED DATE: 10-10-16

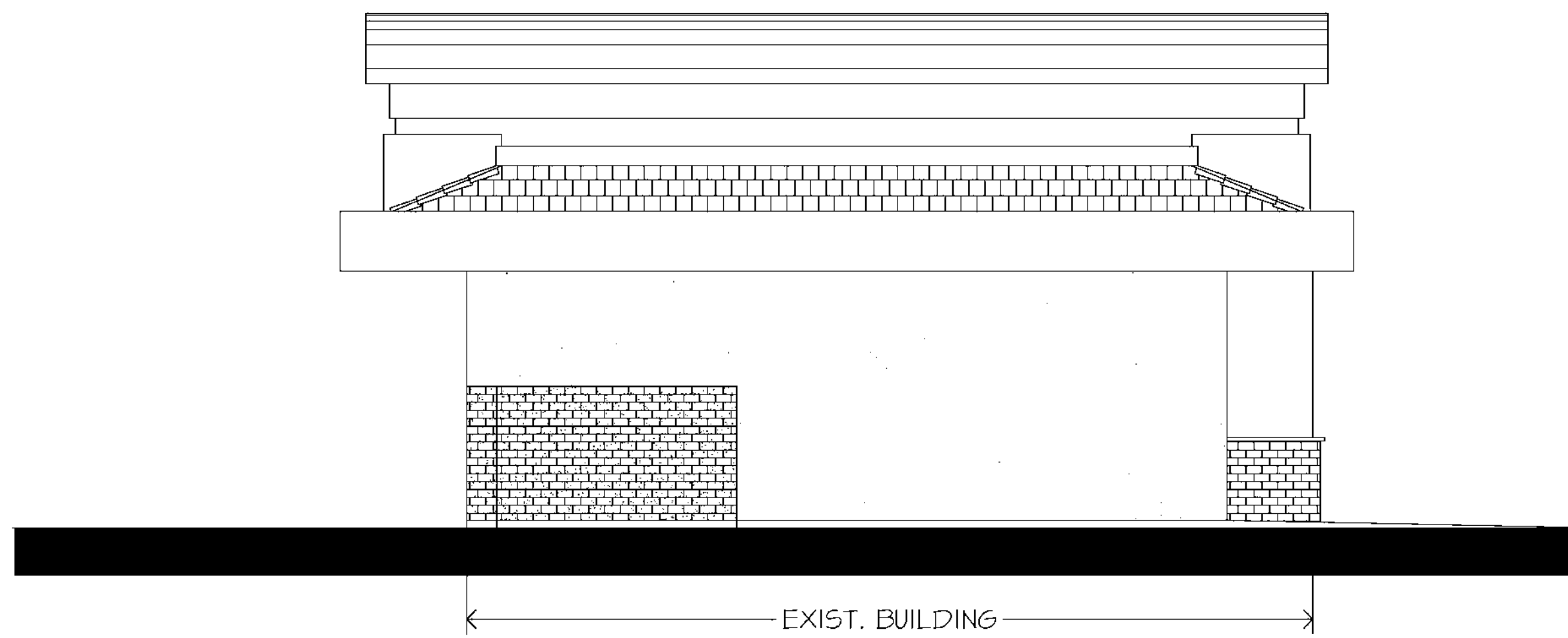
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SHEET OF

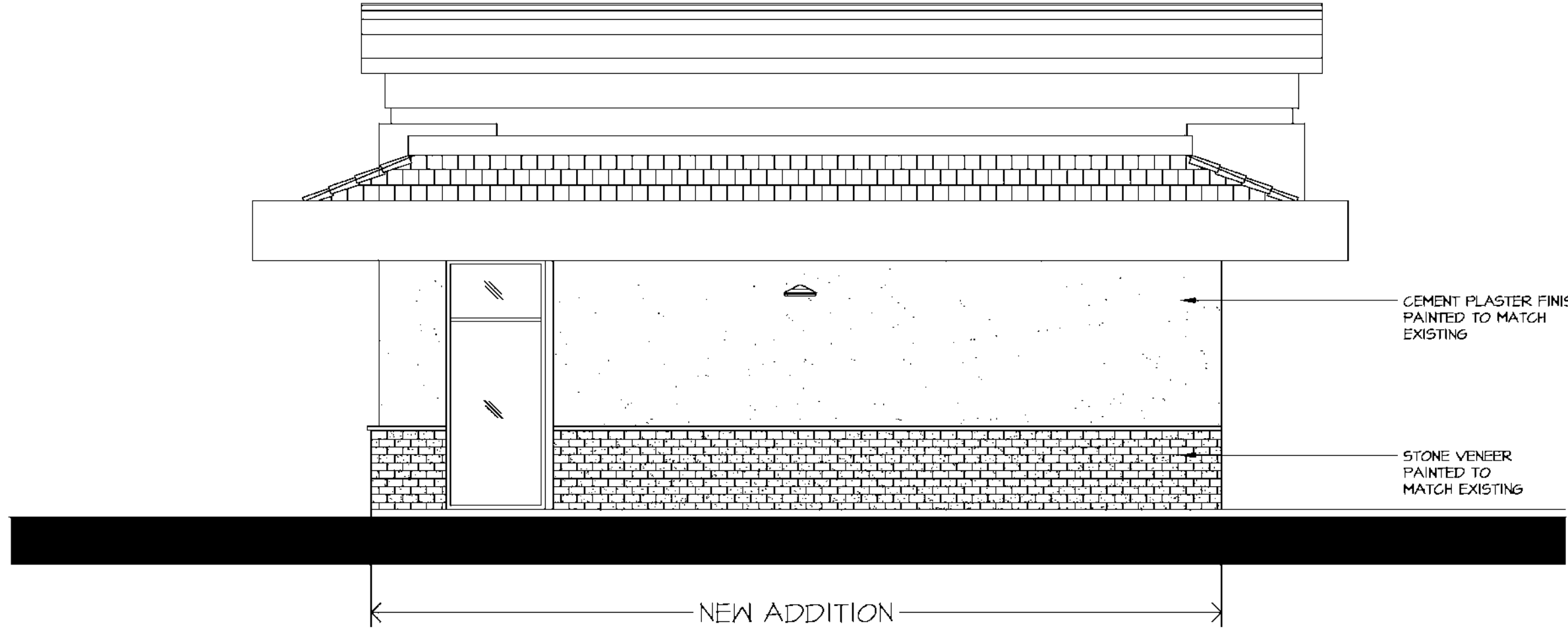
18-0160 D 13 of 17



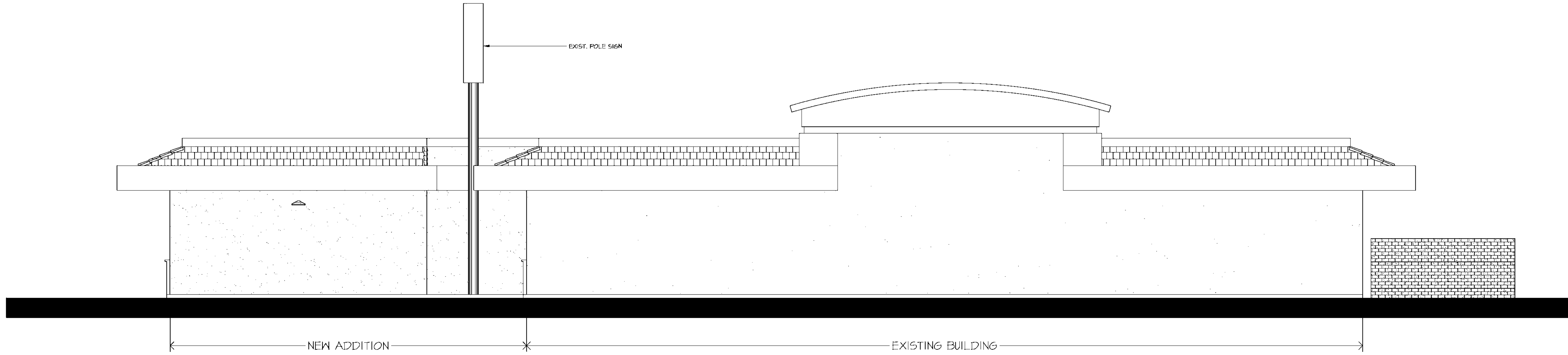
**A NORTH ELEVATION**  
3/16" = 1'-0"



**B EAST ELEVATION**  
3/16" = 1'-0"



**C WEST ELEVATION**  
3/16" = 1'-0"



**D SOUTH ELEVATION**  
3/16" = 1'-0"

Exhibit K

S:\Projects\15-11201\_1020 Saratoga Way, El Dorado Hills\Drawings\Planning\15-11201-02\_1.dwg, modified by User1 at: Mar 29, 2017 - 12:48pm



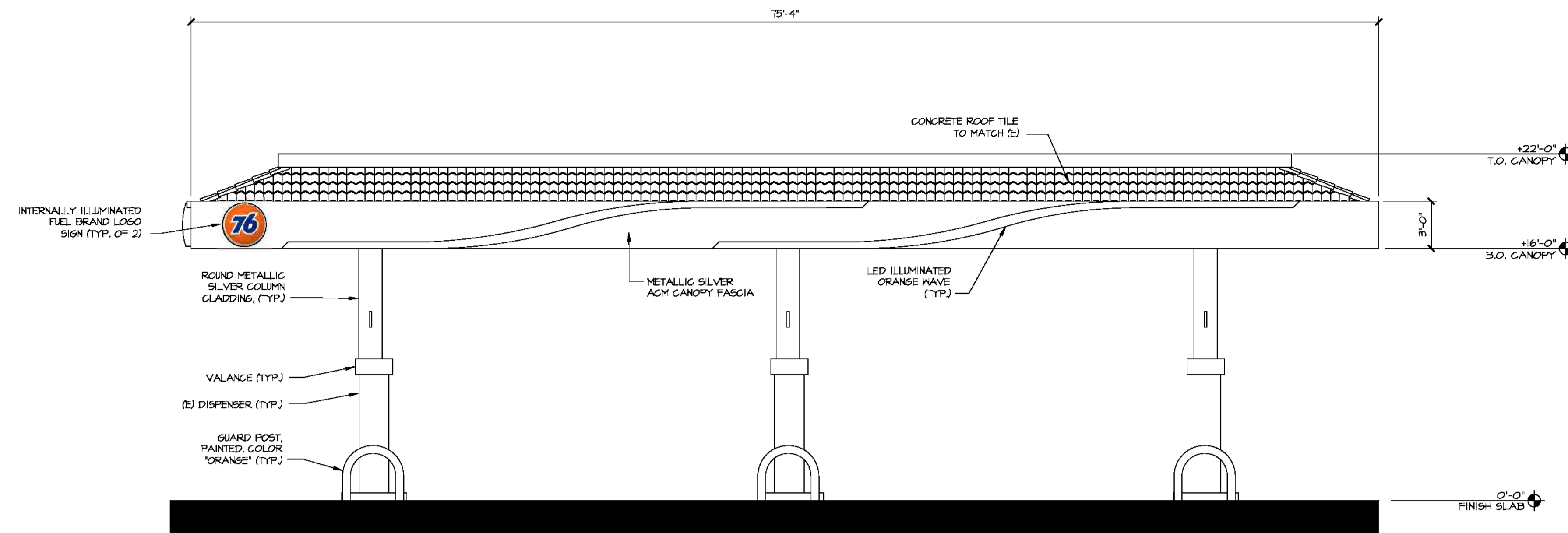


Architects

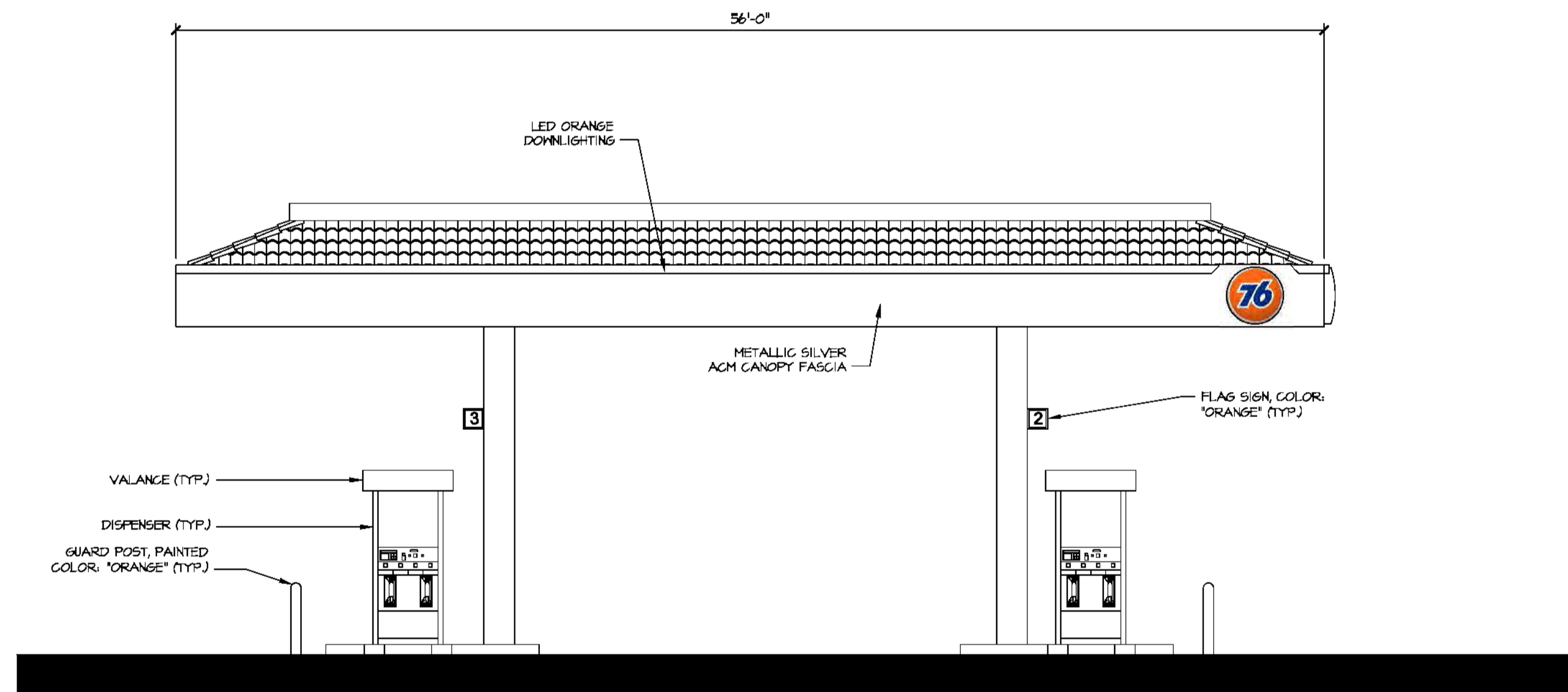
M I Architects, Inc.  
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PLANNING  
MANAGEMENT  
DESIGN  
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76 GAS STATION,  
CONVENIENCE STORE ADDITION  
1020 SARATOGA WAY  
EL DORADO HILLS, CA 95762

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



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

Exhibit L

- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

CANOPY ELEVATIONS

PROJECT #: 15-11201  
DRAWN: BB CHECKED: MI  
SCALE: AS NOTED DATE: 10-07-16

CA1

SHEET OF

18-0160 D 14 of 17



# 6 x 8 CP Monument

4'-6" x 4': 76 ID

1'-6" x 4': Blank Red Face

6' x 4': 6 Product Pricer w/ 6" Able LED's

-California Specs

97 3/8" Cabinet

69 1/4" Cabinet



## Exhibit M



1200 North Polaris Jackson, Mo 64504  
Phone: (800) 888-1377 Fax: (800) 589-2101

THIS DRAWING IS YOUR FINAL PROOF. IT SUPERSEDES ALL VERBAL AND WRITTEN COMMUNICATION BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION

Client Approval/Date: \_\_\_\_\_

Client Name: **DEBBY NEWLAND**

Address: **JJS**

U. Undersigners (type) (signature) (print name) (address) (city) (state) (zip) (phone) (fax) (e-mail) (website) (notes) (date) (signature) (print name) (address) (city) (state) (zip) (phone) (fax) (e-mail) (website) (notes) (date)



Shop: 7107 655046  
EL DORADO HILLS, CA

Order Number: **Co172205.E**

Date: **03.28.17**

Quantity: **1** of **1**

Order Reference:

18-0160 D 15 of 17





Existing Auto service building (view from Saratoga Way) Convenience store addition to match existing building



Existing canopy (view from Saratoga Way)

**76 Gas Station,  
Convenience Store addition  
1020 Saratoga Way  
Eldorado Hills, CA 95762**

# Exhibit N





Proposed canopy elevation with concrete tile roof to match existing canopy

**76 Gas Station,  
Convenience Store addition  
1020 Saratoga Way  
Eldorado Hills, CA 95762**