



Staff Report

Planning Division

333 - 90th Street Daly City California 94015 650-991-8033

Daly City Planning Commission

Meeting Date: April 3, 2012

Application: Use Permit UPR-4-11-3652, Design Review DR-4-11-3653

Proposal: Demolition and Reconstruction of a Service Station with Retail and Automated Car Wash Accessory Uses

Staff Recommendation: Approval of the Use Permit and Design Review

Location: 950 Hillside Boulevard, Daly City

Assessor's Parcel #s: 006-254-110

Existing Use of Site: Service Station with Accessory Use

Size: 17,942 Square Feet (.41 Acres)

Zoning: Interim District (I-D)

General Plan Designation: Commercial Retail and Office

Applicant: Muthana Ibrahim, MI Architect's Inc.
2960 Camino Diablo, Suite 100
Walnut Creek, CA 94597

Property Owner: Joseph Michael Colabella Trust
Po Box 4369
Houston, TX 77210

Applicable Regulations: Daly City Municipal Code Sections:
Chapter 17.44 (Use Permits)
Chapter 17.30 (Interim District)
Chapter 17.45 (Design Review)

Environmental Assessment: Categorically Exempt per Section 15303(c), New Construction or Conversion of Small Structures

Prepared By: Steve Engfer, Assistant Planner

April 3, 2012

INTRODUCTION

The applicant, Muthana Ibrahim of MI Architect's Inc., is proposing the demolition and reconstruction of a Shell service station with accessory uses at 950 Hillside Drive. Staff is recommending approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, subject to the attached conditions.

BACKGROUND

The project site is the existing Shell service station with an office, service bays, fuel dispensary area with canopy and snack shop. The existing Shell station obtained Use Permit (UP87-15) approval by the City Council in 1987. The site had been operating prior to 1987 as a full service gasoline station.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing service station buildings totaling 1,809 square feet, and construct a new 2,400 square foot convenience store, a 900 square foot automated drive-thru car wash with queuing lane, a new trash enclosure, new fuel dispensary area canopy, signage, landscaping, and modify the parking layout.

The subject property is located on the northwest corner of E. Market Street and Hillside Boulevard. The site is zoned I-D (Interim District) and has a General Plan Land Use Designation of Commercial Retail and Office. Service Stations with accessory uses require a use permit in the I-D zoning district. The proposed use conforms to the General Plan Land Use designation. (Attachment A- Location Map)

Land Use	Zoning
North: Residential	R-2: Two-Family Residential District
South: Commercial	I-D: Interim District
West: Commercial	I-D: Interim District
East: Commercial	C-1: Light Commercial District

PROJECT EVALUATION

Use Permit

The gasoline service station uses in the I-D district requires a use permit. The purpose of the use permit is to ensure that proposed use will not have an adverse effect on surrounding properties. The proposed service station with accessory uses is consistent with the existing use of the site and, as conditioned, compatible with surrounding uses.

The proposed use conforms to the goals, objectives and policies adopted in the Commercial Retail and Office land use designation by providing a service to the surrounding neighborhood. Specifically, the intent of the Commercial Retail and Office land use designation is to "encourage

April 3, 2012

commercial retail and office development that can support the intensive uses that are compatible with the surrounding land uses...”

Site Design

The project site is 17,942 square feet and the proposed configuration places the convenience store, automated car wash with queuing lane, trash enclosure and parking on the northern portion of the lot. Access driveways, drive aisles, fueling area canopy, corner pylon sign and underground fuel tanks are located on the southern portion of the lot. (Attachment B- Site Plan)

The proposed configuration is similar to the existing configuration and meets both the applicant needs and the City requirements.

Parking & Circulation

The proposed service station with convenience store requires a minimum of ten parking spaces per Section 17.34.020 (O) of the Zoning Ordinance. This is based on the requirement of two parking spaces for the service station and eight parking spaces for the 2,400 square foot convenience store. There are a total of seven parking stalls proposed and the applicant is proposing to use the canopy fuel dispensary spaces to meet the remaining to meet the remaining parking at a ratio of .5 spaces per fueling space allowed by code. Additionally, the car wash accessory use requires five spaces and the queuing lane spaces may be counted towards this provided the queuing lane does not encroach into the drive aisles, right-of-way or designated parking areas. The queuing lane accommodates seven vehicles and therefore exceeds this requirement.

The proposed circulation plan was reviewed with careful consideration of the site constraints and potential impact to City streets. The site is currently accessed by four driveways and the project proposes three driveways that meet City requirements and serve the project. The two driveways on E. Market Street will be upgraded and the northern driveway on Hillside Boulevard will be removed, leaving one driveway onto Hillside Boulevard. The proposed driveway locations meet City requirements and are designed as to provide adequate access and also minimize potential traffic impacts to City Streets.

To accommodate vehicle turning movements on the modified site plan, the existing easement must be widened by five feet. A condition of approval has been included to address this issue.

Architectural Design

The proposed building incorporates an architectural design with features unique to the Shell branding scheme and is compatible with the neighborhood architectural aesthetic. Included in the design are plaster/stucco surface and lap siding wall surfaces, stone wainscoting and column trim, enhanced roofline and corbels, new earth tone paint scheme and landscaping.

The proposed lighting is designed to provide decorative enhancements to the architectural theme and provide for site safety. All lighting is required to be fixtures that minimize off-site light

April 3, 2012

pollution and glare on nearby residences and as well meet minimum safety requirements for the site. (Attachment D- Plan Elevations)

Landscaping

The project proposes approximately 1,550 square feet of existing and new landscaping that includes a variety of plants, shrubs and shade trees on-site. The project exceeds the 1,000 square feet of landscaped area, triggering specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance. The landscaping plan shall be required to meet all applicable requirements including water efficient irrigation.

Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance that. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

The proposed trash enclosure is accessed directly from the car wash queuing lane. The litter control and maintenance plan shall also require that the bin, which must be pulled out along queuing lane drive aisle, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.

Hours of Operation And Noise

The proposed hours of operation for the site are the same as the current hours. The existing business is open daily, 24 hours a day 7 days a week. The car wash hours are proposed at 7 am to 10 pm daily. The entrance to the drive-thru car wash building is approximately 40 feet from the nearest residential receptor and when the entrance doors are open and the blower is operating, it will generate a noise level of 71-75 dBS. To meet the General Plan noise requirements, the car wash structure and/or blowers will require noise reduction measures to reduce the output to no greater than 65 dBS at the nearest residential receptor. Additionally, staff has recommended that the hours of operation for the car wash be reduced to 8 am to 9 pm in order to alleviate any potential noise impact from the car wash operation to nearby residences.

Signage

The applicant proposes new signage for the site, which will include building and canopy signage, and upgrades to the existing pylon sign to reflect the new branding scheme.

DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted at a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. The subject site has one primary frontage along Hillside Street and a secondary frontage on E. Market Street.

The signage proposal includes two new building signs identifying the food mart and car wash. Both signs total approximately 34 square feet. The canopy signage proposed is approximately 82 square feet for a Shell brand logo and two-color panel. Also proposed are upgrades to the

April 3, 2012

existing pylon at the corner E. Market and Hillside Streets. The pylon sign changes include a new digital LED gasoline pricing face change to reflect the Shell branding scheme. No height or width changes are proposed to the pylon sign.

The total proposed sign area is approximately 156 square feet and complies with DCMC Chapter 17.32.200 regulations for sign area. (Attachment E- Signage)

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. Ongoing retail sales tax may also result in additional tax revenue distributions to the City.

Stormwater Requirements

The proposed project must meet storm water management requirements. The project is required to meet NPDES requirements including submittal of Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project. The applicant has included some preliminary designs and treatments and has proposed mechanical treatment on site. Additional information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Conditions of approval for the project require the applicant to provide supplemental information and or designs that may be required if there are any changes that impact the forms submitted for the subdivision application.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15303(c), New Construction or Conversion of Small Structures
---------------------------	--

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as new construction of up to four commercial buildings not exceeding 10,000 square feet in an urbanized area.

FINDINGS

Staff finds that, as conditioned, the proposed is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with

April 3, 2012

adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet;
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(c) New Construction or Conversion of Small Structures;
3. The subject property is zoned I-D (Interim District) which requires a Use Permit for the service station with accessory uses;
4. The subject use is consistent with the General Plan and the I-D standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood;
5. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;
6. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development with its design concept and of the surrounding buildings.
7. The project, as conditioned, will incorporate noise reduction measures to ensure noise generated is no greater than 65 dBs and compliant with the Daly City General Plan, maintaining ambient noise comparable to the existing neighborhood.
8. The proposed project parking layout is consistent with the DCMC 17.34.020 (O) of the Zoning ordinance in that a total of ten parking spaces are required for the service station and convenience store uses and eleven are provided. The applicant proposes to use the under canopy spaces at a ratio of .5 spaces per dispenser to meet this requirement. The five spaces for the car wash will be provided in the queuing lane.

CONDITIONS OF APPROVAL:

Staff recommends approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

April 3, 2012

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The Use Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.
3. An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks, a graffiti abatement program, and also require that the trash and/or recycling bins stored in the trash enclosure, which must be pulled out along queening lane drive aisle for servicing, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.
4. The lighting fixtures proposed shall minimize glare for the surrounding neighborhood.
5. The use permit and design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
6. A separate sign permit shall be required for all proposed signage.
7. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.
8. All conditions from various Departments that may be required prior to obtaining building permits shall apply.
9. All buildings, any applicable retailing walls, fences and trash enclosure materials and colors must match those as approved. High quality materials shall be utilized and final finishes shall be approved by the Director of Economic and Community Development.
10. Additional Stormwater information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Information and/or designs that may be required if there are any changes that impact the forms submitted

April 3, 2012

for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.

11. Applicant shall provide evidence of sufficient easements for two-way vehicular access between the east driveway on East Market Street and the carwash/convenience store prior to building permit issuance.
12. Noise reduction shall be required to reduce the noise at the nearest residential receptor to the north of the project site to a level no greater than 65 dB's CNEL. Building permit plan submittals shall include documentation from a qualified noise specialist that demonstrates the plans and equipment meet the requirements.
13. The automated care wash hours of operation shall only be allowed from 8 am to 9 pm.

B. ENGINEERING DIVISION

14. An Encroachment permit shall be required for the project.
15. The applicant shall comply with the applicable requirements of the City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions, edition current at the time of building permit application.
16. All utility services shall be installed through underground service laterals. There shall be no aerial service drops
17. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations. Drainage to the public storm drain system shall be through pipes under the sidewalk, drainage over the sidewalk is not permitted. The rate of flow to the City's Storm Drain System shall not exceed the predevelopment rate. Provide infiltration or detention for increment of drainage flow for a 10-year/2 hour-frequency storm event. Provide fail-safe emergency drainage conditions for worst-case events that may occur during the life of the project in excess of 100 years.

C. BUILDING DIVISION

18. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.
19. All applicable green building code requirements must be met and any and all plans required shall be included with the building permit application.
20. A demolition permit will be required for any demolition work on the structures.
21. A building permit shall be required for the proposed structures.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

22. A separate irrigation service is required. Reduced pressure principle backflow device require immediately after the meter. Meter to be located adjacent to the existing water meter/s. Any exposed backflow device will require screening acceptable to the Planning Division and Department of Water and Wastewater resources division. Any screening shall be called out on plans and approved prior to building permit issuance.
23. Water meters shall be located in landscaped areas only. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.
24. Sewer System Improvements: All costs associated with any sewer system improvements required as a result of the proposed construction shall be borne by the applicant.
25. Plans shall include water conservation devices. Outdoor Landscaping should be drought tolerant, native vegetation or hardscapes. Irrigation in non-turf areas shall be drip, micro-spray or micro-jet. No water features shall be permitted.
26. A set of utility plans is required for DWWR's next review and included in the building permit submittal. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply.
27. Plans shall include water conservation devices. Indoor-All domestic fixtures shall be low flow with toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required
28. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.
29. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.
30. Water Service Inspection: Applicant needs to verify the intent to abandon or reuse the existing water service. Only copper or ductile iron services shall be reused. If the intent is to reuse, applicant must provide evidence of the material type to DWWR/Engineering. If the service is not to be used, the service shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.

April 3, 2012

-
31. Any and all grease interceptors required for the project must be sized per the current plumbing codes. The interceptor location and sizing calculations must be shown on the next set of drawings for review.
 32. The trash enclosure will require a sanitary drain to be installed and it must be plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure.
 33. Fueling areas shall have impermeable surfaces (i.e., Portland cement concrete or equivalent smooth impervious surface) that are: Graded at the minimum slope necessary to prevent ponding and separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.
 34. The fueling areas roof's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area. The roof shall not drain onto the fueling area.
 35. A fire flow test is required.

C. NORTH COUNTY FIRE AUTHORITY

36. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt from CEQA;
3. Approve Use Permit UPR-4-11-3652, Design Review DR-4-11-3653 subject to the Findings and Conditions outlined herein.

Respectfully submitted,



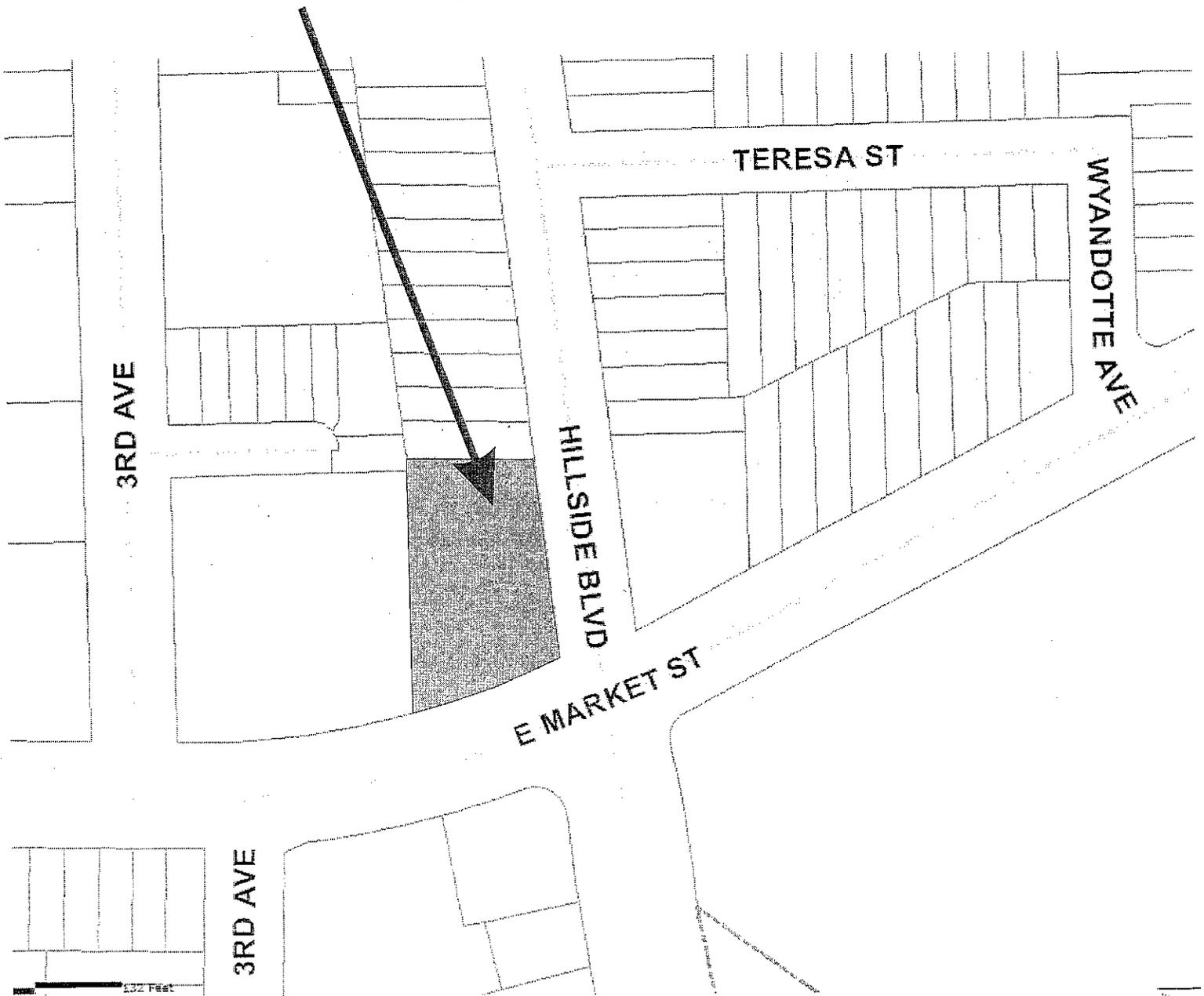
Steve Engfer
Assistant Planner

Attachments

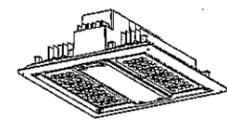
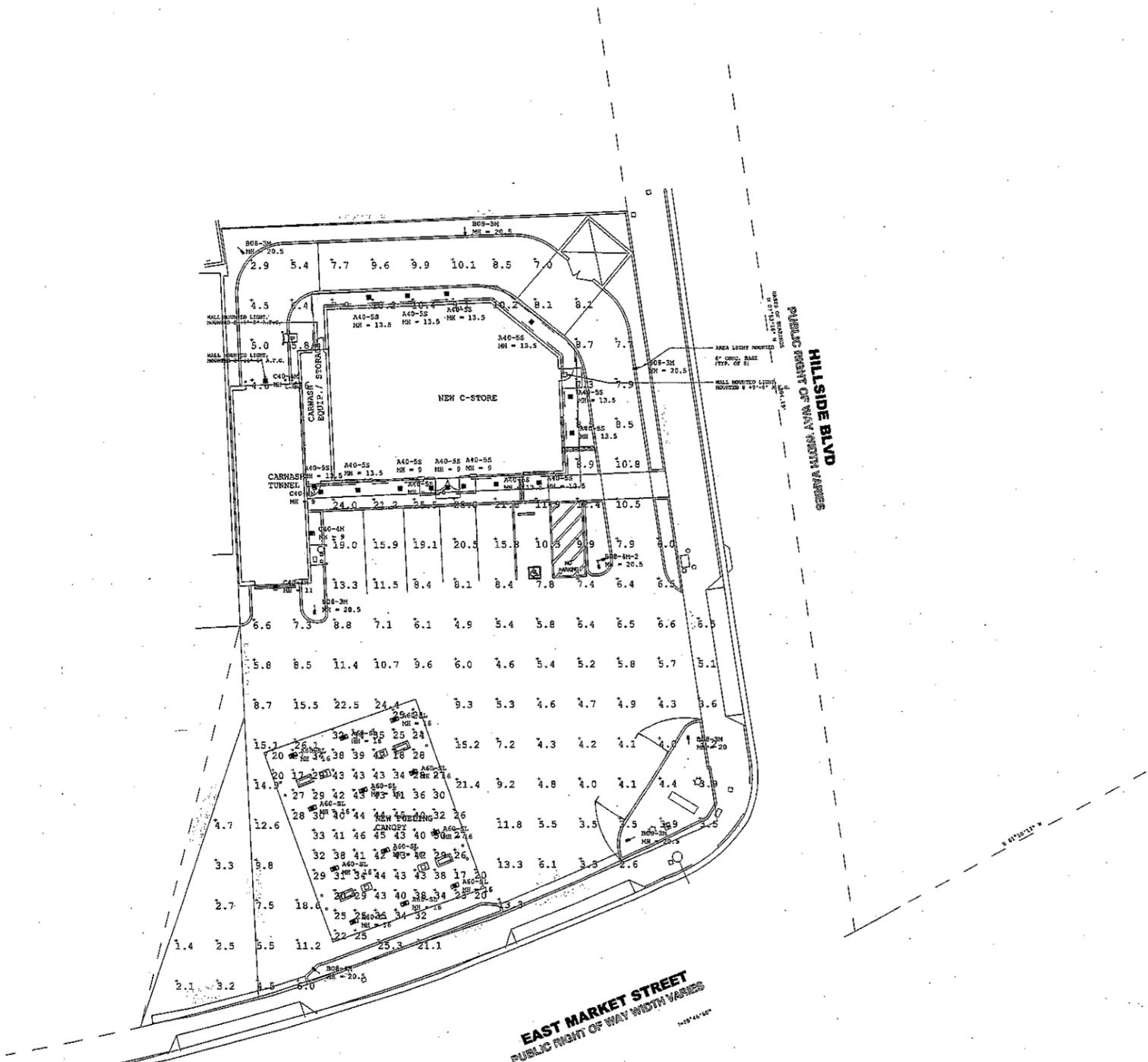
- Attachment A – Location Map
- Attachment B – Project Plans
- Attachment D – Plan elevations
- Attachment E – Signage Plan

LOCATION MAP
UPR-4-11-3652 DR-4-11-3653
SHELL STATION REBUILD
SERVICE STATION WITH ACCESSORY USES
950 HILLSIDE BOULEVARD

SITE



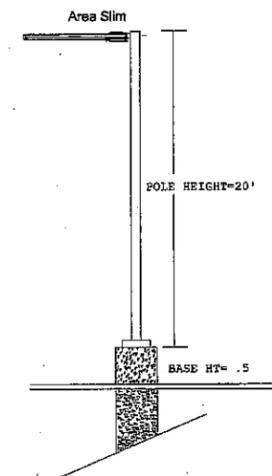
ATTACHMENT A



304 SERIES RECESSED CANOPY PRODUCT



EDGE SECURITY WALL FIXTURE



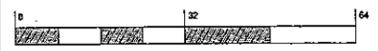
Pole Schedule
 (7) PS4520C1SV (20' X 4" X .125" STEEL SQUARE POLE)
 (1) PS4520C2SV (20' X 4" X .125" STEEL SQUARE POLE)
 Preliminary Lumen Data used for A40-SS
 Proposed poles meet 130 MPH sustained winds.

Footcandle calculated using predicted lumen values after 50K hours of operation

Label	Avg	Max	Min	Avg/Min	Max/Min
Paved Area	6.99	28.0	1.4	6.42	20.00
Undercanopy	33.19	46	17	1.55	2.71

Symbol	Qty	Label	Arrangement	Lumen/Lamp	LLF	Total Waits	Description
■	4	C40-4M	SINGLE	5397	0.530	286	SEC-EDG-4M-RM-04-D-L-4M-423 (6000K)
■	6	906-3M	SINGLE	9559	0.650	622	ARE-SLM66-3M-DA-06-D-L-SE-700 (90LED)
■	13	A40-SS	SINGLE	11429	0.520	582	CAN-304-SS-RS-06-D-L-SS-700 (60LED)
■	14	A40-SS	SINGLE	6309	0.940	652	SFT-304-SS-RM-04-D-12-W-525 (40LED)
■	1	B08-4M	SINGLE	10500	0.910	142	ARE-SLM66-4M-DA-06-D-L-SE-700 (60LED)
<	1	B08-4M-2	2 @ 90 DEGREES	10500	0.910	284	ARE-SLM66-4M-DA-06-D-L-SE-700 (60LED)

R=700.00'



1200 62nd Street
 Sheboygan, WI 53177
 www.betaLED.com
 (800) 236-6900

Date: 12/20/2011 Scale: 1"=10' Layout by: Jim Blair
 Project Name: Daily City Layout Customer No: 09079
 Filename: V:\Common\Map\Eng\Working\12202011\12202011\0001\0001.LAGI

Footcandle calculated at grade
 Distribution results shown on this lighting design are based on project parameters provided in the Lighting Level in conjunction with luminaire beam spread and photometric laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.



SD1-L

LEGEND

AC	ASPHALT	PV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BOLL	BOLLARD	PL	PROPERTY LINE
BSD	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	sq. ft.	SQUARE FEET
CL	CENTERLINE	SL	STREET LIGHT
CONC	CONCRETE	SLB	STREET LIGHT BOX
CP	CONCRETE PAD	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TRNS	TRANSFORMER
EC	ELECTRICAL CABINET	TSS	TRAFFIC SIGNAL BOX
EV	ELECTRICAL VAULT	VT	VAULT
FC	FACE OF CURB	WM	WATER METER
FD	FIRE DEPARTMENT CONNECTION	WV	WATER VALVE
FM	FIRE HYDRANT	YL	YARD LIGHT
GM	GAS METER	XX	DENOTES ENCROACHMENTS
GV	GAS VALVE	YY	CORRESPONDS TO SCHEDULE B
MH	MANHOLE	ZZ	DENOTES MEASURED DIMENSION
MW	MONITORING WELL		

GENERAL NOTES

OBSERVED NO DISCREPANCY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

OBSERVED NO DISCREPANCY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

OBSERVED NO DISCREPANCY EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

OBSERVED NO DISCREPANCY EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

PARCEL ONE PHYSICALLY ABUTS AND HAS DIRECT ACCESS TO HILLSIDE BOULEVARD AND EAST MARKET STREET, PUBLICLY DEDICATED RIGHT OF WAYS.

PARCEL ONE HAS INDIRECT ACCESS TO EAST MARKET STREET, A PUBLICLY DEDICATED RIGHT OF WAY BY VIRTUE OF PARCEL TWO PARCEL A, PARCEL TWO PARCEL B AND PARCEL TWO PARCEL C.

PARCEL ONE IS CONTIGUOUS WITH PARCEL TWO A, AND PARCEL TWO C ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS.

PARCEL TWO B IS CONTIGUOUS WITH PARCEL TWO A, AND PARCEL TWO C ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS.

STATEMENT OF ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

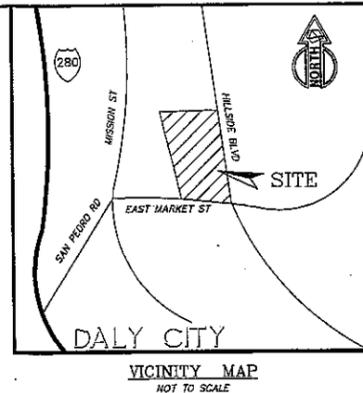
NO ENCROACHMENTS OBSERVED.

NOTES CORRESPONDING TO SCHEDULE B

NO SURVEY ITEMS

BASE OF BEARINGS

THE BEARING, SOUTH 75°32'00" EAST, THE MONUMENT LINE ALONG HILLSIDE BOULEVARD, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON AUGUST 21, 1978 IN VOLUME 97 OF MAPS, PAGE 93, RECORDS OF SAN MATEO COUNTY WAS USED AS THE BASIS OF BEARINGS.



LINE TABLE

LINE	LENGTH	BEARING
L1	11.88	S07°53'26"W
L2	1.15	S07°53'26"E
L3	18.41	S32°41'38"E
L4	12.47	N69°40'59"E
L5	16.86	N16°17'53"W
L6	0.51	S07°53'26"E

ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF DALY CITY PLANNING DEPARTMENT 333 90TH STREET DALY CITY, CA 94015 TEL: (650) 591-8033 HTTP://WWW.CLDALY.CITY.CA.US

ZONE ID INTERM DISTRICT SETBACKS DETERMINED BY USE PERMIT HEIGHT DETERMINED BY USE PERMIT BULK DETERMINED BY USE PERMIT PARKING DETERMINED BY USE PERMIT

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USE OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY WAS IN THE COUNTY OF SAN MATEO, BENCHMARK NO. 20, HELD AT AN ELEVATION OF 169.43, NOV028.

BUILDING HEIGHT

BUILDING NO. 1 = 15' (1 STORY)
BUILDING NO. 2 = 9' (1 STORY)

BUILDING AREA

BUILDING NO. 1 = 1,809 SQ. FT.
BUILDING NO. 2 = 80 SQ. FT.
TOTAL AREA = 1,889 SQ. FT.

PARCEL SUMMARY

19,000 SQ. FT.
0.4362 ACRES

PARKING SUMMARY

0 STALLS
0 HANDICAP STALLS
0 TOTAL STALLS

UTILITY LIST

CABLE
COMCAST COMMUNICATIONS
1691 BAYPORT AVE.
SAN CARLOS, CA 94070
PHONE: (650) 551-7369
(NO RESPONSE)

GAS & ELECTRIC
PG&E
275 INDUSTRIAL WAY
SAN CARLOS, CA 94070
PHONE: 550-598-7393
(NO RESPONSE)

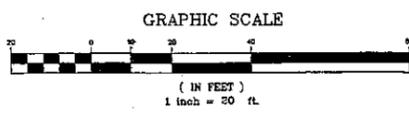
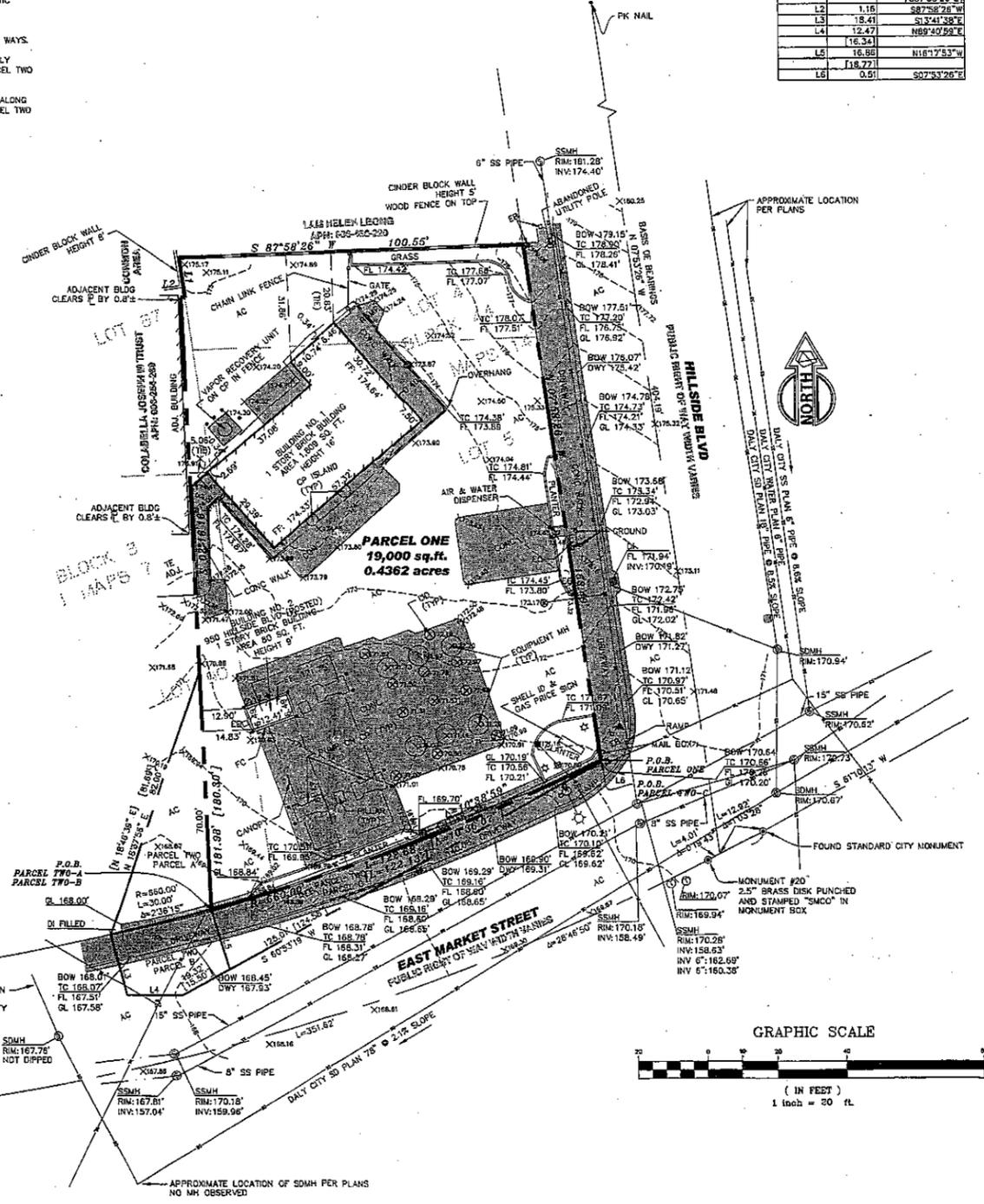
SEWER, STORM DRAIN
BAYSHORE SANITARY DISTRICT
35 INDUSTRIAL WAY
BRISBANE, CA 94005
PHONE: (415) 467-1144
(APPROX. LOCATION SHOWN HEREON)

TELEPHONE
AT&T
3475 B NO. FIRST STREET RM 400
SAN JOSE, CA 95134
(NO RESPONSE)

WATER
CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
PHONE: (650) 981-8082
(APPROXIMATE LOCATION SHOWN HEREON)

FLOOD NOTE:

THE CITY OF DALY CITY DOES NOT PARTICIPATE IN THE FEDERAL FLOOD INSURANCE PROGRAM



LEGAL DESCRIPTION

THE PROPERTY HEREIN BELOW DESCRIBED IS THE SAME PROPERTY LEASED FROM BRUNO A. AND GERMAINE M. SCOPPE; CARLO AND JERMANE FRANCO; AND ROY AND EMELY UCCELLI TO SHELL OIL COMPANY IN MEMORANDUM OF LEASE, RECORDED OCTOBER 3, 1972 AS INSTRUMENT NO. 64098-AF IN BOOK 6244, PAGE 72 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DALY CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE LAND LOCATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PORTION OF LOTS 4 AND 5 IN BLOCK 44, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE LANDS OF THE ABBEY HOMESTEAD ASSOCIATION" WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JANUARY 2, 1972 IN BOOK 15 OF DEEDS AT PAGES 2 AND 3 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 14; AND A PORTION OF LOTS 87 AND 90 IN BLOCK 8, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE LAND OF THE CASTLE TRACT HOMESTEAD ASSOCIATION" WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON OCTOBER 12, 1871 IN BOOK 1 OF MAPS AT PAGE 22 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 7, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF HILLSIDE BOULEVARD, 80.00 FEET WEST 0.51 FEET FROM THE NORTHERLY LINE OF MARKET STREET, 80.00 FEET WEST (FORMERLY SAN BRUNO AVENUE) DISTANT THEREON NORTH 07° 53' 28" WEST 0.51 FEET FROM THE NORTHERLY LINE OF MARKET STREET, 80.00 FEET WEST, AS BOTH BOULEVARD AND STREET ARE SHOWN ON THE ABOVE MENTIONED "ABBAY" MAP; THENCE ALONG SAID WESTERLY LINE NORTH 07° 53' 28" WEST, 153.49 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4 AND DISTANT NORTHERLY 27.33 FEET, MEASURED ALONG THE EASTERLY LINE THEREOF, SOUTH 87° 58' 28" WEST, 100.55 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE ALONG SAID WESTERLY LINE SOUTH 07° 53' 28" WEST (SOUTH 07°53'26" EAST MEASURED) 11.88 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF SAID LOT 87; THENCE ALONG SAID NORTHERLY LINE SOUTH 87° 58' 28" WEST, 1.15 FEET; THENCE ALONG SAID WESTERLY LINE NORTH 07° 53' 28" WEST, 18.41 FEET; THENCE ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF THIRD AVENUE AS SHOWN ON THE ABOVE MENTIONED "CASTLE" MAP, SOUTH 02° 16' 15" EAST 18.98 FEET (18.98 FEET MEASURED) TO THE PROPOSED NORTHERLY LINE OF MARKET STREET, SAID NORTHERLY LINE BEING A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 660.00 FEET, A RADIAL OF SAID CURVE PASSING THROUGH SAID LAST MENTIONED POINT BEARS SOUTH 18° 17' 53" EAST, SAID POINT HEREINAFTER REFERRED TO A POINT "A"; THENCE ALONG SAID CURVE AND PROPOSED NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 10° 38' 59" (10°38'07" MEASURED) AN ARC LENGTH OF 122.58 FEET (122.13 FEET) TO THE POINT OF BEGINNING.

PARCEL TWO:

PARCEL A:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THAT CERTAIN PORTION OF SAID LOT 90 DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" HEREIN ABOVE MENTIONED AND RUNNING THENCE WESTERLY ALONG SAID CURVE AND PROPOSED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 02°36' 15" AN ARC LENGTH OF 30.00 FEET; THENCE DEPARTING FROM SAID CURVE NORTH 18°31' 56" EAST (NORTH 18°46'58" EAST MEASURED) 182.00 FEET (81.66 FEET MEASURED) TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE ALONG SAID WESTERLY LINE SOUTH 02° 16' 15" EAST 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT POINT "A" HEREIN ABOVE MENTIONED AND RUNNING THENCE WESTERLY ALONG SAID CURVE AND PROPOSED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 02°36' 15" AN ARC LENGTH OF 30.00 FEET; THENCE LEAVING SAID CURVE ON A RADIAL LINE SOUTH 13°41' 38" EAST 18.41 FEET TO A POINT ON THE SAID NORTHERLY LINE OF MARKET STREET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 40' 58" EAST 12.47 FEET (16.34 FEET MEASURED) TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE CONTINUING ALONG SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 10° 38' 59" (10°38'07" MEASURED) AN ARC LENGTH OF 122.58 FEET (122.13 FEET MEASURED) TO A POINT ON THE SAID WESTERLY LINE SOUTH 07° 53' 26" EAST 0.51 FEET TO THE POINT OF BEGINNING.

PARCEL C:

AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF MARKET STREET (60.00 FEET WIDE) AND THE WESTERLY LINE OF HILLSIDE BOULEVARD (60.00 FEET WIDE); RUNNING THENCE NORTH 80° 53' 33" WEST ALONG SAID NORTHERLY LINE 125.01 FEET (124.58 FEET MEASURED); THENCE LEAVING SAID SAID LINE NORTH 18° 17' 53" WEST 18.86 FEET (18.77 FEET MEASURED) TO A POINT ON THE PROPOSED NORTHERLY LINE OF MARKET STREET; THENCE ALONG SAID PROPOSED NORTHERLY LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 10° 38' 59" (10°38'07" MEASURED) AN ARC LENGTH OF 122.58 FEET (122.13 FEET MEASURED) TO A POINT ON THE SAID WESTERLY LINE SOUTH 07° 53' 26" EAST 0.51 FEET TO THE POINT OF BEGINNING.

DATE:	7/12/2010
SCALE:	1"=20'
DESIGNED:	P.S.
DRAWN:	A.W.
CHECKED:	A.W.
PROJENGR.:	8226-02
FILE:	8226-02
NO. BY DATE:	
REVISION:	

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING

15
4740 NORTHGATE BL., SUITE 115
SACRAMENTO, CA 95834

(916)641-7570
(FAX)641-7572

TOPOGRAPHIC SURVEY

SHELL OIL COMPANY
950 HILLSIDE BLVD
SAN MATEO
CALIFORNIA

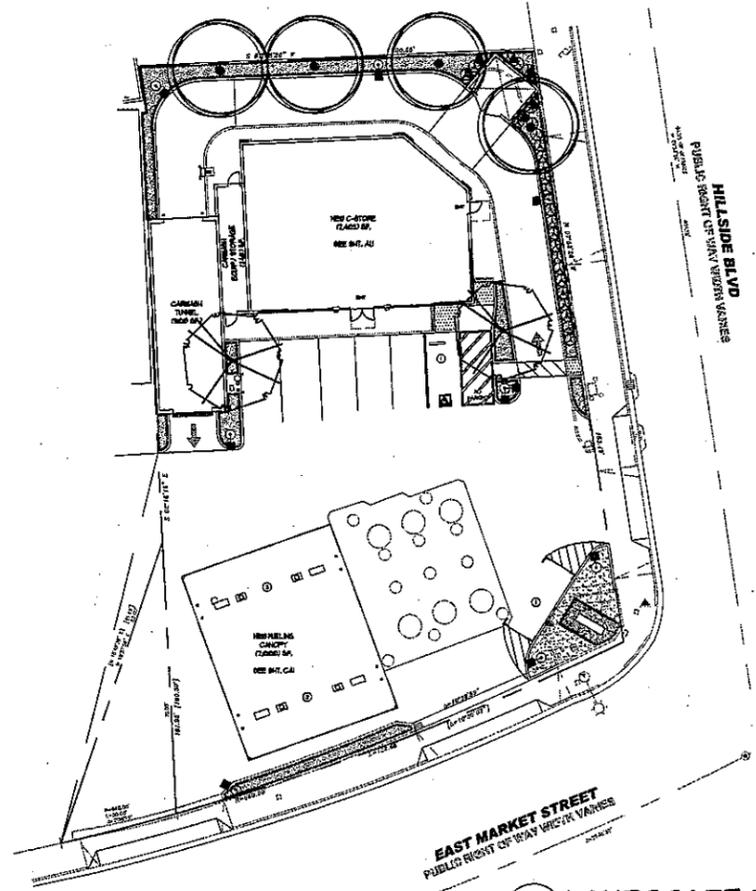
SHEET 1 OF 1 SHEETS
JOB No. 8226-02

DATE OF SURVEY: 08/30/2010
DATE OF LAST REVISION: 07/12/2010

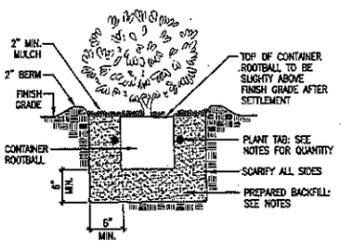
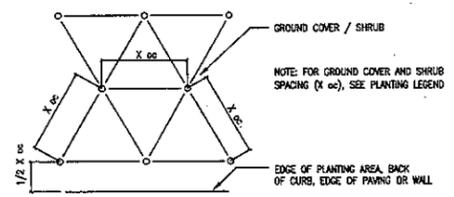
SURVEYOR'S CERTIFICATION

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION

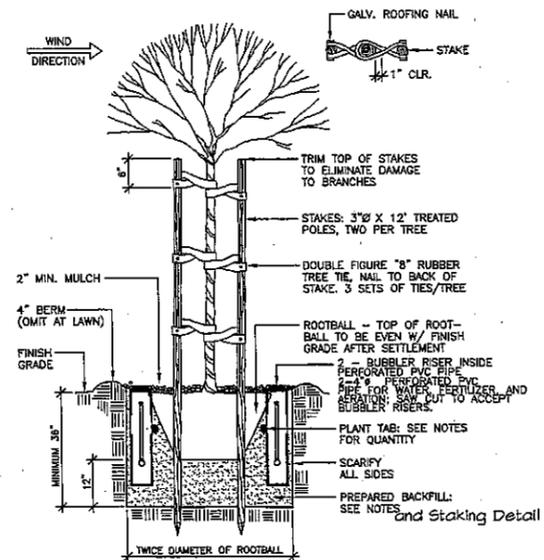
DRK C. SLOOTEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS 5342
DATE OF SURVEY: 08/30/2010
DATE OF LAST REVISION: 07/12/2010



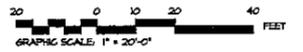
1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



Planting Details
NOT TO SCALE



and Staking Detail



Ciardella
associates
957 Rose Avenue
Menlo Park, CA 94025
Tel 650 324 6100
F 650 325 6706
ca@ciardella-assoc.com



PLANTING LEGEND

Symbol	BOTANICAL NAME	COMMON NAME	SIZE
	Tree <i>Platanus acerifolia</i> 'Yorkwood'	Sycamore	15 Gallon
	<i>Pyrus calleryana</i> 'Redspire'	Redspire Callery Pear	15 Gallon
	Shrubs and Vines <i>Euonymus fortunei</i> Emer. Gold	Emerald Gold Euonymus	5 Gallon
	<i>Ficus pumila</i>	Creeeping Fig	1 Gallon
	Ground Cover TRA Trachelospermum jasminoides	Star Jasmine	1 Gallon @ 30" oc
	FLR Annual Flowers	Annual Flowers	4" Pot @ 14" oc
	SOD Festuca Sod	Double Dwarf Fescue	SOD



PLANTING NOTES

- All trees are to be staked as shown in the staking diagram.
- 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 on 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 degree 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.
- Plantings shall be installed consistent with approved plans and shall be maintained in a healthy and vigorous manner.



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2960 CAMINO DIABLO
SUITE 100
MALNUT CREEK, CA
94547
425-207-1174 Tel
425-443-1561 Fax
425-670-4875 Cell
mthan@miarchitect.com

**SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014**

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF M I ARCHITECTS, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT FROM M I ARCHITECTS, INC. THIS AGREEMENT IS GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA.

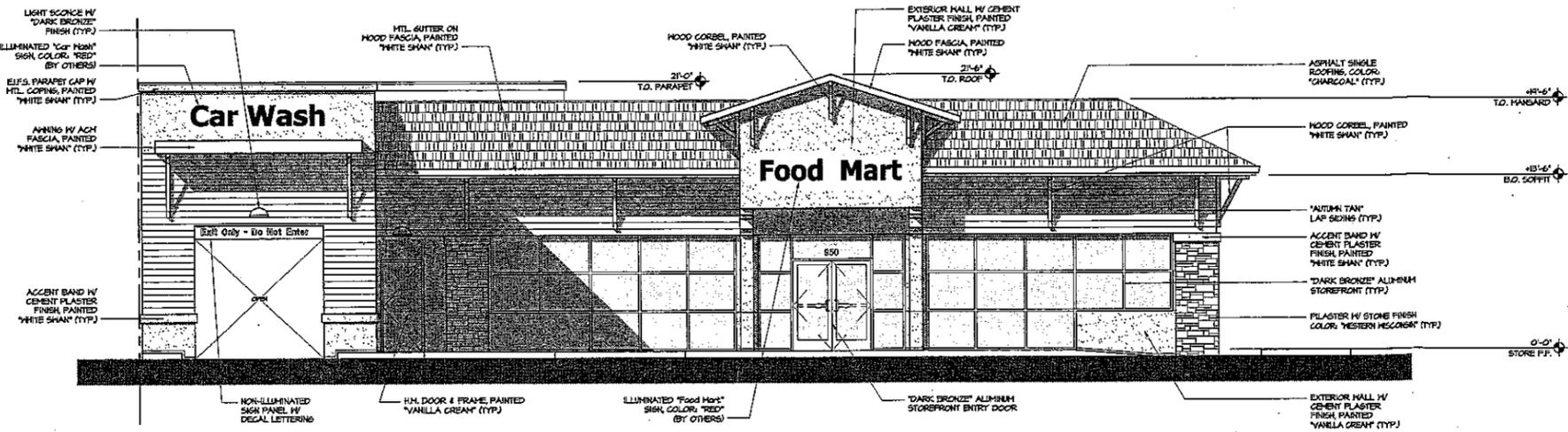
NO.	DATE	DESCRIPTION
-		ISSUED FOR CONSTRUCTION
-		ISSUED FOR PLAN CHECK
09-2-11		ISSUED FOR PLANNING
Δ		
Δ		
Δ		
Δ		

LANDSCAPE PLAN

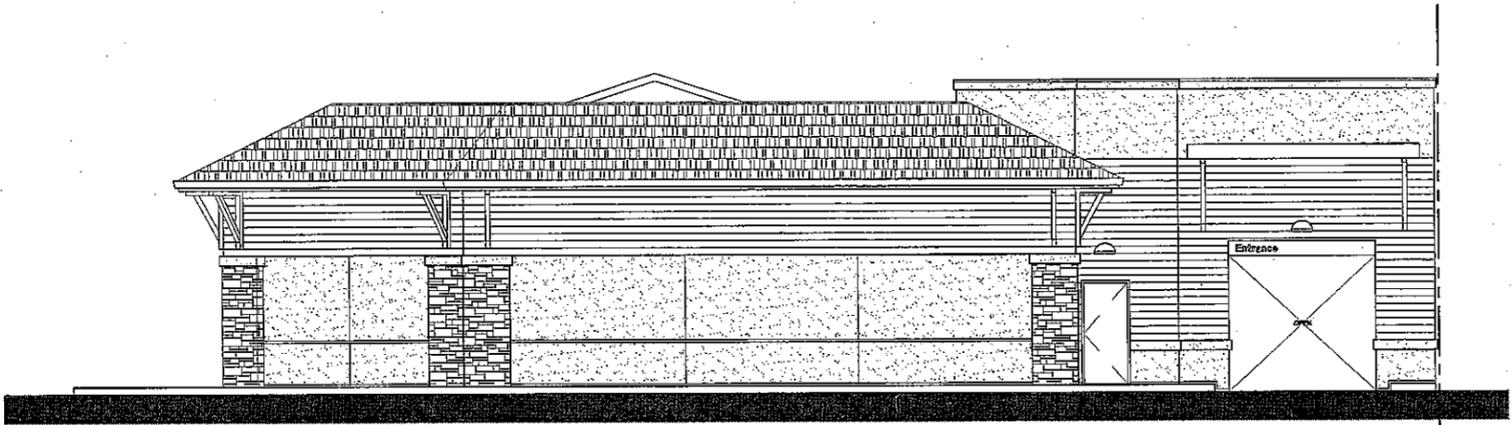
PROJECT # I-5006
DRAWN: rc CHECKED: rc
SCALE: AS NOTED DATE: 1-8-12

LA1

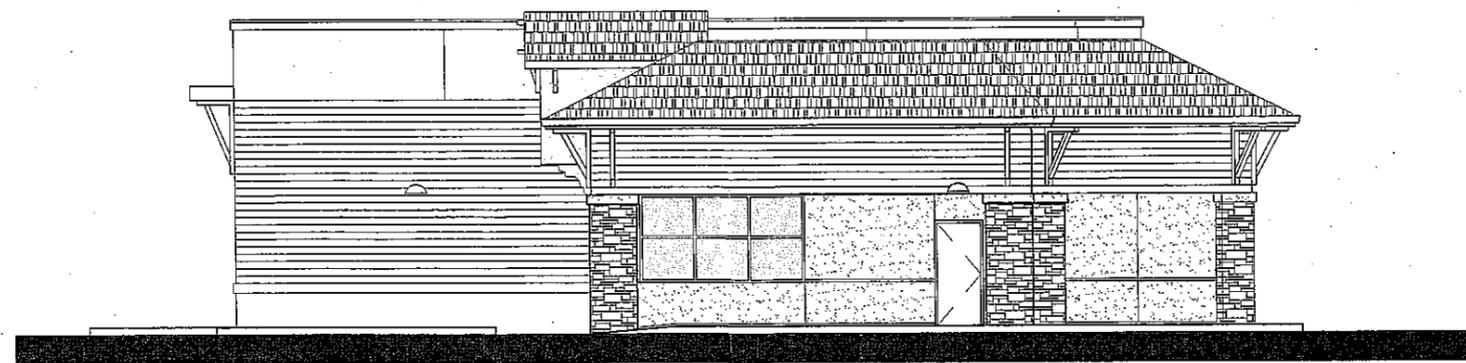
SHEET OF



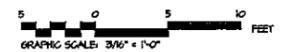
A SOUTH ELEVATION (FACING MARKET STREET)
3/16" = 10'-0"



B NORTH ELEVATION
3/16" = 10'-0"



C EAST ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2460 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597
925-281-1174 Tel
925-448-1581 Fax
925-878-4875 Cell
mih@miarchitect.com

**SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014**

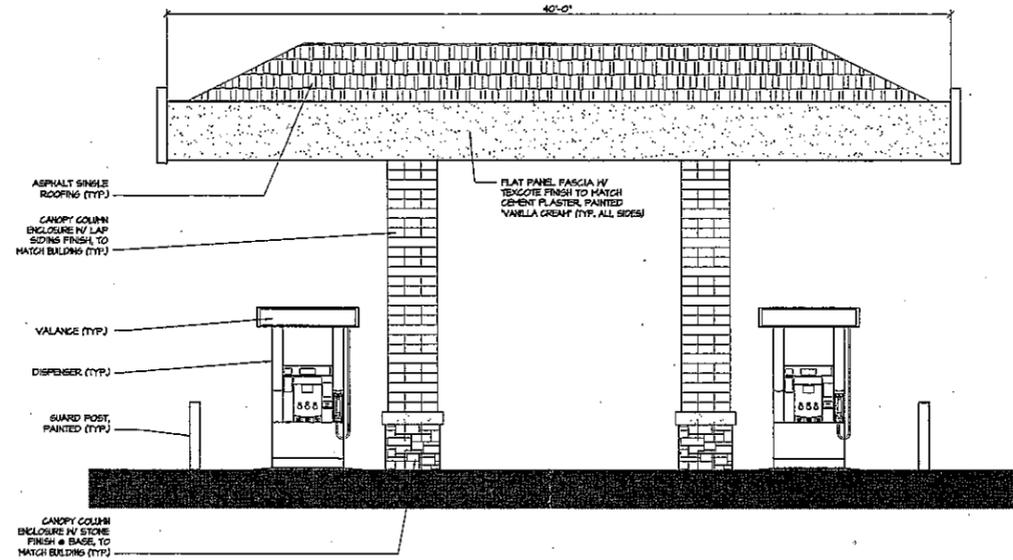
DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF M I ARCHITECTS, INC. IS PROHIBITED.

---	ISSUED FOR CONSTRUCTION	
---	ISSUED FOR PLAN CHECK	
04-24-11	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
△	04-14-11	REVISED PER PLANNING COMMENTS
△		
△		
△		
BUILDING ELEVATIONS		
PROJECT # 1-5006		
DRAWN: JH CHECKED: MH		
SCALE: AS NOTED DATE: 04-08-11		

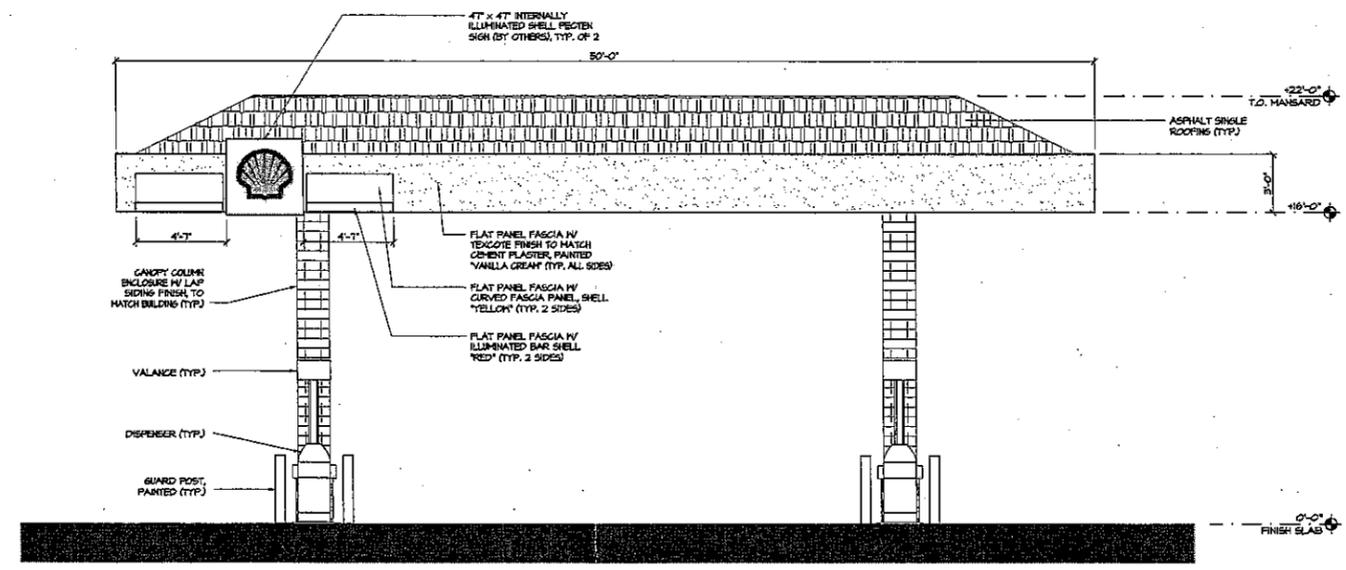
A2.1

SHEET OF

S:\1-Projects\1-5006 Daly City\Drawings\1-5006-02.1.dwg modified by Jody Malone on Jan 06, 2012 - 9:28am



A SOUTH CANOPY ELEVATION (FACING MARKET STREET)
 1/4" = 10'-0"

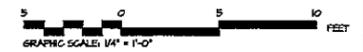


C EAST CANOPY ELEVATION (FACING HILLSIDE BLVD.)
 1/4" = 10'-0"

**SHELL GAS STATION,
 CONVENIENCE STORE & CARWASH
 950 HILLSIDE BLVD.
 DALY CITY, CA 94014**

DRAWINGS AND SPECIFICATIONS AND THE CONTENTS HEREIN, WHEN CONSIDERED IN THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. THE USE, DUPLICATION OR DISCLOSURE OF THE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

ISSUED FOR CONSTRUCTION
ISSUED FOR PLAN CHECK
01-25-11 ISSUED FOR PLANNING
NO. DATE DESCRIPTION
△ 04-14-11 REVISED PER PLANNING COMMENTS
△
△
△
△
CANOPY ELEVATIONS
PROJECT # 1-5006
DRAWN BY CHECKED BY MII
SCALE AS NOTED DATE 01-08-11

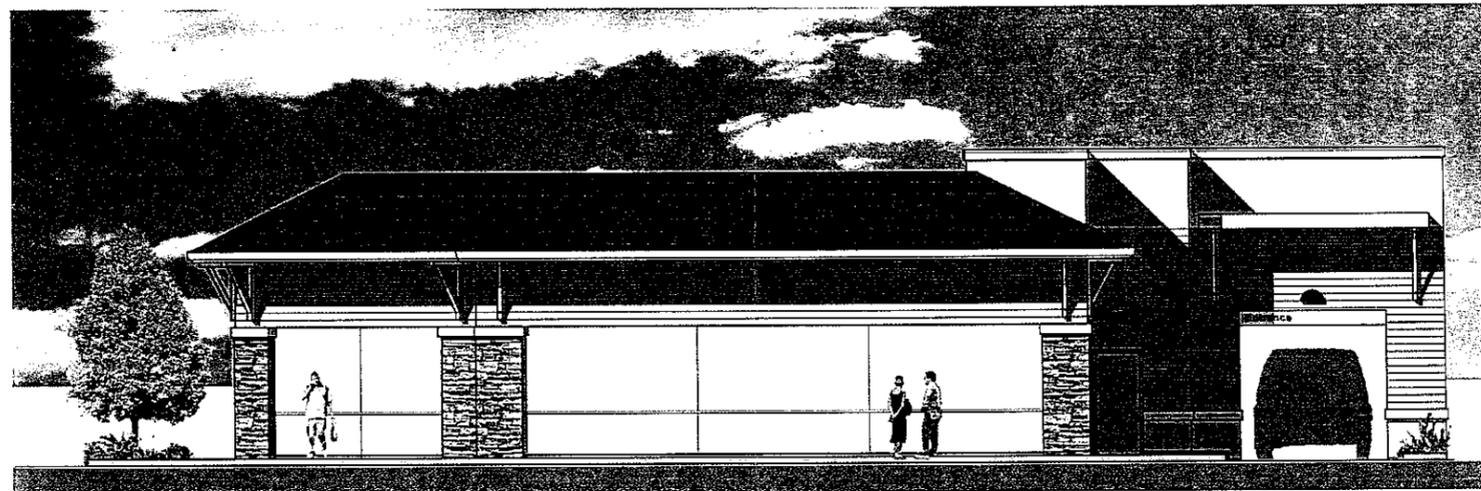


CA1

SHEET OF



A SOUTH ELEVATION (FACING MARKET STREET)
3/16" = 10'-0"



B NORTH ELEVATION
3/16" = 10'-0"



C EAST ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2460 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597
925-287-1174 Tel
925-443-1581 Fax
925-878-4875 Cell
mihon@miaarchitect.com

**SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014**

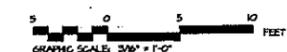
THESE DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EXPRESSED HEREIN ARE THE PROPERTY OF M I ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M I ARCHITECTS, INC. THIS DOCUMENT IS UNCONTROLLED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE CURRENT EDITION OF THE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS

PROJECT # 1-5006
DRAWN JM CHECKED ME
SCALE AS NOTED DATE 04-08-11

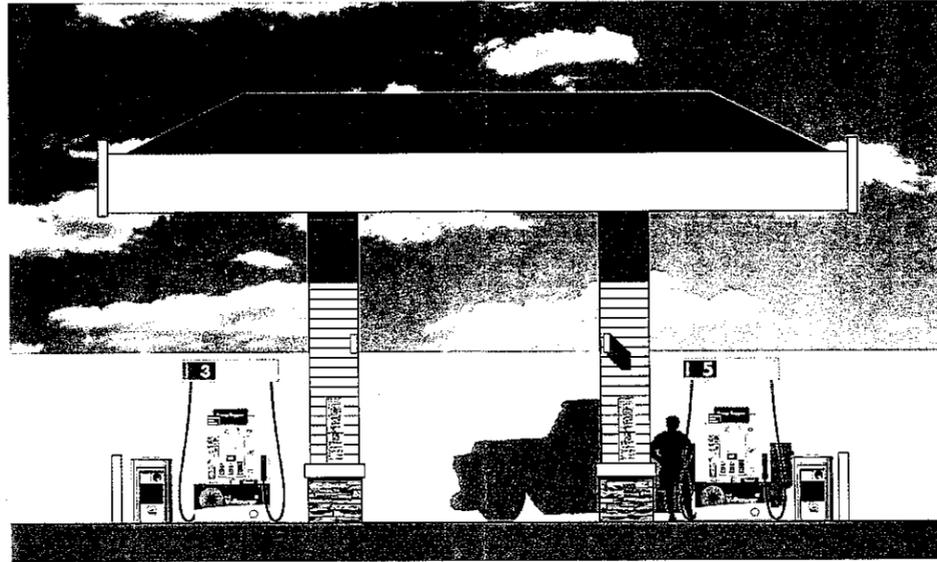
ATTACHMENT C



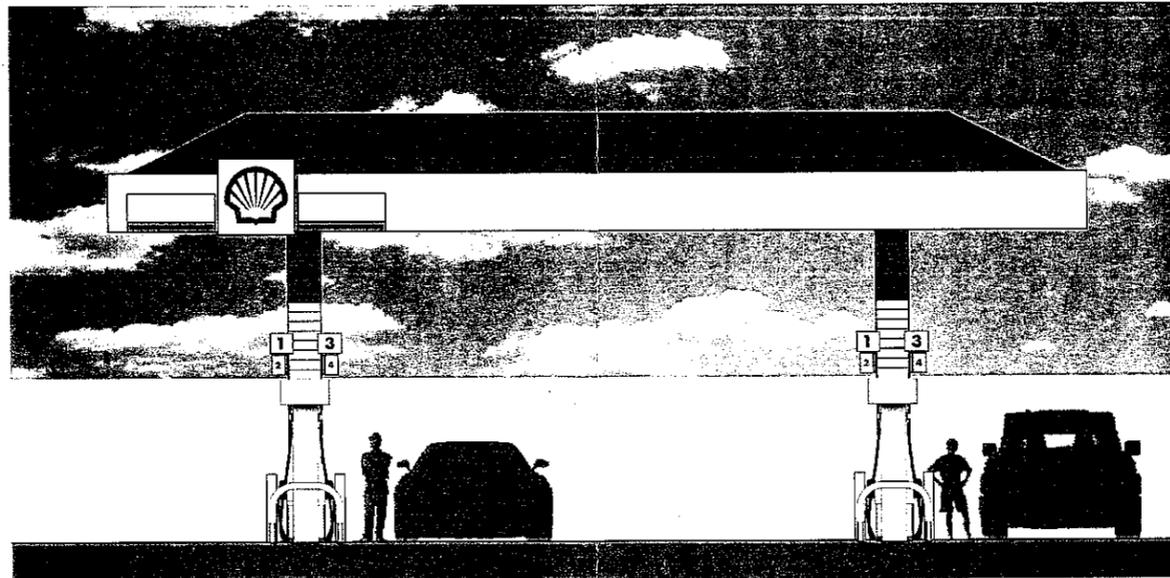
A2.1

SHEET OF

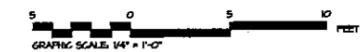
S:\1-Projects\1-5006 (by CH)\Drawings\Working\sections\12-22-11\1-5006-A2.1_rising.dwg modified by mihon11 at Dec 27, 2011 - 8:57am



A SOUTH CANOPY ELEVATION (FACING MARKET STREET)
1/4" = 10'-0"



C EAST CANOPY ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"



SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014

THESE DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS SUBMITTED WITHIN THEM CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. AND REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OR DISSEMINATION OF THESE DRAWINGS AND SPECIFICATIONS AND INSTRUMENTS OF DISCIPLINE WITHOUT WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
ISSUED FOR PLANNING	
NO. DATE DESCRIPTION	
△	
△	
△	
△	
CANOPY ELEVATIONS	
PROJECT #	I-5006
DRAWN BY	CHKD BY: MI
SCALE AS NOTED	DATE: 04-08-11

CA1

SHEET OF

same as existing



Regular

0.00 ⁰/₁₀

Plus

0.00 ⁰/₁₀

V-Power

0.00 ⁰/₁₀



same as existing



Photo Elevation (fuel price sign)



Sign A: (new)
D/F Led Illuminated I.D./Fuel Sign

Scope of Work:
order-receive-install
reuse existing sign poles

USS UNITED
SIGN SYSTEMS

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 4
CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

REVISIONS:
12-29-11 bam

SCALE:
NOTED
FILE NAME:
SHELL daly city

ELECT.

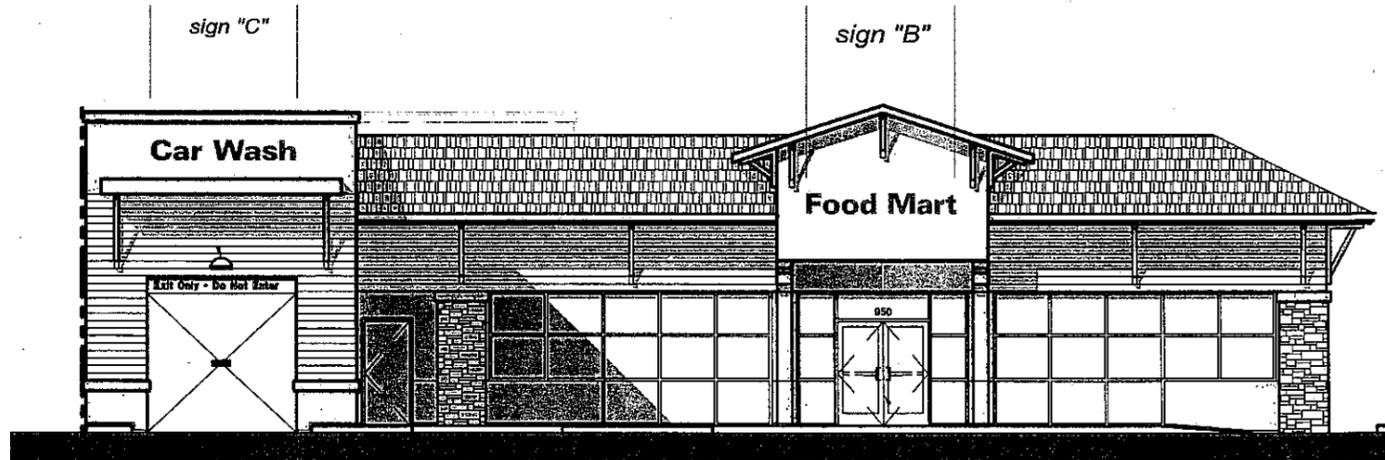
120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

See Drawing for Specifications

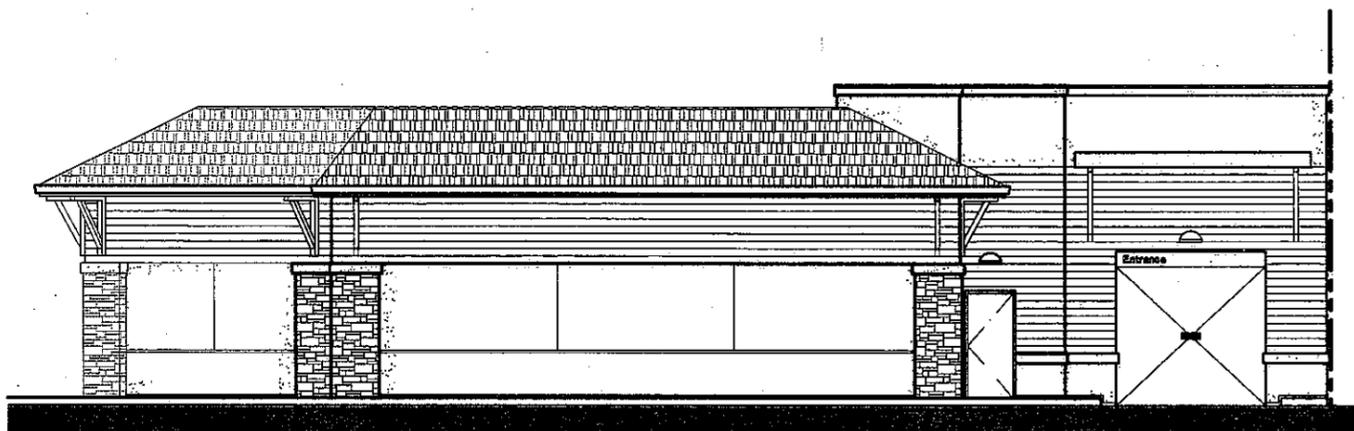
SPECIFICATIONS

ATTACHMENT D

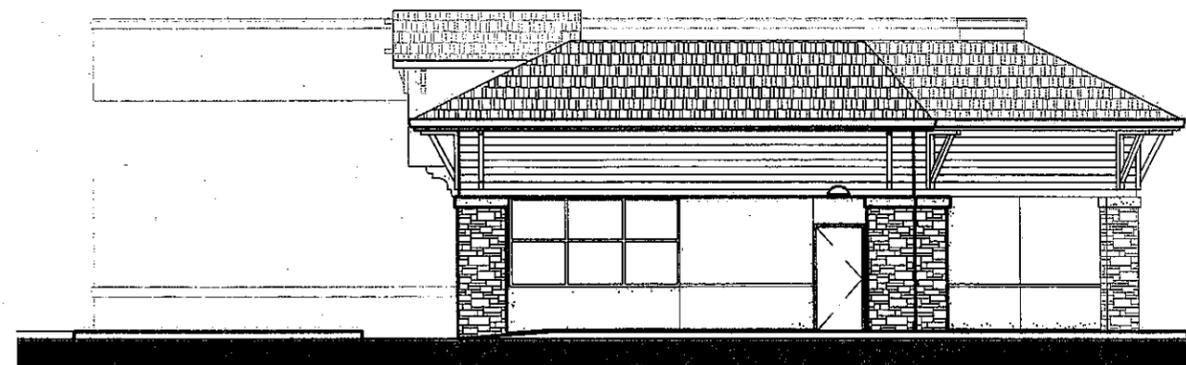
This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright: 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems



South Elevation (market street)



North Elevation



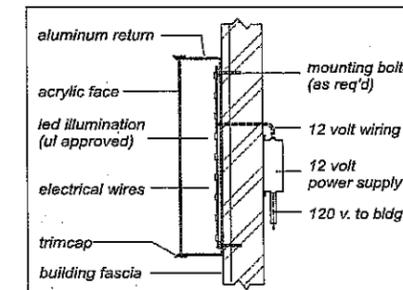
East Elevation (hillside blvd)

10'-10"
sign "B"
19" **Food Mart**

10'-5"
sign "C"
19" **Car Wash**

**Signs B & C:
Illuminated Individual P/C Signs
nts**

**Scope of Work:
order-receive-install**



Led P/C Letter Mounting Detail

USS UNITED
SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

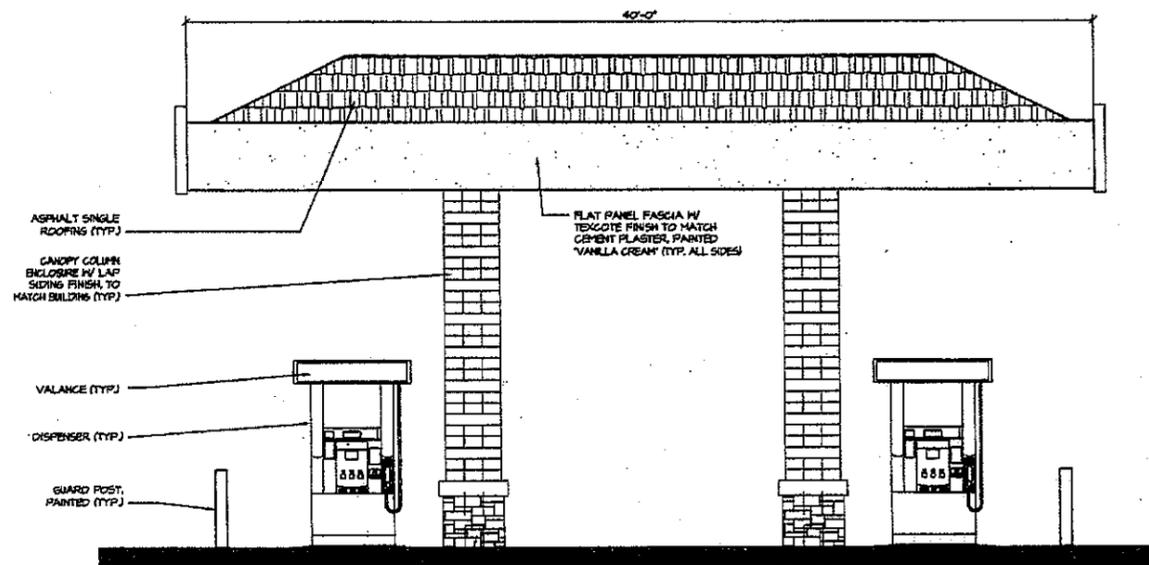
JOB INFO
JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 2 OF 4
CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

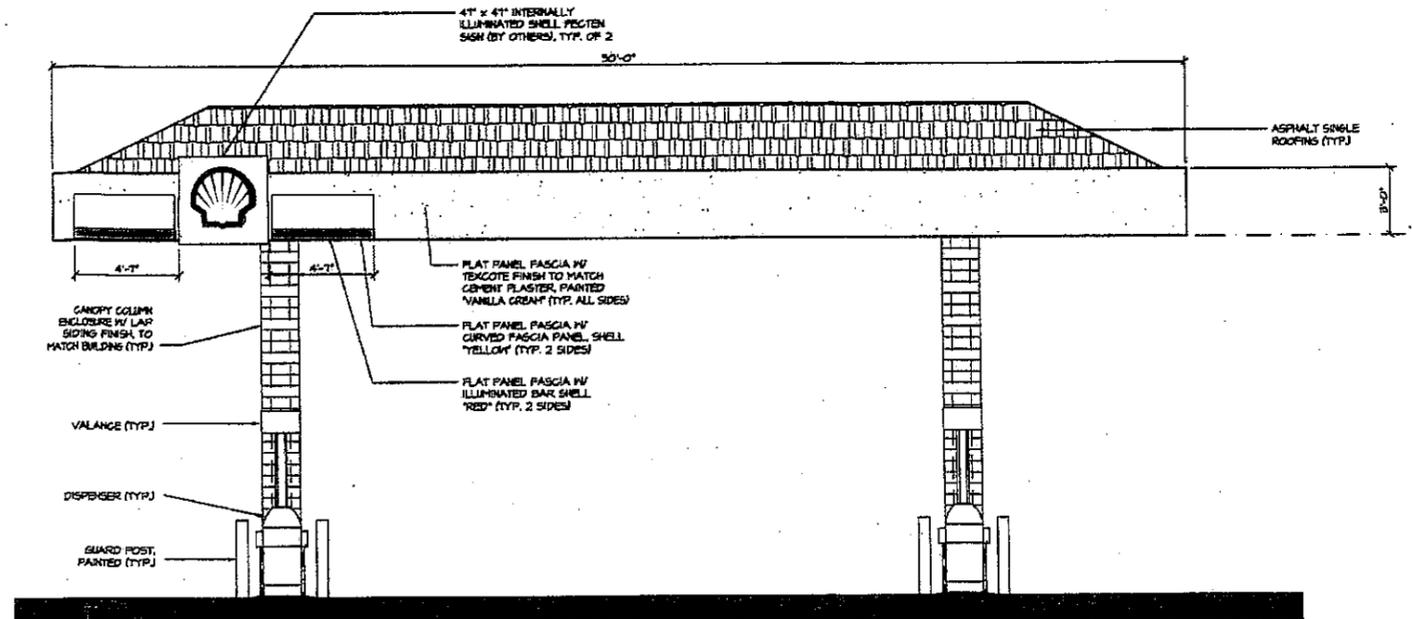
FILE
REVISIONS:
12-29-11 bam
SCALE:
NOTED
FILE NAME:
SHELL daly city

ELECT.
120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

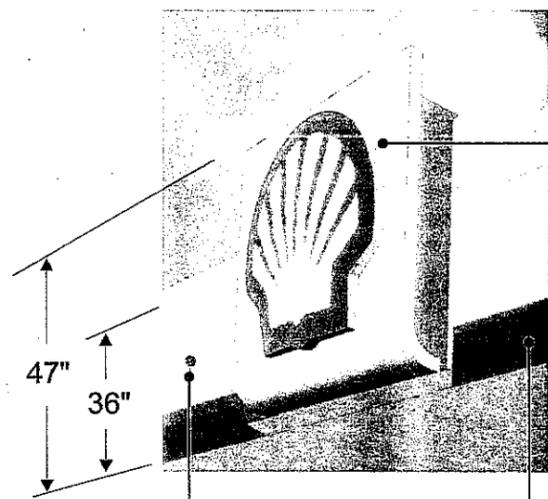
SPECIFICATIONS
See Drawing for Specifications
This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems



Canopy Elevation (facing market street)



Canopy Elevation (facing hillsdale blvd)



illuminated Pecten

**Signs D & E:
Illuminated Pecten Logos**

Scope of Work:
order-arrive-install (total: 2 signs)
new canopy & fascia (fascia to have texcoat finish)

curved "yellow"
fascia panel

illuminated "red" bar

USS UNITED
SIGN SYSTEMS

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

C.S.C.L # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 3 OF 4

CLIENT APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
12-29-11 bam

SCALE:
NOTED

FILE NAME:
SHELL daly city

ELECT.

120 Volt

277 Volt

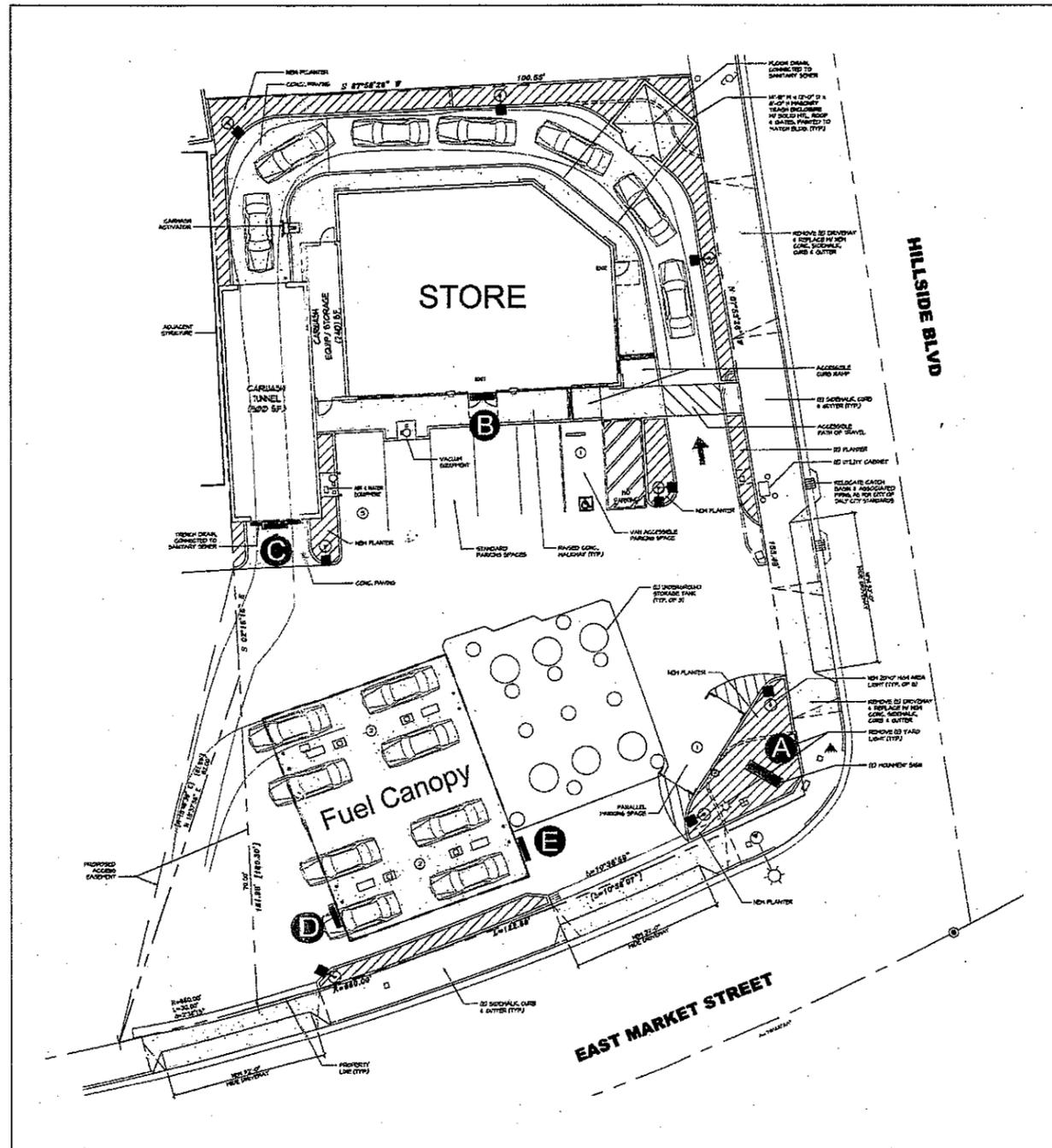
Other

one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2006 USS United Sign Systems. This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems.



SITE PLAN

USS UNITED
SIGN SYSTEMS
C.S.C.L. # 718965
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

JOB INFO

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 4 OF 4

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
12-29-11 bam
12-11 bam

SCALE:
NOTED

FILE NAME:
SHELL daly city

ELECT.

120 Volt
277 Volt
Other

one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2003 USS United Sign Systems. This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems.