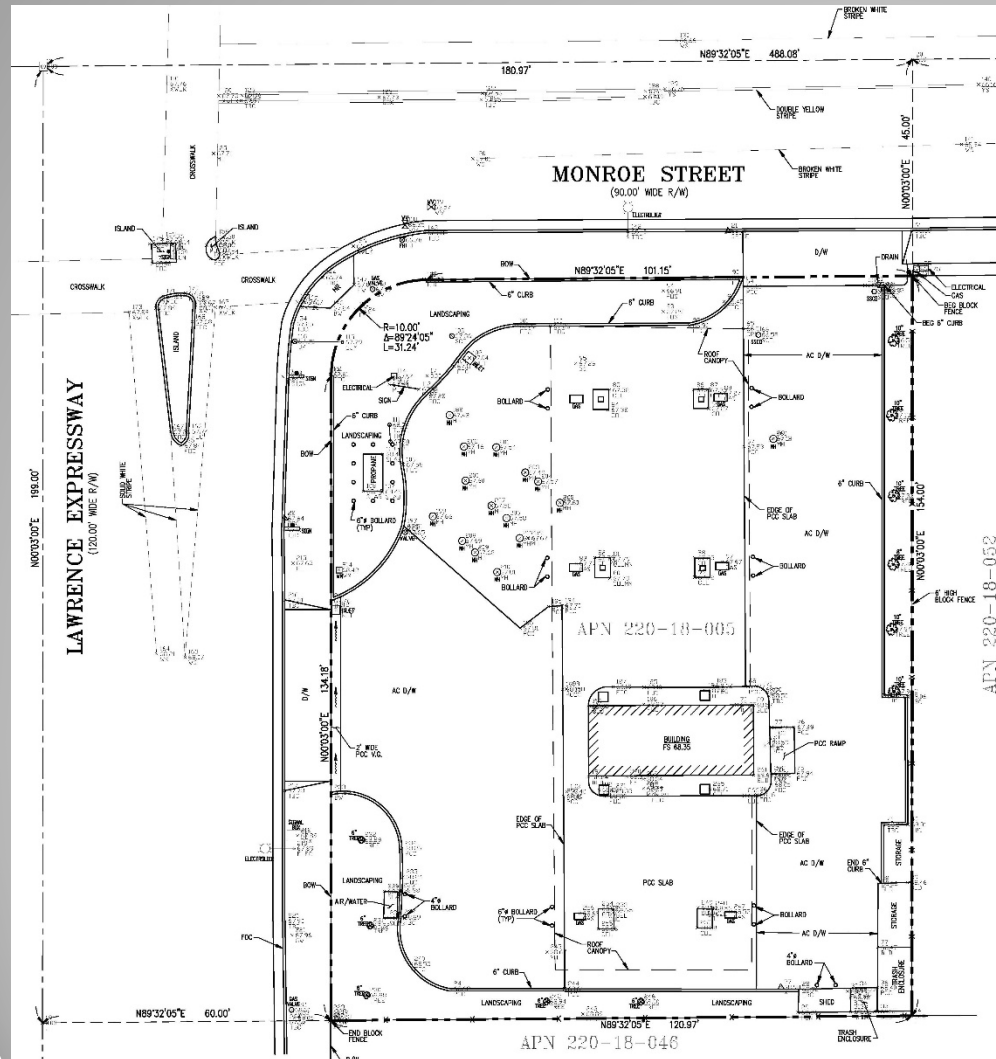


PMM  
PC 1/15/25  
RTC 24-1216  
Item 3

**Remodeling The Shell  
Gas Station Located  
at 2455 Lawrence  
Expressway, Santa  
Clara**

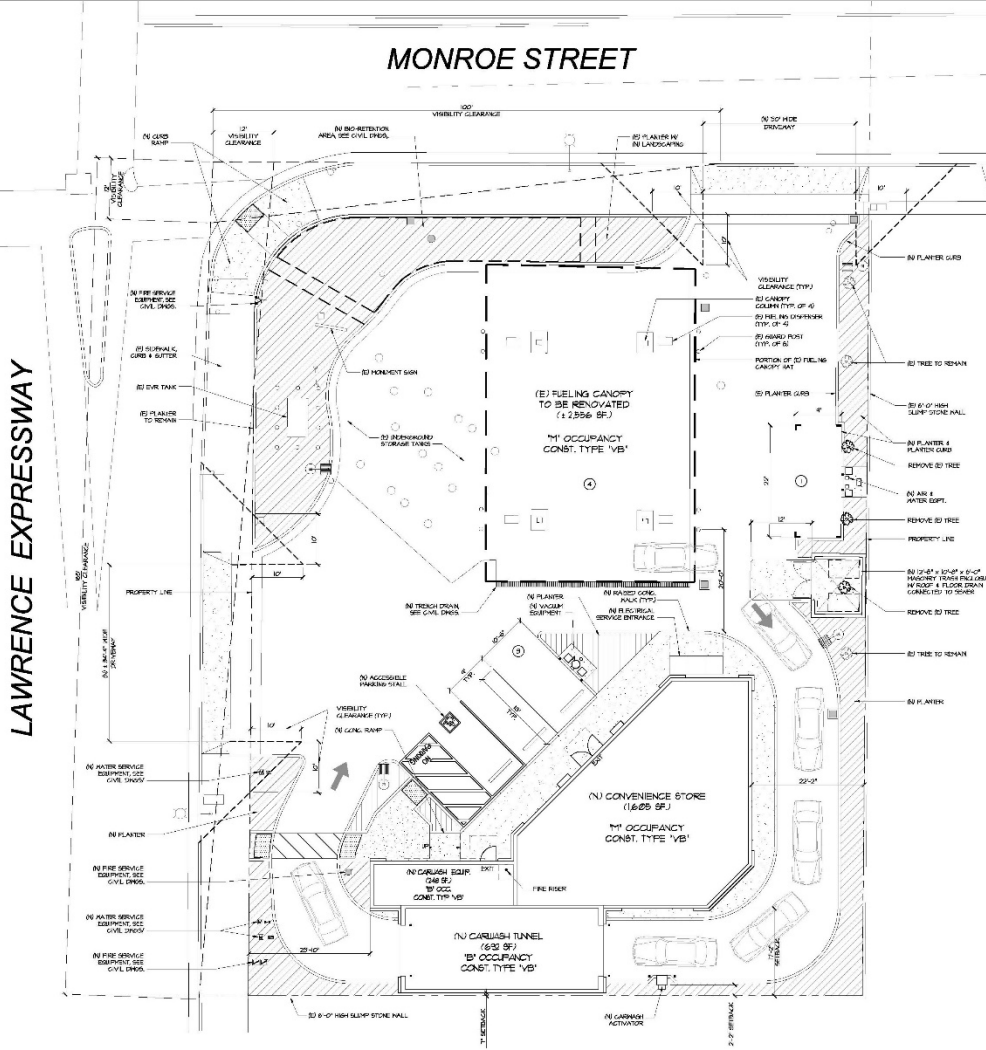
# As-built Site Plan



## Existing Gas Stations

- The gas station is located on Lawrence Expressway and Monroe Street
- The existing gas station includes (6) fuel dispensers, and a small kiosk
- The site is being served by two driveways, one driveway on each frontage.
- The site is next to a 7 Eleven Store, and a multi-family residences to the south

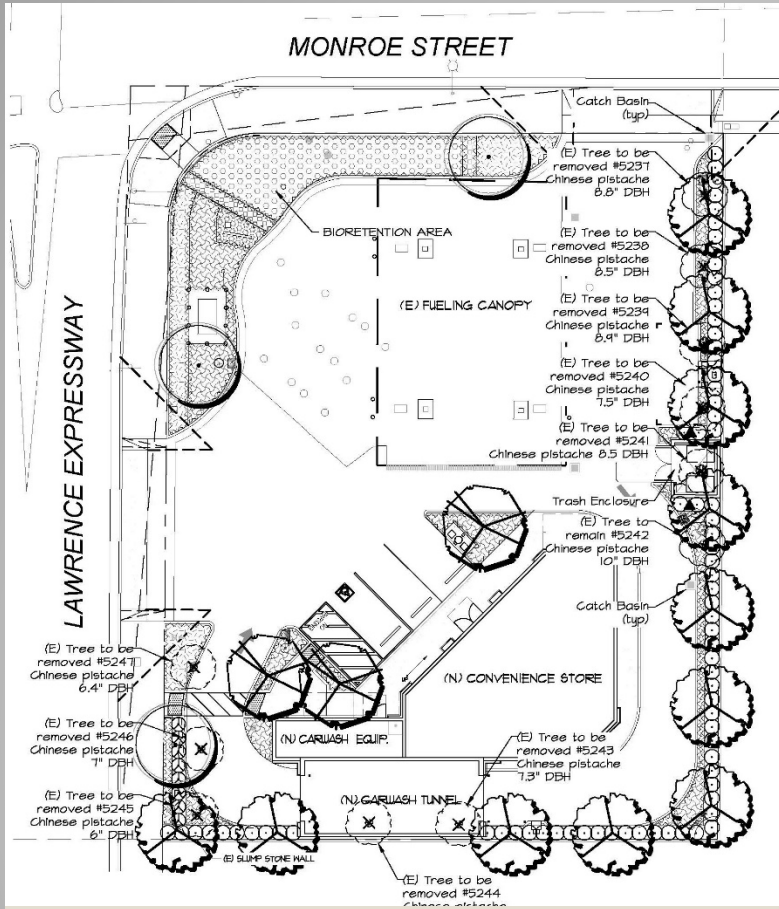
# Site Plan



## Propose Site Plan

- Cut back the fuel canopy approximately 72 ft., and remove (2) fuel dispenser. The remaining (4) fuel dispensers, and fuel systems including the underground storage tanks are to remain
- Upgrade the existing driveways to comply with the ADA standards
- Install 1,605 sf. convenience store, and 692 sf. carwash tunnel with 284 sf. equipment room
- Install new trash enclosure, new landscaping and new pavement
- Install new bio retention planter to treat the entire site rain water prior to discharge offsite
- Install new site lighting

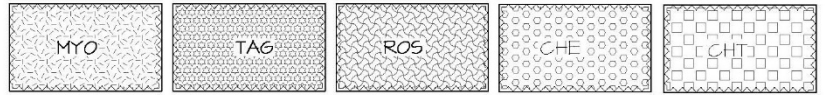
# Landscape Plan



## PLANTING LEGEND

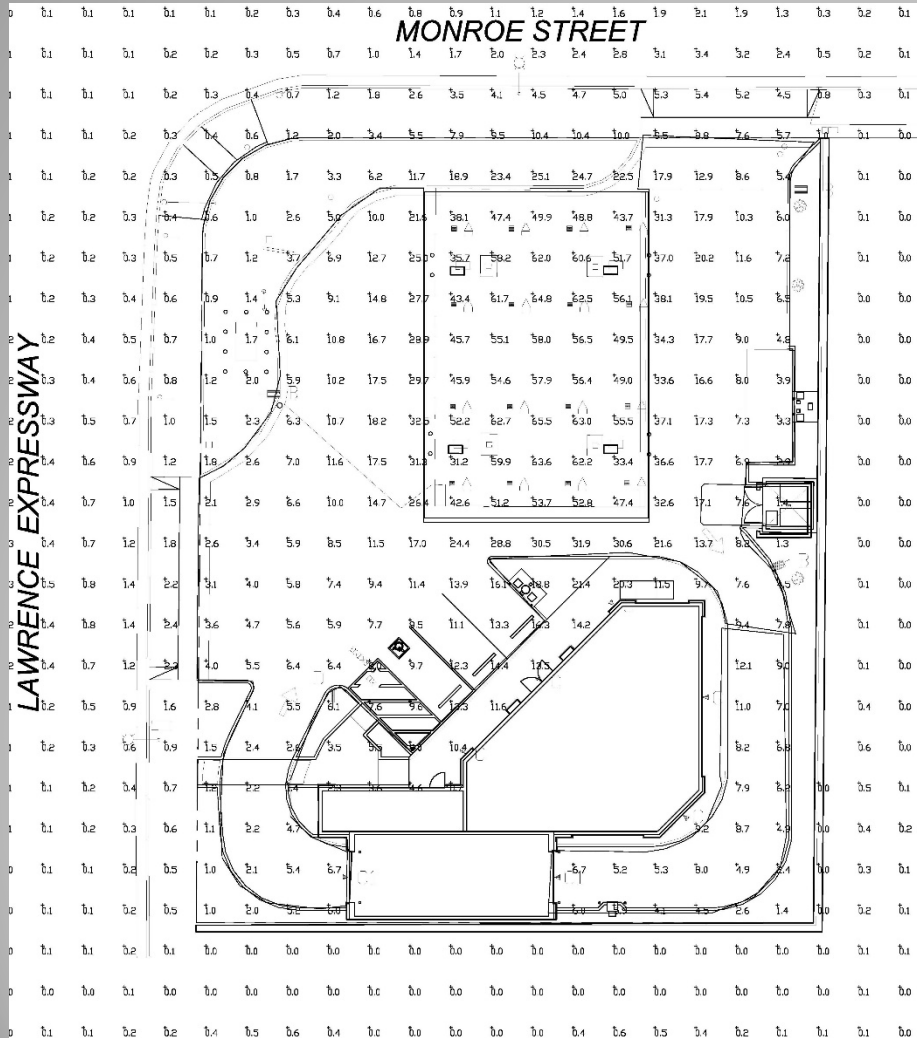
Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE	QNTY
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	<u>Tree</u> <i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden)	L	24" Box	3
	<i>Laurus</i> 'Saratoga'	Saratoga Sweet By	L	24" Box	11
	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Tuscarora	Tuscarora	L	24" Box	3
	X Existing tree to be removed				
<u>Shrubs and Vines</u>					
	<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange	L	5 Gallon	76
	<i>Xylosma congestum</i>	Shinny Xylosma	L	5 Gallon	10
	<i>Parthenocissus tricuspidata</i>	Boston Ivy	L	1 Gallon	2
<u>Ground Cover</u>					
	<i>ROS</i> <i>Rosemarinus offic.</i> 'Hunt.Car.'	Huntington	L	1 Gallon @ 36" oc	104
	<i>MYO</i> <i>Myoporium parvifolium</i>	Myoporium	L	1 Gallon @ 36" oc	45
	<i>TAG</i> <i>Tagetes patula</i>	Marigold	M	1 Gallon @ 24" oc	18
	<i>CHE</i> <i>Chondropetalum 'elephantinum'</i>	Large Cape Rush	L	1 Gallon @ 48" oc	41
	<i>GHT</i> <i>Chondropetalum 'tectorum'</i>	Small Cape Rush	L	1 Gallon @ 48" oc	12



- Install variety of trees (18 trees), shrubs and ground cover, all proposed landscaping are drought tolerance

# Site Plan

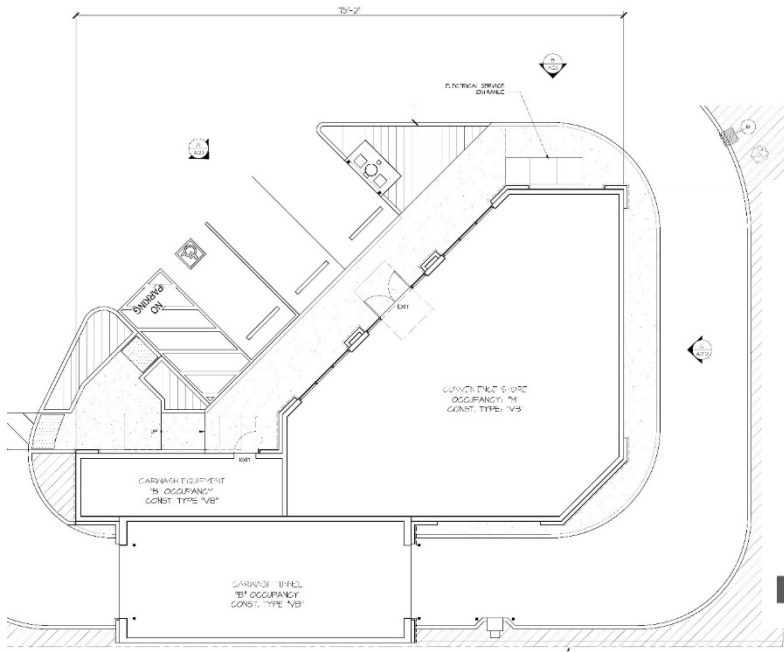


## Site lighting Improvement

- Proposed all new on-site LED lighting
- Use of light shielding for all site lights at property lines to ensure no light spillage to adjacent properties, and the R/W
- All proposed lighting are pointing downwards
- Lighting hours are from dusk to dawn







**Floor Plan**



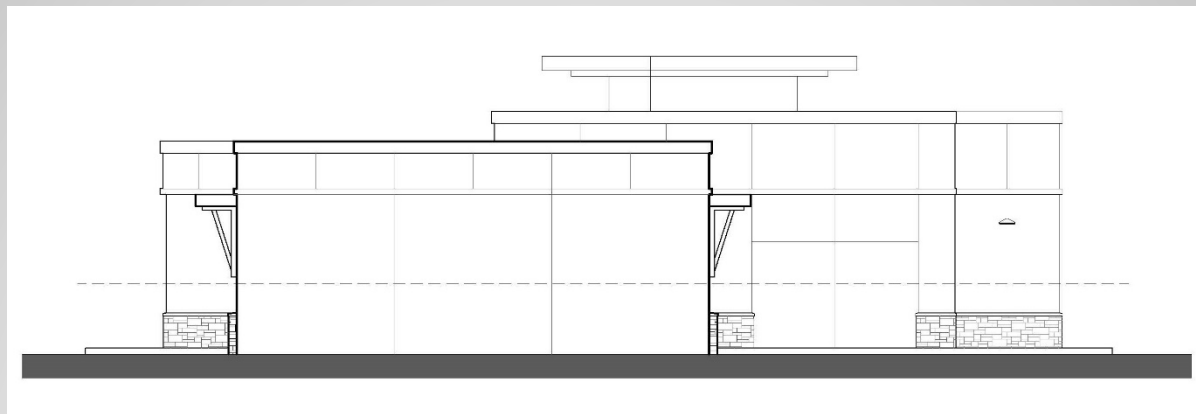
**West Elevation**



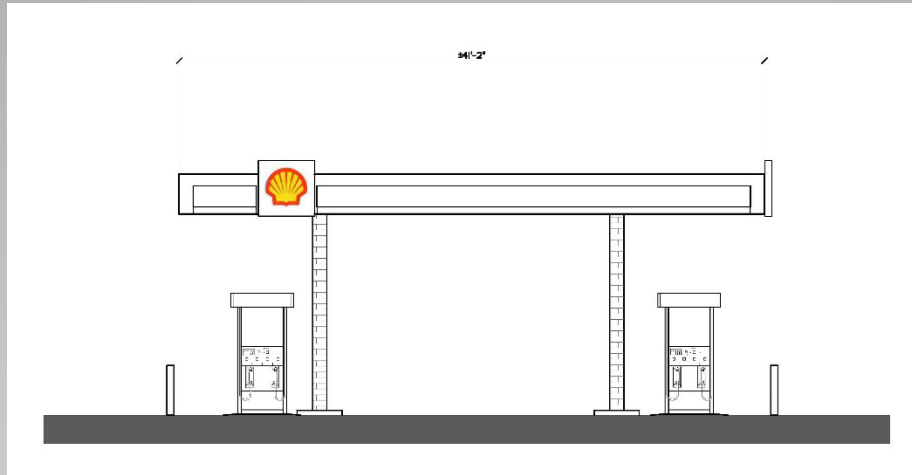
**Northwest Elevation**



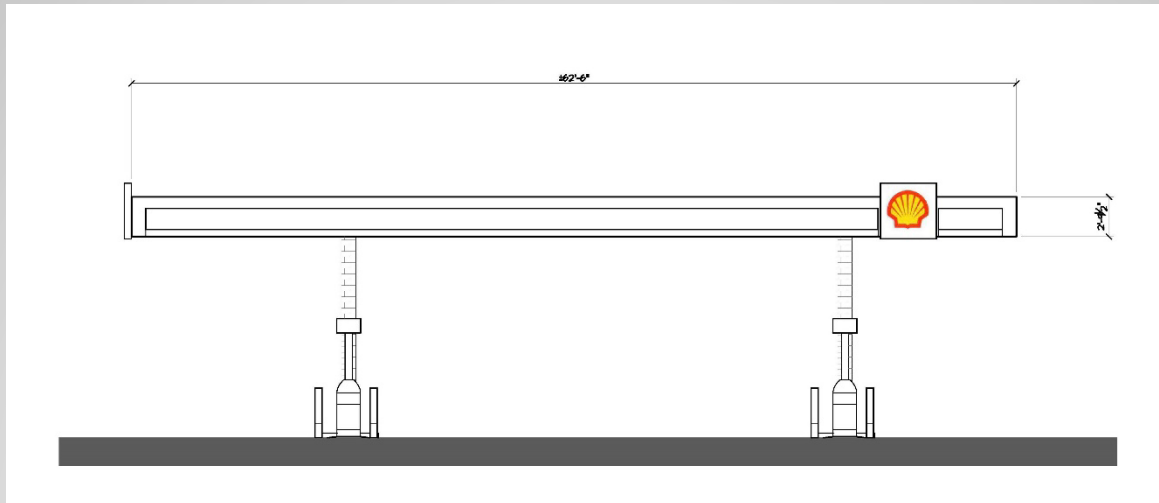
**North Elevation**



**South Elevation**



**Canopy North Elevation**



**Canopy West Elevation**



# Arial View

