

BUILDING CODE ANALYSIS

FOR OCCUPANCY AND BUILDING USE: SEE PROJECT DATA FOR EA. BLDG.
 TYPE OF CONSTRUCTION: SEE PROJECT DATA FOR EA. BLDG.
 NUMBER OF STORES: 2 ALLOWED / 1 SHOWN
 BUILDING HEIGHT: 29'-0"
 BUILDING HEIGHT ALLOWED (PER 12-13.09): 70 FT
 BUILDING AREA: 5,946 SF
 BUILDING AREA ALLOWED (PER CBC SEC. 507.4 SPRINKLERED)
 GROUP M TYPE VB: 36,000 SF
 GROUP B TYPE VB: 36,000 SF
 FIRE RATING: CHR (PER TABLE 601 & 602) FSD ≥ 30
 FIRE SPRINKLERS: C-STORE - YES
 CAR WASH - NO
 PER CA FIRE CODE SECTION 903.2.7 FIRE SPRINKLERS REQ. IF BLDG GROSS AREA > 12,000 SF
 FIRE ALARM: THE CONVENIENCE STORE/TENANT REQUIRE A FIRE ALARM
 OCCUPANT LOAD FOR ADDRESS: MERCANTILE C-STORE: 118 OCC, TENANT: 151 OCC
 SEE SHEET A201A FOR OCCUPANCY ANALYSIS
 HIGH FIRE HAZARD SEVERITY ZONE: NO
 SEISMIC JOINTS: NO
 EMERG. RESPONDER RADIO COVERAGE: NO

DANIELS CENTER CHEVRON C STORE & RETAIL, & FUELING CANOPY

2125 DANIELS ST.
 MANTECA, CALIFORNIA 95336



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GENERAL NOTES

- Scope: Provide all items, articles, materials and operations including labor, materials, equipment and incidentals necessary for a complete job.
- Materials and equipment shall be installed, applied, or erected in accordance with manufacturers recommendations or requirements, unless the drawings exceed those requirements or recommendations.
- By executing the contract, the General Contractor affirms he has visited the site and is familiar with the conditions under which the work is to be performed.
- Responsible supervision shall be at the site during all phases of construction.
- Contractor to verify all conditions and dimensions at the site. All inconsistencies shall be brought to the attention of the Architect before proceeding with the work.
- Conform to the current edition of all adopted building codes and ordinances.
- DO NOT SCALE DRAWINGS, VERIFY AT SITE.**
- Details not specifically shown shall be similar to adjacent details.
- The Contractor shall coordinate the work of all trades and verify all dimensions.
- No structural work shall be cut, notched or otherwise penetrated, unless approved in writing by the Architect in advance, unless detailed on the drawings.
- The Contractor shall be responsible for the safety of the building and the occupants during construction, and shall provide adequate protection. Shoring and bracing shall be adequate for the construction. The Contractor shall comply with applicable safety requirements and codes.
- Contractor shall provide debris box and keep premises clean daily.
- Provide construction dust barriers as required by governing authority.
- Provide adequate blocking for all fixtures.
- Prior to excavation, determine and verify location of utility services in all areas to be excavated.
- Contractor shall comply with all pertinent laws, codes, regulations, C.B.C., governing agencies and manufactures specifications, unless greater requirements are indicated, and/or are necessary for the safety of the project.
- The owner shall pay for all standard permits required for the construction documents.
- The General Contractor shall provide owner with a construction schedule prior to starting the work, and shall provide a qualified superintendent throughout the work.
- Unless stated otherwise in the scope of work summary, the General Contractor shall install all other procedures, testing and materials.
- Local jurisdiction business licenses are/may be required for all Contractors and Subcontractors providing work on the building or site.
- The General Contractor shall provide barricades and safety signs per O.S.H.A. requirements, and provide testing of the petroleum system and controls (including a systems Petrolite test), and of all new and modified air, water and electrical systems.
- Construction activities shall be limited to the following hours of operations (failure to comply with following hours of operations would result in withholding of inspection):
 6:00 a.m. to 7:00 p.m. Monday thru Friday
 9:00 a.m. to 6:00 p.m. Saturday
 No construction on Sunday
- Mitigate impacts that could be triggered from construction. The Contractor will shield unwanted glare from machines or temporary use of equipment.
- The prime Contractor awarded the construction work will be required to have State Hazardous Substance Removal Certification in addition to their State Contractor's license.
- Any excavated material that is of a suspicious nature will be stockpiled on-site; samples will be taken by the consultant and tested for the presence of contaminants. Any excavated material that does not meet the requirements of the responsible regulatory agencies will be hauled off-site to an approved landfill. Any material that meets the requirements of the regulatory agencies will be placed back in the work area and/or disposed off-site to a normal disposal/recycling facility.
- Any stockpiled material will be placed on plastic sheeting and covered with plastic sheeting to prevent spreading and mixing of the material.
- Utility companies responsible for the relocation of facilities as part of the construction work in accordance with franchise agreements with the local jurisdiction will be required to provide their own monitoring program for the presence of hazardous materials during construction in accordance with all regulatory agencies.
- If necessary, a technical report will be prepared by the local jurisdiction approved environmental consultant documenting conditions witnessed during the excavation work and any other tasks performed.
- Particularly loud noises shall not occur before 8:00 a.m. on weekdays and not at all on weekends. The Assistant local jurisdiction Manager upon a determination that unusually loud construction activities are significantly impacting the neighbors may modify the hours of construction. Failure to comply with the above-described hours of operation may result in withholding inspections and possible construction prohibitions, subject to the review and approval of the Engineer.
- Sidewalks, parking lots and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
- Landscape shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. Dead and dying plants shall be replaced.
- All new building, canopy and site signage requires separate sign permits. Contact the planning department for submittal requirements.
- Provide a continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to the parking lot and driveways.

CONSULTANTS

CIVIL
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 847 N. Cluff Ave, Suite A-2
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 Modesto, CA 95355
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 Contact: Allan Stevenson

MECHANICAL, PLUMBING, & ELECTRICAL:
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 Contact: Elias Hermosillo: Plumbing/Mechanical
 Chris Gilland: Electrical

LANDSCAPING:
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 Landscape Architecture Irrigation Design
 2421 Cascade Trail
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 Contact: Carol Brown

SCOPE OF WORK

THE CONSTRUCTION OF A CONVENIENCE STORE AND QUICK SERVE RESTAURANT (QSR) ONE STRUCTURE AND A FUEL CANOPY WITH 10MPDB. SITE WORK FOR THE C-STORE AND RETAIL, FUEL CANOPY AND TRASH ENCLOSURE SHALL BE ON THIS PERMIT. THIS SITE SHARES A LOCATION FOR AN EXPRESS CAR WASH WHICH IS UNDER SEPARATED PERMIT.

CODES

THIS PROJECT SHALL COMPLY WITH TITLE 24, PARTS 1-12 INCLUDING THE 2022 EDITION CALIFORNIA CODES.
 2022 EDITION OF THE CALIFORNIA BUILDING CODE,
 2022 CALIFORNIA PLUMBING CODE,
 2022 CALIFORNIA MECHANICAL CODE,
 2022 CALIFORNIA FIRE CODE,
 2022 CALIFORNIA ELECTRICAL CODE,
 2022 CALIFORNIA ENERGY CODE,
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE,
 2022 CALIFORNIA REFERENCED STANDARD CODE

DEFERRED SUBMITTALS

SEPARATE PERMITS

- THE TRASH ENCLOSURE REQUIRES A SEPARATE PERMIT
- STRUCTURE FOR THE FUELING CANOPY SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.
- ALL EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.
- THE FIRE SPRINKLER SYSTEM SHALL BE ON A SEPARATE PERMIT
- THE CARBON DIOXIDE GAS DETECTION SYSTEM SHALL BE ON A SEPARATE PERMIT.
- THE FIRE ALARM SYSTEM SHALL BE ON SEPARATE PERMIT.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S):	241-310-86		
ZONING:	GC- GENERAL COMMERCIAL		
PROJECT SITE AREA (GROSS):	(1.75 ACRES)	76,230 S.F.	
LANDSCAPING AREA (GROSS):		21,729 S.F.	
LANDSCAPING PERCENTAGE:		29%	
BUILDING DATA:			
STRUCTURE	C.B.C. OCCUP.	TYPE OF CONST.	AREA
C-STORE	M	VB	3,514 S.F.
QSR	M	VB	2,432 S.F.
FUEL CANOPY	M	IB	7,268 S.F.
PARKING DATA: PER SEC. 17.52.050-1			
BUILDING AREA	PARKING RATIO/REQ.	REQ'D.	
C-STORE/FUELING: 3,514 SF		(4:1,000 SF) = 14	
QSR: 2,432 SF		(1:100 SF) = 24	
CAR WASH	(3 SPACES + 2 BAY) = 5		
			TOTAL REQ'D PARKING = 43
PARKING PROVIDED			
REGULAR SPACES	=	30	
COMPACT SPACES	=	2	
VAN ACCESSIBLE	=	1	
REGULAR ADA SPACES	=	1	
ELECTRIC VEHICLE CHARGING	=	3	
VACUUM	=	1	
AIR / WATER	=	1	
TOTAL =			37

OCCUPANT LOAD PER TABLE 1004.5 2022 CBC	
MERCANTILE	2106/60= 35.1 OR 36
ACCESSORY	384/200= 1.94 OR 2
(FREEZER, COOLER, CAVE)	
KITCHEN/PREP	360/200= 1.8 OR 2
TOTAL OCCUPANT LOAD	40

PLUMBING FIXTURE COUNT	
TOTAL OCCUPANT LOAD	40 (20 MALES, 20 FEMALES)
PER 2022 CBC TABLE 422.1 AND CPC 422.1	
ONE TOILET, ONE LAVATORY PER 1-100 MALES	
ONE TOILET, ONE LAVATORY PER 1-100 FEMALES	

VICINITY MAP



DRAWING INDEX

COVER SHEET		MECHANICAL - C-STORE & QSR	
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A002	CAL-GREEN MANDATORY MEASURES, SHEET 1	M2.0	MECHANICAL FLOOR PLAN
A003	CAL-GREEN MANDATORY MEASURES, SHEET 2	M2.1	MECHANICAL ROOF PLAN
A004	CAL-GREEN MANDATORY MEASURES, SHEET 3	M3.0	MECHANICAL DETAILS
A005	CONDITION OF APPROVAL	T24.1	ENERGY COMPLIANCE REPORT
A006	CONDITION OF APPROVAL	T24.2	ENERGY COMPLIANCE REPORT
CIVIL		PLUMBING - C-STORE & QSR	
C1	TITLE SHEET	P1.0	PLUMBING SCHEDULES AND NOTES
C2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN	P2.0	PLUMBING FLOOR PLAN, WASTE AND VENT
C3	GRADING AND DRAINAGE SHEET	P2.1	PLUMBING FLOOR PLAN, WATER AND GAS
C4	UTILITY PLAN	P2.2	PLUMBING ROOF PLAN
C5	EROSION AND SEDIMENT CONTROL PLAN	P3.0	PLUMBING DETAILS
C6	DETAILS SHEET	ELECTRICAL	
C7	DETAILS SHEET	E1.1	ELECTRICAL LEGENDS, NOTES, AND SCHEDULES
ARCHITECTURAL		E1.2	ELECTRICAL ONE-LINE DIAGRAM
A101	SITE PLAN	E1.3	PANEL SCHEDULES
A101A	DIMENSION SITE PLAN	E2.1	ELECTRICAL ENERGY COMPLIANCE
A102	SITE DETAILS	E2.2	ELECTRICAL ENERGY COMPLIANCE
A103	TRASH ENCLOSURE PLAN, ELEVATION, DETAILS	E2.3	ELECTRICAL ENERGY COMPLIANCE
A104	SITE DETAILS	E3.1	ELECTRICAL SITE PLAN
A105	SITE LIGHTING DETAILS	E3.2	FUEL CANOPY POWER PLAN
A106	CORNER SIGN	E3.3	SITE PHOTOGRAPHY
A107	CORNER SIGN DETAILS	E4.1	CONVENIENCE STORE POWER & SIGNAL PLAN
A201	C-STORE & QSR FLOOR PLAN	E5.1	CONVENIENCE STORE LIGHTING PLAN
A201A	C-STORE & QSR EXTING PLAN	E5.2	FUEL CANOPY LIGHTING PLAN
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A203	WINDOW SCHEDULES	LP-1	PLANTING PLAN
A204	C-STORE EQUIPMENT PLANS	LP-2	PLANTING DETAILS
A205	C-STORE ROOF PLAN	LP-3	PLANTING SPECIFICATIONS
A206	C-STORE ENLARGED RESTROOM FLOOR PLAN	L-1	IRRIGATION PLAN
A207	C-STORE FLOOR FINISH PLAN	L-2	IRRIGATION NOTES & SCHEDULE
A301	C-STORE & QSR EXTERIOR ELEVATIONS	L-3	IRRIGATION DETAILS
A302	C-STORE & QSR EXTERIOR ELEVATIONS	L-4	IRRIGATION DETAILS
A401	C-STORE & QSR BUILDING SECTIONS	L-5	IRRIGATION SPECIFICATIONS
A402	C-STORE & QSR BUILDING SECTIONS	FUELING SYSTEM	
A403	C-STORE & QSR WALL SECTIONS	THESE SHEETS FOR REFERENCE ONLY	
A404	C-STORE & QSR WALL SECTIONS	FS1.0	FUEL SYSTEM COVER SHEET & GENERAL NOTES
A405	C-STORE & QSR WALL SECTIONS	FS1.1	TANKS AND LINES & MONITORING SITE PLAN
A501	C-STORE INTERIOR ELEVATIONS	FS1.2	ENLARGED FUEL SITE PLAN
A502	C-STORE INTERIOR ELEVATIONS	FS2.0	FUEL EQUIPMENT LISTS
A601	C-STORE & QSR REFLECTED CEILING PLAN	FS3.0	UNLEADED SUPER & DIESEL UNLEADED TANKS SECTION
A602	C-STORE REFLECTED CEILING DETAILS	FS4.0	TANK DETAILS
A801	C-STORE ARCHITECTURAL DETAILS	FS4.1	B7 AND B1 TANK PUMP DETAILS
A802	C-STORE ARCHITECTURAL DETAILS	FS5.0	DIESEL TANK PUMPS, VENT DETAILS
A803	C-STORE ARCHITECTURAL DETAILS	FS6.0	TANK AND LINE WET HOLE DETAILS
A804	C-STORE CO2 DETAILS	FS7.0	MONITORING SYSTEM
A805	ARCHITECTURAL LIGHT DETAILS	FUELING CANOPY	
A901	AUTO FUEL ISLAND FLOOR PLAN	GN1	GENERAL NOTES AND SPECIFICATION
A902	AUTO FUEL CANOPY REFLECTED CEILING PLAN	CA1	CANOPY ELEVATIONS AND CANOPY LIGHTING PLAN
A903	AUTO FUEL CANOPY ELEVATIONS	CS1	STRUCTURAL FRAMING PLAN
STRUCTURAL - C-STORE & QSR		CS2	TYPICAL SECTIONS
S1.0	STANDARD NOTES	CF1	FOUNDATION PLAN
S1.1	STANDARD NOTES & DETAILS : CONCRETE & MASONRY	CF2	FOOTING SECTION
S1.2	STANDARD NOTES & DETAILS : TIMBER FRAMING	FIRE SPRINKLERS	
S1.3	STANDARD NOTES & DETAILS : TIMBER FRAMING	FP-1	HYDRANT LAYOUT
S1.4	STANDARD NOTES : FASTENING SCHEDULE		SITE PLAN & DETAILS
S2.0	FOUNDATION PLAN		
S3.0	ROOF FRAMING PLAN		
S4.0	FOUNDATION DETAILS		
S5.0	BUILDING SECTIONS		
S5.1	BUILDING SECTIONS		
S6.0	ROOF DETAILS		
S6.1	ROOF DETAILS		
S6.2	ROOF DETAILS		

CONTRACTOR:

PROJECT:

DANIELS CENTER C STORE AND FUEL CANOPY

2125 DANIELS ST.
 MANTECA, CA 95336

DEVELOPER:

TWO GUYS FOOD AND FUEL 147 LATHROP RD MANTECA, CA 95330

REVISIONS:

△	BUILDING DEPT	JANUARY 21, 2024
△	HAZMAT	JULY 24, 2024
△	BUILDING DEPT	DECEMBER 16, 2024
△	LANDLORD/TENANT	FEBRUARY 3, 2025

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001



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PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A101

SITE PLAN KEYNOTES

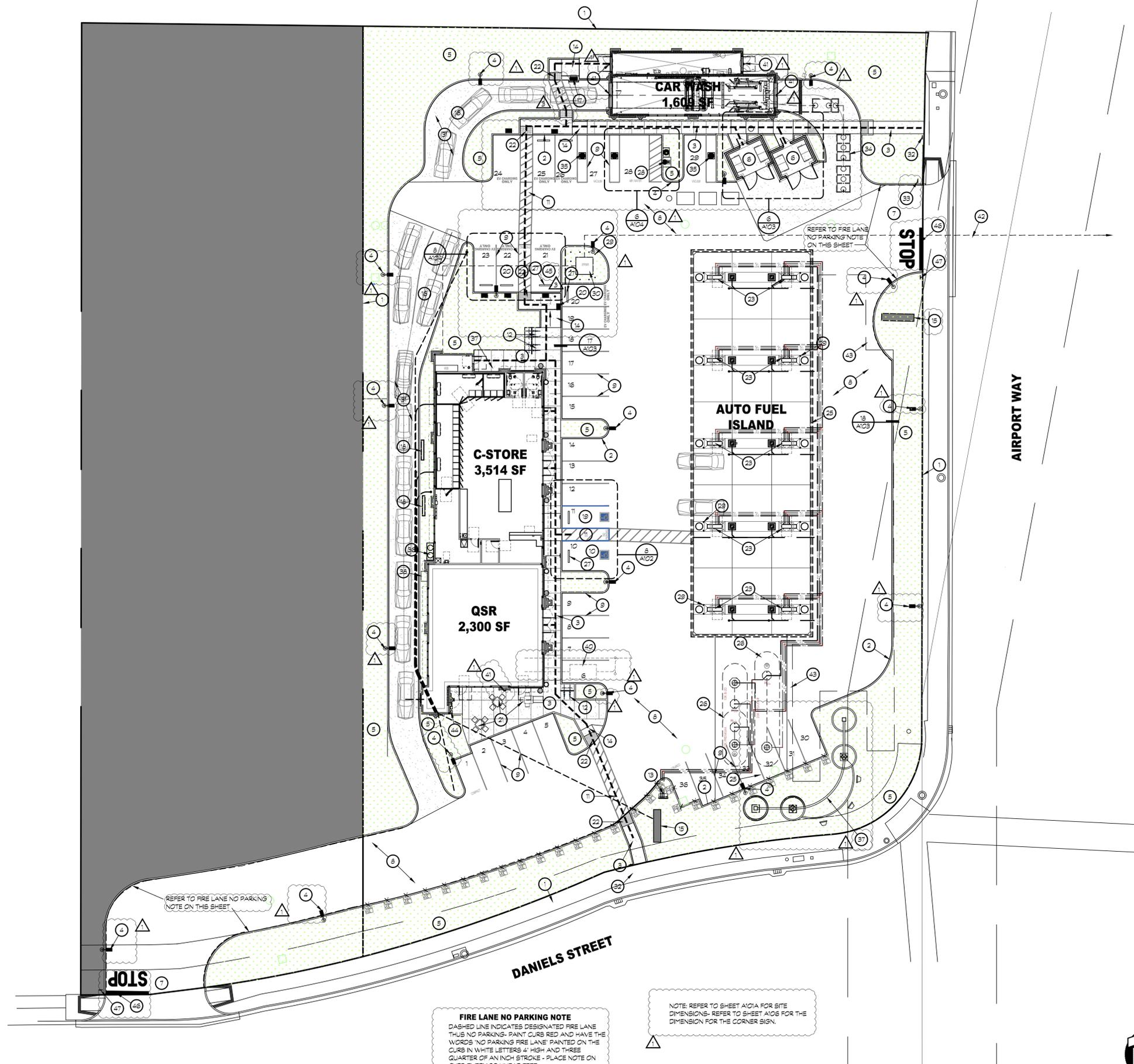
- 1 PROPERTY LINE
- 2 CONCRETE CURB- 6" HIGH.
- 3 CONCRETE WALK, SEE DETAIL 19/A103
- 4 SITE YARD LIGHT, 20' HIGH MAX FROM GRADE, WITH CONCRETE BASE SHALL HAVE A DRY BRICK FINISH. TYPICAL. SEE DETAIL 10/A102 & 8, 14, & 20/A105
- 5 LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- 6 TRASH ENCLOSURE AND CONC. APPROACH SLAB.
- 7 NEW DRIVEWAY - SEE CIVIL DWGS
- 8 A/C PAVING
- 9 4" WIDE PAINT STRIPING, WHITE, UNLESS NOTED OTHERWISE.
- 10 ACCESSIBLE VAN PARKING STALL, SEE DETAIL AS INDICATED
- 11 4" WIDE PAINT STRIPING, WHITE, AT 3'-0" O.C. TYP.
- 12 CLASS II BIKE RACK - INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 10/A104
- 13 FUEL VENT STACK WITH CARBON CANISTER
- 14 ACCESSIBLE CURB RAMP
- 15 FEDERALLY REQUIRED MONUMENT SIGN, BY OWNER
- 16 VEHICLE STACKING
- 17 PAY STATION
- 18 DRIVE THROUGH MENU SIGNS
- 19 ACCESSIBLE PARKING STALL
- 20 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
- 21 EXTERIOR FURNITURE BY OWNER
- 22 DETECTABLE WARNING SURFACE, SEE DETAIL 12 & 16/A102
- 23 MULTI-PRODUCT FUEL DISPENSER
- 24 BIOSWALE AREA
- 25 DASHED LINE OF CANOPY ABOVE
- 26 UNDERGROUND FUEL STORAGE TANKS
- 27 CONCRETE WHEEL STOP, SEE DETAIL 9/A104
- 28 AIR & WATER SERVICE (20/A102)
- 29 TS 6" Ø BOLLARD, SEE DETAIL 2/A102
- 30 ELECTRICAL TRANSFORMER
- 31 CONCRETE PAVING.
- 32 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 14/A102
- 33 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A102
- 34 CAR WASH CLARIFIER TANKS - 1500 GALLONS.
- 35 CAR WASH VACUUM STATION, SEE DETAIL 17/A102
- 36 32'X82' METAL CABINET W/ CO2 TANK W/ ACCESS DOOR - PROVIDED BY TENANT. PROVIDE 4" THICK X 36'X84' CONCRETE SLAB UNDER CABINET
- 37 GAS METER LOCATION
- 38 MSB
- 39 CORNER SIGN - WELCOME TO MANTECA-REFER TO SHEET A105 FOR DETAILS
- 40 GREASE INTERCEPTOR- 1500 GAL. JENSEN PRECAST MODEL # JP-1500-EE-G
- 41 WALL MOUNTED SCONCE FOR AREA LIGHTING - REFER TO PHOTOMETRICS SHEET PT1
- 42 SEE ELECTRICAL AND CIVIL DWGS CONNECT TO CROSS STREET
- 43 UNDERGROUND WATER STORAGE TANKS, SEE CIVIL DWGS
- 44 2 - 3" GAS METER FOR QSR
- 45 VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
- 46 PAINTED STOP LINE AND PAINTED 'STOP' MARKING ON THE PAVEMENT REFER TO DETAIL 11/A104
- 47 R-1 STOP SIGN MOUNTED ON 80" LONG GALVANIZED STEEL POLE EMBEDDED IN CONCRETE 18" BELOW GRADE.

SITE LEGEND

- AC PAVING/ PUBLIC RIGHT AWAY
- NEW CONCRETE-IMPERVIOUS. SEE CIVIL DRAWINGS
- NEW LANDSCAPE. SEE LANDSCAPE DRAWINGS
- 6" CURB CUT FOR DRAIN, SEE CIVIL DWGS

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL HAVE RAMPS COMPLYING WITH 2022 CBC, SECTION 11B-405 OR AS APPROPRIATE WHERE A WALK CROSSES OR ADJAINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2022 CBC, SECTION 11B-705.1.2.5.

--- PATH OF TRAVEL



REFER TO FIRE LANE NO PARKING NOTE ON THIS SHEET

REFER TO FIRE LANE NO PARKING NOTE ON THIS SHEET

FIRE LANE NO PARKING NOTE
DASHED LINE INDICATES DESIGNATED FIRE LANE PLUS NO PARKING. PAINT CURB RED AND HAVE THE WORDS 'NO PARKING FIRE LANE' PAINTED ON THE CURB IN WHITE LETTERS 4" HIGH AND THREE QUARTER OF AN INCH STROKE - PLACE NOTE ON CURB EVERY 20' LINEAR FEET.

NOTE: REFER TO SHEET A101A FOR SITE DIMENSIONS. REFER TO SHEET A105 FOR THE DIMENSION FOR THE CORNER SIGN.





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REVISIONS:

▲ BUILDING DEPT JANUARY 21, 2024

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **09-20-2023**

SHEET CONTENTS:

**SITE PLAN - FOR
REFERENCE ONLY**

SHEET NUMBER:

A101

SITE PLAN KEYNOTES

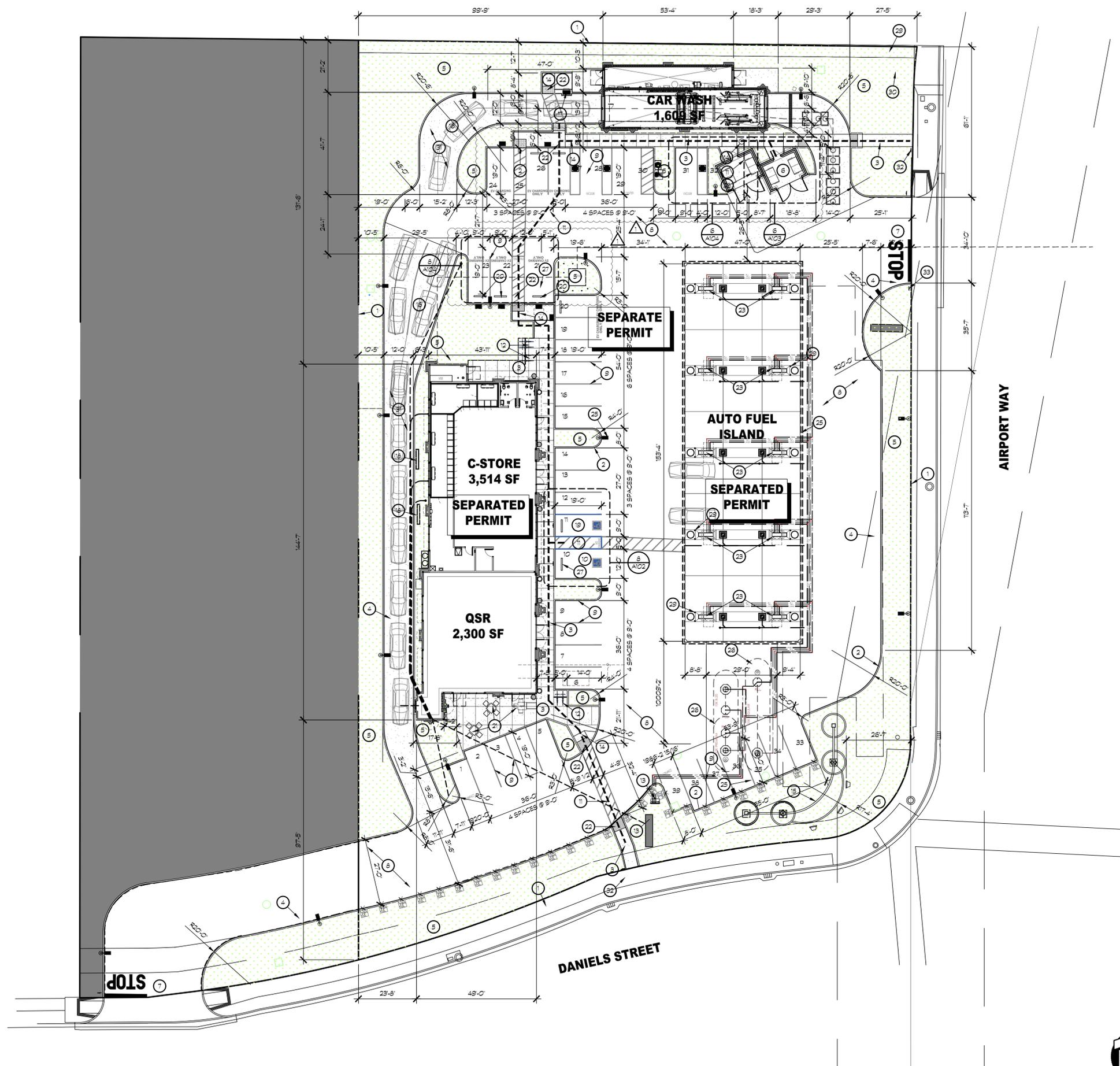
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- 23 MULTI-PRODUCT FUEL DISPENSER
- 24 BIOSWALE AREA
- 25 DASHED LINE OF CANOPY ABOVE
- 26 UNDERGROUND FUEL STORAGE TANKS
- 27 CONCRETE WHEEL STOP, SEE DETAIL 3/A104
- 28 AIR & WATER SERVICE (20/A102)
- 29 18" Ø BOLLARD, SEE DETAIL 2/A102
- 30 ELECTRICAL TRANSFORMER
- 31 CONCRETE PAVING.
- 32 PATH OF ACCESSIBLE TRAVEL SIGNAGE, SEE DETAIL 14/A102
- 33 ACCESSIBILITY SITE SIGNAGE, SEE DETAIL 5 ON SHEET A102

SITE LEGEND

- AC PAVING/ PUBLIC RIGHT AWAY
- NEW CONCRETE-IMPERVIOUS. SEE CIVIL DRAWINGS
- NEW LANDSCAPE. SEE LANDSCAPE DRAWINGS
- BIO-RETENTION POND . SEE CIVIL AND LANDSCAPE DRAWINGS

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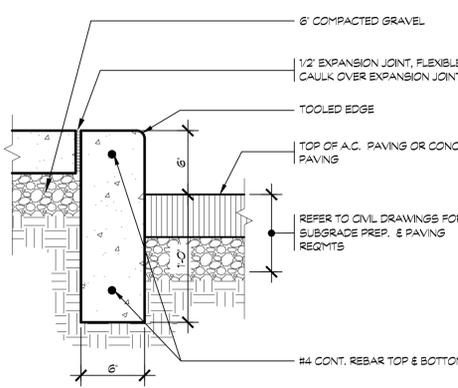
--- PATH OF TRAVEL



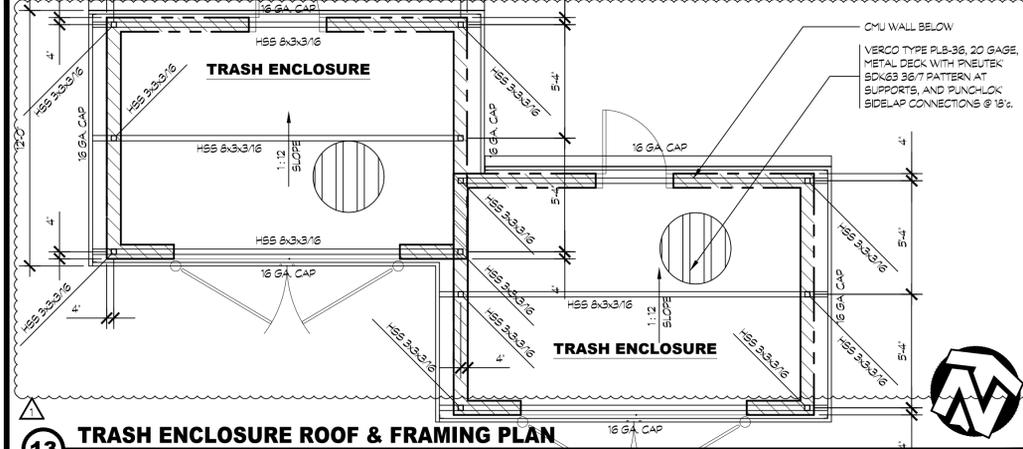
20 SITE PLAN - FOR REFERENCE ONLY

SCALE: 1" = 20'-0"

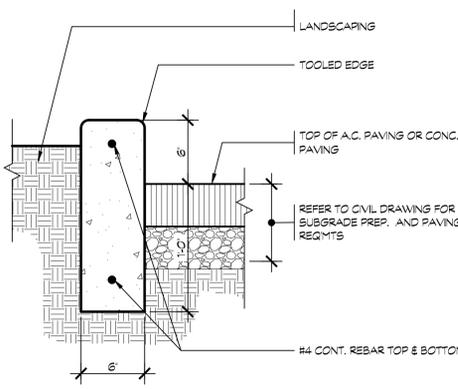




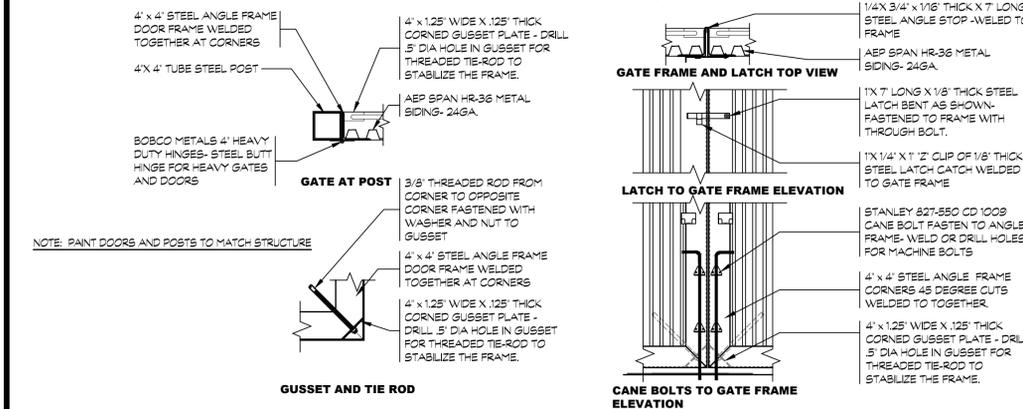
17 CONC. WALK CURB
SCALE: 1 1/2"=1'-0"



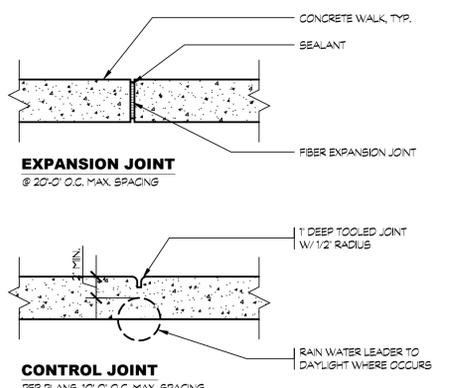
13 TRASH ENCLOSURE ROOF & FRAMING PLAN
SCALE: 1/4"=1'-0"



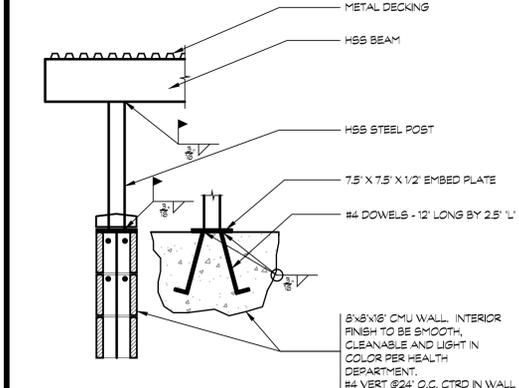
18 CONC. CURB @ LANDSCAPING
SCALE: 1 1/2"=1'-0"



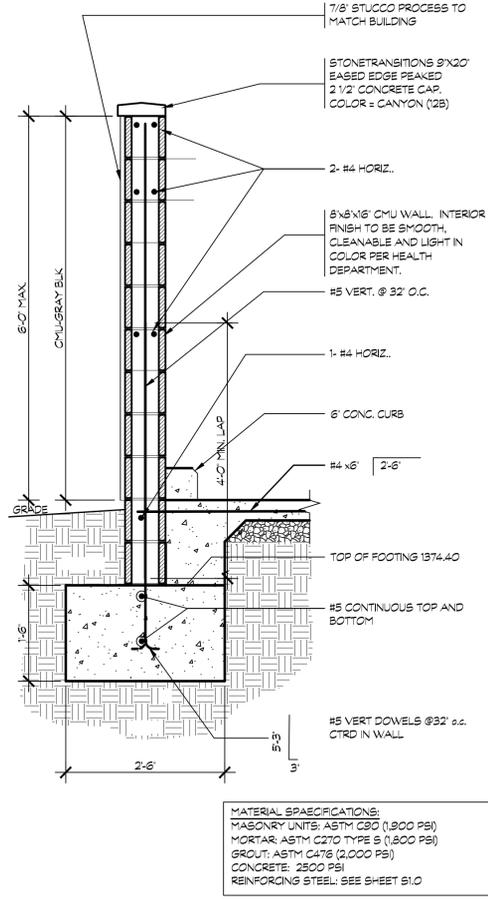
14 TRASH ENCLOSURE GATE DETAILS
SCALE: 1"=1'-0"



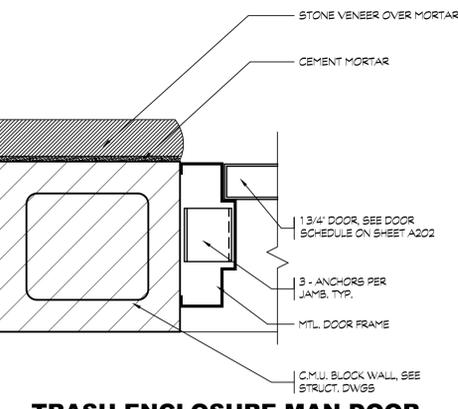
19 CONC. WALK EXPANSION & CONTROL JOINTS
SCALE: 1 1/2"=1'-0"



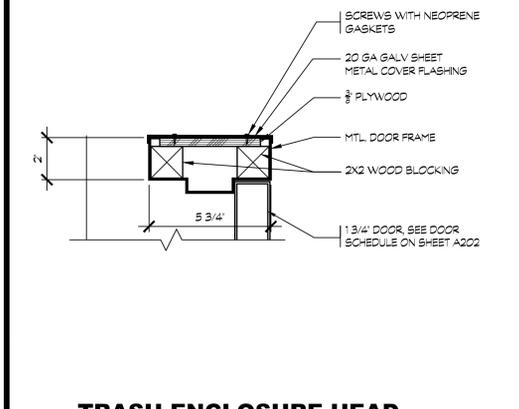
15 TRASH ENCLOSURE ROOF TO CMU WALL CONNECTION
SCALE: 3/4"=1'-0"



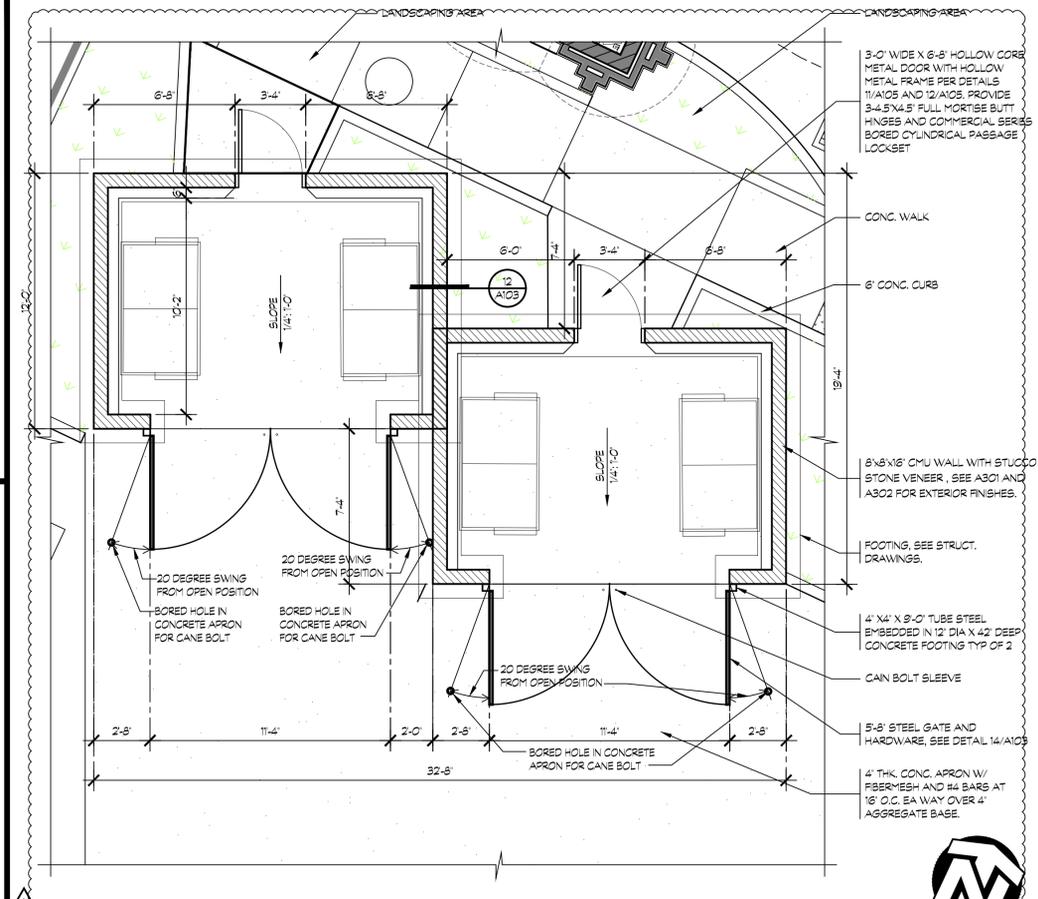
12 TRASH ENCLOSURE WALL SEC.
SCALE: 3/4"=1'-0"



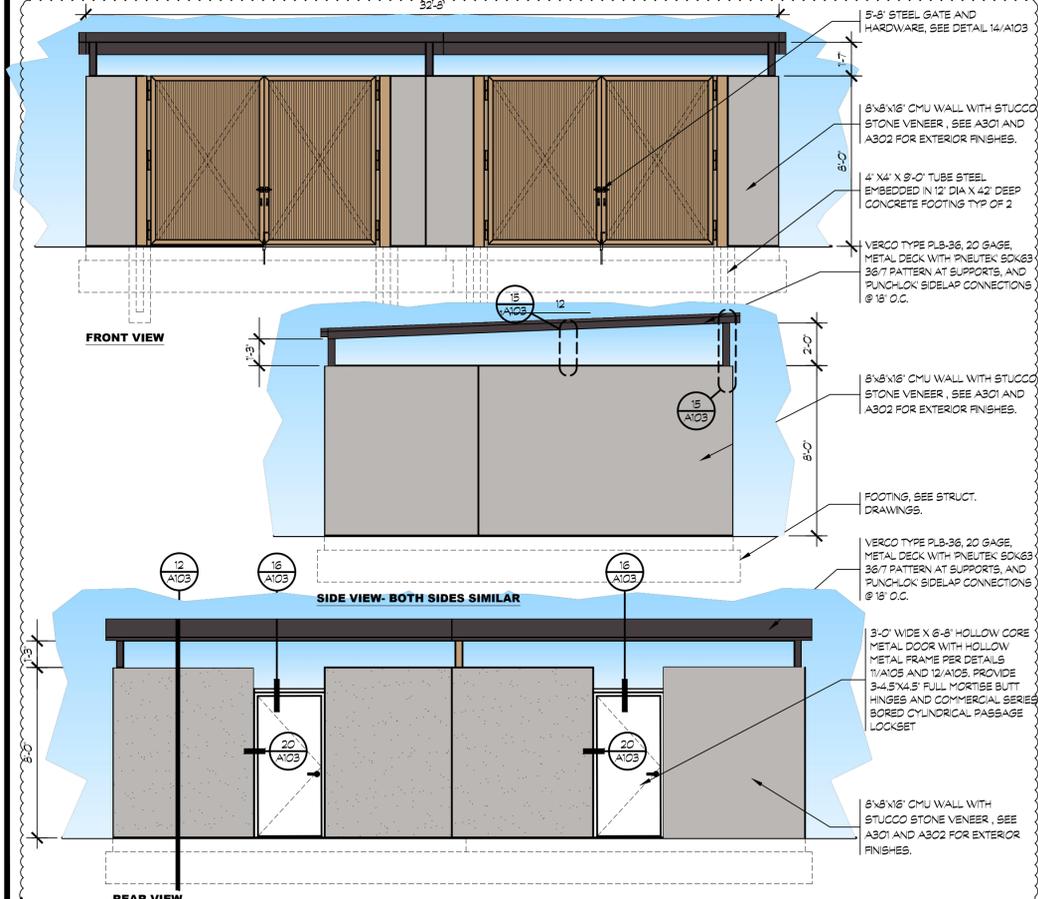
20 TRASH ENCLOSURE MAN DOOR DOOR JAMB @ CMU WALL
SCALE: 3"=1'-0"



16 TRASH ENCLOSURE HEAD AT MAN DOOR
SCALE: 3"=1'-0"



6



8

DANIELS CENTER C STORE AND FUEL CANOPY

2125 DANIELS ST.
MANTECA, CA 95336

TWO GUYS FOOD AND FUEL

**147 LATHROP RD
MANTECA, CA 95330**

▲ BUILDING DEPT JANUARY 21, 2024

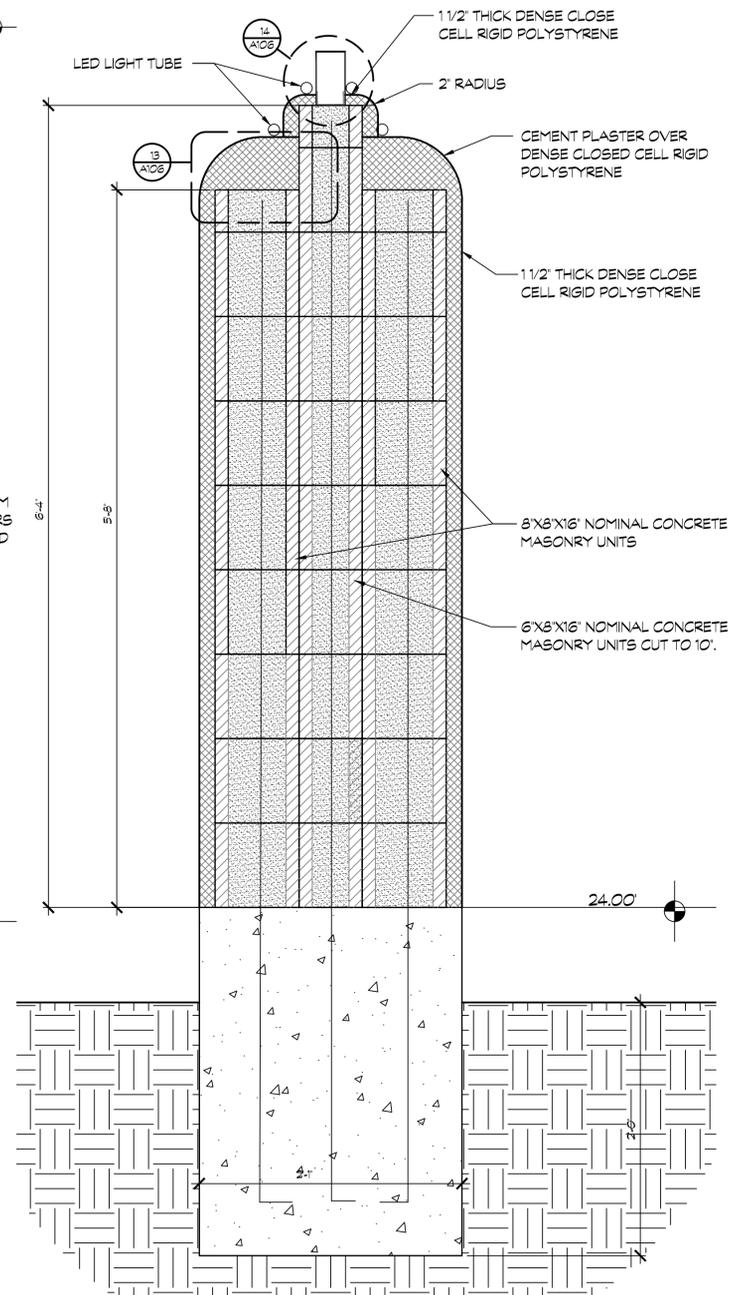
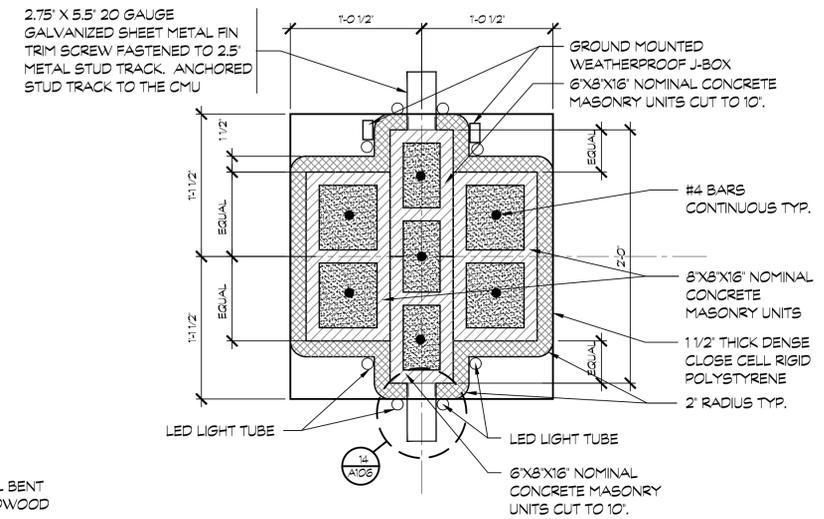
▲ HAZMAT JULY 24, 2024



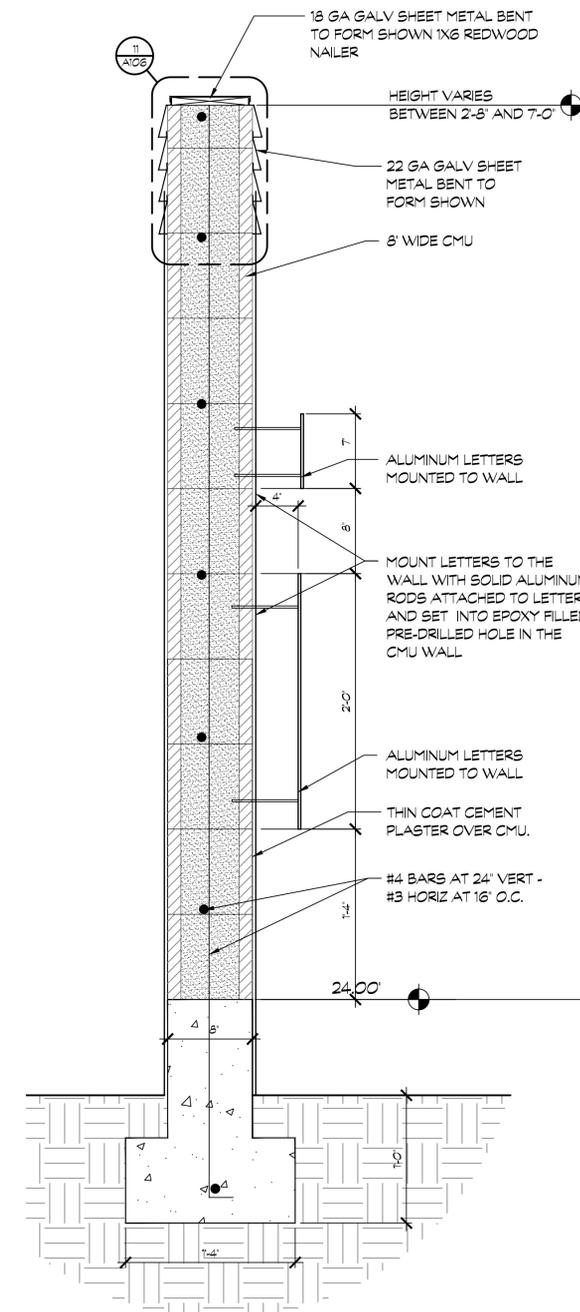
PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

CORNER SIGN SECTIONS

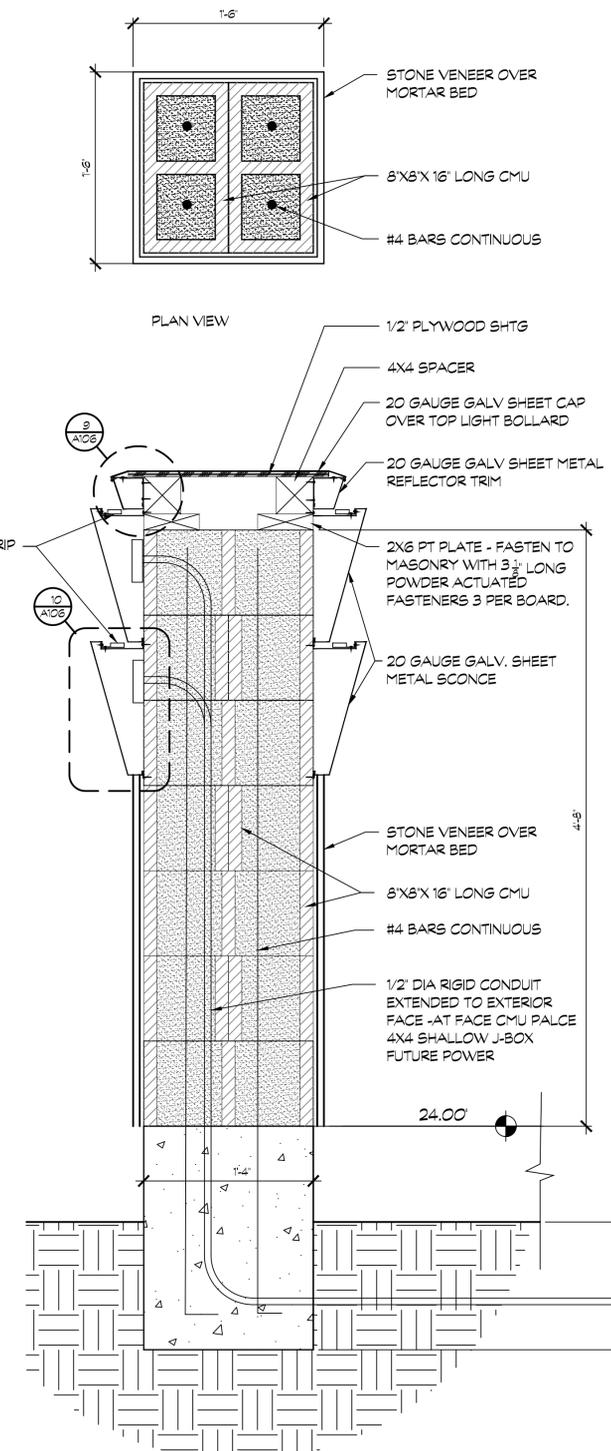
A107 ▲



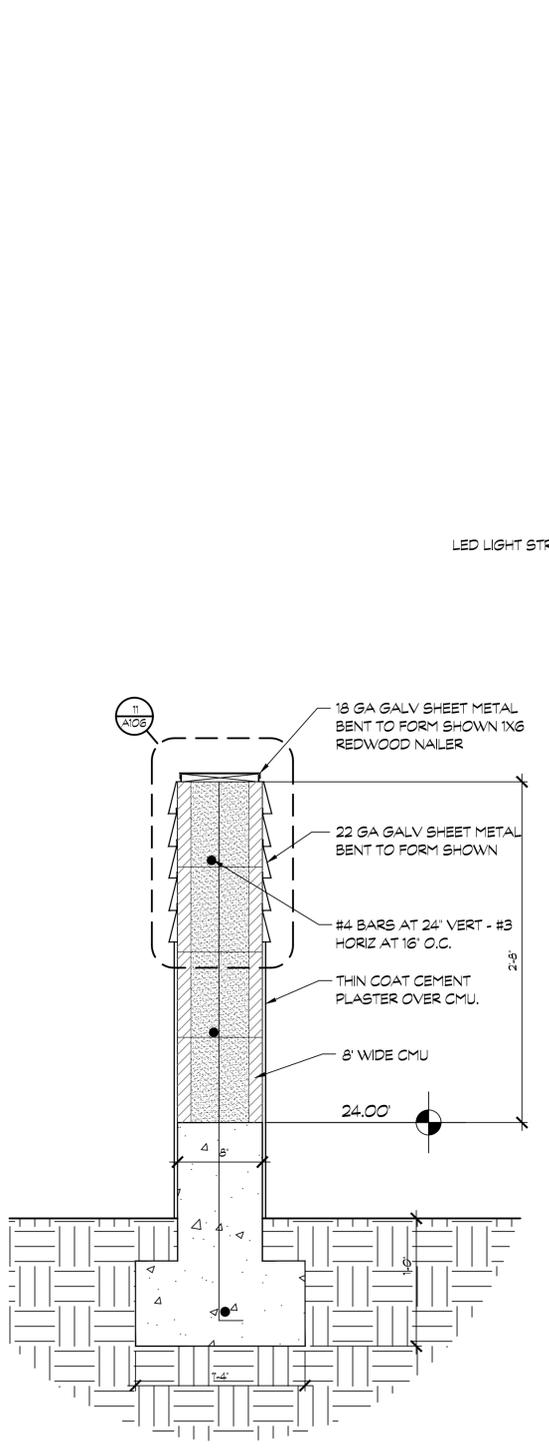
A LIGHTED PILLAR 1 1/2" = 1'-0"



B SIGN WALL 1 1/2" = 1'-0"



C LIGHT BOLLARD 1 1/2" = 1'-0"



D LOW DECORATIVE WALL 1 1/2" = 1'-0"

REFER TO STRUCTURAL DRWGS FOR REBAR AND CONCRETE MATERIAL SPECIFICATIONS.

KEY NOTES

- 1 ELECT M98
- 2 (1) 2A10BC FIRE EXTINGUISHER- MOUNT IN RECESSED CABINET ON WALL. CABINET TO BE LOCKABLE.
- 3 1/2" DALE TILE WAINSCOT STONE VENEER - SEE SHEETS A301 AND A302 FOR TYPE AND COLOR
- 4 ELECTRICAL PANELS- SEE ELECTRICAL DRAWINGS
- 5 INTERNATIONAL SIGN OF ACCESSABILITY DECAL, MOUNTED TO GLAZING
- 6 INSTALL TACTILE EXT SIGN TO GLAZING AT INTERIOR OF DOOR. ALIGN EXT SIGN WITH INTERNATIONAL ACCESSIBILITY DECAL.
- 7 FLOOR SINK
- 8 FLOOR DRAIN
- 9 MOP SINK
- 10 TELEPHONE TERMINAL BACKBOARD
- 11 WALL HUNG HAND SINK, SOAP & TOWEL DISP.
- 12 COUNTER MOUNTED HAND SINK, W/ SOAP & TOWEL DISP.
- 13 TLS-450 FUEL PANEL, W/ REMOTE ALARM AT CASHIER
- 14 WATER FILTER AT +7'-6" AFF
- 15 REFER TO SHEET A204 FOR EQUIPMENT FLOOR PLAN
- 16 FIRE RISER FOR SPRINKLERS - BRACE TO WALL- INSTALL MIN. 12" CLEAR TO THE WALL
- 17 CO2 TANK
- 18 60'X60" LEVEL LANDING AT EXTERIOR DOOR- 24" CLEAR TO SWING SIDE OF DOOR, SLOPED NO MORE THAN 2% IN EITHER DIRECTION.
- 19 ROOF LADDER
- 20 FIRE ALARM CONTROL PANEL (FACP)
- 21 DASHED LINE INDICATES THE REQUIRED INTERIOR APPROACH DISTANCE
- 22 ELECTRIC WATER HEATER ON PLATFORM OVER MOP SINK REFER TO DETAIL 1/A204.
- 23 SOFFIT LINE ABOVE
- 24 CO2 LEAK DETECTOR WITH ALARM AND STROBE, AT 60" AFF SEE SHEET A304
- 25 CABINETS BY OWNER, TO BE +34" ABOVE FINISHED FLOOR
- 26 72'X60" LEVEL LANDING AT EXTERIOR DOOR- 24" CLEAR TO SWING SIDE OF DOOR, SLOPED NO MORE THAN 2% IN EITHER DIRECTION.

- 27 A KNOX BOX WILL BE PROVIDED AT THE EQUIPMENT ROOM (FIRE CONTROL ROOM) DOOR. A KEY TO THE EQUIPMENT ROOM, FIRE ALARM PANEL, THE MANUAL PULL STATION, AND THE POST INDICATOR VALVE SHALL BE PROVIDED IN THE KNOX BOX. *A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPARTMENT KNOX COMPANY MODEL NO. 4400 OR LARGER KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR ON THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT [(866) 623-4563] FOR CUSTOMER SERVICE AND COST.*
- 28 2x4 WOOD STUD WALL
- 29 ALUMINUM TUBE AWNING ABOVE, SEE EXTERIOR ELEVATIONS, SHEET A301 AND A302
- 30 THE FOLLOWING ITEMS SHALL BE IN THE FIRE CONTROL/ELECTRIC ROOM:
-A PERMANENTLY POSTED "No Storage" SIGNS OF DURABLE MATERIAL
-EMERGENCY LIGHTING AS WELL AS SWITCHING
-FIRE ALARM CONTROL PANEL OR REMOTE ANNUNCIATOR WITH SILENCE AND RESET CAPABILITY
-FLOOR DRAIN
- 31 CO2 REMOTE FILL
- 32 HAZARD IDENTIFICATION - NOT TO BE LESS THAN 8" HIGH AND 8" WIDE
- 33 2 - GAS METERS
- 34 SEPARATE CABINET W/ CO2 TANK W/ ACCESS DOOR

GENERAL NOTES

- 1. ALL GRIDLINES ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED.
- 2. CABINET MANUFACTURER IS TO PROVIDE SHOP DRAWING FOR REVIEW.
- 3. ALL SALES AND SERVICE COUNTERS SHALL BE +34" MAX. ABOVE FINISHED FLOOR.

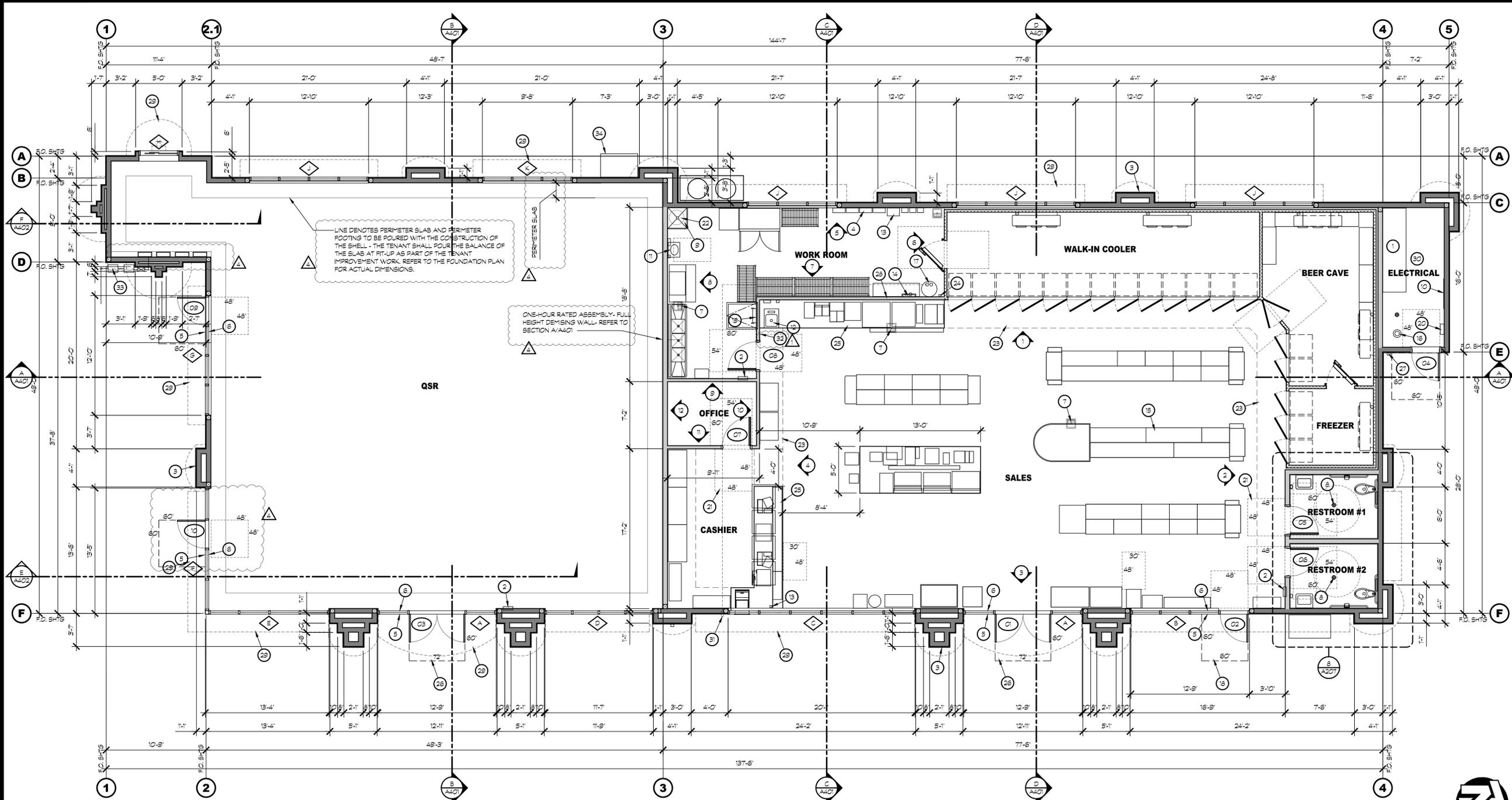
LEGEND

- INDICATES INTERIOR ELEVATIONS, PLEASE REFER TO A501 & A502 SHEET.
- DOOR SYMBOL, SEE A202
- WINDOW SYMBOL, SEE A203

WALL LEGEND

- 2x6 WOOD FRAMED WALLS, UNLESS OTHERWISE NOTED.
- 2x6 WOOD FRAMED WALLS, TYP 'X' GYP. BD. BOTH SIDES OTHER, DEMING WALL UNLESS OTHERWISE NOTED.

NOTE:
ALL DIMENSIONS ARE FACE OF STUD, UNLESS OTHERWISE NOTED.



20 C STORE & QSR FLOOR PLAN

SCALE: 3/16" = 1'-0"



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONTRACTOR:

PROJECT:

**DANIELS
CENTER
C STORE
AND
FUEL
CANOPY**

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**
147 LATHROP RD
MANTECA, CA 95330

REVISIONS:

- BUILDING DEPT JANUARY 21, 2024
- HAZMAT JULY 24, 2024
- BUILDING DEPT DECEMBER 16, 2024
- LANDLORD/TENANT FEBRUARY 3, 2025

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

SHEET CONTENTS:

**C STORE AND QSR
FLOOR PLAN**

SHEET NUMBER: **A201**



CONSULTANTS:

CONTRACTOR:

PROJECT:

**DANIELS
CENTER
C STORE
AND
FUEL
CANOPY**

2125 DANIELS ST.
MANTECA, CA 95336

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REVISIONS:

△ BUILDING DEPT	JANUARY 21, 2024
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PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

SHEET CONTENTS:

**C STORE EXTERIOR
ELEVATIONS**

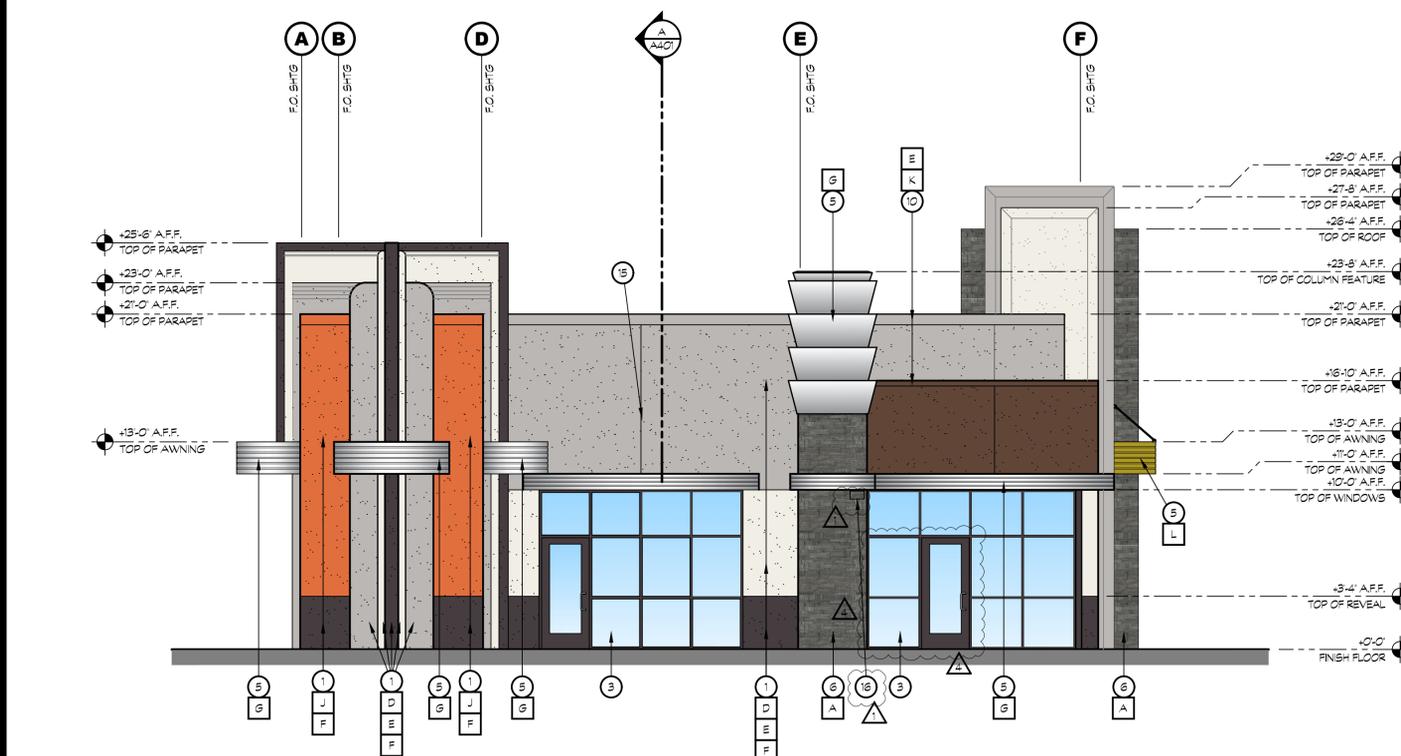
SHEET NUMBER:

A301



18 C STORE AND RETAIL EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



20 C STORE AND RETAIL SOUTH EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS; 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL AWNING
- 12 DRIVE THRU WINDOW
- 13 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 14 A KNOX BOX WILL BE PROVIDED AT THE EQUIPMENT ROOM (FIRE CONTROL ROOM) DOOR. A KEY TO THE EQUIPMENT ROOM, FIRE ALARM PANEL, THE MANUAL PULL STATION, AND THE POST INDICATOR VALVE SHALL BE PROVIDED IN THE KNOX BOX. A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPARTMENT KNOX COMPANY MODEL NO. 4400 OR LARGER KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR ON THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT [(866) 623-4563] FOR CUSTOMER SERVICE AND COST.
- 15 EXTERIOR PLASTER EXPANSION JOINT. SEE DETAIL 3/A802
- 16 WALL MOUNTED LIGHT FIXTURE- SEE DETAIL 19/A802 & 20/A802
- 17 SEPARATE CABINET W/ CO2 TANK W/ ACCESS DOOR
- 18 2 - 3" GAS METER- FOR QSR
- 19 MAIN SWITCH BOARD #2
- 20 FINISH CEMENT ARCHITECTURAL PANELING, VINTAGE WOOD SERIES

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	DAL TILE ACACIA VALLEY STONE- 'AMV3 ASH'	
C	DUNN EDWARDS PAINT DE6185- 'LIGHT ASPIRATION'	
D	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
E	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
F	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
J	SHERWIN WILLIAMS SW6885- 'KNOCKOUT ORANGE EGGSHELL'	
K	SHERWIN WILLIAMS SW2856- 'FAIRFAX BROWN'	
L	SHERWIN WILLIAMS SW6705- 'HIGH STRING'	
M	NICHHA, FINISH CEMENT ARCHITECTURAL PANELING, VINTAGE WOOD SERIES- 'BARK'	

**DANIELS
CENTER
C STORE
AND
FUEL
CANOPY**

2125 DANIELS ST.
MANTECA, CA 95336

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

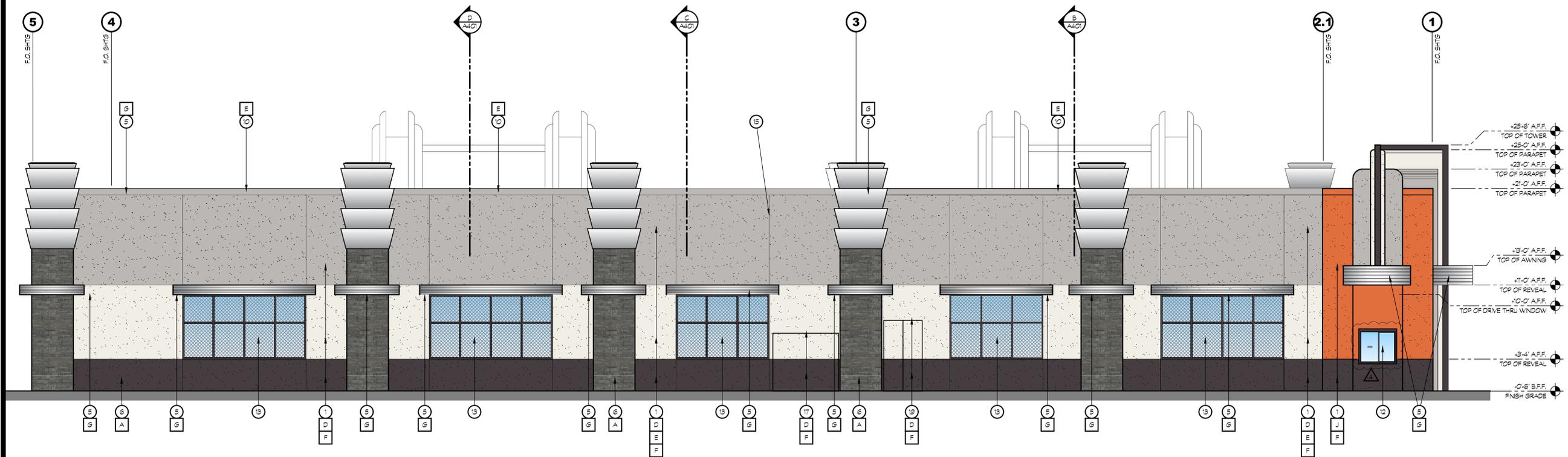
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△	HAZMAT	JULY 24, 2024
△	BUILDING DEPT	DECEMBER 16, 2024
△	LANDLORD/TENANT	FEBRUARY 3, 2025



PROJECT NUMBER: **20-036** PROJECT DATE: **08-12-2023**

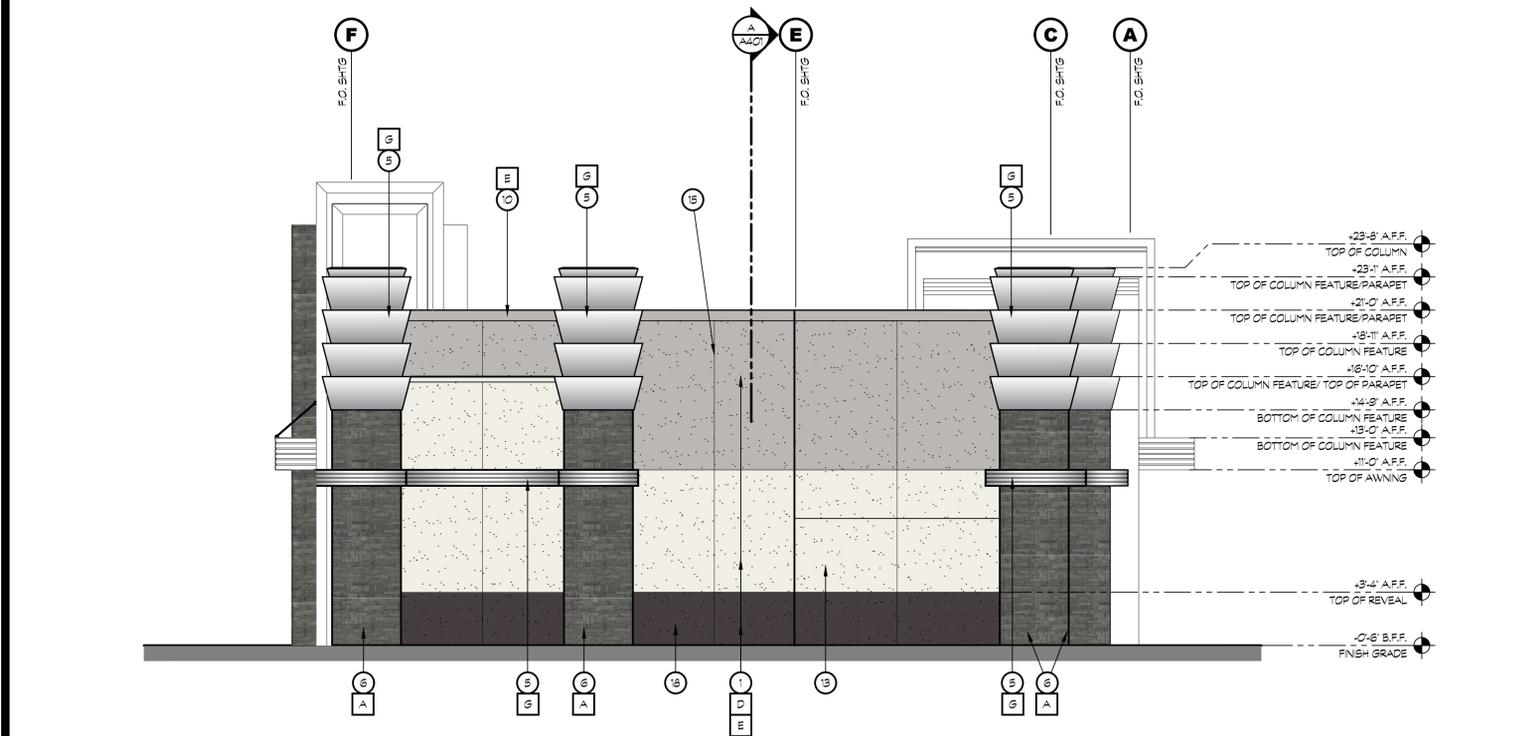
**C STORE EXTERIOR
ELEVATIONS**

A302



18 C STORE AND RETAIL WEST EXTERIOR ELEVATION

SCALE: 3/16"= 1'-0"



20 C STORE AND RETAIL NORTH EXTERIOR ELEVATION

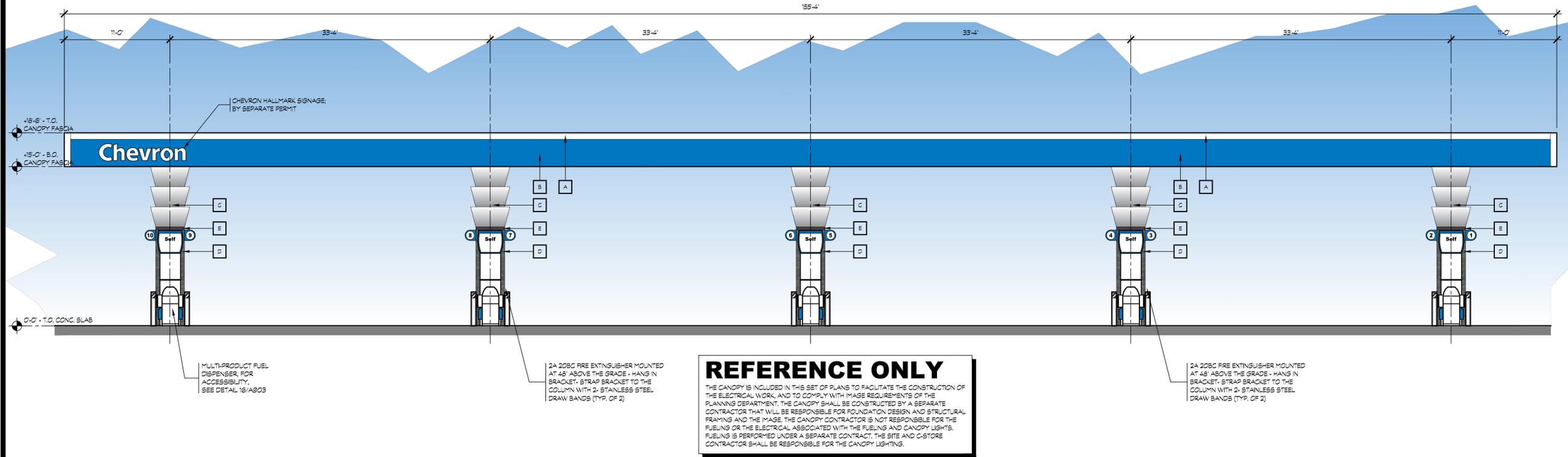
SCALE: 3/16"= 1'-0"

KEY NOTES

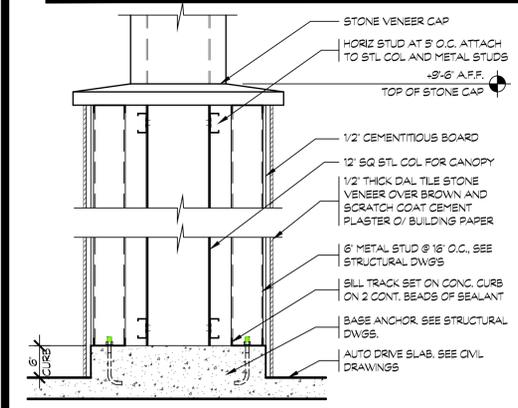
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- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2 1/4" x 5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL AWNING
- 12 READY ACCESS 2716 SINGLE PANEL SLIDING DRIVE THRU WINDOW, CLEAR FINISH ANODIZED ALUMINUM; NO SUBSTITUTIONS.
- 13 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2 1/4" x 5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 14 A KNOX BOX WILL BE PROVIDED AT THE EQUIPMENT ROOM (FIRE CONTROL ROOM) DOOR. A KEY TO THE EQUIPMENT ROOM, FIRE ALARM PANEL, THE MANUAL PULL STATION, AND THE POST INDICATOR VALVE SHALL BE PROVIDED IN THE KNOX BOX. *A KEY TO THE FIRE CONTROL ROOM SHALL BE LOCATED WITHIN AN APPROVED FIRE DEPARTMENT KNOX COMPANY MODEL NO. 4400 OR LARGER KEY BOX LOCATED ADJACENT TO THE ACCESS DOOR ON THE EXTERIOR OF THE BUILDING. CONTACT THE KNOX COMPANY DIRECTLY AT [(866) 623-4563] FOR CUSTOMER SERVICE AND COST.*
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COLOR LEGEND

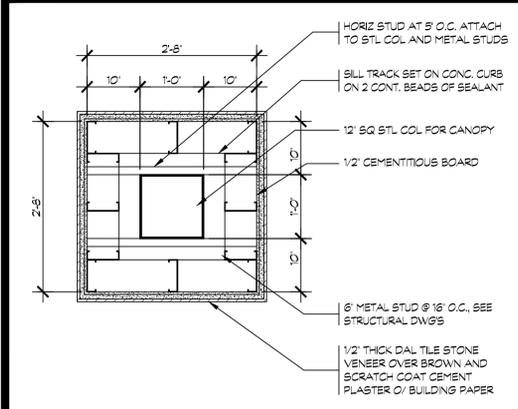
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G	AEP SPAN METAL - 'METALLIC SILVER'	
H	CHEVRON BURGANDY	
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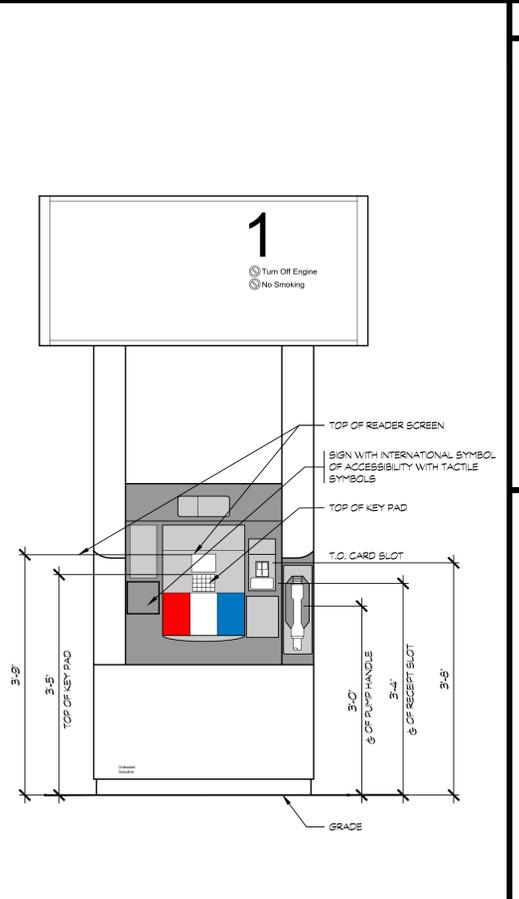
18 AUTO FUELING CANOPY - SOUTH ELEVATION
NORTH ELEVATION SIMILAR
SCALE: 3/16" = 1'-0"



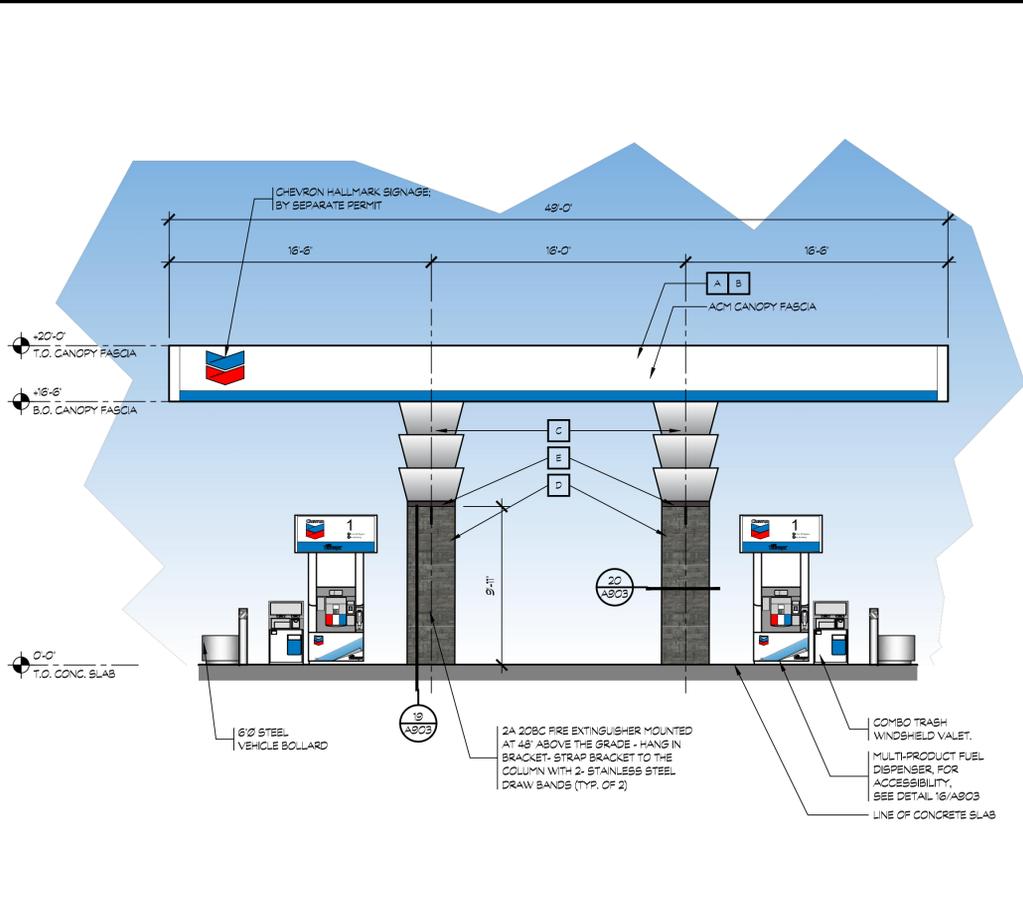
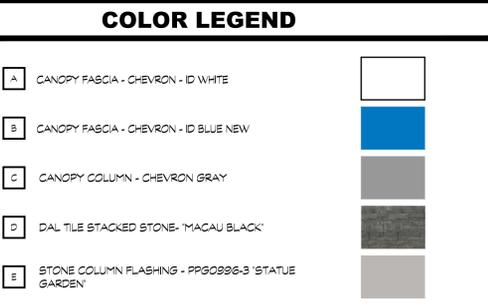
19 CANOPY COLUMN WRAP SECTION
SCALE: 3/4"=1'-0"



20 CANOPY COLUMN PLAN
SCALE: 3/4"=1'-0"



16 FUEL DISPENSER ACCESSIBILITY
SCALE: 3/4"=1'-0"



8 AUTO FUELING CANOPY - WEST ELEVATION
EAST ELEVATION SIMILAR
SCALE: 3/16" = 1'-0"

BUILDING CODE ANALYSIS

FOR OCCUPANCY AND BUILDING USE: SEE PROJECT DATA FOR EA. BLDG.
 TYPE OF CONSTRUCTION: SEE PROJECT DATE FOR EA. BLDG.
 NUMBER OF STORIES: 2 ALLOWED / 1 SHOWN
 BUILDING HEIGHT: 29'-0"
 BUILDING HEIGHT ALLOWED (PER 12-13.09): 70 FT
 BUILDING AREA: 5,946 SF
 BUILDING AREA ALLOWED (PER CBC SEC. 507.4 SPRINKLERED)
 GROUP M TYPE VB: 36,000 SF
 GROUP B TYPE VB: 36,000 SF
 FIRE RATING: CHR (PER TABLE 601 & 602) FSD ≥ 30
 FIRE SPRINKLERS: C-STORE - YES
 CAR WASH - NO
 PER CA FIRE CODE SECTION 903.2.7 FIRE SPRINKLERS REQ. IF BLDG GROSS AREA > 12,000 SF
 FIRE ALARM: THE CONVENIENCE STORE-TENANT REQUIRE A FIRE ALARM
 OCCUPANT LOAD FOR ADDRESS: MERCANTILE C-STORE: 118 OCC, TENANT: 151 OCC
 SEE SHEET A201A FOR OCCUPANCY ANALYSIS
 HIGH FIRE HAZARD SEVERITY ZONE: NO
 SEISMIC JOINTS: NO
 EMERG. RESPONDER RADIO COVERAGE: NO

DANIELS CENTER CAR WASH

2125 DANIELS ST.
MANTECA, CALIFORNIA 95336



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

GENERAL NOTES

- Scope: Provide all items, articles, materials and operations including labor, materials, equipment and incidentals necessary for a complete job.
- Materials and equipment shall be installed, applied, or erected in accordance with manufactures recommendations or requirements, unless the drawings exceed those requirements or recommendations.
- By executing the contract, the General Contractor affirms he has visited the site and is familiar with the conditions under which the work is to be performed.
- Responsible supervision shall be at the site during all phases of construction.
- Contractor to verify all conditions and dimensions at the site. All inconsistencies shall be brought to the attention of the Architect before proceeding with the work.
- Conform to the current edition of all adopted building codes and ordinances.
- DO NOT SCALE DRAWINGS, VERIFY AT SITE.**
- Details not specifically shown shall be similar to adjacent details.
- The Contractor shall coordinate the work of all trades and verify all dimensions.
- No structural work shall be cut, notched or otherwise penetrated, unless approved in writing by the Architect in advance, unless detailed on the drawings.
- The Contractor shall be responsible for the safety of the building and the occupants during construction, and shall provide adequate protection. Shoring and bracing shall be adequate for the construction. The Contractor shall comply with applicable safety requirements and codes.
- Contractor shall provide debris box and keep premises clean daily.
- Provide construction dust barriers as required by governing authority.
- Provide adequate blocking for all fixtures.
- Prior to excavation, determine and verify location of utility services in all areas to be excavated.
- Contractor shall comply with all pertinent laws, codes, regulations, C.B.C., governing agencies and manufactures specifications, unless greater requirements are indicated, and/or are necessary for the safety of the project.
- The owner shall pay for all standard permits required for the construction documents.
- The General Contractor shall provide owner with a construction schedule prior to starting the work, and shall provide a qualified superintendent throughout the work.
- Unless stated otherwise in the scope of work summary, the General Contractor shall install all other procedures, testing and materials.
- Local jurisdiction business licenses are/may be required for all Contractors and Subcontractors providing work on the building or site.
- The General Contractor shall provide barricades and safety signs per O.S.H.A. requirements, and provide testing of the petroleum system and controls (including a systems Petrolite test), and of all new and modified air, water and electrical systems.
- Construction activities shall be limited to the following hours of operations (failure to comply with following hours of operations would result in withholding of inspection):
 6:00 a.m. to 7:00 p.m. Monday thru Friday
 9:00 a.m. to 6:00 p.m. Saturday
 No construction on Sunday
- Mitigate impacts that could be triggered from construction. The Contractor will shield unwanted glare from machines or temporary use of equipment.
- The prime Contractor awarded the construction work will be required to have State Hazardous Substance Removal Certification in addition to their State Contractor's license.
- Any excavated material that is of a suspicious nature will be stockpiled on-site; samples will be taken by the consultant and tested for the presence of contaminants. Any excavated material that does not meet the requirements of the responsible regulatory agencies will be hauled off-site to an approved landfill. Any material that meets the requirements of the regulatory agencies will be placed back in the work area and/or disposed off-site to a normal disposal/recycling facility.
- Any stockpiled material will be placed on plastic sheeting and covered with plastic sheeting to prevent spreading and mixing of the material.
- Utility companies responsible for the relocation of facilities as part of the construction work in accordance with franchise agreements with the local jurisdiction will be required to provide their own monitoring program for the presence of hazardous materials during construction in accordance with all regulatory agencies.
- If necessary, a technical report will be prepared by the local jurisdiction approved environmental consultant documenting conditions witnessed during the excavation work and any other tasks performed.
- Particularly loud noises shall not occur before 8:00 a.m. on weekdays and not at all on weekends. The Assistant local jurisdiction Manager upon a determination that unusually loud construction activities are significantly impacting the neighbors may modify the hours of construction. Failure to comply with the above-described hours of operation may result in withholding inspections and possible construction prohibitions, subject to the review and approval of the Engineer.
- Sidewalks, parking lots and other paved areas must be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged to the storm drain.
- Landscape shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. Dead and dying plants shall be replaced.
- All new building, canopy and site signage requires separate sign permits. Contact the planning department for submittal requirements.
- Provide a continuous 6" high, 6" wide concrete curbing shall be provided around all planter areas within or adjacent to the parking lot and driveways.

CONSULTANTS

CIVIL
DILLON AND MURPHY ENGINEERING
 847 N.Cluff Ave, Suite A-2
 Lodi, CA 95240
 P: (209) 334-6613
 Contact: Joe Murphy

STRUCTURAL:
SKW & Associates
 2237 Scenic Drive
 Modesto, CA 95355
 P: (209) 523-8323
 Contact: Allan Stevenson

MECHANICAL, PLUMBING, & ELECTRICAL:
SACRAMENTO ENGINEERING CONSULTANTS
 1055 Old Placerville Road
 Sacramento, CA 95827
 P: (916) 368-4468
 Contact: Elias Hermosillo: Plumbing/Mechanical
 Chris Gilland: Electrical

LANDSCAPING:
Perry Design
 Landscape Architecture Irrigation Design
 2421 Cascade Trail
 Cool, CA 95614
 P: (530) 823-2621
 Contact: Carol Brown

SCOPE OF WORK

THE CONSTRUCTION FOR AN EXPRESS CAR WASH COMPLETE WITH EQUIPMENT. SITE WILL BE PART OF A SEPARATED PERMIT FOR A CONVENIENCE STORE AND FUEL CANOPY. UNDERGROUND UTILITY TO WITHIN 5'-0" OF THE BUILDING SHALL BE ON THE CONVENIENCE STORE PERMIT.

CODES

THIS PROJECT SHALL COMPLY WITH TITLE 24, PARTS 142 INCLUDING THE 2022 EDITION CALIFORNIA CODES.
 2022 EDITION OF THE CALIFORNIA BUILDING CODE,
 2022 CALIFORNIA PLUMBING CODE,
 2022 CALIFORNIA MECHANICAL CODE,
 2022 CALIFORNIA FIRE CODE,
 2022 CALIFORNIA ELECTRICAL CODE,
 2022 CALIFORNIA ENERGY CODE,
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE,
 2022 CALIFORNIA REFERENCED STANDARD CODE

DEFERRED SUBMITTALS

SEPARATE PERMITS

- ALL EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.
- THE FIRE SPRINKLERS ARE ON THE CONVENIENCE STORE PERMIT

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S):	241-310-86		
ZONING:	GC- GENERAL COMMERCIAL		
PROJECT SITE AREA (GROSS):	(1.75 ACRES)	76,230 S.F.	
LANDSCAPING AREA (GROSS):		21,729 S.F.	
LANDSCAPING PERCENTAGE:		29%	
BUILDING DATA:			
STRUCTURE	C.B.C. OCCUP.	TYPE OF CONST.	AREA
CAR WASH	B	VB	1,584 S.F.
PARKING DATA: PER SEC. 17.52.050-1			
BUILDING AREA	PARKING RATIO/REQ.	REQ'D.	
C-STORE/FUELING: 3,514 SF		(4:1,000 SF) = 14	
QSR: 2,432 SF		(1:100 SF) = 24	
CAR WASH	(3 SPACES + 2 BAY)	= 5	
TOTAL REQ'D PARKING =			43
PARKING PROVIDED			
REGULAR SPACES		=	30
COMPACT SPACES		=	2
VAN ACCESSIBLE		=	1
REGULAR ADA SPACES		=	1
ELECTRIC VEHICLE CHARGING		=	3
VACUUM		=	1
AIR / WATER		=	1
TOTAL =			37

VICINITY MAP



DRAWING INDEX

COVER SHEET

A001	PROJECT COVER SHEET
A002	CAL-GREEN MANDATORY MEASURES, SHEET 1
A003	CAL-GREEN MANDATORY MEASURES, SHEET 2
A004	CAL-GREEN MANDATORY MEASURES, SHEET 3
A005	CONDITION OF APPROVAL
A006	CONDITION OF APPROVAL

ARCHITECTURAL

A101	SITE PLAN
A211	CAR WASH FLOOR PLAN
A212	DOOR, AND INTERIOR FINISH SCHEDULES
A213	WINDOW SCHEDULES
A219	CAR WASH ROOF PLAN
A311	CAR WASH EXTERIOR ELEVATIONS
A312	CAR WASH EXTERIOR ELEVATIONS
A411	CAR WASH BUILDING SECTIONS
A412	CAR WASH WALL SECTIONS
A611	CAR WASH REFLECTED CEILING PLAN
A811	CAR WASH ARCHITECTURAL DETAILS
A812	CAR WASH ARCHITECTURAL DETAILS

STRUCTURAL - CAR WASH

S10	STANDARD NOTES
S11	STANDARD NOTES & DETAILS : CONCRETE & MASONRY
S12	STANDARD NOTES & DETAILS : TIMBER FRAMING
S13	STANDARD NOTES & DETAILS : TIMBER FRAMING
S14	STANDARD NOTES : FASTENING SCHEDULE
S15	STANDARD DETAILS H-JOISTS
S20	FOUNDATION PLAN
S30	ROOF FRAMING PLAN
S40	FOUNDATION DETAILS
S50	BUILDING SECTIONS
S51	BUILDING SECTIONS
S60	ROOF FRAMING DETAILS
S61	ROOF FRAMING DETAILS

FOR REFERENCE ONLY UNDER SEPARATED PERMIT

CIVIL

C1	TITLE SHEET
C2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C3	GRADING AND DRAINAGE SHEET
C4	UTILITY PLAN
C5	EROSION AND SEDIMENT CONTROL PLAN
C6	DETAILS SHEET
C7	DETAILS SHEET

SITE DETAIL

A102	SITE DETAILS
A103	TRASH ENCLOSURE PLAN, ELEVATION, DETAILS
A104	SITE DETAILS
A105	SITE LIGHTING DETAILS

LANDSCAPING

LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS
LP-3	PLANTING SPECIFICATIONS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION NOTES & SCHEDULE
LI-3	IRRIGATION DETAILS
LI-4	IRRIGATION DETAILS
LI-5	IRRIGATION SPECIFICATIONS

FIRE SPRINKLERS

FP-1	HYDRANT LAYOUT SITE PLAN & DETAILS
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MECHANICAL - CAR WASH

M10	MECHANICAL LEGEND, SCHEDULES & NOTES
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PLUMBING - CAR WASH

P10	PLUMBING SCHEDULES AND NOTES
P20	PLUMBING FLOOR PLAN

ELECTRICAL

E11	ELECTRICAL LEGENDS, NOTES, AND SCHEDULES
E12	ELECTRICAL ONE-LINE DIAGRAM
E13	PANEL SCHEDULES
E21	ELECTRICAL SITE PLAN
E31	ELECTRICAL POWER & SIGNAL PLAN
E32	TYPICAL LOW VOLTAGE WIRING DIAGRAM
E33	TYPICAL LOW VOLTAGE WIRING DIAGRAM
E41	CAR WASH LIGHTING PLAN

SITE PHOTOMETRICS

PT1	SITE PLAN- PHOTOMETRIC
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CAR WASH DESIGN PACKAGE

THIS EQUIPMENT IS BEING SUPPLIED BY OWNER, AND IS PART OF THIS PERMIT

SHEET 1	COVER SHEET
SHEET 2	EQUIPMENT LAYOUT
SHEET 3	DIMENSIONAL LAYOUT
SHEET 4	SITE ELECTRICAL REQUIREMENTS
SHEET 5	TYPICAL ELECTRICAL LV
SHEET 6	TYPICAL ELECTRICAL HV
SHEET 7	TYPICAL PLUMBING

CONSULTANTS:

CONTRACTOR:

PROJECT:

**DANIELS CENTER
CAR WASH**

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

△ BUILDING DEPT JANUARY 21, 2024

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-036** PROJECT DATE: **09-20-2023**

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

KEY NOTES

- 1 ELECT MBS
- 2 (1) 2A10BC FIRE EXTINGUISHER- MOUNT IN RECESSED CABINET ON WALL. CABINET TO BE LOCKABLE. MAX DISTANCE OF TRAVEL TO A FIRE DEPARTMENT SHALL NOT EXCEED 75 FEET.
- 3 DASHED LINE INDICATES THE REQUIRED INTERIOR APPROACH DISTANCE
- 4 ELECTRICAL PANELS- SEE ELECTRICAL DRAWINGS
- 5 INTERNATIONAL SIGN OF ACCESSABILITY DECAL, MOUNTED TO DOOR
- 6 INSTALL TACTILE EXIT SIGN TO WALL AT EXTERIOR OF DOOR. ALIGN EXIT SIGN WITH INTERNATIONAL ACCESSIBILITY DECAL.
- 7 FLOOR DRAIN
- 8 60"x60" LEVEL LANDING AT EXTERIOR DOOR- 24" CLEAR TO SWING SIDE OF DOOR, SLOPED NO MORE THAN 2% IN EITHER DIRECTION.
- 9 CAR WASH EQUIPMENT INSTALLATION BY OWNER HIRED CONSULTANT; CONTRACTOR TO COORDINATE ALL CHASES, CONDUIT REQUIREMENTS, AND ANY OTHER REQUIREMENTS WITH CAR WASH EQUIPMENT CONSULTANT.
- 10 CAR WASH ROLL OVER DRAIN - SEE FOUNDATION, AND CAR WASH PLANS
- 11 SOFFIT LINE ABOVE
- 12 72"x60" LEVEL LANDING AT EXTERIOR DOOR- 24" CLEAR TO SWING SIDE OF DOOR, SLOPED NO MORE THAN 2% IN EITHER DIRECTION.
- 13 OVERHEAD ROLL-UP DOOR W/ SECURITY GRILLE DOOR
- 14 MOP SINK
- 15 ROOF LADDER
- 16 EMERGENCY EXIT LIGHTS
- 17 PROVIDE (3) 1" COLD WATER LINE TO +48" ABOVE FINISHED FLOOR WITH 90" BALL SHUT-OFF VALVES.

NOTE:
ALL DIMENSIONS ARE FACE OF MASONRY, UNLESS OTHERWISE NOTED.

GENERAL NOTES

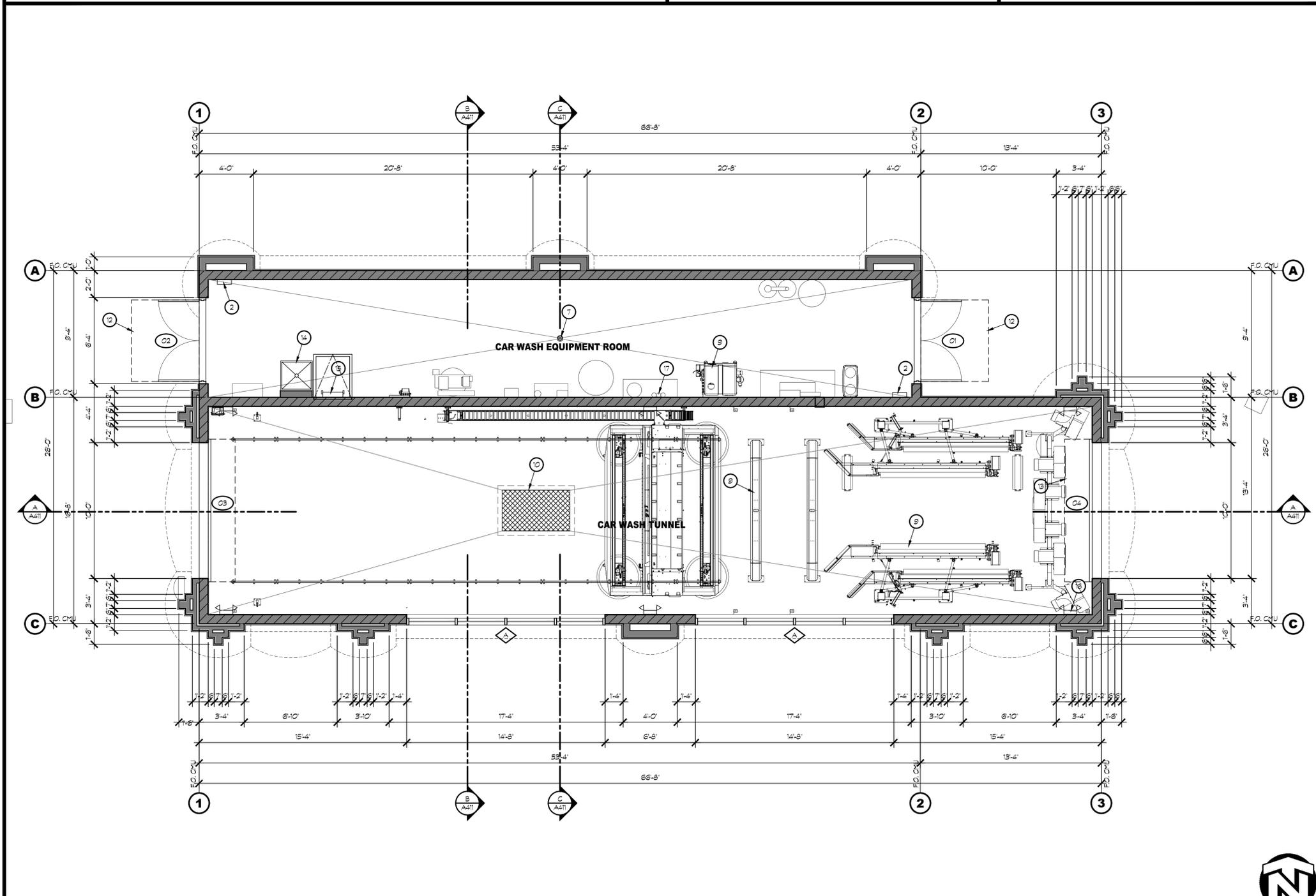
- 1. ALL GRIDLINES ARE TO FACE OF CMU WALL UNLESS OTHERWISE NOTED.

LEGEND

- O2 DOOR SYMBOL, SEE A212
- ◇ A WINDOW SYMBOL, SEE A212

WALL LEGEND

- ▬ 2x6 WOOD FRAMED WALLS, UNLESS OTHERWISE NOTED.
- ▨ 8"x8"x16 CMU WALL



16 CAR WASH FLOOR PLAN

SCALE: 1/4" = 1'-0"



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CONSULTANTS:

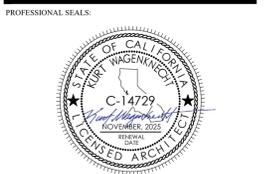
CONTRACTOR:

PROJECT:
DANIELS CENTER CAR WASH

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:
TWO GUYS FOOD AND FUEL
147 LATHROP RD
MANTECA, CA 95330

REVISIONS:
▲ BUILDING DEPT JANUARY 21, 2024



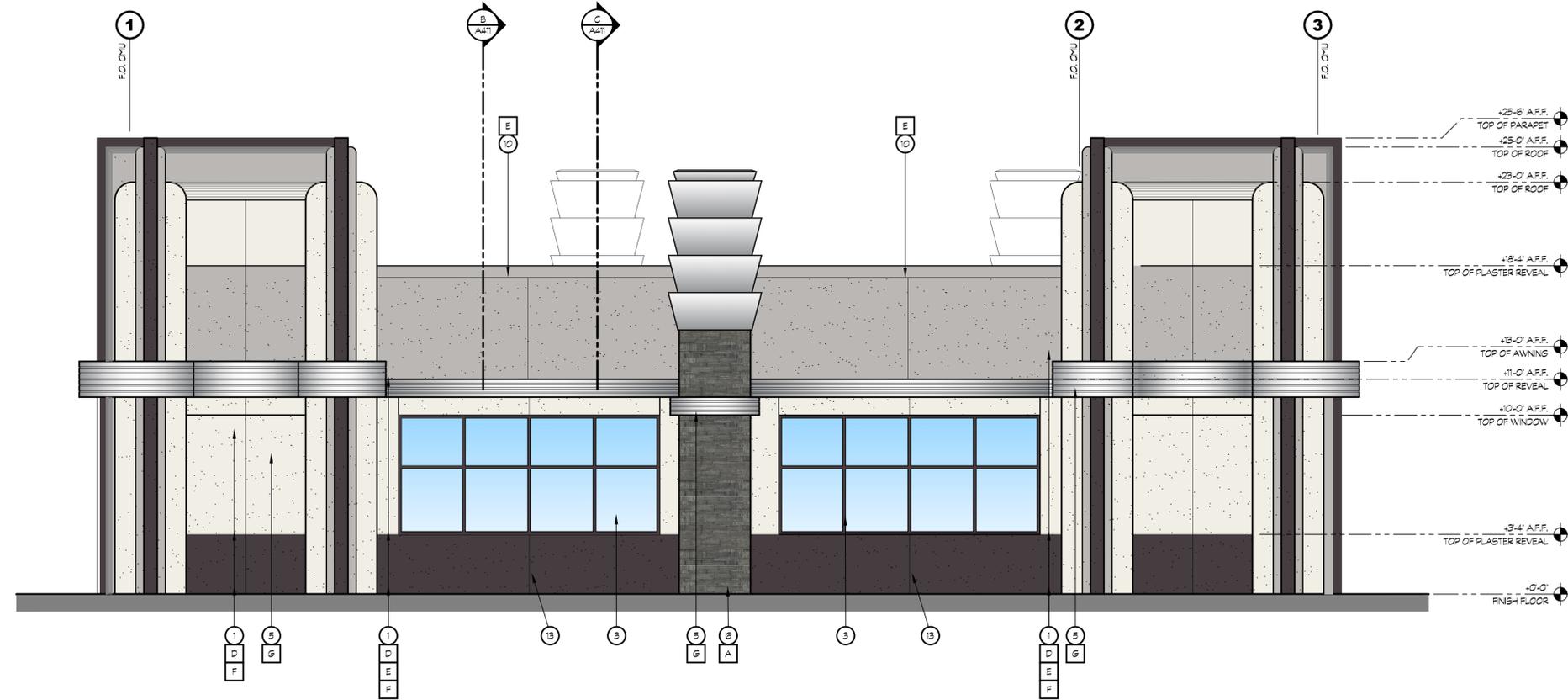
PROJECT NUMBER: **20-036** PROJECT DATE: **09-20-2023**

SHEET CONTENTS:

CAR WASH FLOOR PLAN

SHEET NUMBER: **A211**





18 CAR WASH NORTH EXTERIOR ELEVATION

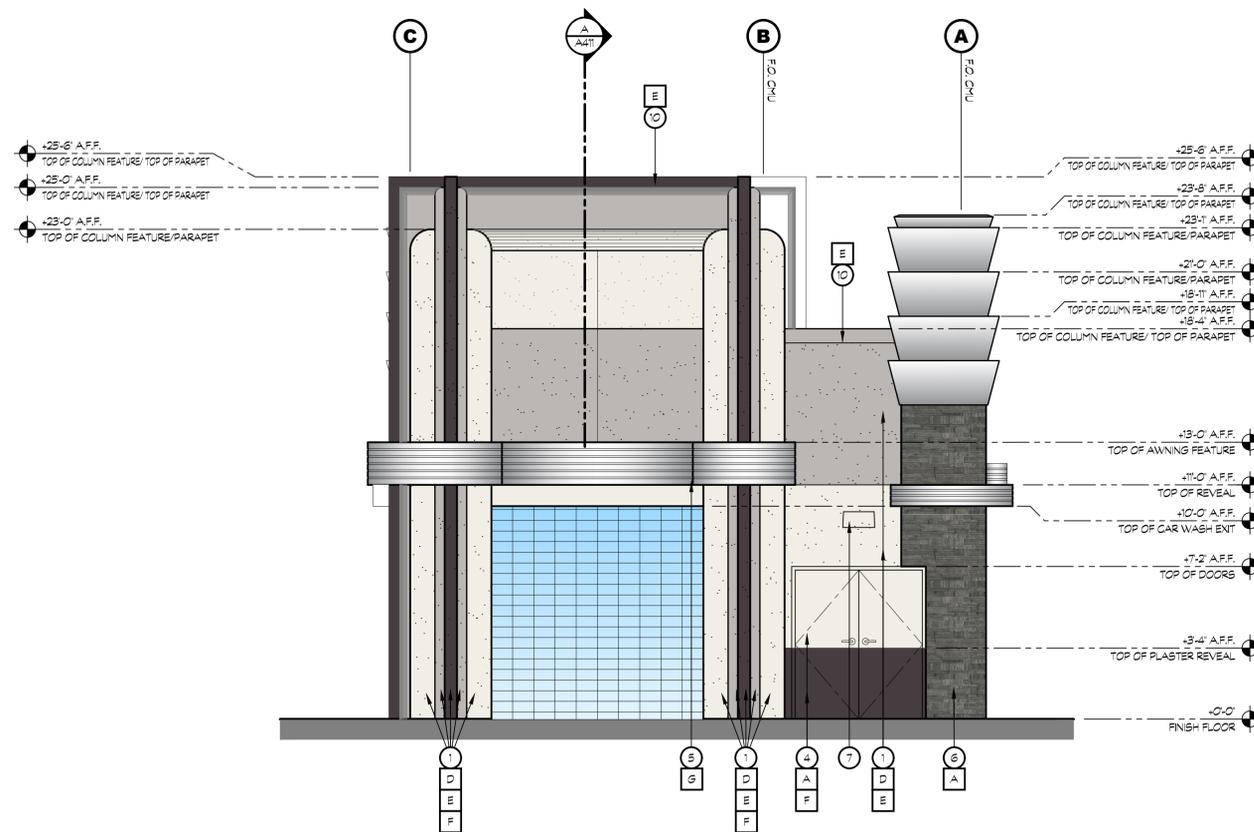
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- ② SIGNAGE, BY OWNER
- ③ STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- ④ HOLLOW CORE METAL DOOR
- ⑤ DECORATIVE METAL AWNING
- ⑥ STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- ⑦ WALL LIGHT BY OWNER, SEE DETAIL 11 & 12 /A812
- ⑧ ROOF LINE AND WALL BEYOND
- ⑨ STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- ⑩ METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- ⑪ METAL AWNING
- ⑫ DRIVE THRU WINDOW
- ⑬ EXTERIOR PLASTER EXPANSION JOINT, SEE DETAIL 11/A811

COLOR LEGEND

- A DAL TILE STACKED STONE- 'MACAU BLACK'
- B NOT USED
- C NOT USED
- D SHERWIN WILLIAMS SW7005- 'PURE WHITE'
- E SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'
- F SHERWIN WILLIAMS SW7003- 'DARK ROOM'
- G AEP SPAN METAL - 'METALLIC SILVER'



16 CAR WASH WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



Architects

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**DANIELS
CENTER
CAR WASH**

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

△ BUILDING DEPT JANUARY 21, 2024

PROFESSIONAL SEALS:



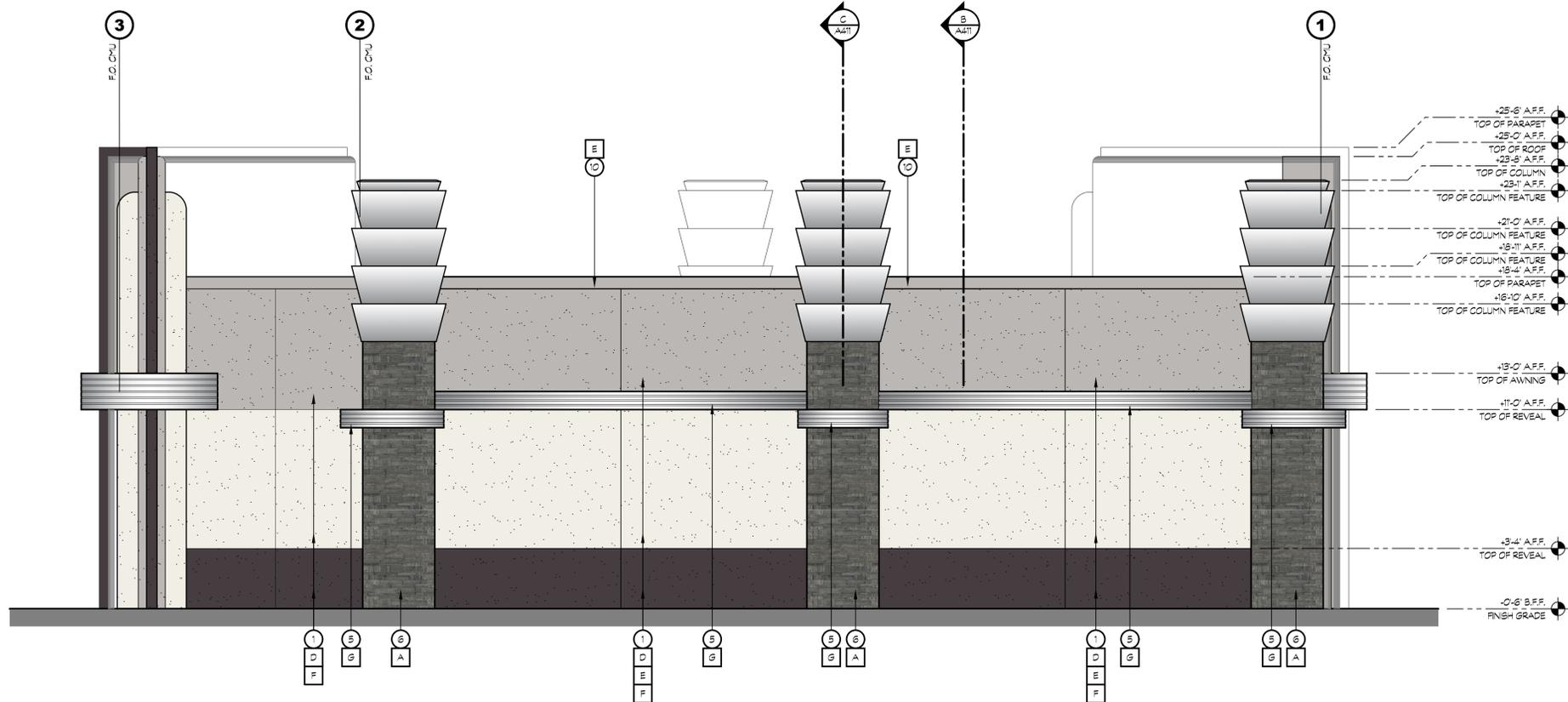
PROJECT NUMBER: **20-036** PROJECT DATE: **09-20-2023**

SHEET CONTENTS:

**CAR WASH
EXTERIOR
ELEVATIONS**

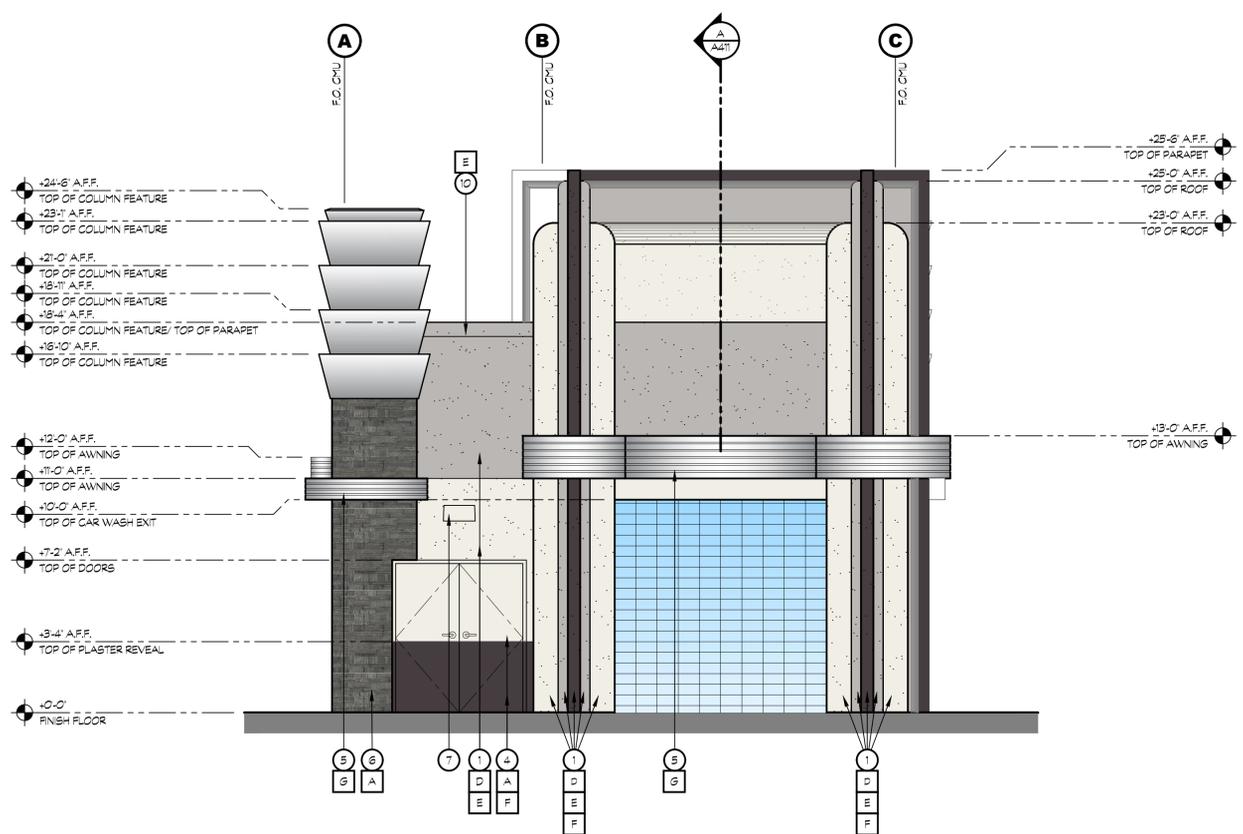
SHEET NUMBER:

A311



18 CAR WASH SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



16 CAR WASH EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER, SEE DETAILS 11 & 12 /A&I2
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL AWNING
- 12 DRIVE THRU WINDOW
- 13 EXTERIOR PLASTER EXPANSION JOINT. SEE DETAIL 3/A&O2

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	NOT USED	
C	NOT USED	
D	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
E	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
F	SHERWIN WILLIAMS SW7003- 'DARK ROOM'	
G	AEP SPAN METAL - 'METALLIC SILVER'	



K12 Architects

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3090 Fite Circle, #104
Sacramento, CA 95827

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**DANIELS
CENTER
CAR WASH**

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

△ BUILDING DEPT JANUARY 21, 2024

PROFESSIONAL SEALS:



PROJECT NUMBER:

20-036

PROJECT DATE:

09-20-2023

SHEET CONTENTS:

**CAR WASH
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

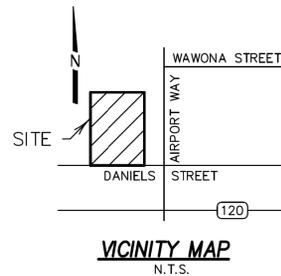
A312

IMPROVEMENT PLANS FOR

DANIELS CENTER 2125 DANIELS STREET MANTECA, CA. 95337 APN: 241-310-86

CITY OF MANTECA STANDARDS GENERAL NOTES

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNLESS OTHERWISE STATED, ALL STATIONS INDICATED ON THE IMPROVEMENT PLANS ARE REFERENCED TO THE CENTER LINE OF THE STREET. ALL STATIONS ON THE CURBS ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE STATIONS, UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT ISSUE OF "MANUAL OF TRAFFIC CONTROLS WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF ALL SANITARY AND WATER SERVICES (STAMPED WITH AN "S" AND "W" RESPECTIVELY) AT THE TIME OF INSTALLATION. CONTRACTOR SHALL REMOVE ALL EXISTING BERMS, STRUCTURES AND BARRICADES, PAVING AND/OR OIL SCREENING WITHIN SPECIFIC AREAS INDICATED TO BE IMPROVED.
- THE OFFICE OF THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY WORK.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS; AND THE LATEST EDITION OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.
- P.G. & E., TELEPHONE AND CABLE TV UNDERGROUND WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE CURB, GUTTER, SIDEWALK AND PAVING.
- IF REQUIRED, THE CONTRACTOR SHALL DETERMINE THE PROPER WELL PLACEMENTS TO ADEQUATELY DEWATER THE AREA FOR TRENCHING.
- THE CITY OF MANTECA OR ASSOCIATED UTILITY COMPANY AND RESIDENCES TO BE AFFECTED SHALL BE NOTIFIED IMMEDIATELY UPON ANY UTILITY SERVICE DISRUPTION OTHER THAN SPECIFIED ON THESE IMPROVEMENT PLANS AND A 24 HOUR NOTICE SHALL BE GIVEN FOR ANY PLANNED DISRUPTION.
- DUST SHALL BE CONTROLLED AS PER SECTION 10 OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS AND THE CITY OF MANTECA'S SPECIFICATIONS.
- LOTS SHALL BE GRADED TO ESTABLISH IDENTICAL ELEVATIONS (MATCH GRADES) WITH ADJACENT LOTS AND SURROUNDING PROPERTY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS OR ANY OTHER APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING CITY RIGHT-OF-WAY.
- STREET SIGNS, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT LOCATIONS ESTABLISHED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50°F AND RISING.
- ALL STREET LIGHTING SHALL BE CONSTRUCTED BY AND AT A COST TO THE DEVELOPER SUCH THAT OWNERSHIP OF THE STREET LIGHTS ARE TO BE PROVIDED TO THE CITY (LS-2C SCHEDULE).
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. HE SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVATION OF ALL SUCH FACILITIES IN THE AREA OF CONSTRUCTION AND SHALL NOTIFY UTILITIES FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
- ALL SERVICE LATERALS SHALL BE EXTENDED PAST THE PROPERTY LINE AND PLUGGED, IF THERE IS TO BE A LAPSE BEFORE ON-SITE WORK IS COMPLETE.
- MANHOLE CASTINGS AND COVERS SHALL BE ADJUSTED TO FINAL GRADES BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETED.
- ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA'S STANDARD PLANS AND SPECIFICATIONS, PRIOR TO FINAL ACCEPTANCE.
- AFTER CONSTRUCTION OF ALL IMPROVEMENTS, THE ENGINEERS SHALL SUBMIT ONE SET OF REPRODUCIBLE "AS BUILT" PLANS. FINAL INVERT ELEVATIONS FOR SEWER AND STORM DRAIN LINES THAT ARE TO BE EXTENDED FOR FUTURE CONSTRUCTION SHALL ALSO BE SHOWN ON THE "AS BUILT" PLANS.
- ALL TRENCHES ON MAJOR AND COLLECTOR STREETS AND CROSS TRENCHES ON ALL STREETS SHALL BE PAVED WITH TEMPORARY PAVING THE SAME DAY THE PAVEMENT CUT IS MADE.
- WIDID# TO BE DETERMINED.



SCOPE OF WORK

- THIS PROJECT CONSIST OF DEVELOPING THE SITE TO BE USED AS A GAS STATION, CONVENIENCE STORE, RETAIL BUILDING, AND CARWASH. IMPROVEMENTS WILL INCLUDE GRADING, DRAINAGE, UTILITY INSTALLATION, STRIPING AND RECONSTRUCTING EXISTING DRIVEWAYS.

GENERAL SITE NOTES:

- EXISTING SQUARE FEET OF IMPERVIOUS AREA: 1,272 S.F.
- PROPOSED SQUARE FEET OF IMPERVIOUS AREA: 55,668 S.F.

GENERAL NOTES:

- OWNER: TWO GUYS FOOD AND FUEL
C/O JARNAIL KAMBOJ
147 LATHROP ROAD
LATHROP, CA. 95330
- CIVIL ENGINEER: DILLON & MURPHY C/O JOE MURPHY
P.O. BOX 2180
LODI, CA. 95241
- SOILS REPORT: CTE CAL, INC.
46716 FREMONT BLVD.
FREMONT, CA. 94538
(916) 331-6030
JOB NO. 25-12356
APRIL 26, 2022

INDEX OF SHEETS

- | | |
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| C6 | DETAIL SHEET 1 |
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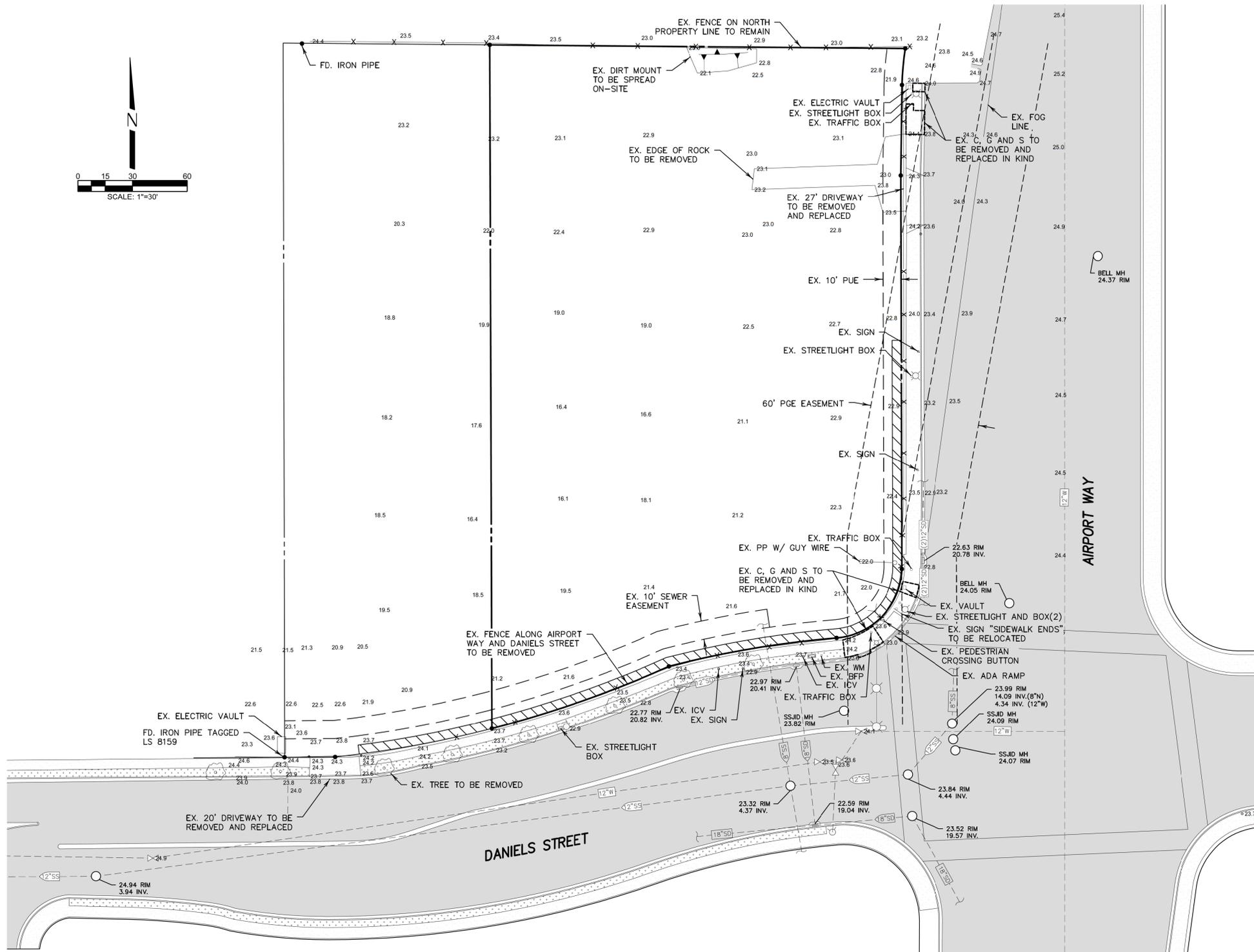
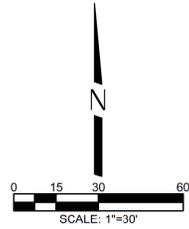
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DILLON & MURPHY
ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

DANIELS CENTER ON-SITE IMPROVEMENT PLANS

TITLE SHEET

MANTECA, CALIFORNIA
AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: N.T.S.	BENCH MARK: COM# 109 EL: 23.716	SHEET
				DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C1
				DESIGNED BY:		OF 7 SHEETS
				CHECKED BY: JM		JOB NO. 22178
				AS BUILT BY:		



- LEGEND**
- EX. EXISTING
 - FD. FOUND
 - IP IRON PIPE
 - ICV IRRIGATION CONTROL VALVE
 - MH MANHOLE
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - SSJD SOUTH SAN JOAQUIN IRRIGATION DISTRICT
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - TYP. TYPICAL
 - EX. STREET LIGHT
 - EX. RESTRICTED ACCESS
 - FD. 3/4" IP TAGGED R.C.E. 32158 (TYP.) UNLESS OTHERWISE NOTED
 - EX. TRAFFIC SIGNAL
 - EX. WATER VALVE
 - EX. PAVEMENT
 - EX. CONCRETE
 - EX. LANDSCAPE(PRESERVE AND PROTECT)
 - EX. RESTRICTED ACCESS
 - EX. TREE

- DEMOLITION NOTES:**
- REFER TO LANDSCAPE PLANS FOR DEMOLITION AND IRRIGATION REPLACEMENT WITHIN THE CITY RIGHT OF WAY
 - PRESERVE AND PROTECT EXISTING MAINLINE AND WIRING UNDER EXISTING DRIVEWAY DURING DEMOLITION PROCEDURES.



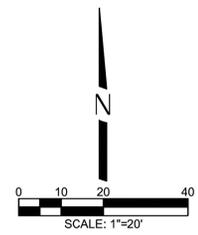
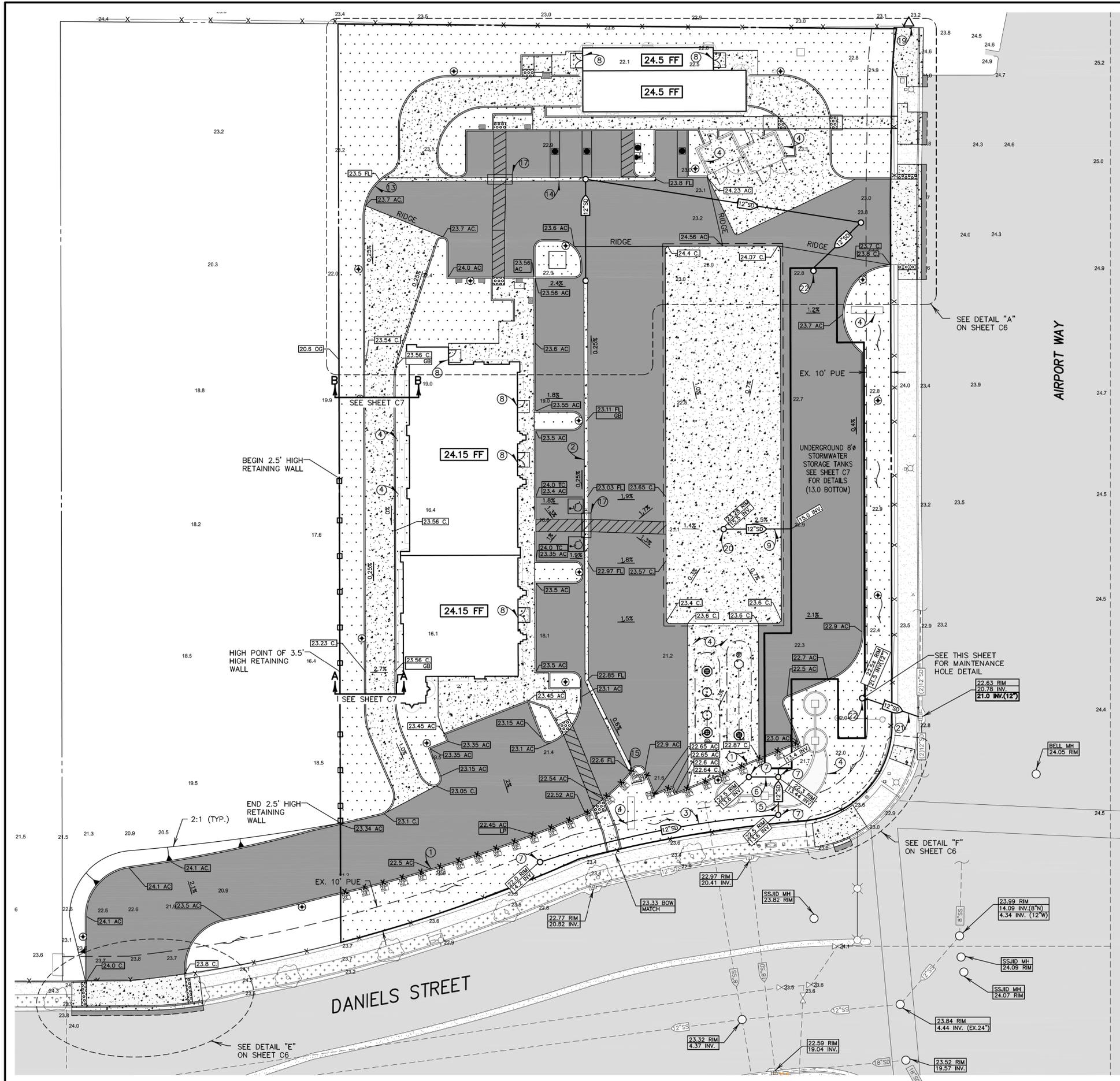
DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

**DANIELS CENTER
 ON-SITE IMPROVEMENT PLANS
 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN**

MANTECA, CALIFORNIA
 AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=30'	BENCH MARK: CQM# 108 EL: 23.716	SHEET
				DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C2
				DESIGNED BY:		OF 7 SHEETS
				CHECKED BY: JM		JOB NO. 22178
				AS BUILT BY:		

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CONSTRUCTION NOTES:

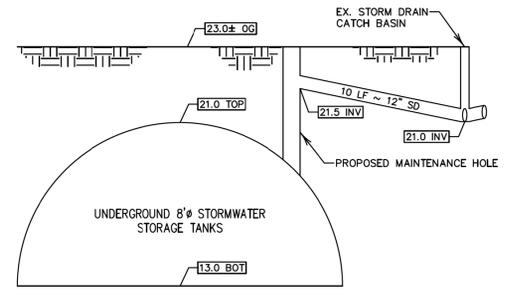
- ① VERTICAL CURB WITH 1" BREAKS EVERY 8' O.C. SEE DETAIL "C" ON SHEET C7.
- ② INSTALL 208 LF ~18" CONCRETE VALLEY GUTTER SEE DETAIL "B" ON SHEET C7.
- ③ INSTALL 99 LF ~ 12" STORM DRAIN LINE. S=0.006.
- ④ SEE ARCHITECTS PLAN SHEET A101 FOR DETAILS.
- ⑤ INSTALL 19 LF ~ 12" STORM DRAIN LINE. S=0.006.
- ⑥ INSTALL 12 LF ~ 12" STORM DRAIN LINE. S=0.013.
- ⑦ INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6 AND SD INLET MARKER PER C.O.M. STD. DWG. D-7.
- ⑧ WALKWAY AT DOOR ARE 0.05' BELOW FINISHED FLOOR. (TYP.)
- ⑨ INSTALL 28 LF ~ 12" STORM DRAIN LINE. S=0.018.
- ⑩ INTENTIONALLY LEFT BLANK.
- ⑪ INTENTIONALLY LEFT BLANK.
- ⑫ INTENTIONALLY LEFT BLANK.
- ⑬ INTENTIONALLY LEFT BLANK.
- ⑭ INSTALL 114 LF ~18" CONCRETE VALLEY GUTTER. SEE DETAIL "B" ON SHEET C7.
- ⑮ ALIGN CURB BREAK WITH VALLEY GUTTER.
- ⑯ INTENTIONALLY LEFT BLANK.
- ⑰ INSTALL 10'x4" METAL PLATE TO ALLOW ADA ACCESS AND STORM WATER FLOW UNDER IT.
- ⑱ INTENTIONALLY LEFT BLANK.
- ⑲ INSTALL RELOCATED "SIDEWALK ENDS" SIGN.
- ⑳ INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6 AND SD INLET MARKER PER C.O.M. STD. DWG. D-7. WITH A SAFE DRAIN OR SIMILAR PROTECTION DEVICE AS APPROVED BY THE CITY ENGINEER.
- ㉑ INSTALL 23 LF ~ 12" STORM DRAIN LINE. S=0.02 AND CONNECT TO EX. CATCH BASIN.
- ㉒ INSTALL MAINTENANCE HOLE.

GENERAL NOTES:

1. SEE ARCHITECT PLANS FOR PROPOSED ITEMS NOT DETAILED ON THIS PLAN SET.
2. SEE SHEET C6 AND C7 FOR ADDITIONAL DETAILS.
3. VERTICAL CURB SHALL CONFORM TO C.O.M. STD. DWG. ST-35 "PARKING AREA CURBS".
4. THE THICKNESS OF ALL SIDEWALKS INSTALLED WITHIN THE CITY RIGHT OF WAY SHALL BE 6".
5. REFER TO SHEET C7 FOR ADDITIONAL EASEMENT DETAILS.

LEGEND

C.O.M.	CITY OF MANTECA
EX.	EXISTING
ESMT	EASEMENT
DWG.	DRAWING
FD.	FOUND
IP	IRON PIPE
MH	MANHOLE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
STD.	STANDARD
SSJID	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
SS	SANITARY SEWER
SD	STORM DRAIN
23.7 C	PROPOSED CONCRETE GRADE
⊕	EX. STREET LIGHT
▒	EX. PAVEMENT
■	4" AC OVER 8" CLASS II AB @ 95% RC
▨	EX. CONCRETE
▩	PROPOSED CONCRETE
▪	PROPOSED LANDSCAPE
▫	EX. LANDSCAPE
⊙	PROPOSED TRUNCATED DOMES
⊕	PROPOSED LIGHT POLE
△	PROPOSED SIGN
~	GRADE TO DRAIN
⊗	PROPOSED CURB BREAK SEE DETAIL ON SHEET C7



MAINTENANCE HOLE DETAIL
SCALE: N.T.S.

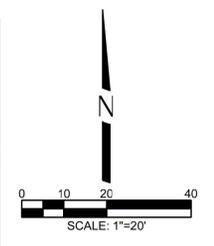
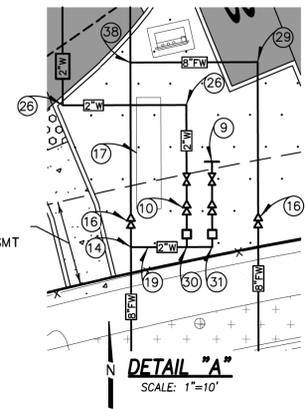
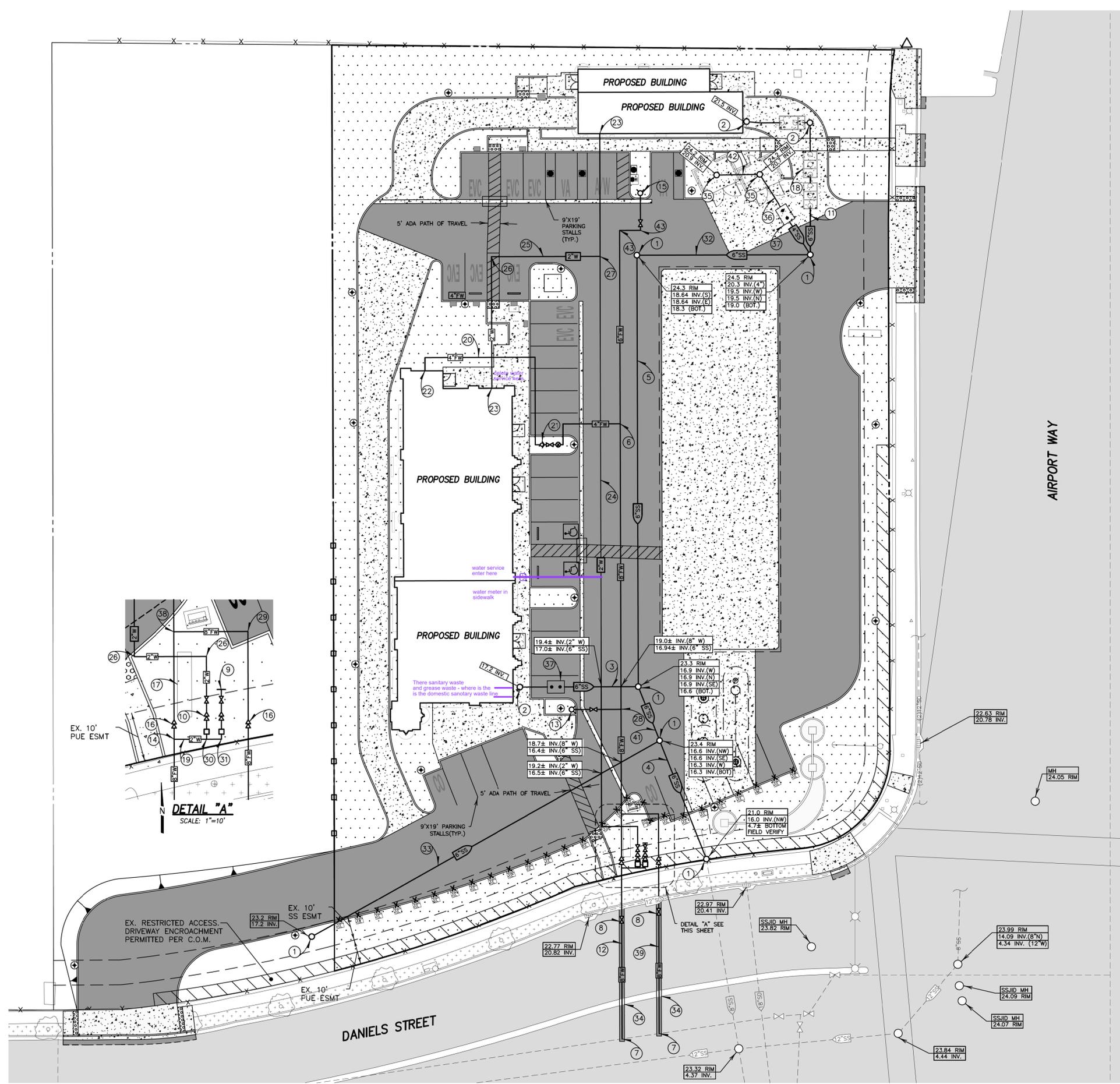


DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

**DANIELS CENTER
ON-SITE IMPROVEMENT PLANS
GRADING AND DRAINAGE PLAN**

MANTECA, CALIFORNIA
AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=20'	BENCH MARK: CQM# 108 EL: 23.716	SHEET
				DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C3
				DESIGNED BY: JM		OF 7 SHEETS
				CHECKED BY: JM		JOB NO. 22178
				AS BUILT BY:		



- LEGEND**
- BFD BACK FLOW DEVICE
 - BOT. BOTTOM
 - DCV DOUBLE CHECK VALVE
 - EX. EXISTING
 - FD. FOUND
 - FW FIRE WATER
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - IP IRON PIPE
 - MH MANHOLE
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - RP REDUCED PRESSURE
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - ⊗ EX. STREET LIGHT

- EX. PAVEMENT
- 4" AC OVER
8" CLASS II AB @ 95% RC
- EX. CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- VA VACUUM PARKING STALL
- A/W AIR/WATER PARKING STALL
- CO COMPACT PARKING STALL
- EVC ELECTRIC VEHICLE CHARGING STALL
- SEE ARCHITECT PLANS FOR DETAILS
- FIRE DEPARTMENT CONNECTION
- PROPOSED LIGHT POLE

CONSTRUCTION NOTES:

- 1 INSTALL SSMH PER C.O.M. STD. DWG. S-3.
- 2 INSTALL SSCO PER C.O.M. STD. DWG. S-13.
- 3 INSTALL 48 LF ~ 6" SS LINE. S=0.006.
- 4 INSTALL 57 LF ~ 6" SS LINE. S=0.011.
- 5 INSTALL 174 LF ~ 6" SS LINE. S=0.01.
- 6 INSTALL 8"x8"x8" TEE WITH REDUCERS(2).
- 7 CONNECT TO EX. WATER MAIN PER C.O.M. STD. DWG. W-11.
- 8 INSTALL WATER VALVE PER C.O.M. STD. DWG. W-6.
- 9 FOR IRRIGATION USE: INSTALL 13 LF ~ 1" WATER LINE, 1" WATER METER, RP/DCV PER C.O.M. STD. W-15, WATER VALVE PER C.O.M. STD. DWG. W-6.
- 10 FOR DOMESTIC USE: INSTALL 1-1/2" WATER METER, RP/DCV PER C.O.M. STD. W-15 AND 2" WATER VALVE PER C.O.M. STD. DWG. W-6.
- 11 INSTALL 19 LF ~ 6" SS LINE. S=0.021.
- 12 INSTALL 248 (TOTAL) LF ~ 8" FW LINE(AWWA C900-CLASS 150 PVC)
- 13 FOR FIRE HYDRANT UNIT: INSTALL 20 LF ~ 6" FW LINE(AWWA C900-CLASS 150 PVC) AND FH PER C.O.M. STD. DWG. W-8.
- 14 INSTALL 8"x8"x2" TEE.
- 15 FOR FIRE HYDRANT UNIT: INSTALL 101 LF ~ 6" FW LINE(AWWA C900-CLASS 150 PVC) AND FH PER C.O.M. STD. DWG. W-8.
- 16 INSTALL DOUBLE CHECK DETECTOR CHECK VALVE ASSEMBLY PER C.O.M. STD. W-15
- 17 SEE ARCHITECT PLANS FOR DETAILS.
- 18 INSTALL 3-CLARIFIER RECYCLED WATER TANKS. SEE ARCHITECT PLANS FOR DETAILS.
- 19 INSTALL 7 LF ~ 2" WATER LINE.
- 20 INSTALL 128 (TOTAL) LF ~ 4" FW LINE FOR BUILDING(AWWA C900-CLASS 150 PVC)
- 21 INSTALL FDC, PIV AND 4" CHECK VALVE.
- 22 BUILDING FW LINE CONNECTION POINT.
- 23 BUILDING DOMESTIC WATER CONNECTION POINT.
- 24 INSTALL 311 (TOTAL) LF ~ 2" WATER LINE.
- 25 INSTALL 97 (TOTAL) LF ~ 2" WATER LINE.
- 26 INSTALL 2"x2" 90° ELBOW.
- 27 INSTALL 2"x2"x2" TEE.
- 28 INSTALL 8"x6"x8" TEE.
- 29 INSTALL 8"x8" 90° ELBOW.
- 30 INSTALL 2"x2"x2" TEE WITH REDUCER.
- 31 INSTALL 1"x1" 90° ELBOW.
- 32 INSTALL 71 LF ~ 6" SS LINE. S=0.012.
- 33 INSTALL 162 LF ~ 6" SS LINE. S=0.006.
- 34 TRENCH PER CITY OF MANTECA DWG. NO. U-5, REMOVE AND REPLACE EX. MEDIAN PER C.O.M. STD. DWG. ST-34.
- 35 INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6.(TO CONNECT TO SS)
- 36 INSTALL 38 LF ~ 4" SS LINE. S=0.011.
- 37 INSTALL GREASE INTERCEPTOR PER C.O.M. STD. DWG. M-1. SEE ARCHITECT PLANS FOR DETAILS.

CONSTRUCTION NOTES:

- 38 INSTALL 8"x8"x8" TEE.
- 39 INSTALL 104 LF ~ 8" FW LINE(AWWA C900-CLASS 150 PVC)
- 40 INSTALL 4"x4" 90° ELBOW.
- 41 INSTALL 23 LF ~ 6" SS LINE. S=0.013.
- 42 INSTALL 18 LF ~ 6" SS LINE. S=0.011.
- 43 INSTALL 6"x6" 90° ELBOW.

GENERAL NOTES:

1. REFER TO SHEET C7 FOR ADDITIONAL EASEMENT DETAILS.



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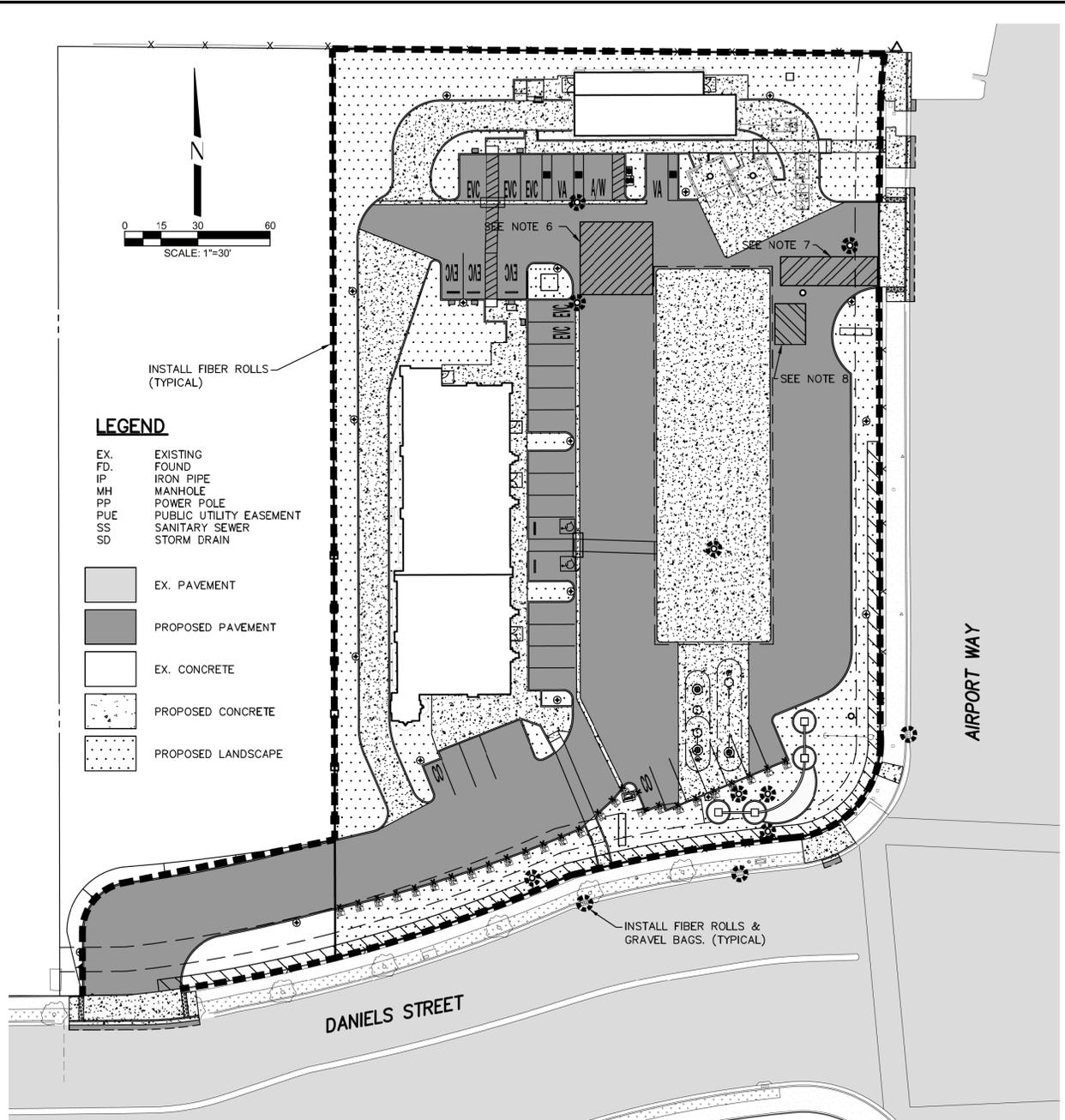
DANIELS CENTER ON-SITE IMPROVEMENT PLANS

UTILITY PLAN

MANTECA, CALIFORNIA
 AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=20'	BENCH MARK: COM# 108 EL: 23.716	SHEET
				DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C4
				DESIGNED BY:		OF 6 SHEETS
				CHECKED BY: JM		JOB NO. 22178
				AS BUILT BY:		

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LEGEND

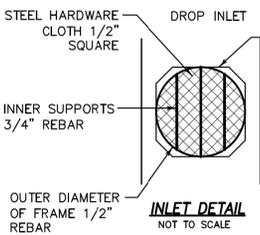
- EX. EXISTING
 - FD. FOUND
 - IP. IRON PIPE
 - MH. MANHOLE
 - PP. POWER POLE
 - PUE. PUBLIC UTILITY EASEMENT
 - SS. SANITARY SEWER
 - SD. STORM DRAIN
-
- [Pattern] EX. PAVEMENT
 - [Pattern] PROPOSED PAVEMENT
 - [Pattern] EX. CONCRETE
 - [Pattern] PROPOSED CONCRETE
 - [Pattern] PROPOSED LANDSCAPE

STORM WATER POLLUTION PREVENTION PLAN

WITH THE EXCEPTION OF PROPERLY DESLITED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:

- A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. CITY OF MANTECA INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
- B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.
- C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.
- D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.

ANY WORK PERFORMED IN THE CITY RIGHT-OF-WAY SHALL REQUIRE OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY.



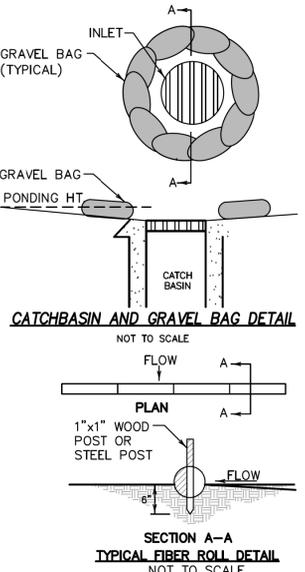
NOTES:

1. DEVELOPER IS RESPONSIBLE FOR REPLACEMENT OF MISSING AND DAMAGED FILTER SCREENS UNTIL THE PROJECT IS ACCEPTED. A ROUTINE MAINTENANCE SCHEDULE IS TO BE MAINTAINED. FILTER SCREENS SHALL BE SECURED TO THE CATCHBASIN DURING THIS PERIOD.
2. COMPRESSED BETWEEN REBAR FRAME AND DICB IS 1" THICK FILTER PAD MATERIAL. FILTER PAD MATERIAL IS DENSE TO RETAIN SILT YET POROUS ENOUGH TO ALLOW WATER DRAINAGE. THE FILTER SYSTEM IS WIRE TIED TO THE DICB IN 2 OR MORE PLACES TO PREVENT SLIPPAGE OR REMOVAL OF UNIT FROM DICB.
3. THE FILTER PAD AND GRATE SHALL BE SECURELY ATTACHED TO THE DROP INLET BY WIRE OR TIE-WRAPPS.
4. INLET FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL REPAIRS AND SEDIMENT AND DEBRIS REMOVAL SHALL BE MADE AS NECESSARY.
5. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION.
6. 30'x30' AREA RESERVED FOR WASTE BIN AND MATERIAL STORAGE. ALL MATERIALS TO BE STORED IN LOCK BOX. ENTIRE STORAGE AREA TO BE WRAPPED BY MINIMUM 6" BERM. CONTRACTOR TO RELOCATE AS NECESSARY.
7. CONSTRUCTION ENTRANCE, CONTRACTOR TO RELOCATE AS NECESSARY.
8. CONCRETE WASHOUT AREA. CONTRACTOR TO USE REMOVABLE CONCRETE WASHOUT BINS OR REFER TO DETAILS ON THIS SHEET. CONTRACTOR TO RELOCATE AS NECESSARY.

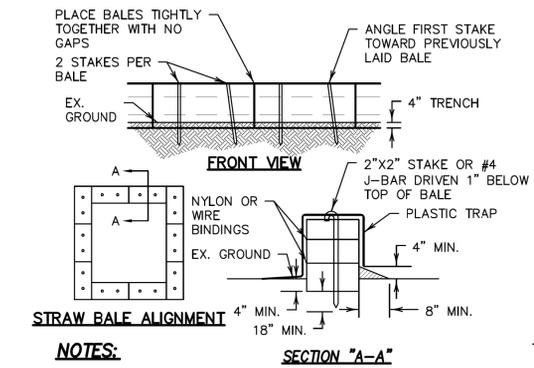
STORM WATER POLLUTION PREVENTION PLAN

WITH THE EXCEPTION OF PROPERLY DESLITED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:

- A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. CITY OF MANTECA INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
- B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.
- C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.
- D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.



- NOTES:**
1. FILTER ROLLS SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATCH.
 2. SUPPORT POSTS SHALL BE A MINIMUM 24" LONG 1"x1" WOOD POSTS DRIVEN A MINIMUM OF 6" INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 4 FEET APART.
 3. FILTER ROLLS SHALL BE IMBEDDED A MINIMUM OF 3" INTO EXISTING GROUND.
 4. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON, AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE HALF THE HEIGHT OF THE FILTER ROLL.



- NOTES:**
1. PLACE BALES IN A 4" DEEP TRENCH. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.
 2. BALES SHALL BE ANCHORED BY TWO 2"x2" STAKES OR #4 J-BAR DRIVEN FLUSH WITH THE TOP OF THE BALE. THE FIRST STAKE OR J-BAR IN EACH BALE SHALL BE DRIVEN AT AN ANGLE TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER.
 3. AFTER BALES ARE STAKED IN PLACE, EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE SIDE TO A MINIMUM HEIGHT OF 4".
 4. CONTRACTOR SHALL INSPECT BALES WEEKLY AND AFTER EACH WASHOUT. REPAIRS SHALL BE MADE AS NECESSARY AND SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO A DEPTH OF 6". BALES SHALL BE REPLACED WHEN THEY HAVE BEEN DAMAGED, COLLAPSED, OR DECOMPOSED.

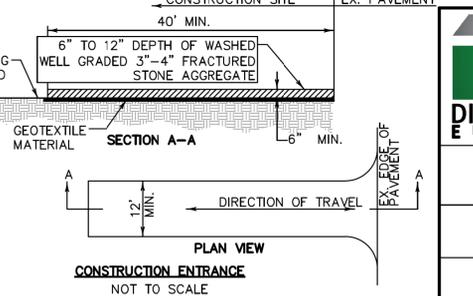
TEMPORARY CONCRETE WASHOUT DETAIL

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR PER THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS LATEST REVISION.
2. INLET FILTERS SHALL BE PLACED AROUND ALL DRAIN INLETS WHICH COULD RECEIVE DRAINAGE IN UNPAVED AND PAVED AREAS DURING THE WET SEASON (OCTOBER 1 TO APRIL 15).
3. STORM DRAIN INLET FILTERS SHALL BE PLACED ON ALL DRAIN INLETS AFTER COMPLETION OF PAVING AND SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS. FILTERS SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF DEVELOPMENT IMPROVEMENTS.
4. CONTRACTOR TO REMOVE ANY SEDIMENTATION DEPOSITED ON EXISTING PAVED ROADWAYS PRIOR TO LEAVING THE SITE, IF POSSIBLE, AND IN ALL CASES WITHIN 24 HOURS.
5. CONTRACTOR TO MAINTAIN STREET FRONTAGE SWALES.
6. INSTALL FIBER ROLLS AND/OR SILT FENCE ALONG PERIMETER OF PROJECT SITE AND AS SHOWN ON THESE PLANS.
7. CONTRACTOR TO INSPECT SITE AFTER FIRST SIGNIFICANT RAINFALL AND MAINTAIN "FIBER ROLLS", WHERE NECESSARY AND REMOVE ACCUMULATED SILT AT LOCATIONS WHERE EROSION HAS OCCURRED AND SEDIMENT HAS GATHERED.
8. ALL IMPLEMENTED MEASURES SHALL BE MAINTAINED WEEKLY (OR SOONER, DEPENDING ON NEED) THROUGHOUT THE RAINY SEASON (OCTOBER 1ST. THRU APRIL 15TH).
9. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE KEPT ON SITE AT ALL TIME. (IF APPLICABLE.)
10. BEST MANAGEMENT PRACTICES (BMP'S) SHOWN HERE ARE MINIMUM REQUIREMENTS FOR SATISFACTION OF THE NPDES SWPPP MANAGEMENT PLAN.
11. CONTRACTOR TO GRADE AREA FOR WORKER'S VEHICLES. WATER AT LEAST DAILY TO RETARD DUST OR TAKE MORE EXTENSIVE MEASURES AS NECESSARY.
12. TRASH COLLECTION AREA SHALL BE INSTALLED AND FENCED AS NECESSARY TO STORE ALL DEBRIS AND SECURE THE DEBRIS FROM BEING MOVED BY WIND.
13. PORTABLE RESTROOMS SHALL NOT BE LOCATED CLOSER THAN 50' FROM CATCH BASINS.

CONSTRUCTION ENTRANCE NOTES:

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, WELL-GRADED FRACTURED STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6", SLOPED AWAY FROM THE ROADWAY.
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 40'. WIDTH SHALL BE A MINIMUM 12' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN NOTE 1.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
5. ANY DEBRIS, SEDIMENT OR ROCK TRACKED ONTO PUBLIC STREETS WILL BE SWEEPED UP BY THE END OF EACH WORKDAY.



REV. NO.	DESCRIPTION	DATE	BY

DUST CONTROL NOTES:

1. DUST CONTROL IS THE CONTRACTOR'S SOLE RESPONSIBILITY WHEN WORKING ON-SITE. THE WORK SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE BID. THE CONTRACTOR SHALL ALSO WATER THE SITE AS AN EXTRA, WHEN REQUESTED BY THE CITY OF MANTECA.
2. ALL MOTORS SHALL BE KEPT PROPERLY TUNED AND MAINTAINED.
3. EARTH MOVING ACTIVITIES SHALL CEASE IF WIND EXCEEDS 20 MPH AVERAGE OVER ONE HOUR.
4. ON-SITE VEHICLE SPEEDS SHALL BE LIMITED TO 15 MPH.
5. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY UNIFIED AIR POLLUTION CONTROL DISTRICT AND CITY OF MANTECA.
6. ALL AREAS WITH VEHICLE TRAFFIC SHOULD BE WATERED PERIODICALLY FOR STABILIZATION OF DUST EMISSIONS.
7. STREETS ADJACENT TO THE PROJECT SITE SHOULD BE SWEEP AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.
8. THE AREA DISTURBED BY CLEARING, EARTH MOVING OR EXCAVATION ACTIVITIES SHOULD BE MINIMIZED AT ALL TIMES.
9. ALL MATERIAL TRANSPORTED ON OR OFF-SITE SHALL EITHER BE SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
10. WHEN CONDITIONS ARE DRY, ALL MATERIAL EXCAVATED OR GRADED SHOULD BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHOULD OCCUR AT LEAST TWICE A DAY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY.

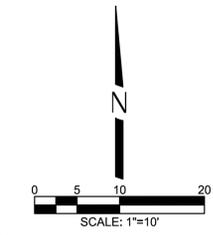
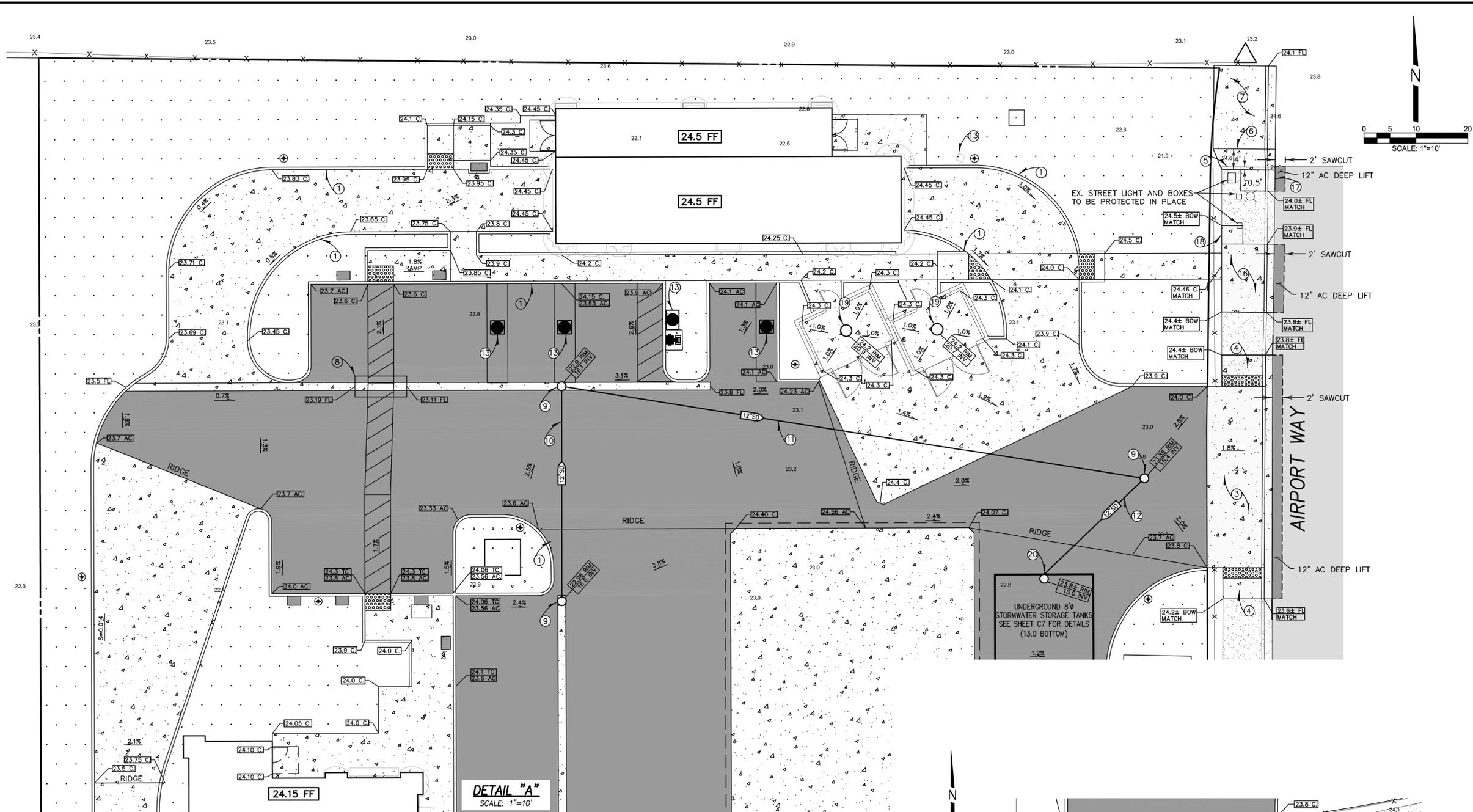


Know what's below. Call before you dig.

DILLON & MURPHY ENGINEERING
 847 N. CLUFF AVENUE
 SUITE A-2, LODI, CA 95240
 (209) 334-6613

DANIELS CENTER ON-SITE IMPROVEMENT PLANS
EROSION AND SEDIMENT CONTROL PLAN

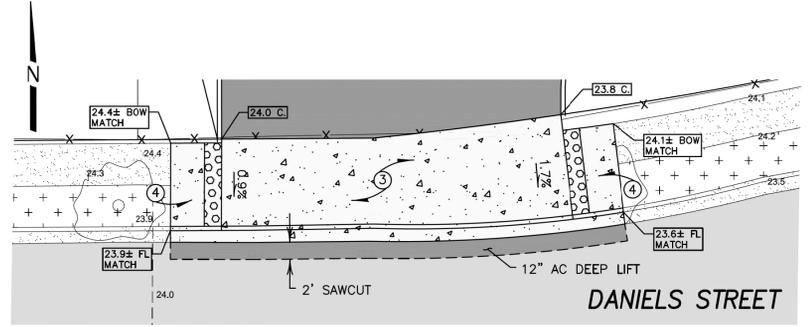
SCALE: 1"=30'	BENCH MARK: CQM# 109 EL: 23.716	SHEET
DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C5
DESIGNED BY: JMO		OF 6 SHEETS
CHECKED BY: JM		JOB NO.
AS BUILT BY:		22178



- LEGEND**
- C.O.M. CITY OF MANTECA
 - BOW BACK OF WALK
 - BOT. BOTTOM
 - DWG. DRAWING
 - EX. EXISTING
 - FD. FOUND
 - FF. FINISH FLOOR
 - IP. IRON PIPE
 - MH. MANHOLE
 - OG. ORIGINAL GROUND
 - PP. POWER POLE
 - PL. PROPERTY LINE
 - PUE. PUBLIC UTILITY EASEMENT
 - SS. SOUTH SAN JOAQUIN IRRIGATION DISTRICT
 - SSJID. SANITARY SEWER
 - SD. STORM DRAIN
 - STD. STANDARD
 - TW. TOP OF WALL
 - EX. STREET LIGHT
 - PROPOSED LIGHT POLE
 - PROPOSED CONCRETE GRADE
 - EX. PAVEMENT
 - 4" AC OVER 8" CLASS II AB @ 95% RC
 - EX. CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED TRUNCATED DOMES
 - PROPOSED LANDSCAPE
 - VA. VACUUM PARKING STALL
 - A/W. AIR/WATER PARKING STALL
 - EVC. ELECTRIC VEHICLE CHARGING STALL

- GENERAL NOTES:**
1. VERTICAL CURB SHALL CONFORM TO C.O.M. STD. DWG. ST-35 "PARKING AREA CURBS".
 2. THE THICKNESS OF ALL SIDEWALKS INSTALLED WITHIN THE CITY RIGHT OF WAY SHALL BE 6".

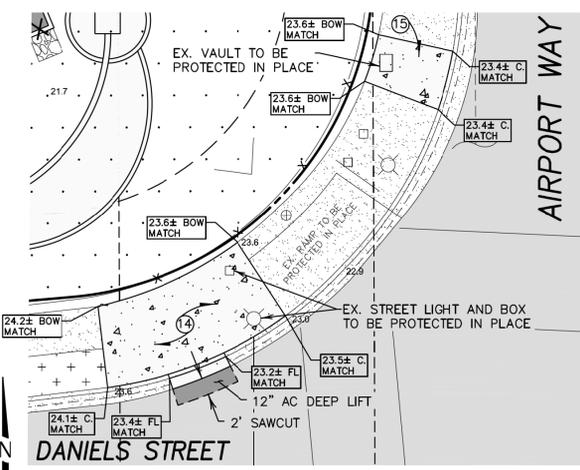
DETAIL "A"
SCALE: 1"=10'



DETAIL "F"
SCALE: 1"=10'

CONSTRUCTION NOTES:

- ① 6" CONCRETE CURB.
- ② INTENTIONALLY LEFT BLANK.
- ③ INSTALL DRIVEWAY PER COM STD. ST-8B.
- ④ INSTALL 6 LF RAMP TRANSITION WITH 2' WIDE TRUNCATED DOMES (TO NEAREST SCORE LINES).
- ⑤ 0.5" WIDE MINIMUM SAWCUT CURB GUTTER AND SIDEWALK.
- ⑥ INSTALL 4 LF ~ CURB GUTTER AND SIDEWALK TRANSITION.
- ⑦ INSTALL 20 LF (TOTAL) ~ CURB GUTTER AND SIDEWALK PER C.O.M. STD. DWG. ST-7.
- ⑧ INSTALL 4'X10' METAL PLATE TO ALLOW ACCESS AND STORM WATER FLOW UNDER IT.
- ⑨ INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6 AND SD INLET MARKER PER C.O.M. STD. DWG. D-7.
- ⑩ INSTALL 41 LF ~ 12" STORM DRAIN LINE. S=0.012.
- ⑪ INSTALL 114 LF ~ 12" STORM DRAIN LINE. S=0.006.
- ⑫ INSTALL 27 LF ~ 12" STORM DRAIN LINE. S=0.015.
- ⑬ SEE ARCHITECT PLANS FOR DETAILS.
- ⑭ INSTALL 7 LF ~ CONC. VERTICAL CURB AND GUTTER AND 23 LF ~ CONC. SIDEWALK (10' WIDE) PER C.O.M. STD. DWG. ST-7.
- ⑮ INSTALL 7 LF ~ CONC. SIDEWALK (9' WIDE) PER C.O.M. STD. DWG. ST-7.
- ⑯ INSTALL 13 LF ~ CONC. CURB, GUTTER AND SIDEWALK (8' WIDE) PER C.O.M. STD. DWG. ST-7.
- ⑰ INSTALL 4 LF ~ CONC. CURB, GUTTER AND SIDEWALK (5' WIDE) PER C.O.M. STD. DWG. ST-7.
- ⑱ INSTALL 4 LF ~ CONC. SIDEWALK (4' WIDE) PER C.O.M. STD. DWG. ST-7.
- ⑳ INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6. (TO CONNECT TO SS)
- ㉑ INSTALL MAINTENANCE HOLE.



DETAIL "F"
SCALE: 1"=10'



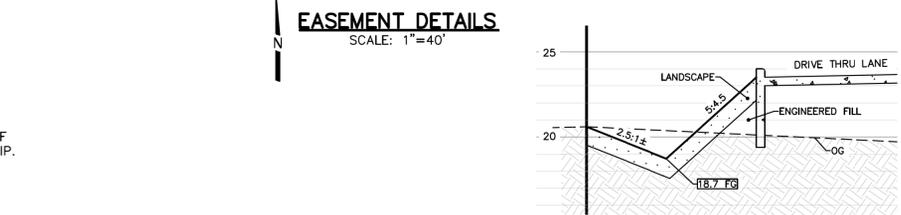
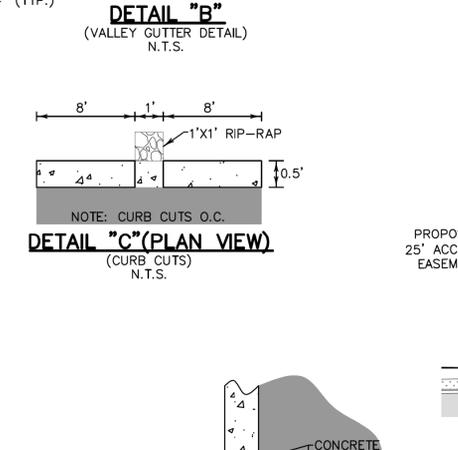
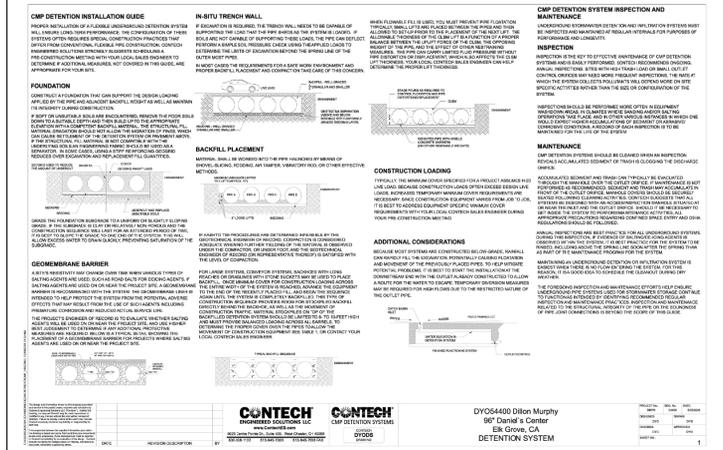
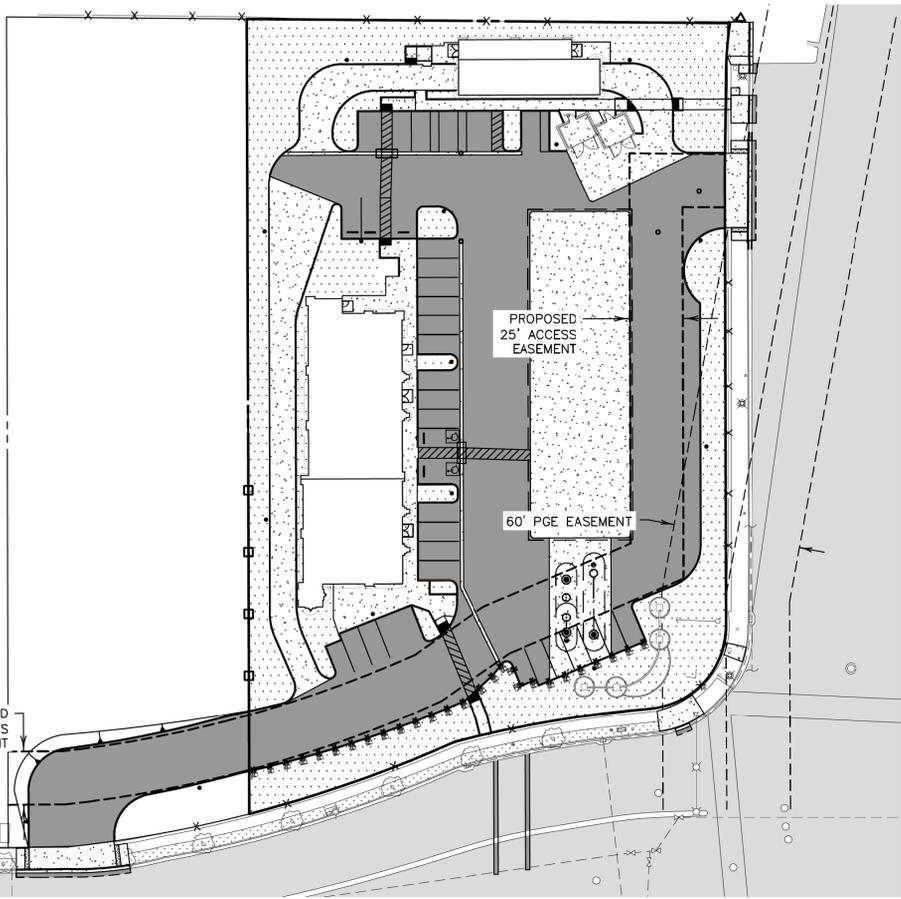
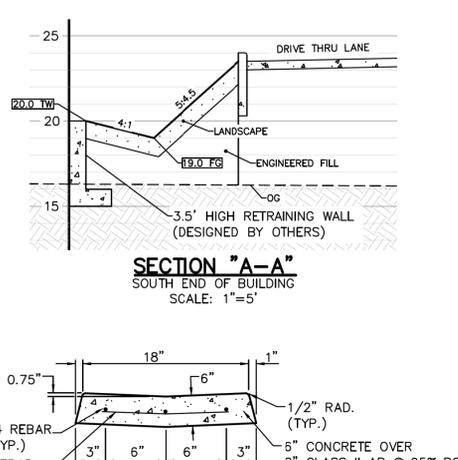
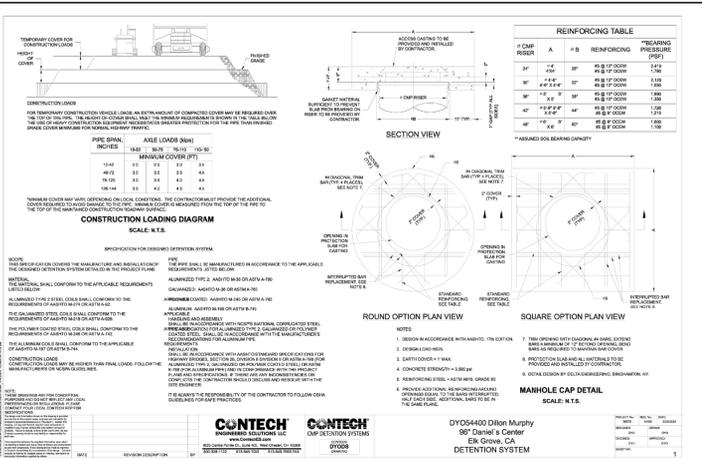
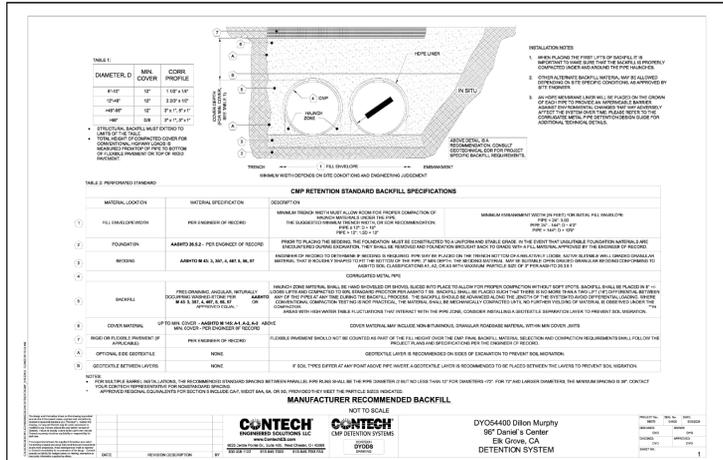
DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

DANIELS CENTER ON-SITE IMPROVEMENT PLANS

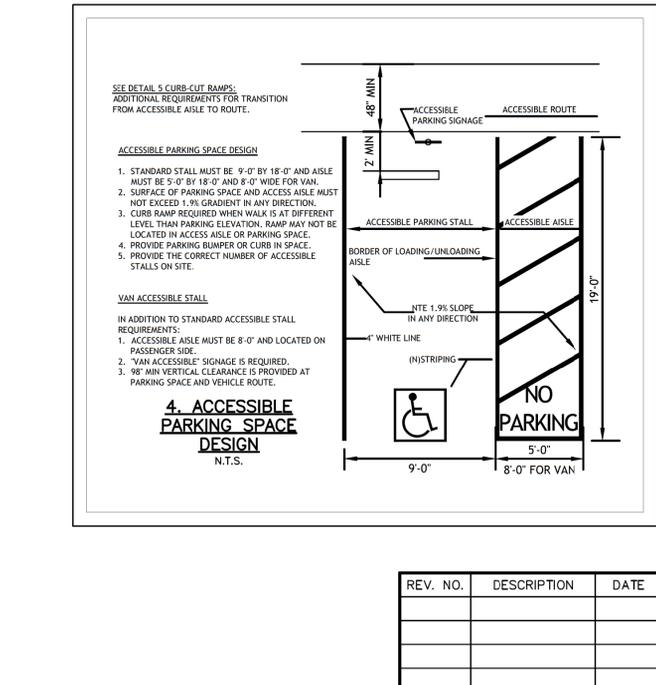
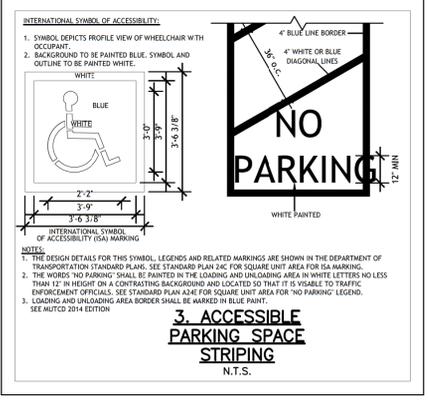
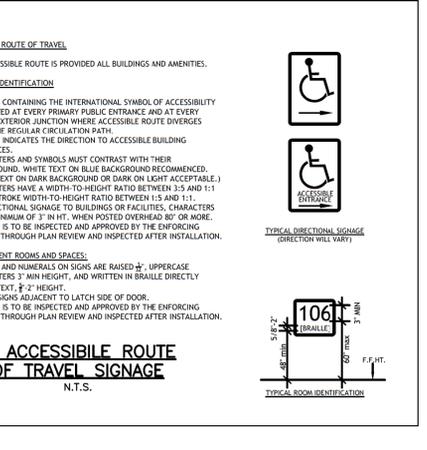
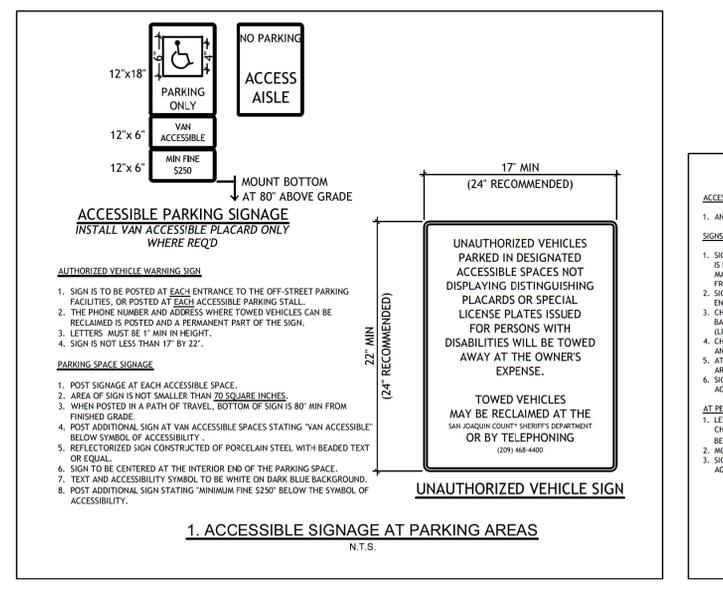
DETAIL SHEET 1

MANTECA, CALIFORNIA
AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: AS SHOWN	BENCH MARK: CDM# 108 EL: 23.716	SHEET
				DRAWN BY: JMO	DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND S. AIRPORT WAY (NGVD 29)	C6
				DESIGNED BY: JMO		OF 7 SHEETS
				CHECKED BY: JM		JOB NO. 22178
				AS BUILT BY:		



UNDERGROUND STORMWATER STORAGE DETAILS AND SPECIFICATIONS
SCALE: N.T.S.



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(209) 334-6613

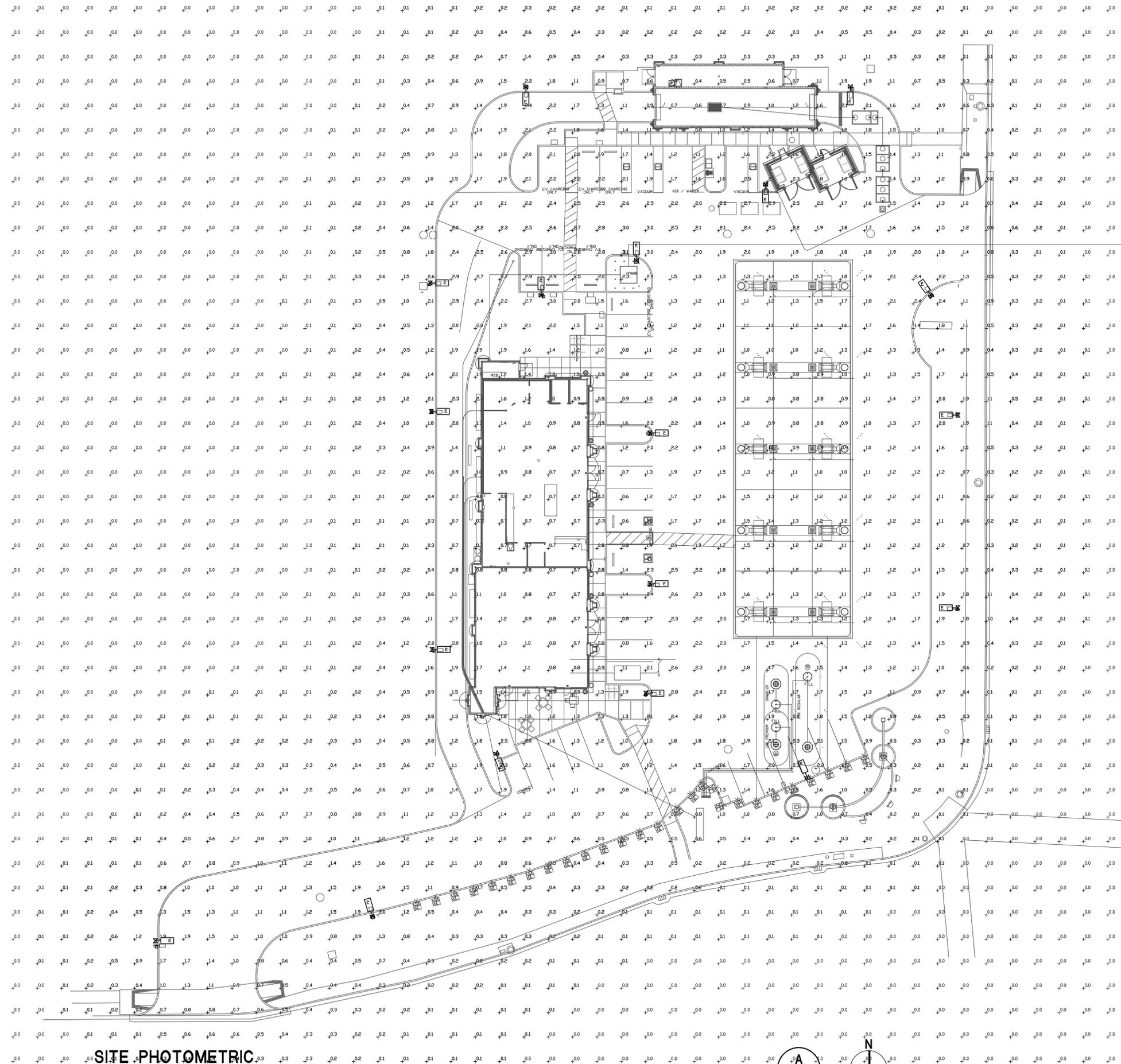
DANIELS CENTER
ON-SITE IMPROVEMENT PLANS

DETAIL SHEET 2

MANTECA, CALIFORNIA
AUGUST, 2024

REV. NO.	DESCRIPTION	DATE	BY	SCALE: AS SHOWN	BENCH MARK: CQM# 108 EL: 23.716	SHEET
						C7
						OF 7 SHEETS
						JOB NO. 22178

DESCRIPTION: 2-INCH BRASS DISC LOCATED IN THE TOP OF CURB IN THE EAST RETURN OF THE INTERSECTION OF DANIELS STREET AND AIRPORT WAY (NGVD 29)



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

E3.3



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

10555 Old Placerville Road
Sacramento, CA 95827-2503
Phone: (916) 398-4488
www.saceng.com
REGISTERED IN ALL 50 STATES
Lic. No. 23358

CONTRACTOR:

PROJECT:

**Daniels
Center
C store
AND
Fuel
Canopy**

2125 DANIELS ST.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**
147 LATHROP RD
MANTECA, CA 95330

REVISIONS:

PLAN CHECK	FEB 27, 2024
LANDLORD/TENANT	FEB 3, 2025

PROFESSIONAL SEALS:

Date Signed: February 10, 2025

PROJECT NUMBER: 20-004 PROJECT DATE: 09/12/2023

SHEET CONTENTS:

SITE PHOTOMETRIC

SHEET NUMBER: **E3.3**

REVISIONS	BY
1	CPB
Building Dept.	CPB
Jan 21, 2024	

CAROL PERRY BROWN

Landscape Architecture
Irrigation Design



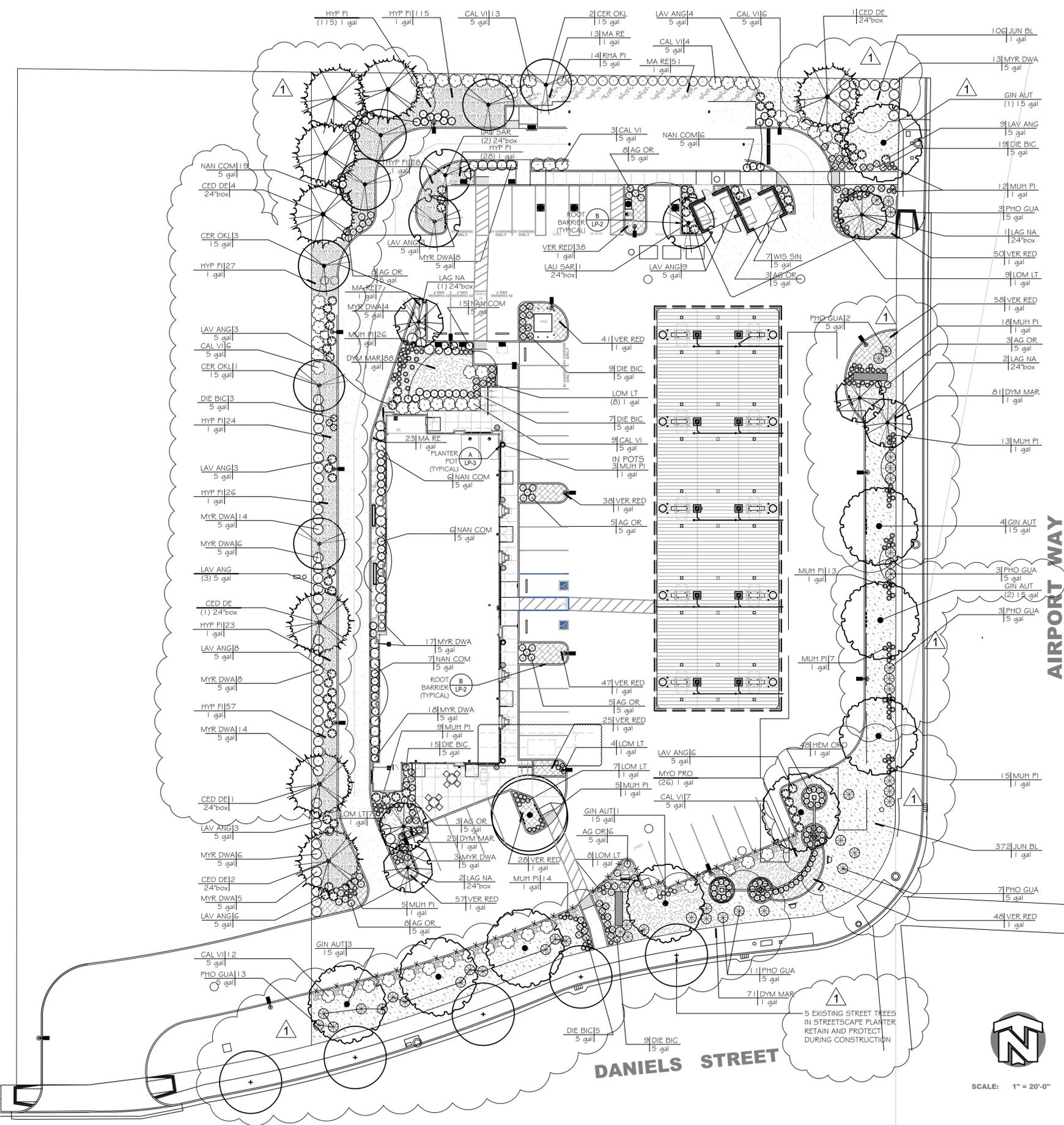
916 223 0645
perrydesign@att.net
RLA 3941 CID 002624

DANIELS CENTER
2125 Daniels St.
Manteca, CA 95336
TWO GUYS FOOD AND FUEL



PLANTING PLAN

Date	January 2024
Scale	1"=20'-0"
Drawn	CPB
Job	
Sheet	LP-1
Of	Sheets



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY	
TREES				
CED DE	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box	8	
CER OKL	Cercis canadensis "Texensis" / Oklahoma Redbud Low Water / WUCOLS	15 gal	7	
GIN AUT	Ginkgo biloba "Autumn Gold"™ / Maidenhair Tree Medium Water / WUCOLS	15 gal	9	
LAG NA	Lagerstroemia indica x fauriei "Natchez" / Natchez Crape Myrtle Low Water / WUCOLS	24"box	6	
LAU SAR	Laurus nobilis "Saratoaga" / Sweet Bay Low Water / WUCOLS	24"box	3	
ZEL GRE	Zelkova serrata "Green Vase" / Green Vase Sawleaf Zelkova Low Water / WUCOLS	15 gal	1	
CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
SHRUBS				
AG OR	Agapanthus orientalis "BLUE" / Blue Lily of the Nile Medium Water / WUCOLS	5 gal	50	
CAL VI	Callistemon viminalis "Little John" / Dwarf Bottlebrush Low Water / WUCOLS	5 gal	60	
DIE BIC	Diets bicolor / Fortnight Lily Low Water / WUCOLS	5 gal	67	
HEM ORO	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily Medium Water / WUCOLS	1 gal	47	
LAV ANG	Lavandula angustifolia "Twinkl Purple" / English Lavender Low Water / WUCOLS	5 gal	65	
LOM LT	Lomandra longifolia "Lime Tuff" / Lime Tuff Dwarf Mat Rush Low Water / WUCOLS	1 gal	43	
MUH PI	Muhlenbergia capillans "Pink Cloud" / Pink Muhly Low Water / WUCOLS	1 gal	140	
MYR DWA	Myrtus communis "Compacta" / Dwarf Myrtle Low Water / WUCOLS	5 gal	88	
NAN COM	Nandina domestica "Compacta" / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal	62	
PHO GUA	Phormium tenax "Guardsman" / New Zealand Flax Low Water / WUCOLS	5 gal	45	
RHA PI	Rhapiolepis indica "Pink Lady" / Pink Lady Indian Hawthorn Medium Water / WUCOLS	5 gal	15	
VINE/ESPALIER				
WIS SIN	Wistena sinensis / Chinese Wistena Medium Water / WUCOLS	5 gal	7	
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS				
	Dymondia margaritae / Silver Carpet Dymondia Low Water / WUCOLS	1 gal	24" o.c.	420
	Hypencum calycomum "Fiesta" / St. John's Wort Low Water / WUCOLS	1 gal	36" o.c.	302
	Juniperus horizontalis "Blue Rug" / Blue Rug Juniper Low Water / WUCOLS	1 gal	36" o.c.	649
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal	36" o.c.	80
	Myoponium parvifolium "Prostratum" / Prostrate Trailing Myoponium Low Water / WUCOLS	1 gal	48" o.c.	26
	Verbena peruviana "Red Devil" / Peruvian Verbena Low Water / WUCOLS	1 gal	18" o.c.	430

SHEET SCHEDULE:

REFER TO SHEET LP-1 FOR PLANTING PLAN

REFER TO SHEET LP-2 FOR NOTES & DETAILS

REFER TO SHEET LP-3 FOR PLANTING SOIL ANALYSIS

REFER TO SHEET LP-4 FOR PLANTING SPECIFICATIONS

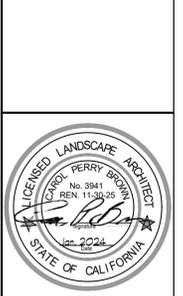


REVISIONS	BY
1	CPB

CAROL PERRY BROWN
PERRY DESIGN
 Landscape Architecture
 Irrigation Design

 916 223 0645
 perrydesign@att.net
 RLA 3941 CID 002624

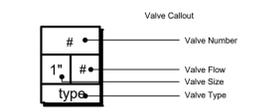
DANIELS CENTER
 2125 Daniels St.
 Manteca, CA 95336
 TWO GUYS FOOD AND FUEL



IRRIGATION PLAN

Date: January 2024
 Scale: 1"=20'-0"
 Drawn: CPB
 Job:
 Sheet: **LI-1**
 Of: Sheets

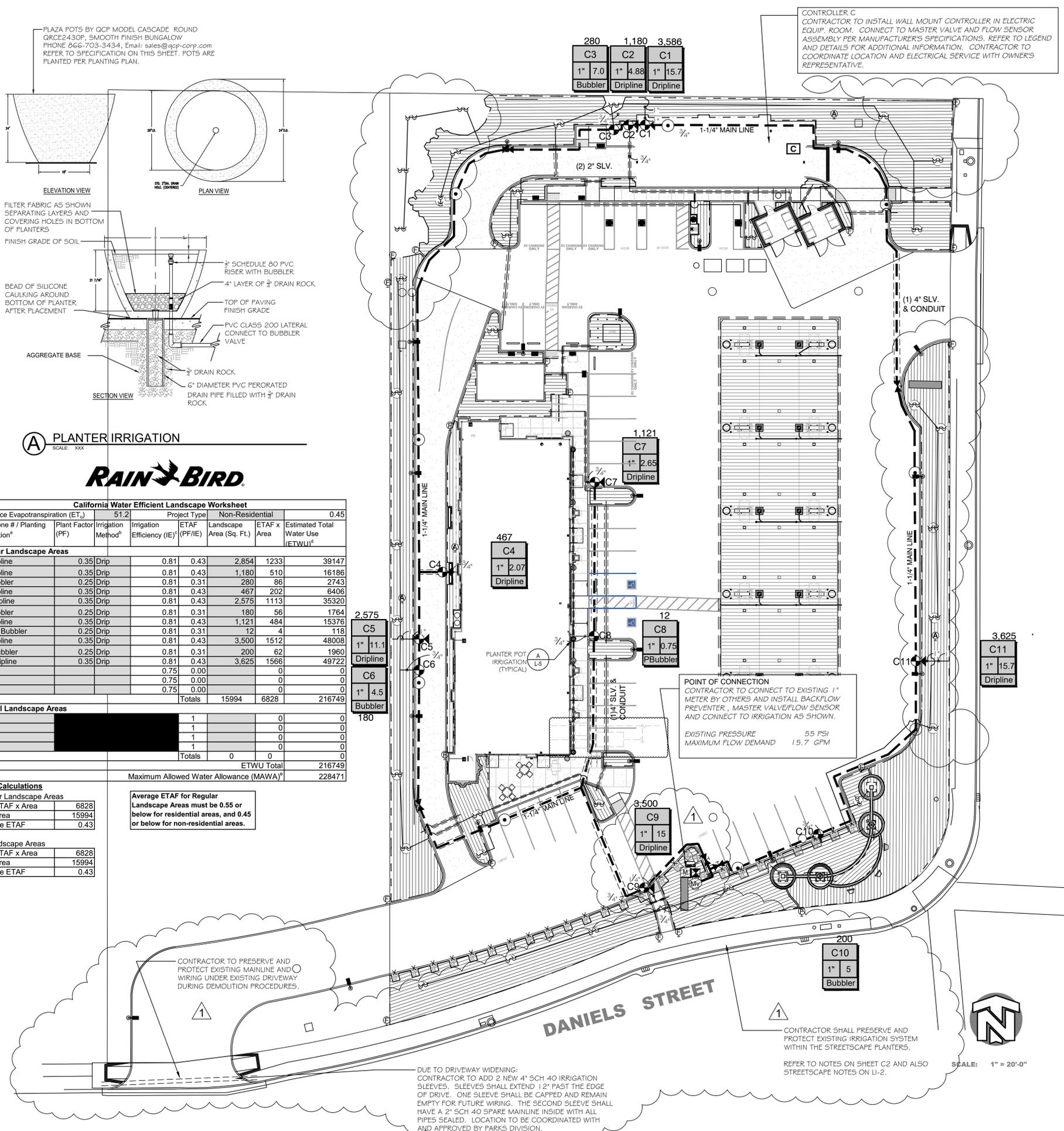
IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIT.	3	30
1401	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm.	68	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
1401	Rain Bird XC2-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	7	
1401	Rain Bird MDCFCAP/OPERIND Dripline Flush Valve cap in compression fitting coupler and install Drip System Operation Indicator at each flush valve location.	19	
1401	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	4	
1401	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPM emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	10,609 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
1401	Rain Bird PESB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. Install pvc shut-off valve for each valve.	4	
1401	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	9	
1401	Nipco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	4	
1401	Hunter ICV101-G/HC Flow Meter 1" 1" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet combined with Creative Sensor HC Flow Meter.	1	
1401	Febco 825YA- 1" sized Reduced Pressure Backflow Preventer	1	
1401	Hunter HPC-400 w/ (1) PCM 1600 Module 4 Station with (1) PCM 1600 Module Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet.	1	
1401	Water Meter 1" By others.	1	
1401	Irrigation Lateral Line: PVC Schedule 40	1,967 l.f.	
1401	Irrigation Mainline: PVC Schedule 40	1,281 l.f.	
1401	Pipe Sleeve: PVC Schedule 40 All sleeves shall be twice the diameter of the pipe being sleeved. Controller conduit not shown.	640.2 l.f.	



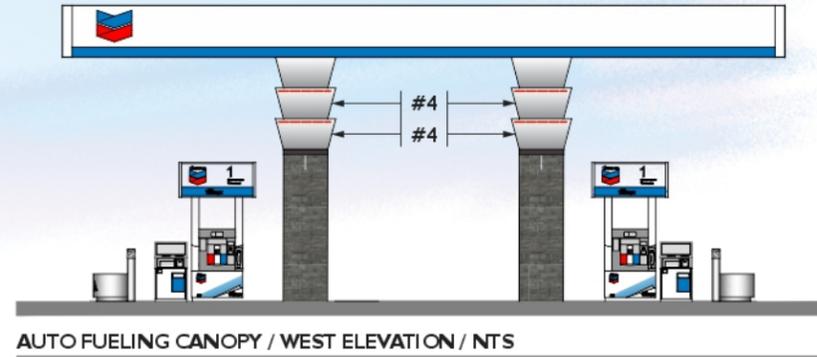
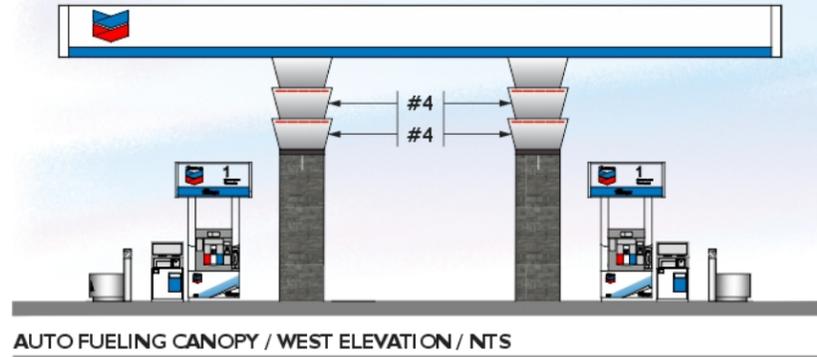
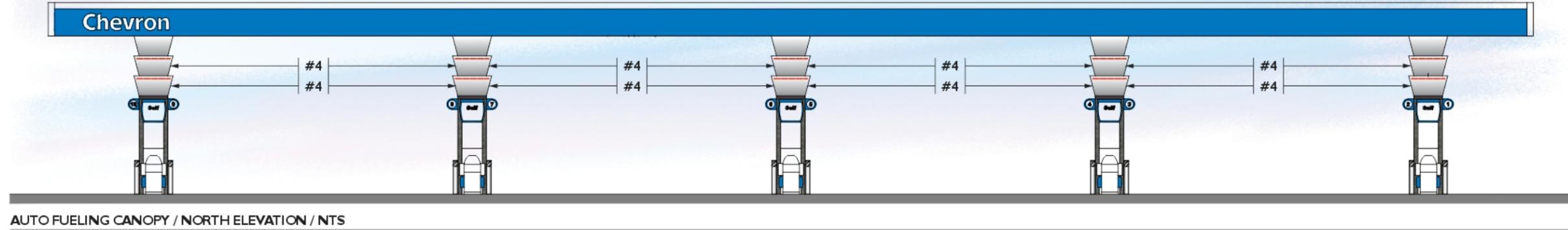
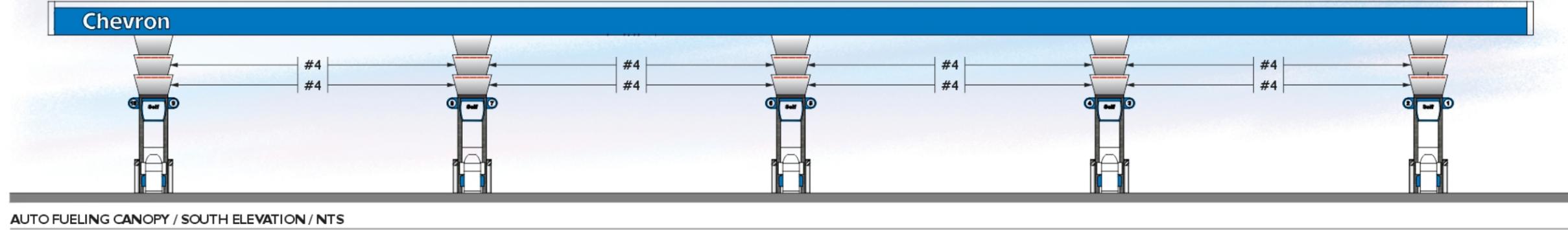
PIPE SIZING GUIDE			
SCHEDULE 40 PVC LATERALS			
GPM	SIZE	GPM	SIZE
0-6	3/4"	24-33	1-1/2"
7-12	1"	34-55	2"
13-23	1-1/4"	56-70	2-1/2"

SHEET SCHEDULE:

REFER TO SHEET LI-1 FOR IRRIGATION PLAN
 REFER TO SHEET LI-2 FOR IRRIGATION NOTES & SCHEDULE
 REFER TO SHEET LI-3 FOR IRRIGATION DETAILS
 REFER TO SHEET LI-4 FOR IRRIGATION DETAILS
 REFER TO SHEET LI-5 FOR IRRIGATION SPECIFICATIONS



TOP OF COLUMNS / LED LIGHTING SYSTEMS
FUELING CANOPY



LINEAL FEET OF LED CABLE LIGHTING				
TYPE	SECTION	ILLUMINATION	LINEAL FEET EACH	QTY
#4		LED	22'-4" (268")	20
TOTAL LINEAL FEET: 446'-8" (5360")				

NOT FOR PRODUCTION

SIGN DESIGNS
INCORPORATED
PO Box 48981, 254 Central Way, Hickman, CA 95350 | P: 209.524.4464 | F: 209.524.4464 | G: 209.524.0222 | CA Lic#P81001 (2-4) | NV Lic#0092370 (2-4)

DATE: 02/23/21
BY: [Signature]

CUSTOMER APPROVAL
 ACCEPTED W/ NO CHANGES
 ACCEPTED W/ CHANGES AS NOTED
 REVISE AS NOTED AND RESUBMIT
 BY: CUSTOMER BY: LANDLORD
 DATE: DATE

NOTICE TO THE CUSTOMER
 The undersigned hereby certifies that the information contained herein was prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is a duly licensed professional engineer in the State of California. The undersigned is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The undersigned is not responsible for any consequences arising from the use of this drawing in any other project or for any consequences arising from the use of this drawing in any other project.

COMPANY OR JOB NAME / JOB DESCRIPTION: 240168 R2
 ADDRESS: 2125 DANIELS COURT MANTENCA CALIFORNIA 95336
 SALESPERSON: SCOTT CROFT
 CUSTOMER CONTACT: XXXXX
 NAME / DATE: NAME / DATE
 6 OF 24

By signing this drawing document, I understand that I am not obligated to purchase this project, notwithstanding, the above contract cannot be altered for pricing, substitution, or any other reason without the written consent of the undersigned. The undersigned is not responsible for any consequences arising from the use of this drawing in any other project or for any consequences arising from the use of this drawing in any other project. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.6(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed.



SIGN A / FACE & HALO ILLUMINATED PAN CHANNEL DISPLAY W/ NON ILLUMINATED BACKER PANEL / 0.75" = 1'-0" QTY (1) / 38.1 SQ FT

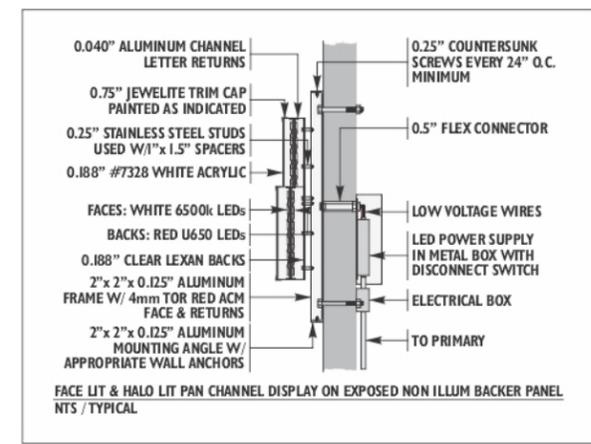
EXTRA MILE COPY (ILLUMINATED PAN CHANNEL LETTERS):
FACES: 0.188" THICK WHITE ACRYLIC W/ FIRST SURFACE VINYL DECORATIONS **VINYL:** 3630-015 YELLOW **TRIM CAP:** 0.75" **RETURNS:** 4.5" DEEP ALUM COIL
LETTERBACKS: 0.188" THICK CLEAR LEXAN **BAFFLE:** 3MM WHITE ACM **STROKE SIZES:** 2.361", 4.067"
ILLUMINATION: WHITE LEDs (SLOAN PRISM12 6500K WHITE LEDs) & RED LEDs (SLOAN PRISM12 6500K RED LEDs)
TRIM CAP & RETURNS PAINT FINISH: PAINT TO MATCH PMS COOL GREY 10C, GLOSS FINISH, NO TEXTURE

SWOOSH (ILLUMINATED PAN CHANNEL GRAPHIC):
FACES: 0.188" THICK WHITE ACRYLIC W/ FIRST SURFACE VINYL DECORATIONS **VINYL:** 3630-015 YELLOW **TRIM CAP:** 0.75" **RETURNS:** 3.5" DEEP ALUM COIL
LETTERBACKS: 0.188" THICK CLEAR LEXAN **BAFFLE:** 3MM WHITE ACM **STROKE SIZES:** 1.191", 5.888"
ILLUMINATION: WHITE LEDs (PRINCIPAL QWIK-MOD 5000K)
TRIM CAP & RETURNS PAINT FINISH: PAINT TO MATCH PMS 7405C YELLOW, GLOSS FINISH, NO TEXTURE

EXPOSED BACKER PANEL:
FACE: 4MM BREAK FORMED TOR RED ALPOLIC ACM, 2.5" DEEP W/ 1st SURFACE VINYL DECAL **VINYL "@":** DECAL: 3630-015 YELLOW (2.5" DIA) **FRAME/RETURNS:** 2" ALUM ANGLE
ILLUMINATION: NONE **EXPOSED BACKER PANEL PAINT FINISH:** PAINT TO MATCH PMS 7620C RED, GLOSS FINISH, NO TEXTURE **MOUNTING:** FLUSH TO WALL

WALL TYPE: _____ **REMOVALS:** _____ **NOTE:** THERE HAS NOT BEEN AN OFFICIAL SURVEY COMPLETED AS OF 02.13.25

SCOPE OF WORK: FABRICATE AND INSTALL (1) FACE & HALO ILLUMINATED PAN CHANNEL LETTERS W/ EXPOSED BACKER PANEL



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DATE	BY	DATE	BY
02/13/25	DL	02/13/25	DL
04/23/25	DL	04/23/25	DL

CUSTOMER APPROVAL
 ACCEPTED W/ NO CHANGES
 ACCEPTED W/ CHANGES AS NOTED
 REUSE AS NOTED AND RESUBMIT

BY: _____ DATE: _____
 BY: CUSTOMER BY: LANDLORD

COMPANY OR JOB NAME / JOB DESCRIPTION
 240168 R2
 DANIELS COURT SIGN PROGRAM PROJECT

ADDRESS
 2125 DANIELS COURT MANTECA CALIFORNIA 95336

SALES PERSON
 SCOTT CROFT

CUSTOMER CONTACT
 XXXXX

NAME / DATE
 8 OF 24

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CSA **UL** **ETL** **WVA**

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 INCORPORATED
 10000 S1GNS DESIGNS DRIVE, SUITE 100, MANTENA, CA 95336
 (916) 488-1234
 P.O. Box 48880, 2564 Cornwell Way, Hickman, CA 95350
 O: 209.524.4464 | F: 209.520.0292 | G: LICEP810001 (2-4) | N: LICEP002370 (2-4)

240168 R2 / 8 OF 24



SIGN D / SINGLE FACED NON ILLUMINATED CAR WASH HEIGHT DETECTOR DISPLAY QUANTITY (1)
0.75"=1'-0"

SUBSTRATE: 3mm THICK ALUMINUM COMPOSITE MATERIAL W/ FIRST SURFACE VINYL DECORATION
VINYL: EXTERIOR GRADE DIGITAL PRINT W/ UV LAMINATE SUPPORT: 4"x 4" SQUARE TUBE
FOOTING: CONCRETE / DIRECT BURIAL **REMOVAL:** _____
NOTE: THERE HAS NOT BEEN AN OFFICIAL SURVEY AS OF 02.18.25

SCOPE OF WORK: FABRICATE AND INSTALL (1) SINGLE FACED NON ILLUMINATED CAR WASH HEIGHT DETECTOR DISPLAY



SIGN E / SINGLE FACED NON ILLUMINATED POST AND PANEL DIRECTIONAL SIGN QUANTITY: (1) / 12 SQUARE FEET
1"=1'-0"

FACES AND SUPPORT: CHEVRON STANDARD DF "EXIT" CAR WASH DIRECTIONAL SIGNS **FOOTING:** _____
REMOVAL: _____ **NOTE:** THERE HAS NOT BEEN AN OFFICIAL SURVEY AS OF 02.18.25

SCOPE OF WORK: RECEIVE AND INSTALL (1) NEW DF NON ILLUMINATED POST & PANEL DIRECTIONAL SIGN

NOT FOR PRODUCTION

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				<input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED
				<input type="checkbox"/> REVISE AS NOTED AND RESUBMIT
				BY _____ DATE _____
				BY _____ DATE _____
				BY _____ DATE _____

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COMPANY OR JOB NAME / JOB DESCRIPTION: 240168 R2

SALES PERSON: SCOTT CROFT

ADDRESS: 2125 DANIELS COURT MANTENCA CALIFORNIA 95336

CUSTOMER CONTACT: XXXXX

NAME / DATE: DANIELS COURT SIGN PROGRAM PROJECT

II OF 24





SIGN L / POLLO CAMPEROS SECTION OF BUILDING / EAST ELEVATION / NTS
NTS (PROPORTIONAL)



SIGN L / POLLO CAMPEROS SECTION OF BUILDING / EAST ELEVATION / NTS
0.125" = 1'-0"

04.23.21 (R) / 01 LOCATED ENTER AND DO NOT ENTER / EAST ELEVATION / 03.23.21 (R) / 11 / REVISIONS / SIGN PROGRAM FEATURES FOR EXISTING PROJECT

COMPANY OR JOB NAME / JOB DESCRIPTION	240168 R2
DNANIELS COURT SIGN PROGRAM PROJECT	
ADDRESS	2125 DANIELS COURT MANTENCA CALIFORNIA 95336
SALESPERSON	SCOTT CROFT
CUSTOMER CONTACT	XXXXX

DATE	BY	DESCRIPTION
03/23/21	RL	
04/23/21	RL	

CUSTOMER APPROVAL

ACCEPTED W/ NO CHANGES
 REVISIONS AS NOTED AND RESUBMIT

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

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 O: 209.524.4464 | F: 209.520.0222 | CA LIC#EIR0001 (C-43) | NV LIC#0002370 (C-4)

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SIGN M / POLLO CAMPEROS SECTION OF BUILDING / WEST ELEVATION / NTS
0.125" = 1'-0"



SIGN N / POLLO CAMPEROS SECTION OF BUILDING / EAST ELEVATION / NTS
0.125" = 1'-0"

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INCORPORATED
PO Box 48981, 254 Central Way, Redlands, CA 91156 | P: 209.524.4464 | F: 209.524.4464 | CA LIC#E261001 (2-4) | IN LIC#0002370 (2-4)

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 ACCEPTED W/ NO CHANGES
 ACCEPTED W/ CHANGES AS NOTED
 REVISE AS NOTED AND RESUBMIT
 BY: _____ DATE: _____
 CUSTOMER: _____ LANDLORD: _____
 SALESPERSON: SCOTT CROFT
 ADDRESS: 2125 DANIELS COURT MANTENCA CALIFORNIA 95336
 CUSTOMER CONTACT: XXXXX

DATE | **BY** | **DATE** | **BY**
 02/23/24 | [Signature] | 02/23/24 | [Signature]
 02/23/24 | [Signature] | 02/23/24 | [Signature]

COMPANY OR JOB NAME / JOB DESCRIPTION | **240168 R2**
 DANIELS COURT SIGN PROGRAM PROJECT

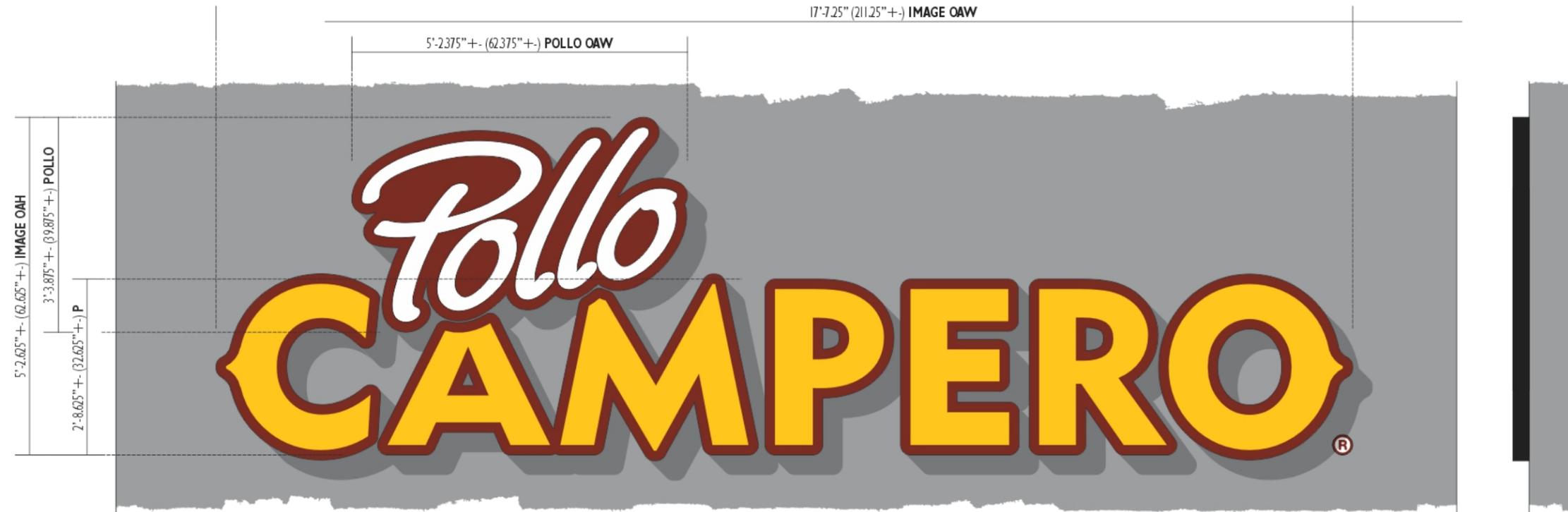
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240168 R2 / 17 OF 24



SIGN L / ILLUMINATED PAN CHANNEL LETTERS
0.5" = 1'-0"

QTY (1) / 42.8 SQ FT



SIGN M / ILLUMINATED PAN CHANNEL LETTERS
0.5" = 1'-0"

QTY (1) / 65.5 SQ FT

THIS ARTWORK IS REPRESENTATIONAL ONLY / FOR POSITIONING AND SIZING ONLY

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By signing this drawing document, I understand that I am not obligated to purchase this project, notwithstanding, the above network cannot be submitted for pricing, installation, or fabrication without the approval of the designer. The designer is not responsible for any errors or omissions in this drawing. All dimensions are in feet and inches unless otherwise noted. All measurements are nominal unless otherwise noted. The location of the disconnect switch after installation shall comply with ARTICLE 600.60(A)(1) of the National Electrical Code. All measures shown in this drawing are nominal until the "NOT FOR PRODUCTION" is removed.

DATE	BY	DATE	BY
02/23/21	DL		
04/23/21	DL		

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CUSTOMER APPROVAL
 ACCEPTED W/ NO CHANGES
 REVISIONS AS NOTED AND RESUBMIT
 BY: _____ DATE: _____
 BY: _____ DATE: _____
 BY: _____ DATE: _____
 BY: _____ DATE: _____

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COMPANY OR JOB NAME / JOB DESCRIPTION
DANIELS COURT SIGN PROGRAM PROJECT

ADDRESS
2125 DANIELS COURT MANTENCA CALIFORNIA 95336

SALESPERSON
SCOTT CROFT

CUSTOMER CONTACT
XXXXX

240168 R2 / 18 OF 24

SIGN N / ILLUMINATED PAN CHANNEL WALL DISPLAY



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 REVISIONS AS NOTED AND RESUBMIT
 ACCEPTED W/ CHANGES AS NOTED
 REVISIONS AS NOTED AND RESUBMIT

BY: _____ CUSTOMER _____ BY: _____ LANDLORD _____
 DATE: _____ DATE: _____

DATE BY DATE BY

DATE	BY	DATE	BY
02/23/24	DL	02/23/24	DL
04/23/24	DL		

COMPANY OR JOB NAME / JOB DESCRIPTION

240168 R2

DANIELS COURT
 SIGN PROGRAM PROJECT

ADDRESS: 2125 DANIELS COURT MANTECA CALIFORNIA 95336

SALESPERSON: SCOTT CROFT
 CUSTOMER CONTACT: XXXXX

NAME / DATE

20 OF 24

04/23/24 (DL) (DL) LOCATED ENTER AND DO NOT ENTER / LEFT SIDE ON ELEVATION, 03/20/24 (DL) (DL) / REVISIONS SIGN PROGRAM FEATURES FOR EXISTING PROJECT

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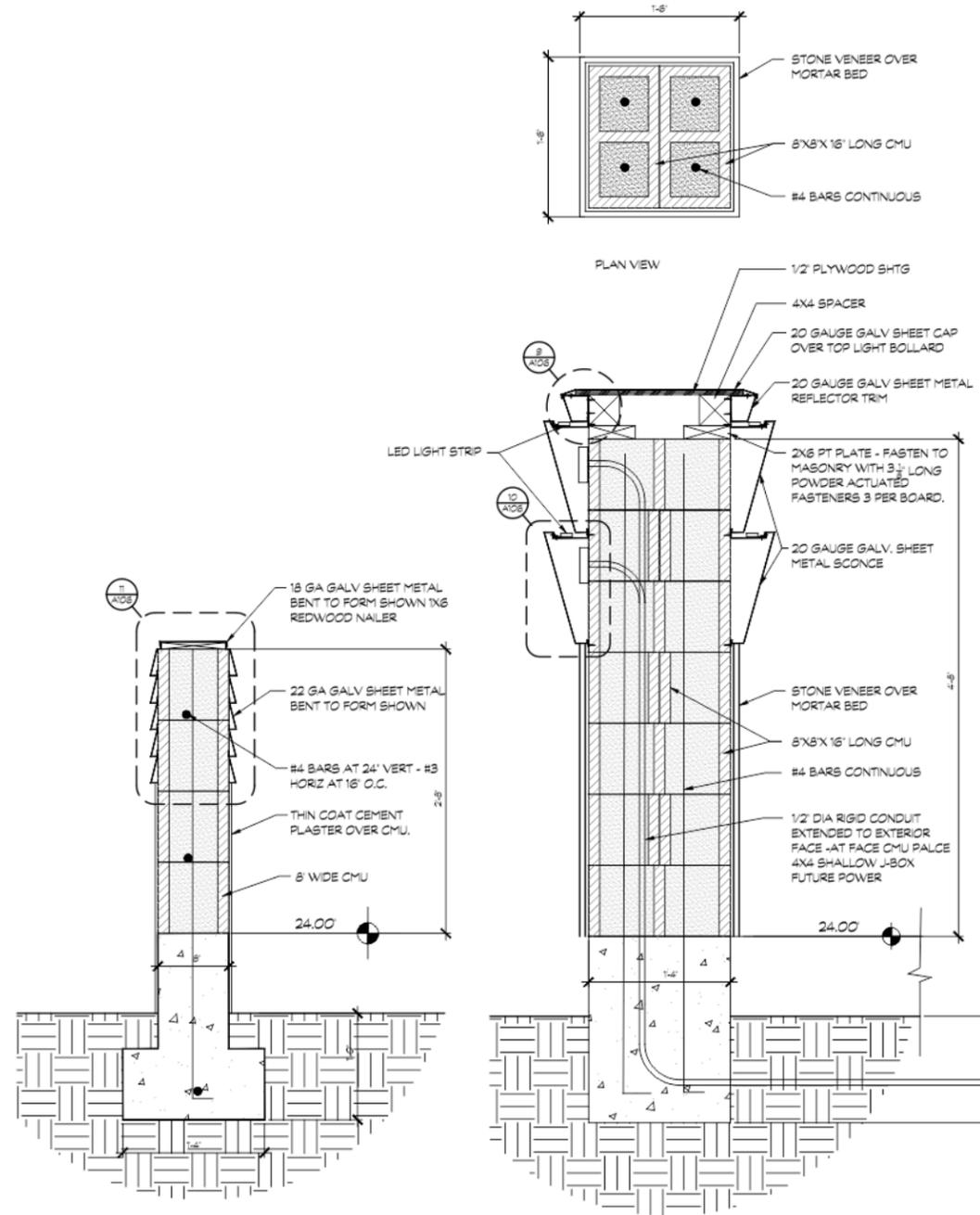
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<p>ADDRESS 2125 DANIELS COURT MANTECCA CALIFORNIA 95336</p>		<p>SALESPERSON SCOTT CROFT</p>		<p>CUSTOMER CONTACT XXXXX</p>		<p>NAME / DATE _____</p>		<p>21 OF 24</p>	

04/23/21 (M, 4U) LOCATED ENTER AND DO NOT ENTER (LEFT SIDE ON ELEVATION, 03/20/21 (M, 1U) / REVISIONED (SIGN PROGRAM FEATURES FOR EXISTING PROJECT



D LOW DECORATIVE WALL

1 1/2" = 1'-0"

C LIGHT BOLLARD

1 1/2" = 1'-0"

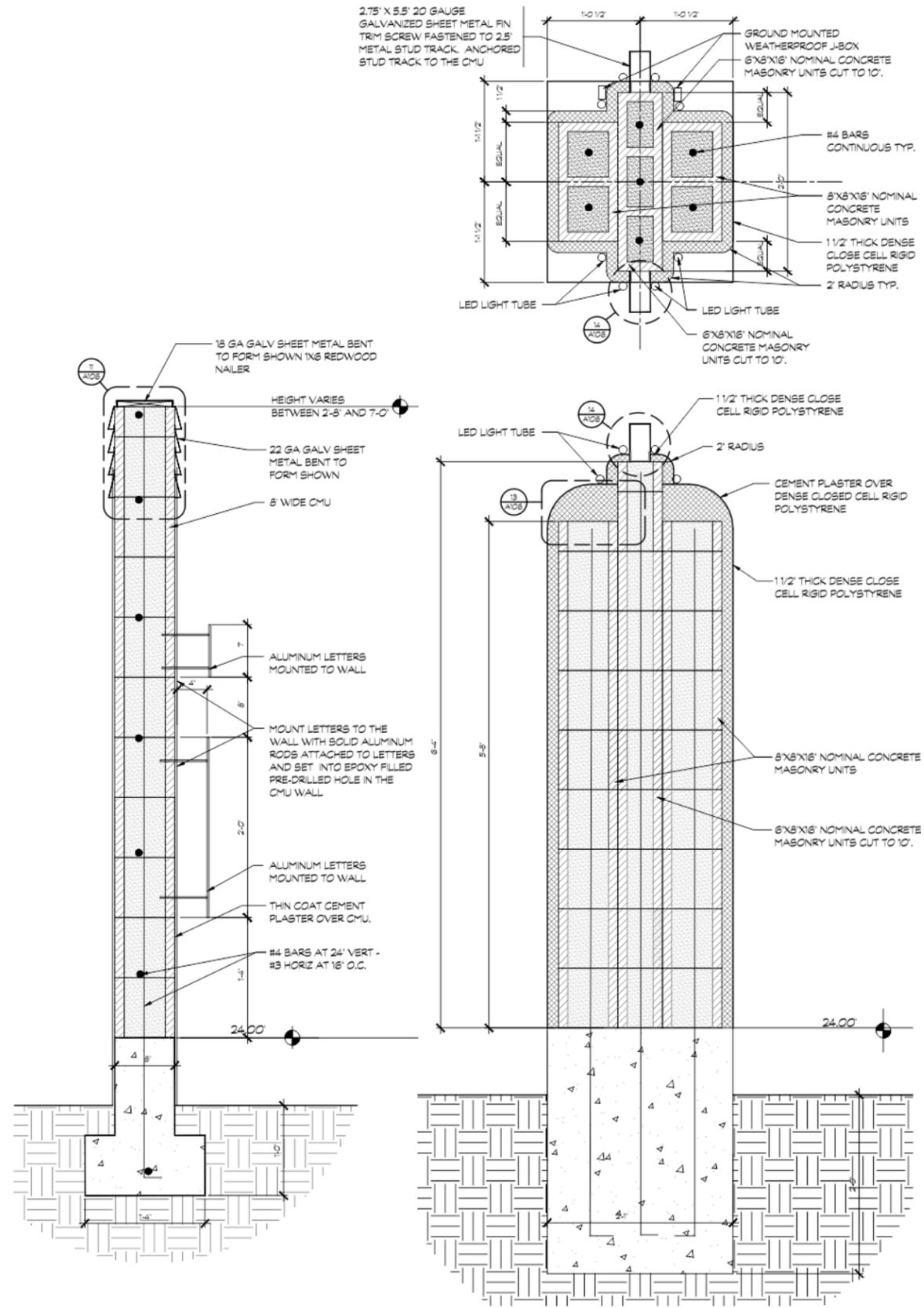
B SIGN WALL

1 1/2" = 1'-0"

A LIGHTED PILLAR

1 1/2" = 1'-0"

REFER TO STRUCTURAL DRWGS FOR REBAR AND CONCRETE MATERIAL SPECIFICATIONS.



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240168 R2 / 23 OF 24

COMPANY OR JOB NAME / JOB DESCRIPTION
240168 R2

DNANIELS COURT
SIGN PROGRAM PROJECT

2125 DANIELS COURT MANTENCA CALIFORNIA 95336
ADDRESS: SCOTT CROFT
SALESPERSON: XXXXX
CUSTOMER CONTACT: XXXXX

NAME / DATE
23 OF 24

CUSTOMER APPROVAL

DATE BY DATE BY
12/23/21 BY: []
04/23/21 BY: []

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REVISION AS NOTED AND RESUBMIT
BY: CUSTOMER BY: LANDLORD
DATE DATE

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DATE BY DATE BY

12/23/21 BY: []
04/23/21 BY: []

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BY: CUSTOMER BY: LANDLORD
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DATE BY DATE BY

12/23/21 BY: []
04/23/21 BY: []

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REVISION AS NOTED AND RESUBMIT
BY: CUSTOMER BY: LANDLORD
DATE DATE

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