



Architects

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

CONSULTANTS:

CONTRACTOR:

PROJECT:

**SONIC
DRIVE-IN**

**2153 DANIELS ST.
MANTECA, California 95336**

DEVELOPER:

**SANDY SINGH
231 MARKET PLACE, 127
SAN RAMON, CA. 94582**

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER:

23-019

PROJECT DATE:

NOVEMBER, 2023

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

SONIC DRIVE-IN

**2153 DANIELS ST
MANTECA CA 95336**

CONSULTANTS	PROJECT DATA	VICINITY MAP																						
<p>CIVIL: WONG ENGINEERS, INC. 4578 Feather River Drive, Suite A Stockton, CA. 95219 P: (209) 476-0011 Contact: Zachary Wong</p> <p>LANDSCAPING: PERRY DESIGN 2280 Strap Miner Trail Cool CA 95614 P: (530) 823-2621 Contact: Carol Brown</p>	<p>ASSESSOR'S PARCEL NUMBER(S): 241-31-087</p> <p>ZONING: CG - GENERAL COMMERCIAL</p> <p>PROJECT SITE AREA (GROSS): (1 ACRE) 43,560 S.F.</p> <p>BUILDING DATA:</p> <table border="1"> <thead> <tr> <th>STRUCTURE</th><th>CBC OCCUP.</th><th>TYPE OF CONST.</th><th>AREA</th></tr> </thead> <tbody> <tr> <td>SONIC DRIVE-IN</td><td>A-2</td><td>V B</td><td>1,502 S.F.</td></tr> </tbody> </table> <p>FLOOR TO AREA RATIO: TOTAL AREA OF SITE: 43,560 S.F. TOTAL AREA OF BLDG: (3%) 1,502 S.F.</p> <p>PARKING DATA:</p> <table border="1"> <thead> <tr> <th>BUILDING AREA</th><th>PARKING RATIO</th><th>REQD.</th></tr> </thead> <tbody> <tr> <td>SONIC DRIVE-IN</td><td>(7:1000) = 12.71</td><td></td></tr> </tbody> </table> <p>TOTAL REQ'D PARKING = 13</p> <p>PARKING PROVIDED</p> <table border="1"> <thead> <tr> <th>REGULAR SPACES</th><th>= 17</th></tr> </thead> <tbody> <tr> <td>VAN ACCESSIBLE SPACES</td><td>= 1</td></tr> <tr> <td>EV CHARGING</td><td>= 3</td></tr> <tr> <td>EV CHARGING VAN ACCESSIBLE</td><td>= 1</td></tr> </tbody> </table> <p>TOTAL = 22</p>	STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA	SONIC DRIVE-IN	A-2	V B	1,502 S.F.	BUILDING AREA	PARKING RATIO	REQD.	SONIC DRIVE-IN	(7:1000) = 12.71		REGULAR SPACES	= 17	VAN ACCESSIBLE SPACES	= 1	EV CHARGING	= 3	EV CHARGING VAN ACCESSIBLE	= 1	 <p>SCALE: N.T.S.</p>
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<p>GENERAL</p> <p>A001 COVER SHEET</p> <p>CIVIL</p> <p>C1 TITLE SHEET TOPOGRAPHIC MAP, DEMO PLAN, & SITE PLAN C2 SITE DETAILS C3 GRADING PLAN C3.1 GRADING PLAN C3.2 GRADE PLAN C4 UTILITY PLAN C5 CONTECH DETAILS C6 EROSION CONTROL PLAN & DETAILS</p> <p>ARCHITECTURAL</p> <p>A101 SITE PLAN A102 SITE PHOTOS A103 SITE DETAILS A104 SIGNAGE A201 FLOOR PLAN A301 EXTERIOR ELEVATIONS A302 EXTERIOR ELEVATIONS A303 EXTERIOR ELEVATIONS A401 BUILDING SECTIONS</p> <p>LANDSCAPING</p> <p>LP-1 PRELIMINARY PLANTING PLAN LP-1 COLOR PRELIMINARY PLANTING PLAN LP-1 PRELIMINARY IRRIGATION PLAN</p> <p>PHOTOMETRIC</p> <p>PT1 PHOTOMETRIC SITE PLAN</p> <p>PROFESSIONAL SEALS:</p> <p>STATE OF CALIFORNIA REAL ESTATE LICENSING BOARD C-14729 NOVEMBER, 2023 RE-LICENSED ARCHITECT</p> <p>PROJECT NUMBER: 23-019 PROJECT DATE: NOVEMBER, 2023</p> <p>SHEET CONTENTS:</p> <p>COVER SHEET</p> <p>SHEET NUMBER: A001</p>																								

GENERAL NOTES

- ALL PUBLIC IMPROVEMENTS SHOWN SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CITY OF MANTECA STANDARD SPECIFICATIONS AND PLANS. IMPROVEMENTS SHALL BE DONE UNDER THE INSPECTION OF THE CITY OF MANTECA DEPARTMENT OF PUBLIC WORKS OR BUILDING DEPARTMENT.
- BENCH MARK AND ELEVATIONS SHOWN ON PLANS ARE REFERRED TO NAVD88 DATUM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPLACED AT HIS EXPENSE.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE CITY. CONTRACTOR SHALL NOTIFY CITY ENGINEER 24 HRS. IN ADVANCE OF PERFORMING ANY WORK FOR UNDERGROUND INSPECTION.
- PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING TOLL FREE NUMBER 800-227-2600.
- EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITY LINES, SO THAT NO DAMAGE RESULTS TO THEM DURING PERFORMANCE OF HIS CONTRACT.
- CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ANY EXISTING CONCRETE OR ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL EXCESS MATERIAL GENERATED BY DEMOLITION, EXCAVATION AND GRADING SHALL BE DISPOSED OF BY THE CONTRACTOR.
- THE PRICE BID FOR THIS WORK SHALL INCLUDE THE COST FOR ANY AND ALL PERMITS REQUIRED TO COMPLETE THE PROJECT WORK.
- PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED IN THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE OF PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE 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 AND THE ENGINEER 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.
- PRIOR TO FINAL INSPECTION CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION FOR ANY CHANGES TO WONG ENGINEERS, INC.
- CONTRACTOR SHALL OBTAIN A PERMISSION FROM THE CITY OF MANTECA FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES. THE PERMIT SHALL BE APPROVED BY THE CITY OF MANTECA PUBLIC WORKS DEPARTMENT.
- WORK IN PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE CITY OF MANTECA PUBLIC WORKS DEPARTMENT.
- CONTRACTOR RESPONSIBLE TO OBTAIN A PERMIT FOR Dewatering IF REQUIRED WITH THE STATE WATER BOARD.

STORM DRAINAGE SYSTEM CONSTRUCTION NOTES:

- STORM DRAINAGE PIPES SHALL CONFORM TO THE CITY OF MANTECA STANDARDS.
- CONTRACTOR SHALL PREVENT POSSIBLE STORM WATER POLLUTION FROM ENTERING INTO STORM DRAINAGE CATCH BASINS DURING CONSTRUCTION.
- DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF MANTECA FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO.2009-0009-DWQ AS AMENDED BY 2010-0014-DWQ AND 2012-006-DWQ, NPDES GENERAL PERMIT NO. CAS000002.
- IN ADDITION TO ALL THE OTHER REQUIRED PERMITS, THE CONTRACTOR SHALL HAVE A GRADING AND EROSION CONTROL PERMIT COMPLETED.
- IN ORDER TO COMPLY WITH STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 2009-009-DWQ AS AMENDED BY 2010-0014-DWQ AND 2012-006-DWQ, THE STORM WATER DIVISION REQUIRES THAT ALL NEW CATCH BASINS INSTALLED COMPLY WITH STORM DRAIN SYSTEM SIGNS. SEE DETAIL EROSION CONTROL DETAIL SHEET.
- THE DISCHARGE OF CHLORINATED AND DE-CHLORINATED WATER INTO THE STORM DRAIN SYSTEM IS PROHIBITED.
- STORM DRAIN PIPES TO BE SDR 35 UNLESS OTHERWISE NOTED.

SANITARY SEWER SYSTEM CONSTRUCTION NOTES:

- WASTEWATER LINES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRINCIPLES, CALIFORNIA OSHA STANDARDS (LEGAL MIN.), STATE OF CALIFORNIA TITLE 22 REQUIREMENTS (LEGAL MIN.), AND CITY STANDARDS.
- THE MINIMUM COVER FOR WASTEWATER LINES SHALL BE 3 FEET FROM THE EXISTING OR PLANNED FINAL GRADE, WHICHEVER IS LOWER. LATERALS SHALL HAVE A NOMINAL COVER OF 2.5 FEET AT THE PROPERTY LINE OR AT A POINT 5 FEET BEHIND THE CURB FACE OR EDGE OF PAVING, WHICHEVER IS THE GREATER DISTANCE FROM THE ROADWAY CENTERLINE.
- WHEN CROSSING A WATER MAIN, THE WASTEWATER LINE SHALL BE INSTALLED BELOW THE WATER MAIN WITH A CLEARANCE OF AT LEAST 12 INCHES.

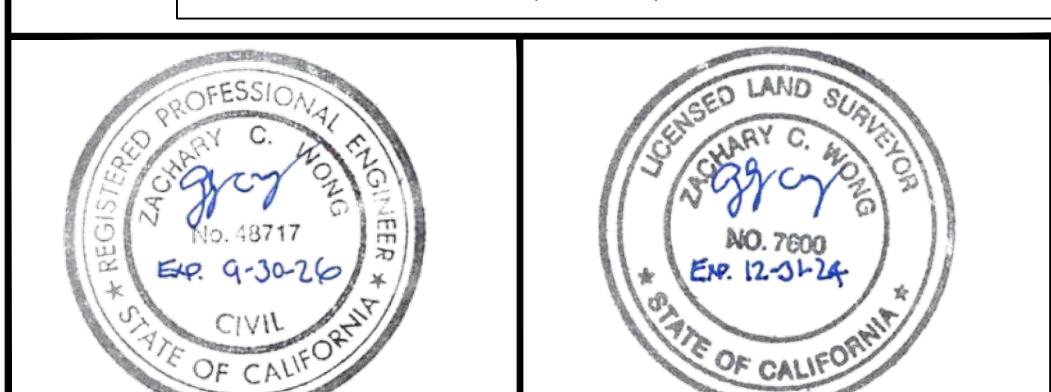
CONSTRUCTION STAKING:

- CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. THIS NOTES GIVES FORMAL NOTICE THAT THE FIRM OF WONG ENGINEERS, INC. CANNOT AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED AND MITIGATED HAD WONG ENGINEERS, INC. PERFORMED THE CONSTRUCTION STAKING WORK.
- ALL REFERENCES TO CONTRACTOR SHALL MEAN CONTRACTOR FOR SITE WORK SHOWN ON THESE CIVIL PLANS ONLY.
- IF WONG ENGINEERS, INC. IS RETAINED TO DO THE CONSTRUCTION STAKING, WONG ENGINEERS, INC. WILL SET ALL STAKES AND PROVIDE CUT SHEETS FOR THIS PROJECT. IT IS EXPECTED THAT ONE SET OF STAKES WILL BE SUFFICIENT FOR EACH PHASE OF THE PROJECT. CARE SHOULD BE TAKEN TO PROTECT STAKES. THE COST OF STAKING IS BORNE BY THE DEVELOPER. THE CONTRACTOR SHALL REQUEST STAKES FROM WONG ENGINEERS, INC. WHEN HE IS READY TO USE THEM AND SHALL BE RESPONSIBLE FOR THEIR PRESERVATION FOR HIS FUTURE USE. SAID REQUEST MUST BE MADE AT LEAST 72 HOURS PRIOR TO THE TIME THE STAKES WILL BE REQUIRED. SHOULD THE WORK NEED TO BE RESTAKED, FOR THE CONTRACTOR'S USE, THE CONTRACTOR SHALL BE RESPONSIBLE TO WONG ENGINEERS, INC. FOR THE COST OF RESTAKING. SHOULD THE CONTRACTOR DESTROY STAKES WHICH ARE NEEDED FOR IMPROVEMENTS OTHERS THAN HIS OWN, HE SHALL ALSO BE RESPONSIBLE FOR THE COST OF RESTAKING TO RETURN THE JOB TO ITS ORIGINAL CONDITION.

MONUMENT PRESERVATION NOTE:

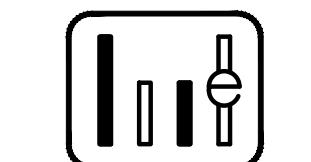
EXISTING SURVEY MONUMENTS WILL BE REPLACED AND A CORNER RECORD FILED WITH THE SAN JOAQUIN COUNTY SURVEYOR'S OFFICE. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND SURVEYED MONUMENTS DURING CONSTRUCTION. DAMAGED OR REMOVED MONUMENTS SHALL BE REPLACED, WITH THE SAME ORDER OF ACCURACY, AT THE CONTRACTOR'S EXPENSE.

BENCHMARK CITY OF MANTECA NO. 109
2" BRASS DISK LOCATED ON TOP OF CURB AT THE EAST RETURN OF THE SOUTHEAST CORNER OF THE INTERSECTION OF DANIELS STREET AND AIRPORT WAY.
ELEVATION = 23.71' (NGVD29)



UNAUTHORIZED CHANGES AND USES:
THE ENGINEER PREPARING THIS PLAN WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PLAN. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THIS PLAN.

REVISIONS			
NO.	DESCRIPTION	DATE	BY



WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
Zachary C. Wong, PE, SCS, SS, WEI
L.S. 7600
DATE 4/14/25
R.C.E. 48717
L.S. 7600
DATE 4/14/25
R.C.E. 48717

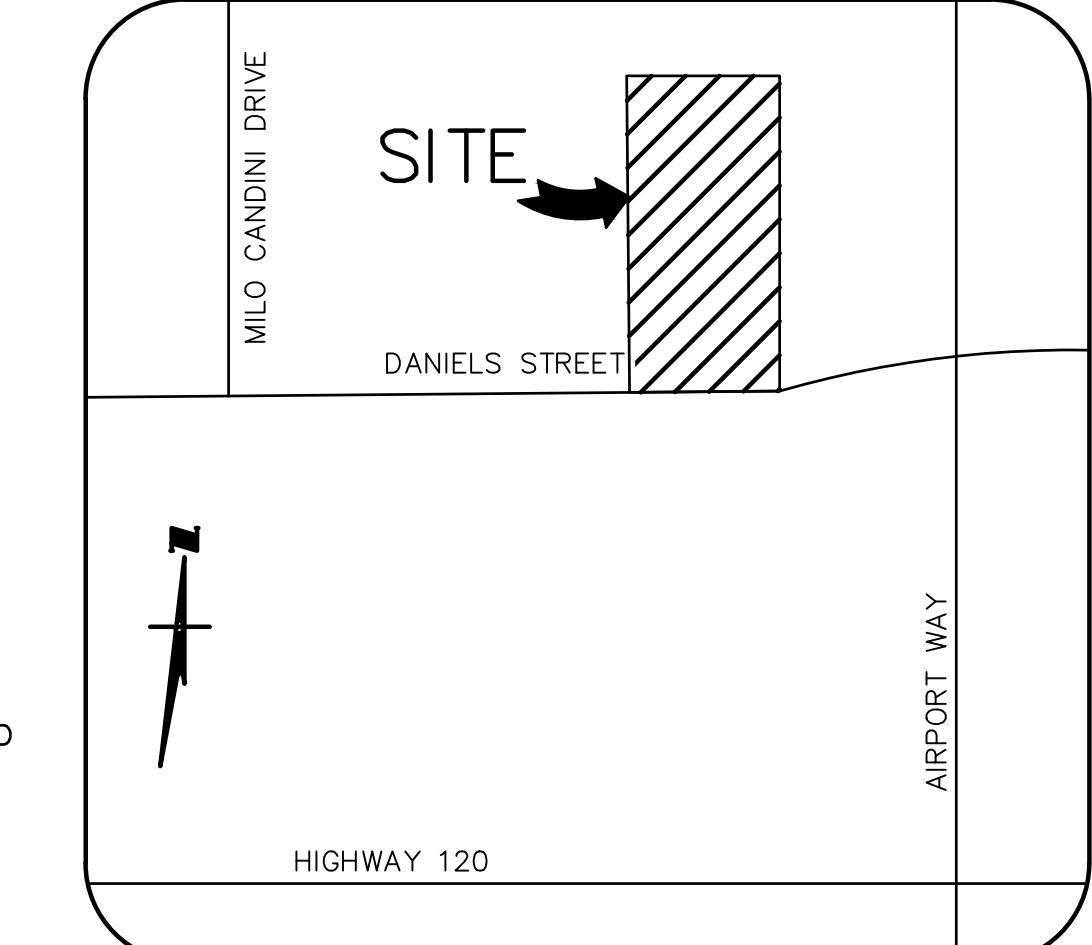
JOB NO.: 4244
DATE: APRIL 2025
SCALE: AS SHOWN
DRAWN: SS
DESIGN: WEI
CHECKED: ZCW

2153 DANIELS STREET
MANTECA, CALIFORNIA
SHEET C1
OF EIGHT
FILE 4244

SITE INFORMATION:
APN: 241-310-87
TOTAL PROJECT AREA: 1.00 ACRES

OWNER INFORMATION:
SKY HOLDINGS, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
231 MARKET PLACE, #127
SAN RAMON, CA 94583
ARCHITECT INFORMATION:
K12 ARCHITECTS, INC.
KURT WAGENKNECHT
3090 FITE CIRCLE, SUITE 104
SACRAMENTO, CA 95827

**BENCHMARK CITY OF
MANTECA NO. 109**
2" BRASS DISK LOCATED ON TOP OF
CURB AT THE EAST RETURN OF THE
SOUTHEAST CORNER OF THE
INTERSECTION OF DANIELS STREET AND
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ELEVATION = 23.71' (NGVD29)



VICINITY MAP
NOT TO SCALE
SITE IMPROVEMENT PLAN
SONIC
2153 DANIELS STREET
MANTECA, CA 95337

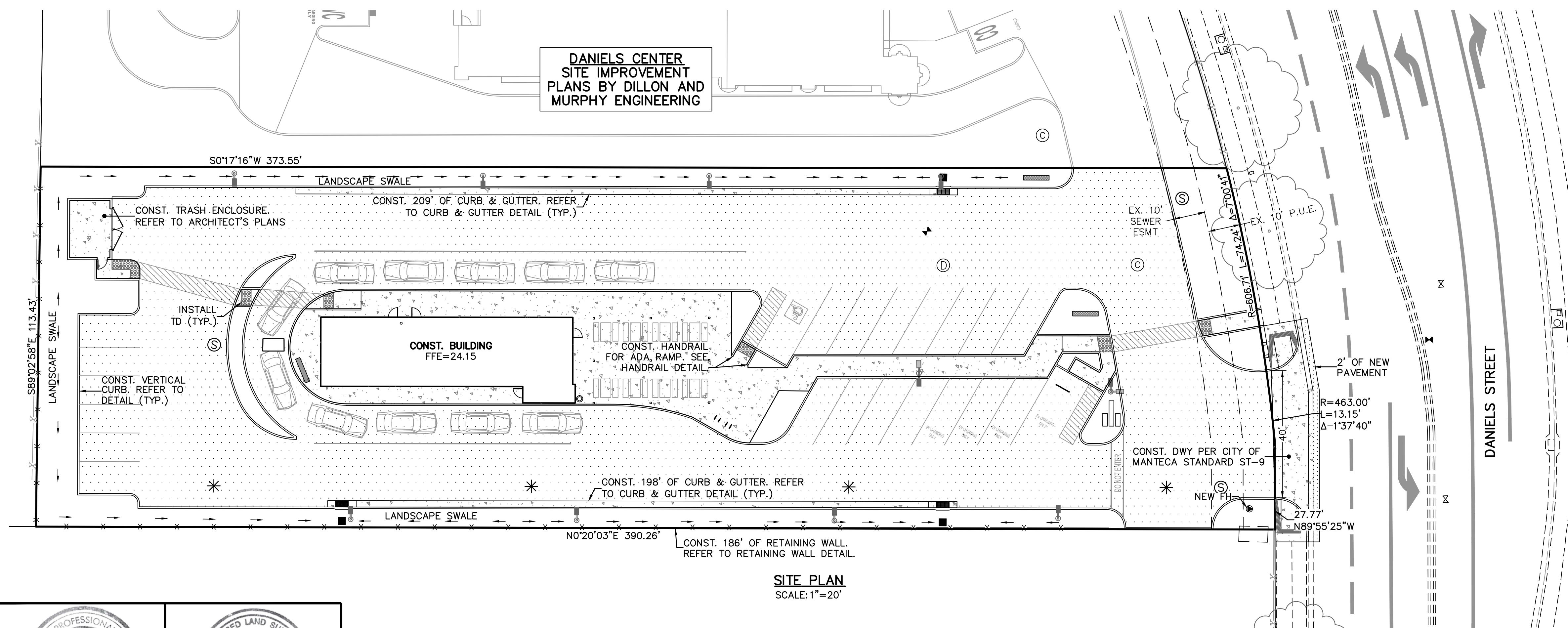
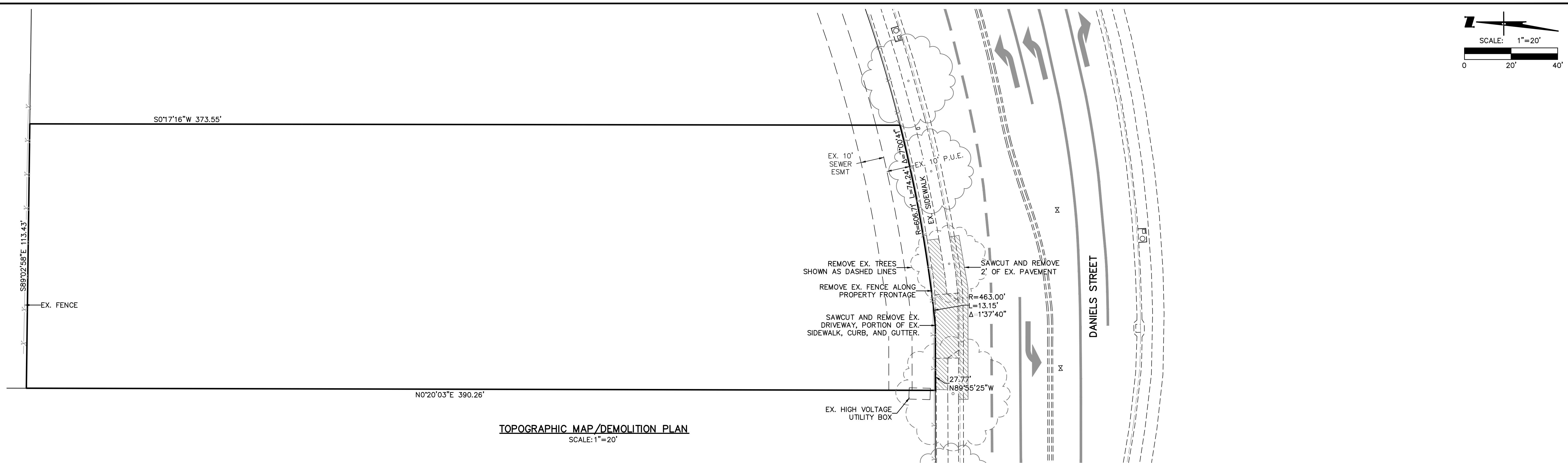
LEGEND

PROPOSED	EXISTING
PROPERTY LINE	PROPERTY LINE
CENTER LINE	CENTER LINE
SEWER LINE	SEWER LINE
STORM DRAIN LINE	12" SS
WATER LINE	24" SD
FIRE LINE	8" W
FENCE LINE	8" F
WATER VALVE	X-X
STORM DRAIN CATCH BASIN	WATER VALVE
MAINTENANCE HOLE	STORM DRAIN
SANITARY SEWER	MAINTENANCE HOLE
MAINTENANCE HOLE	SANITARY SEWER
CURB INLET STORM	MAINTENANCE HOLE
DRAIN CATCH BASIN	CURB INLET STORM
LANDSCAPE DRAIN	DRAIN CATCH BASIN
ELEVATION	LANDSCAPE DRAIN
NEW PAVEMENT	ELEVATION
(TI=4.0, 3"AC OVER 4"AB)	24.00
NEW CONCRETE	NEW CONCRETE
(4" THICK CONCRETE WITH 6X6 W2.9XW2.9 WWF OVER 4"AB)	(4" THICK CONCRETE WITH 6X6 W2.9XW2.9 WWF OVER 4"AB)

SHEET INDEX:

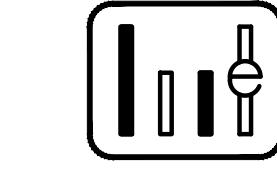
C1	TITLE SHEET
C2	TOPOGRAPHIC MAP, DEMO PLAN, & SITE PLAN
C3	GRADING PLAN OVERVIEW
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C4	UTILITY PLAN
C5	ADS DETAIL
C6	EROSION CONTROL PLAN & DETAILS

TITLE SHEET



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WONG ENGINEERS, INC.
PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
Zachary C. Wong DATE 4/14/25
L.S. 7600 R.C.E. 48717

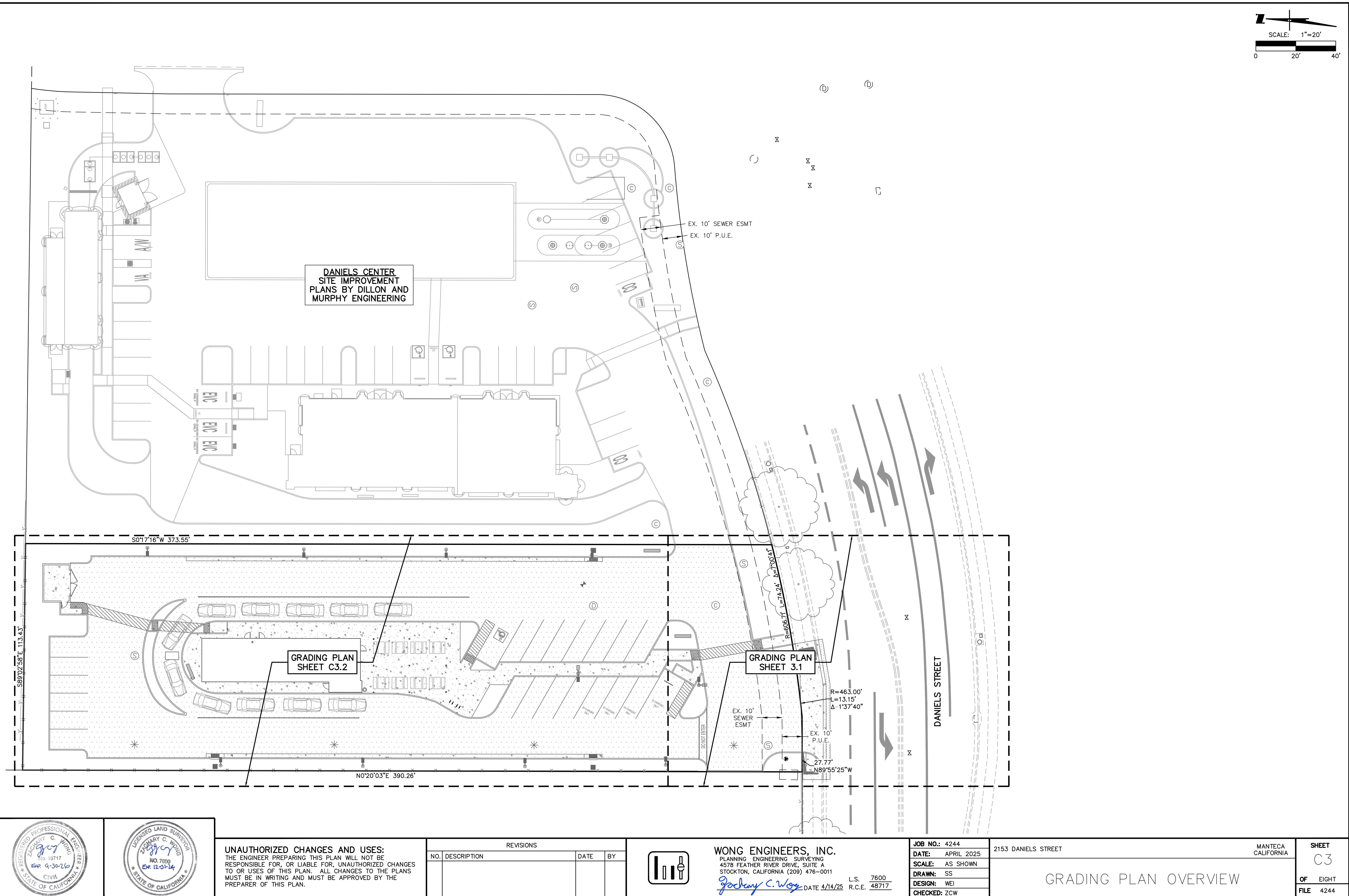
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SCALE: AS SHOWN
DRAWN: SS
DESIGN: WEI
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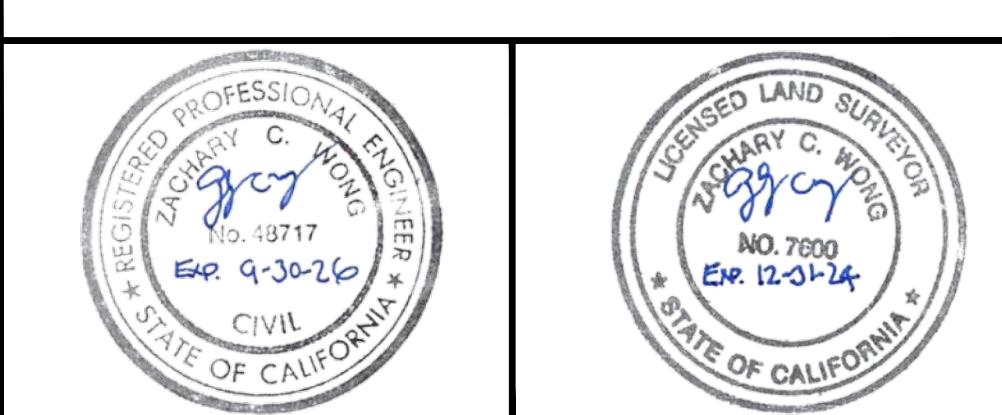
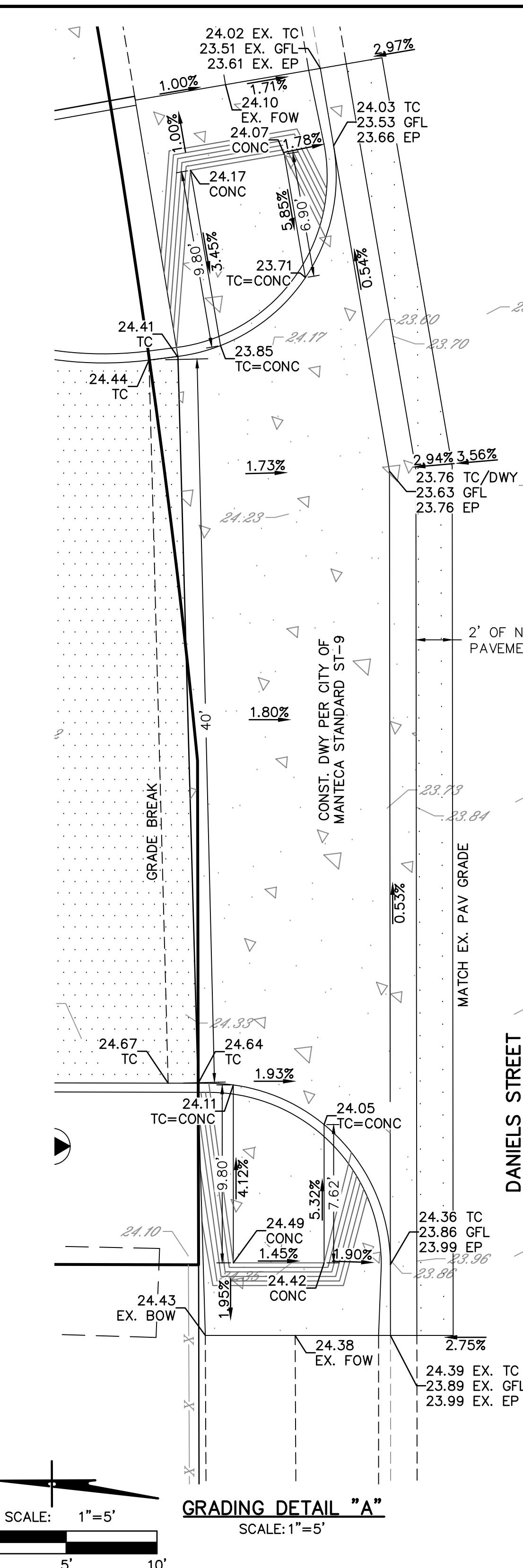
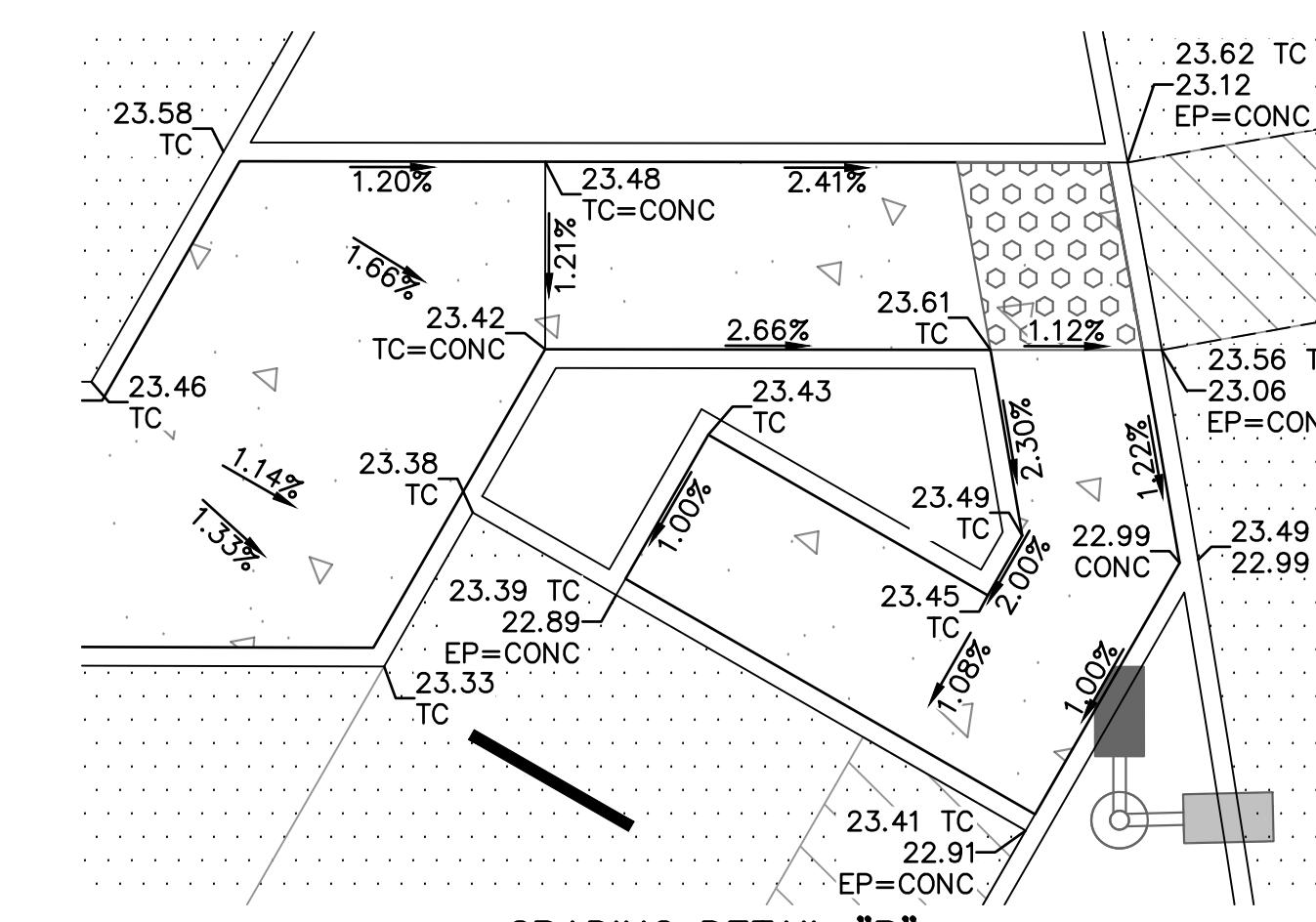
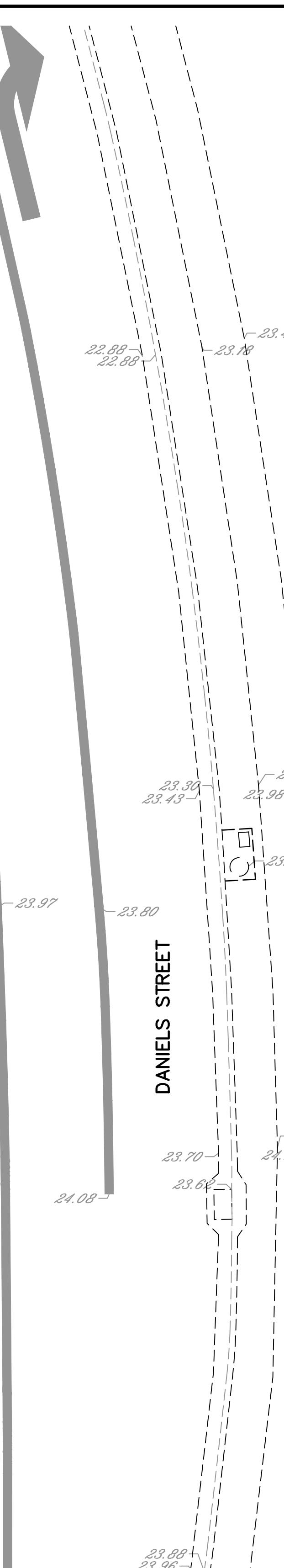
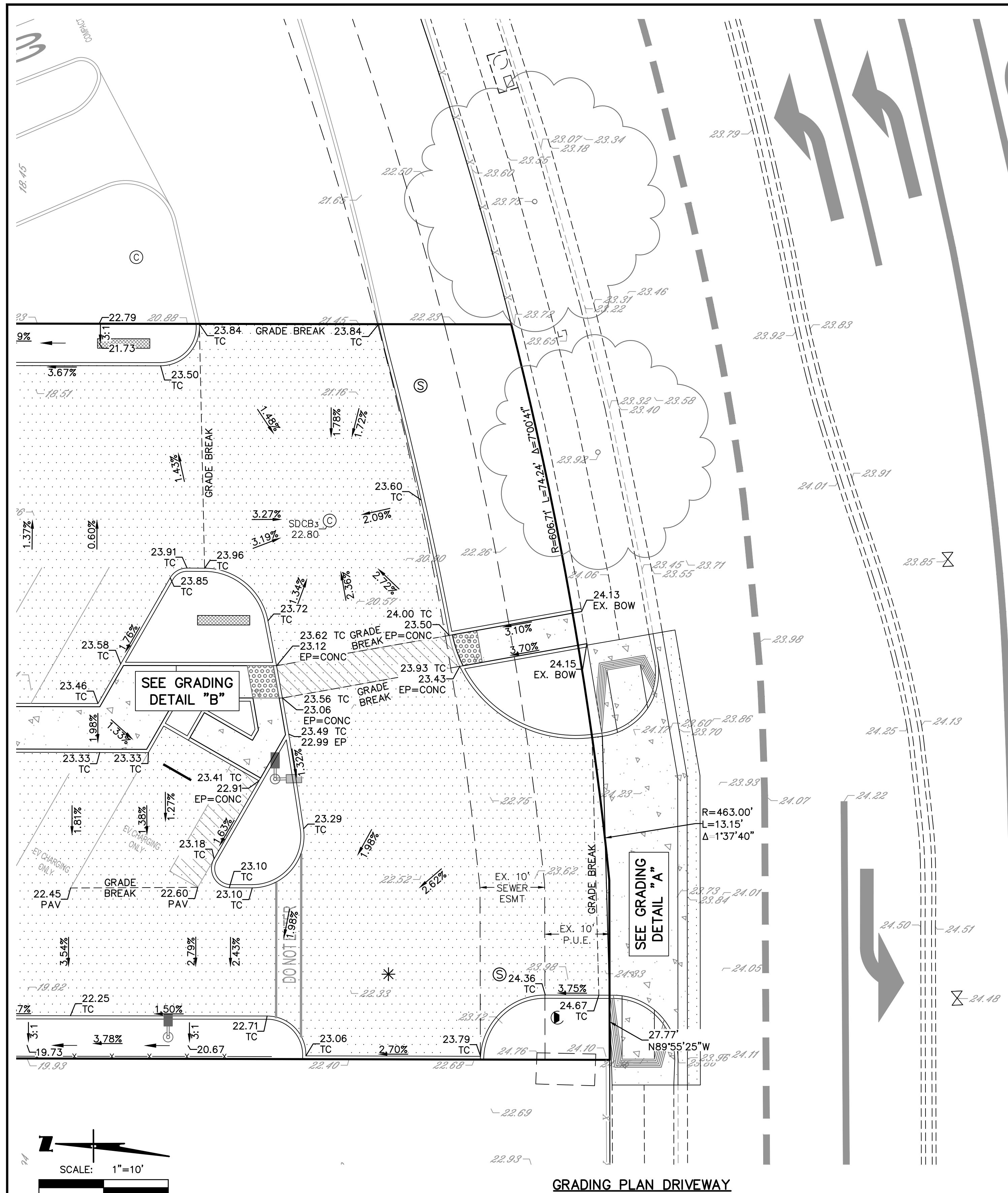
2153 DANIELS STREET
MANTECA CALIFORNIA
TOPOGRAPHIC MAP, DEMO PLAN, & SITE PLAN

SCALE: 1"=20'
0 20' 40'

SHEET C2
OF EIGHT
FILE 4244

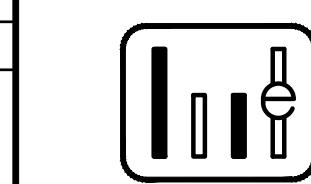
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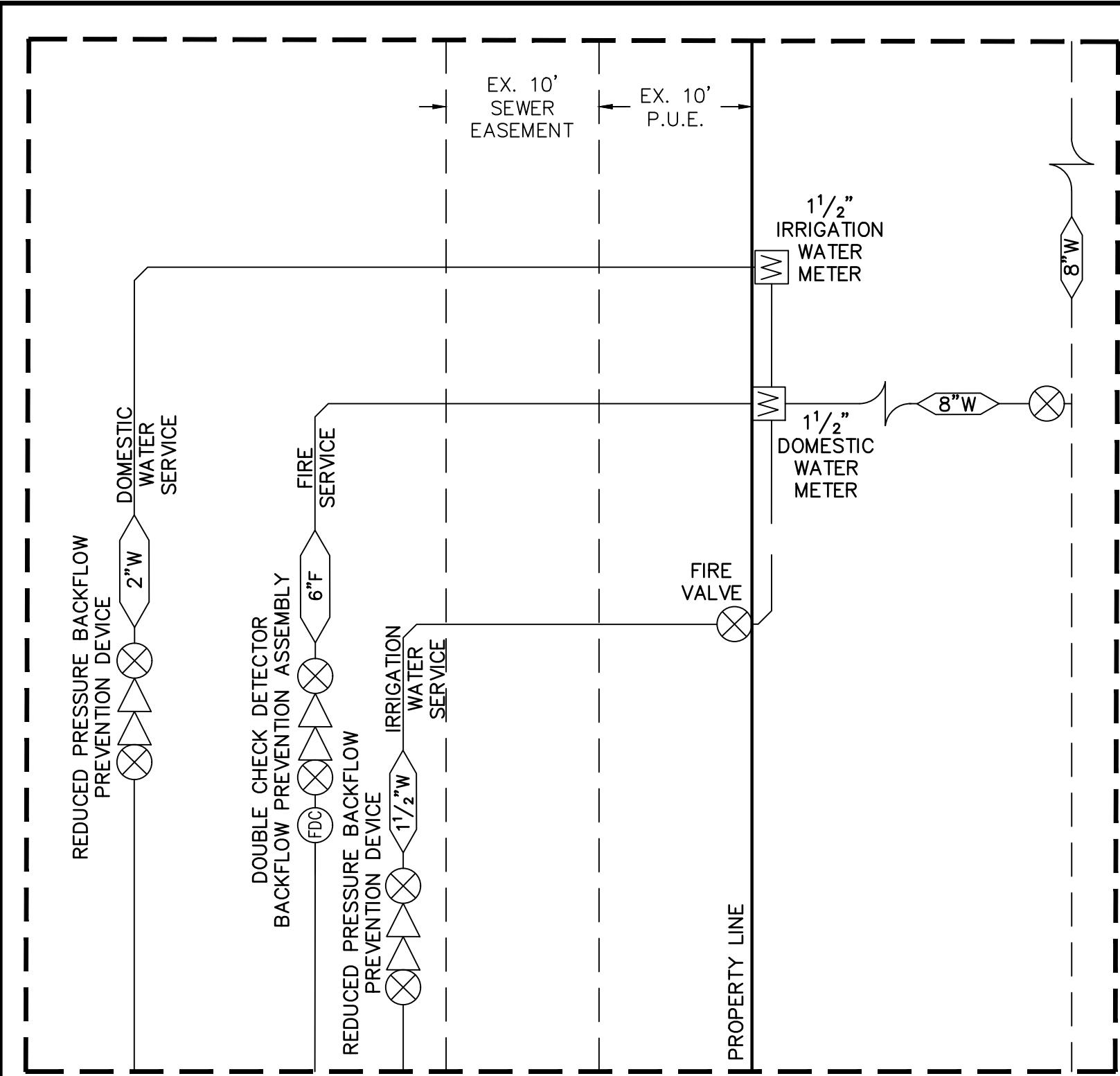


WONG ENGINEERS, INC.
PLANNING, ENGINEERING, SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011
ZACHARY C. WONG, S.S.C.E. #7600
L.S. 7600
R.C.E. 48717
Signature: Zachary C. Wong
DATE 4/14/25

JOB NO.: 4244	2153 DANIELS STREET
DATE: APRIL 2025	
SCALE: AS SHOWN	
DRAWN: SS	
DESIGN: WEI	
CHECKED: ZCW	

GRADING PLAN

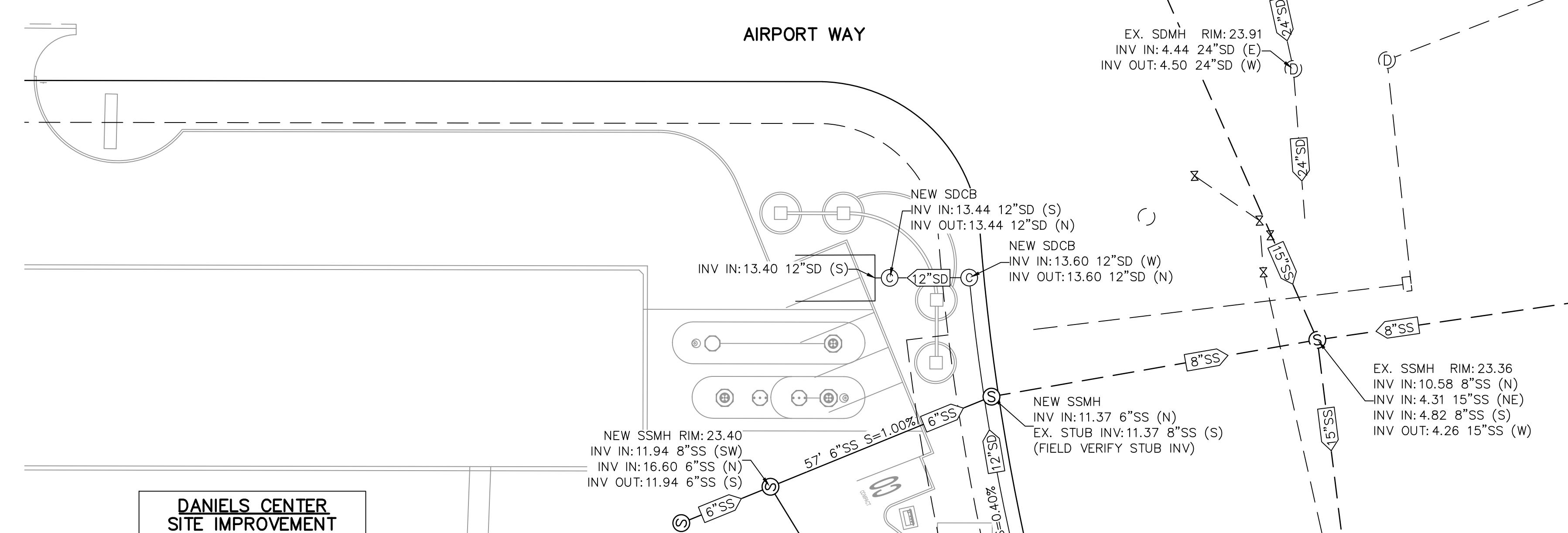
MANTECA, CALIFORNIA
SHEET C.3.1
OF EIGHT
FILE 4244



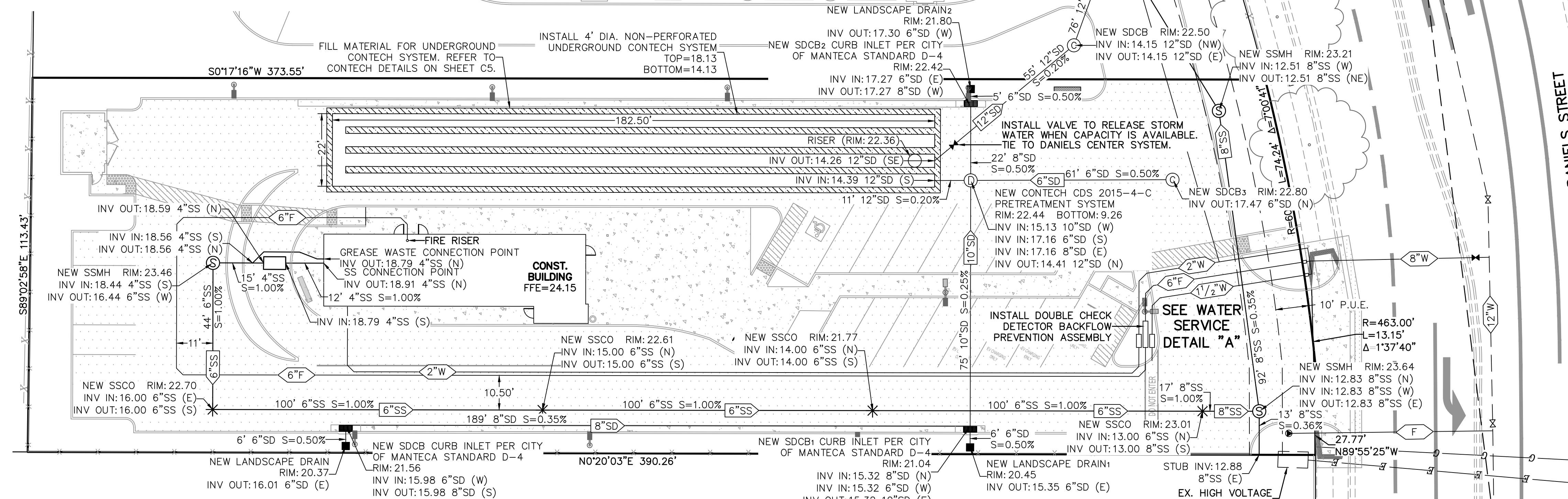
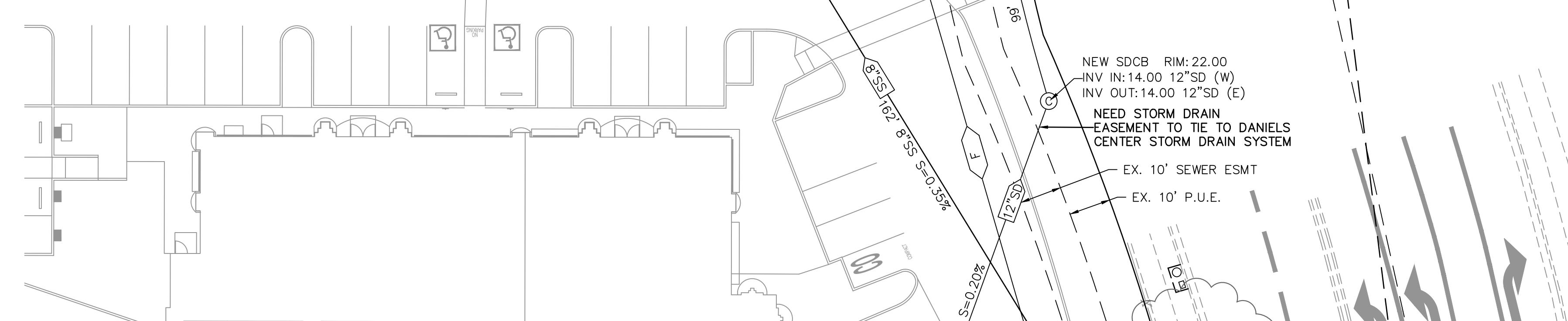
WATER SERVICE DETAIL "A"
NOT TO SCALE

NOTE:
ALL WATER LINE SERVICE SIZE TO BE DETERMINED BY OTHERS.

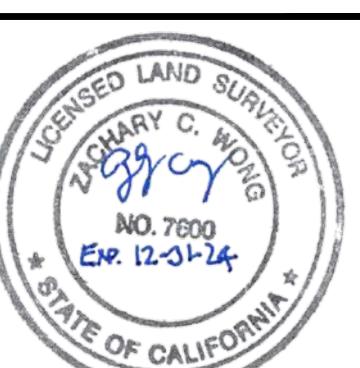
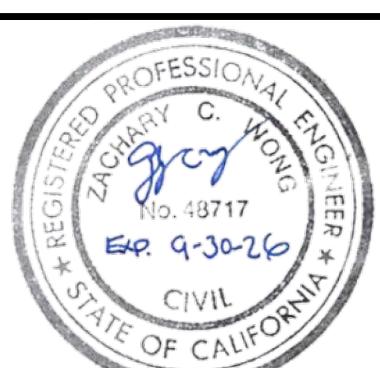
AIRPORT WAY



**DANIELS CENTER
SITE IMPROVEMENT
PLANS BY DILLON AND
MURPHY ENGINEERING**

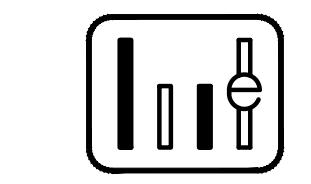


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REVISIONS

NO.	DESCRIPTION	DATE	BY



WONG ENGINEERS, INC.

PLANNING ENGINEERING SURVEYING
4578 FEATHER RIVER DRIVE, SUITE A
STOCKTON, CALIFORNIA (209) 476-0011

Zachary C. Wong DATE 4/14/25 R.C.E. 48717
L.S. 7600

JOB NO.: 4244

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DESIGN: WEI

CHECKED: ZCW

UTILITY PLAN

**MANTOCA
CALIFORNIA**

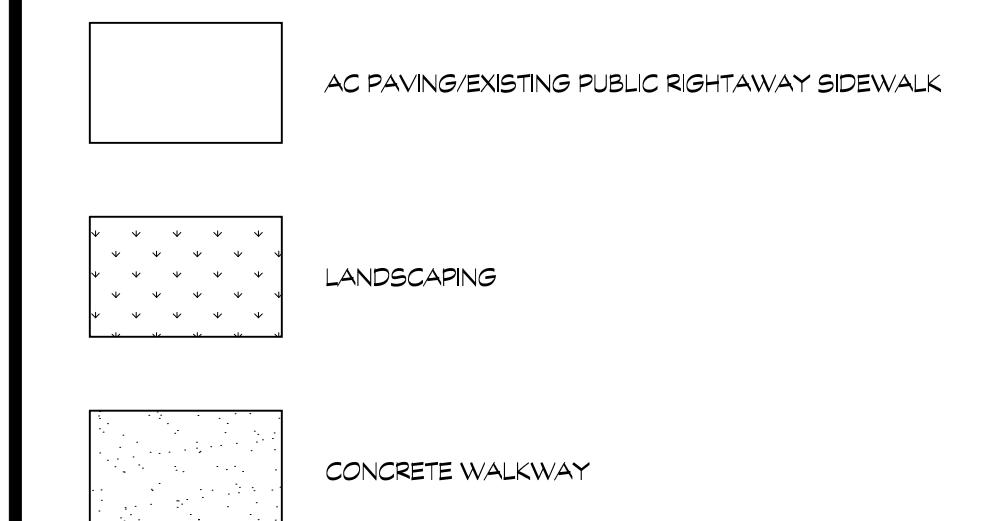
**SHEET
C4**

**OF
EIGHT**

**FILE
4244**

KEYNOTES

- ① EXISTING PUBLIC RIGHT AWAY SIDEWALK TO REMAIN
- ② PROPERTY LINE
- ③ NEW DRIVEWAY
- ④ CONCRETE CURB.
- ⑤ CONCRETE WALK.
- ⑥ AC PAVING
- ⑦ LANDSCAPING, SEE LANDSCAPING DRAWINGS.
- ⑧ TRASH ENCLOSURE
- ⑨ OUTDOOR DINING AREA
- ⑩ 4' WIDE PAINT STRIPING, WHITE, UNLESS NOTED OTHERWISE.
- ⑪ ACCESSIBLE VAN PARKING STALL
- ⑫ ELECTRICAL VEHICLE CHARGING SPACE (ACCESSIBLE)
- ⑬ ELECTRICAL VEHICLE CHARGING SPACE (STANDARD)
- ⑭ SITE YARD LIGHT. WITH CONCRETE BASE SHALL HAVE A DRY SACK FINISH. TYPICAL
- ⑮ 4-BICYCLE RACK-SURFACE MOUNTED
- ⑯ DRIVE-THROUGH MENU SIGNS
- ⑰ ACCESSIBLE CURB RAMP
- ⑲ MONUMENT SIGN, 6' HIGH
- ⑳ PYLON SIGN, 20' HIGH
- ㉑ NEW WROUGHT IRON FENCE- 6' HIGH, PAINTED BLACK
- ㉒ BIKE LOCKER

SITE LEGEND

**2153 DANIELS ST.
MANTECA, California 95336**

DEVELOPER:

**SANDY SINGH
231 MARKET PLACE, 127
SAN RAMON, CA. 94582**

REVISIONS: PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



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 2013 CBC, SECTION 1104-25 OR 1184-08 AS APPROPRIATE, WHERE A WALK CROSSES OR ADJACENTS 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 2013 CBC, SECTION 110-705.1.2.

— — — PATH OF TRAVEL

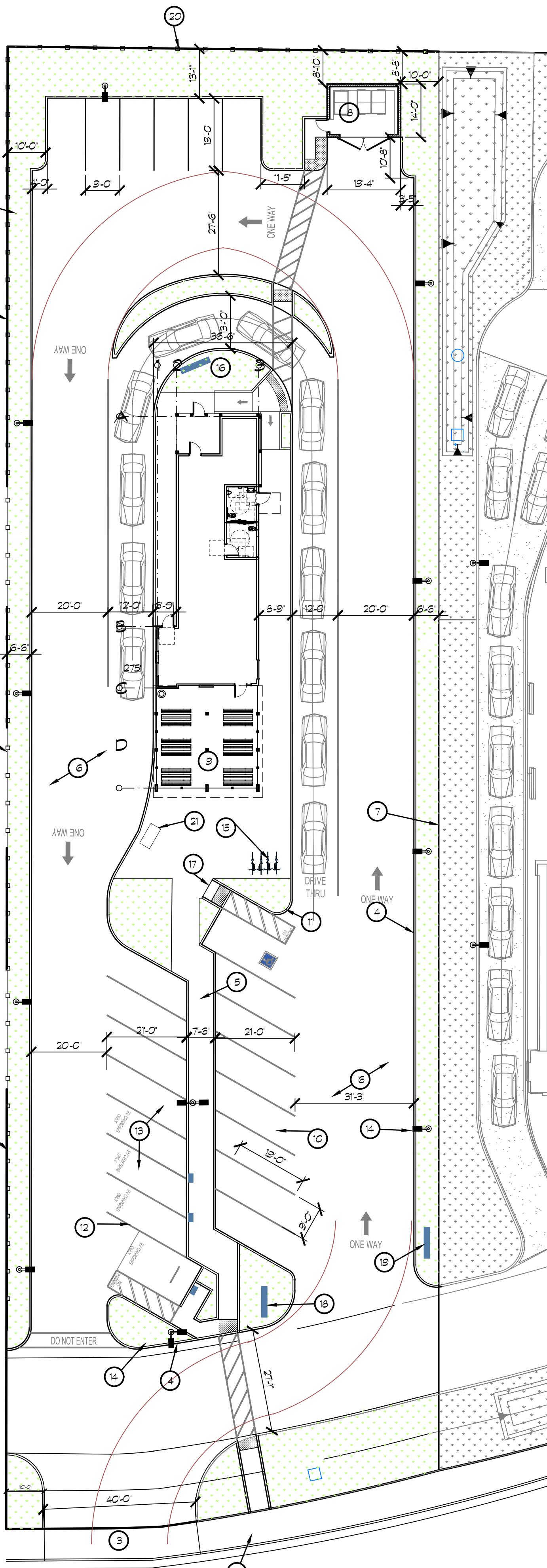


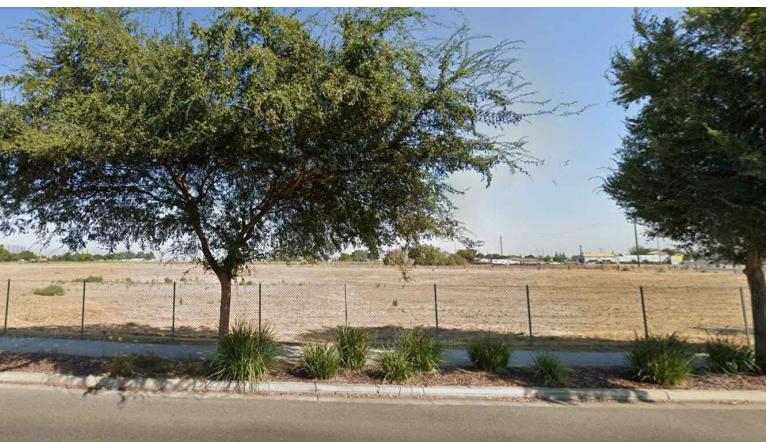
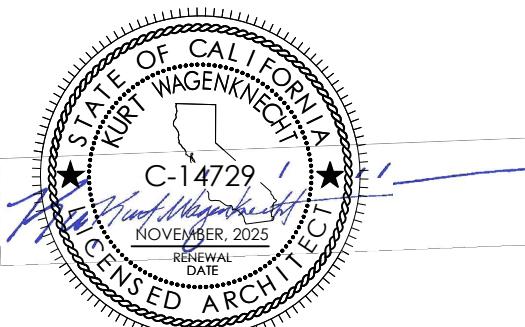
PROJECT NUMBER: 23-019 PROJECT DATE: NOVEMBER 2022

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A101



1



2



3



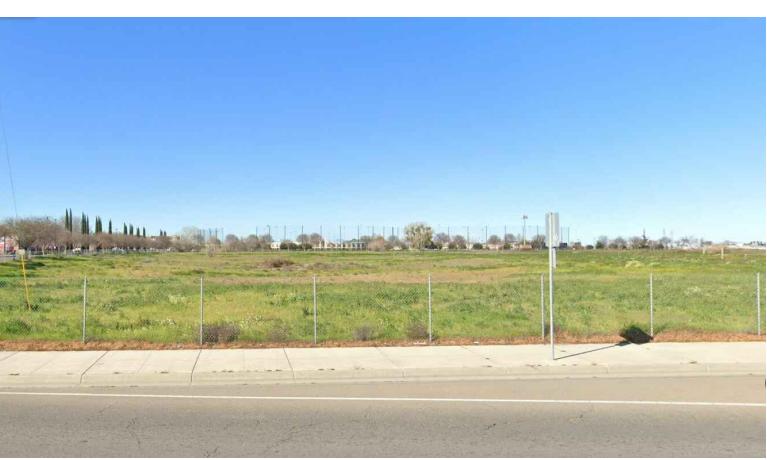
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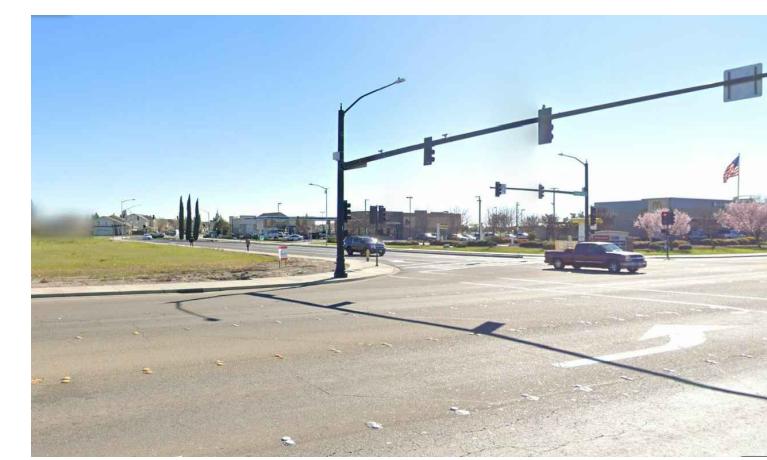
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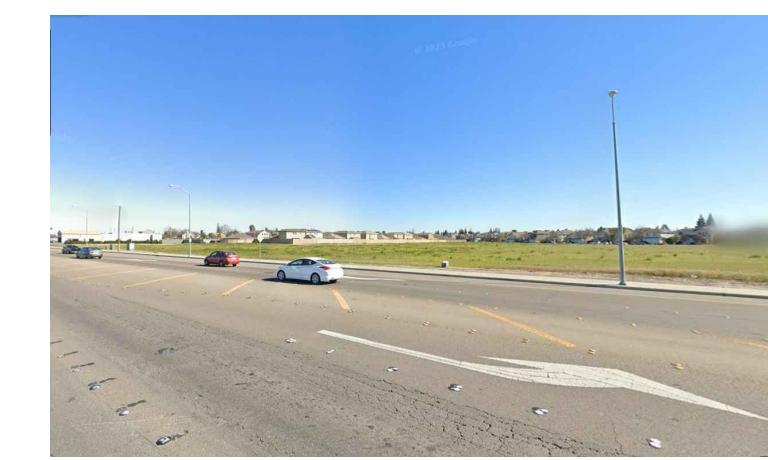
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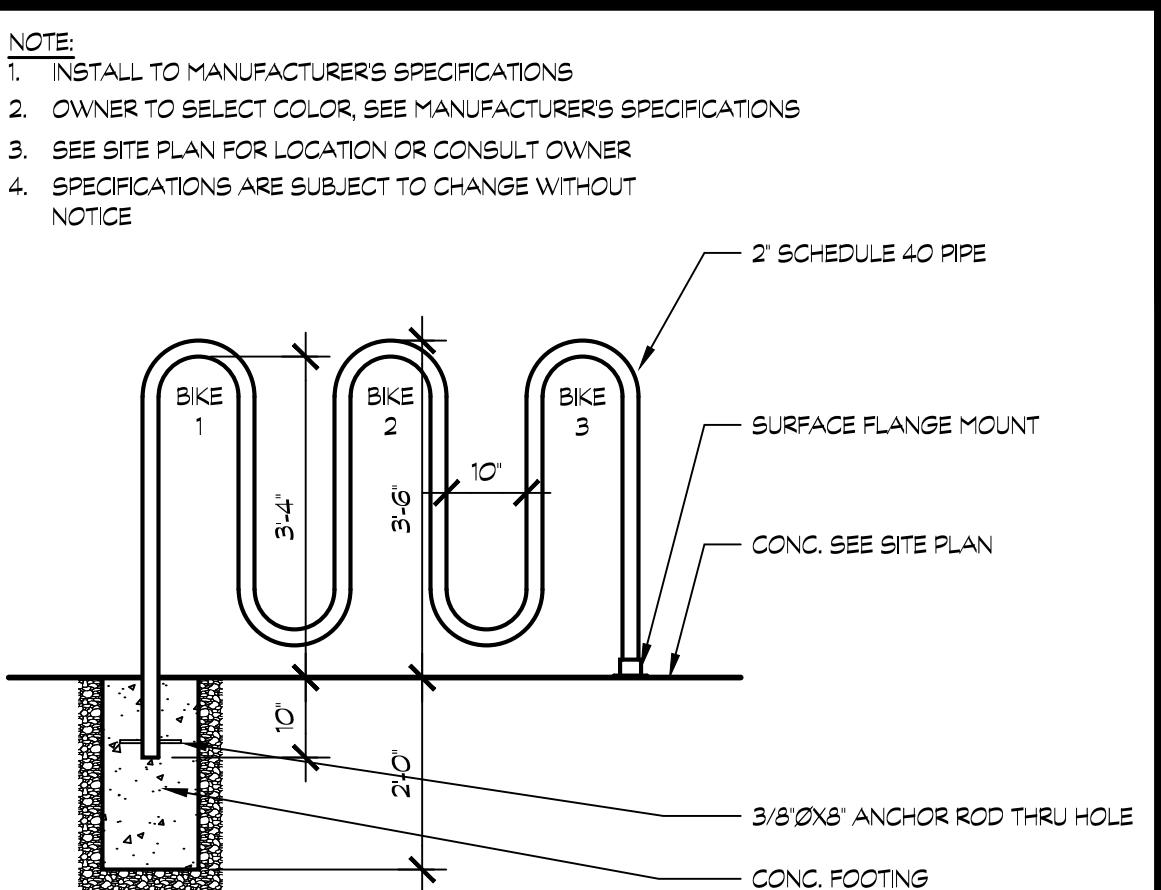
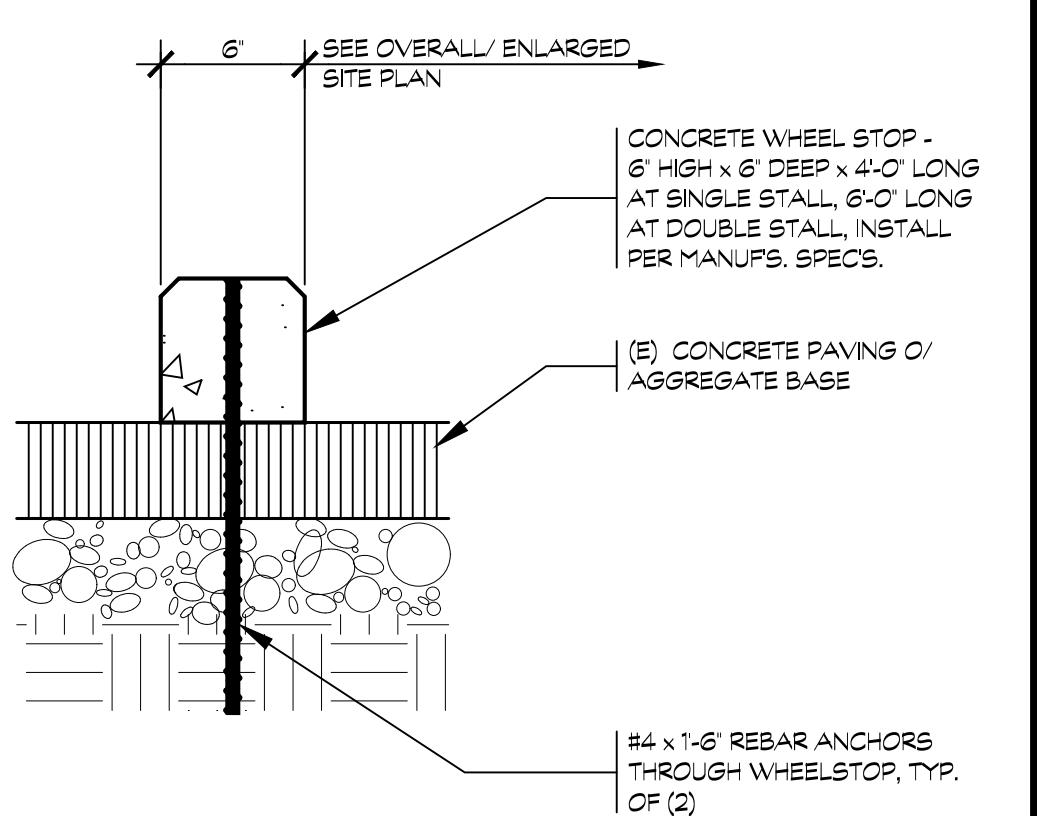
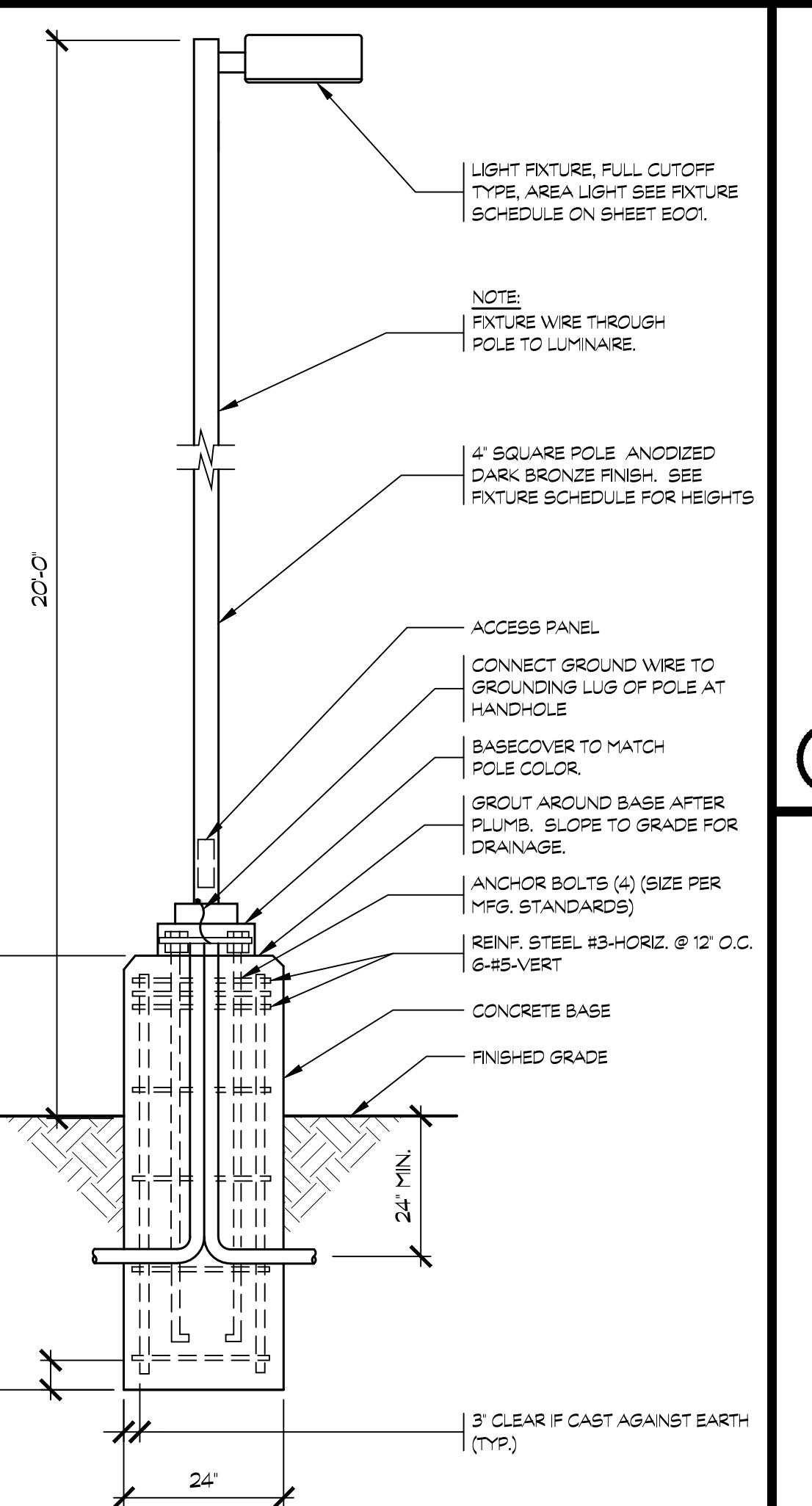
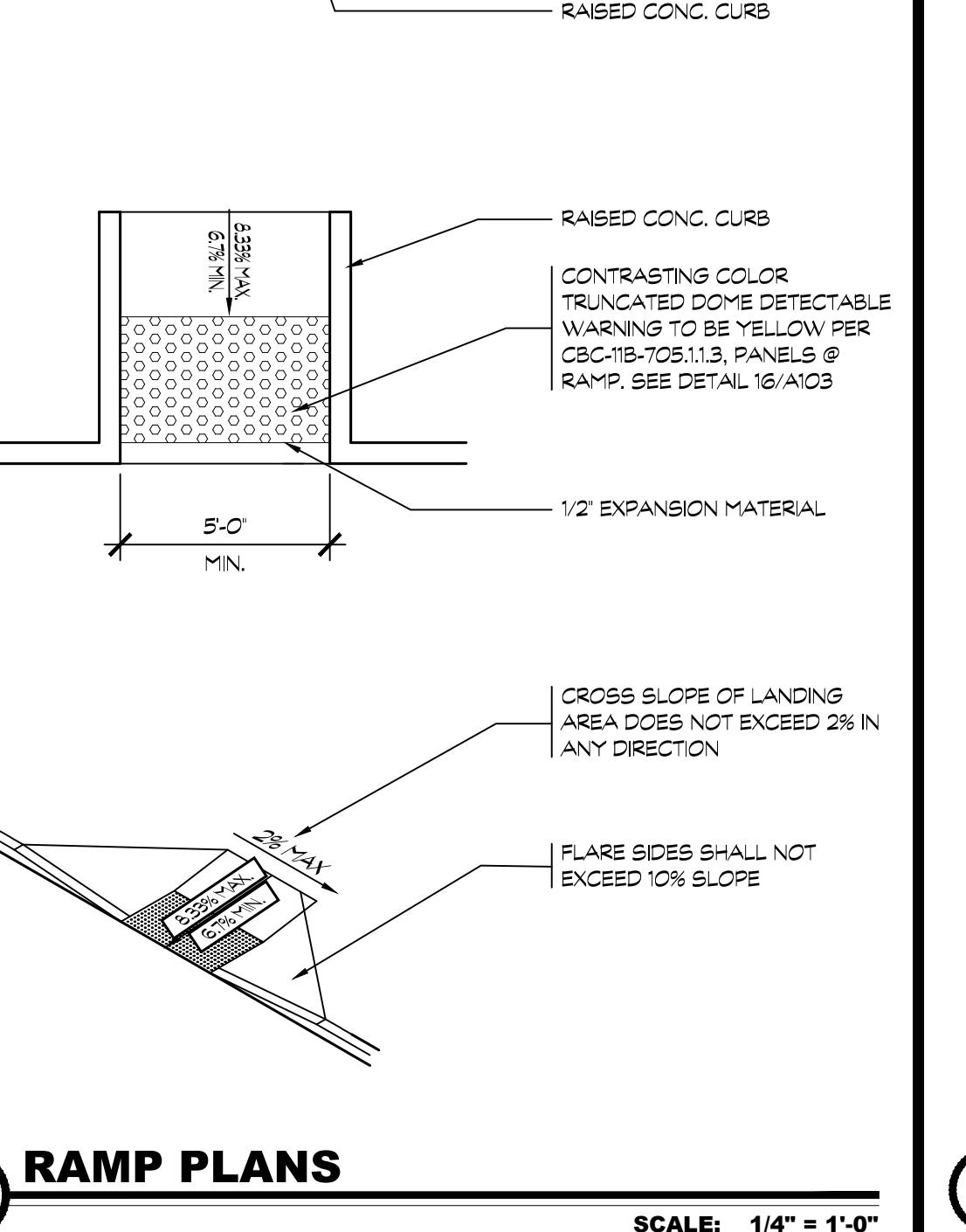
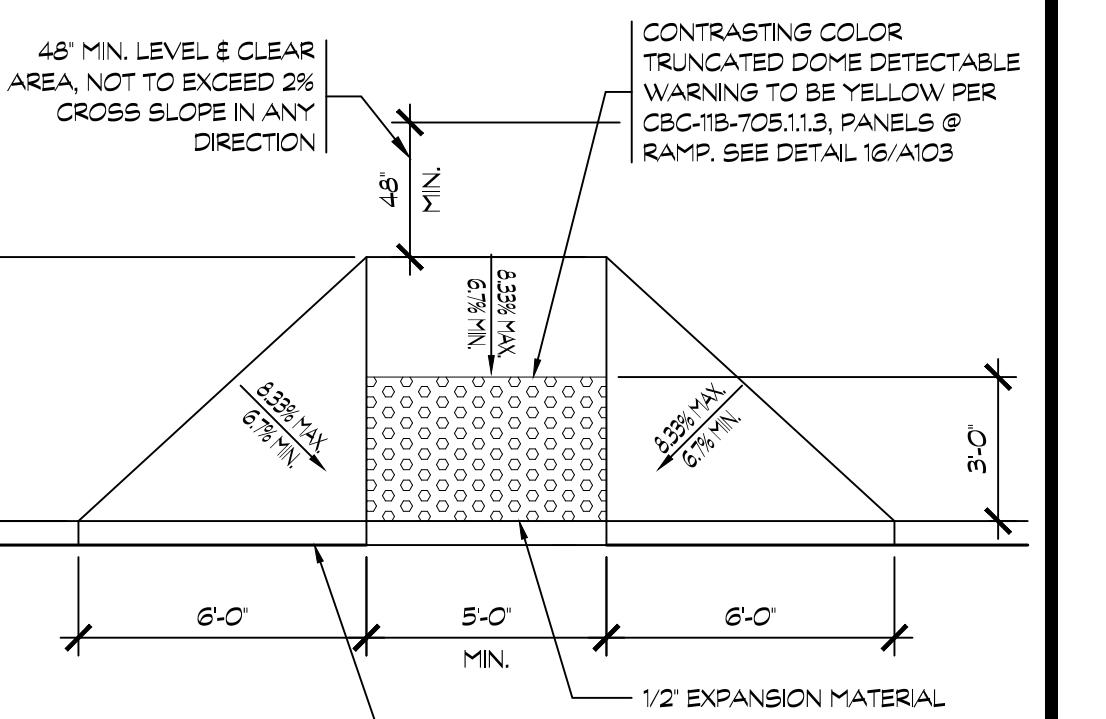
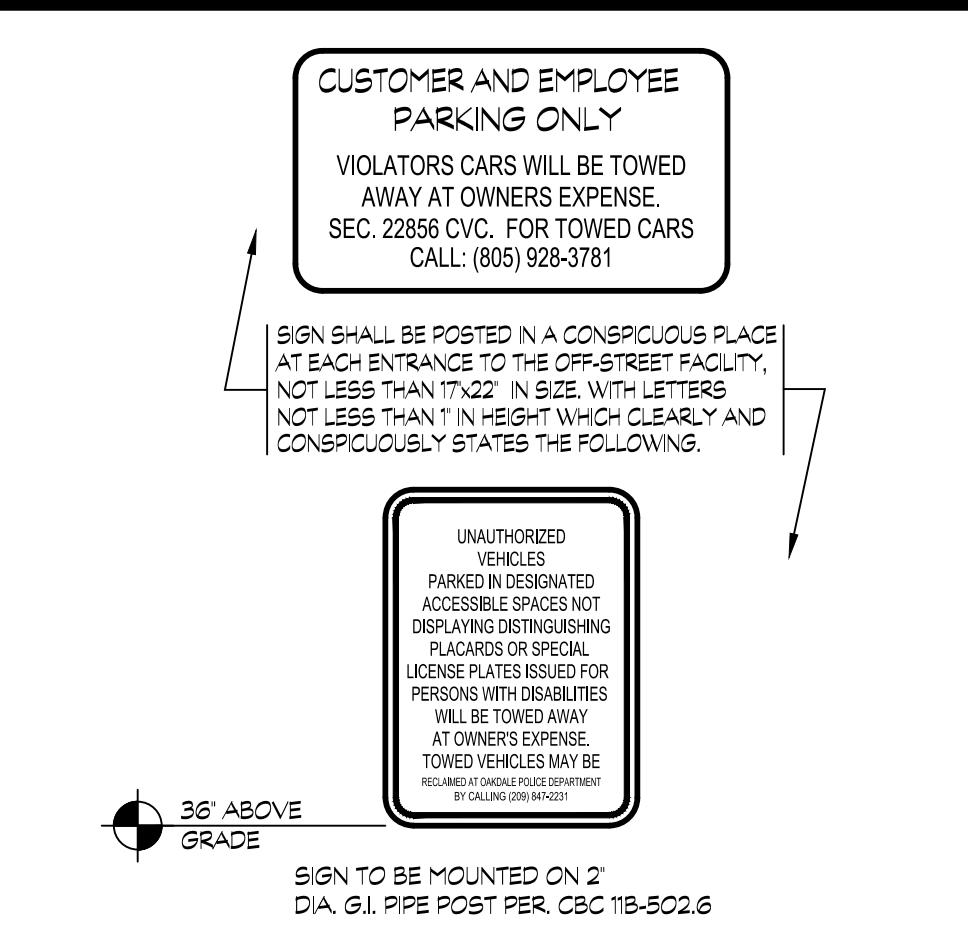
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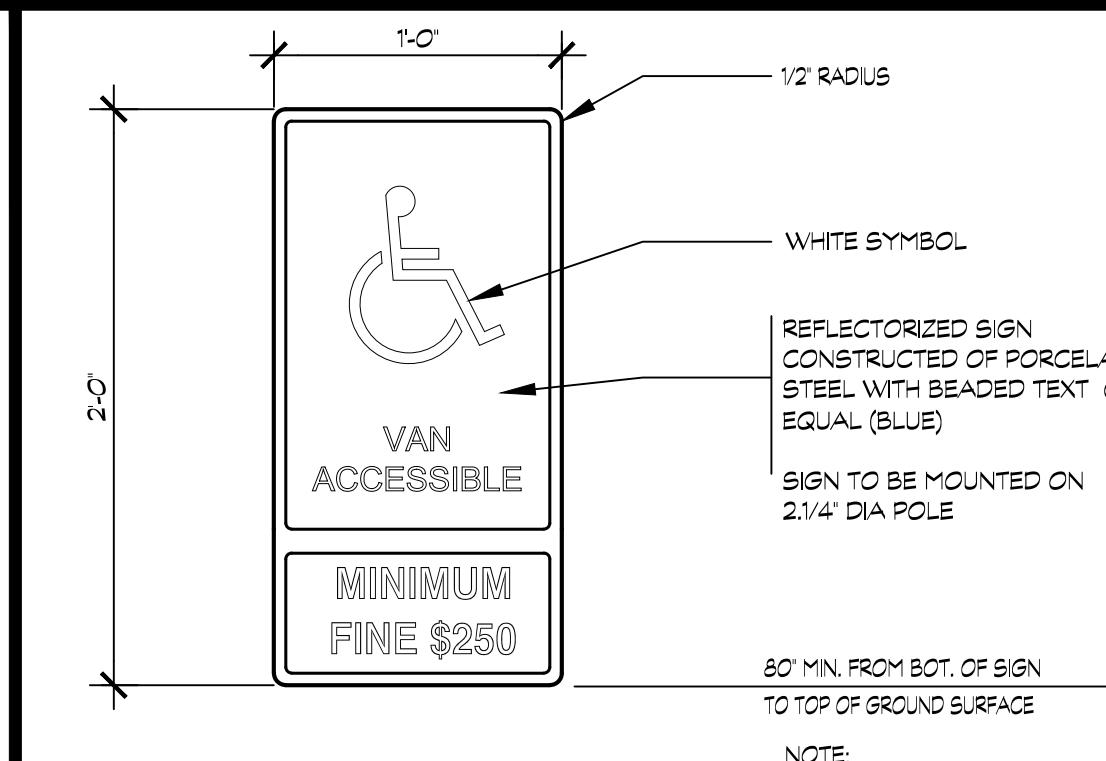
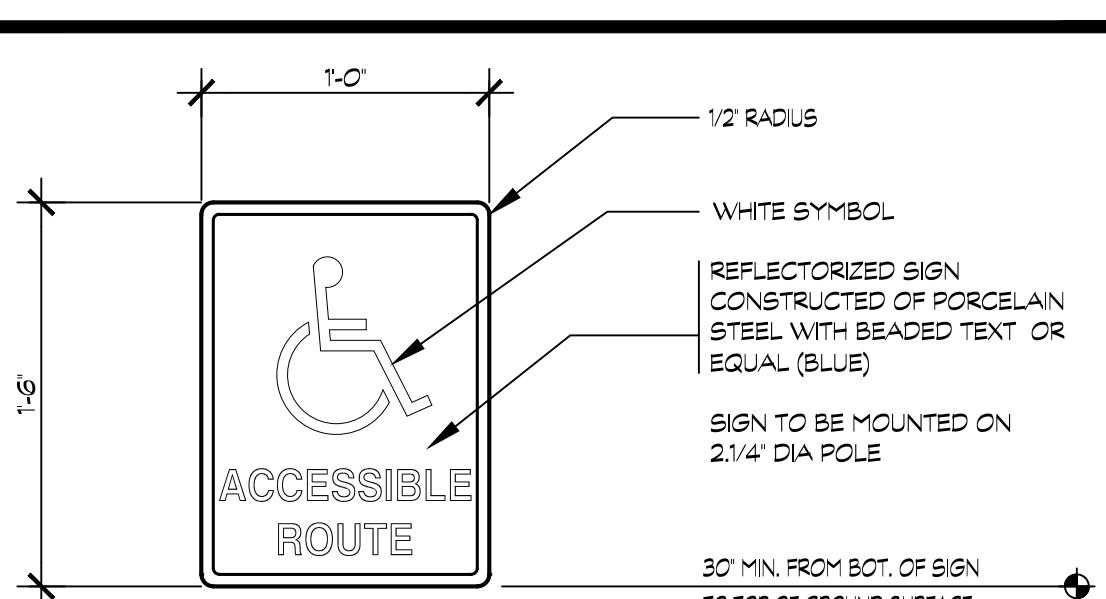
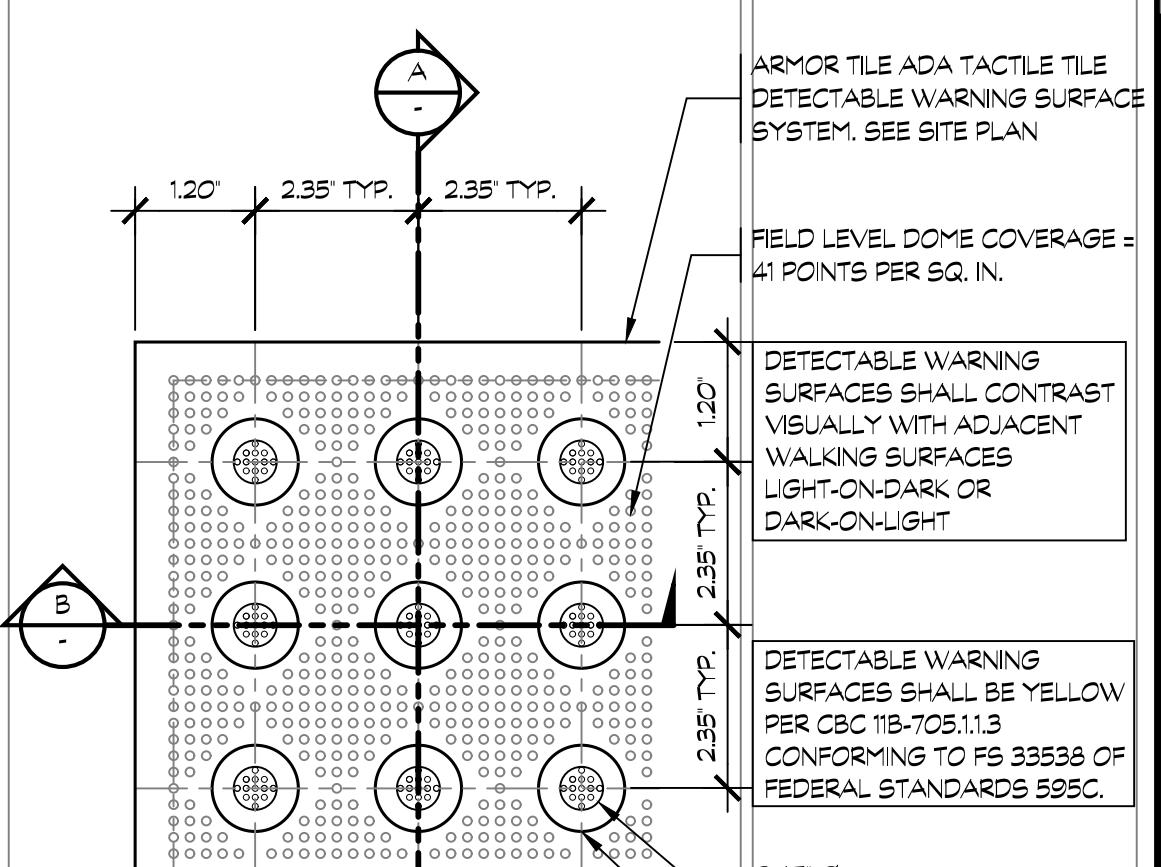
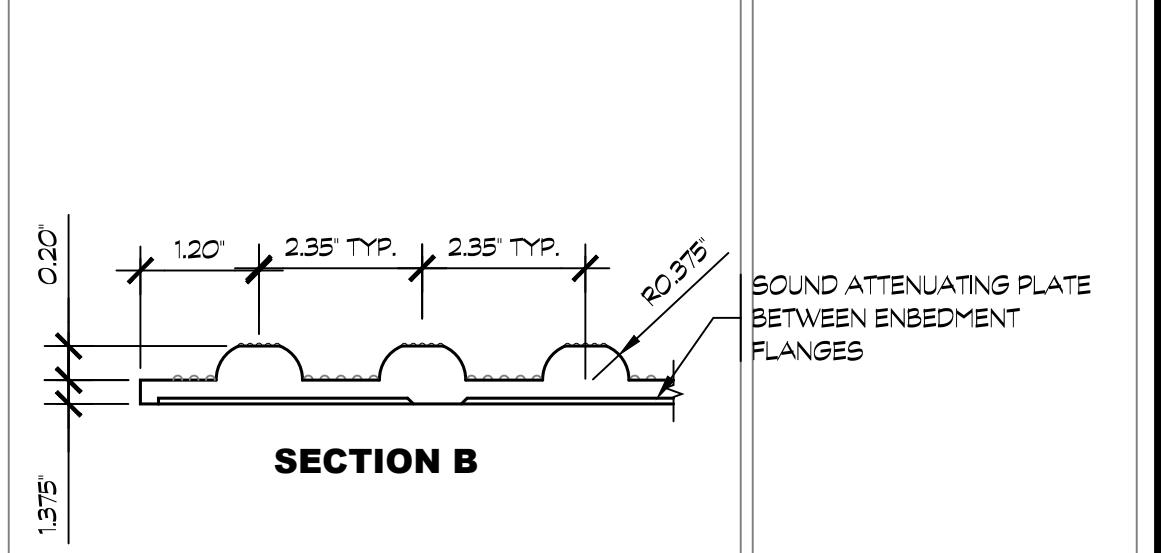
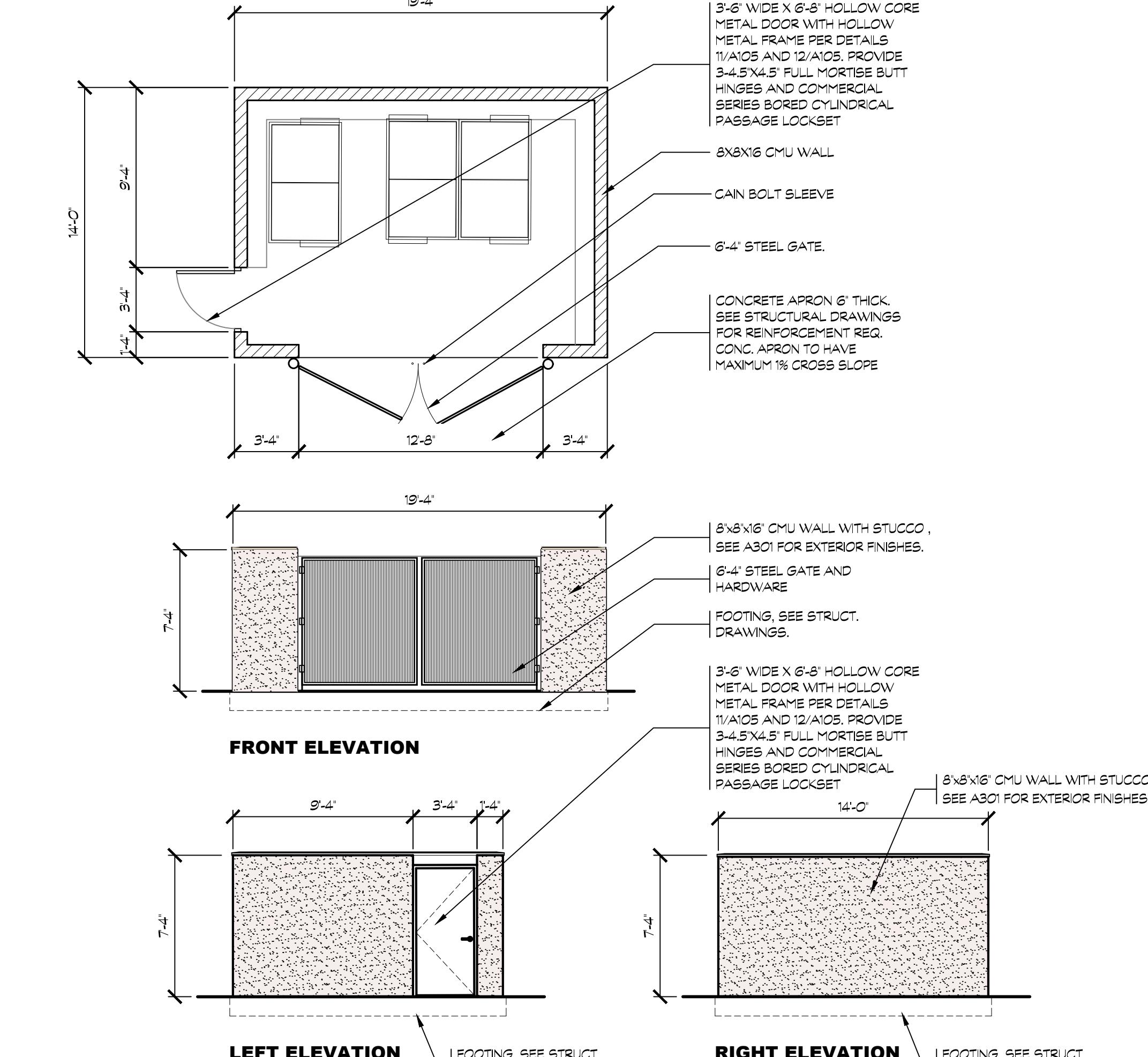


9



10


13 BIKE RACKS
SCALE: 1/2" = 1'-0"

14 CONC. WHEEL STOP
SCALE: 1 1/2" = 1'-0"

10 POLE MOUNTED LIGHT FIXTURE
SCALE: N.T.S.

12 RAMP PLANS
SCALE: 1/4" = 1'-0"

5 UNAUTHORIZED VEHICLE SIGNS
SCALE: N.T.S.

6 ACCESSIBLE PARKING STALL SIGN
SCALE: N.T.S.

1 A.D.A. PARKING STALL SIGNAGE
SCALE: N.T.S.

20 A.D.A. PATH OF TRAVEL SIGNAGE
SCALE: N.T.S.

16 DETECTABLE WARNING SURFACE
SCALE: N.T.S.

16 DETECTABLE WARNING SURFACE
SCALE: N.T.S.

8 TRASH ENCLOSURE FLOOR PLAN AND ELEVATIONS
SCALE: 3/16" = 1'-0"



Architects

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

CONSULTANTS:

1

OBJECT:

KEYNOTES

- 1 ACCESSIBLE RESTROOM
- 2 NEW STOREFRONT SYSTEM, 4-1/2" ANODIZED ALUMINUM NARROW STYLE W/ DUAL GLAZING. PROVIDE SHOP DRAWINGS SHOWING ACTUAL DESIGN, SUPPORT, SECTIONS, SEIZES AND REINFORCING.
- 3 DINING TABLE
- 4 DRIVE THROUGH WINDOW
- 5 MENU- ORDER BOARD
- 6 DRIVE THROUGH WINDOW
- 7 FIRE RISER FOR FIRE SPRINKLERS
- 8 FIRE ALARM CONTROL PANEL
- 9 SCREEN FENCE WALL

**2153 DANIELS ST.
ANTECA, California 95336**

**SANDY SINGH
31 MARKET PLACE, 127
SAN RAMON. CA. 94582**

VISIONS: PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL



OBJECT NUMBER: **23-019** PROJECT DATE:

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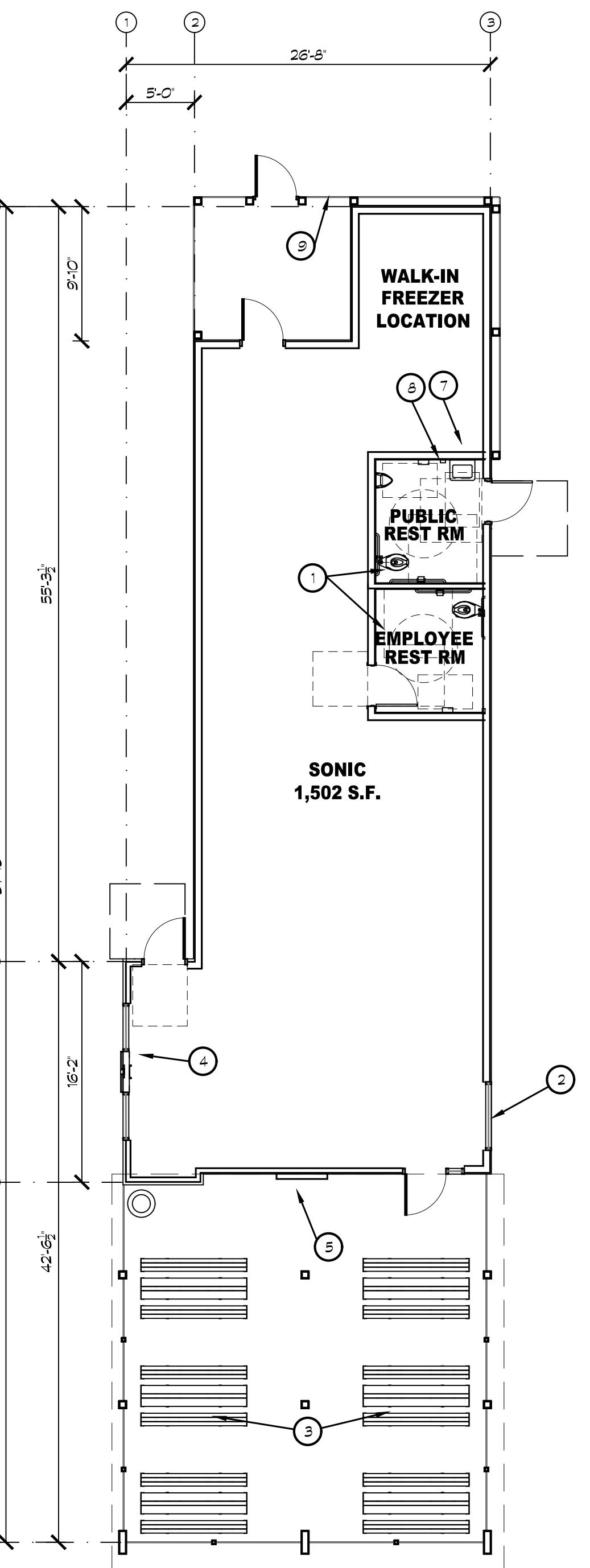
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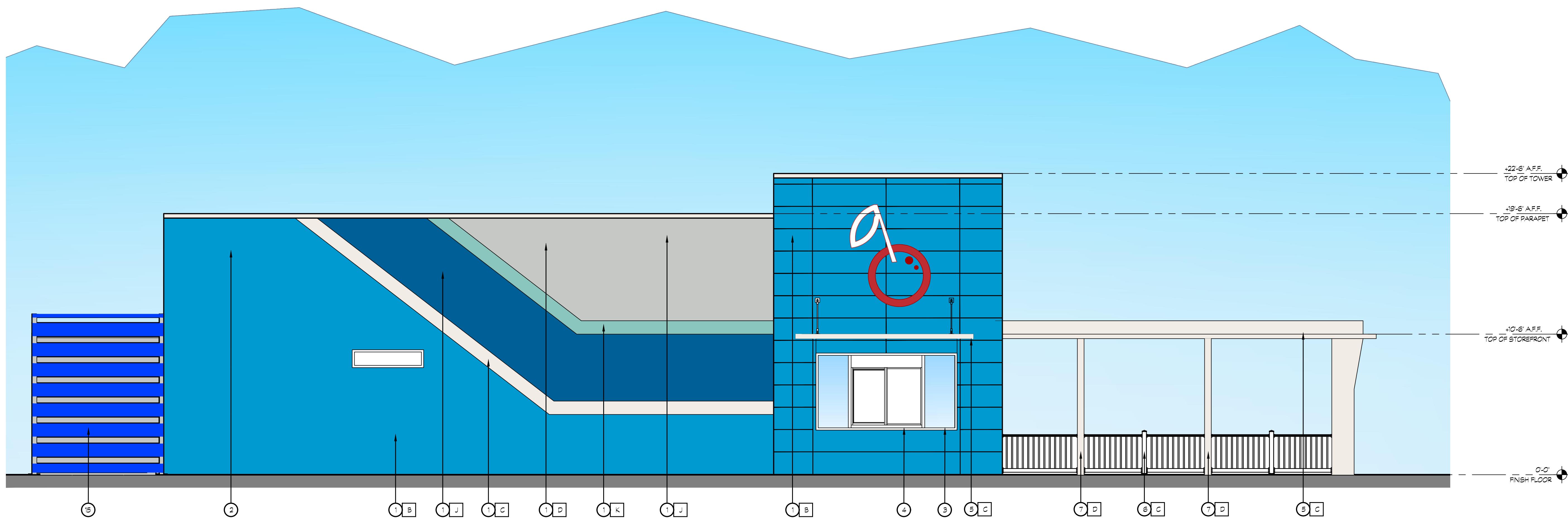
MEET CONTENTS:

MEET CONTENTS:

HEET NUMBER:

LET NUMBER.




WEST ELEVATION

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

COLOR LEGEND

A WOOD FASCIA KNOTWOOD 'NICHIA SPRUCE'		H ALUMINUM BATON SW6207 'FORSYTHIA'	
B SHERWIN WILLIAMS SW CUSTOM COLOR 'SONIC BLUE'		J ALUMINUM BATON SW6265 'HYPER BLUE'	
C SHERWIN WILLIAMS SW-7005 'PURE WHITE'		K ALUMINUM BATON SW9046 'SURFIN'	
D SHERWIN WILLIAMS SW7657 'TIN SMITH'			
E SHERWIN WILLIAMS SW7658 'GRAY CLOUDS'			
F SHERWIN WILLIAMS SW7659 'GRIS'			
G ALUMINUM BATON SW6868 'REAL RED'			

 2153 DANIELS ST.
 MANTECA, California 95336

DEVELOPER:

 SANDY SINGH
 231 MARKET PLACE, 127
 SAN RAMON, CA. 94582

 REVISIONS:
 PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER:

23-019

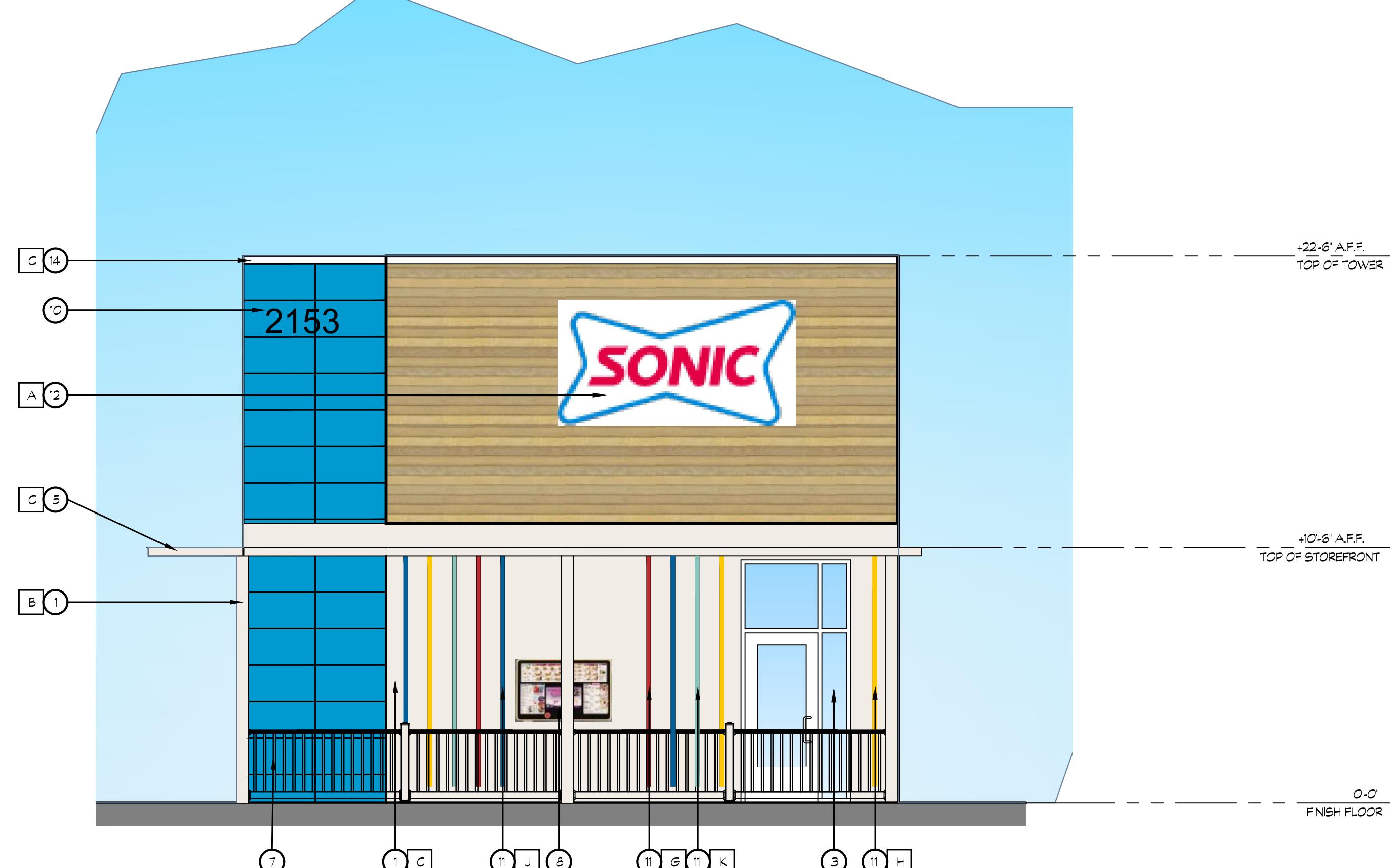
PROJECT DATE:

NOVEMBER, 2025

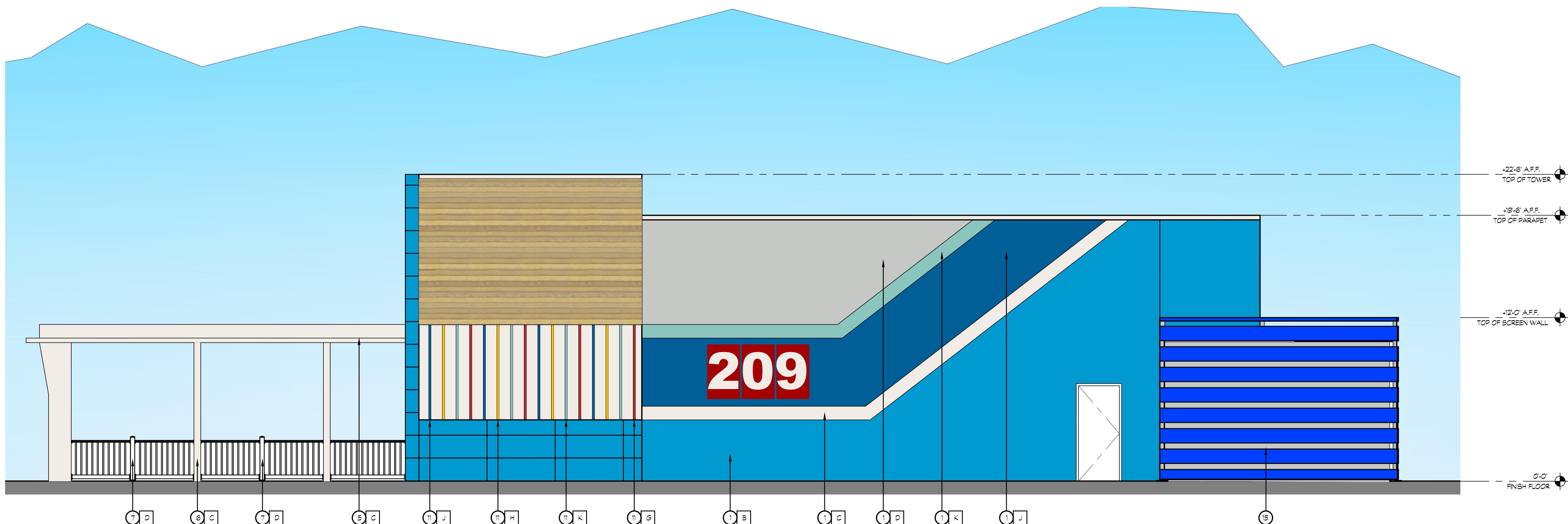
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**EXTERIOR
ELEVATIONS**

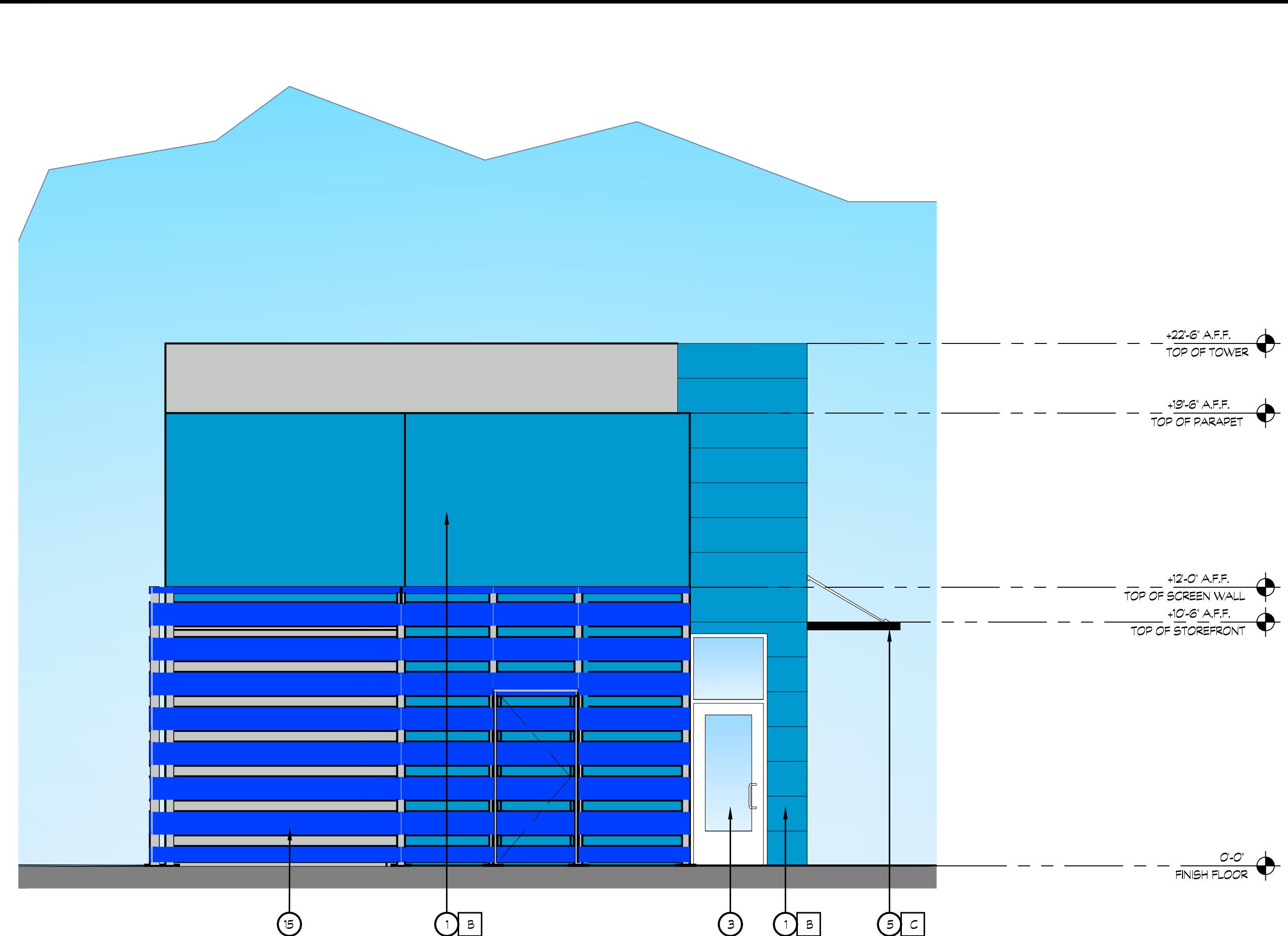
SHEET NUMBER:

A301

SOUTH ELEVATION

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


WEST ELEVATION

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


NORTH ELEVATION
COLOR LEGEND

A WOOD FASCIA KNOTWOOD 'NICHIA SPRUCE'		H ALUMINUM BATON SW6207 'FORSYTHIA'	
B SHERWIN WILLIAMS SW CUSTOM COLOR 'SONIC BLUE'		J ALUMINUM BATON SW6265 'HYPER BLUE'	
C SHERWIN WILLIAMS SW-7005 'PURE WHITE'		K ALUMINUM BATON SW9048 'SURFIN'	
D SHERWIN WILLIAMS SW7657 'TIN SMITH'			
E SHERWIN WILLIAMS SW7658 'GRAY CLOUDS'			
F SHERWIN WILLIAMS SW7659 'GRIS'			
G ALUMINUM BATON SW6868 'REAL RED'			

KEYNOTES

- 1 THREE COAT CEMENT PLASTER, SEE COLOR LEGEND
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; BLACK ANODIZED, 2x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 DRIVE-THRU WINDOW
- 5 METAL AWNING
- 6 COLUMN
- 7 RAILING
- 8 MENU - ORDER BOARD
- 9 WALL LIGHT
- 10 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 11 Lenticular Battens
- 12 Metal Wood Fascia
- 13 Hollow Metal Door
- 14 Metal Flashing - Paint to Match Cement Plaster
- 15 Screen Wall

 2153 DANIELS ST.
 MANTECA, California 95336

DEVELOPER:

 SANDY SINGH
 231 MARKET PLACE, 127
 SAN RAMON, CA. 94582

 REVISIONS:
 PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER:

23-019

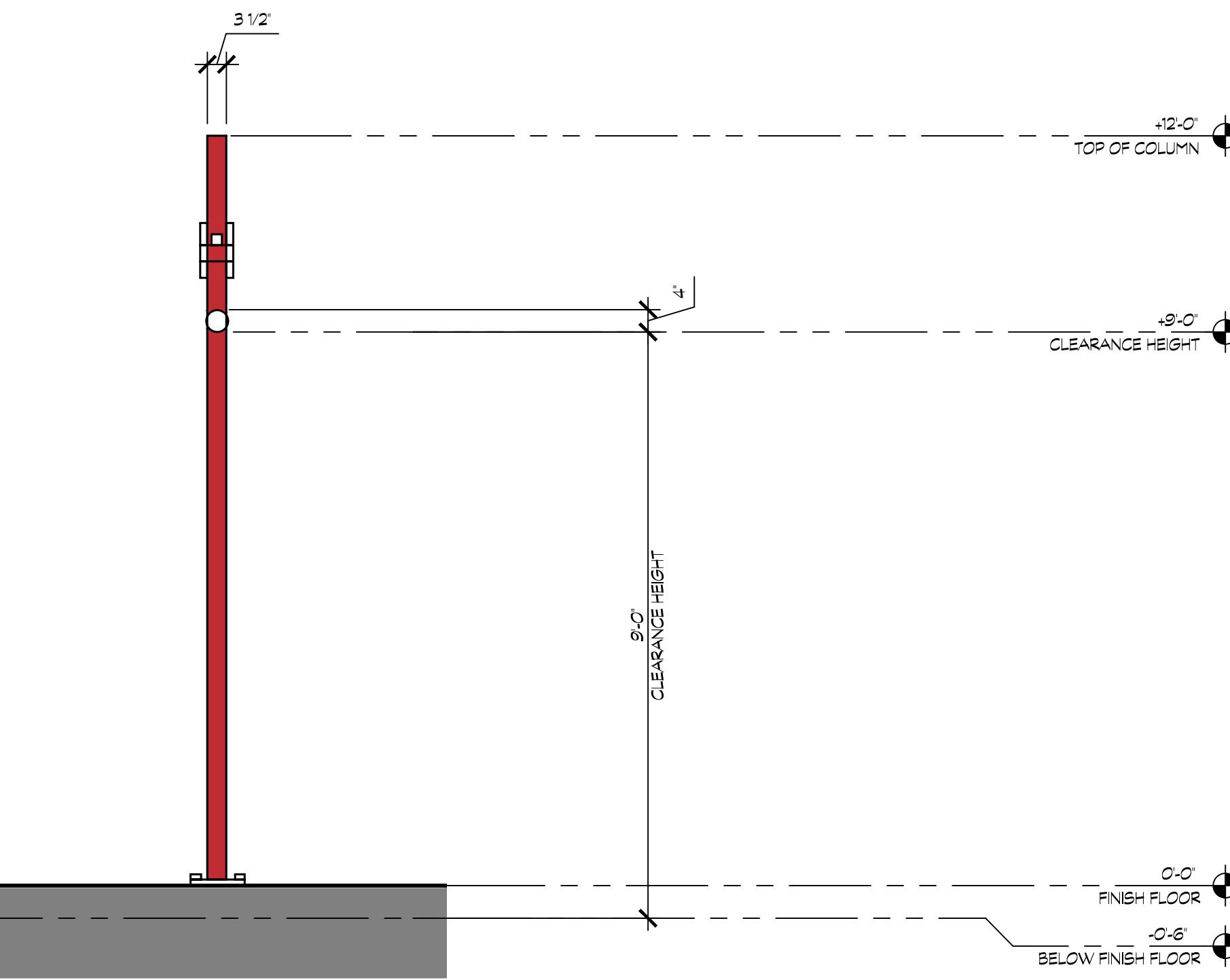
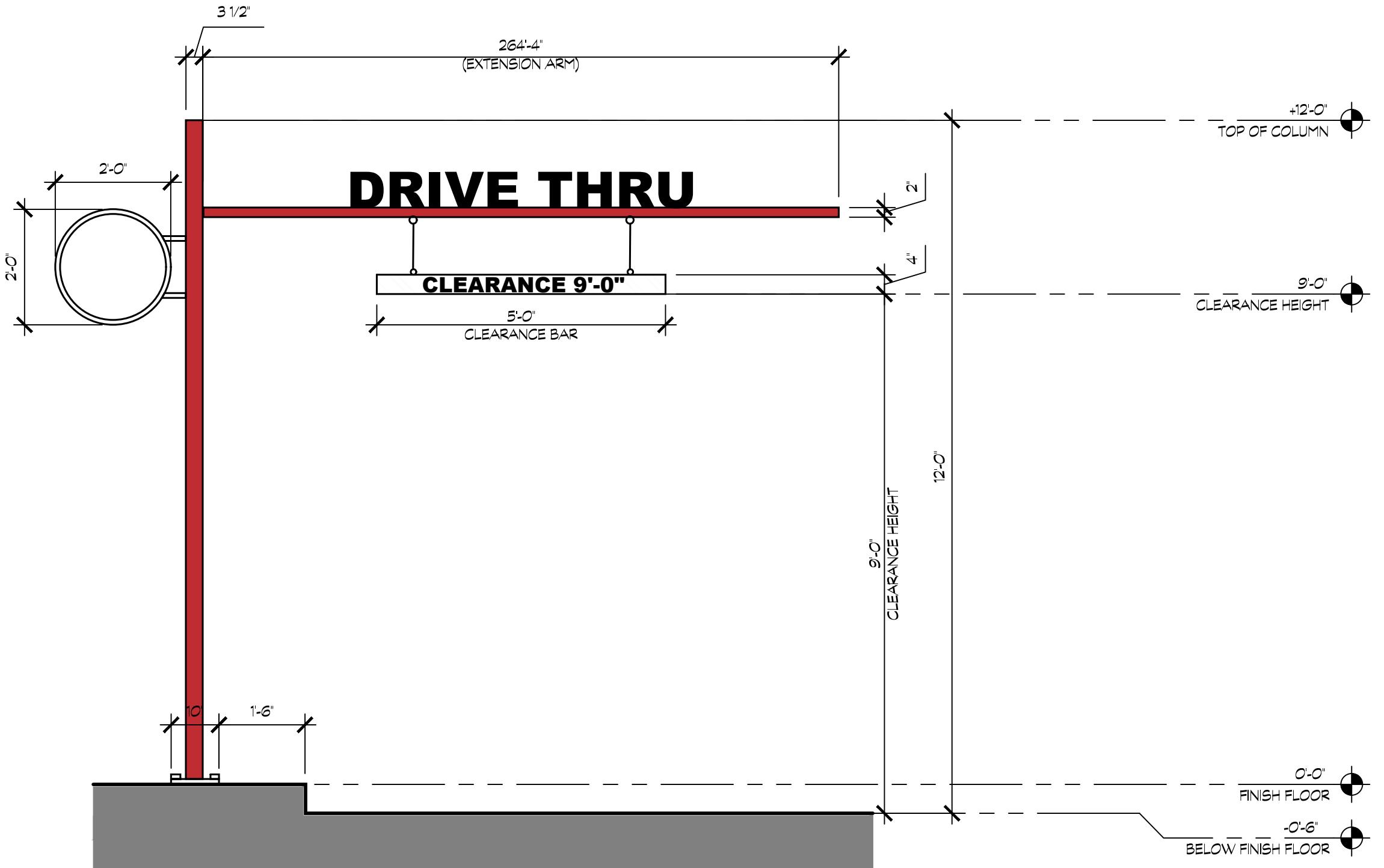
PROJECT DATE:

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EXTERIOR ELEVATIONS

SHEET NUMBER:

A302

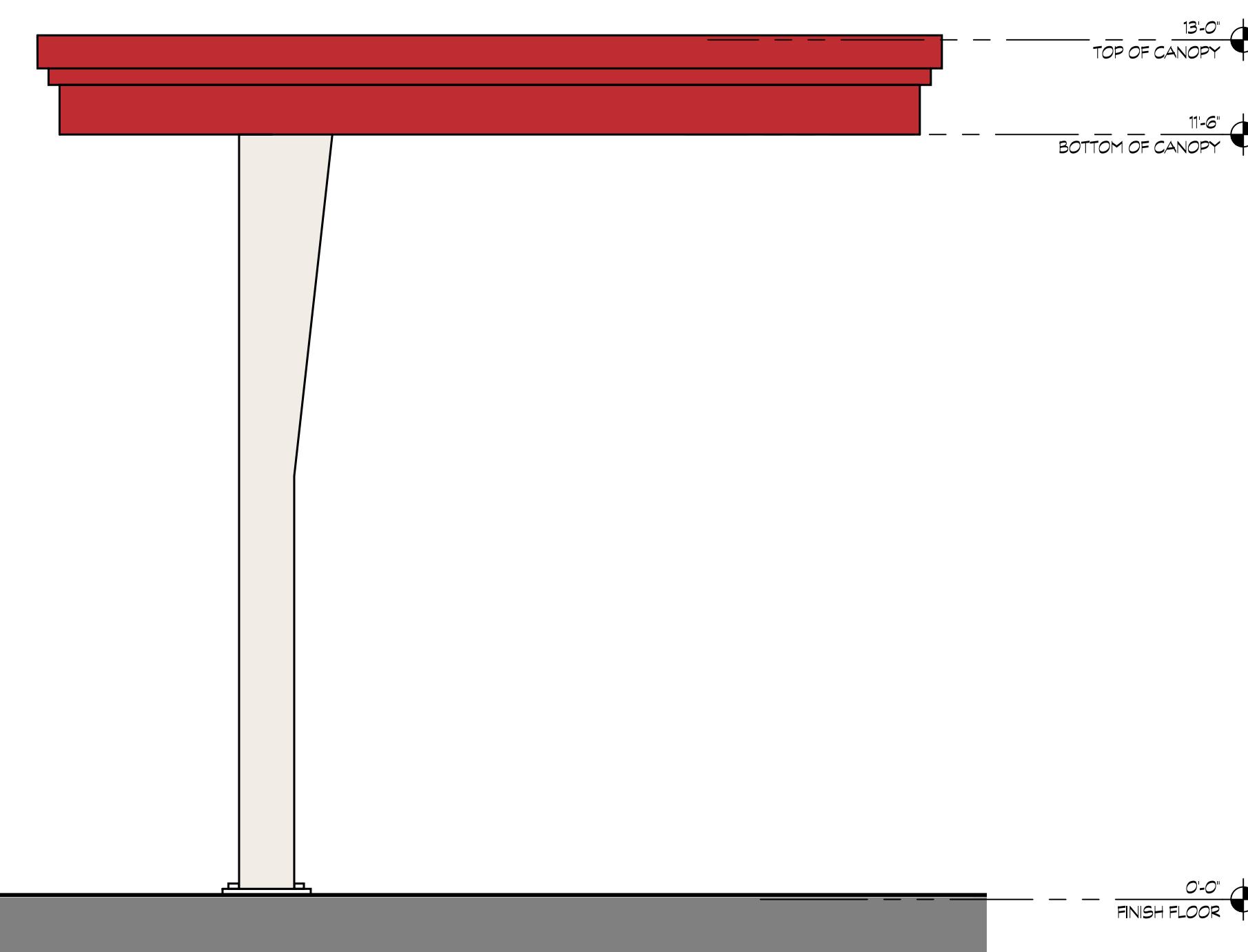
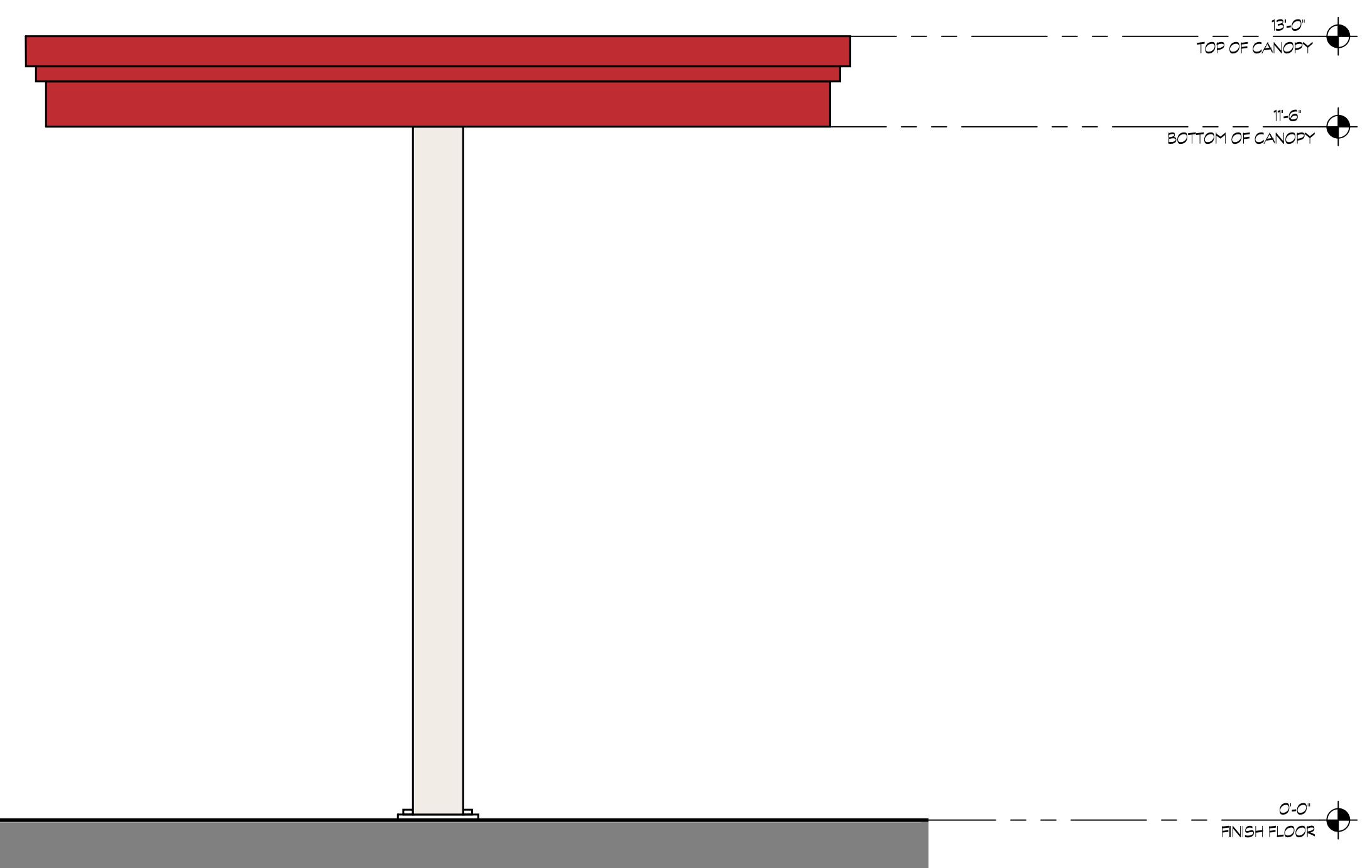


CLEARANCE BAR FRONT VIEW

SCALE: 1/2"=1'-0"

CLEARANCE BAR SIDE VIEW

SCALE: 1/2"=1'-0"



ORDER CANOPY FRONT VIEW

SCALE: 1/2"=1'-0"

ORDER CANOPY SIDE VIEW

SCALE: 1/2"=1'-0"

2153 DANIELS ST.
MANTECA, California 95336

DEVELOPER:

SANDY SINGH
231 MARKET PLACE, 127
SAN RAMON, CA. 94582

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER:

23-019

PROJECT DATE:

05/30/2025

SHEET CONTENTS:

**CLEARANCE BAR &
PAY CANOPY
ELEVATIONS**

SHEET NUMBER:

A303



Architects

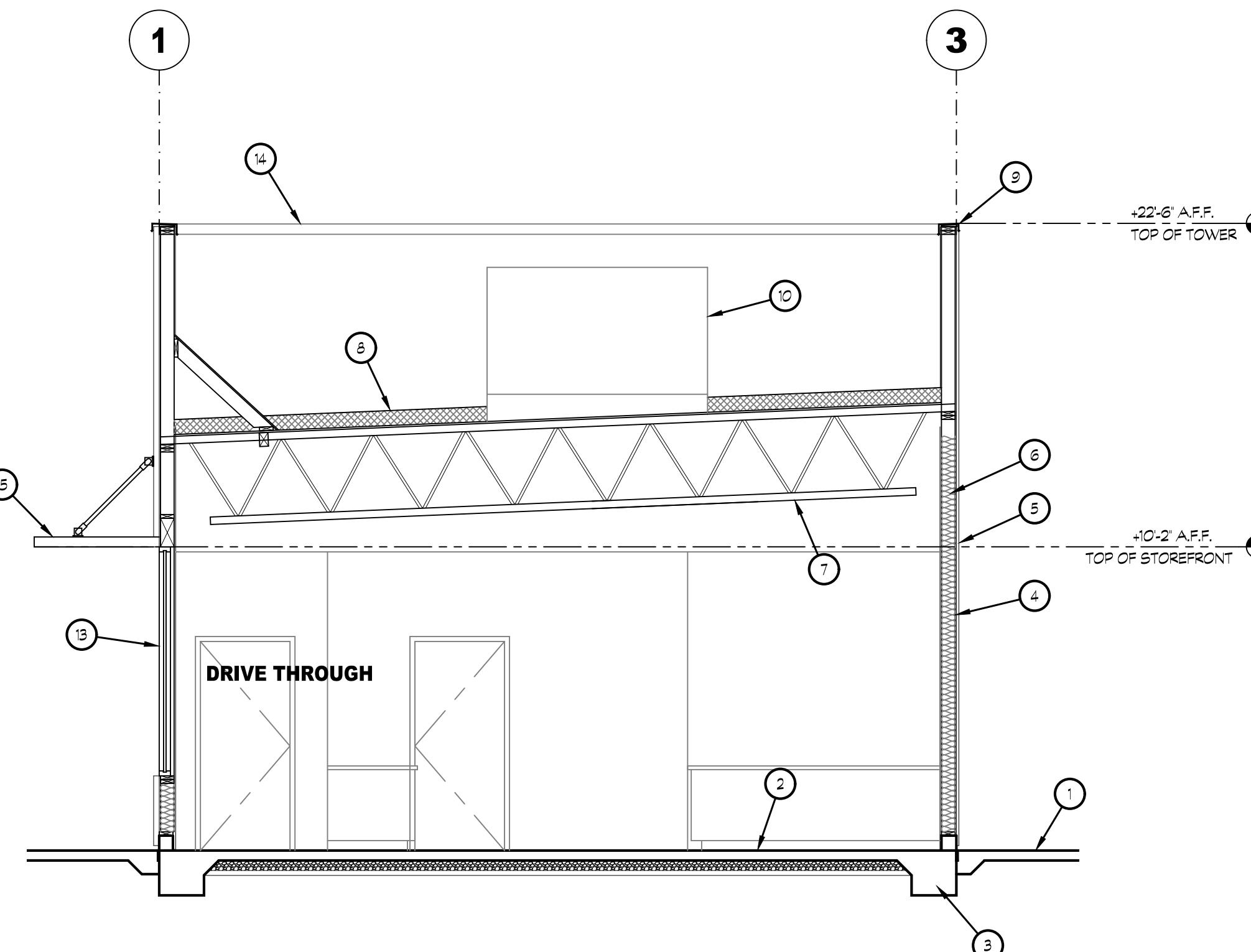
K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
(916) 455-6500 FAX:(916) 455-8100

CONTRATO

PROJE

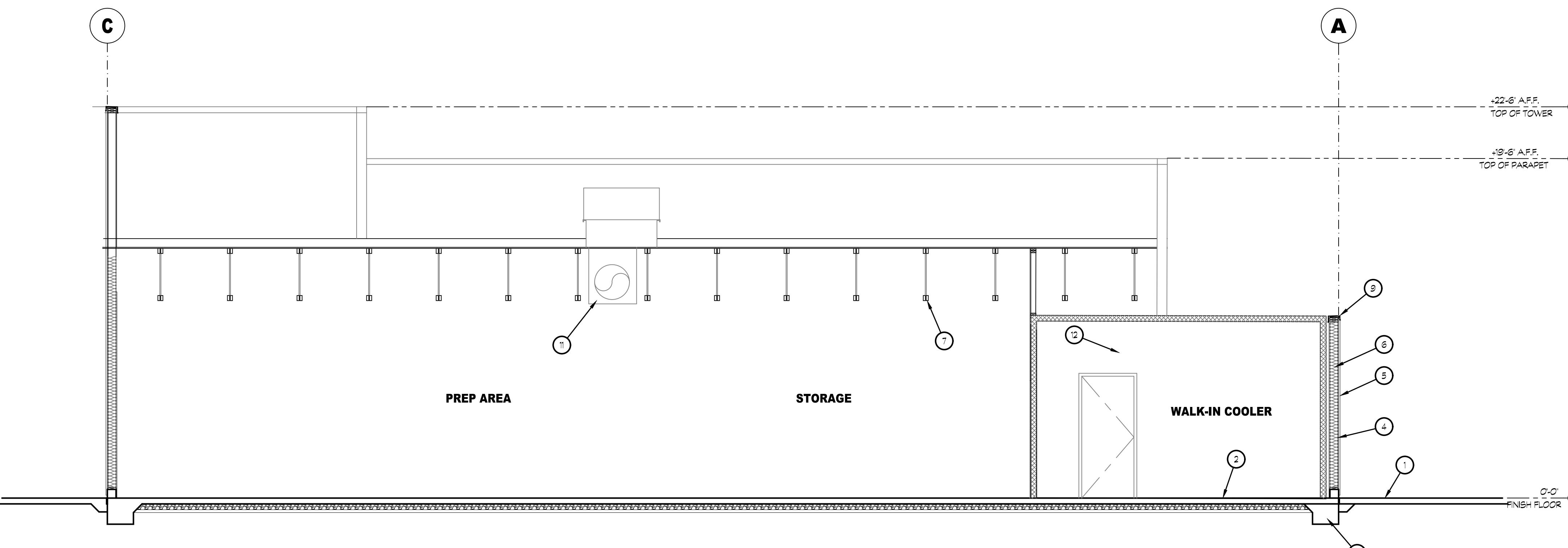
KEYNOTES

- 1 CONCRETE WALK. SEE SITE PLAN
- 2 CONCRETE SLAB
- 3 CONCRETE FOOTING/ FOUNDATION
- 4 WOOD STUD FRAMING. SEE FLOOR PLAN
- 5 3 COAT CEMENT PLASTER OVER WATER RESISTIVE BARRIER. SEE ELEVATIONS
- 6 FIBERGLASS BATT INSULATION, R-21 MIN.
- 7 OPEN WEB TRUSSES
- 8 SINGLE PLY ROOFING MEMBRANE OVER RIGID INSULATION OVER WOOD DECK
- 9 GALVANIZED SHEET METAL COPING
- 10 MECHANICAL UNIT
- 11 METAL DUCTING. SEE MECHANICAL DRAWINGS.
- 12 PREFABRICATED WALK-IN COOLER/FREEZER WALL
- 13 STOREFRONT SYSTEM. SEE FLOOR PLAN
- 14 LINE OF ROOF BEYOND.
- 15 METAL AWNING



10 BUILDING SECTION

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



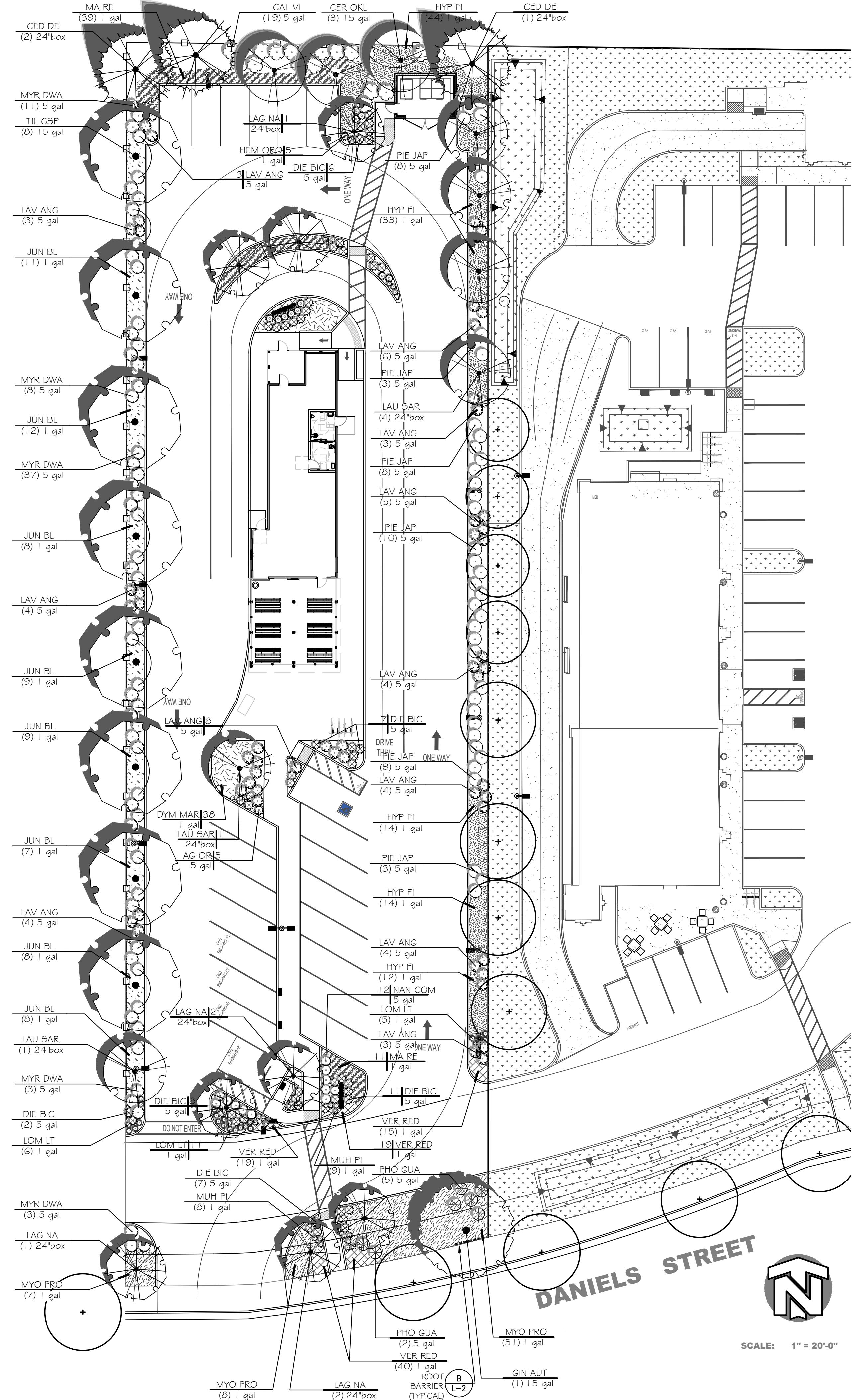
20 BUILDING SECTION

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

BUILDING SECTIONS

10 of 10

A401



PRELIMINARY PLANTING PLAN

PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	CONT		QTY
TREES				
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box		3
	Cercis canadensis `Texensis` / Oklahoma Redbud Low Water / WUCOLS	15 gal		3
	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree Medium Water / WUCOLS	15 gal		1
	Lagerstroemia indica x fauriei `Natchez` / Natchez Crape Myrtle Low Water / WUCOLS	24"box		8
	Laurus nobilis `Saratoga` / Sweet Bay Low Water / WUCOLS	24"box		6
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal		8
SYMBOL	BOTANICAL / COMMON NAME	SIZE		QTY
SHRUBS				
	Agapanthus orientalis `BLUE` / Blue` Lily of the Nile Medium Water / WUCOLS	5 gal		5
	Callistemon viminalis `Little John` / Dwarf Bottlebrush Low Water / WUCOLS	5 gal		19
	Dietes bicolor / Fortnight Lily Low Water / WUCOLS	5 gal		50
	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily Medium Water / WUCOLS	1 gal		13
	Lavandula angustifolia `Twickel Purple` / English Lavender Low Water / WUCOLS	5 gal		56
	Lomandra longifolia `Lime Tuff` / Lime Tuff Dwarf Mat Rush Low Water / WUCOLS	1 gal		22
	Muhlenbergia capillaris `Pink Cloud` / Pink Muhly Low Water / WUCOLS	1 gal		23
	Myrtus communis `Compacta` / Dwarf Myrtle Low Water / WUCOLS	5 gal		62
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal		12
	Phormium tenax `Guardsman` / New Zealand Flax Low Water / WUCOLS	5 gal		7
	Pieris japonica / Japanese Pieris Medium Water / WUCOLS	5 gal		41
VINE/ESPALIER				
	Wisteria sinensis / Chinese Wisteria Medium Water / WUCOLS	5 gal		5
SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS				
	Dymondia margaretae / Silver Carpet Dymondia Low Water / WUCOLS	1 gal	24" o.c.	66
	Hypericum calycinum `Fiesta` / St. John`s Wort Low Water / WUCOLS	1 gal	36" o.c.	125
	Juniperus horizontalis `Blue Rug` / Blue Rug Juniper Low Water / WUCOLS	1 gal	36" o.c.	80
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal	36" o.c.	70
	Myoporum parvifolium `Prostratum` / Prostrate Trailing Myoporum Low Water / WUCOLS	1 gal	48" o.c.	66
	Verbena peruviana `Red Devil` / Peruvian Verbena Low Water / WUCOLS	1 gal	18" o.c.	79

NOTES:

1. Landscape shall be designed per City of Manteca Landscape design requirements and California MWELD.
2. No groundcover or shrubs are to be planted within 3' of any tree trunk.
3. A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
4. This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
5. All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.

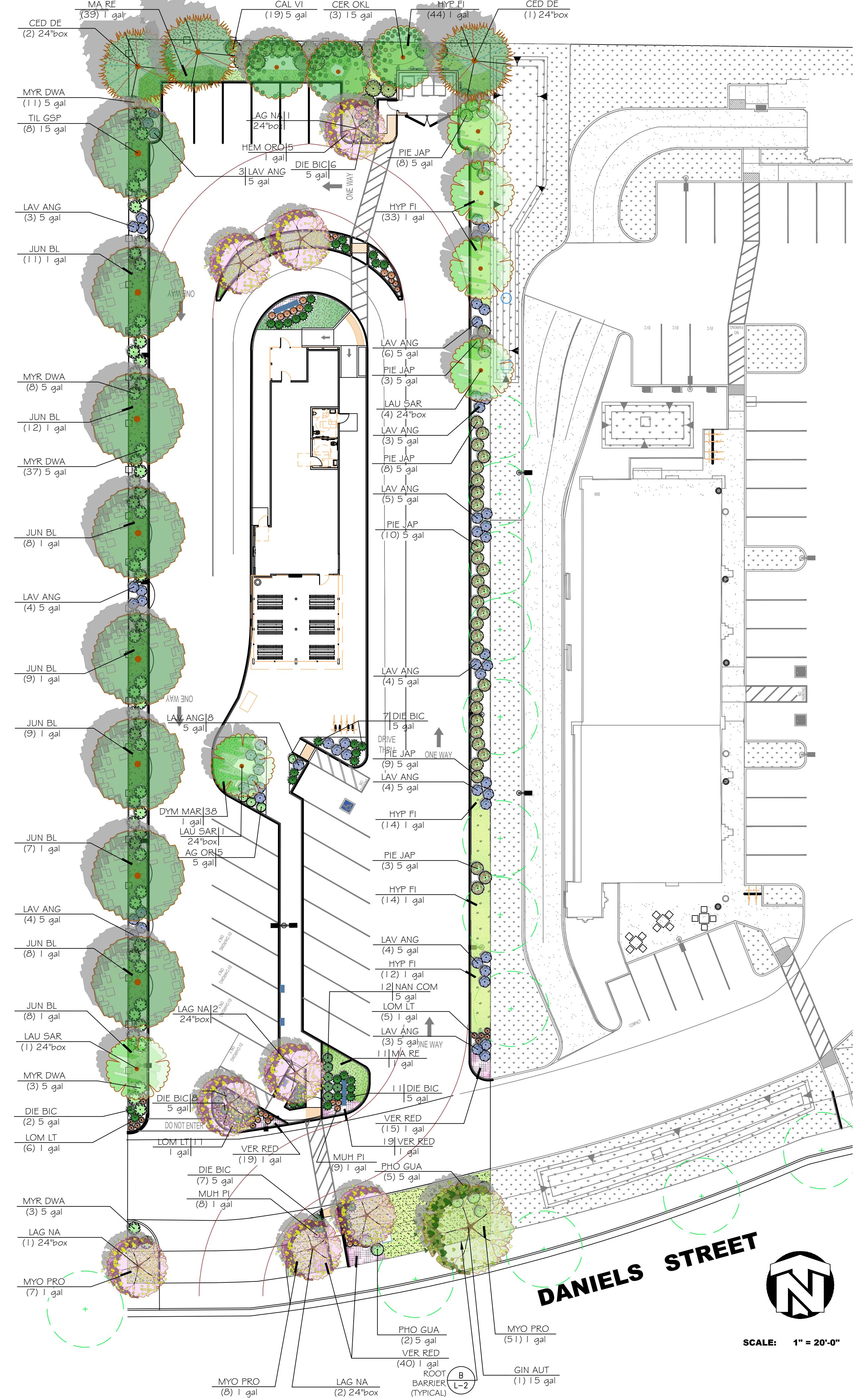
SCALE: 1" = 20'-0"

CAROL PERRY BROWN
No. 3941
REN. 11-30-25
Signature
02-05-25
Date

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

LP-1

PRELIMINARY PLANTING PLAN



REVISIONS	BY

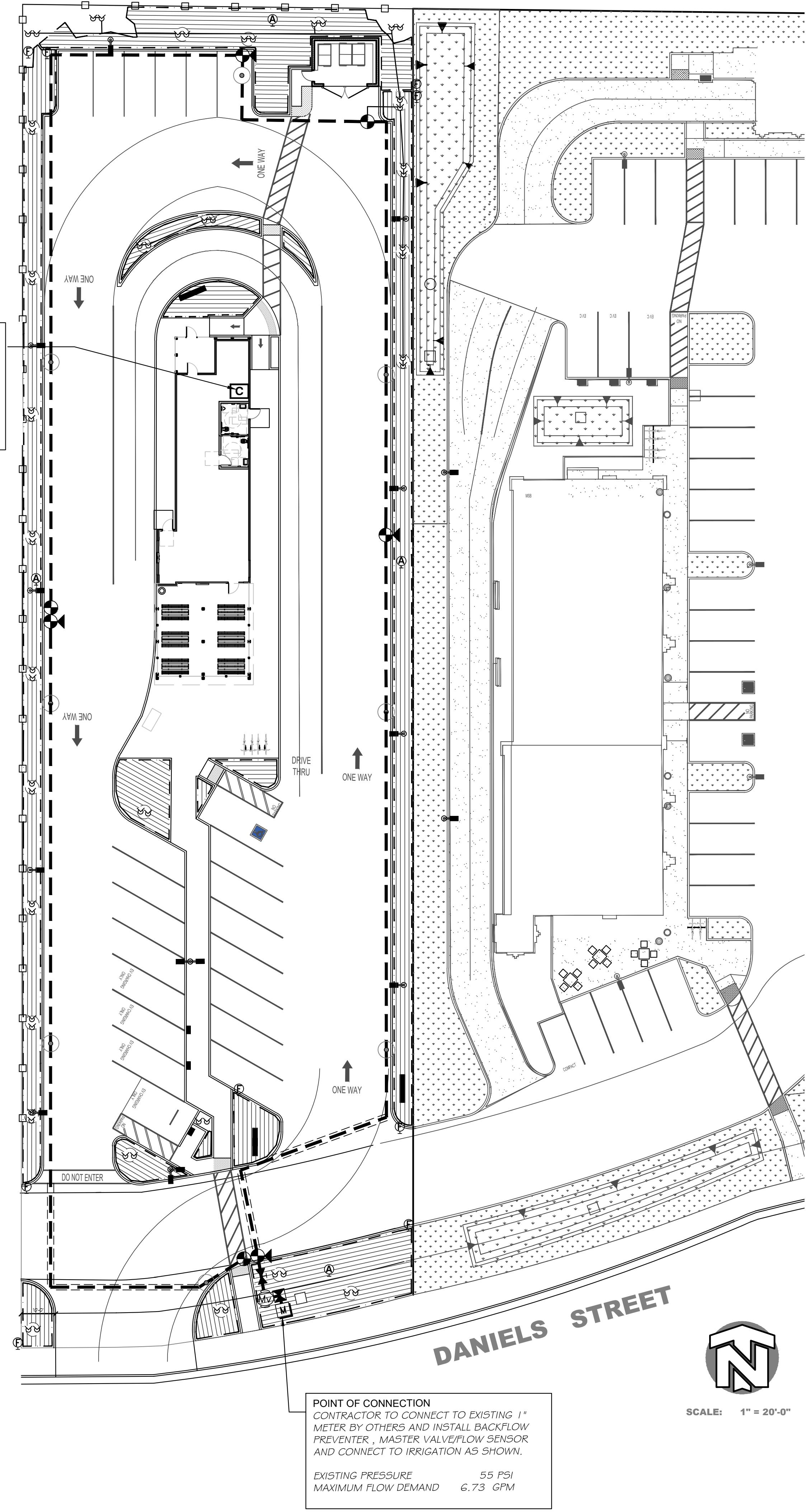
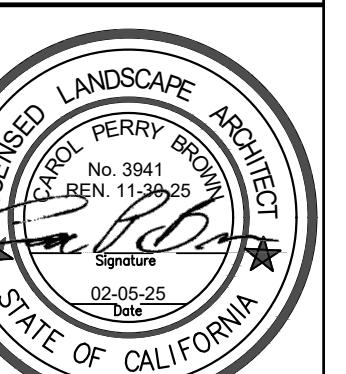
SONIC DRIVE-IN
2125 Daniels Street
Marteca, CA 95336
Tera Properties, LLC

PRELIMINARY
IRRIGATION PLAN

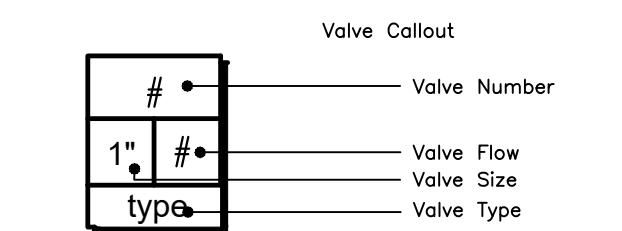
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CAROL PERRY BROWN
Landscape Architecture
Irrigation Design

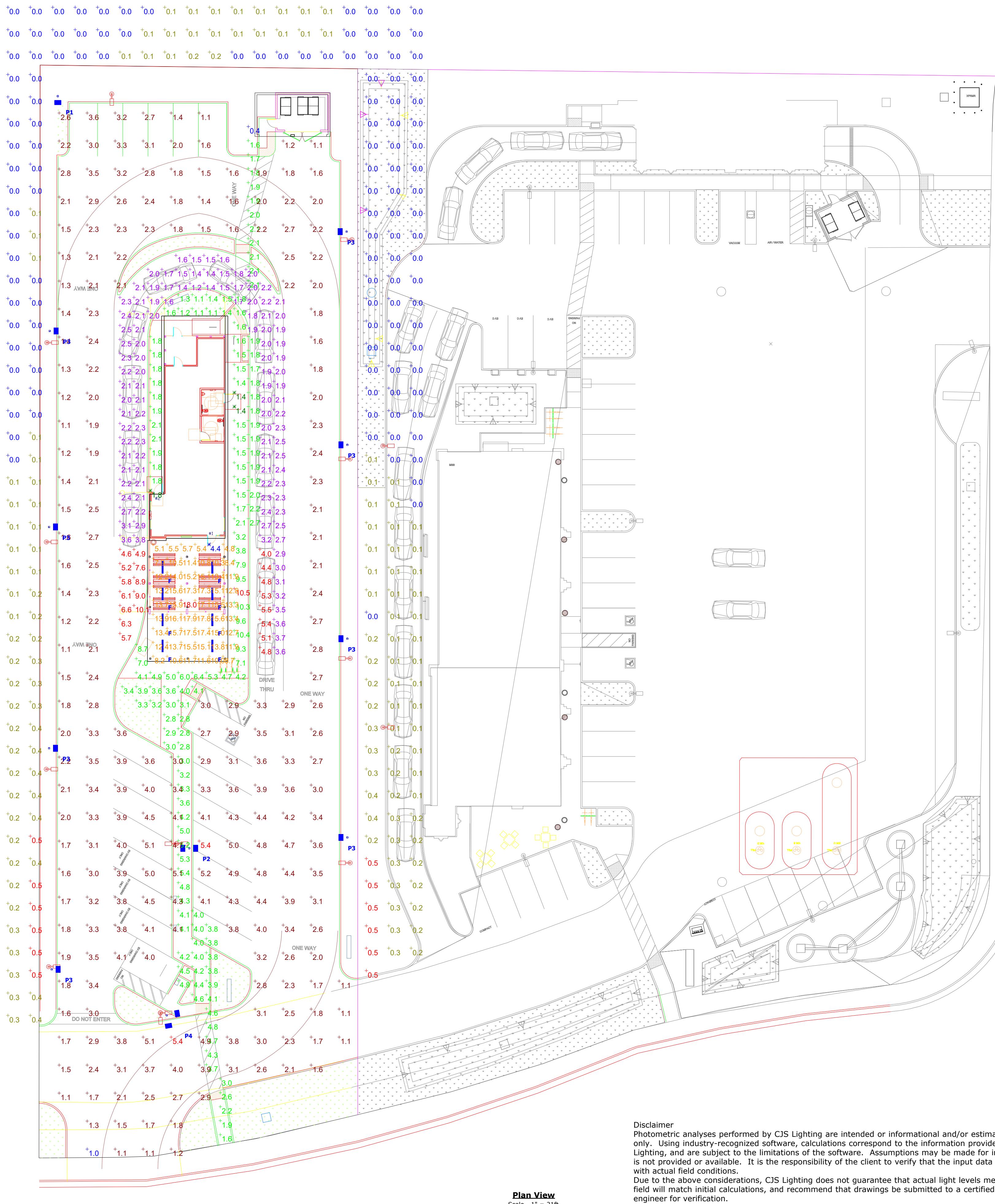
Certified Irrigation Designer
CID
IRRIGATION ASSOCIATION
530 823 2621
perrydesign@att.net
RLA 3941 CID 002624

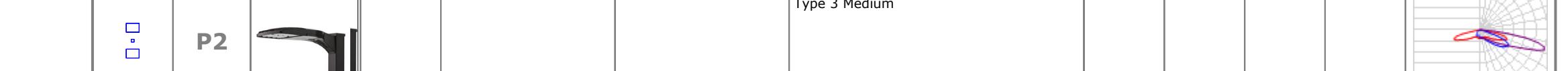
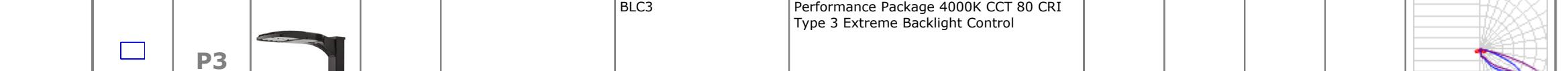


IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401	Rain Bird RWS-BC Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm.	54	30
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip 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	4	
	Rain Bird MDCFCAP/ OPERIND Dripline Flush Valve cap in compression fitting coupler and install Drip System Operation Indicator at each flush valve location.	9	
Ⓐ	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	
	Area to Receive Dripline Rain Bird XFCV-0G-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.	3,941 l.f.	
	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.	3	
○	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8	
■	Nibco 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"	1	
MV	Hunter ICV-101-G/HC Flow Meter. 1" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet combined with HC Flow Meter.	1	
■	Febco 825YA- 3/4" sized Reduced Pressure Backflow Preventer	1	
C	Hunter HPC-400 w/ (1) PCM 300 Module 4 Station with (1) PCM 300 Module Outdoor Wi-Fi enabled, full-functioning controller with touchscreen, Plastic Cabinet	1	
M	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21	258.4 l.f.	
	Irrigation Mainline: PVC Schedule 40	945.6 l.f.	
	Pipe Sleeve: PVC Schedule 40	128.4 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"



Schedule		Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
Symbol	Label												
	F				8	Lithonia Lighting	FEM L48 4000LM LPCL WD 80CRI 40K	FEM LED 48", 4,000 lumens, polycarbonate, low profile clear lens, wide distribution, 80 CRI, 4000 K	1	3479	0.9	23.81	
	P1				1	Lithonia Lighting	DSX0 LED P5 40K 80CRI RCCO	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	8142	0.9	90.12	
	P2				1	Lithonia Lighting	DSX0 LED P5 40K 80CRI T3M	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Medium	1	11094	1	180.24	
	P3				8	Lithonia Lighting	DSX0 LED P5 40K 80CRI BLC3	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	1	8069	0.9	90.12	
	P4				1	Lithonia Lighting	DSX0 LED P5 40K 80CRI T1FM	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw	1	11337	0.9	180.24	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SONIC DRIVE / PARKING	+	2.7 fc	5.4 fc	1.0 fc	5.4:1	2.7:1
SONIC DRIVE-THRU	+	2.8 fc	10.1 fc	1.2 fc	8.4:1	2.3:1
SONIC ENTRANCE #1	X	4.4 fc	4.4 fc	4.4 fc	1.0:1	1.0:1
SONIC ENTRANCE #2	X	1.8 fc	1.8 fc	1.8 fc	1.0:1	1.0:1
SONIC RESTROOM ENTRANCE	X	1.4 fc	1.4 fc	1.4 fc	1.0:1	1.0:1
SONIC SIDEWALKS	+	3.3 fc	10.5 fc	0.4 fc	26.3:1	8.3:1
SONIC UNDER CANOPY	+	12.7 fc	18.0 fc	4.4 fc	4.1:1	2.9:1
25' PERIMETER	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

Luminaire Locations

Label	MH
F	10'
P1	22' 6"
P2	22' 6"
P3	22' 6"
P4	22' 6"

