

SONIC DRIVE-IN

2153 DANIELS ST
MANTECA CA 95336



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

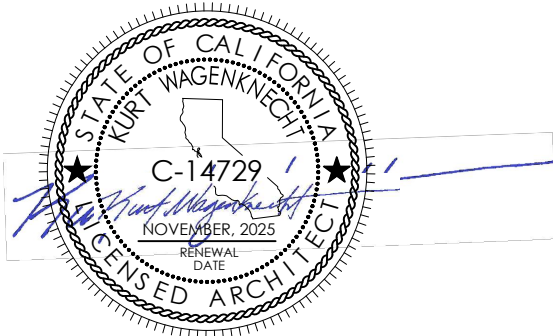
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER: 23-019 PROJECT DATE:

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

CONSULTANTS

CIVIL:

WONG ENGINEERS, INC.
4578 Feather River Drive, Suite A
Stockton, CA. 95219
P: (209) 476-0011
Contact: Zachary Wong

LANDSCAPING:

PERRY DESIGN
2280 Strap Miner Trail
Cool CA 95614
P: (530) 823-2621
Contact: Carol Brown

SCOPE OF WORK

THE PROJECT ENTAILS NEW SITE DEVELOPMENT. THE PROPOSED PROJECT WILL CONSIST OF NEW 1,215 SF SONIC DRIVE-IN INCLUDING STRUCTURAL, FENESTRATION, ROOFING, CORE MECHANICAL (HVAC), ELECTRICAL WITH EXTERIOR LIGHTING, PLUMBING AND NEW SITE IMPROVEMENTS INCLUDING GRADING, DRAINAGE, UTILITIES, LANDSCAPE, SITE LIGHTING AND SITE ACCESSIBILITY. THE NEW DEVELOPMENT WILL HAVE 1 MAIN DRIVEWAY ON DANIELS STREET.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 241-31-087
ZONING: CG - GENERAL COMMERCIAL
PROJECT SITE AREA (GROSS): (1 ACRE) 43,560 S.F.
BUILDING DATA:
STRUCTURE CBC OCCUP. TYPE OF CONST. AREA
SONIC DRIVE-IN A-2 V B 1,502 S.F.

FLOOR TO AREA RATIO:
TOTAL AREA OF SITE: 43,560 S.F.
TOTAL AREA OF BLDG: (3%) 1,502 S.F.

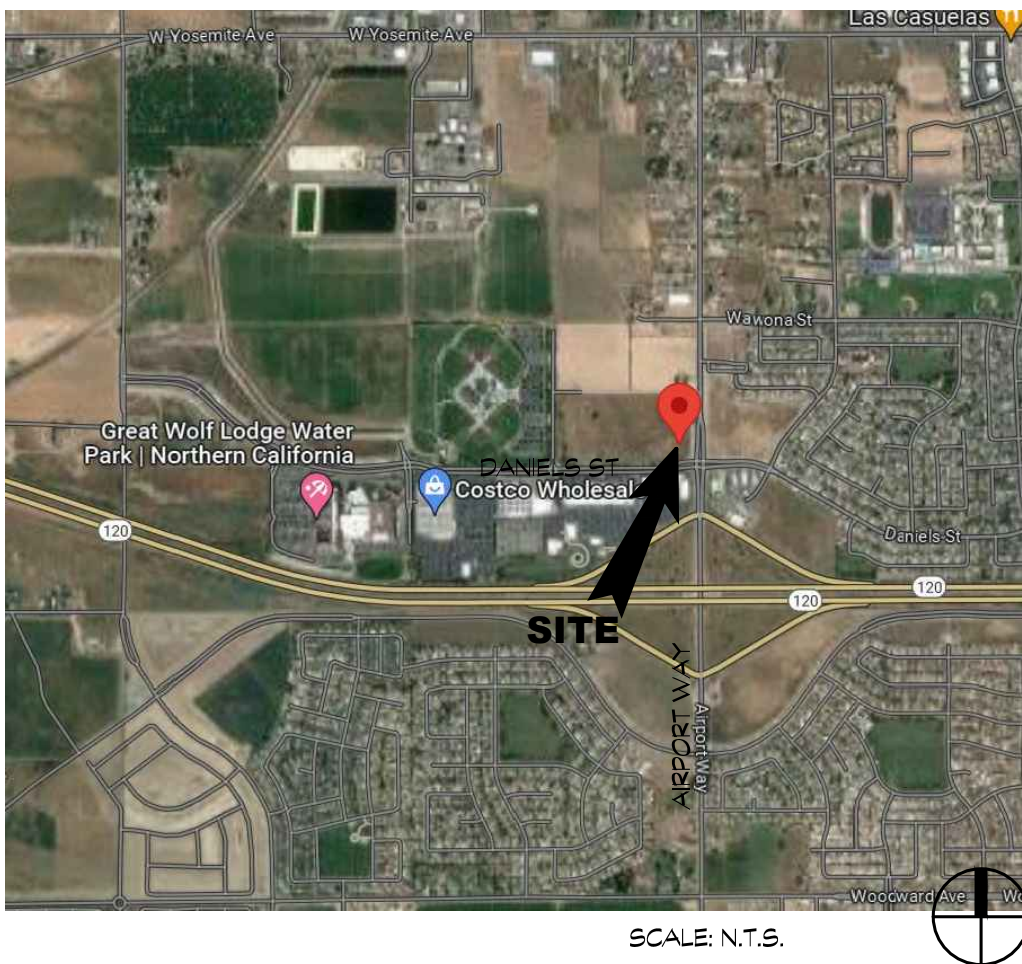
PARKING DATA:
BUILDING AREA PARKING RATIO REQ'D.
SONIC DRIVE-IN (7:1000) = 12.71

TOTAL REQ'D PARKING = 13
PARKING PROVIDED
REGULAR SPACES = 17
VAN ACCESSIBLE SPACES = 1
EV CHARGING = 3
EV CHARGING VAN ACCESSIBLE = 1
TOTAL = 22

BUILDING CODED ANALYSIS

DESIGN CODE: 2022 CBC, CFC, CMC, CPC, CEC, CGBSC, CA ENERGY CODE
OCCUPANCY AND BUILDING USE: GROUP 'M' (MERCANTILE)
TYPE OF CONSTRUCTION: V B
NUMBER OF STORIES: 2 ALLOWED / 1 SHOWN
BUILDING HEIGHT: 17'-6"
BUILDING HEIGHT ALLOWED : 45 FT
BUILDING AREA: 1,734 SF
BUILDING AREA ALLOWED (PER CBC SEC. 506.2 NONSPRINKLERED) TYPE V B: 9,000 SF
FIRE RATING: 0HR (PER TABLE 602) FSD= >30 FT
FIRE SPRINKLERS: NO
FIRE ALARM: YES
EXITS:
2 EXITS REQUIRED FOR OCCUPANT LOAD > 50
HIGH FIRE HAZARD SEVERITY ZONE: NO
SEISMIC JOINTS: NO
EMERG. RESPONDER RADIO COVERAGE: YES

VICINITY MAP



DRAWING INDEX

GENERAL

A001 COVER SHEET

CIVIL

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C3.2 GRADING PLAN
C4 UTILITY PLAN
C5 CONTECH DETAILS
C6 EROSION CONTROL PLAN & DETAILS

ARCHITECTURAL

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LANDSCAPING

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LP-1 COLOR PRELIMINARY PLANTING PLAN
LH-1 PRELIMINARY IRRIGATION PLAN

PHOTOMETRIC

PT1 PHOTOMETRIC SITE PLAN

GENERAL NOTES

1. 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.
2. BENCH MARK AND ELEVATIONS SHOWN ON PLANS ARE REFERRED TO NAVD88 DATUM.
3. 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.
4. 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.
5. 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.
6. 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 PERFORMING OF HIS CONTRACT.
7. 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.
8. THE PRICE BID FOR THIS WORK SHALL INCLUDE THE COST FOR ANY AND ALL PERMITS REQUIRED TO COMPLETE THE PROJECT WORK.
9. 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.
10. 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.
11. PRIOR TO FINAL INSPECTION CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION FOR ANY CHANGES TO WONG ENGINEERS, INC.
12. 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.
13. WORK IN PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE CITY OF MANTECA PUBLIC WORKS DEPARTMENT.
14. CONTRACTOR RESPONSIBLE TO OBTAIN A PERMIT FOR DEWATERING IF REQUIRED WITH THE STATE WATER BOARD.

STORM DRAINAGE SYSTEM CONSTRUCTION NOTES:

1. STORM DRAINAGE PIPES SHALL CONFORM TO THE CITY OF MANTECA STANDARDS.
2. CONTRACTOR SHALL PREVENT POSSIBLE STORM WATER POLLUTION FROM ENTERING INTO STORM DRAINAGE CATCH BASINS DURING CONSTRUCTION.
3. 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.
4. 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.
5. IN ADDITION TO ALL THE OTHER REQUIRED PERMITS, THE CONTRACTOR SHALL HAVE A GRADING AND EROSION CONTROL PERMIT COMPLETED.
6. 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.
7. THE DISCHARGE OF CHLORINATED AND DE-CHLORINATED WATER INTO THE STORM DRAIN SYSTEM IS PROHIBITED.
8. STORM DRAIN PIPES TO BE SDR 35 UNLESS OTHERWISE NOTED.

SANITARY SEWER SYSTEM CONSTRUCTION NOTES:

1. 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.
2. 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.
3. 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:

1. 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.
2. ALL REFERENCES TO CONTRACTOR SHALL MEAN CONTRACTOR FOR SITE WORK SHOWN ON THESE CIVIL PLANS ONLY.
3. 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 = 23.716' (NGVD29)

SITE INFORMATION:

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

OWNER INFORMATION:

SKV 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

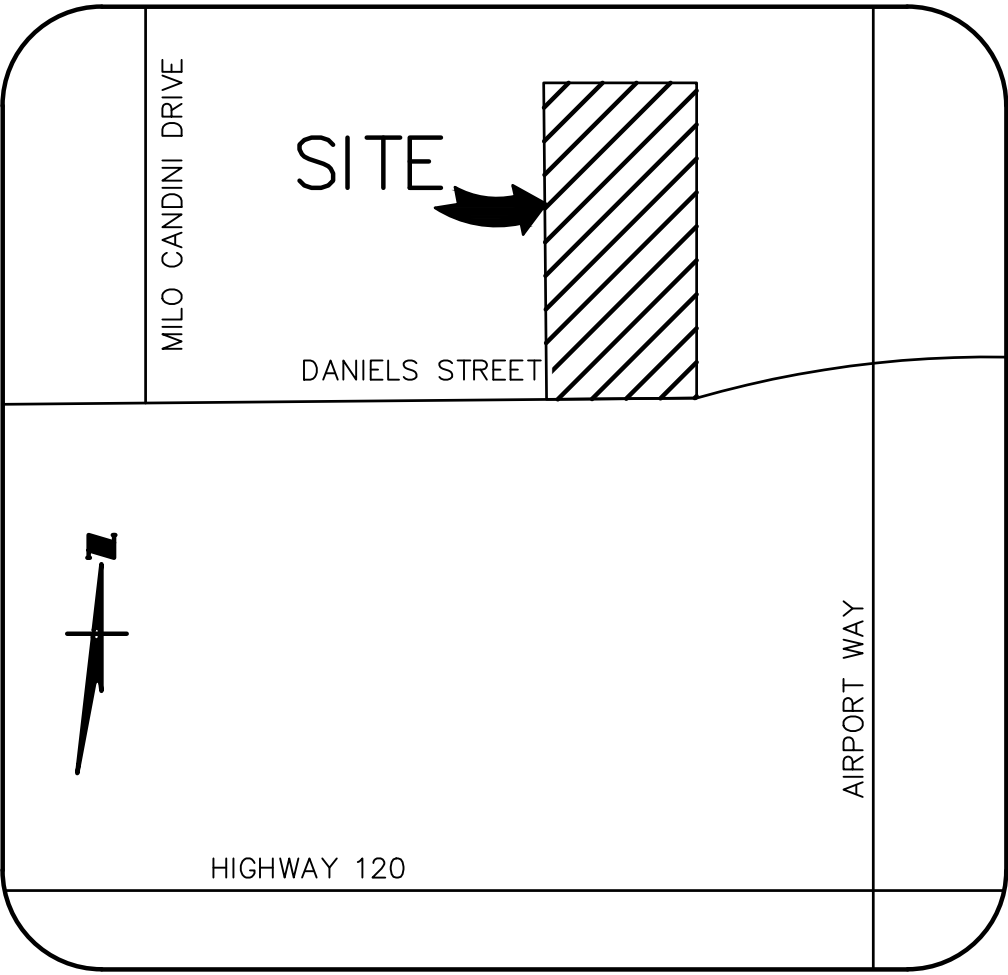
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INTERSECTION OF DANIELS STREET AND
AIRPORT WAY.
ELEVATION = 23.716' (NGVD29)

ABBREVIATIONS:

BLDG	BUILDING
BOW	BACK OF WALK
BW	BOTTOM OF WALL
CONC	CONCRETE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FFE	FINISHED FLOOR ELEVATION
FW	FACE OF WALK
GFL	GUTTER FLOW LINE
PAV	PAVEMENT
P	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
RFPD	REDUCE BACKFLOW PREVENTION DEVICE
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MAINTENANCE HOLE
SSMH	SANITARY SEWER MAINTENANCE HOLE
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
WM	WATER METER



VICINITY MAP

NOT TO SCALE

SITE IMPROVEMENT PLAN
SONIC
2153 DANIELS STREET
MANTECA, CA 95337

LEGEND

PROPOSED

DESCRIPTION

EXISTING

	PROPERTY LINE	
	CENTER LINE	
	SEWER LINE	
	STORM DRAIN LINE	
	WATER LINE	
	FIRE LINE	
	FENCE LINE	
	WATER VALVE	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN MAINTENANCE HOLE	
	SANITARY SEWER MAINTENANCE HOLE	
	CURB INLET STORM DRAIN CATCH BASIN	
	LANDSCAPE DRAIN	
	ELEVATION	
	NEW PAVEMENT (TI=4.0, 3"AC OVER 4"AB)	
	NEW CONCRETE (4" THICK CONCRETE WITH 6X6 W2.9XW2.9 WWF OVER 4"AB)	

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C3.2	GRADING PLAN
C4	UTILITY PLAN
C5	ADS DETAIL
C6	EROSION CONTROL PLAN & DETAILS

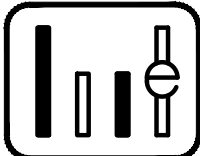


UNAUTHORIZED CHANGES AND USES:

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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 L.S. 7600 R.C.E. 48717

JOB NO.: 4244

DATE: APRIL 2025

SCALE: AS SHOWN

DRAWN: SS

DESIGN: WEI

CHECKED: ZCW

2153 DANIELS STREET

MANTECA
CALIFORNIA

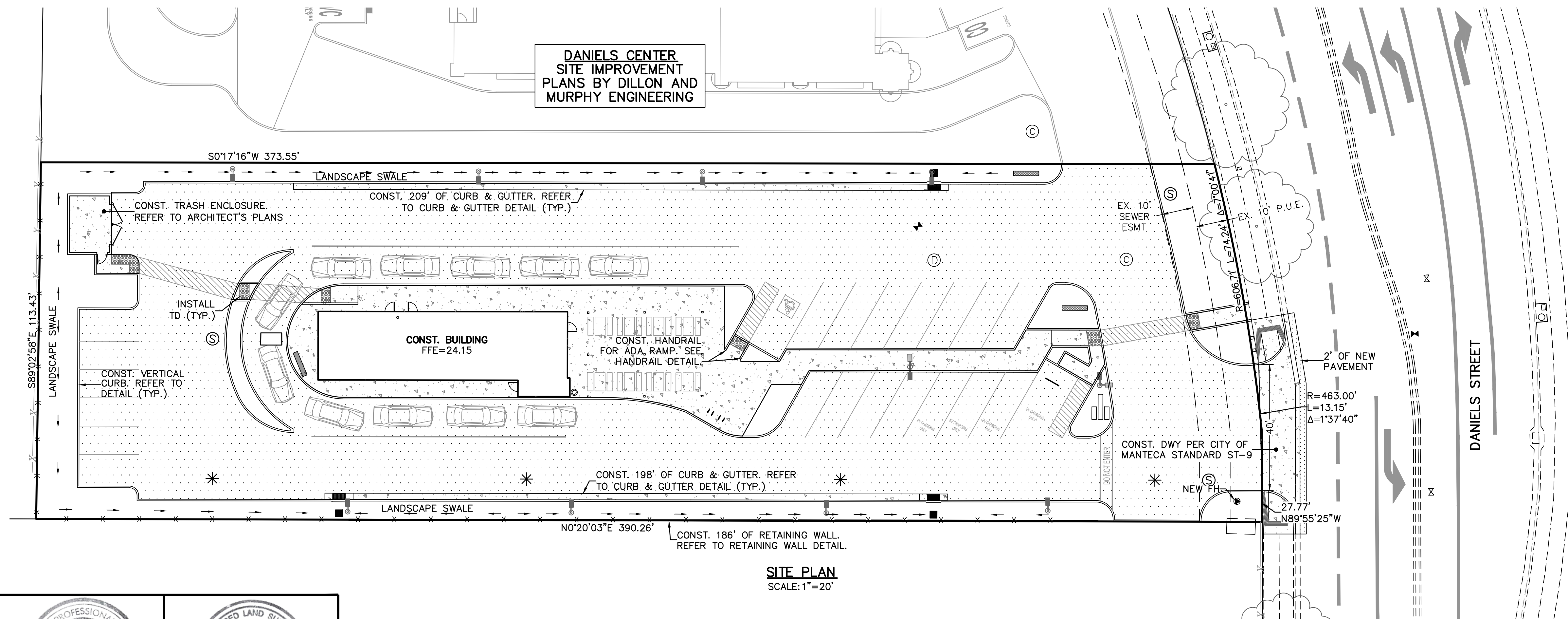
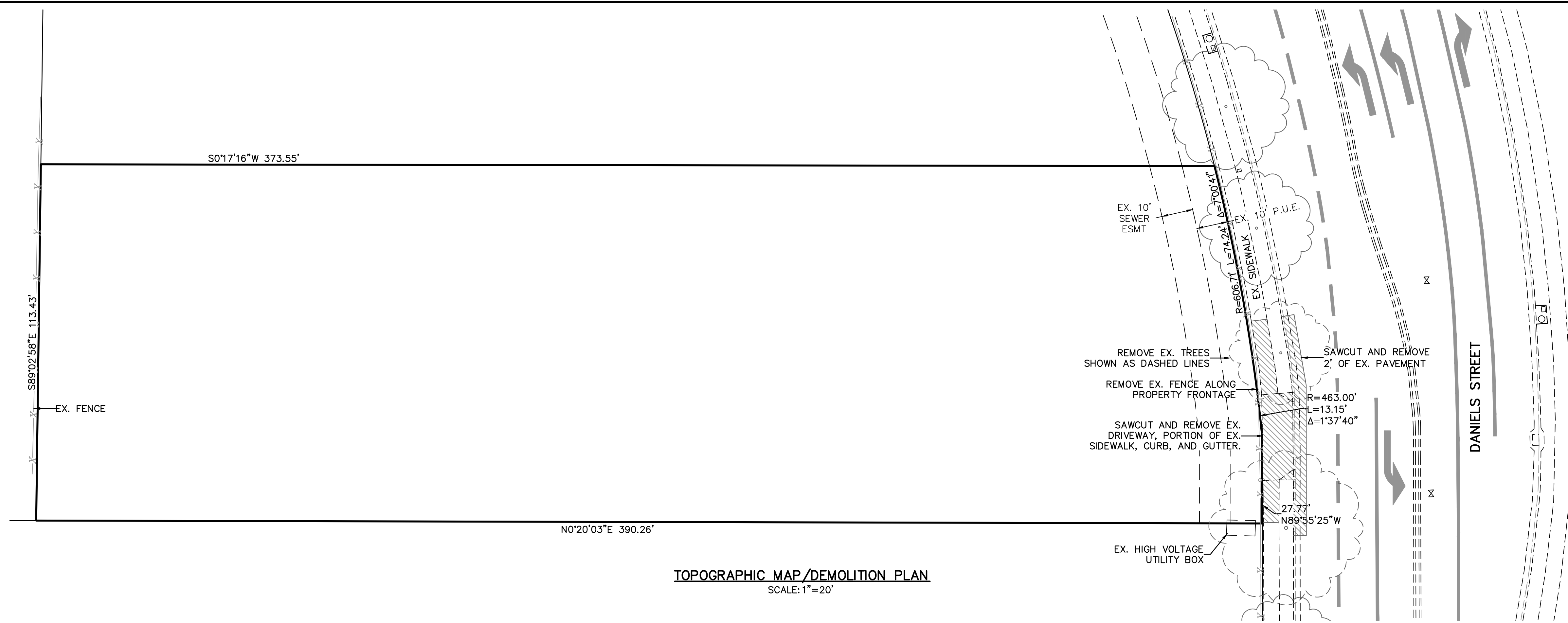
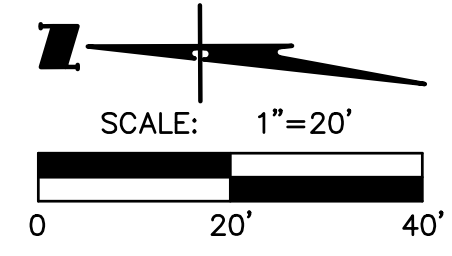
SHEET

C1

OF EIGHT

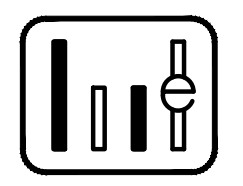
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TITLE SHEET



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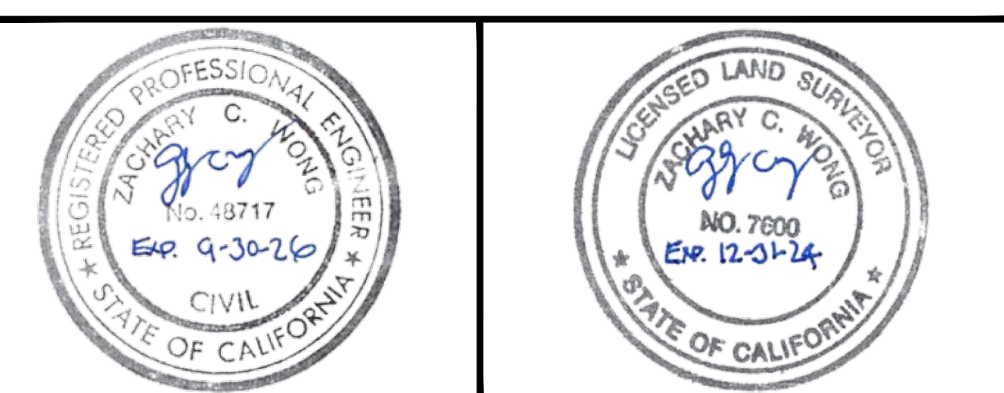
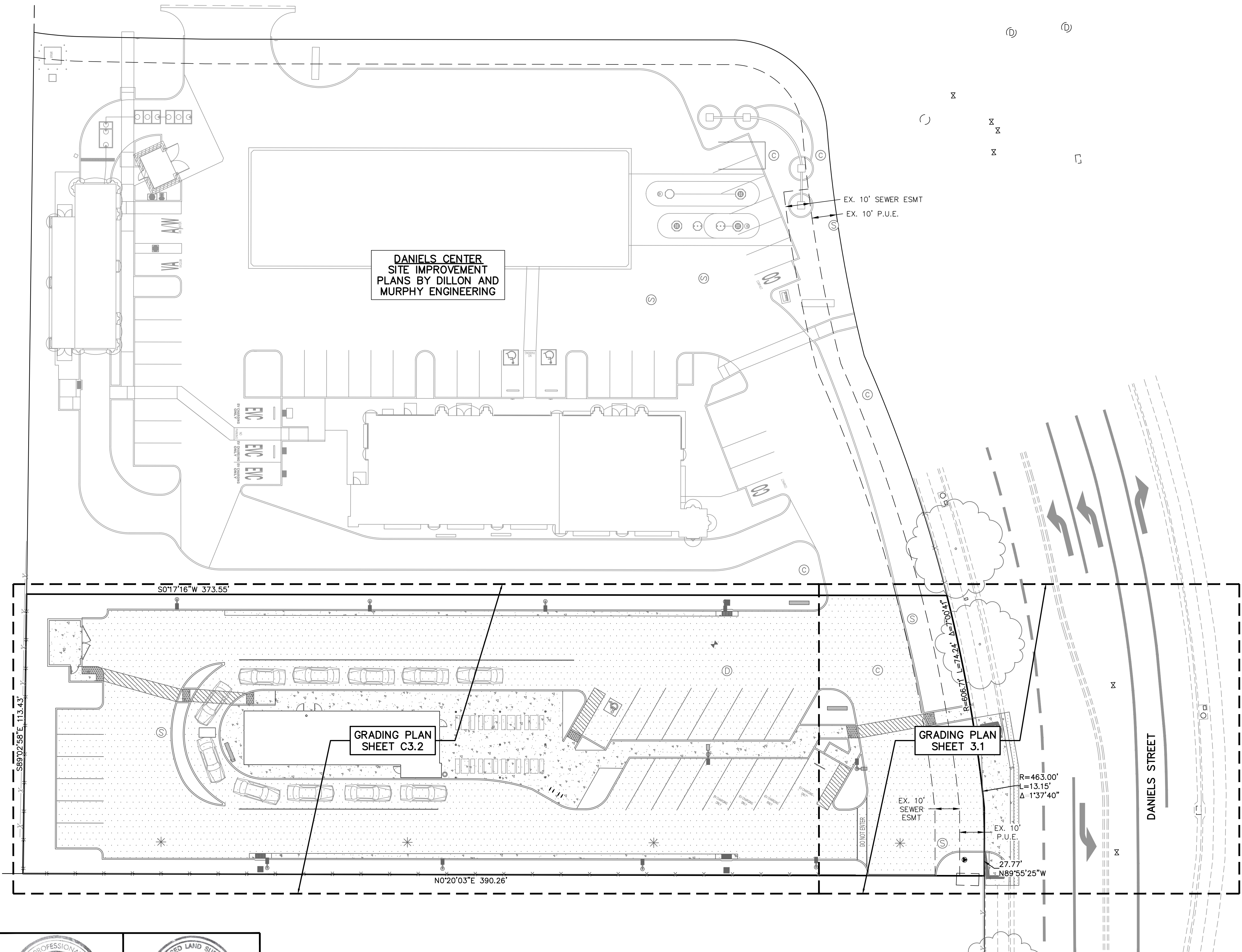
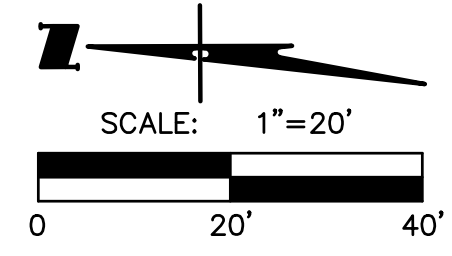


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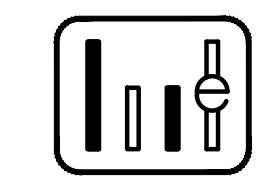
2153 DANIELS STREET
MANTECA CALIFORNIA
TOPOGRAPHIC MAP, DEMO PLAN, & SITE PLAN

SHEET
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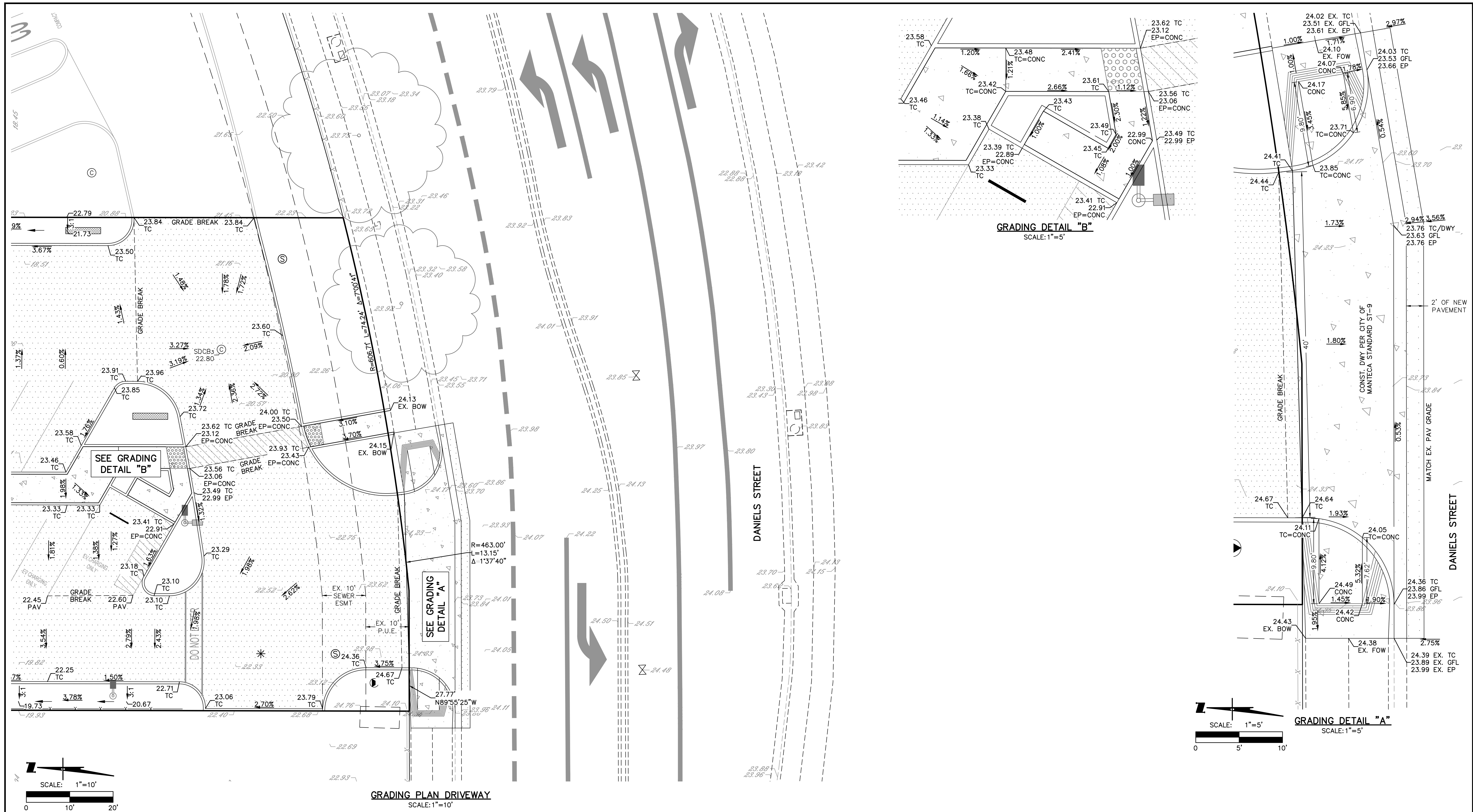


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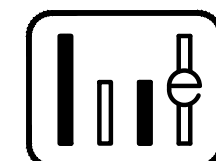
2153 DANIELS STREET
MANTECA CALIFORNIA
GRADING PLAN OVERVIEW

SHEET
C3
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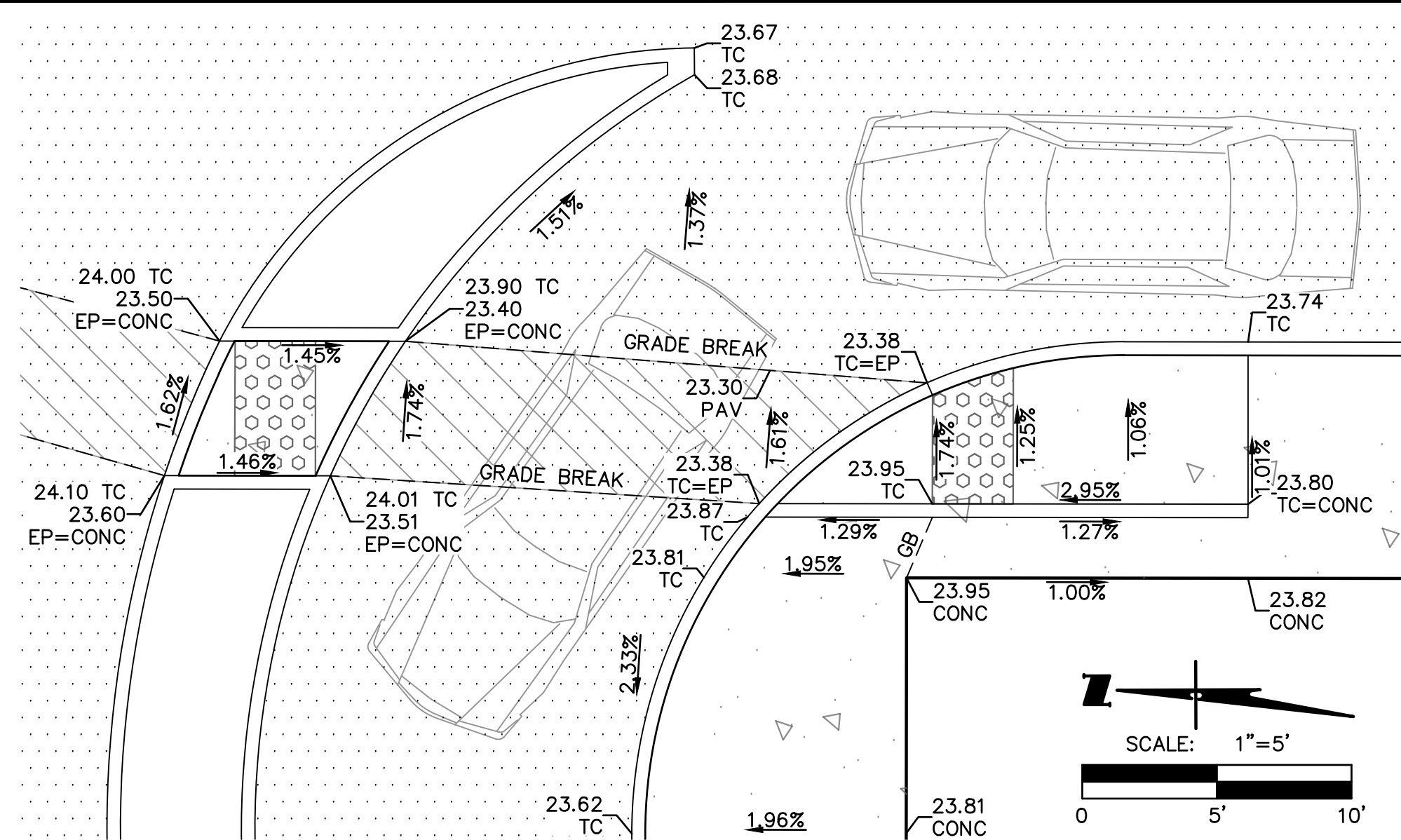
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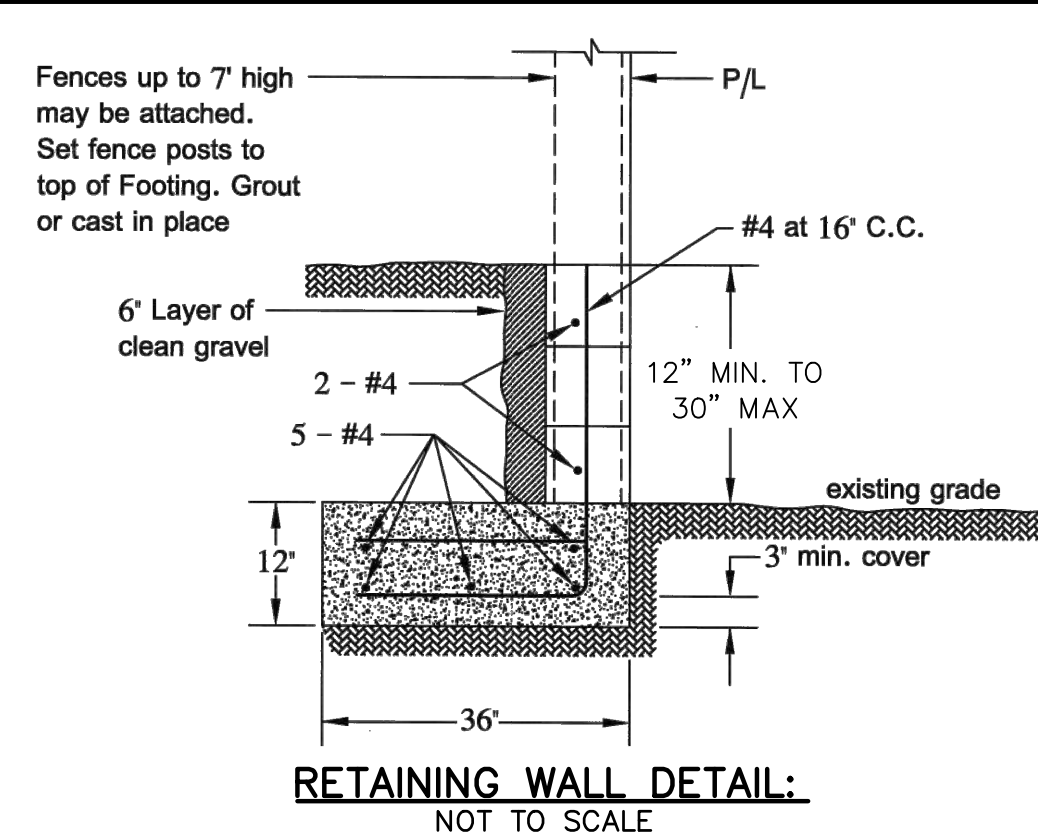
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SHEET C3.1
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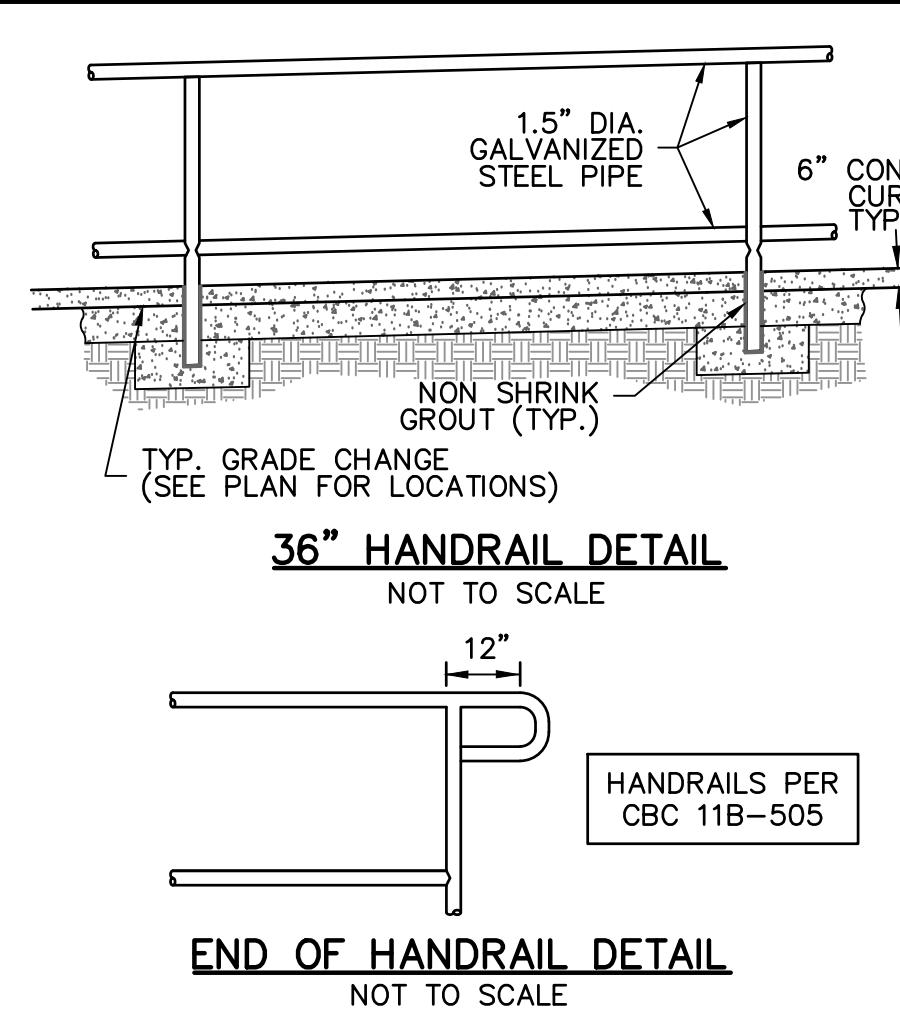
GRADING PLAN



GRADING DETAIL "B"
SCALE: 1"=5'

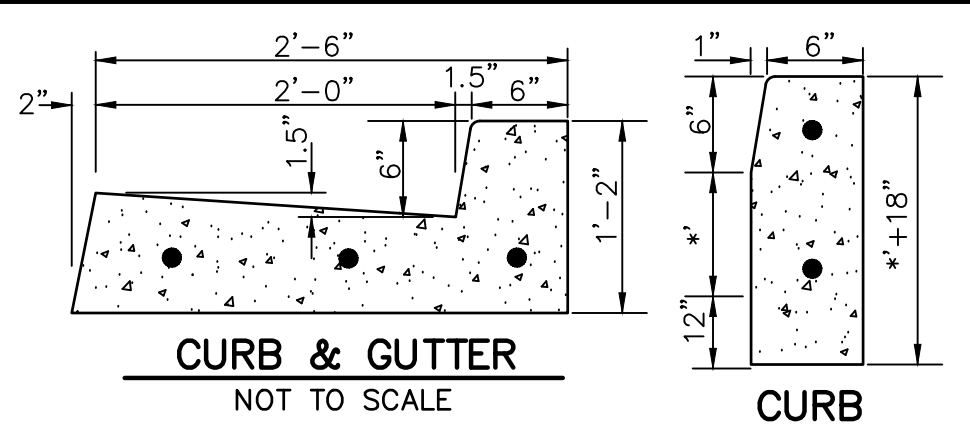


RETAINING WALL DETAIL:
NOT TO SCALE



36" HANDRAIL DETAIL
NOT TO SCALE

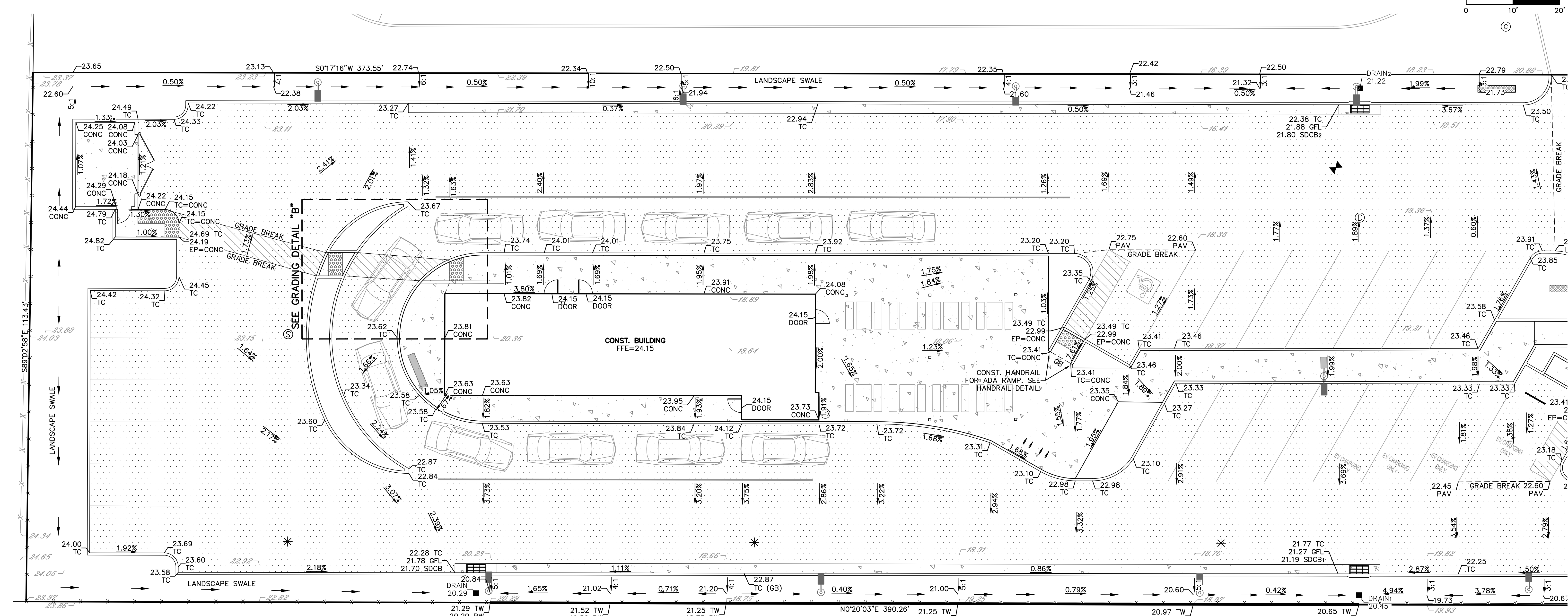
END OF HANDRAIL DETAIL
NOT TO SCALE



CURB & GUTTER
NOT TO SCALE

CURB
NOT TO SCALE

- CURB NOTES:**
1. FINISH ALL CONCRETE WITH FINE HAIR BROOM.
 2. CONSTRUCT EXPANSION JOINTS AT 200' O.C. MAXIMUM AT RETURNS.
 3. CONSTRUCT WEAKENED PLANE JOINTS AT 10' O.C., 1/8" TO 1/4" WIDE AND 1-1/2" DEEP.
 4. REBAR TO BE CONTINUOUS #3 REBARS UNLESS OTHERWISE NOTED.
 5. *DEPTH OF CURB TO BE DETERMINED BY PAVEMENT OR CONCRETE SECTION. CURB TO EXTEND 6" BELOW SUBGRADE ADJACENT TO LANDSCAPE AREAS.
 6. DIMENSIONS SUBJECT TO PAVEMENT SECTION CHOICE.



SCALE: 1"=10'
0 10' 20'

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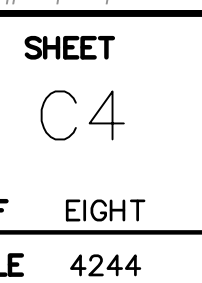
2153 DANIELS STREET
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SHEET
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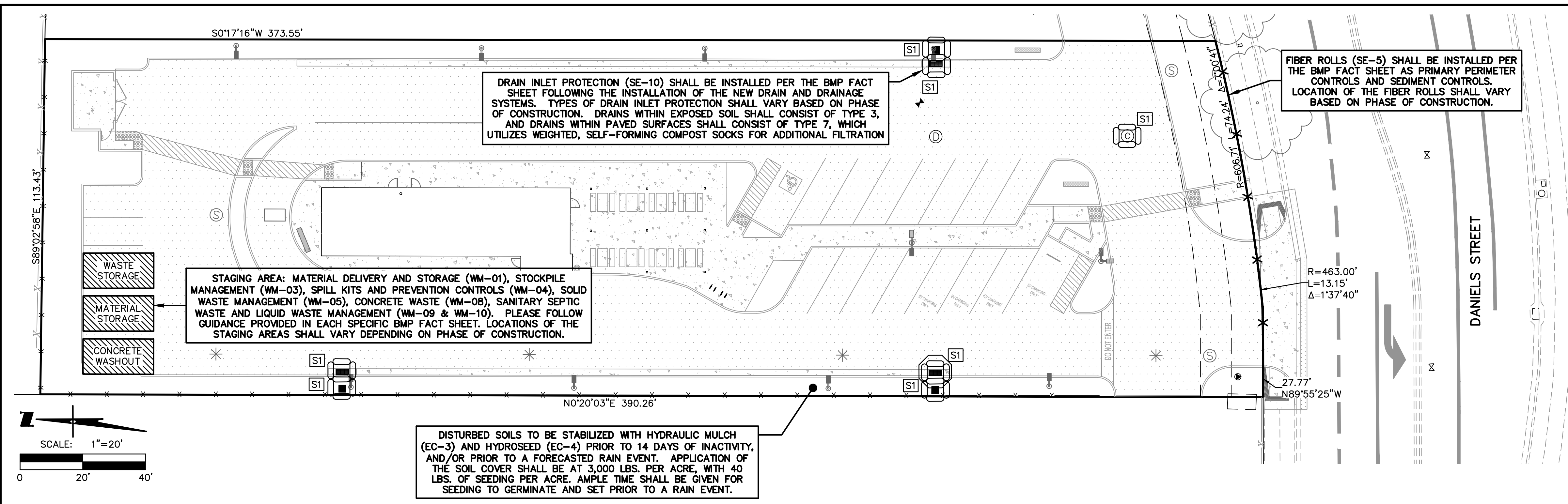
GRADING PLAN

[illegible]

REVISIONS			
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UTILITY PLAN



REFER TO CALIFORNIA STORM WATER QUALITY BEST MANAGEMENT PRACTICES HANDBOOK. CALIFORNIA STORMWATER QUALITY ASSOCIATION.

INDEX

	INLET PROTECTION		FIBER ROLL IF LANDSCAPING IS NOT INSTALLED, HYDROSEED BETWEEN CURB AND PROPERTY LINE
	SITE SAMPLING STATION		STORM WATER SIGN
			SURFACE WATER FLOW DIRECTION

STORM DRAIN INLET MARKER

FRONT STORM MARKER

BACK ADHESIVE PATTERN

PLAN

NOTES

1. ALL STORM DRAIN INLETS SHALL BE MARKED "NO DUMPING - DRAINS TO RIVER."
2. STORM MARKERS AND ADHESIVE MUST BE PURCHASED FROM THE CITY OF MANTECA.
3. ALTERNATE MARKERS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

INSTALLATION

1. READ THE ADHESIVE'S CAUTIONARY STATEMENT AND FIRST AID PROCEDURES BEFORE BEGINNING INSTALLATION AS IT IS EXTREMELY FLAMMABLE.
2. MARKERS SHALL BE INSTALLED ON THE CURB AND CENTERED ON THE GRATE AS SHOWN ABOVE.
3. APPLICATION SURFACE MUST BE FLAT.
4. CLEAN APPLICATION SURFACE WITH WIRE BRUSH. SURFACE MUST BE CLEAN, DRY AND FREE OF ANY LOOSE DEBRIS.
5. APPLY ADHESIVE TO THE BACK OF THE MARKER. START 1/8" IN FROM THE OUTSIDE EDGE, APPLYING AN EVEN BEAD AROUND THE ENTIRE EDGE AND THEN SPIRAL INWARD TOWARD THE CENTER AS SHOWN ABOVE.
6. PLACE MARKER ON APPLICATION SURFACE. PUSH DOWN HARD WITH A TWISTING MOTION FORCING ADHESIVE OUT FROM THE EDGE. IT IS IMPORTANT THAT ADHESIVE SEALS THE ENTIRE OUTER EDGE OF THE MARKER.

DATE: JAN 2012

DRAWN BY: S. FOX

CHECKED BY: K. IKIM

SCALE: NOT TO SCALE

STORM WATER POLLUTION PREVENTION

STORM DRAIN INLET MARKER

CITY OF MANTECA

PUBLIC WORKS DEPARTMENT

APPROVED:

D-7

STORM DRAIN INLET FILTER BAG NOTES:

THE MAXIMUM DRAINAGE AREA PER FILTER SHALL BE NO MORE THAN 2 ACRES. THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE NYLON, POLYESTER, OR ETHYLENE FABRIC WITH A MIN. TENSILE STRENGTH OF 50 LBS. PER LINEAL FOOT. AN EQUIVALENT OPENING SIZE NOT GRATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SF. THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY EXISTING INLET GRADE, PROVIDED NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRADE OR FRAME. THE INLET GRADE SHALL NOT BE CAUSED TO REST MORE THAN 1.3CM (.5") ABOVE THE INLET FRAME (SEE DETAIL A). THE FILTER BAG MAY EXTEND TO THE BOTTOM OF THE INLET BOX PROVIDED THE OUTLET PIPE IS UNOBSTRUCTED. FLOWS SHALL NOT BE ALLOWED TO BYPASS THE FILTER BAG. THE BAG OR ITS FRAME SHALL CATCH FLOWS AT ALL SIDES OF THE INLET EXCEPT AS SHOWN FOR FLOOD RELEASE. INLET FILTER BAGS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT DURING THE WET SEASON AND WEEKLY DURING THE DRY SEASON. SEDIMENT AND DEBRIS SHALL BE REMOVED.

DETAIL A

STORM DRAIN INLET FILTER BAG

NO SCALE

SECTION A-A

PLAN VIEW

ABOVE GRADE CONCRETE WASHOUT DETAIL

NOT TO SCALE

EROSION CONTROL NOTES:

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR EROSION, AND STORM WATER CONTROL LAWS AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION, SUCH AS BUT NOT LIMITED TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM BEST MANAGEMENT PRACTICE REQUIREMENTS.

FIBER ROLL INSTALLATION DETAIL

NO SCALE

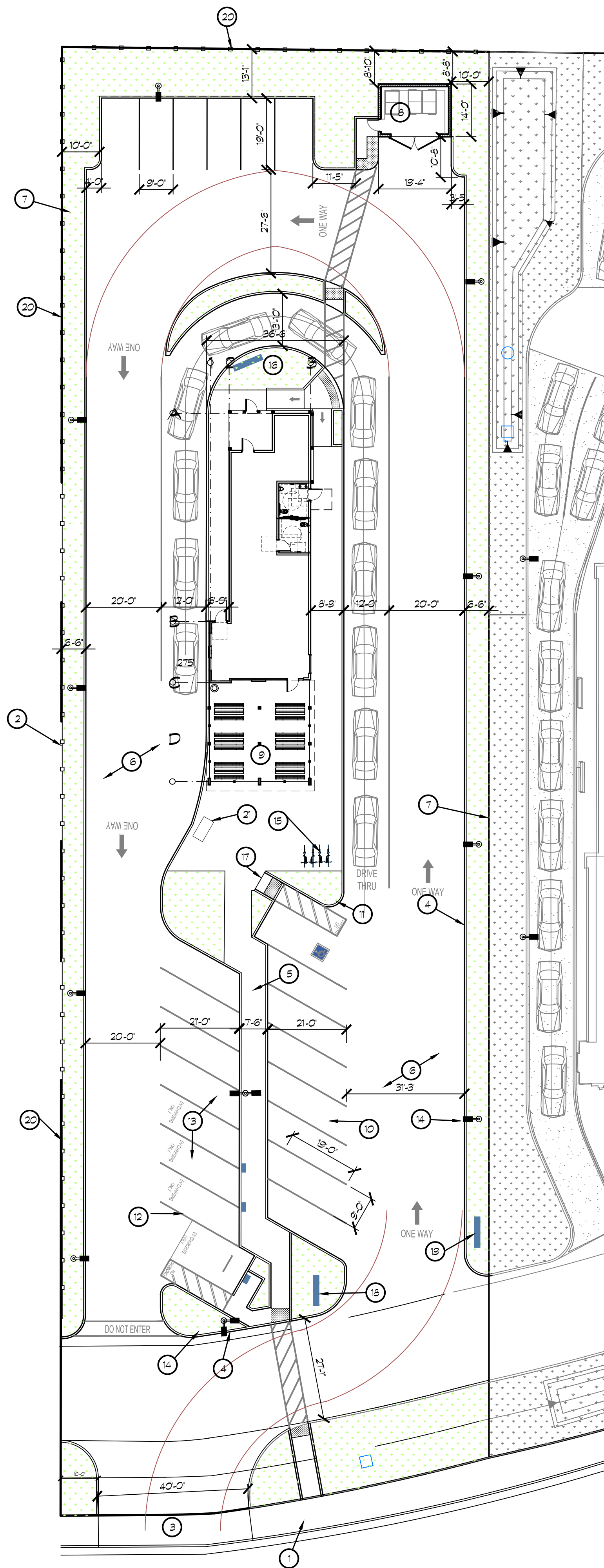
PLAN VIEW

SECTION

TEMPORARY GRAVEL BAG FILTER AT INLET

NO SCALE

		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.	<table><tr><th colspan="4">REVISIONS</th></tr><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REVISIONS				NO.	DESCRIPTION	DATE	BY						WONG ENGINEERS, INC. PLANNING ENGINEERING SURVEYING 4578 FEATHER RIVER DRIVE, SUITE A STOCKTON, CALIFORNIA (209) 476-0011 <i>Zachary C. Wong</i> DATE 4/14/25 L.S. 7600 R.C.E. 48717	<table><tr><td>JOB NO.: 4244</td><td>2153 DANIELS STREET</td><td>MANTECA CALIFORNIA</td><td>SHEET C6</td></tr><tr><td>DATE: APRIL 2025</td><td></td><td></td><td>OF EIGHT</td></tr><tr><td>SCALE: AS SHOWN</td><td></td><td></td><td>FILE 4244</td></tr><tr><td>DRAWN: SS</td><td></td><td></td><td></td></tr><tr><td>DESIGN: WEI</td><td></td><td></td><td></td></tr><tr><td>CHECKED: ZCW</td><td></td><td></td><td></td></tr></table>	JOB NO.: 4244	2153 DANIELS STREET	MANTECA CALIFORNIA	SHEET C6	DATE: APRIL 2025			OF EIGHT	SCALE: AS SHOWN			FILE 4244	DRAWN: SS				DESIGN: WEI				CHECKED: ZCW			
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SCALE: AS SHOWN			FILE 4244																																							
DRAWN: SS																																										
DESIGN: WEI																																										
CHECKED: ZCW																																										



12 SITE PLAN



SCALE: 1" = 20'-0"

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
- 18 MONUMENT SIGN, 6' HIGH
- 19 PYLON SIGN, 20' HIGH
- 20 NEW WROUGHT IRON FENCE- 6' HIGH, PAINTED BLACK
- 21 BIKE LOCKER

SITE LEGEND

- AC PAVING/EXISTING PUBLIC RIGHTAWAY SIDEWALK
- LANDSCAPING
- CONCRETE WALKWAY

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 11B-405 OR 11B-406 AS APPROPRIATE. WHERE A WALK CROSSES OR ADJOINS 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 11B-705.1.2.5.

PATH OF TRAVEL



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

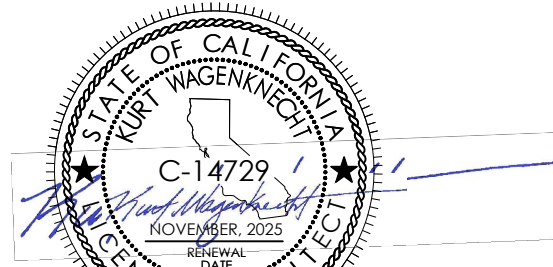
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER: 23-019 PROJECT DATE:

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A101

CONSULTANTS:

CONTRACTOR:

PROJECT:

SONIC DRIVE-IN

2153 DANIELS ST.
 MANTECA, California 95336

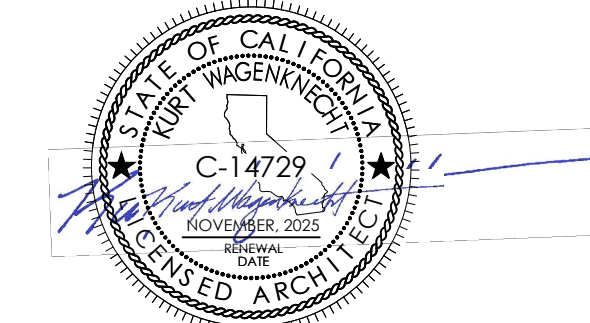
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



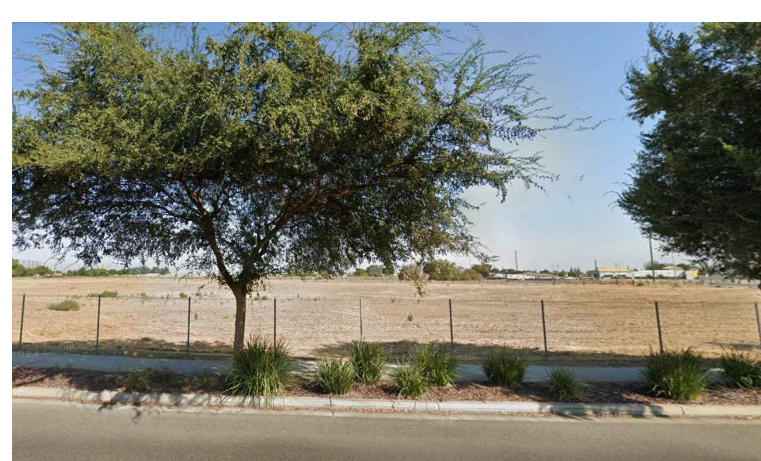
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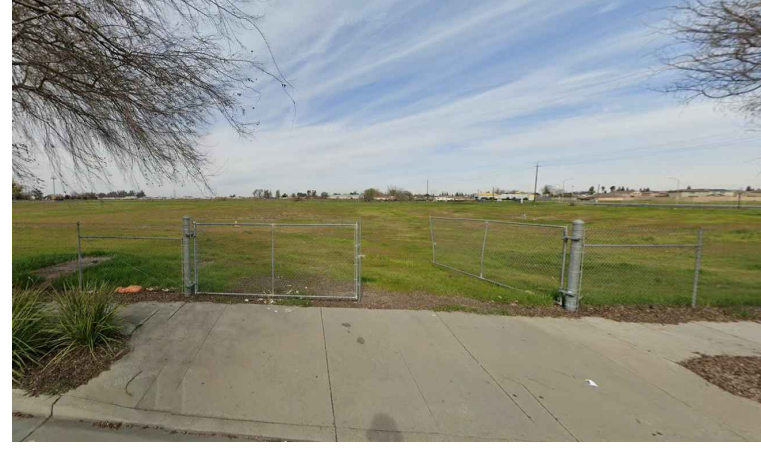
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SHEET NUMBER:

A102



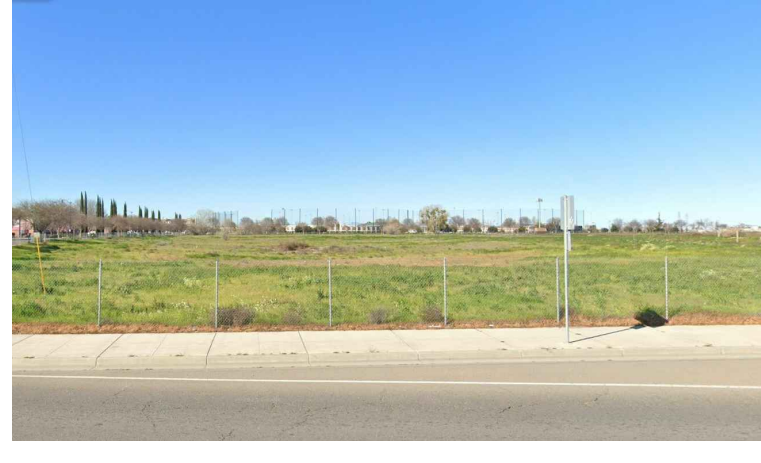
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3



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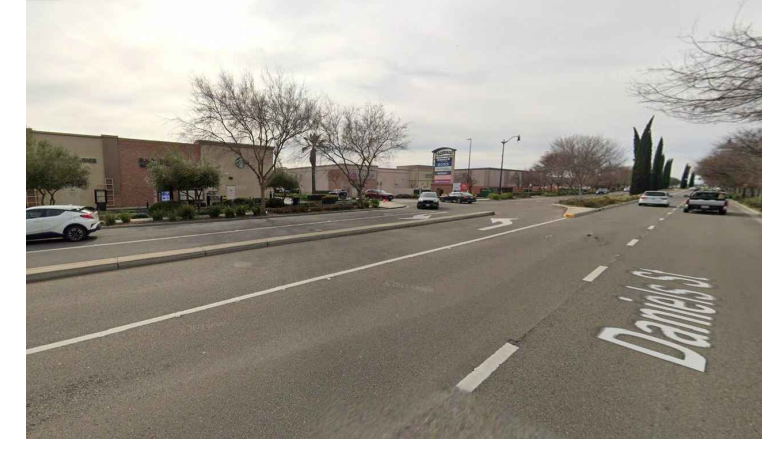
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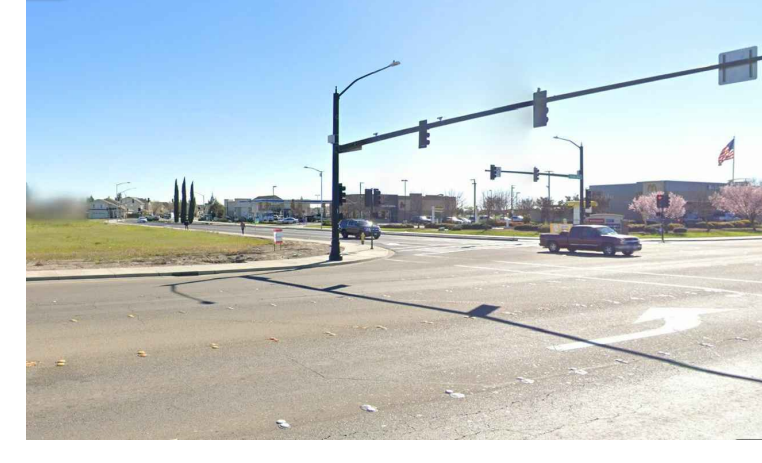
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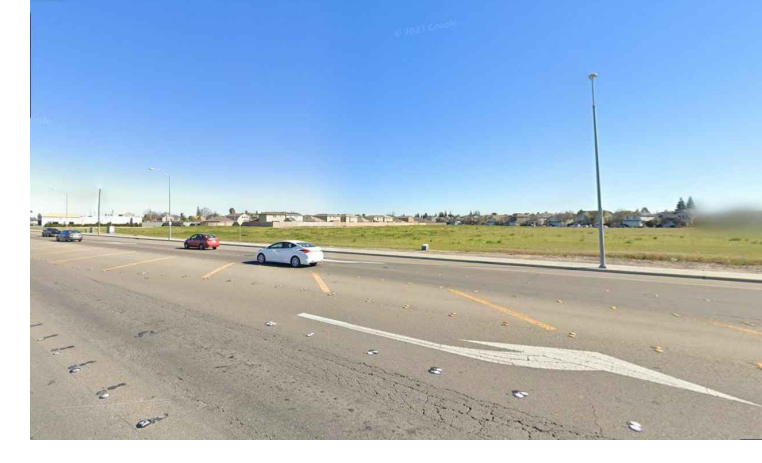
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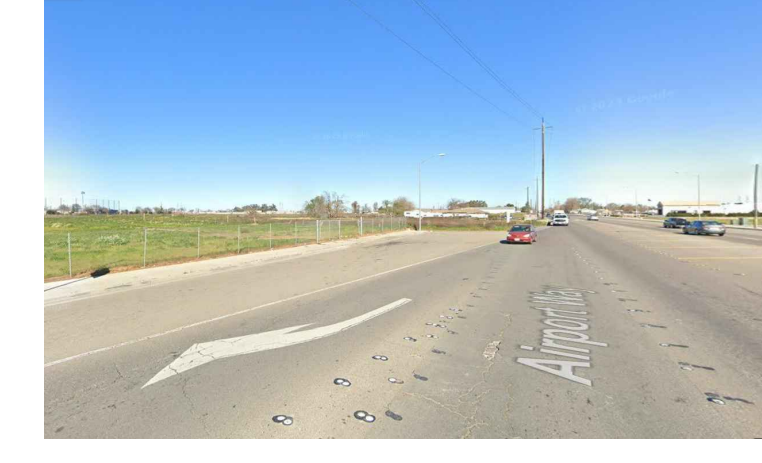
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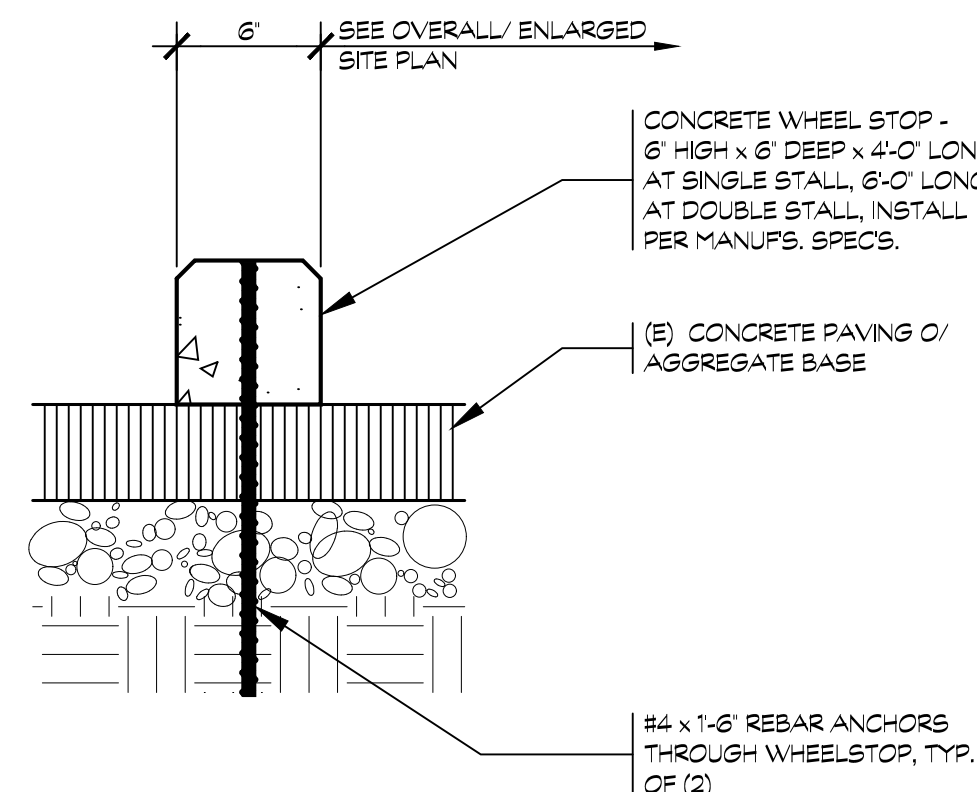


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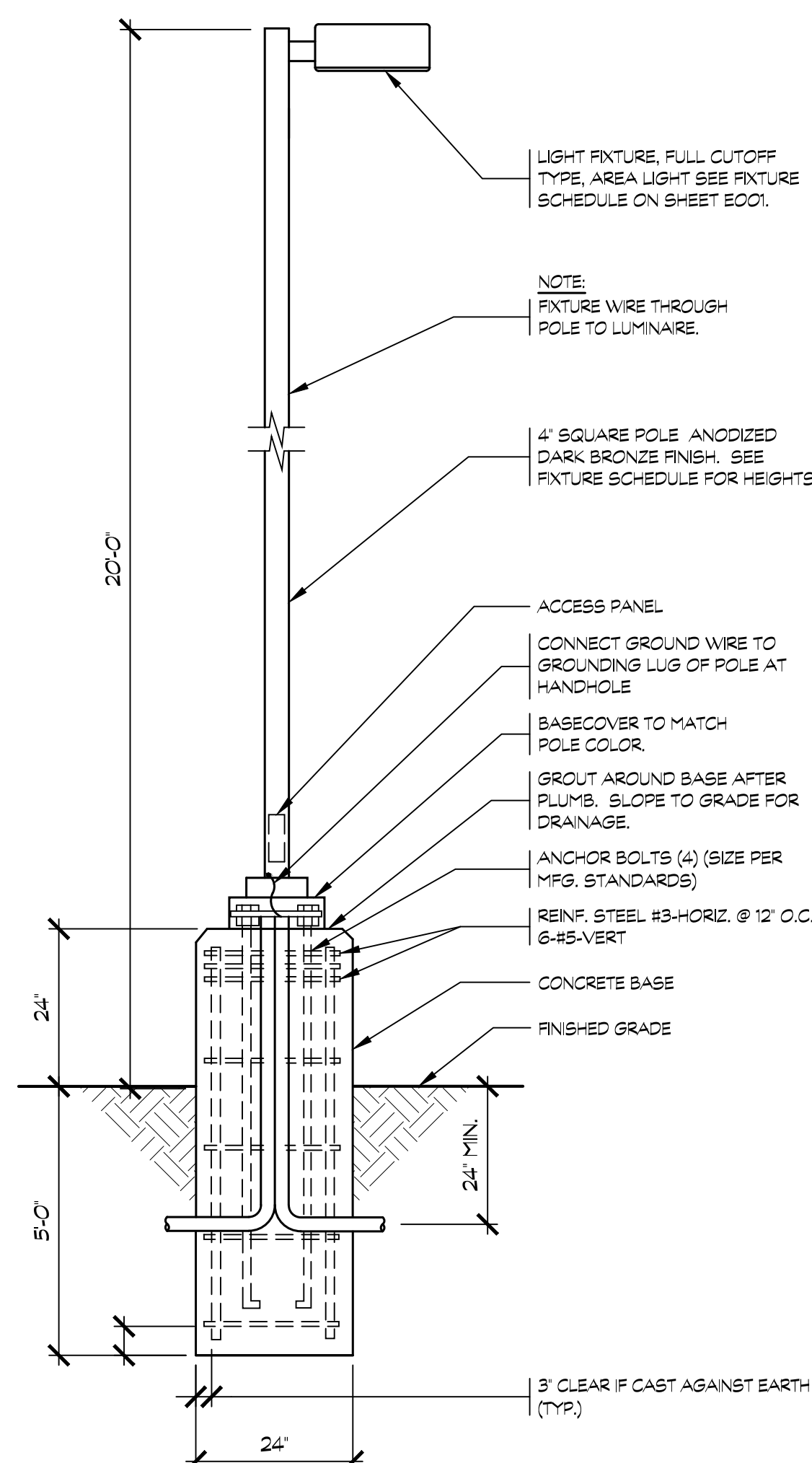


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SCALE: 1/2" = 1'-0"



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

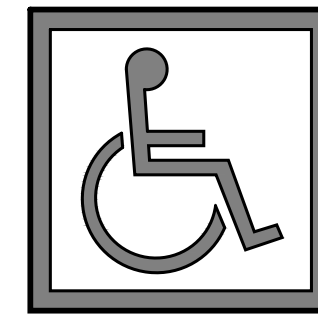


SCALE: **NTS**

UNAUTHORIZED
VEHICLES
PARKED IN DESIGNATED
ACCESSIBLE SPACES NOT
DISPLAYING DISTINGUISHING
PLACARDS OR SPECIAL
LICENSE PLATES ISSUED FOR
PERSONS WITH DISABILITIES
WILL BE TOWED AWAY
AT OWNER'S EXPENSE.
TOWED VEHICLES MAY BE
REQUINED AT CHICAGO POLICE DEPARTMENT
BY CALLING (312) 841-5231

SIGN TO BE MOUNTED ON 2"
DIA. G.I. PIPE POST PER, CBC 11B-502.6

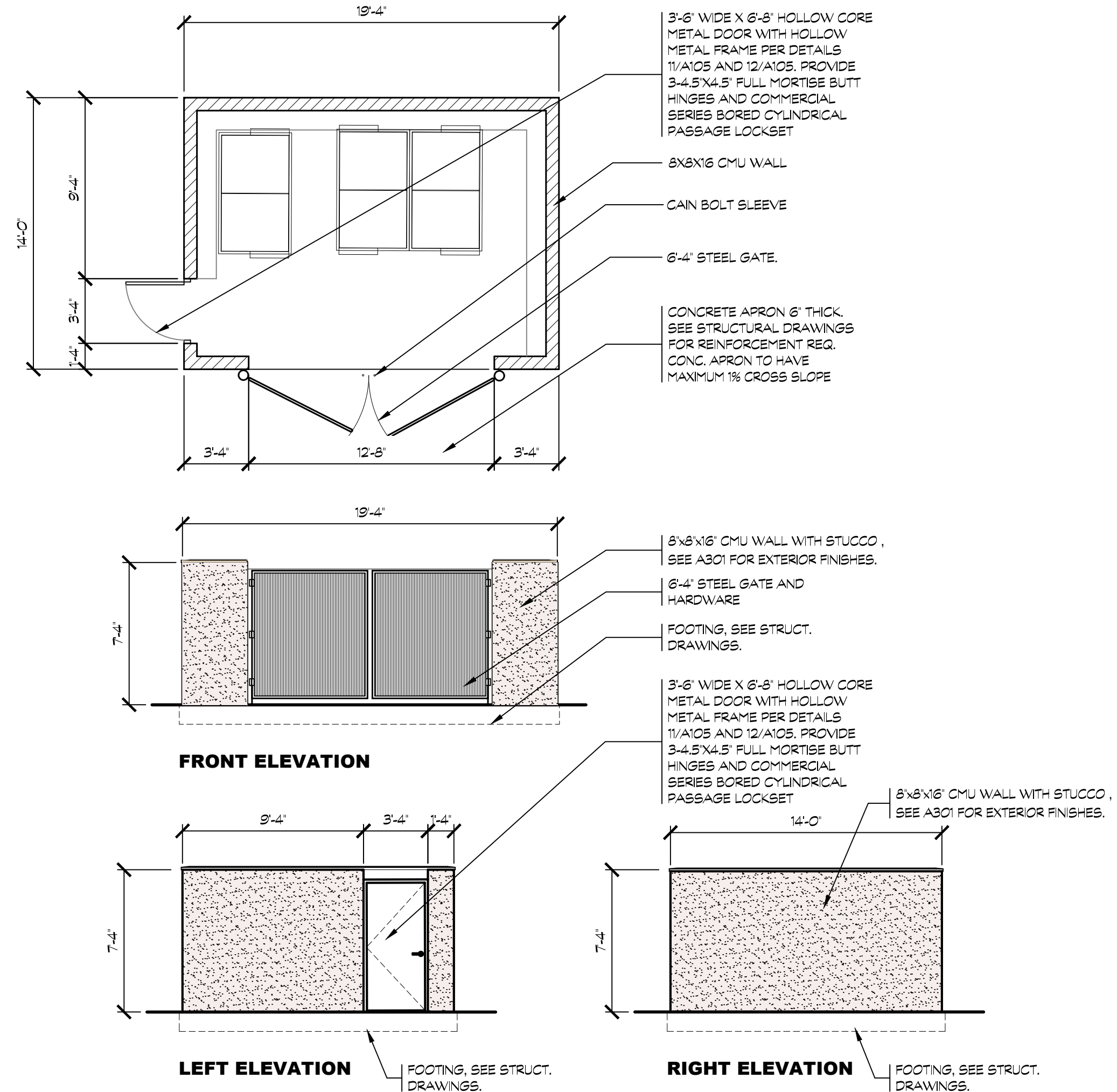
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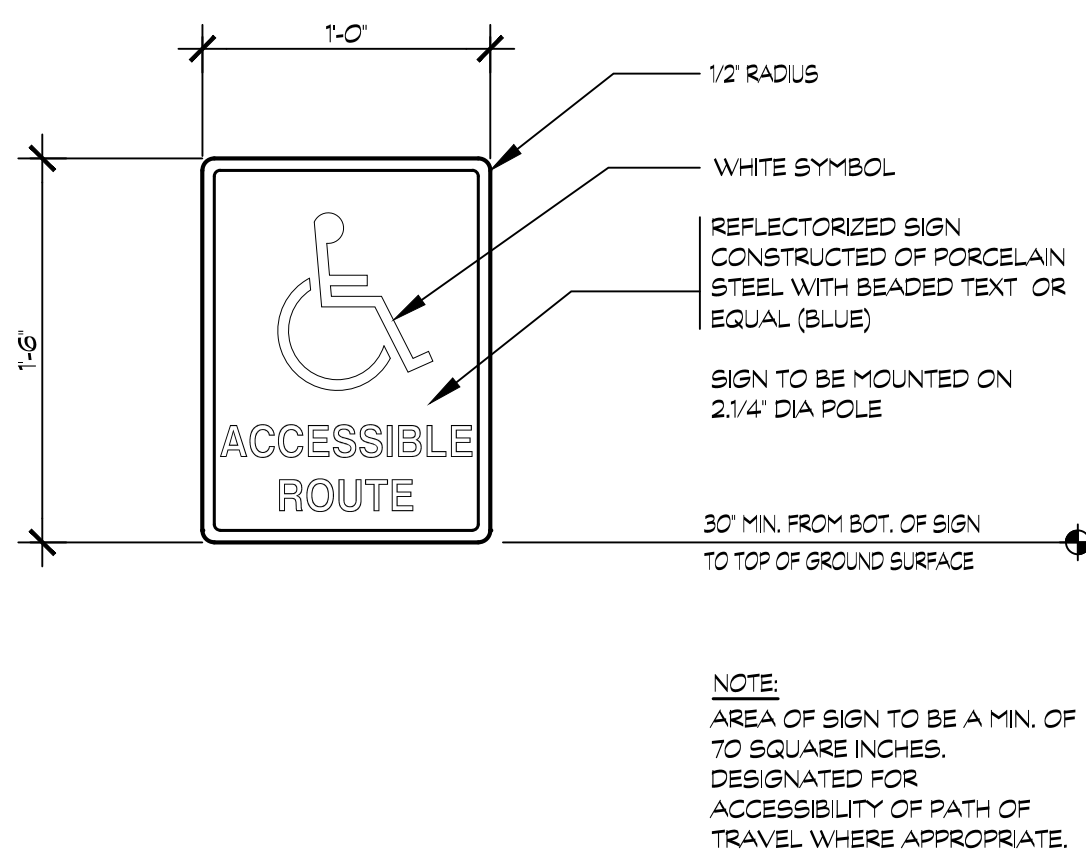
THIS IS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHERE USED IT SHALL BE IN PROPORTION OF THIS GRAPH. IT SHALL HAVE A BLUE BACKGROUND WITH WHITE BORDER AND SYMBOL PER CBC 118-703.7.2.1 OR A WHITE BACKGROUND WITH BLUE OUTLINE AND LETTERS

WHEN USED IN A PARKING STALL IT SHALL BE LOCATED AT THE DRIVE SIDE END. IT SHALL BE 3'-0" SQ. IT SHALL BE CONTRASTING TO THE MATERIAL IT IS PAINTED ON. ON ASPHALT IT SHALL BE WHITE BORDER AND ON CONCRETE IT SHALL HAVE A BLUE BORDER WITH SAME STRIPING.

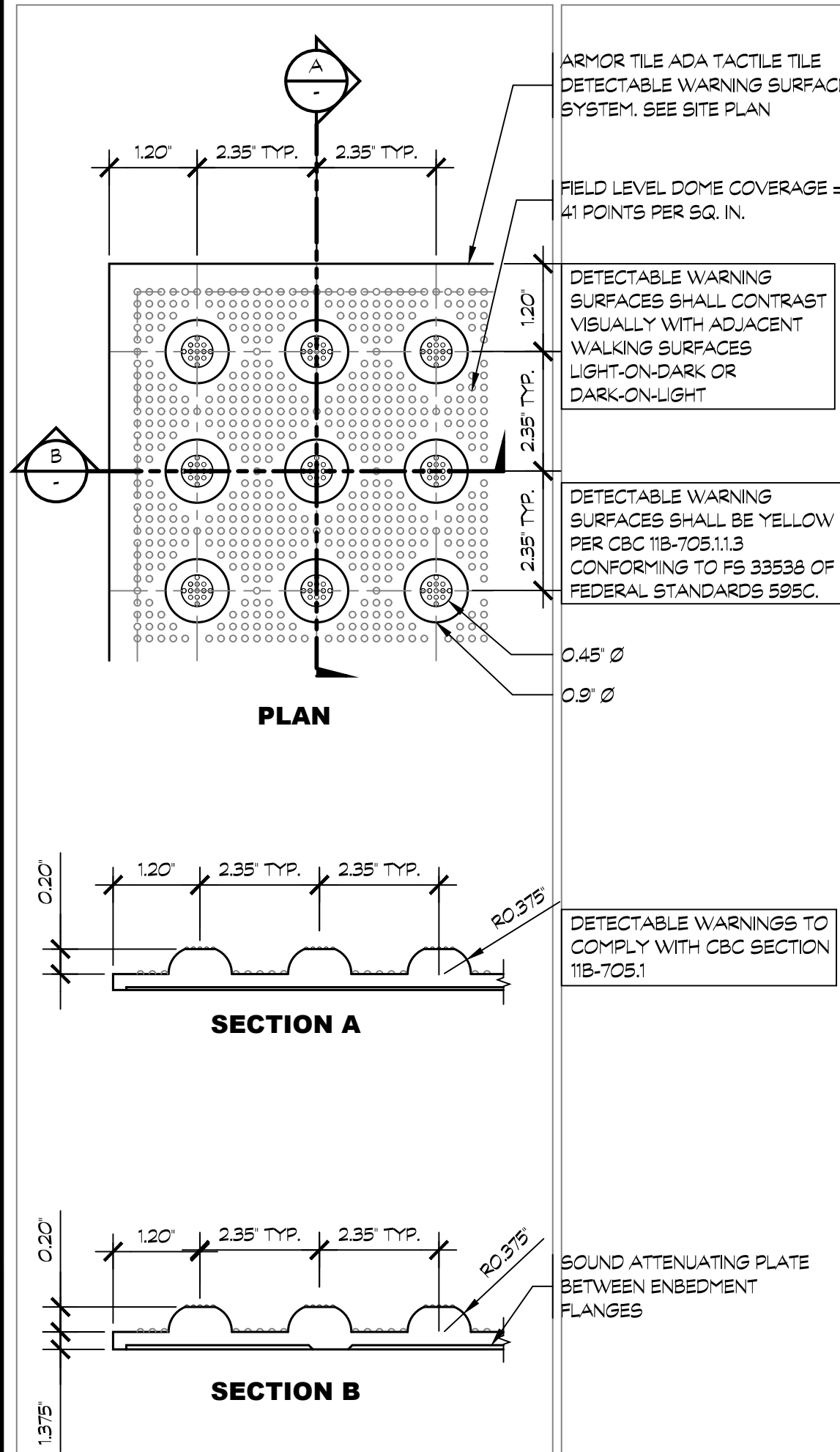
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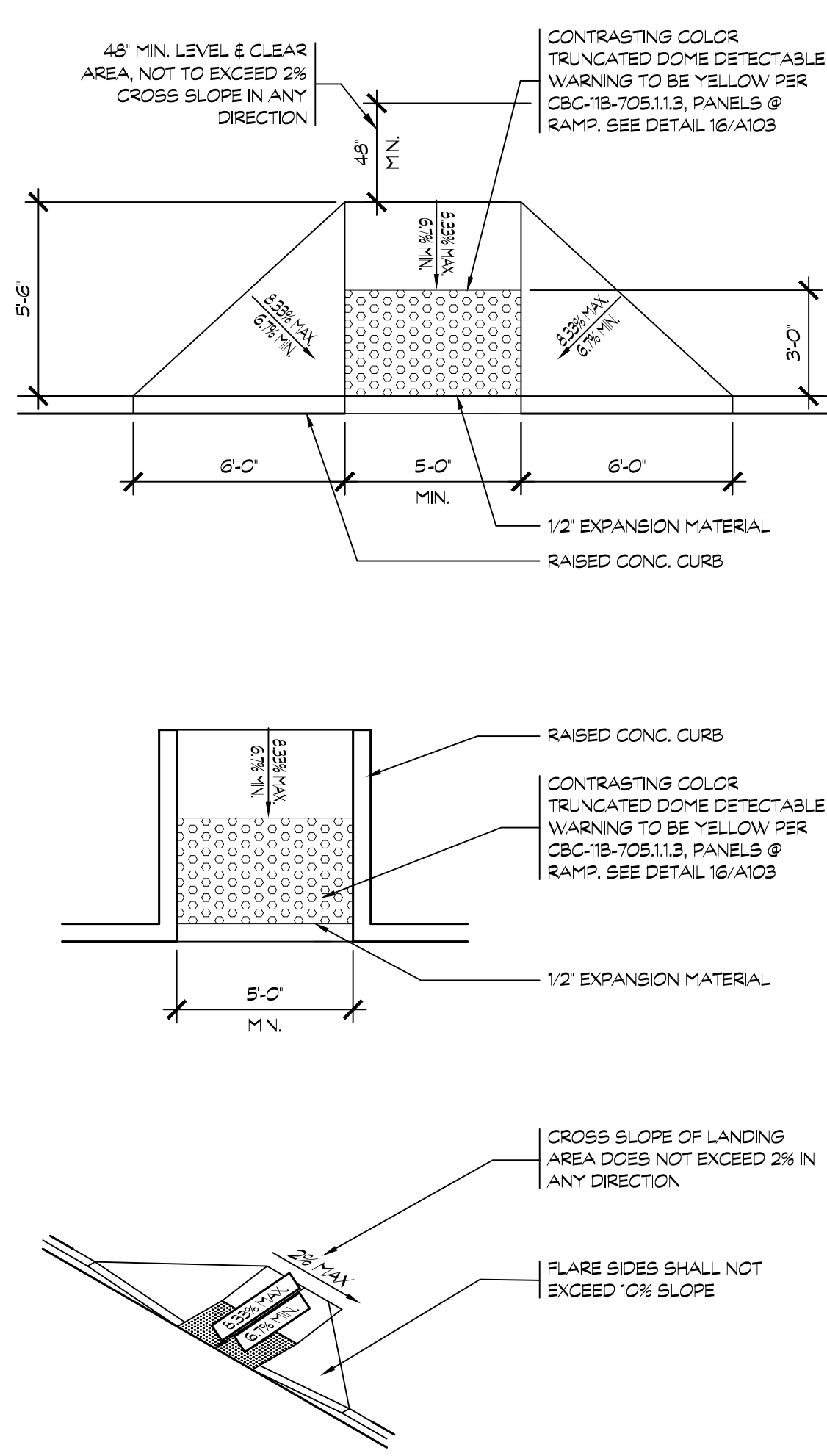
SCALE: 3/16"=1'-0"



SCALE: **NTS**



SCALE:	NTS
--------	-----



SCALE: 1/4" = 1' 0"



Architects

K12 Architects, Inc
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CONSULTANTS:

CONTRACTOR

PROJECT

SONIC DRIVE-IN

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

DEVELOPER:

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SAN RAMON, CA. 94582

REVISIONS

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS



PROJECT NUMBER: **23-019**

SHEET CONTENTS

SITE DETAILS

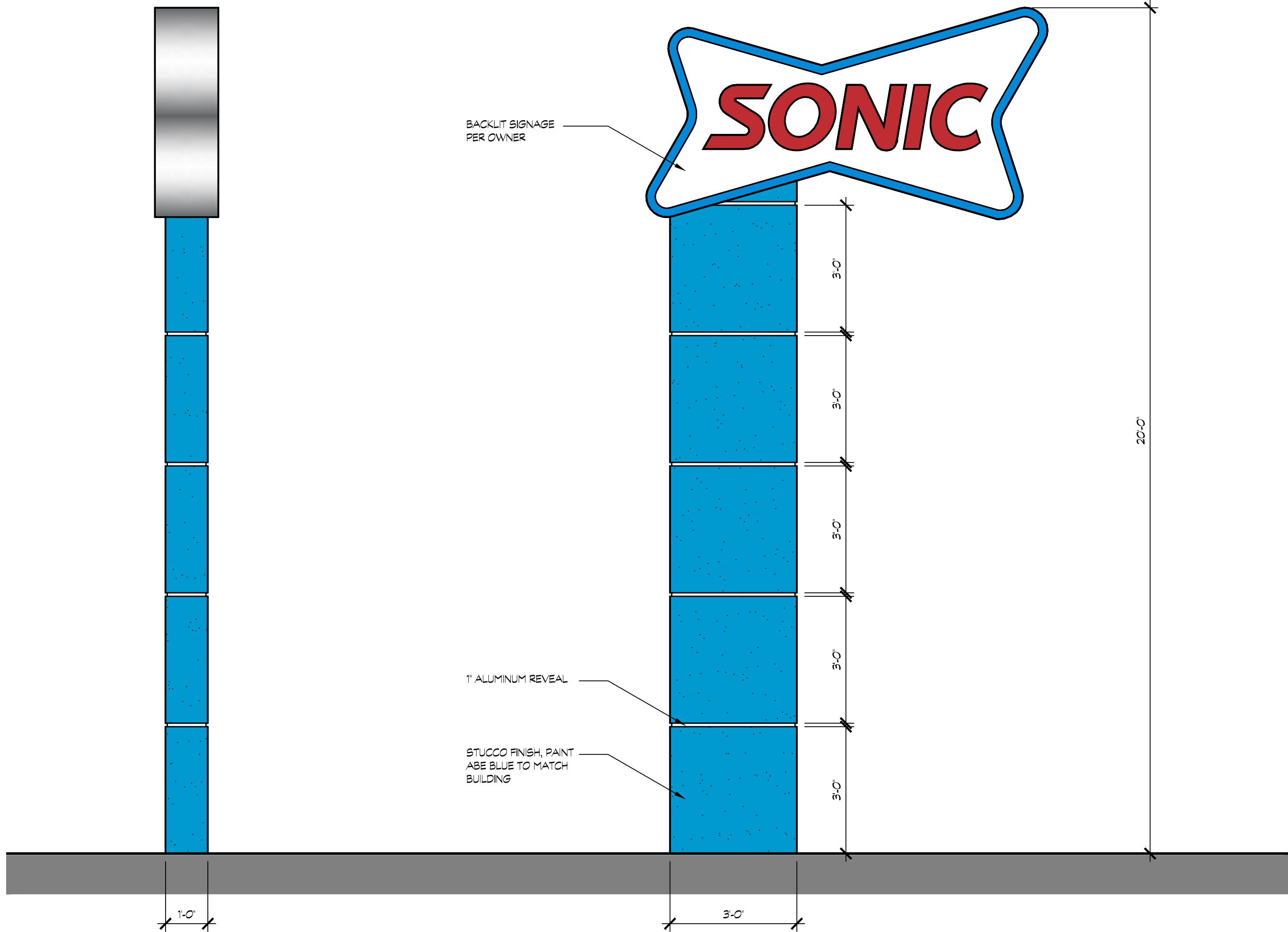
SHEET NUMBER

A103



18 MONUMENT SIGN

SCALE: 1"= 1'-0"



SIDE VIEW

FRONT VIEW

11 PYLON SIGN

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



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CONSULTANTS:

CONTRACTOR:

PROJECT:

**SONIC
DRIVE-IN**

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

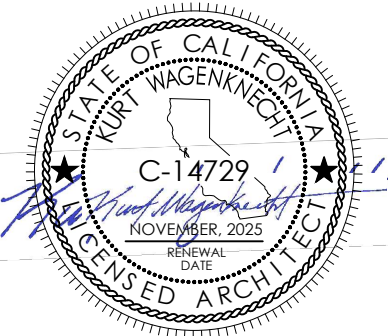
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



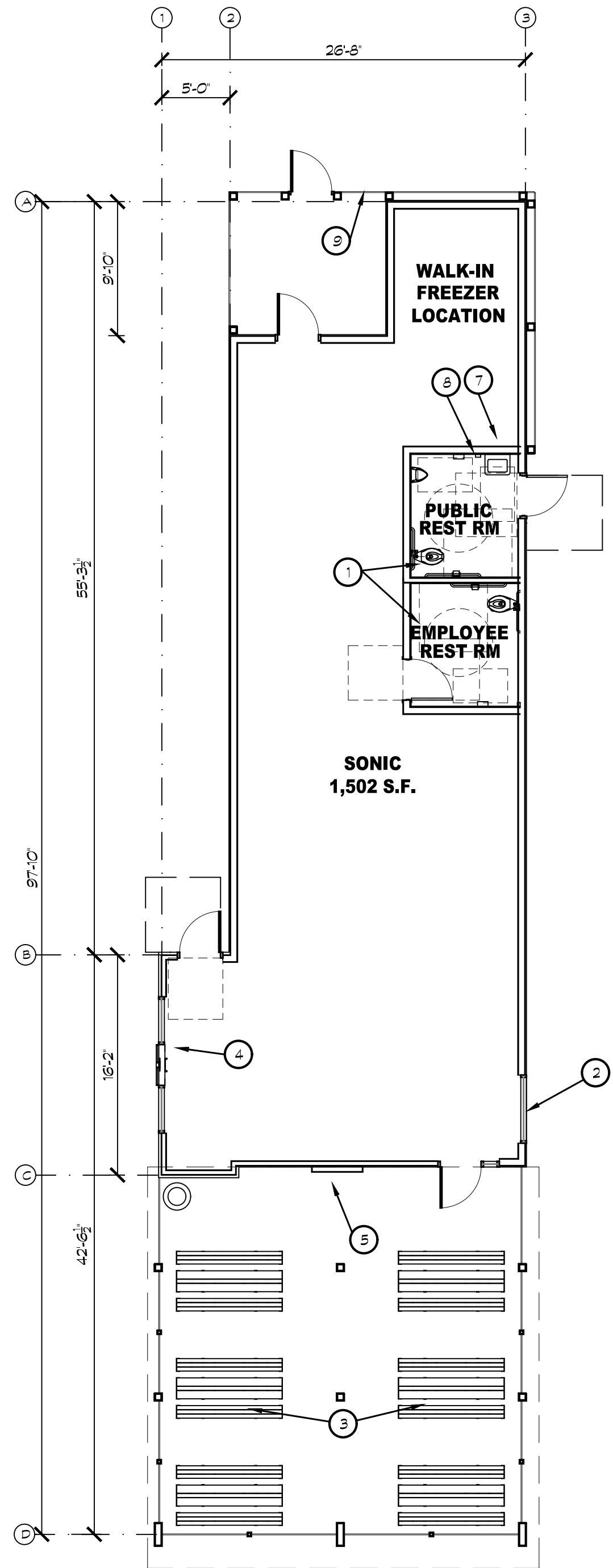
PROJECT NUMBER: 23-019 PROJECT DATE:

SHEET CONTENTS:

SIGNAGE

SHEET NUMBER:

A104



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, SIZES 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

NOTE: THE PUBLIC DOES NOT ENTER THE BUILDING. THERE IS OUTDOOR ORDERING ON THE EXTERIOR WALL AND OUTDOOR SEATING AND THE DRIVE THRU.



Architects

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CONSULTANTS:

CONTRACTOR:

PROJECT:

SONIC
DRIVE-IN

2153 DANIELS ST.
MANTECA, California 95336

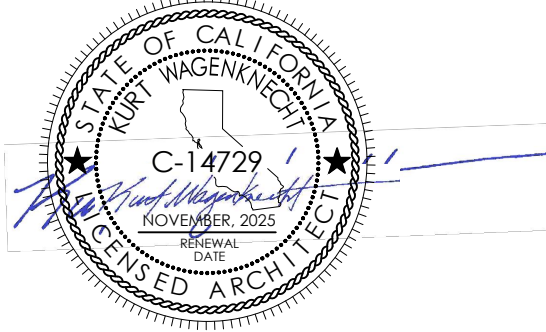
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



PROJECT NUMBER:

23-019

PROJECT DATE:

SHEET CONTENTS:

FLOOR PLAN

SHEET NUMBER:

A201



K12
Architects

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**SONIC
DRIVE-IN**

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

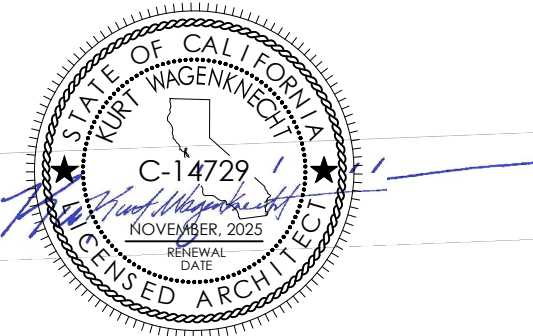
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



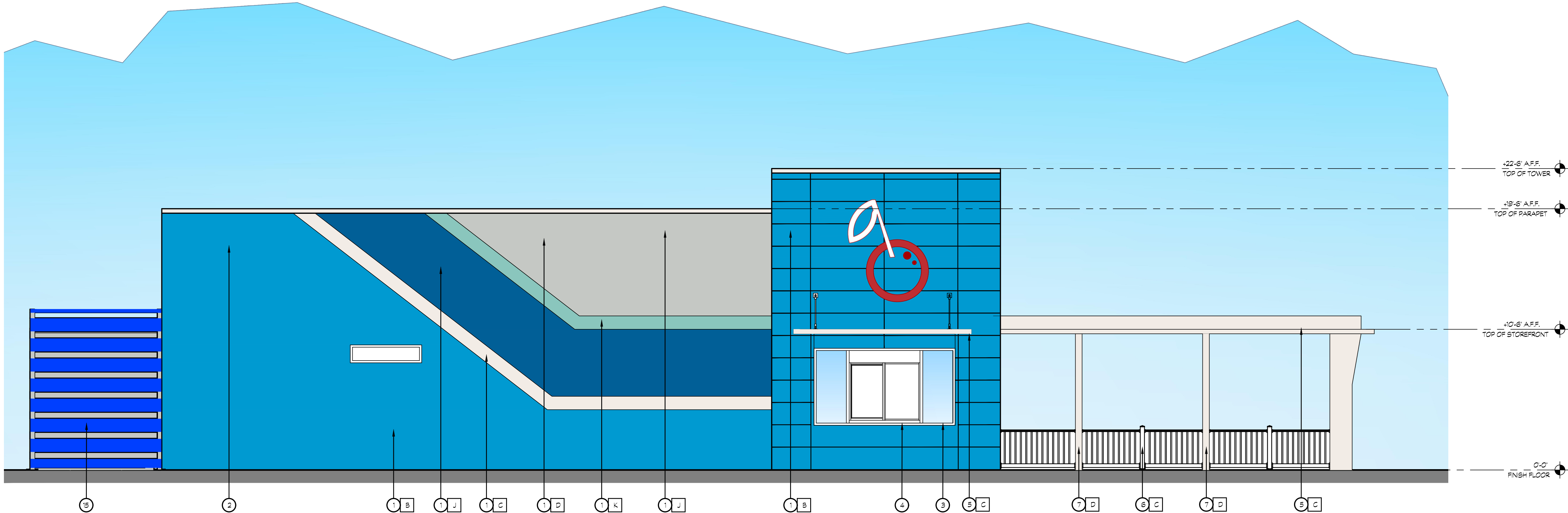
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SHEET CONTENTS:

**EXTERIOR
ELEVATIONS**

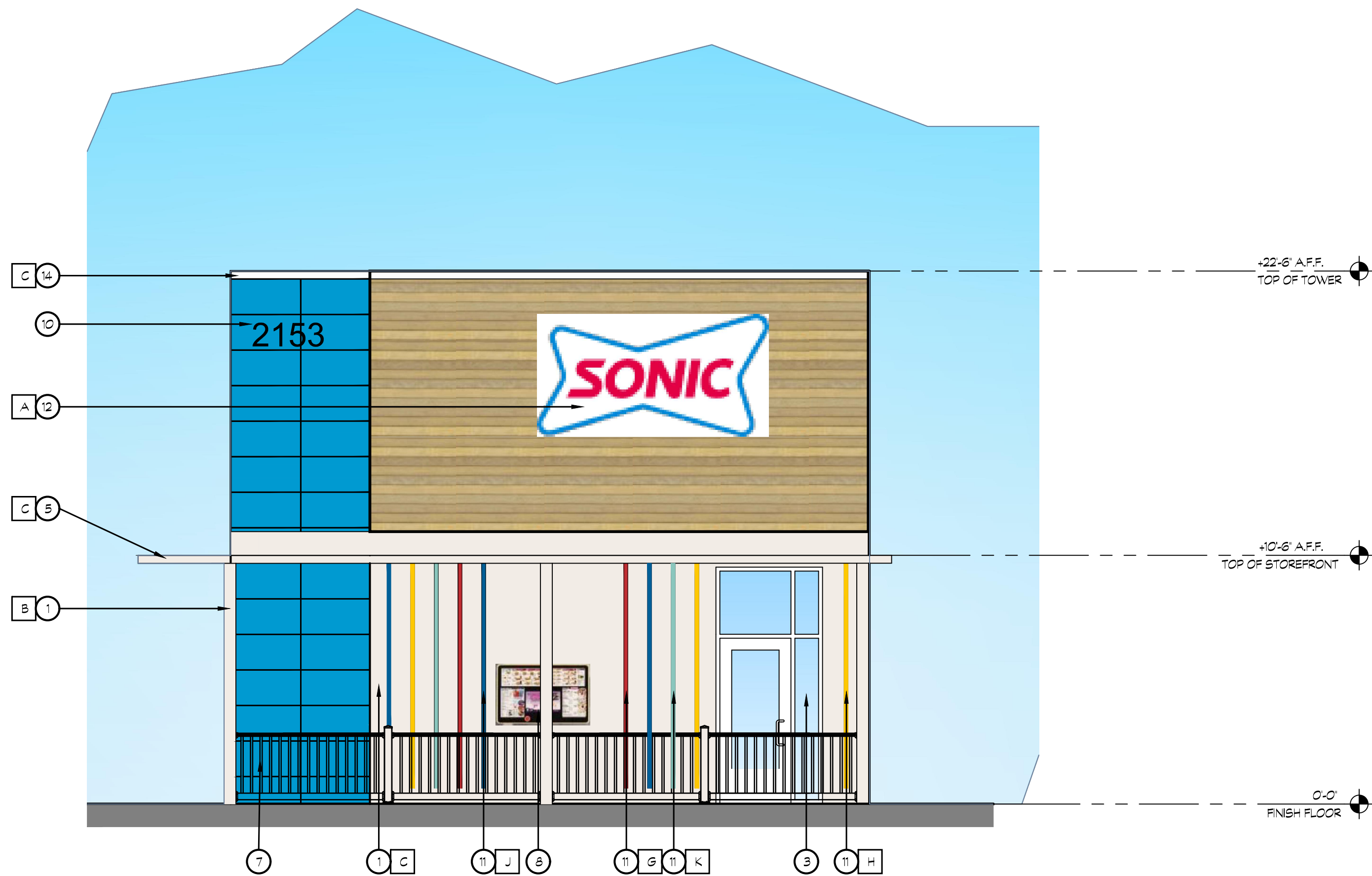
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A301



WEST ELEVATION

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



SOUTH ELEVATION

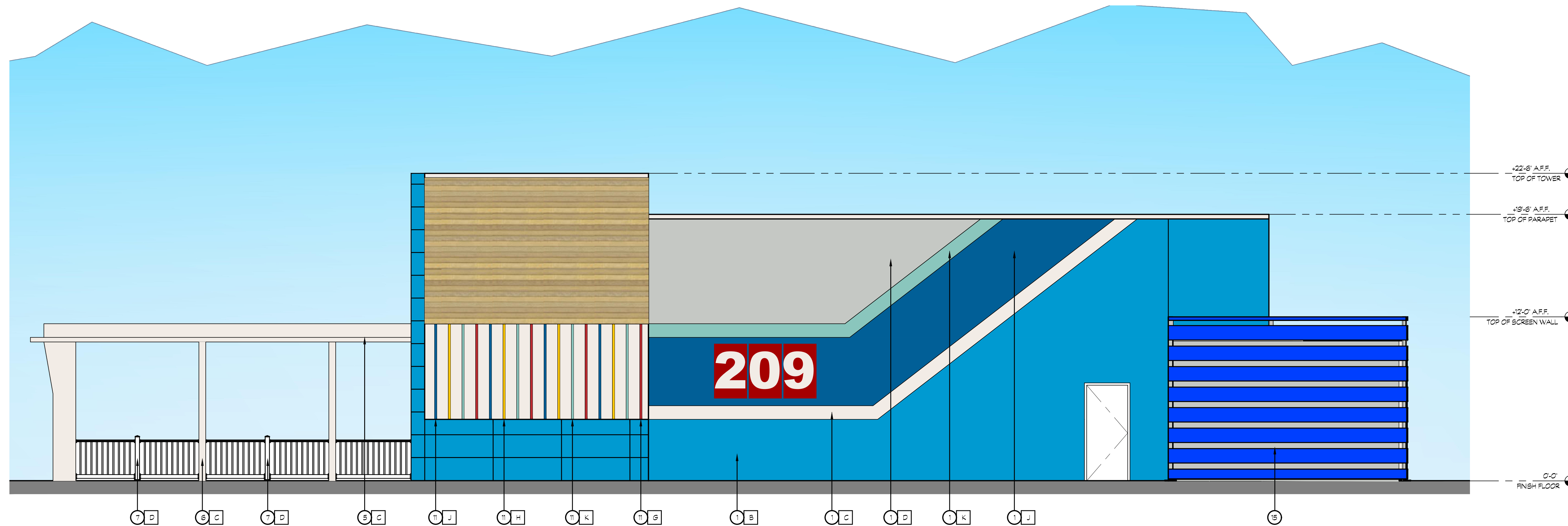
SCALE: 1/4"=1'-0"

COLOR LEGEND

A	WOOD FASCIA KNOTWOOD 'NCHIA SPRUCE'		H	ALUMINUM BATON SW6807 'FORSYTHIA'	
B	SHERWIN WILLIAMS SW CUSTOM COLOR 'SONIC BLUE'		J	ALUMINUM BATON SW6965 'HYPER BLUE'	
C	SHERWIN WILLIAMS SW-7005 'PURE WHITE'		K	ALUMINUM BATON SW3045 'SURFIN'	
D	SHERWIN WILLIAMS SW7657- 'TIN SMITH'				
E	SHERWIN WILLIAMS SW7658- 'GRAY CLOUDS'				
F	SHERWIN WILLIAMS SW7659- 'GRIS'				
G	ALUMINUM BATON SW6868 'REAL RED'				

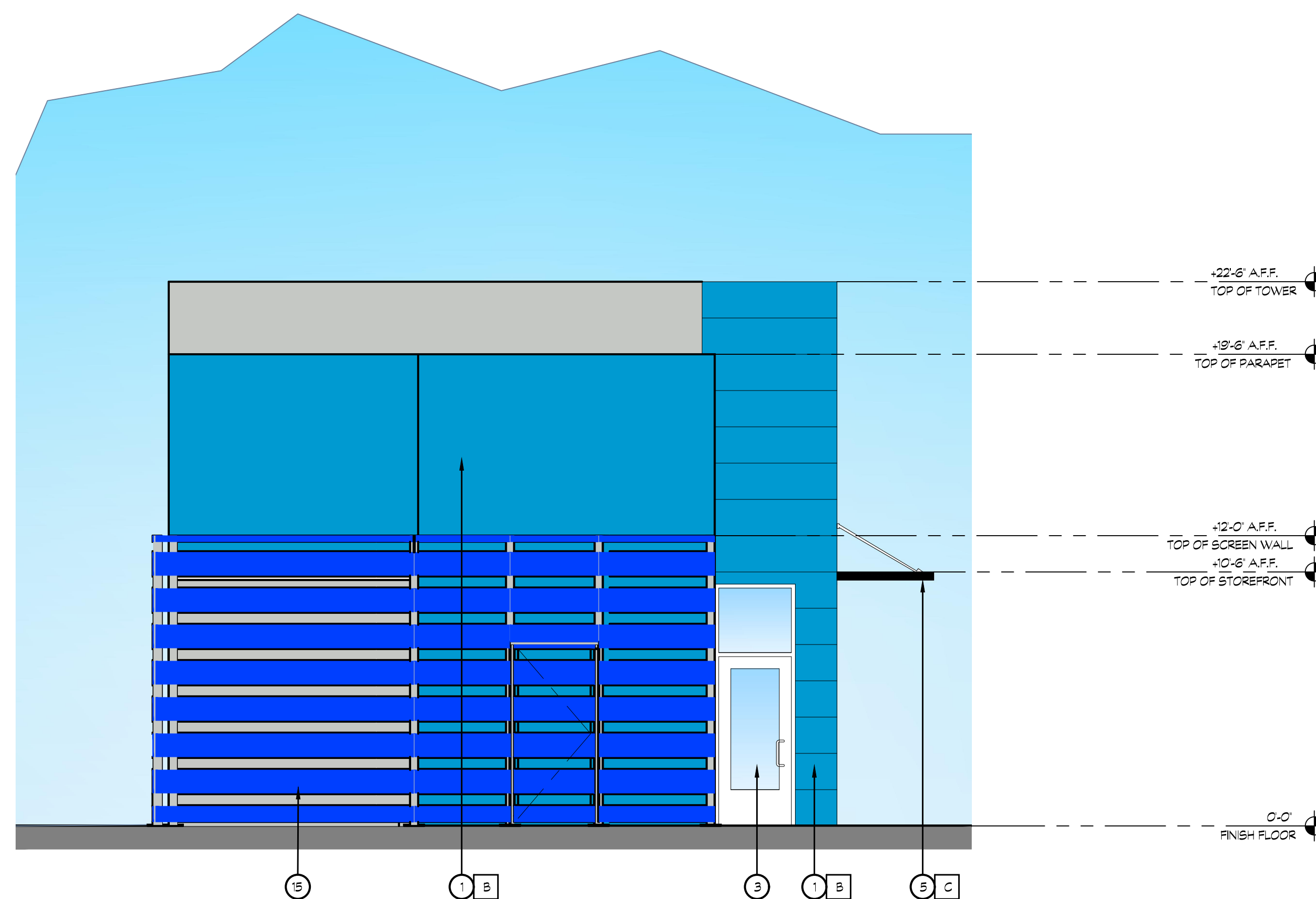
KEYNOTES

- | | | | |
|---|--|----|--|
| 1 | THREE COAT CEMENT PLASTER. SEE COLOR LEGEND | 10 | STREET ADDRESS, 12' HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION |
| 2 | SIGNAGE, BY OWNER | 11 | LITICULAR BATTENS |
| 3 | STOREFRONT WINDOW SYSTEM, BLACK ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM, WITH T CLEAR DUAL GLAZING | 12 | METAL WOOD FASCIA |
| 4 | DRIVE-THRU WINDOW | 13 | HOLLOW METAL DOOR |
| 5 | METAL AWNING | 14 | METAL FLASHING - PAINT TO MATCH CEMENT PLASTER |
| 6 | COLUMN | 15 | SCREEN WALL |
| 7 | RAILING | | |
| 8 | MENU - ORDER BOARD | | |
| 9 | WALL LIGHT | | |



WEST ELEVATION

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



NORTH ELEVATION

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

COLOR LEGEND

A	WOOD FASCIA KNOTWOOD 'NCHIHA SPRUCE'		H	ALUMINUM BATON SW6907 'FORSYTHIA'	
B	SHERWIN WILLIAMS SW CUSTOM COLOR 'SONIC BLUE'		J	ALUMINUM BATON SW6965 'HYPER BLUE'	
C	SHERWIN WILLIAMS SW-7005 'PURE WHITE'		K	ALUMINUM BATON SW3046 '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 | 10 | STREET ADDRESS, 12' HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION |
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| 6 | COLUMN | 15 | SCREEN WALL |
| 7 | RAILING | | |
| 8 | MENU - ORDER BOARD | | |
| 9 | WALL LIGHT | | |



PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR

PROJECT:

SONIC DRIVE-IN

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

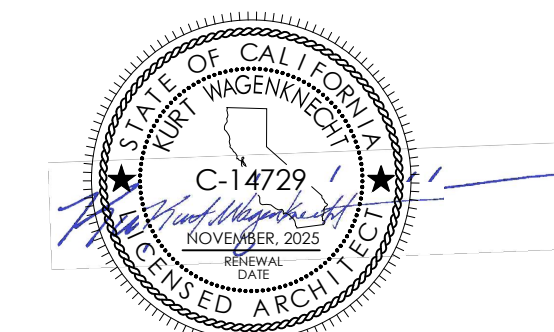
DEVELOPER:

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

REVISIONS

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



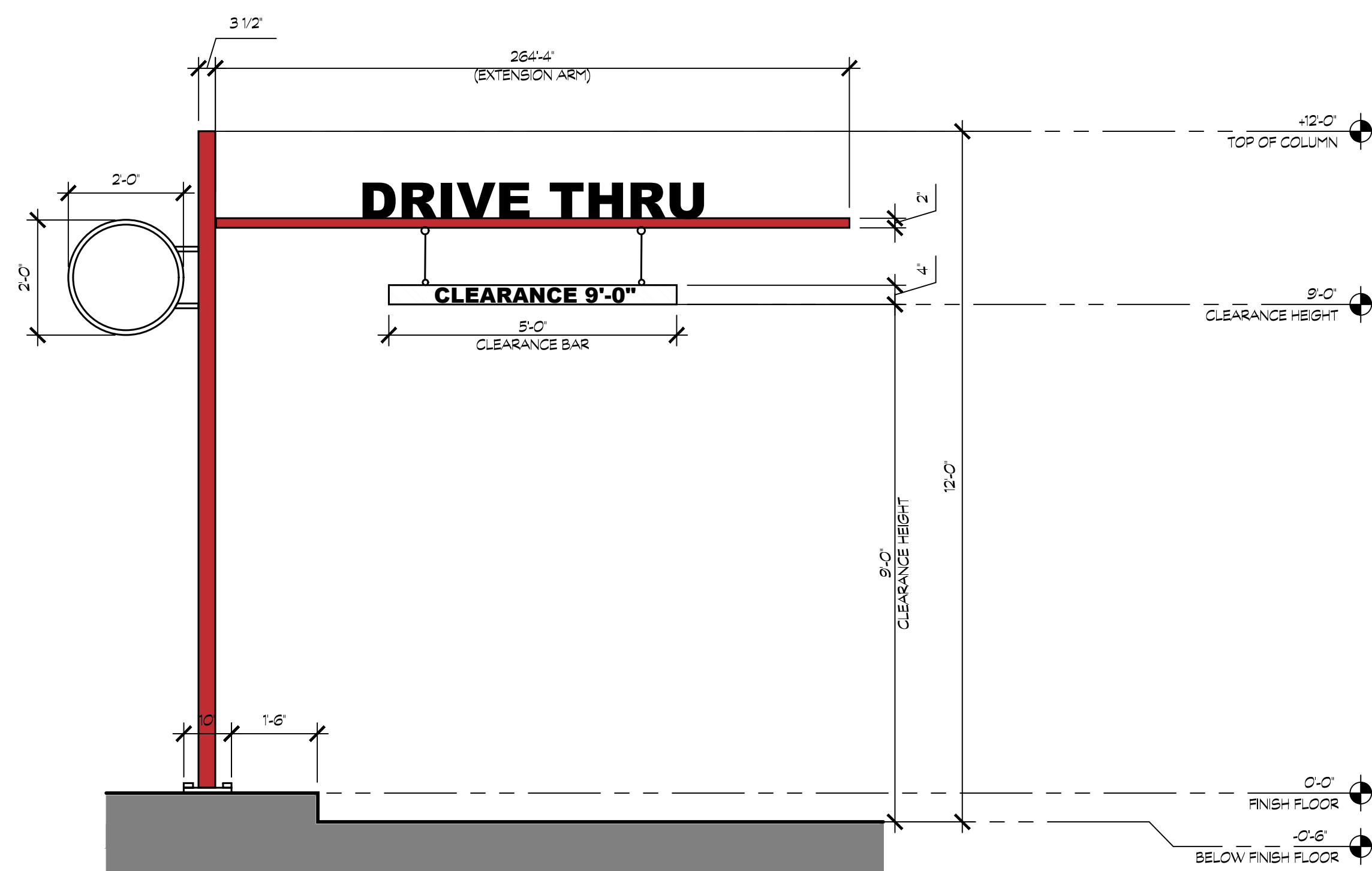
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23-019	

SHEET CONTENTS:

CLEARANCE BAR & PAY CANOPY ELEVATIONS

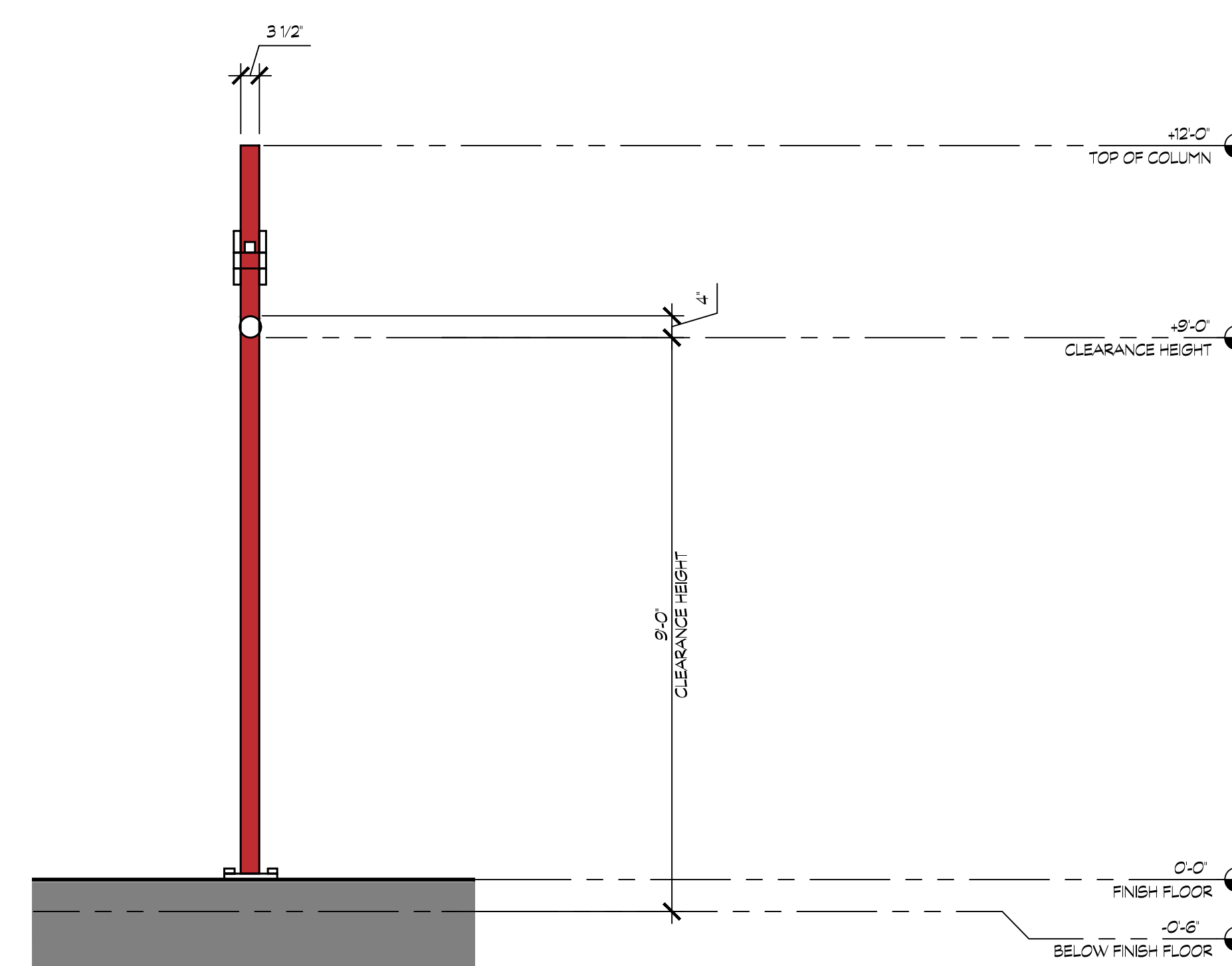
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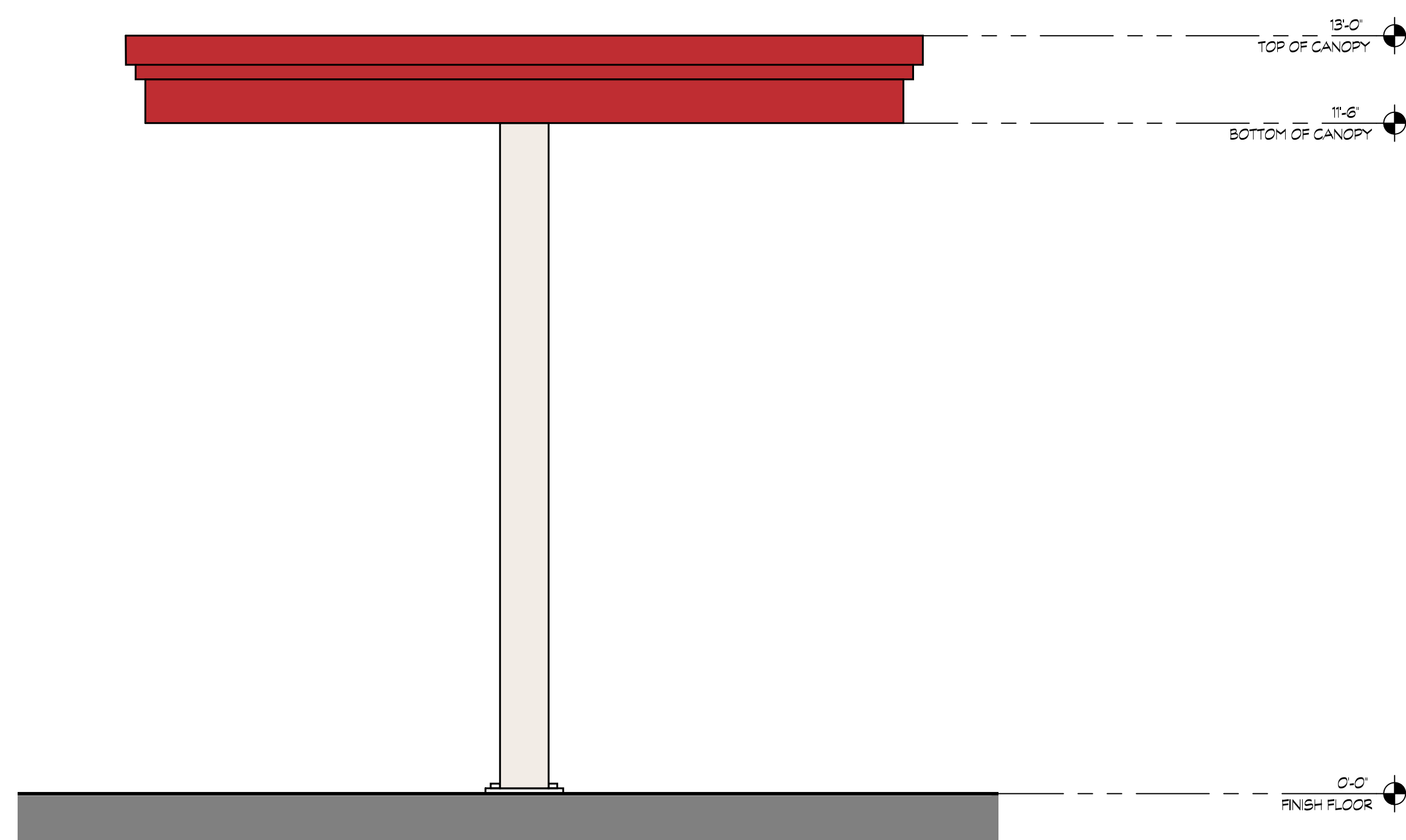
CLEARANCE BAR FRONT VIEW

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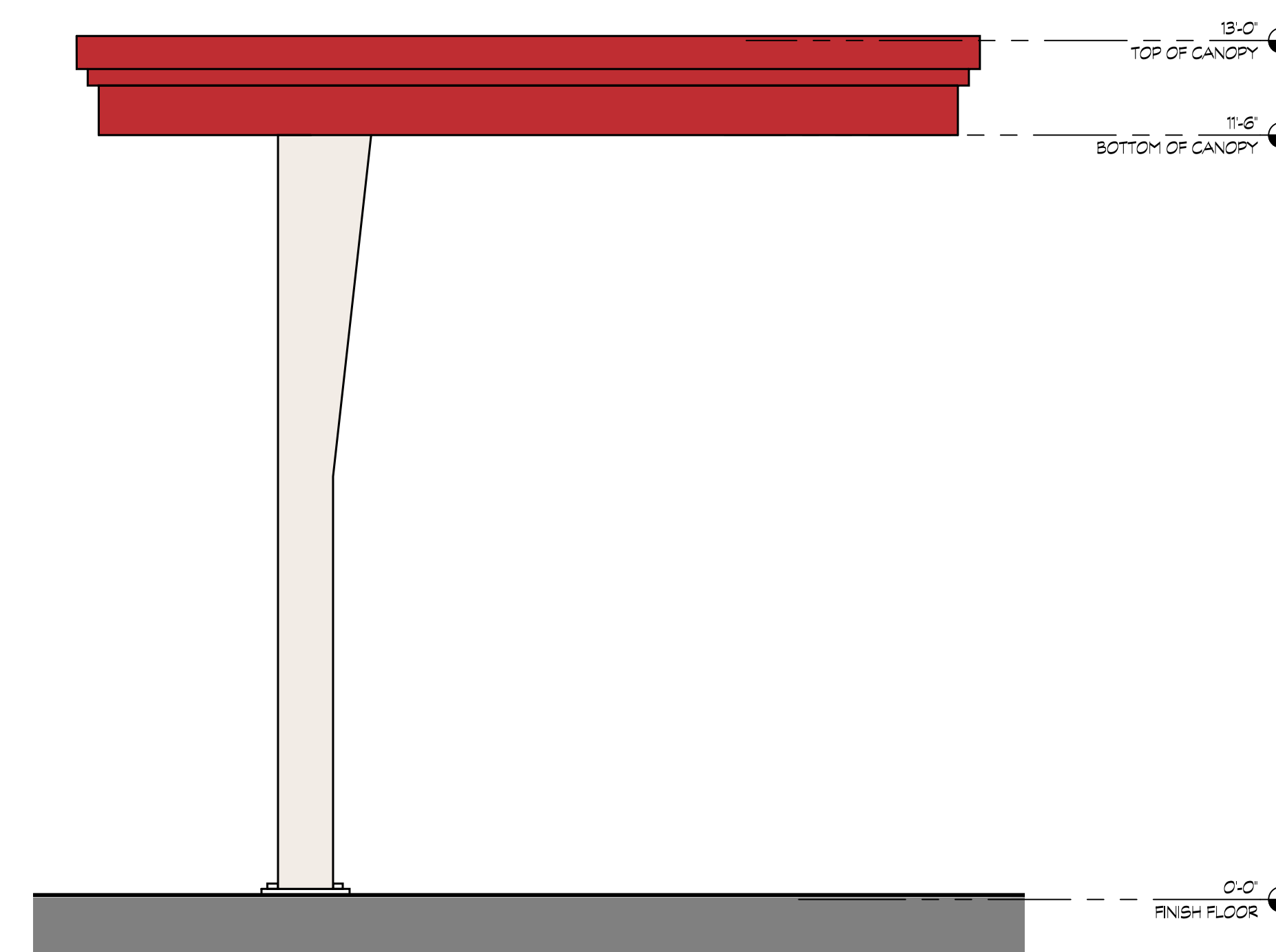
CLEARANCE BAR SIDE VIEW

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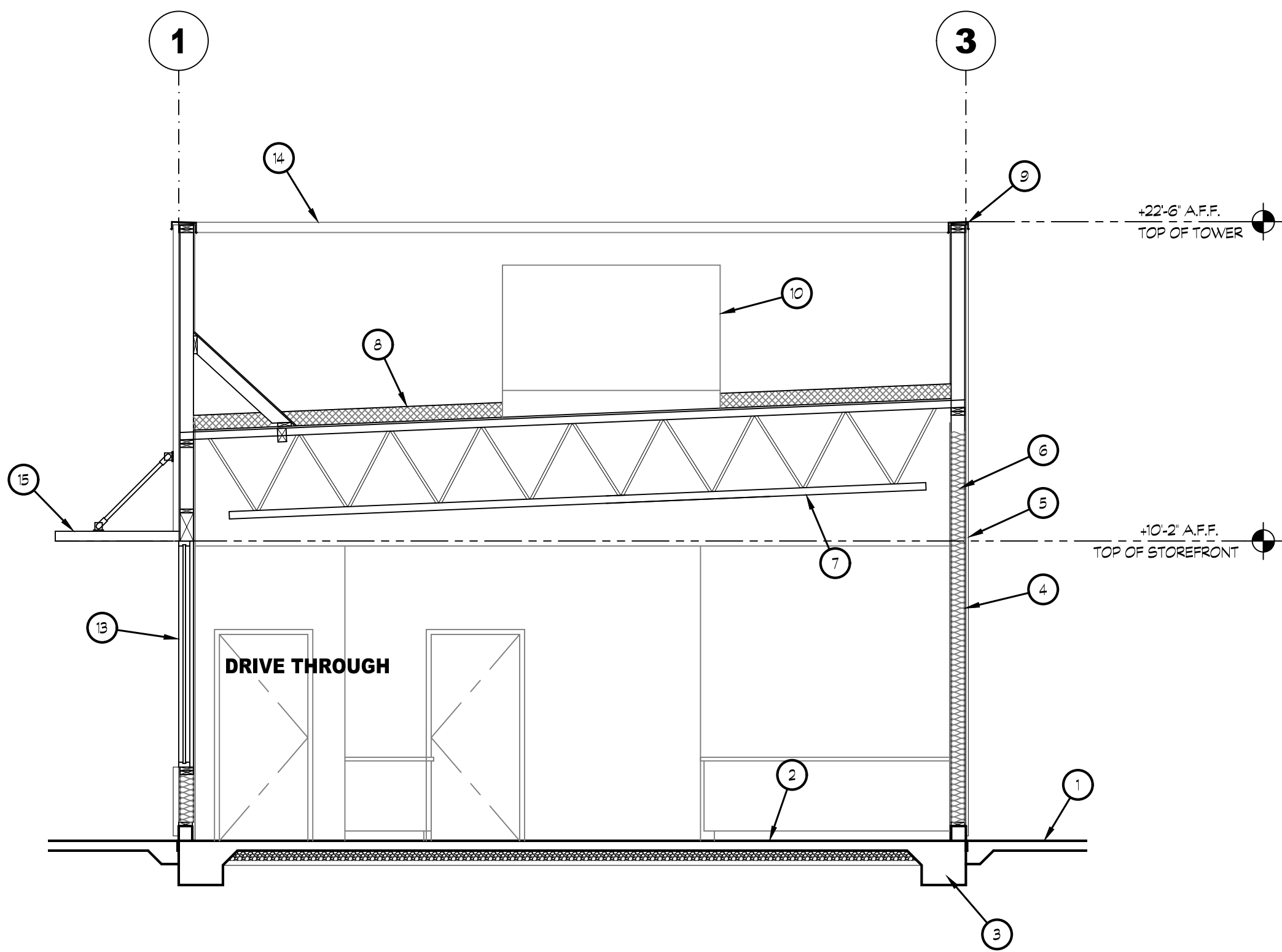
ORDER CANOPY FRONT VIEW

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



ORDER CANOPY SIDE VIEW

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

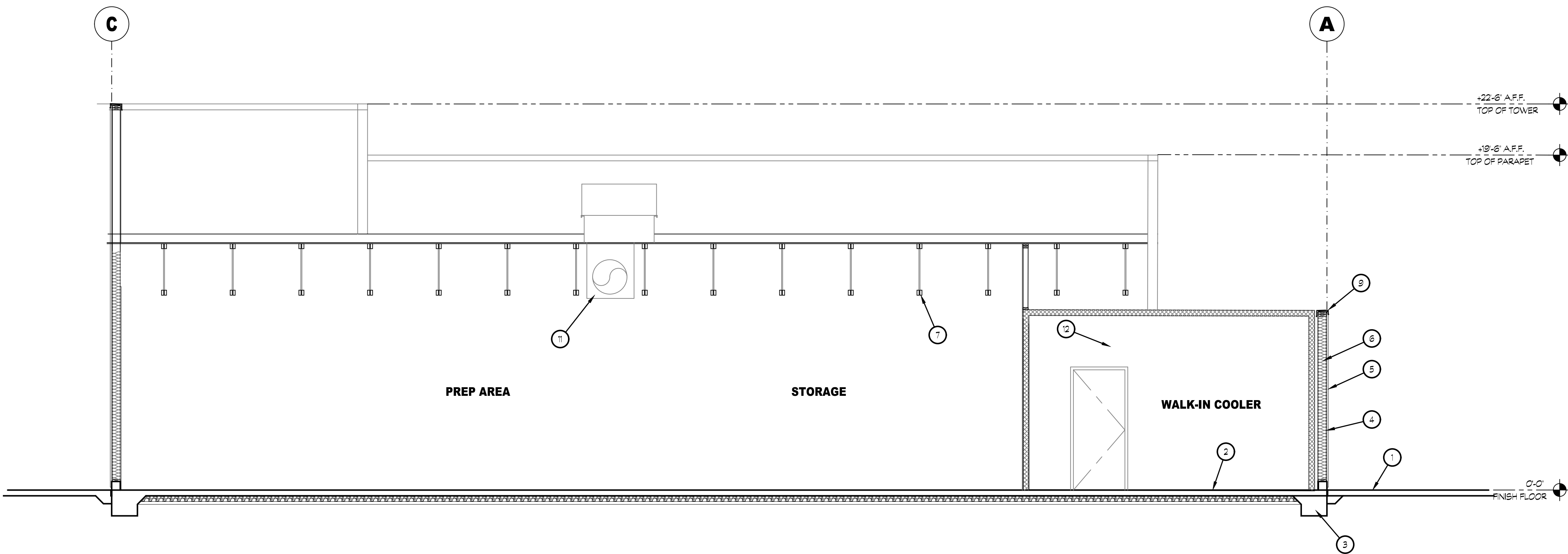


10 BUILDING SECTION

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

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



20 BUILDING SECTION

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



K12 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

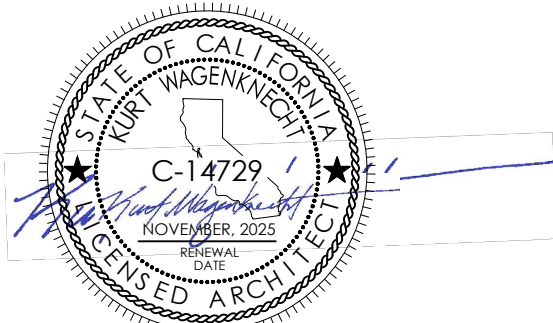
DEVELOPER:

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

REVISIONS:

PLANNING SUBMITTAL 05/30/2025

PROFESSIONAL SEALS:



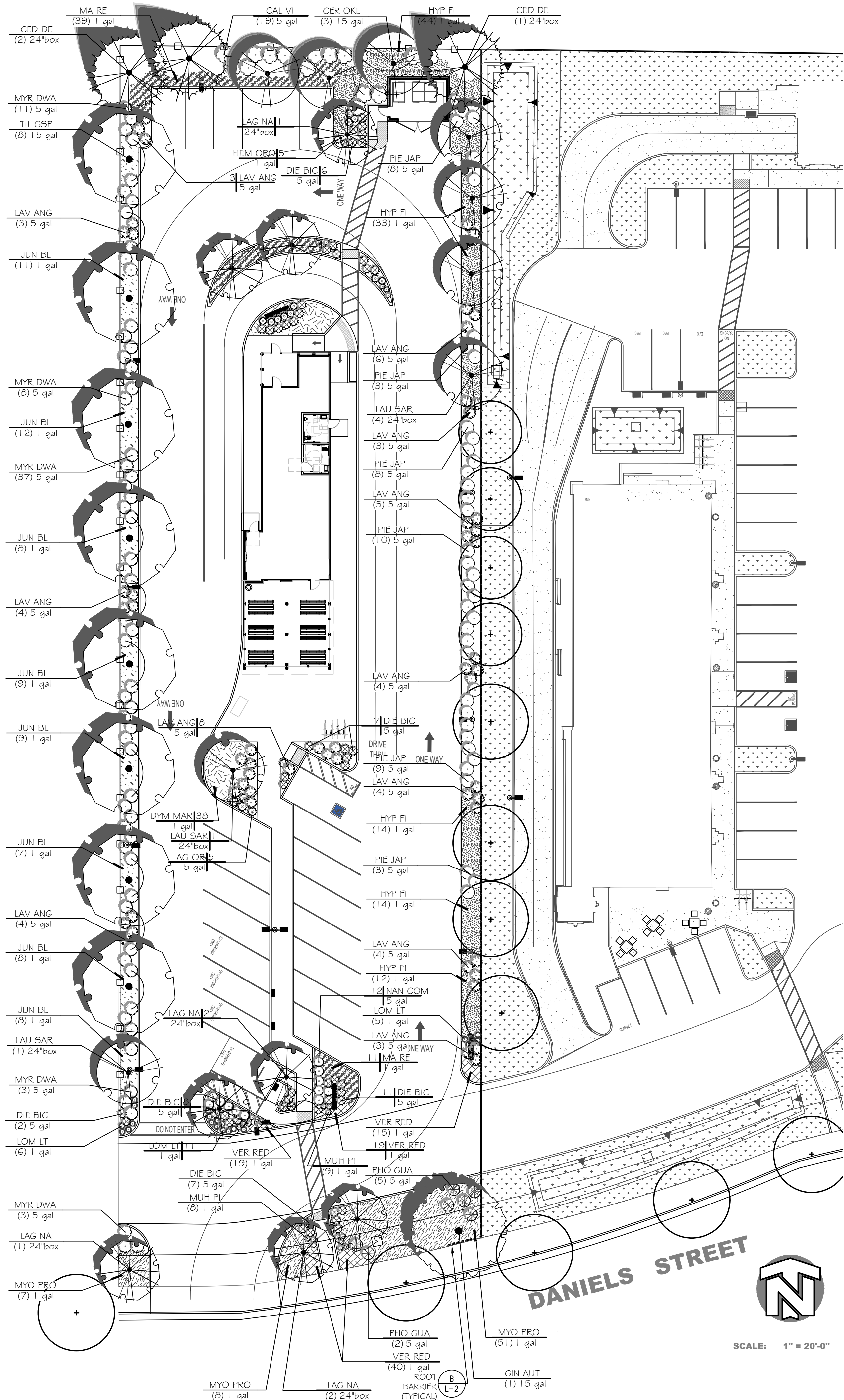
PROJECT NUMBER: 23-019 PROJECT DATE:

SHEET CONTENTS:

BUILDING
SECTIONS

SHEET NUMBER:

A401



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

NOTES:

- Landscape shall be designed per City of Manteca Landscape design requirements and California MWEL.
- No groundcover or shrubs are to be planted within 3' of any tree trunk.
- 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.
- 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.
- 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.

REVISIONS

BY

CAROL PERRY BROWN

Landscape Architecture
Irrigation Design

CID
Creative Irrigation Design
Innovation Association

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perrydesign@att.net
RLA 3941 CID 002624

SONIC DRIVE-IN

2125 Daniels Street
Manteca, CA 95336

Tera Properties, LLC

PRELIMINARY PLANTING
PLAN

Date

February 2024

Scale

1"=20'-0"

Drawn

CPB

Job

Sheet

LP-1

Of

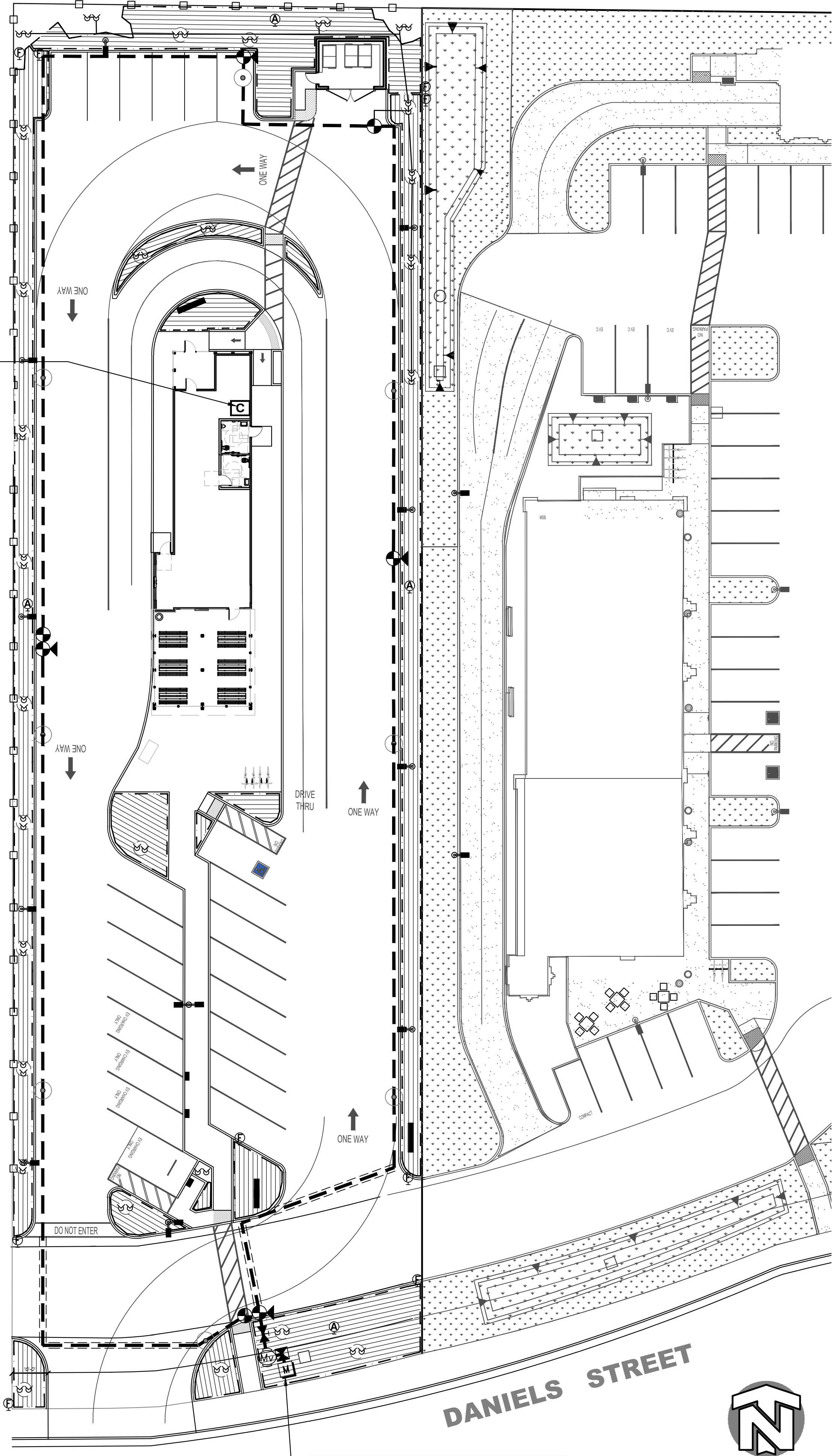
Sheets



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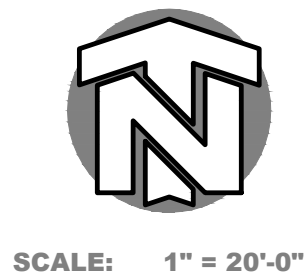
Date	February 2024
Scale	1"=20'-0"
Drawn	CPB
Job	
Sheet	
LP-1	
Of	Sheets

CONTROLLER C
CONTRACTOR TO INSTALL WALL MOUNT
CONTROLLER IN ELECTRIC EQUIP. ROOM.
CONNECT TO MASTER VALVE AND FLOW
SENSOR ASSEMBLY PER MANUFACTURER'S
SPECIFICATIONS. REFER TO LEGEND AND
DETAILS FOR ADDITIONAL INFORMATION.
CONTRACTOR TO COORDINATE LOCATION
AND ELECTRICAL SERVICE WITH OWNER'S
REPRESENTATIVE.

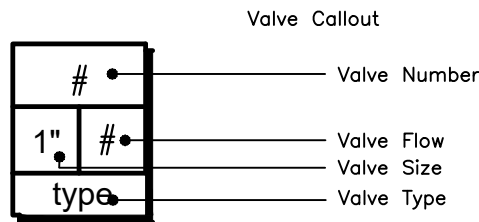


POINT OF CONNECTION
CONTRACTOR TO CONNECT TO EXISTING 1" METER BY OTHERS AND INSTALL BACKFLOW PREVENTER, MASTER VALVE/FLOW SENSOR AND CONNECT TO IRRIGATION AS SHOWN.

EXISTING PRESSURE 55 PSI
MAXIMUM FLOW DEMAND 6.73 GPM



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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.	54	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCV-100-FRB-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 MDCFCA/ 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-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6 GPH 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.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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	
	Hunter ICV101 -G/HG Flow Meter 1" 1" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet combined with HG Flow Meter.	1	
	Febco 825YA- 3/4" sized Reduced Pressure Backflow Preventer	1	
	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	
	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"

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PRELIMINARY

IRRIGATION PLAN

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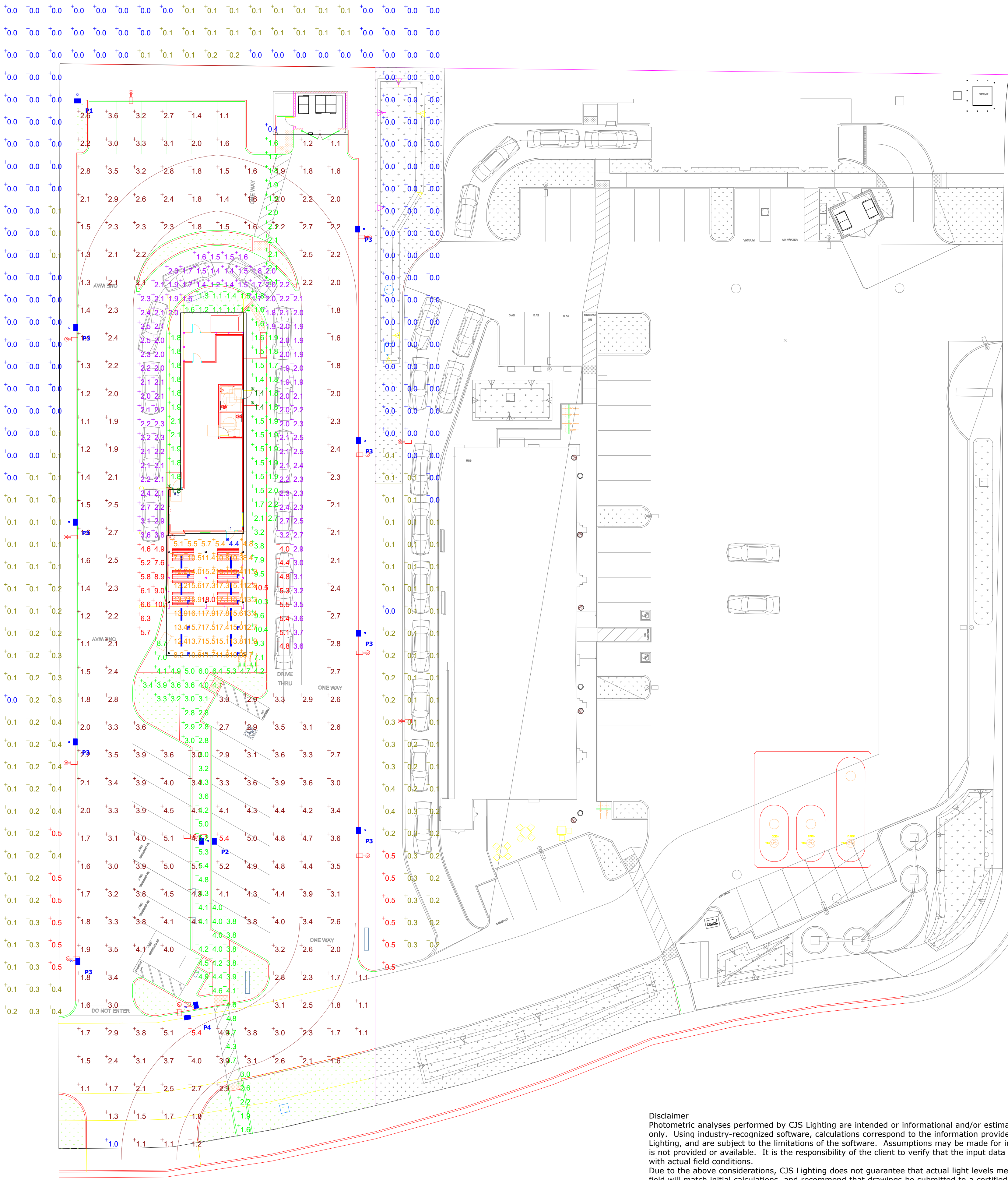
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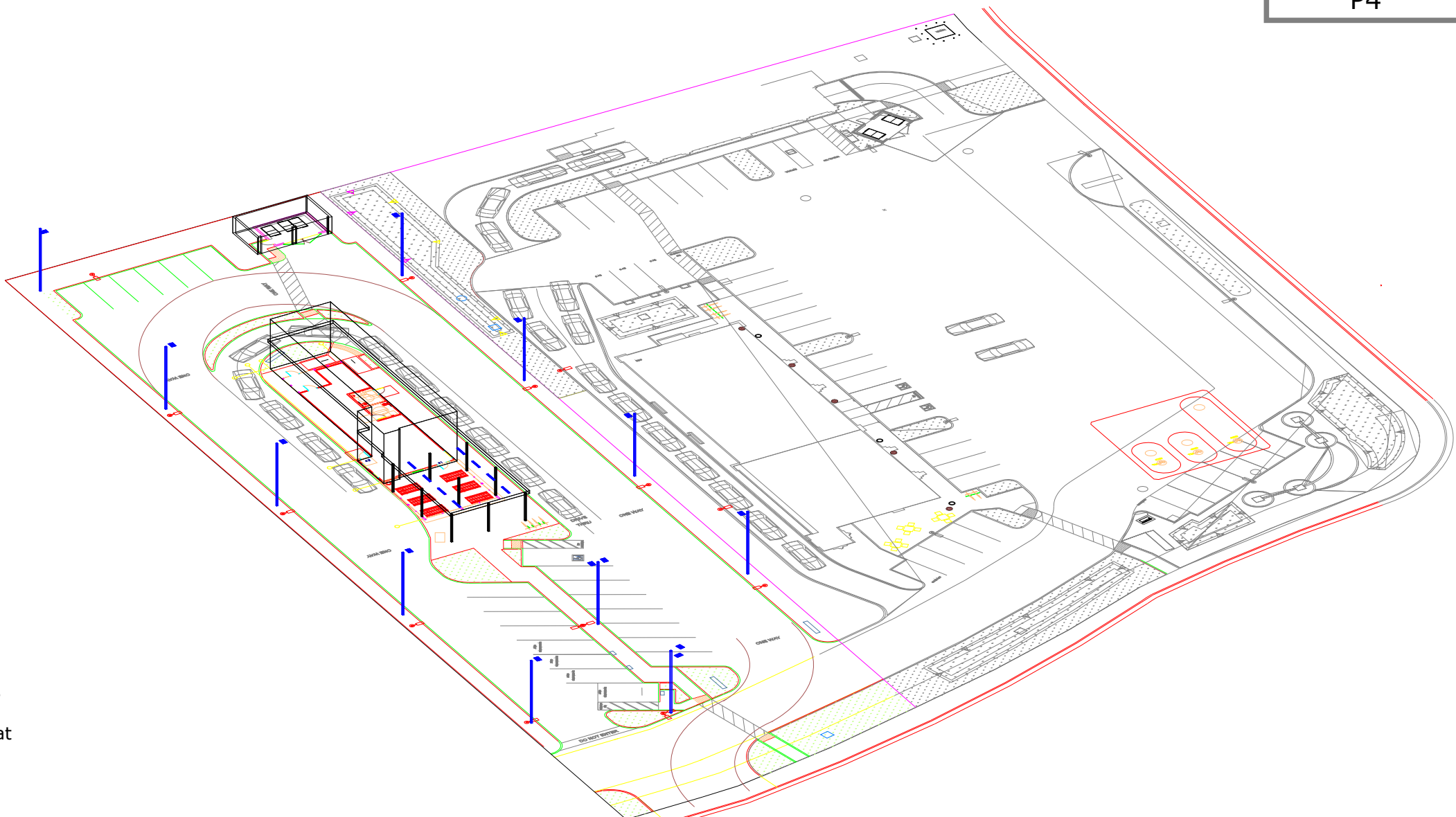
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

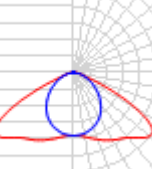


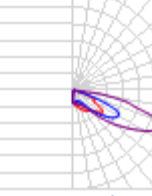


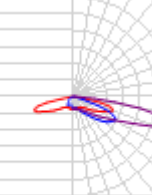


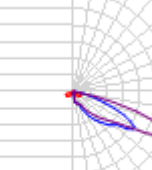


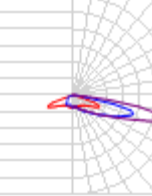
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Disclaimer
Photometric analyses performed by CJS Lighting are intended or informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions.
Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.



Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	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	 Max: 1249cd
	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	 Max: 12605cd
	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	 Max: 9285cd
	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	 Max: 8286cd
	P4		1	Lithonia Lighting	DSX0 LED P5 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw	1	11337	0.9	180.24	 Max: 10214cd

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	✕	4.4 fc	4.4 fc	4.4 fc	1.0:1	1.0:1
SONIC ENTRANCE #2	✕	1.8 fc	1.8 fc	1.8 fc	1.0:1	1.0:1
SONIC RESTROOM ENTRANCE	✕	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"