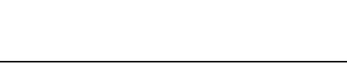
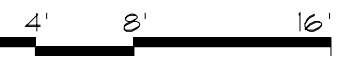
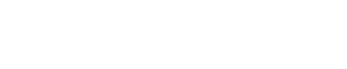
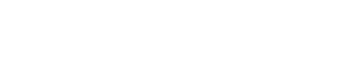
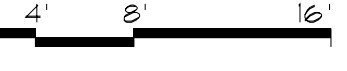
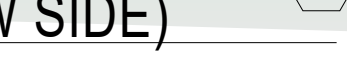
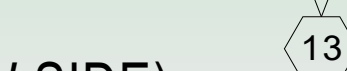
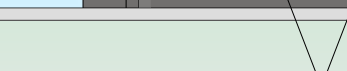
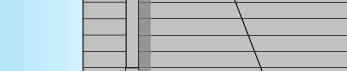
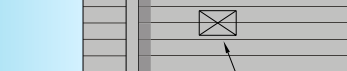
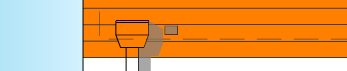
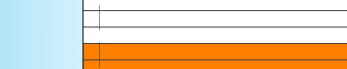
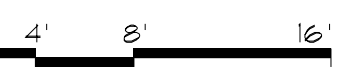
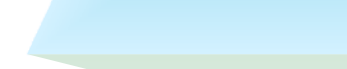
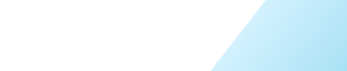


FRONT WALL (HIGH SIDE)

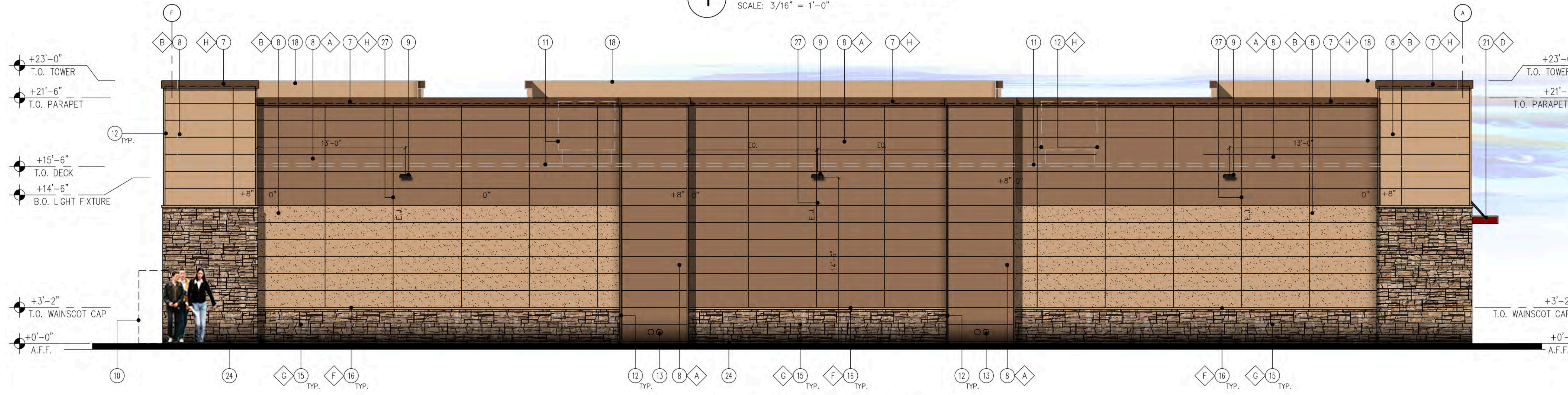
Scale 1/8"=1'-0"

WEST





1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



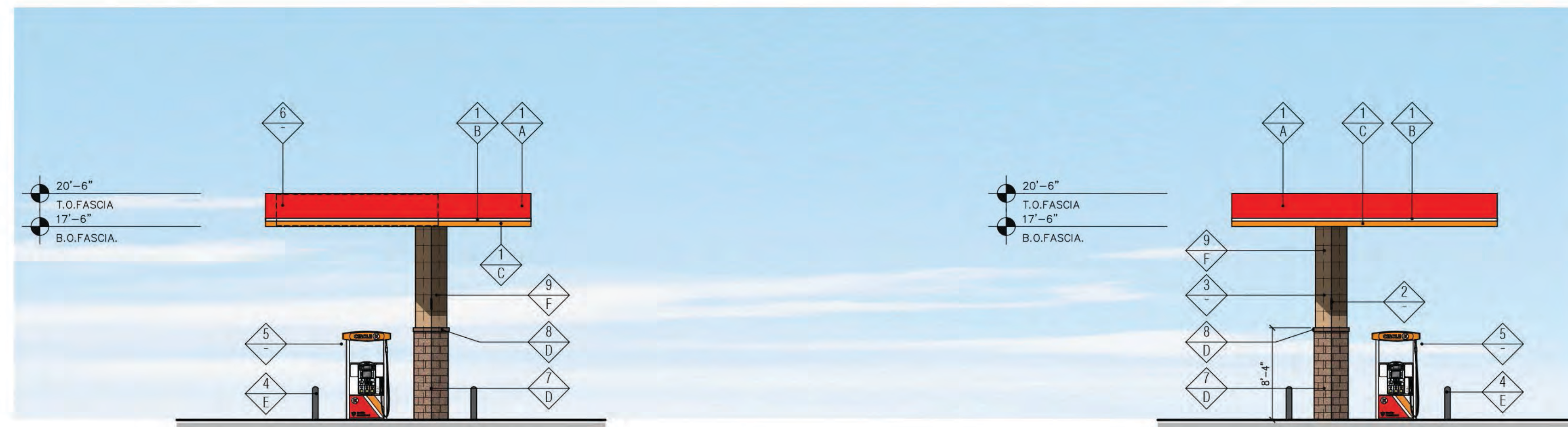
4 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

- KEY NOTES**
- REMOVE EXTERIOR PULL HANDLE FROM THE 'EXIT DOOR', PLUG/CAP HOLES
 - LINE OF CANOPY / SOFFIT
 - DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
 - POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
 - DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
 - SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
 - PRE-FINISHED METAL COPING
 - NICHHA FIBER CEMENT WALL PANEL SYSTEM
 - WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE.
 - SES PANEL LOCATION.
 - ROOF LINE AND HVAC UNITS
 - 1-1/2" NICHHA CORNER KEY EDGE, TYP. TO ALL CORNERS
 - ROOF DRAIN LEADER AND TAIL OVERFLOW DRAIN TO DAYLIGHT AT SIDEWALK CURB
 - ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
 - 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
 - 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
 - NICHHA ESSENTIAL OVERHANG FLASHING, SEE DETAIL 2/A8.3
 - PARAPET WALL BEYOND
 - (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
 - FIRE DEPARTMENT CONNECTION (IF REQUIRED)
 - ALUMINUM WINNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR WINNING AND SUPPORTS
 - EMERGENCY FUEL SHUT-OFF SWITCH
 - INSULATED METAL DOOR
 - NICHHA ESSENTIAL "STARTER" FLASHING
 - CO2 TANK WITH METAL LOUVERED CONTAINER
 - EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE.
 - CONTROL/EXPANSION JOINT "E.A." LOCATION
 - DIRECTIONAL VINYL DECALS BY GRAPHICS VENDOR, TYP.
 - PLANTING TRELLIS
 - ALUMINUM CANOPY WITH SUPPORT RODS BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR CANOPY AND SUPPORTS.

FINISH SCHEDULE

A	**NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6095 TOASTY
B	**NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6115 TOTALLY TAN
C	1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
D	*SHERWIN WILLIAMS #SW 4081 **SAFETY RED
E	*SHERWIN WILLIAMS #SW 7005 CIRCLE K WHITE
F	**NICHHA CHISELED SILL TAN
G	**NICHHA LEDGESTONE BLUFF
H	*SHERWIN WILLIAMS #SW 6090 - JAVA - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
I	- CIRCLE K ORANGE #PMS 144
J	**NICHHA TUFF BLOCK - COLOR TO MATCH #SW 4081

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CK FM AND OWNER'S REP
circlek@nichha.com

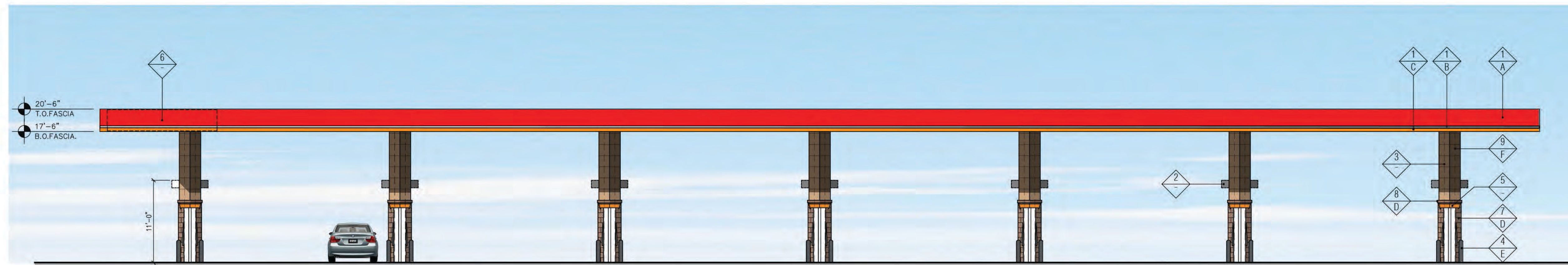


3 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

4 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
7	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X8 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	NICHIIHA FIBER CEMENT WALL PANEL SYSTEM
10	6" DEEP X 3" HIGH, 0.40 ALUM. LED HOOD
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHIIHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

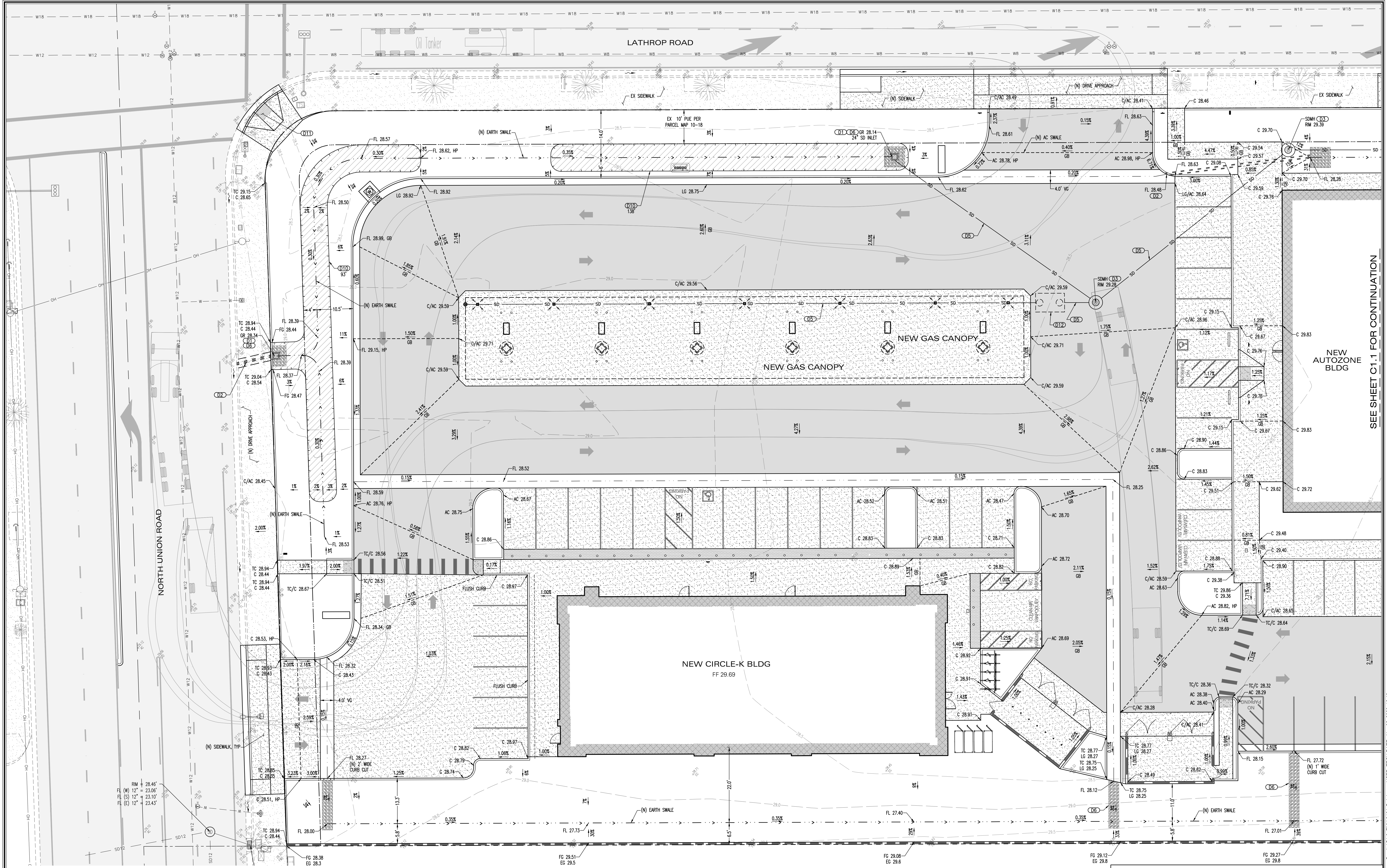
Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



2 "FRONT" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

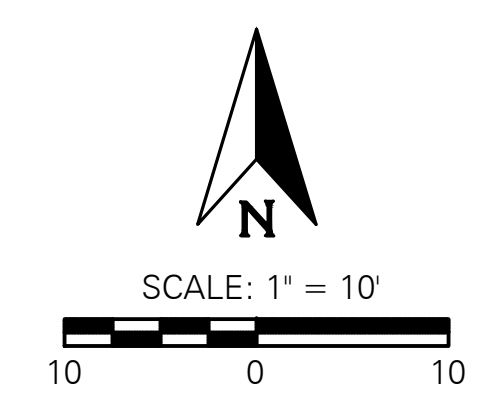


1 "REAR" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



- DRAINAGE**
- (D1) PROPOSED 12" SQUARE INLET, TYPE JENSEN DI 1212 OR EQUAL
 - (D2) PROPOSED 3" DRAINAGE TUBES FOR DISPOSAL THROUGH CURB
 - (D3) PROPOSED 48" STORM DRAINAGE MANHOLE WITH GRATED LID WHERE SHOWN
 - (D4) CONNECT TO EXISTING STORM DRAINAGE MANHOLE
 - (D5) PROPOSED ADS N-12 PIPE FOR STORM DRAIN SERVICE
 - (D6) PROPOSED ROUNDED RIP-RAP ROCK MAT, 3" THICK, WITH 1" TO 4" DIAMETER ROCK OVER GEOTEXTILE FABRIC, SEE PLAN FOR LIMITS
 - (D7) PROPOSED HIGH WATER BREAKOVER THROUGH BOTTOM OF CMU WALL FOR DISCHARGE TO ADJACENT STREET CURB AND GUTTER
 - (D8) PROPOSED SMALL DIAMETER SIDEWALK CULVERT
 - (D9) PROPOSED SMALL INLET BOX WITH SMALL DIAMETER CULVERT DISCHARGE UNDER SIDEWALK AND TO SWALE
 - (D10) PROPOSED 100' LONG GRASSY SWALE BMP PER POST CONSTRUCTION STANDARDS
 - (D11) PROPOSED ADA RAMP PER CITY STANDARDS
 - (D12) PROPOSED SAND OIL SEPARATOR

NOT FOR CONSTRUCTION



CIRCLE-K AND AUTOZONE

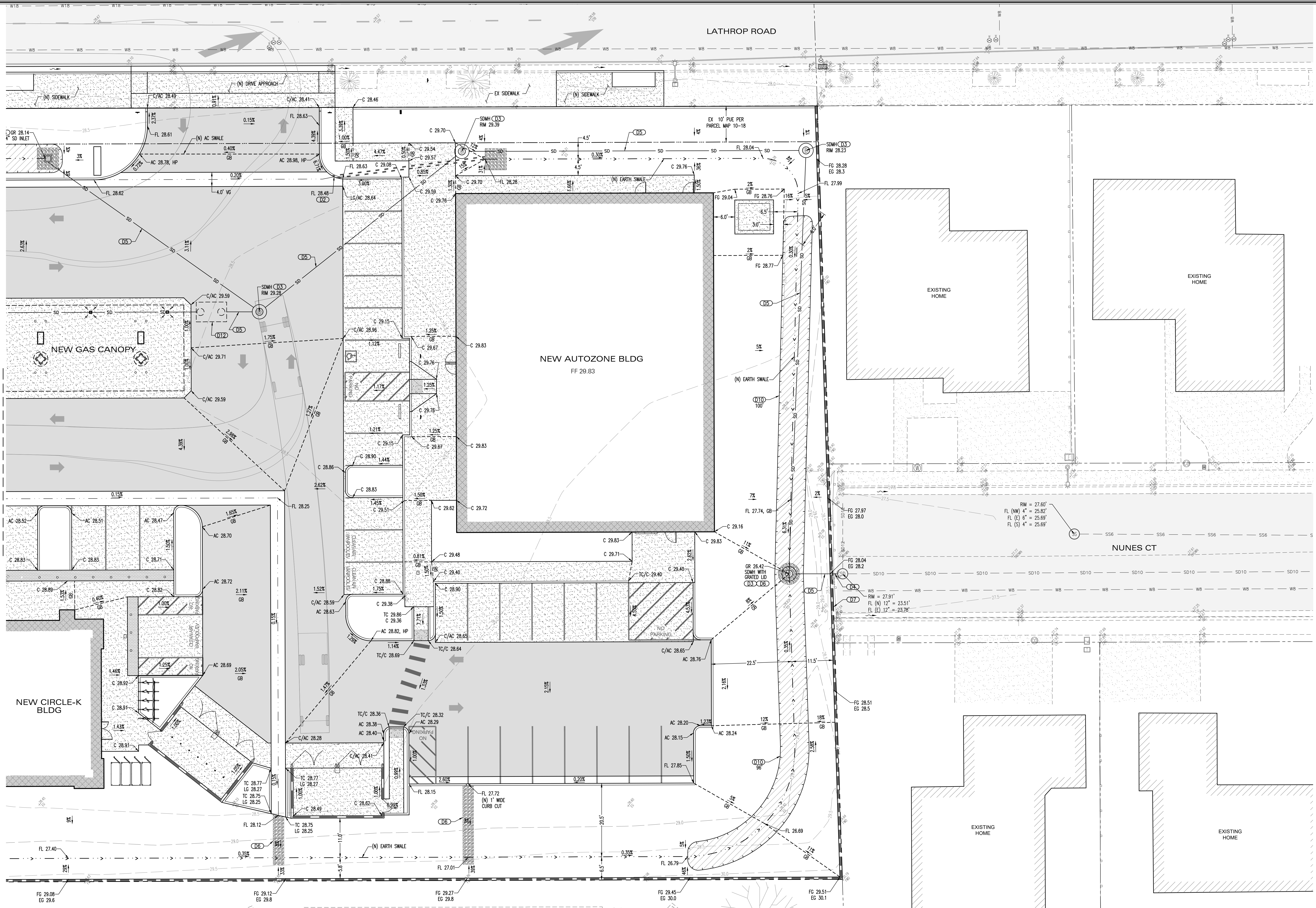
PRELIMINARY GRADING DRAINAGE PLAN

WEST LATHROP ROAD AND NORTH UNION ROAD
MANTECA, CA 95336

LORE ENGINEERING, INC.		JOB: FMH 2101
CIVIL ENGINEERING • CONSULTING • PLANNING 830 DEWITT AVENUE, SUITE 101 CLOVIS, CA 95312 (559) 297-6200 TEL (559) 297-6205 FAX EMAIL: HAL@LOREENGINEERING.COM WWW.LOREENGINEERING.COM		SHEET NO. C1.0
REV NO	DATE	DESCRIPTION
GRADING/UTILITY PERMIT:	DEVELOPMENT PERMIT:	SHEET 1 OF 3
		DATE: 11/02/23
		DESIGNED BY: HML
		DRAWN BY: GNX
		CHECKED BY: HML

SEE SHEET C1.1 FOR CONTINUATION

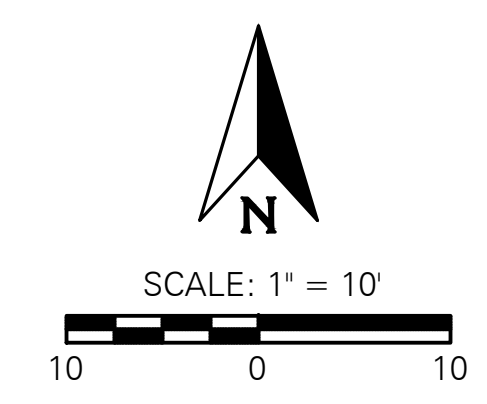
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SEE SHEET C1.1 FOR CONTINUATION

- DRAINAGE**
- (D1) PROPOSED 12" SQUARE INLET, TYPE JENSEN DI 1212 OR EQUAL
 - (D2) PROPOSED 3" DRAINAGE TUBES FOR DISPOSAL THROUGH CURB
 - (D3) PROPOSED 48" STORM DRAINAGE MANHOLE WITH GRATED LID WHERE SHOWN
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NOT FOR CONSTRUCTION



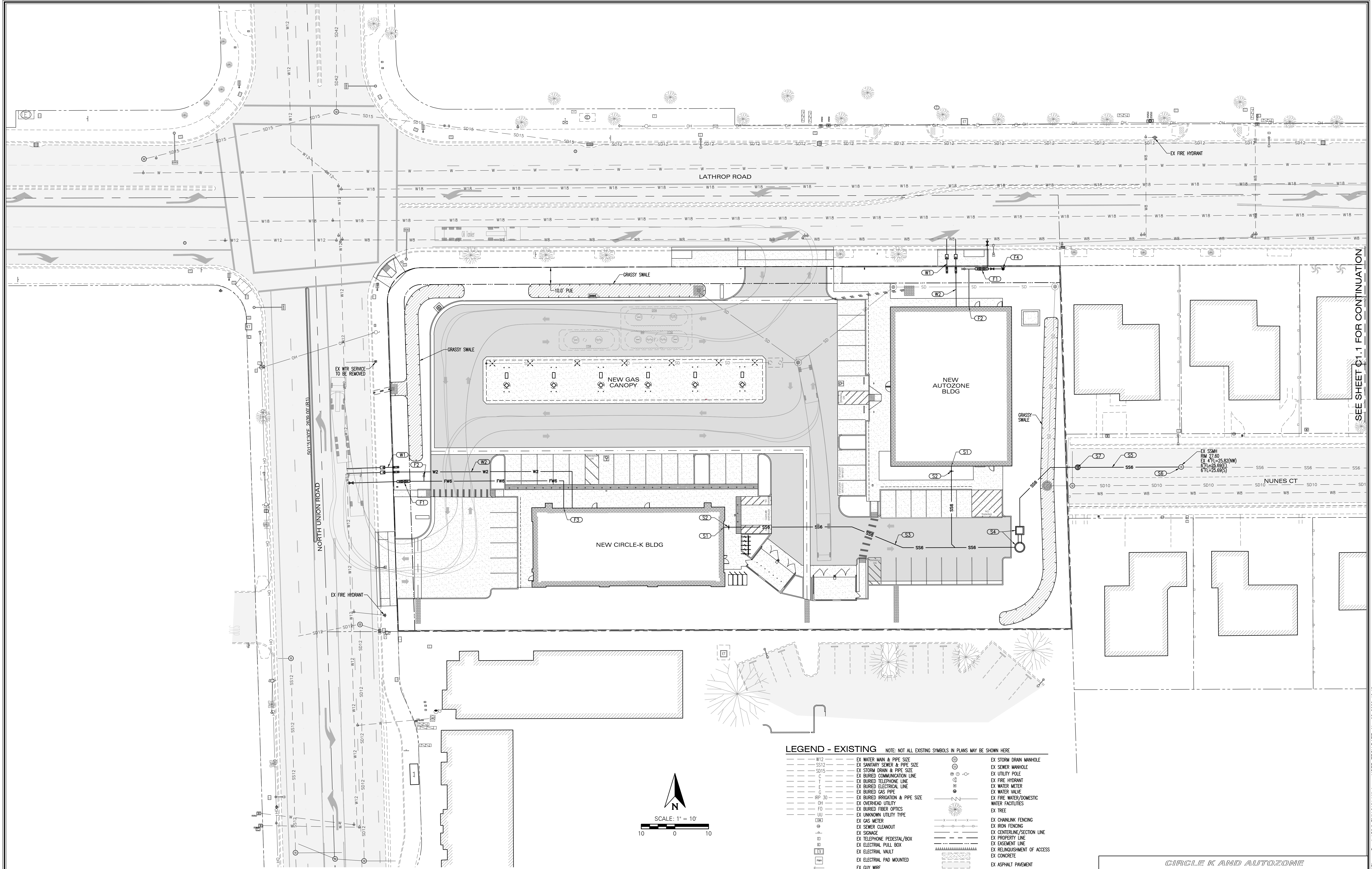
CIRCLE K AND AUTOZONE

PRELIMINARY GRADING DRAINAGE PLAN

WEST LATHROP ROAD AND NORTH UNION ROAD
MANTECA, CA 95336

LORE ENGINEERING, INC.		CIVIL ENGINEERING • CONSULTING • PLANNING 830 DEWITT AVENUE, SUITE 101 CLOVIS, CA 93612 (559) 297-6200 TEL (559) 297-6205 FAX EMAIL: HAL@LORE-ENGINEERING.COM WWW.LORE-ENGINEERING.COM	JOB: FMH 2101
SHEET NO. C1.1 SHEET 2 OF 3 DATE: 11/02/23 DESIGNED BY: HML DRAWN BY: GNX CHECKED BY: HML			GRADING/UTILITY PERMIT: _____ DEVELOPMENT PERMIT: _____

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SEE SHEET C1.1 FOR CONTINUATION

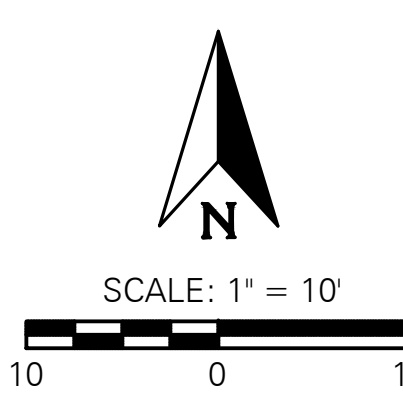
- WATER**
- W12 PROPOSED IRRIGATION WATER LATERAL, METER AND BACKFLOW PREVENTER PER CITY STANDARDS
 - W2 PROPOSED DOMESTIC WATER LATERAL, METER AND BACKFLOW PREVENTER PER CITY STANDARDS

- FIRE**
- F1 PROPOSED BUILDING FIRE LATERAL, STREET VALVE AND ABOVEGROUND DETECTOR CHECK PER CITY STANDARDS
 - F2 PROPOSED BUILDING FDC
 - F3 PROPOSED BUILDING FIRE SPRINKLER RISER
 - F4 PROPOSED FIRE HYDRANT PER CITY STANDARDS

- SEWER**
- S1 PROPOSED BUILDING SEWER POINT OF CONNECTION
 - S2 PROPOSED SEWER CLEAN OUT
 - S3 PROPOSED PRIVATE SEWER MAIN
 - S4 PROPOSED PRIVATE SEWER LIFT STATION
 - S5 PROPOSED FORCE MAIN SEWER LATERAL
 - S6 PROPOSED FORCE MAIN CONNECTION TO EXISTING SHALLOW SEWER MANHOLE
 - S7 PROPOSED SANITARY SEWER MANHOLE

LEGEND - EXISTING NOTE: NOT ALL EXISTING SYMBOLS IN PLANS MAY BE SHOWN HERE

W12	EX WATER MAIN & PIPE SIZE	SD15	EX SANITARY SEWER & PIPE SIZE	SD15	EX STORM DRAIN & PIPE SIZE	W12	EX BURIED TELEPHONE LINE	W12	EX BURIED ELECTRICAL LINE	W12	EX BURIED GAS PIPE	W12	EX BURIED IRRIGATION & PIPE SIZE	OH	EX OVERHEAD UTILITY	FO	EX BURIED FIBER OPTICS	LU	EX UNKNOWN UTILITY TYPE	GM	EX GAS METER	SC	EX SEWER CLEANOUT	SI	EX SIGNAGE	TP	EX TELEPHONE PEDESTAL/BOX	EP	EX ELECTRICAL PULL BOX	EV	EX ELECTRICAL VAULT	SM	EX STREET LIGHT	SL	EX STREET LIGHT ON WOOD POLE	PL	EX POLE LIGHT	SD	EX STORM DRAIN MANHOLE	SM	EX SEWER MANHOLE	UH	EX UTILITY HOLE	FH	EX FIRE HYDRANT	WM	EX WATER METER	WV	EX WATER VALVE	WWD	EX FIRE WATER/DOMESTIC WATER FACILITIES	TR	EX TREE	CF	EX CHAINLINK FENCING	IF	EX IRON FENCING	CS	EX CENTERLINE/SECTION LINE	PL	EX PROPERTY LINE	EL	EX EASEMENT LINE	RA	EX RELINQUISHMENT OF ACCESS	CON	EX CONCRETE	ASP	EX ASPHALT PAVEMENT	MB	EX MAILBOX	BW	EX BLOCK WALL	CI	EX CURB INLET	CG	EX CURB & GUTTER	CR	EX CURB	EP	EX EDGE OF PAVEMENT
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NOT FOR CONSTRUCTION

CIRCLE K AND AUTOZONE

PRELIMINARY WET UTILITY PLAN

WEST LATHROP ROAD AND NORTH UNION ROAD
MANTECA, CA 95336

<p>LORE ENGINEERING, INC. CIVIL ENGINEERING • CONSULTING • PLANNING 830 DEWITT AVENUE, SUITE 101 CLOVIS, CA 93612 EMAIL: HAL@LOREENGINEERING.COM • WWW.LOREENGINEERING.COM (559) 297-6200 TEL (559) 297-6205 FAX</p>		<p>JOB: FMH 2101 SHEET NO: C2.0 SHEET 3 OF 3 DATE: 11/02/23 DESIGNED BY: HML DRAWN BY: GNX CHECKED BY: HML</p>
<p>REV NO DATE DESCRIPTION</p>	<p>GRADING/UTILITY PERMIT: DEVELOPMENT PERMIT:</p>	

PEDESTRIAN PATHWAY

SPECIES	MATURE CANOPY RADIUS (ft)	TOTAL CANOPY AREA (sf)	50%	TOTAL SHADE (sf)
<i>Laurus x 'Saratoga'</i>	10	314	1	157
<i>Pistacia chinensis</i>	15	707	7	2473
<i>Quercus lobata</i>	25	1963	1	981
<i>Zelkova serrata</i>	15	707	2	707
			Tree shade	4318
			Pathway	4403
				100.0%

CONTAINER SIZE PERCENTAGE

SPECIES	QUANTITY	15 GALLON	24" BOX
<i>Ginkgo Biloba</i>	2	X	
<i>Laurus x 'Saratoga'</i>	4	X	
<i>Pistacia chinensis</i>	14		X
<i>Quercus ilex</i>	16	X	
<i>Quercus lobata</i>	1		X
<i>Zelkova serrata</i>	6	X	
		37%	

EVERGREEN PERCENTAGE

SPECIES	QUANTITY	DECIDUOUS	EVERGREEN
<i>Ginkgo Biloba</i>	2	X	
<i>Laurus x 'Saratoga'</i>	4		X
<i>Pistacia chinensis</i>	14	X	
<i>Quercus ilex</i>	16		X
<i>Quercus lobata</i>	2	X	
<i>Zelkova serrata</i>	10	X	
		42%	

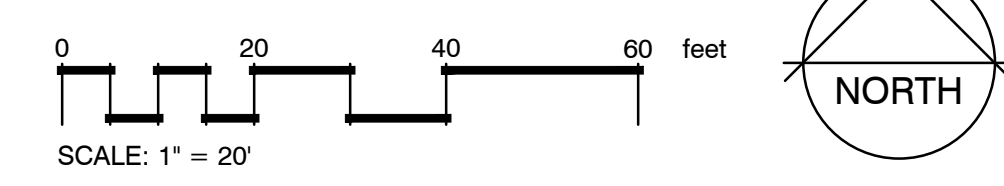
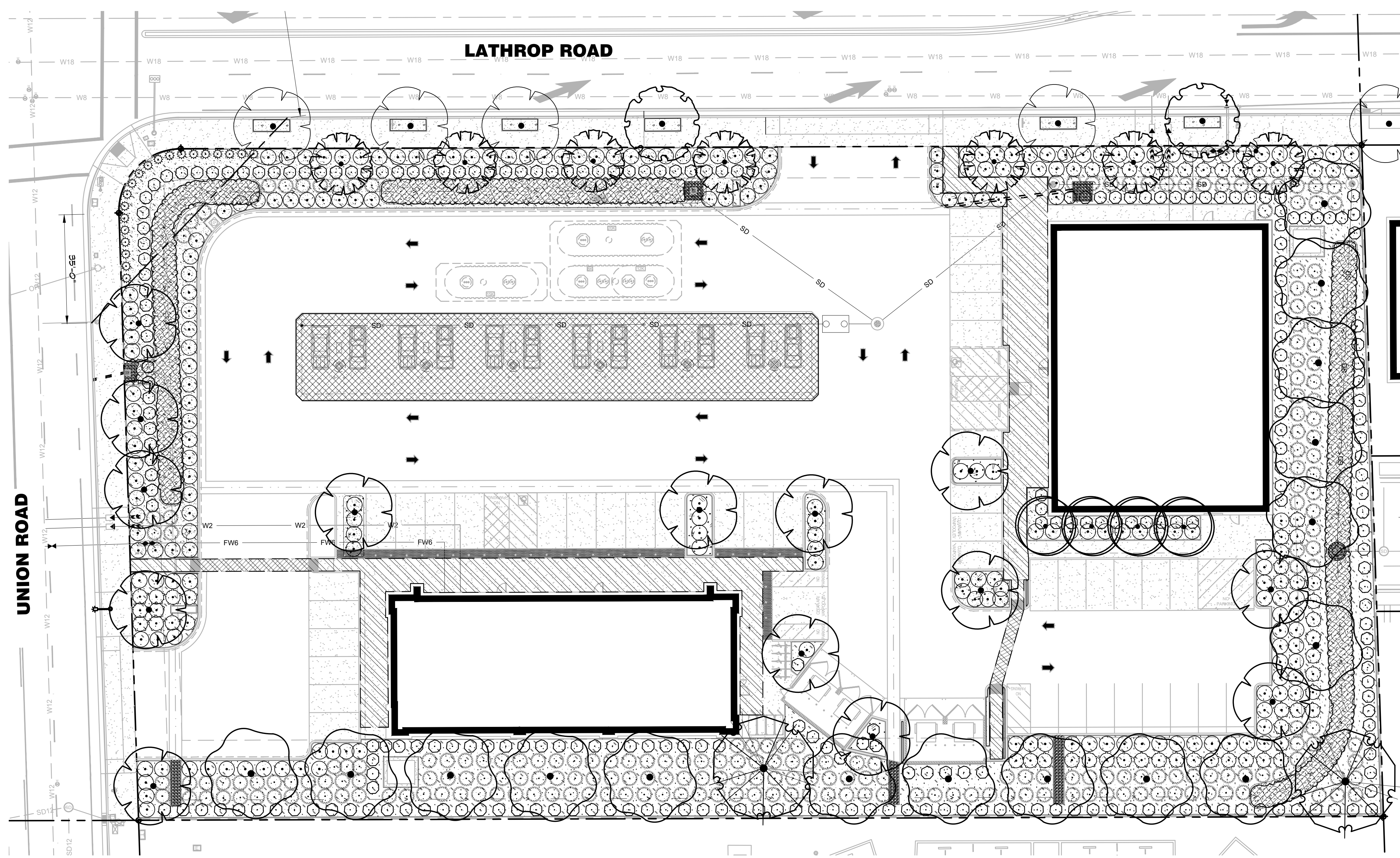
REFERENCE NOTES SCHEDULE

SYMBOL	PRELIMINARY DESIGN DESCRIPTION	QTY	
	CANOPY	4,636 SF	
	PEDESTRIAN PATHWAY	4,403 SF	
	TOTAL LANDSCAPE AREA	7,936 SF	
SYMBOL	MULCH DESCRIPTION	QTY	NOTES
	ORGANIC MULCH-WALK ON BARK-3" DEPTH	231.61 CY	
	GRAVEL MULCH - 3" DEPTH - 3/4"	2.67 CY	CA 60LD OR EQUAL

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	CONT	WATER USE	MATURE WIDTH	PLANT INFO	QTY
TREES						
	GINKGO BILOBA	15 GAL	MEDIUM	25 TO 30 DIA		2
	LAURUS X 'SARATOGA'	15 GAL	LOW	15 TO 20 DIA		4
	PISTACIA CHINENSIS 'KEITH DAVEY'	15 GAL	LOW	25 TO 30 DIA		14
	QUERCUS ILEX	15 GAL	LOW	30 TO 35 DIA		16
	QUERCUS LOBATA	36" BOX	LOW	30 TO 35 DIA		2
	ZELKOVA SERRATA 'MUSASHINO'	15 GAL	LOW	20 TO 25 DIA		10

EXISTING TREES						
SYMBOL	BOTANICAL NAME	SIZE	WATER USE	MATURE WIDTH	MATURE HEIGHT	QTY
	GINKGO BILOBA	EXISTING	MEDIUM			5
SHRUBS						
	LANтана X 'NEW GOLD'	1 GAL	LOW	5 DIA	24"	61
	MUHLENBERGIA RIGENS	1 GAL	LOW	5 DIA	4"	224
	NEPETA X 'WALKER'S LOW'	1 GAL	LOW	3 DIA	6" - 12"	20
	OLEA EUROPAEA 'LITTLE OLIVE' TM	5 GAL	LOW	5 DIA		245
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	1 GAL	LOW	5 DIA	6" - 12"	213
SYMBOL	BOTANICAL NAME	CONT	WATER USE	MATURE WIDTH		QTY
SHRUB AREAS						
	JUNCUS PATENS	1 GAL	MEDIUM	2 DIA		344



project:

COMMERCIAL DEVELOPMENT

**W. LATHROP RD.
NORTH UNION RD.
MANTECA, CA.**

client:

designlab 252

P.O. Box 27616 Fresno, CA 93729
Studio: 559.472.9966 Fax: 559.472.9969



drawn by: **KJ** checked by: **PB**

submittal:	date:
No. 1	12/08/2021
No. 2	07/07/2022
No. 3	09/20/2022
No. 4	10/19/2022
No. 5	11/15/2023

scale: 1"=20'-0"

sheet title:

**LANDSCAPE
SITE PLAN**

sheet no.

LSP-1

project no. 21-11-006

GENERAL NOTES	SHEET NOTES
<p>A. CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE DATA PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REPRESENT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL DEPEND ON FIELD CONDITIONS SUCH AS MAINTENANCE, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE SUBJECT TO LIMITATIONS OF THE SOFTWARE. THIS DOES NOT GUARANTEE THAT ACTUAL LIGHTING LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.</p>	<p>1. NUMBER INDICATES THE FOOTCANDLE LEVEL AT THIS POINT.</p> <p>2. ALL LIGHT FIXTURES AT THE SOUTH (AND EAST PROPERTY LINE) TO BE PROVIDED WITH HOUSE SHIELDS AS NEEDED TO PROVIDE SHIELDING AT PROPERTY LINE.</p>

Spectral Engineering
 Electrical Consulting Engineers

CONTACT: MEG L. HORRIS, PE, LEED AP
 EMAIL: meg.horris@spectralengineering.com
 PHONE: 916-899-2439

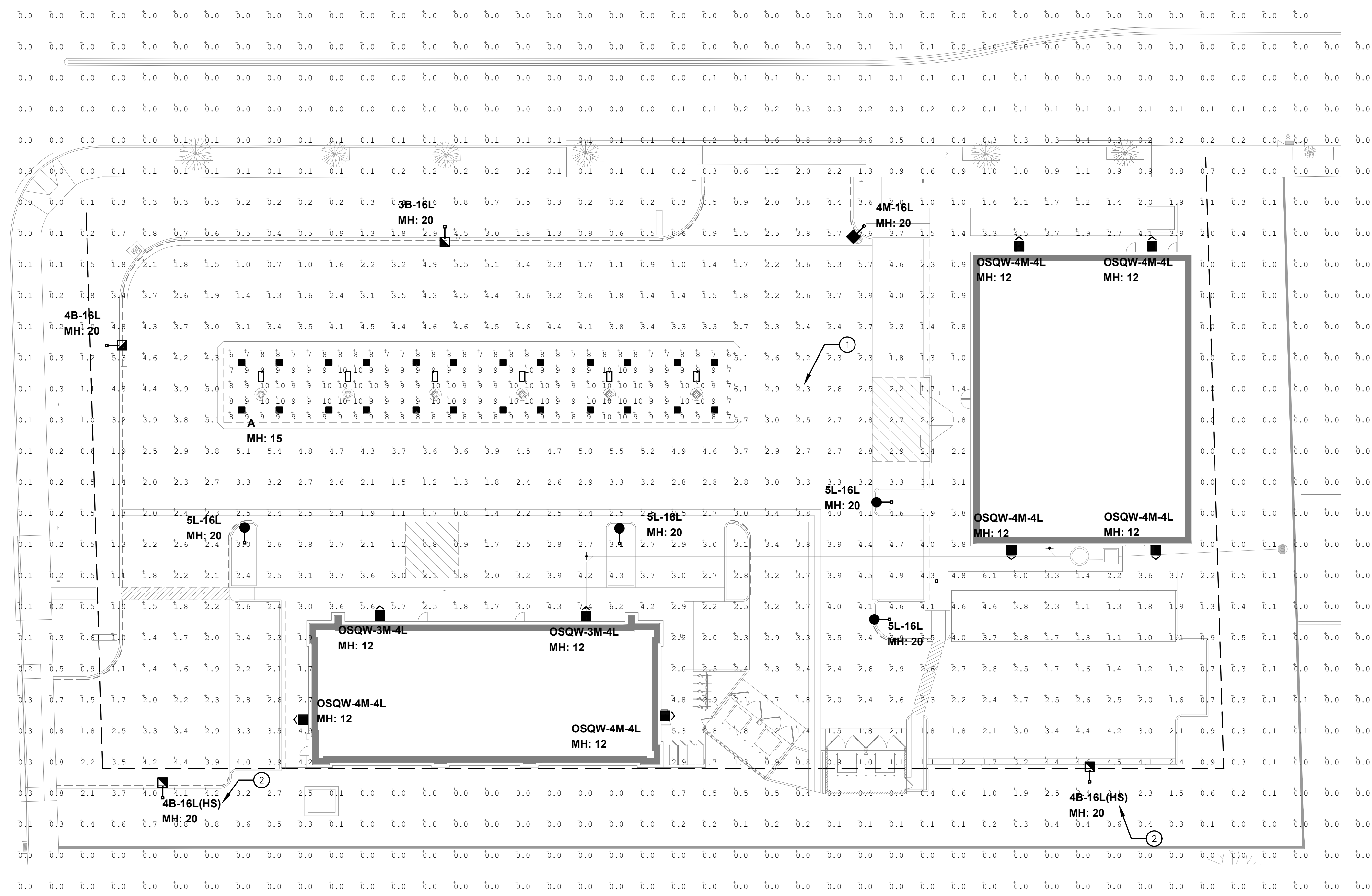
Engineer's Signature



Project Title
CROSSROADS PLAZA

2064 NORTH UNION ROAD
 MANTECA, CA 95336

PLANNING DEPT.
 RE-SUBMITTAL
 DATE: 02-27-24



SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'

Revisions

Job Number S24-010
 Date 02-09-24
 Drawn JS
 Checked MLH

Sheet Title
SITE PHOTOMETRIC CALCULATIONS

Sheet

E1.1