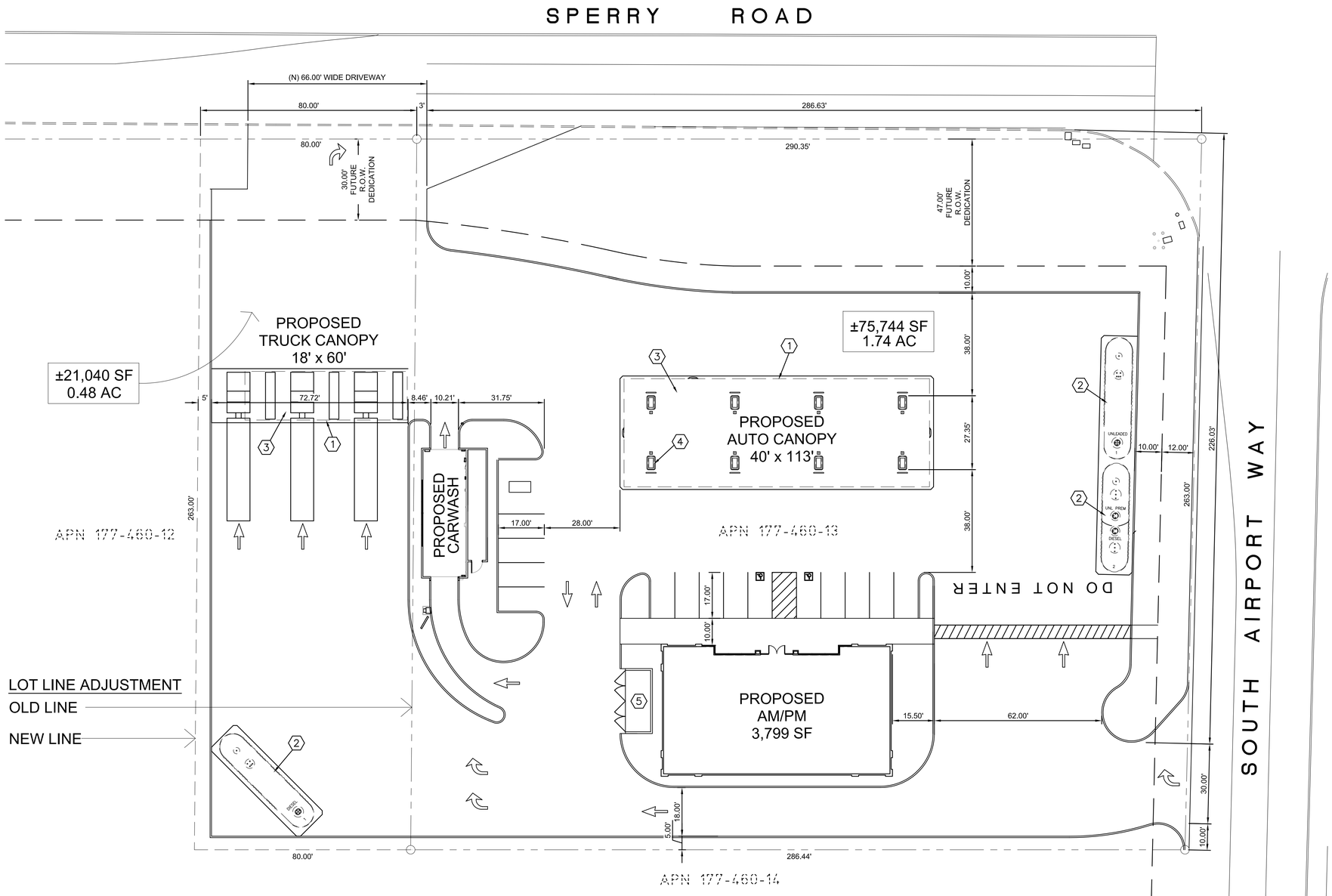
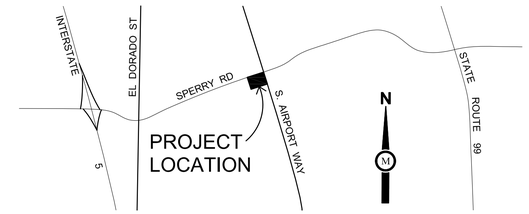
EXHIBIT 1

CONSTRUCTION NOTES

1. NEW FUELING ISLAND CANOPY
2. NEW UNDERGROUND FUEL STORAGE TANK
3. NEW FUELING ISLAND CONCRETE SLAB
4. NEW MULTI-PRODUCT DISPENSER (MPD) W/ GUARD POST (TYPICAL OF 8)
5. NEW TRASH ENCLOSURE





VICINITY MAP

NOT TO SCALE

LOT DATA:

A.P.N.:	177-460-13
TOTAL ACREAGE:	96,784 SF (2.22 AC) (0.48 AC PER LLA WITH 177-40-12)
EXISTING PARCELS:	1
PROPOSED PARCELS:	1
EXISTING ZONE:	IG GENERAL INDUSTRIAL
PROPOSED ZONE:	CG GENERAL COMMERCIAL
EXISTING USE:	VACANT, UNDEVELOPED
PROPOSED USE:	CONVENIENCE STORE, GASOLINE SALES, CARWASH, AND TRUCK FUELING FACILITY

PARCEL	BLDG. SQ. FT.	ACREAGE
1	3,799	0.086 AC
TOTAL	3,799 SF	0.086 AC

PARKING DATA:

REQUIRED:	
C-STORE (3799/150 SF):	25 SPACES
TRUCK FUELING	3 SPACES
CARWASH	2 SPACES
REQUIRED:	30 SPACES
PROVIDED:	
STANDARD SPACE (9'x19')	14 SPACES
SPACES AT FUEL PUMPS	16 SPACES
ACCESSIBLE SPACE (9'x19')	2 SPACES
PROVIDED:	32 SPACES

PROPERTY DESCRIPTION

A PORTION OF LOT SIX (6), IN BLOCK ONE (1), AS SHOWN UPON MAP ENTITLED TERRA MATRE TRACT, FILED FOR RECORD JUNE 20, 1912 IN VOL. 6 OF MAPS AND PLATS, PAGE 26, SAN JOAQUIN COUNTY RECORDS.
APN: 117-460-13

SITE UTILITIES:	PROVIDED BY:
SEWAGE DISPOSAL:	CITY
WATER SUPPLY:	CITY
DRAINAGE:	CITY

PROJECT DESCRIPTION

THE EXISTING 1.74 AC PARCEL WILL HAVE A LOT LINE ADJUSTMENT WITH THE ADJACENT PARCEL (177-460-12) TO THE WEST. 0.48 AC OF THE ADJACENT PARCEL WILL BE ADDED TO THE EXISTING 1.74 AC PARCEL INCREASING THE OVERALL SQUARE FOOTAGE TO TOTAL OF 2.22 AC.

SUBJECT PARCEL WILL HAVE A TRUCK FUELING FACILITY (3-BAYS), A GAS STATION WITH CONVENIENCE STORE, AND A SELF-SERVE CARWASH.

TWO NEW DRIVEWAYS ARE PROPOSED: ONE 66.0' WIDE "RIGHT-OUT ONLY" CURB CUT IS PROPOSED ON SPERRY ROAD. ONE 30.0' WIDE "RIGHT-IN ONLY" CURB CUT ON AIRPORT WAY. NO EXITING WILL BE ALLOWED AT THE DRIVEWAY ON AIRPORT WAY.

N

SCALE 1" = 20'
0 20 40

SITE PLAN

APPLICANT

AIRPORT PETROLEUM, INC.
CONTACT: SURINA MANN
2190 MERIDIAN PARK BLVD, STE. G
CONCORD, CA 94520
PHONE: (925) 446-6806

DESIGN FIRM

MILESTONE ASSOCIATES
CONTACT: JULIO TINAJERO
1000 LINCOLN RD, STE. H202
YUBA CITY, CA 95991
PHONE: (530) 755-4700

CLIENT:
AIRPORT PETROLEUM, INC.
2190 MERIDIAN PARK BLVD, SUITE G
CONCORD, CA 94520
CONTACT: SURINA MANN
PHONE: (925) 446-6806

ARCO
BP WEST COAST PRODUCTS, LLC

Milestone Associates
Engineering
1000 LINCOLN ROAD, STE. H202, YUBA CITY, CA 95991
TEL (530) 755-4700 FAX (530) 755-4567

NO.	DATE	REVISION DESCRIPTION
1	1/6/17	CUP/RZ SUBMITTAL
2	7/13/17	REVISED SITE PLAN
3	10/16/17	REVISED SITE PLAN
4		
5		
6		
7		
8		
9		
10		
11		
12		

SEAL:
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER LLOYD DAY
No. C 64309
exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

DEVELOPMENT INFORMATION:
ARCO NTI
3800 AM/PM PROTOTYPE

SITE ADDRESS:
4607 S. AIRPORT WAY
SPERRY ROAD
STOCKTON, CA 95206

FACILITY # TBD

DESIGNED BY:	ARCO
CHECKED BY:	JT
DRAWN BY:	STAFF
VERSION: 07-07-16	PROJECT NO: 16-942

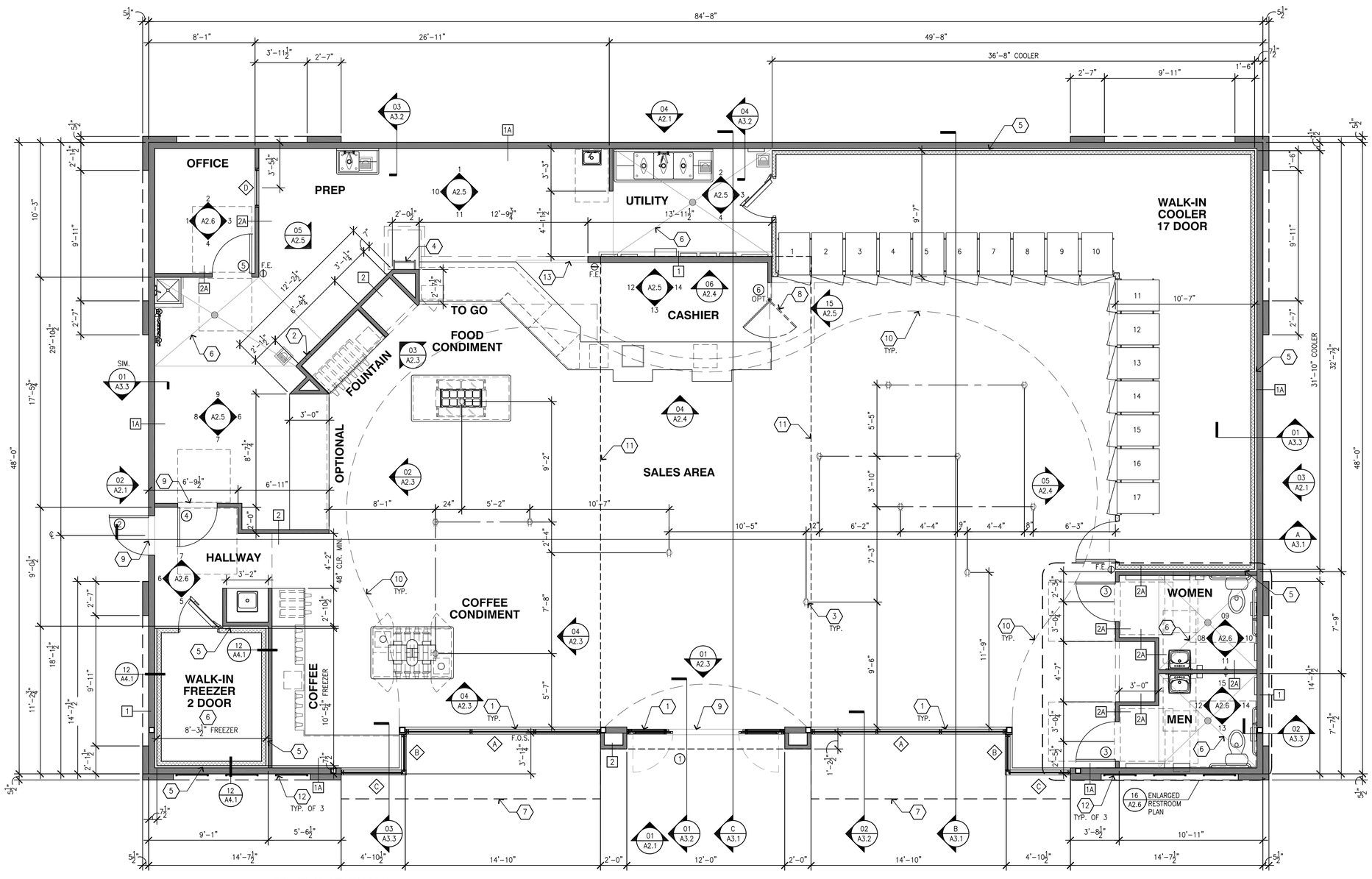
DRAWING TITLE: SITE PLAN

SHEET NO: DD1

DATE: 10-16-17

07/07/16 PROTOTYPE REVISION
02/25/16 PROTOTYPE RELEASE

EXHIBIT 1



01 FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
B. ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
C. EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
D. SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES
E. REFER TO SHEET Q1.1 FOR FOR EQUIPMENT PLAN.
F. REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
G. ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
H. PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
I. ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3-FOOT WIDE TRANSACTION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
J. 4" HIGH BACKSPLASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL. BACKSPLASH TO MATCH COUNTERTOP MATERIAL.
K. THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON Q1.1.
L. ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EDGES FOR SAFETY.
M. CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS.
N. CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.6. ALL PARTITIONS/WALLS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
O. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
P. FIRE EXTINGUISHERS (2A:10B:C) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM, OFFICE, & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS, CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
Q. CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
R. CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
S. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
T. WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120° WATER TO ALL SINKS.
U. ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
V. ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3" FROM THE LATCH.
W. CARBONATOR BACK-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO NEW FLOOR SINK PROVIDED FOR THIS AREA.

KEYED NOTES

1. ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1. & SPECIFICATION.
2. INSTALL 6"ø PVC CHASE FOR FOUNTAIN SYRUP LINES.
3. FLOOR RECEPTACLES, REFER TO ELECTRICAL PLANS.
4. ROOF LADDER PER DETAIL 7/A4.1
5. 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER
6. DEPRESSED SLAB, REFER TO SLAB PLAN.
7. LINE OF MANSARD ROOF ABOVE.
8. DOUBLE SWING METAL GATE PROVIDED BY SHOPCO
9. THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET A5.1
10. LINE OF SOFFIT ABOVE
11. LINE OF CLERESTORY CEILING OPENING
12. WALL SIGNS
13. TRANSITION STRIP

WALL LEGEND

- WOOD FRAMED WALL
- PREFABRICATED COOLER/FREEZER WALL
- 1 — 2x6 STUDS @ 16"o.c.
- 1A — 2x6 STUDS @ 16"o.c. W/ THERMAL INSULATION
- 2 — 2x4 STUDS @ 16"o.c.
- 2A — 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION

ROOM FINISH SCHEDULE

INTERIOR FINISHES	SALES	CASHIER	HALLWAY	RESTROOMS	OFFICE	PREP/UTILITY	WALK-IN
FLOOR	GLAZED PORCELAIN TILE REFER TO FINISH CALLOUT ON A1.2.				COLORED CONCRETE SEALER REFER TO FINISH CALLOUT ON A1.2.		CLEAR CONCRETE SEALER REFER TO FINISH CALLOUT ON A1.2.
BASE	CERAMIC SANITARY COVE BASE REFER TO FINISH CALLOUT ON A1.2.				CERAMIC TOP SET THIN LIPCOVE BASE. REFER TO FINISH CALLOUT ON A1.2.		INTEGRAL METAL COVE BASE WITH 3/8" RADIUS, BY COOLER MFR. REFER TO SPECIFICATION ON Q1.2.
WALLS	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON SHEET A2.3 – A2.6.			WALL TILE OVER 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A2.6.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON SHEET A2.6.	WALL TILE AND FRP OVER 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A2.5.	STUCCO-GALVALUM. BY COOLER MFR. REFER TO SPECIFICATION ON Q1.2.
FASCIA/SOFFIT	FASCIA PAINTED SMOOTH FINISH 1/2" GYPSUM BOARD. REFER TO CALLOUT ON A2.3 & A2.4. SOFFIT PAINTED SMOOTH FINISH 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A1.3.		NOT APPLICABLE				
CEILING	PAINTED PLYWOOD AND OPEN WEB TRUSSES. REFER TO CALLOUT ON A1.3.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON A1.3.		PAINTED SMOOTH FINISH 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A1.3.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON A1.3.	WASHABLE SUSPENDED WHITE CEILING TILE REFER TO CALLOUT ON A1.3.	STUCCO-GALVALUM. BY COOLER MFR. REFER TO CALLOUT ON Q1.2 AND A1.3.

OCCUPANCY LOAD

SALES – 2,171 S.F. (2171/30)	= 72
CASHIER – 130 S.F. (130/100)	= 2
OFFICE – 72 S.F. (72/100)	= 1
RESTROOMS – 136 S.F. (EXEMPT)	= 0
PREP/UTILITY – 553 S.F. (553/200)	= 3
COOLER/FREEZER – 622 S.F. (*EXEMPT)	= 0
TOTAL (NET): 3,684 S.F.	= 78 OCCUPANTS
TOTAL (GROSS): 3,799 S.F.	

*COOLER IS A NON OCCUPIABLE SPACE PER SECTION 202 DEFINITION OF AN OCCUPIABLE SPACE.

EXITS REQUIRED: 2
EXITS PROVIDED: 2

CLIENT:
AIRPORT PETROLEUM, INC.
2190 MERIDIAN PARK BLVD, SUITE G
CONCORD, CA 94520
CONTACT: SURINA MANN
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NO.	DATE	REVISION DESCRIPTION
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SEAL: REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER LLOYD DAY No. C 64309 exp. 6/30/19 CIVIL STATE OF CALIFORNIA

DEVELOPMENT INFORMATION:
ARCO NTI
3800 AM/PM PROTOTYPE

SITE ADDRESS:
4607 S. AIRPORT WAY
SPERRY ROAD
STOCKTON, CA 95206

FACILITY # TBD

DESIGNED BY:	ARCO
CHECKED BY:	JT
DRAWN BY:	STAFF
VERSION: 07-07-16	PROJECT NO: 16-942

DRAWING TITLE: **FLOOR PLAN**

SHEET NO: **DD2**

DATE: 10-16-17

2 07/07/16 PROTOTYPE REVISION
1 02/25/16 PROTOTYPE RELEASE