

SITE LEGEND

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMPS

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

BUILDING ENTRANCE

WHEEL STOP

ACCESSIBLE PARKING SPACES

BIKE RACK

PROPOSED TRANSFORMER LOCATION

PROPOSED WATER METER LOCATION

PROPOSED GREASE INTERCEPTOR LOCATION

NUMBER OF PARKING STALLS

LIMITS OF WORK

VEHICLE STACKING

DRIVE WAY 20' VISIBILITY TRIANGLE

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 9/SD2.1.
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:

BUILDING FOOTPRINT SQUARE FOOTAGE ÷1873 SQFT	
1/3 SEATS, OR 84/3 ÷	28 SPACES
TOTAL PARKING REQUIRED:	28 SPACES

ACCESSIBLE PARKING PROVIDED:	2 SPACES
STANDARD PARKING PROVIDED:	31 SPACES
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LEGAL DESCRIPTION

The land referred to is situated in the County of San Joaquin, City of Stockton, State of California, and is described as follows: All that portion of the Southeast quarter of Section 8, Township 2 North, Range 6 East, Mount Diablo Base and Meridian, described as follows: BEGINNING at a point on the North line of the Southeast quarter of Section 8, distant thereof North 89 degrees 42' West, 1815.98 feet from the Northeast corner of said Southeast quarter, said point being the center line of County Road, 80 feet wide along said quarter section line; thence continuing along then center line, North 89 degrees 42' West, 286.2 feet; thence South 36 degrees 43' East, 273.5 feet; thence South 82 degrees 42' East, 51.1 feet; thence North 0 degrees 18' East, 291.00 feet to the point of beginning and Lots 6 and 7 of Tract No. 52, Wagner Heights filed for record August 28, 1940 in Vol. 11 of Maps and Plats, Page 60, San Joaquin County Records. EXCEPTING THEREFROM the interest in the 40 feet strip, to the center of Thornton Road as described in Deed to the County of San Joaquin for public road purposes, recorded May 27, 1931, in Book 199, Page 334, Official Records. ALSO EXCEPT THEREFROM the East 80 feet of Lot 6 as described in Deed to Jane E. Clemens, a widow, recorded March 6, 1953 in Book 1501, Page 283, Official Records. ALSO EXCEPT THEREFROM that Northerly portion of Lot 7 as described in Deed to Kennard K. Rogers, et ux, recorded April 18, 1950 in Book of Official Records, Volume 1273, Page 2. ALSO EXCEPT THEREFROM that portion described in Final Order of Condemnation, recorded August 25, 1988, Document No. 88092325, Official Records. APN: 072-450-26

BASIS OF BEARING

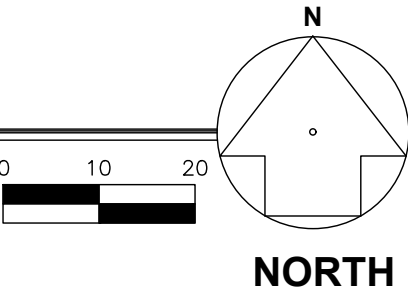
BEARINGS ARE BASED ON

BENCHMARK

BENCHMARK: CITY OF

SITE PLAN

SCALE: 1" = 20'

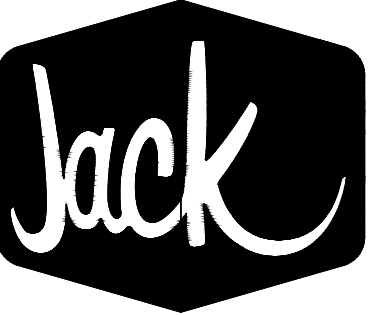


KEY NOTES

1. INSTALL ASPHALT PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
2. INSTALL CONCRETE PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/SD2.0.
4. CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0.
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING; SEE DETAIL 2/SD2.0.
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING; SEE DETAIL 3/SD2.0.
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK; SEE DETAIL 4/SD2.0.
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING; SEE DETAIL 5/SD2.0.
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE-THRU LANE; SEE DETAIL 6/SD2.0.
10. CONSTRUCT TEMPORARY ASPHALT CURB; SEE DETAIL 7/SD2.0.
11. NOT USED.
12. INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS.
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET SD1.1 FOR WIDTHS.
14. NOT USED.
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18-INCH NO. 4 BARS AT 18-INCHES O.C.; MINIMUM OF TWO BARS - REDUCE SPACING AS NECESSARY.
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0.
17. CONSTRUCT IN-LINE CURB RAMP; SEE DETAIL 14/SD2.0.
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
20. PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS.
21. INSTALL LIGHT POLE BASE; SEE DETAIL 16/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 9/SD2.0.
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS; SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS SD2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD; SEE DETAIL 18/SD2.1.
25. NOT USED.
26. PROVIDE TRASH RECEPTACLE. LOCATE AS REQUIRED FOR SITE CONDITIONS.
27. INSTALL PREVIEW BOARD; SEE DETAIL 20/SD2.0.
28. INSTALL ORDER BOARD AND WEATHER PROTECTION CANOPY; SEE DETAIL 18/SD2.1.
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE; SEE DETAIL 6/SD2.2.
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
31. SITE 'DRIVE-THRU' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
33. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN; SEE DETAIL 20/SD2.1.
34. INSTALL ACCESSIBLE PARKING SIGN. SEE DETAIL 8/SD2.1.
- 34A. INSTALL ACCESSIBLE PARKING SIGN WITH 'VAN' PLACARD. SEE DETAIL 8/SD2.1.
35. PROJECT MONUMENT SIGN; GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR.
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/SD2.1.
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 6-INCH SOLID WHITE STRIPE. TYPICAL LOADING SPACES AS SHOWN.
40. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5-FEET (MAX) O.C.
42. INSTALL NEW GREASE INTERCEPTOR
43. CURBS AT DRIVE WAY FLARES AND PARKING LOT ISLANDS SHALL BE PAINTED RED WITH WHITE LETTER STENCILING STATING "FIRE LANE - NO PARKING".
44. MASONRY WALL 8" HIGH TO BE BUILT ON PROPERTY LINES ADJACENT TO RESIDENTIALLY ZONED PARCELS
45. DELIVERY/LOADING STALL FOR RESTAURANT SERVICE



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SAN DIEGO, CA 92123

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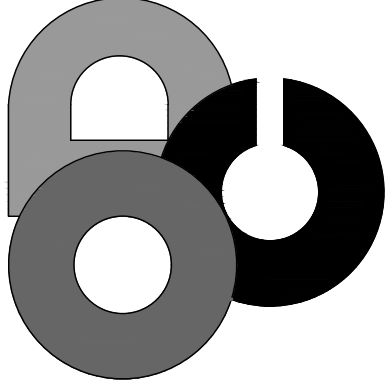
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Owens Design Consultants
145 N. 2nd Street, Ste. 5
Oakdale, CA 95361
(209) 522-8031 - fax: (209) 522-4738 - www.odcengr.com



EXP: 6/30/25

SITE INFORMATION

MK TYPE: MK12B_MD

JIB #: J4441

ADDRESS: 9350 THORNTON RD.
STOCKTON, CA 95209

DRAWN BY: GPALMERIN

PROJECT #: 2023016

SCALE: AS NOTED

SITE PLAN

SD1.0

NOTE:

1. CONCRETE PAVING TO BE REINFORCED W/ 6x6 - W1.4xW1.4 W.W.M. AT MID DEPTH, TYPICAL, UNLESS OTHERWISE NOTED.
2. SEE SOILS REPORT UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

SITE LEGEND

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMP

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

BUILDING ENTRANCE

WHEEL STOP

ACCESSIBLE PARKING SPACES

BIKE RACK

PROPOSED TRANSFORMER LOCATION

PROPOSED WATER METER LOCATION

PROPOSED GREASE INTERCEPTOR LOCATION

NUMBER OF PARKING STALLS

LIMITS OF WORK

VEHICLE STACKING

DRIVE WAY 20' VISIBILITY TRIANGLE

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PARKING REQUIREMENTS

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APN: 072-450-26

PAVING SECTION THICKNESS			
PAVEMENT AREA	THICKNESS OF ASPHALT PAVING	THICKNESS OF CLASS II AGGREGATE BASE	THICKNESS OF CONCRETE PAVING
VEHICLE PARKING			
MAIN AISLES			
DRIVE-THRU LANE			SEE NOTE 1

NOTE:

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2. SEE SOILS REPORT UNDER SEPARATE COVER FOR ADDITIONAL INFORMATION.

KEY NOTES

- 1

NOT USED.
- 2

NOT USED.
- 3

NOT USED.
- 4

CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0.
- 5

NOT USED.
- 6

NOT USED.
- 7

NOT USED.
- 8

NOT USED.
- 9

NOT USED.
- 10

NOT USED.
- 11

NOT USED.
- 12

INSTALL CONCRETE CROSS PAN (DRIVE APPROACH) TO MUNICIPALITY STANDARDS.
- 13

INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET SD1.1 FOR WIDTHS.
- 14

NOT USED.
- 15

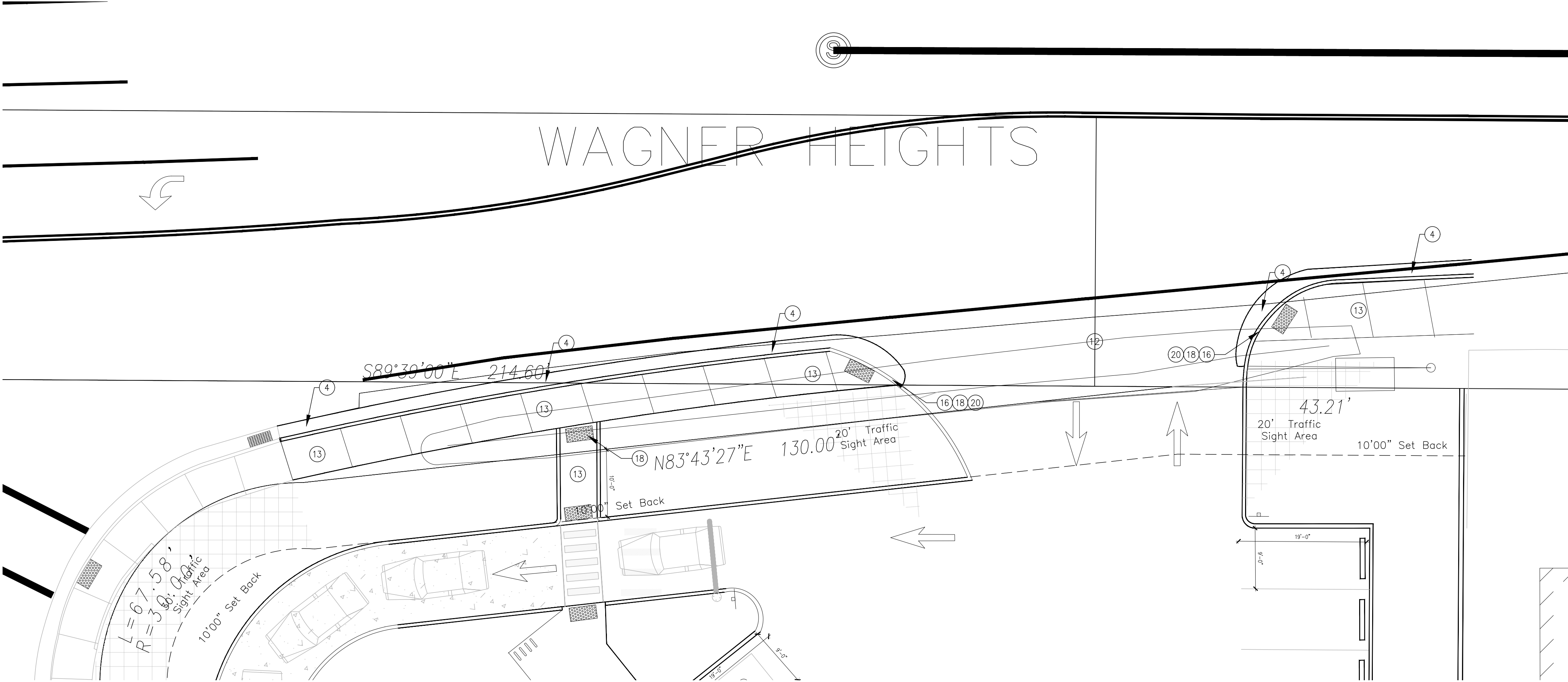
NOT USED.
- 16

CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0.
- 17
- 18

PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
- 19

CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
- 20

PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS.



BASIS OF BEARING

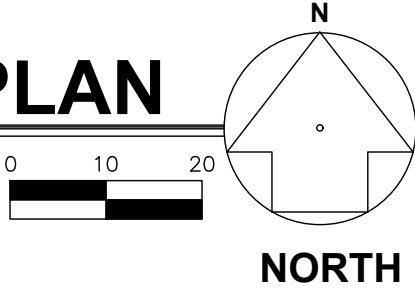
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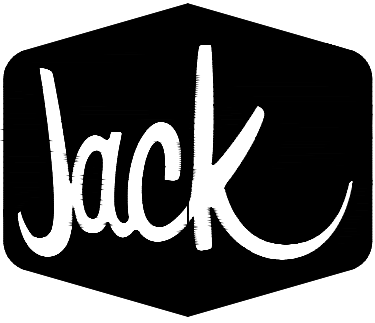
BENCHMARK: CITY OF

OFF SITE IMPROVEMENT PLAN

SCALE: 1" = 10'



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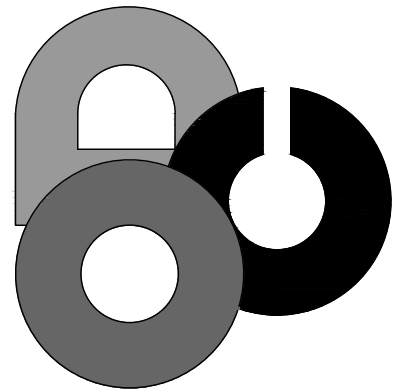
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REGISTERED PROFESSIONAL ENGINEER
THOMAS J. OWENS
No. 53530
STATE OF CALIFORNIA
EXP. 6/30/25

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DRAWN BY: GPALMERIN
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SCALE: AS NOTED

OFF SITE
IMPROVEMENT
PLAN
SD1.3

SITE LEGEND

PROPERTY BOUNDARY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CURB RAMPS

EXISTING STREET LIGHT

PROPOSED SITE LIGHTING

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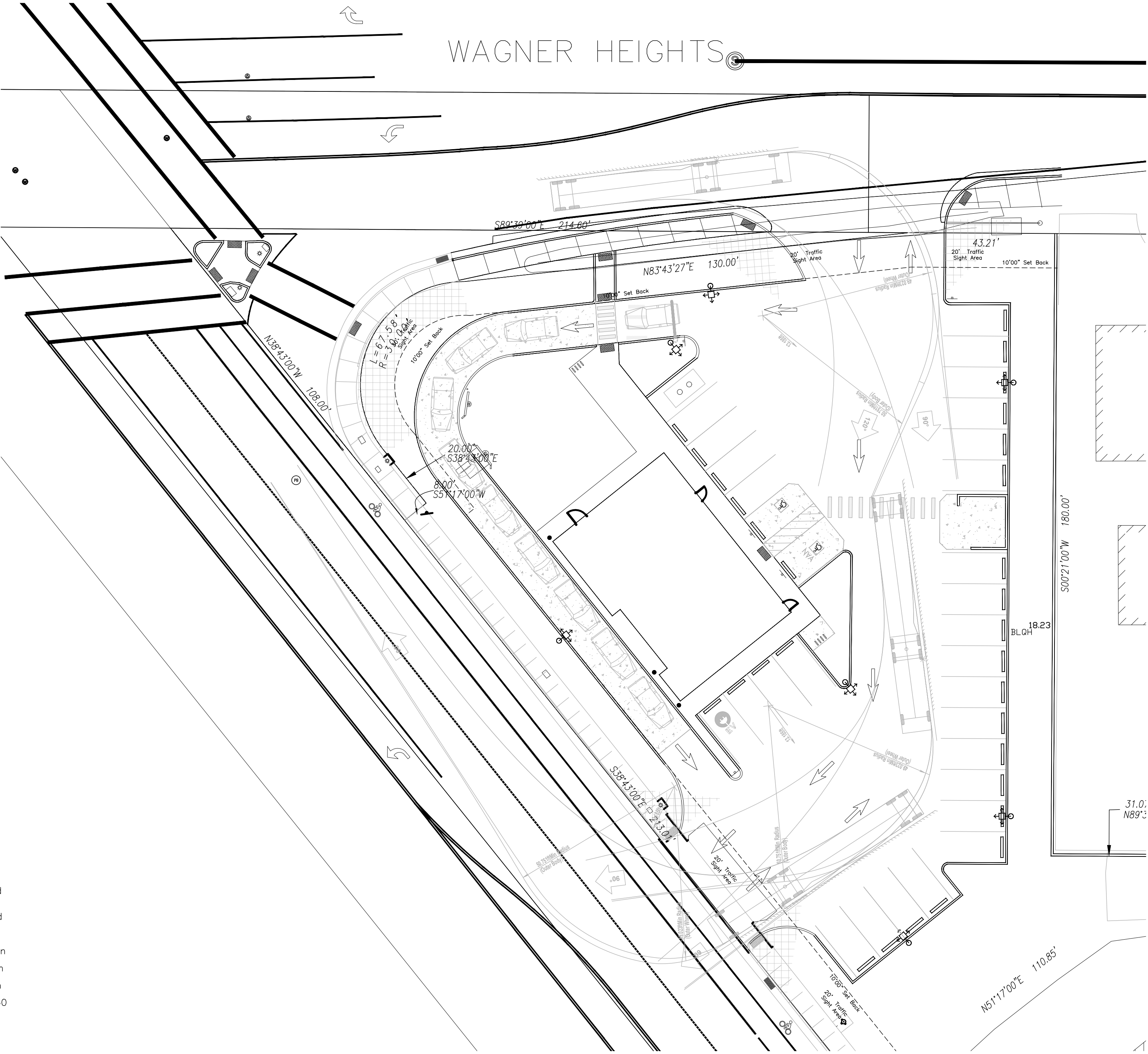
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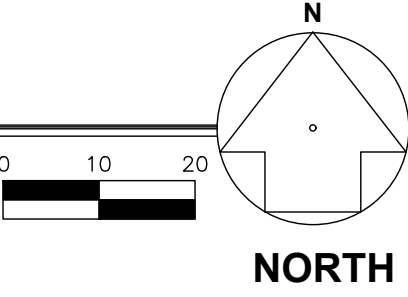
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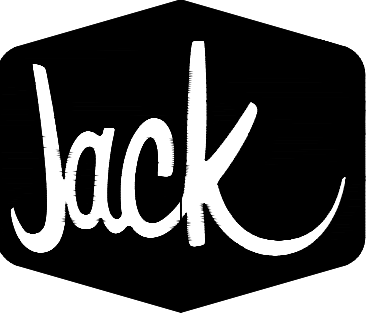


TRAFFIC ANALYSIS PLAN

SCALE: 1" = 20'



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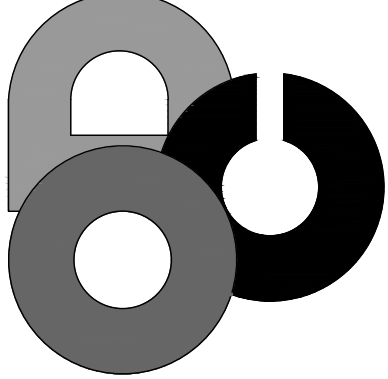
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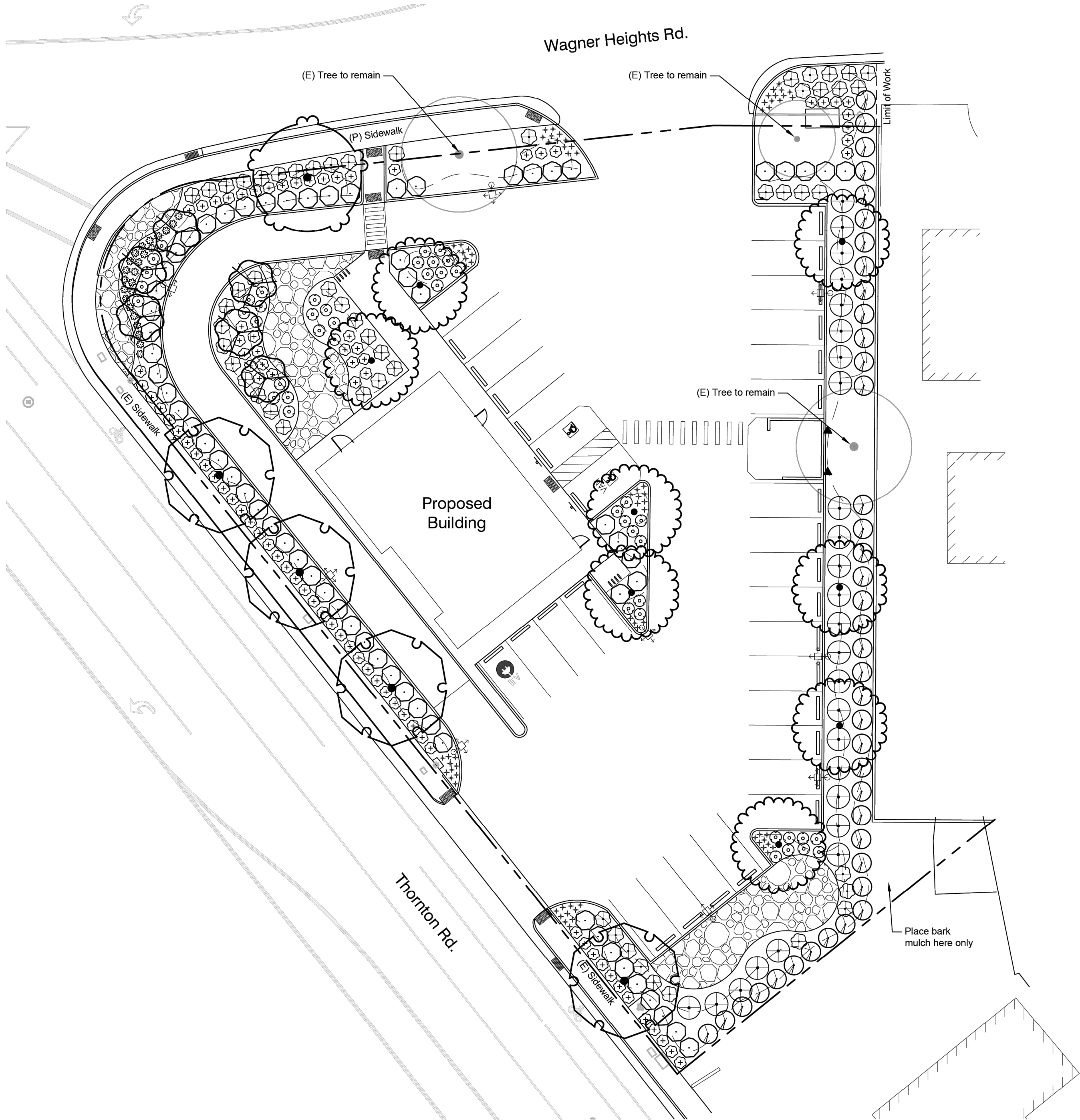
DRAWN BY: GPALMERIN

PROJECT #: 2023016

SCALE: AS NOTED

TRAFFIC ANALYSIS PLAN

SD1.4



Planting Legend:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
TREES						
	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal.	per plan	M	8
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal.	per plan	L	6
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	4
	Platanus x acerifolia 'Columbia'	London Plane Tree	15 gal.	per plan	M	1
	Quercus lobata Contractor to prune existing trees under the direction of a Certified Arborist.	Valley Oak - Existing Tree	---			3
SHRUBS						
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	5 gal.	7"	L	26
	Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4.5"	L	53
	Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	4"	L	87
	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	1 gal.	2.5"	L	24
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5"	VL	66
	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	2
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	40
	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic	1 gal.	2"	L	74
	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal.	4"	L	46
GROUND COVERS						
	LANDSCAPE COBBLE See Planting Notes, this sheet					1,786 sf

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The Contractor shall furnish the City and Owner with a landscape soils report from a reputable soils lab. The Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (4 yards per 1,000 square feet) before planting. Rototill all planting areas at least 6" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory.
- Wherever the center of trees are within 5' of a curb or paved surface, root barriers are to be used at back of paving. The root barrier is to be installed linear against the curb or paved surface at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil. Use five 24" DeepRoot panels (10' long total) at each paved surface.
- Contractor to submit 2 photos of each plant (photo of entire plants, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Place 3" of natural brown bark chip mulch in all planting areas. Replenish the mulch at the end of the maintenance period so that there it is at least 3" deep. Bark mulch samples must be approved by Owner and Landscape Architect prior to purchase or installation.
- Furnish and install landscape cobble on areas shown on plan. Use multi-colored 4" - 8" cobble, such as 4x8 Noiya Cobble available at California Landscape Supply in Ceres, or equal. Excavate area at least 3" deep. Line the bottom of the area with landscape fabric (not sheet plastic), overlapping seams by 6". Secure seams and edges with U-pins every 24". Edge landscape cobble areas with metal Permaloc edging, or equal. Install cobble at least 4" deep, ensuring that all fabric is covered. Provide Owner with cobble sample for approval prior to purchase or installation.
- All plant material is to be of the highest quality, in healthy condition, and of a size expected of the species and container size.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMRI - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Stockton.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Any new planting placed in an area that has existing irrigation will require the existing irrigation in that area to be updated to comply with the State Model Water Efficient Landscape Ordinance.

Compliance Statement:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape design plan.



Revisions:									
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Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Planting Plan

Jack in the Box

9350 Thornton Rd.
Stockton, CA 95209

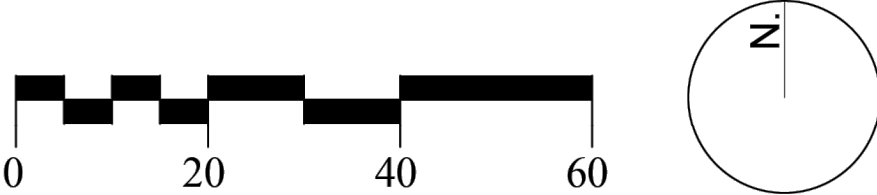
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Date:
8-13-24

Drawn:
LF

Sheet Number:

L2





1217 J STREET
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209.522.8900
WWW.REDINCARCHITECTS.COM
ARCHITECT OF RECORD

CONSULTING ENGINEER



AHJ: CITY OF STOCKTON

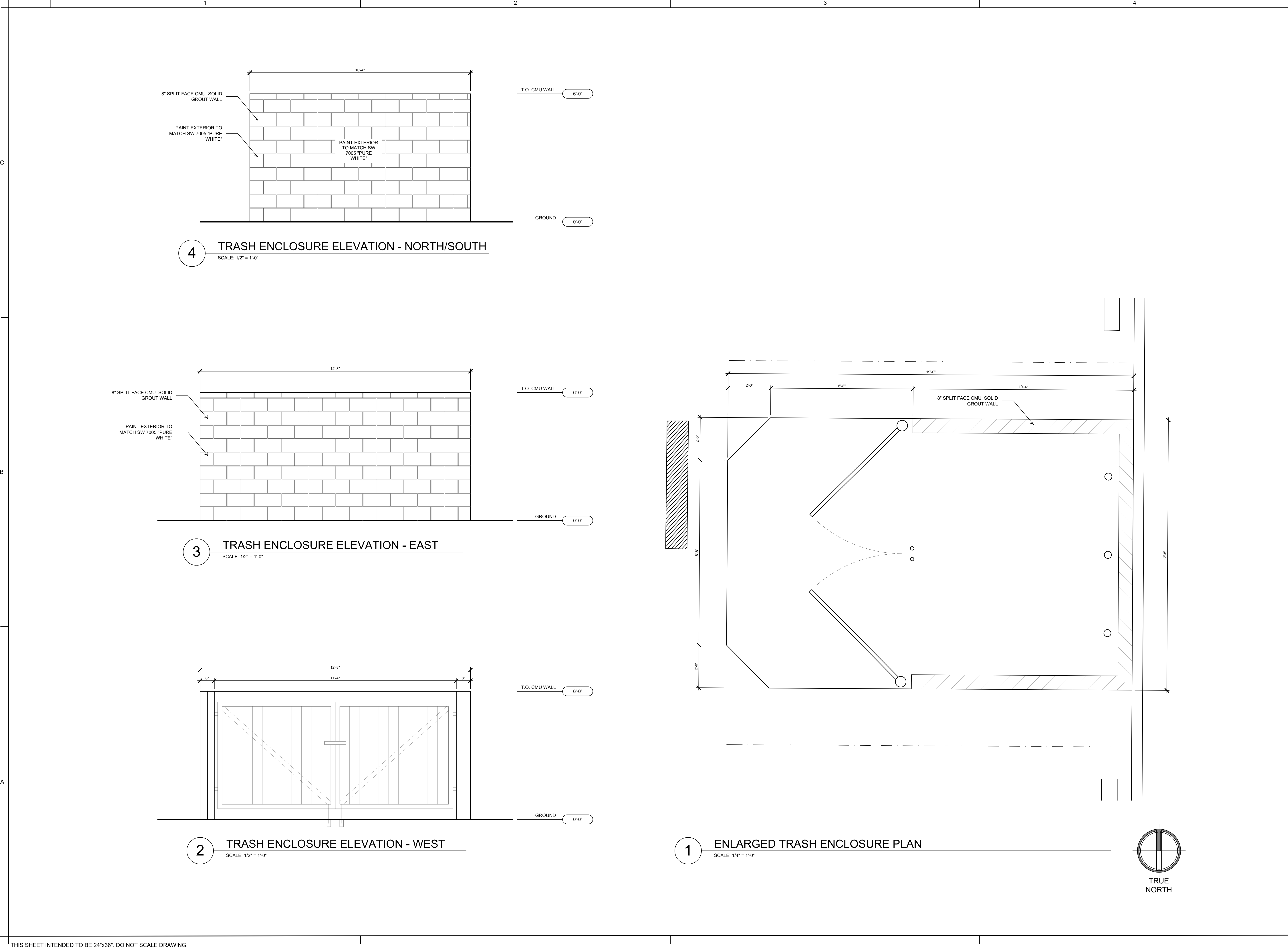
JACK IN THE BOX
9350 THORNTON RD.
STOCKTON, CA 95209

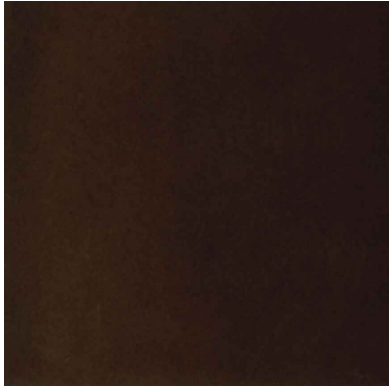
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RED PROJECT NO: 25021
PERMIT: XXXXX
APN: XXX-XXX-XXX
SUBMITTAL DATE: -
DRAWN BY: E. CASTILLO
CHECKED BY: D. BURKETT
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PROJECT REVISIONS		
#	DATE	DESCRIPTION

SHEET TITLE
ENLARGED TRASH ENCLOSURE PLAN AND ELEVATIONS

SHEET NUMBER
A101

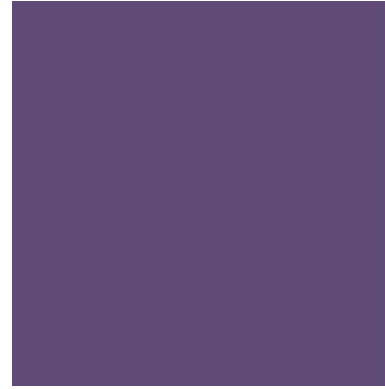




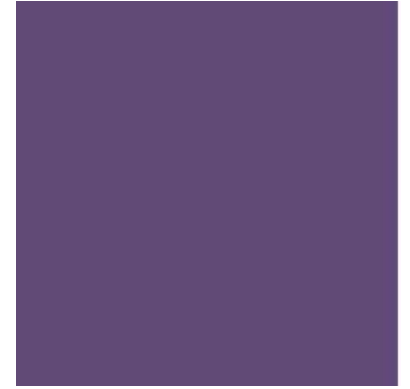
(A)
DARK BRONZE ANODIZED ALUMINUM



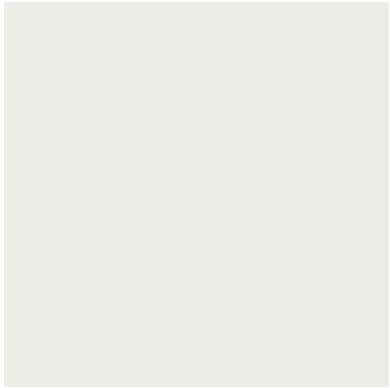
(C)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7588 "SHOW STOPPER"



(G)
METAL CANOPY:
PRE FABRICATED, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"



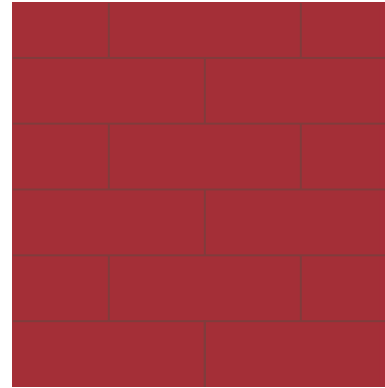
(H)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 6832 "IMPULSIVE PURPLE"



(J)
PAINTED STUCCO ASSEMBLY:
SMOOTH STUCCO, COLOR TO MATCH -
SW 7005 "PURE WHITE"



(N)
THIN BRICK VENEER ASSEMBLY:
WIRE CUT -
"MIDNIGHT"



(P)
WALL TILE 12"X35":
COLOR TO MATCH -
"JIB RED" CUSTOM COLOR PER TILE
MANUFACTURER

MATERIAL BOARD

EXTERIOR FINISHES



9350 THORNTON RD.
STOCKTON, CA 95209
APN: 072-450-26