

ABBREVIATIONS AND LEGEND

AB	AGGREGATE BASE		CONTROLLER CABINET
AC	ASPHALT CONCRETE		GUY POLE
AD	AREA DRAIN		HANDICAP SPACE
ASB	AGGREGATE SUBBASE		MONITORING WELL
BFP	BACKFLOW PREVENTER		POWER POLE
CB	CATCH BASIN		IRON PIPE
CL	CENTERLINE		RAILROAD SPIKE
DCV	DETECTOR CHECK VALVE		STANDARD CITY MONUMENT
DE	DIRT ELEVATION		SURVEY MONUMENT
DWY	DRIVEWAY		STORM DRAIN MANHOLE
E	ELECTRICAL LINE		STREET SIGN
EB	ELECTRIC BOX		STREET LIGHT
EP	EDGE OF PAVEMENT		WATER VALVE
EX	EXISTING		TREE WITH SIZE
FDC	FIRE DEPARTMENT CONNECTION		TREE REMOVAL
FF	FINISHED FLOOR		TRANSFORMER
FL	FLOWLINE		BARBED WIRE FENCE
FS	FINISHED SURFACE/FIRE SERVICES		CHAIN-LINKED FENCE
G	GAS PIPE		WOOD FENCE
GB	GRADE BREAK		SAWCUT LINE
GM	GAS METER		WALL
GP	GUARD POST		
GR	GRATE		
HCR	HANDICAP RAMP		
INV	INVERT		
JP	JOINT POLE		
JT	JOINT TRENCH		
LF	LINEAR FEET		
MW	MONITORING WELL		
OHE	OVERHEAD ELECTRIC		
OHT	OVERHEAD TELEPHONE		
PAE	PUBLIC ACCESS EASEMENT		
PB	PULL BOX		
PCC	PORTLAND CEMENT CONCRETE		
PG&E	PACIFIC GAS & ELECTRIC		
PIV	POST INDICATOR VALVE		
PUE	PUBLIC UTILITY EASEMENT		
PVC	POLYVINYL CHLORIDE PIPE		
R	RIDGE LINE		
RCP	REINFORCED CONCRETE PIPE		
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW		
SD	STORM DRAIN PIPE		
SDCB	STORM DRAIN CATCH BASIN		
SDCM	STORM DRAIN CLEANOUT		
SDMH	STORM DRAIN MANHOLE		
SS	SANITARY SEWER PIPE		
SSCO	SANITARY SEWER CLEANOUT		
SSMH	SANITARY SEWER MANHOLE		
SW	SIDEWALK		
T	TELEPHONE LINE		
TC	TOP OF CURB		
TH	TOP OF CONCRETE HEADER		
TP	TELEPHONE POLE		
TS	TRAFFIC SIGNAL		
TSB	TRAFFIC SIGNAL BOX		
TW	TOP OF RETAINING WALL		
VG	VALLEY GUTTER		
W	WATER PIPE		
WM	WATER METER		
TCD	TOP OF CHECK DAM		

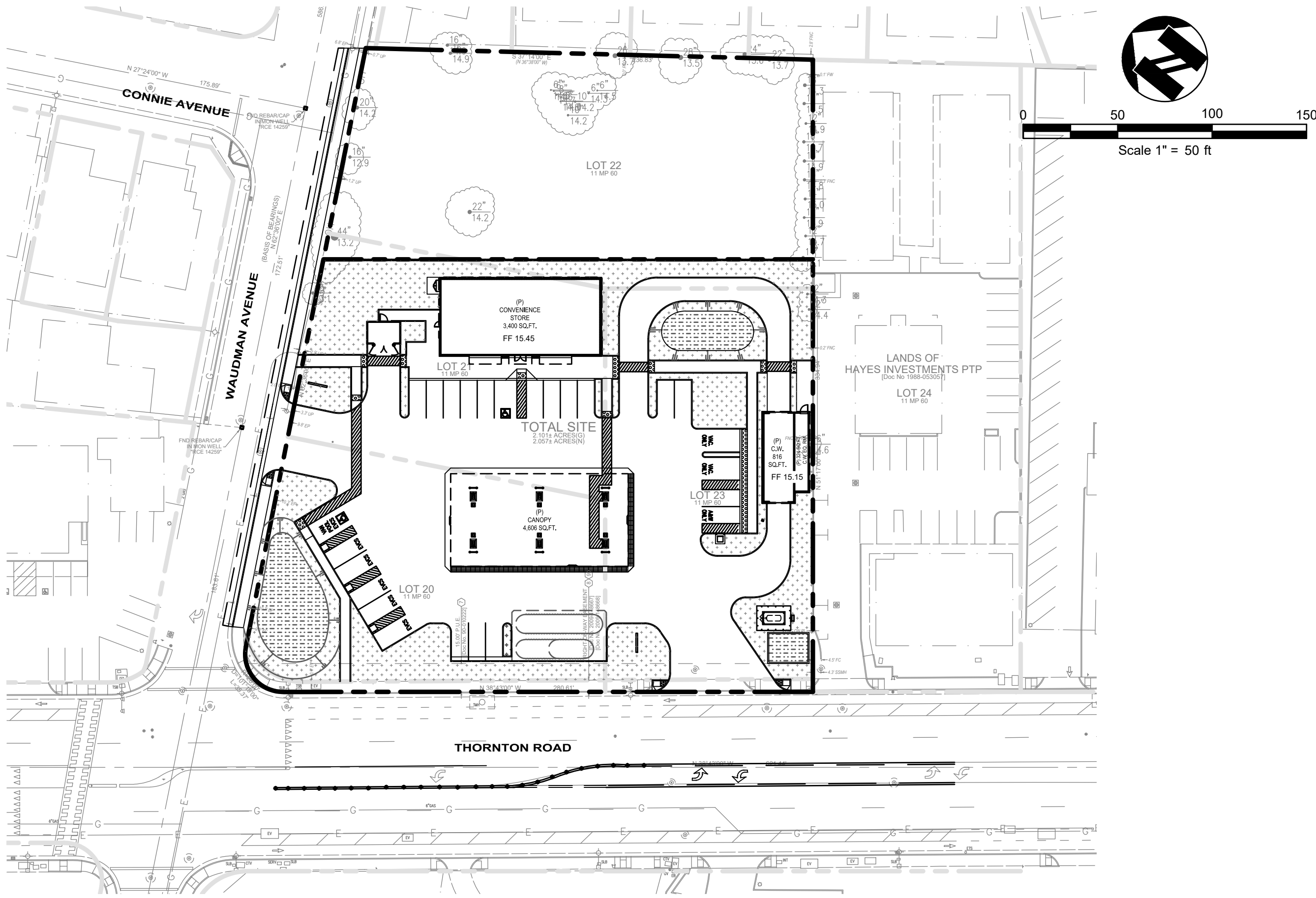
	6"W	EXISTING WATER LINE
	2"G	EXISTING GAS LINE
	8"SS	EXISTING SANITARY SEWER LINE
	SD	EXISTING STORM DRAIN LINE
	E	EXISTING ELECTRICAL LINE
	TEL	EXISTING TELEPHONE LINE
		PROPOSED STORM DRAIN CATCH BASIN
	WM ■ ■ GM	PROPOSED WATER METER / GAS METER
		PROPOSED SANITARY SEWER CLEANOUT
		PROPOSED FIRE HYDRANT
		PROPOSED SANITARY SEWER MANHOLE
		PROPOSED STORM DRAIN MANHOLE
		PROPOSED WATER VALVE
		PROPOSED GAS VALVE
		PROPOSED FIRE SERVICE
	W	PROPOSED WATER LINE
	2"G	PROPOSED GAS LINE
	S	PROPOSED SANITARY SEWER LINE
	SD	PROPOSED STORM DRAIN LINE
	E	PROPOSED ELECTRICAL LINE
	TEL	PROPOSED TELEPHONE LINE
	JUT	PROPOSED JOINT UTILITY TRENCH
		OVERLAND RELEASE
	R	RIDGE LINE
		PARKING LIGHT
		PERFORATED PIPE



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GAS STATION AND C-STORE

9036 THORNTON ROAD
STOCKTON, CA 95209



PROJECT CONTACTS

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arcadiastudio.com

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VICINITY MAP
NOT TO SCALE

SHEET INDEX

CIVIL PLANS	
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C-2.1	PRELIMINARY HORIZONTAL CONTROL PLAN
C-2.2	TRUCK CIRCULATION PLAN
C-3.1	PRELIMINARY GRADING PLAN
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C-5.1	STORMWATER CONTROL PLAN
1	ALTA/ NSPS LAND TITLE SURVEY
2	ALTA/ NSPS LAND TITLE SURVEY
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PS.1	PROPOSED SITE PLAN
PL.1	PROPOSED LANDSCAPE
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CWA2.2	COLOR EXTERIOR ELEVATION SHEET
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A2.2	CANOPY FASCIA & DISPENSER DETAILS
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SP.2	SIGN PROGRAM
E-2.0	ELECTRICAL PHOTOMETRIC PLAN
T.E.1	TRASH ENCLOSURE

PROJECT DATA

- A.P.N.:** 072-410-430-000
- BASIS OF BEARINGS:**
THE BEARING OF NORTH 62°36' EAST TAKEN ON THE CENTERLINE OF WAUDMAN AVENUE AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 52 FILED FOR RECORD ON AUGUST 28, 1940 IN VOLUME 11 OF MAPS AND PLATS AT PAGE 60, SAN JOAQUIN COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- BENCHMARK:**
CITY OF STOCKTON BENCHMARK "7":
FOUND SAN JOAQUIN COUNTY BOLT AND WASHER "COS 1N-7"IN MONUMENT WELL MARKING THE EAST ONE-QUARTER (1/4) CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, AT THE INTERSECTION OF DAVIS ROAD AND WAGNER HEIGHTS ROAD.
ELEVATION: 16.21 FEET (GPS OBSERVED) (DATUM) NAVD 1988
- FLOOD ZONE NOTE:**
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060302 0315 F, DATED OCTOBER 16, 2009, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 26, 2022.

COVER SHEET
GAS STATION AND C-STORE

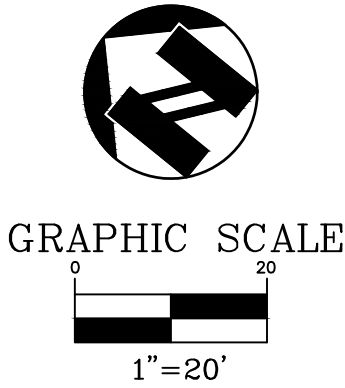
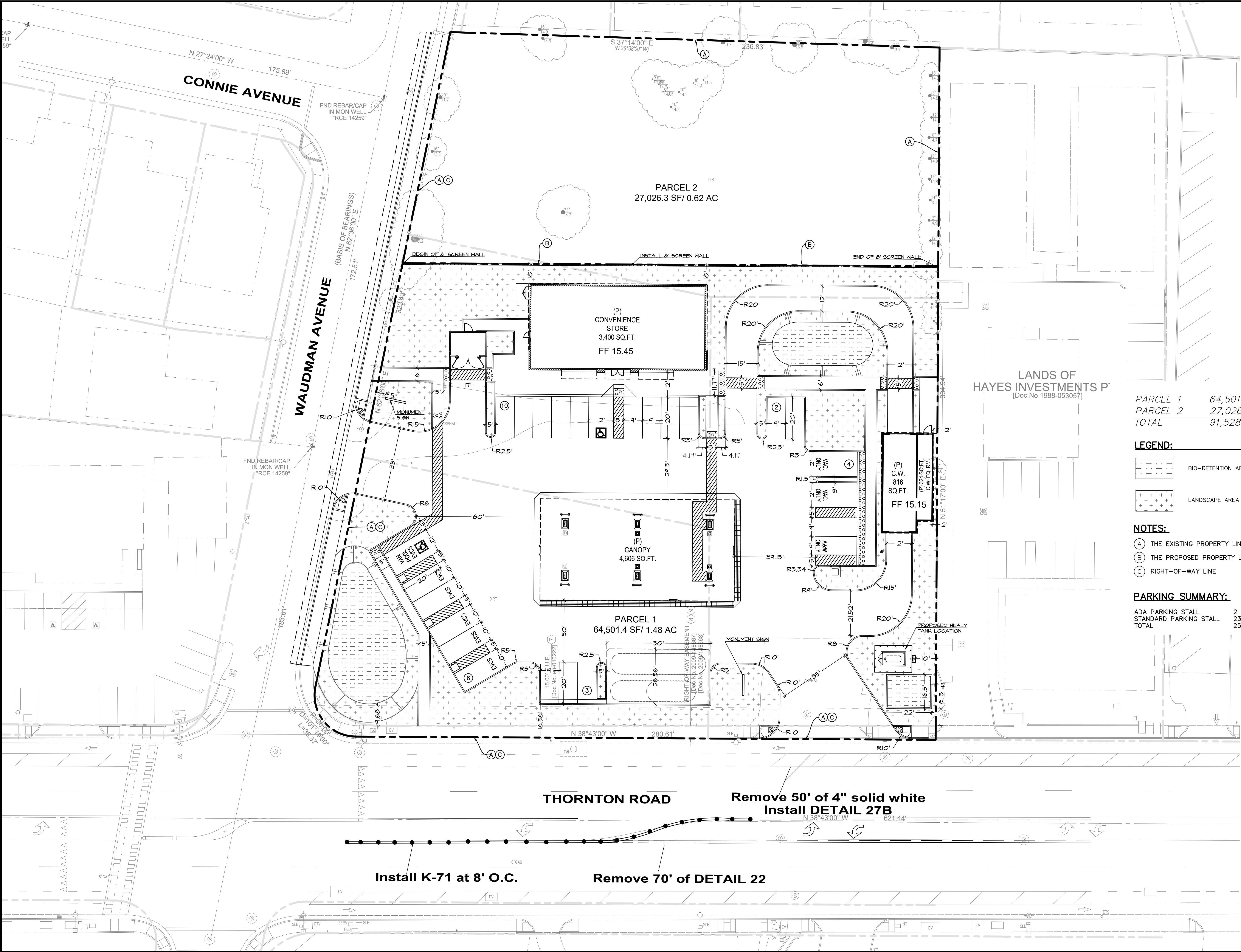
9036 THORNTON RD
STOCKTON
SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-1.1
OF
PROJECT
22-2611

ams
associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

DATE:	08-05-23	REV #	BY	DATE	DESCRIPTION
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SCALE:	1"= 50'	DESIGNED:	AS	DRAWN:	TY	CHECKED:	AS	PROJ. MGR:	AS
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PARCEL 1	64,501.4 SF/ 1.48± AC
PARCEL 2	27,026.3 SF/ 0.62± AC
TOTAL	91,528 SF/ 2.1± AC

LEGEND:

- BIO-RETENTION AREA
- LANDSCAPE AREA

NOTES:

- THE EXISTING PROPERTY LINE
- THE PROPOSED PROPERTY LINE
- RIGHT-OF-WAY LINE

PARKING SUMMARY:

ADA PARKING STALL	2
STANDARD PARKING STALL	23
TOTAL	25

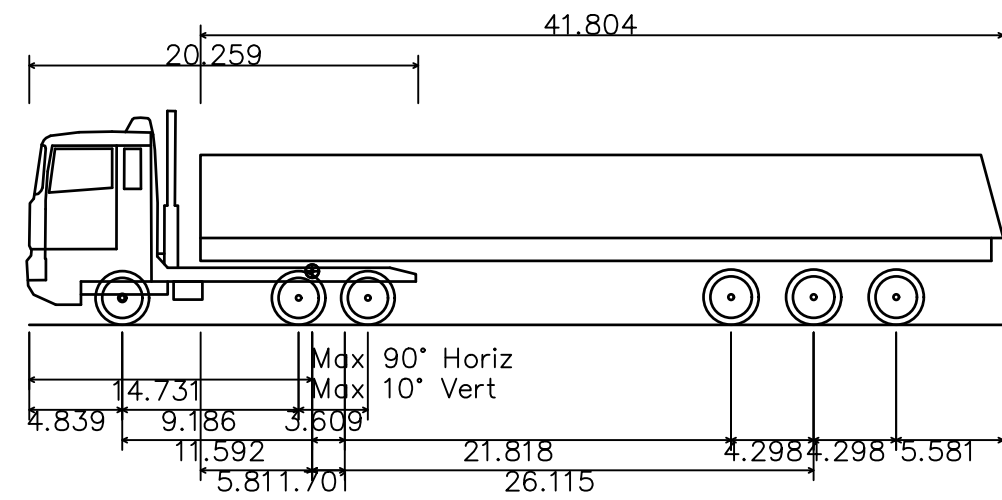
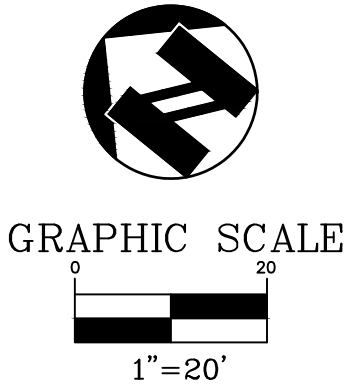
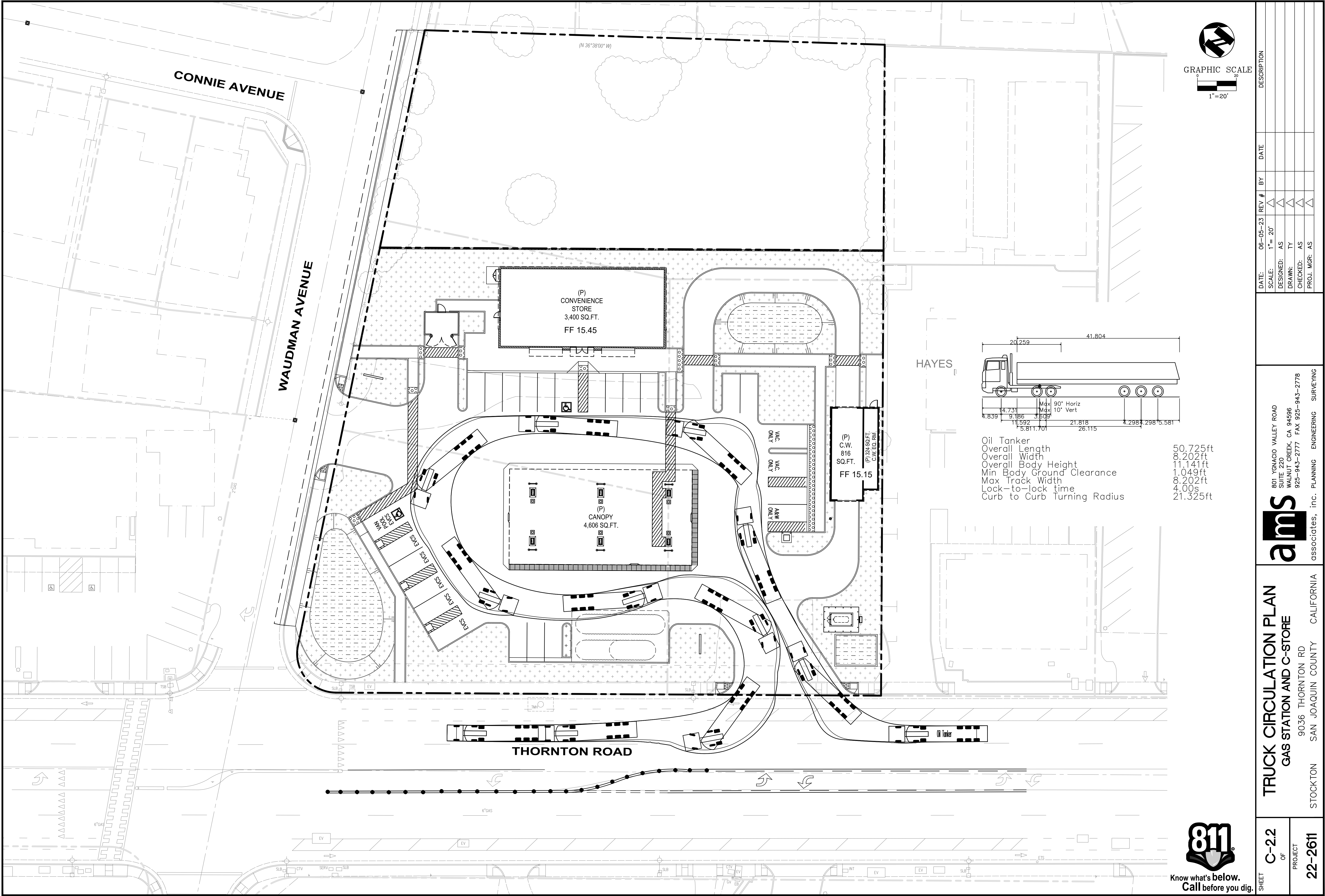
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801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	ams associates, inc. PLANNING ENGINEERING SURVEYING
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PRELIMINARY HORIZONTAL CONTROL PLAN GAS STATION AND C-STORE	STOCKTON 9036 THORNTON RD SAN JOAQUIN COUNTY CALIFORNIA
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SHEET C-21 OF PROJECT 22-2611	FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\PROJECTS\22-2611 THORNTON RD, STOCKTON\DATE DATE DIRECTORY\22-10-05 ENTITLEMENT\2611SITE.DWG
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Oil Tanker
Overall Length 50.725ft
Overall Width 8.202ft
Overall Body Height 11.141ft
Min Body Ground Clearance 1.049ft
Max Track Width 8.202ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 21.325ft

TRUCK CIRCULATION PLAN
GAS STATION AND C-STORE

SHEET C-2.2
OF
PROJECT
22-2611

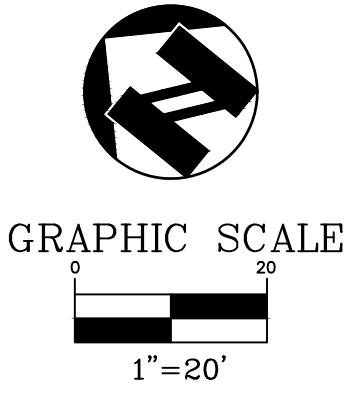
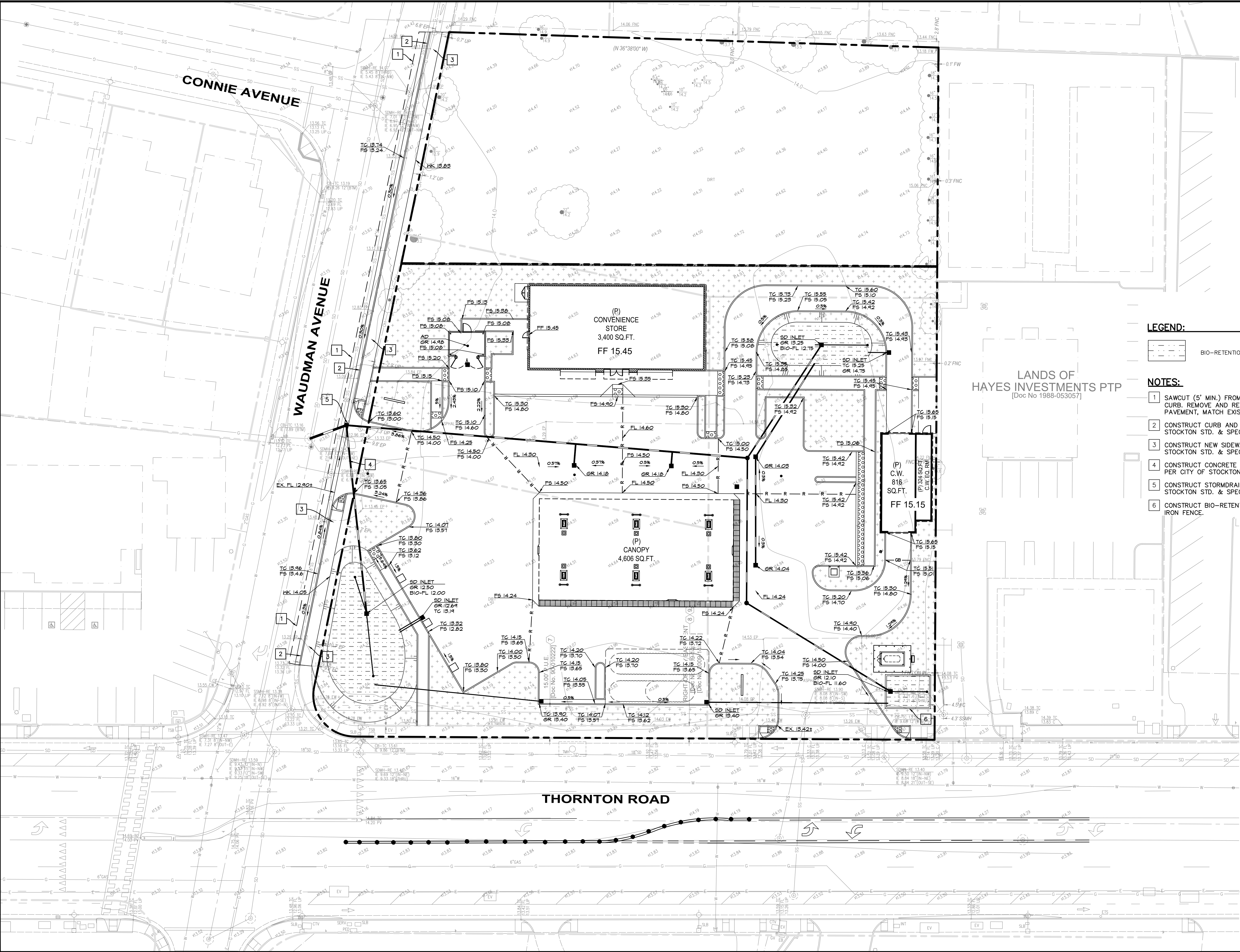
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associates, inc. PLANNING ENGINEERING SURVEYING
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SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
9036 THORNTON RD

DATE:	06-05-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1"= 20'				
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LEGEND:

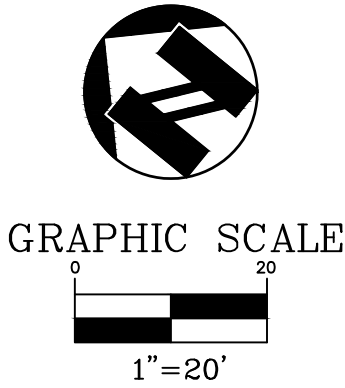
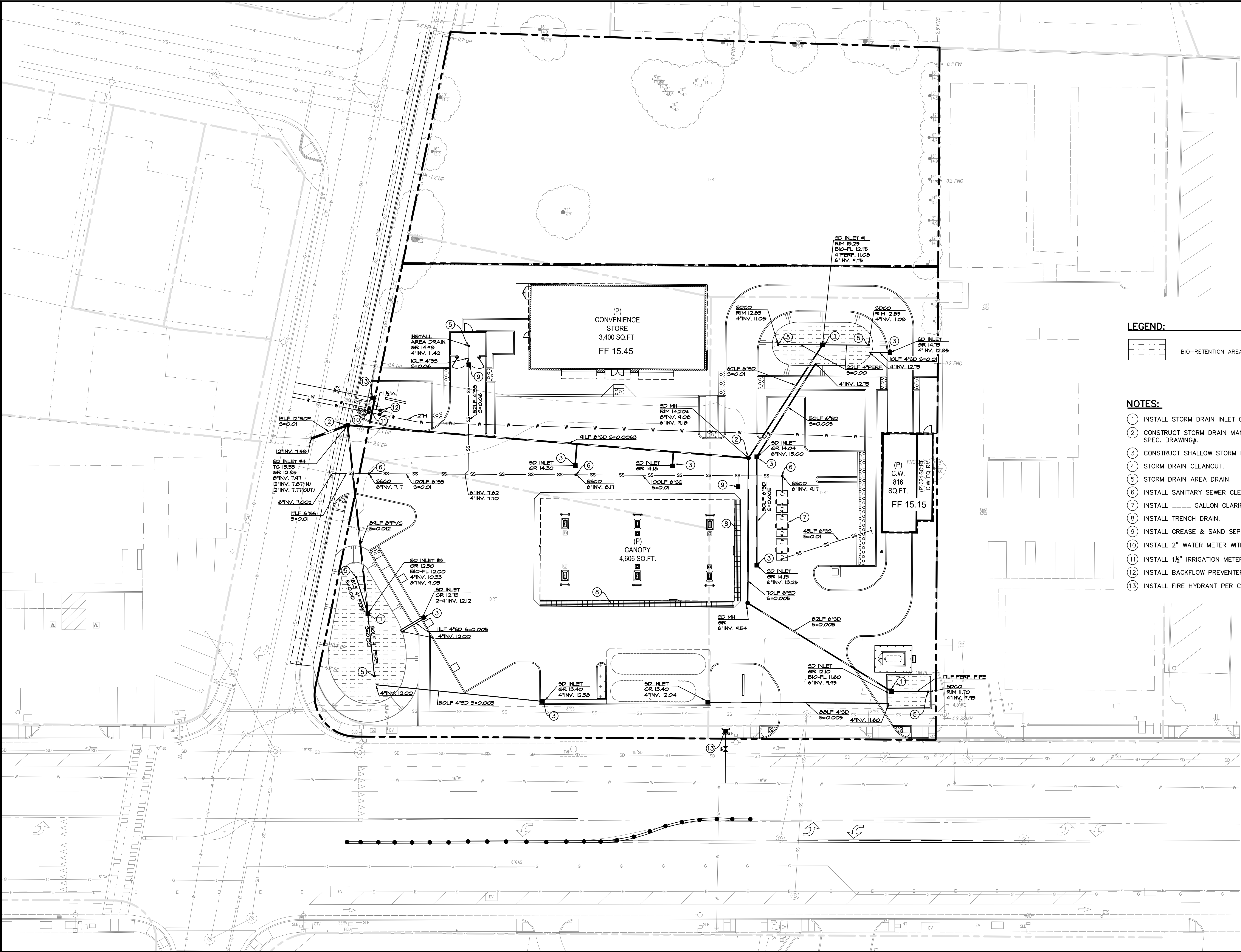
BIO-RETENTION AREA

NOTES:

- 1 SAWCUT (5' MIN.) FROM FACE OF THE NEW CURB. REMOVE AND REPLACE THE EXISTING PAVEMENT, MATCH EXISTING.
- 2 CONSTRUCT CURB AND GUTTER PER CITY OF STOCKTON STD. & SPEC.
- 3 CONSTRUCT NEW SIDEWALK PER CITY OF STOCKTON STD. & SPEC.
- 4 CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY PER CITY OF STOCKTON STD. & SPEC.
- 5 CONSTRUCT STORMDRAIN INLET PER CITY OF STOCKTON STD. & SPEC.
- 6 CONSTRUCT BIO-RETENTION CURB WITH 4' ROD IRON FENCE.

SHEET	C-3.1	OF	PROJECT	22-2611	STOCKTON	SAN JOAQUIN COUNTY	CALIFORNIA	ams associates, inc.	801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778	ENGINEERING SURVEYING											
											PRELIMINARY GRADING PLAN										
											GAS STATION AND C-STORE										
											9036 THORNTON RD										
												DATE: 06-05-23		REV #		BY		DATE		DESCRIPTION	
												SCALE: 1"= 20'		△		△					
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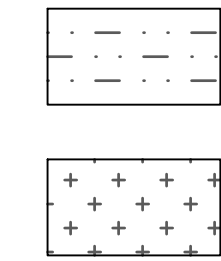
LEGEND:

BIO-RETENTION AREA

NOTES:

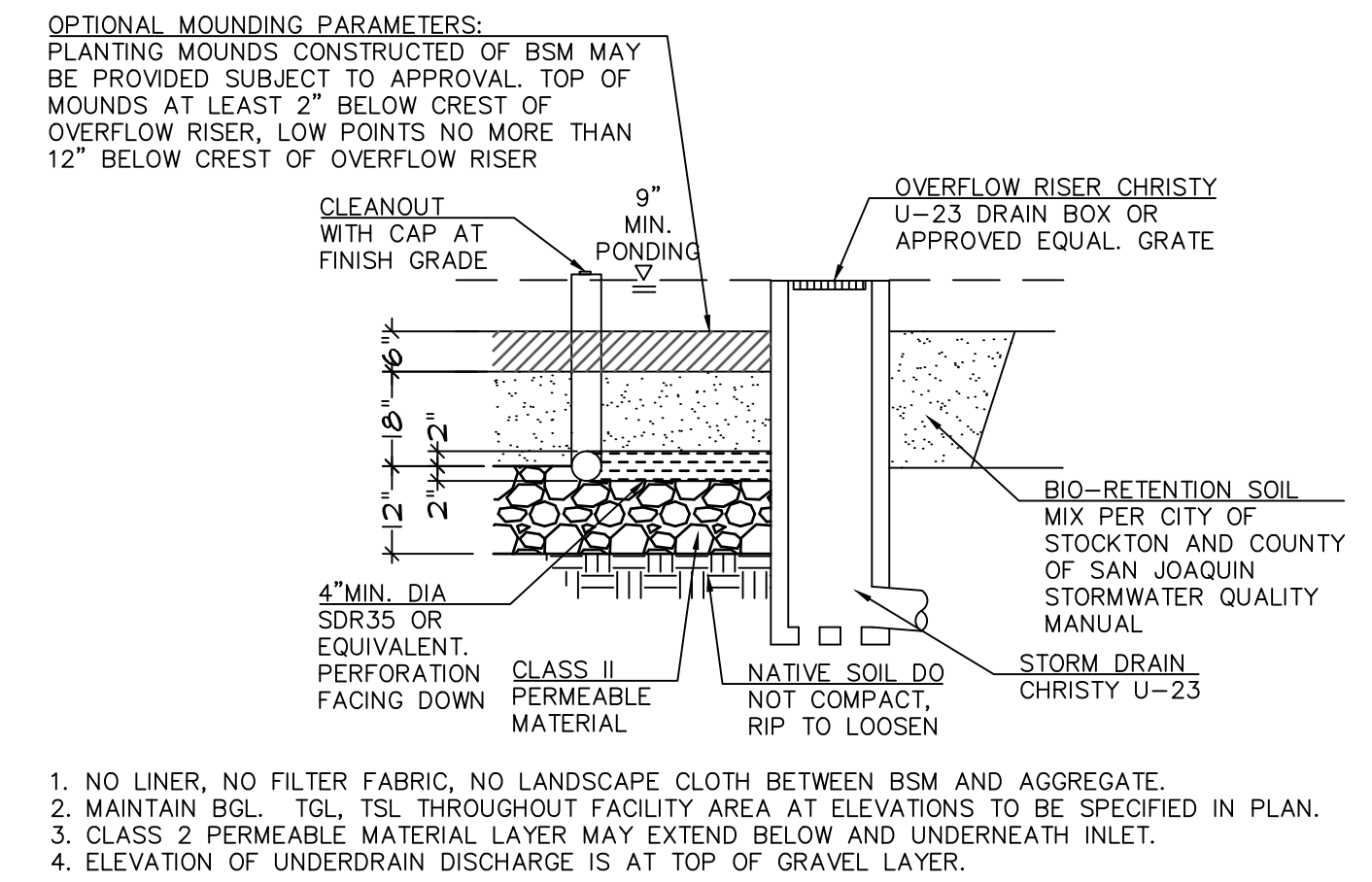
- 1. INSTALL STORM DRAIN INLET CHRISTY U-23 OR EQUAL.
- 2. CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD. & SPEC. DRAWING#.
- 3. CONSTRUCT SHALLOW STORM DRAIN CATCH BASIN.
- 4. STORM DRAIN CLEANOUT.
- 5. STORM DRAIN AREA DRAIN.
- 6. INSTALL SANITARY SEWER CLEANOUT.
- 7. INSTALL _____ GALLON CLARIFIER. SEE PLUMBING PLAN.
- 8. INSTALL TRENCH DRAIN.
- 9. INSTALL GREASE & SAND SEPARATOR.
- 10. INSTALL 2" WATER METER WITH 2" SERVICE.
- 11. INSTALL 1½" IRRIGATION METER WITH 1½" SERVICE.
- 12. INSTALL BACKFLOW PREVENTER WITH CAGE.
- 13. INSTALL FIRE HYDRANT PER CITY'S STD. & SPEC.

DESCRIPTION		DATE	BY	REV #
DATE:		06-05-23		
SCALE:		1" = 20'		
DESIGNED:		AS		
DRAWN:		TY		
CHECKED:		AS		
PROJ. MGR:		AS		
PRELIMINARY UTILITY PLAN				
GAS STATION AND C-STORE				
STOCKTON				
9036 THORNTON RD				
SAN JOAQUIN COUNTY				
CALIFORNIA				
PROJECT				
22-2611				
SHEET				
C-41				
OF				
811				
Know what's below. Call before you dig.				
FILE PATH: C:\USERS\TIAN\YU\AMIS ASSOCIATES\AMIS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2611 THORNTON RD, STOCKTON\LATEST DATE DIRECTOR\22-10-05 ENTITLEMENT\2611UTL1.DWG				

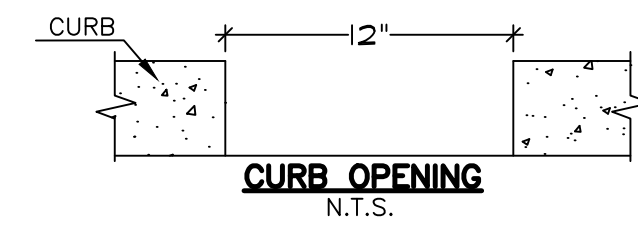


BIO-RETENTION AREA

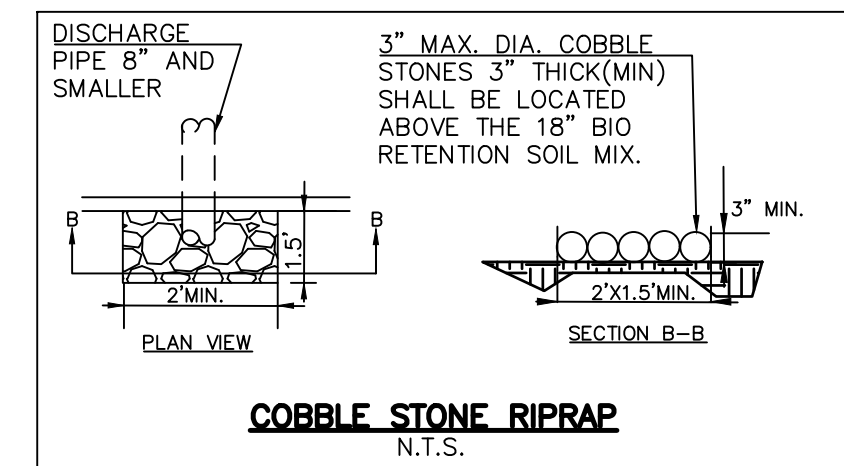
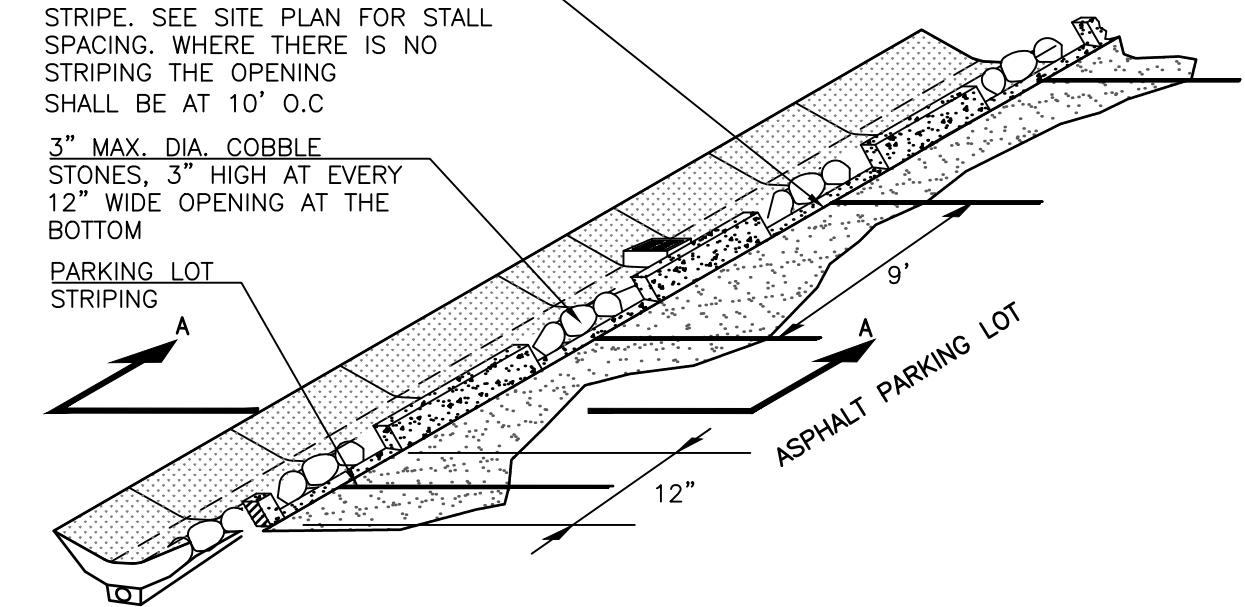
LANDSCAPE AREA



1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH BETWEEN BSM AND AGGREGATE.
2. MAINTAIN BGL, TGL, TSL THROUGHOUT FACILITY AREA AT ELEVATIONS TO BE SPECIFIED IN PLAN.
3. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
4. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.



6" VERTICAL CURB WITH 12" WIDE
OPENING AT THE BOTTOM AT EVERY
STRIPE. SEE SITE PLAN FOR STALL
SPACING. WHERE THERE IS NO
STRIPING THE OPENING
SHALL BE AT 10' O.C



BIORETENTION FACILITY

NOT TO SCALE

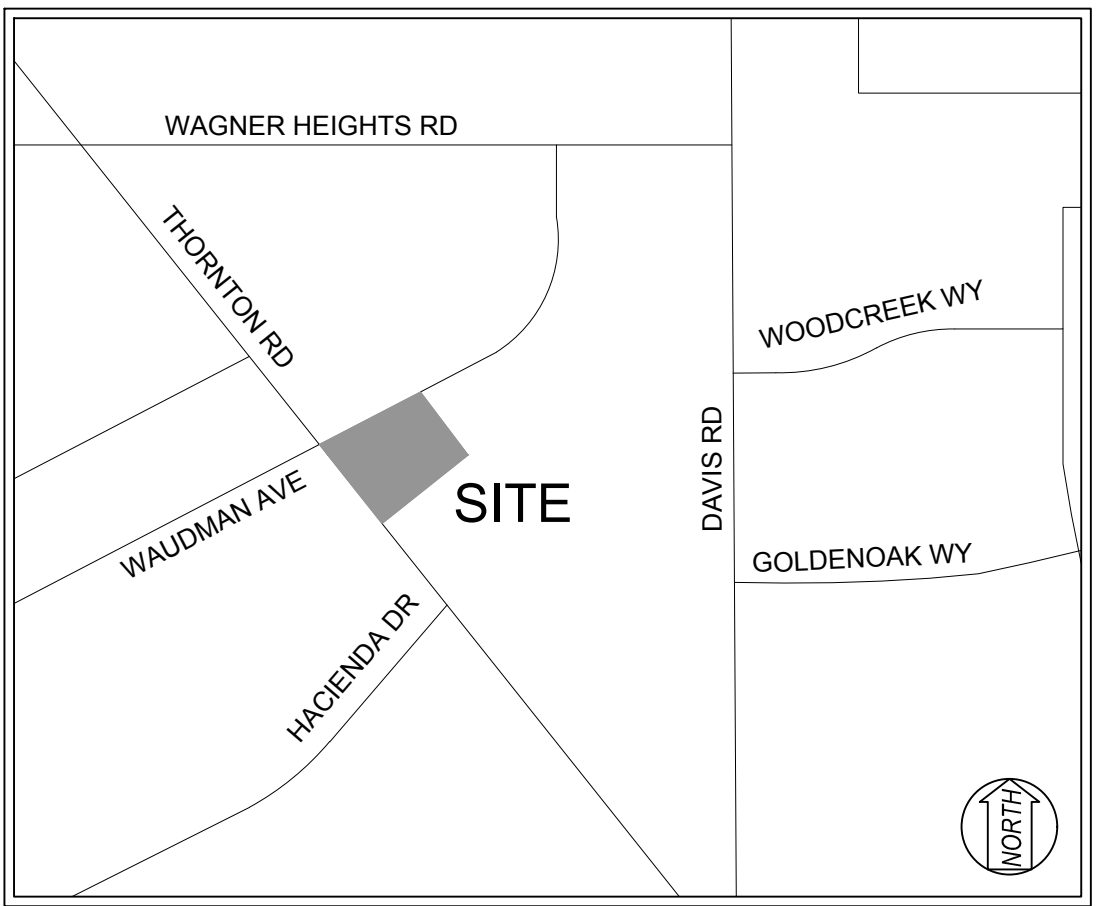


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LEGAL DESCRIPTION

Real property in the City of Stockton, County of San Joaquin, State of California, described as follows:

LOTS 20, 21, 22 AND 23 AS SHOWN UPON MAP ENTITLED, TRACT NO. 52, WAGNER HEIGHTS, FILED FOR RECORD AUGUST 28, 1940 IN VOL. 11 OF MAPS AND PLATS, PAGE 60, SAN JOAQUIN COUNTY RECORDS.



VICINITY MAP
NOT TO SCALE

EXCEPTIONS TABLE

- General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
(NOT A SURVEY MATTER)
- Taxes and assessments are unavailable at this time. Please verify all tax and assessment information prior to closing.
(NOT A SURVEY MATTER)
- The land lies within the boundaries of assessment/community facilities District No. 1 (Lodi Unified School District), as disclosed by a map filed May 24, 1989 in Book 2, Page 99 of maps of assessment and community facilities districts.
(NOT A SURVEY MATTER)
- The land lies within the boundaries of assessment/community facilities District No. 2 (Lodi Unified School District), as disclosed by a map filed February 7, 1990 in Book 2, Page 129 of maps of assessment and community facilities districts.
(NOT A SURVEY MATTER)
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
(NOT A SURVEY MATTER)
- Covenants, conditions, restrictions and easements in the document recorded August 28, 1940 as Book 700, Page 177 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
(NOT PLOTTABLE)
- An easement for Public utilities and incidental purposes, recorded February 1, 1990 as Instrument No. 90-010222 of Official Records.
In Favor of: The City of Stockton
Affects: The Southwesterly 15 feet of Lots 20 and 23
(EASEMENT PLOTTED HEREON)
- The Terms, Provisions and Easement(s) contained in the document entitled Easement Deed To The City Of Stockton recorded October 9, 2009 as Instrument No. 2009-148667 of Official Records.
(EASEMENT PLOTTED HEREON)
- The terms and provisions contained in the document entitled Consent To Easement recorded October 9, 2009 as Instrument No. 2009-148668 of Official Records.
(EASEMENT PLOTTED HEREON)
- Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled Notice to Record Notice of Violations No. 2019-091 recorded March 13, 2019 as Instrument No. 19-25118 of Official Records.
(NOT A SURVEY MATTER)
- Water rights, claims or title to water, whether or not shown by the Public Records.
(NOT A SURVEY MATTER)
- Rights of parties in possession.
(NOT A SURVEY MATTER)

NOTES

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Company, dated June 24, 2022, Order No. 3427-6867937. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 072-410-430-000
- Zoning Note:**
This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property is currently zoned "CO". Office Commercial Zoning District;

The current building setbacks for this zoning designation are on file with the City of Stockton Planning Department.

Information was obtained from the City of Stockton Planning Department Website on August 01, 2022.
- Basis of Bearings:**
The bearing of North 62°36' East taken on the centerline of Waudman Avenue as shown on that certain Map of Tract No. 52 filed for record on August 28, 1940 in Volume 11 of Maps and Plats at Page 60, San Joaquin County Records was taken as the Basis of all Bearings shown hereon.
- Benchmark:**
City of Stockton Benchmark "7":
Found San Joaquin County bolt and washer "COS 1N-7" in monument well marking the east one-quarter (1/4) corner of Section 8, Township 2 North, Range 6 East, at the intersection of Davis Road and Wagner Heights Road.
Elevation: 16.21 feet (GPS Observed) (Datum) NAVD 1988
- Flood Zone Note:**
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060302 0315 F, dated October 16, 2009, as being located in Flood Zone "X".

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.

Information was obtained from the FEMA website (www.fema.gov) on July 26, 2022.

ENCROACHMENT NOTE

The surveyor does not offer any opinion as to any encroachments onto or from adjoining premises, streets or alleys by any fences, buildings, structures or other improvements. An encroachment is a legal condition, and not a matter of survey. The surveyor is not obligated to determine ownership of such encroachments and is beyond the limits of a surveyor's expertise. The surveyor may be unaware of any written or oral unrecorded agreement that allows for such encroachment. Items observed while conducting the survey of the Property that may constitute as "potential" encroachments are shown hereon.

PARKING SUMMARY

DESCRIPTION	STALLS
STANDARD PARKING	0
COMPACT PARKING	0
ACCESSIBLE PARKING	0
TOTAL	0

REFERENCES

- PARCEL MAP (XX M XX)
- RECORD OF SURVEY (XX M XX)
- RECORD OF SURVEY (XX M XX)

SURVEYOR'S CERTIFICATE

TO: Promontory Development Group, LLC
AND: First American Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on July 25, 2022.

02 AUG. 2022
DATE

SHANE R. BARBER L.S. 9097
sbarber@barbersurveying.com

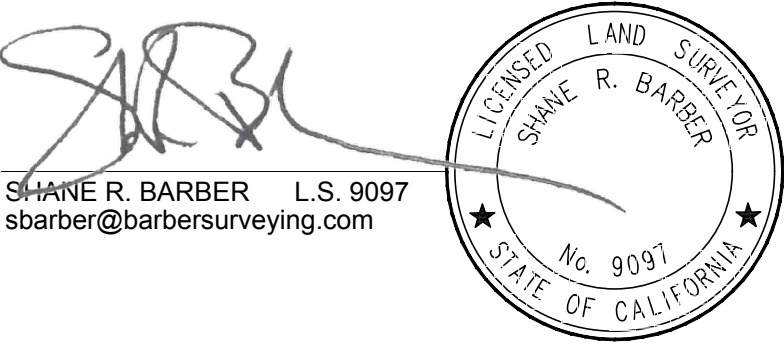


TABLE A REQUIREMENTS NOTES

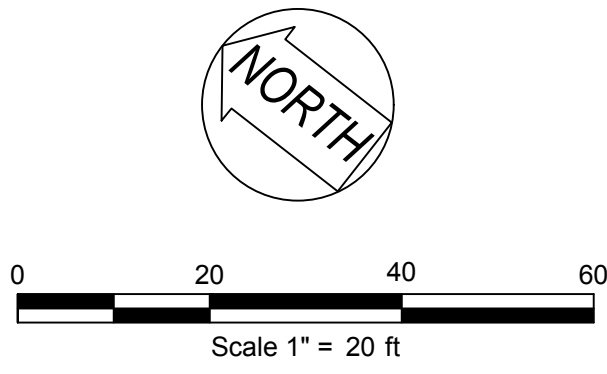
- NO address observed while conducting the fieldwork. (VACANT LOT)
- The subject parcel DOES NOT lie within a Special Flood Hazard. Refer to Note # 08 for Flood zone classification.
- The Gross land area is 2.101 ± ACRES (91,528 ± Square Feet)
- Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.
- A zoning report WAS NOT provided to the surveyor. Information within the report is noted hereon. See Zoning Report Note on this sheet for details. (Refer to Note # 05)
- Substantial features observed in the process of conducting the fieldwork are plotted hereon.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5 E IV.) as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information)

The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
- Names of adjoining owners according to current tax records are noted hereon.
- The distance to the nearest intersecting street is shown hereon.
- There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) ARE shown hereon. (NONE LISTED IN TITLE REPORT)



ABBREVIATIONS	
DIRT	CABLE TELEVISION
CB	CATCH BASIN
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ETS	ELECTRICAL TEST SITE
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FNC	FENCE
FW	FACE OF WALL
GV	GAS VALVE
INT	INTERCONNECT
LIP	LIP OF GUTTER
PED	PEDESTAL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX

LEGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
EASEMENT	
BUILDING LINE W/ DOOR	
BUILDING OVERHANG	
FOUND MONUMENT AS NOTED	
FOUND IRON PIPE OR AS NOTED	
BOLLARD LIGHT	
LIGHT	
STREET LIGHT	
TRAFFIC SIGNAL POLE	
TRANSFORMER	
FIRE HYDRANT	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
CLEAN OUT	
GAS METER	
UTILITY POLE W/ GUY WIRE	
VALVE	
CATCH BASIN / DROP INLET	
WATER METER	
FIRE DEPARTMENT CONNECTION	
BACK FLOW PREVENTER	
POST INDICATOR VALVE	
UTILITY BOX (SIZE VARIES)	
MONITORING WELL	
SIGN	
FLAG POLE	
TITLE REPORT EXCEPTION NUMBER	
RECORD INFORMATION W/ REFERENCE	
TREE W/ SIZE AND ELEVATION	
SPOT ELEVATION	
CONTOUR	
INDEX CONTOUR	
CURB	
CURB & GUTTER	
CONCRETE	
FENCE	
RETAINING WALL	
EDGE OF PAVEMENT	
SANITARY SEWER	
STORM DRAIN	
WATER	
GAS	
UNDERGROUND ELECTRIC	
TELEPHONE	
OVERHEAD	



DATE: AUG. 2022		REV #	BY	DATE	DESCRIPTION
SCALE: 1" = 20'	DESIGNED: AS				
	DRAWN: AC				
	CHECKED: SB				
	PROJ. MGR:				
	FILE PATH:				

801 MONAGLIO VALLEY ROAD
SUITE 100
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

associates, inc. PLANNING ENGINEERING SURVEYING

ALTA / NSPS LAND TITLE SURVEY
9036 THORNTON ROAD

CALIFORNIA

SHEET **2**
OF 2

PROJECT
22-2611

SAN JOAQUIN COUNTY
STOCKTON



- NOTES**
- All distances shown hereon are in U.S. Survey feet and decimals thereof.
 - This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company dated June 24, 2022, Order No. 3427-6867937. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
 - The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
 - A.P.N.: 072-410-430-000
 - Basis of Bearings:
The bearing of North 62°36' East taken on the centerline of Waudman Avenue as shown on that certain Map of Tract No. 52 filed for record on August 28, 1940 in Volume 11 of Maps and Plats at Page 60, San Joaquin County Records was taken as the Basis of all Bearings shown hereon.
 - Benchmark:
City of Stockton Benchmark "17":
Found San Joaquin County bolt and washer "COS 1N-7" in monument well marking the east one-quarter (1/4) corner of Section 8, Township 2 North, Range 6 East, at the intersection of Davis Road and Wagner Heights Road.
Elevation: 16.21 feet (GPS Observed) (Datum) NAVD 1988
 - Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060302 0315 F, dated October 16, 2009, as being located in Flood Zone "X".
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood.
- Information was obtained from the FEMA website (www.fema.gov) on July 26, 2022.

ABBREVIATIONS

DIRT	CABLE TELEVISION
CB	CATCH BASIN
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
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EW	EDGE OF WALK
FNC	FENCE
FW	FACE OF WALL
GV	GAS VALVE
INT	INTERCONNECT
LIP	LIP OF GUTTER
PED	PEDESTAL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX

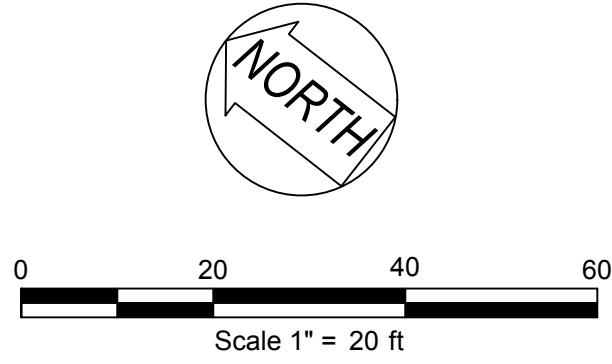
LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND MONUMENT AS NOTED	---
FOUND IRON PIPE OR AS NOTED	---
BOLLARD LIGHT	---
LIGHT	---
STREET LIGHT	---
TRAFFIC SIGNAL POLE	---
TRANSFORMER	---
FIRE HYDRANT	---
STORM DRAIN MANHOLE	---
SANITARY SEWER MANHOLE	---
CLEAN OUT	---
GAS METER	---
UTILITY POLE W/ GUY WIRE	---
VALVE	---
CATCH BASIN/ DROP INLET	---
WATER METER	---
FIRE DEPARTMENT CONNECTION	---
BACK FLOW PREVENTER	---
POST INDICATOR VALVE	---
UTILITY BOX (SIZE VARIES)	---
MONITORING WELL	---
SIGN	---
FLAG POLE	---
TITLE REPORT EXCEPTION NUMBER	---
RECORD INFORMATION W/ REFERENCE	---
TREE W/ SIZE AND ELEVATION	---
SPOT ELEVATION	---
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---

TOPOGRAPHIC / BOUNDARY SURVEY
9036 THORNTON ROAD

ams
801 YONACIO VALLEY ROAD
SUITE 100
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
associates, inc. PLANNING ENGINEERING SURVEYING

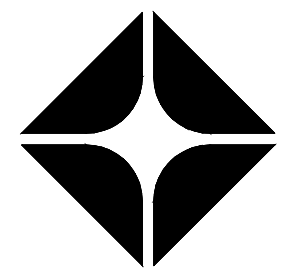
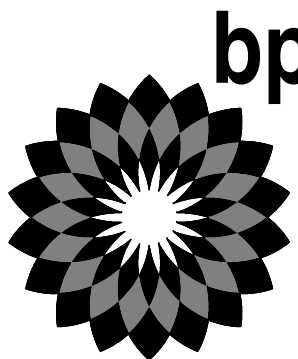
SAN JOAQUIN COUNTY
STOCKTON



DATE _____
PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sbarber@barbersurveying.com

LICENCED LAND SURVEYOR
SHANE R. BARBER
No. 9097
STATE OF CALIFORNIA

CLIENT:



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
1	08/25/2021	IJ
2	09/30/2021	IJ
3	01/13/2022	IJ
4	01/20/2022	IJ
5	01/27/2022	IJ
6	02/08/2022	EC
7	02/16/2022	AS
8	02/21/2022	IJ
9	02/22/2022	AS
10	02/25/2022	AS
11	02/25/2022	IJ
12	03/01/2022	IJ
13	03/03/2022	IJ
14	08/12/2022	IJ
15	09/07/2022	IJ
16	09/08/2022	IJ
17	09/13/2022	IJ
18	09/16/2022	IJ
19	05/24/2022	AR

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEER: CONSTRUCTION MANAGEMENT
2808 SAN COUNTRY ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6800; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:
CHECKED BY:
DRAWN BY: **IJ**
DATE: **08/05/2021** PROJECT NO:
DRAWING TITLE:

**PROPOSED
SITE PLAN**

SHEET NO:

PS1.0

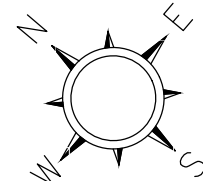
SCOPE OF WORK

- 1 NEW (85'-0"x40'-9") 3,400 SQ.FT. CONVENIENCE STORE.
- 2 NEW (24'-8" x 48'-0") 1,152 SQ.FT. CARWASH BUILDING.
- 3 NEW FUEL CANOPY (49'-0" x 94'-0") 4,606 SQ.FT. WITH 6 MPD'S.
- 4 NEW UNDERGROUND STORAGE TANK
- 5 NEW 12'-0"x18'-0" TRASH ENCLOSURE.

PROPOSED KEYNOTES

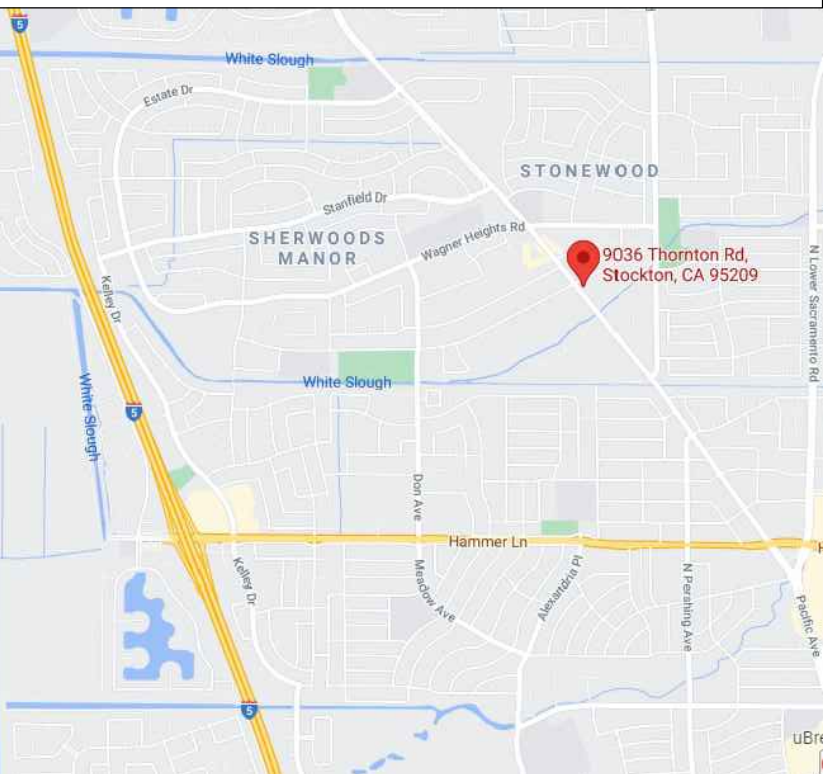
- 01 PROPOSED 3,400 S.F. FOOD MART.
- 02 PROPOSED 1152 S.F. CAR WASH BUILDING PER PLAN.
- 03 PROPOSED 4,606 S.F. CANOPY WITH 6 MPD'S.
- 04 PROPOSED UNDERGROUND STORAGE TANKS.
- 05 PROPOSED 18'-0" X 10'-0" TRASH ENCLOSURE.
- 06 PROPOSED VACUUM UNIT .
- 07 PROPOSED LANDSCAPE PLANTER WITH 6" CONCRETE CURB.
- 08 PROPOSED STONE AGGREGATE WASTE RECEPTACLES AT FRONT OF THE C-STORE & NEXT TO VACUUM UNIT PARKING STALLS.
- 09 PROPOSED 12'X20' CLEAN AIR/ EV/ VAN POOL & 10'X20' CLEAN AIR EV PARKING STALLS WITH WHEEL STOP.
- 10 CONSTRUCT REINFORCED CONCRETE 3'X20' ISLAND FOR VACUUM UNITS.
- 11 PROPOSED COIN BOX
- 12 A&W PARKING STALLS.
- 13 SHORT TERM BICYCLE PARKING.
- 14 LONG TERM BICYCLE PARKING.
- 15 STANDARD 9'-0" X20'-0" PARKING STALL.
- 16 STANDARD 12'X20' & 9'X20' ACCESSIBLE PARKING STALL.
- 17 EV CHARGING STATION.
- 18 PROPOSED PROPANE TANK PER PLAN.
- 19 INSTALL 36" MINIMUM WIDTH DETECTABLE WARNING PER FIGURE 11B-705.1. SURFACE SHALL BE YELLOW CONFORMING TO FS 33536 OF FEDERAL STANDARD 595C.
- 20 PROPOSED PATH OF TRAVEL; SLOPE NOT TO EXCEED 2.0% IN ANY DIRECTION.
- 21 PROPOSED 35'-0" WIDE DRIVEWAY PER PLAN. (TYP-2)
- 22 PROPOSED SWITCH GEAR PER PLAN.
- 23 PROPOSED MONUMENT SIGN.
- 24 CAR WASH CLEARANCE SIGN.
- 25 PROPOSED HEALY TANK LOCATION.
- 26 PROPOSED VENT RISER LOCATION.
- 27 PROPOSED VACUUM PARKING SPACES.
- 28 PROPOSED A/W 3'X3' UNIT WITH GUARD POST.
- 29 PROPOSED ASPHALT PAVING.
- 30 PROPOSED CONCRETE PAVING.
- 31 PROPOSED PRICE SIGN.
- 32 6" GUARD POST PER PLAN.
- 33 AREA LIGHT PER PLAN. (TYP OF 26)
- 34 8'-0" BLOCK WALL.

DIRECTIONAL ARROW/ GRAPHIC SCALE



GRAPHIC SCALE
1"=30'-0"

VICINITY MAP



SITE INFORMATION

PROJECT NAME:
BP-ARCO AM/PM, CAR WASH, FUEL CANOPY W/ 6 MPD'S.
PROJECT ADDRESS:
9036 THORNTON ROAD, STOCKTON, CA 95209
PROJECT DESCRIPTION:
CONVENIENCE STORE, CARWASH & GAS PUMPS
APN: 072-41-043
TOTAL PARCEL: 2.12 Acres / 88,120.57 SQ.FT.
PROPOSED TOTAL PARCEL AREA: 1.38 Acres / 60,424 SQ.FT.

ZONE-CO

FOOD MART: 3,400 SQ.FT.
NUMBER OF STORIES: SINGLE STOREY
BUILDING HEIGHT: 27'-6"
OCCUPANCY GROUP: M- MERCANTILE
CONSTRUCTION TYPE: V-B

CAR WASH: 1,152 SQ.FT.
NUMBER OF STORIES: SINGLE STOREY
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B

MPD'S FUEL CANOPY: 4,606 SQ.FT.
OCCUPANCY GROUP: M
CONSTRUCTION TYPE: H-B

- MINIMUM FRONT YARD: 10' FT. (PUBLIC ROW)
- MINIMUM SIDE YARD: 10' FT. (PUBLIC ROW)
- MINIMUM REAR YARD: 0' FT. (PUBLIC ROW)
- MINIMUM DISTANCE BETWEEN BUILDINGS: 0' FT. ADJACENT TO COMMERCIAL BUILDINGS.
- CANOPY SETBACKS: 28' FT.
- DISPENSER SETBACKS: 28' FT.
- PARKING SETBACKS: 10 FEET FROM THE ROW
- LANDSCAPE SETBACKS: 10' FT. MIN. PROPOSED LAYOUT MAINTAINS EXISTING LANDSCAPE SETBACKS.
- MAXIMUM BUILDING HEIGHT: 45' FT.

ITEM	SIZE	LOT %	AREA SQ.FT.=ACRES
TOTAL LOT AREA	N/A	N/A	60,424 SQ.FT.= 1.38 ACRES
CONVENIENCE STORE	40'-9"x85'-0"	5.62	3,400.0
CAR WASH	48'-0"x24'-8"	1.90	1,152.0
CANOPY W/6 MPD'S	94'-0"x49'-0"	7.62	4,606.0

PARKING REQUIREMENT:

FOOD MART & C.W.BUILDING 1:250 SQ.FT.= 3400:250 =13.6

PARKING REQUIRED =14 SPACES

- 15 (9'X20') STANDARD PARKING
01 (17'X20') ADA PARKING
01 (12'X20') DESIGNATED CLEAN AIR/VAN POOL/EV PARKING
05 (10'X20') DESIGNATED CLEAN AIR/EV PARKING
02 (12'X20') VACUUM PARKING
01 (9'X20') A&W PARKING
12 (9'X20') FUEL ISLAND PARKING

TOTAL PARKING PROVIDED: =37 SPACES

BICYCLE PARKING:

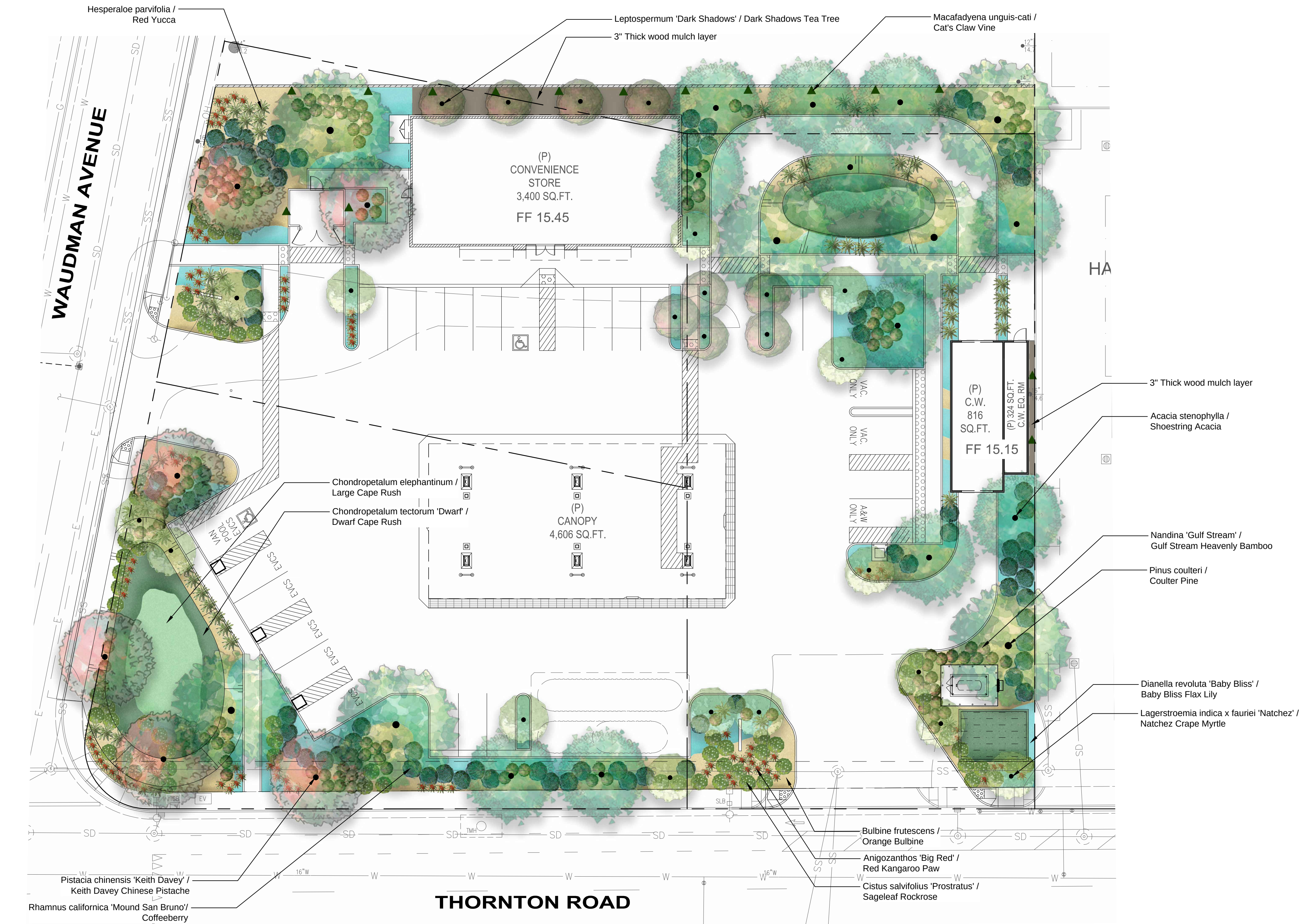
SHORT TERM BICYCLE PARKING =02 SPACES
LONG TERM BICYCLE PARKING =01 SPACES

TOTAL BICYCLE PARKING PROVIDED =03 SPACES

APPLICABLE BUILDING CODES

CODES USED:
2019 CALIFORNIA BUILDING CODE,
2019 CALIFORNIA MECHANICAL CODE,
2019 CALIFORNIA PLUMBING CODE,
2019 CALIFORNIA ELECTRICAL CODE,
2019 CALIFORNIA GREEN BUILDING STANDARD CODE,
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA REFERENCE STANDARD CODE

Drawing Name: Z:\Shared\Projects\2023 Projects\23.008 A&S Thornton\23.008 Gas Station and C-Store\Sheets\Preliminary Landscape Plan\PL-1 Preliminary Landscape Plan.dwg Plot date: 2023-06-02 1:35 PM



TREE & PLANT LEGEND

	NAME	SIZE	QTY	Water Use
	Acacia stenophylla / Shoestring Acacia	15 Gal	10	Low
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	15	Low
	Leptospermum 'Dark Shadows' / Dark Shadows Tea Tree	15 Gal	9	Low
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box	6	Low
	Pinus coulteri / Coulter Pine	24" box	7	Low
	Anigozanthos 'Big Red' / Red Kangaroo Paw	5 Gal	90	Low
	Cistus salvifolius 'Prostratus' / Sageleaf Rockrose	5 Gal	61	Low
	Hesperaloe parviflora / Red Yucca	5 Gal	68	Low
	Nandina 'Gulf Stream' / Gulf Stream Heavenly Bamboo	5 Gal	129	Low
	Rhamnus californica 'Mound San Bruno' / Coffeeberry	5 Gal	80	Low
	Macafadyena unguis-cati / Cat's Claw Vine	5 Gal	14	Low
	Bulbine frutescens / Orange Bulbine	1 Gal	36" o.c.	Low
	Dianella revoluta 'Baby Bliss' / Baby Bliss Flax Lily	1 Gal	24" o.c.	Low
	Chondropetalum tectorum 'Dwarf' / Dwarf Cape Rush	1 Gal	36" o.c.	Low
	Chondropetalum elephantinum / Large Cape Rush	1 Gal	36" o.c.	Low

CONCEPTUAL PLANT PALETTE

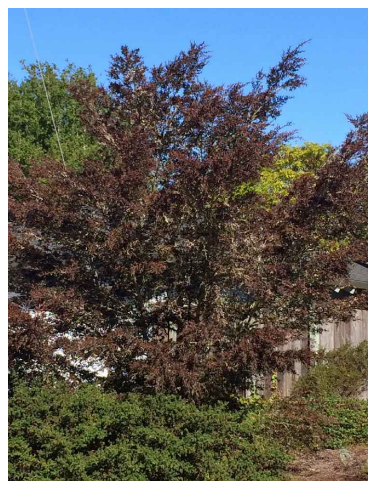
Trees



Acacia stenophylla / Shoestring Acacia



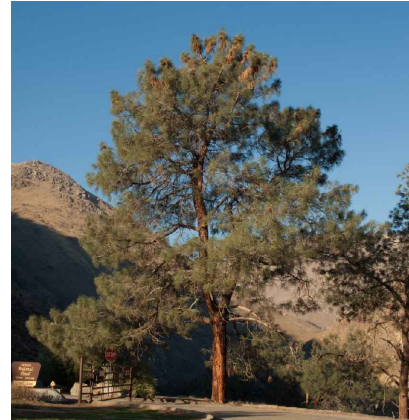
Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle



Leptospermum 'Dark Shadows' / Dark Shadows Tea Tree



Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache



Pinus coulteri / Coulter Pine

Shrubs and Perennials



Anigozanthos 'Big Red' / Red Kangaroo Paw



Bulbine frutescens / Orange Bulbine



Chondropetalum elephantinum / Large Cape Rush



Chondropetalum tectorum 'Dwarf' / Dwarf Cape Rush



Cistus salvifolius 'Prostratus' / Sageleaf Rockrose



Dianella revoluta 'Baby Bliss' / Baby Bliss Flax Lily



Hesperaloe parviflora / Red Yucca



Macafadyena unguis-cati / Cat's Claw Vine



Nandina 'Gulf Stream' / Gulf Stream Heavenly Bamboo



Rhamnus californica 'Mound San Bruno' / Coffeeberry

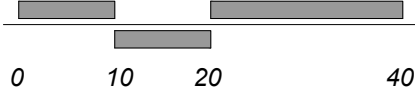
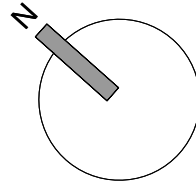
Water Efficient Landscape Worksheet

Site Information									
Project Name: Gas Station and C-Store									
Project Location: Thornton, CA									
Site Type: Residential									
Annual Eto (inches/yr): 49.1									
Allowed ETAF: 0.55									
Regular Landscape Areas									
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)		
1	0.2	Low	Drip	0.81	0.2	2,536	626	19,062	
2	0.2	Low	Drip	0.81	0.2	733	181	5,518	
3	0.2	Low	Drip	0.81	0.2	2,814	726	21,969	
4	0.2	Low	Drip	0.81	0.2	785	194	5,905	
5	0.2	Low	Drip	0.81	0.2	1,466	411	12,533	
6	0.2	Low	Drip	0.75	0.3	2,038	543	16,544	
7	0.2	Low	Drip	0.81	0.2	602	149	4,575	
8	0.2	Low	Drip	0.81	0.2	2,797	668	20,347	
9	0.2	Low	Drip	0.75	0.3	1,626	434	13,105	
10	0.2	Low	Drip	0.81	0.2	2,214	547	16,452	
11	0.2	Low	Tree Drip Ring	0.81	0.2	20	5	150	
12	0.2	Low	Tree Drip Ring	0.81	0.2	20	5	150	
13	0.2	Low	Tree Drip Ring	0.81	0.2	20	5	150	
				SUBTOTAL	17,881	3,861	136,697		
Special Landscape Areas									
				SUBTOTAL	0	0	0		
				SUBTOTAL	0	0	0		
				SUBTOTAL	17,881	3,861	136,697		
				SUBTOTAL	17,881	3,861	136,697		
				SUBTOTAL	17,881	3,861	136,697		

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	3,861
Total Area	17,881
Average ETAF	0.22
All Landscape Areas	
Total ETAF x Area	3,861
Total Area	17,881
Average ETAF	0.22

Notes:
*Calculator developed to meet code effective Dec. 1, 2022
*Adapted from California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Plans will comply with all the criteria in MWELO and apply them for the efficient use of water in the landscape design plan.
Irrigation system will use a smart weather based controller that will automatically adjust the watering schedule based on local weather conditions.



Scale: 1" = 20'

EXHIBIT 1

arcadia studio
landscape architect re

202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com



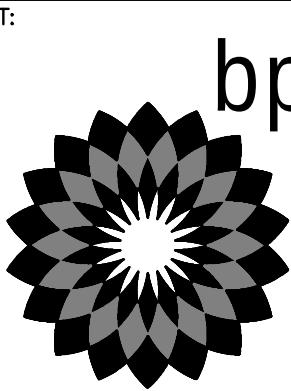
Revisions

GAS STATION AND C-STORE
9036 Thornton Rd
Stockton, CA 95209

PRELIMINARY LANDSCAPE PLAN

Date	Job Number
06/02/2023	23.008
Drawn By	Checked by
MG	BC
Sheet	of #

PL-1



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
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15		
16		
17		
18		
19		

SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

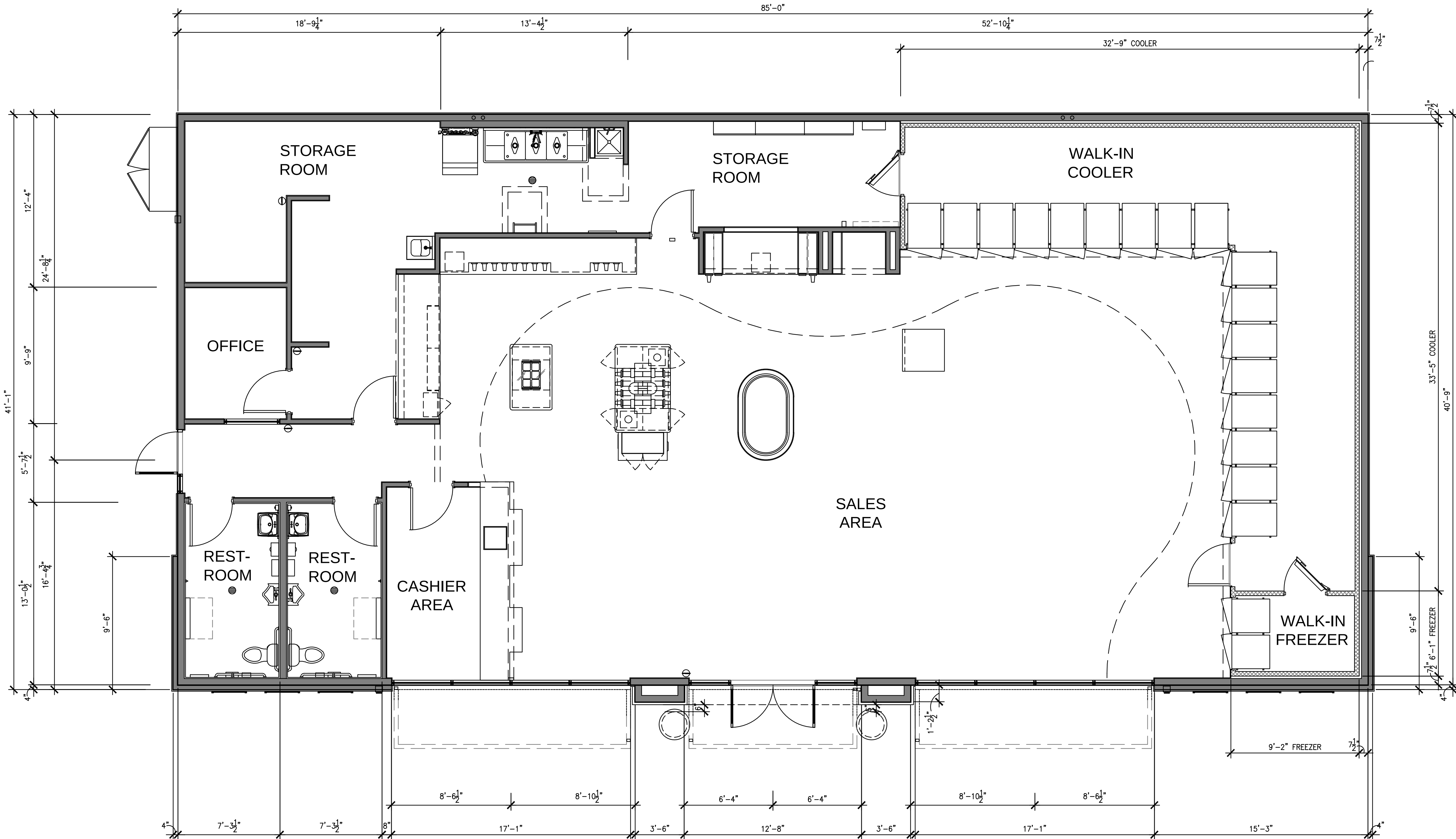
DESIGNED BY:	
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DRAWING TITLE:

**CONSTRUCTION
FLOOR PLAN**

SHEET NO:

A1.1



01 FLOOR PLAN
A1.1 SCALE: 1/4"=1'-0"

GENERAL NOTES

- A. REFER TO SPECIFICATION SHEETS A7.3 & A7.4 FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ETC.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. I-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET Q1.1 AND EQUIPMENT SCHEDULE ON SHEET Q2.1.
- F. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSCA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.
- I. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

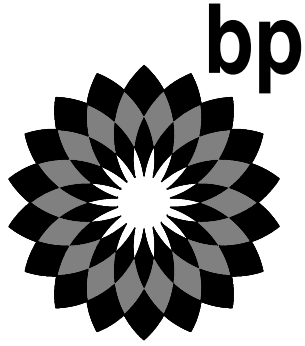
KEYED NOTES

- 1 ROOF HATCH PER DETAIL 07/A4.1
- 2 ROOF DRAIN AND OVERFLOW, REFER TO PLUMBING PLANS
- 3 CANT STRIP PER DETAIL 08/A4.1
- 4 TAPERED INSULATION CRICKET
- 5 ROOFTOP UNIT, REFER TO MECHANICAL PLANS.
- 6 CONDENSER, REFER TO EQUIPMENT AND ELECTRICAL PLAN
- 7 EXHAUST FAN, REFER TO MECHANICAL PLANS
- 8 STEEL CANOPY BELOW, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION
- 9 SATELLITE ON BALLASTED CURB
- 10 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01/A4.1
- 11 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01A/A4.1
- 12 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 01/A4.3
- 13 FACE OF EXTERIOR WALL BELOW
- 14 FACE OF PARAPET WALL
- 15 STEEL CANOPY GUTTER, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION AND DETAIL 09/A4.2
- 16 ROOF JACK, REFER TO PLUMBING AND MECHANICAL PLANS
- 17 "L" SHAPE STEEL ANGLE FRAME, REFER TO STRUCTURAL PLANS

ROOFING

- RF-1 TPO ROOFING MEMBRANE WITH PROTECTION BOARD AND RIGID INSULATION. REFER TO SPECIFICATIONS
- MTL-2 PRE-FINISHED ROLLED ROOFING PANELS. REFER TO A7.3 SPECIFICATION SHEET.
- EQUIPMENT MAINTENANCE PATH

CLIENT:



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (861) 250-9300; FAX #: (861) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:

ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:

CHECKED BY:

DRAWN BY:

DATE:

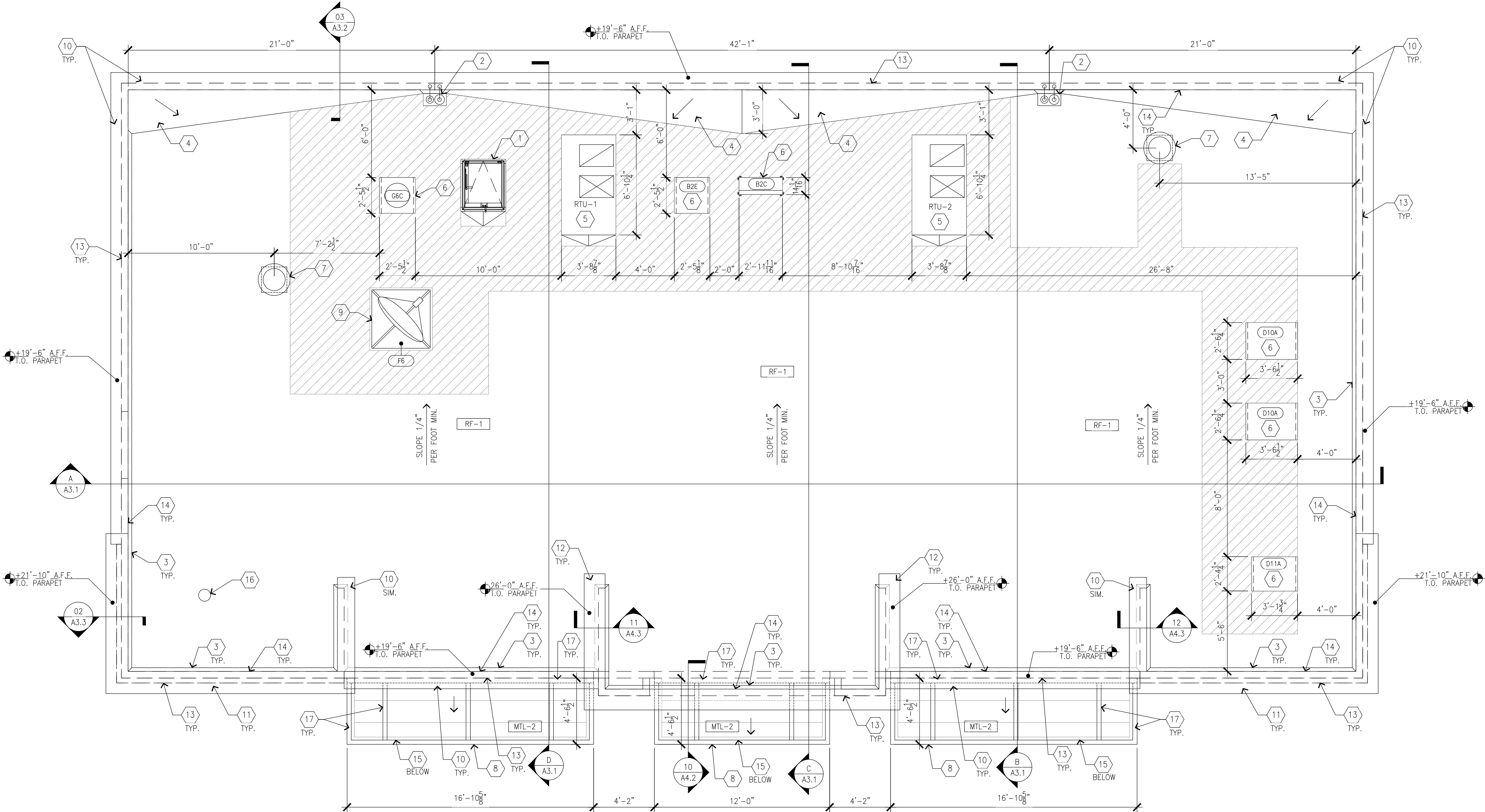
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DRAWING TITLE:

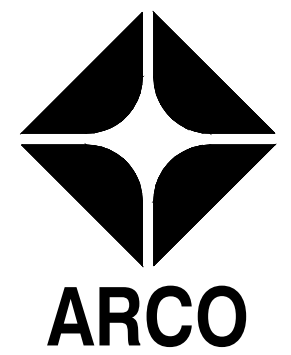
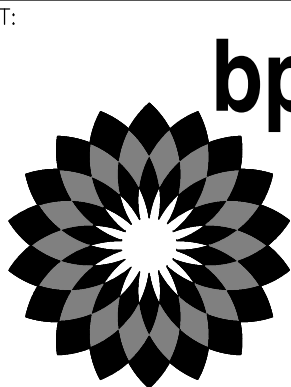
CONSTRUCTION
FLOOR PLAN

SHEET NO:

A1.4



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



BP WEST COAST PRODUCTS, LLC

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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSULTING & MANAGEMENT
2805 SAN JOSE CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6800; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:
CHECKED BY:
DRAWN BY: O.S.
DATE: 02/08/2023
PROJECT NO:
DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A2.2

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 FOR SPECIFICATION
- 2 OVERFLOW DRAIN
- 3 WALL POSTER
- 4 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 5 WALL MOUNTED LED FIXTURE
- 6 WALL MOUNTED SIGN LIGHTING
- 7 ROOFTOP EQUIPMENT BEYOND
- 8 MAIN SWITCHGEAR
- 9 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
- 10 AWNING ROD AND CLEVIS. REFER TO SHEET A1.4 AND STRUCTURAL PLANS FOR DETAILS
- 11 CANOPY DOWNSPOUT FINISH TO MATCH STOREFRONT, REFER TO CIVIL PLANS FOR CONTINUATION
- 12 TRADITIONAL CEMENT TRASH RECEPTACLE, REFER TO SHEET Q2.1 FOR SPECIFICATION
- 13 PORTABLE PROpane TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
- 14 EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS
- 15 AIR CURTAIN BEYOND, REFER TO SHEET A2.3 AND MECHANICAL PLANS
- 16 SATIN ANODIZED 36" W X 36" H BULLET RESISTANT COMBINATION EXCHANGE WINDOW BY CRL US ALUMINUM & INSTALLED BY CONTRACTOR.

COLOR LEGEND

- P-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
- P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

MATERIAL LEGEND

- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"

STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH

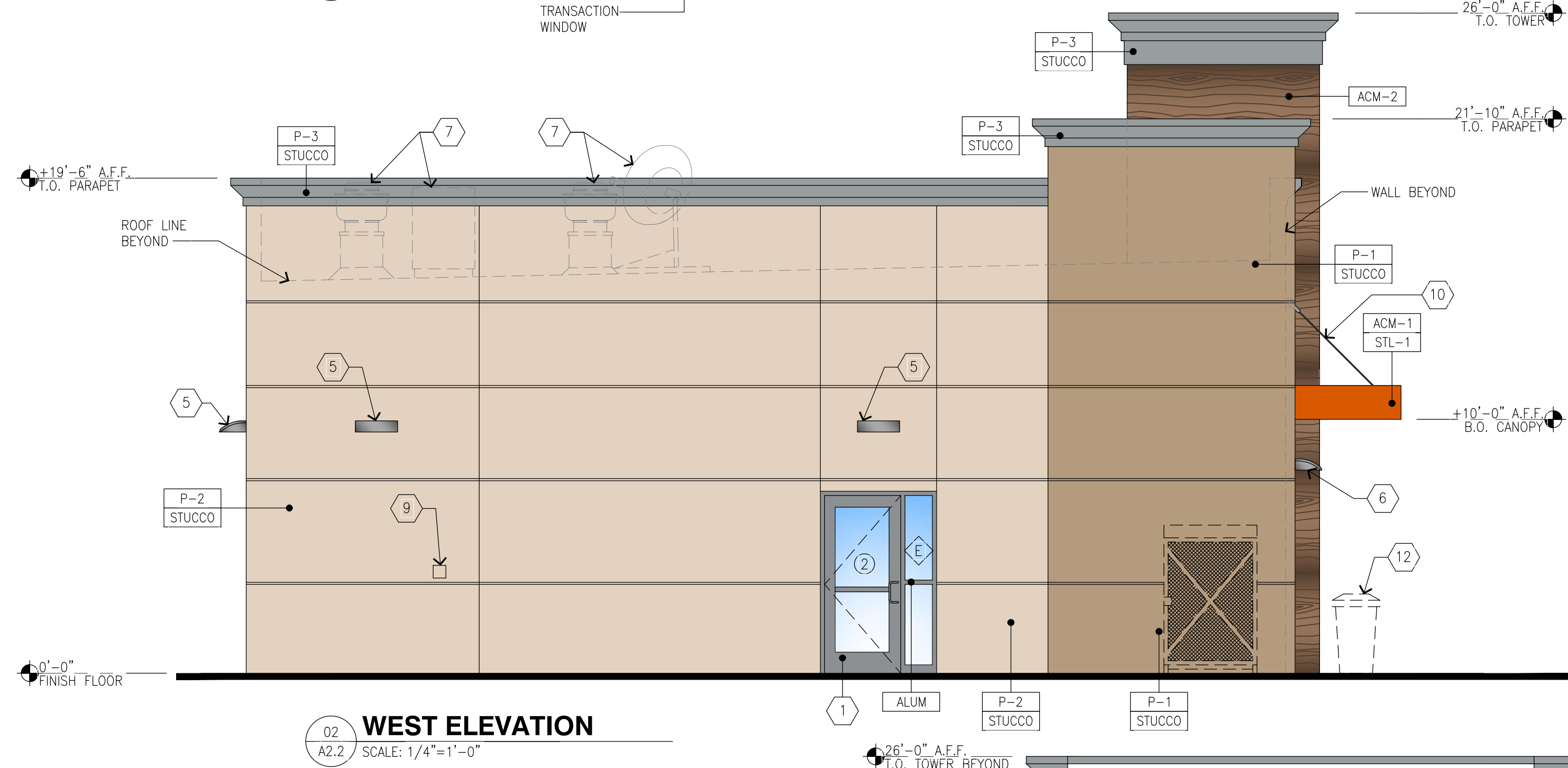
ALUM CLEAR ANODIZED ALUMINUM

STL-1 STEEL AWNING



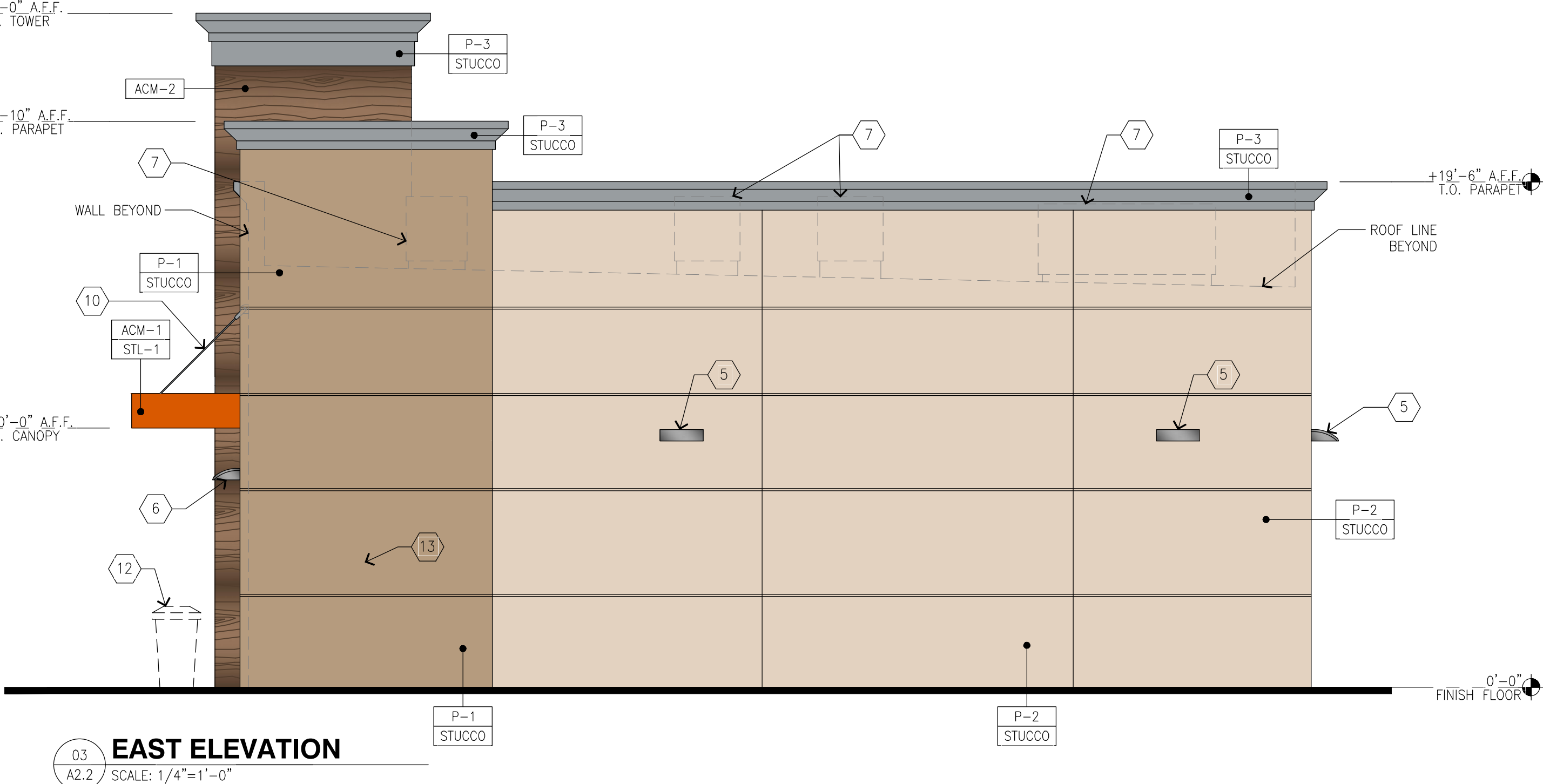
SOUTH ELEVATION

A2.2 SCALE: 1/4"=1'-0"



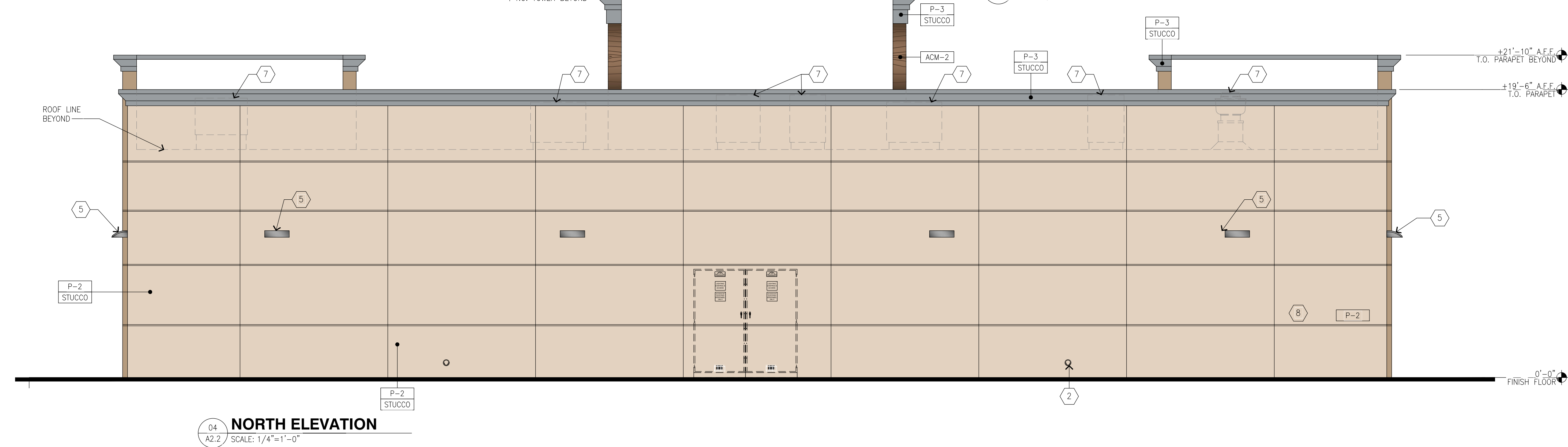
WEST ELEVATION

A2.2 SCALE: 1/4"=1'-0"



EAST ELEVATION

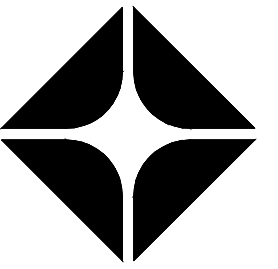
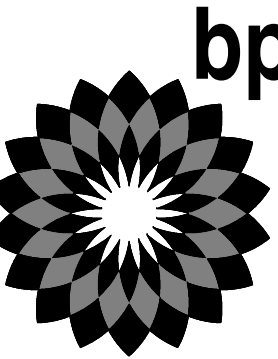
A2.2 SCALE: 1/4"=1'-0"



NORTH ELEVATION

A2.2 SCALE: 1/4"=1'-0"

CLIENT:



BP WEST COAST PRODUCTS, LLC

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSULTING & MANAGEMENT
28045 SAN JOSE CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6900; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

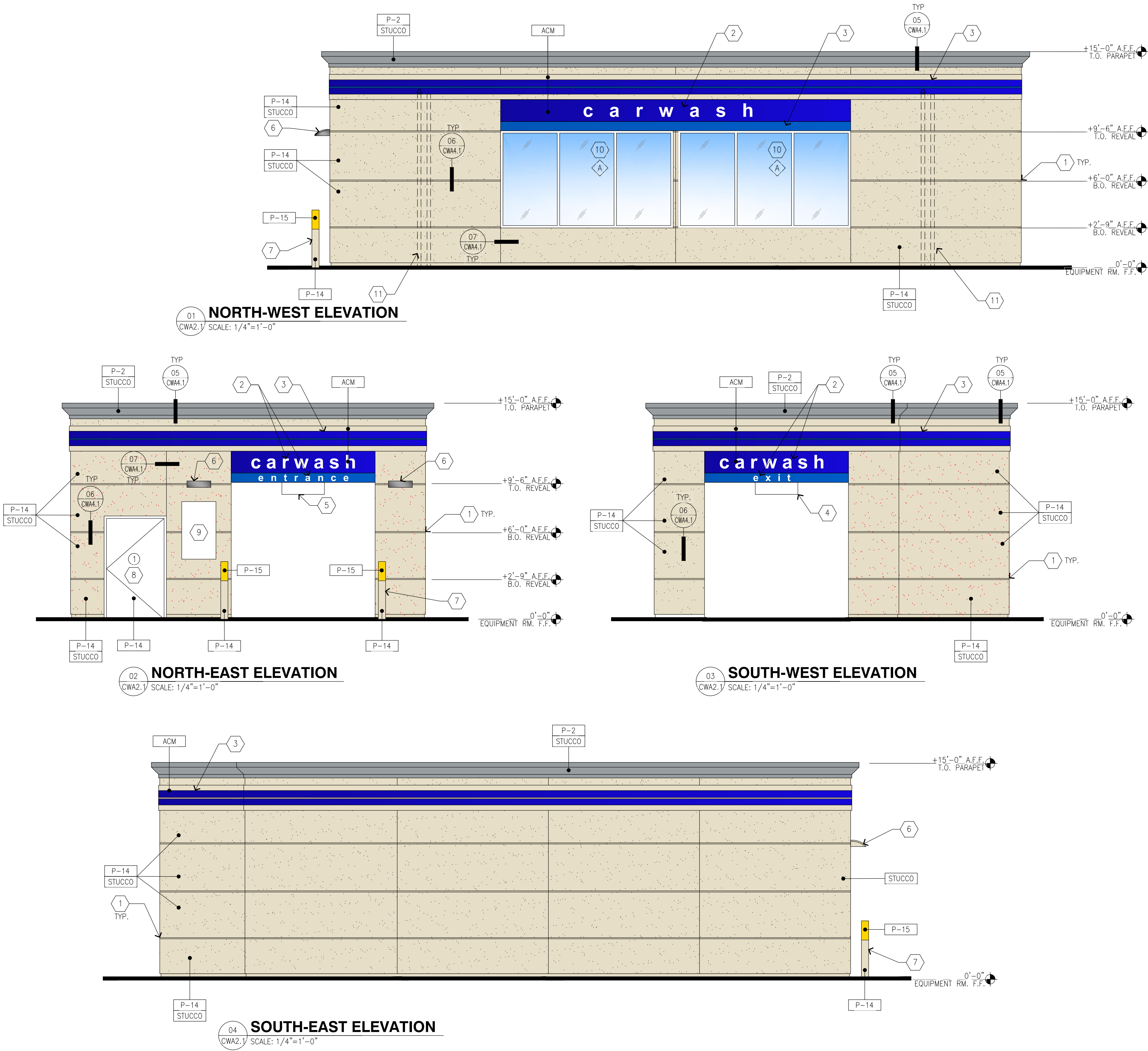
SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

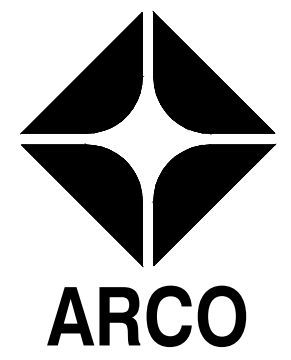
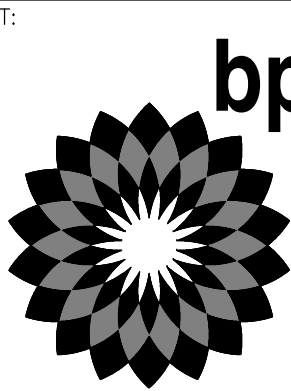
DESIGNED BY:
CHECKED BY:
DRAWN BY: O.S
DATE: 02/08/2023 PROJECT NO:
DRAWING TITLE:

**COLOR EXTERIOR
ELEVATIONS**

SHEET NO:

CWA2.2





BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
28045 SERRANO CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6900; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

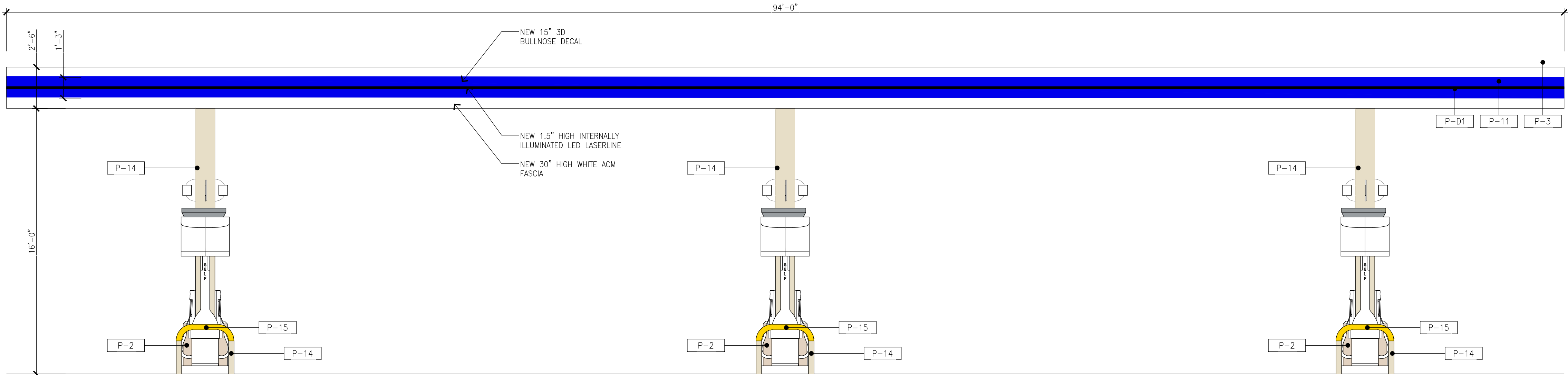
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PROJECT NO:	

DRAWING TITLE:

CANOPY ELEVATIONS

SHEET NO:

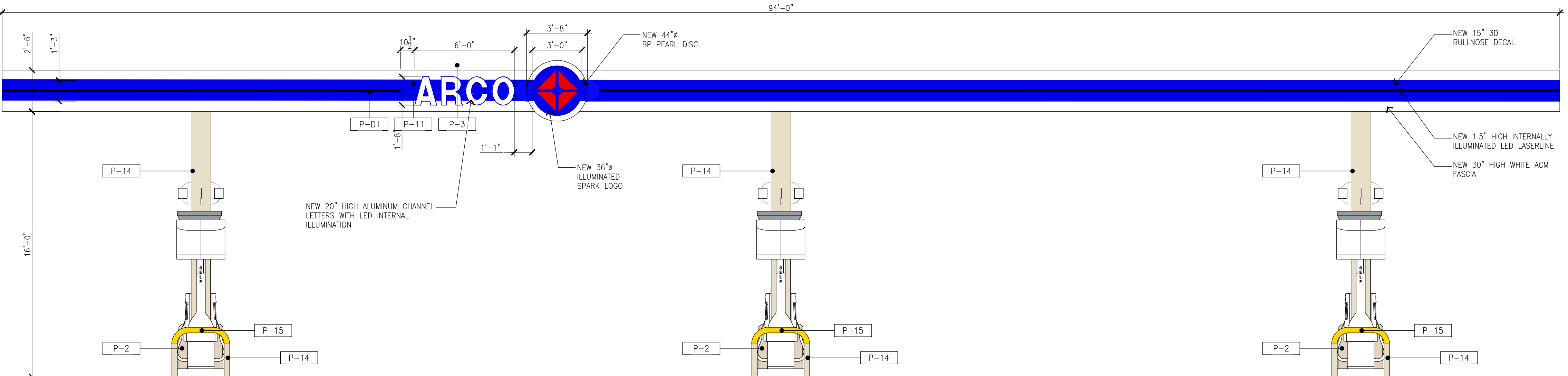
A6.1



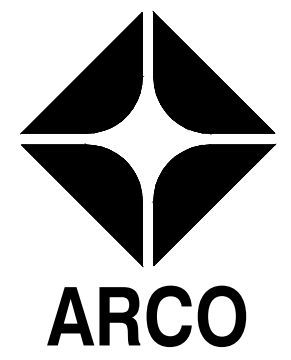
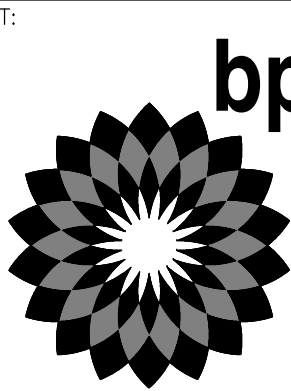
1 NORTH CANOPY ELEVATION
A6.1 SCALE: 1/4"=1'-0"

COLOR LEGEND

	P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH		P-4 HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
	P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH		P-11 ARCO BLUE -ICI PAINTS, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B65T184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X
	P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"		P-D1 ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-682-0 (A9582-0) "PANTONE PROCESS BLUE" -3M, 3560-57 "OLYMPIC BLUE"
			P-14 BP PEARL - BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"



2 SOUTH CANOPY ELEVATION
A6.1 SCALE: 1/4"=1'-0"



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
ENGINEERING CONSULTING & MANAGEMENT
2808 SAN CAYTON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6900; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

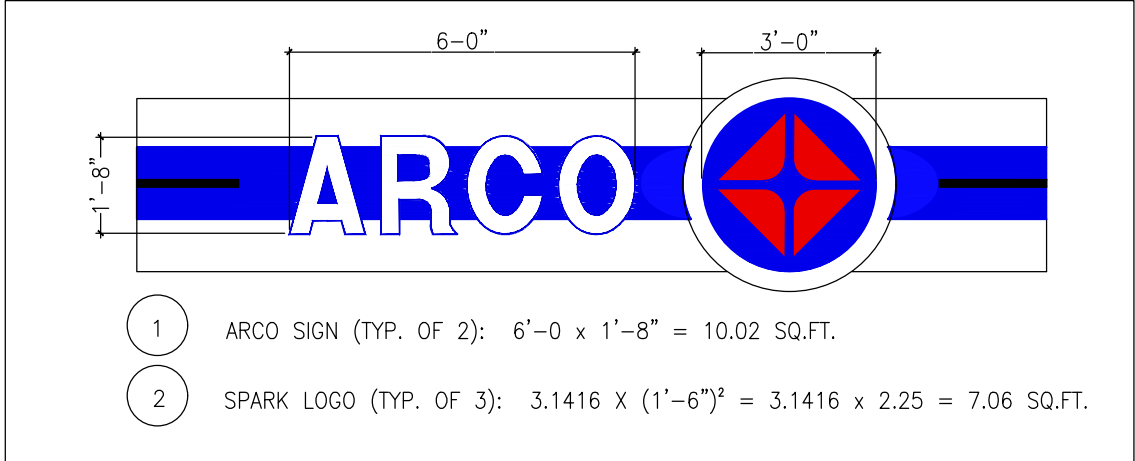
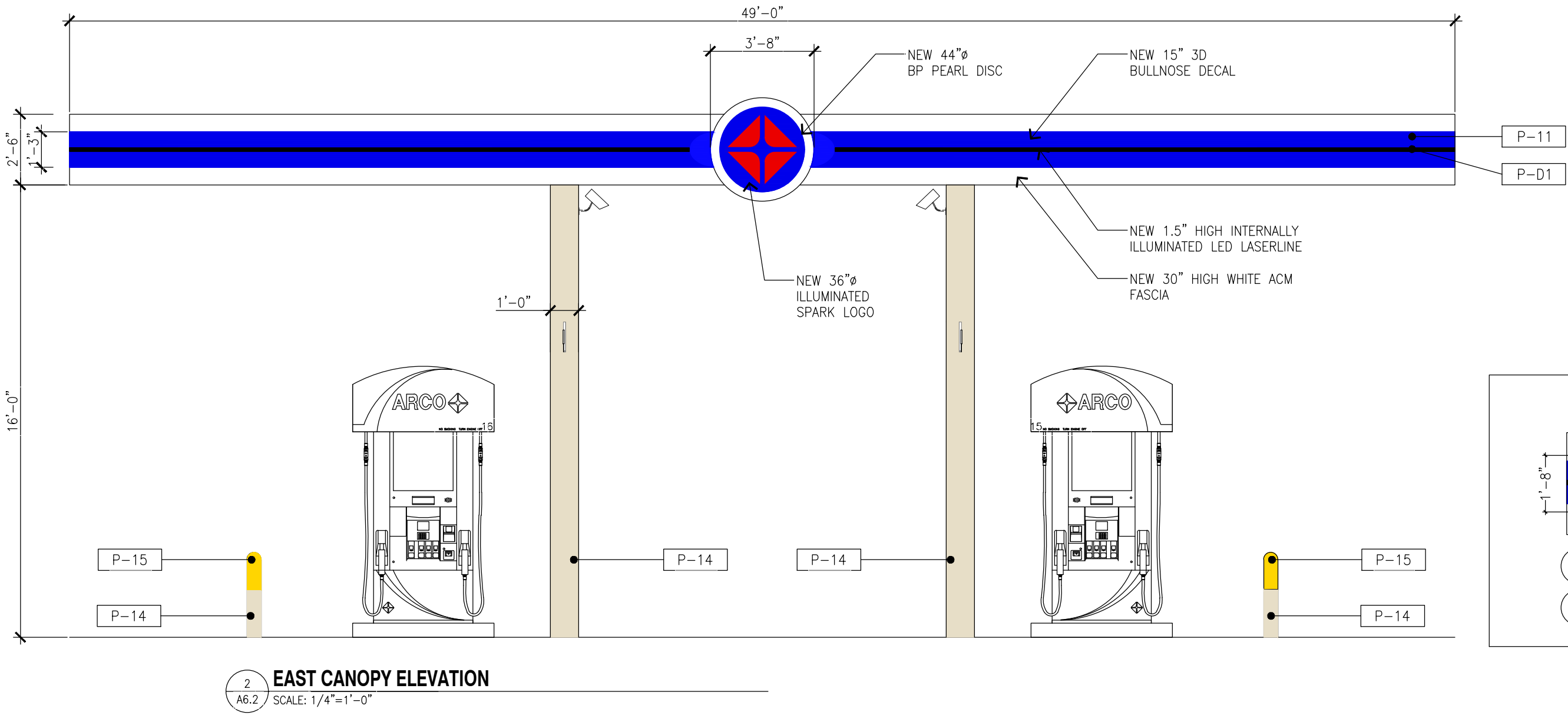
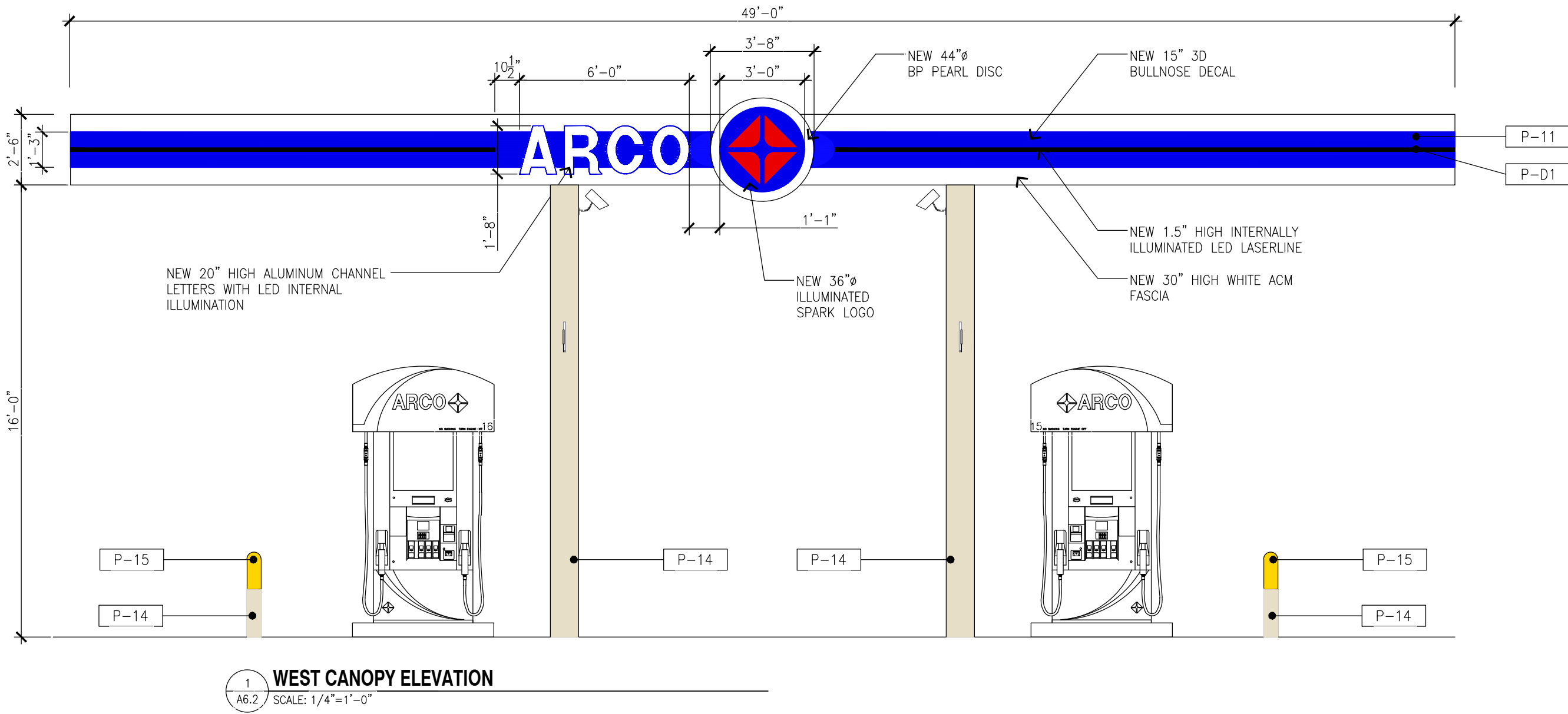
DESIGNED BY:	
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DATE:	02/08/2023
PROJECT NO:	

DRAWING TITLE:

**CANOPY
ELEVATIONS**

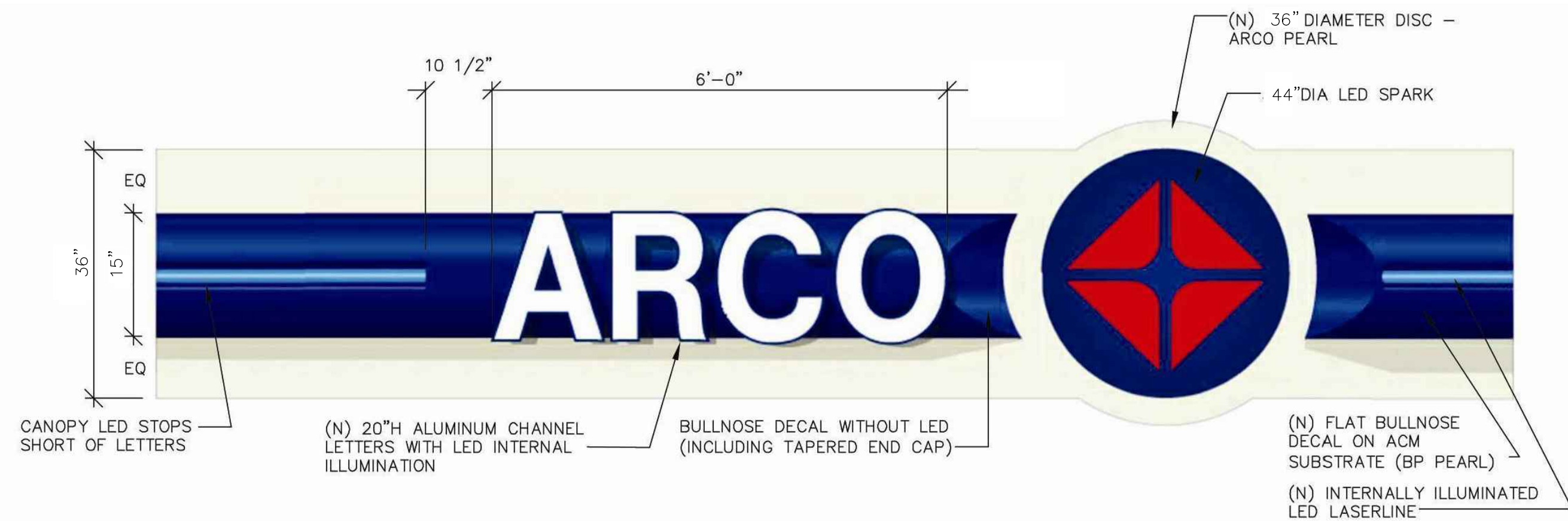
SHEET NO:

A6.2

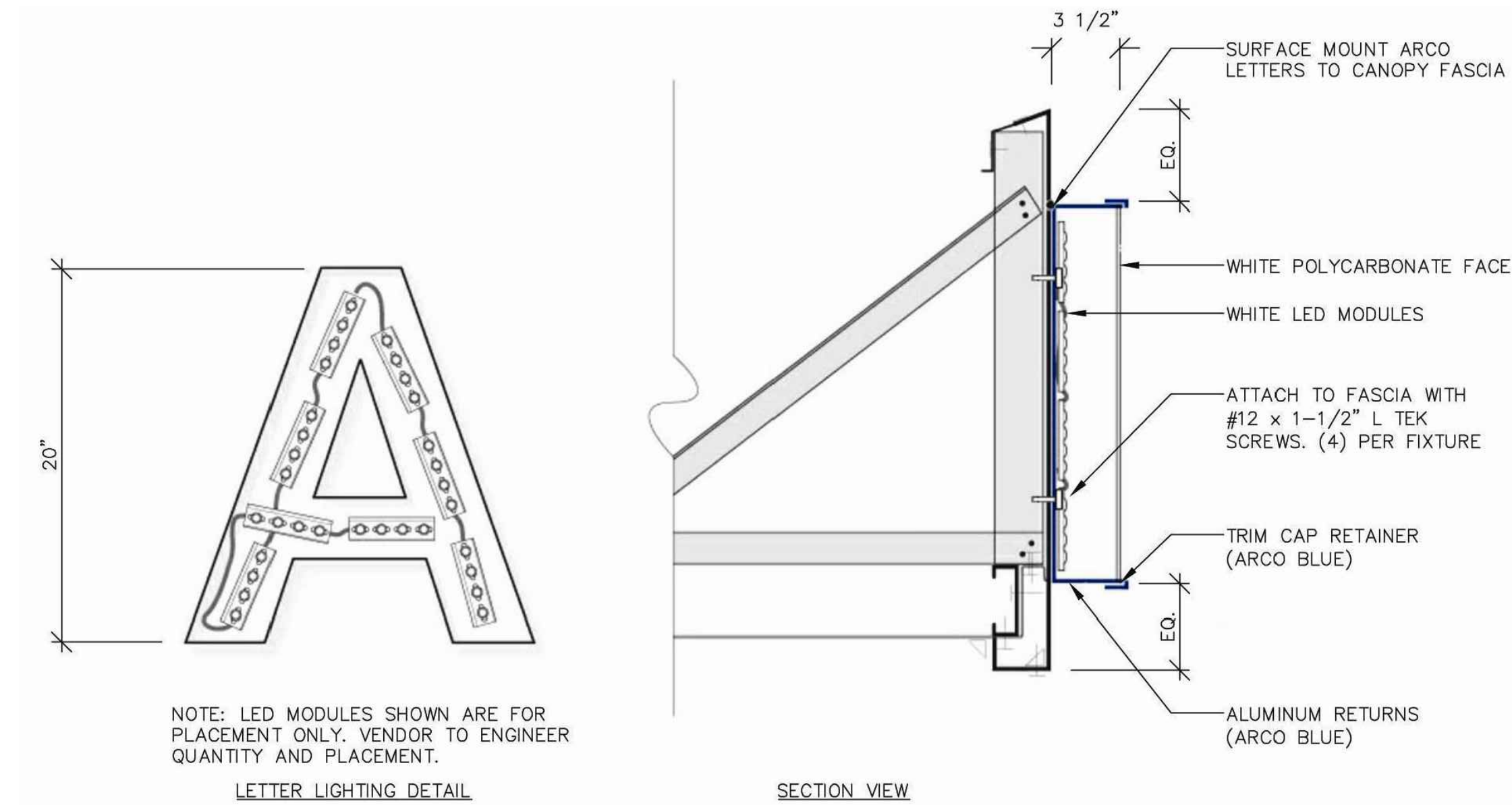


COLOR LEGEND

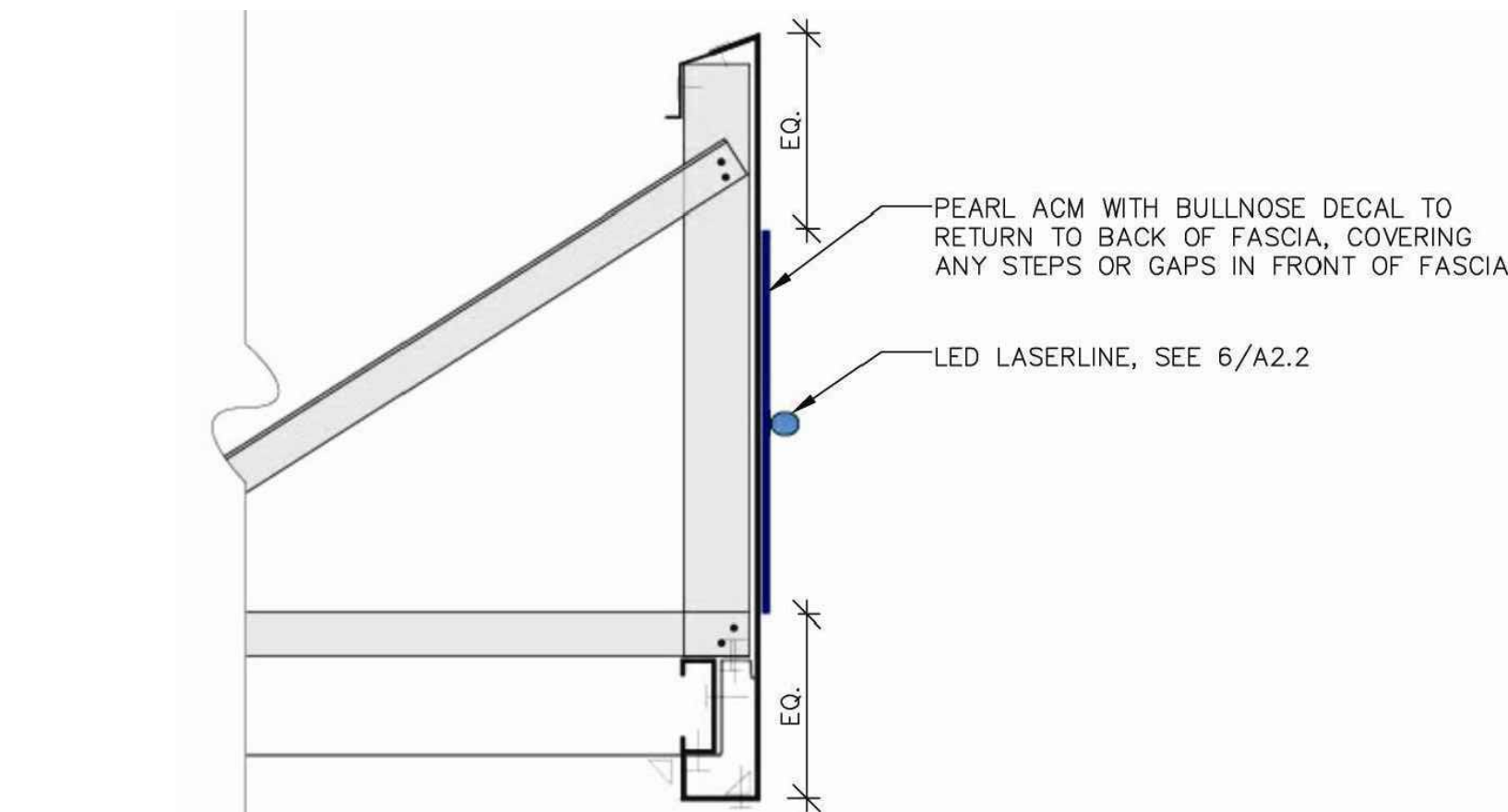
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
P-15	BP YELLOW – BENJAMIN MOORE, 2022-10, "YELLOW"
P-4	HIGH HING WHITE –GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" –SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" –BENJAMIN MOORE, OC-67, "ICE MIST" – P28 4B DTM (GALLON)
P-14	BP PEARL – BENJAMIN MOORE, OC-8, "ELEPHANT TUSK"
P-D1	ARCO LIGHT BLUE (APPLIED VINYL FILM) –AVERY, LC 900-682-0 (A9582-0) "PANTONE PROCESS BLUE" –3M, 3560-57 "OLYMPIC BLUE"
P-11	ARCO BLUE –ICI PRINTE, IN DEVELOPMENT –SHERWIN WILLIAMS, HYDROGLOSS B65184, CUSTOM COLOR –BENJAMIN MOORE, ARCO BLUE – PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X



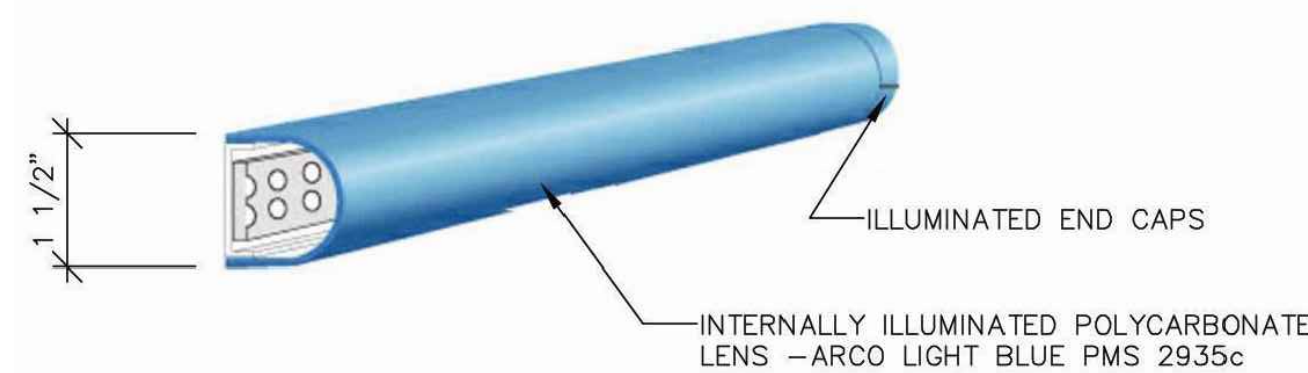
1 FRONT VIEW - TYPICAL CANOPY FASCIA, 15' BULLNOSE DECAL
A6.1.4 SCALE: N.T.S



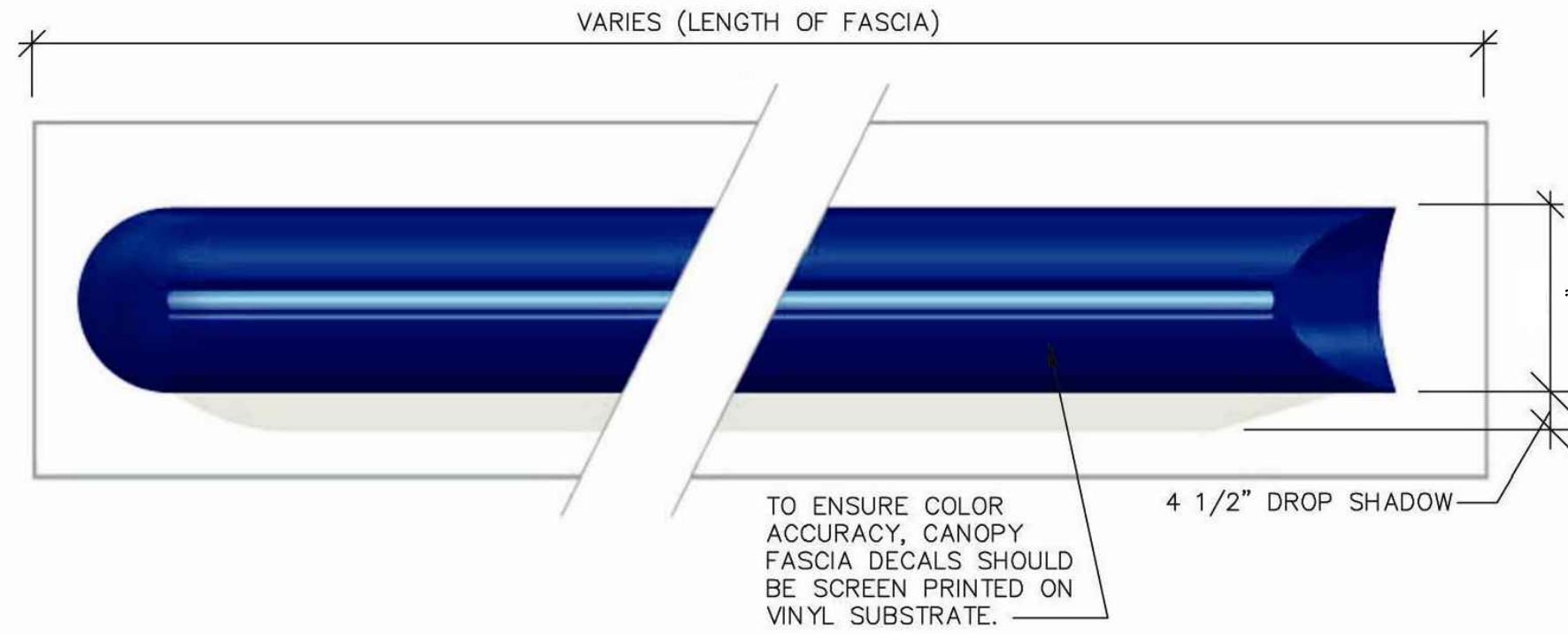
4 ARCO FASCIA CHANNEL LETTERS
A6.1.4 SCALE: N.T.S



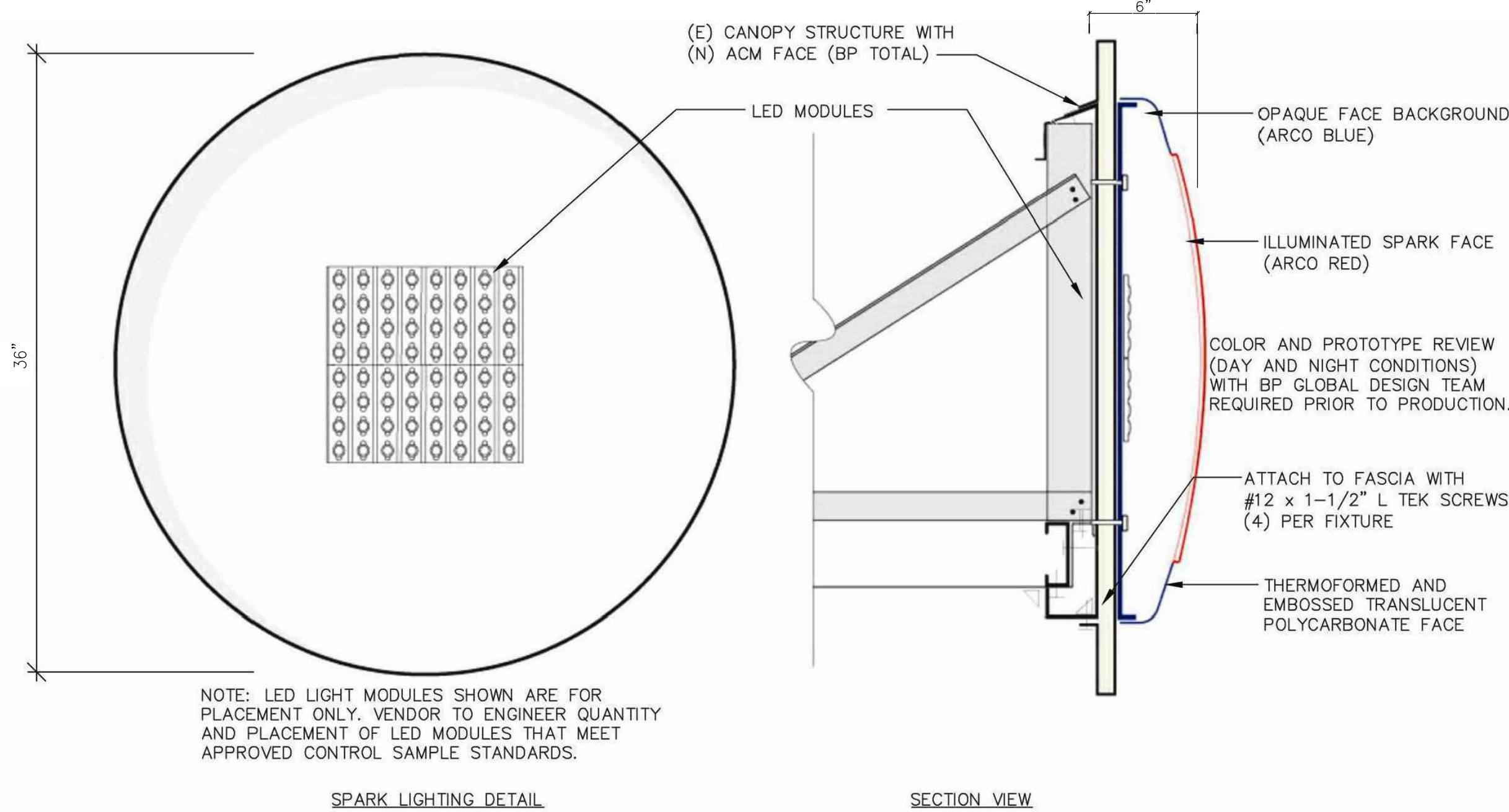
6 ARCO FASCIA DECAL AND LED LASERLINE
A6.1.4 SCALE: N.T.S



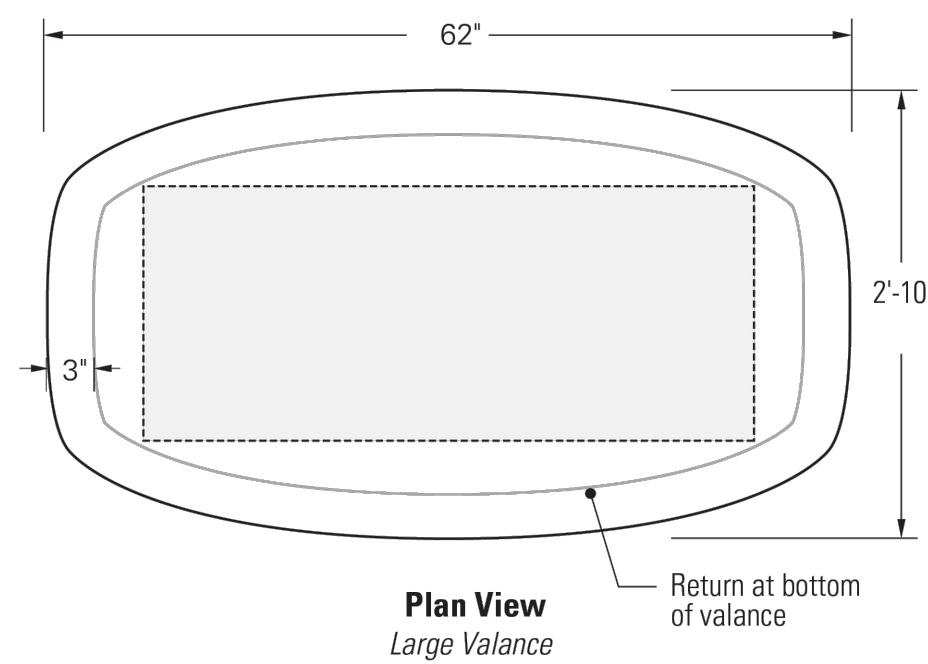
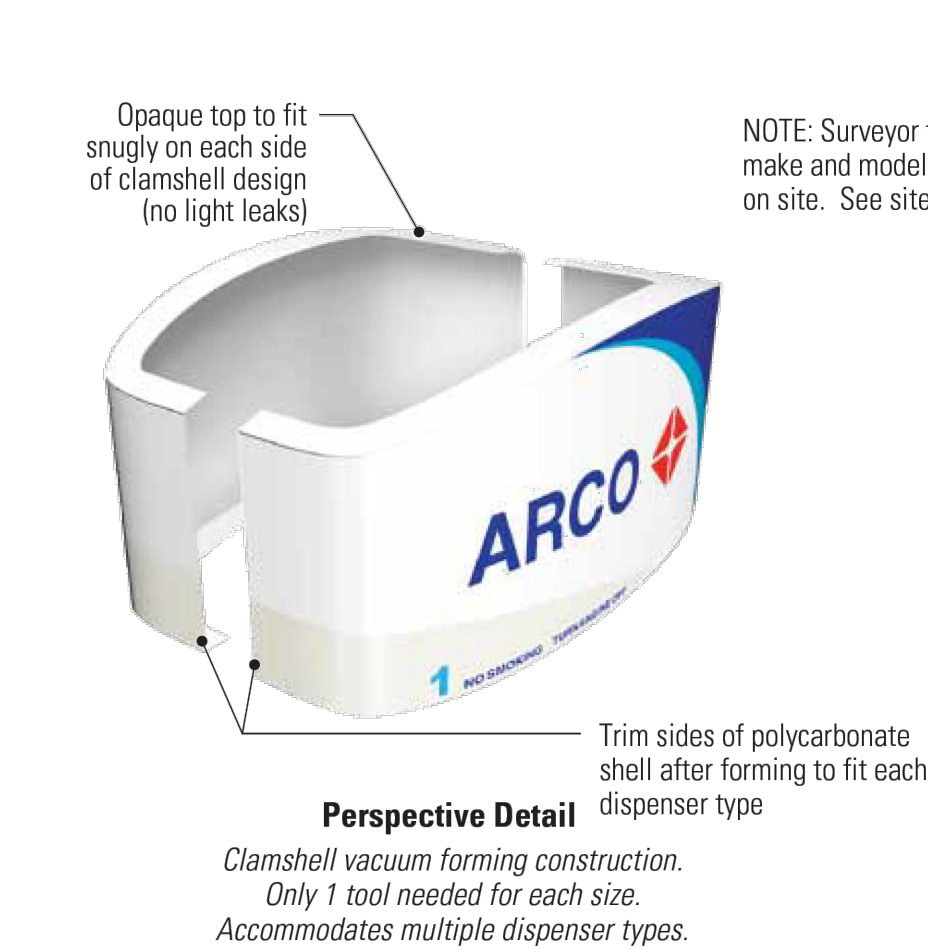
7 HALF ROUND LED LASERLINE
A6.1.4 SCALE: N.T.S



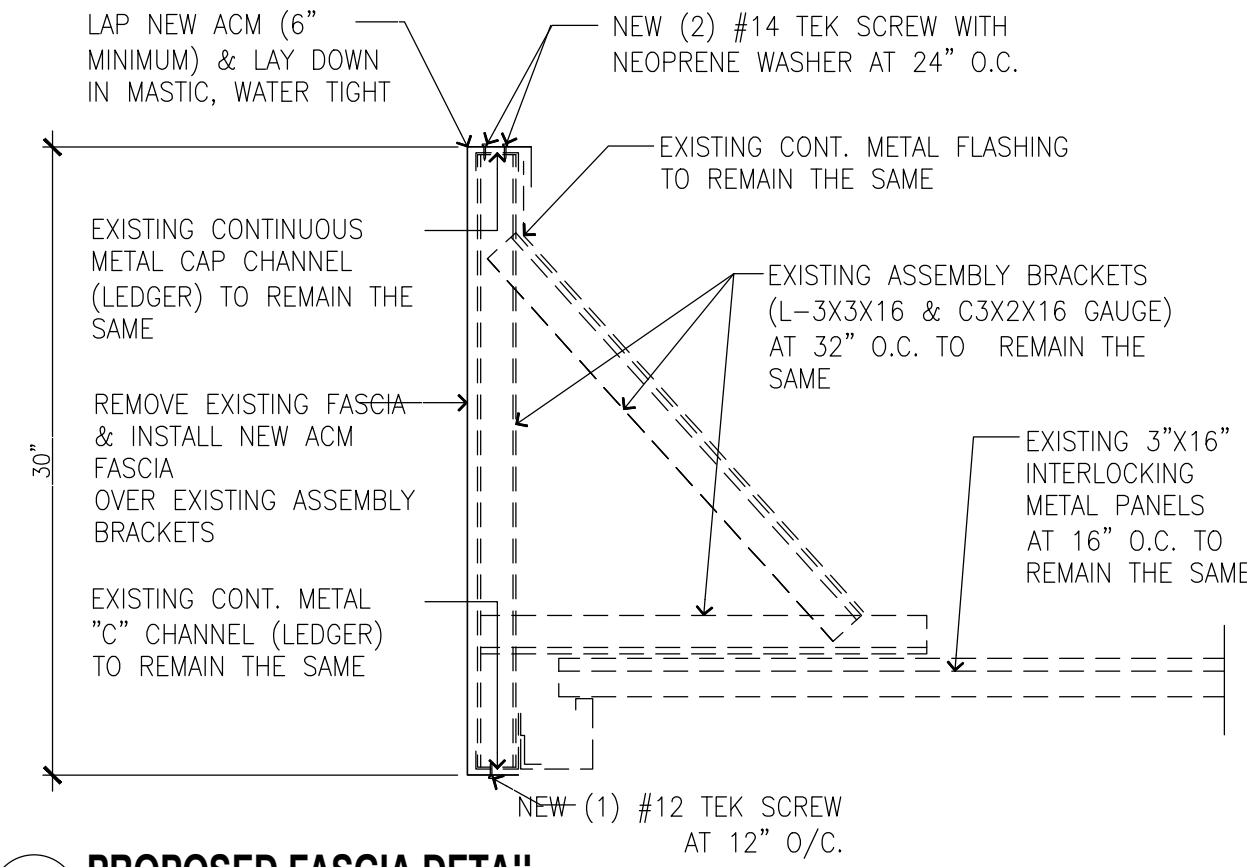
2 15' BULLNOSE DECAL, VINYL GRAPHIC FOR CANOPY FASCIA
A6.1.4 SCALE: N.T.S



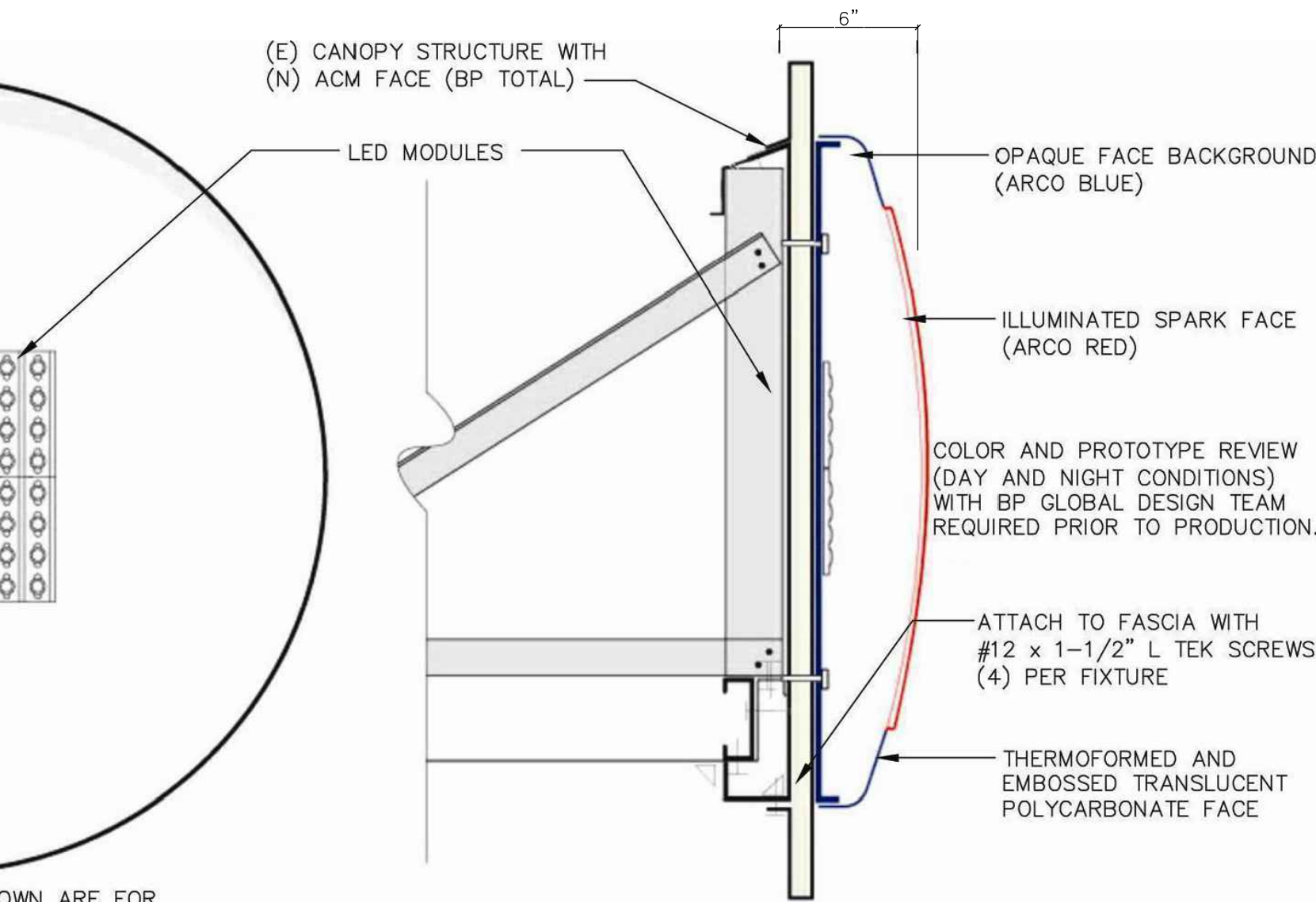
5 ARCO FASCIA SPARK SIGN
A6.1.4 SCALE: N.T.S



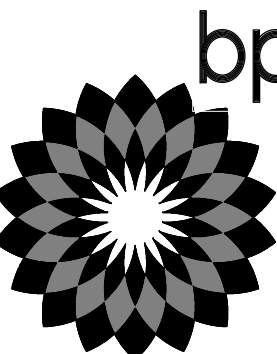
8 WIDE BODY DISPENSER - ILLUMINATED VALANCE DETAILS & WAYNE OVATION - MODEL #B12 / 322XD6 / K / N - 6 (3+0) & MODEL #B23 / 422XD6 / K / N - 3 (3+1)
A6.1.4 SCALE: N.T.S



3 PROPOSED FASCIA DETAIL
A6.1.4 SCALE: N.T.S



CLIENT:

		
		
BP WEST COAST PRODUCTS, LLC		
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
ENGINEERING, ARCHITECTURAL, INTERIOR MANAGEMENT
2501 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91887
PHONE #: (861) 250-9300; FAX #: (861) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:

ADDRESS
9038 THORNTON RD.
STOCKTON, CA 95209

DESIGNED BY:

CHECKED BY:

DRAWN BY: OS

DATE: 05/26/2023

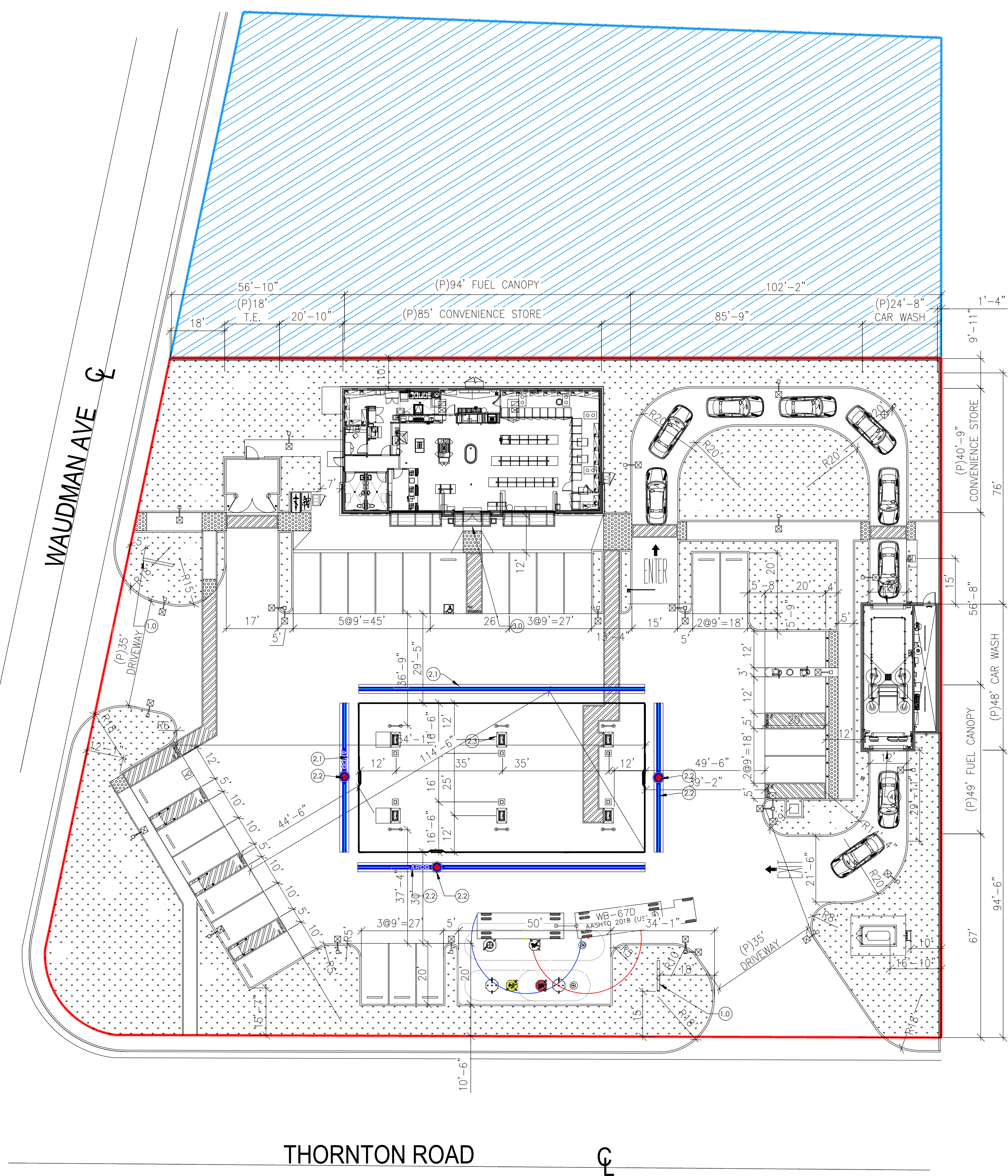
PROJECT NO:

DRAWING TITLE:

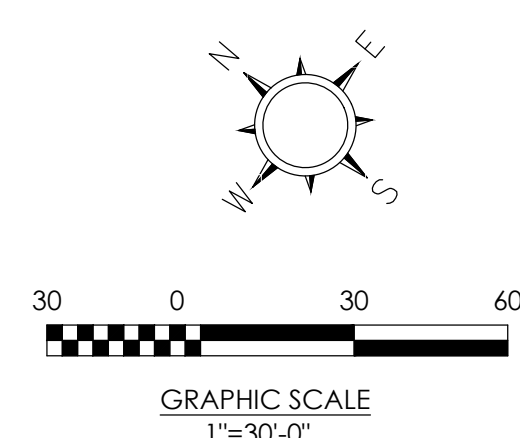
CANOPY FASCIA + DISPENSER DETAILS

SHEET NO:

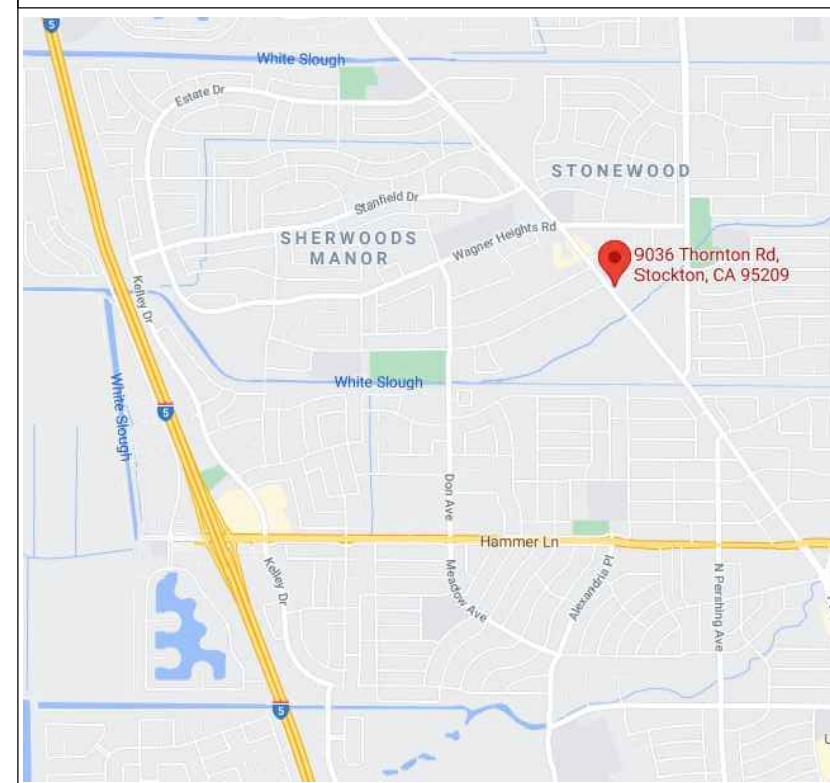
A6.3



DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SCOPE OF WORK

- MAIN ID SIGN:
- (1.0) INSTALL NEW MONUMENT SIGN
- CANOPY:
- (2.1) INSTALL NEW CANOPY FASCIA; TYP.
 - (2.2) INSTALL NEW SIGNAGE & GRAPHICS PER ATTACHED SIGN PROGRAM; (TYP OF 2)
 - (2.3) SKIN EXISTING DISPENSER PER ARCO STANDARD; TYP
- BUILDING:
- (3.0) INSTALL NEW AM/PM SIGN
- CAR WASH:
- (4.0) INSTALL NEW CAR WASH SIGN

CLIENT:

BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:

A & S ENGINEERING INC.
PLANNING ENGINEERING CONSULTING & MANAGEMENT
28045 SAN CAYAN ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-6900; FAX #: (661) 250-6933

DEVELOPMENT INFORMATION:

SITE ADDRESS:

ADDRESS
9036 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	OS
DATE:	05/26/2023
PROJECT NO:	

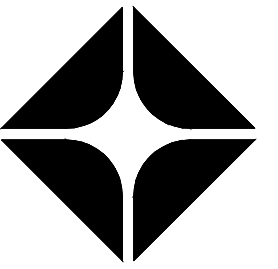
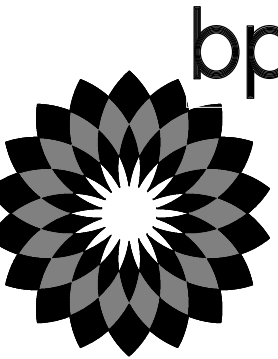
DRAWING TITLE:

SITE PLAN AND CANOPY ELEV.

SHEET NO:

PS1.0

CLIENT:



ARCO

BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:



PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEER
2500 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91887
PHONE #: (861) 250-9300; FAX #: (861) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:
ADDRESS
9038 THORNTON RD
STOCKTON, CA 95209

DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	OS
DATE:	05/26/2023
PROJECT NO:	

DRAWING TITLE:

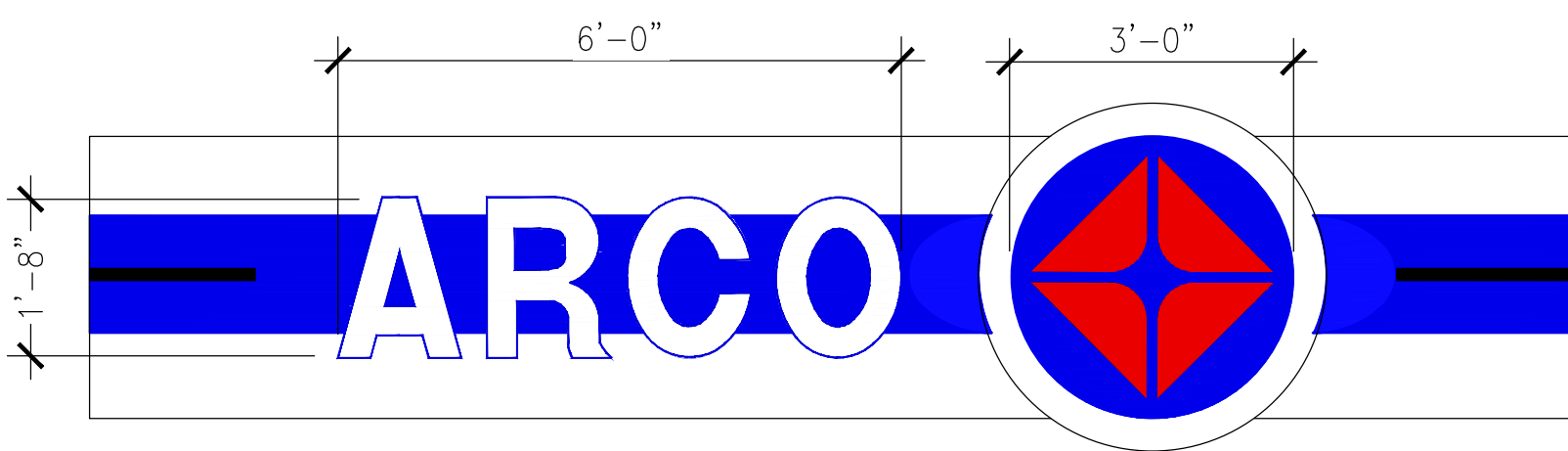
SIGN PROGRAM

SHEET NO:

SP1

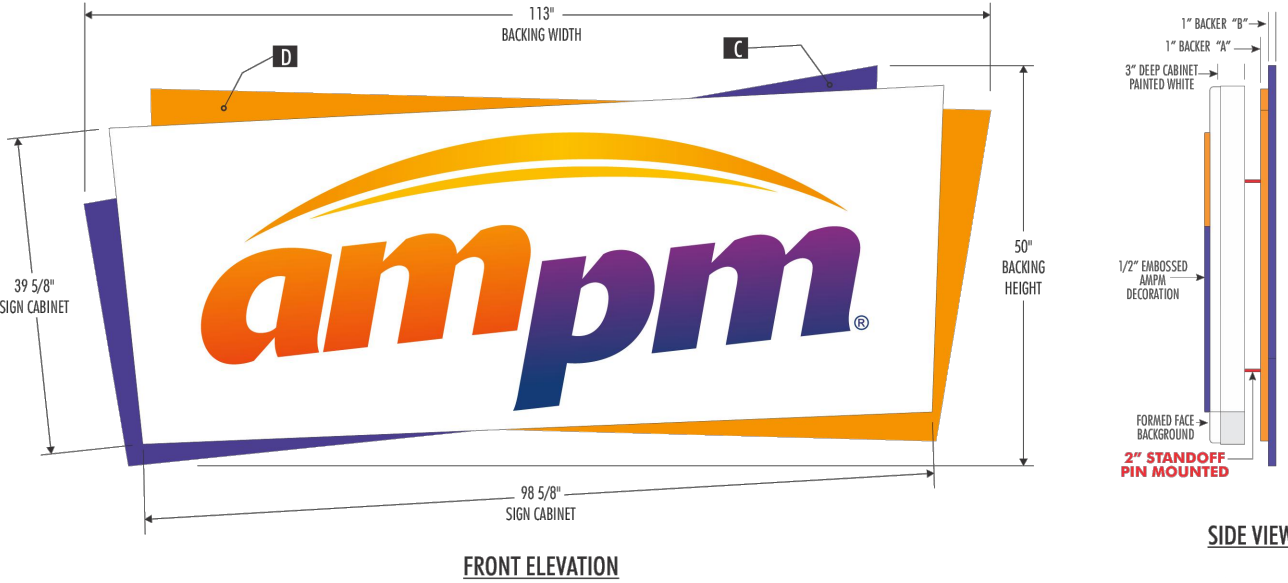
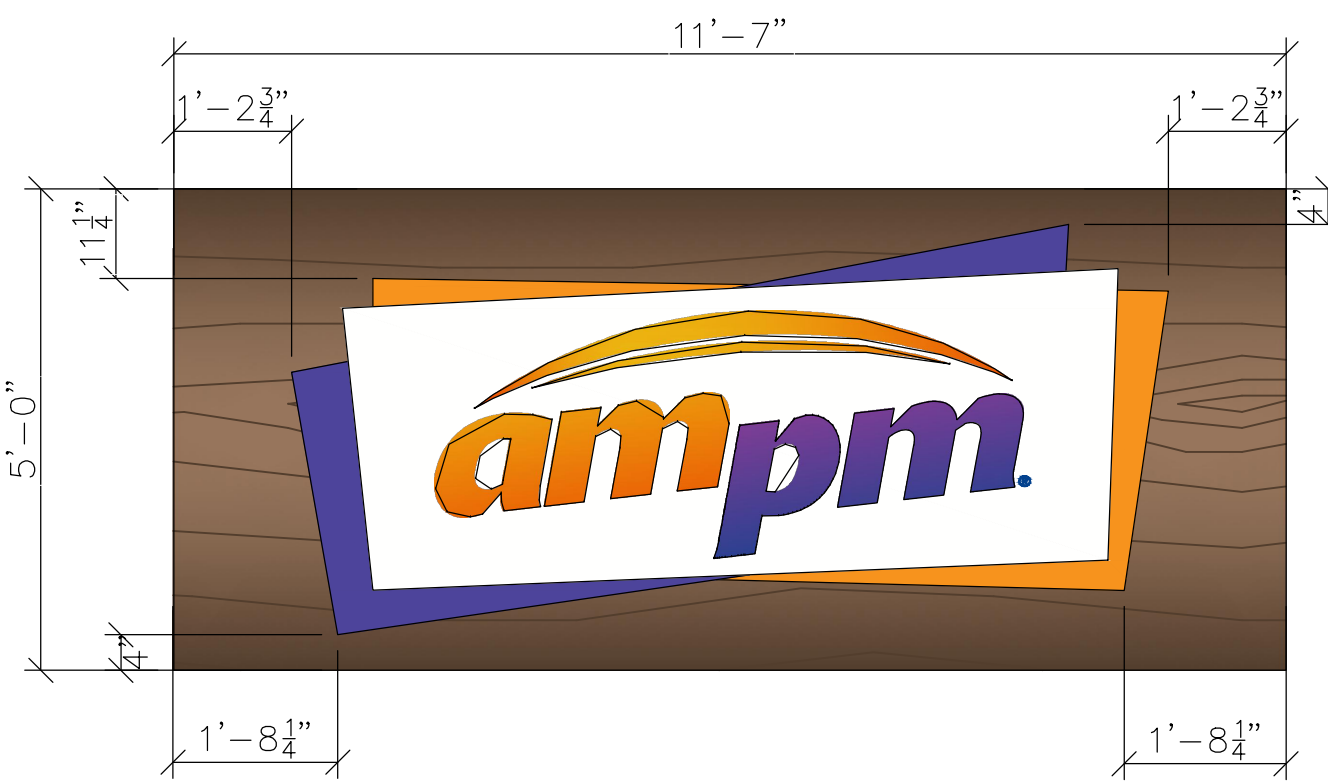


1.0 MONUMENT SIGN
SP1 SCALE: 1/2" = 1'-0"

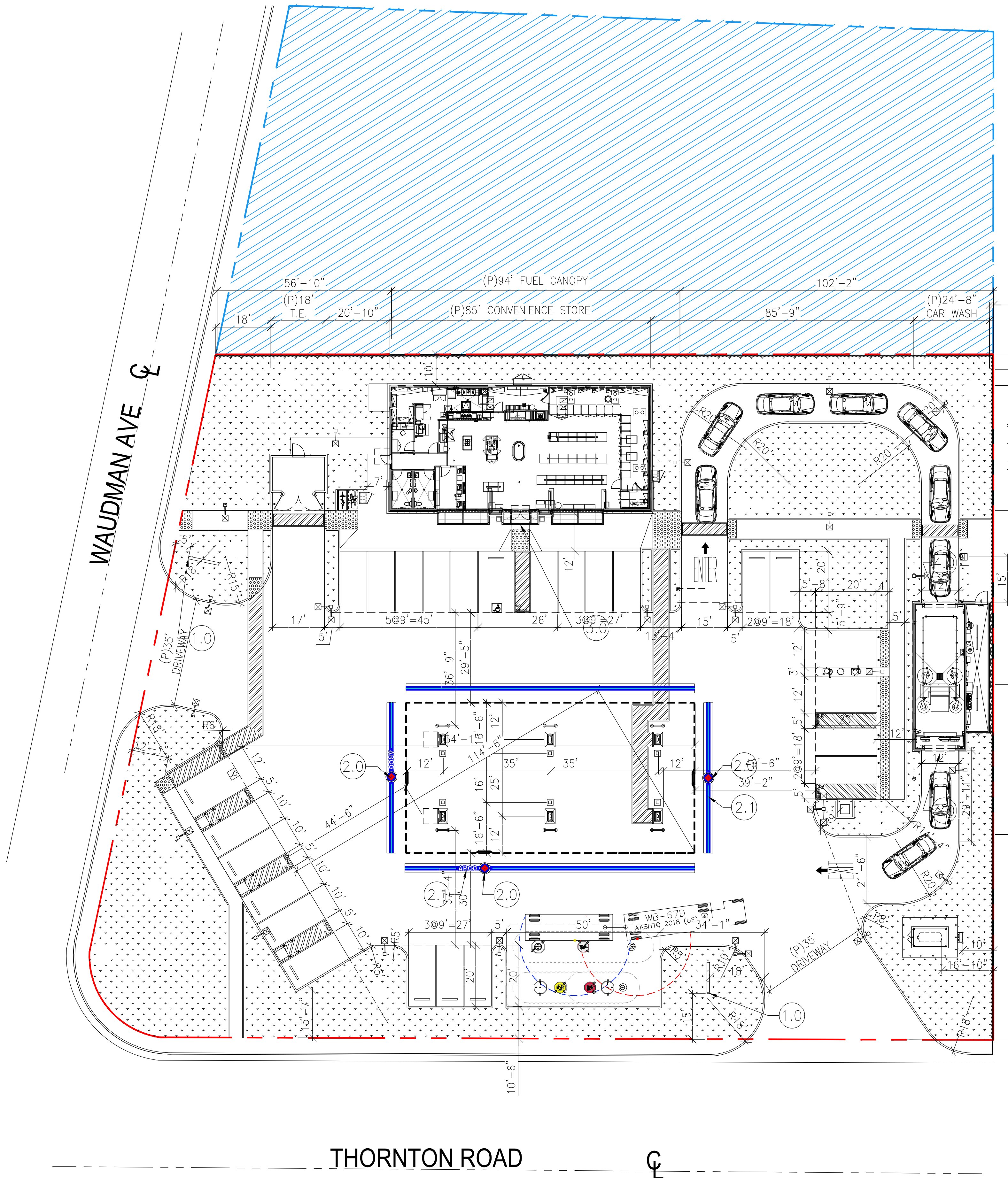


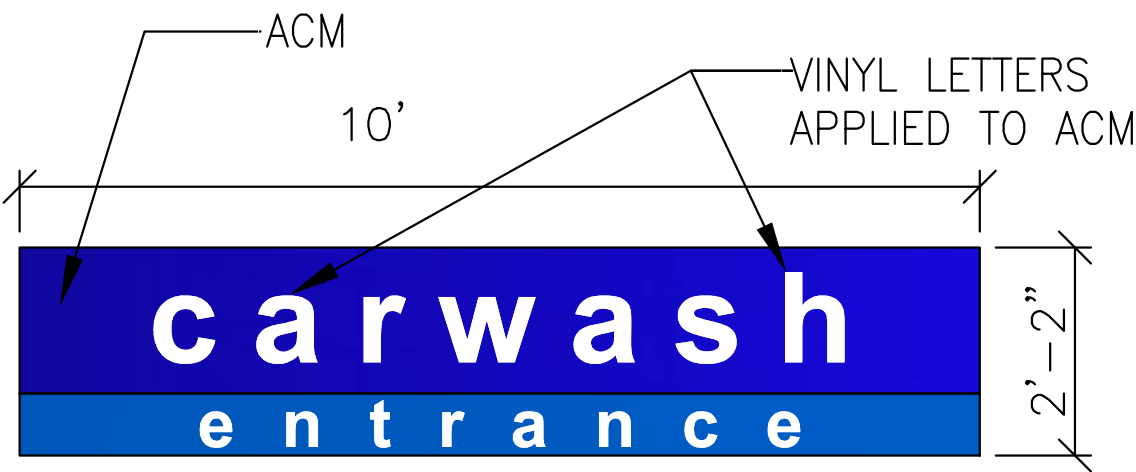
- 2.0 SPARK LOGO (TYP. OF 3): $3.1416 \times (1'-6'')^2 = 3.1416 \times 2.25 = 7.06 \text{ SQ.FT.}$
- 2.1 ARCO SIGN (TYP. OF 2): $6'-0 \times 1'-8'' = 10.02 \text{ SQ.FT.}$

2.0 CANOPY SIGNS
SP1 SCALE: 1/2" = 1'-0"

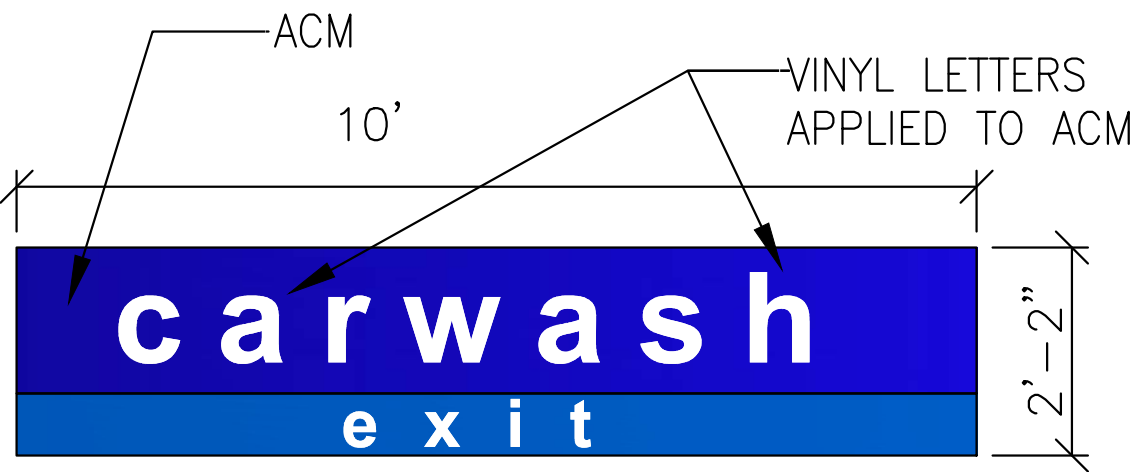


3.0 AMPM SIGN
SP1 SCALE: 1/2" = 1'-0"





4.0 CAR WASH SIGN: 2'-2" X 10'-0" = 21.67 SQ.FT.

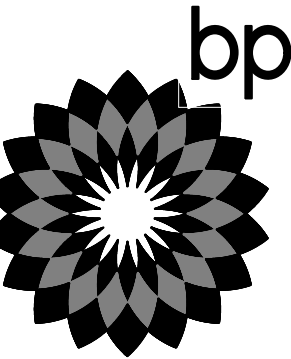


4.0 CAR WASH SIGN: 2'-2" X 10'-0" = 21.67 SQ.FT.

4.0 CAR WASH SIGNS
SP2 SCALE: 1/2" = 1'-0"

SIGN INFORMATION						
NO.	NAME OF SIGN	SIZE OF SIGN	SQ. FT EACH	QTY.	TOTAL AREA (SQ. FT.)	REMARKS
1.0	MONUMENT SIGN	9'-2" X 6'-8"	61.1	2	122.2	NEW
2.0	CANOPY SIGN (SPARK LOGO)	3.1416 X (1'-6") ²	7.06	3	21.18	NEW
2.1	CANOPY SIGN (ARCO)	6'-0 X 1'-8"	10.02	2	20.04	NEW
3.0	STORE SIGN (AMPM)	9'-5" X 4'-2"	39.24	1	39.24	NEW
4.0	CAR WASH SIGN	2'-2" X 10'-0"	21.67	2	43.34	NEW
TOTAL AREA OF SIGNS (SQUARE FEET):					246	

CLIENT:



BP WEST COAST PRODUCTS, LLC

NO.	DATE	DESCRIPTION
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SEAL:

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (861) 250-9300; FAX #: (861) 250-9333

DEVELOPMENT INFORMATION:

SITE ADDRESS:

ADDRESS
9336 THORNTON ROAD
STOCKTON, CA 95209

DESIGNED BY:

CHECKED BY:

DRAWN BY:

DATE:

05/26/2023

DRAWING TITLE:

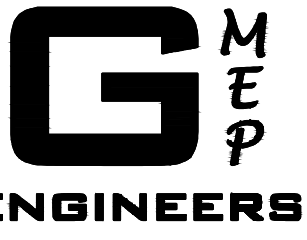
SIGN PROGRAM

SHEET NO:

SP2

D.	DATE	DESCRIPTION
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REAL:



**1439 Rancho Pkwy. S., Ste 120
Lake Forest, CA 92630
Tel: 949-267-9095**

**BP ARCO STOCKTON
PHOTOMETRIC**

9036 HURON ROAD,
STOCKTON, CA 95209

ELECTRICAL PHOTOMETRIC PLAN

DRAWN
GMFP

CHECKED
GMFP

DATE
02/20

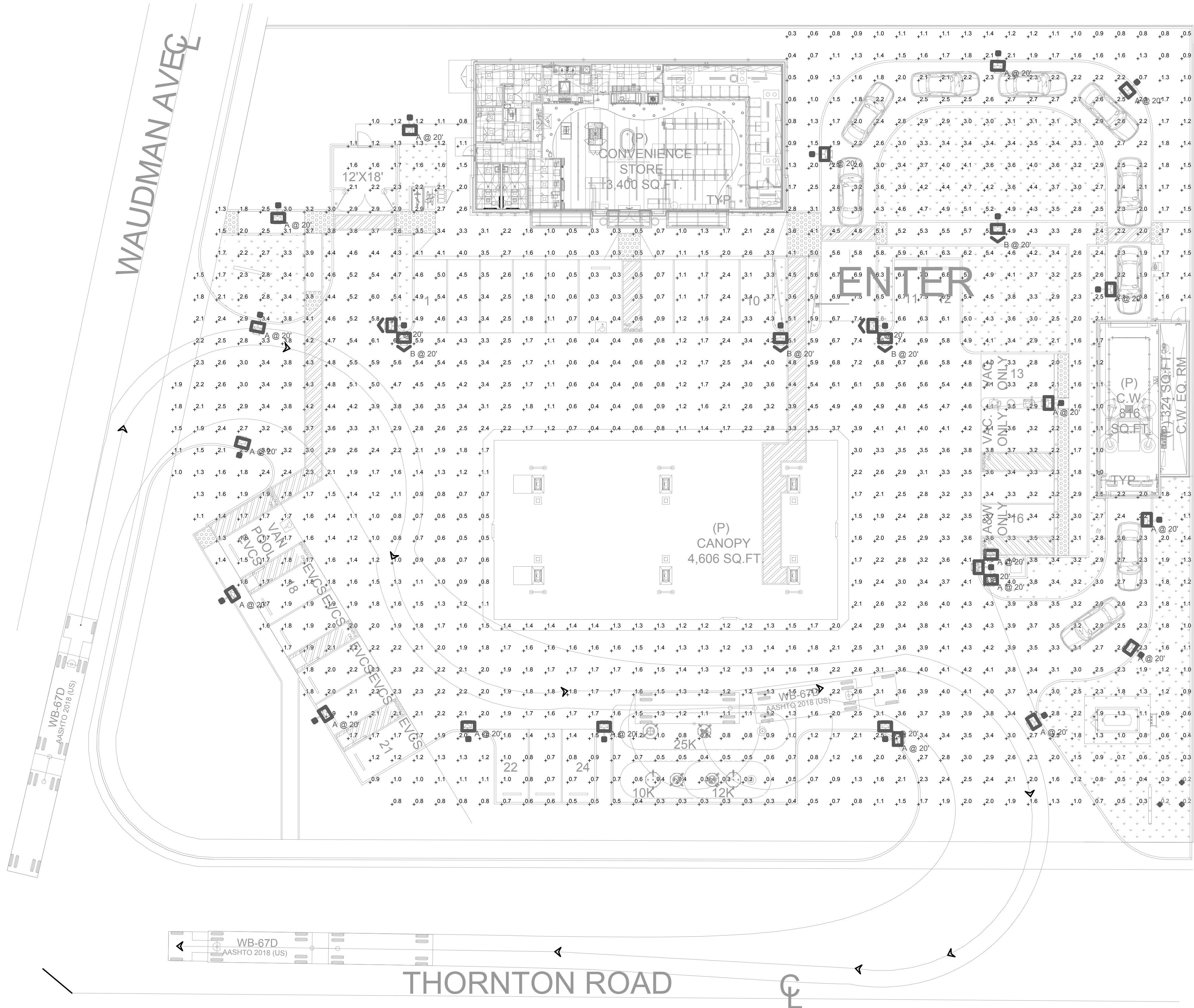
SCALE
NOTED

OB NO.
5-201

7-201
SHEET

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E-2.0



ELECTRICAL PHOTOMETRIC PLAN

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

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	21	Lithonia Lighting	DSXO LED P2 30K 80CRI T3M	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 3 Medium	1	5383	0.81	45.14
	B	6	Lithonia Lighting	DSLX LED P4 30K 80CRI T5LG	D-Series Size 0 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 5 Low G-Rating	1	10153	0.81	93.04

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.5 fc	7.7 fc	0.2 fc	38.5:1	12.5:1

8 SECTION B-B
SCALE: 1/2"=1'-0"