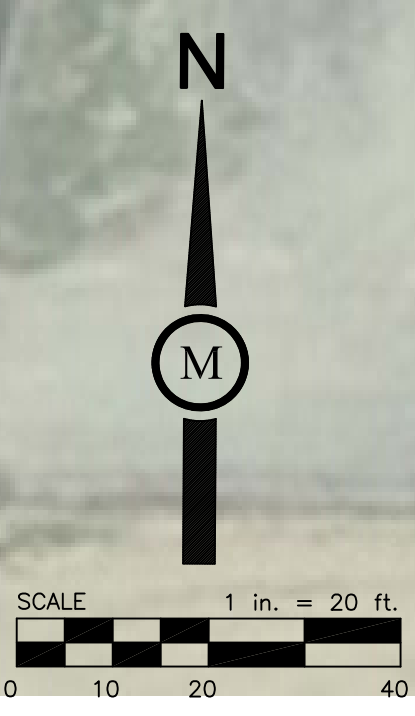
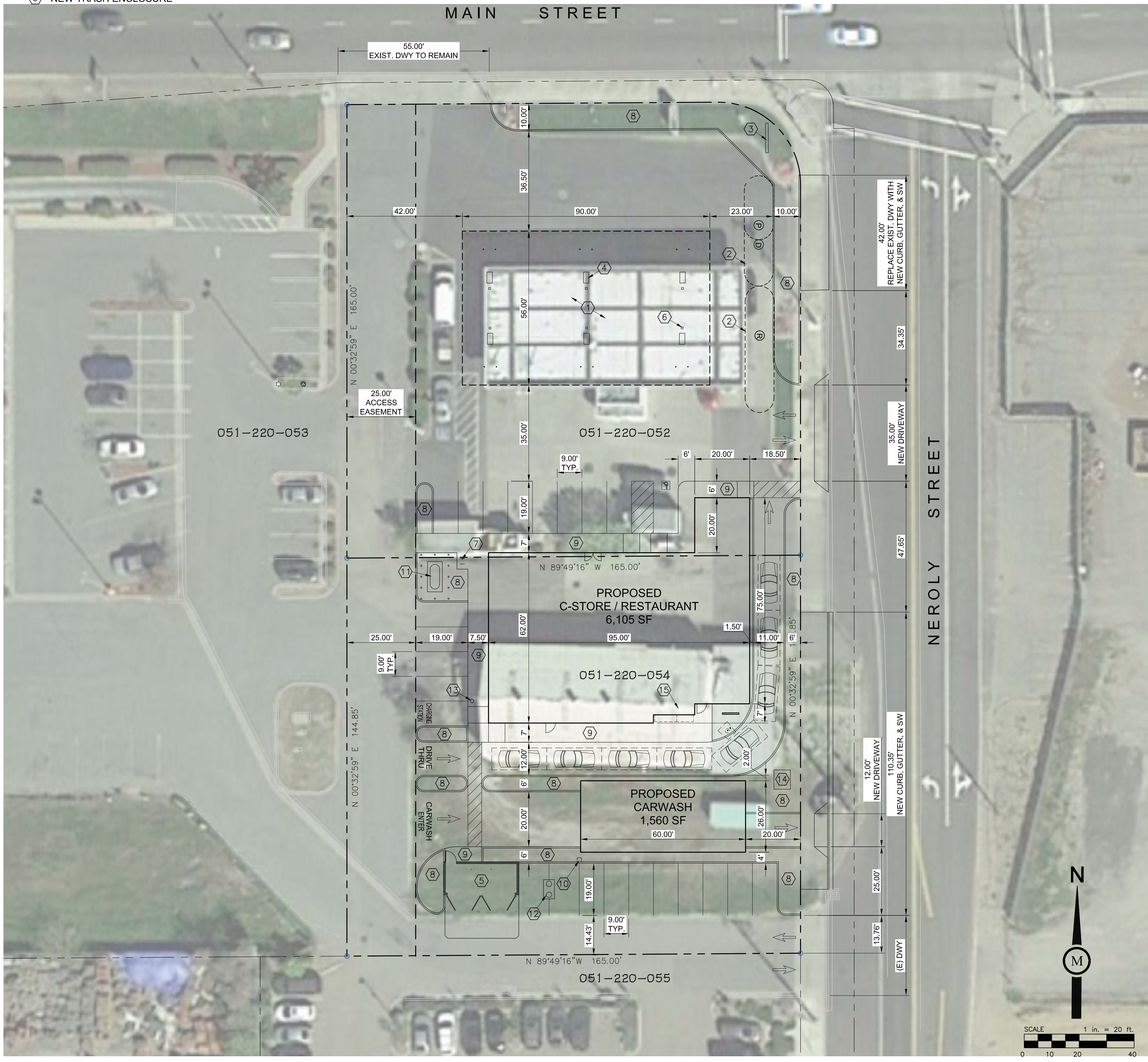


**CONSTRUCTION NOTES**

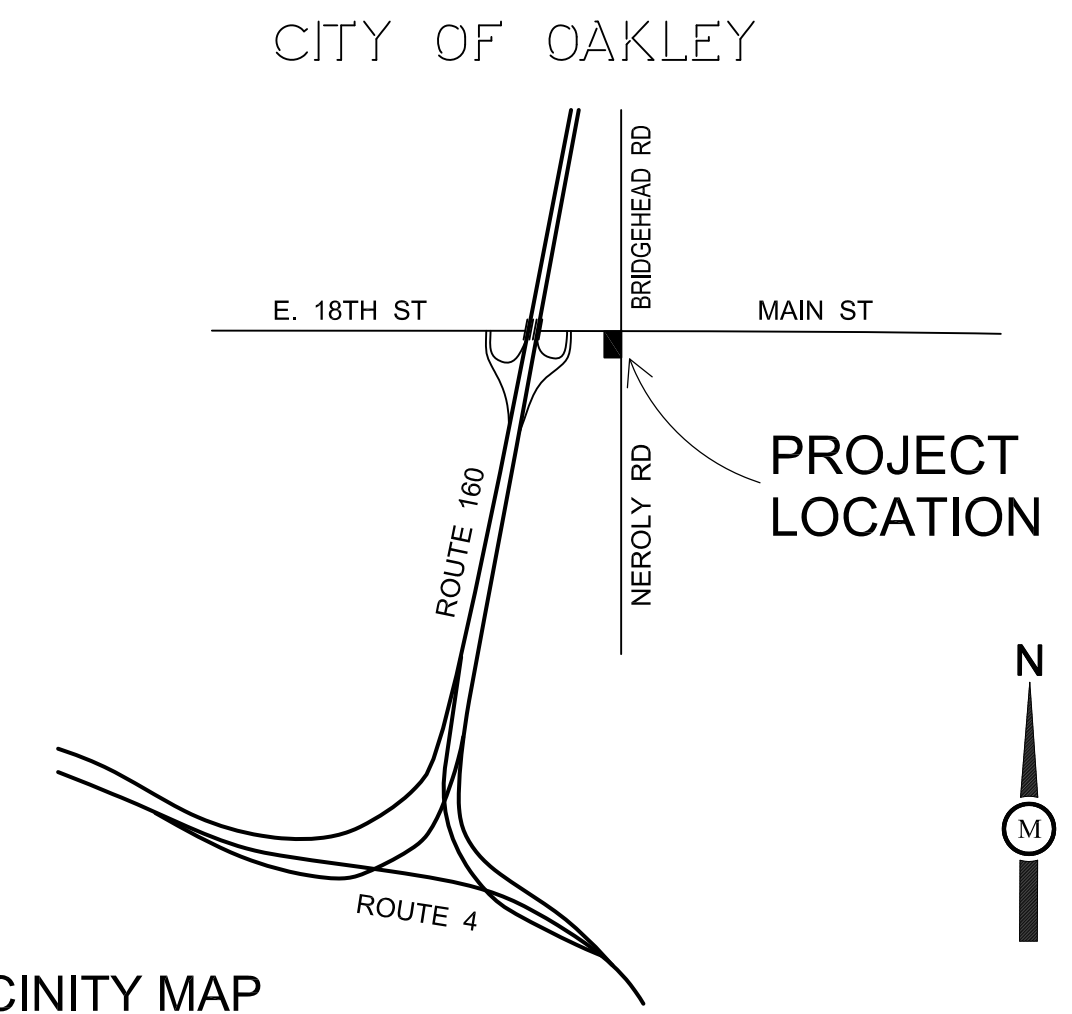
- ① NEW 56'x90' FUELING ISLAND CANOPY
- ② NEW UNDERGROUND FUEL STORAGE TANKS
- ③ NEW MONUMENT SIGN
- ④ NEW MULTI-PRODUCT DISPENSER (MPD) W/ GUARD POST (TYPICAL OF 6)
- ⑤ NEW TRASH ENCLOSURE
- ⑥ CANOPY COLUMN (TYP. OF 6)
- ⑦ PROVIDE CLASS III BICYCLE RACK
- ⑧ NEW LANDSCAPE AREA
- ⑨ NEW CONCRETE SIDEWALK
- ⑩ NEW AIR/WATER STATION
- ⑪ NEW PROPANE TANK WITH BOLLARDS
- ⑫ NEW CARWASH VACUUMS
- ⑬ NEW CAR CHARGING STATION
- ⑭ NEW TRANSFORMER LOCATION
- ⑮ NEW MAIN SWITCH BOARD

**APPLICANT**

PILIER CONSTRUCTION COMPANY  
 CONTACT: HOSSEIN HOSSENADEH  
 89 BAY VISTA DRIVE  
 MILL VALLEY, CA 94941  
 PH: (510) 701-0303



SITE PLAN



VICINITY MAP  
 NOT TO SCALE

**LOT DATA:**

A.P.N.: 051-220-052 AND -054  
 TOTAL ACREAGE: 50,930 SF (1.17 AC)  
 EXISTING PARCELS: 2  
 PROPOSED PARCELS: 1 (LOT MERGER)  
 EXISTING ZONE: C - GENERAL COMMERCIAL  
 PROPOSED ZONE: C - GENERAL COMMERCIAL  
 EXISTING USE: GAS STATION / OFFICE BUILDING  
 PROPOSED USE: CONVENIENCE STORE, GASOLINE SALES, AND CARWASH

**SITE COVERAGE:**

C-STORE / RESTAURANT: 6,105 SF (12.0%)  
 CARWASH: 1,560 SF (3.1%)  
 PAVED AREA: 38,387 SF (75.3%)  
 LANDSCAPE AREA: 4,940 SF (9.6%)

**AUTO CANOPY:**

5,040 SF

**PARKING DATA:**

REQUIRED:  
 C-STORE (4,605 SF)  
 (1 SPACE PER EMPLOYEE x4): 4 SPACES  
 (1 SPACE AIR/WATER STATION): 1 SPACES  
 (1 SPACE PER 400 SF): 12 SPACES  
 RESTAURANT (1,500 SF ~ 500 SF PUBLIC)  
 (1 SPACE PER 150 SF PUBLIC AREA): 4 SPACES  
 CARWASH (1,560 SF)  
 (1 SPACE PER 500 SF): 3 SPACES  
 REQUIRED: 24 SPACES  
 PROVIDED:  
 STANDARD SPACE (9'x19') 23 SPACES  
 ACCESSIBLE SPACE (9'x19') 1 SPACE  
 PROVIDED: 24 SPACES

**PROPERTY DESCRIPTION**

PARCELS A & C OF PARCEL MAP 114, PAGE 48  
 CONTRA COSTA COUNTY OFFICIAL RECORDS.

**SITE UTILITIES:**

SEWAGE DISPOSAL: PROVIDED BY: IRONHOUSE SANITATION DISTRICT  
 WATER SUPPLY: DIABLO WATER DISTRICT  
 DRAINAGE: CITY OF OAKLEY

**Milestone Associates**  
*Imagineering*  
 a California Corporation

1000 LINCOLN ROAD, SUITE H202  
 YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
 FAX: 530-755-4567

JULIO J. TINAJERO  
 LEAD DESIGNER

STAMP:

**SUBMITTAL DATE**

PLANNING DEPT: 04-06-18  
 BUILDING DEPT: .  
 ENGINEERING: .  
 SURVEY: .

REVISIONS		
No.	Description	Date

**SITE PLAN**

BRIDGEHEAD CHEVRON #9-3801  
*a Piliier Construction Development*  
 5433 NEROLY ROAD  
 OAKLEY, CA 94561  
 APN: 051-2200-528 & 544

DATE: 04-06-18

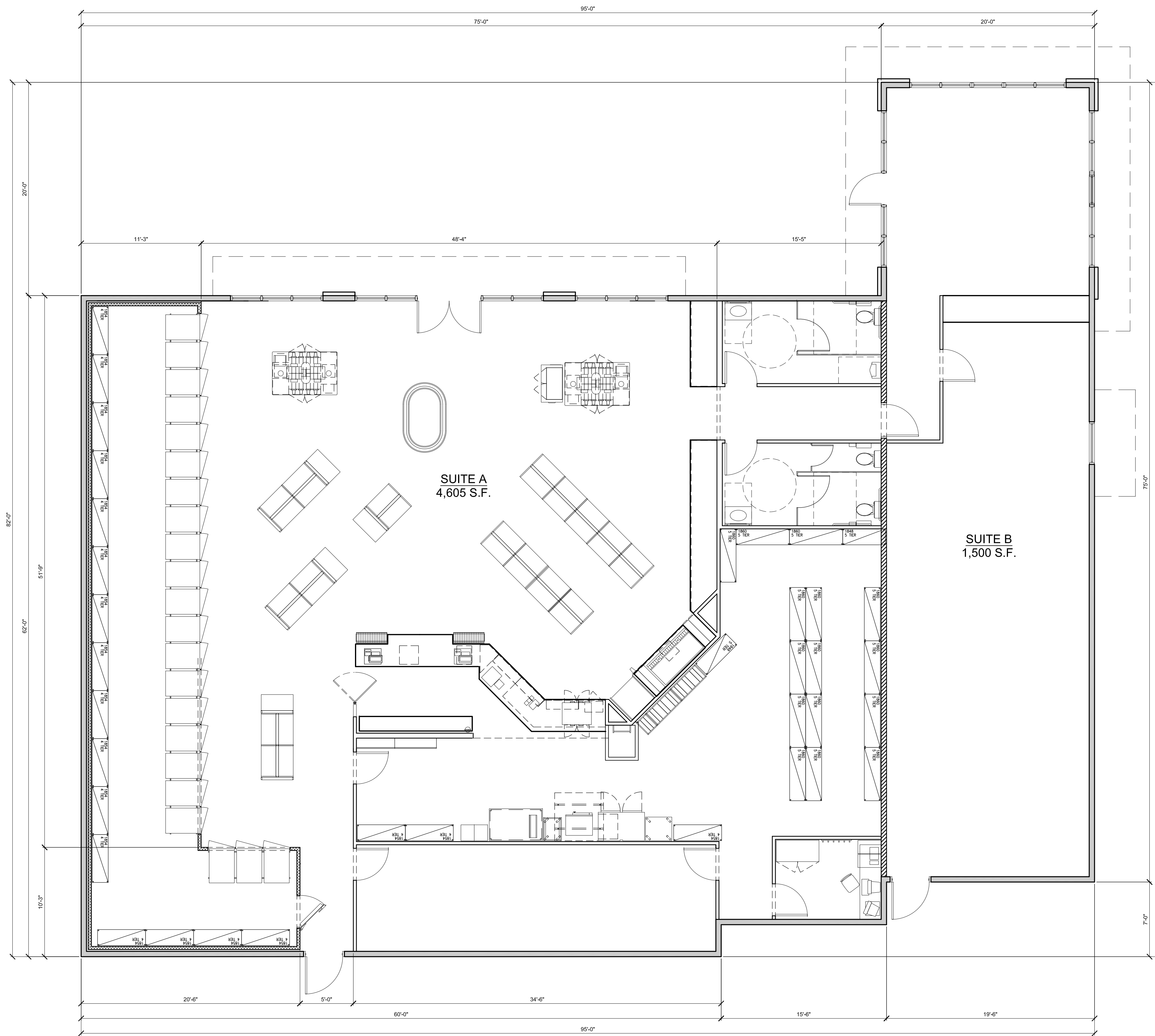
SCALE: 1" = 20'

JOB CAPTAIN: STAFF

JOB NUMBER: 17-975

SHEET:

**DD1**



FLOOR PLAN (6,105 SF)

3/16" = 1'-0"

1



1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

**SUBMITTAL DATE**

PLANNING DEPT: 04-06-18  
BUILDING DEPT: .  
ENGINEERING: .  
SURVEYING: .

**REVISIONS**

No.	Description	Date

**FLOOR PLAN**

BRIDGEHEAD CHEVRON #9-3801  
*a Piller Construction Development*  
5433 NEROLY ROAD  
OAKLEY, CA 94561  
APN: 051-2200-528 & 544

DATE: 04-06-18

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

JOB CAPTAIN: STAFF

JOB NUMBER: 17-975

SHEET:

**DD2**



STAMP:

**SUBMITTAL DATE**

PLANNING DEPT: 04-06-18  
BUILDING DEPT: .  
ENGINEERING: .  
SURVEY: .

REVISIONS		
No.	Description	Date

**EXTERIOR ELEVATIONS**

**BRIDGEHEAD CHEVRON #9-3801**  
*a Piller Construction Development*  
5433 NEROLY ROAD  
OAKLEY, CA 94561  
APN: 051-2200-528 & 544

DATE: 04-06-18

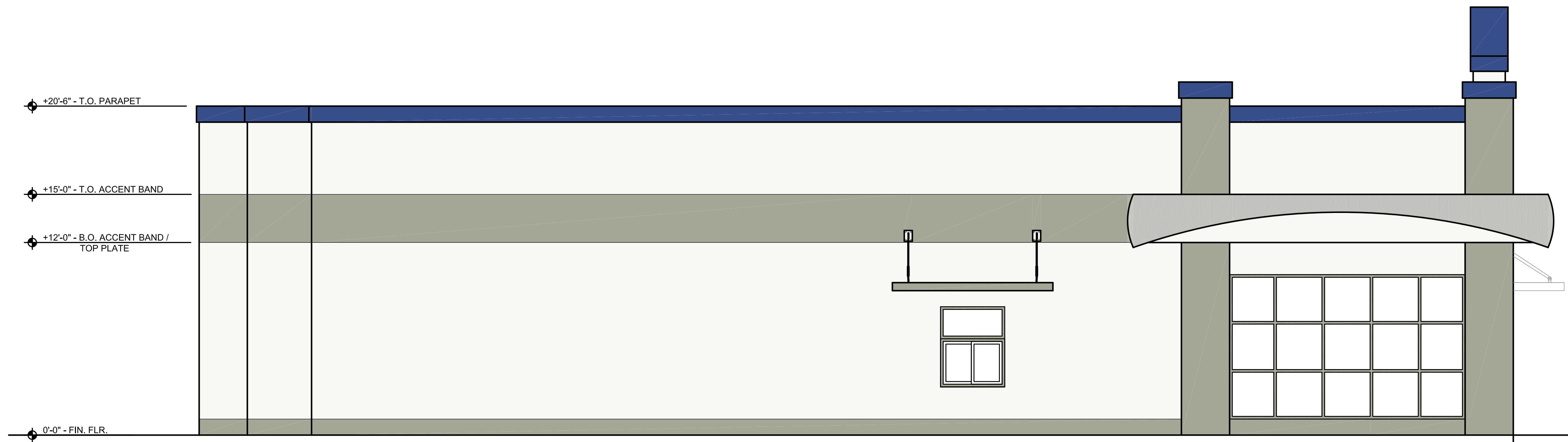
SCALE: 1/4" = 1'-0"

JOB CAPTAIN: STAFF

JOB NUMBER: 17-975

SHEET:

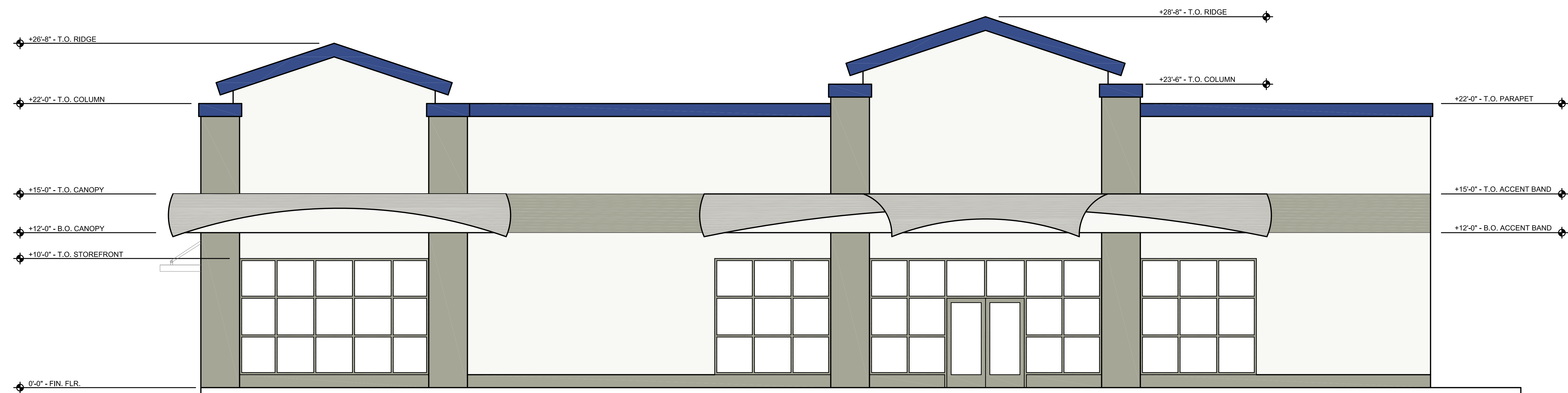
**DD3**



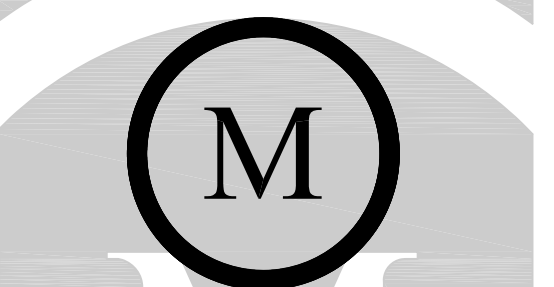
**COLOR SCHEDULE**

- JONES-BLAIR "WHITE" WH-835-S
- JONES-BLAIR IR SILVER
- JONES-BLAIR IR BLUE
- ACM CANOPY SILVER

**2 EXTERIOR ELEVATION - EAST**  
SCALE: 1/4" = 1'-0"



**1 EXTERIOR ELEVATION - NORTH**  
SCALE: 1/4" = 1'-0"



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JULIO J. TINAJERO  
 LEAD DESIGNER

STAMP:

**SUBMITTAL DATE**

PLANNING DEPT: 04-06-18  
 BUILDING DEPT: .  
 ENGINEERING: .  
 SURVEY: .

**REVISIONS**

No.	Description	Date

**EXTERIOR ELEVATIONS**

**BRIDGEHEAD CHEVRON #9-3801**  
*a Plier Construction Development*  
 5433 NEROLY ROAD  
 OAKLEY, CA 94561  
 APN: 051-2200-528 & 544

DATE: **04-06-18**

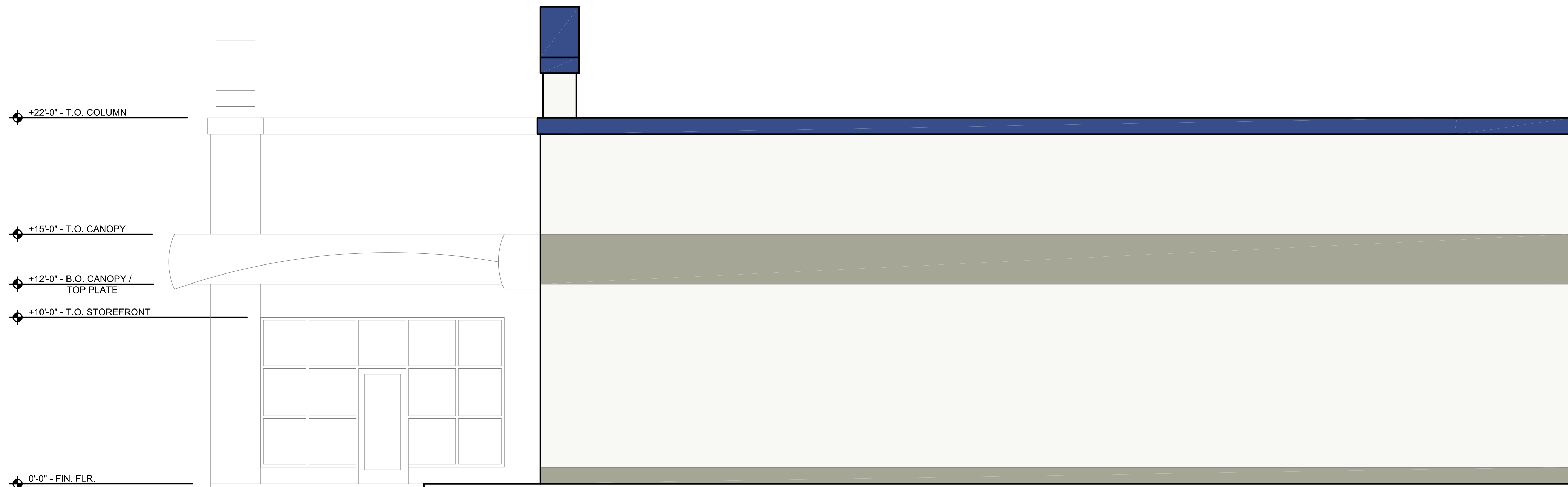
SCALE: **1/4" = 1'-0"**

JOB CAPTAIN: **STAFF**

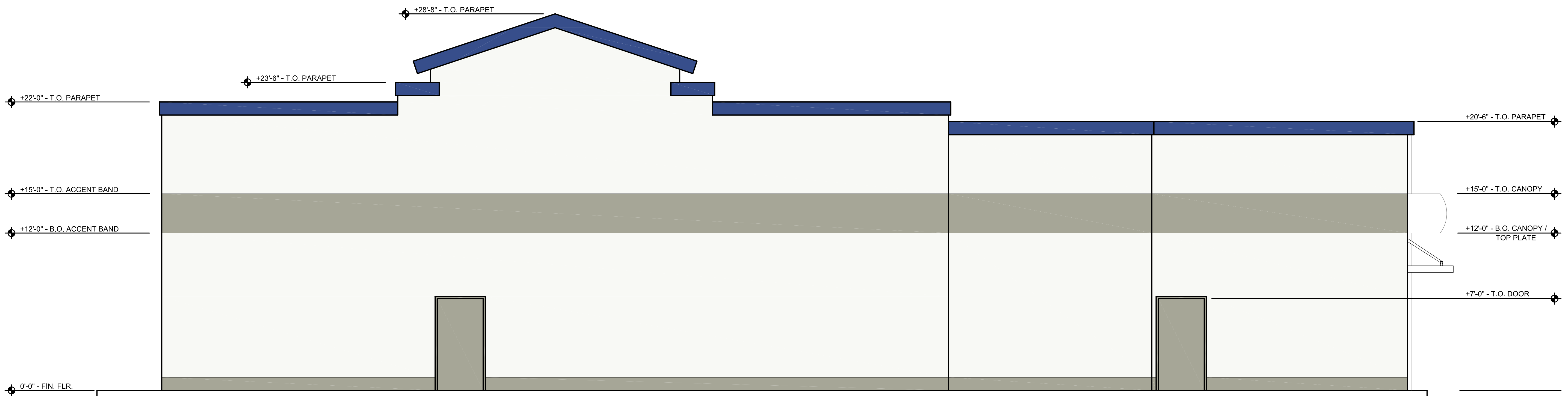
JOB NUMBER: **17-975**

SHEET:

**DD4**

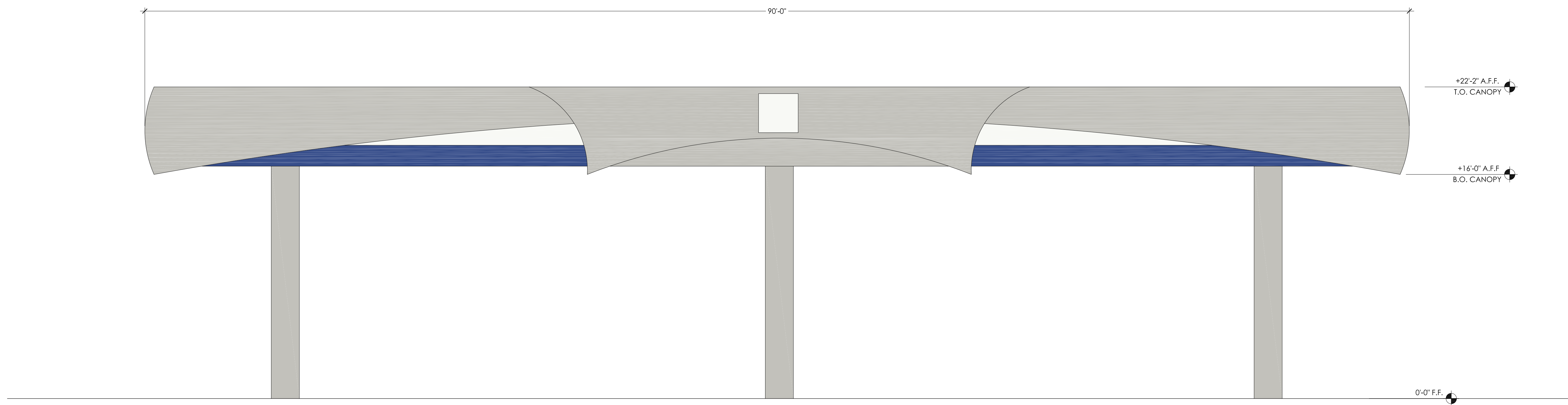


**2 EXTERIOR ELEVATION - WEST**  
 SCALE: 1/4" = 1'-0"

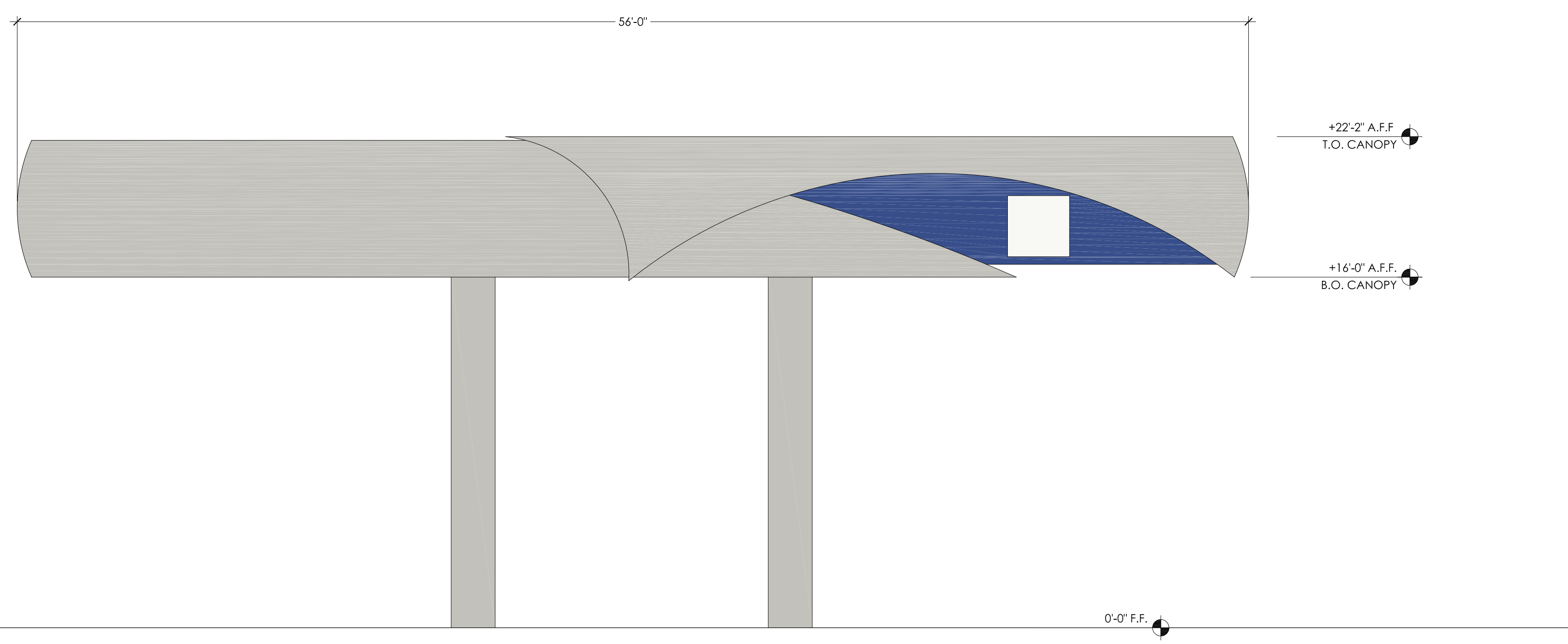


**1 EXTERIOR ELEVATION - SOUTH**  
 SCALE: 1/4" = 1'-0"

17-975-001-ELEVATIONS.DWG JT 02-25-18



1 NORTH ELEVATION (SOUTH SIMILAR)



2 WEST ELEVATION (EAST SIMILAR)

**M**

**Milestone Associates**  
*Imagineering*  
a California Corporation

1000 LINCOLN ROAD, SUITE H202  
YUBA CITY, CALIFORNIA 95991

TEL: 530-755-4700  
FAX: 530-755-4567

JULIO J. TINAJERO  
LEAD DESIGNER

STAMP:

**SUBMITTAL DATE**

PLANNING DEPT:	04-06-18
BUILDING DEPT:	.
ENGINEERING:	.
SURVEY:	.

REVISIONS		
No.	Description	Date

**FUEL CANOPY**

**BRIDGEHEAD CHEVRON #9-3801**  
*a Piliar Construction Development*  
5433 NEROLY ROAD  
OAKLEY, CA 94561  
APN: 051-2200-528 & 544

DATE: **04-06-18**

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

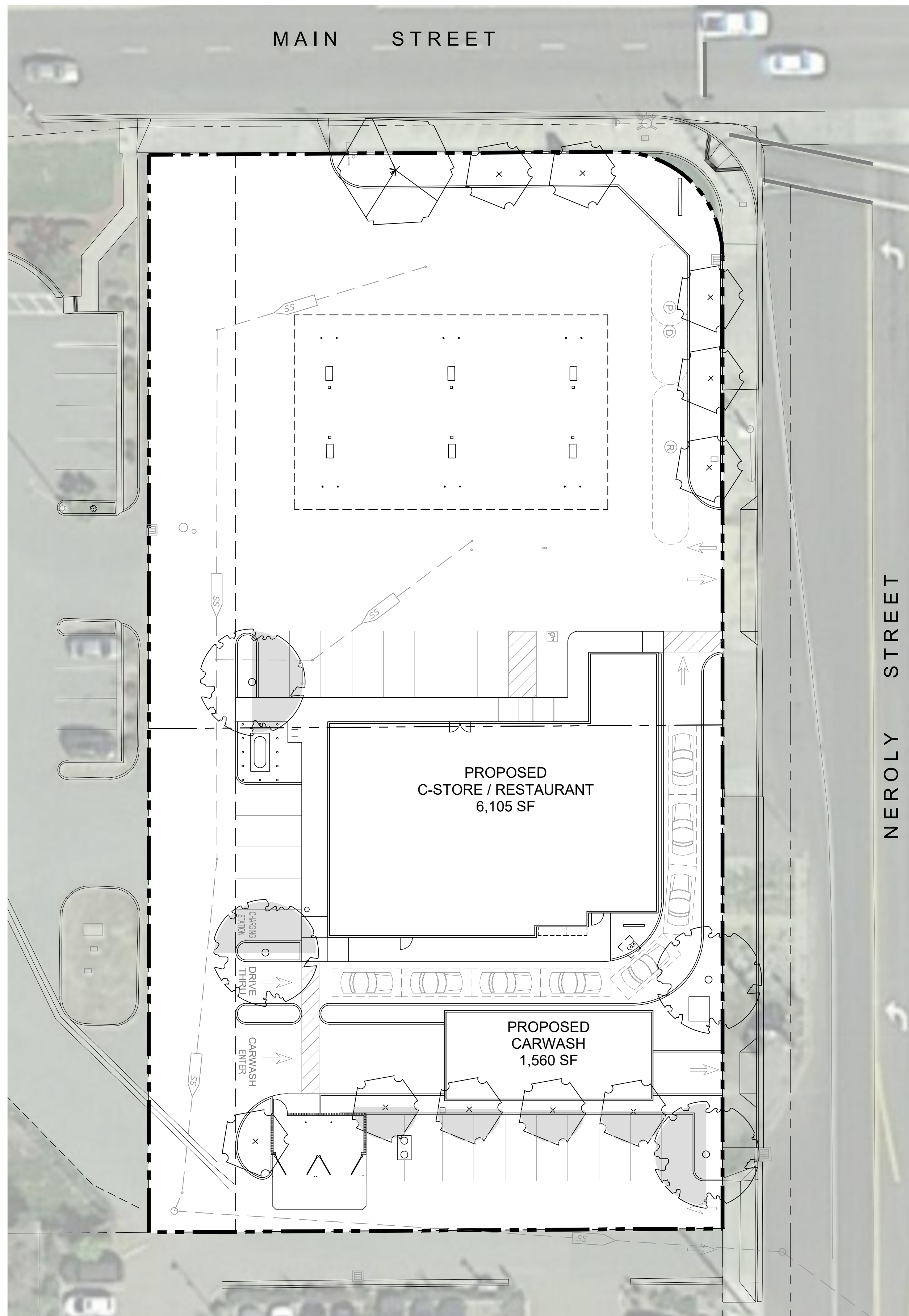
JOB CAPTAIN: **STAFF**

JOB NUMBER: **17-975**

SHEET:  
**DD5**

17-975-DESIGN REVIEW PACKAGE-11.18.18 JT 04-06-18





PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

PROPOSED PLANT LEGEND

TREE SPECIES ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	CELTIS OCCIDENTALIS	CHINESE HACKBERRY	24" BOX	1	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	4	V.LOW
	PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM	15 GAL	10	MED

SHRUB PALLET					
SHRUB SPECIES ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
CL	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL	5	LOW
CC	CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL	5	LOW
LS	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	5	LOW
ND	NANDINA DOMESTICA 'GULFSTREAM'	DWARF HEAVENLY BAMBOO	5 GAL	5	V.LOW
PT	PHORMIUM T. 'JACK SPRATT'	JACK SPRATT NEW ZEALAND FLAX	5 GAL	5	LOW
RC	ROSA SP. 'CORAL'	CORAL FLOWER CARPET ROSE	5 GAL	5	MED
RO	ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY	5 GAL	5	LOW
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	5 GAL	5	MED

GROUND COVER SPECIES					
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USAGE
	TEUCRIUM LUCIDRYS	GERMANDER 'LUCIDRYS'	1 GAL/FLATS	36" O.C.	LOW

SHADE CALCULATIONS					
QUERCUS AGRIFOLIA			PRUNUS C. 'KRAUTER VESUVIUS'		
%	25%	50%	75%	100%	TOTAL
SF	240	481	722	962	1,442 SF
QTY	0	3	0	0	

SHADE CALCULATIONS					
TOTAL PARKING AREA ASPHALT:		7,067 SF			
REQUIRED SHADE AREA 50%:		3,534 SF			
15-YR PROVIDED SHADE AREA:		2,422 SF			
PERCENTAGE:		34.3%			

DESIGN GUIDELINE NOTES:

LANDSCAPING AND IRRIGATION IS CONSISTENT WITH THE CITY'S ZONING CODE AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).

§9.1.1126 COMMERCIAL SCREENING & COLOR SCHEMES(d): SCREEN PLANTING AND/OR STRUCTURES THAT ARE TALLER THAN 2'-6" IN HEIGHT WHEN MEASURED FROM ADJACENT PARKING LOT GRADE GENERALLY WILL PROVIDE ADEQUATE SCREENING. SOLID AND CONTINUOUS SCREEN PLANTING OR STRUCTURES OVER 3'-0" IN HEIGHT. LANDSCAPE SCREEN PLANTING SHOULD MAINTAIN A MIN 3'-0" PLANTING WIDTH.

LANDSCAPE PROVIDES A VISUALLY PLEASING & UNIFIED DEVELOPMENT SCHEME THROUGHOUT THE PROJECT. LANDSCAPE DESIGN CONFORMS TO THE CITY OF MANTECA'S LANDSCAPE REFERENCE DOCUMENTS. ALL TREES TO BE 15 GALLON MINIMUM SIZE PER CITY REQUIREMENTS.

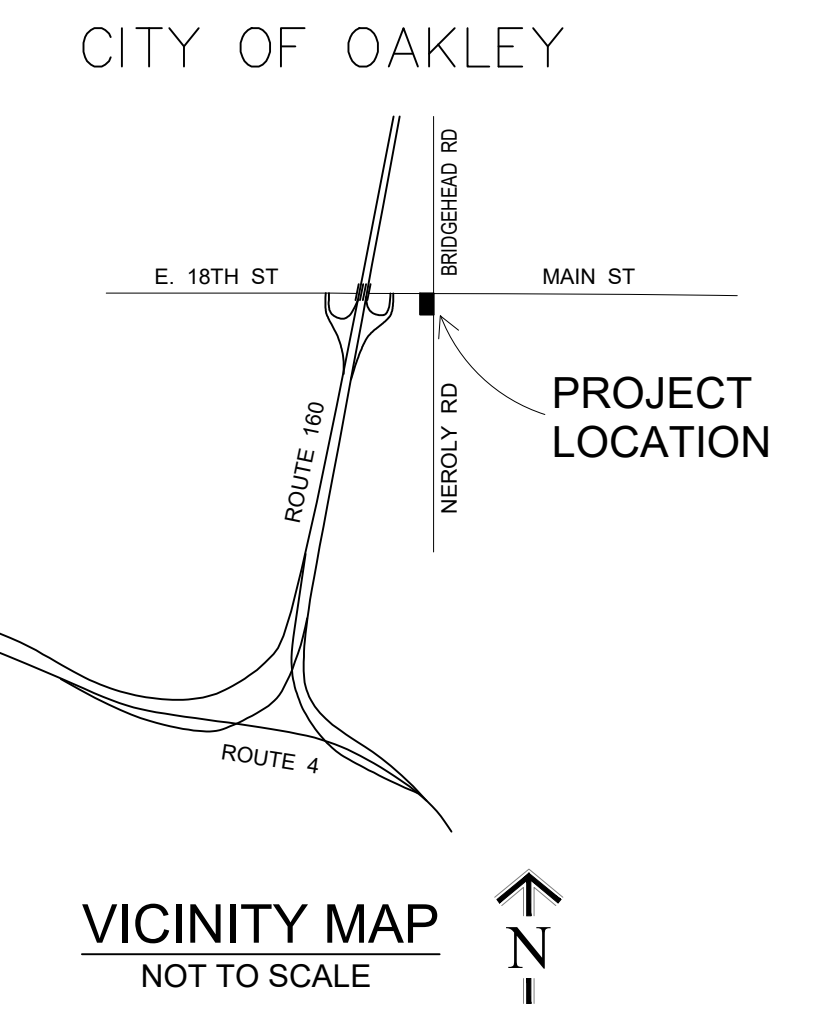
LANDSCAPE INCORPORATES THE THREE-TIERED SYSTEM: 1) GROUND COVERS (INCLUDING FLOWERING PLANTS - ANNUALS AND PERENNIALS), 2) SHRUBS AND VINES, AND 3) TREES. PLANTING DESIGN PLANNED TO CREATE A WATER EFFICIENT LANDSCAPE. PLANTINGS ARE HYDRO-ZONED IN GROUPS OF LIKE WATER USAGE FOR MAXIMUM IRRIGATION EFFICIENCY AND WATER CONSERVATION.

TREES MUST BE PLANTED A MINIMUM OF 6' FROM ANY UTILITY. STREET TREES SHALL BE PRUNED SO THAT NO BRANCH SHALL EXTEND OVER THE SIDEWALK LOWER THAN (6) FEET ABOVE CURB LEVEL.

**IRRIGATION NOTES:**  
 LANDSCAPE CAREFULLY DESIGNED AND PLANNED FOR THE EFFICIENT USE OF WATER. PLANTS HAVE BEEN SELECTED BASED ON WATER-CONSERVING, DISEASE AND PEST RESISTANCE CHARACTERISTICS. PLANTS HAVE BEEN GROUPED IN HYDROZONES OF SIMILAR WATER USE TO MAXIMIZE WATER USE EFFICIENCY AND EFFECTIVENESS.

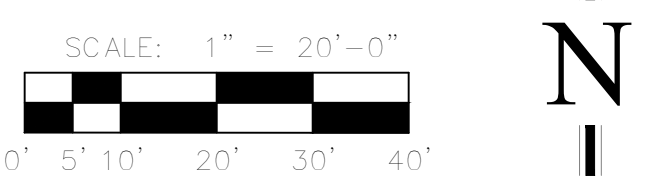
MULCH & AMENDMENTS: A MINIMUM TWO-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN GROUNDCOVERS, OR APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

IRRIGATION DESIGN PLAN: AUTOMATIC IRRIGATION CONTROLLERS UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZED. REMOTE CONTROL VALVES SHALL BE RAINBIRD PEB SERIES OR EQUAL - DVF SERIES MAY BE USED IN LOW VOLUME SITUATIONS. ALL VALVES WILL INCLUDE ISOLATION VALVES; NON-RISING STEM ALL BRASS GATE VALVE 'T' MODEL BY NIBCO. ALL DRIP INSTALLATIONS SHALL HAVE PRESSURE REGULATING FILTER UNITS. NO ABOVE-GROUND SPRAY HEAD SHALL BE USED. CHECK-VALVES SHALL BE INSTALLED ON EACH IRRIGATION ZONE AS REQUIRED BY THE CITY OF MANTECA MUNICIPAL CODE.

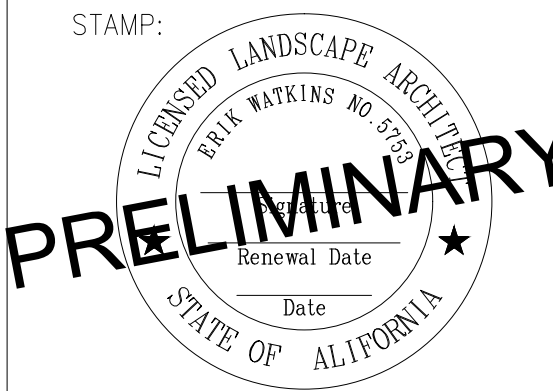


NOT FOR CONSTRUCTION

- NOTES (CONT'D):**
1. PLANT PALETTE IS RELATIVELY LIMITED AND DESIGN IS APPLIED IN GROUPINGS OF SIMILAR SPECIES PER CITY OF OAKLEY COMMERCIAL DESIGN GUIDELINES.
  2. DESIGN INCLUDES MINIMUM ONE (1) TREE PROVIDED PER 600 SF OF LANDSCAPE AREA PURSUANT TO DESIGN GUIDELINE REQUIREMENTS.
  3. PLAN PROVIDES FOR AT LEAST 40% OF TREES PLANTED TO BE 24" BOX OR LARGER.
  4. AT LEAST 50% OF THE PAVED PARKING LOT AREA SHALL BE SHADED AT SHADE TREE'S MATURITY.
  5. A MINIMUM OF ONE (1) PARKING LOT TREE PROVIDED PER SIX (6) PARKING SPACES.
  6. ALL TREES SELECTED FROM APPROVED TREE PALETTE PROVIDED IN COMMERCIAL DESIGN GUIDELINES.
  7. ALL TREES SHALL BE PLANTED SIX FEET (6') OR GREATER FROM UNDERGROUND UTILITIES.
- \*A PRELIMINARY REVIEW OF THE SITE DOES NOT APPEAR TO REVEAL ANY HERITAGE TREES AS DEFINED BY THE CITY OF OAKLEY ZONING CODE.
- ET&O RATE: OAKLEY, CA (BRENTWOOD ET&O = 48.3)  
 WUCOLS REGION: #2; SUNSET CLIMATE ZONES 14 & 15.  
 TOTAL LANDSCAPE SQUARE FOOTAGE: 4,530 SF / 8.9%  
 TOTAL SITE AREA: 50,930 SF



WATKINS PLANNING & LANDSCAPE ARCHITECTURE  
 ERIK WATKINS, RLA  
 CA #5753  
 2033 HOVE AVE., SUITE 140  
 SACRAMENTO, CA 95825  
 (916) 467-4502



SUBMITTAL DATE

PLANNING DEPT: 04-06-18  
 BUILDING DEPT: .  
 ENGINEERING: .  
 SURVEY: .

REVISIONS		
No.	Description	Date

PRELIMINARY LANDSCAPE PLAN  
 BRIDGEHEAD CHEVRON #9-3801  
 a Pillar Construction Development  
 5433 NEROLY ROAD  
 OAKLEY, CA 94561  
 APN: 051-2200-528 & 544

DATE: 5-6-18  
 SCALE: 1" = 20'-0"  
 DRAWN BY: EW / EW  
 JOB NUMBER: 1806  
 SHEET: PL

NOT FOR CONSTRUCTION