



330 J. JACOBY
 LAW OFFICE

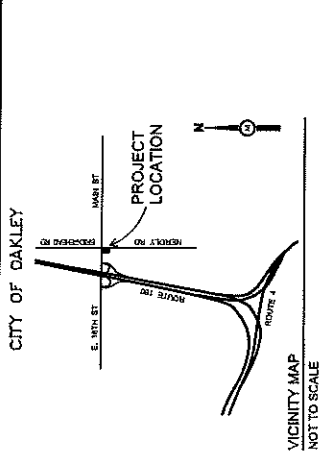
STAMP

REVISIONS

No.	Description	Date

BRIDGEHEAD CHEVRON #8-5801
a Fillet Construction Development
 6483 NEROLY ROAD
 OAKLEY, CA 94661
 APN: 081-220-028 & 544

DATE: 04-09-15
 SCALE: T. J. RO'
 JOB CHIEF: STAFF
 JOB NUMBER: 07-975
 SHEET: DD1



LOT DATA:
 A.P.N.: 081-220-052 AND -054
 TOTAL ACRES: 50,330 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: 4,840 SF (9.6%)
 AUTO CANOPY: 5,040 SF

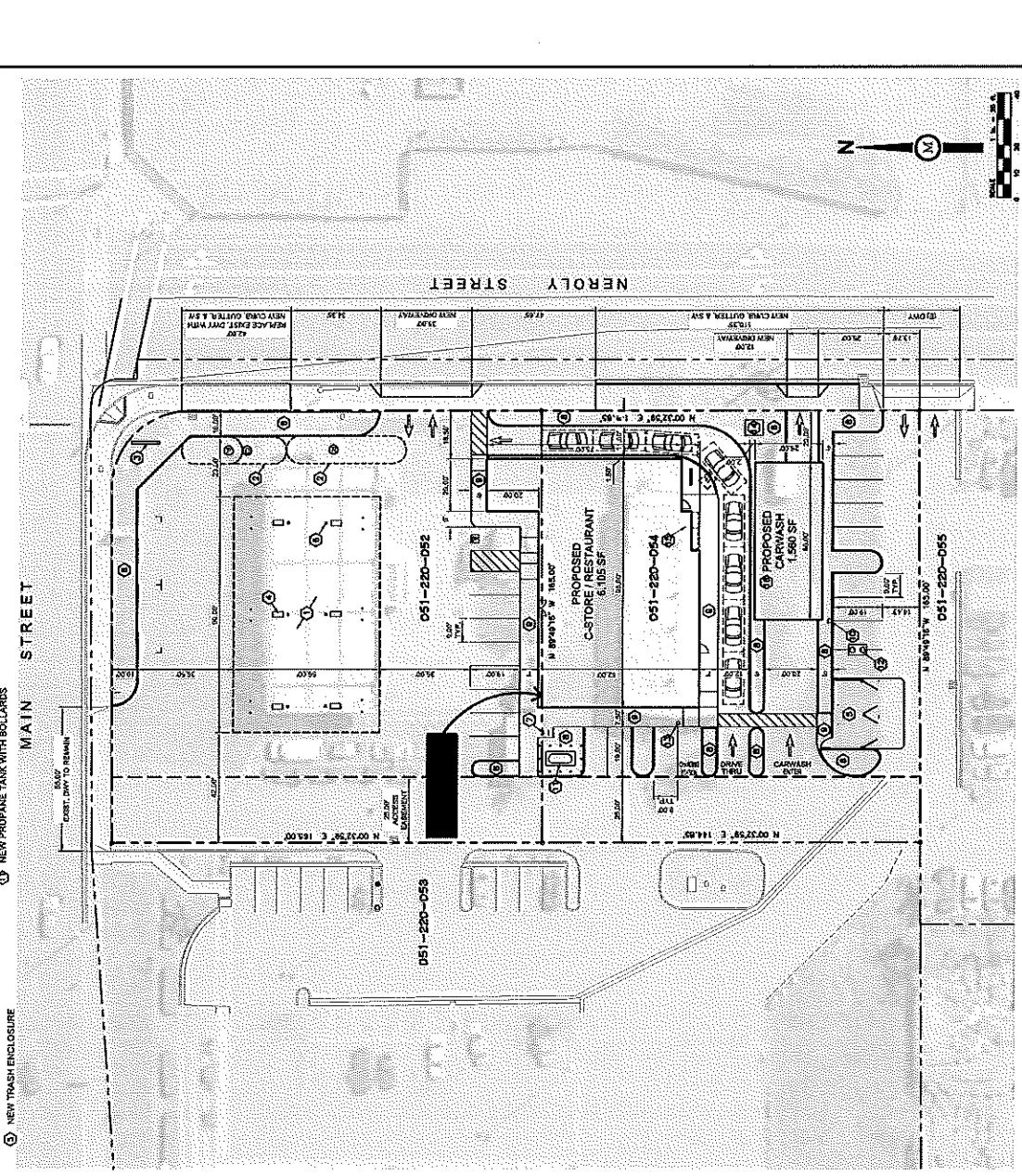
PARKING DATA:
 REQUIRED:
 4 SPACES
 1 SPACE PER EMPLOYEE (40);
 1 SPACE AIR/WATER STATION;
 1 SPACE PER 400 SF;
 RESTAURANT (1,500 SF - 500 SF PUBLIC)
 1 SPACE PER 150 SF PUBLIC AREA;
 4 SPACES
 CARWASH (1,560 SF)
 1 SPACE PER 500 SF;
 3 SPACES
 24 SPACES

PROVIDED:
 STANDARD SPACE (9'x19')
 ACCESSIBLE SPACE (9'x19')
 PROVIDED:
 23 SPACES
 1 SPACE
 24 SPACES

PROPERTY DESCRIPTION
 PARCELS A & C OF PARCEL MAP 114, PAGE 46
 CONTRA COSTA COUNTY OFFICIAL RECORDS.

SITE UTILITIES:
 PROVIDED BY:
 IRONHUESE SANITATION DISTRICT
 DIABLO WATER DISTRICT
 CITY OF OAKLEY

APPLICANT
 PILER CONSTRUCTION COMPANY
 CONTACT: HOSSEIN HOSSEINZADEH
 88 BAY VISTA DRIVE
 MILL VALLEY, CA 94641
 PH: (916) 701-0303



- CONSTRUCTION NOTES
- NEW 5500' FUELING ISLAND CANOPY
 - NEW UNDERGROUND FUEL STORAGE TANKS
 - NEW MONUMENT SIGN
 - NEW MULTIPRODUCT DISPENSER (MPD) W/ GUARD POST (TYPICAL OF 6)
 - NEW TRASH ENCLOSURE
 - CANOPY COLUMN (TYP. OF 9)
 - PROVIDE CLASS III BICYCLE RACK
 - NEW LANDSCAPE AREA
 - NEW CONCRETE SIDEWALK
 - NEW AIR/WATER STATION
 - NEW TRASH TANK WITH BOLLARDS
 - NEW CARWASH YACHTS
 - NEW CAR CHARGING STATION
 - NEW TRANSFORMER LOCATION
 - NEW MAIN SWITCH BOARD
 - NEW AIR/WATER STATION
 - THIS DRAWING SHALL BE CALLED AND RECORDED WHEN NOT OPERATIONAL.

ALL DIMENSIONS AND WHETHER VERTICAL, HORIZONTAL, OR DIAGONAL, CONTAIN THE ORIGINAL AND UNALTERED WORK OF MILESTONE ASSOCIATES ENGINEERS, INC., AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED WITHOUT THE WRITTEN CONSENT OF MILESTONE ASSOCIATES ENGINEERS, INC., ALL RIGHTS RESERVED.

SITE PLAN 1



Milestone Associates
Imaging
 a California Corporation

1000 BAY AVENUE, SUITE 1000
 OAKLEY, CA 94661
 TEL: 510-753-4700
 FAX: 510-753-4187

JULIO J. TRINIDAD
 1710
 020 REGISTER

STAMP:

SUBMITTAL DATE

PLANNING DEPT: 04-08-18
 BUILDING DEPT:
 ENGINEERING:
 SURVEY:

REVISIONS

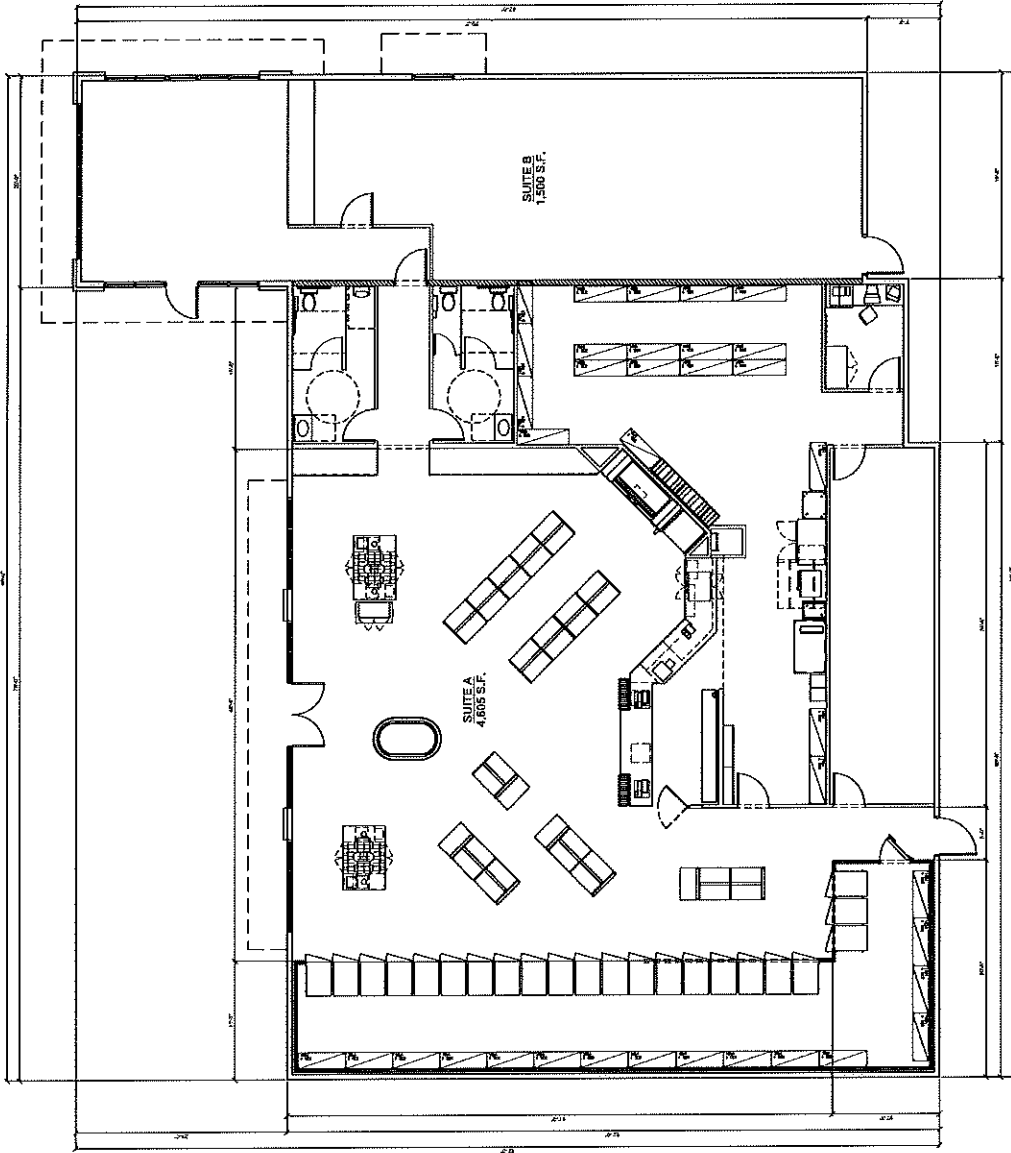
No.	Description	Date

BRIDGEHEAD CHEVRON #8-3801
a Pillar Construction Development
 5433 NEROLY ROAD
 OAKLEY, CA 94661
 APN: 061-2200-028 & 544

FLOOR PLAN

DATE: 04-08-18
 SCALE: 3/8" = 1'-0"
 JOB CAPTAIN: STAFF
 JOB NUMBER: 17-976

DD2



FLOOR PLAN (6,105 SF) 1 3/8" = 1'-0" 1
 ALL DIMENSIONS AND NOTES UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



Milestone Associates
Imaging
a California Corporation

1000 JACOBY ROAD, SUITE 1000
DUBLIN, CALIFORNIA 94568
TEL: 530-752-4700
FAX: 530-752-4597

JALIL J. THALEER
LEAD DESIGNER

STAMP:

SUBMITTAL DATE 04-08-18

TRAINING DEPT:
BUILDING DEPT:
ENGINEERING:
SURVEY:

REVISIONS	No.	Description	Date

BRIDGEHEAD CHEVRON #9-3801
a Pillar Construction Development
5433 NEROY ROAD
OAKLEY, CA 94661
APN: 051-2200-528 & 544

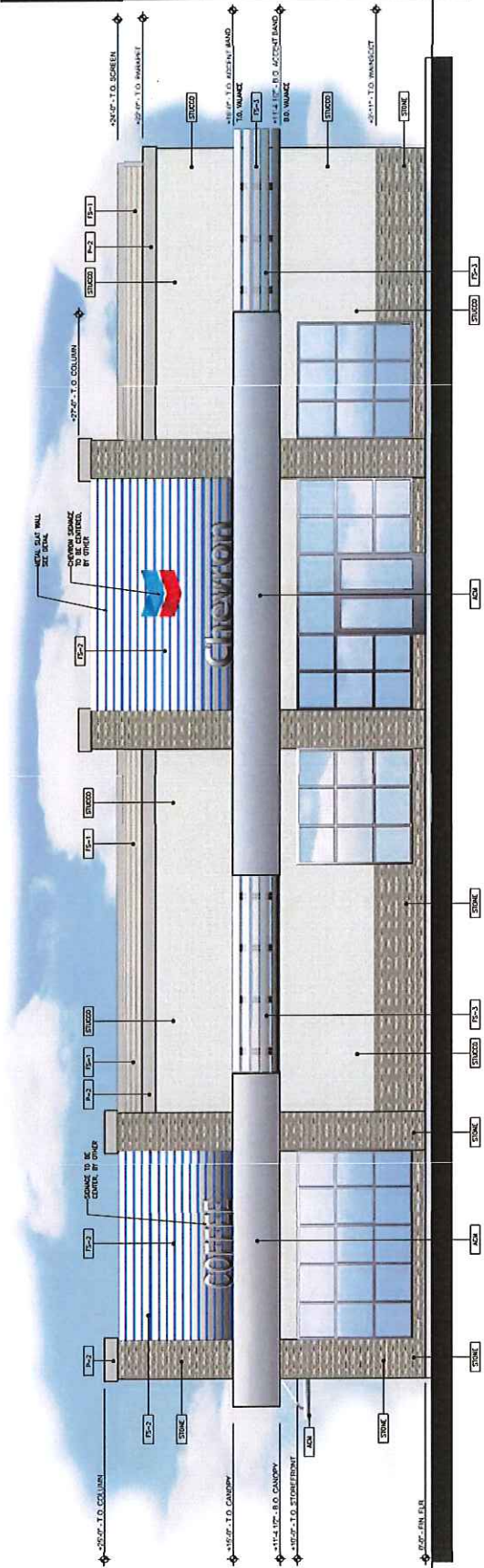
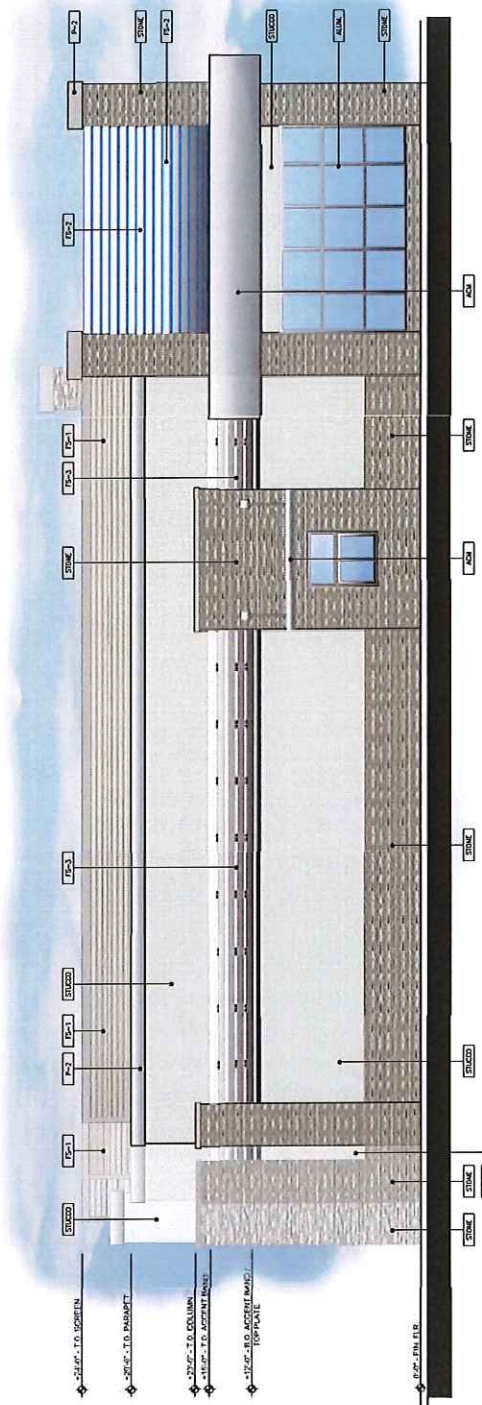
DATE: 04-08-18
SCALE: 1/4" = 1'-0"
JOB CAPTAIN: STAFF
JOB NUMBER: 17-975

SHEET: DD3

EXTERIOR ELEVATIONS

- MATERIAL LEGEND**
- BRCK BRICK, MASONRY
COLOR: MASONRY COLOR
 - PRC PBR. SEE COLOR LEGEND
 - PS-1 POLYMER RENDER, BRICK
COLOR: MIMICKS BRICK
 - PS-2 FREE RENDER BRICKS
WITH "LIFT" MOUNT PANELS
 - PS-3 ALUMINUM BRICKS

- COLOR LEGEND**
- ADY ADH. CMPT. COLOR SWIRL
 - PS-1 STRECO COLOR TBN
 - PS-2 STRECO COLOR SWIRL



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1000 LINCOLN ROAD, SUITE 1002
TUSTIN, CA, CALIFORNIA 92680

TEL: 528-752-0700
FAX: 528-752-4897

DAVID J. THOMAS
LEAD DESIGNER

STAMP:

SUBMITTAL DATE 04-08-18
DESIGNED BY:
ENGINEERING:
SURVEY:

REVISIONS	
No.	Description

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

DATE: 04-08-18
SCALE: 1/4" = 1'-0"
JOB CAPTAIN: STAFF
JOB NUMBER: 17-975

SHEETS
DD4

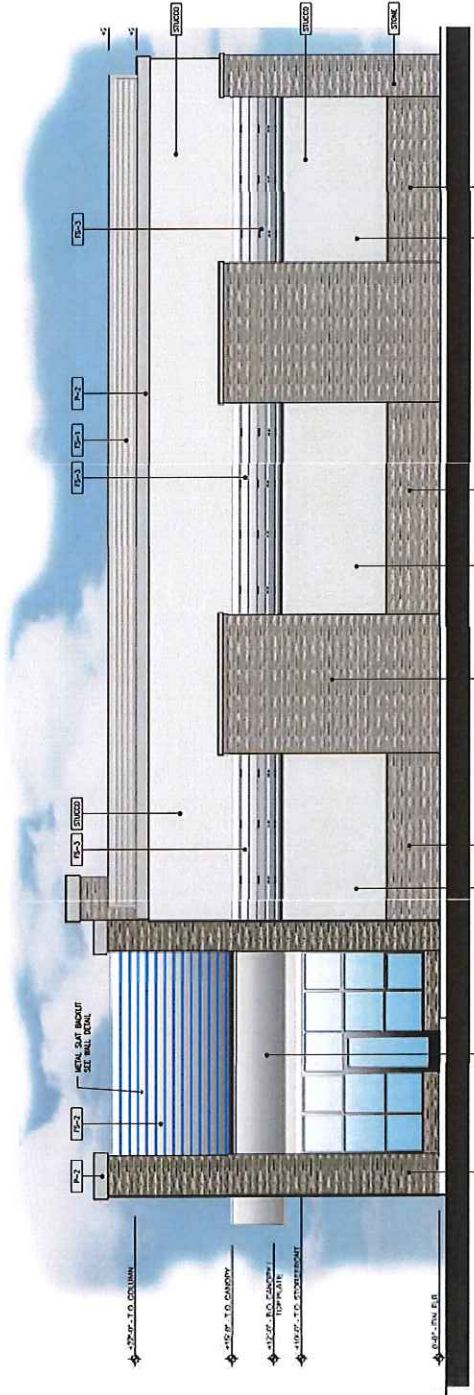
EXTERIOR ELEVATIONS

MATERIAL LEGEND

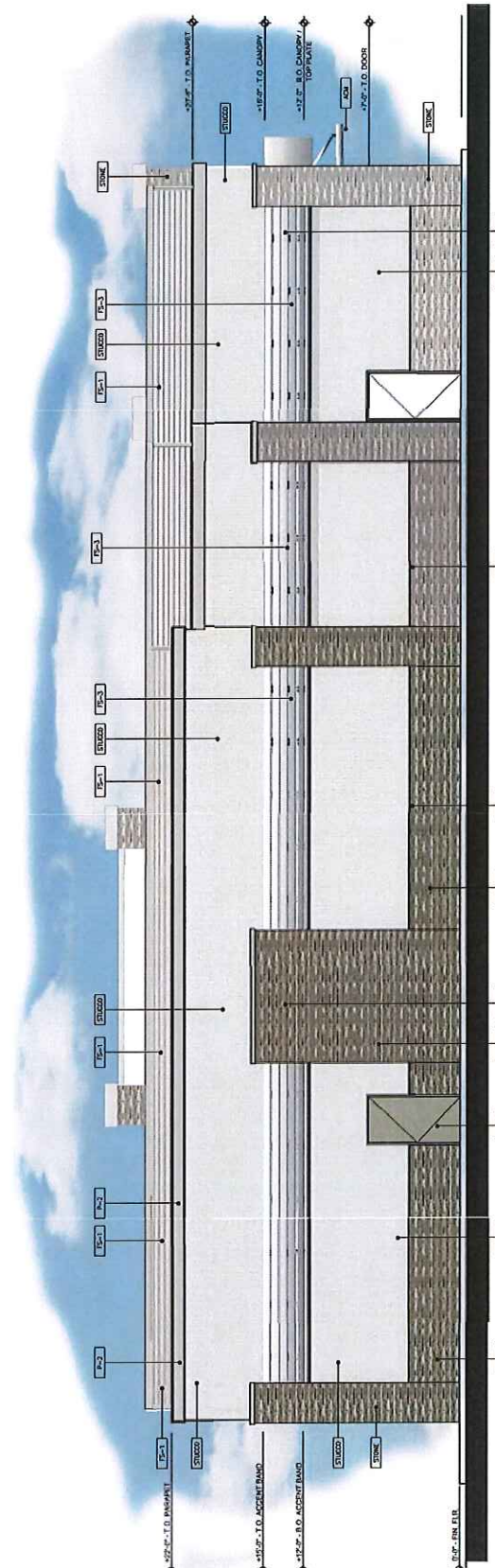
- EX-100 BRICK, SANDWICH COLOR
- EX-101 BRICK, SANDWICH COLOR
- EX-102 BRICK, SANDWICH COLOR
- EX-103 BRICK, SANDWICH COLOR
- EX-104 BRICK, SANDWICH COLOR
- EX-105 BRICK, SANDWICH COLOR
- EX-106 BRICK, SANDWICH COLOR
- EX-107 BRICK, SANDWICH COLOR
- EX-108 BRICK, SANDWICH COLOR
- EX-109 BRICK, SANDWICH COLOR
- EX-110 BRICK, SANDWICH COLOR
- EX-111 BRICK, SANDWICH COLOR
- EX-112 BRICK, SANDWICH COLOR
- EX-113 BRICK, SANDWICH COLOR
- EX-114 BRICK, SANDWICH COLOR
- EX-115 BRICK, SANDWICH COLOR
- EX-116 BRICK, SANDWICH COLOR
- EX-117 BRICK, SANDWICH COLOR
- EX-118 BRICK, SANDWICH COLOR
- EX-119 BRICK, SANDWICH COLOR
- EX-120 BRICK, SANDWICH COLOR

COLOR LEGEND

- EX-201 BRICK, SANDWICH COLOR
- EX-202 BRICK, SANDWICH COLOR
- EX-203 BRICK, SANDWICH COLOR
- EX-204 BRICK, SANDWICH COLOR
- EX-205 BRICK, SANDWICH COLOR
- EX-206 BRICK, SANDWICH COLOR
- EX-207 BRICK, SANDWICH COLOR
- EX-208 BRICK, SANDWICH COLOR
- EX-209 BRICK, SANDWICH COLOR
- EX-210 BRICK, SANDWICH COLOR
- EX-211 BRICK, SANDWICH COLOR
- EX-212 BRICK, SANDWICH COLOR
- EX-213 BRICK, SANDWICH COLOR
- EX-214 BRICK, SANDWICH COLOR
- EX-215 BRICK, SANDWICH COLOR
- EX-216 BRICK, SANDWICH COLOR
- EX-217 BRICK, SANDWICH COLOR
- EX-218 BRICK, SANDWICH COLOR
- EX-219 BRICK, SANDWICH COLOR
- EX-220 BRICK, SANDWICH COLOR



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



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

ALL DIMENSIONS AND NOTATION MATERIALS, APPEARANCE THEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MILESTONE ASSOCIATES ENGINEERING, INC. AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF MILESTONE ASSOCIATES ENGINEERING, INC. © 2018 MILESTONE ASSOCIATES ENGINEERING, INC. ALL RIGHTS RESERVED.



Milestone Associates
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A California Corporation

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 TORRANCE, CALIFORNIA 90501
 TEL: 556-755-0700
 FAX: 556-755-4387

BLAIR J. THALEND
 LEAD DESIGNER

STAMP:

SUBMITTAL DATE

DATE: 04-08-18
 DRAWING DEPT:
 BUILDING DEPT.
 ENGINEERING:
 SURVEY:

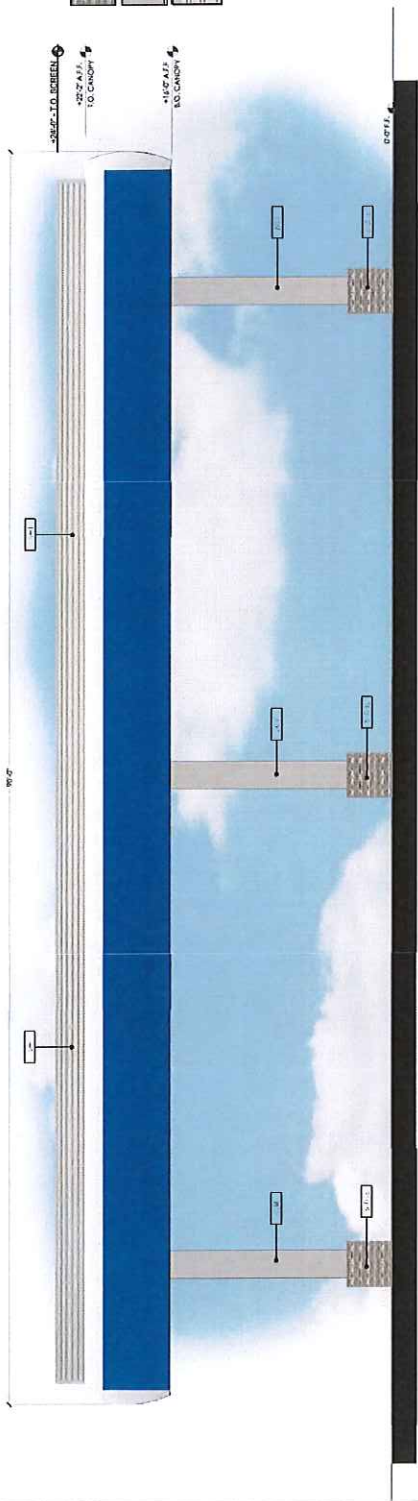
REVISIONS	No.	Description	Date

FUEL CANOPY ELEVATIONS
 BRIDGEHEAD CHEVRON #9-3801
 5433 NEROLY ROAD
 OAKLEY, CA 94561
 APN: 051-2200-528 & 544

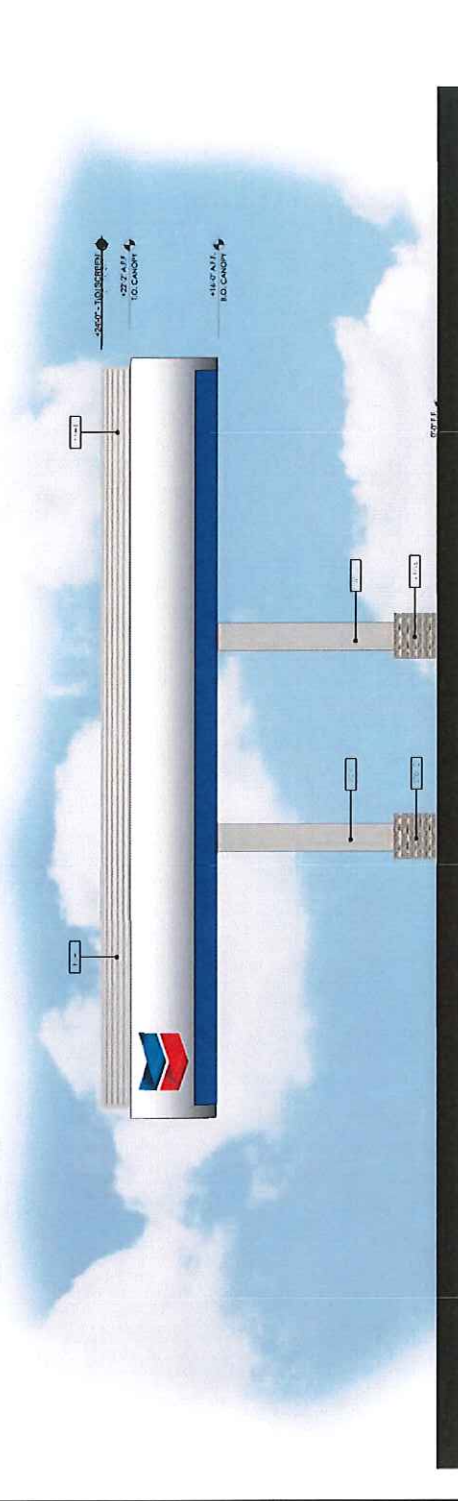
DATE: 04-08-18
 SCALE: 1/4" = 1'-0"
 JOB CAPTAIN: STAFF
 JOB NUMBER: 17-975
 SHEET: DD6

MATERIAL LEGEND

	1.00	1.00	1.00	1.00	1.00
	2.00	2.00	2.00	2.00	2.00
	3.00	3.00	3.00	3.00	3.00

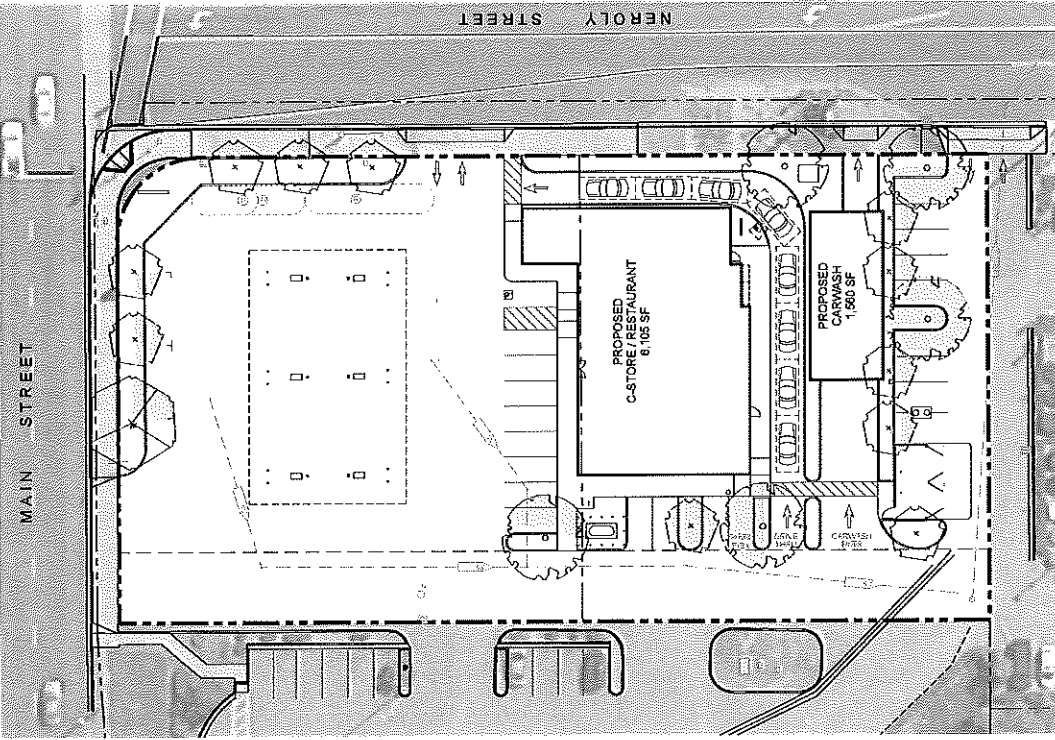


2 NORTH ELEVATION (SOUTH SIMILAR)
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION (EAST SIMILAR)
 SCALE: 1/4" = 1'-0"

ALL DRAWINGS AND WRITTEN MATERIAL, INCLUDING THESE, SHALL CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MILESTONE ASSOCIATES ARCHITECTURE, INC. AND THE SAME SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF MILESTONE ASSOCIATES ARCHITECTURE, INC. ©2018 MILESTONE ASSOCIATES ARCHITECTURE, INC. ALL RIGHTS RESERVED.



PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

PROPOSED PLANT LEGEND

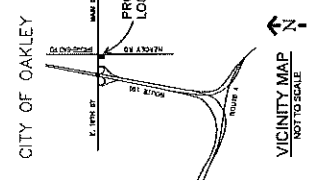
TREE SPECIES ABBV.	BOTANICAL NAME	COMMON NAME	SIZE	CITY	WATER USAGE
CC	CELTIS OCCIDENTALIS	CHINESE HACKBERRY	24" BOX	1	LOW
QO	QUERCUS AGRIPIOLA	COAST LIVE OAK	24" BOX	5	VLLOW
FR	FRAXINUS C.	FLOWERING PLUM	18 GAL	11	MED
TR	TRICHOCARPUS

SHRUB PALLET

SHRUB SPECIES ABBV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USAGE
CL	CALLISTEMON LITTLE JOHN	LITTLE JOHN BOTTLE BRUSH	5 GAL	LOW	LOW
ML	MELALEUCA L.	WILD LEUC	5 GAL	LOW	LOW
LA	LAVANDULA S.	SPRINKLER	5 GAL	LOW	LOW
MD	MANDARIN DOMESTICA	ORANGE	5 GAL	VLLOW	VLLOW
PT	PHORADENDRUM T.	JACK SPRAIT	5 GAL	LOW	LOW
RC	ROSA S.	ROSE	5 GAL	MED	MED
RS	ROSA S.	ROSE	5 GAL	LOW	LOW
TA	TACHYSPERMA

DESIGN GUIDELINE NOTES:

- LANDSCAPING AND IRRIGATION IS CONSISTENT WITH THE CITY'S ZONING CODE AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (AS 1818).
- SCREENING SCREENING & COLOR SCHEMES: SCREEN PLANTING AND/OR STRUCTURES THAT ARE TALLER THAN 2.0 FT IN HEIGHT WHEN MEASURED FROM ADJACENT PARKING LOT GRADE GENERALLY WILL PROVIDE ADEQUATE SCREENING. SOLID AND CONTINUOUS SCREEN PLANTING OR STRUCTURES OVER 5.0 FT IN HEIGHT. LANDSCAPE SCREEN PLANTING SHOULD MAINTAIN A MIN 2'-7" 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 REQUIREMENT.
- 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 HYDROZONED IN GROUPS OF LIKE WATER USAGE FOR MAXIMUM IRRIGATION EFFICIENCY AND WATER CONSERVATION. TREES MUST BE PLANTED A MINIMUM OF 6 FEET FROM 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 REQUIREMENTS AND IRRIGATION REQUIREMENTS. 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 PROPOSED DRIVEWAYS, DRIVEWAYS, WALKWAYS, AND UTILITY AREAS.
- IRRIGATION DESIGN PLAN: AUTOMATIC IRRIGATION CONTROLLER UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZED. REQUIRED CONTROLLER SHALL BE PROGRAMMED FOR 40 MINUTES PER CYCLE. CONTROLLER SHALL BE LOCATED IN LOW VOLUME SPOT AREA. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH PRESSURE REGULATING FILTER UNITS. NO ABOVE-GROUND SPRINKLER HEAD SHALL BE USED. CHECKVALVES SHALL BE INSTALLED ON EACH IRRIGATION ZONE AS REQUIRED BY THE CITY OF MANTECA MUNICIPAL CODE.



NOT FOR CONSTRUCTION

PROJECT INFORMATION

DATE: 10-20-18
 DRAWN BY: EW / EW
 JOB NUMBER: 1805
 SHEET: PL

PRELIMINARY LANDSCAPE PLAN

BRIDGEHEAD CHEVRON #9-3801
 5433 NEROLY ROAD
 OAKLEY, CA 94581
 APN: 051-2200-528 & 544

REVISIONS

No.	Description	Date

SUBMITTAL DATE 10-08-18
 DRAWING DATE: 10-08-18
 ENGINEERING: [Signature]
 SURVEY: [Signature]

NOTES (CONT'D):

- 1. PLANT PALLETTE IS INDICATIVELY LIMITED AND DECISION IS APPLIED TO CONTRACTOR'S DISCRETION TO VERIFY THE CITY OF OAKLEY COMMERCIAL LANDSCAPE ORDINANCE.
- 2. SCREENING SCREENING & COLOR SCHEMES: SCREEN PLANTING AND/OR STRUCTURES THAT ARE TALLER THAN 2.0 FT IN HEIGHT WHEN MEASURED FROM ADJACENT PARKING LOT GRADE GENERALLY WILL PROVIDE ADEQUATE SCREENING. SOLID AND CONTINUOUS SCREEN PLANTING OR STRUCTURES OVER 5.0 FT IN HEIGHT. LANDSCAPE SCREEN PLANTING SHOULD MAINTAIN A MIN 2'-7" PLANTING WIDTH.
- 3. 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 REQUIREMENT.
- 4. 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 HYDROZONED IN GROUPS OF LIKE WATER USAGE FOR MAXIMUM IRRIGATION EFFICIENCY AND WATER CONSERVATION. TREES MUST BE PLANTED A MINIMUM OF 6 FEET FROM UTILITY. STREET TREES SHALL BE PRUNED SO THAT NO BRANCH SHALL EXTEND OVER THE SIDEWALK LOWER THAN (6) FEET ABOVE CURB LEVEL.
- 5. IRRIGATION NOTES: LANDSCAPE CAREFULLY DESIGNED AND PLANNED FOR THE EFFICIENT USE OF WATER. PLANTS HAVE BEEN SELECTED BASED ON WATER REQUIREMENTS AND IRRIGATION REQUIREMENTS. PLANTS HAVE BEEN GROUPED IN HYDROZONES OF SIMILAR WATER USE TO MAXIMIZE WATER USE EFFICIENCY AND EFFECTIVENESS.
- 6. MULCH & AMENDMENTS: A MINIMUM TWO-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN PROPOSED DRIVEWAYS, DRIVEWAYS, WALKWAYS, AND UTILITY AREAS.
- 7. IRRIGATION DESIGN PLAN: AUTOMATIC IRRIGATION CONTROLLER UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZED. REQUIRED CONTROLLER SHALL BE PROGRAMMED FOR 40 MINUTES PER CYCLE. CONTROLLER SHALL BE LOCATED IN LOW VOLUME SPOT AREA. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH PRESSURE REGULATING FILTER UNITS. NO ABOVE-GROUND SPRINKLER HEAD SHALL BE USED. CHECKVALVES SHALL BE INSTALLED ON EACH IRRIGATION ZONE AS REQUIRED BY THE CITY OF MANTECA MUNICIPAL CODE.

Milestones
 CONSULTING ASSOCIATES
 1800 19th St., Suite 100, Oakland, CA 94612
 TEL: 510.438.8888

WPLA
 WATKINS PLANNING & LANDSCAPE ARCHITECTURE
 2000 19TH STREET, SUITE 100
 OAKLAND, CA 94612
 TEL: 510.438.8888

PROJECT INFORMATION

DATE: 10-20-18
 DRAWN BY: EW / EW
 JOB NUMBER: 1805
 SHEET: PL