

## SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-0" x 5'-0" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" x 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER.
7. EXISTING SCREEN WALL.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
- 10A. LONG TERM BIKE RACK.
- 10B. SHORT TERM BIKE RACK.
11. ELECTRIC VEHICLE CHARGER.
12. EXTERIOR CONCRETE STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. UNDO. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOWNS.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE.
23. ELECTRICAL ROOM.
24. CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.
25. STORM TREATMENT SEE CIVIL DRAWINGS
26. EXTERIOR EMPLOYEE BREAK ROOM.

## SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOLS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOLS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNDO.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" MAX. W/ 1:2.5 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. UNDO. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

S MCKINLEY AVENUE EAST

## OVERALL SITE PLAN

scale: 1" = 40'-0"



## TABULATION

<b>SITE AREA</b>		
In s.f.	109,954 s.f.	
In acres	1.70 ac	
<b>BUILDING AREA</b>		
Varehouse	5,000 s.f.	
TOTAL	179,166 s.f.	
<b>COVERAGE</b>		
Max allowed	60%	
Actual	26%	
<b>AUTIC PARKING REQUIRED</b>		
Office 1/250 s.f.	20 stalls	
Vehicle 1/2,000 s.f.	50 stalls	
TOTAL	110 stalls	
<b>AUTIC PARKING PROVIDED</b>		
Standard (9' x 19')	110 stalls	
Accessible standard	3 stalls	
Accessible Van	3 stalls	
EV Capable	35 stalls	
- EV Capable without EVSE	20 stalls	
- EV Capable with EVSE	7 stalls	
- EV accessible standard	1 stalls	
- EV van accessible	1 stalls	
TOTAL	151 stalls	
<b>TRAILER PARKING PROVIDED</b>		
Trailer (12' x 53')	42 stalls	
<b>BIKESIDE PARKING REQUIRED</b>		
Long term (1-5% of total stalls)	9	
Short term (4-5% of total stalls)	12	
<b>BIKESIDE PARKING PROVIDED</b>		
Long term	10	
Short term	12	
<b>PROPOSED ZONING FOR CITY OF STOCKTON</b>		
Zoning Designation - Industrial Limited (IL)		
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>		
Height - 10'		
<b>SETBACK REQUIREMENT</b>		
Building	Landscaped	
Front - 30'	Front - 0'	
Street side - 27'		
Side - 0'		
Rear - 0'		

## SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRAWINGS FOR THICKNESS
- STANDARD PARKING STALL (9' x 19')
- STANDARD PARKING STALL EV CAPABLE
- STANDARD PARKING STALL WITH EVCS (EV CHARGER INSTALLED)
- TRAILER PARKING (10' x 53')
- LANDSCAPED AREA
- FIRE LANE
- COMPACT PARKING STALL 8' x 15' (13' WITH 2' OVERHANG)
- ACCESSIBLE PARKING STALL (9' x 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' x 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL, MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN.

## SOLID WASTE AND RECYCLABLE MATERIAL STORAGE

MINIMUM REQUIRED SQUARE FOOTAGE IS 384 SQ FT FOR THE FIRST 100,000 SQ FT OF FLOOR AREA PLUS 96 SQ FT FOR EVERY ADDITIONAL 500 SQ FT OF FLOOR PROVIDED PER SMC 16.36.130.0.B

TOTAL BUILDING AREA: 184,166 SF  
REQUIRED: 384 SF + (48 X (84,166 / 25,000)) = 545 SF  
PROVIDED: 30 X 40 = 1200 SF

## LEGEND

- RIPIARIAN BOUNDARY
- FLOOD ZONE
- OVERHEAD
- PG&E EASEMENT
- BUILDING SETBACK
- TOP OF CHANNEL

## PROPERTY OWNER

GO INDUSTRIAL  
PHONE: 402-714-4150  
CONTACT: ROBERT GUERENA

## APPLICANT'S REPRESENTATIVE

HPA, INC.  
600 GRAND AVE., STE. 302  
OAKLAND, CA 94610  
TEL: 949-862-2113  
ATtn: DEBBE TRANI

## ADDRESS OF THE PROPERTY

6505 SOUTH MCKINLEY AVENUE EAST  
STOCKTON, CA 95206

## ASSESSOR'S PARCEL NUMBER

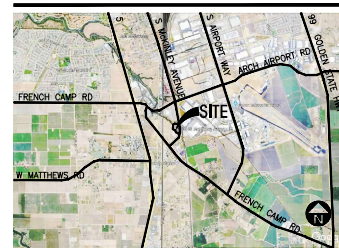
## ZONING

INDUSTRIAL ( I L )

## LEGAL DESCRIPTION

SEE CIVIL PLANS

## TABULATION



HPA, INC.  
600 Grand Ave. suite 302  
Oakland, CA 94610  
tel: 949-862-2113  
fax: 949-862-0851  
email: hpa@hparchs.com



Owner:



404 S Mill Ave. Ste C-201  
Tempe, AZ 85281

Project:

6505 South McKinley Ave

Stockton, CA

Consultants:

Civil: KIER & WRIGHT  
Structural: -  
Mechanical: -  
Plumbing: -  
Electrical: -  
Landscape: HILLMAN  
Fire Protection: -  
Sols Engineer: ENGEO

Title: OVERALL SITE PLAN

Project Number: 22075  
Drawn by: KT  
Date: 12/23/2022  
Revision: -

Sheet:

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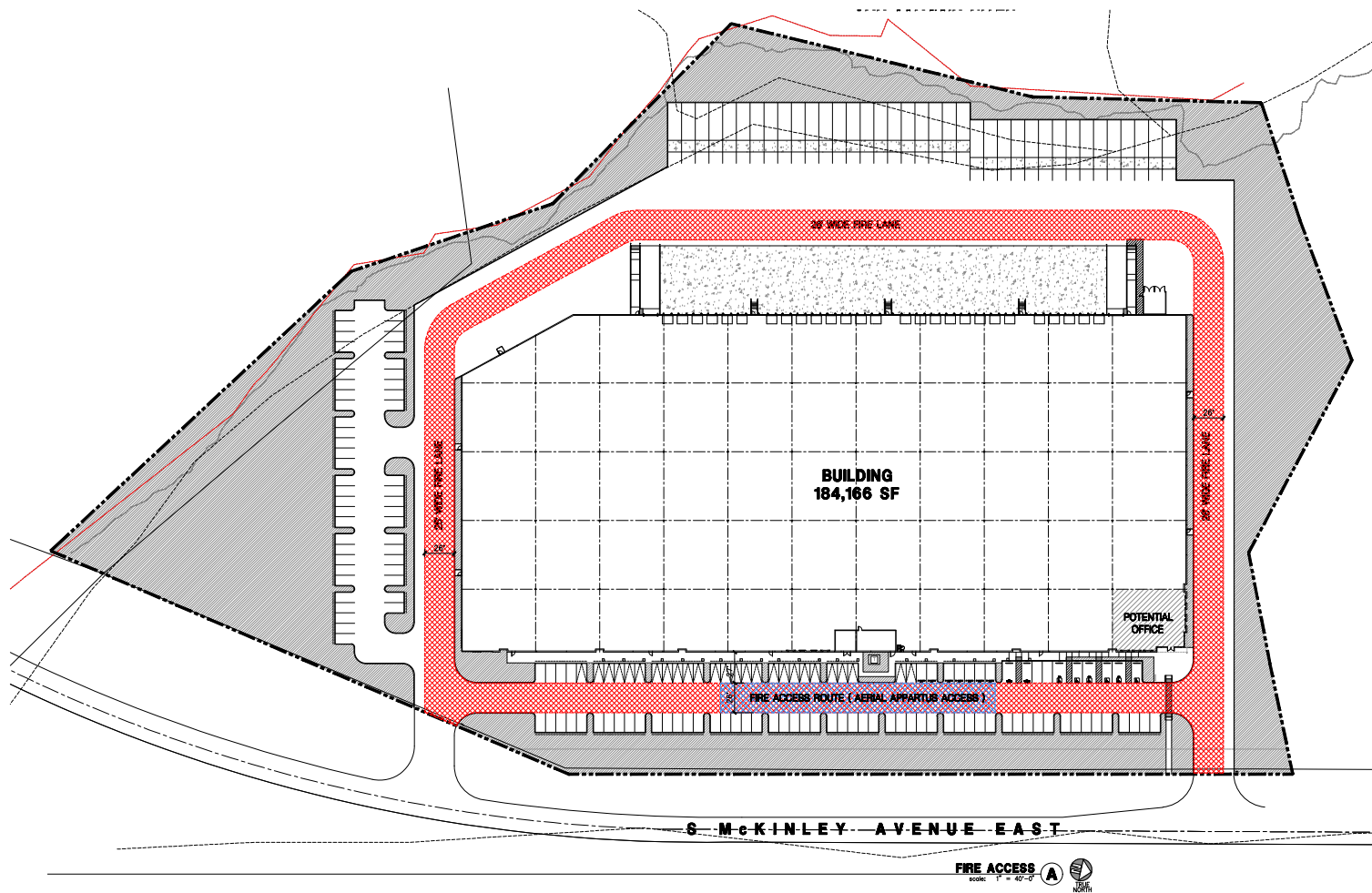
Civil :	KIER & WRIGHT
Structural :	-
Mechanical :	-
Plumbing :	-
Electrical :	-
Landscape :	HILLMAN
Fire Protection :	-
Soils Engineer :	ENGEO

Title: FIRE ACCESS

Project Number: 22075  
Drawn by: KT  
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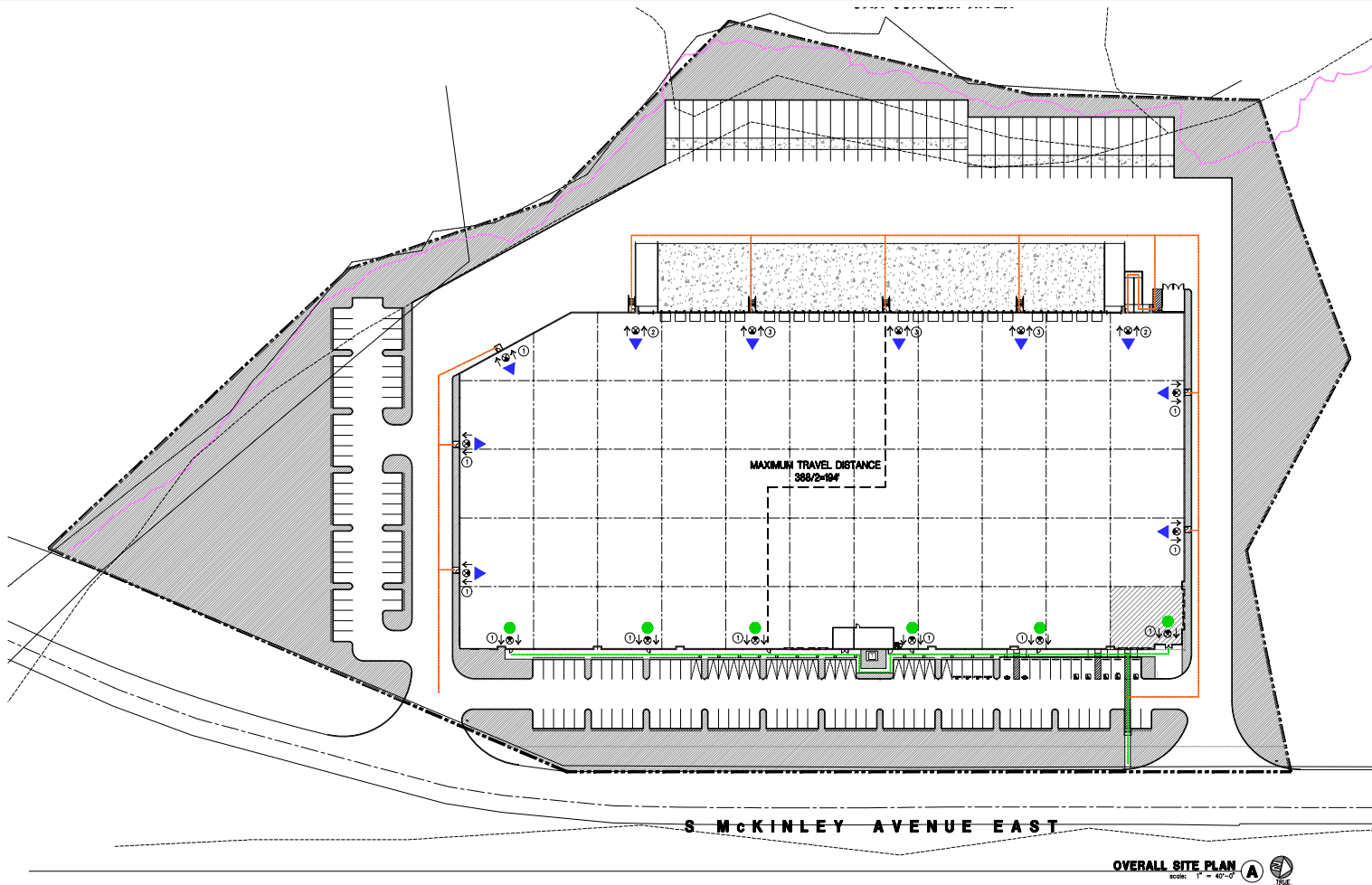
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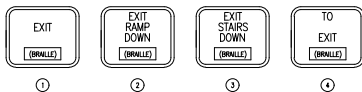


#### GENERAL NOTES

- FIRE LANE
- FIRE STRIPING LINE
- FIRE HYDRANT



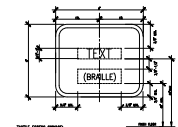
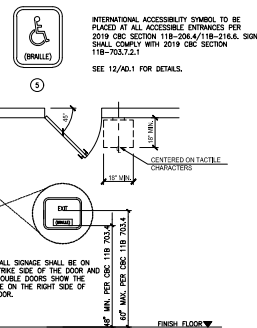
## TACTILE EGRESS SIGNAGE



TACTILE EGRESS SIGNAGE:

1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT".
  2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE, PER SECTION 1013.4 CBC & 118-703.3 CBC  
A. "EXIT STAIR DOWN"  
B. "EXIT STAIR UP"  
C. "EXIT STAIR UP/DOWN"  
D. "EXIT RAMP UP"  
E. "EXIT RAMP UP/DOWN"
  3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
  4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A COMMON HALLWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN. THIS EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
  5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- CHARACTERS SHALL BE SANS SERIF UPPERCASE AND 30% MINIMUM SECTION HEIGHT. CHARACTERS SHALL BE BLACK OR BRASS/ALUMINUM AND SHALL COMPLY WITH SECTION 118-703.3 AND 703.4.

### MISCELLANEOUS SIGNAGE



## TACTILE EGRESS SIGNAGE

### MEANS OF EGRESS NOTES

- [illegible]

## SAFE DISPERSAL AREAS / ASSISTED RESCUE

SAFE DISPERSAL AREAS/ ASSISTED RESCUE SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL/ASSISTED RESCUE AREA

CBC-1028.5 ACCESS TO A PUBLIC WAY EXCEPTION: WHERE ACCESS TO A PUBLIC WAY CANNOT BE PROVIDED, A SAFE DISPERSAL SHOULD BE PROVIDED.

OCCUPANCY LOAD: 44 OCC  
REQUIRED: 44 OCC X 5 SF = 220 SF  
PROVIDED: 2(19' X 21') = 796 SF

### OCCUPANT LOAD CALCULATION

TOTAL BUILDING AREA: 184,166 S.F.  
WAREHOUSE AREA: 179,166 S.F.  
OFFICE AREA: 5,000 S.F.

OCCUPANT LOAD:  
WAREHOUSE AREA (1/500 S.F.) = 358  
OFFICE AREA (1/150 S.F.) = 33  
TOTAL OCCUPANT LOAD = 391

### EXITING CALCULATION

TOTAL OCCUPANT LOAD = 391 / 16 EXITS = 24 OCCUPANTS PER EXIT

EXIT WIDTH:  
DOOR WIDTH REQUIRED = 0.2' PER PERSON  
STAR WIDTH REQUIRED = 0.3' PER PERSON


REQUIRED DOOR WIDTH  
24 X 0.2' = 4.8' (36" PROVIDED)

REQUIRED STAR WIDTH  
24 X 0.3' = 7.2' (5'-6" PROVIDED)

## ACCESSIBLE EGRESS

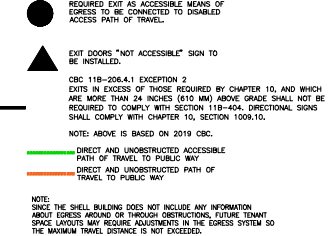
PER CBC SECTION 1007.1, SAME NUMBER OF ACCESSIBLE MEANS  
OF EGRESS TO BE PROVIDED AS REQUIRED EXIT NUMBER BY  
2019 CBC SECTIONS 1006.3.1.  
REQUIRED EXIT NUMBER: 2 EXITS PER SECTION 1006.3.2 CBC.  
REQUIRED ACCESSIBLE EXIT NUMBER: 2

PROVIDED EXIT AS  
ACCESSIBLE MEANS OF EGRESS: 6 EXITS

EXITS: 10 EXITS (  )

NOTE: ABOVE IS BASED ON 2019 CBC.

### EXIT LEGEND



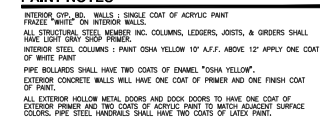
OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
More than 1,000	4

Title: EXIT PLAN

Project Number: 22075  
 Drawn by: KT  
 Date: 12/23/2022  
 Revision:

Sheet:

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**KEYNOTES - ELEVATIONS**

- ① CONCRETE TILT-UP PANEL (PAINTED).
- ② CONCRETE TILT-UP PANEL (PAINTED).
- ③ REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. UNLESS NOTED OTHERWISE.
- ④ OVERHEAD DOOR & STAIRS - PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- ⑤ COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- ⑥ EXTERIOR CONCRETE STAIR.
- ⑦ METAL COVER. PAINT TO MATCH BUILDING COLOR.
- ⑧ HOLLOW METAL DOORS.
- ⑨ PROVIDE FOR RAIN WATER DRAINAGE AROUND DOOR.
- ⑩ EXTERIOR DOWNSPUT WITH OVERFLOW SCUPPERS.
- ⑪ DOCK BUMPER.
- ⑫ ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- ⑬ METAL TUBE STEEL CANOPY.
- ⑭ WALL MOUNTED LIGHT.
- ⑮ RAMP / STAIR OUTLINE SHOWN IN DASHED PER SITEPLAN.

**GLAZING LEGEND**

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

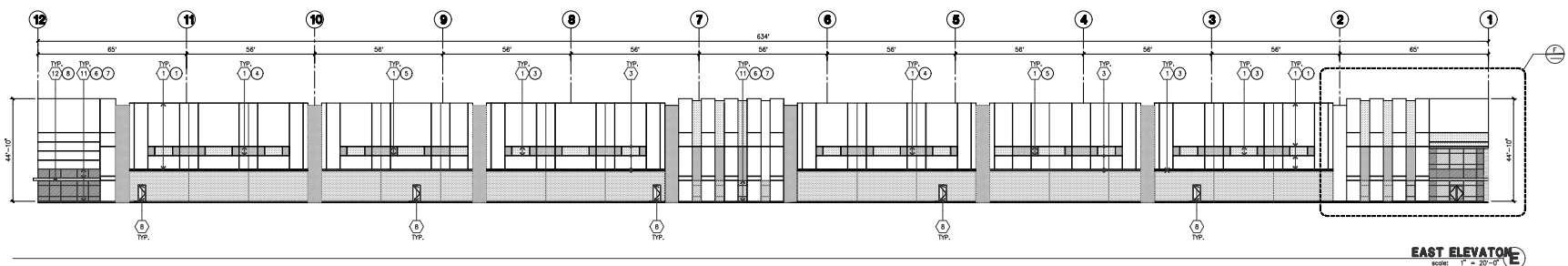
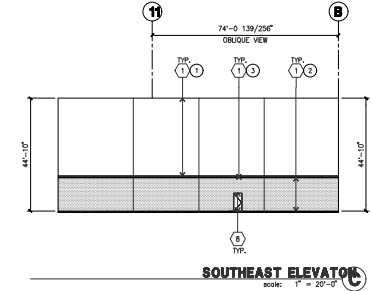
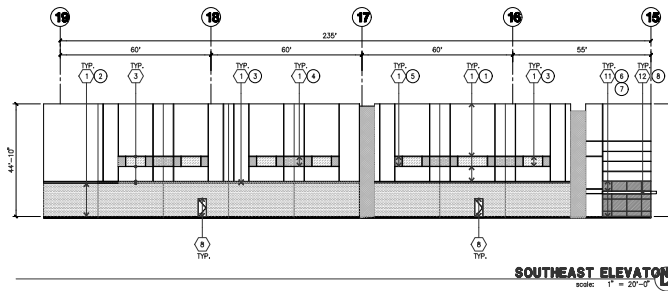
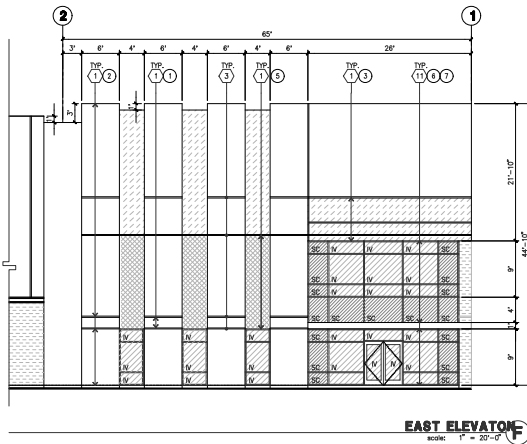
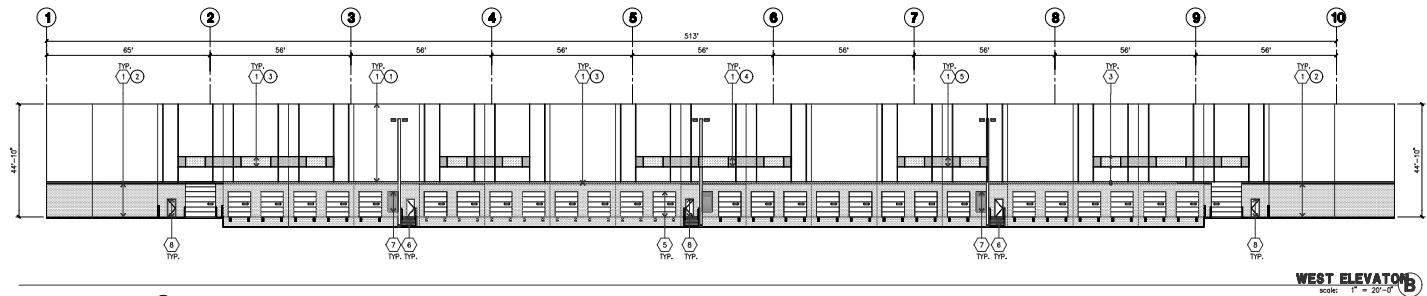
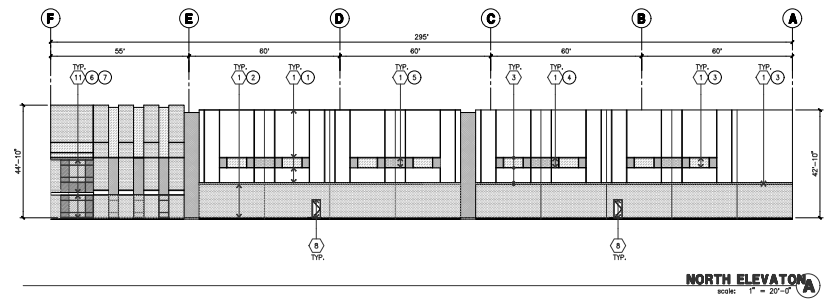
- ① INSULATED VISION GLASS    ② SPANDREL GLASS WITH CONCRETE BEHIND
- ③ SINGLE LITE VISION GLASS
- ④ INSULATED VISION GLASS  
1/4" PIGMENTA + AIR 1/2" + 1/4" SOLARBAN 60 CLEAR  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES  
U: 0.29 SHGC: 0.22 VLT: 28%  
MINIMUM VT TO BE 0.42 PER 2019 DEC TABLE 140.3-B
- ⑤ SPANDREL WITH CONCRETE BEHIND  
1/4" CLEAR SPANDREL TINT FORD BLUE GLAZING  
INSTALLED ON CONCRETE.
- ⑥ VISION GLASS  
1/4" PIGMENTA

**GENERAL NOTES - ELEVATIONS**

- A. ALL PANEL COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.U.P. (E) = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LUTES TO BE PROVIDED BY CONTRACTOR. SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL. OWNER SHALL APPROVE PRIOR TO PROCEEDING WITH INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANELS/WALLS WITH EXTERIOR GRADE PAINT.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH EXTERIOR GRADE PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REGULAR FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- L. EXTERIOR STAIRS AND RAMP TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

**ELEVATION COLOR LEGEND/SCHED.**

- ① CONCRETE TILT-UP PANEL COLOR : SW 7006 EXTRA WHITE
- ② CONCRETE TILT-UP PANEL COLOR : SW 7071 GRAY SCREEN
- ③ CONCRETE TILT-UP PANEL COLOR : SW 7073 NETWORK GRAY
- ④ CONCRETE TILT-UP PANEL COLOR : SW 7074 SOFTWARE
- ⑤ CONCRETE TILT-UP PANEL COLOR : SW 6510 LOYAL BLUE
- ⑥ GLAZING COLOR : GREY GLAZING
- ⑦ MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- ⑧ CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7006 EXTRA WHITE  
DOOR COLORS : MATCH BUILDING COLOR  
PROFINISHED WHITE AT SECTIONAL DOORS



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Owner:



404 S Mill Ave. Ste C-201  
Tempe, AZ 85281

Project:

6505 South McKinley Ave

Stockton, CA

Consultants:

Civil : KIER & WRIGHT  
Structural :  
Mechanical :  
Plumbing :  
Electrical :  
Landscape : HILLMAN  
Fire Protection :  
Soils Engineer : ENGEO

Title: OVERALL SITE PLAN

Project Number: 22075  
Drawn by: KT  
Date: 12/23/2022  
Revision:

Sheet:

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project:

Stockton, CA

Civil :	KIER & WRIGHT
Structural :	-
Mechanical :	-
Plumbing :	-
Electrical :	-
Landscape :	HILLMAN
Fire Protection :	-
Soils Engineer :	ENGE0

Title: DETAILS

Project Number: 22075  
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 Date: 12/23/2022  
 Revision:

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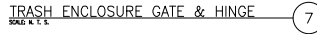
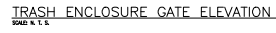
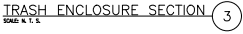
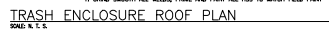
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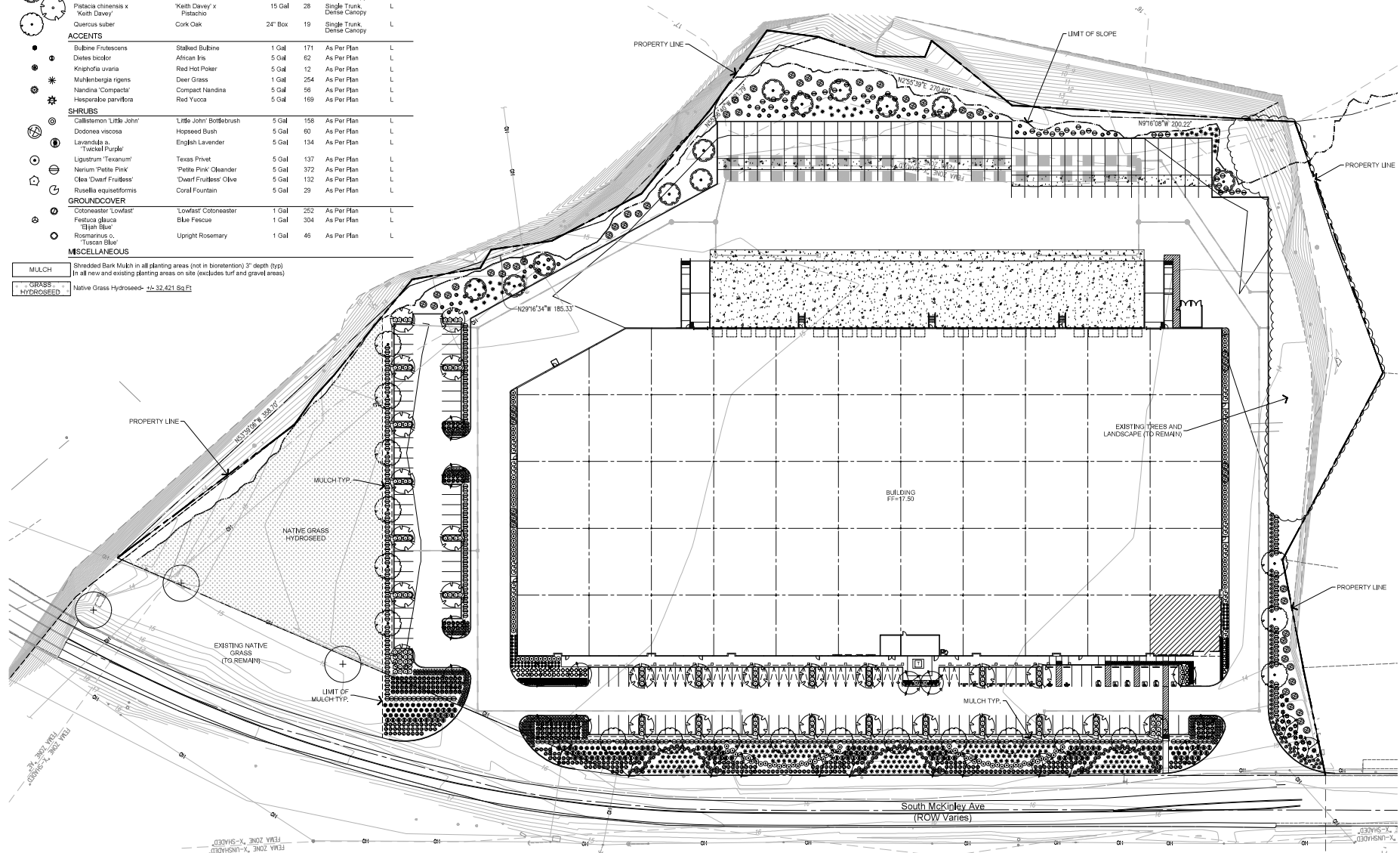


## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS	WUCOLS
<b>TREES</b>						
Existing Tree (To Remain)						
	<i>Lagerstroemia x 'Muskogee'</i>	Crape Myrtle	15 Gal	25	Multi-Trunk Dense Canopy	L
	<i>Cercis occidentalis</i>	Western Redbud	15 Gal	12	Single Trunk Dense Canopy	L
	<i>Pistacia chinensis x 'Keith Davey'</i>	'Keith Davey' x Pistachio	15 Gal	28	Single Trunk Dense Canopy	L
	<i>Quercus suber</i>	Cork Oak	24" Box	19	Single Trunk Dense Canopy	L
<b>ACCENTS</b>						
	<i>Bubbia frutescens</i>	Stalked Bubbie	1 Gal	171	As Per Plan	L
	<i>Dodonea viscosa</i>	African Ivy	5 Gal	62	As Per Plan	L
	<i>Kniphofia uvaria</i>	Red Hot Poker	5 Gal	12	As Per Plan	L
	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal	254	As Per Plan	L
	<i>Nandina 'Compacta'</i>	Compact Nandina	5 Gal	56	As Per Plan	L
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal	169	As Per Plan	L
<b>SHRUBS</b>						
	<i>Callistemon 'Little John'</i>	'Little John' Bottlebrush	5 Gal	156	As Per Plan	L
	<i>Dodonea viscosa</i>	Hopsed Bush	5 Gal	60	As Per Plan	L
	<i>Lavandula x 'Tussock Purple'</i>	English Lavender	5 Gal	134	As Per Plan	L
	<i>Ligustrum 'Texanum'</i>	Texas Privet	5 Gal	137	As Per Plan	L
	<i>Nerium 'Pettie Pink'</i>	'Pettie Pink' Oleander	5 Gal	372	As Per Plan	L
	<i>Olea 'Dwarf Fruittess'</i>	'Dwarf Fruittess' Olive	5 Gal	132	As Per Plan	L
	<i>Ruscus aquatilis</i>	Coral Fountain	5 Gal	29	As Per Plan	L
<b>GROUND COVER</b>						
	<i>Cotoneaster 'Lowfast'</i>	'Lowfast' Cotoneaster	1 Gal	252	As Per Plan	L
	<i>Festuca glauca</i>	Blue Fescue	1 Gal	304	As Per Plan	L
	<i>Rosmarinus o. 'Tuscan Blue'</i>	Upright Rosemary	1 Gal	46	As Per Plan	L
<b>MISCELLANEOUS</b>						
Shredded Bark Mulch in all planting areas (not in bioretention) 3" depth (typ) In all new and existing planting areas on site (excludes turf and gravel areas)						
Native Grass Hydroseed - ± 32,421 Sq Ft						

**MULCH**  
Shredded Bark Mulch in all planting areas (not in bioretention) 3" depth (typ)  
In all new and existing planting areas on site (excludes turf and gravel areas)

**GRASS HYDROSEED**  
Native Grass Hydroseed - ± 32,421 Sq Ft



Conceptual Landscape Plan

SCALE: 1"=40'-0"

