Site Plan/Design Review
for
Hunter Street Apartments
4 Unit Apartment Complex
748 Hunter Street
APN: 139-056-001

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F. Garcia
Stockton, California 95202

4-Unit Apartments
748 N Hunter St
Stockton, CA 95202

Cover Sheet/ Site Plan with Ground Floor Plan
Scale: 3/16" = 1'-0"

SUBMITTAL	06/03/25
⚠ PLAN CHECK #1	

CS

Site Plan (Left Drawing)

FLORA STREET

10'-0" SIDE STREET SETBACK
5'-0" SIDE SETBACK

Existing Ramp Cuts and Sidewalk to Remain

New Driveway Cut and Sidewalk per City Standards

10'-0" FRONT SETBACK

20'-0" DRIVEWAY

N. HUNTER STREET

BEDROOM
BATH

Unit 1
One Bedroom/683 sf
LIVING
GARAGE
KITCHEN

6'-0"

20'-0" COURTYARD

LIVING
BATH

Unit 2
One Bedroom/635 sf
KITCHEN
BEDROOM

GARAGE

Existing Curb Cut and Sidewalk to Remain

10'-0" REAR SETBACK

North

SITE PLAN
FIRST FLOOR

20'-0" DRIVEWAY

Team

Owner:
Francisco Garcia
124 West Popular Street
Stockton, CA 95202
(209) 688-0849

Architect:
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Sheet Index

CS   Cover Sheet/Site Plan

SP1.0 Site Plan Surrounding Photos
L1   Preliminary Landscape Plan
A1.1 Unit Plan/Roof Plan
A2.0 Exterior Elevations
A2.1 Exterior Elevations
A2.0 Colored Elevations

Scope of Work

Construction of 4 Unit Apartment Project
Project is to be completed in one phase.

See sheet SP1_Site Plan for project data.

Land Area Data

APN:	139-056-001	
Zoning:	CO-Commercial Office	
	Magnolia Historic District	
Gross Area:	5,000 sf 0.11 Acres	
Density:	36.36 DU/AC	
Building Coverage:	2,176 sf	43.52%
Driveway Coverage:	472 sf	09.44%
Landscape Coverage:	2,352 sf	47.04%
Total:	5,000 sf	100.00%
Building Area:	3,884 Sf	
Floor Area Ratio:	0.78 to 1.00	

All buildings two stories

Required Parking: .5 Spaces/Unit

Garage Parking: 2 Spaces Provided
Open Parking: 2 Spaces Provided

Open Space: Usable Open Space 104 Sf
               Patios/Decks   336 Sf 110 Sf/Unit
                                  440 Sf

Project Location

Project Location

VICINITY MAPS
North

FLORA STREET

N. HUNTER STREET

SITE PLAN

FIRST FLOOR

① 748 Hunter Street
Southeast StreetView
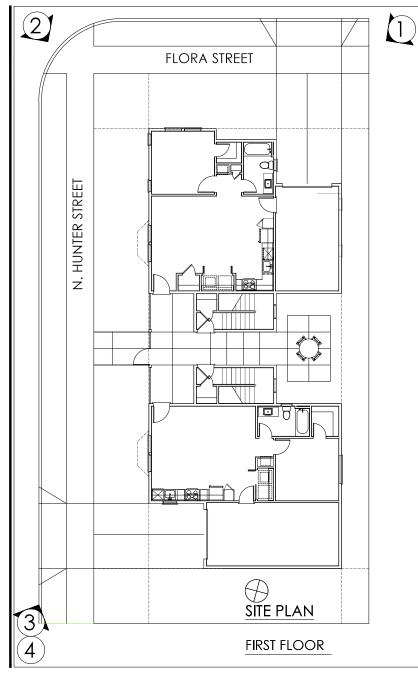

② 748 Hunter Street
South StreetView

③ 748 Hunter Street
Northeast StreetView

④ 748 Hunter Street
Northeast Aerial View

F. Garcia

Stockton, California 95202

4-Unit
Apartments
748 N Hunter St
Stockton, CA 95202

Site Photos

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

| SUBMITTAL | 06/03/25 |
| ⚠ PLAN CHECK #1 | |

SP1.0

PDG
PENNINO
DESIGN GROUP LANDSCAPE ARCHITECTURE

1949 W. KETTLEMAN LANE
SUITE 200
LODI, CA 95242
(OFFICE)

PO BOX 1566
LODI, CA 95241
(MAILING)

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CRLA 4978

PRELIMINARY
PLANTING PLAN

APARTMENT
DEVELOPMENT
47 N. HUNTER STREET
STOCKTON, CA

FLORA STREET

N. HUNTER STREET

Drawn By:
VP.

Date:
1.21.25

Scale:
1"=10'

Job No.
124.27

Revisions:

This drawing is not final and shall
not be used for construction work
until it has been signed by the
Landscape Architect.

Sheet Number:

L1

Of 3 Sheets

PLANTING NOTES

1. ALL PLANTING SHALL BE COMPLETED IN ACCORDANCE WITH AND CONTRACTOR SHALL BE FAMILIAR WITH AND ADHERE TO CITY STANDARD PLANS & SPECIFICATIONS. (CITY STANDARD PLANS SHALL SUPERCEDE NOTES IF A CONFLICT OF INFORMATION OCCURS.)
2. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
3. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE OWNER/OWNERS REPRESENTATIVE 48 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD, PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE OWNERS REPRESENTATIVE 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.
4. FINISH GRADE IN PLANTERS SHALL BE 1½ INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
5. THE CONTRACTOR SHALL OBTAIN A SOILS REPORT FOR ACTUAL SOIL AMENDMENTS. SOILS REPORTS SHALL VERIFY AMENDMENTS REQUIRED, AND BE ATTACHED TO THE JOB SITE COPY OF THE LANDSCAPE PLANS, FOR INSPECTION PURPOSES. SOILS REPORT AND VERIFICATION OF INSTALLED AMENDMENTS SHALL BE PROVIDED TO GOVERNING JURISDICTION WHEN SUBMITTING CERTIFICATE OF COMPLETION.
6. SUBCONTRACTOR WILL FOR BID PURPOSES ONLY SPREAD 4 CUBIC YARDS OF NITRIFIED REDWOOD SHAVINGS (NRSA) AND 25 LBS OF A COMMERCIAL FERTILIZER (6-20-20) PER 1000 SQUARE FEET OF LAWN AREA, AND ROTOTILL THOROUGHLY INTO THE TOP 6" OF SOIL. ADDITIONALLY, SUBCONTRACTOR SHALL BACKFILL PLANT PITS WITH 1/3 NRSA AND 2.5 LBS OF 6-20-20 PER CUBIC YARD OF BACKFILL.
7. AFTER INSTALLATION OF THE IRRIGATION SYSTEM, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
8. SUPPLY 21 G AGRIFORM TABLETS AS FOLLOWS; 1-1G, 2-5G 4-15G.
9. STAKE ALL 15G TREES WITH 2"x8' STAKES AND 24" BOX TREES WITH 2'x10' STAKES AND 2 RUBBER TIES PER TREE. SEE DETAIL FOR MORE INFORMATION.
10. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF, CREEPING, ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
11. PLANT AT THE SPACING NOTED IN THE LEGEND. AFTER THE GROUNDCOVER IS PLANTED, A PRE-EMERGENT SPRAY SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURERS RECOMMENDATIONS. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
12. PLANT TREES A MINIMUM OF 5' FROM THE EDGE OF CURBS, WALKS, AND LIGHT FIXTURES. COORDINATED TREE PLANTING WITH DRAINLINE LOCATIONS TO AVOID CONFLICT.
13. INSTALL 8 L.F. OF ROOT BARRIER (MODEL # UB24-2, OR APPROVED EQUAL) CENTERED ON TREE, WHEN TREE IS LOCATED WITHIN 5' OF CURB/SIDEWALK/DRIVEWAY.
14. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 60 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED.
15. ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.
16. A CERTIFICATE OF COMPLETION SHALL BE PROVIDED, THE CERTIFICATION SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 492.9 OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

PROPOSED PLANT LEGEND

TOTAL LANDSCAPE AREA: 2,640.8 SQ.FT.

Symbol	Size	Botanical Name	Common Name	Water Use
TREES				
	15 Gal.	Acer p. 'Bloodgood'	Red Japanese Maple	L
	15 Gal.	Geyera parviflora	Australian Willow	L
	15 Gal.	Pistacha chinensis	Chinese Pistache	L
SHRUBS				
	5 Gal.	Bacchanis p. Pigeon Point'	Dwarf Coyote Brush	L
	5 Gal.	Ceanothus g.h. 'Yankee Point'	Yankee Point California Lilac	L
	5 Gal.	Loropetalum chinense	Chinese Fringe Flower	L
	5 Gal.	Pittosporum Wheelers Dwarf	Dwarf Pittosporum	L
	5 Gal.	Phormium t. 'rubra'	Red New Zealand Flax	L
	5 Gal.	Podocarpus m. 'Maki'	Shrubby Yew Pine	L
GROUNDCOVERS AND ACCENTS				
	1 Gal.	Detes vegeta	Fortnight Lily	L
	1 Gal.	Liriope m 'Silvery Sunproof'	Variegated Lily Turf	L
	Seed	Myoporum p. 'Prostratum' - White Creeping Myoporum		L

MWELO CALCULATIONS

FRONT/COMMON LANDSCAPE AREA:	2,640.8 SQ FT
SPECIAL LANDSCAPE AREA:	0 SQ FT
REFERENCE ETo:	53.4
IRRIGATION METHOD/EFFICIENCY:	SUB-SURFACE DRIP/0.8

MAWA = (ETo) (0.62) (0.45 X LA)+(1-0.45 X SLA)
= (49.1)(0.62)(0.45 X 2,640.8)
= (49.1)(0.62)(1,188.4)
= 36,177.3 GALLONS PER YEAR

HYDROZONE	PLANT FACTOR	IRRIGATION EFFICIENCY	ETAF²	HYDROZONE AREA (HA)
-	0.4	0.81	0.32	2,640.8

ETWU = (ETo)(0.62)(ETAF)(HA)
= (49.1) (0.62)(0.32)(2,640.8)]
= (49.1) (0.62)(845.1)
= 25,725.2 GALLONS PER YEAR

MAWA:36,177.3 > ETWU: 25,725.2

LANDSCAPE SUMMARY
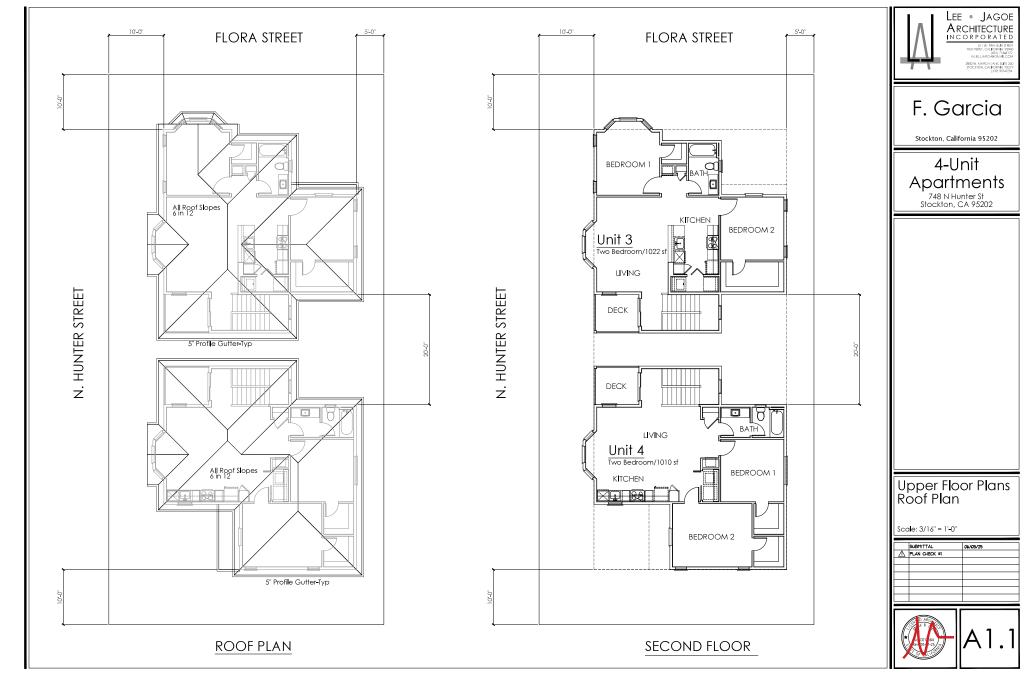
TOTAL LANDSCAPE AREA:	2,640.8 SQ. FT.	* I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND
TOTAL IRRIGATED AREA:	2,640.8 SQ.FT.	APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.
MAWA:	36,177.3 GALLONS PER YEAR	
ETWU:	25,725.2 GALLONS PER YEAR	SIGNATURE _____ DATE _____

REGISTERED LANDSCAPE ARCHITECT
No. 4978
Valerie A. Pennino
Signature
October 31, 2025
Expiration Date
STATE OF CALIFORNIA

ROOF PLAN

FLORA STREET

10'-0" 5'-0"

10'-0"

N. HUNTER STREET

All Roof Slopes
6 in 12

5" Profile Gutter-Typ

20'-0"

All Roof Slopes
6 in 12

5" Profile Gutter-Typ

10'-0"

SECOND FLOOR

FLORA STREET

10'-0" 5'-0"

10'-0"

N. HUNTER STREET

BEDROOM 1 BATH

KITCHEN BEDROOM 2

Unit 3
Two Bedroom/1022 sf

LIVING

DECK

20'-0"

DECK

LIVING BATH

Unit 4
Two Bedroom/1010 sf

KITCHEN BEDROOM 1

BEDROOM 2

10'-0"

F. Garcia

Stockton, California 95202

**4-Unit
Apartments**
748 N Hunter St
Stockton, CA 95202

Upper Floor Plans
Roof Plan

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

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⚠ PLAN CHECK #1	

A1.1

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4-Unit Apartments

748 N Hunter St
Stockton, CA 95202

DIMENSIONAL COMPOSITION
STYLE ROOF TILE
5" PRORCE FASCIA GUTTER

HARDI-PLANK SHINGLES

2x4 TRIM
SURROUND

WHITE VINYL
WINDOWS

HARDI-PLANK SIDING

METAL
RAILING

2x4
TRIM SURROUND

METAL PANEL
PAINTED
GARAGE DOOR

HUNTER STREET SIDE ELEVATION

FLORA (FRONT) STREET ELEVATION

SOUTH (REAR) ELEVATION

Elevations

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

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| PLAN CHECK #1 | |

A2.0

EAST (SIDE) ELEVATION

DIMENSIONAL COMPOSITION
STYLE ROOF TILE
5" PROFILE FASCIA GUTTER

HARDI-PLANK SHINGLES

2x4 TRIM
SURROUND

WHITE VINYL
WINDOWS

2x4
TRIM SURROUND

TOP OF ROOF
PLT. HT.
T.O. SUBFLOOR
PLT. HT.
T.O. SUBFLOOR

INTERIOR COURT YARD
SOUTH ELEVATION

SOUTH ELEVATION
NORTH ELEVATION

METAL
RAILING

TOP OF ROOF
PLT. HT.
WINDOW HT.
T.O. SUBFLOOR
PLT. HT.
DOOR HT.
T.O. SUBFLOOR

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4-Unit Apartments

748 N Hunter St
Stockton, CA 95202

Elevations

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

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PLAN CHECK #1	

A2.1