



1915 Carolina Ave.  
Clovis CA 93611  
PH: 559. 593.9692

Proposed Commercial Center  
NEC of West Lane & Morada Lane  
Stockton, CA



Date: 10.13.25  
Drawn By: Susan Jones  
Project # 24029

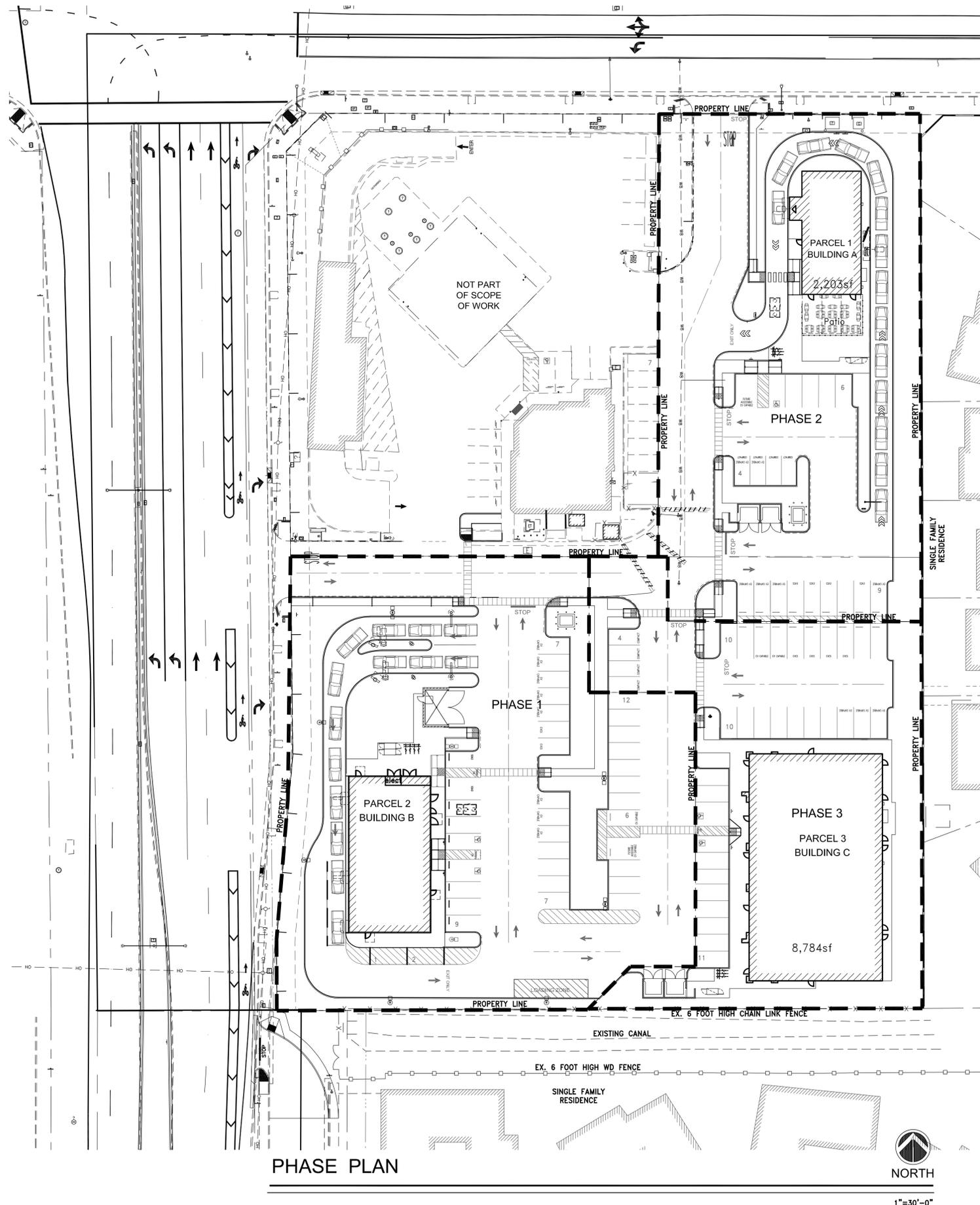
Exhibit Site  
Plan

Revisions

SHEET No.

A1.0b

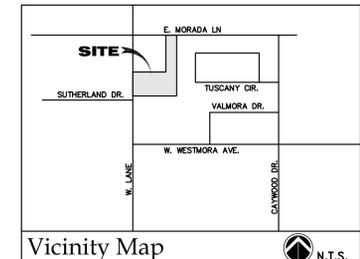
PROJECT DATA	
APPLICANT:	GROVE DEVELOPMENT CO. 7502 N. COLONIAL AVE. STE 101 FRESNO, CA 93711 PH: 559-355-3000
ADDRESS:	MORADA & WEST LANE STOCKTON CA
A.P.N.:	090-550-640 & 650
EXISTING ZONING:	CN (COMMERCIAL NEIGHBORHOOD)
EXISTING USE:	VACANT
PROPOSED USE:	CG (COMMERCIAL GENERAL)
GENERAL LAND USE:	COMMERCIAL
SCOPE OF WORK:	PROPOSED PARCEL 1 WITH DRIVE THRU COFFEE & PATIO, PARCEL 2 WITH FREE STANDING FAST FOOD WITH DRIVE THRU & PROPOSED PARCEL 3 WITH GENERAL RETAIL & OFFICE
Building Areas / Site Areas	
PARCEL SIZE:	±2.69 AC
PARCEL 1:	2,483sf / 0.883 AC / 38,495sf
PARCEL 2:	3,758sf / 1.115 AC / 48,579 sf
PARCEL 3:	8,784sf / 0.694 AC / 30,244 sf
Const Type/ Occupancy	
BUILDINGS A - COFFEE SHOP / PARCEL 1	
B OCCUPANCY	
CONST.	TYPE V-B
SPRINKLERS	NO
TABLE 504.3:	BASIC ALLOWABLE HEIGHT: 40 FEET
TABLE 504.4:	BASIC ALLOWABLE STORY: 1-STORY
TABLE 506.2:	BASIC ALLOWABLE AREA FACTOR: 9,000 SQ. FT.
BUILDINGS B - RESTAURANT / PARCEL 2	
A2 OCCUPANCY	
CONST.	TYPE V-B
SPRINKLERS	NO
TABLE 504.3:	BASIC ALLOWABLE HEIGHT: 40 FEET
TABLE 504.4:	BASIC ALLOWABLE STORY: 1-STORY
TABLE 506.2:	BASIC ALLOWABLE AREA FACTOR: 6,000 SQ. FT.
BUILDING 'C' - OFFICE/RETAIL - PARCEL 3	
B OCCUPANCY	
SPRINKLED BLDG A	
TABLE 504.3:	ALLOWABLE HEIGHT: 60 FEET
TABLE 504.4:	ALLOWABLE STORY: 3 -STORY
TABLE 506.2:	ALLOWABLE AREA : 36,000 SQ. FT. (S1)
Parking Requirements	
PARKING REQUIRED	
FAST FOOD RESTAURANT AT 1 SPACE PER 100SF FLOOR AREA	
COFFEE AT 1 SPACE PER 150SF FLOOR AREA	
OFFICE / BUSINESS AT 1 STALL PER EMPLOYEE	
RETAIL AT 1 STALL PER 200sf OF FLOOR AREA	
PARCEL A (COFFEE)	
BLDG A = 2,203 / 100	= 22 STALLS
PARCEL B (FAST FOOD)	
BLDG B = 3,758sf / 100	= 38 STALLS
PARCEL C (RETAIL/OFFICE)	
BLDG C = 8,784sf / 250	= 35 STALLS
TOTAL REQUIRED	= 95 STALLS
Parking Provided	
PER CBC 2022 TABLE 11B-208.2 ACCESSIBLE STALLS	
PARKING PROVIDED PARCEL A	
PARKING TYPE	QTY.
ACCESSIBLE STALLS OPEN	2
STANDARD STALLS	20
COMPACT STALLS	4
TOTAL PARKING	26
CALGREEN EV STALLS	
TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
TYPES OF EV STALLS	NO. STALLS
EV CAPABLE	11
EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	4
PARKING PROVIDED PARCEL B	
PARKING TYPE	QTY.
ACCESSIBLE STALLS OPEN	2
STANDARD STALLS	33
TOTAL PARKING	35
CALGREEN EV STALLS	
TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
TYPES OF EV STALLS	NO. STALLS
EV CAPABLE	11
EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	4
PARKING PROVIDED PARCEL C	
PARKING TYPE	QTY.
ACCESSIBLE STALLS OPEN	2
STANDARD STALLS	29
COMPACT STALLS	4
TOTAL PARKING	35
CALGREEN EV STALLS	
TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
TYPES OF EV STALLS	NO. STALLS
EV CAPABLE	11
EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	4



PHASE PLAN

NORTH

1"=30'-0"



Vicinity Map

N.T.S.

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# ATTACHMENT E

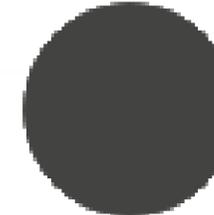
## Material Board



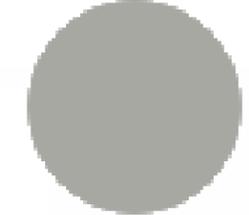
JAMES HARDIE  
SMOOTH PLANK  
"TIMBER BARK"



SHERWIN WILLIAMS  
SW 7004  
"SNOWBOUND"



SHERWIN  
WILLIAMS SW  
7069 "IRON ORE"



SHERWIN  
WILLIAMS SW 7066  
"GRAY MATTERS"



NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



FRONT ELEVATION

MATERIAL LEGEND:



GOLD



STUCCO  
IRON ORE SW 7069



WOOD GRAIN  
SUBSTRATE - RAL 4022



RAL 7022



WINDOWS  
METAL BRONZE



FAIRVIEW TAUPE  
BENJAMIN MOORE



WHITE



WEATHERED ZINC



LAP SIDING  
TIMBER BARK



ALUMINUM CANOPY  
WHITE



METAL SILVER



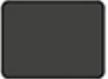
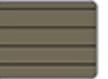
MCDONALD'S - SACRAMENTO - 4-5230

9450 WEST LN., STOCKTON, CA 95210



NON DRIVE THRU ELEVATION

MATERIAL LEGEND:

 GOLD	 STUCCO IRON ORE SW 7069	 WOOD GRAIN SUBSTRATE - RAL 4022	 RAL 7022	 WINDOWS METAL BRONZE	 FAIRVIEW TAUPE BENJAMIN MOORE
 WHITE	 WEATHERED ZINC	 LAP SIDING TIMBER BARK	 ALUMINUM CANOPY WHITE	 METAL SILVER	



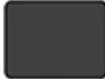
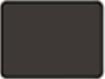
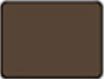
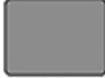
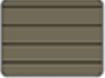
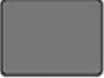
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MATERIAL LEGEND:

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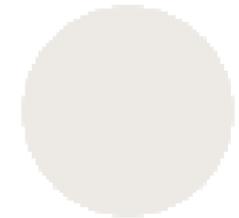
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## Material Board



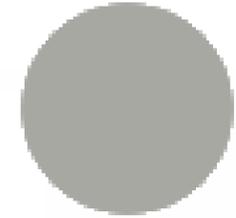
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NORTH ELEVATION



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EAST ELEVATION