

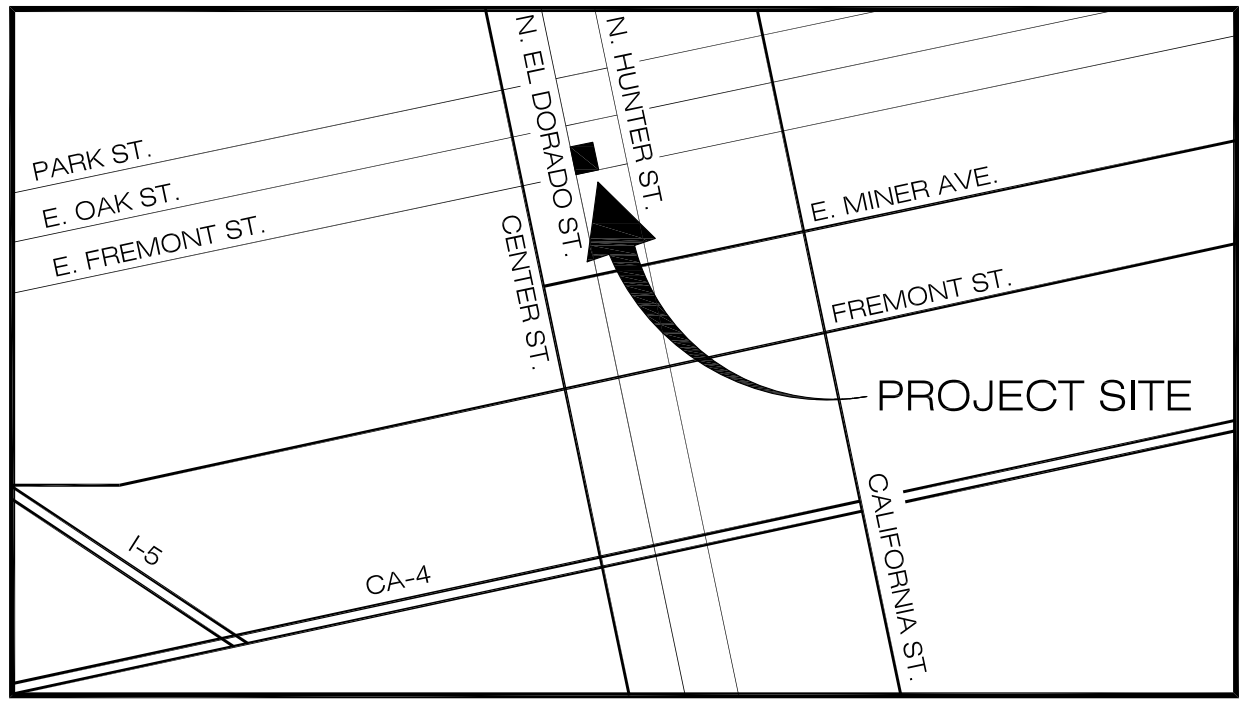
SITE INFORMATION

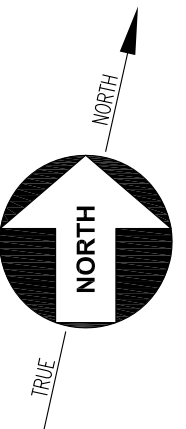
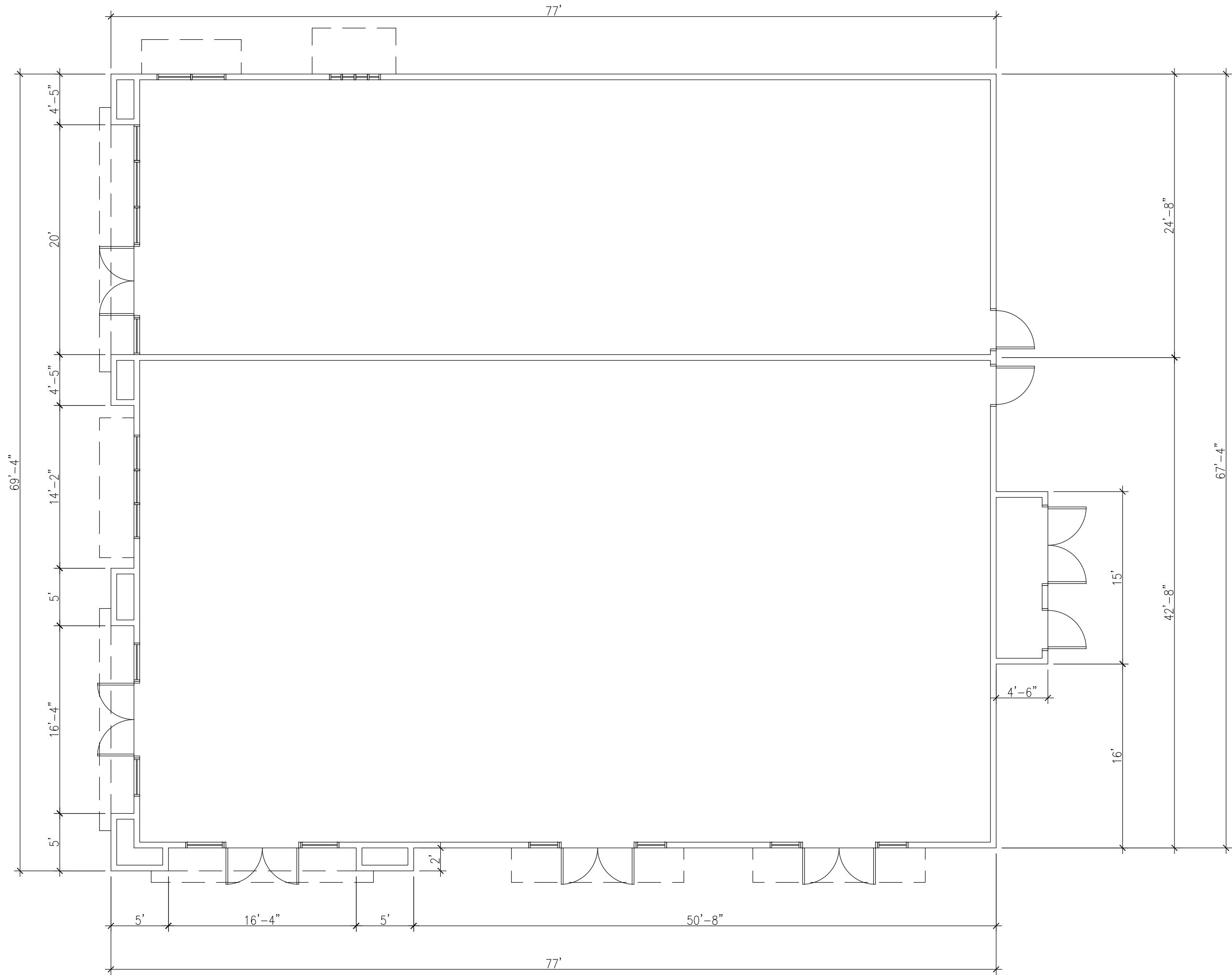
APN:	139-060-32
PROJECT DESCRIPTION:	NEW MULTI-TENANT BUILDING FOR RETAIL AND FOOD USE WITH A DRIVE-THRU AND OTHER SITE IMPROVEMENTS.
PRIOR USE:	BANK
EXISTING BUILDING AREA:	±8,341 SF
PROJECT AREA:	±34,035 SF (0.76 AC)
PROPOSED BUILDING AREA:	±5,050 SF
PROPOSED F.A.R.:	0.15
MAX. PROPOSED BUILDING HEIGHT:	1 STORY

PARKING INFORMATION

TOTAL STALLS PROPOSED:	38
PARKING RATIO:	7.5 / 1,000 SF

VICINITY MAP





BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

MULTI-TENANT

520 NORTH EL DORADO STREET
STOCKTON, CALIFORNIA

FLOOR PLAN

Scale: 1/8" = 1'-0"
October 10, 2016

F:\16\16380 - Stockton, El Dorado & Fremont\Design\Floor Plan\16380 -
Floor Plan.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with the specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2016.



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

MULTI-TENANT

520 NORTH EL DORADO STREET
STOCKTON, CALIFORNIA

ELEVATIONS

Scale: 1/8" = 1'-0"
October 10, 2016

F:\16\16380 - Stockton, El Dorado & Fremont\Design\Elevations\16380 - Elevations.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2016.