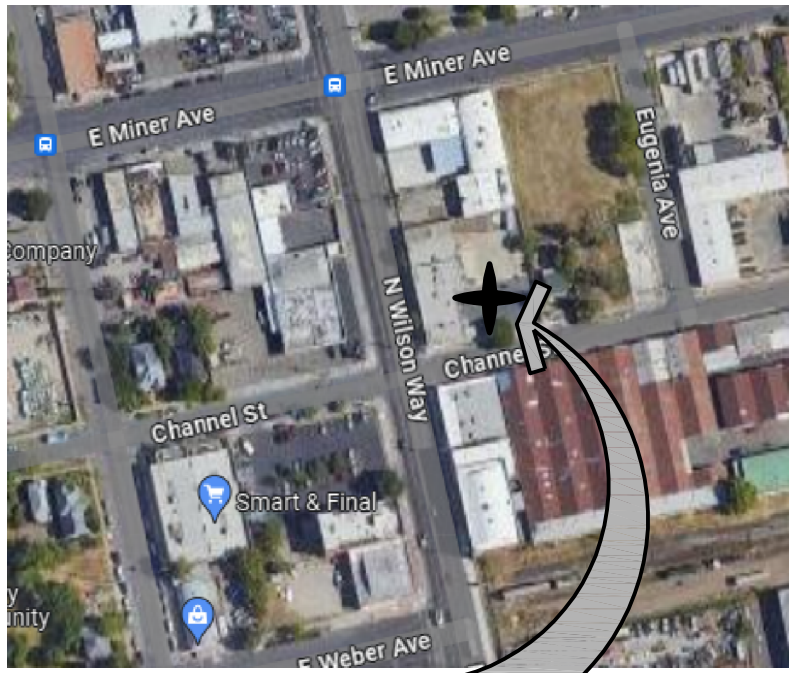




VICINITY MAP

200 N. WILSON WAY
STOCKTON, CA 95205

PROJECT LOCATION

NORTH WILSON WAY
STOCKTON, CA

PROJECT TEAM

OWNER:
ZM CAR WASHES, LP
7808 KELLY DRIVE, SUITE F
STOCKTON, CA 95207
(209) 474-5822
CONTACT: LORI GUTIERREZ
lori@montyscarwash.com

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: BRIAN ROSENBERGER
brian@apiarc.com

SITE DATA

JURISDICTION:

CITY OF STOCKTON

ASSESSORS PARCEL NUMBER:

153-030-30,
153-030-29-111075, 76, 77, 78
153-030-28, 153-030-27, 153-030-26
153-030-25, 153-030-24

PROPERTY AREA:

±45,900 SQ. FT. / 1.05 AC.
(COMBINED TOTAL OF ALL LISTED APN)

BUILDING COVERAGE (OF PROJECT AREA):

4,504 SQ. FT. (9.8%)

LANDSCAPING COVERAGE:

+/-11,528 SQ. FT. (25.2%)

HARDSCAPE COVERAGE:

+/-29,868 SQ. FT. (65%)

EXISTING ZONE:

GENERAL COMMERCIAL (CG) & INDUSTRIAL LIMITED (IL)

PROPOSED REZONE:

CG (GENERAL COMMERCIAL)

GENERAL PLAN:

COMMERCIAL

BUILDING DATA

BUILDING AREA:

4,504 SQ. FT.

BUILDING USE:

CAR WASH FACILITY

BUILDING HEIGHT:

26'-0"

MAXIMUM BUILDING HEIGHT:

35'-0"

PARKING DATA

PARKING REQUIRED

PER STATE OF CALIFORNIA ASSEMBLY BILL 2097, NO OFF-STREET PARKING IS REQUIRED

ON-SITE PARKING PER CITY OF STOCKTON MUNICIPAL CODE: 3 STALLS PER WASH LANE

PARKING REQUIRED: 9 STALLS

PARKING PROVIDED

STANDARD STALLS:

3 STALLS

VACUUM STALLS

STANDARD VACUUM STALLS:

25 STALLS

ACCESSIBLE VACUUM STALL:

1 STALL

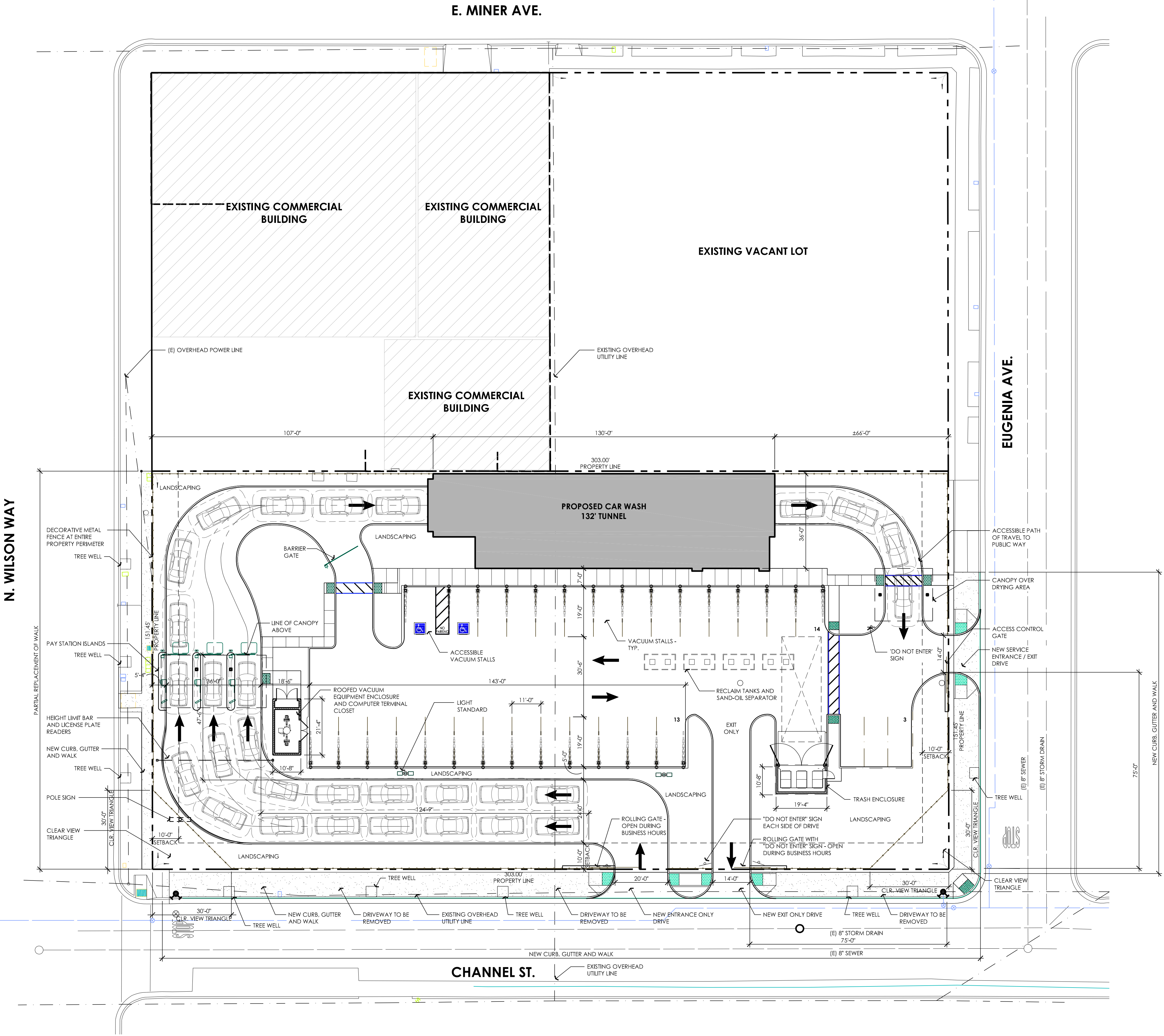
VAN ACCESSIBLE VACUUM STALL:

1 STALL

TOTAL:

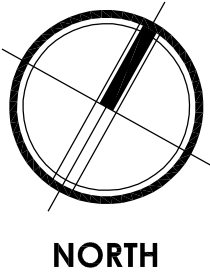
30 STALLS

PARKING AREA PERIMETER SHALL BE LANDSCAPED AS REQUIRED PER CITY OF STOCKTON
DEVELOPMENT CODE 16.64.080(F)(6)



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



MONTY'S
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200 N. WILSON WAY
STOCKTON, CA.



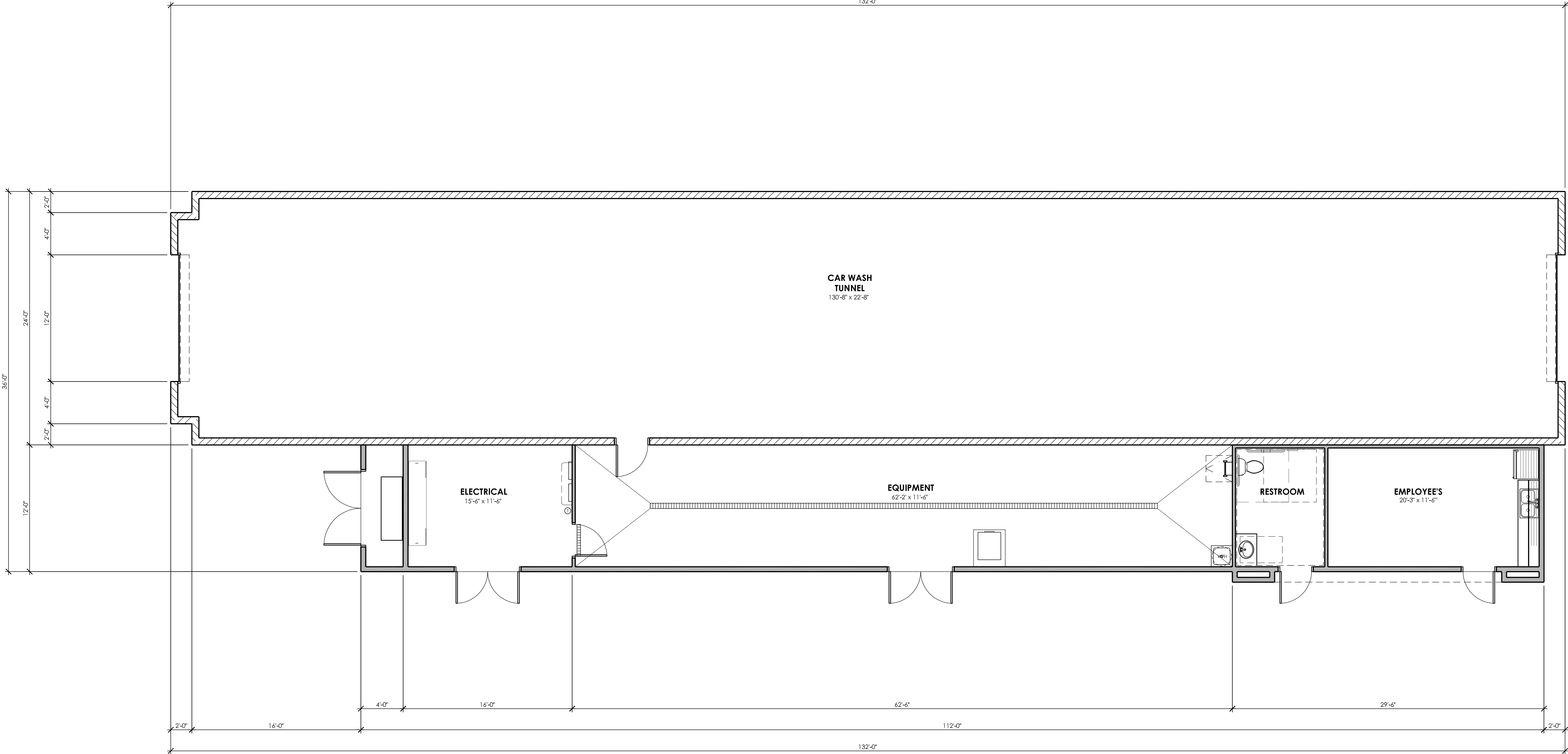
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

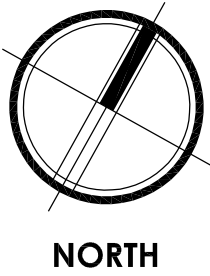
SHEET:

A1



PRELIMINARY FLOOR PLAN

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



**MONTY'S
EXPRESS
CAR WASH**
200 N. WILSON WAY
STOCKTON, CA.



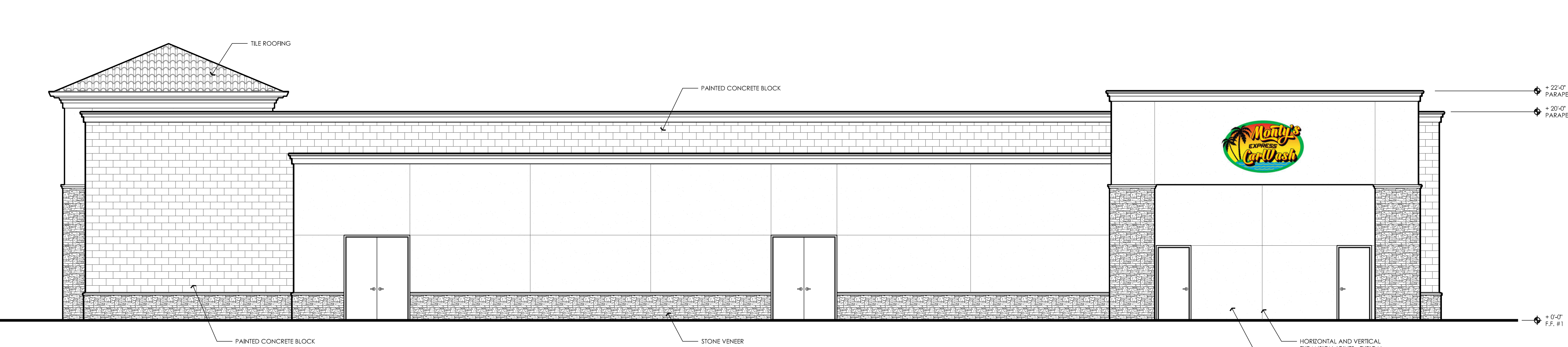
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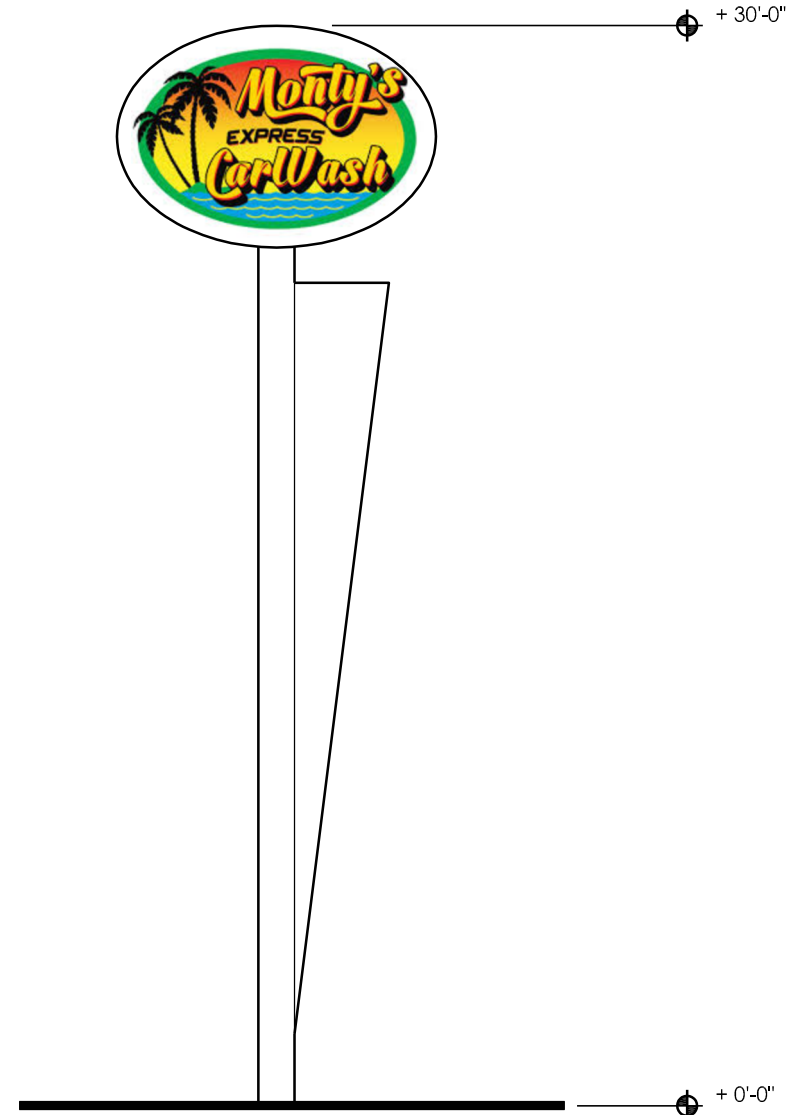
SHEET:

A2



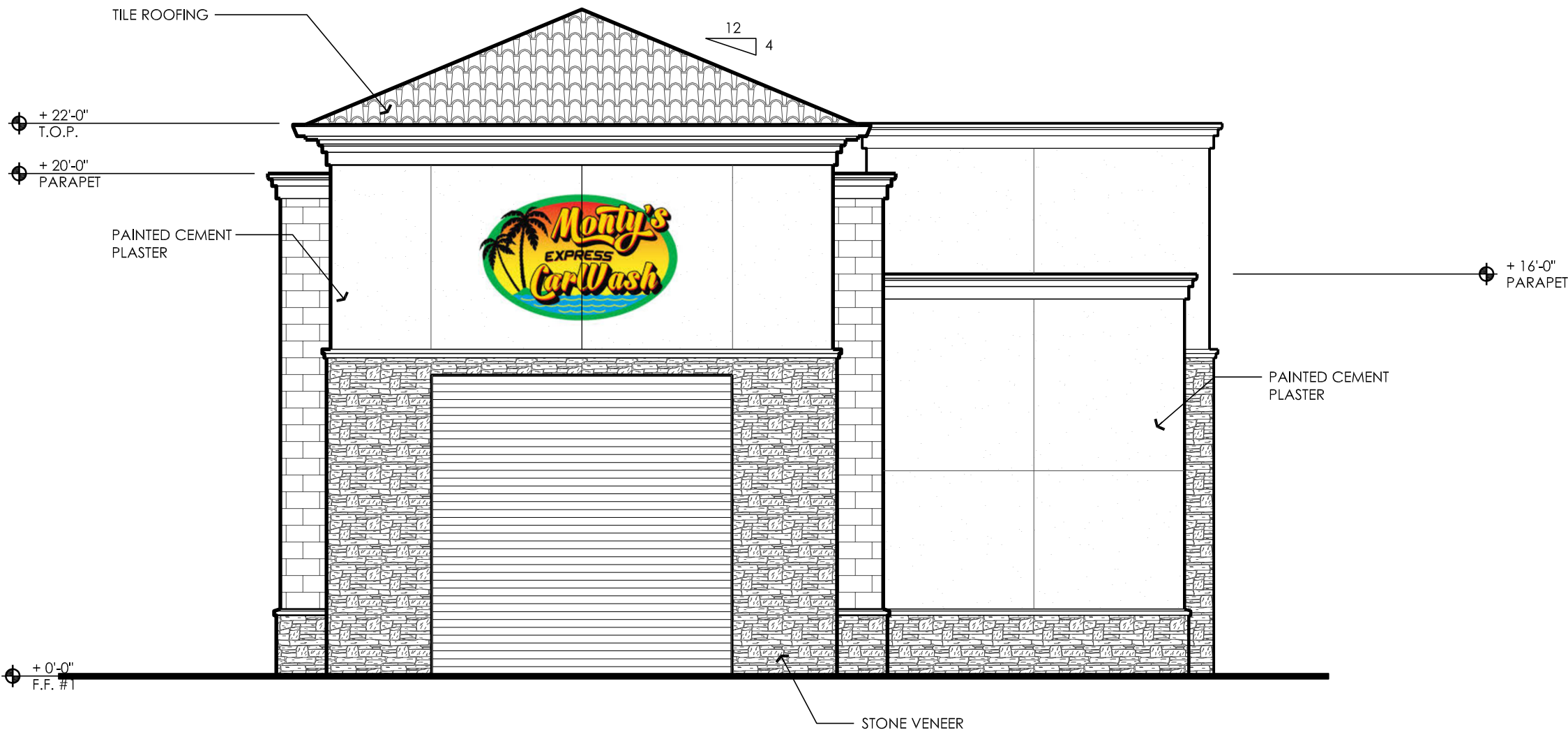
SOUTH ELEVATION

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



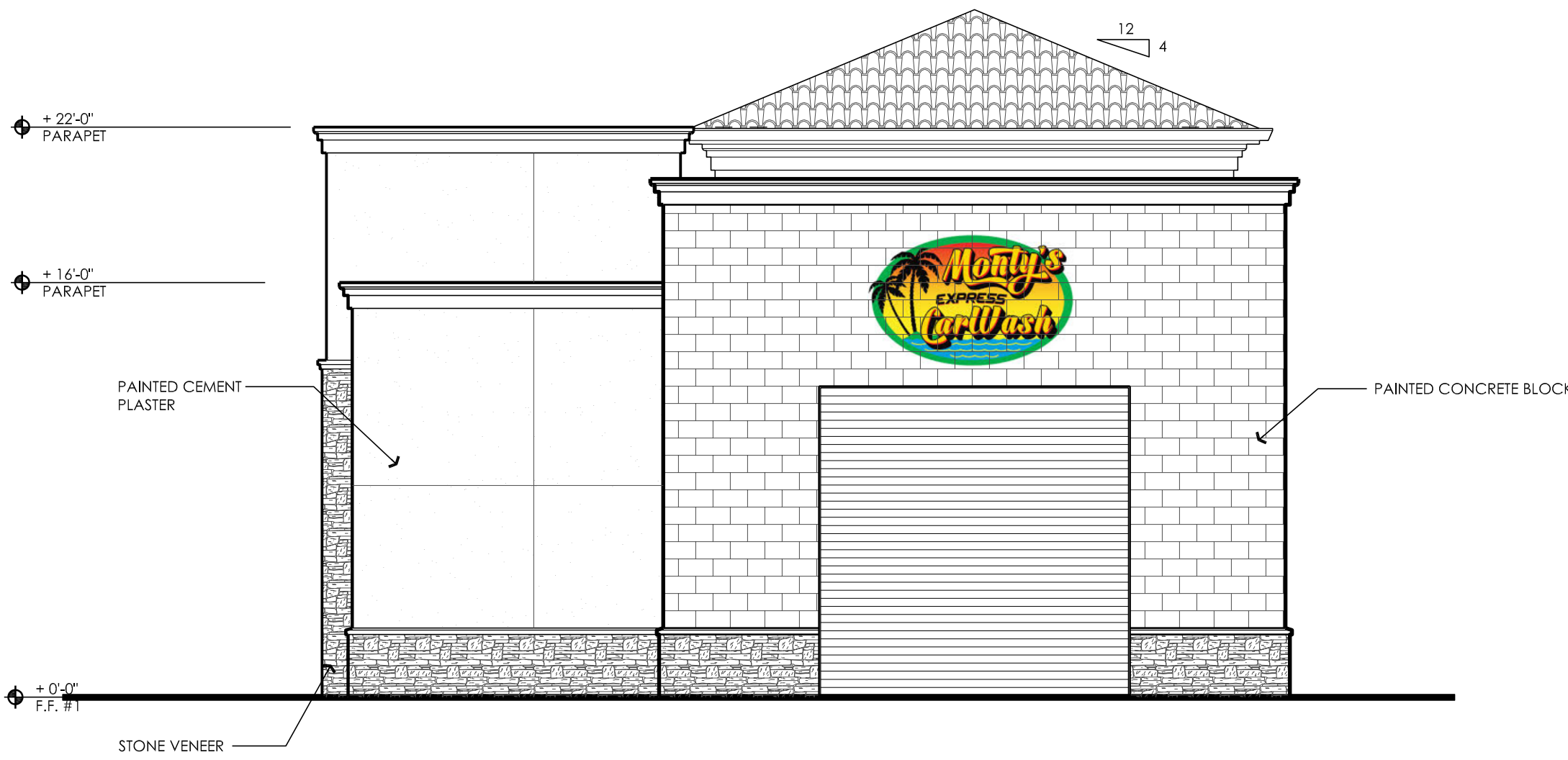
POLE SIGN CONCEPT ELEVATION

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



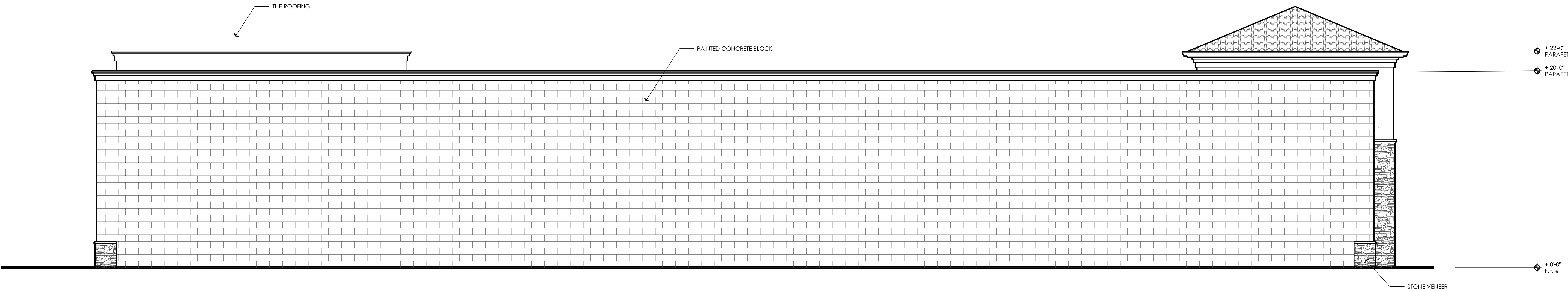
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

**MONTY'S
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STOCKTON, CA.

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ARCHITECTURE

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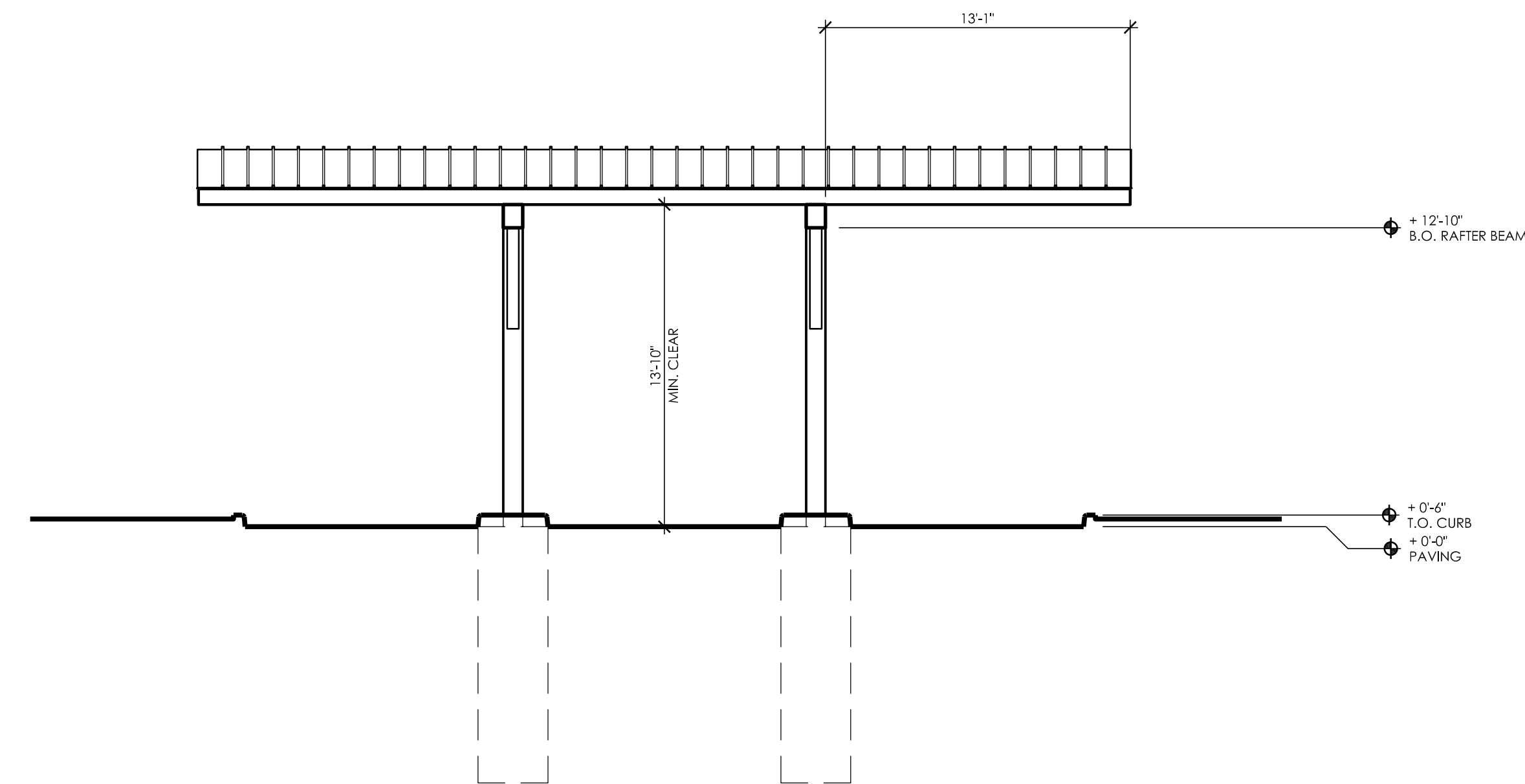
ARCHITECTURE PLUS INC.
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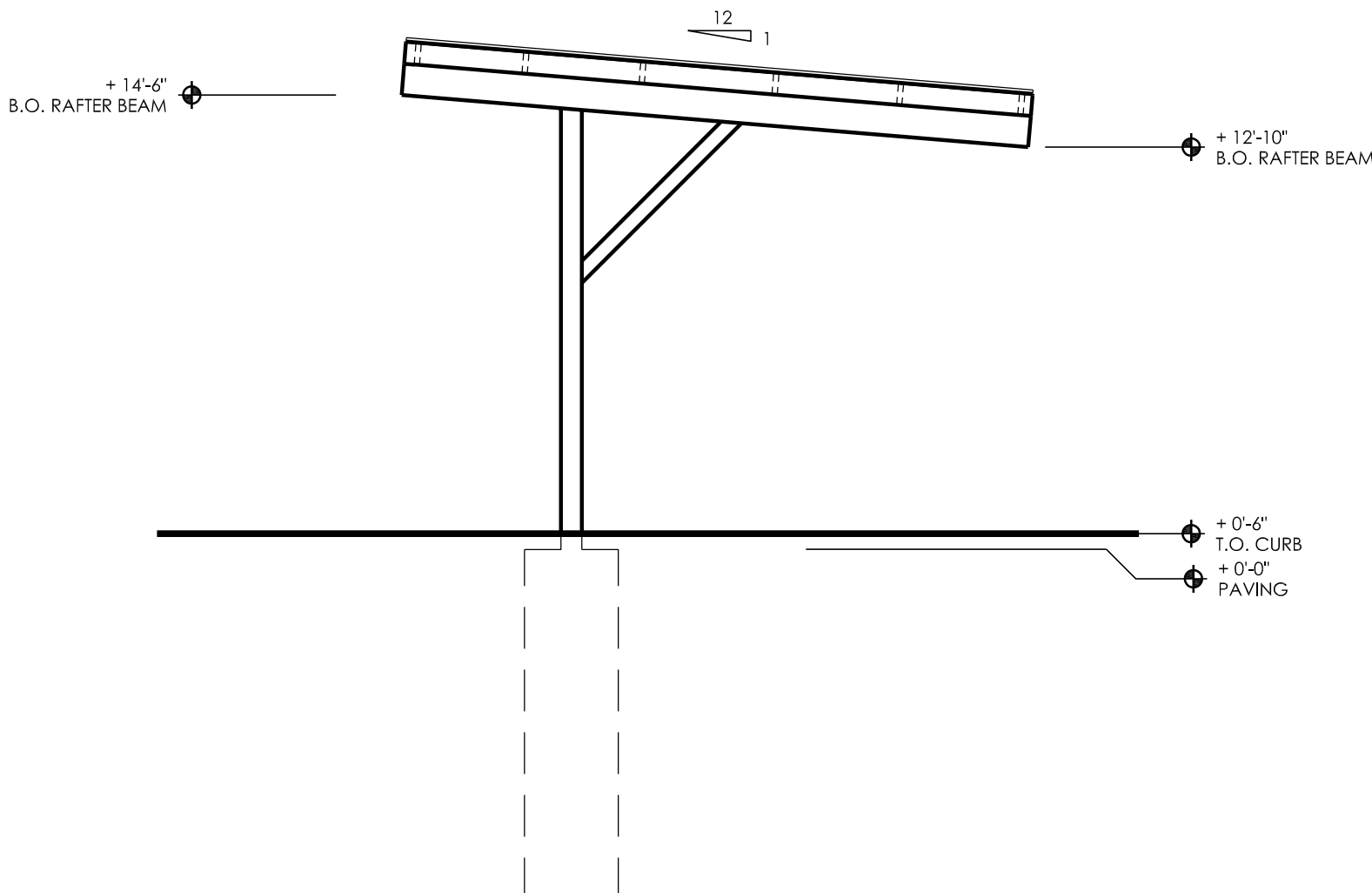
SHEET:

A3



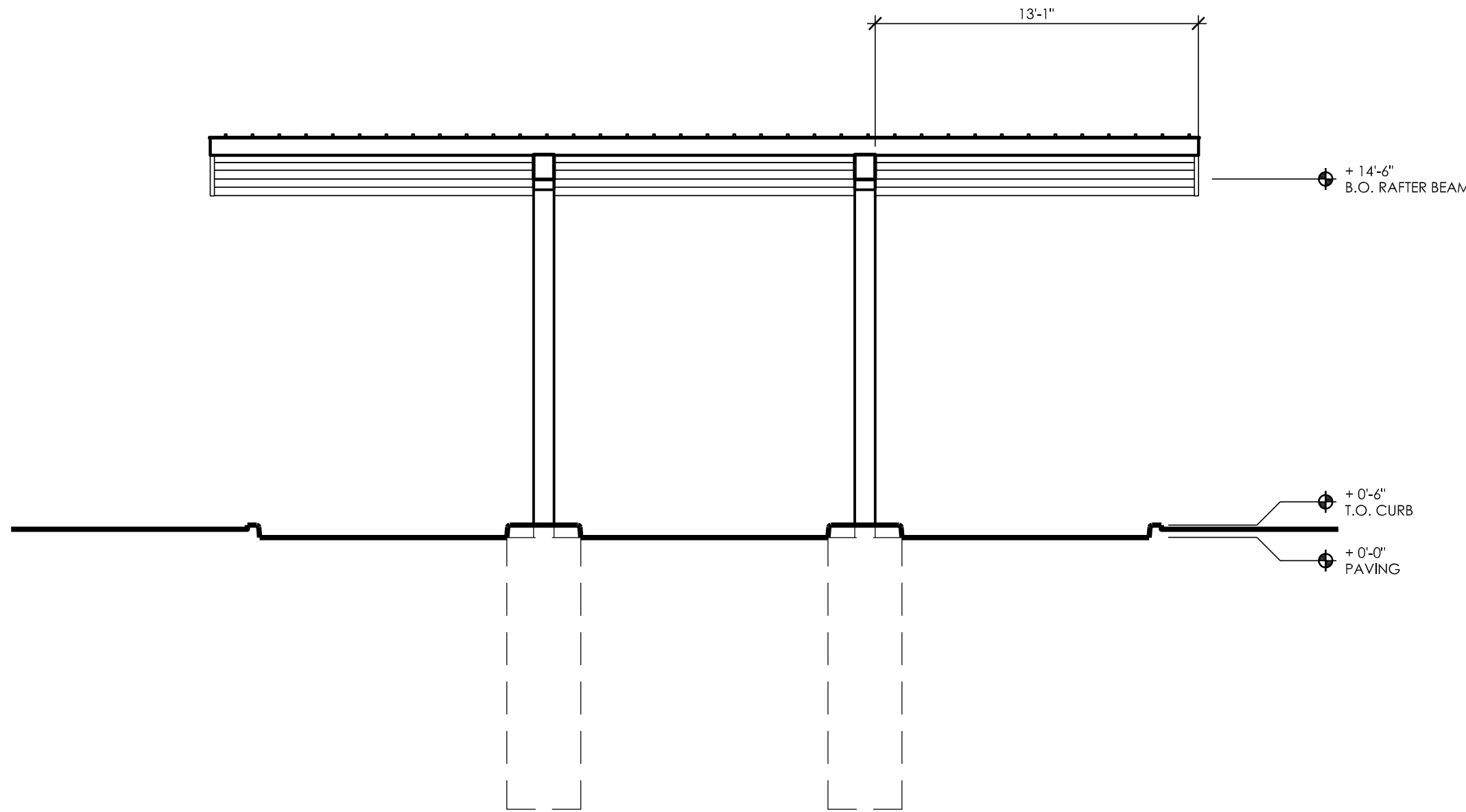
SOUTH ELEVATION

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



EAST ELEVATION (WEST ELEVATION SIMILAR)

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



NORTH ELEVATION

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

**MONTY'S
EXPRESS
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200 N. WILSON WAY
STOCKTON, CA.

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ARCHITECTURE

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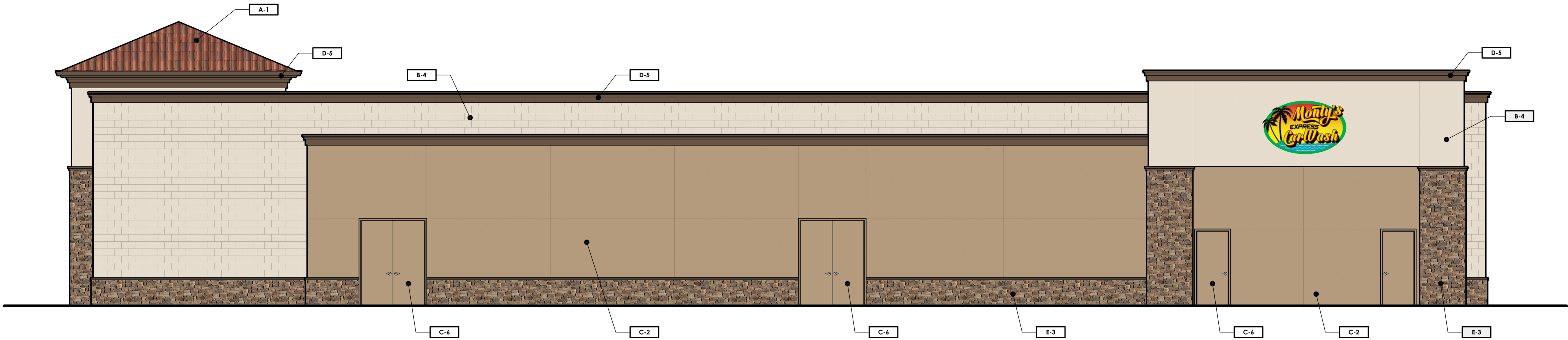
ARCHITECTURE PLUS INC.
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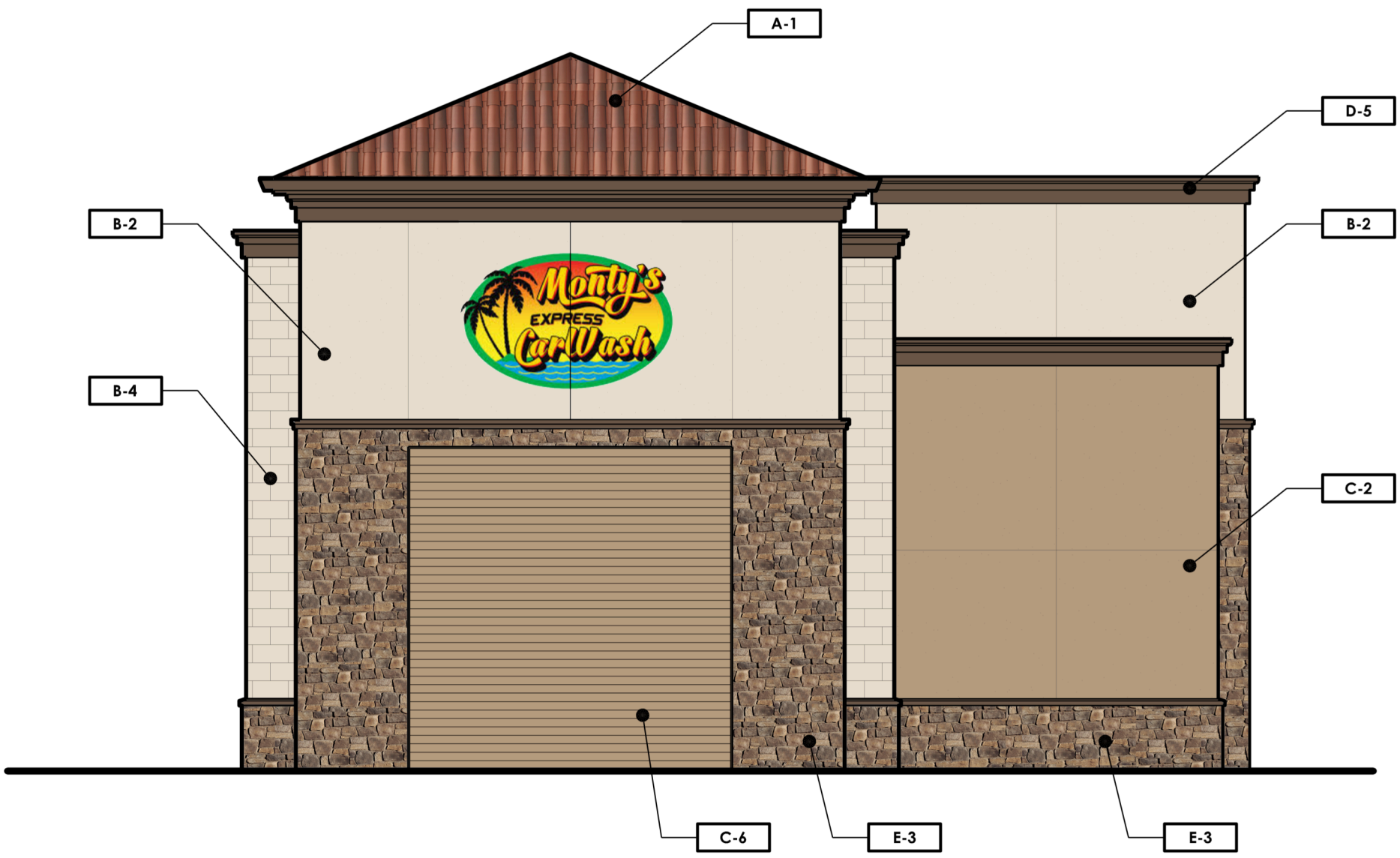
SHEET:

A4



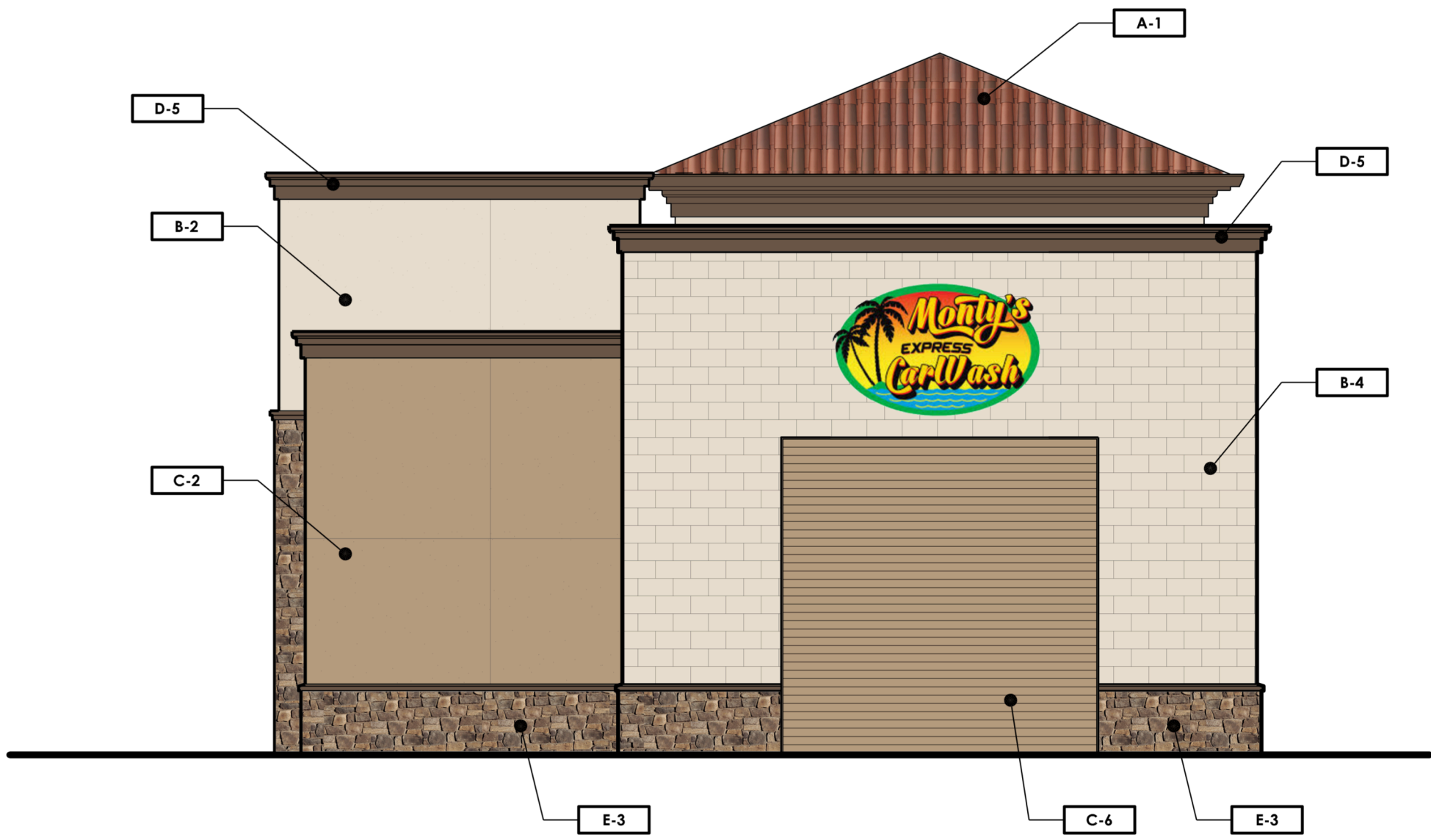
SOUTH ELEVATION

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



WEST ELEVATION

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



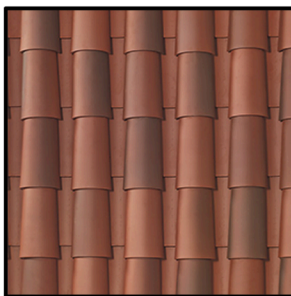
EAST ELEVATION

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

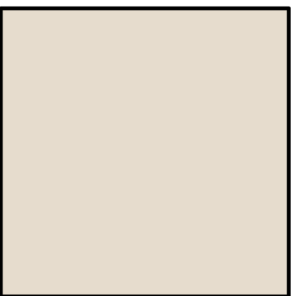
REFERENCE KEY

- 1 COMPOSITE TILE ROOFING
- 2 EXTERIOR CEMENT PLASTER
- 3 MANUFACTURED STONE VENEER
- 4 CONCRETE BLOCK
- 5 PRECAST CONCRETE TRIM
- 6 EXTERIOR DOOR

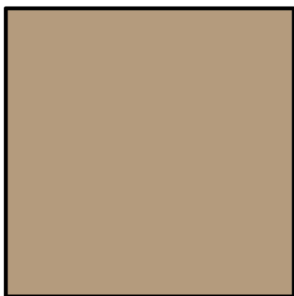
FINISH LEGEND



A
U.S. TILE
2-PIECE MISSION
NEWPORT BLEND



B
DUNN EDWARDS
#DEC 745
BONE



C
DUNN EDWARDS
#DE 6130
WOODED ACRE



D
VEPO
SMOOTH COAT - PAINTED
DUNN EDWARDS
#DEA 161
WILD MUSTANG



E
EL DORADO STONE
FIELDEDGE
VENETO

**MONTY'S
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200 N. WILSON WAY
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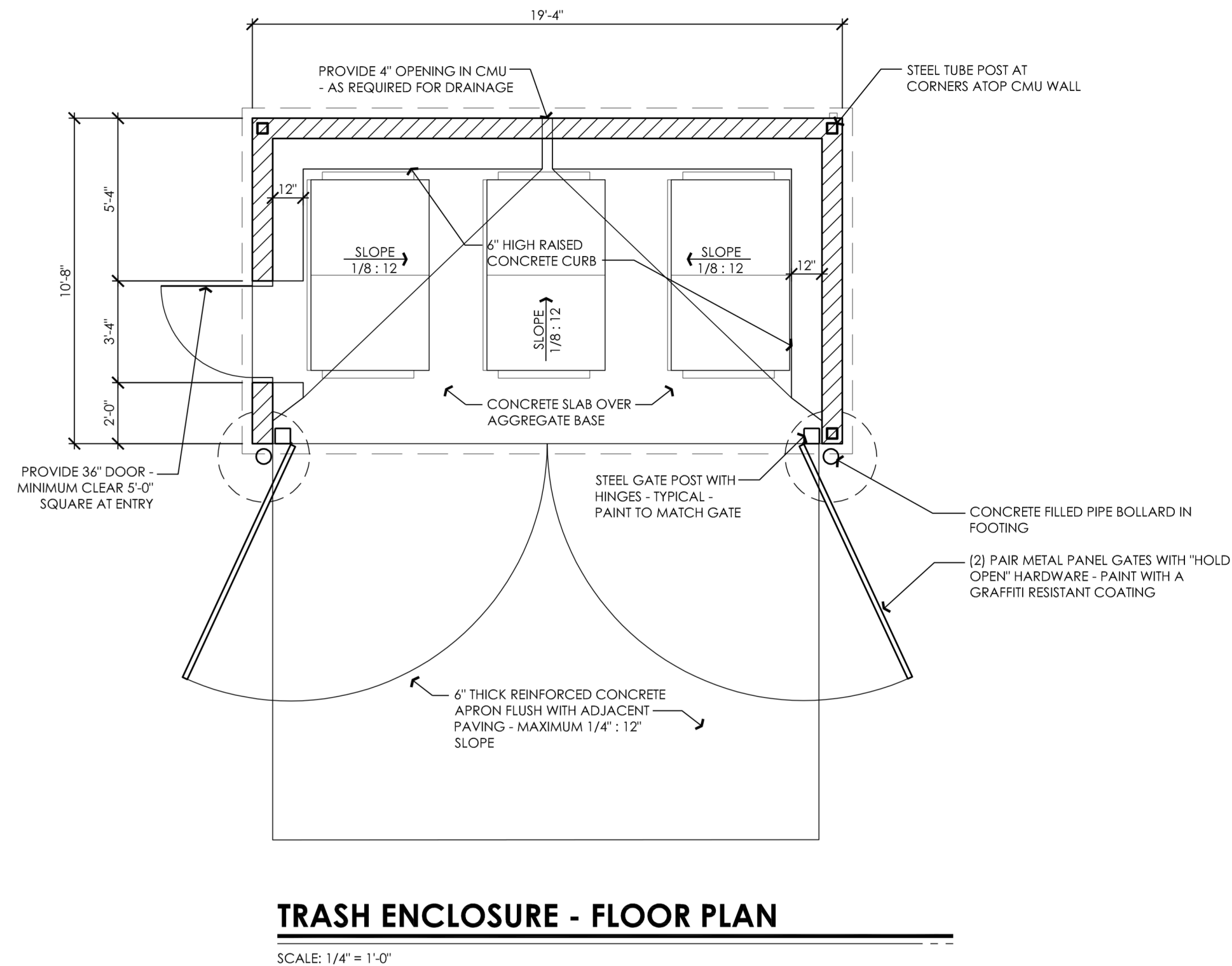
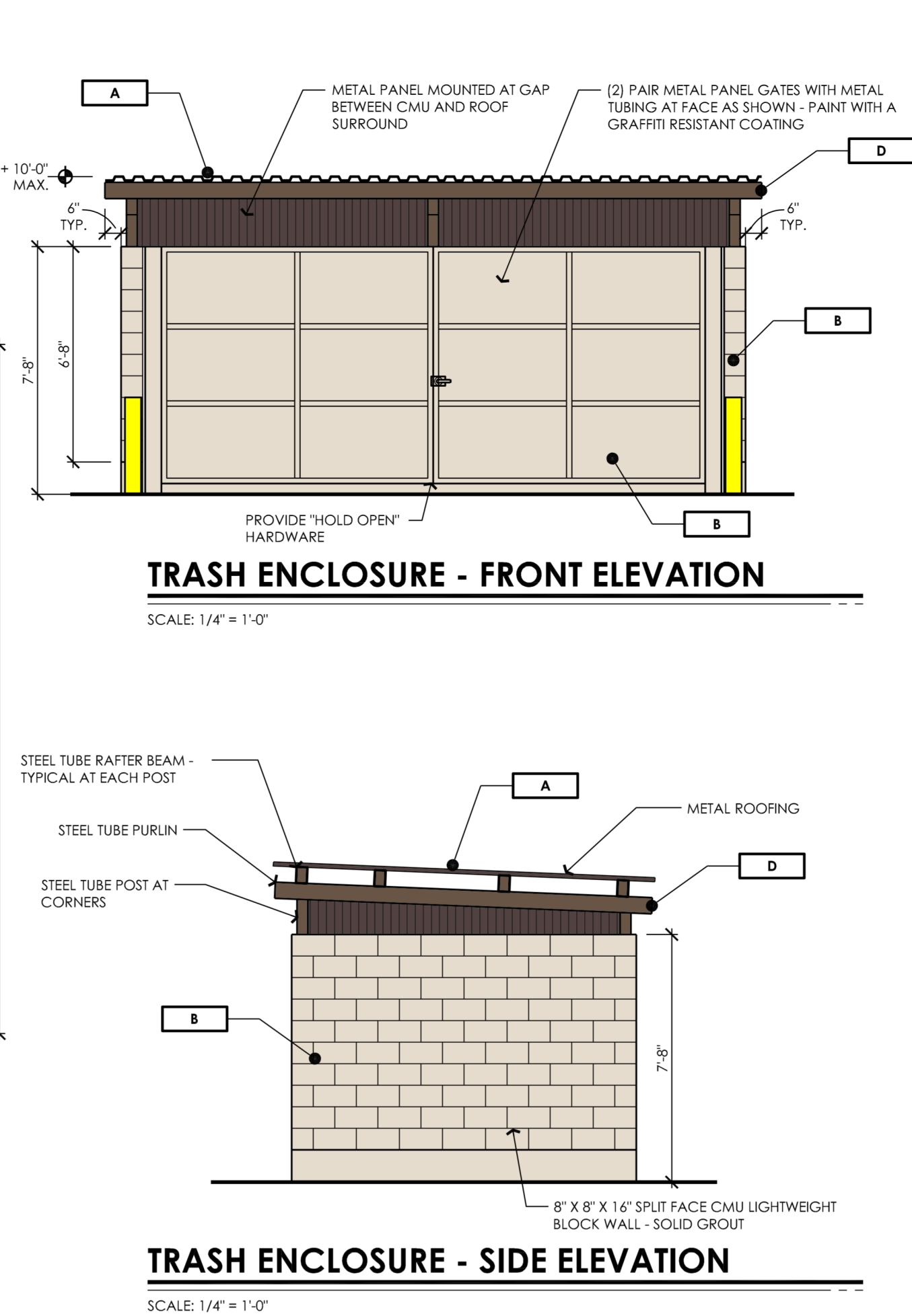
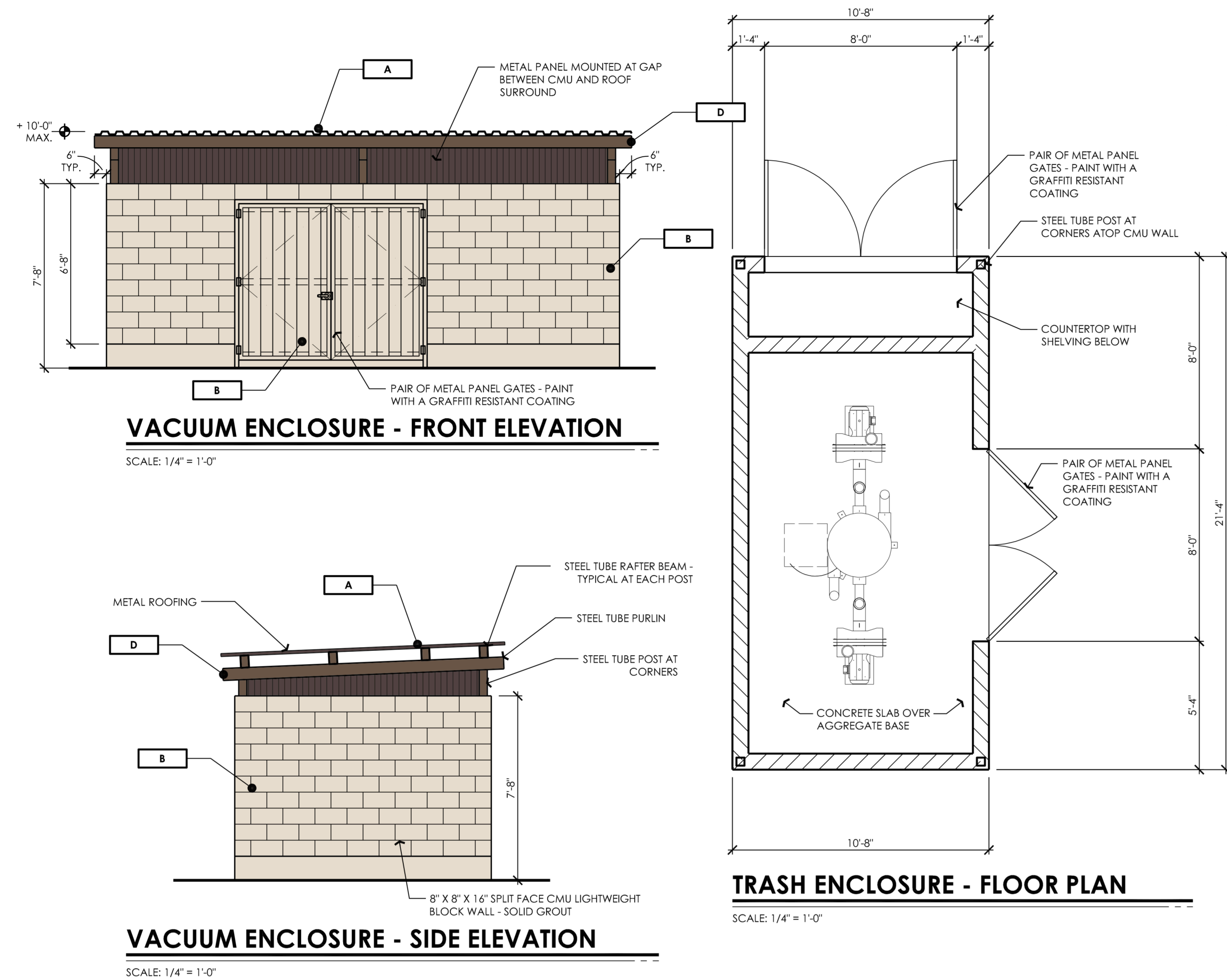
ARCHITECTURE PLUS INC.
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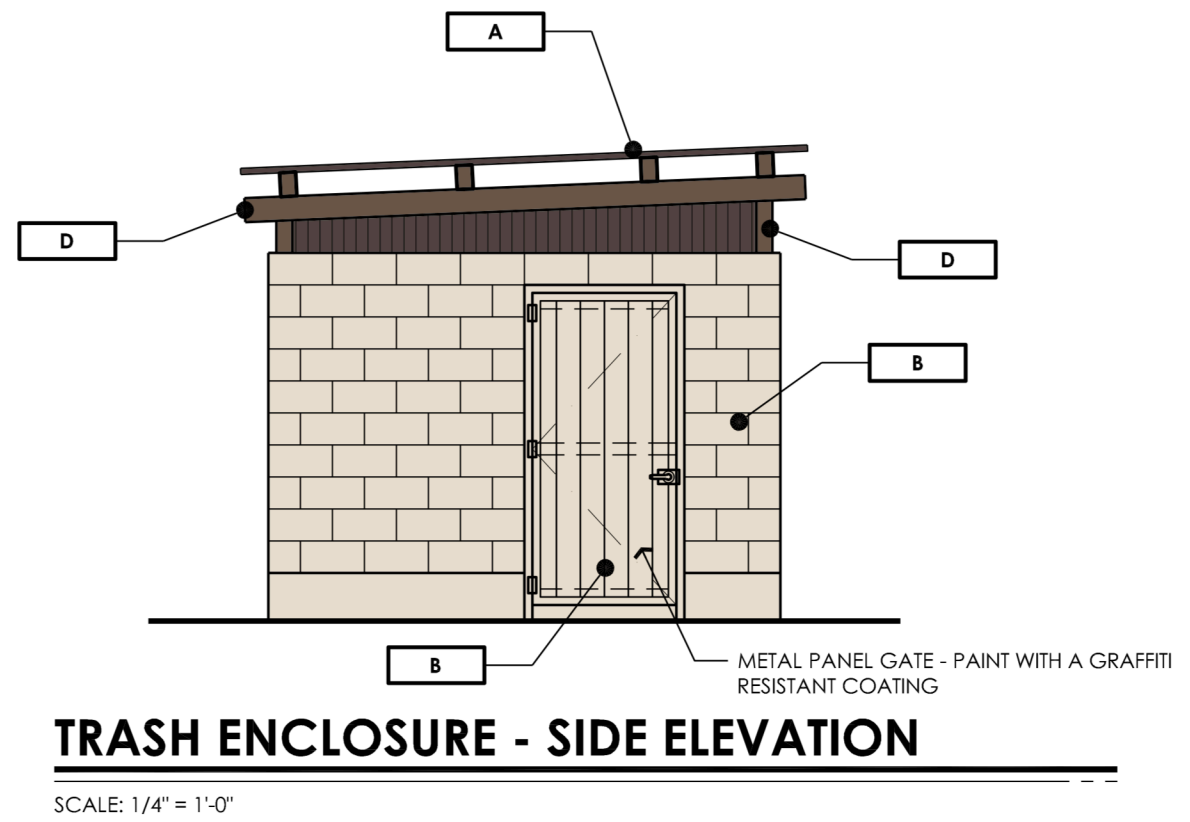
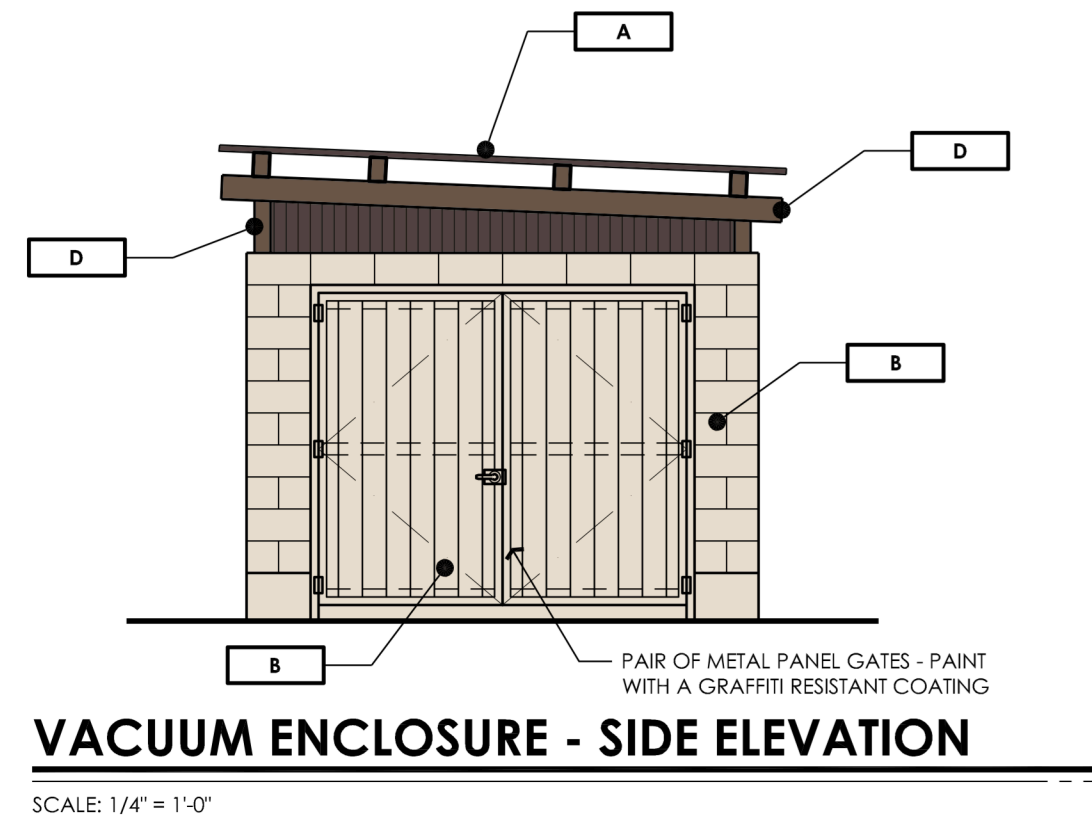
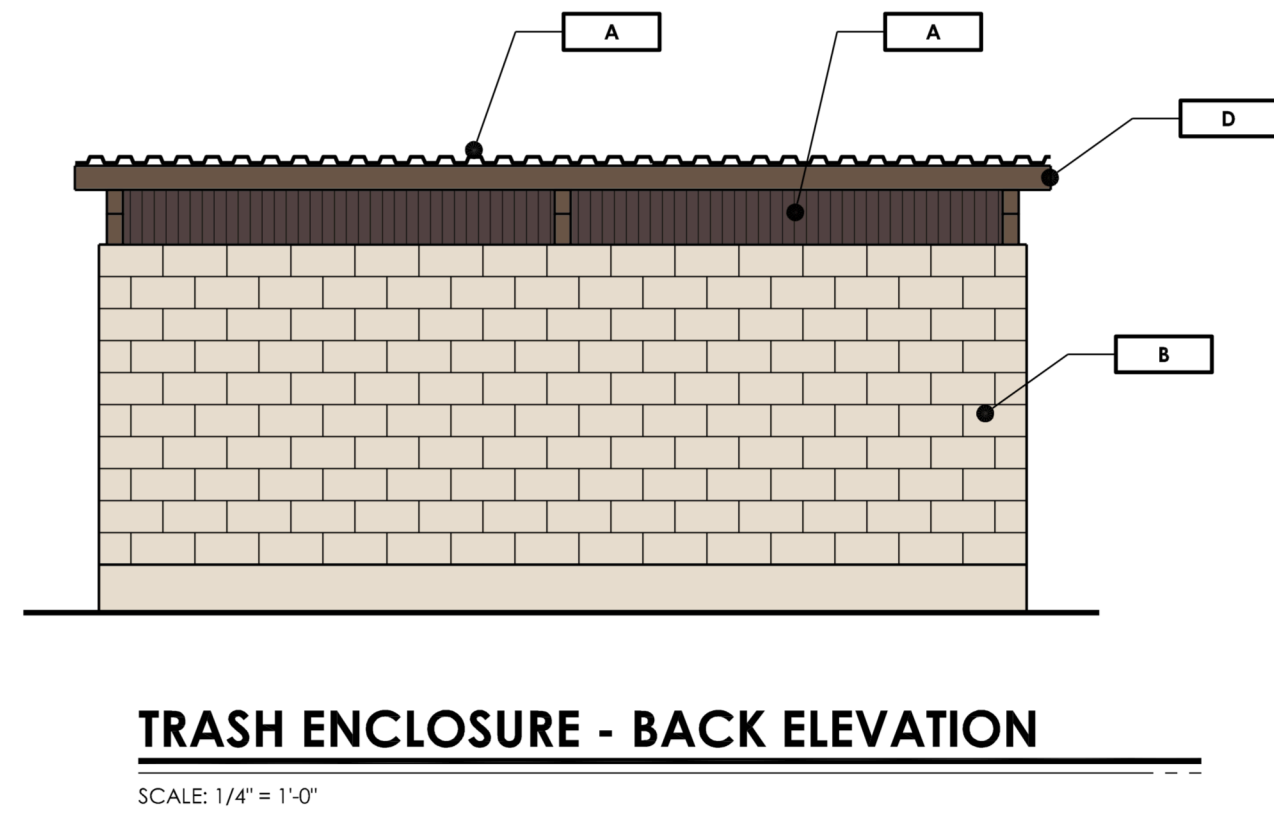
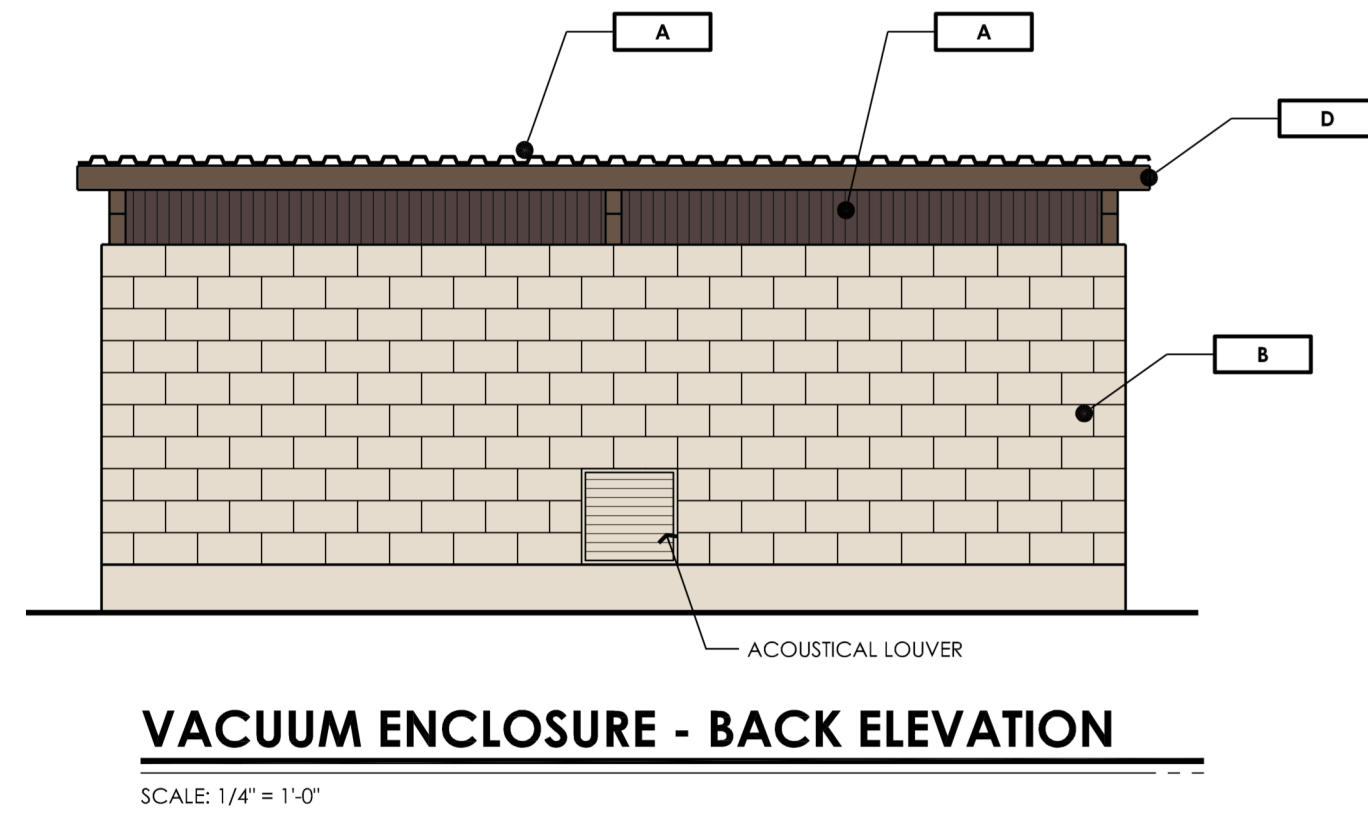
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SHEET:

A5



FINISH LEGEND



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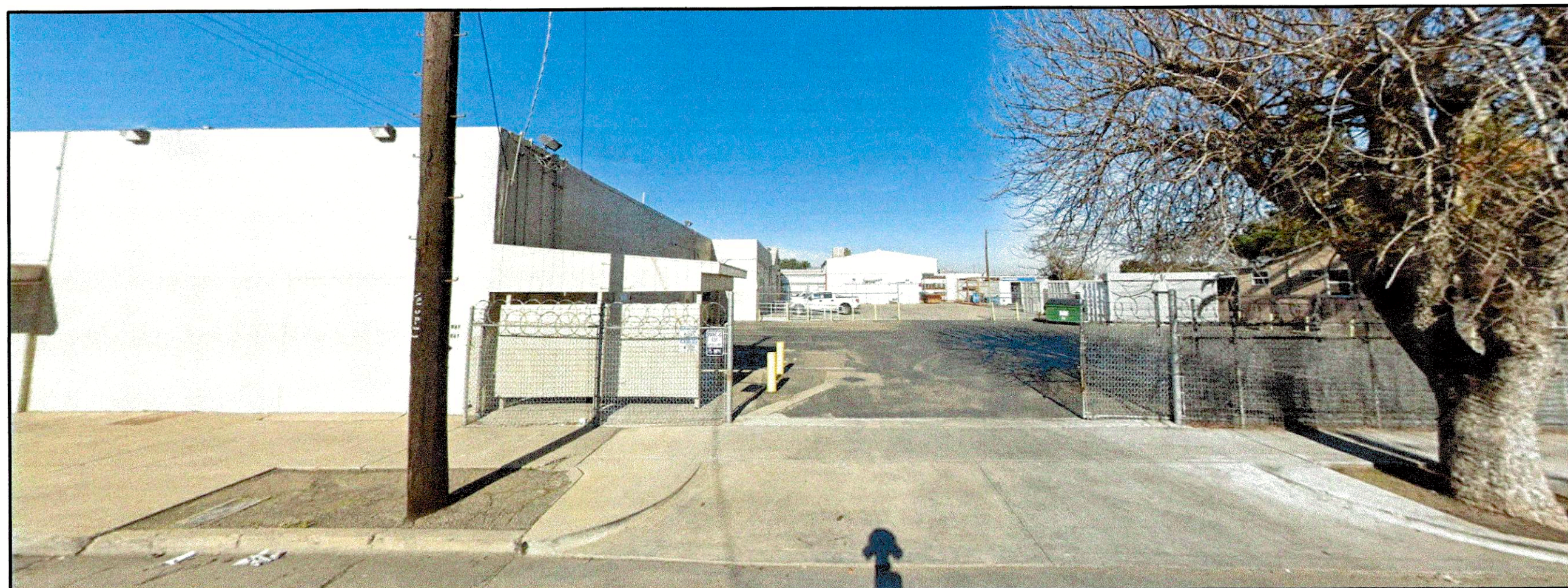
A6



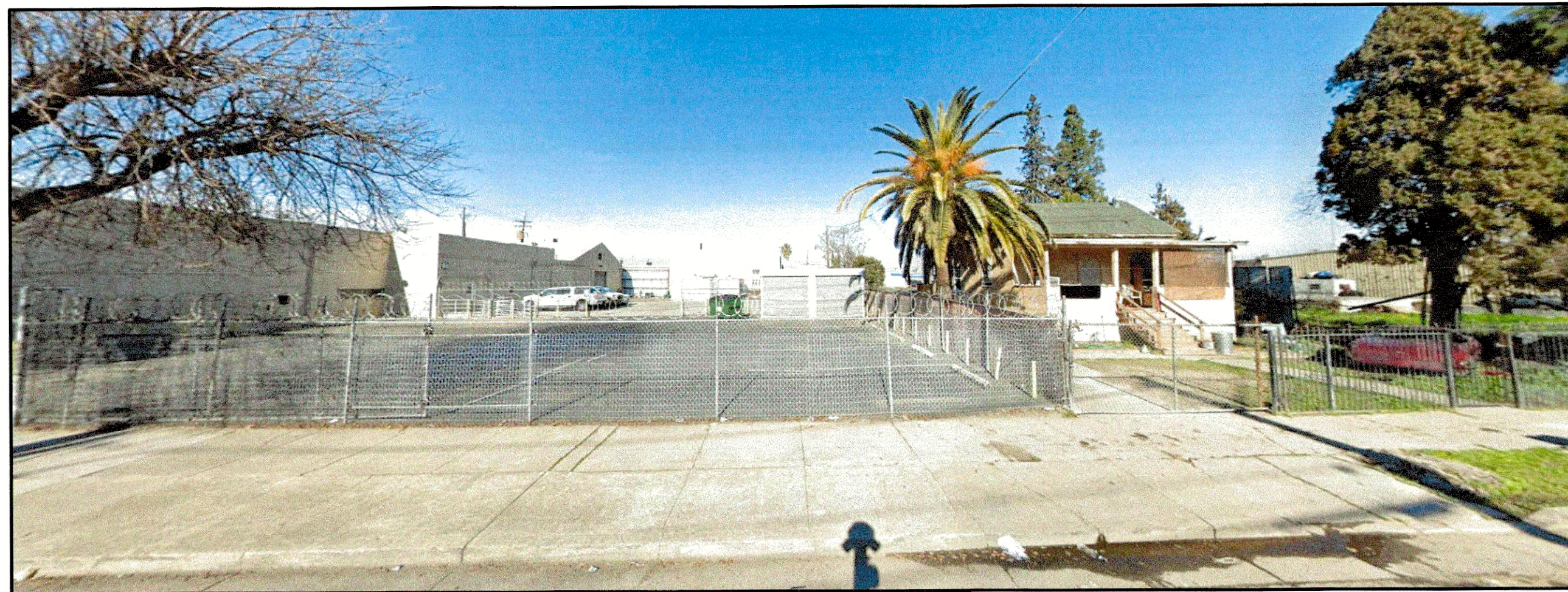
NORTH WILSON WY.



CORNER OF NORTH WILSON WY. & CHANNEL ST.



1501 CHANNEL ST.



1505 CHANNEL ST.



1527 CHANNEL ST.



CORNER OF CHANNEL ST. & EUGENIA AVE.



230 EUGENIA AVE.



221 EUGENIA AVE.

**MONTY'S
EXPRESS
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STOCKTON, CA.

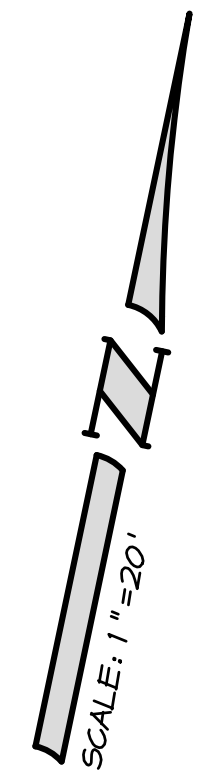
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SHEET:
A7



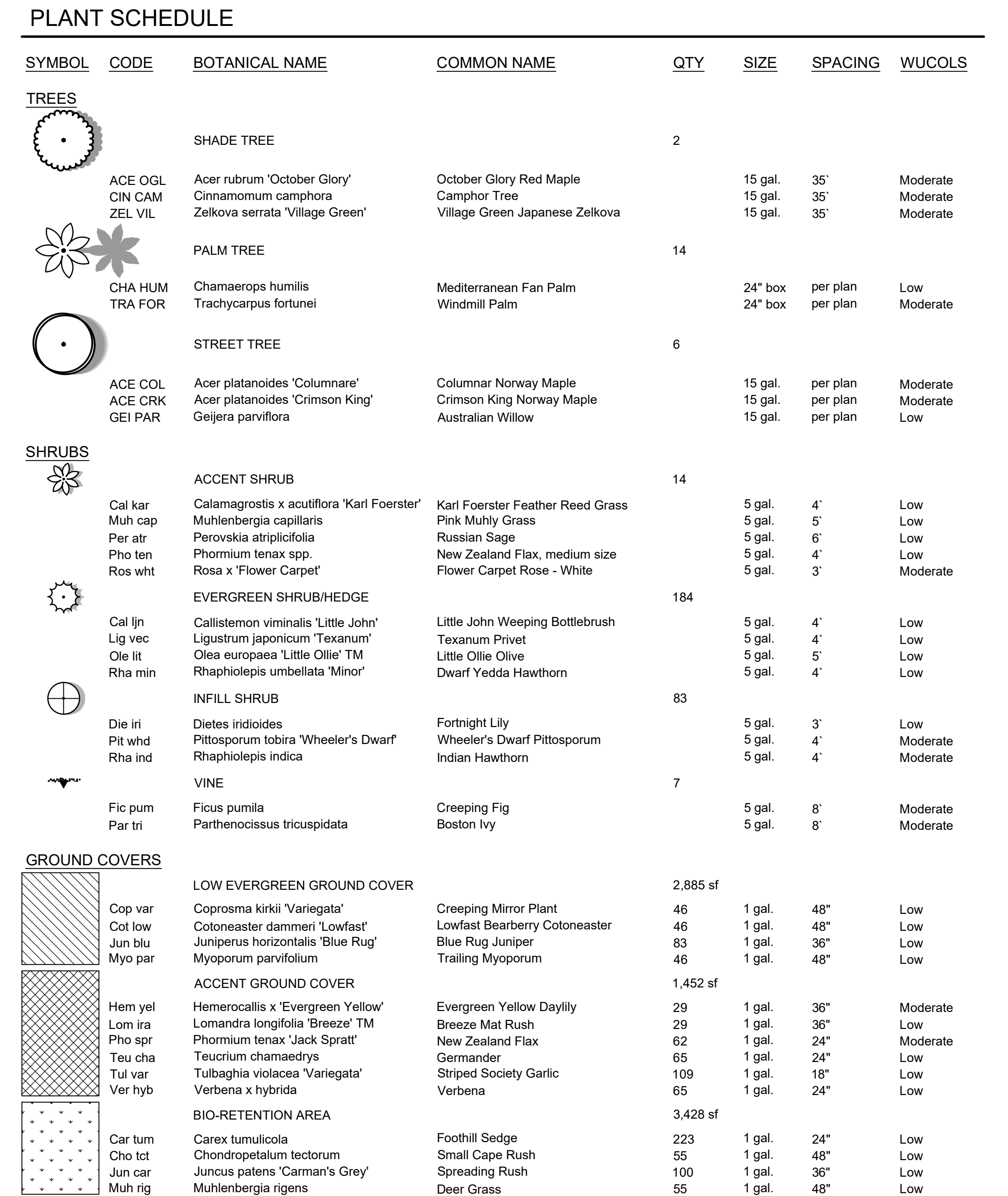
 EX. CURB AND GUTTER
 EX. EDGE OF PAVEMENT
 EX. SANITARY SEWER LINE
 EX. MANHOLE
 EX. CLEAN-OUT
 EX. STORM DRAIN LINE
 EX. CATCH BASIN
 EX. CATCH BASIN DROP INLET
 EX. WATER LINE
 EX. WATER METER
 EX. FIRE HYDRANT
 EX. GATE VALVE
 EX. POWER POLE
 EX. TELEPHONE POLE
 EX. JOINT POLE
 EX. POLE WITH GUY ANCHOR
 EX. OVERHEAD POWER
 EX. SIGN
 EX. GUARD POST
 EX. UTILITY BOX
 EX. TELEPHONE BOX
 EX. ELECTRICAL BOX
 EX. GAS METER
 EX. ELECTROLIER
 EX. FENCE
 EX. TREE, SPREAD DRAWN TO SCALE
 PROP. SANITARY SEWER LINE
 PROP. CLEANOUT
 PROP. STORM DRAIN LINE
 PROP. CATCH BASIN
 PROP. STORM DRAIN MANHOLE
 PROP. WATER LINE
 PROP. FIRE HYDRANT

1. ALL SURVEY MONUMENTATION AND REFERENCE POINTS WHICH MAY BE LOST OR DISTURBED AS A RESULT OF THE WORK SHALL BE PRESERVED.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF MONUMENTATION WHICH MAY BE DISTURBED AND SHALL BE RESPONSIBLE FOR THE PRESERVATION OR REPLACEMENT OF ALL SUCH MONUMENTATION IN COMPLIANCE WITH 871.0 OF THE BUSINESS AND PROFESSIONS 792.5, 1442.5 AND 1810.5 OF THE CALIFORNIA STREETS AND HIGHWAY CODE.
3. A LICENSED SURVEYOR SHALL SET TIES TO ANY MONUMENT THAT MAY BE DISTURBED OR LOST DURING THE COURSE OF THE WORK. SUCH TIES SHALL BE SET IN LOCATIONS THAT WILL NOT OTHERWISE BE DISTURBED.

1. EXISTING UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION TO AID THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO WORK.
2. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST FROM RECORDS SUPPLIED BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE BEGINNING OF WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. CONTACT U.S.A. AT PH. 800-227-2600
3. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE INSTALLATION. ALL KNOWN LOCATIONS OF UNDERGROUND UTILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

BRASS DISK MARKING CITY OF STOCKTON STAMPED
"145-10" IN MONUMENT WELL LOCATED ON THE
EAST SIDE OF WILSON WAY AND THE APPROXIMATE
CENTERLINE OF SANGUINETTI LANE.
ELEV. = 96.50 (ASSUMED DATUM)





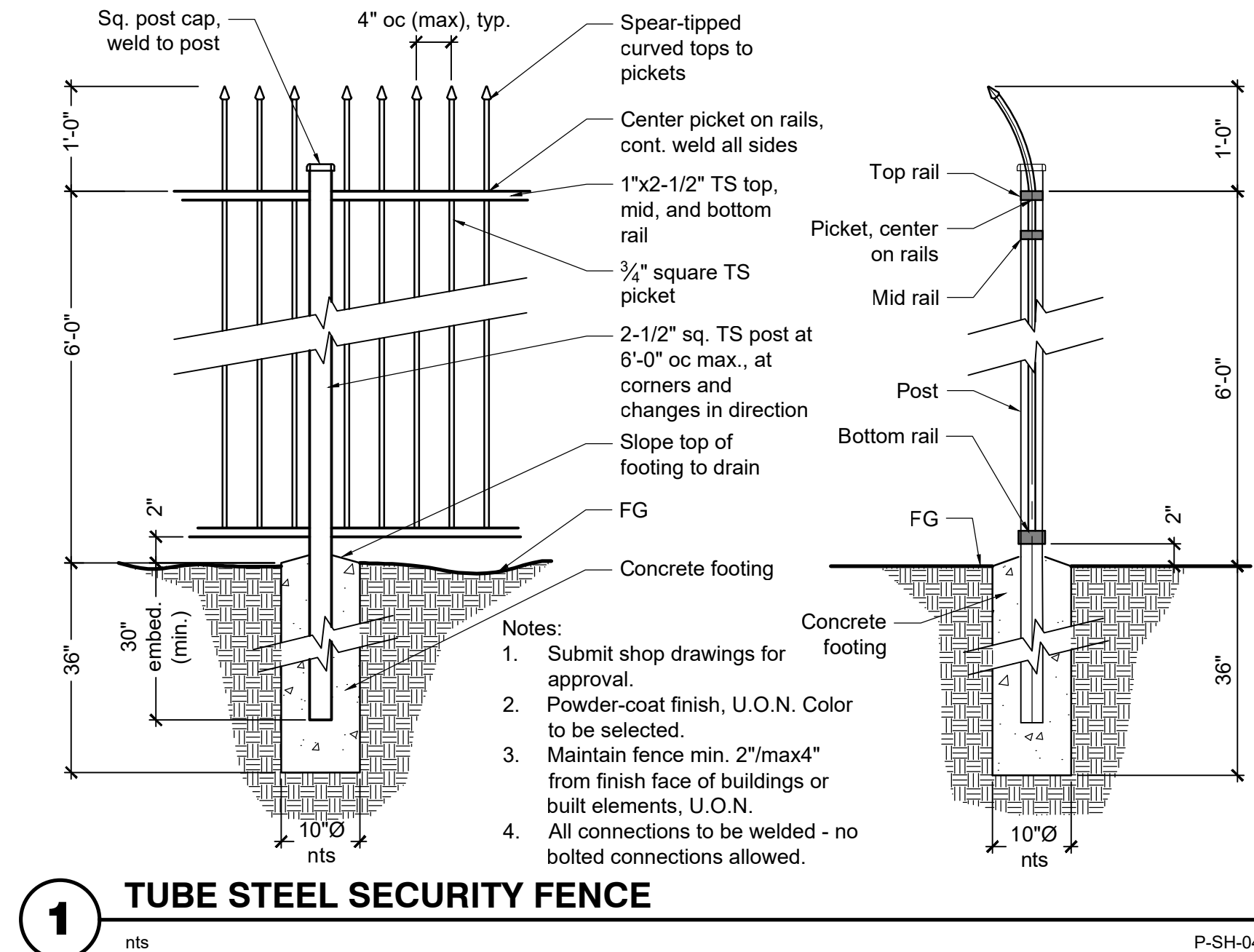
A map of San Francisco showing the project location. The map highlights the area around the intersection of E Market St and E Mission St. Key landmarks include the Civic Center (Robert J. Cabot), St. Mary's Hospital, and the St. Mary's Community Park. The map also shows the Golden Gate Bridge and the San Francisco Bay. A red dot marks the project location at the intersection of E Market St and E Mission St. A line points from the text 'Project Location' to this red dot.

WELO COMPLIANCE

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

Total Site Area:	45,900 sf.
Total Landscape Area:	12,500 sf.
Irrigated planter:	5,663 sf
Irrigated bio-retention area:	6,387 sf
Percentage of Total Site as Landscape:	27 %

Number parking spaces:
Req'd trees (1 tree per 5 parking spaces):
Trees Provided:



Preliminary Landscape Plan