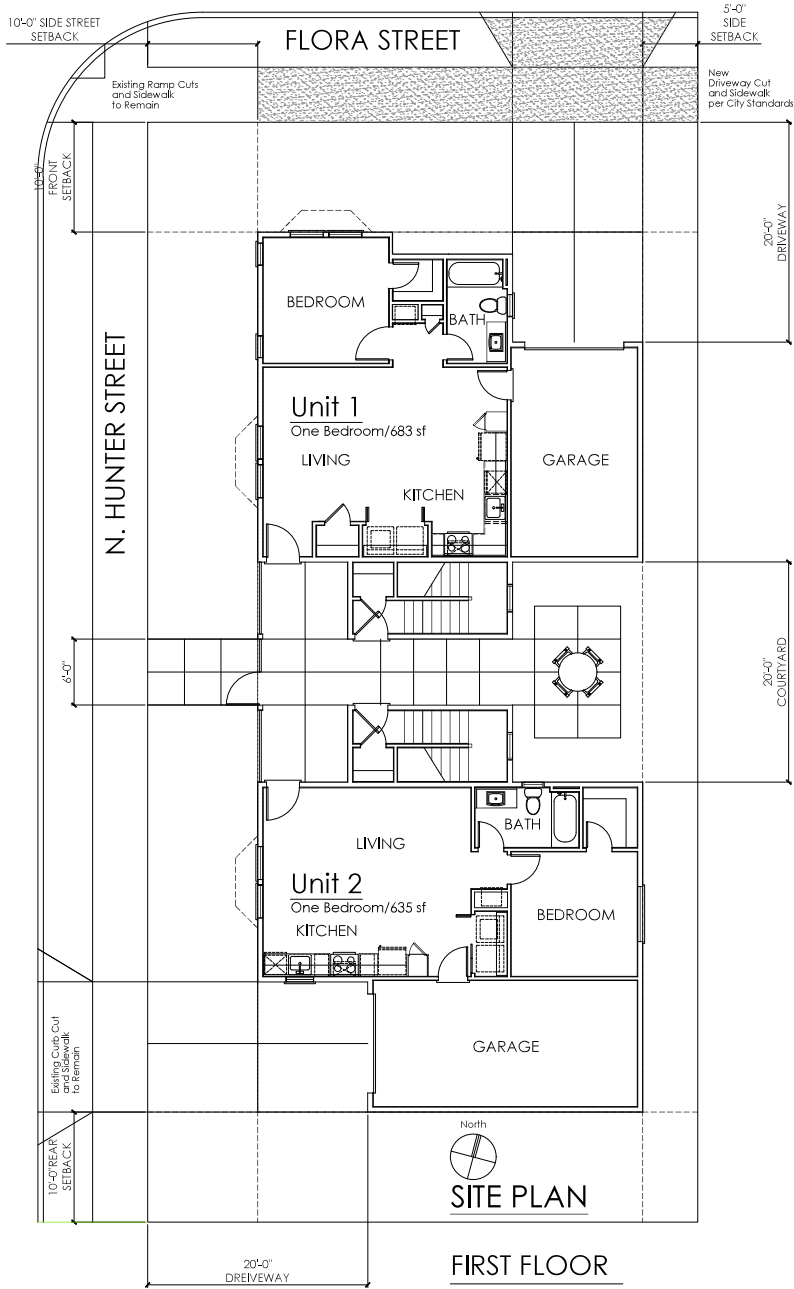




Site Plan/Design Review for Hunter Street Apartments

4 Unit Apartment Complex
748 Hunter Street
APN: 139-056-001

Team

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

Architect:
Lee-Jagoe Architecture, Inc.
2800 West March Lane, Suite 240
Stockton, CA 95219
(209) 957-9234

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

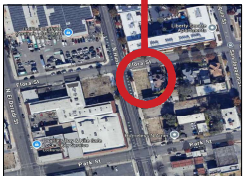
Scope of Work

Construction of 4 Unit Apartment Project
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
Gross Area:	5,000 sf 0.11 Acres
Density:	36.36 DU/AC
Building Coverage:	2,176 sf 43.52%
Driveway Coverage:	472 sf 9.44%
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

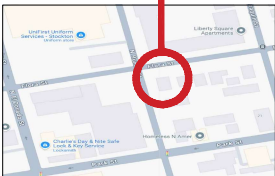
Project Location



VICINITY MAPS



Project Location



F. Garcia

Stockton, California 95202

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

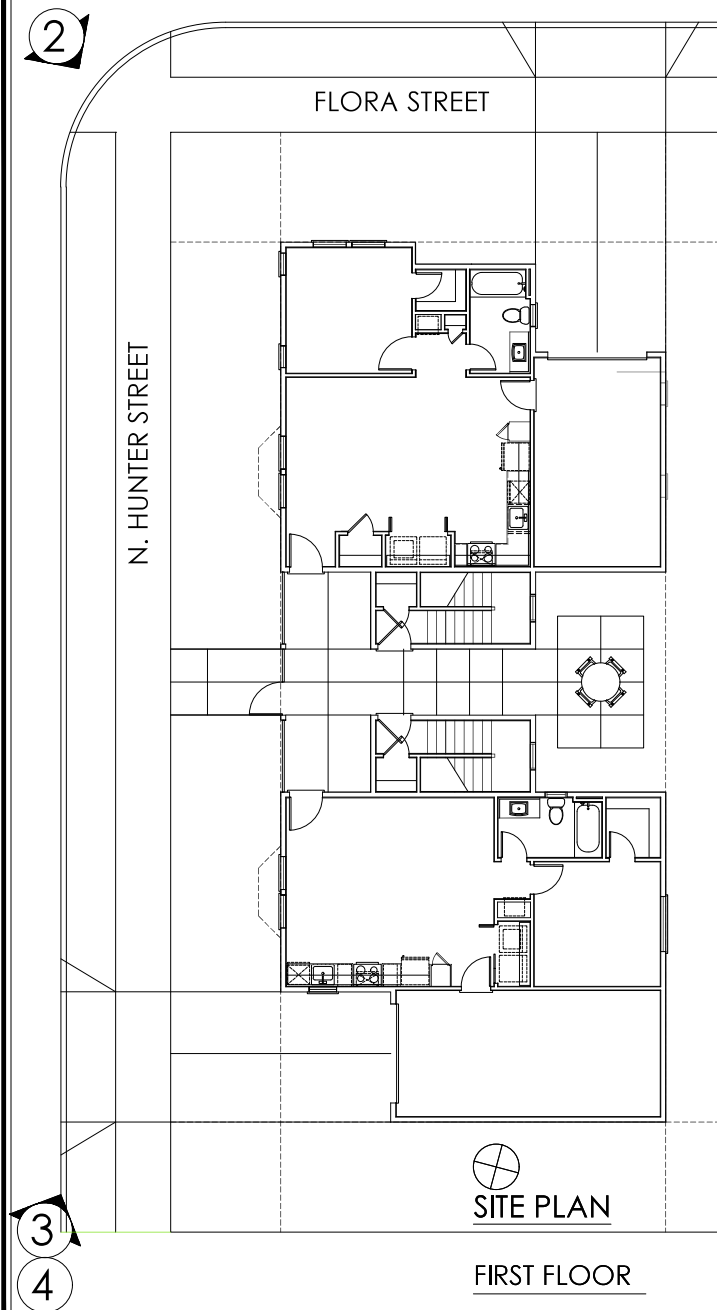
Cover Sheet/
Site Plan with
Ground Floor Plan

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

SUBMITTAL	06/03/25
PLAN CHECK #1	



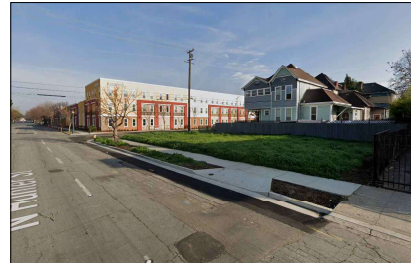
CS



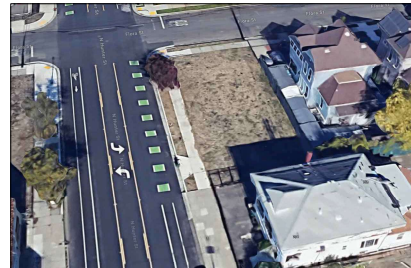
①
748 Hunter Street
Southeast StreetView



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
(956) 956-1000

PO BOX 1566
LODI, CA 95241
(956) 956-1000

209.327.4261
vpennino@penninogroup.com
CRLA 4976

PRELIMINARY
PLANTING PLAN

APARTMENT
DEVELOPMENT
47 N. HUNTER STREET
STOCKTON, CA

Drawn By:
VF

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:

PLANTING NOTES

- 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.)
- 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.
- THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE OWNER/OWNER'S 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 OWNER'S REPRESENTATIVE 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.
- FINISH GRADE IN PLANTERS SHALL BE 1/8" INCHES BELOW THE TOP OF ADJACENT PAVING. GRADE ALL PLANTING AREAS SMOOTH AND EVEN. ENSURE THAT ALL PLANTING AREAS MAINTAIN POSITIVE DRAINAGE.
- 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.
- SUBCONTRACTOR WILL FOR BID PURPOSES ONLY SPREAD 4 CUBIC YARDS OF NITROFIED REDWOOD SHAVINGS (NSRA) AND 25 LBS OF A COMMERCIAL FERTILIZER (6-20-20) PER 1,000 SQUARE FEET OF LAWN AREA, AND ROTOTILL THOROUGHLY INTO THE TOP 6" OF SOIL. ADDITIONALLY, SUBCONTRACTOR SHALL BACKFILL PLANT PITS WITH 1/8 NSRA AND 2.5 LBS OF 6-20-20 PER CUBIC YARD OF BACKFILL.
- 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.
- SUPPLY 2" (6 AGRIFORM TABLETS AS FOLLOWS: 1-15, 2-56 4-156.
- STAKE ALL 1" (6 TREES WITH 2"x6" STAKES AND 24" BOX TREES WITH 2"x10" STAKES AND 2 RUBBER TIES PER TREE. SEE DETAIL FOR MORE INFORMATION.
- 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.
- 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.
- PLANT TREES A MINIMUM OF 2' FROM THE EDGE OF CURBS, WALKS, AND LIGHT FIXTURES. COORDINATED TREE PLANTING WITH DRAINLINE LOCATIONS TO AVOID CONFLICT.
- INSTALL A 1/2" OF ROOT BARRIER (MODEL # UB24-2, OR APPROVED EQUAL) CENTERED ON TREE, WHEN TREE IS LOCATED WITHIN 2' OF CURB/SEWAL/DRIVEWAY.
- 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.
- 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.
- A CERTIFICATE OF COMPLETION SHALL BE PROVIDED. THE CERTIFICATION SHALL INCLUDE ALL REQUIREMENTS AS NOTED IN SECTION 492.8 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.	Photachia chinensis	Chinese Pistache	L
SHRUBS				
	5 Gal.	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	L
	5 Gal.	Canadensis g.h. 'Yankee Point'	Yankee Point California Lilac	L
	5 Gal.	Lonicetatum chinensis	Chinese Fringe Flower	L
	5 Gal.	Pittosporum 'Whiteters Dwarf'	Dwarf Pittosporum	L
	5 Gal.	Promium l. 'Varieg'	Real New Zealand Flax	L
	5 Gal.	Podocarpus m. 'Male'	Shrubby Yew Pine	L
GROUNDCOVERS AND ACCENTS				
	1 Gal.	Dorsten vegeta	Fortnight Lily	L
	1 Gal.	Liriope m 'Silvery Sunroof'	Variegated Lily Turf	L
	Seed	Myoporum p. 'Prostratum'	White Creeping Myoporum	L

MWEO CALCULATIONS

FRONT COMMON LANDSCAPE AREA:		2,640.8 SQ. FT.
SPECIAL LANDSCAPE AREA:		0 SQ. FT.
REFERENCE ETa:		5.3.4
IRRIGATION METHOD EFFICIENCY:		SUB-SURFACE DRIPO.8
MAWA		= (ETa) (0.62) (0.45 X LA) + (1 - 0.45 X LA) = (49.1) (0.62) (0.45 X 2,640.8) = (49.1) (0.62) (1,186.4) = 36,177.3 GALLONS PER YEAR
HYDROZONE		PLANT FACTOR IRRIGATION EFFICIENCY ETa* HYDROZONE AREA (HA)
-		0.4 0.81 2,640.8
ETWU		= (ETa) (0.62) (ETaF) (HA) = (49.1) (0.62) (0.32) (2,640.8) = (49.1) (0.62) (545.1) = 25,725.2 GALLONS PER YEAR
MAWA (36,177.3 > ETWU: 25,725.2		

LANDSCAPE SUMMARY

TOTAL LANDSCAPE AREA:	2,640.8 SQ. FT.
TOTAL IRRIGATED AREA:	2,640.8 SQ. FT.
MAWA:	36,177.3 GALLONS PER YEAR
ETWU:	25,725.2 GALLONS PER YEAR

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.
SIGNATURE: _____ DATE: _____



LEE • JAGOE

ARCHITECTURE

INCORPORATED

211 W. TRINIDAD STREET
MONTROSE, CALIFORNIA 95830
(916) 441-1422
LEE@LEEJAGOEARCH.COM

2800 W. MARCHE LANE, SUITE 240
STOCKTON, CALIFORNIA 95219
(209) 924-9554

F. Garcia

Stockton, California 95202

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

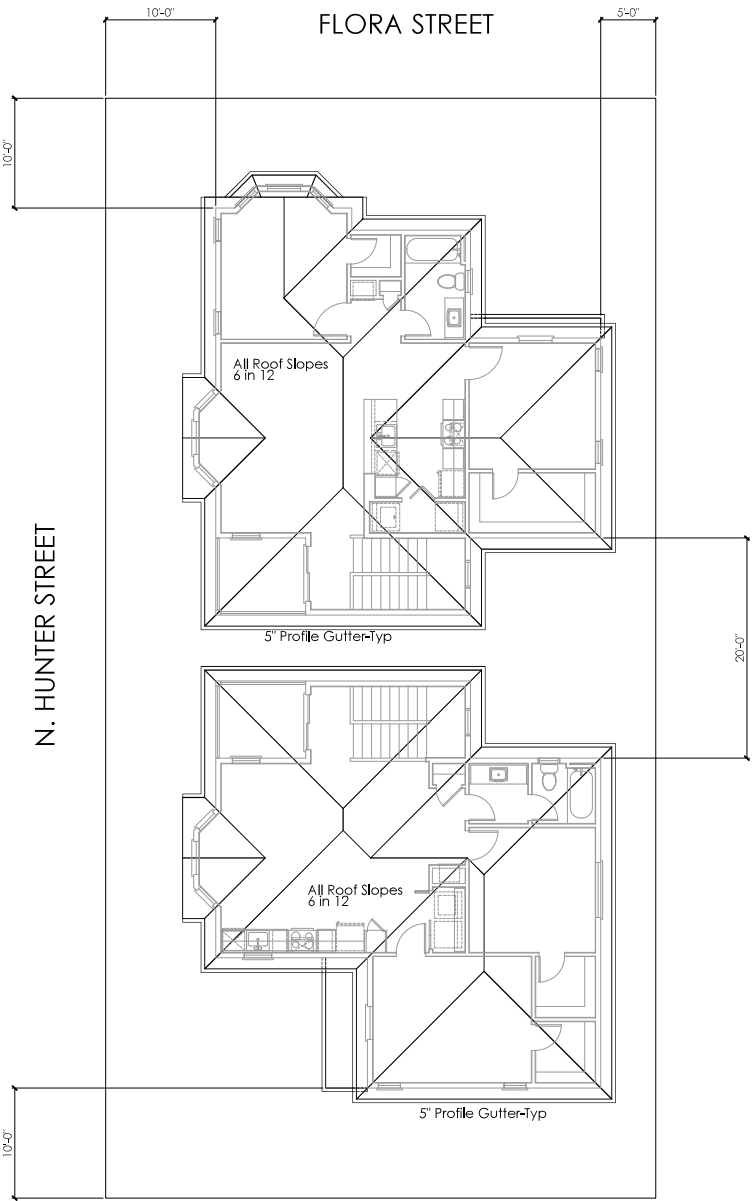
Upper Floor Plans
Roof Plan

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

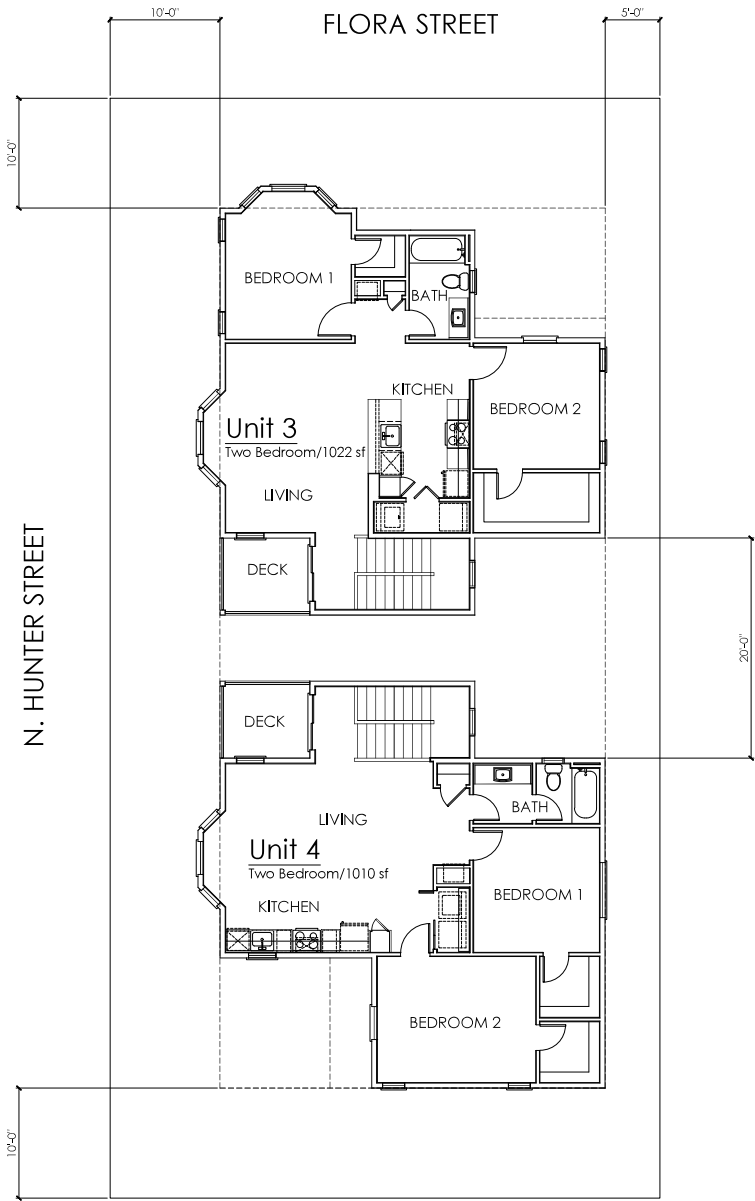
SUBMITTAL	06/03/25
PLAN CHECK #1	



A1.1



ROOF PLAN



SECOND FLOOR



LEE • JAGOE
ARCHITECTURE
INCORPORATED
211 W. TRINIDAD STREET
MONTROSE, CALIFORNIA 95040
(916) 774-6172
LEE@LEEJAGOEARCH.COM
2800 W. MARCH LANE, SUITE 240
STOCKTON, CALIFORNIA 95219
(209) 924-0554

F. Garcia

Stockton, California 95202

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

Elevations

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

SUBMITTAL	06/03/25
PLAN CHECK #1	



A2.0

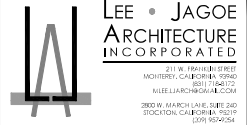


HUNTER STREET SIDE ELEVATION



FLORA (FRONT) STREET ELEVATION

SOUTH (REAR) ELEVATION



F. Garcia

Stockton, California 95202

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

Elevations

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

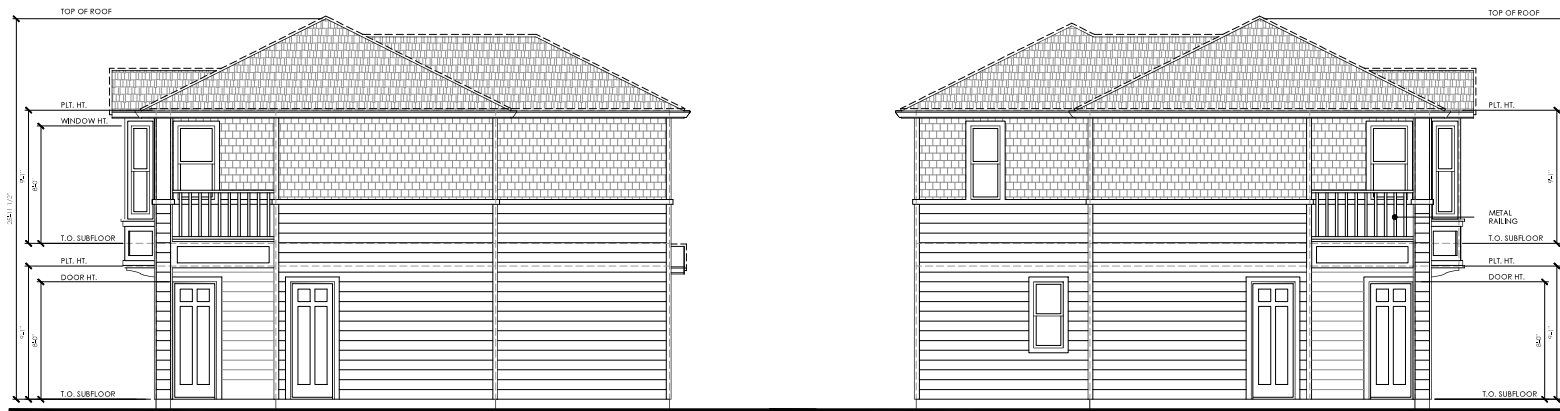
SUBMITTAL	06/03/25
PLAN CHECK #1	



A2.1



EAST (SIDE) ELEVATION



INTERIOR COURT YARD
SOUTH ELEVATION

SOUTH ELEVATION
NORTH ELEVATION