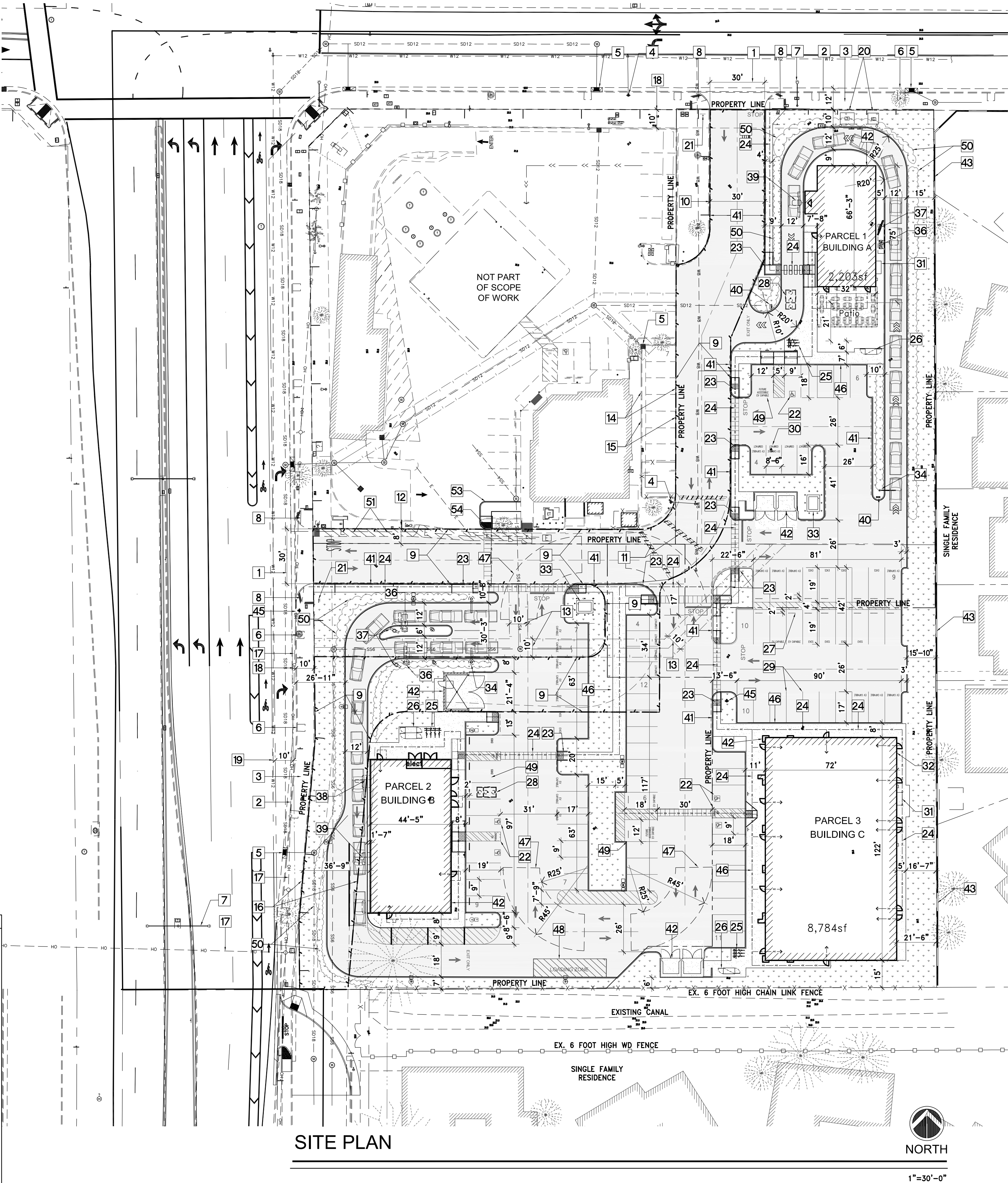


Site Keynotes		PROJECT DATA	
No.	Description	APPLICANT:	GROVE DEVELOPMENT CO. 7502 N. COLONIAL AVE. STE 101 FRESNO, CA 93711 PH: 559-355-3000
1	EXISTING DRIVE APPROACH	ADDRESS:	MORADA & WEST LANE STOCKTON CA
2	EXISTING CITY CONCRETE CURB & GUTTER	A.P.N.:	090-550-640 & 650
3	EXISTING SIDEWALK	EXISTING ZONING:	CN (COMMERCIAL NEIGHBORHOOD)
4	EXISTING FIRE HYDRANT	EXISTING USE:	VACANT
5	EXISTING STORM DRAIN IN-LET	PROPOSED USE:	CG (COMMERCIAL GENERAL)
6	EXISTING STREET TREE WELLS	GENERAL LAND USE:	COMMERCIAL
7	EXISTING STREET LIGHTS	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
8	EXISTING CURB RAMPS	<b>Building Areas / Site Areas</b>	
9	EX.NON-EXCLUSIVE INGRESS & EGRESS EASEMENT	PARCEL SIZE: ±2.69 AC	
10	EX. PRIVATE UTILITY EASEMENT	PARCEL 1: 2,203sf / 0.883 AC / 38,495sf	
11	EXISTING SPEED BUMP	PARCEL 2: 3,758sf / 1.115 AC / 48,579 sf	
12	EX. 8 FOOT PUBLIC UTILITY EASEMENT	PARCEL 3: 8,784sf / 0.694 AC / 30,244 sf	
13	EX. 10 FOOT WIDE SEWER EASEMENT	<b>Const Type/ Occupancy</b>	
14	EX. 19'x18" PARKING EASEMENT	BUILDINGS A - COFFEE SHOP / PARCEL 1	
15	EX. 19'x18" STORM DRAIN EASEMENT	B OCCUPANCY	
16	EX. VARIABLE WIDTH PRIVATE UTILITY EASEMENT	CONST. TYPE V-B	
17	EXISTING OVERHEAD LINES	SPRINKLERS NO	
18	EX. 10 FOOT PUBLIC UTILITY EASEMENT	TABLE 504.3: BASIC ALLOWABLE HEIGHT: 40 FEET	
19	EX. 10 FOOT DRAINAGE EASEMENT	TABLE 504.4: BASIC ALLOWABLE STORY: 1-STORY	
20	EX. UTILITIES	TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 9,000 SQ. FT.	
21	ACCESSIBLE ENTRY SIGNAGE CURB RAMP & PER CBC 2022	BUILDINGS B - RESTAURANT / PARCEL 2	
22	ACCESSIBLE PARKING STALLS, CURB RAMP & SIGANCE PER CBC 2022	A2 OCCUPANCY	
23	CURB RAMP W/ TRUNCATED DOMES	CONST. TYPE V-B	
24	ACCESSIBLE ROUTE/PATH OF TRAVEL SIDEWALK MIN WIDTH 4 FEET, CROSS SLOPE 2% MAX, SLOPE IN DIRECTION OF TRAVEL 5% MAX.	SPRINKLERS NO	
25	PRE CALGREEN SHORT TERM BIKE RACK 5% OF TOTAL PARKING PARCEL (1) 28 STALLS = 2 BIKE RACKS PARCEL (2) 38 STALLS = 2 BIKE RACKS PARCEL (3) 34 STALLS = 2 BIKE RACKS	TABLE 504.3: BASIC ALLOWABLE HEIGHT: 40 FEET	
26	PRE CALGREEN LONG TERM BIKE RACK PARCEL (1) 2 BICYCLE PARKING SPACES PARCEL (2) 2 BICYCLE PARKING SPACES PARCEL (3) 2 BICYCLE PARKING SPACES	TABLE 504.4: BASIC ALLOWABLE STORY: 1-STORY	
27	CONCRETE WHEEL STOP	TABLE 506.2: BASIC ALLOWABLE AREA FACTOR: 6,000 SQ. FT.	
28	GREASE INTERCEPTOR	BUILDING 'C' - OFFICE/RETAIL - PARCEL 3	
29	9'x19' STANDARD STALLS PER CITY STANDARDS	B OCCUPANCY	
30	8'-6"x16' COMPACT STALLS PER CITY STDS	SPRINKLED BLDG A	
31	ELECTRICAL METER CENTER	TABLE 504.3: ALLOWABLE HEIGHT: 60 FEET	
32	FIRE RISER	TABLE 504.4: ALLOWABLE STORY: 3 -STORY	
33	TRANSFORMER	TABLE 506.2: ALLOWABLE AREA : 36,000 SQ. FT. (S1)	
34	DRIVE THRU CLEARANCE BAR	<b>Parking Requirements</b>	
35	DRIVE THRU PRE-MENU BOARD	PARKING REQUIRED	
36	DRIVE THRU SPEAKER/ORDER W/ LOOP DETECTOR	FAST FOOD RESTAURANT AT 1 SPACE PER 100SF FLOOR AREA	
37	DRIVE THRU MENU BOARD	COFFEE AT 1 SPACE PER 150SF FLOOR AREA	
38	PAY UP WINDOW WITH LOOP DETECTOR SYSTEM	OFFICE / BUSINESS AT 1 STALL PER EMPLOYEE	
39	PICK UP WINDOW WITH LOOP DETECTOR SYSTEM	RETAIL AT 1 STALL PER 200sf OF FLOOR AREA	
40	EXIT/ENTRY DIRECTIONAL SIGNAGE	PARCEL A (COFFEE)	
41	NO PARKING - FIRE LANE CURB PAINTED RED LETTERS SHALL BE MIN 3 INCH HIGH IN WHITE, LETTERS SHALL BE PAINTED EVERY 25 FEET OR SIGNS POSTED "FIRE LANE NO PARKING" POSTED EVERY 75 FEET	BLDG A = 2,203 / 100 = 22 STALLS	
42	BLDGS SHALL HAVE 12" HIGH SITE ADDRESS IN A POSITION THAT IS LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.	PARCEL B (FAST FOOD)	
43	EX WD. FENCE TO REMAIN AND ADD NEW W/ 8 FOOT HIGH CMU WALL WITH RETAINING SEE CIVIL DWGS	BLDG B = 3,758sf / 100 = 38 STALLS	
44	24'x10' TRASH ENCLOSURE W/ ROOF AND COLOR TO MATCH BLDG PER TABLE CITY STD TABLE 3-8	PARCEL C (RETAIL/OFFICE)	
45	NEW FIRE HYDRANTS SEE CIVIL DWGS	BLDG C = 8,784sf / 250 = 35 STALLS	
46	CONCRETE SIDEWALK MIN 4 FEET WIDE AND 7 FEET MIN WHEN ADJACENT TO PARKING	TOTAL REQUIRED = 95 STALLS	
47	FIRE/EMERGENCY VEHICULAR TURNING RADIUS 24' INSIDE RADIUS & 44' OUTSIDE RADIUS	<b>Parking Provided</b>	
48	LOADING ZONE 12'x40' WITH 13'-6" VERTICAL CLEARANCE	PER CBC 2022 TABLE 11B-208.2 ACCESSIBLE STALLS	
49	PROPOSED FUTURE EV ACCESSIBLE STALL	PARKING PROVIDED PARCEL A	
50	PROPOSED BERM & LANDSCAPE HEDGE TO SCREEN DRIVE THRU CAR HEAD LIGHTS SEE LANDSCAPE DWGS	PARKING TYPE	
51	REMOVE EXISTING TRUNCATED DOMES, STRIPING, THEN PATCH & REPAIR AC PAVING AS NEEDED	ACCESSIBLE STALLS OPEN	
52	NOT USED	STANDARD STALLS	
53	NEW PLANTER AREA	COMPACT STALLS	
54	NEW CURB RAMP WITH TRUNCATED DOMES	TOTAL PARKING	
		CALGREEN EV STALLS	
		TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
		TYPES OF EV STALLS	
		EV CAPABLE	
		EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	
		PARKING PROVIDED PARCEL B	
		PARKING TYPE	
		ACCESSIBLE STALLS OPEN	
		STANDARD STALLS	
		TOTAL PARKING	
		CALGREEN EV STALLS	
		TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
		TYPES OF EV STALLS	
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		EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	
		PARKING PROVIDED PARCEL C	
		PARKING TYPE	
		ACCESSIBLE STALLS OPEN	
		STANDARD STALLS	
		COMPACT STALLS	
		TOTAL PARKING	
		CALGREEN EV STALLS	
		TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
		TYPES OF EV STALLS	
		EV CAPABLE	
		EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	
		Vicinity Map	



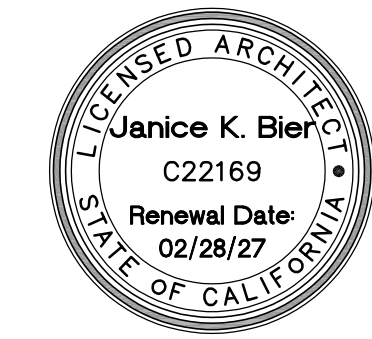
LEGEND	
---	PROPERTY LINE
---	CENTERLINE
---	EX CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	EX 6' HIGH CHAIN-LINK FENCE
---	EX 6' HIGH CMU BLOCK WALL
---	EX 6' HIGH WOOD FENCE
---	NEW 6'-8" HIGH CMU BLOCK WALL
---	PROPOSED 6" HIGH CONCRETE CURB
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED CONCRETE PAVING
---	PROPOSED LANDSCAPED AREAS
---	PATH OF TRAVEL

SJA

Design Group

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

Phase Plan

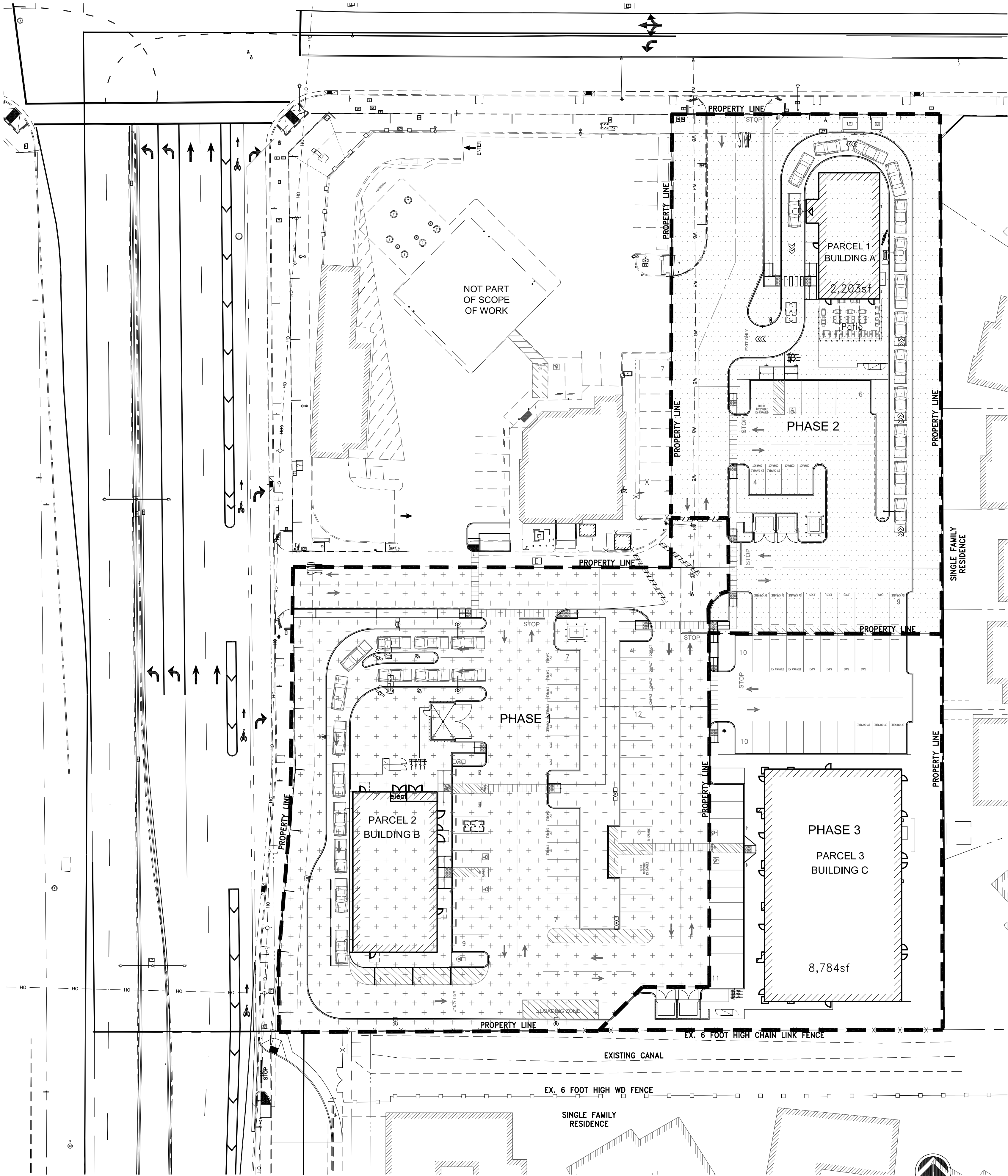
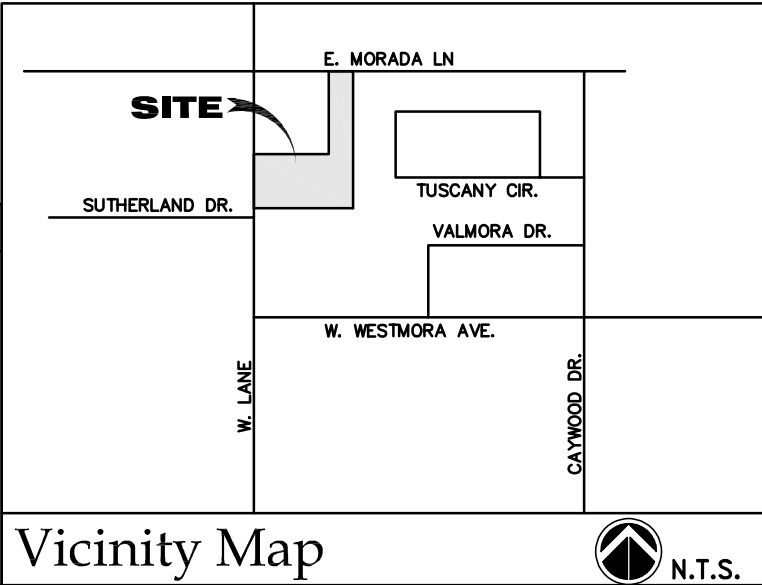
Revisions

SHEET No.

A1.0a

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
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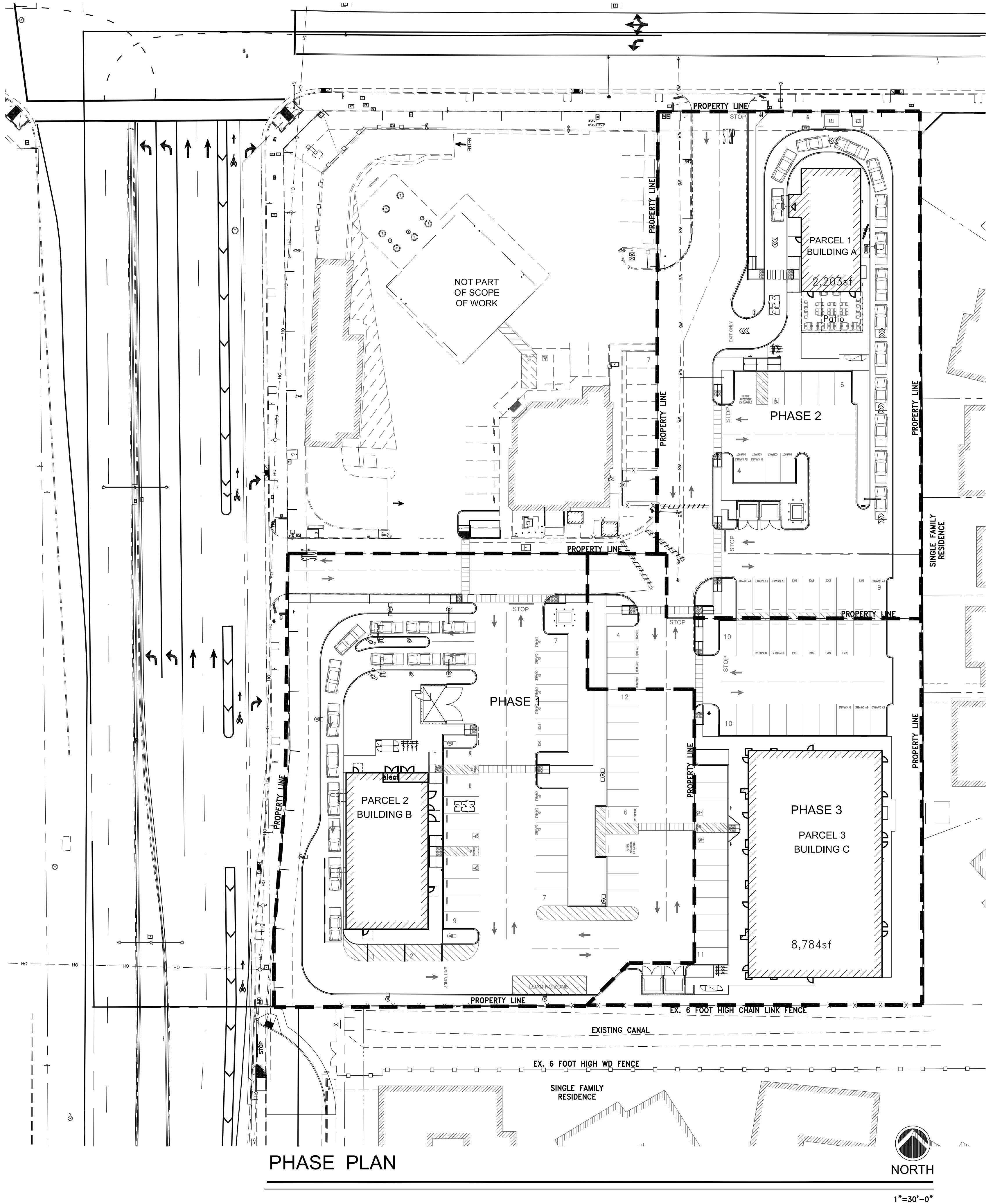
LEGEND	
	PHASE ONE
	PHASE TWO
	PHASE THREE



PHASE PLAN

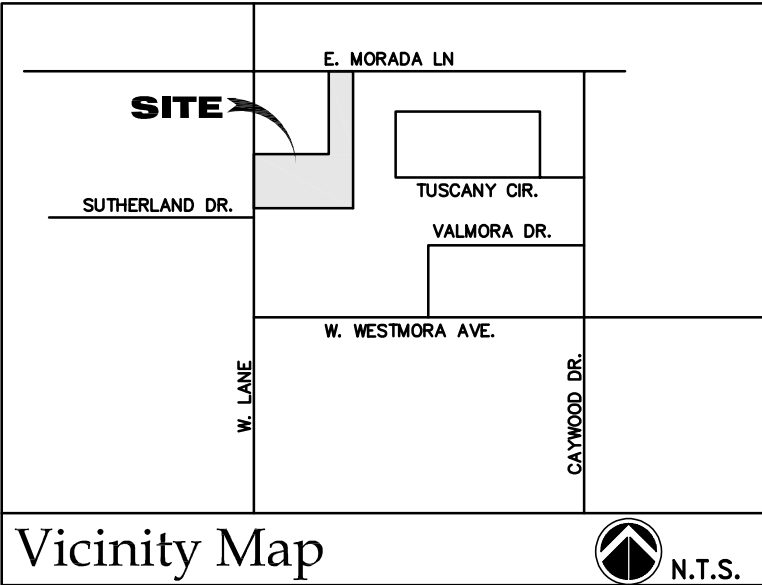


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PHASE PLAN

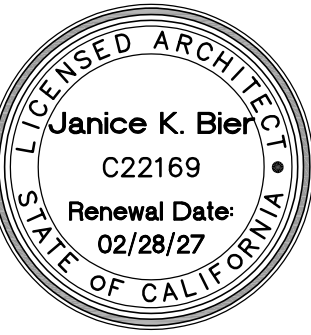
PROJECT DATA	
APPLICANT:	GROVE DEVELOPMENT CO. 7502 N. COLONIAL AVE. STE 101 FRESNO, CA 93711 PH: 559-355-3000
ADDRESS:	MORADA & WEST LANE STOCKTON CA
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EXISTING ZONING:	CN (COMMERCIAL NEIGHBORHOOD)
EXISTING USE:	VACANT
PROPOSED USE:	CG (COMMERCIAL GENERAL)
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	
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PARCEL SIZE: ±2.69 AC	
PARCEL 1: 2,483sf / 0.883 AC / 38,495sf	
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Const Type/ Occupancy	
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CONST.	TYPE V-B
SPRINKLERS	NO
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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
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TABLE 506.2:	BASIC ALLOWABLE AREA FACTOR: 6,000 SQ. FT.
BUILDING 'C' - OFFICE/RETAIL - PARCEL 3	
B OCCUPANCY	
SPRINKLED BLDG A	
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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
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TOTAL PARKING	26
CALGREEN EV STALLS	
TIER 1 TABLE 5.106.5.3.1 TOTAL PARKING PROVIDED (26-50)	
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EV CAPABLE	11
EVCS (THE REQ'D NO. COUNTS TOWARD TOTAL REQ'D EV STALLS)	4



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

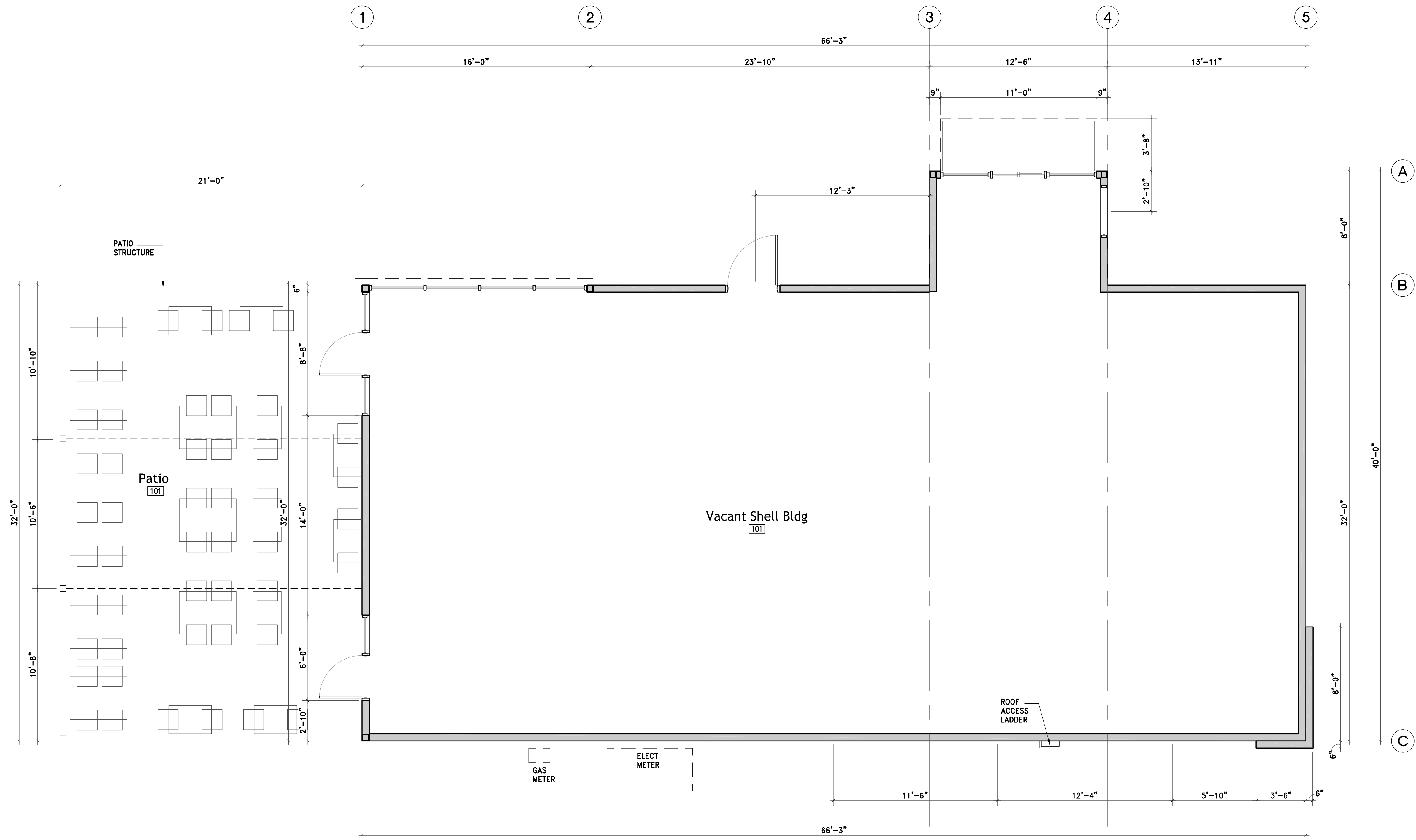
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## FLOOR PLAN

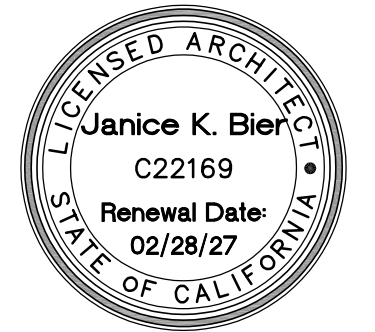
BUILDING AREA 2,203sf



NORTH

1/4"=1'-0"

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



Date: 10.13.25  
Drawn By: Susan Jones  
Project # 24029

Floor Plan  
Bldg A

Revisions

SHEET No.

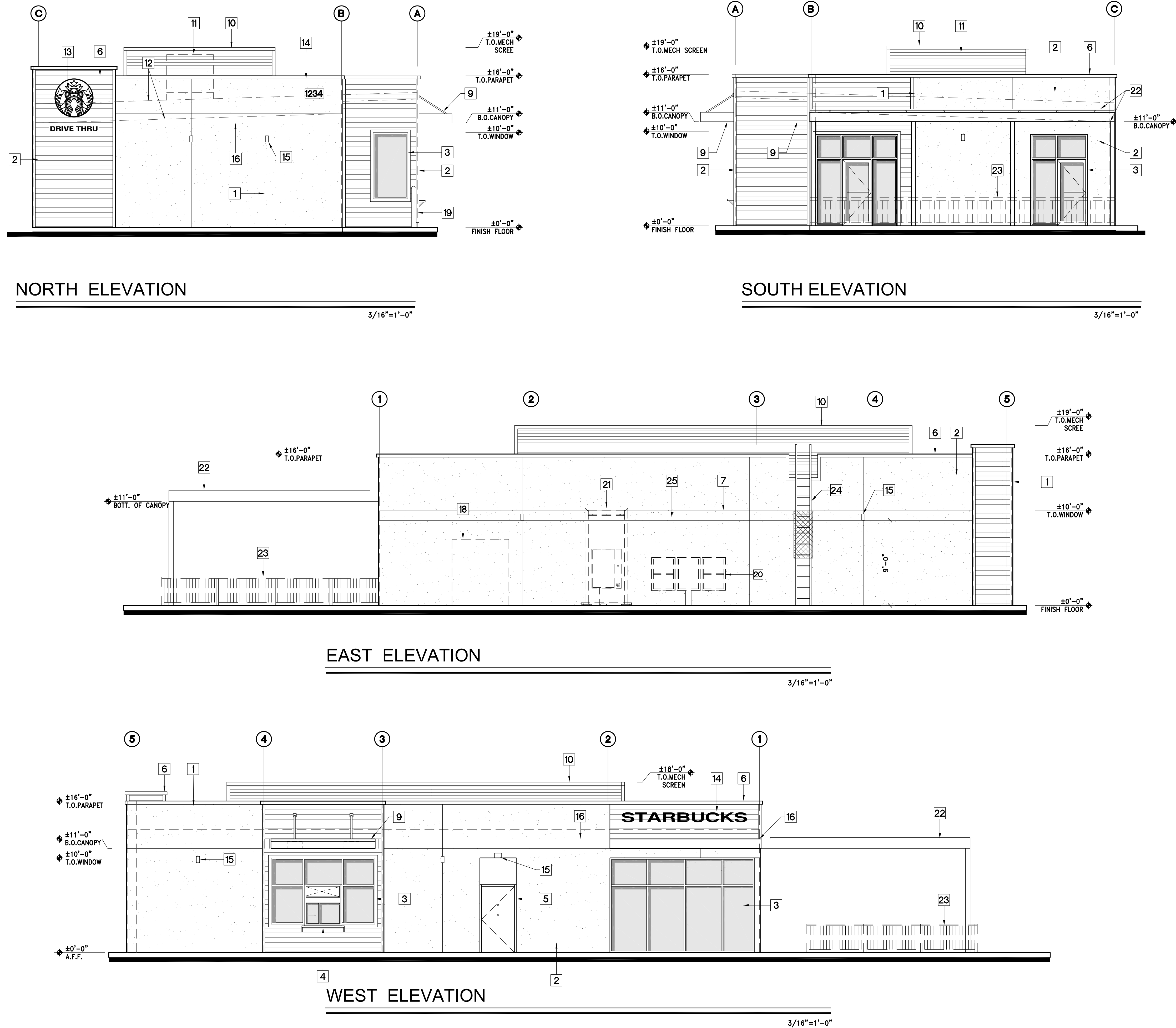
A2.1

**General Note:**

1. ALL BUILDING SIGNAGE SHALL BE DEFERRED ITEMS/UNDER SEPARATE PERMITS. SHOP DRAWINGS SHALL BE SUBMIT LOCAL BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. GC SHALL COORDINATE AND VERIFY LOCATION OF SIGNAGE WITH LOCATION OF BACKING, POWER OR DATA AS REQUIRED PRIOR TO INSTALLATION

2. PRE-MANUFACTURED METAL CANOPIES ARE DEFERRED ITEMS AND SHALL BE SUBMITTED TO ARCHITECT & EOR & LOCAL BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

Keynotes	
No.	Description
1	JAMES HARDIE PLANK SMOOTH FINISH PAINTED "TIMBER BARK"
2	7/8" CEMENT PLASTER (PAINTED) o/ METAL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHEATHING PAINTED SHERWIN WILLIAMS SW 7004 "SNOWBOUND"
3	ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM 4 1/2" COLOR "DARK BRONZE"
4	DRIVE-THRU WINDOW w/ SHELF IN "DARK BRONZE"
5	HOLLOW METAL DOOR PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
6	PRE-FINISHED METAL COPING PAINTED SHERWIN WILLIAMS SW 7069 "IRON ORE"
7	STUCCO CONTROL JOINT
8	EXTERIOR SCONE LIGHT
9	PRE-MANUFACTURES METAL CANOPY WITH OPEN BOTTOM AND ROOF PANEL. COLOR MATCH TO SHERWIN WILLIAMS "IRON ORE"
10	MECHANICAL ROOF SCREEN HORIZONTAL RIBBED METAL PANEL BY ROOF SCREEN OR EQ. PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
11	DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT SCREENED BY PARAPET
12	DASHED LINE INDICATES ROOF LINE FOR REFERENCE ONLY
13	BUILDING ADDRESS SIGN SHALL BE A MIN. OF 6" IN HEIGHT AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND
14	SIGNAGE SHOWN FOR REFERENCE ONLY, SEPARATE APPLICATION AND APPROVAL REQUIRED
15	EXTERIOR WALL LIGHT
16	12" DEEP BREAK METAL TO MATCH STOREFRONT FRAME
17	NOT USED
18	ELECTRICAL METER CENTER PAINTED SHERWIN WILLIAMS SW 7004 "SNOWBOUND"
19	6" DIAMETER STEEL PIPE CONC. FILLED BOLLARD PAINTED SAFETY YELLOW 48" HIGH
20	DRIVE THRU MENU 3-PANEL MENU BOARD
21	DRIVE THRU CANOPY AND SPEAKER/ORDER POST
22	PATIO METAL CANOPY w/ SOLAR PANELS ABOVE
23	3 FOOT HIGH WROUGHT IRON PATIO FENCING POWDER COATED COLOR TO MATCH SHERWIN WILLIAMS SW 7069 "IRON ORE"
24	ROOF ACCESS LADDER
25	7/8" CEMENT PLASTER (PAINTED) o/ METAL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHEATHING PAINTED SHERWIN WILLIAMS SW 7069 "IRON ORE"







NORTH ELEVATION

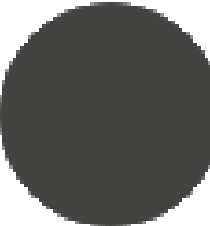
Material Board



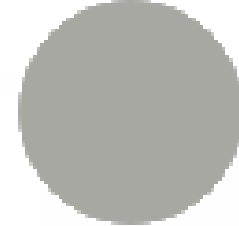
JAMES HARDIE  
SMOOTH PLANK  
"TIMBER BARK"



SHERWIN WILLIAMS  
SW 7004  
"SNOWBOUND"



SHERWIN  
WILLIAMS SW  
7069 "IRON ORE"



SHERWIN  
WILLIAMS SW 7066  
"GRAY MATTERS"



SOUTH ELEVATION



SOUTH ELEVATION

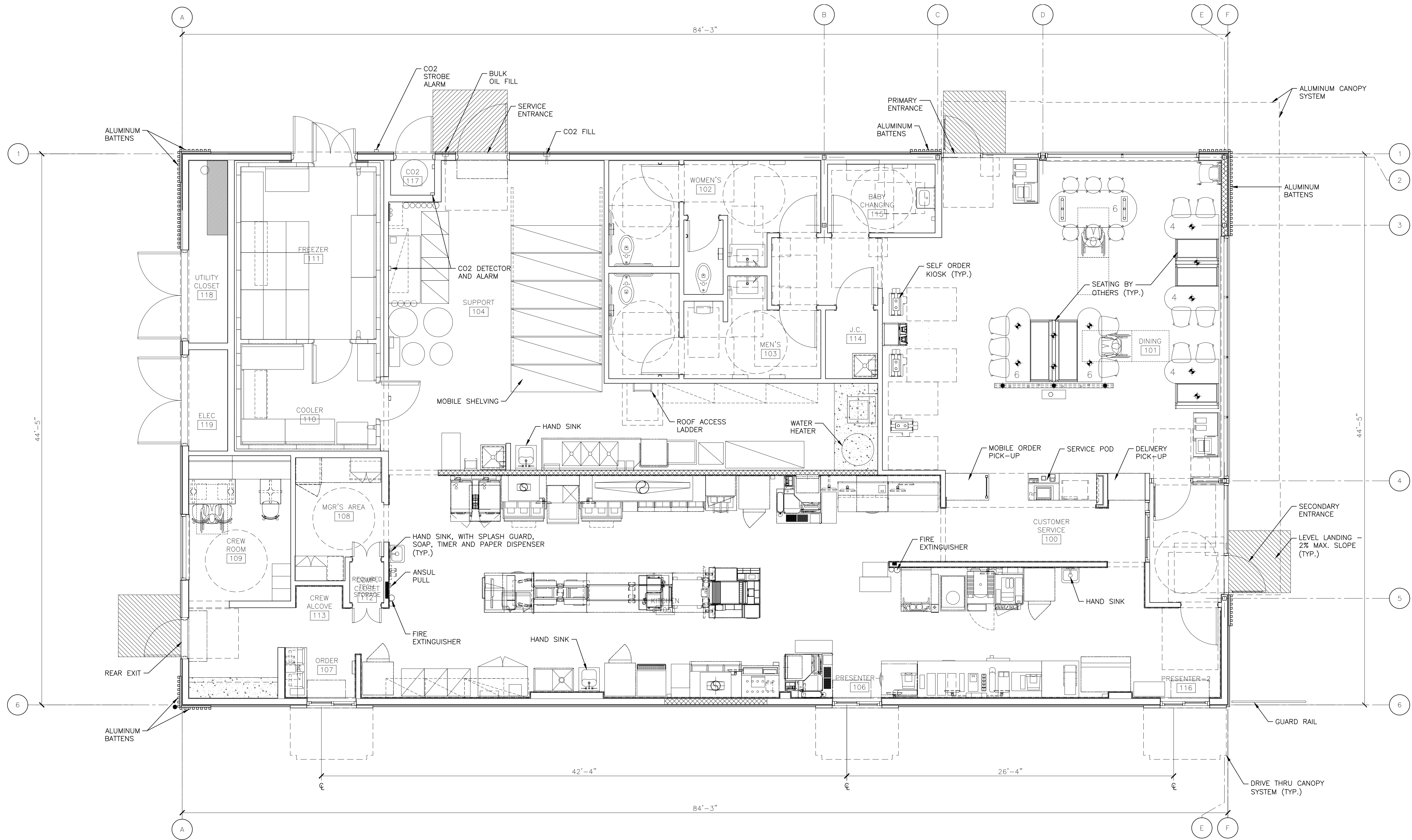


WEST ELEVATION



PLAN 01-PROJECTS AMERICAN CANYON/MCDONALD'S - MCD 2024/MCD24085.0 - 45230 - NEW - WEST AND MORADA, STOCKTON, CA 01 DRAWINGS 01-ARCHITECTURAL 02 PLANNING 2025.02.25 MOVED TO CONSTRUCTION 04-24085.0 - A-PLANNING 4/7/2025 3:05 PM H.A. IBRAHIM

1 FLOOR PLAN  
A1.0 1/4"=1'-0"



SHEET NO.	TITLE	DRAWN BY	STD. ISSUE DATE	REV.	DATE	DESCRIPTION	
						TEST FIT	SITE PLAN
45230	MCDONALD'S - SACRAMENTO - 45230	---	07/08/2024	6/25/24			
45230	4584- RPTTYPE BUILDING	---	07/08/2024				
45230	WOOD BEARING WALLS	---	07/08/2024				
45230	WOOD ROOF TRUSS FRAMING	---	07/08/2024				
45230	STUCCO/BATEN/FIBER CEMENT LAP SIDING	---	07/08/2024				
45230	SITE ADDRESS	---	07/08/2024				
45230	1400 West Ln., Stockton, CA 95210	---	07/08/2024				

PREPARED FOR: **McDonald's USA, LLC**

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Professional of Record:

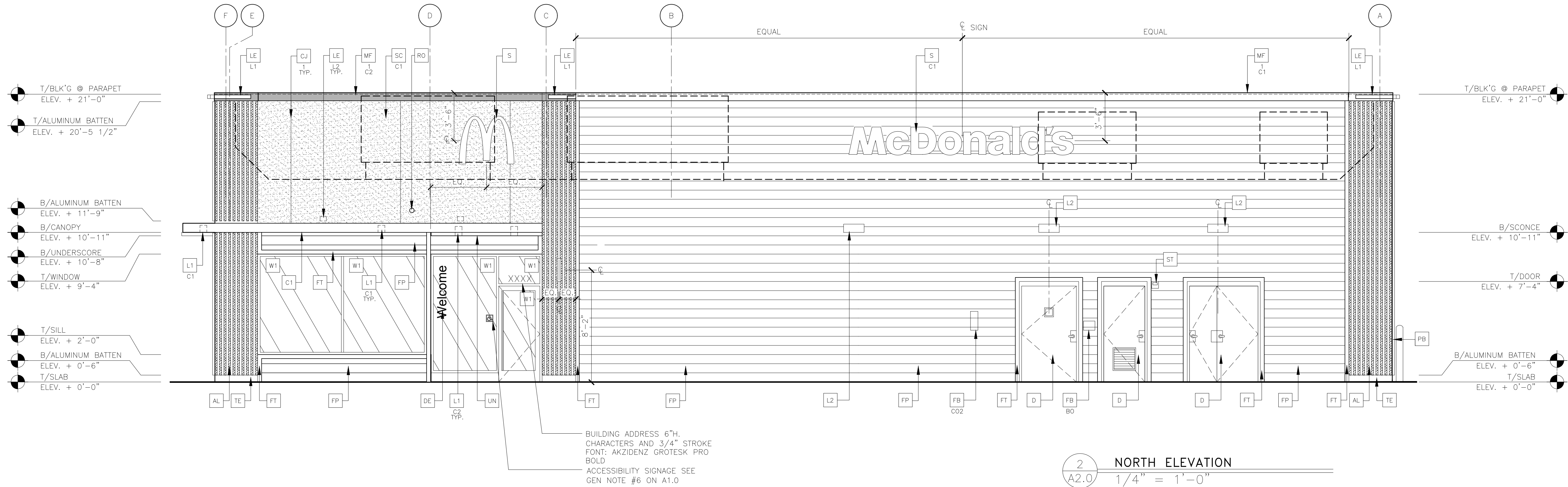
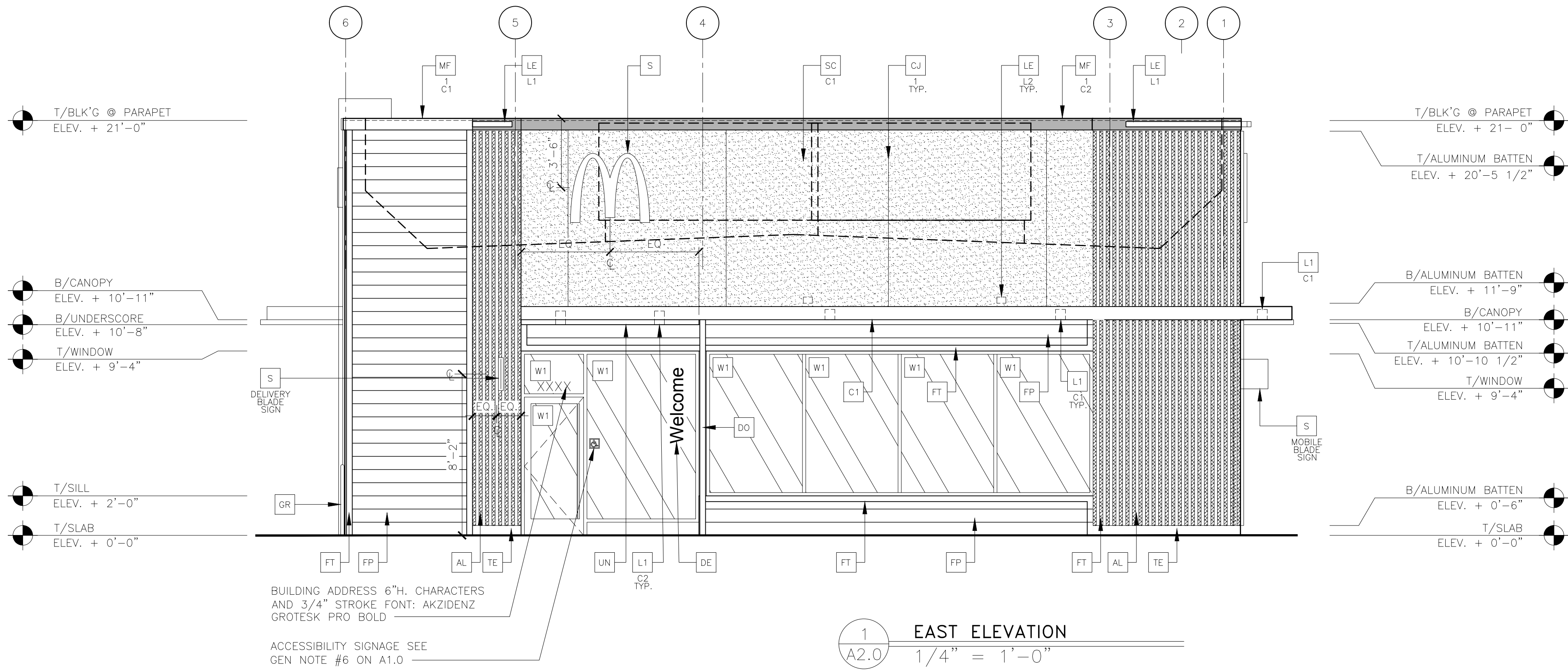
**PM DESIGN**  
Architectural Solutions Group  
211 Gateway Rd. W Suite 208  
Napa, CA. 94548

McDonald's USA, LLC

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MCD24085.0 STOCKTON, CA





KEY NOTES:

- |   |   |  |   |   |   |
|---|---|--|---|---|---|
| <b>AL</b> ALUMINUM BATTEN SYSTEM<br>SIZE: 2"x2" PROFILE<br>COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.<br>COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.<br>SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS | <b>D</b> HOLLOW METAL DOOR<br>PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE   | <b>FP</b> FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5<br>COLOR: TIMBER BARK                                | <b>LE</b> ACCENT LIGHTING - SEE ELECTRICAL<br>L1 - LED LIGHT:<br>1 = SLIM LED (DOWN ONLY)<br>2 = BOTTOM TRIM AT METAL REVEAL PANEL<br>3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES | <b>RO</b> ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL                              | <b>W1</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS<br>COLOR: DARK BRONZE   |
| <b>C1</b> ALUMINUM CANOPY SYSTEM W/FASCIA<br>COLOR: WHITE   | <b>DE</b> DECAL BY GRAPHICS SUPPLIER<br>SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.<br>SUPPLIERS:<br>VOMELA (865) 330-7337, ann.bowen@vomela.com<br>GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com | <b>FT</b> FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5<br>COLOR: TIMBER BARK (CHECK 1 5/8" PRE-Paint AVAILABILITY) | <b>MF</b> METAL FASCIA<br>TYPE:<br>1 = PRE-FAB ANCHOR-TITE FASCIA<br>2 = BOTTOM TRIM AT METAL REVEAL PANEL<br>3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES                         | <b>SC</b> STUCCO FINISH<br>C1 - COLOR:<br>C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS               | <b>W2</b> DRIVE-THRU WINDOW BY READY ACCESS<br>MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE<br>COLOR: DEEP BRONZE<br>SLIDE DIRECTION: RL = RIGHT TO LEFT<br>LR = LEFT TO RIGHT |
| <b>C2</b> ALUMINUM CANOPY SYSTEM<br>COLOR: RAL 7022   | <b>DO</b> DOWNSPOUT<br>3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER<br>COLOR: RAL 7022  | <b>GR</b> GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH<br>PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS  | <b>PT</b> METAL UNDERSCORE<br>MODEL: #WPT STD<br>CALL 1-888-743-7435 TO ORDER   | <b>ST</b> CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.                              |   |
| <b>CJ</b> CONTROL JOINT<br>1 - TYPE: 1 = EIFS   | <b>EJ</b> EXPANSION JOINT, SEE DETAIL 7/A4.1  | <b>L1</b> RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL<br>C1 - COLOR:<br>C1 = WHITE<br>C2 = GOLD   | <b>PB</b> PIPE BOLLARD - PAINTED YELLOW   | <b>TE</b> TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE<br>COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |   |
|   | <b>FB</b> CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)<br>BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)  | <b>L2</b> RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL<br>COLOR: PLATINUM SILVER   |   | <b>UN</b> METAL UNDERSCORE<br>COLOR: GOLD   |   |

REV	DATE	DESCRIPTION
1	16/25/24	TEST FIT - SITE PLAN

Professional of Record:



Architectural  
Solutions Group

211 Gateway Rd. W  
Suite 208  
Napa, CA. 94558

Seal

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PREPARED FOR:

DRAWN BY:

STD. ISSUE DATE:

REVIEWED BY:

DATE ISSUED:

SITE ADDRESS:

SHEET NO.

4-5230

STOCKTON, CA

4584 RPITYPE BUILDING

WOOD BEARING WALLS

WOOD ROOF TRUSS FRAMING

STUCCO/BATTEN/FIBER CEMENT LAP SIDING

DESCRIPTION

4-5230

STOCKTON, CA

4584

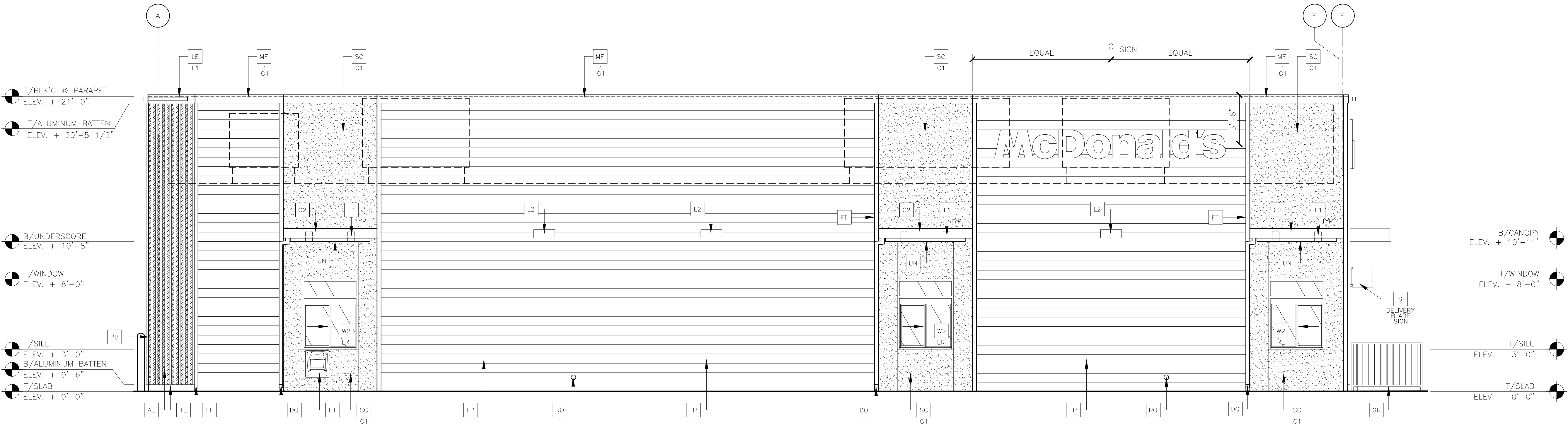
4-5230

STOCKTON, CA

STOCKTON, CA



\\PMDESIGN\LOCAL\PMDS-SHARED\AC\01-PROJECTS\AMERICAN CANYON\MCDONALD'S\...MCD 2024\MCD24085.0 - 45230 - NEW - WEST AND MORADA, STOCKTON, CA\01 DRAWINGS\01-ARCHITECTURAL\02 PLANNING\05\_24085.0 - A-ELEV\DWG 1/14/2025 9:52 AM NESTOR PANGANIAN



1 SOUTH ELEVATION - CAMDEN AVE  
1/4" = 1'-0"



2 WEST ELEVATION - LEIGH AVE  
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB,  
GROUP 1, HDO BOTH FACES, APA TRADEMARKED,  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH  
SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CJ CONTROL JOINT  
1-TYPE: 1 = EIFS
- D HOLLOW METAL DOOR  
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO DOWNSPOUT  
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB
- C2 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FP FIBER CEMENT LAP SIDING: SMOOTH HARDI-BEARD PLANK BY  
JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5  
COLOR: TIMBER BARK
- FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1  
5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5  
COLOR: TIMBER BARK (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1-COLOR:  
C1= WHITE  
C2= GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1-LED LIGHT;  
L1 = SLIM LED (DOWN ONLY)  
L2 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA  
1-TYPE:  
1 = PRE-FAB ANCHOR-TITE FASCIA  
2 = BOTTOM TRIM AT METAL REVEAL PANEL  
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES  
COLOR:  
C1= WEATHERED ZINC  
C2= RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW  
(RMHC) COIN COLLECTOR  
MODEL: #WPT STD  
CALL 1-888-743-7435 TO ORDER
- PT (RMHC) COIN COLLECTOR  
MODEL: #WPT STD  
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1-COLOR:  
C1= WEATHERED ZINC RACEWAY  
C2= RAL 7022 RACEWAY
- SC STUCCO FINISH  
C1-COLOR:  
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS  
FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSORE  
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600, SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
XX SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION
1	6/25/24	TEST FIT - SITE PLAN

Professional of Record:



Architectural  
Solutions Group

211 Gateway Rd. W  
Suite 208  
Napa, CA. 94558

Seal

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PREPARED FOR:

DRAWN BY:

STD ISSUE DATE

07/08/2024

REVIEWED BY:

07/08/24

DATE ISSUED

4-5230

SHEET NO.

A3.2b

ELEVATIONS

PROJECT: MCDONALD'S - SACRAMENTO - 4-5230

4584 RPTTYPE BUILDING

WOOD BEARING WALLS

WOOD ROOF TRUSS FRAMING

STUCCO/BATTEN/FIBER CEMENT LAP SIDING

SITE ADDRESS

4-5230

Stockton, CA 95210


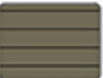
STOCKTON, CA





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





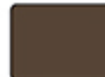
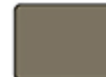

9450 WEST LN., STOCKTON, CA 95210





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	



MCDONALD'S - SACRAMENTO - 4-5230

9450 WEST LN., STOCKTON, CA 95210



DRIVE THRU ELEVATION

## MATERIAL LEGEND:



GOLD

STUCCO  
IRON ORE SW 7009WOOD GRAIN  
SUBSTRATE - RAL 4022

RAL 7022

WINDOWS  
METAL BRONZEFAIRVIEW TAUPE  
BENJAMIN MOORE

WHITE



WEATHERED ZINC

LAP SIDING  
TIMBER BARKALUMINUM CANOPY  
WHITE


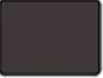
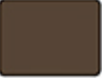
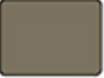





METAL SILVER





REAR 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	





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

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



Date: 04.29.25  
Drawn By: Susan Jones  
Project # 24029

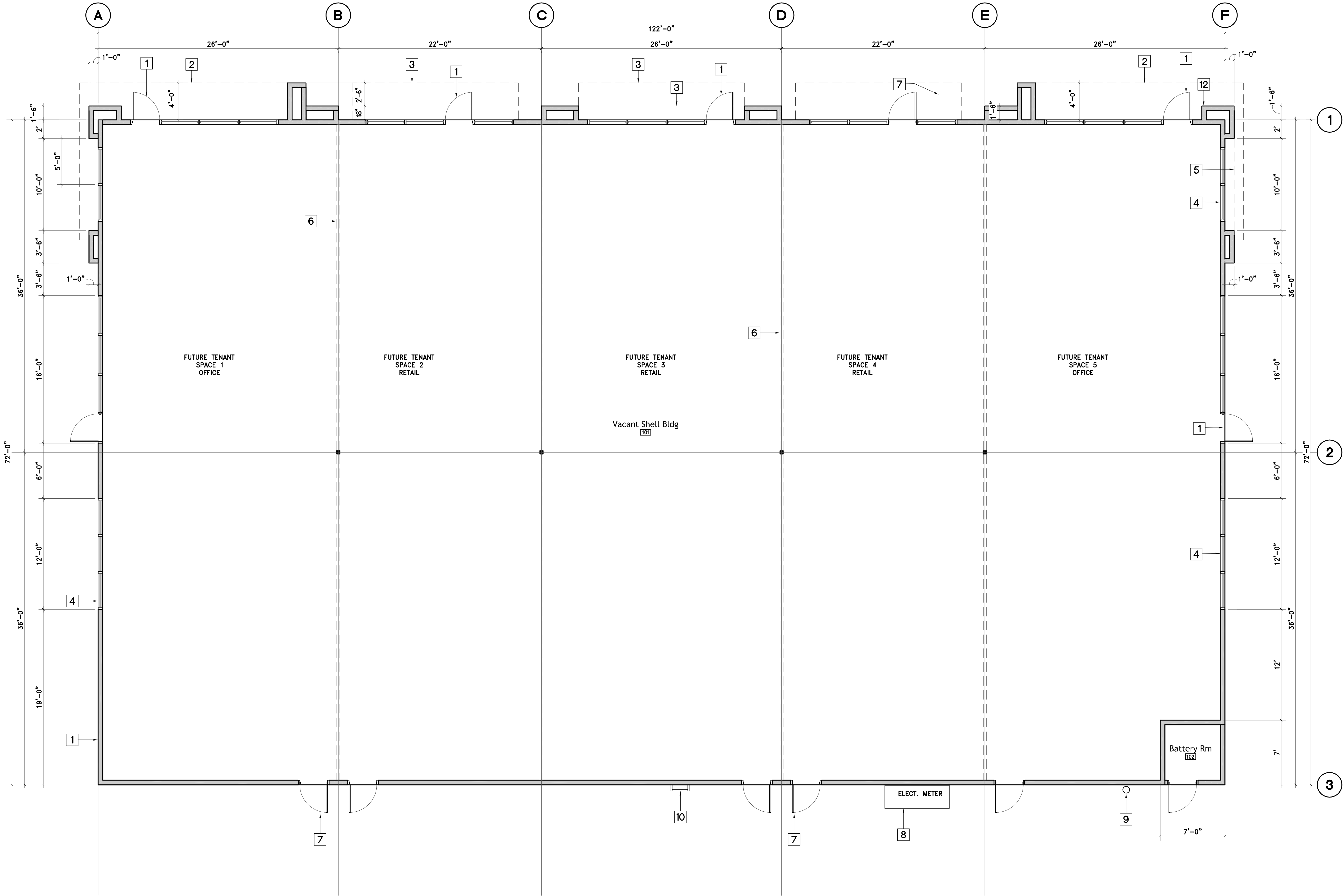
Floor Plan  
Bldg C

Revisions

SHEET No.

A2.3

KEYNOTES	
No.	Description
1	STOREFRONT ENTRY DOOR AND WINDOWS PROVIDE LEVEL LANDING AT BOTH SIDES OF DOOR
2	FRAMED CANTILEVERED SOFFIT
3	LOUVERED METAL CANOPY MANUF. MAPE ARCHITECTURAL CANOPIES OR APPROVED EQ.
4	STOREFRONT WINDOWS
5	STUCCO SOFFIT
6	FUTURE TENANT DEMISING WALL
7	HOLLOW METAL DOOR, SEE DOOR SCHEDULE
8	ELECTRICAL METER CENTER
9	FIRE RISER
10	ROOF ACCESS LADDER
12	BUILDING ADDRESS SIGN MIN. 12" HIGH ON CONTRASTING BACKGROUND, SEE EXTERIOR ELEVATIONS



FLOOR PLAN - Bldg C



1/4"=1'-0"





1915 Carolina Ave.  
Clovis CA 93611

PH: 559. 593.9692

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



Date: 04.29.25  
Drawn By: Susan Jones  
Project # 24029

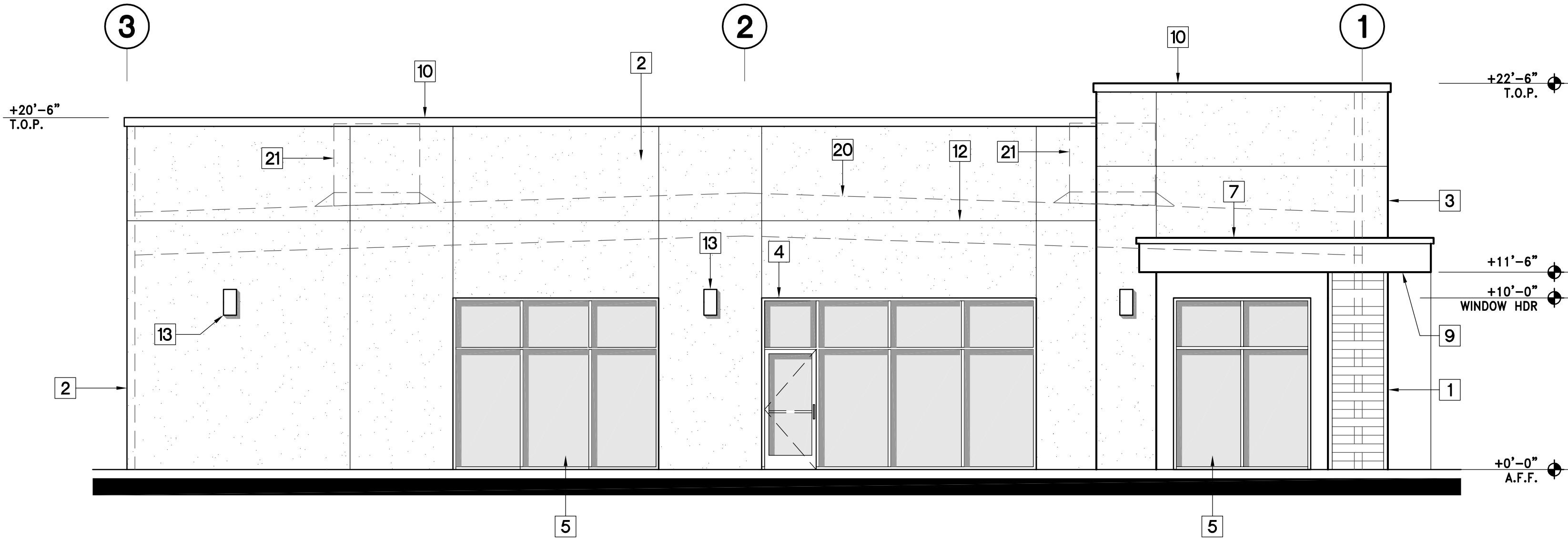
Exterior  
Elevations  
Bldg C

Revisions

SHEET No.

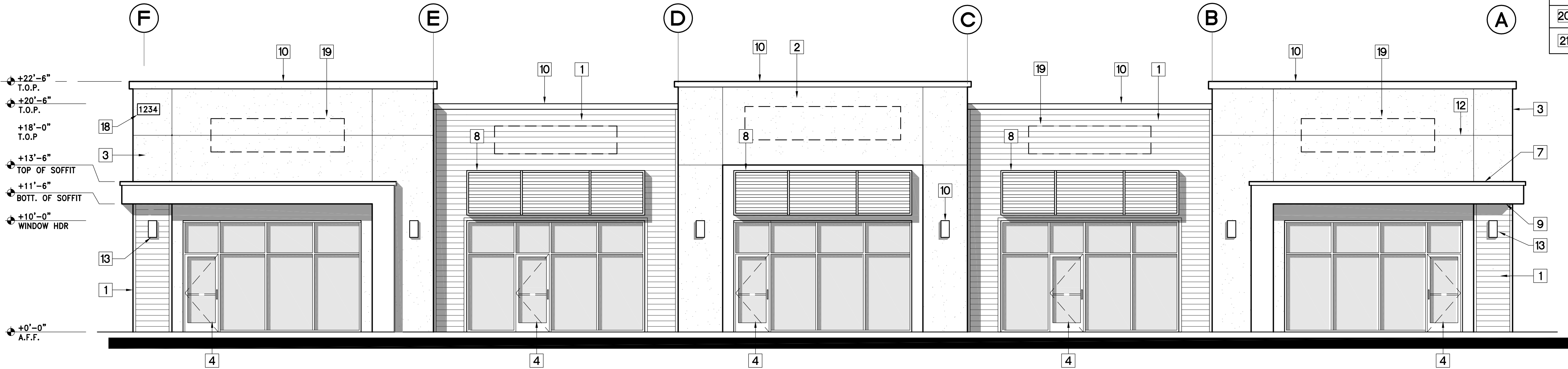
A3.3

KEYNOTES	
No.	Description
1	JAMES HARDIE PLANK SMOOTH FINISH PAINTED "TIMBER BARK"
2	7/8" CEMENT PLASTER (PAINTED) o/ MTL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHHG PAINTED SHERWIN WILLIAMS SW 7004 "SNOWBOUND"
3	7/8" CEMENT PLASTER (PAINTED) o/ MTL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHHG PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
4	STOREFRONT ENTRY DOOR AND SIDELITE, PROVIDE LEVEL LANDING AT BOTH SIDES OF DOOR
5	STOREFRONT WINDOWS
6	HOLLOW METAL DOOR, SEE DOOR SCHEDULE
7	FRAMED CANTILEVERED SOFFIT
8	LOUVERED METAL CANOPY MANUF. MAPE ARCHITECTURAL CANOPIES OR APPROVED EQ.
9	STUCCO SOFFIT
10	PRE-FINISHED METAL COPING PAINTED SHERWIN WILLIAMS SW 7069 "IRON ORE"
12	STUCCO CONTROL JOINTS
13	DECORATIVE WALL MOUNTED LIGHTS
14	WALL PACK LIGHTS
15	ELECTRICAL METER CENTER
16	FIRE RISER
17	ROOF ACCESS LADDER
18	BUILDING ADDRESS SIGN MIN. 12" HIGH ON CONTRASTING BACKGROUND, SEE EXTERIOR ELEVATIONS
19	BUILDING SIGNAGE IS A SEPARATE SUBMITTAL AND APPROVAL PROCESS SHOWN HERE ONLY FOR REFERENCE
20	DASHED LINE INDICATES ROOF STRUCTURE
21	DASHED LINE INDICATES MECH UNITS SCREENED BY PARAPET WALL



NORTH ELEVATION

3/16"=1'-0"



WEST ELEVATION

3/16"=1'-0"

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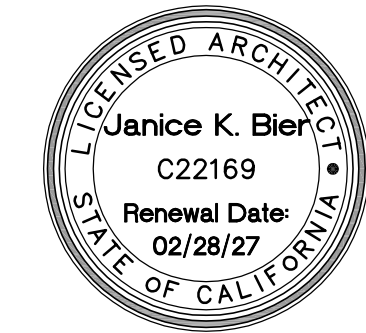
SJA

Design Group

1915 Carolina Ave.  
Clovis CA 93611

PH: 559. 593.9692

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



Date: 04.29.25  
Drawn By: Susan Jones  
Project # 24029

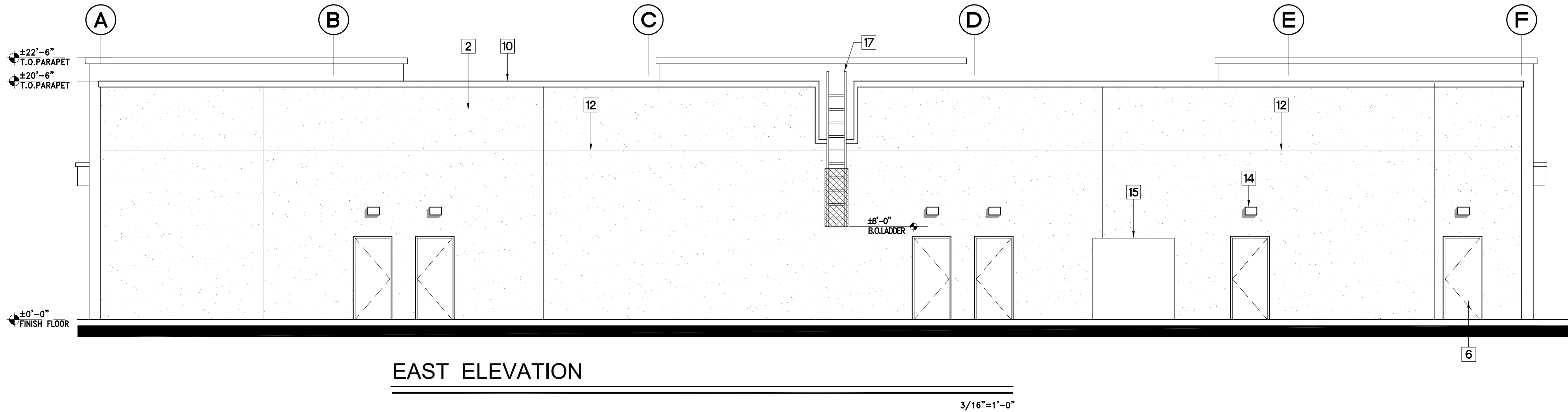
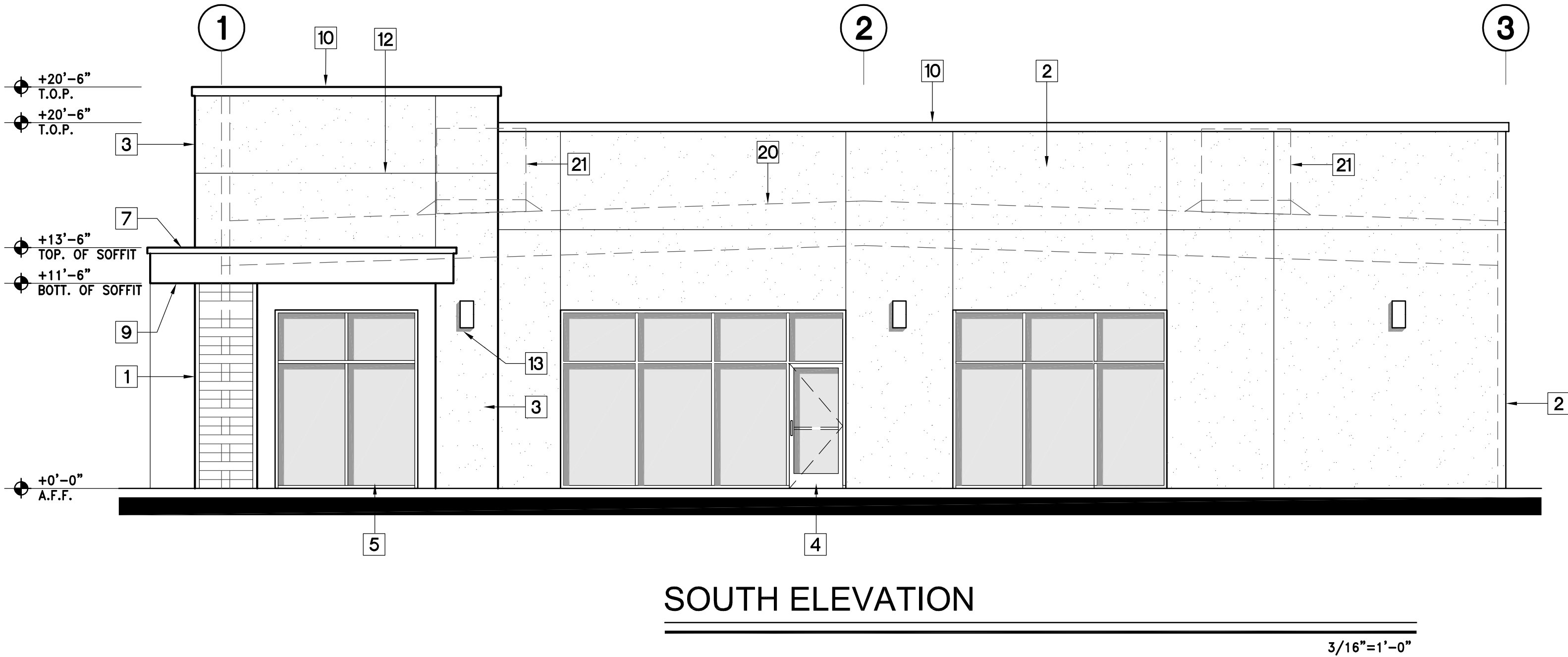
Exterior  
Elevations  
Bldg C

Revisions

SHEET No.

A3.4

KEYNOTES	
No.	Description
1	JAMES HARDIE PLANK SMOOTH FINISH PAINTED "TIMBER BARK"
2	7/8" CEMENT PLASTER (PAINTED) o/ MTL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHHG PAINTED SHERWIN WILLIAMS SW 7004 "SNOWBOUND"
3	7/8" CEMENT PLASTER (PAINTED) o/ MTL LATH o/ TYVECK WATER RESISTIVE MEMBRANE o/ SHHG PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
4	STOREFRONT ENTRY DOOR AND SIDELITE, PROVIDE LEVEL LANDING AT BOTH SIDES OF DOOR
5	STOREFRONT WINDOWS
6	HOLLOW METAL DOOR, SEE DOOR SCHEDULE
7	FRAMED CANTILEVERED SOFFIT
8	LOUVERED METAL CANOPY MANUF. MAPE ARCHITECTURAL CANOPIES OR APPROVED EQ.
9	STUCCO SOFFIT
10	PRE-FINISHED METAL COPING PAINTED SHERWIN WILLIAMS SW 7069 "IRON ORE"
12	STUCCO CONTROL JOINTS
13	DECORATIVE WALL MOUNTED LIGHTS
14	WALL PACK LIGHTS
15	ELECTRICAL METER CENTER
16	NOT USED
17	ROOF ACCESS LADDER
18	BUILDING ADDRESS SIGN MIN. 12" HIGH ON CONTRASTING BACKGROUND, SEE EXTERIOR ELEVATIONS
19	BUILDING SIGNAGE IS A SEPARATE SUBMITTAL AND APPROVAL PROCESS SHOWN HERE ONLY FOR REFERENCE
20	DASHED LINE INDICATES ROOF STRUCTURE
21	DASHED LINE INDICATES MECH UNITS SCREENED BY PARAPET WALL





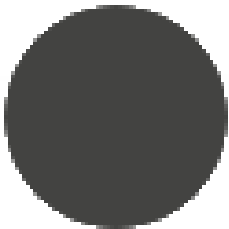
Material Board



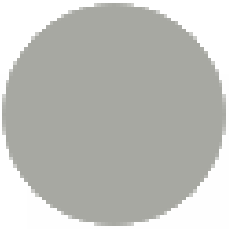
JAMES HARDIE  
SMOOTH PLANK  
"TIMBER BARK"



SHERWIN WILLIAMS  
SW 7004  
"SNOWBOUND"



SHERWIN  
WILLIAMS SW  
7069 "IRON ORE"



SHERWIN  
WILLIAMS SW 7066  
"GRAY MATTERS"



NORTH ELEVATION



WEST ELEVATION





SOUTH ELEVATION



EAST ELEVATION





LIC.# 935734  
OFFICE: 8889 N. THOMPSON AVE.  
CLOVIS, CA 93619  
MAIL: 1865 HERNDON AVE., STE K 409  
CLOVIS, CA 93611  
P: (559) 323-8139 F: (559) 314-6066

LANDSCAPE CONNECTION, INC.  
DESIGN BUILD

*Hope Fite*

HOPE FITE  
LANDSCAPE DESIGNER

PROJECT TITLE: THE STOCKTON PROJECT  
NEC OF WEST LANE &  
MORADA LANE  
STOCKTON, CA.

SHEET TITLE: PLANTING PLAN

CHECK AND VERIFY ALL DIMENSIONS  
BEFORE PROCEEDING WITH THE WORK.  
REPORT DISCREPANCIES TO  
LANDSCAPE CONNECTION, INC.

SCALE: AS SHOWN  
DATE: 1-13-25  
DRAWN BY: HF

REVISED DATE:

PROJECT NUMBER: 25-105

SHEET IDENTIFICATION NUMBER

L-X

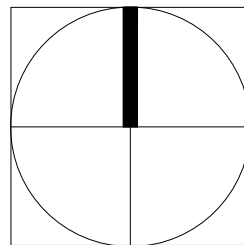
SHEET X OF X

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON THE PLAN.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANDSCAPE CONNECTION, INC. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
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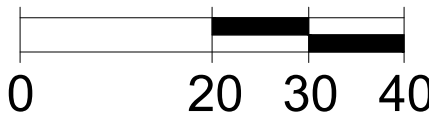


Know what's below.  
Call before you dig.



NORTH

SCALE: 1"=20'-00"



MORADA LANE

BUILDING A

WEST LANE

MATCHLINE AA -- SEE SHEET 3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>				
	Geijera parviflora / Australian Willow	15 gal.	Moderate	12
	Lagerstroemia indica x lauriei 'Tuscarora' / Tuscarora Crape Myrtle	15 gal.	Low	17
	Nyssa sylvatica / Tupelo	15 gal.	Moderate	8
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	Low	24

SHRUBS

	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	61
	Hesperaloe parviflora / Red Yucca	1 gal.	Low	45
	Lantana x 'New Gold' / New Gold Lantana	5 gal.	Low	84
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 gal.	Low	34
	Myoporum parvifolium / Groundcover Myoporum	1 gal.	Low	139
	Olea europaea 'Pette' / Olive Shrub	1 gal.	Low	88
	Salvia leucantha / Mexican Sage	5 gal.	Very Low	230
	Salvia leucantha / Mexican Sage	5 gal.	Low	18

VINE/ESPALIER

	Trachelospermum jasminoides 'Star' / Star Jasmine	5 gal.	Moderate	10
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REFERENCE NOTES & SCHEDULE

CODE	DESCRIPTION
1	Bark, Mocha Plus (In All Planters)
2	Bioretention

PARKING LOT SHADE CALCULATIONS:

% COVER	QTY	AREA (SF)	TOTAL AREA (SF)
30'-35' Trees (Pistacia c. 'Keith Davey')			
100%	4	962	3,848
50%	2	481	962
20'-30' Trees (Nyssa sylvatica)			
100%	6	707	4,242
50%	1	354	354
15'-20' Trees (Geijera parviflora, Lagerstroemia x. 'Tuscarora')			
100%	18	314	5,652
50%	2	157	314

TOTAL PARKING LOT AREA = 30,195 SF  
TOTAL SHADE AREA (per carports and trees) = 15,372 SF  
SHADE CALCULATION % IN 15 YEARS = 50%



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	Geijera parviflora / Australian Willow	15 gal.	Moderate	12
	Lagerstroemia indica x fauriei / Tuscarora / Tuscarora Crape Myrtle	15 gal.	Low	17
	Nyssa sylvatica / Tupelo	15 gal.	Moderate	8
	Pistacia chinensis / Keith Davey / Keith Davey Chinese Pistache	15 gal.	Low	24
SHRUBS				
	Callistemon viminalis / Little John / Little John Weeping Bottlebrush	5 gal.	Low	61
	Hesperaloe parviflora / Red Yucca	1 gal.	Low	45
	Lantana x New Gold / New Gold Lantana	5 gal.	Low	84
	Ligustrum japonicum / Texanum / Texas Japanese Privet	5 gal.	Low	34
	Myoporum parvifolium / Groundcover Myoporum	1 gal.	Low	139
	Olea europaea / Petite / Olive Shrub	5 gal.	Very Low	88
	Salvia leucantha / Mexican Sage	5 gal.	Low	230
VINE/ESPALIER				
	Trachelospermum jasminoides / Star / Star Jasmine	5 gal.	Moderate	18
				10

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

- 1 Bark, Mocha Plus  
(In All Planters)
- 2 Bioretention



WATER EFFICIENCY LANDSCAPE ORDINANCE:

Project: The Stockton Project  
NEC of West Lane & Morada Lane  
Stockton, CA  
Project Type: Commercial  
Water Supply: POTABLE  
Project Applicant: Landscape Connection, INC.  
(Landscape Designer, Bryon Bramwell)  
Phone: (559) 323-8139 Email: bryon@landscapeconnection.org

MAWA = (ETo) (0.62) [(0.45 x LA) + (1-ETAF x SLA)]

Maximum Applied Water Allowance (MAWA): 342,308 gallons per year  
Evapotranspiration Rate (ETo): 49.1 inches per year  
0.62: Conversion factor to gallons  
0.45: ET adjustment factor (ETAF)  
Landscape Area (LA) including SLA: 24,989 SF  
0.45: Additional water allowance for SLA  
Special Landscape Area (SLA): 0 SF

ETWU = (ETo) (0.62) (PF x HA / IE)

Estimated Total Water Use (ETWU): 275,756 gallons per year  
Evapotranspiration Rate (ETo): 49.1 inches per year  
0.62: Conversion factor to gallons  
Plant Factor (PF) from WUCOLS: 0.4-0.6 for Low Water Use Plants;  
0.4-0.6 for Medium Water Use Plants;  
0.7-1.0 for High Water Use Plants  
0.8 for Turf Grass

Hydrozone Area (HA): 132.22 SF Medium Water Use Bubbler  
805.1 SF Low Water Use Bubbler  
7,583.83 SF Medium Water Use Drip  
14,911.85 SF Low Water Use Drip  
14,911.85 SF Bioretention Low Water Use

Avg. Irrigation Efficiency (IE): 0.81 for Bubblers  
0.81 for Drip  
0.75 for Spray Heads

Irrigation Type	PF	HA	IE	PF x HA / IE
Medium Water Bubblers	0.5	132.22 SF	0.81	81.62
Low Water Bubblers	0.2	805.1 SF	0.81	198.79
Medium Water Drip	0.5	7,583.83 SF	0.81	4,681.38
Low Water Use Drip	0.2	14,911.85 SF	0.81	3,681.94
Bioretention Low Water	0.2	1,555 SF	0.75	414.67
Total PF x HA / IE =				9,058.39

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE 15-28, AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION AND LANDSCAPE DESIGN PLAN."

DATE 01/14/25

PLANTING NOTES

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LIC # 935734  
OFFICE: 8889 N. THOMPSON AVE.  
CLOVIS, CA 93619  
MAIL: 1865 HERNDON AVE., STE K 409  
CLOVIS, CA 93611  
P: (559) 323-8139 F: (559) 314-6066

LANDSCAPE CONNECTION, INC.  
DESIGN BUILD

HOPE FITE  
LANDSCAPE DESIGNER

PROJECT TITLE: THE STOCKTON PROJECT  
NEC OF WEST LANE &  
MORADA LANE  
STOCKTON, CA.

SHEET TITLE: PLANTING PLAN

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO LANDSCAPE CONNECTION, INC.

SCALE: AS SHOWN  
DATE: 1-13-25  
DRAWN BY: HF

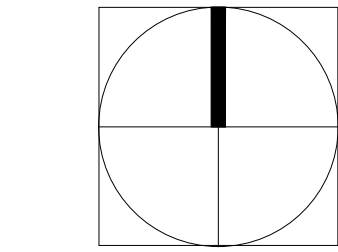
REVISED DATE:

PROJECT NUMBER: 25-105

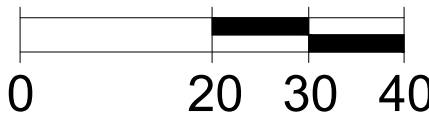
SHEET IDENTIFICATION NUMBER

L-X

SHEET X OF X



NORTH  
SCALE: 1"=20'-00"





# PLANT SCHEDULE



PHOTO

BOTANICAL / COMMON NAME

TREES



Geijera parviflora / Australian Willow



Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache



Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle



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SHRUBS



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Myoporum parvifolium / Groundcover Myoporum



Olea europaea 'Petite' / Olive, Shrub



Hesperaloe parviflora / Red Yucca



Salvia leucantha / Mexican Sage

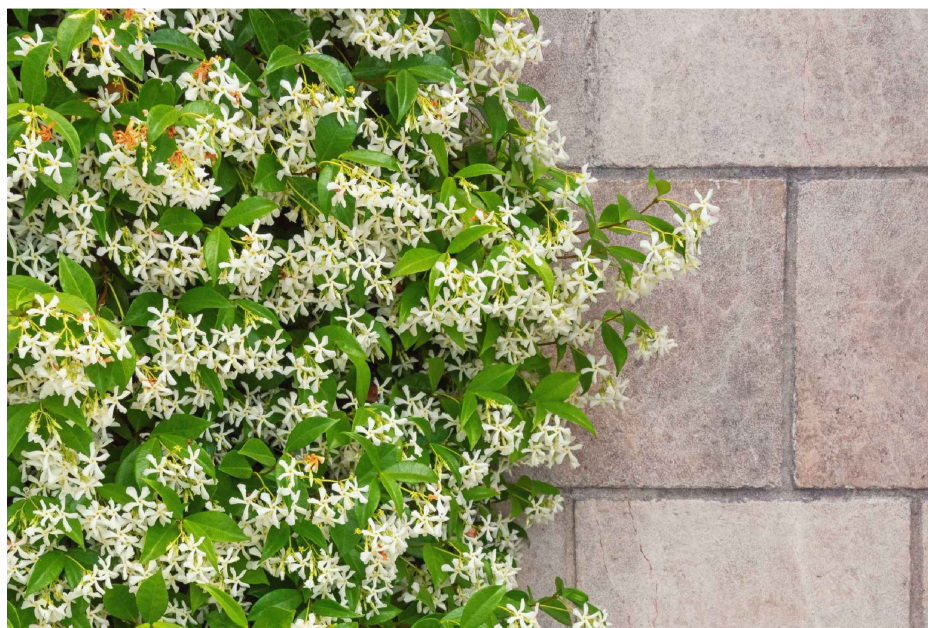


Lantana x 'New Gold' / New Gold Lantana



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VINE/ESPALIER



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