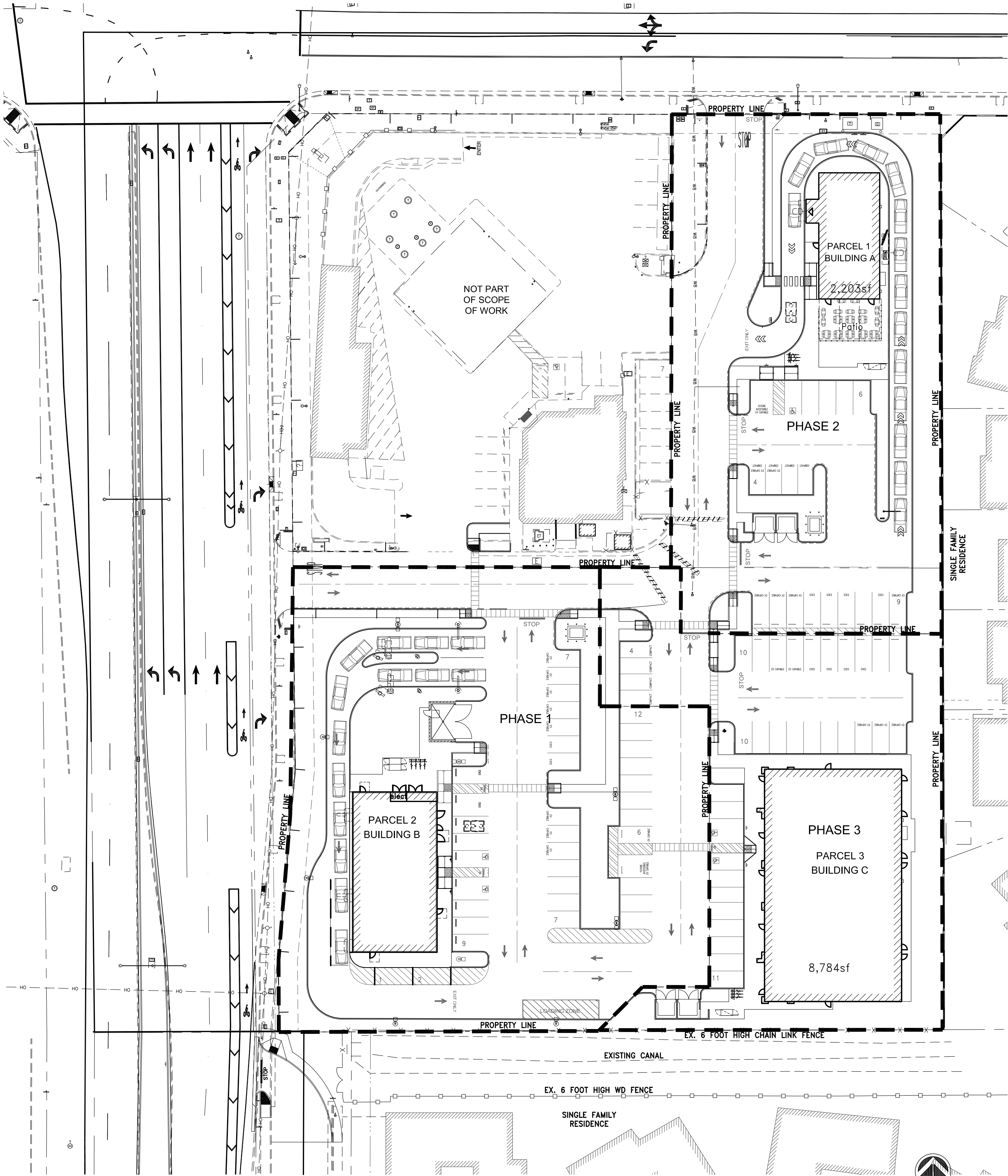


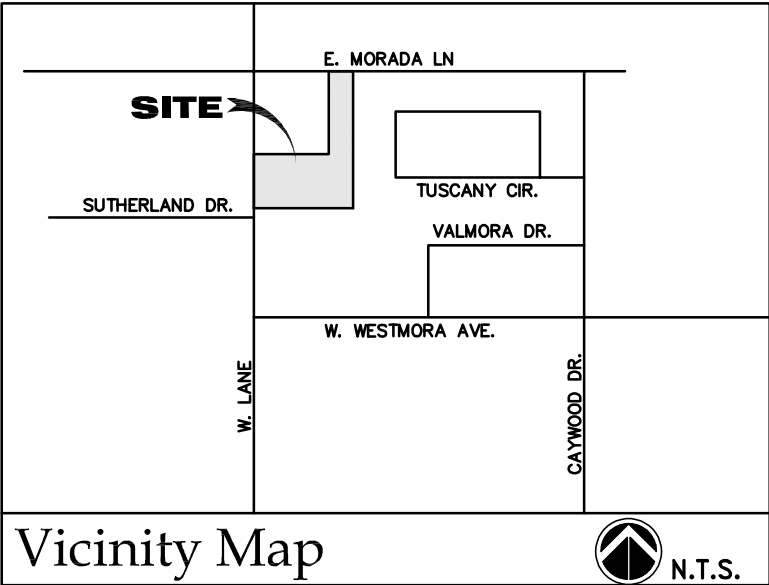


PHASE PLAN

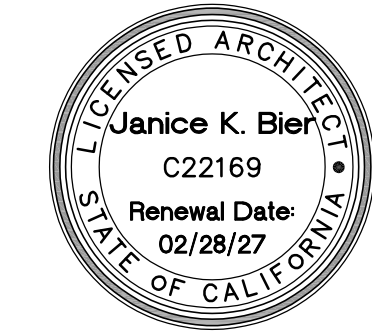
NORTH

1"=30'-0"

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



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

ATTACHMENT E

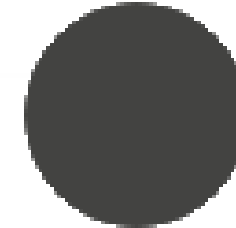
Material Board



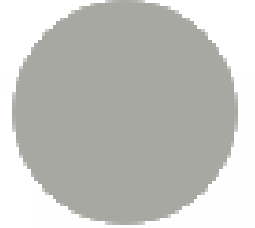
JAMES HARDIE
SMOOTH PLANK
"TIMBER BARK"



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

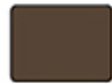
MATERIAL LEGEND:



GOLD

STUCCO
IRON ORE SW 7069WOOD GRAIN
SUBSTRATE - RAL 4022

RAL 7022

WINDOWS
METAL BRONZEFAIRVIEW TAUPE
BENJAMIN MOORE

WHITE



WEATHERED ZINC

LAP SIDING
TIMBER BARKALUMINUM CANOPY
WHITE

METAL SILVER



NON DRIVE THRU ELEVATION

MATERIAL LEGEND:



GOLD

STUCCO
IRON ORE SW 7069WOOD GRAIN
SUBSTRATE - RAL 4022

RAL 7022

WINDOWS
METAL BRONZEFAIRVIEW TAUPE
BENJAMIN MOORE

WHITE



WEATHERED ZINC

LAP SIDING
TIMBER BARKALUMINUM CANOPY
WHITE

METAL SILVER

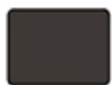


DRIVE THRU ELEVATION

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

ATTACHMENT E

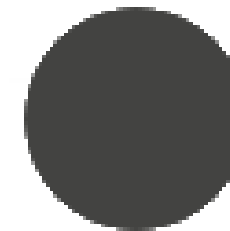
Material Board



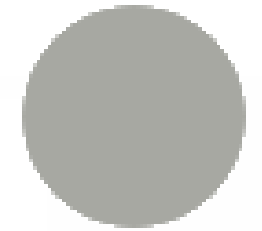
JAMES HARDIE
SMOOTH PLANK
"TIMBER BARK"



SHERWIN WILLIAMS
SW 7004
"SNOWBOUND"



SHERWIN
WILLIAMS SW
7069 "IRON ORE"



SHERWIN
WILLIAMS SW 7066
"GRAY MATTERS"



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION