



NOT FOR CONSTRUCTION

GAS STATION, CONVENIENCE STORE & GSR'S  
3568 ARCH ROAD  
STOCKTON, CA 95215

NO.	DATE	DESCRIPTION
1		ISSUED FOR CONSTRUCTION
2		ISSUED FOR PLAN CHECK
3	05-09-2011	ISSUED FOR PLANNING
PROJECT # 18-13201		
DRAWN BY		CHECKED: MH
SCALE: AS NOTED		DATE: 2-3-17

SD1

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SD2	SITE DETAILS
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G2	PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
G3	PRELIMINARY WATER AND SANITARY SEWER PLAN
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**SITE INFORMATION**

APN 18-120-01  
JURISDICTION: CITY OF STOCKTON  
CURRENT ZONING: (AG-40) AGRICULTURAL, 40 ACRE  
PROPOSED RE-ZONING: (C-6) GENERAL COMMERCIAL

**SITE AREA:** 66,778 SF. / 1.53 AC. (66,055)

**BUILDINGS:** 1,551 SF. (6.8 %)

**CONVENIENCE STORE:** 2,591 SF.  
FUELING CANOPY: 4,422 SF.  
GSR # 1: 2,300 SF.  
GSR # 2: 2,300 SF.

**LANDSCAPING:** 1,715 SF. (1.22 %)

**PARKING REQUIREMENTS:**  
CONVENIENCE STORE: 1 SPACES PER 50 SF. 2591 SF. / 50 = 52 SPACES  
GSR, 1 SPACE PER 100 SF. 46 SPACES  
GSR # 1 & 2 (2300+2300) / 100 + 46 SPACES  
PARKING REDUCTION PER STOCKTON MUNICIPAL CODE 16.6(A)(2)(L): BICYCLE PARKING 17 SPACES

**PARKING PROVIDED:** 62 SPACES

**PARKING PROVIDED:**  
STANDARD PARKING STALL (8' x 14'): 24 SPACES  
COMPACT PARKING STALL (6' x 15'): 11 SPACES  
EV CHARGING PARKING (8' x 14'): 12 SPACES  
EV CHARGING PARKING (7' x 14'): 1 SPACE  
VAN ACCESSIBLE PARKING STALL (11' x 14'): 1 SPACE  
STANDARD ACCESSIBLE PARKING (14' x 14'): 2 SPACES  
AIR / WATER STALL (8' x 14'): 1 SPACE  
**TOTAL PARKING PROVIDED:** 63 SPACES

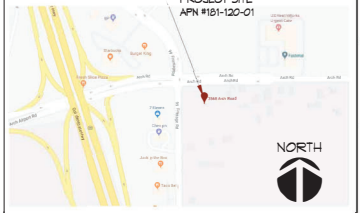
**SITE PLAN LEGEND**

	NEW LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN.) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 3% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING TO REMAIN
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

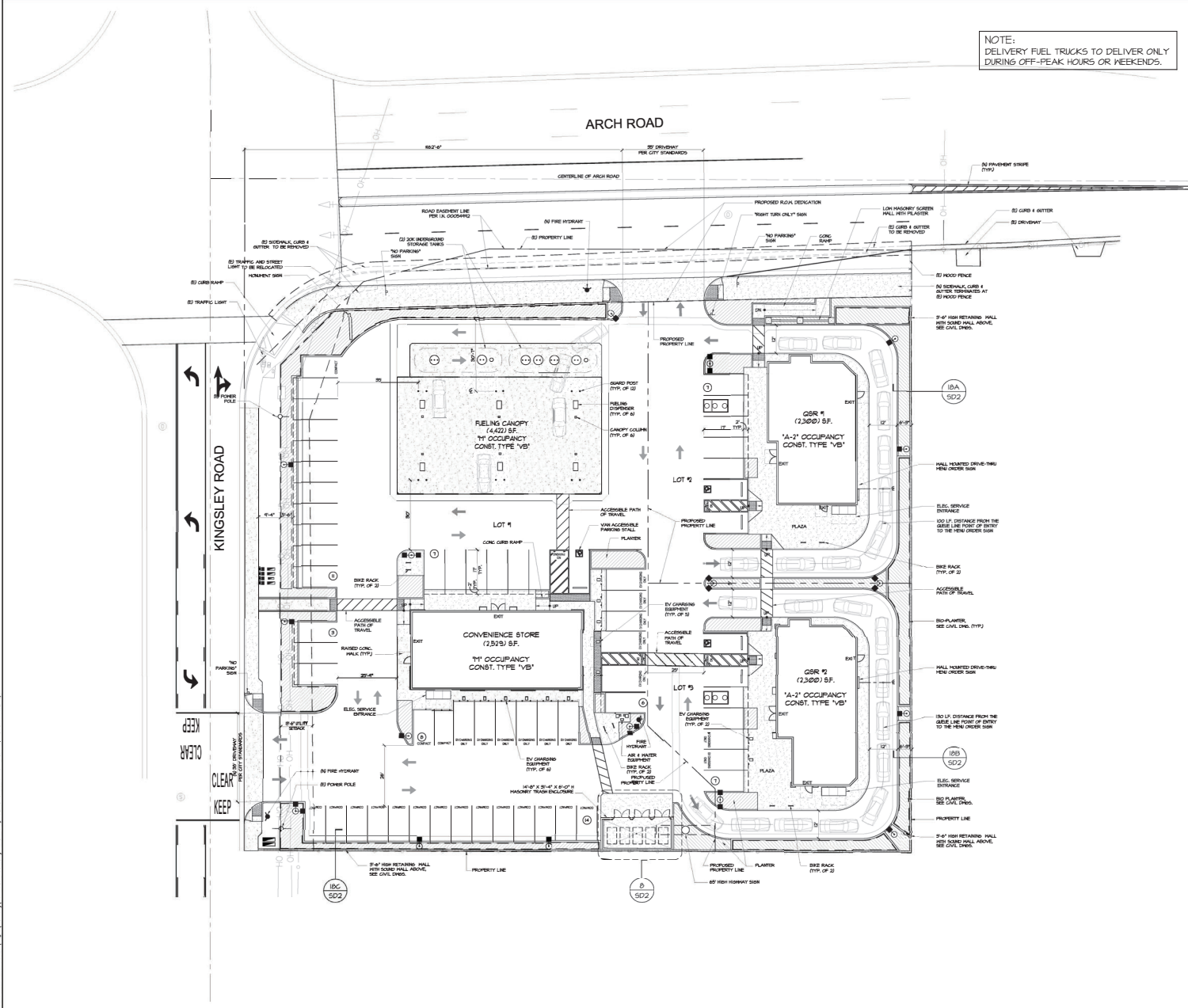
**PROJECT DIRECTORY**

<b>ARCHITECT</b> M I ARCHITECTS, INC. 222 OLYMPIC BLVD, SUITE 100 WALNUT CREEK, CA 94595 TEL: (925) 267-1174 x1 FAX: (925) 949-5961 CELL: (925) 878-4875 MR. MATHANA BERAM, ARCHITECT	<b>DEVELOPER</b> MR. PARMEET DHALWAL 833 CORPORATE WAY FREMONT, CA 94534 TEL: (510) 251-1816 FAX:
<b>LANDSCAPE ARCHITECT</b> GIARDELLA ASSOCIATES 640 MENLO AVE, SUITE 10 MENLO PARK, CA 94025 TEL: (650) 328-8100 FAX: (650) 323-6106 MR. RICHARD GIARDELLA	<b>CIVIL ENGINEER</b> RFE ENGINEERING, INC. 2260 COOKS AS BLVD, SUITE 160 ROSELILLE, CA 95661 TEL: (916) 712-7800 FAX: (916) 712-7804 MR. SHAWN B. SOMERS, P.E.

**VICINITY MAP**

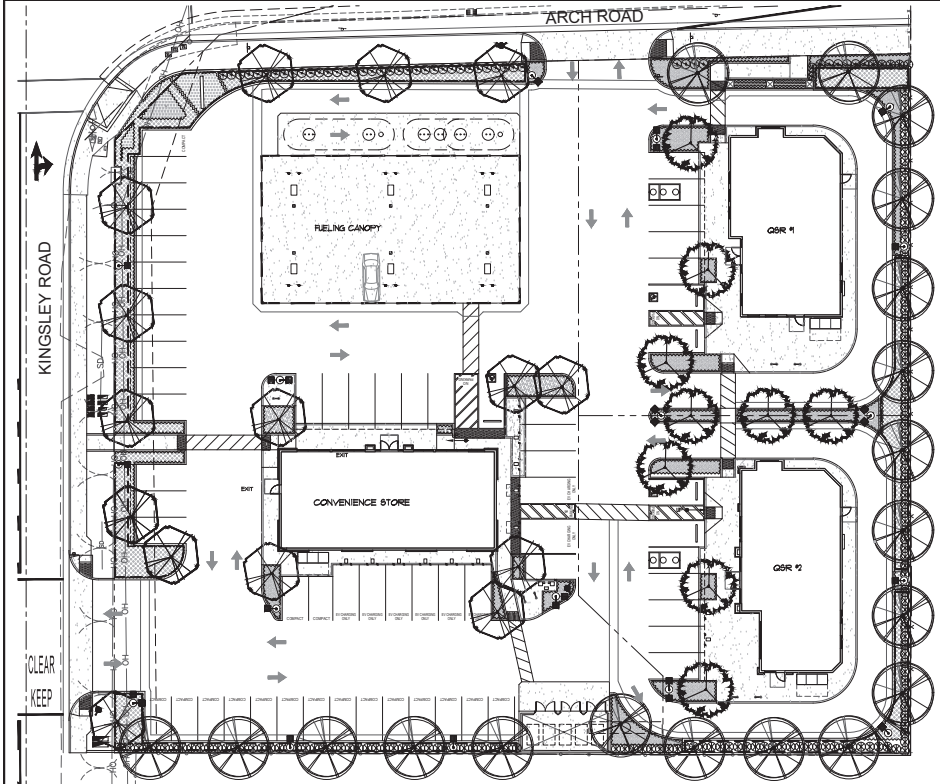


NOTE:  
DELIVERY FUEL TRUCKS TO DELIVER ONLY  
DURING OFF-PEAK HOURS OR WEEKENDS.



1 SITE PLAN  
SCALE: 1" = 20'-0"

18-13201-SD1.dwg, 3/2/2017 10:58:46 AM, M I ARCHITECTS, INC. (MIA) PROJECT: 18-13201-SD1.dwg, modified by: Mathana Beram, at: 2/3/2017 10:58:46 AM



Maximum Applied Water Allowance

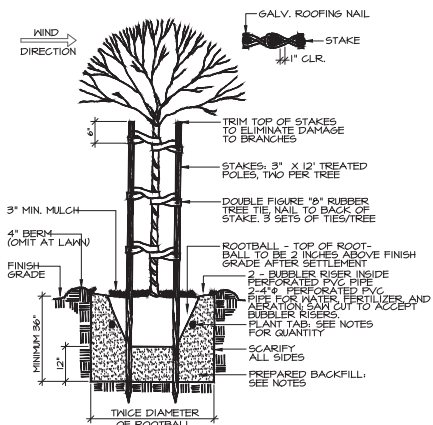
Eto	X	1	X	Flg 5 X	Gall./SF	MAVA
49.1	0.45	1.678	0.62			105,194

Estimated Total Water Use

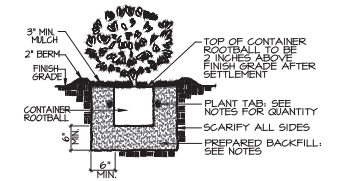
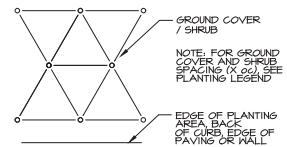
Plant	Eto(X)0.02	X	(FF X HA)	E	ETWU
Low	30.4	0	2,844	0	86,574
Medium	30.4	0	0	0	0
High	30.4	0	0	0	0
				Total	86,574

Proposed Landscape Water Use

Plant Type	H2O Use	Pftg SF	Gallons	% of Land
Low	0.30	7,674	86,574	100%
Medium	0.60	0	0	0%
High	0.90	0	0	0%
Totals		7,674	86,574	100%



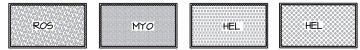
TREE PLANTING AND STAKING



PLANTING INSTALLATION AND LAYOUT

PLANTING LEGEND

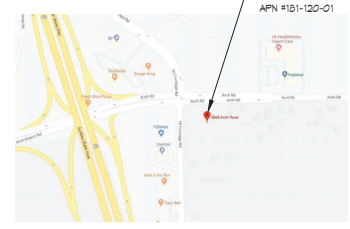
Symbol	BOTANICAL NAME	COMMON NAME	H2O	SIZE
<b>Tree</b>				
	<i>Laurus Soratoga</i>	Saratoga Laurel	L	15 Gallon
	<i>Pistacia chinensis</i>	Chinese Pistache	L	15 Gallon
	<i>Ulmus X Frontier</i>	Frontier Elm	L	15 Gallon
<b>Shrubs and Vines</b>				
	<i>Collisteria Little John</i>	Little John Bottle Brush	L	5 Gallon
	<i>Ligustrum japonicum</i>	Japanese Privet	L	5 Gallon
<b>Ground Cover</b>				
	<i>Ros Rosarium officinale</i>	Harding Carpet	R	1 Gallon # 30" sq
	<i>MPO Moporum parvifolium</i>	Creeping Moporum	L	1 Gallon # 30" sq
	<i>HEL Heliotropium sempervivens</i>	Blue Cat Grass	L	1 Gallon # 30" sq
	<i>FES Festuca glauca</i>	Blue Fescue	L	1 Gallon # 24" sq



PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch. Within the bioretention areas use "Double Shredded Bark Mulch".
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no staking of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species on site as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architect's review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degree right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for herbicide application, and must have current registration on file with the County.

VICINITY MAP



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 288 Clark Tower Plaza  
 Suite D1100-A  
 Concord, CA 94520  
 Tel: 831 624 6100  
 Tel: 650 326 6100  
 ciardella@ciardella.com



I certify that the Landscape and Irrigation Plan and details comply with the Water Efficient Landscape Ordinance (CCR Title 23, Division 2, Chapter 2.7) M/NELO.

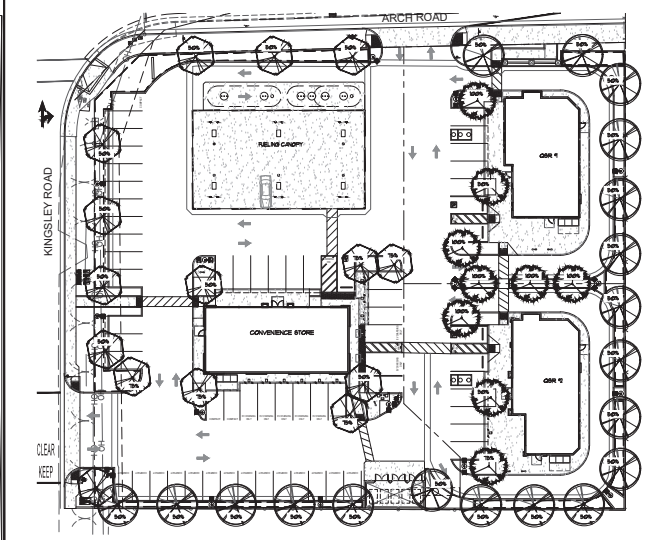
1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"  
 NORTH  
 GRAPHIC SCALE: 1" = 20'-0"  
 0 10 20 40 FEET

Botanical Name	Quantity @ Full Shade / Sq. Ft.	Quantity @ 3/4 Shade / Sq. Ft.	Quantity @ 1/2 Shade / Sq. Ft.	Total (Sq. Ft.)
<i>Laurus Soratoga</i>	6 @ 491	1 @ 368	2 @ 246	3806
<i>Pistacia chinensis</i>	5 @ 530	4 @ 354	1 @ 246	3556
<i>Ulmus Frontier</i>			14 @ 354	6,726
Fueling Canopy				4,426
				20,794
Parking Lot Surface (sf)				41,436
50% SHADE AREA REQUIRED (sf)				20,718
TOTAL SHADE AREA PROVIDED (sf)				20,794
PERCENT SHADE:				50.18%

2 PARKING LOT SHADING

SCALE: 1" = 30'-0"



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5		
6		
7		
8		
9		
10		

LANDSCAPE PLAN

PROJECT # 18-13201  
 DRAWN BY: [ ] CHECKED: RC  
 SCALE: AS NOTED DATE: 2-2-17

LA1  
 SHEET OF

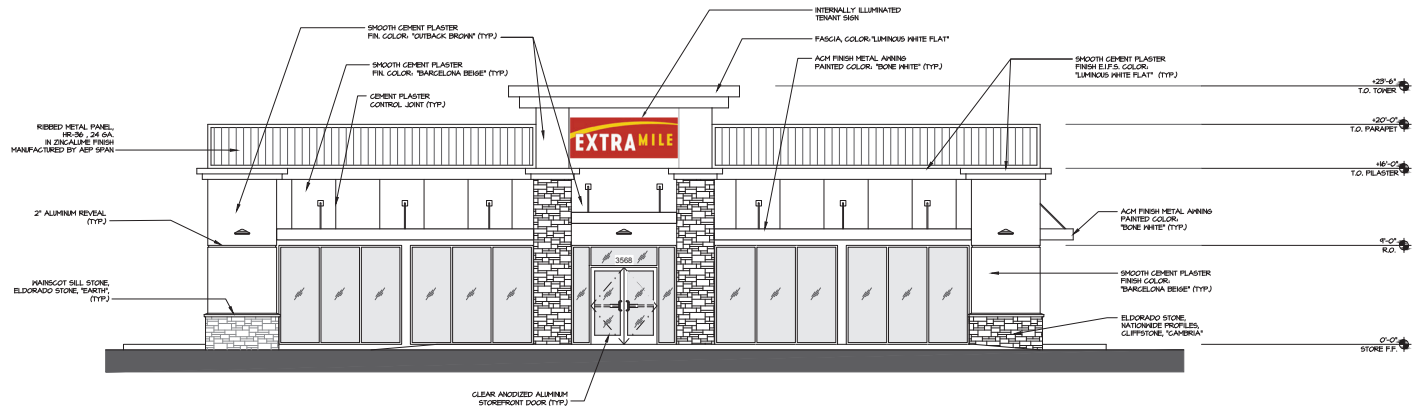


M1 Architects, Inc.  
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NOT FOR  
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 STORE & GSRS  
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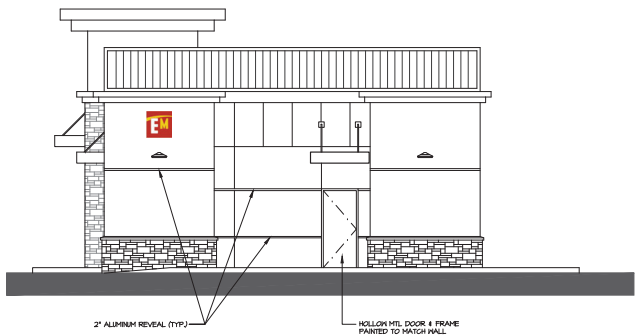
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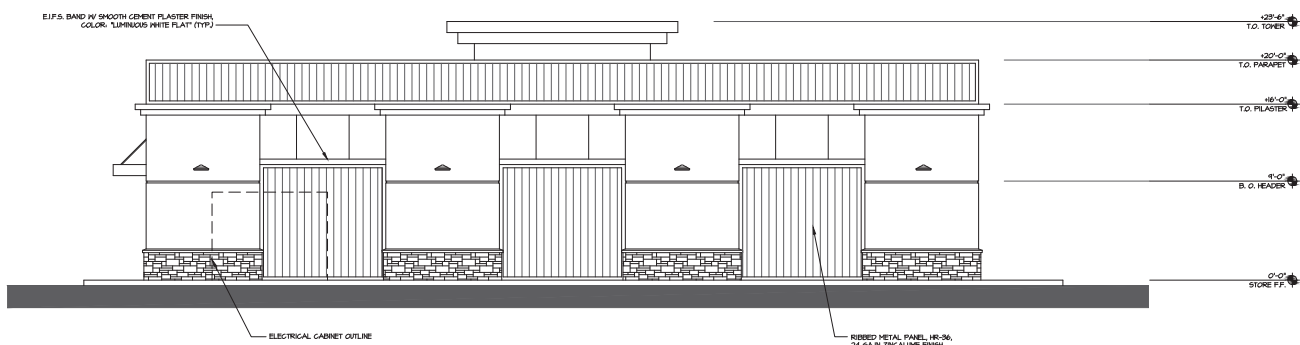
**A NORTH ELEVATION**  
 3/16" = 1'-0"



**B WEST ELEVATION**  
 3/16" = 1'-0"



**C EAST ELEVATION**  
 3/16" = 1'-0"



**D SOUTH ELEVATION**  
 3/16" = 1'-0"



- COLOR & MATERIAL NOTES**
- 'LUMINOUS WHITE FLAT', SHERWIN WILLIAMS #SW 1100
  - 'OUTBACK BROWN', SHERWIN WILLIAMS #SW 2055
  - 'BARCELONA BEIGE', SHERWIN WILLIAMS #SW 2058
  - ACM PANEL: ALPOLIC MATERIALS, ALPOLIC / PEI, ARCHITECTURAL SOLID, COLOR: M-4ENT-630 'BONE WHITE'
  - RIBBED METAL PANEL: AEP SPAN, HR-36, 24 GA, DURA TECH 5000, COLOR: 'ZINCALUME PLUS' INSTALLED PER MANUFACTURER REQUIREMENTS & RECOMMENDATIONS.
  - CLEAR ANODIZED ALUMINUM STOREFRONT: OLDCASTLE BUILDING ENVELOPE, SEE SHIT. A11
  - STONE FINISH: ELDERADO STONE, NATIONWIDE PROFILES, CLIFFSTONE, COLOR: 'CAMERIA'
  - STONE SILL: ELDERADO STONE, HANSGOT SILLS, CHASELED-EDGE, COLOR: 'EARTH'

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1		CONVENIENCE STORE BUILDING ELEVATIONS

PROJECT #: 18-13201  
 DRAWN: emq CHECKED: MH  
 SCALE: AS NOTED DATE: 4-23-15

**A2.1**

SHEET OF

01-1-2022 (15-1201) 3568 Arch. R1 (Stockton) [Rev] (Drawing) 18-13201-A2.1 - A2.1.dwg modified by m1shano on Jun 15, 2022 - 3:56pm

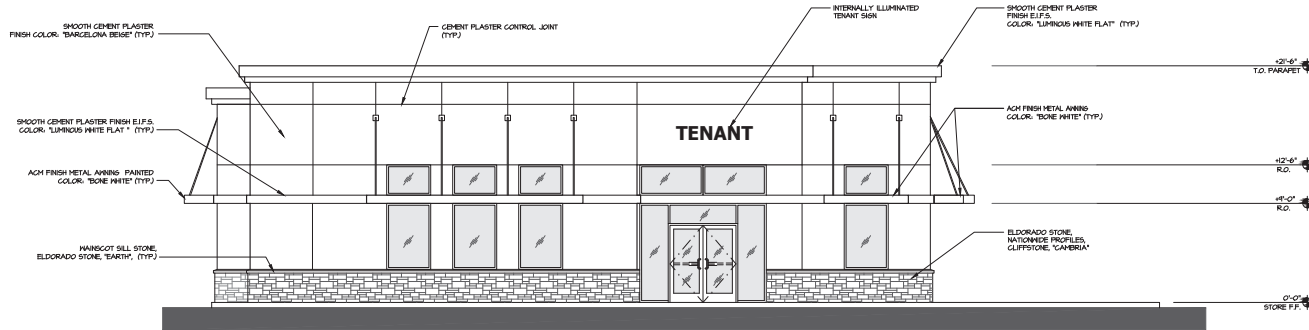


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 m1shano@m1architect.com  
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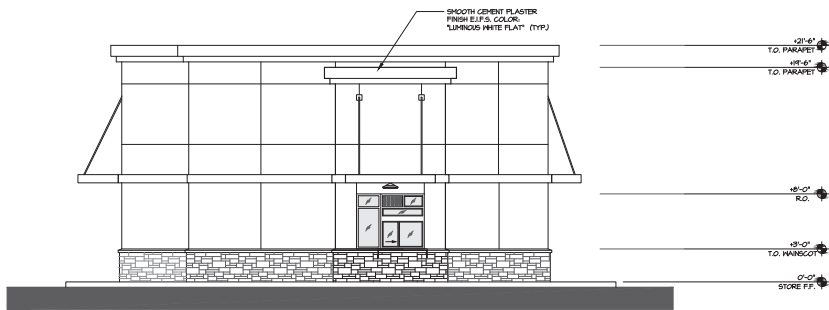
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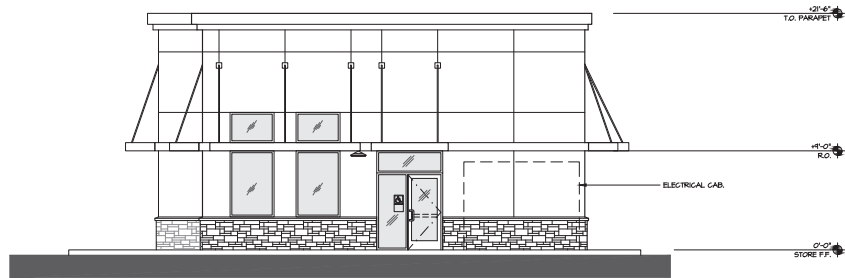
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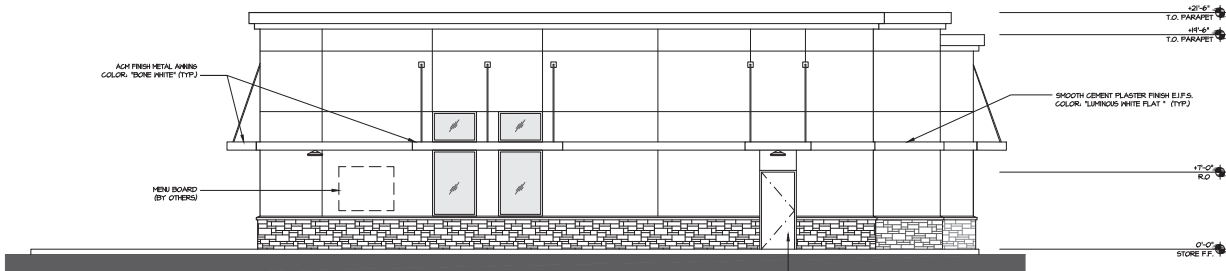
**A WEST ELEVATION**  
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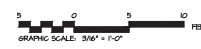
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**C SOUTH ELEVATION**  
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**D EAST ELEVATION**  
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**COLOR & MATERIAL NOTES**

- 'LUMINOUS WHITE FLAT', SHERWIN WILLIAMS #SW 1900
- 'OUTBACK BROWN', SHERWIN WILLIAMS #SW 2055
- 'BARCELONA BEIGE', SHERWIN WILLIAMS #SW 2058
- ACH PANEL: ALPOLIC MATERIALS, ALPOLIC / PEI, ARCHITECTURAL SOLID, COLOR: M-4ENT-630 'BONE WHITE'
- REBbed WALL PANEL: AEP 59AN, RR-36; 24 GA, DURA TECH 5000, COLOR: 'ZINCALINE PLUS' INSTALLED PER MANUFACTURER REQUIREMENTS & RECOMMENDATIONS.
- CLEAR ANODIZED ALUMINUM STOREFRONT: OLDCASTLE BUILDING ENVELOPE, SEE SHIT. A11
- STONE FINISH: ELDERADO STONE, NATIONWIDE PROFILES, CLIFFSTONE, COLOR: 'CAMERIA'
- STONE SILL: ELDERADO STONE, HANGCOT SILLS, CHASELED-EDGE, COLOR: 'TEARIT'

ISSUED FOR CONSTRUCTION
ISSUED FOR FINAL CHECK
08-08-2017 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

GSR #1	
BUILDING ELEVATIONS	
PROJECT # 18-13201	
DRAWN: emq	CHECKED: M1
SCALE: AS NOTED	DATE: 4-23-18

**A2.2**

SHEET OF



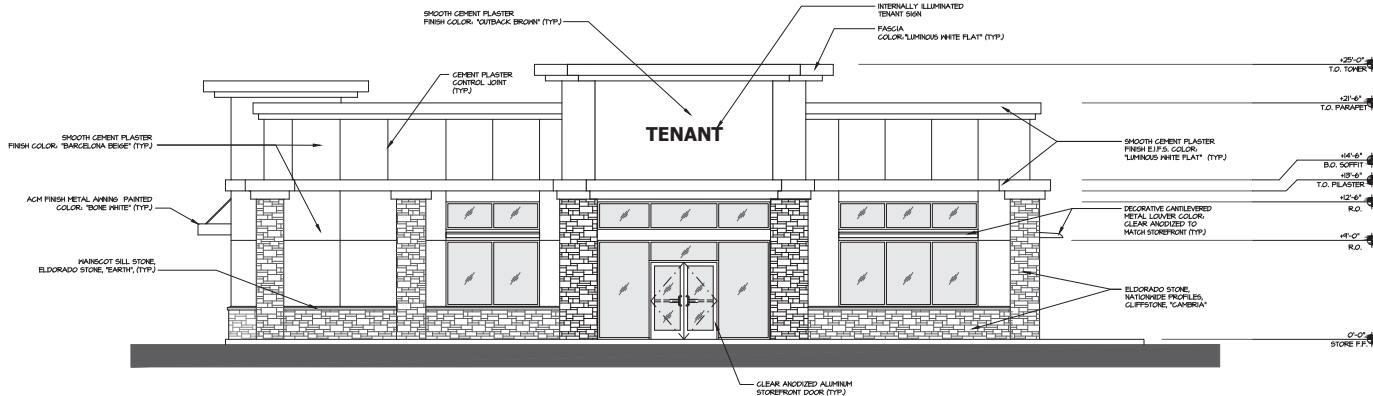


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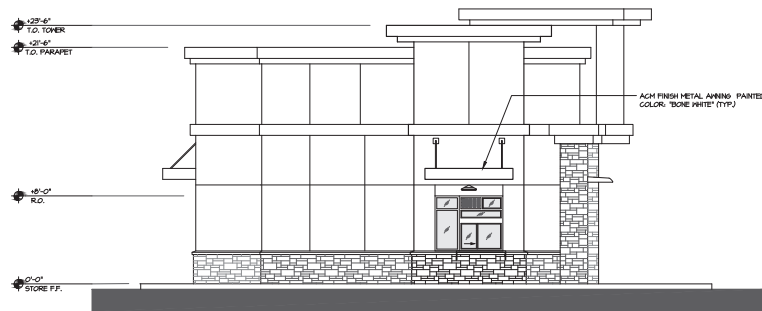
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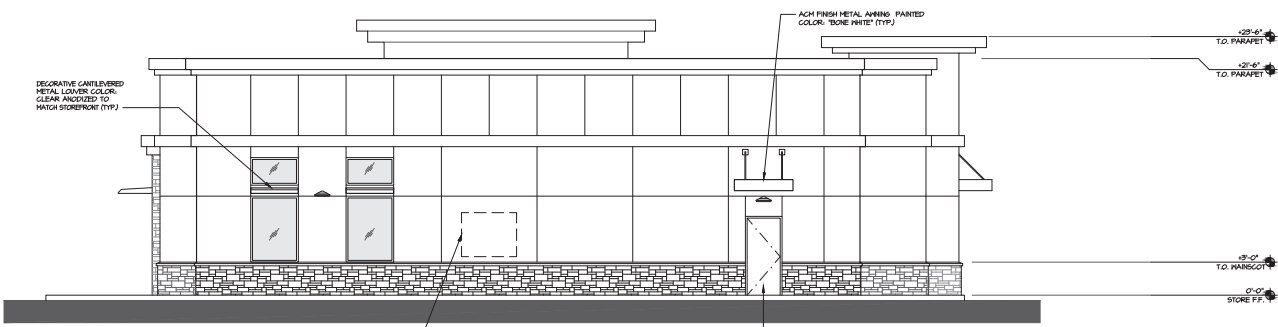
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5		

GSR #2  
 BUILDING ELEVATIONS  
 PROJECT # 18-13201  
 DRAWN emq CHECKED: MH  
 SCALE: AS NOTED DATE: 4-23-18

01-17-2021 10:11:20 AM Arch By: [redacted] 18-13201-A2.3 - A2.3.dwg modified by: [redacted] on 04/24/2022 - 9:48 AM

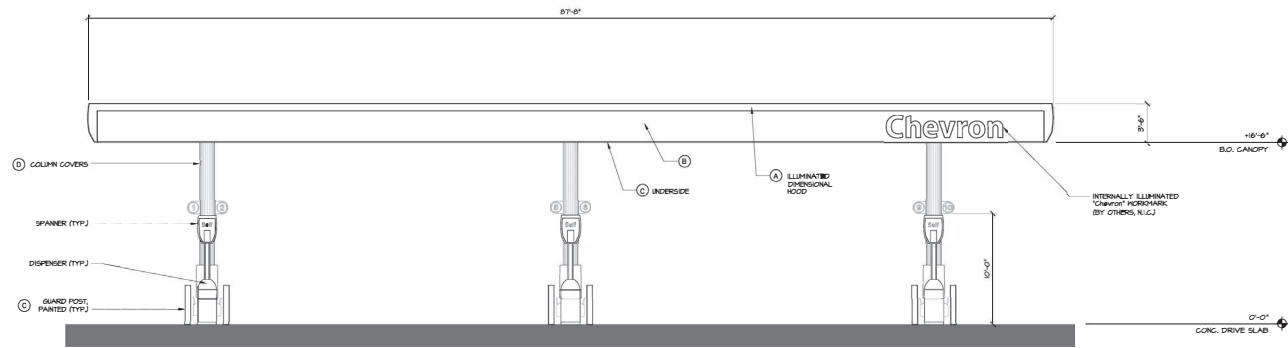


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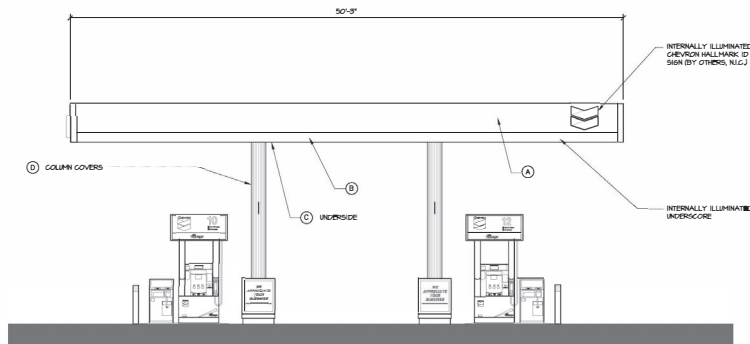
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**A** NORTH ELEVATION (FACING ARCH RD.)  
 3/16" = 1'-0"



**B** WEST ELEVATION (FACING KINGSLEY RD.)  
 3/16" = 1'-0"

CANOPY / DISPENSER ISLAND COLOR LEGEND

COLOR	PMS	FILM	FINISHES
PEARL WHITE	N/A	3M REFLECTIVE WHITE 800-10	JONES BLAIR HIGH GLOSS
BLUE	PMS 2835C	3M REFLECTIVE BLUE	N/A
WHITE	N/A	N/A	PFS 44-855
SILVER	PMS 427C	N/A	JONES BLAIR 150

ALL PAINT TO BE V.O.C. COMPLIANT URETHANE

CANOPY ELEVATIONS

PROJECT # 18-13201  
 DRAWN: DP  
 CHECKED: MH  
 SCALE: AS NOTED  
 DATE:

NO. DATE DESCRIPTION


CA1

SHEET CP



CONVENIENCE STORE NORTH ELEVATION



CONVENIENCE STORE WEST ELEVATION



CONVENIENCE STORE EAST ELEVATION



CONVENIENCE STORE SOUTH ELEVATION



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 mshan@marchitect.com  
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VIEW FROM ARCH ROAD

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VIEW FROM KINGSLEY ROAD

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VIEW FROM ARCH ROAD and KINGSLEY ROAD CORNER

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FUEL CANOPY NORTH ELEVATION



FUEL CANOPY WEST ELEVATION



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QSR-1 WEST ELEVATION



QSR-1 NORTH ELEVATION



QSR-1 SOUTH ELEVATION



QSR-1 EAST ELEVATION



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VIEW FROM ARCH ROAD - QSR 1 & 2

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QSR-2 WEST ELEVATION



QSR-2 NORTH ELEVATION



QSR-2 SOUTH ELEVATION



QSR-2 EAST ELEVATION



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