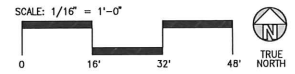


OVERALL SITE PLAN
 scale: 1/16" = 1'-0"



SITE PLAN KEYNOTES

- 1 DRIVEWAY ENTRY PAVING
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
- 5 LANDSCAPED AREA. ALL LANDSCAPE AREAS INDICATED BY SHADING
- 6 HARDSCAPE AT ENTRANCE.
- 7 OUTDOOR SECURED PATIO
- 8 COVERED CANOPY
- 9 FLAG POLE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER. DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- RV PARKING (14' X 45')
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- PATH OF TRAVEL MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

SITE PLAN KEYNOTES

SITE AREA	
In s.f.	126,056 sf
In acres	2.89 ac
BUILDING AREA	
Office / Admin / Support	5,672 sf
Community Assembly	5,844 sf
TOTAL	11,516 sf
SITE COVERAGE	
Maximum Allowed	60%
Actual	9.1%
AUTO PARKING REQUIRED	
Office / Admin / Support: 4/1,000 sf	23 stalls
Community Assembly: 0.67/1,000 sf	4 stalls
TOTAL	27 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	154 stalls
RV Parking (14' x 45')	17 stalls
ZONING ORDINANCE	
Zoning - Specific Plan - Commercial	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
SETBACKS	
Front - 20'	
Street Side - 20'	
Side - None	
Rear - None	



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Owner:



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 ROSEVILLE, CA 95678
 tel: 916-284-3245

Project:

**Pacific Gateway
 VFW Building**

San Joaquin County, CA

Consultants:

- Chief Architect: Kier & Wright
- Structural: Kier & Wright
- Mechanical: Kier & Wright
- Plumbing: Kier & Wright
- Electrical: Kier & Wright
- Landscaping: GREEN DESIGN
- Fire Protection: GREEN DESIGN
- Soils Engineer: GREEN DESIGN

Title: **OVERALL SITE PLAN**

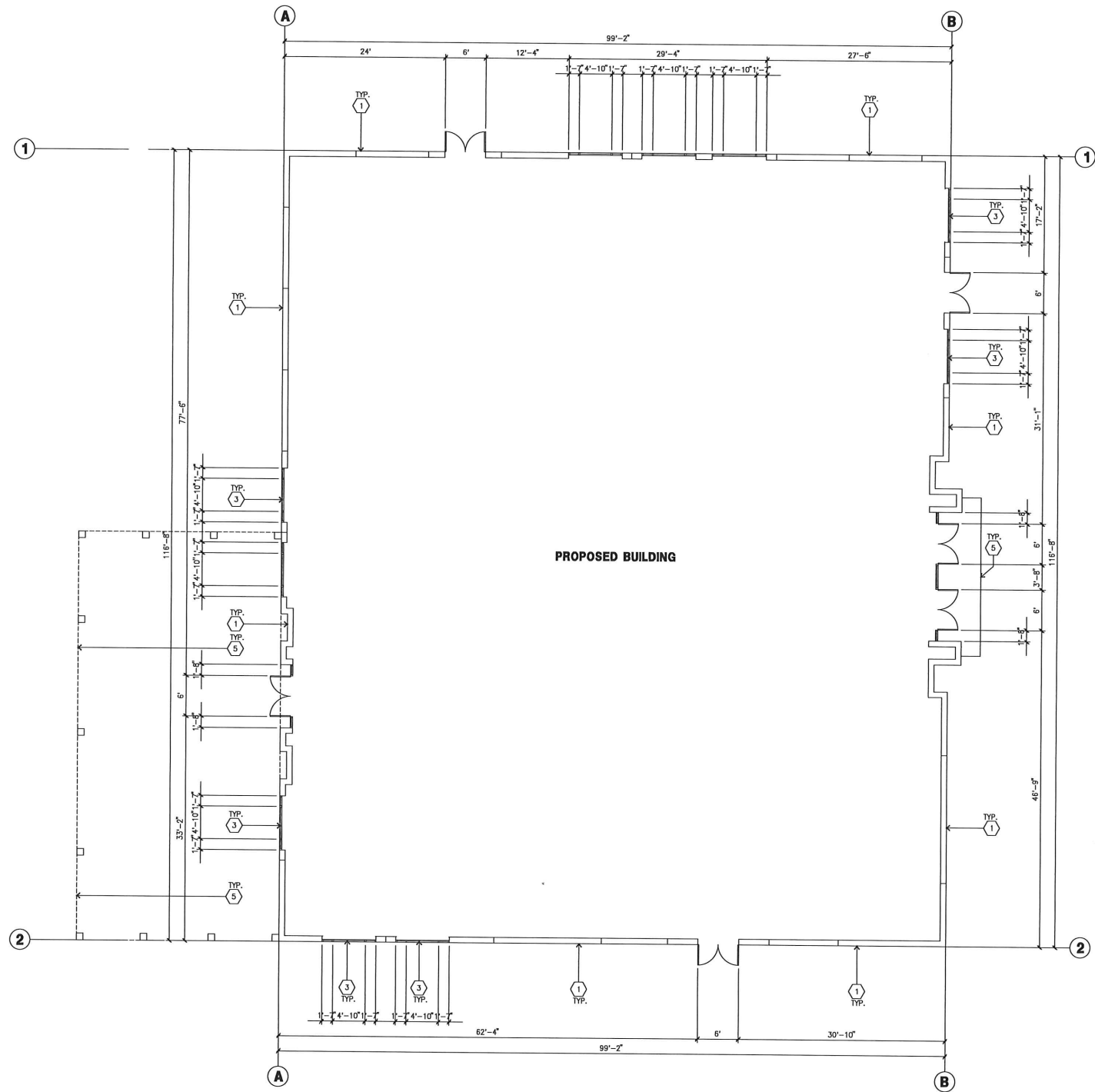
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 Drawn by: TSP
 Date: 05/05/2023

Revision:

Sheet:

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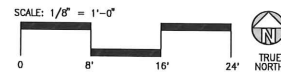
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KEYNOTES - FLOOR PLAN

- ① CONCRETE TILT-UP PANEL.
- ② STRUCTURAL STEEL COLUMN.
- ③ TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- ④ 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- ⑤ OPEN METAL CANOPY ABOVE.

OVERALL FLOOR PLAN
scale: 1/8" = 1'-0"



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Project:

**Pacific Gateway
VFW Building**

San Joaquin County, CA

Consultants:

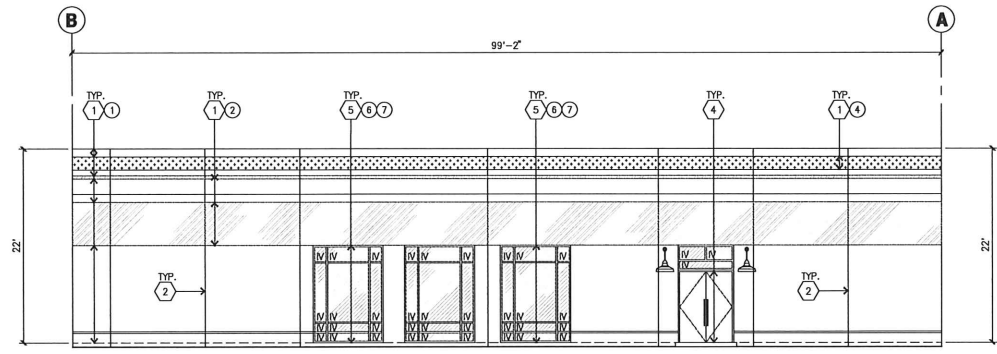
Arch: Kier&Wright
Structural: Kier&Wright
Mechanical: Kier&Wright
Plumbing: Kier&Wright
Electrical: Kier&Wright
Landscape: GREEN DESIGN
Fire Protection: Kier&Wright
Soils Engineer: Kier&Wright

Title: OVERALL FLOOR PLAN

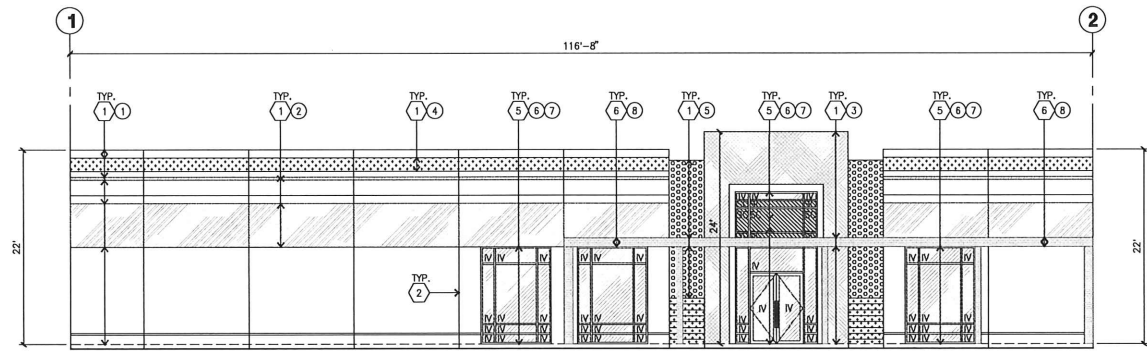
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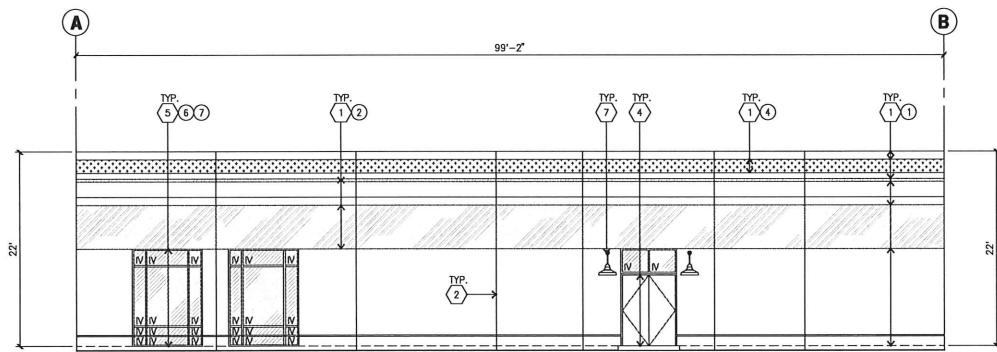
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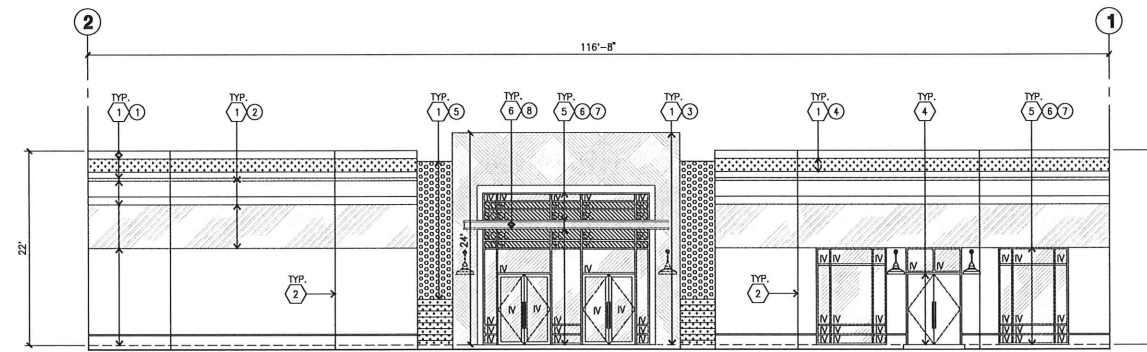
NORTH ELEVATION A
scale: 1/8" = 1'-0"



WEST ELEVATION B
scale: 1/8" = 1'-0"



SOUTH ELEVATION C
scale: 1/8" = 1'-0"



EAST ELEVATION D
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- 2 PANEL JOINT.
- 3 REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 5 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 6 METAL TUBE STEEL CANOPY
- 7 WALL MOUNTED LIGHTING FIXTURES. SEE "E" DRAWINGS.

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

- | | |
|---|--|
| 1 | CONCRETE TILT-UP PANEL. COLOR : SW 7005 PURE WHITE |
| 2 | CONCRETE TILT-UP PANEL. COLOR : SW 7071 GRAY SCREEN |
| 3 | CONCRETE TILT-UP PANEL. COLOR : SW 7072 ONLINE |
| 4 | CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GRAY |
| 5 | CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE |
| 6 | GLAZING COLOR : BLUE GLAZING |
| 7 | MULLIONS COLOR : CLEAR ANODIZED ALUMINUM |
| 8 | DOOR COLORS : MATCH BUILDING COLOR |
| 9 | CANOPY MATERIAL : METAL CANOPY WITH P1 |

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- | | | |
|----|--------------------------|-------------------------------------|
| IV | INSULATED VISION GLASS | SPANDREL GLASS WITH CONCRETE BEHIND |
| V | SINGLE LITE VISION GLASS | |
- IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SFGC: 0.21 VET: 28%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" VISTACOL PACIFICA
- MULLIONS : ANODIZED CLEAR.



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Project:

Pacific Gateway
VFW Building

San Joaquin County, CA

Consultants:

- | | |
|-----------------|--------------|
| Civil | Kier&Wright |
| Structural | |
| Mechanical | |
| Plumbing | |
| Electrical | |
| Landscape | GREEN DESIGN |
| Fire Protection | |
| Soils Engineer | |

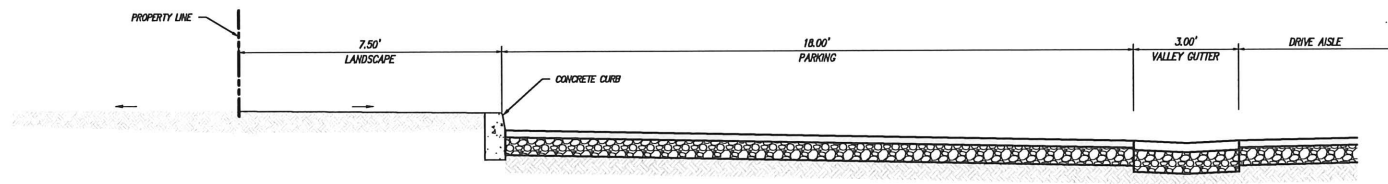
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Project Number: 21346
Drawn by: TSP
Date: 05/05/2023
Revision:

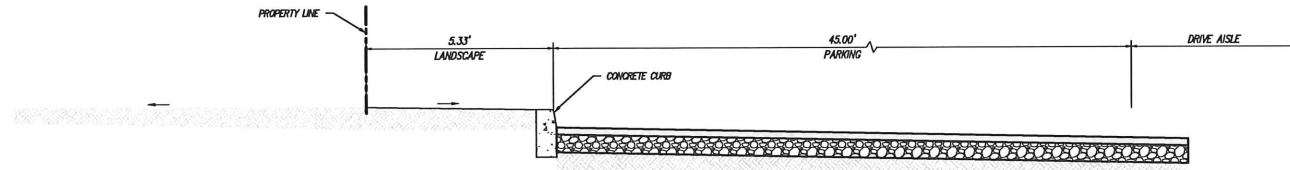
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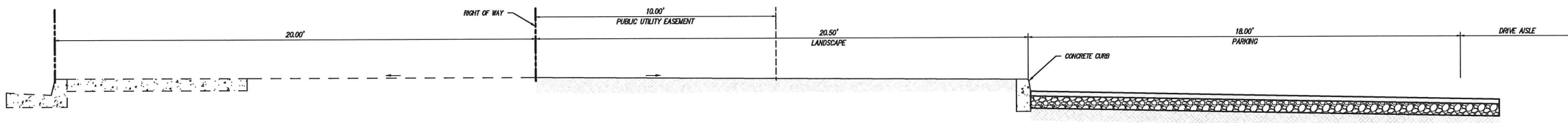
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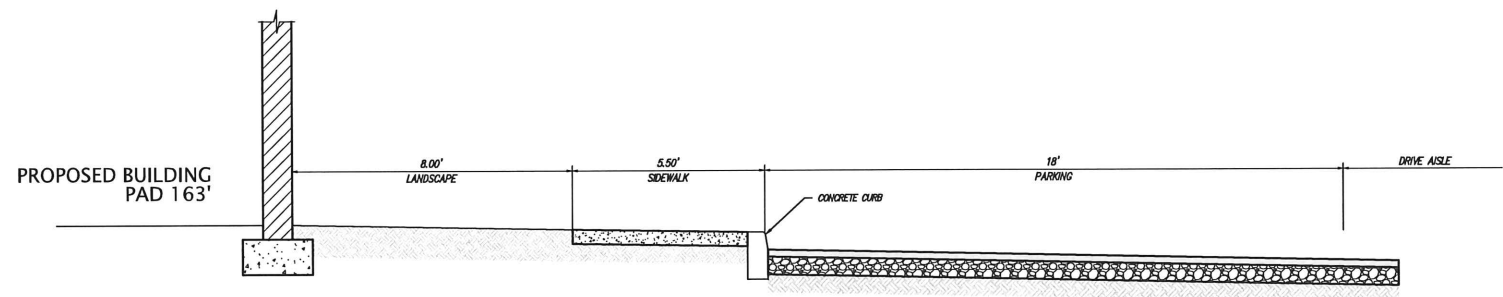
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SECTION B
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SECTION C
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SECTION D
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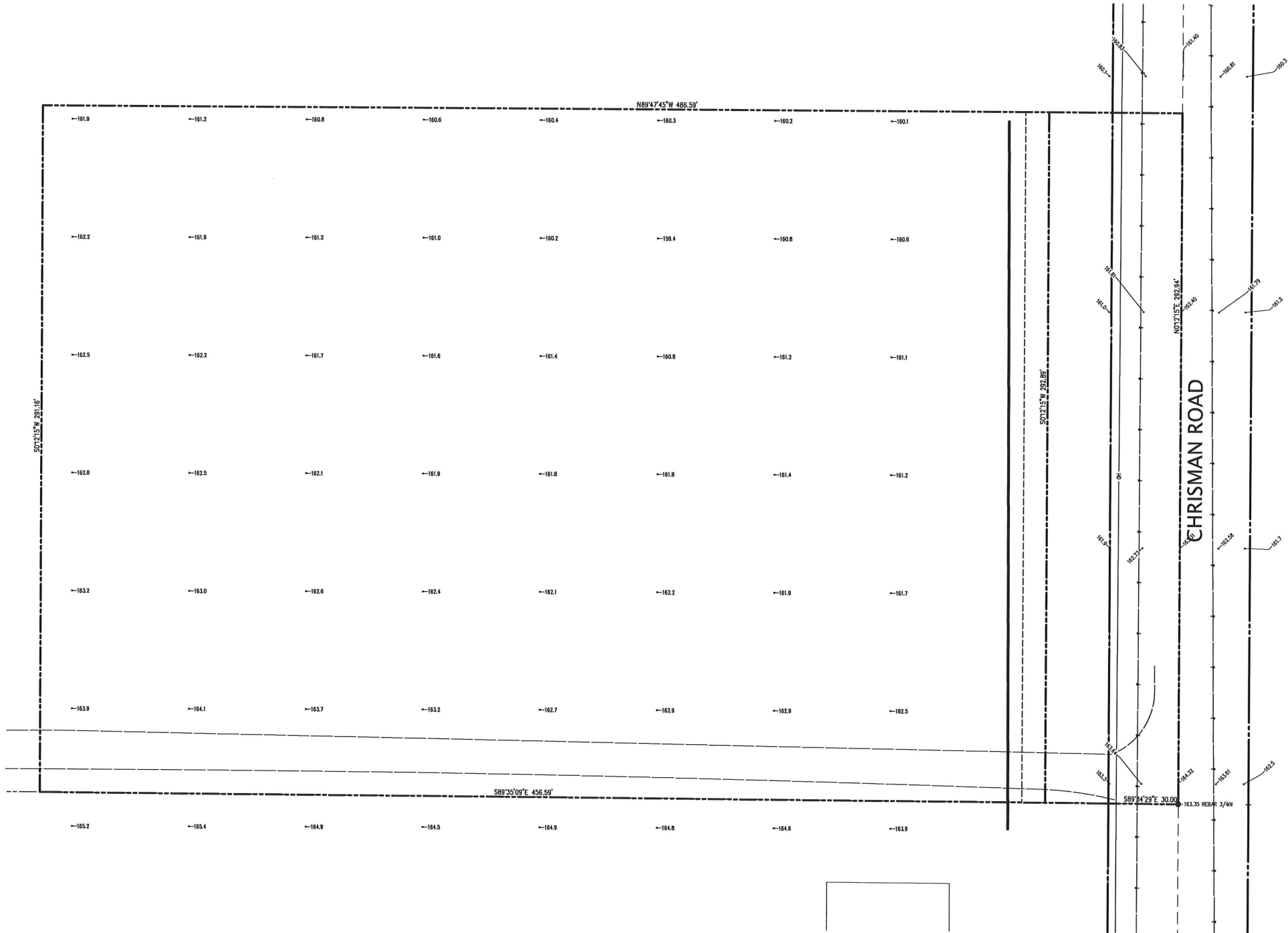
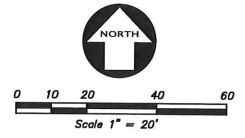
CALIFORNIA

TYPICAL SECTIONS
 VETERANS CENTER
 PACIFIC GATEWAY LOGISTICS CENTER

TRACY,

DATE	APRIL, 2022
SCALE	AS SHOWN
DESIGNER	CR
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JOB NO.	A21619-7
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LEGEND

	BUILDING LINE
	CENTERLINE
	CONCRETE CURB
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	ELECTRIC LINE
	FENCE LINE
	FIBER OPTICS LINE
	FUEL LINE
	GAS LINE - VALVE & METER
	GUARD RAIL
	LOT LINE
	MONUMENT/ABANDONMENT LINE
	ABUTTER'S RIGHTS RELINQUISHED
	OIL LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	RAILROAD TRACKS
	SPOT ELEVATION
	BACKFLOW PREVENTION DEVICE
	BLOWOFF VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	CITY ANCHOR
	HUB & TICK FOUND
	IRON PIPE FOUND
	MAIL BOX
	MAIL FOUND
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	RAILROAD SPIKE FOUND
	REBAR FOUND
	TRANSFORMER
	TRAFFIC SIGN
	UTILITY BOX
	UTILITY LINE MARKER
	WATER VALVE
	WELL

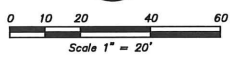
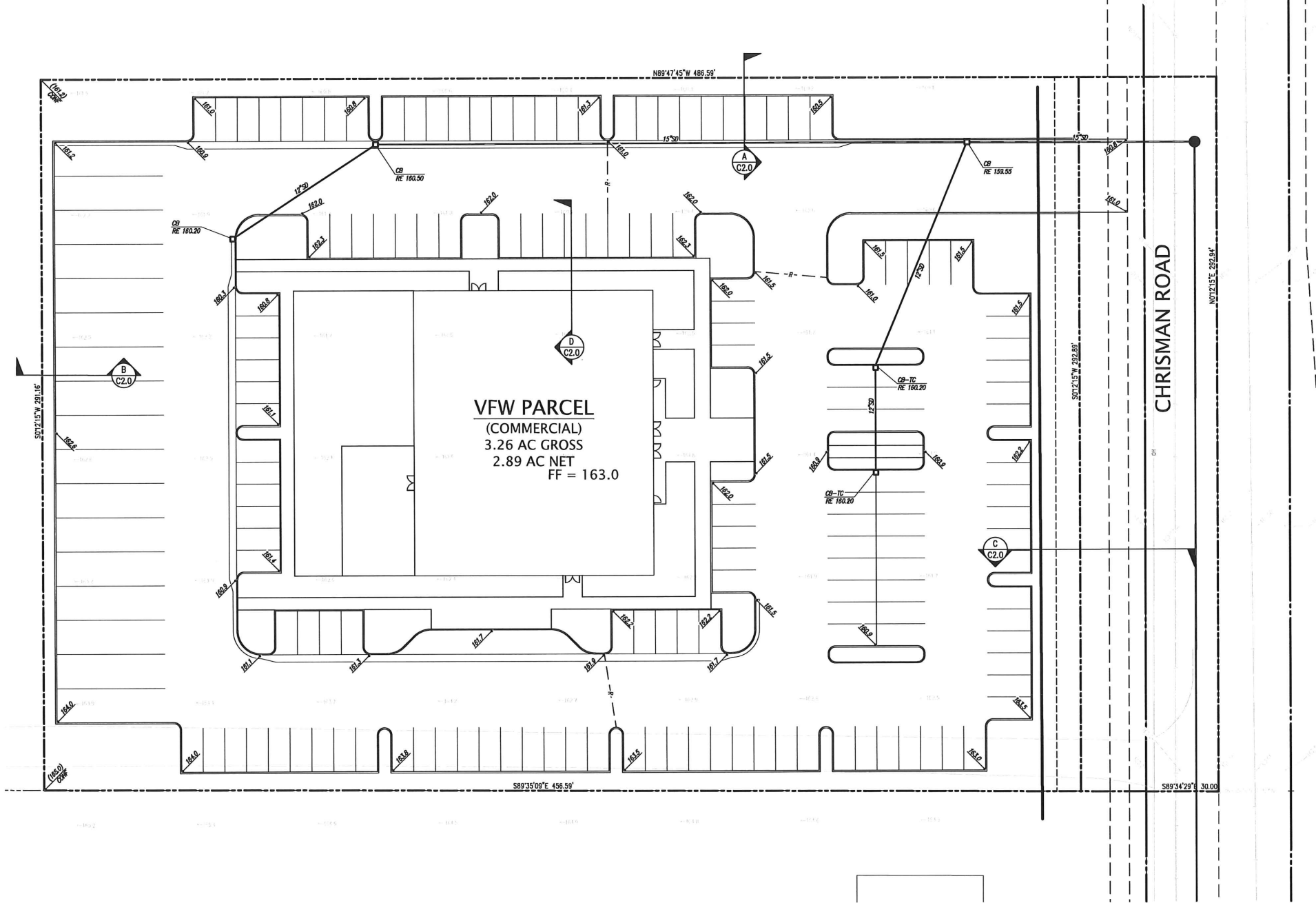
ABBREVIATIONS

BC	BACK OF CURB	JT	JOINT TRENCH
BEG	BEZEN	LP	LIP OF GUTTER
BFP	BACK FLOW PREVENTER	LP	LOW POINT
BL	BUILDING LINE	MSR	METAL GUARD RAIL
BLRD	BOLLARD	MON	MONUMENT
BRG	BACK OF ROLLED CURB	N	NORTH
BS	BOTTOM OF STAR	NW	NORTH WEST
BTM	BOTTOM	O.R.	OFFICIAL RECORD
BW	BACK OF WALK	P-FC	PAVEMENT AT FACE OF CURB
BX	BOX	PAE	PRIVATE ACCESS EASEMENT
C-FC	CONCRETE AT FACE OF CURB	PG&E	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	PM	PARCEL MAP
CL	CENTER LINE	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	PP	POWER POLE
DI	DRAIN INLET	PUE	PUBLIC UTILITY EASEMENT
E	EAST	RIK	RIK ELEVATION
EB	ELECTRIC BOX	RE	RIGHT OF WAY
ED	EDGE OF GRAVEL	S	SOUTH
EMH	ELECTRICAL MANHOLE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEAN OUT
ESMT	EASEMENT	SMH	STORM DRAIN MANHOLE
EV	ELECTRICAL VAULT	SE	SOUTH EAST
EW	EDGE OF WALK	SL	STREET LIGHT
FC	FACE OF CURB	SLB	STREET LIGHT BOX
FD	FOUND	SMUD	SACRAMENTO MUNICIPAL UTILITY DISTRICT
FDC	FIRE DEPARTMENT CONNECTION	SSCO	SANITARY SEWER CLEAN OUT
FF	FRESH FLOOR	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	TB	TELEPHONE BOX
FL	FLOW LINE	TC	TOP OF CURB
FW	FACE OF WALL	TS	TOP OF STAR
GA	GUY ANCHOR	TTW	TOP OF WALL
GB	GRADE BREAK	UB	UNKNOWN UTILITY BOX
GM	GAS METER/METER	VC	VALLEY OUTER
HSBB	HOSE BIB	W	WEST
IE	INVERT ELEVATION	WB	WATER BOX
		WM	WATER METER
		WV	WATER VALVE

NO.	BY	NO.	BY	NO.	BY	NO.	BY
KIER+WRIGHT 2480 Collier Canyon Road Livermore, California 94551 Phone: (925) 246-8788 www.kierwright.com							
TOPOGRAPHIC SURVEY VETERANS CENTER PACIFIC GATEWAY LOGISTICS CENTER							
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DESIGNER	CR						
DRAWN BY	AJA						
JOB NO.	A21619-7						
SHEET	C3.0						
OF	5 SHEETS						

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LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- PF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- C2.0 STORM DRAIN LINE
- TC TOP OF CURB

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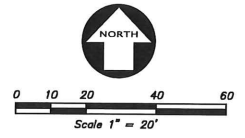


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PRELIMINARY GRADING & DRAINAGE PLAN
 VETERANS CENTER
 PACIFIC GATEWAY LOGISTICS CENTER

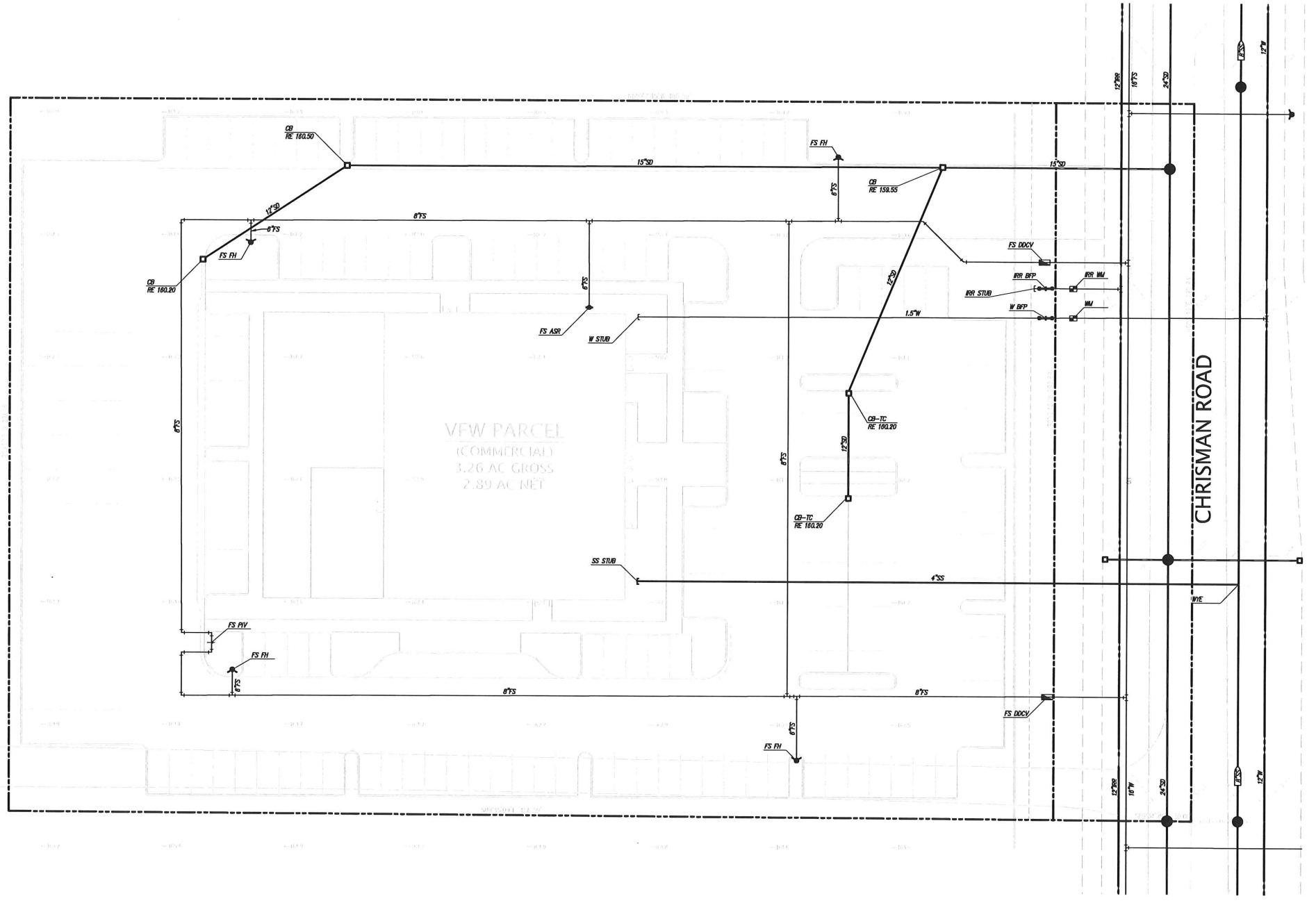
TRACY, CALIFORNIA

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LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
---	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTD	CLEANOUT TO GRADE
X'SD	STORM DRAIN LINE
▲	AREA DRAIN
■	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
⊘	BACK FLOW PREVENTION DEVICE
+	FIRE DEPARTMENT CONNECTION
⊕	FIRE HYDRANT & VALVE
⊕	POST INDICATOR VALVE
⊕	SANITARY SEWER MANHOLE
⊕	SINGLE CHECK VALVE
⊕	STORM DRAIN MANHOLE
⊕	WATER METER



VFW PARCEL
(COMMERCIAL)
3.26 AC GROSS
2.89 AC NET

CHRISMAN ROAD

NO.	BY	NO.	BY

REVISION

NO. 53447
CIVIL
STATE OF CALIFORNIA

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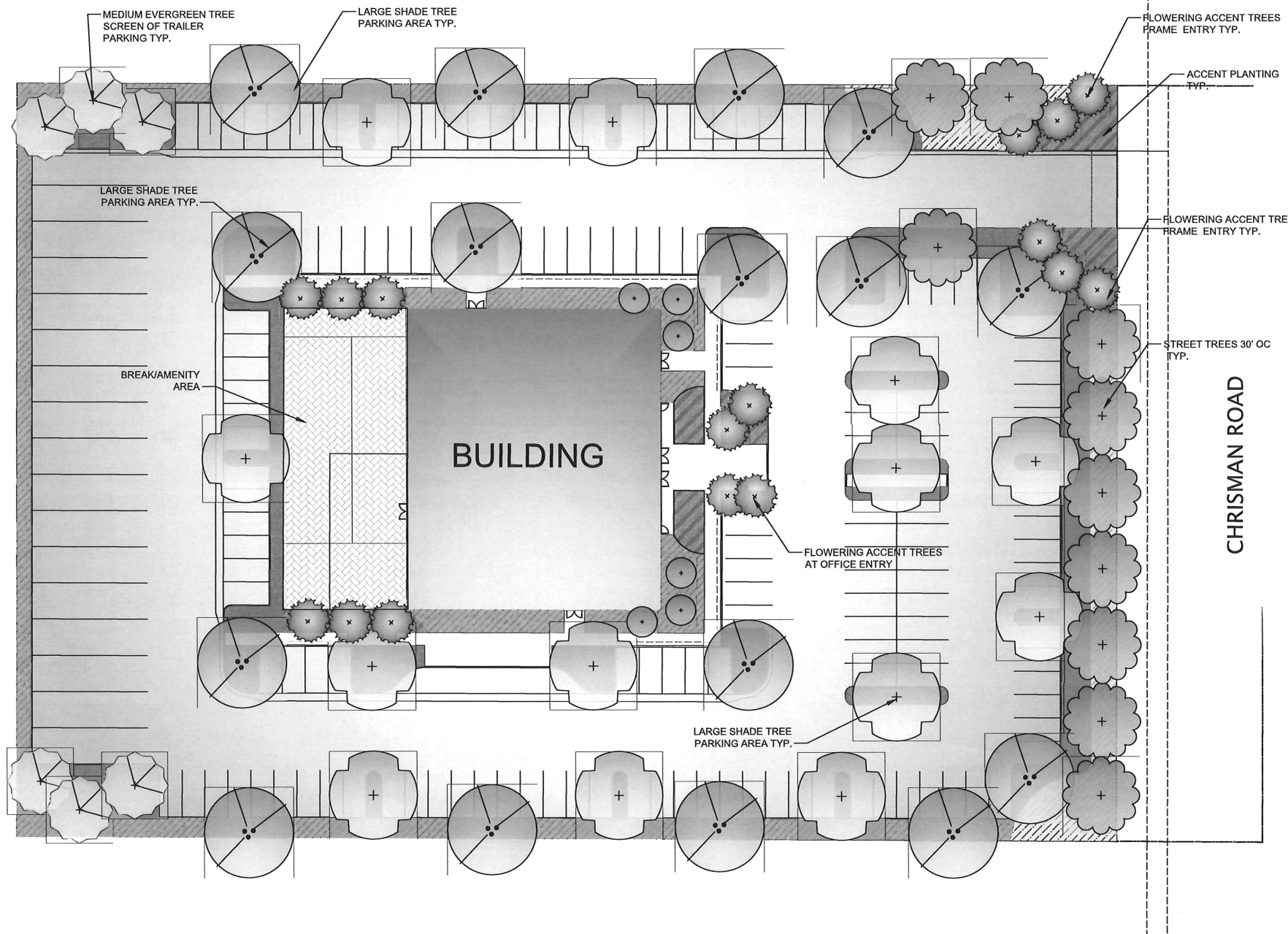
CALIFORNIA

PRELIMINARY UTILITY PLAN
VETERANS CENTER
PACIFIC GATEWAY LOGISTICS CENTER

TRACY,

DATE: APRIL, 2022
SCALE: AS SHOWN
DESIGNER: CR
DRAWN BY: AJA
JOB NO.: A21619-7
SHEET: C5.0
OF 5 SHEETS

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- LANDSCAPE LEGEND**
- COLUMNAR TREE
 - LARGE DECIDUOUS TREE
 - MEDIUM BROADLEAF EVERGREEN TREE
 - STREET TREE PER MASTER PLAN
 - FLOWERING ACCENT TREE
 - LOW TO MEDIUM SHRUBS FLOWERING w/ ACCENT PERENNIALS & GRASSES
 - LOW FRONTAGE PLANTING TO 36" TALL w/ MASSES OF SHRUBS AND GRASSES BOULDER ACCENTS DARK BROWN BARK MULCH
 - PROJECT ACCENT PLANTING: ROW PLANTING FLOWERING SHRUBS, PERENNIALS & SUCCULENTS DECOMPOSED GRANITE
 - SCREEN AND FOUNDATION PLANTING TALL SCREEN SHRUBS 6' +

- LEGEND**
- NOT SHOWN: COMBINATION OF MULCHES TO BE UTILIZED IN FINAL DESIGN
 - 3" MINIMUM DEPTH OF DECOMPOSED GRANITE
 - 3" MINIMUM DEPTH OF 1" MINUS MOCHA ROCK
 - 3" MINIMUM BARK MULCH-ALL PLANTERS NOT DESIGNATED FOR ROCK, D.G.
 - NOT SHOWN: 2-4" DIA. FRACTURED ROCK BOULDERS, BOULDER COLOR AND TEXTURE TO BLEND WITH ROCK MULCH.

WATER EFFICIENT LANDSCAPE REQUIREMENTS

AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
 IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 RAIN SENSOR TO BE SPECIFIED
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 2.89 AC
 TOTAL PARKING AREA = 71,302 S.F.
 PARKING AREA INCLUDES THE FOLLOWING:
 1. PAVEMENT INCLUDING ISLANDS, STALLS, AISLES AND ACCESS DRIVES
 2. ADJACENT BUILDING FRONTAGE LANDSCAPE AREA INC. WALKS
 PARKING AREA LANDSCAPE REQUIRED = 3,565 S.F. (5% OF PARKING AREA)
 PARKING AREA LANDSCAPE PROVIDED = 14,107 S.F.
 NO. OF STANDARD PARKING SPACES = 154
 TREES REQUIRED = 31 (1/5 SPACES)
 TREES PROVIDED = 32
 MINIMUM STREETSCAPE LANDSCAPE REQUIRED: 10' MIN. (PROVIDED)

PRELIMINARY PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME / ZONE	MATURE HABIT	"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME / ZONE	MATURE HABIT	
STREET TREES						SHRUBS						
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	15 GAL.	L	60' X 30'		LANTANA M. 'GOLD RUSH'	GOLD RUSH LANTANA	5 GAL.	L	2' X 4'	
	ULMUS P. 'DRAKE'	DRAKE ELM	15 GAL.	L	40' X 40'	N	PERUVIANA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL.	L	3' X 3'	
	ZELKOVA S. 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	15 GAL.	L	40' X 40'		LEUCOPHYLLUM SPP.	TEXAS RANGER	5 GAL.	L	VARIES	
	ACER BURGERGERONIUM	TREBENT MAPLE	15 GAL.	L	40' X 40'	N	AGAVE SPP.	AGAVE	5 GAL.	L	VARIES	
	GINKGO 'AUTUMN GOLD'	MAIDENHAIR TREE	15 GAL.	L	30' X 30'		SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL.	L	3' X 3'	
	QUERCUS ILEX	HOLLY OAK	15 GAL.	L	40' X 40'	N	SANTOLINA VIRENS	SANTOLINA	5 GAL.	L	1' X 3'	
DECIDUOUS TREES						GROUND COVER						
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	15 GAL.	L	60' X 30'		CALLISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	2 GAL.	L	3' X 4'	
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL.	L	50' X 40'		ARBITUS U 'ELFIN KING'	DW. STRAWBERRY TREE	5 GAL.	L	5' X 5'	
	ULMUS 'FRONTIER'	FRONTIER ELM	15 GAL.	L	50' X 60'		SALVIA GREGGI 'FURMAN'S RED'	SALVIA	1 GAL.	L	4' X 4'	
	QUERCUS ILEX	HOLLY OAK	15 GAL.	L	40' X 40'		WESTRINGIA 'MORNING LIGHT'	ROCK ROSE	5 GAL.	L	1.5' X 4'	
	QUERCUS RUBRA	RED OAK	15 GAL.	L	40' X 40'		OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	7' X 5'	
	GINKGO 'AUTUMN GOLD'	MAIDENHAIR TREE	15 GAL.	L	30' X 30'		HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 4'	
	LAURUS N. 'SARATOGA'	BAY LAUREL	15 GAL.	L	18' X 15'		CARYOPTERIS 'DARK KNIGHT'	BLUE MIST	5 GAL.	M	3' X 3'	
	ZELKOVA S. 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	15 GAL.	L	40' X 40'		NERIUM O. 'PETITE SALMON'	DW. OLEANDER	5 GAL.	L	5' X 5'	
	ULMUS P. 'DRAKE'	DRAKE ELM	15 GAL.	L	40' X 40'	N	ROSMARINUS SPP.	ROSEMARY	5 GAL.	L	VARIES	
	NYSSA SYLVATICA	SOUR GUM	15 GAL.	L	25' X 25'		BACCHARIS SPP.	COYOTE BRUSH	5 GAL.	L	VARIES	
MEDIUM EVERGREEN TREE						PERENNIALS						
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	15 GAL.	VL	20' X 20'		LANTANA	LANTANA	1 GAL.	L	2' X 4'	
	LAURUS N. 'SARATOGA'	SWEET BAY	15 GAL.	L	25' X 20'	N	ROSMARINUS OFFICINALIS	HUNTINGTON BLUE ROSEMARY	1 GAL.	L	1.5' X 3'	
LARGE EVERGREEN TREE						CELANOTHUS G.H. 'JOYCE COULTER'						
	QUERCUS WISLIZENII	DEODAR CEDAR	15 GAL.	L	40' X 40'		ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL.	L	1' X 6'	
N	PINUS ELDARICA	INTERIOR LIVE OAK	15 GAL.	VL	50' X 50'		LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	2' X 3'	
	QUERCUS SUBER	CORK OAK	15 GAL.	L	50' X 50'		PERENNIALS					
FLOWERING TREE							DIETES 'ORANGE DROP'	FORT NIGHT LILY	1 GAL.	L	3' X 3'	
	LAGERSTROMIA INDICA	CRAPE MYRTLE	15 GAL.	L	VARIES - STANDARD	N	TULBAGHIA	SOCIETY GARLIC	1 GAL.	L	1' X 1'	
	CERCUS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	L	20' X 20' - STANDARD		EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL.	L	2' X 2'	
N	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15 GAL.	M	25' X 25'		KNIPHOFIA U. 'BLAZE'	RED HOT POKER	1 GAL.	L	2' X 2'	
EVERGREEN SCREENING SHRUBS							COREOPSIS ROSEA	PINK TICKSEED	1 GAL.	L	1.5' X 1.5'	
	DODONAEA VISCOSA 'PURPUREA'	HOPBUSH	5 GAL.	L	10' X 10'	N	GRASSES					
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	VL	15' X 10'		MUHLBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'	
	ARCTOSTAPHYLOS D. 'HOWARD MC MINN'	MANZANITA	5 GAL.	L	8' X 8'	N	MUHLBERGIA LINDHEIMER	LINDHEIMER'S MUHLY GRASS	1 GAL.	L	2' X 2'	
N	CELANOTHUS RAY HARTMAN	CA. LILAC	5 GAL.	L	8' X 8'		FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	L	3' X 3'	
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL.	L	8' X 8'		FESTUCA O. 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	M	1' X 1'	
	ARBITUS U. 'OKTOBERFEST'	DWARF STRAWBERRY	5 GAL.	L	6' X 6'		CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHEREEED GRAAS	1 GAL.	L	3' X 2'	
	XYLOSMA SENTICOSA	SHINY XLOSMA	5 GAL.	L	8' X 8'		ADDITIONAL PLANTS MAY BE SPECIFIED IN FINAL DESIGN BY INDIVIDUAL DEVELOPED PARCELS. IT IS THE INTENT TO UTILIZE 80% OF THE PLANT LIST TO PROVIDE A COHESIVE DEVELOPED LANDSCAPE.					

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 20'



HPA
 architecture

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 94610
 tel: 949-862-2113
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GreenDesign
 Landscape Architects, Inc.
 1464 Popinjay Drive
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 p: 775 829 1364
 email: bhatch00@charter.net

Owner:

RIDGELINE
 PROPERTY GROUP

915 HIGHLAND POINTE DR. STE. 250
 ROSEVILLE, CA 95678
 tel: 916-284-3245

Project:

Pacific Gateway
VFW Building

San Joaquin County, CA

Consultants:

Civil: Kier & Wright
 Structural:
 Mechanical:
 Plumbing:
 Electrical:
 Landscape: GREEN DESIGN
 Fire Protection:
 Soils Engineer:

Title: PRELIMINARY LANDSCAPE PLAN

Project Number: 21346
 Drawn by: TSP
 Date: 05/05/2023
 Revision:

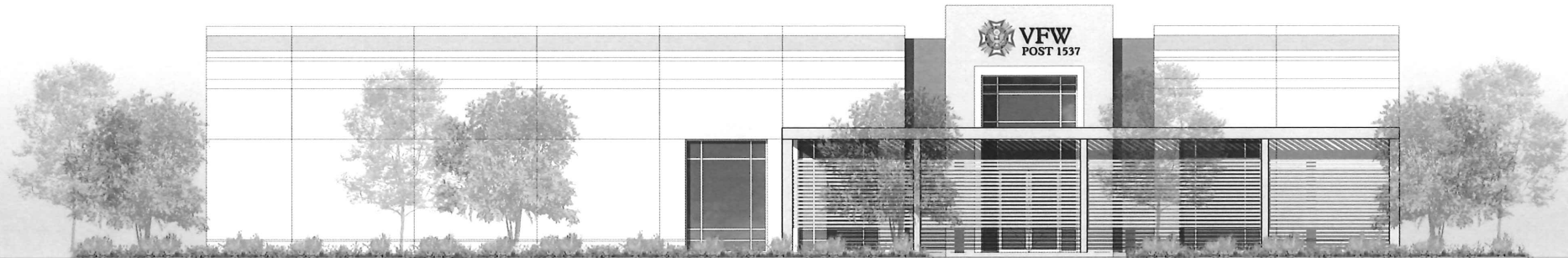
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LC1.1

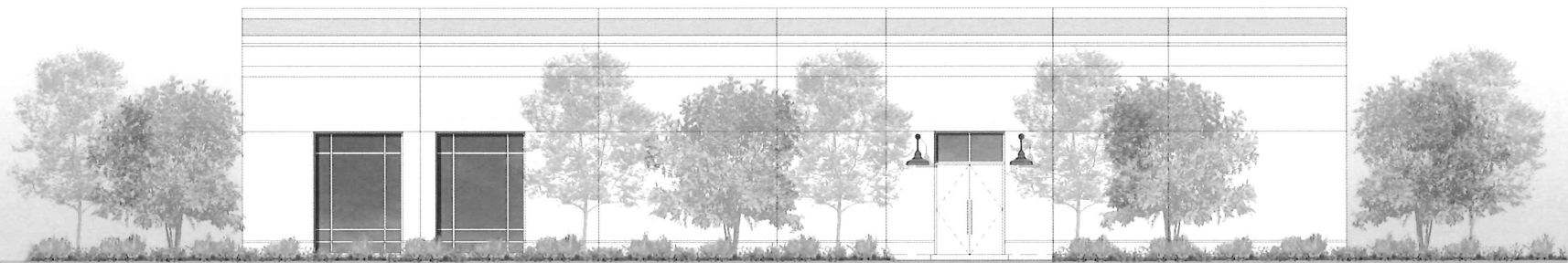
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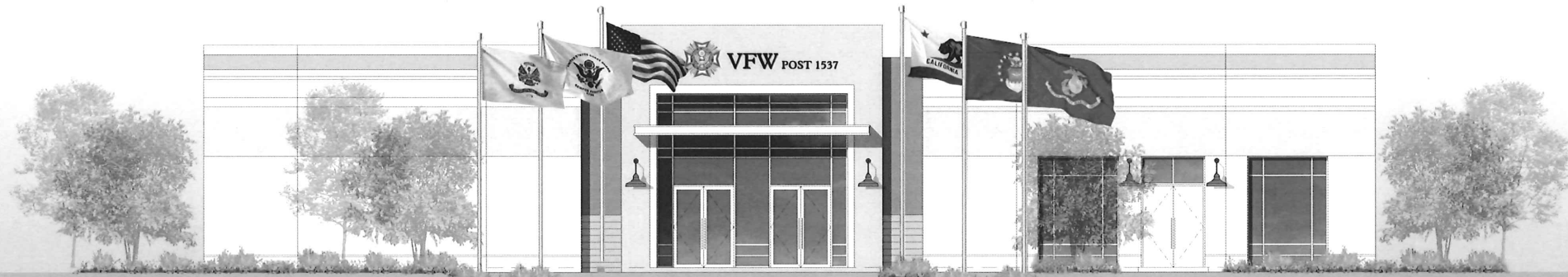
North Elevation



West Elevation



South Elevation



Chrisman Road Elevation - East Elevation



Conceptual Elevations - 16' Clear Ht.

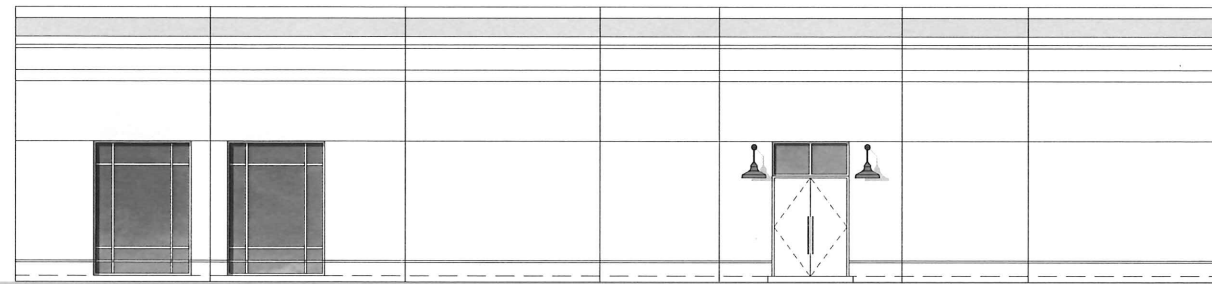
PACIFIC GATEWAY

San Joaquin County, CA

#21346 | 04.21. 2023



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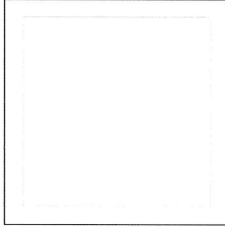


South Elevation

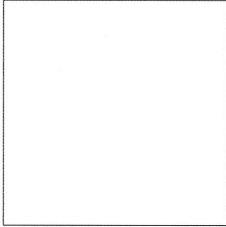


East Elevation

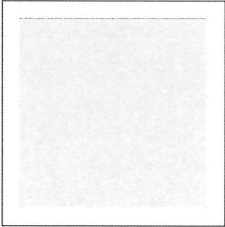
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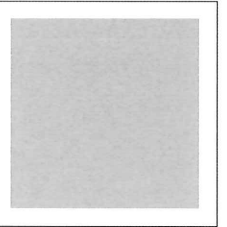
Sherwin Williams
SW 7005
Pure White
- 2



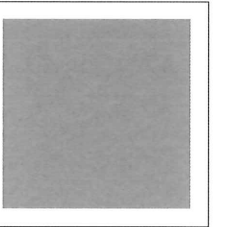
Sherwin Williams
SW 7071
Gray Screen
- 3



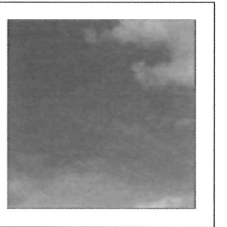
Sherwin Williams
SW 7072
Online
- 4



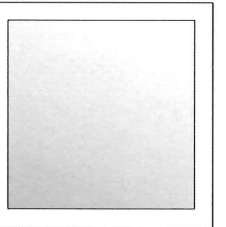
Sherwin Williams
SW 7073
Network Gray
- 5



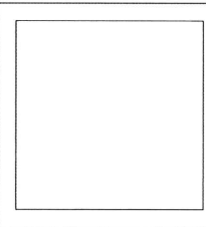
Sherwin Williams
SW 7074
Software
- 6



Blue
GLAZING
- 7



Clear Anodized
ALUMINUM
- 8



PPG
PITT-TECH PLUS EP DTM
FULL GLOSS
@CANOPY
W/ COLOR P1



Enlarged View of East Elevation



Conceptual Building Elevations and Material Board

PACIFIC GATEWAY

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