

7616 Pacific Ave, Unit A5

Commercial Cannabis Business Retail Storefront Land Use Permit Planning Application #P20-0693



01 NEIGHBORHOOD CONTEXT MAP
SCALE: 1" = 100'-0"

PROJECT INFORMATION

ADDRESS / SUBJECT PREMISES: 7616 PACIFIC AVE, UNIT A5
STOCKTON, CALIFORNIA, 95207

PARCEL ID: 081 - 500 - 021

ACREAGE: 2.31 AC / 101,476 SQ.FT.

ZONING: CG (GENERAL COMMERCIAL)

OCCUPANCY GROUP: B (BUSINESS) , M (MERCANTILE)

BUILDING SQUARE FOOTAGES:

BUILDING 'A':

UNIT 'A3'	± 3,850 SQ. FT.
UNIT 'A4'	± 2,400 SQ. FT.
UNIT 'A5'	± 6,500 SQ. FT.
UNIT 'A6'	± 2,100 SQ. FT.
UNIT 'A7'	± 2,100 SQ. FT.

TOTAL FOOTPRINT ON LOT: ± 16,950 SF (± 17%) (NO CHANGE)

PARKING: *SEE SHEET A11

SCOPE OF WORK

- DEMOLITION OF EXISTING INTERIOR PARTITIONS, CASEWORK AND ASSOCIATED APPURTENANCES AS REQUIRED TO ACCOMMODATE NEW WORK
- CANNABIS RETAIL - PRE-PACKAGED PRODUCT; NO CONSUMPTION
- TENANT FINISH OUT OF AN EXISTING OFFICE BUILDING
- CONSTRUCT NEW INTERIOR PARTITION WALLS
- NEW HVAC SYSTEM WITH CARBON FILTERS, NO EXHAUST
- PAINT INTERIOR WALLS, INSTALL NEW POWER & LIGHTING FIXTURES, CASEWORK

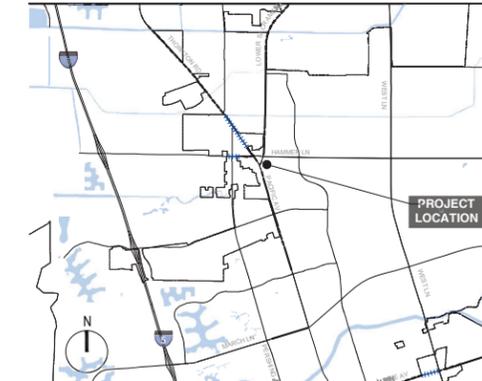
SHEET INDEX

NO.	SHEET NAME
A001	PROJECT INFORMATION & NEIGHBORHOOD CONTEXT MAP
A100	REFERENCE SITE PLAN
A201	PROPOSED FLOOR PLAN

PROJECT CONTACTS

PROPERTY OWNER/ LANDLORD:	BUSINESS OWNER/ PRINCIPAL:
HAMMER RANCH-STERLING PROPERTIES LLC 4529 QUAIL LAKES DRIVE, #A STOCKTON, CALIFORNIA 95207 PH: (209) 478 - 4000 EMAIL: KARSMC1@AOL.COM CONTACT: KATHRYN SMITH	JIVA SCK LLC 436 CLEMENTINA STREET (STE 303) SAN FRANCISCO, CALIFORNIA 94103 PH: (731) 801-6300 Email: RAJ@JIVALIFE.ORG Contact: RAJ J. POTTABATHNI

REGIONAL VICINITY MAP



PROJECT LOCATION MAP



COMMERCIAL CANNABIS BUSINESS RETAIL STOREFRONT

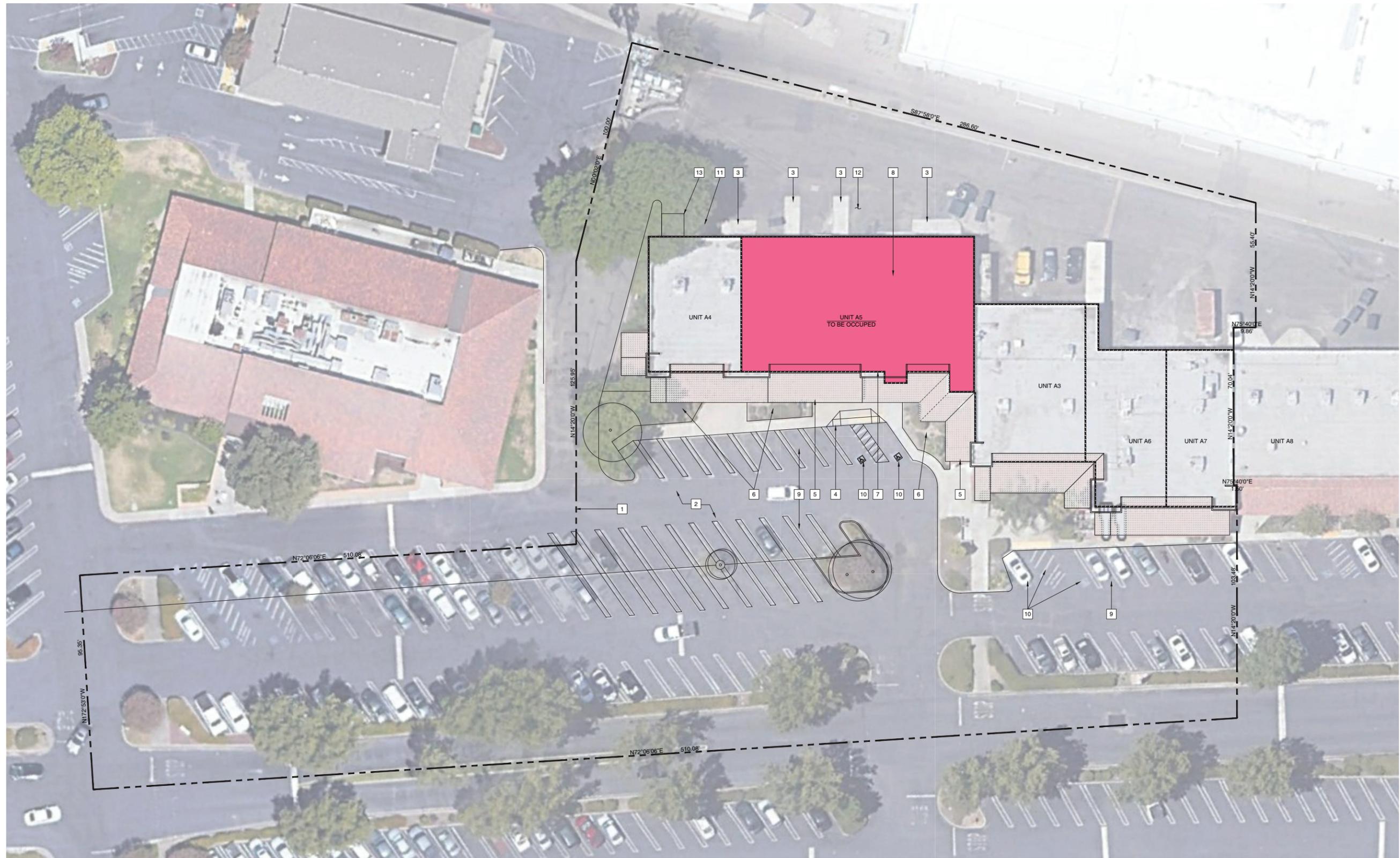
LAND USE PERMIT
PLANNING APPLICATION
#P20-0693

HAMMER RANCH CENTER
7616 PACIFIC AVE, UNIT A5
STOCKTON, CA 95207
PARCEL ID: 081-500-021

JIVA SCK LLC
12 JAN 2021

PROJECT INFORMATION &
NBHD. CONTEXT MAP

A001



COMMERCIAL CANNABIS BUSINESS RETAIL STOREFRONT

LAND USE PERMIT PLANNING APPLICATION #P20-0693

HAMMER RANCH CENTER
7616 PACIFIC AVE, UNIT A5
STOCKTON, CA 95207
PARCEL ID: 081-500-021

JIVA SCK LLC
12 JAN 2021

REFERENCE SITE PLAN
A100

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

KEYED NOTES

1. EXISTING PROPERTY LINE
2. EXISTING AC PAVED PARKING LOT
3. EXISTING CONCRETE RAMP
4. EXISTING CURB & SIDEWALK
5. EXISTING COVERED WALKWAY
6. EXISTING LANDSCAPED AREA TO REMAIN
7. INDICATES EXISTING 1-STORY BUILDING FOOTPRINT
8. CROSS HATCHING INDICATES AREA OF IMPROVEMENT AT SUITE 'A5'
9. INDICATES EXISTING STANDARD STALL STRIPING PER CITY STDS
10. EXISTING VAN ACCESSIBLE AND STANDARD ACCESSIBLE PARKING STALL & ACCESS AISLE PER CBC REQMTS.
11. EXISTING SECURED CMU TRASH ENCLOSURE PER CITY STDS
12. NEW DISTRIBUTION/ DELIVERY LOADING AREA
13. EXISTING UTILITY ROOM

PARKING CALCULATION

PREVIOUS USE - BUSINESS AND PROFESSIONAL
6,500 SQ.FT. / 200 = 33 EXISTING STALLS

PROPOSED USE : RETAIL (PER SMC 16.64/040, TABLE 3-9)
REQUIRED
RETAIL STOREFRONT (1/250 SQ.FT. GFA)
3,145 / 250 = 13
OTHER (STORAGE, EMPLOYEE BREAK ROOMS, EQUIPMENT ROOMS, OFFICES,
AND CIRCULATION CORRIDORS) (1/2,000 SQ.FT. GFA)
3,355 / 2,000 = 2

TOTAL REQUIRED	= 15
TOTAL PROVIDED	= 33