

PROPERTY INFORMATION

INDUSTRIAL PROPERTY IN:
 STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA
 ASSESSOR'S PARCEL NUMBER: 173-320-180
 PROPERTY ADDRESS: 2403 STAGECOACH RD., STOCKTON, CA 95215
 PROPERTY OWNER: 2401 STAGECOACH LLC
 PHONE:
 ZONING: I-2
 OCCUPANCY: WAREHOUSE/OFFICE
 SPRINKLER: YES
 REPOSED ORIGINAL LAYOUT:
 PROPERTY LOT SIZE: 58370 SQ. FT. (1.34 ACRES)
 TENANT AREA: 13500 SQ. FT.
 EXISTING:
 WAREHOUSE: 8000 SQ. FT.
 OFFICE SPACE: 6000 SQ. FT.
 IMPROVED:
 WAREHOUSE: 6500 SQ. FT.
 NEW OFFICE SPACE: 1500 SQ. FT.
 TOTAL WAREHOUSE SPACE: 6500 SQ. FT.
 TOTAL OFFICE SPACE: 1500 SQ. FT.

PROJECT DATA & SCOPE

- THE PROPERTY IS 100% PRIVATELY OWNED AND ANY POTENTIAL REQUIRED MODIFICATION WILL BE FUNDED BY THE PROPERTY OWNER.
- THE SCOPE OF THE PROJECT IS TO PROVIDE THE DESIGN FOR TENANT IMPROVEMENT AND EXPANSION OF EXISTING AIR-CONDITIONING SYSTEM AND OFFICE AREA ABOUT 1500 SF.
- THIS PERMIT PROPOSAL HAS NO MODIFICATION TO EXISTING SIDEWALKS, GRADING, SLOPES, LANDSCAPE, DRIVEWAYS, ACCESS ROADS, AND SETBACK LINES OF THE PROPERTY.

APPLICABLE CODE & STANDARDS

ALL WORK, CONSTRUCTION ACTIVITIES PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES AND STANDARDS, AND OTHER AUTHORITIES WITH JURISDICTION. THE CODES AND STANDARDS ARE LISTED AND NOT LIMITED TO AS FOLLOWS:
 1. CALIFORNIA RESIDENTIAL CODE 2019
 2. CALIFORNIA BUILDING CODE 2019
 3. CALIFORNIA ELECTRICAL CODE 2019
 4. CALIFORNIA MECHANICAL CODE 2019
 5. CALIFORNIA PLUMBING CODE 2019
 6. CALIFORNIA ENERGY CODE 2019

DESIGN CRITERIA:

ELEVATION ABOVE SEA LEVEL: TBD
 SOIL BEARING: 1500 PSF
 CLIMATE ZONE: 12
 LOADING PER IBC-2016: 40 PSF
 ROOF LIVE LOAD: 20 PSF
 ROOF DEAD LOAD: 15 PSF
 DEAD LOAD: 17 PSF
 RISK CATEGORY: II PER CBC 1609
 SEISMIC IMPORTANCE FACTOR:
 MAPPED SPECTRAL RESPONSE ACCELERATION:
 SDS= 0.275
 SITE CLASS: D
 SEISMIC DESIGN CATEGORY: D
 SEISMIC FORCE RESISTING SYSTEM:
 LIGHT-FRAME (COLD-FORMED STEEL) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE RESPONSE MODIFICATION COEFFICIENT R=7
 WIND SPEED: 93 MPH, EXPOSURE B

SHEET INDEX

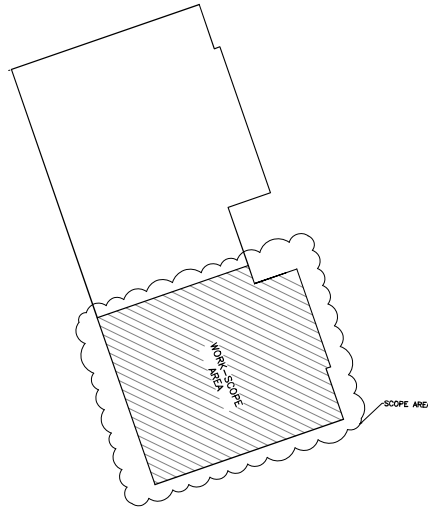
2403-COVER	COVER SHEET
2403-SITE	SITE PLAN
2403-001	GENERAL NOTES & SPECIFICATIONS
2403-001	FLOOR PLAN (N)
2403-S02	CEILING FRAMING PLAN & SECTION
2403-S03	ROOF FRAMING PLAN & HVAC DETAIL
2403-S01	DETAILS & SPECIFICATIONS - STRUCTURAL
2403-S02	DETAILS & SPECIFICATIONS - STRUCTURAL

TENTANT IMPROVEMENT

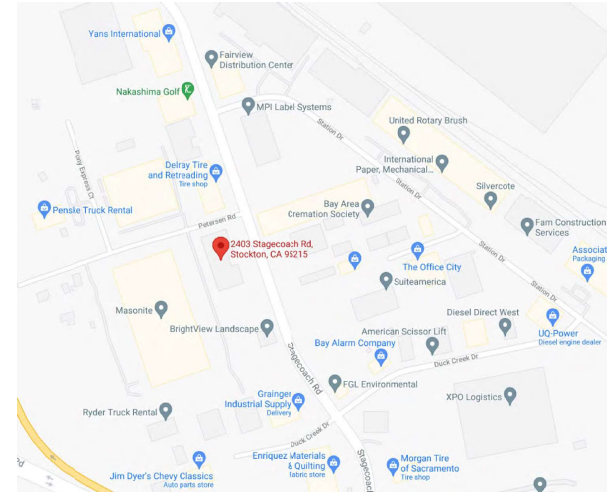
2403 STAGECOACH RD., STOCKTON, CA 95215

APN: 173-320-180
 PERMIT SUBMITTAL

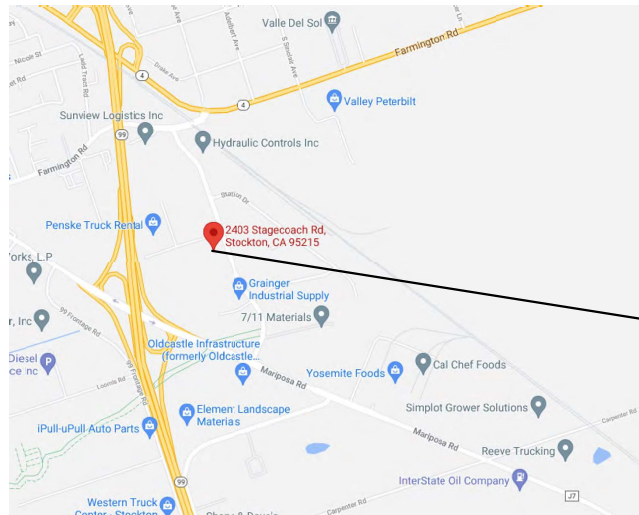
NO MODIFICATIONS TO EXISTING SIDEWALKS, GRADING, SLOPES, LANDSCAPE, DRIVEWAYS, ACCESS ROADS, & SETBACKS.



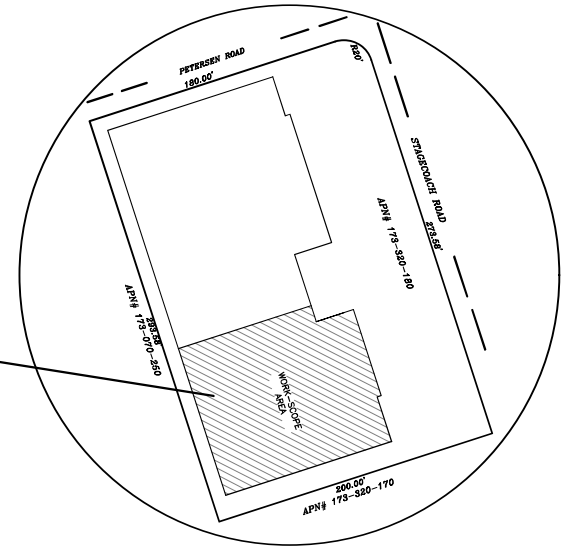
SCOPE AREA



SITE NEIGHBORHOOD MAP



SITE ACCESS MAP



DESIGNED BY:
 CHECKED BY:
 REVIEWED BY:



PREPARED BY:
REZA GORJI, P.E.
 6048 DODDLEBURN BLVD., SUITE 203
 STOCKTON, CA 95215
 (209) 234-0280

TENTANT IMPROVEMENT
 2403 STAGECOACH RD., STOCKTON, CA 95215
 APN: 173-320-180
COVER SHEET

DATE: 04/2021
 SCALE: AS NOTED
 JOB NO.: 210410
 FILE: 210410-2403-COVER

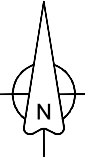
SHEET
COVER
 Rev. 0

STAGE COACH ROAD

273.58'

SHEET NOTES

- SEE GENERAL DRAWINGS "G..." AND THE COVER SHEET FOR THE APPLICABLE GENERAL NOTES, STANDARDS, AND SPECIFICATIONS.
1. SITE PLAN ORIGINATED PER EXISTING COUNTY'S APN MAP.
 2. NO BOUNDARY WAS DETERMINED FOR THIS SITE PLAN.
 3. OWNERSHIP OF FENCE LINES WERE NOT DETERMINED.
 4. NO UNDERGROUND UTILITIES WERE LOCATED.



APN# 173-320-180

R20'

267'-5"

63'

32'-9"

121'-6"

WORK-SCOPE
AREA

107'-5"

293.58'

APN# 173-070-250

SITE PLAN (E)

SCALE: 1"=10'

PETERSEN ROAD

180.00'

200.00'
APN# 173-320-170

DRAFTED BY:	MS
DESIGNED BY:	MS
CHECKED BY:	MS
REVIEWED BY:	MS



PREPARED BY:
PORTIVA ENGINEERING
6040 DOUGLASS BLVD., SUITE 6
GRANITE BAY, CA 95746
(916) 284-0250

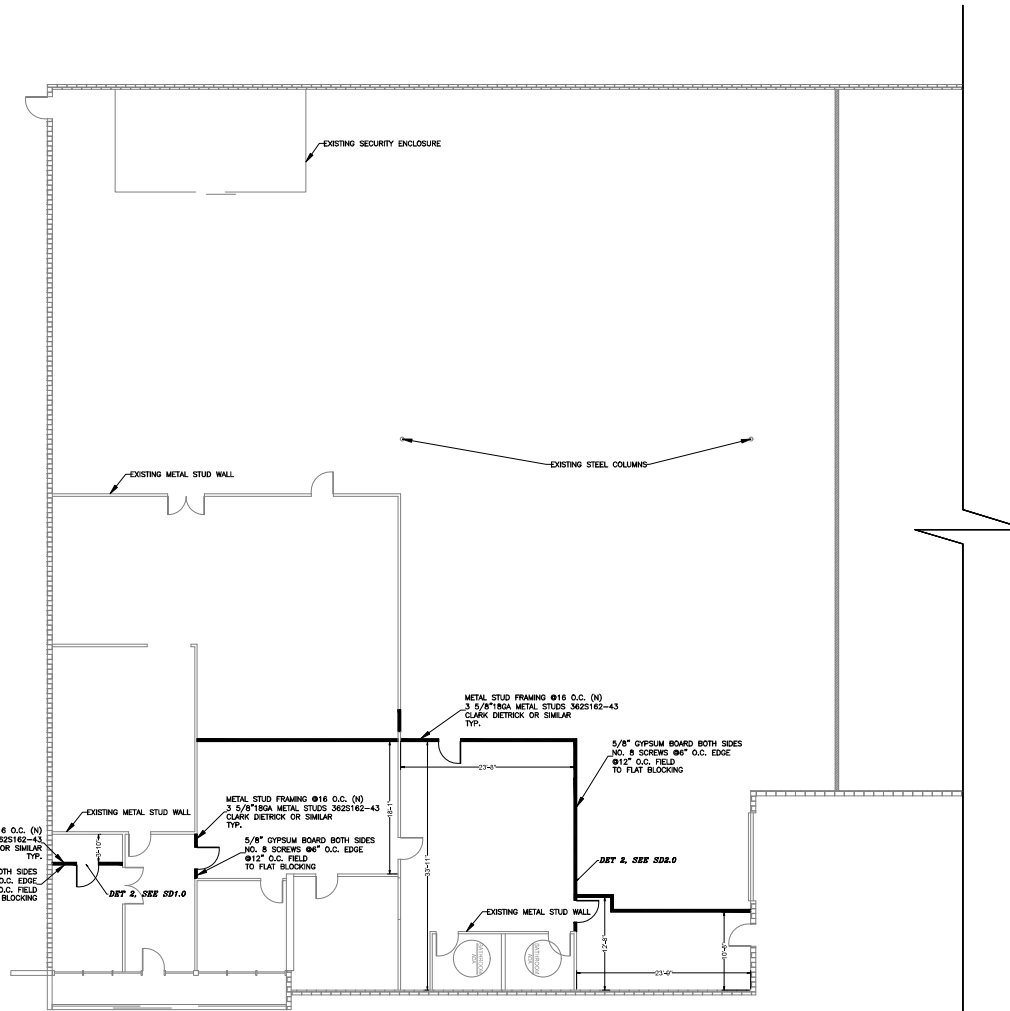
2403 STAGECOACH TENANT IMPROVEMENT
2403 STAGECOACH RD STOCKTON CA 95215
APN: 173-320-180
EXISTING SITE PLAN

DATE:	DATE:	DATE:
SCALE:	AS SHOWN	DATE:
JOB NO.:	2403-10	FILE:
FILE:	2403-10-001-SITE	

SHEET
SITE
REV: 0

SHEET NOTES

SEE GENERAL DRAWINGS "G..." AND THE COVER SHEET FOR THE APPLICABLE GENERAL NOTES, STANDARDS, AND SPECIFICATIONS.



FLOOR PLAN (N)

SCALE: 1/8"=1'

REVISIONS

DRAFTED BY:
 DESIGNED BY:
 CHECKED BY:
 REVIEWED BY:



PREPARED BY: **REZA GORJI, P.E.**
 6048 DODDLEBACH BLVD., SUITE 203
 DUBLIN, CA 94568
 (916) 234-0230
THIS DRAWING IS VALID WITH THE SEAL, SIGNATURE AND EXPIRATION DATE OF THE REGISTERED ENGINEER.

TENTANT IMPROVEMENT
 2403 STAGECOACH RD., STOCKTON, CA 95215
 APN: 173-320-180
FLOOR PLAN (N)

DATE: 04/2021
 SCALE: AS NOTED
 JOB NO.: 2180116
 FILE: 2180116-040-001

SHEET
S1.0
 Rev. 0