

**URBN LEAF  
STAGECOACH**

TENANT IMPROVEMENT  
PROJECT ADDRESS:  
2401 STAGECOACH ROAD  
STOCKTON, CA. 95215

APN: 173-320-18

**Exhibit 1**

**HELEO +**

2250 INDIA ST. #210  
SAN DIEGO, CA 92101  
T: 619.666.0790

**REVISIONS**

No.	Description	Date
01	BUILDING PERMIT SUBMITTAL	8/15/18

Issue Date	Scale
1/17/2019	As indicated
3:37:48 PM	HELEO + PROJECT # 1801

**SITE PLAN &  
ACCESS PLAN**

**A000**

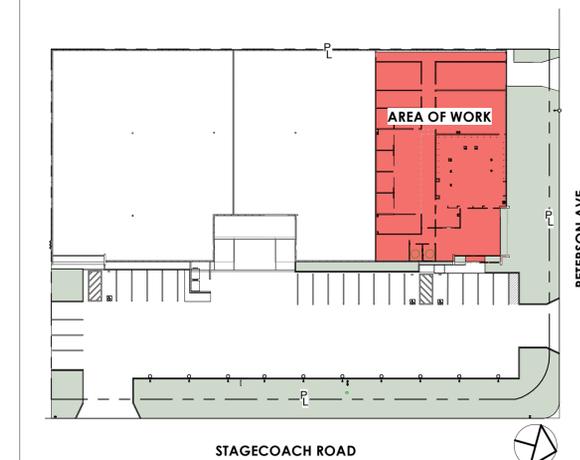
**PARKING COUNT**

TOTAL STALLS: 47  
TOTAL ACCESSIBLE STALLS:  
1  
1 (VAN ACCESSIBLE)

**PARKING MATRIX**

RETAIL TYPE	TOTAL GROSS AREA (SF)	PARKING LOAD FACTOR	TOTAL PARKING SPACES
DISPENSARY	9257 SF	250	38

**KEY MAP PLAN**



**SITE NOTES**

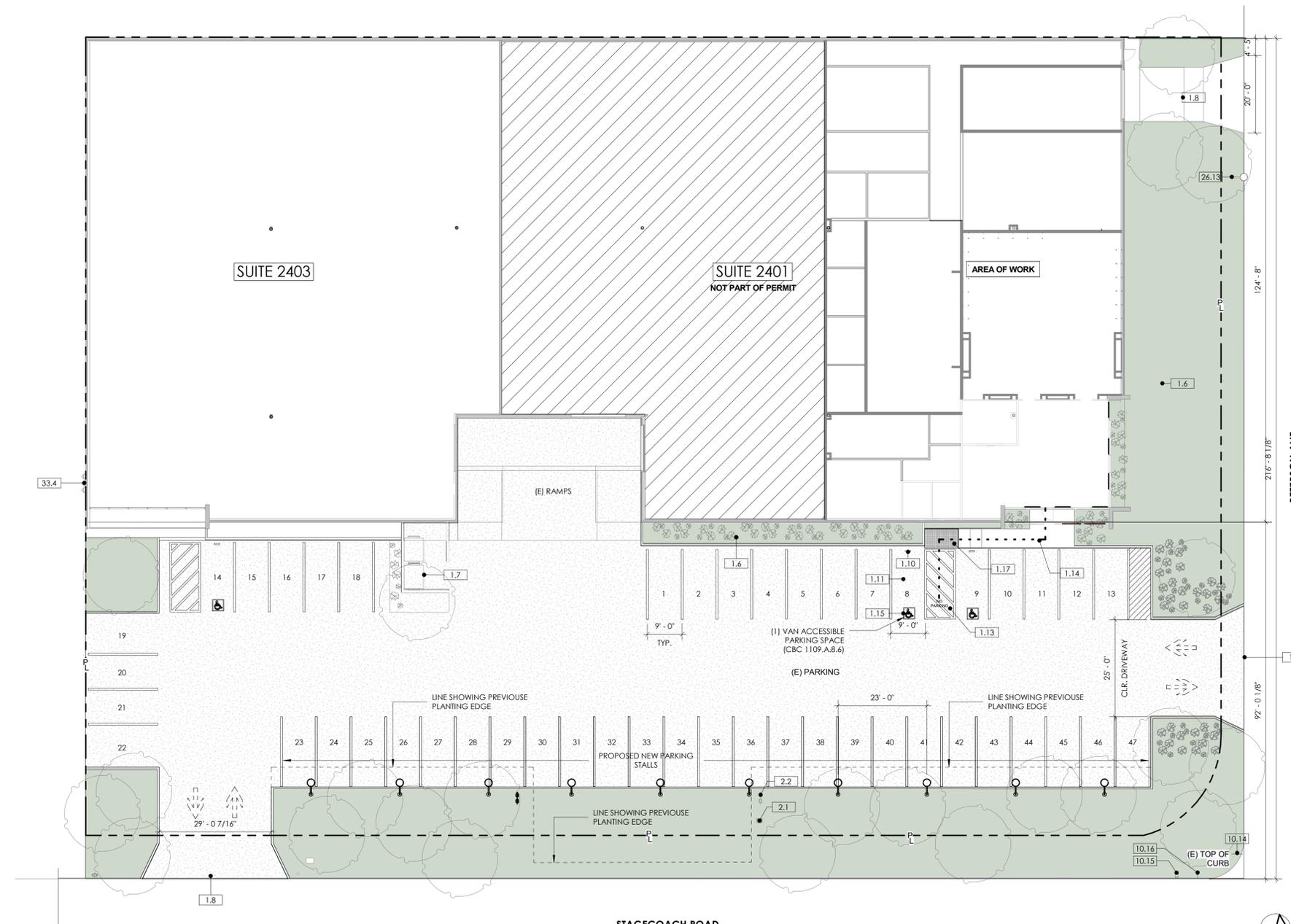
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR THE PROJECT PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES, INCONSISTENCIES ERRORS, OMISSIONS, AMBIGUITIES AND/OR CONFLICTS TO THE DESIGN TEAM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND INSTALL & CONNECT ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
- GENERAL CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE DAILY ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY ALL ON-SITE OPERATIONS. AT THE COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL CLEAN ALL GLASS, WALLS, AND DOOR SURFACES, VACUUM ALL FLOOR SURFACES, AND LEAVE THE SITE "BROOM CLEAN." THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR CLEANING THE EXTERIOR OF THE EXISTING WINDOWS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER AND THE DESIGN TEAM, FOR ALL SHUTDOWNS IN ADVANCE, AS REQUIRED. GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER FOR PARKING AND DELIVERY PROCEDURES.
- PROVIDE BARRICADES AROUND ALL NEW AND EXISTING OPENINGS WHERE REQUIRED OR NECESSARY FOR SAFETY PER CAL. OSHA REQUIREMENTS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY UTILITIES (POWER, LIGHTING, WATER AND RESTROOM FACILITIES) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT SUBCONTRACTED TO THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
- IT WILL BE ASSUMED THAT SITE INSPECTION HAS BEEN MADE AND THAT THE CONTRACTOR IS SATISFIED AS TO EXISTING CONDITIONS PRIOR TO SUBMITTING ANY BID. NO CLAIM FOR EXTRA PAYMENTS WILL BE ALLOWED ON THE BASIS OF A LACK OF KNOWLEDGE OF EXISTING CONDITIONS AND OF PROBLEMS ARISING THEREFROM.
- THE ACCESSIBLE ROUTE TO BE 5% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CBC 118-402.2.

**LEGEND**

- ACCESSIBLE PATH OF TRAVEL
- (E) PLANTING
- (E) PAVING

**KEYNOTES**

- 1.6 (E) PLANTING
- 1.7 (E) TRASH AREA
- 1.8 (E) DRIVEWAY
- 1.10 PROPOSED ADA SIGN
- 1.11 PROPOSED ACCESSIBLE VAN PARKING SPACE
- 1.13 PROPOSED ADA STRIPING PAINT BLUE
- 1.14 ACCESSIBLE PATH OF TRAVEL
- 1.15 SYMBOL
- 1.17 TACTILE WARNING SURFACE
- 2.1 (E) WATER METER
- 2.2 (E) WATER VALVE
- 10.14 STOP SIGN
- 10.15 MAILBOX
- 10.16 PARKING SIGNAGE
- 26.13 (E) STREET LAMP
- 26.14 (N) EXTERIOR WALL SCONCE
- 26.15 (E) EXTERIOR WALL SCONCE
- 33.4 ELECTRIC METERS

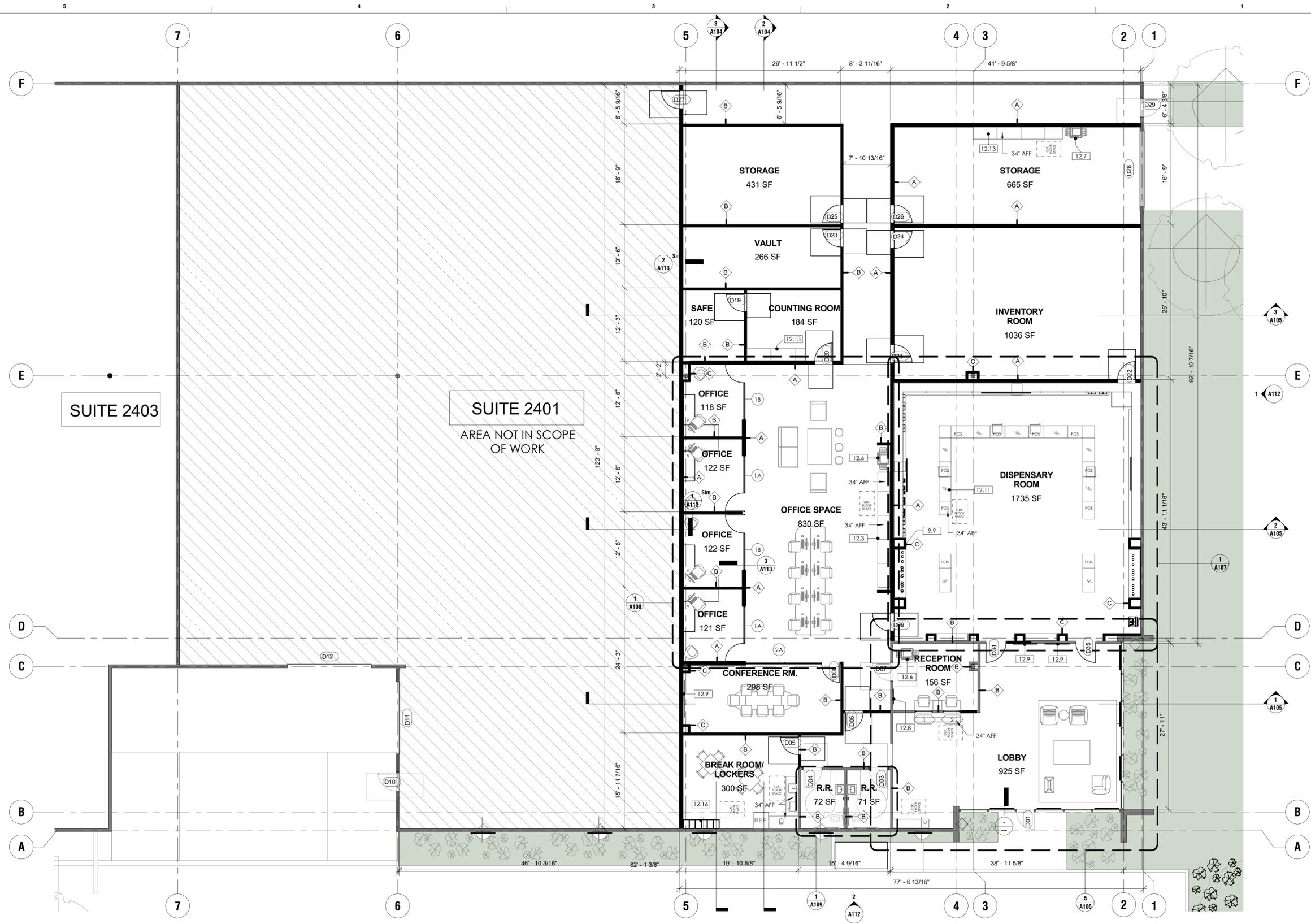


**SITE PLAN SITE PLAN**  
1/16" = 1'-0" 1

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**PROPOSED  
FLOOR PLAN**



**LEVEL 0**  
1/8" = 1'-0"

**KEYNOTES**

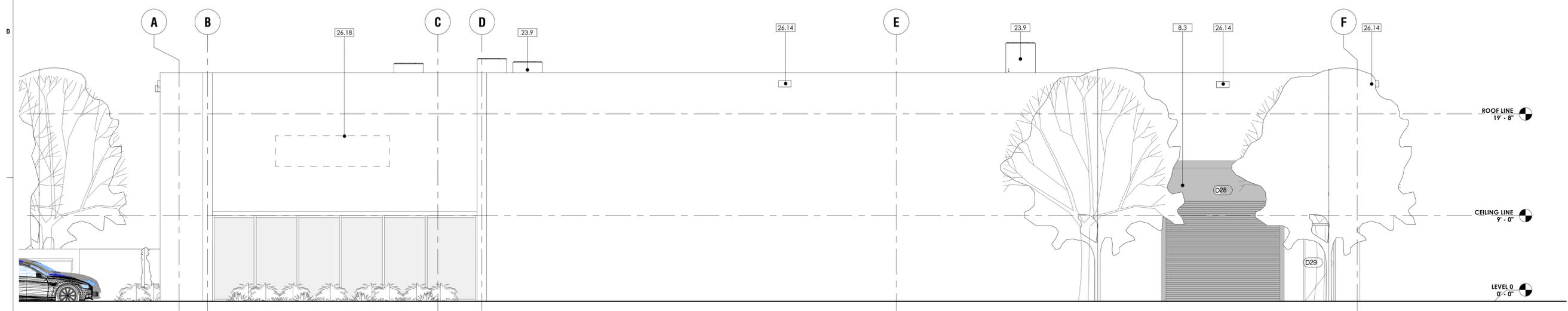
- 9.9 FURRED OUT WALL
- 12.3 COUNTER
- 12.6 PRINTER
- 12.7 LABEL PRINTER
- 12.8 SECURITY MONITORS
- 12.9 TV
- 12.11 DISPENSARY COUNTER
- 12.13 NEW TASK TABLE
- 12.16 LOCKERS

**LEGEND**

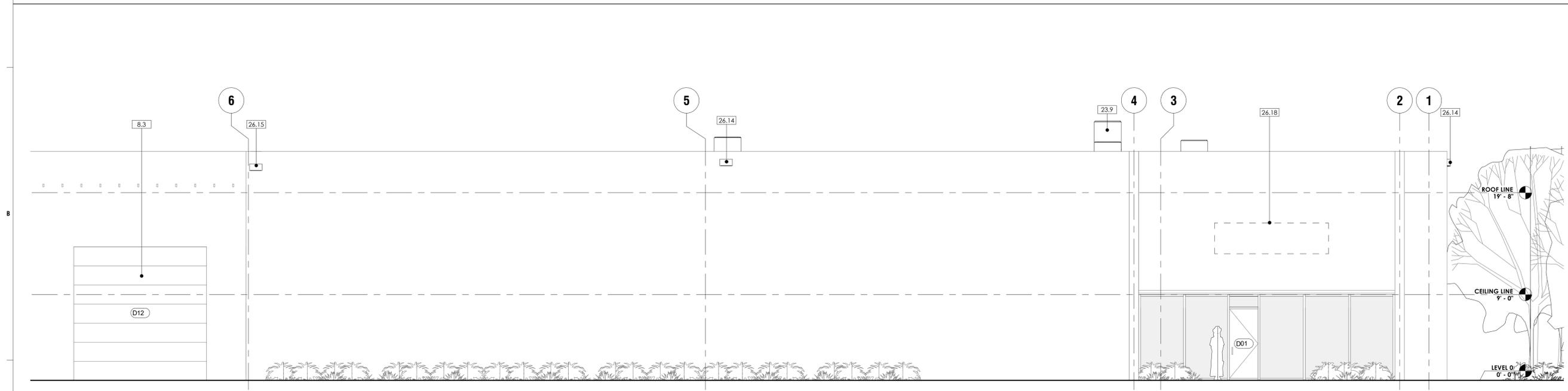
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- NEW WALL
- AREA NOT IN SCOPE OF WORK
- ABOVE, BELOW, OR HIDDEN
- WINDOW CALLOUT
- DOOR CALLOUT
- FLOOR FINISH CALLOUT
- WALL CALLOUT

**FLOOR PLAN NOTES**

1. NOTIFY DESIGN TEAM IN WRITING OF ANY DISCREPANCIES OF CONFLICTS IN THE LOCATION(S) OF CONSTRUCTION ELEMENTS; ALSO ANY UNFORSEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. ADDITIONAL WORK AND/OR COSTS MUST BE APPROVED IN WRITING PRIOR TO START OF CONSTRUCTION.
2. ALL PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
3. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH WITH FINISH SCHEDULE.
4. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE, TRUE, & IN PROPER ALIGNMENT.
5. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN & POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
6. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM AND MIDDLED FLUSH WITH WALL.
7. ALL GYPSUM BOARD SHALL BE TAPED & SANDED SMOOTH TO A LEVEL 4 UNLESS NOTED OTHERWISE DUE TO SPECIALTY FINISH OR APPLIED WALLCOVERING, FINISH WITH NO VISIBLE JOINTS. ALIGN, PATCH & REPAIR SURFACES TO MATCH ADJACENT OF ADJOINING SURFACES WHERE CONDITION OCCURS.
8. ALL EXISTING & NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED & SEALED WITH FIRE-RATED MATERIALS IN ACCORDANCE WITH APPLICABLE BUILDING & FIRE CODES.
9. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
10. ALL MILLWORK IS TO BE ANCHORED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" IN HEIGHT.
11. REMOVE EXISTING FLOOR FINISHES, WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL PER FINISH SCHEDULE.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD CEILING HEIGHT & CEILING FIXTURE LOCATIONS AS TO NOT TO INTERSECT NEW PARTITIONS WITH EXISTING CEILING FIXTURES.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE & REMOVE ALL EXISTING ELECTRICAL COMPONENT, OUTLET, SWITCH & J-BOX.
14. PROVIDE BLOCKING PER MANUFACTURER RECOMMENDATION FOR WALL OR CEILING MOUNTED EQUIPMENT OR FURNISHINGS.
15. EXISTING WALLS WERE CONSTRUCTED WITH OTHER PERMITS AND/OR CONTRACTS. FIELD VERIFY CONSTRUCTION AND WIDTH PRIOR TO FABRICATION OF DOOR FRAMES OR COMPONENTS WHICH REQUIRE THE WIDTH OF THE WALL TO BE SET.
16. ALL PENETRATIONS THROUGH ONE HOUR FIRE RATED PARTITIONS SHALL BE PROTECTED WITH U.L. LISTED FIRE STOP SYSTEM.
17. ALL PENETRATIONS @ WALLS THAT HAVE SOUND INSULATION SHALL BE SEALED NON-HARDENING ACOUSTICAL SEALANT.



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



**SOUTH - ELEVATION**  
3/16" = 1'-0" 2

**KEYNOTES**

- 8.3 (E) ROLL UP DOOR TO REMAIN
- 23.9 ROOFTOP PACKAGED HEAT PUMP ON ROOF
- 26.14 (N) EXTERIOR WALL SCIONCE
- 26.15 (E) EXTERIOR WALL SCIONCE
- 26.18 EX. SIGNAGE UNDER SRP. PERMIT - PROVIDE POWER FOR ILLUMINATION SIGNS. REF. ELEC. DRAWINGS

**LEGEND**

- EXISTING WALL TO REMAIN
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- AREA NOT IN SCOPE OF WORK
- - - - - ABOVE, BELOW, OR HIDDEN
- WINDOW CALLOUT
- D1 DOOR CALLOUT
- f FLOOR FINISH CALLOUT
- i WALL CALLOUT

**NOTES**

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO EXTERIOR SCHEDULE FOR FINISH MATERIAL SPECIFICATIONS & REQUIREMENTS.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND INSTALL & CONNECT ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK. REFER TO MEP & STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
5. EXISTING DIMENSIONS AND CEILING HEIGHTS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS IN FIELD.
6. PATCH & REPAIR EXISTING CONSTRUCTION TO REMAIN THAT IS DAMAGED DURING DEMOLITION AND CONSTRUCTION.
7. ADJUST LOCATION OF EXISTING FIRE/LIFE SAFETY EQUIPMENT AS REQUIRED.
8. PROVIDE BLOCKING AS REQUIRED FOR ALL NEW INSTALLATIONS.
9. VERIFY POWER REQUIREMENTS FOR ALL FF&E, LIGHTING, AND EQUIPMENT PRIOR TO INSTALLATION.
10. ALL OTHER LOOSE ACCESSORIES NOT MENTIONED. GO TO REMOVE, TAG, SECURE, STORE AND RE-INSTALL AT EXISTING LOCATION PER OWNER & OPERATOR DIRECTIONS, UNLESS NOTED OTHERWISE.
11. ALL SIGNAGE TO COMPLY WITH ADA ACCESSIBLE REQUIREMENTS. SEE SIGNAGE DETAILS.
12. FIRE DEPARTMENT FACILITY KEY LOCATION SHOULD BE APPROVED BY FIRE MARSHALLS PRIOR TO INSTALLATION.

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**PROPOSED  
EXTERIOR  
ELEVATIONS**

**A112**