

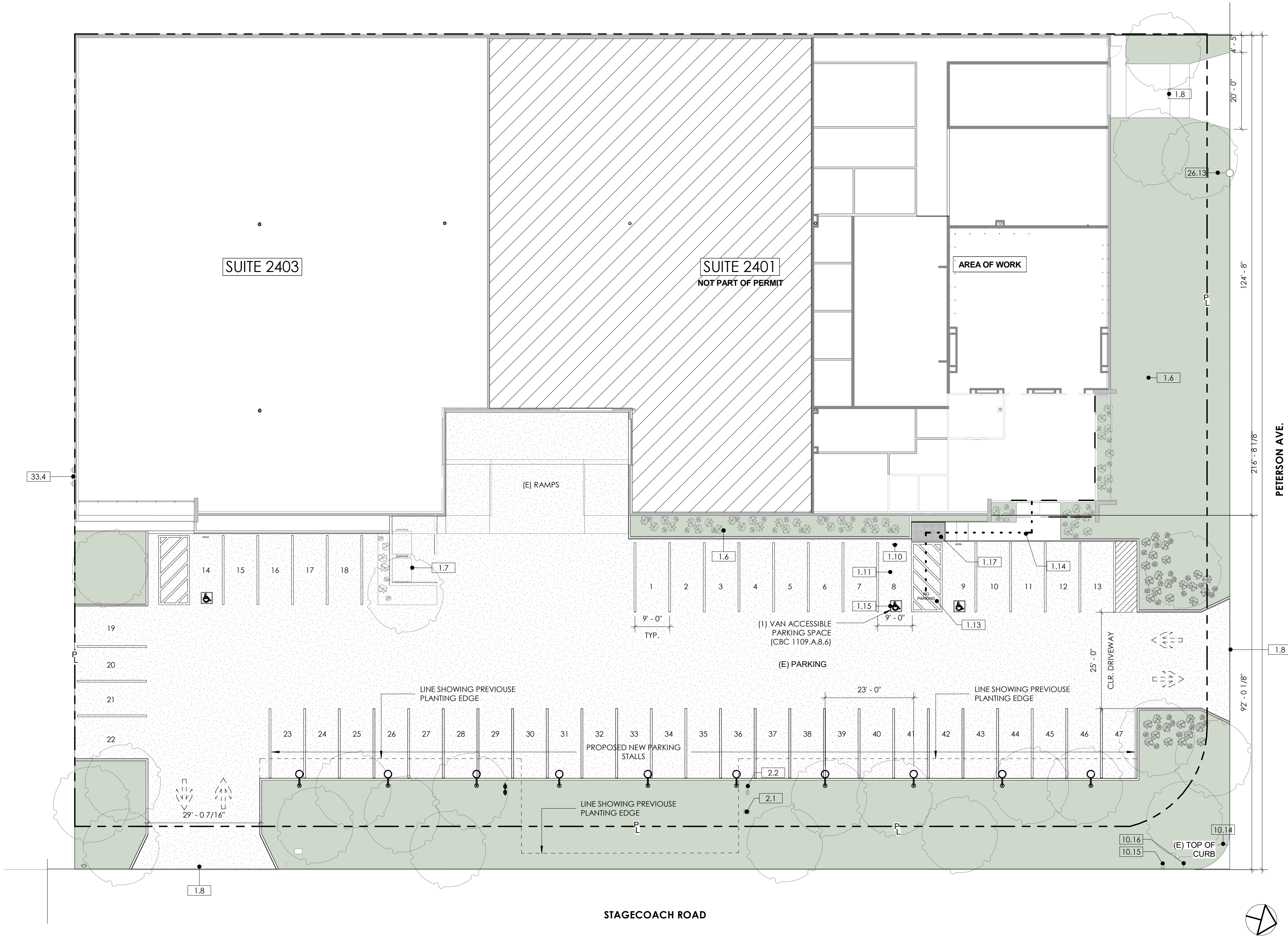
DRAWN BY:	VEE	DATE	DESCRIPTION	DATE	DESCRIPTION
DATE:	2-17-17				
PROJECT NO.					
SCALE:	1" = 20'-0"				

Dispensary
2403 Stagecoach Road
Stockton, CA

Valerie Ehrke Design
306 5th Street
P.O. Box 1444
Arbuckle, CA 95912
(530) 681-1218

DRAWING INDEX	
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-2.2	EXISTING FLOOR PLAN
A-2.3	PROPOSED FLOOR PLAN
A-2.4	PROPOSED SECURITY PLAN
A-2.5	DETAILS
A-2.6	SITE ILLUMINATION PLAN

SHEET NO.
A2.1



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

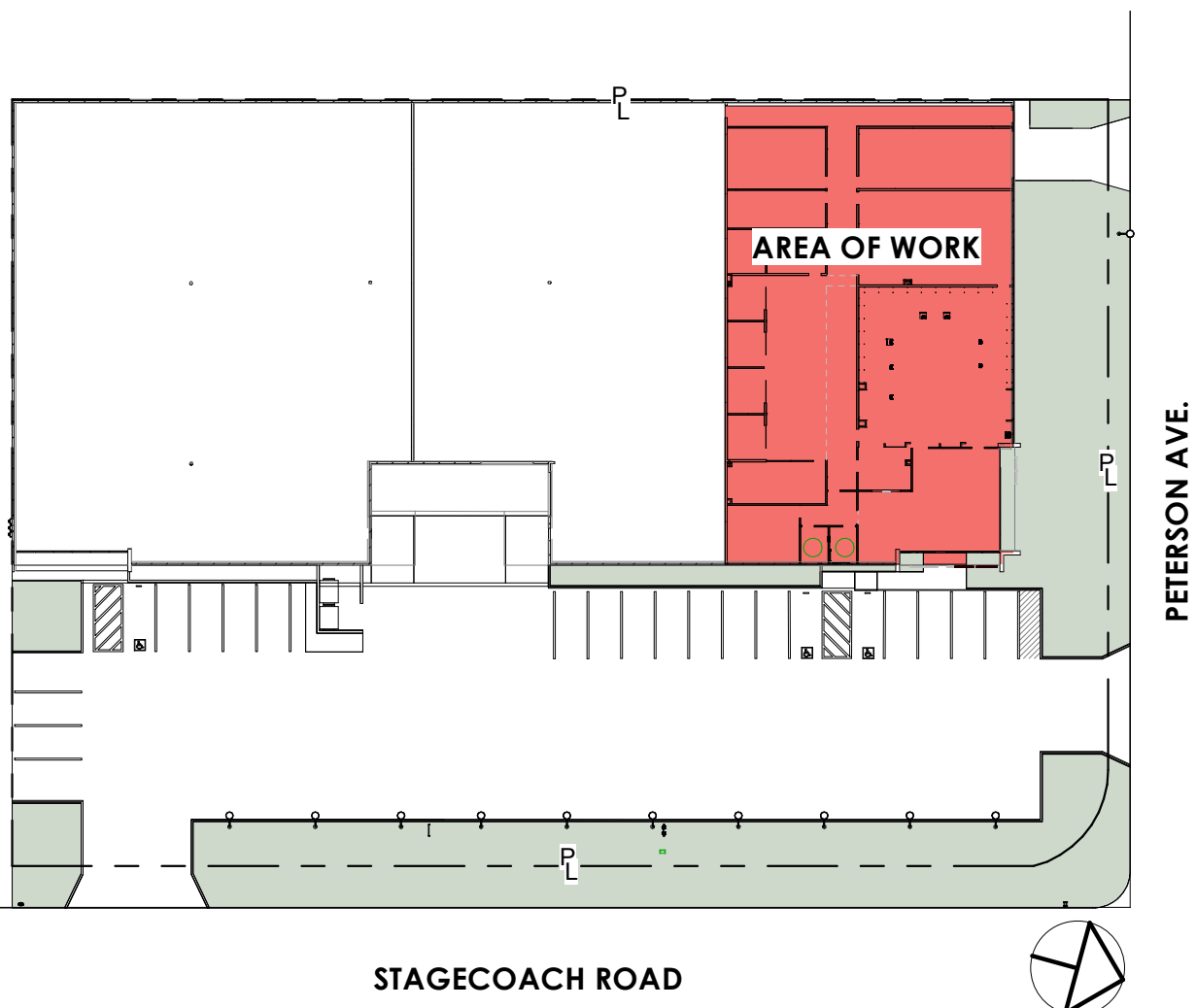
PARKING COUNT

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

1. 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.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND INSTALL & CONNECT ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
3. 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.
4. 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.
5. PROVIDE BARRICADES AROUND ALL NEW AND EXISTING OPENINGS WHERE REQUIRED OR NECESSARY FOR SAFETY PER CAL, OSHA REQUIREMENTS.
6. 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.
7. 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.
8. THE ACCESSIBLE ROUTE TO BE 5% MAXIMUM RUNNING SLOPE WITH 2% MAXIMUM CROSS SLOPE PER CBC 11B-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 SCIENCE
- 26.15 (E) EXTERIOR WALL SCIENCE
- 33.4 ELECTRIC METERS

URBN LEAF
STAGECOACH

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

APN: 173-320-18

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

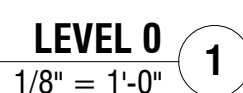
APN: 173-320-18

Proposed Floor Plan





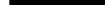




2250 INDIA ST. #210
SAN DIEGO, CA 92101
T: 619.666.0790

Issue Date	Scale
1/17/2019	As indicated
3:37:50 PM	HELEO + PROJECT #
	1801

A102



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

	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

1. NOTIFY DESIGN TEAM IN WRITING OF ANY DISCREPANCIES OF CONFLICTS IN THE LOCATION(S) OF CONSTRUCTION ELEMENTS; ALSO ANY UNFORESEEN 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. IF A 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 HAVE TO META EDGE TRIM AND MUDDED FLUSH WITH WALL.
7. ALL EXISTING WALLS SHALL BE TAPEFACED AND SMOOTH TO A LEVEL 4 UNLESS OTHERWISE NOTED. 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. EXISTING DOORS AND PARTITIONS ARE TO REMAIN AT EXISTING LEVELS UNLESS OTHERWISE NOTED OR INDICATED ON FINISH SCHEDULE.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD CEILING HEIGHT & CEILING FIXTURE LOCATIONS AS TO NOT TO INTERFERE 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 ULL LISTED FIRE STOP SYSTEM.
17. ALL PENETRATIONS @ WALLS THAT HAVE SOUND INSULATION SHALL BE SEALED NON-HARDENING ACOUSTICAL SEALANT.