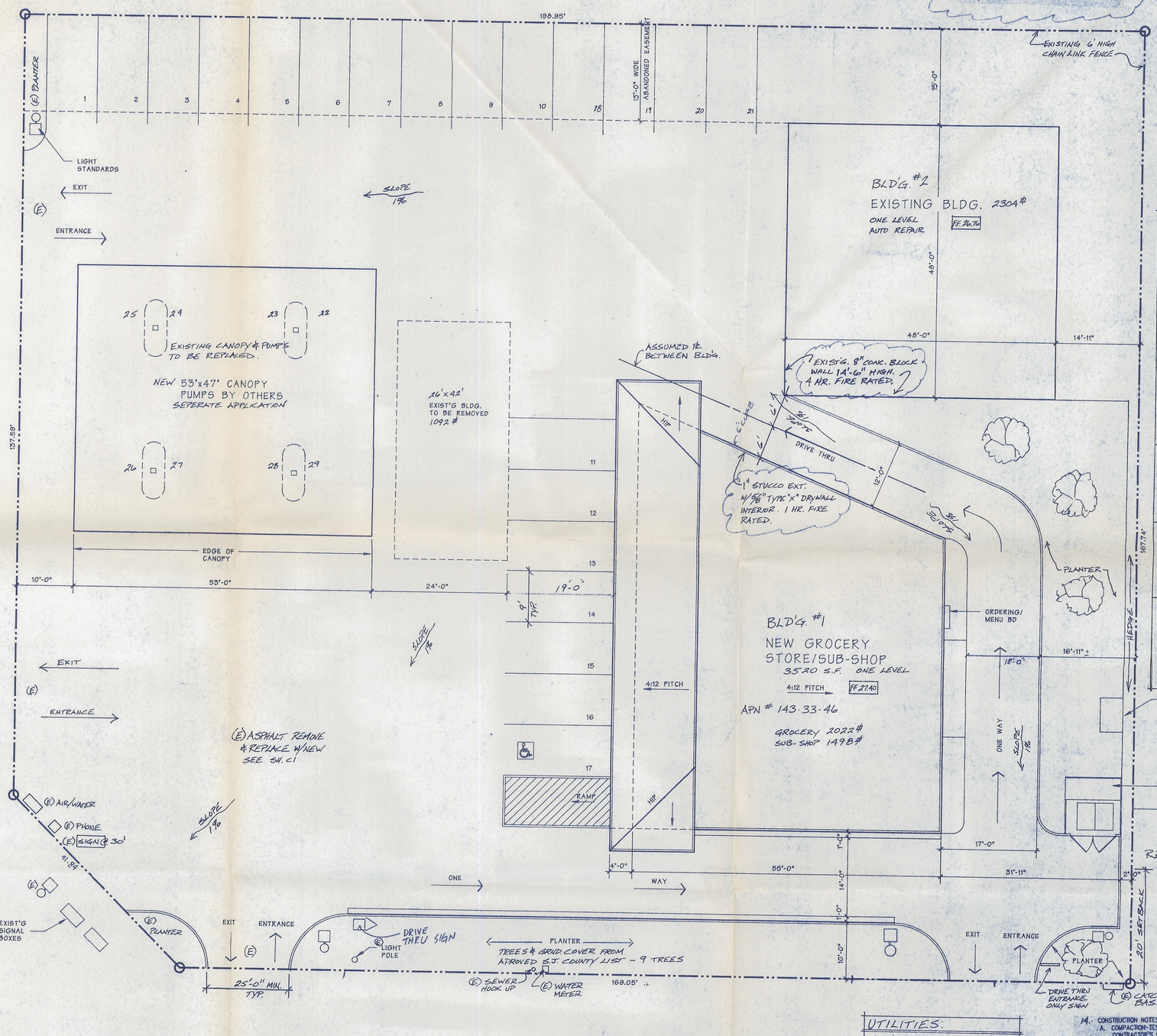

SITE PLAN

SCALE: 1" = 10'-0"

Description of Use	Mini Mart/Sub Shop
Occupancy Groups	A-3
Type of Construction	5N
Sprinklers	no
Extinguishers	2 req. Type 2A,10B:C
Stories	1
Floor Area	3520
Occupant Load	94

INDEX OF DRAWINGS

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C1 GRADING PLAN
2 FLOOR PLAN
A2 FLOOR PLAN - PORT OF SUBS
A3 EQUIP. PLAN - PORT OF SUBS
A4 DETAILS - PORT OF SUBS
P1 PLUMBING - PORT OF SUBS
3 FOUNDATION PLAN
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5 ELEVATIONS
6 REFLECTED CEILING PLAN
ENERGY CALCULATIONS
E1 ELECTRICAL SITE
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S1 STRUCTURAL DETAILS
D1 BUILDING DETAILS
HC1 HANDICAP DETAILS
HC2 HANDICAP DETAILS
HC3 HANDICAP DETAILS
HC4 HANDICAP DETAILS

CONSULTANTS:

Owner
Balbir Grewal
4100 E. Fremont Street
Stockton, California 95215
(209) 463-5294

General Contractor
Miller-Klein Dev.,Inc.
6707 Embarcader Drive
Stockton, California 95219
Lic.#729098 (209) 957-3372

Structural Engineer
Waleed Mari & Associates
1020 15th St. Suite 22
Modesto, California 95354
(209) 521-8786

Electrical Engineer
HCS Engineering Inc.
4651 Quail Lakes Drive
Stockton, California 95207
(209) 478-8270

Energy Engineer
ConSol
7407 Tam O'Shanter Drive
Stockton, Calif. 95210-3370
(209) 474-8446

Port of Subs Drawings
Port of Subs
5365 Maeanne Ave.
Suite a-29
Reno, Nevada 89523
(702) 747-0555

SITE NOTES

1. THIS SITE PLAN IS NOT A SURVEY AND IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL EXISTING GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT OWNER OR OWNER'S REPRESENTATIVE.
2. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. ALL QUESTIONS/CLARIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND DRAINAGE IMPROVEMENTS. GENERAL CONTRACTOR SHALL COORDINATE UTILITIES AND ROOF DRAINAGE AS NOTED ON THE CIVIL ENGINEERING PLANS AND THOSE NOTED ON THE ELECTRICAL AND PLUMBING PLANS.
4. BUILDING PAD AND ALL TRENCH BACKFILL SHALL BE COMPACTED USING APPROVED TECHNIQUES TO A MINIMUM OF 95% COMPACTION.
5. SOIL SHALL BE MOISTURE CONDITIONED TO A DEPTH OF 12".
6. AUTOMATIC IRRIGATION SPRINKLER SYSTEM SHALL NOT BE INSTALLED WHERE THEY MAY CAUSE PONDING OR SATURATION OF FOUNDATION SOILS WITHIN 3 FEET FROM WALLS OR UNDER THE FOUNDATION.
7. COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE TENANT'S REQUIREMENTS FOR FREESTANDING AND BUILDING SIGNAGE.

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 1994 EDITIONS OF UBC AS ADOPTED BY THE STATE OF CALIFORNIA, UPC AND UMC; 1993 NEC; AND THE CITY OF STOCKTON MUNICIPAL ORDINANCES, AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
2. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. ALL QUESTIONS/CLARIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
3. THESE PLANS ARE CONSIDERED A BUILDER'S SET OF DRAWINGS FOR GENERAL CONSTRUCTION PURPOSE ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. PERFORMANCE AND MATERIAL SPECIFICATIONS HAVE NOT BEEN PROVIDED WITH THESE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR TO ESTABLISH ALL LEVELS OF PERFORMANCE AND CONSTRUCTION QUALITY.
4. THE DRAWINGS ARE DESIGNED IN CONFORMANCE WITH THE CURRENT ADA STANDARDS AND THE STATE OF CALIFORNIA HANDICAPPED REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE OWNER TO COMPLY WITH THE SPECIFICATIONS OF MATERIALS AND INSTALLATION OF ITEMS REQUIRED BY THE STATE OF CALIFORNIA HANDICAPPED REQUIREMENTS AND THE ADA STANDARDS FOR ITEMS NOT ADDRESSED ON THESE PLANS (i.e. DOOR HARDWARE, MOUNTING HEIGHTS OF ITEMS NOT NOTED, ETC.).
5. THE ARCHITECT'S OR THE CONSULTING ENGINEER'S STAMPED PLANS SHALL NOT BE MODIFIED IN ANYWAY EXCEPT BY THE ARCHITECT OR CONSULTING ENGINEER. PLANS MODIFICATIONS BY OTHERS WILL NOT BE ALLOWED. THE ARCHITECT OR THE ENGINEER SHALL BE NOTIFIED OF ALL PLAN CHANGES IN WRITING.
6. ALL SIGNAGE TO HAVE A MIN. 3' SETBACK.

GRADING NOTES

1. LOT IS TO BE GRADED TO ELEVATIONS AS STAKED BY THE ENGINEER OR AS DIRECTED BY THE ENGINEER. PROPOSED ELEVATIONS SHOWN ON BUILDING PAD ARE MINIMUMS ONLY, & IN SOME INSTANCES FINISHED PAD ELEVATIONS MAY BE HIGHER THAN THOSE SHOWN ON THE PLANS. IF, DURING CONSTRUCTION, THE CONTRACTOR FINDS HE/SHE HAS AN EXCESS OR DEFICIENCY OF SOIL HE/SHE SHALL IMMEDIATELY CONTACT THE ENGINEER. THE ENGINEER & COUNTY SHALL DETERMINE IF ADJUSTMENTS CAN BE MADE TO THE FINAL GRADES TO PROVIDE A BALANCE BETWEEN CUT & FILL. ANY EXCESS DIRT SHALL BE SPREAD EVENLY AS DIRECTED BY THE ENGINEER.
2. FILL MATERIAL SHALL BE GRANULAR, NONEXPANSIVE & FREE FROM VEGETABLE MATTER & OTHER DELETERIOUS MATERIAL. THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF SIX (6) INCHES. EACH LAYER SHALL BE SPREAD EVENLY & THOROUGHLY BLADE-MIXED DURING SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER. WATER SHALL BE ADDED UNTIL ADEQUATE MOISTURE CONTENT IS ACHIEVED TO ASSURE THOROUGH BONDING DURING THE COMPACTION PROCESS. AFTER EACH LAYER HAS BEEN PLACED, MIXED & SPREAD EVENLY, IT SHALL BE THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE W/ ASTM D-1557-70 TEST PROCEDURE, CLASS "A".
3. ALL CUT & FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED SO THAT ADJACENT FENCES WILL NOT BE DAMAGED. NO CONSTRUCTION WILL BE PERMITTED WITHIN 0.5 FEET OF FENCES.
4. ALL WORK SHALL BE APPROVED BY SAN JOAQUIN COUNTY BLDG DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL COORDINATE WORK OF GRADING CONTRACTOR & LANDSCAPE CONTRACTOR w/ RESPECT TO FINISH GRADING IN PLANTING AREAS. GRADING CONTRACTOR SHALL STOCKPILE APPROPRIATE YARDAGE FROM SITE STRIPINGS FOR THIS USE. EXACT AMOUNT SHALL BE DETERMINED BY LANDSCAPE. THE STOCKPILED DIRT SHALL BE FREE FROM GRASS, WEEDS & OTHER DEBRIS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL PLACEMENT OF STOCKPILED DIRT & FOR GRADING IN MOUNDED PLANTING AREAS.
6. STRIPPING OF THE SITE VEGETATION SHALL NOT BE USED IN ANY OF THE FILL AREAS.
7. A.C. PAVING, ALL ASPHALT PAVING & SUBGRADE PREPARATION SHALL CONFORM TO STANISLAUS COUNTY MINIMUM STANDARDS.
8. LINES & GRADES, ALL DISTANCE & MEASUREMENTS ARE GIVEN, & SHALL BE MADE IN A HORIZONTAL PLANE. THE CONTRACTOR SHALL PRESERVE ALL STAKES & POINTS SET FOR LINES, GRADES & MEASUREMENTS OF THE WORK IN THEIR PROPER PLACE UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ALL EXPENSES INCURRED IN REPLACING STAKES THAT HAVE BEEN REMOVED WITHOUT AUTHORITY SHALL BE PAID BY THE GENERAL CONTRACTOR.
9. ALL MANHOLE, CATCH BASINS & COVERS SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR AFTER IMPROVEMENTS ARE COMPLETE.
10. DUST CONTROL, APPROPRIATE DUST CONTROL MEASURES SHALL BE TAKEN FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RELATING TO DUST CONTROL.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
12. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
13. ESTIMATED CUBIC YARDS OF A.B. TO BE IMPORTED AND PLACED TO GRADE 126 C.Y. MINIMAL GRADING OF ON SITE SOIL.
14. CONSTRUCTION NOTES:
    A. COMPACTION-TESTS, IF REQUIRED, SHALL BE AT CONTRACTOR'S EXPENSE.
    B. ALL CONTRACTORS OR SUBCONTRACTORS SHALL HAVE A CURRENT BUSINESS LICENSE TO WORK IN THE COUNTY & SHALL HAVE A VALID CERTIFICATE OF WORKMEN'S COMPENSATION INSURANCE ON FILE w/ THE COUNTY
    C. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS & SERVICES. CONTRACTOR TO VERIFY UTILITIES & CONTACT UTILITY COMPANIES.
    D. ANY CHANGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
    E. BENCHMARK: COUNT BENCHMARK
    F. ALL CONTRACTORS SHALL USE THE INDICATED BENCHMARK AS A REFERENCE.
    G. ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN COUNTY RIGHT OF WAY.
    H. ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH SAN JOAQUIN COUNTY STANDARDS.

UTILITIES:
SEWER - CITY OF STKN.
STORM DRAIN - EAST BAY
WATER - CAL WATER

PROPOSED STRUCTURE & PARKING:

EMPLOYEES	USE	#	BLD'G.	STORIES	BLD'G. HEIGHT	PARK'G. REQ.	STALLS PROVIDED
1	GROCERY	1	2022 #	1	28'-9"	3/1000 + .67 = 7	29 (1-H/C)
1	SUB-SHOP	1	1498 #	"	"	5/1000 + .67 = 8	
1	AUTO REPAIR	2	2304 #	1	18'	2/1000 + .67 = 5	
						REQ. 20	

WALEED MARI & ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERING
1020 15TH STREET SUITE #22 MODESTO CALIFORNIA 95354
TEL # (209) 521-8786 FAX # (209) 521-5978

MILLER-KLEIN DEVELOPMENT
(209)957-3372

PROJECT: GREWAL'S
LOCATION: FREMONT ST/ORO ST 4100 E. FREMONT
STOCKTON, CA.
SITE PLAN
APN # 143-33-46

GREWAL'S
STOCKTON, CALIFORNIA

DATE:	REVISIONS

DATE: 02-17-98
FILE: 98-015C
DR. BY: MMC
SHEET: 1
OF SHEETS