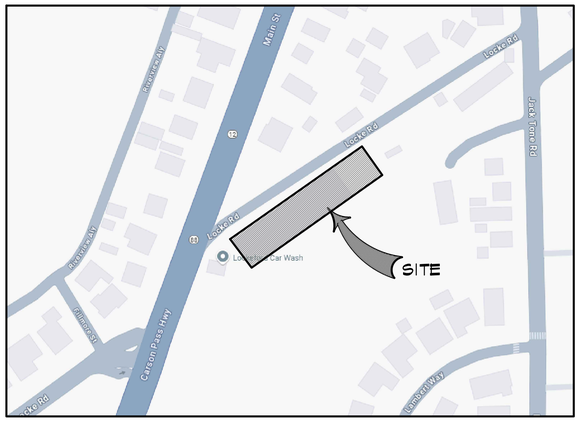
PROPOSED TENANT IMPROVEMENT FOR:

CARSON PASS RV

13244 LOCKE ROAD
LOCKEFORD, CA 95237



VICINITY MAP

NORTH
NTS.

PROJECT DATA:

PROJECT OWNER	DEAN SHIBLER 1620 EDGEWOOD DR. LODI, CA 95240
PROJECT LOCATION	CARSON PASS RV 13244 LOCKE ROAD LOCKEFORD, CA 95237
APN	019-020-003
PROJECT DESCRIPTION	TENANT IMPROVEMENT
OCCUPANCY	B/M/S1
CONSTRUCTION TYPE	V B
FIRE SPRINKLERS	YES
STORIES	ONE

AREAS:

TOTAL FIRST FLOOR AREA	11883 S.F
OFFICE AREA	1092 S.F.
SALES AREA	1225 S.F.
DEALER PREP	2651 S.F.

UTILITIES:

WATER	LOCKEFORD COMMUNITY SERVICE DISTRICT
SEWER	LOCKEFORD COMMUNITY SERVICE DISTRICT
STORM DRAIN	LOCKEFORD COMMUNITY SERVICE DISTRICT

CODE COMPLIANCE

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

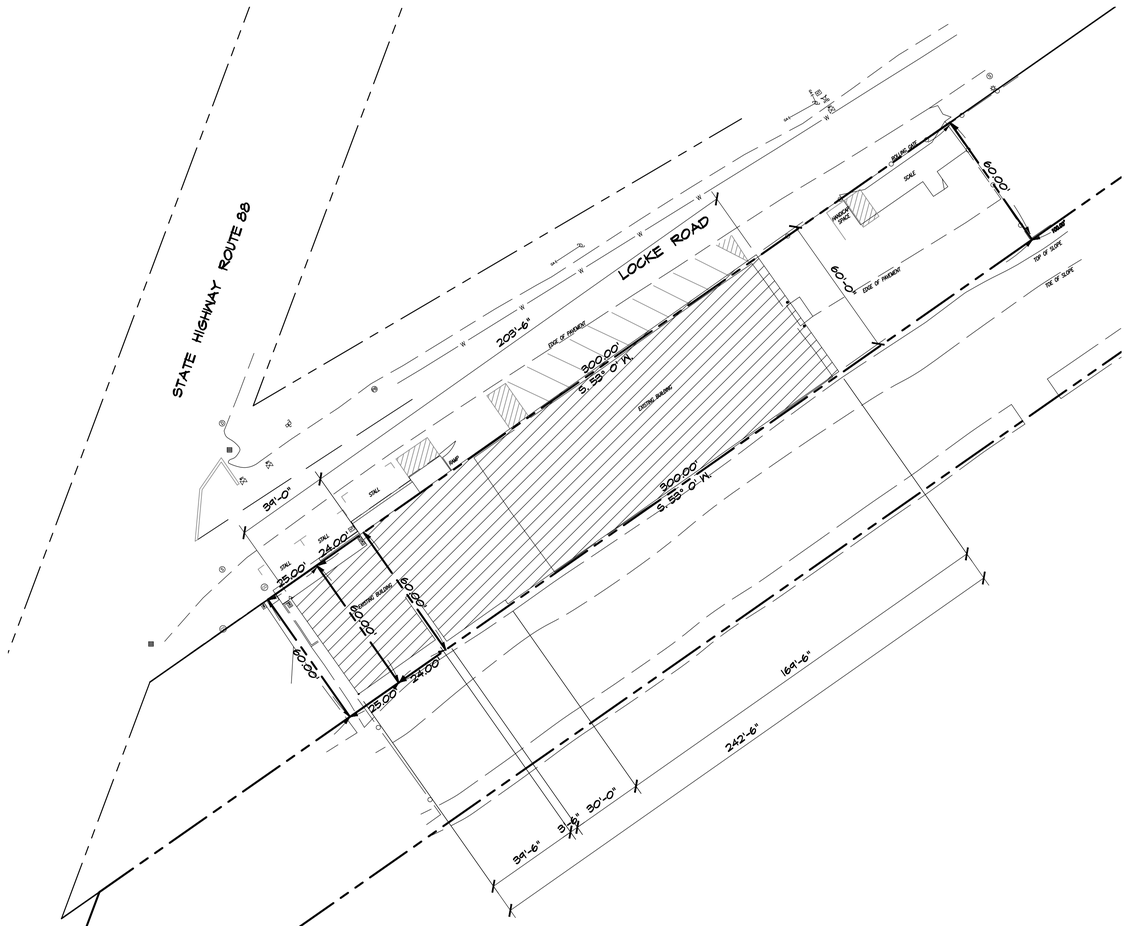
- 2022 CALIFORNIA BUILDING CODE, (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE, (CEC)
- 2022 CALIFORNIA GREEN BUILDING CODE, (CGBC)
- 2022 CALIFORNIA MECHANICAL CODE, (CMC)
- 2022 CALIFORNIA PLUMBING CODE, (CPC)
- 2022 CALIFORNIA ENERGY CODE, (CEC)
- 2022 CALIFORNIA FIRE CODE, (CFC)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

SCOPE OF WORK:

1. REMODEL EXISTING OFFICE AREA
2. INSTALL NEW ELECTRICAL AND AIR CONDITIONING

NARRATIVE DESCRIPTION USE:

BUILDING WILL BE USED FOR RV SALES, PART SALES AND DEALER PREP OF RV UNITS. THE EXISTING ADMINISTRATIVE AND SALES AREAS WILL BE REMODELED FOR SIMILAR USE AND THE EXISTING WAREHOUSE AREA WILL BE USED FOR DEALER PREP. NO VEHICLE REPAIR OR ENGINE WORK IS PROPOSED.



SITE PLAN

1" = 30'-0"

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
COVER SHEET
PROJECT DATA
SITE PLAN

PROJECT:
PROPOSED TENANT IMPROVEMENT
CARSON PASS RV
PROJECT LOCATION:
13244 LOCKE RD
LOCKEFORD, CA 95237

STAMP

REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

ELECTRONICALLY SIGNED
07/11/2025 1:59:21 PM

DRAWN	RM
CHECKED	MS
DATE	12/9/24
SCALE	AS NOTED
JOB NO.	24297
SHEET	CS

1 OF 1 SHEETS

6/17/2025 10:25:07 AM