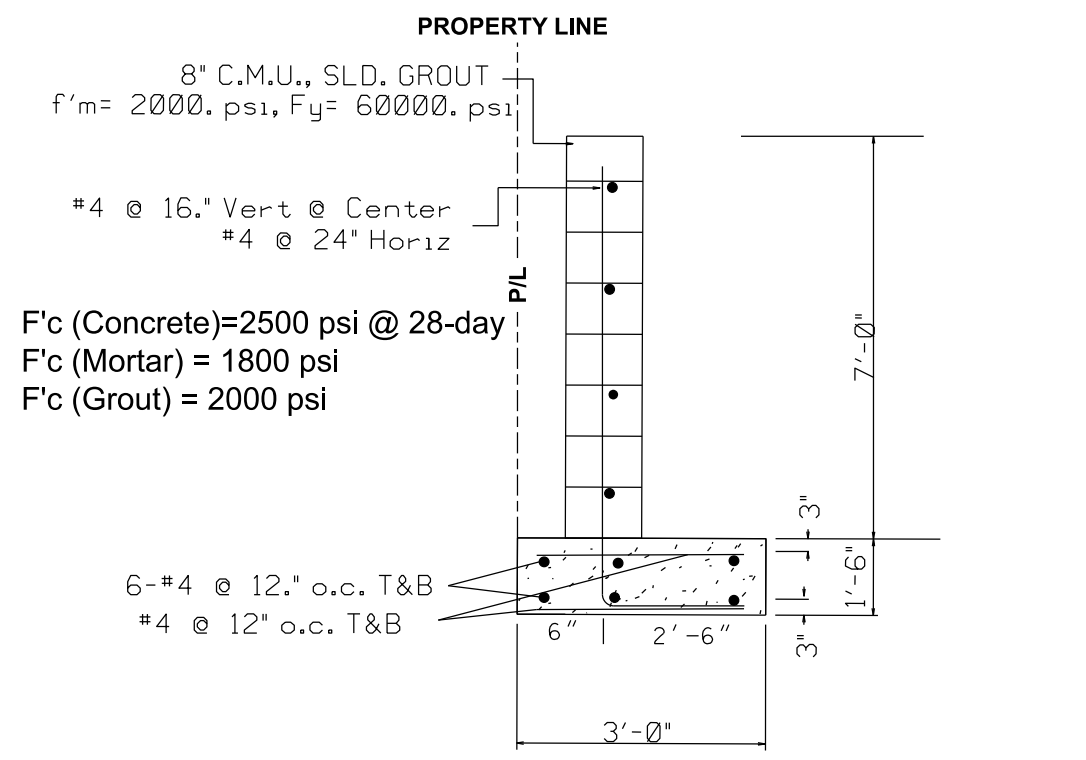
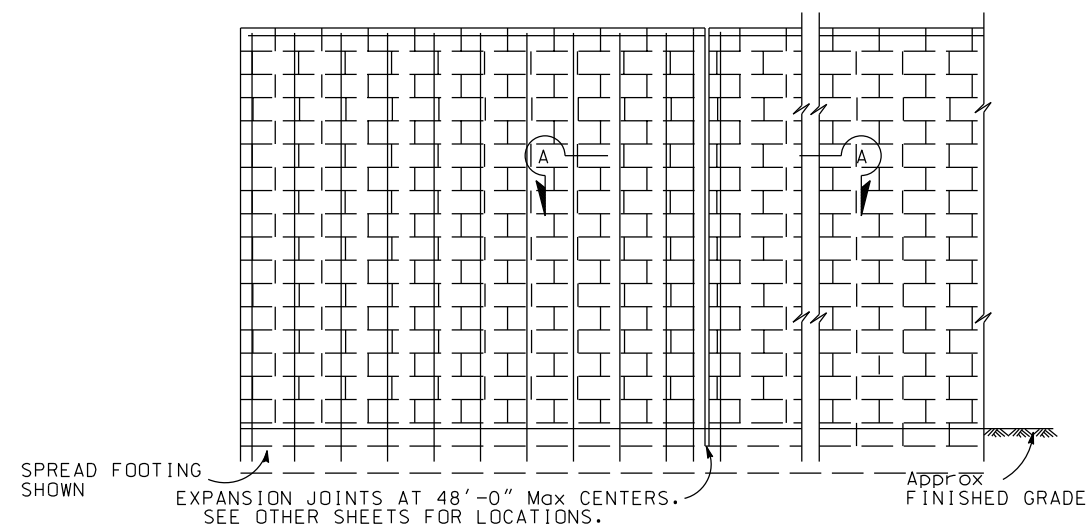


NOTE:
ALL FIRE LANE MARKINGS ON SITE
ARE TO BE UPGRADED.

ASSISTED CARE FACILITY (R2.1) 505, 507 & 509 E. CENTER STREET MANTECA, CA

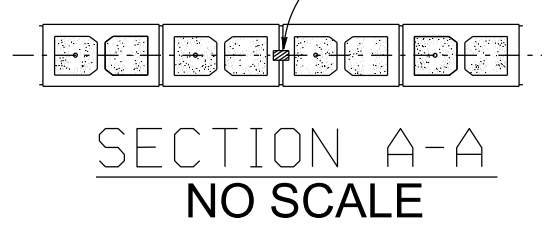


7 FT CMU WALL (TYPICAL)
SECTION W1-W1 NO SCALE

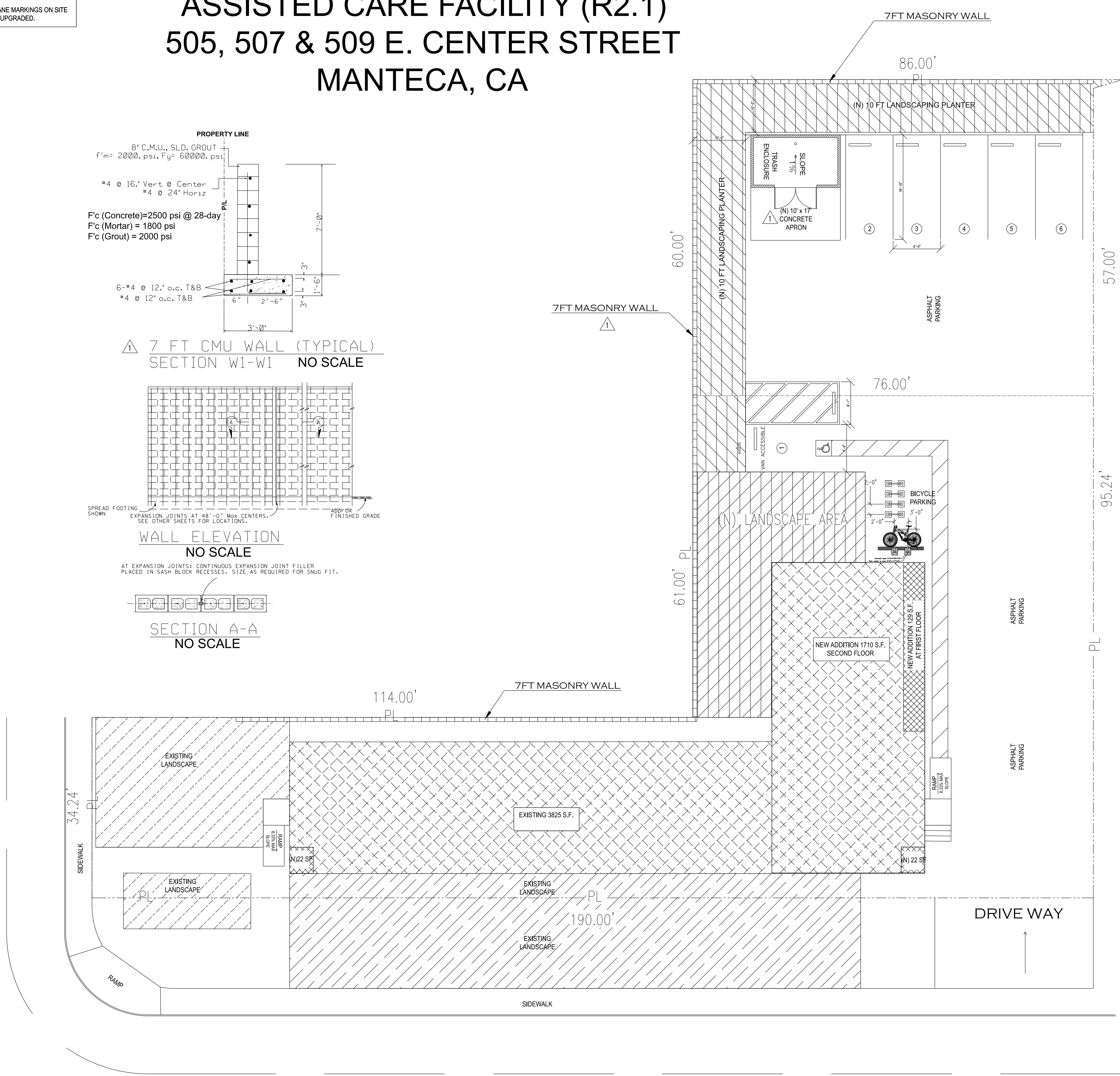


WALL ELEVATION
NO SCALE

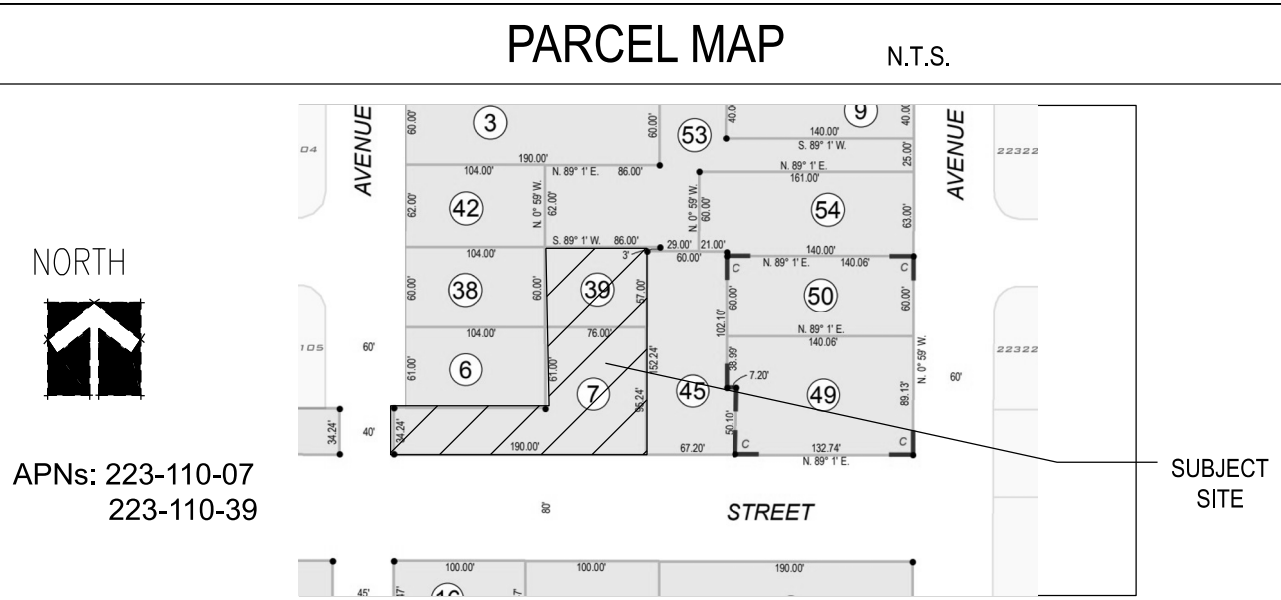
AT EXPANSION JOINTS: CONTINUOUS EXPANSION JOINT FILLER
PLACED IN SASH BLOCK RECESSES. SIZE AS REQUIRED FOR SNUG FIT.



SECTION A-A
NO SCALE



REF. NORTH
SITE PLAN
SCALE: 1" = 10'
0 5 10



CODE INFORMATION

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
a. 2019 Edition NFPA 13 Installation of Sprinkler System
b. 2019 Edition NFPA 72 Fire Alarm and Signaling Codes
c. Manteca Municipal Code
d. California Code of Regulations-Title 19

THIS PROJECT SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE, SPECIFICALLY 129725, 13131, 13132, 13133, ETC.

SCOPE OF WORK

1. CONVERT EXISTING OFFICE BUILDING TO ASSISTED LIVING FACILITY R2.1
2. ADD 1710 SF SECOND STORY OVER THE (E) BLD'G FOR STAFF
3. INSTALL BACKUP POWER GENERATOR

BUILDING INFORMATION

OCCUPANCY: R-2.1
TYPE OF CONSTRUCTION: V-1
BUILDING TYPE: NON-AMBULATORY ASSISTED LIVING
NUMBER OF STORIES: 2
FIRE SPRINKLERS: YES
FIRE SPRINKLER SYSTEM: NFPA 13R
OCCUPANT LOAD: 31

PROPOSED BUILDING USE: RESIDENTIAL CARE FACILITY (RCF)

SQUARE FOOTAGE:
TOTAL (E) BUILDING: 3825 SF
(N) 1ST STORY ADDITION: 173 SF
(N) 2ND STORY ADDITION: 1710 SF
TOTAL (3850+173+1710) = 5708 SF

LOT 1: 0.26 AC
LOT 2: 0.08 AC

ENERGY STATEMENT

THE BUILDING SHOWN ON THESE PLANS SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF THE TITLE 24 PART 2, CHAPTER 2-53, OF THE CALIFORNIA ADMINISTRATION CODE. SEE ATTACHED TITLE-24 CALCULATIONS

NOTE ON DIMENSIONS

WRITTEN DIMENSIONS AND NOTES ON THIS SET OF PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF A DISCREPANCY IS FOUND, CONTACT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

SHEET INDEX

CS	SITE PLAN & GENERAL INFORMATION
A0	EXISTING FLOOR PLAN
A1	PROPOSED FLOOR PLAN
A2	EXISTING ELEVATIONS PLAN
A3	PROPOSED ELEVATIONS PLAN
L1	LANDSCAPING PLAN
L2	TRASH ENCLOSURE PLAN AND DETAILS

ABBREVIATIONS

AC	AIR CONDITIONING	HC	HOLLOW CORE	ROW	RIGHT OF WAY
AE	ACRYLIC ENAMEL	HS	HORIZ. SLIDING	SD	SMOKE DETECTOR
AL	ACRYLIC LATEX	HB	HOSE BIBB	(T)	TEMPERED
CJ	CONTROL JOINT	LAV	LAVATORY	US	UTILITY SINK
EN	EDGE NAILING	(N)	NEW	WC	WATER CLOSET
(E)	EXISTING	NIC	NOT IN CONTRACT	WH	WATER HEATER
FR	FIRE RATED	NTS	NOT TO SCALE	WF	WALL FURNACE
		(R)	REMOVE	WR	WATER RESISTANT

REVISIONS

REVISIONS	BY
1/8/2024	MS

MOHAMMAD U. SADIQ
1000 BOURN DRIVE
WOODLAND, CA 95776
CELL 530-315-4907

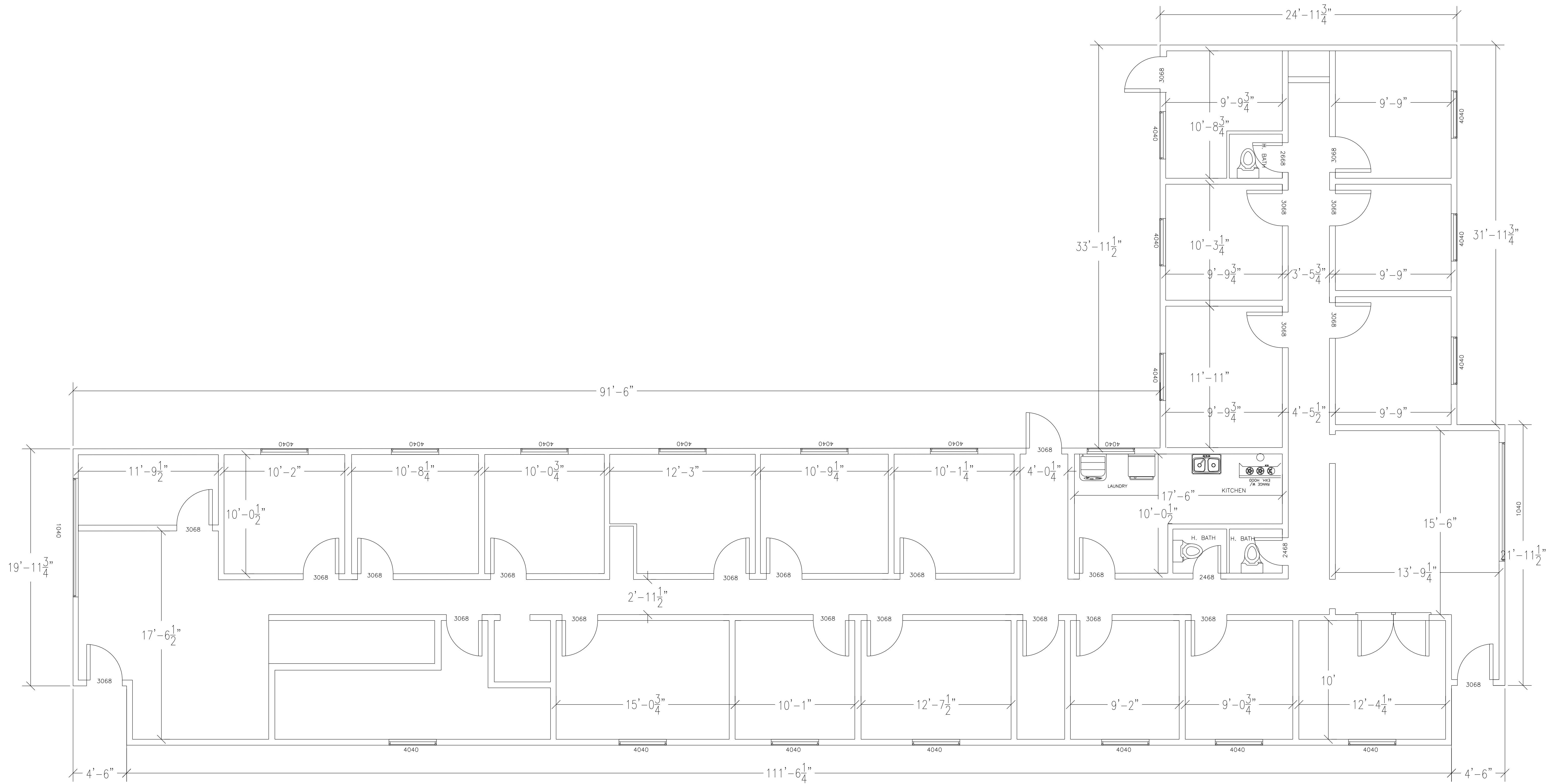


SITE PLAN

OWNER:
SAIFI RAINI WALA
505, 507, 509 CENTER STREET
MANTECA, CA. 95336

DATE

JOB NO.



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	BY

MOHAMMAD U SADIQ
 1585 GRASS VALLEY DRIVE
 WOODLAND, CA 95776
 CELL 530-315-4907

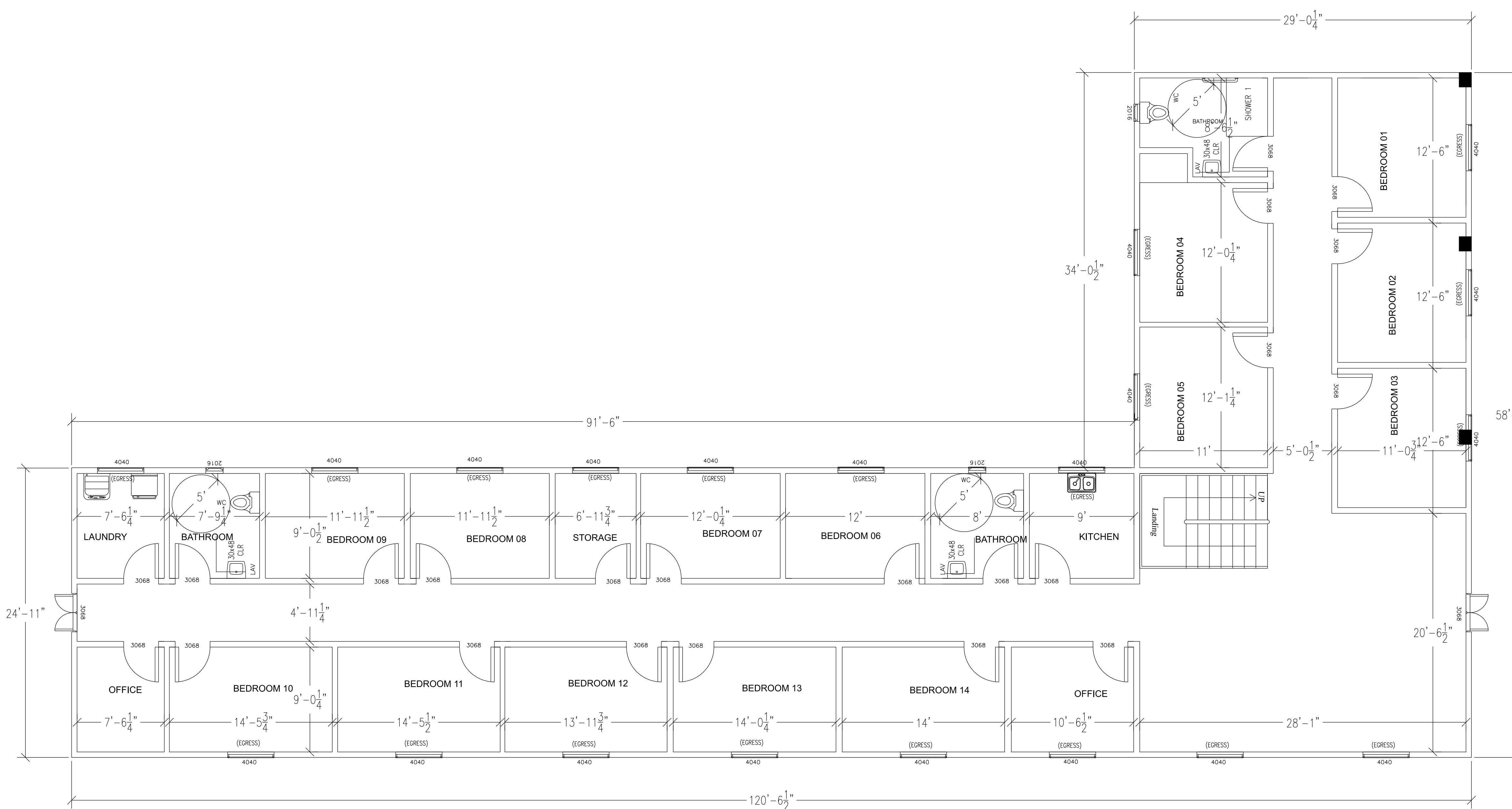


PROJECT NAME:
 NEW CARE FACILITY
 509 CENTER STREET
 MANTECA, CA. 95336

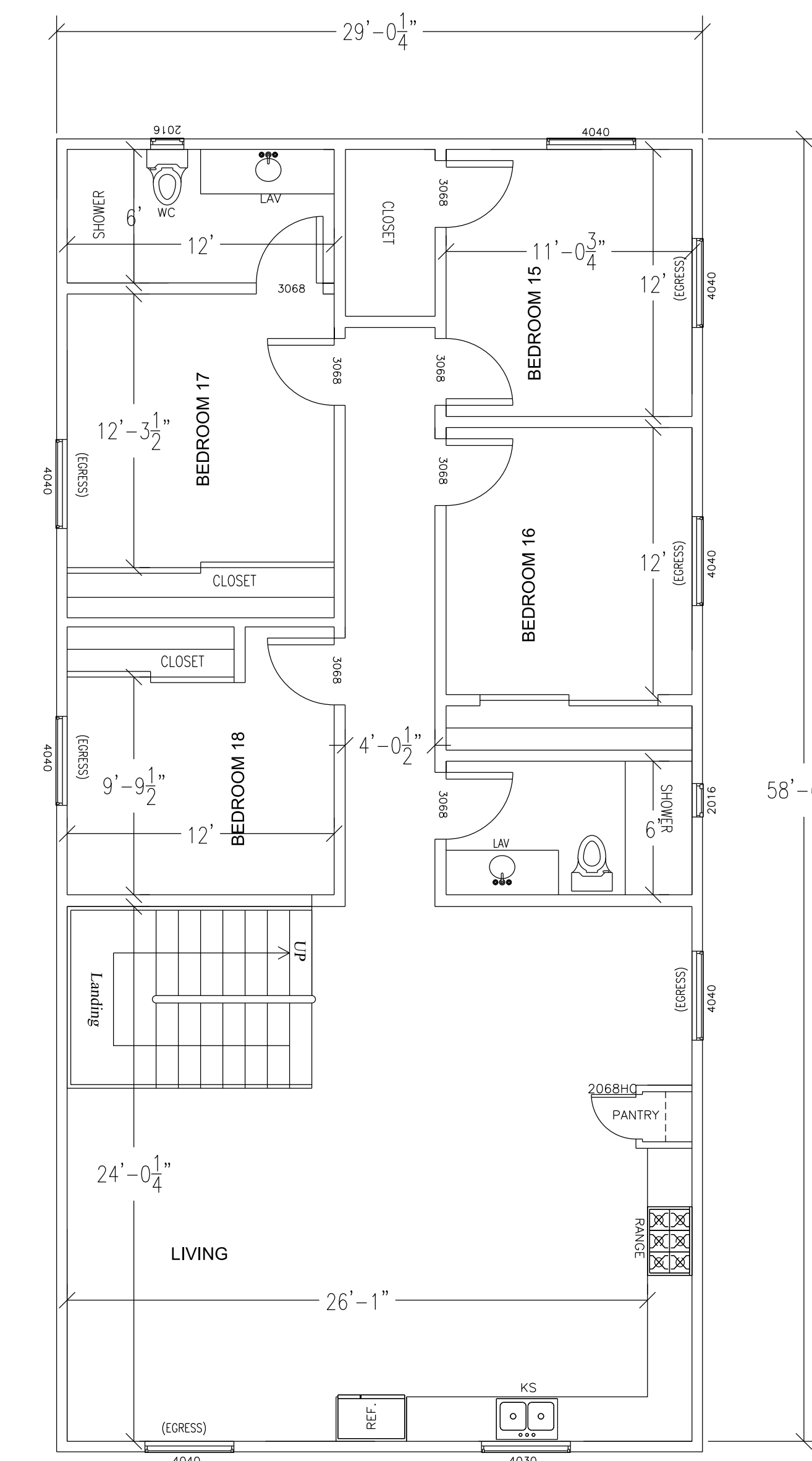
**EXISTING FLOOR
 PLAN**

OWNER:
 SAIFI RAINWALA
 509 CENTER STREET
 MANTECA, CA. 95336

DATE
JOB NO.
AO



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	BY

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E-MAIL mohammad.sadiq@sbglobal.net

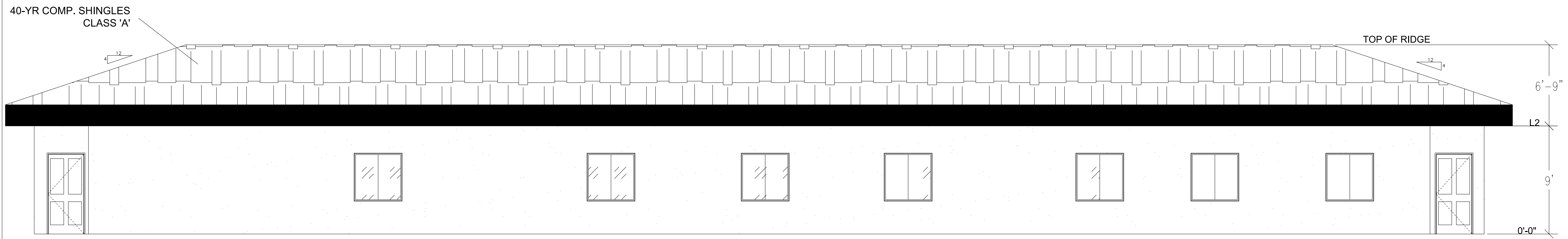


PROJECT NAME:
NEW CARE FACILITY
509 CENTER STREET
MANTECA, CA. 95336

PROPOSED FLOOR PLAN

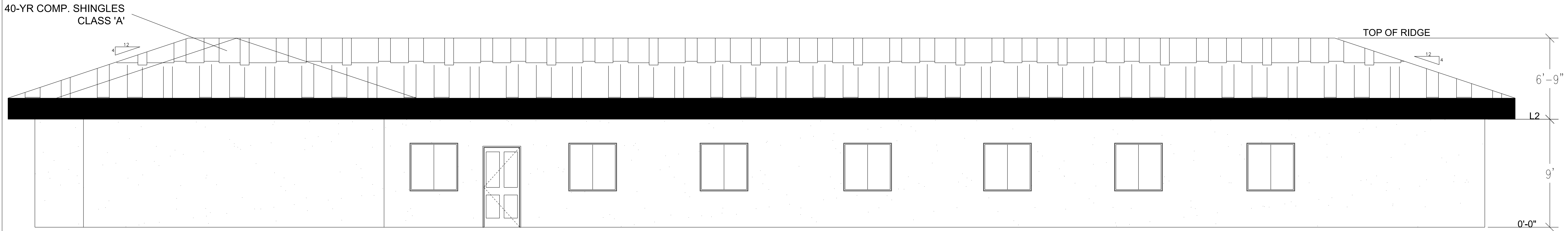
OWNER:
SAIFI RAINIWALA
509 CENTER STREET
MANTECA, CA. 95336

DATE
JOB NO.
A1



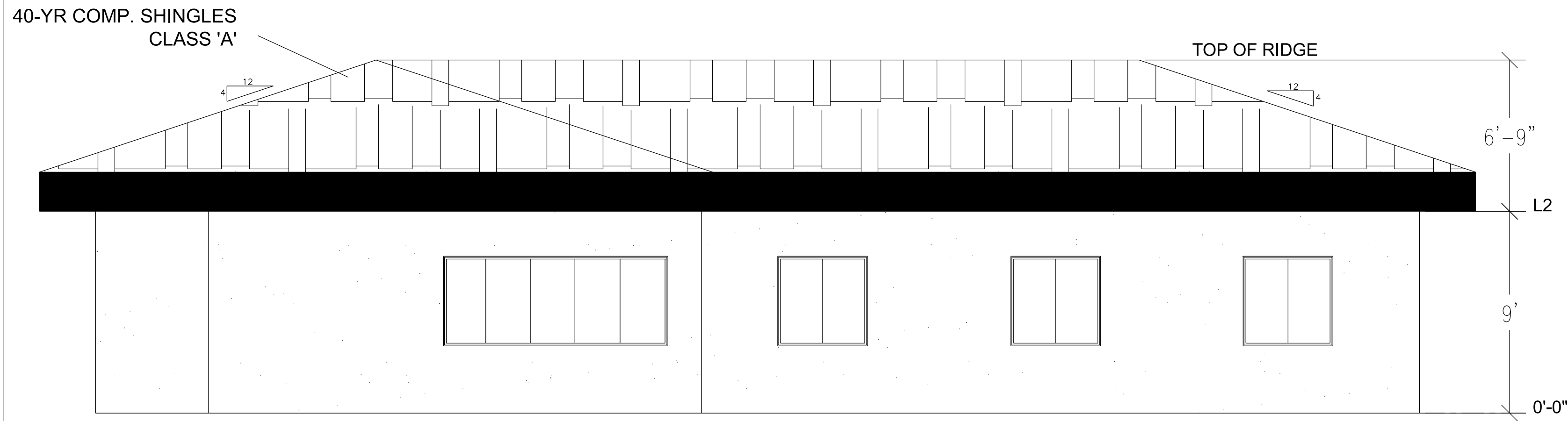
EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

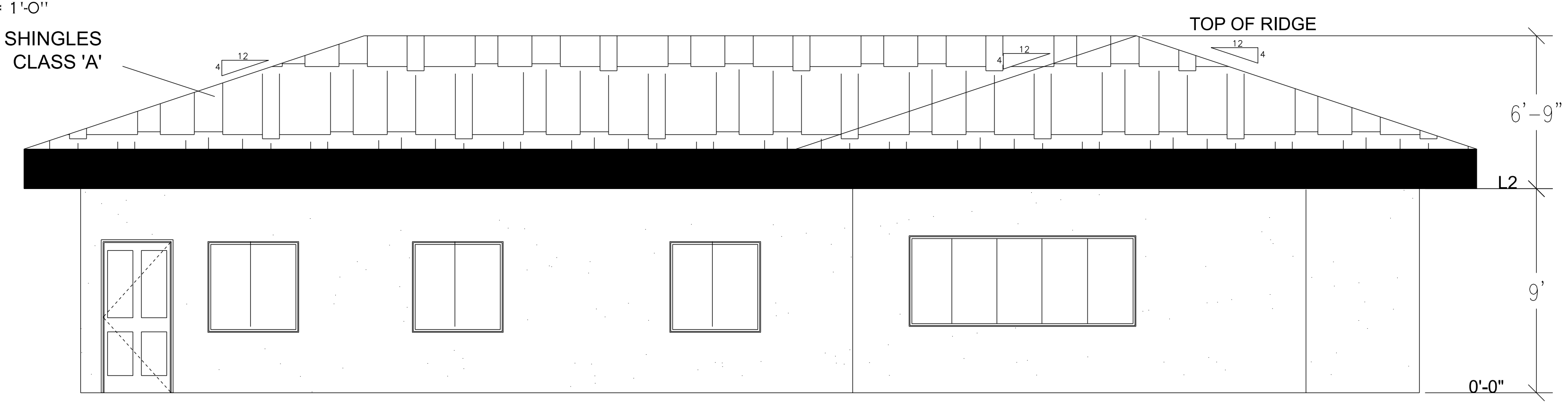
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

40-YR COMP. SHINGLES CLASS 'A'



EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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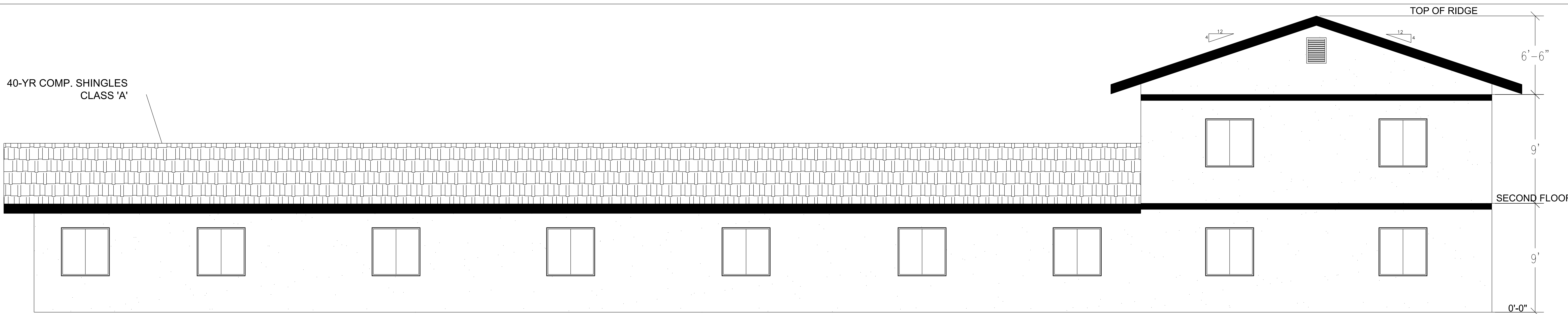


PROJECT NAME:
NEW CARE FACILITY
509 CENTER STREET
MANTECA, CA. 95336

EXISTING
ELEVATIONS
PLAN

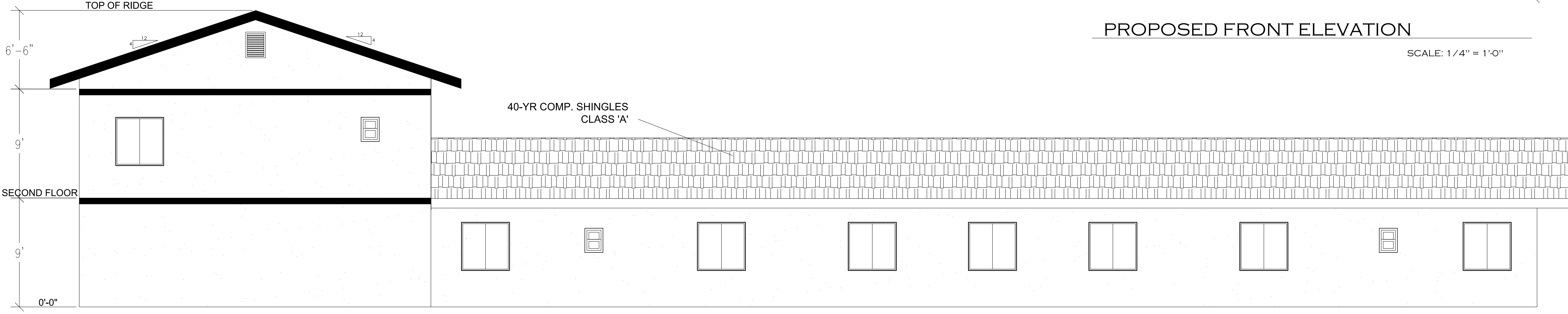
OWNER:
SAIFI RAINIWALA
509 CENTER STREET
MANTECA, CA. 95336

DATE
JOB NO.
A2



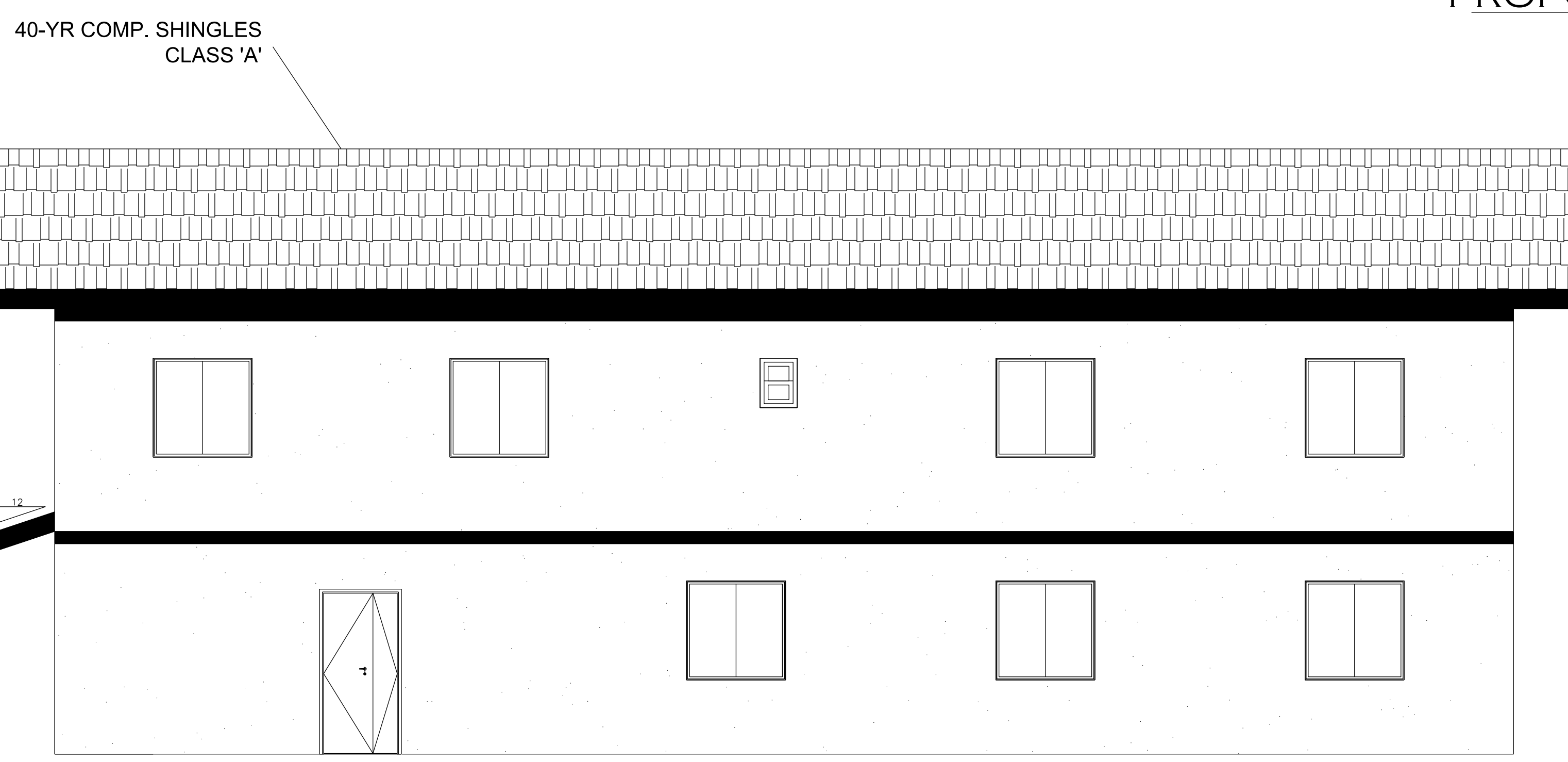
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



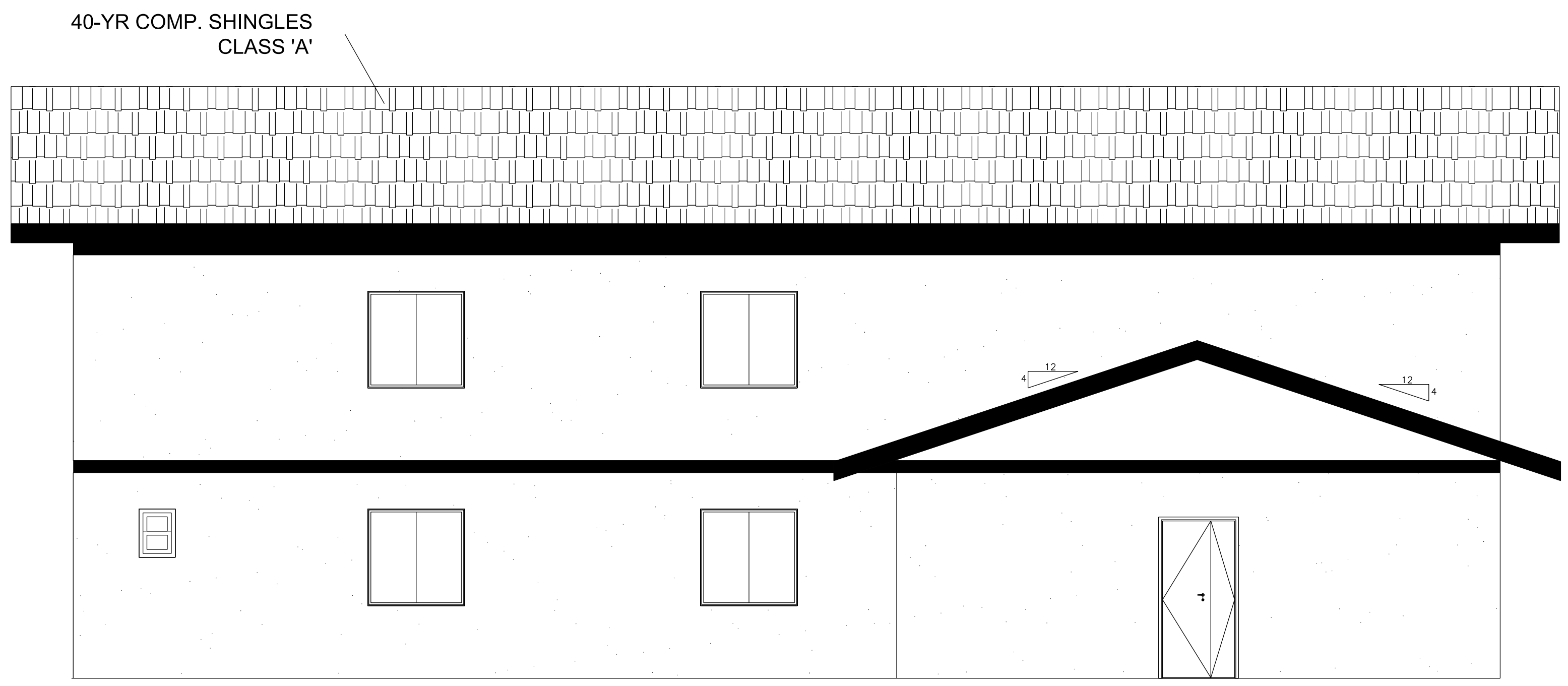
PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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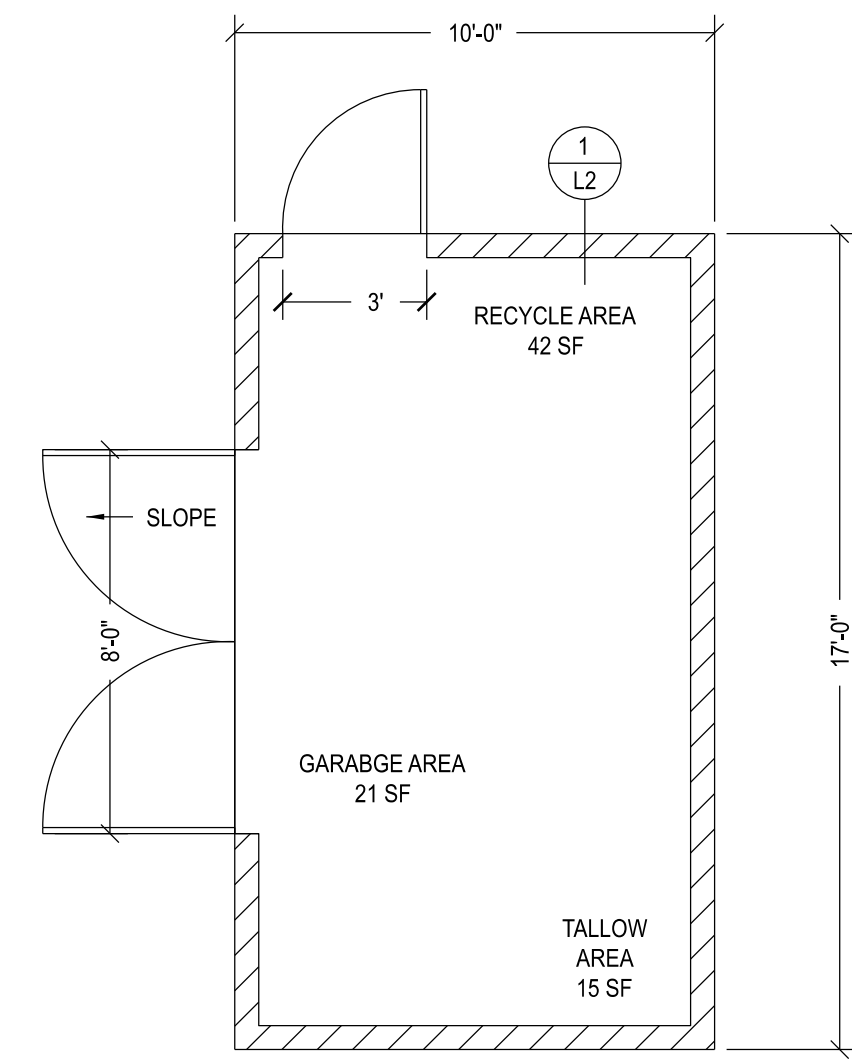
PROJECT NAME:
NEW CARE FACILITY
509 CENTER STREET
MANTECA, CA. 95336

APN: 208-280-02

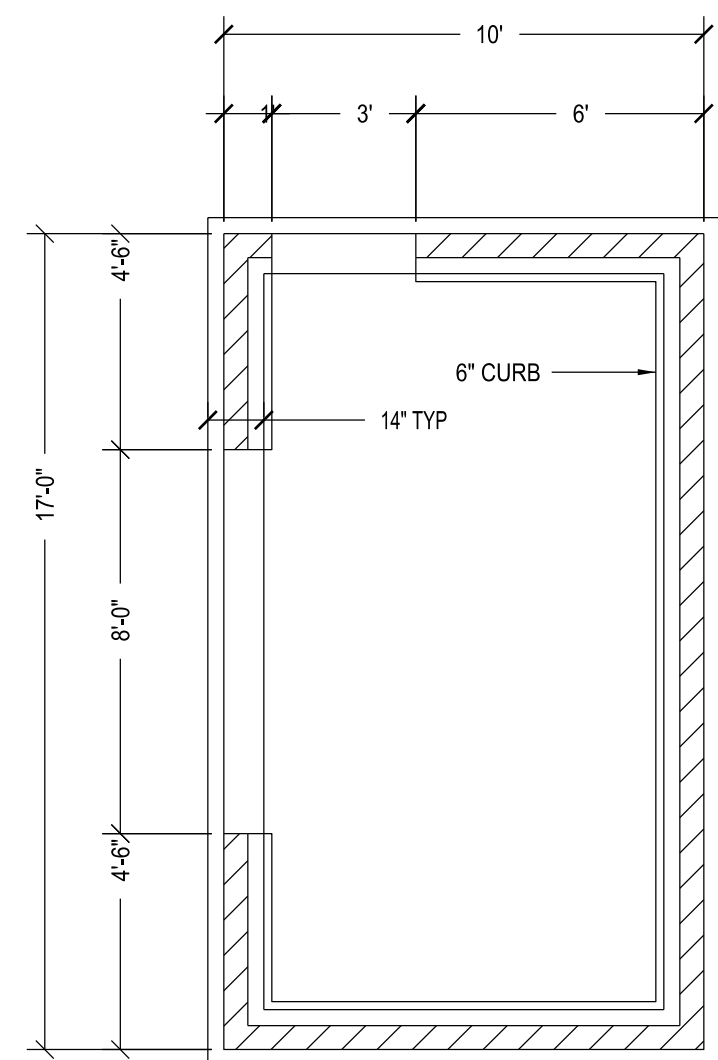
**PROPOSED
ELEVATIONS
PLAN**

OWNER:
SAIFI RAINIWALA
509 CENTER STREET
MANTECA, CA. 95336

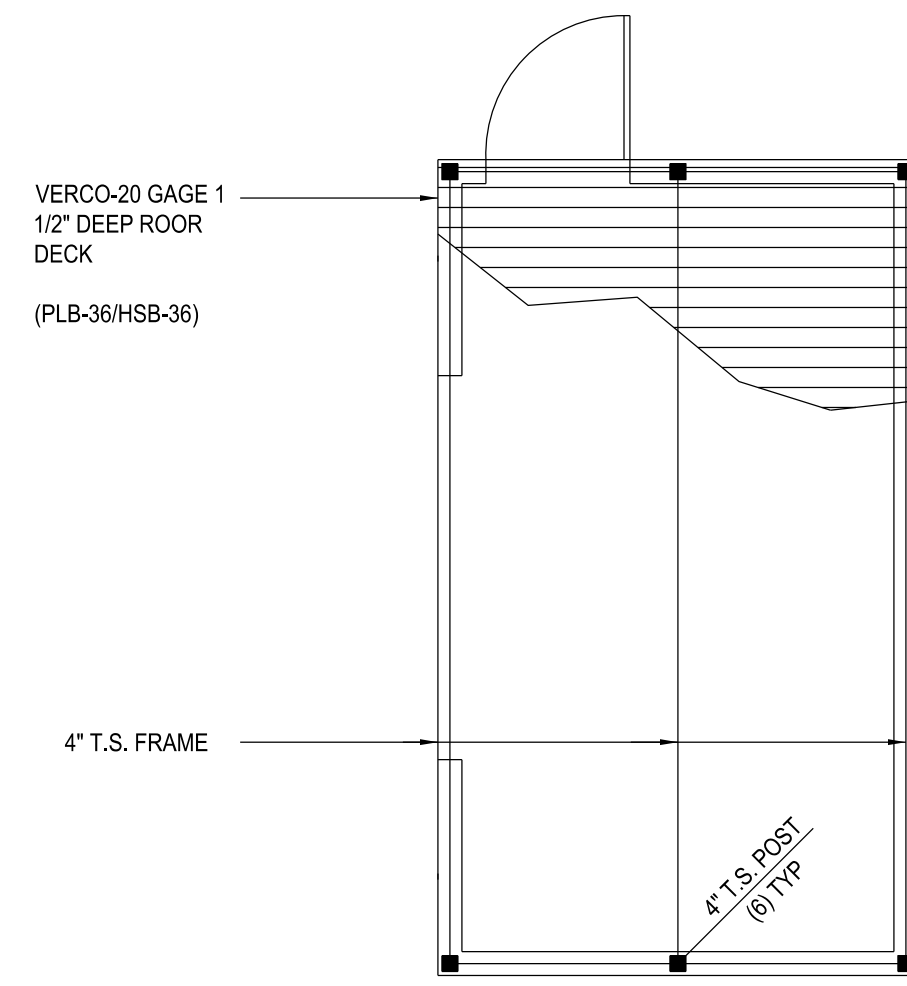
DATE
JOB NO.
A3



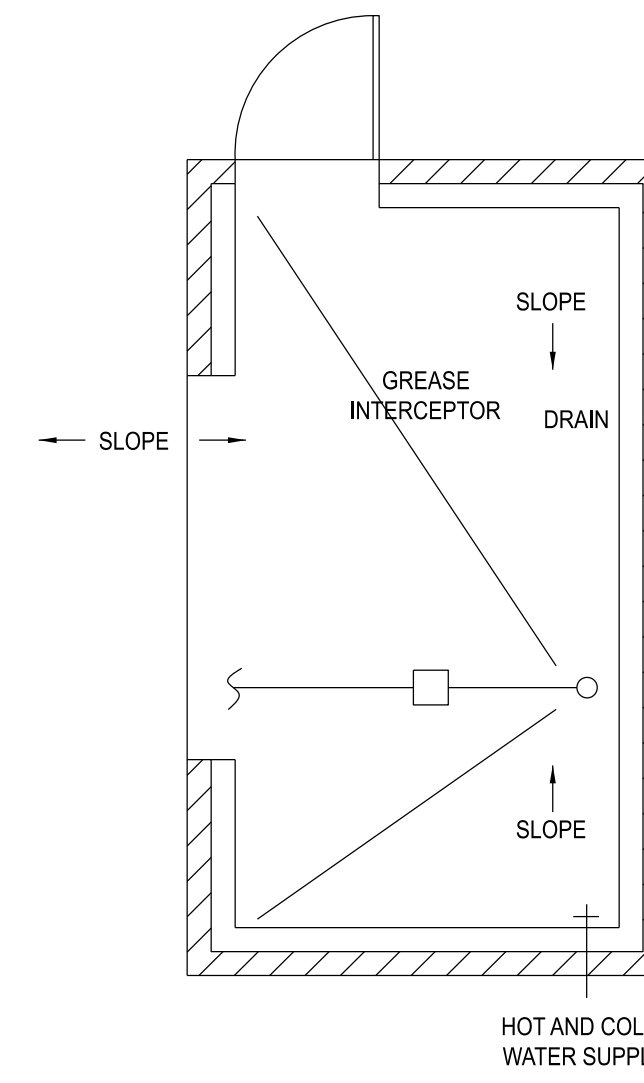
FLOOR PLAN SCALE: 1/4" = 1'



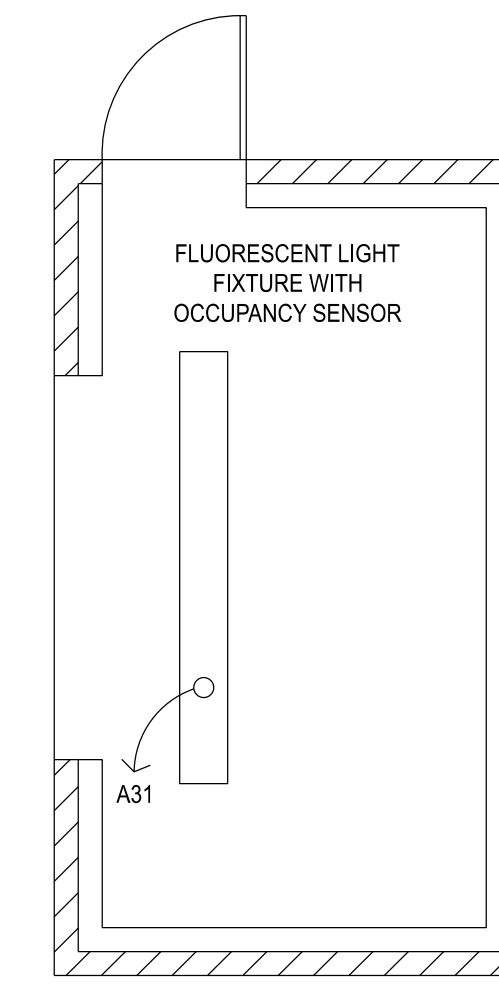
FOUNDATION PLAN SCALE: 1/4" = 1'



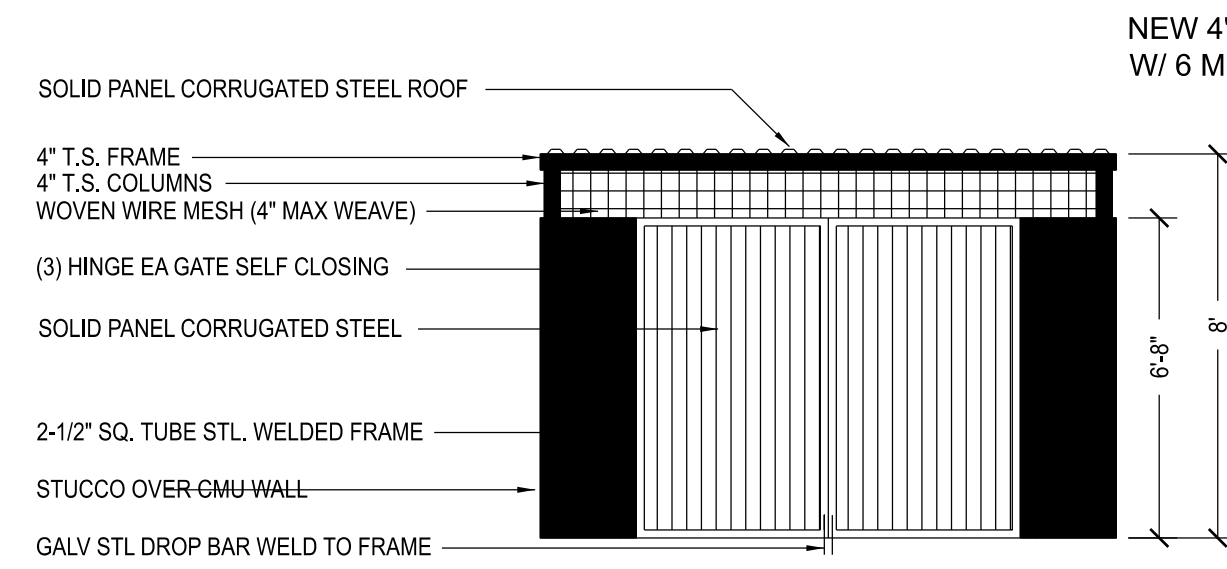
ROOF PLAN SCALE: 1/4" = 1'



PLUMBING PLAN SCALE: 1/4" = 1'

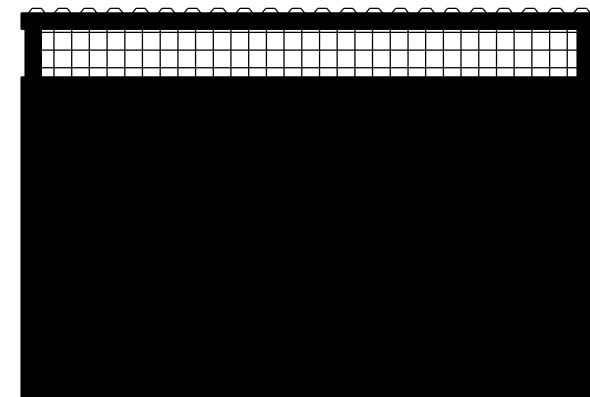


ELECTRICAL PLAN SCALE: 1/4" = 1'

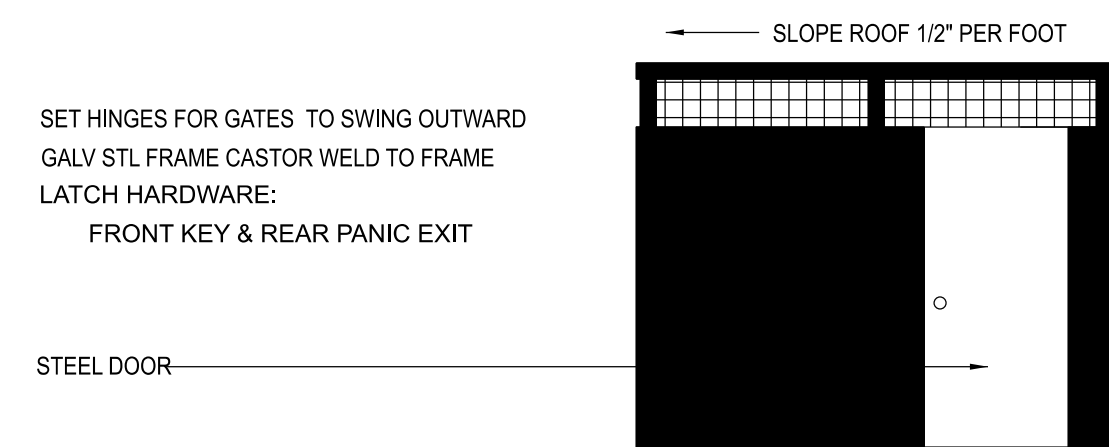


FRONT ELEVATION SCALE 1/4" = 1'

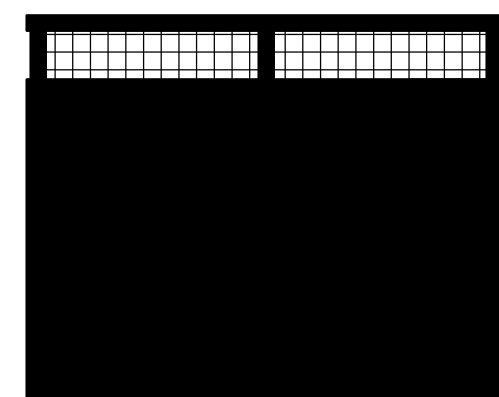
NOTE: MATCH STUCCO FINISH COLORS WITH MAIN STRUCTURE



REAR ELEVATION SCALE 1/4" = 1'

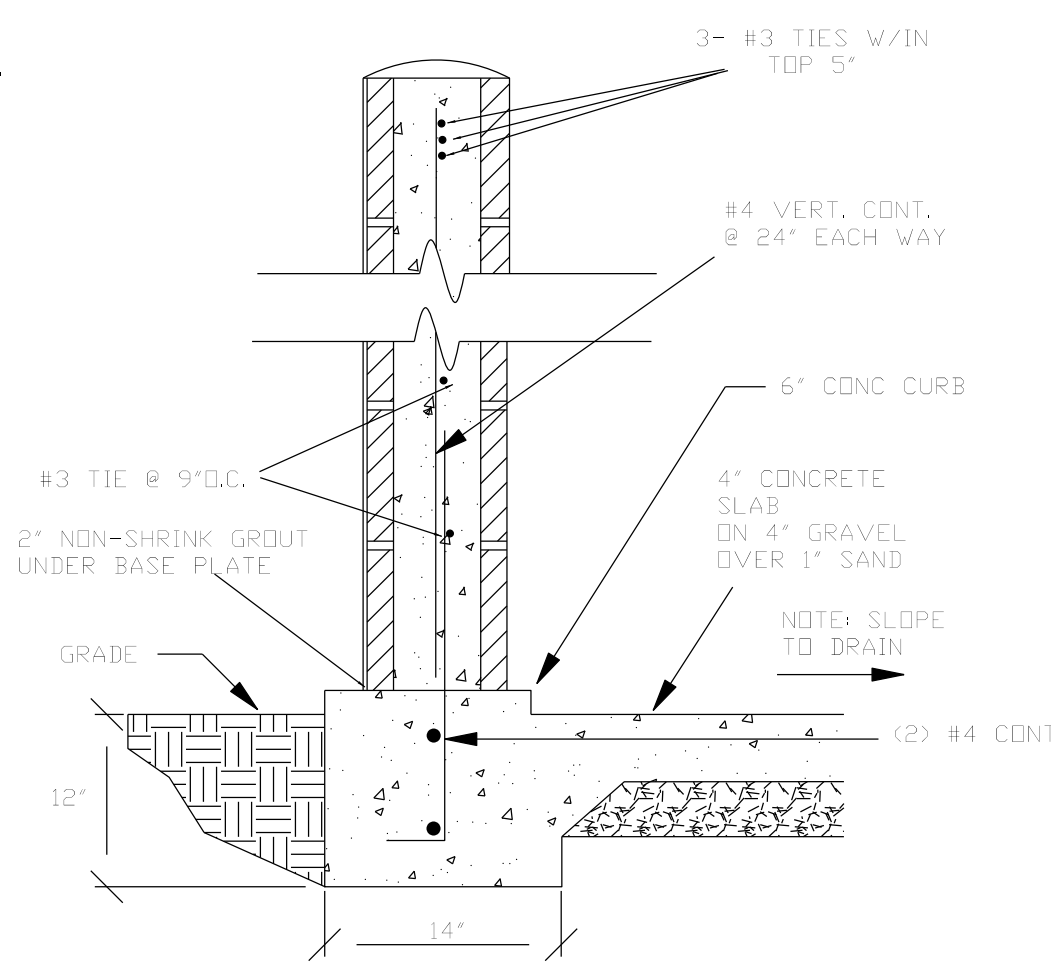


LEFT ELEVATION SCALE 1/4" = 1'

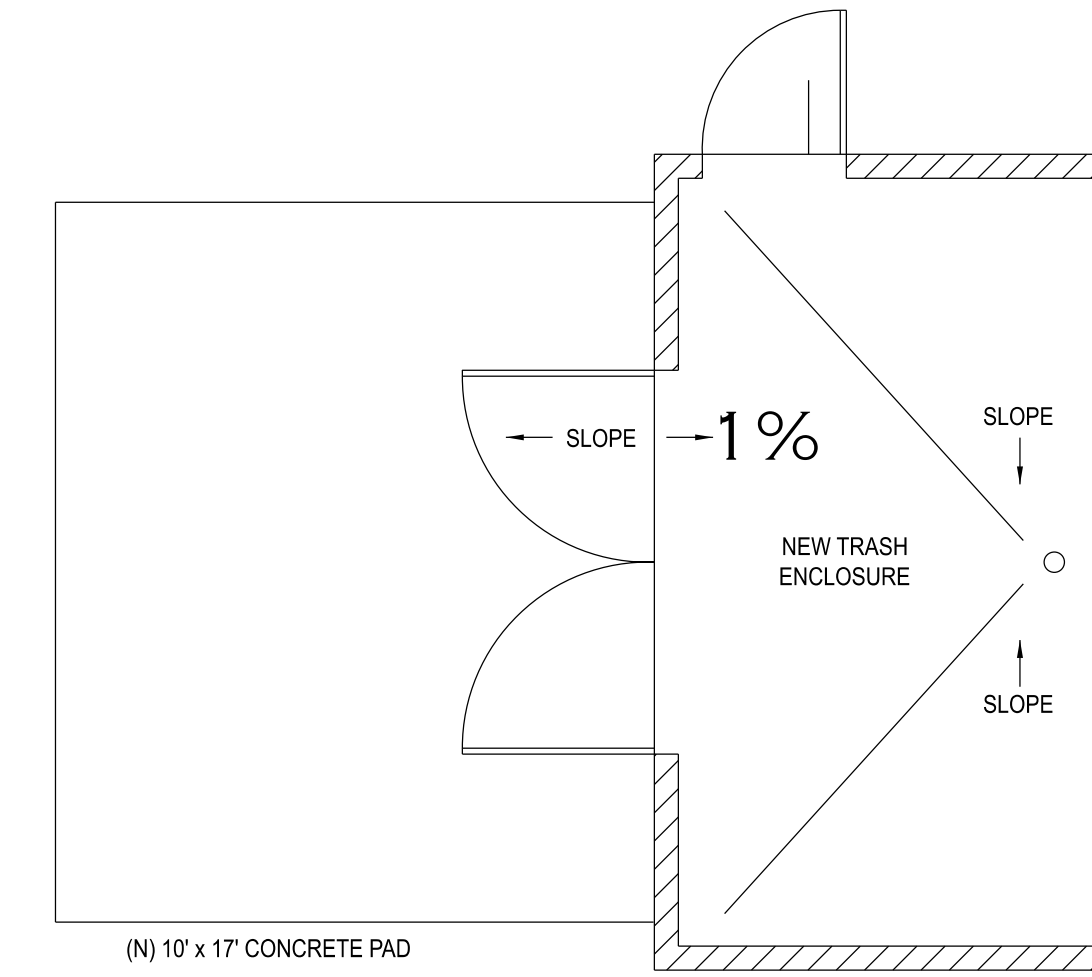


RIGHT ELEVATION SCALE 1/4" = 1'

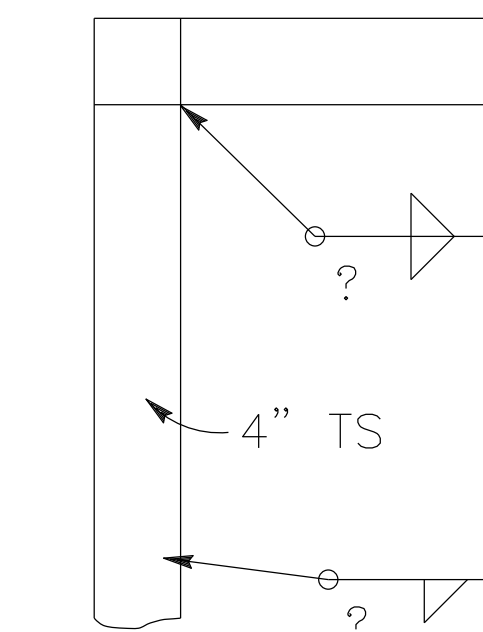
NEW 4" CONCRETE SLAB W/ 6x6 / 10x10 WIRE MESH W/ 6 MIL VAPOR BARRIER OVER 4" GRAVEL BED TYP.



1 TRASH ENCLOSURE SECTION @ WALL N.T.S.



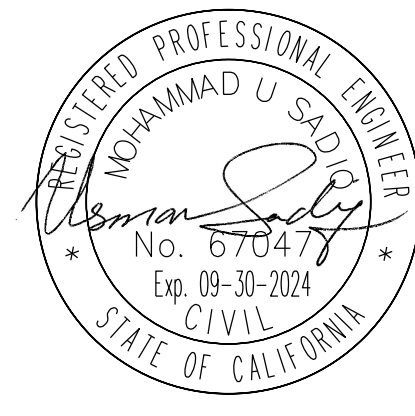
3 ENCLOSURE SITE PLAN SCALE: 1/4" = 1'



4 TYPICAL TUBE STEEL JOINT DETAIL

REVISIONS	BY

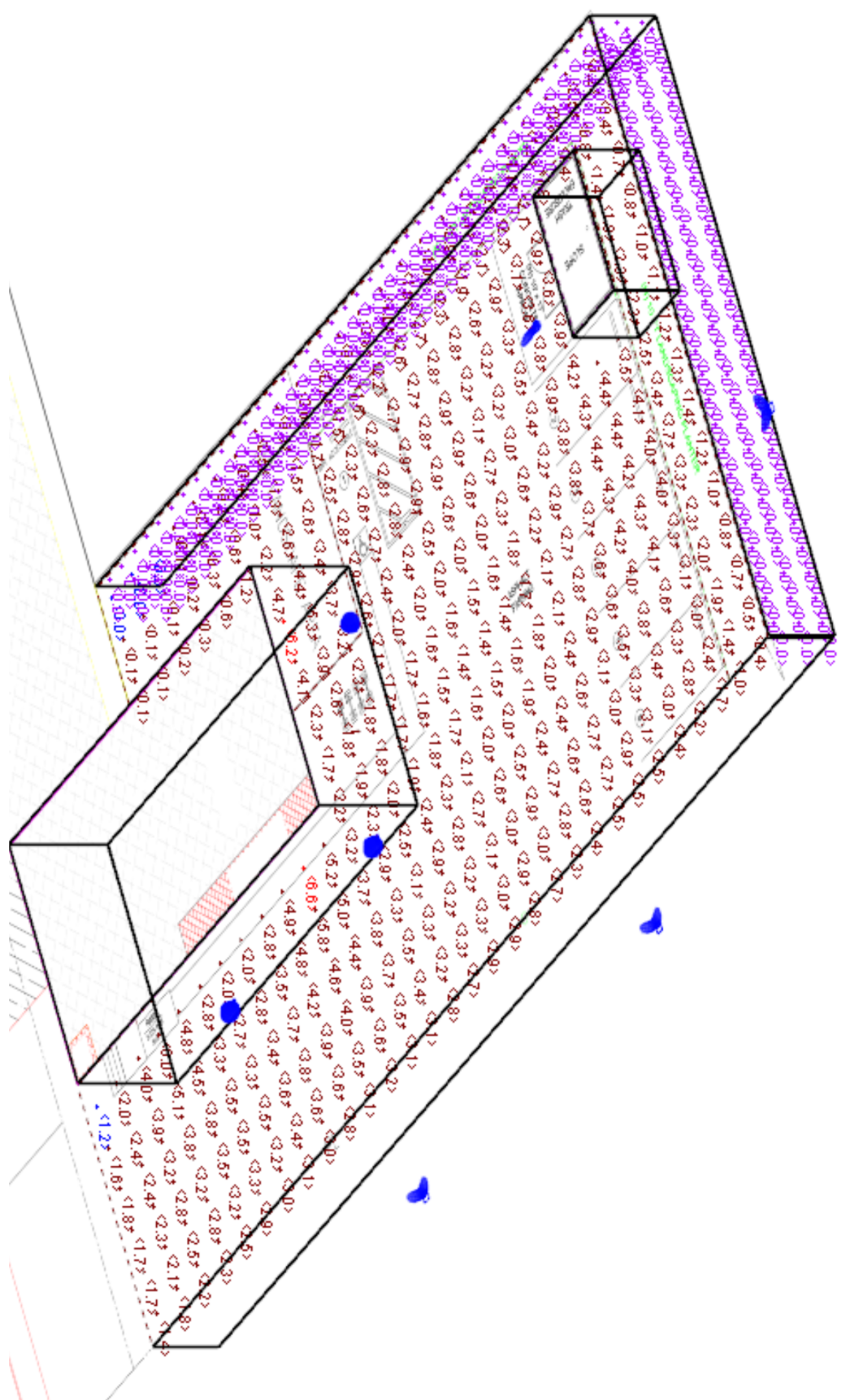
MOHAMMAD U SADIQ
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TRASH ENCLOSURE PLAN

OWNER:
SAIFI RAINIWALA
505, 507, 509 CENTER STREET
MANTECA, CA. 95336

DATE
JOB NO.
L2



ISOMETRIC VIEW OF WALL

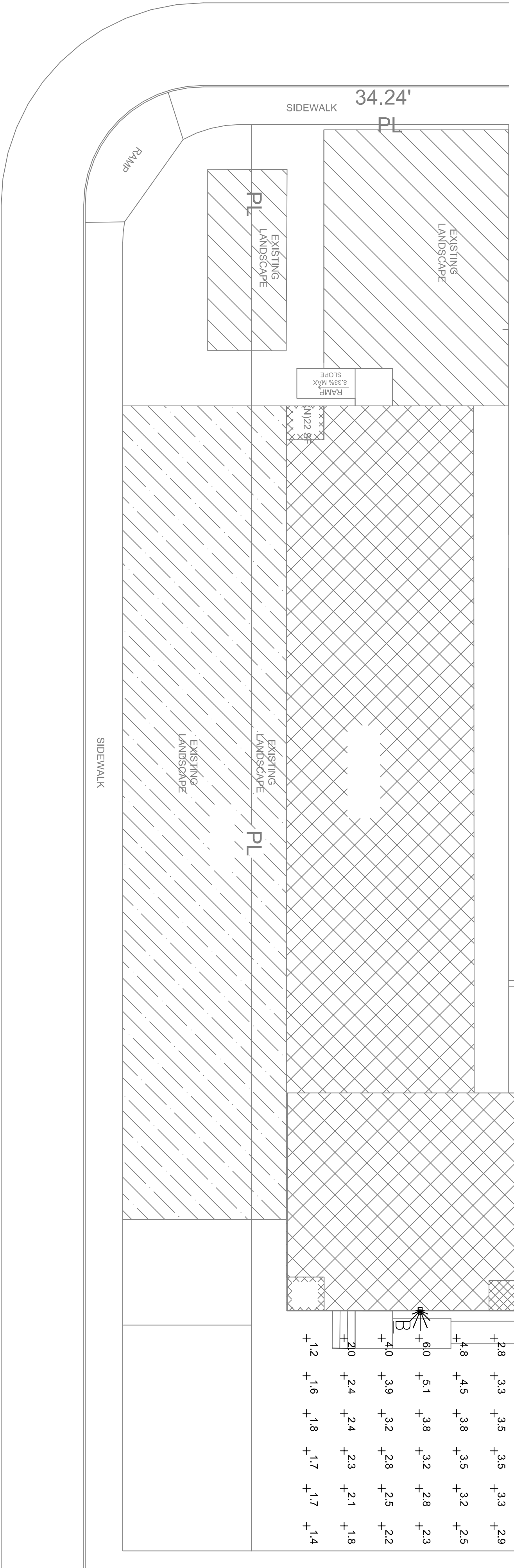
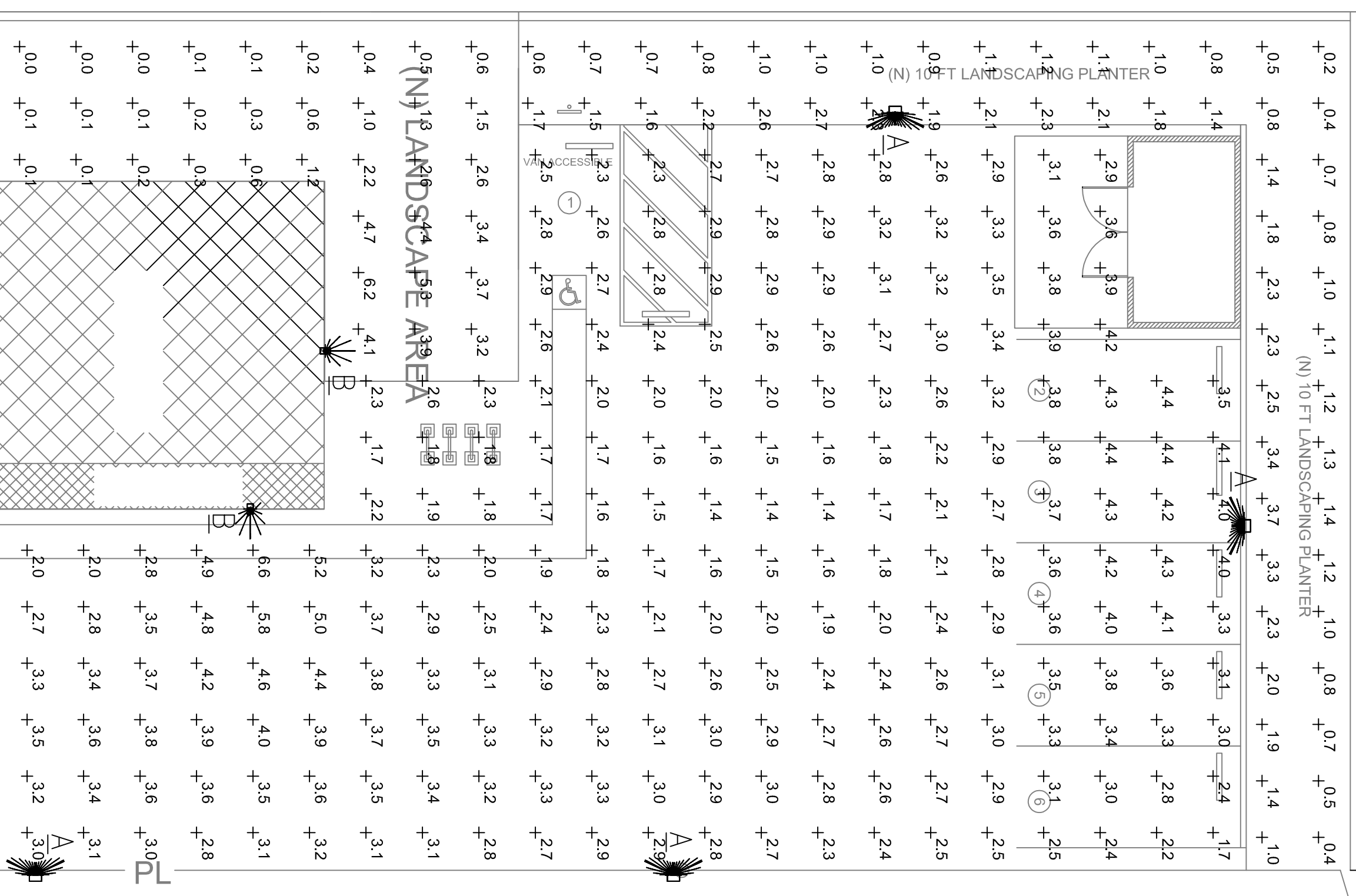
LUMINAIRE SCHEDULE							
ID	MANUFACTURER	OUTPUT	VOLTAGE	INPUT VA	DRIVERS	HOUSING MOUNTING	REMARKS
A	LITHONIA DSX1 LED P3 38K 90CRI T2M MOLT 6X6 14 POLE	LED 13,055 Lumens 80CRI, 3500°K	120	104	-	POLE MOUNTED @ 14 AFF WITH PHOTOCELL & MOTION SENSOR CAPABLE OF DIMMING 90%	
B	LITHONIA TWR1 LED	LED 2,300 Lumens 80CRI, 3500°K	120	16	-	ALUMINUM SURFACE MOUNTED @ 10 AFF LED WALL PACK WITH PHOTOCELL	

LIGHTING NOTES

- CALCULATION GRID IS 5'X5' AND GROUND LEVEL.
- LAMP COLOR SHALL BE COORDINATED BETWEEN ALL FIXTURES SUPPLIED. COLOR OF ALL NEW LAMPS SUPPLIED SHALL BE COORDINATED WITH (E) BUILDING STANDARD IF ANY.

PHOTOMETRIC RESULTS

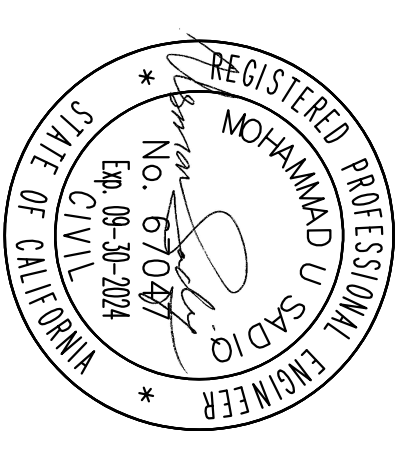
AREA ID	MIN	MAX	AVG	MAX/MIN
PARKING AREA	1.2FC	6.6FC	2.9FC	4.88
LANDSCAPE AREA	0.0FC	6.0FC	1.5FC	-



1 PHOTOMETRIC PLAN
1"=100'

REVISIONS	BY

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PROJECT NAME:
NEW CARE FACILITY
509 CENTER STREET
MANTECA, CA. 95336

PHOTOMETRIC PLAN

OWNER:
SAIFI RAINIWALA
509 CENTER STREET
MANTECA, CA. 95336

DATE	
JOB NO.	
ES1	

PARKING LOT SHADE CALCULATIONS

Shade area on plans is identified with the hatch symbol shown here and conforms to the municipality's guidelines. Tree diameters per species is based on published City documentation or the Sunset Western Garden Book.

Tree Type	Area at 100% (sf)	100%		75%		50%		25%		Subtotal
		sf	qty.	sf	qty.	sf	qty.	sf	qty.	
Parking Lot Shade Tree	962	0	0	0	0	1,443	3	0	0	1,443 sf
Street Tree	706	0	0	0	0	0	0	0	0	0 sf
Existing Shade Tree	962	0	0	0	0	0	0	0	0	0 sf
Total shade provided:										1,443 sf
Parking area:										3,029 sf
Percentage of shade provided (0.5 min. req'd):										0.48

The project falls just short of the 50% min. required parking lot shade. We have placed trees in all feasible locations in planter areas near the parking stalls, and at a spacing that will allow for healthy tree growth.

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Hydro-zone (see desc. below)	Evapotranspiration (ET _o)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	Reference Evapotranspiration (ET _o)	51.2 in/yr	ETAF _{max}	Maximum Allowed ETAF	0.45
Shrubs	0.30	Drip	0.81	0.37	5,364 sf	1,986.67	63,065 gals						
Sub-totals							5,364.00	1,986.67	63,065 gals				
Special Landscape Areas ("SLA")													
SLA1					1.00	0 sf	0.00	0 gals					
Sub-totals							0 sf	0.00	0 gals				
Total Landscape Area (RLA+SLA)							5,364 sf	1,986.67					
ETWU Total								63,065 gals					
Maximum Allowed Water Allowance (MAWA)								76,624 gals					

MAWA

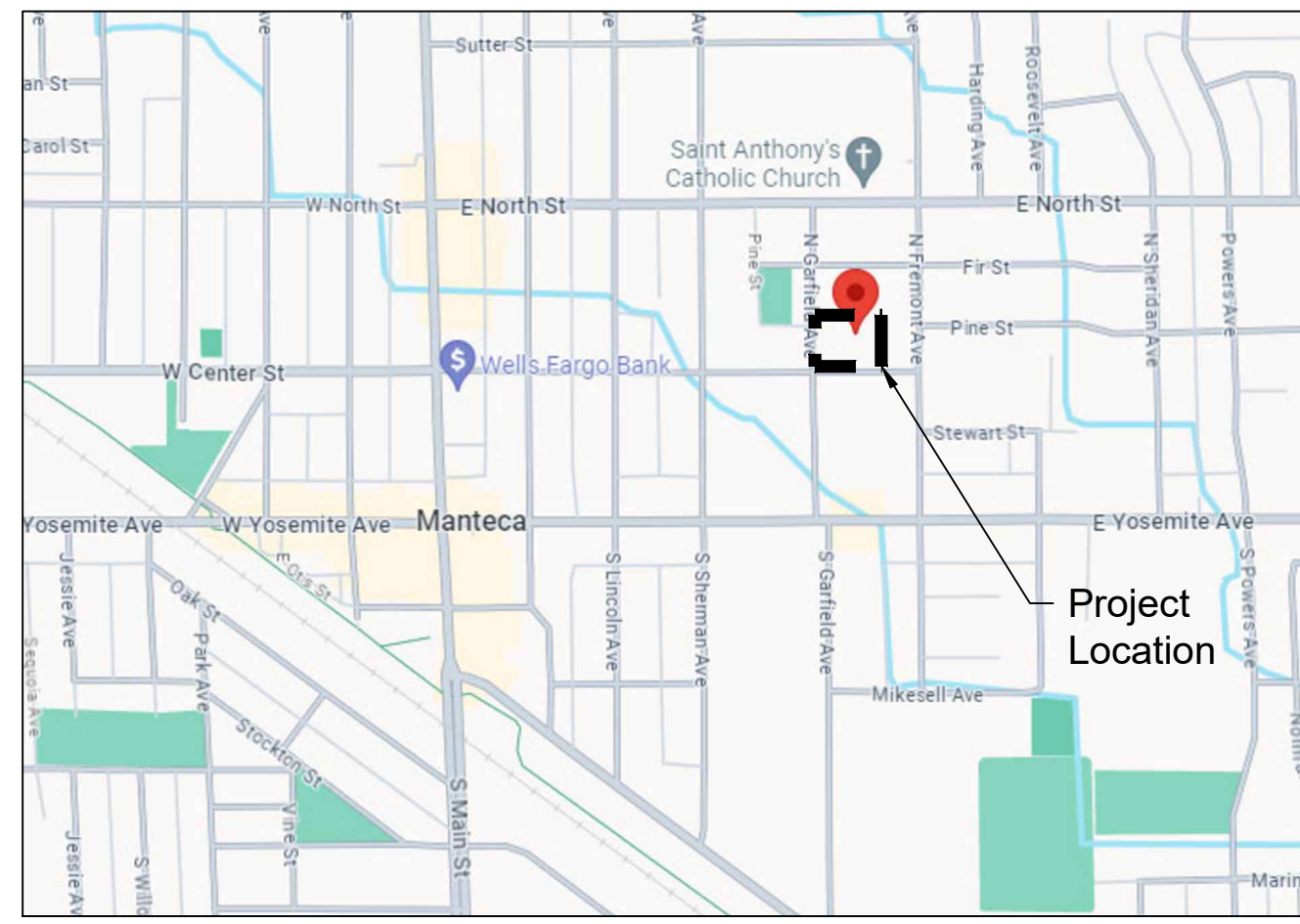
MAWA = $(ET_o) (0.62) [(ETAF \times LA) + (1-ETAF) \times SLA]$

76,624 gal/yr 51.2 in/yr 0.62 0.45 5,364 sf 0.55 0 sf

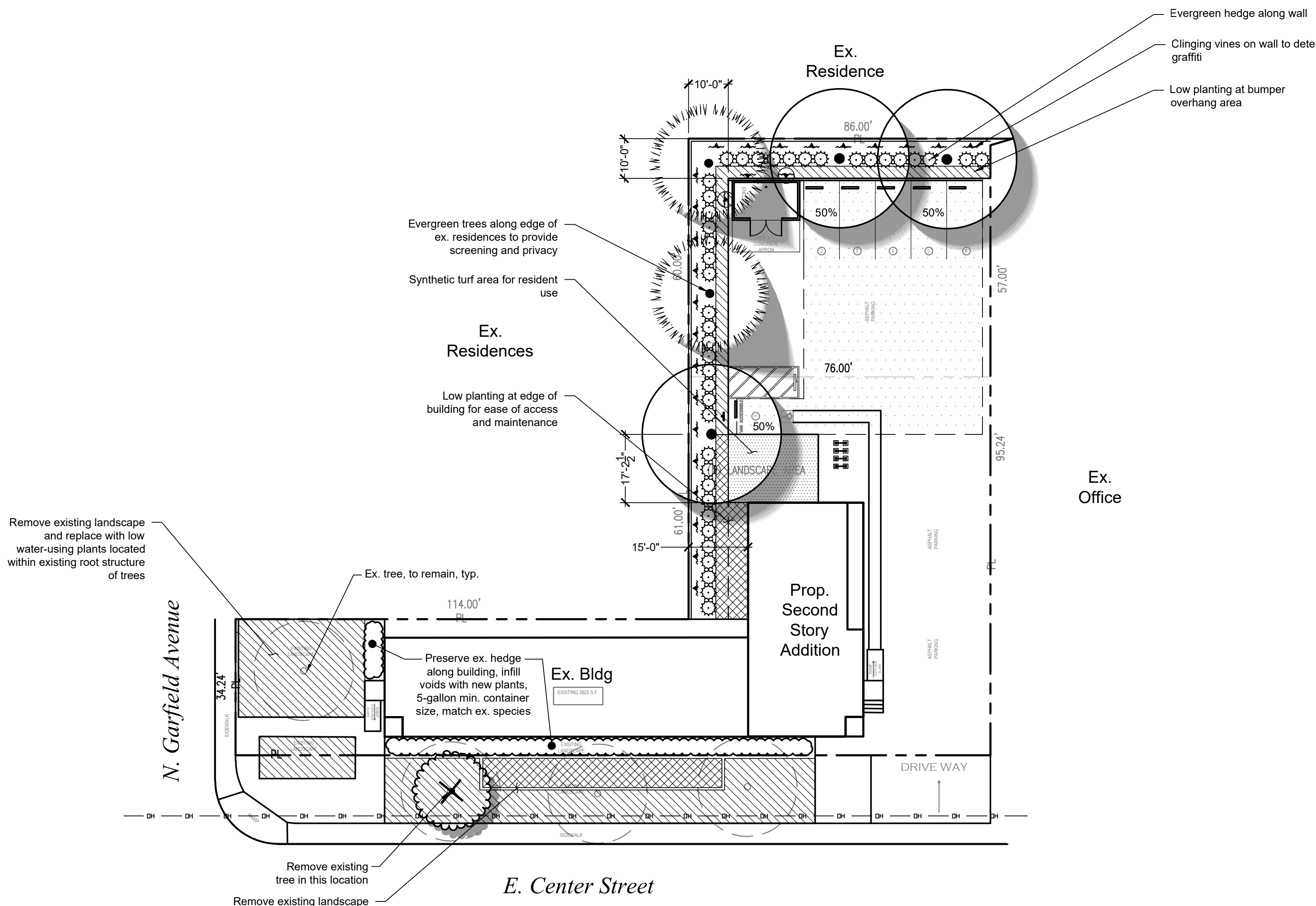
ETAF

ETAF CALCULATIONS

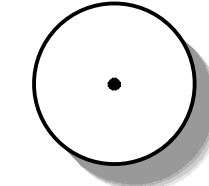
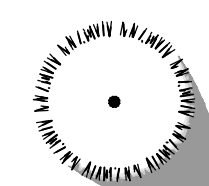
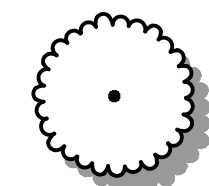
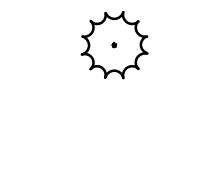

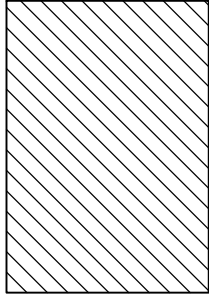
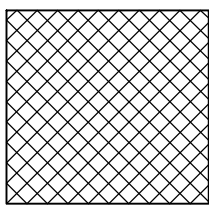
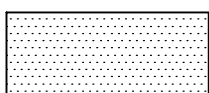
Regular Landscape Area (RLA) ETAF		Max Allowed ETAF	
Total ETAF x RLA	1986.67		
Divided by Total RLA	5,364 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO
Average ETAF (RLA)	0.37	0.45	



VICINITY MAP



CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE Tree with spreading canopy to provide shade at parking areas. Koeleruteria paniculata / Golden Rain Tree Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	3	15 gal. 15 gal. 15 gal.
	EVERGREEN / SCREEN TREE Medium to large evergreen tree. Laurus x 'Saratoga' / Saratoga Hybrid Laurel Pinus ealdarica / Afghan Pine Podocarpus gracilior / Fern Pine	2	24" box 24" box 24" box
	STREET TREE Match existing species for continuity Laurus x 'Saratoga' / Saratoga Hybrid Laurel	1	24" box
	EVERGREEN SHRUB / HEDGE Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location Ligustrum japonicum 'Texanum' / Texanum Privet Olea europaea 'Little Olive' TM / Little Olive Olive Raphiolepis umbellata 'Minor' / Yedda Hawthorn	41	5 gal. 5 gal. 5 gal.
	VINE Clinging vine at walls to provide screening and deter graffiti Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy	26	5 gal. 5 gal.
	LOW GROWING GROUND COVER Low evergreen ground cover, 6"-24", for mass planting Baccharis pilularis 'Twin Peaks#2' / Twin Peaks #2 Coyote Brush Coprosma petriei 'Verde Vista' / Verde Vista Mirror Plant Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Myoporum parvifolium 'Prostratum' / Prostrate Trailing Myoporum Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	2,336 sf	98 1 gal. 60" oc 199 1 gal. 42" oc 98 1 gal. 60" oc 199 1 gal. 42" oc 98 1 gal. 60" oc 98 1 gal. 60" oc
	ACCENT GROUND COVER Low planting, 6"-30", with interesting form, texture or flowers. Hemerocallis x 'Evergreen Yellow' / Evergreen Yellow Daylily Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Trachelospermum jasminoides / Chinese Star Jasmine Verbena x hybrida / Verbena	735 sf	85 1 gal. 36" oc 85 1 gal. 36" oc 48 1 gal. 48" oc 123 1 gal. 30" oc
	SYNTHETIC TURF Synthetic turf area for resident use	389 sf	

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWEL0).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

Total Site Area:	15,706 sf.
Total Landscape Area:	5,753 sf.
On-site:	3,748 sf
Off-site:	2,005 sf
Percentage of Total Site as On-Site Landscape:	24 %

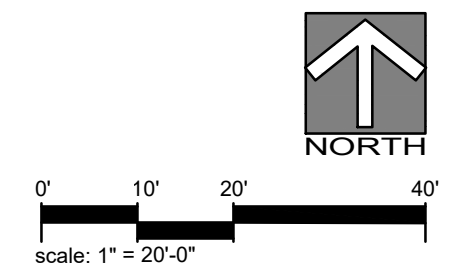
TREE MINIMUM REQUIREMENTS

Evergreen Trees
Required (30%): 2
Provided: 3
Percent of trees that are evergreen: 50%

24" min. container size
Required (25%): 2
Provided: 3
Percent of trees provided at min. 24" container size: 50%

CITY OF MANTECA SPECIFIC NOTES

- A minimum of 30% of all trees on the site shall be evergreen.
- Minimum container size for trees is 15-gallon. A minimum of 25% of the trees on the project shall be of minimum 24"-box container size.
- Trees and shrub plantings shall conform to requirements for maintaining clear visibility at any clear visibility triangle.
- Root barriers shall be provided at all trees planted within 10-feet of hardscape (e.g.- paving, curb).
- Trees shall meet the following minimum spacing requirements:
 - 35' from the beginning of curb returns
 - 20' from electroliners or traffic signal standards
 - 15' from edge of buildings
 - 10' from driveway approaches
 - 15' from fire hydrants, and water and sewer lines
 - 12' from irrigation rotors
 - 12' from drain lines
 - 3' from back of walk
 - Necessary clearances from applicable utilities and easements
- Landscape screens shall be maintained to a maximum of 7-feet in height.
- Soil preparation shall include incorporating into the top 6" of soil a minimum of 6 CY of nitrified soil conditioner per 1,000 sf.



Conceptual Landscape Plan