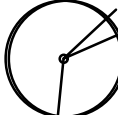


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PLANTING LEGEND			
SYMBOL		WATER USE	QTY
TREES			
	EXISTING TREES TO REMAIN.	_____	_____
SHRUBS / GROUNDCOVER			
	EXISTING SHRUBS TO REMAIN.	_____	_____
	TURF SOD	MODERATE	~ 660 SF

PLANTING PLAN GENERAL NOTES:

- ALL PLANTS AND MATERIAL SUBSTITUTIONS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- ALL QUANTITIES TO BE VERIFIED IN FIELD.

UNION ROAD

W YOSEMITE AVE

LANDSCAPE PLAN

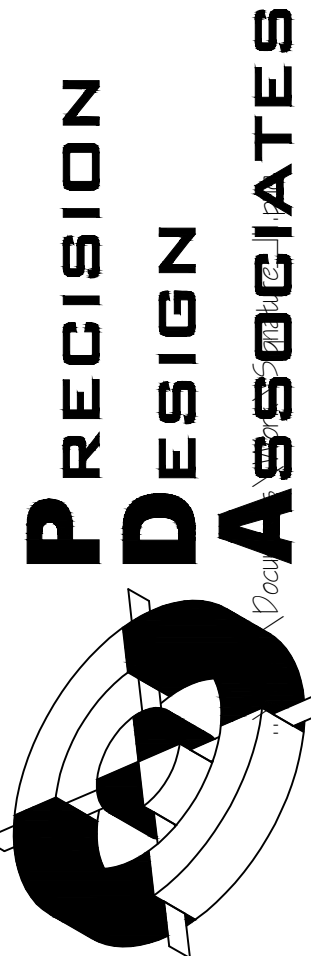
SCALE: 1" = 10'-0"

No.	Revision/Issue	Date

PROPOSED TENANT IMPROVEMENT FOR
--LIQUOR CITY--

1152 W. YOSEMITE AVE
MANTECA, CALIFORNIA 95337

Firm Name and Address



13631 VINEYARD RD., WATERFORD, CA 95366
PH (209) 345-8817 FAX (209) 874-2575

JARED A. WETENKAMP, DESIGNER

Sheet Description

ENLARGED SITE PLAN

Project
24.07

Date

September 23, 2024

Scale

1" = 10'-0"

Sheet

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of

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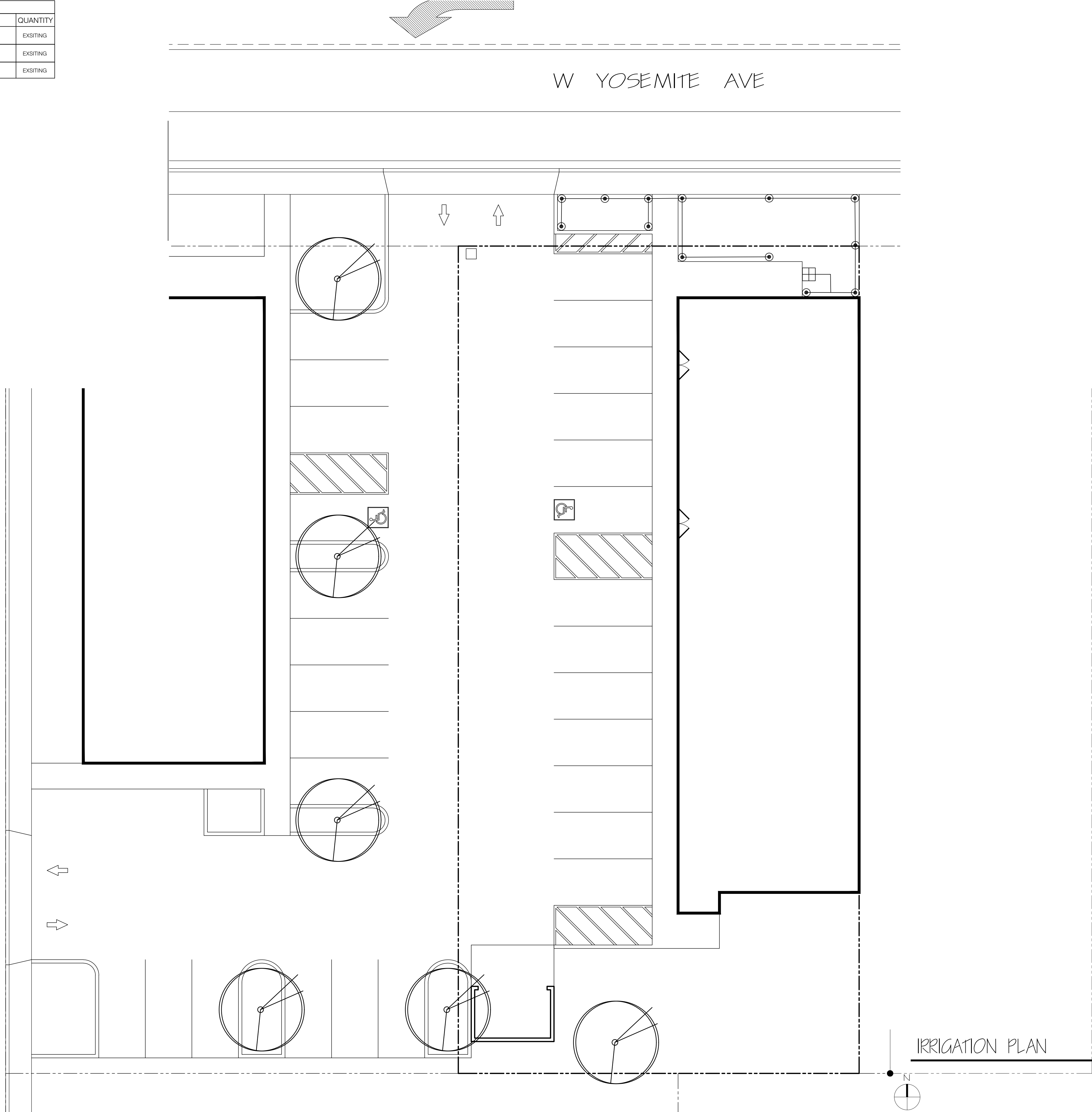
IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	QUANTITY
	REMOTE CONTROL VALVE	EXISTING
	IRRIGATION LATERAL LINE PVC SCH 40 LATERAL LINE	EXISTING
	POP UP SPRAY NOZZLES	EXISTING

IRRIGATION PLAN GENERAL NOTES:

1. ALL EQUIPMENT IS EXISTING AND TO BE PROTECTED IN PLACE.

UNION ROAD

W YOSEMITE AVE

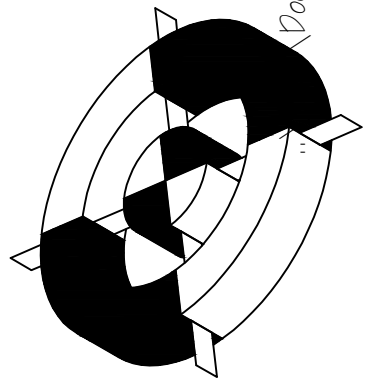


No.	Revision/Issue	Date

PROPOSED TENANT IMPROVEMENT FOR
--LIQUOR CITY--

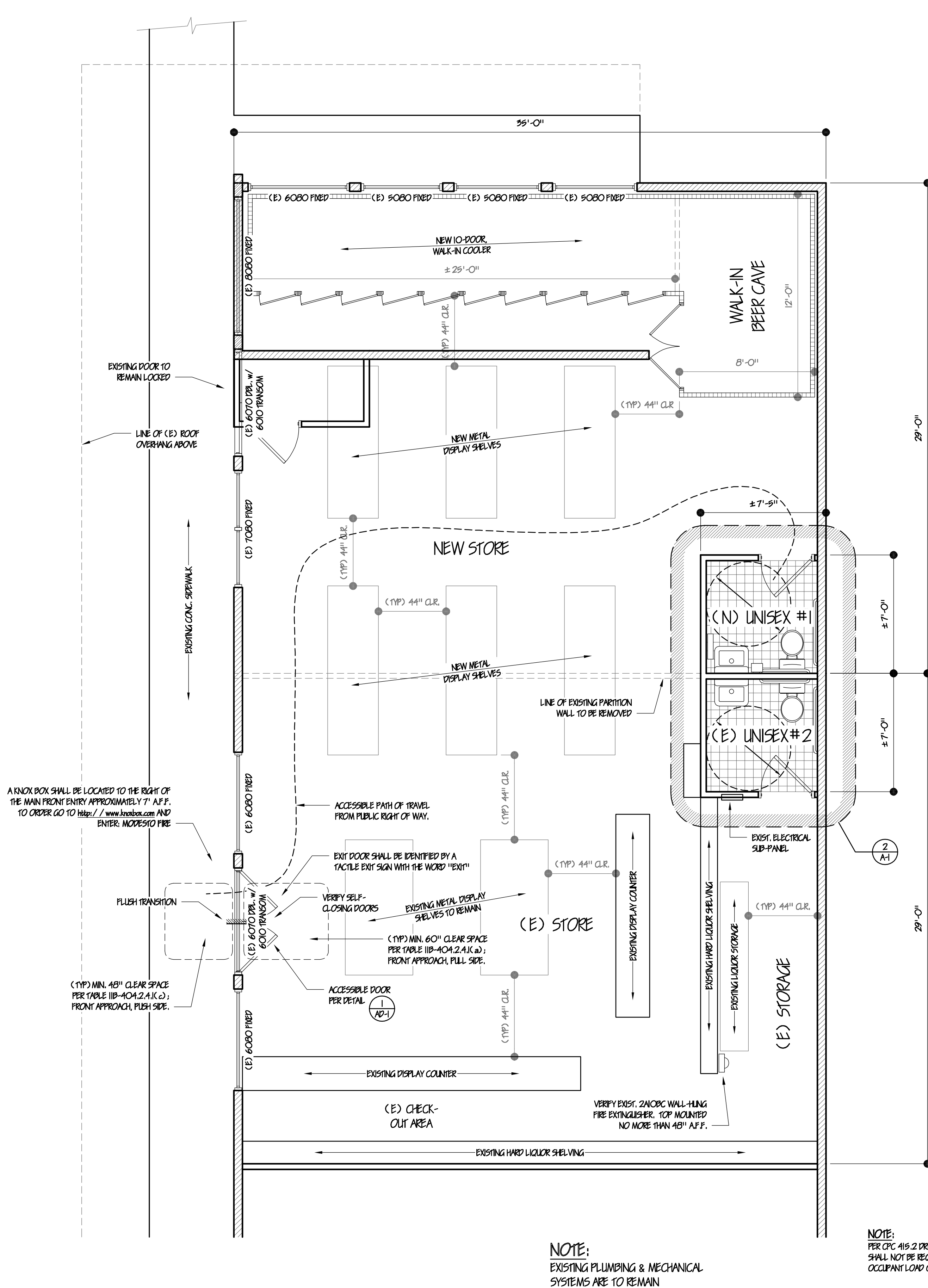
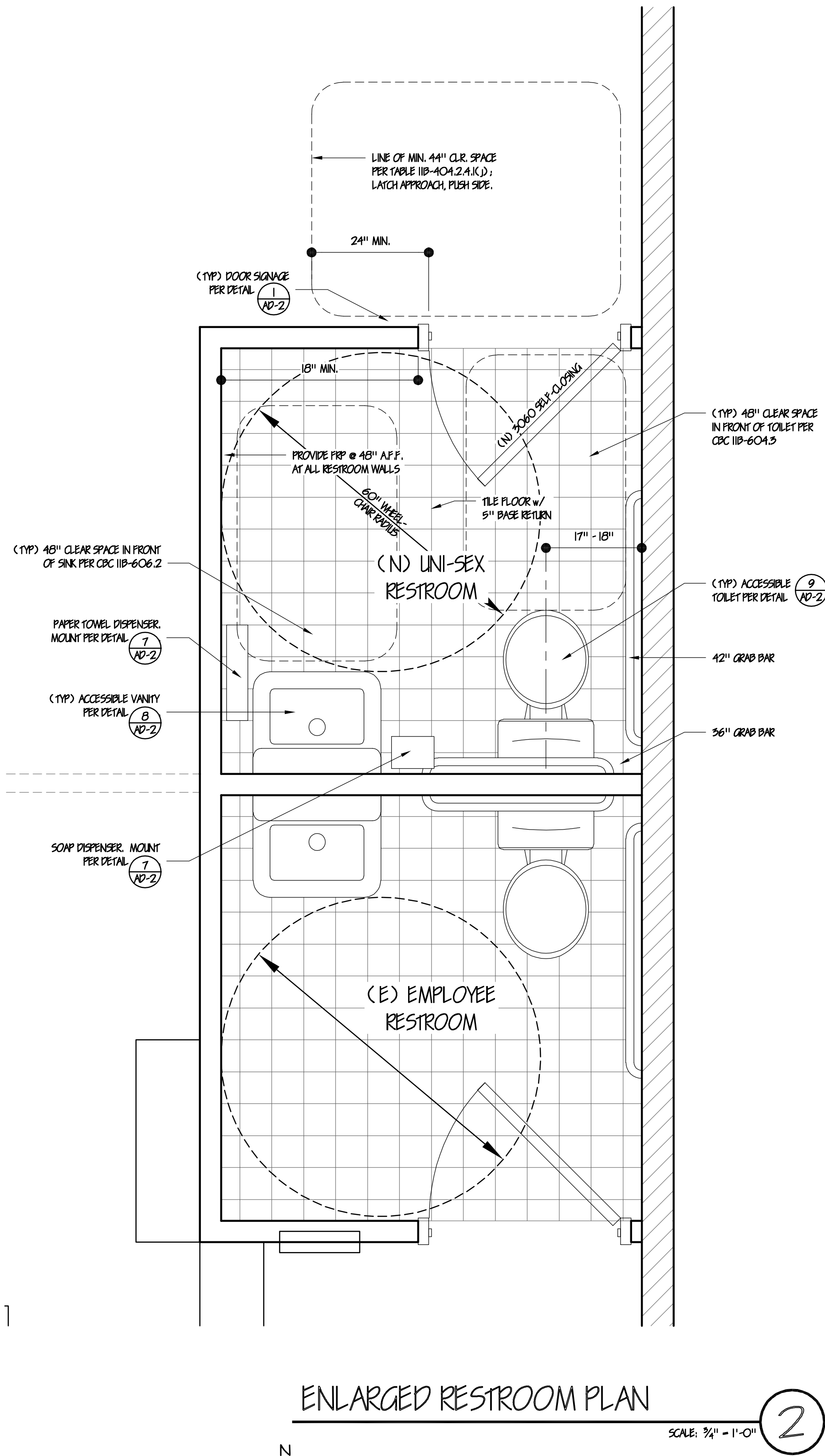
1152 W. YOSEMITE AVE
MANTECA, CALIFORNIA 95337

Firm Name and Address

**PRECISION
DESIGN
ASSOCIATES**
13631 VINEYARD RD., WATERFORD, CA 95366
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X JARED A. WETENKAMP, DESIGNER

Sheet Description
ENLARGED SITE PLAN

Project 24.07	Sheet
Date September 23, 2024	L-2
Scale 1" = 10'-0"	Sheet of



- NOTES:
- FINISHES FOR ALL NEW OR OLD RESTROOMS SHALL MEET COMMERCIAL STANDARDS.
 - FLOOR COVERING OF CERAMIC TILE OR APPROVED EQUAL, NO VINYL.
 - WAINSCOT, 4" TALL, OF FRP OR CERAMIC TILE, WITHIN 2' OF TOILETS OR URINALS.
 - A MINIMUM OF 5% OF ALL DESKS/COUNTER SHALL BE HANDICAPPED ACCESSIBLE, MINIMUM WIDTH 5', COUNTER HEIGHT 28"-34" AFF.
 - OUTLETS FOR POWER, PHONE OR DATA SHALL BE INSTALLED A MINIMUM 15" AFF.
 - SWITCHES AND ALL OTHER CONTROLS SHALL BE INSTALLED 36"-48" AFF.
 - SIGNAGE REQUIRES A SEPARATE PERMIT.
 - FIRE SPRINKLERS UNDER A SEPARATE PERMIT.

FINISH SCHEDULE		FINISH					
ROOM	SURFACE	CERAMIC TILE, COLOR & STYLE BY OWNER	FRONT FLOORING CARBONADO	6" CORE FIVE TRM	PAINTED STEEL, COLOR & STYLE BY OWNER	SUPERFLOOR FIBER 200	FRONT OVER 1/4" x 8" TYPE 'X' ON PD
(E) CHECK-OUT	WALLS						
	FLOOR						
	CEILING						
	FLOOR TRM						
(E) SHOP	WALLS						
	FLOOR						
	CEILING						
	FLOOR TRM						
	DOOR TRM						
(E) RESTROOM(S)	WALLS						
	FLOOR						
	CEILING						
	FLOOR TRM						
	DOOR TRM						

INTERIOR FINISH REQUIREMENTS BASED ON GROUP. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 605.11.

OCCUPANCY LOAD CALCULATIONS

SQUARE FOOTAGE:	1,019.00 (EXISTING)
+	1,019.00 (NEW)
	2,038.00 (TOTAL)

ROOM/AREA	FUNCTION OF SPACE (PER TABLE 1004.5)	OCCUPANT LOAD FACTOR	SQ. FTG.	OCCUPANCY
WALK-IN COOLER	STOCK/STORAGE	300	176.00	1
BEER CAVE	MERCANTILE	60	110.00	2
RESTROOM	N/A	-	52.00	-
RESTROOM	N/A	-	52.00	-
STORE	MERCANTILE	60	1502.00	22
STORAGE	STOCK/STORAGE	300	169.00	1
CHECK-OUT	MERCANTILE	60	175.00	3
	TOTAL:		2038.00	28

RESTROOM FIXTURE REQUIREMENTS

	TOTAL OCCUPANCY (PER GENDER)	REQUIRED FIXTURES (PER CBC TABLE 422.1)		
		WATER CLOSETS	URINALS	LAVATORIES
MALE	14	1: 1-50	1: 1-100	1: 1-75
FEMALE	14	1: 1-50	-	1: 1-50

PER CBC 422.2(5) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

WALL LEGEND

- EXISTING EXTERIOR WALL, TO REMAIN.
- EXISTING INTERIOR WALL, TO REMAIN.
- NEW PARTITION WALL, 2x OF #2 STUDS @ 16" o/c w/ 5/8" TYPE 'X' GYP BD, EA. SIDE.

NEW FLOOR PLAN

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

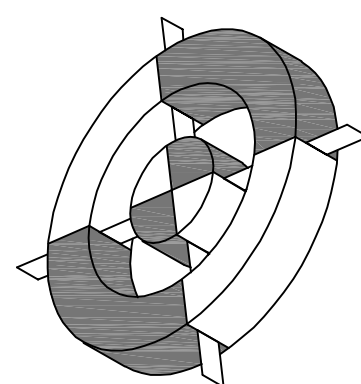
No.	Revision/Issue	Date

PROPOSED TENANT IMPROVEMENT FOR --LIQUOR CITY--

1150 & 1152 W. YOSEMITE AVE
MANTECA, CALIFORNIA 95337

Project Name and Address

PRECISION DESIGN ASSOCIATES



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JARED A. WEINKAMP, DESIGNER

Sheet Description

NEW FLOOR PLAN
ENLARGED RESTROOM PLAN

Project
24.07

Date
September 9, 2024

Scale
AS NOTED

Sheet

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