

Yosemite Senior Living

Attachment 2a - Exhibit A Approved Project Plans

309 W Yosemite, Manteca, CA

42ea 1 bed units + amenities



date	Issue Date
resubmit	date revision



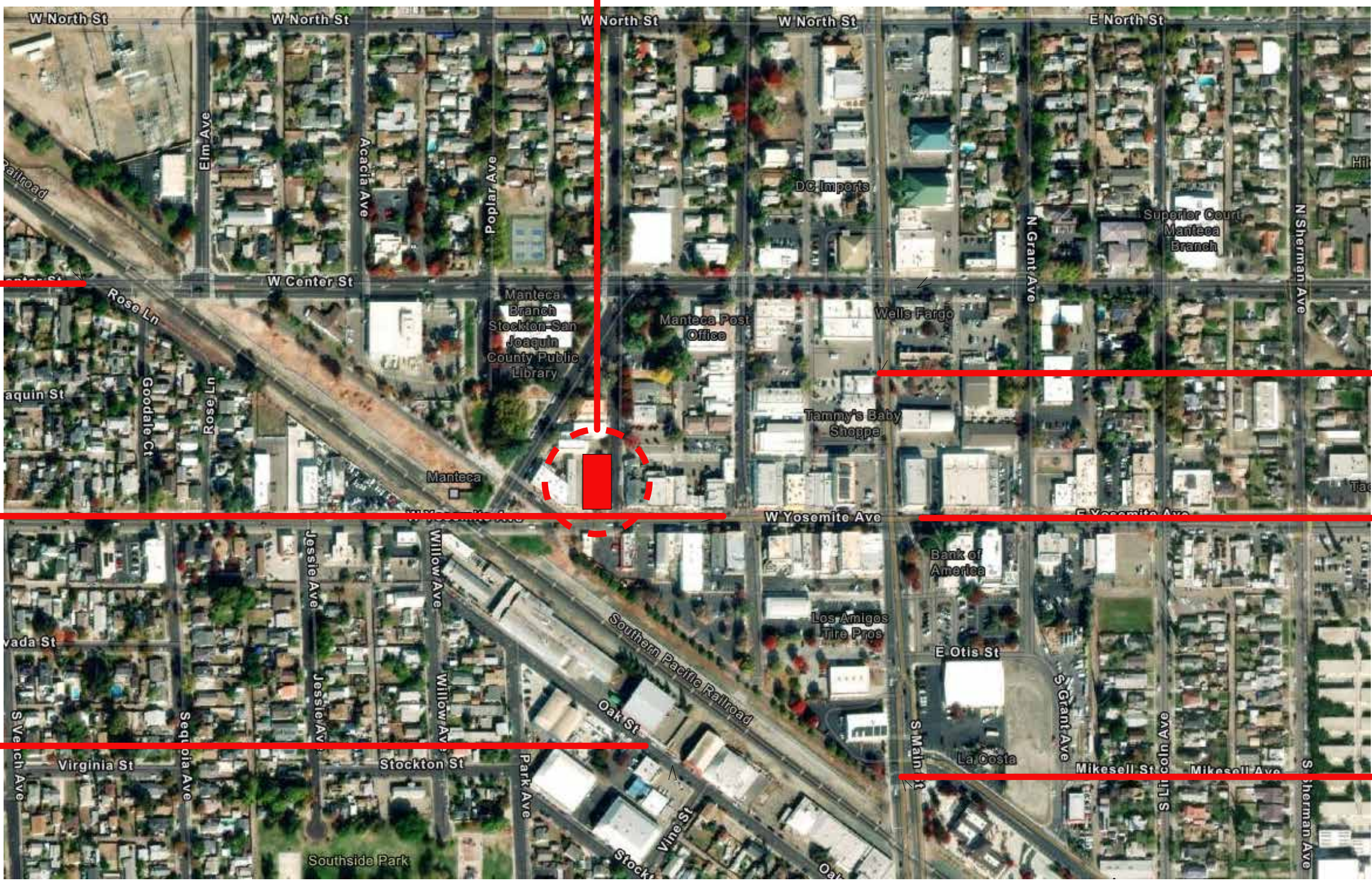
W CENTER ST



W YOSEMITE AVE



OAK ST



Project Site Context



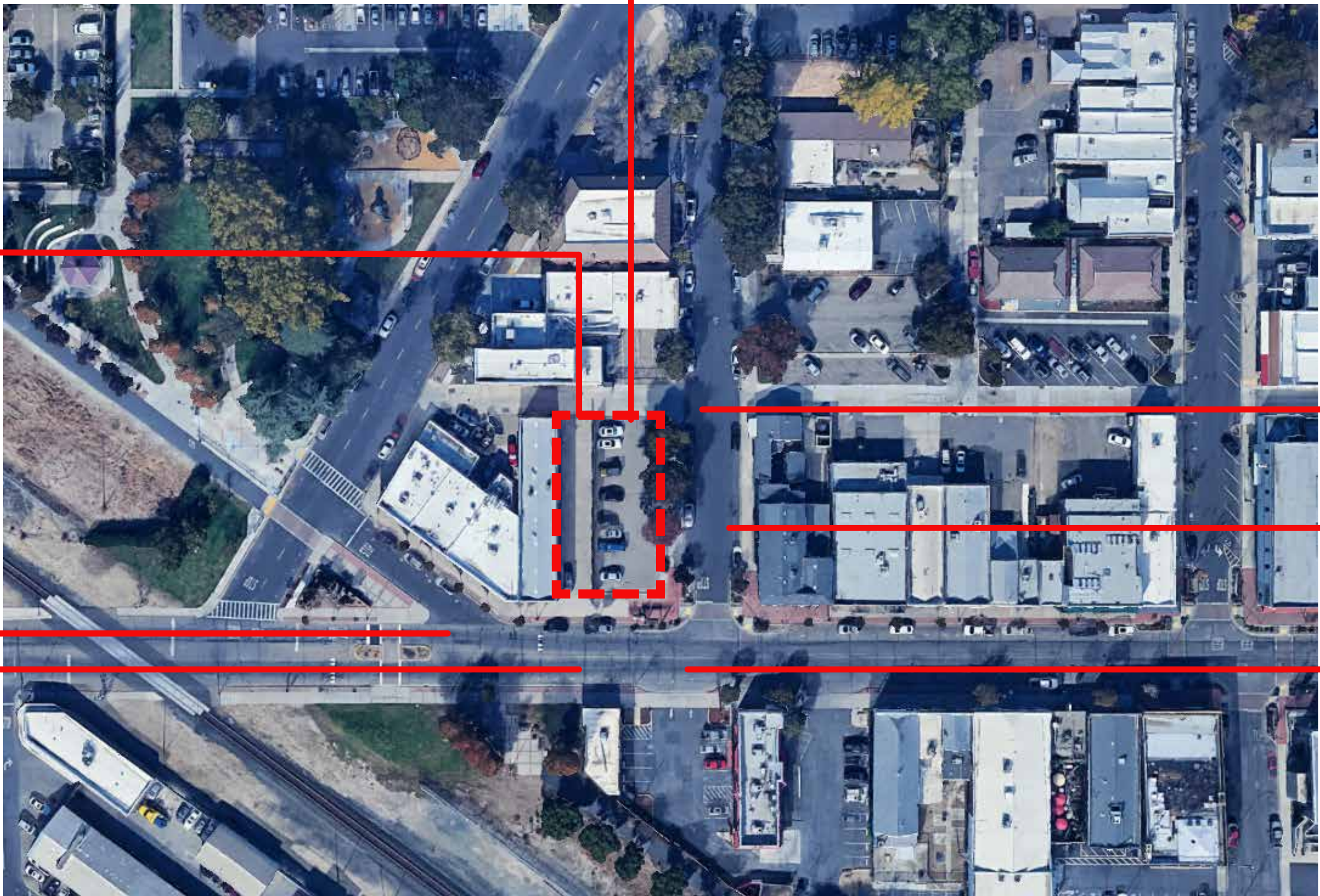
N MAIN ST



E YOSEMITE AVE



S MAIN ST

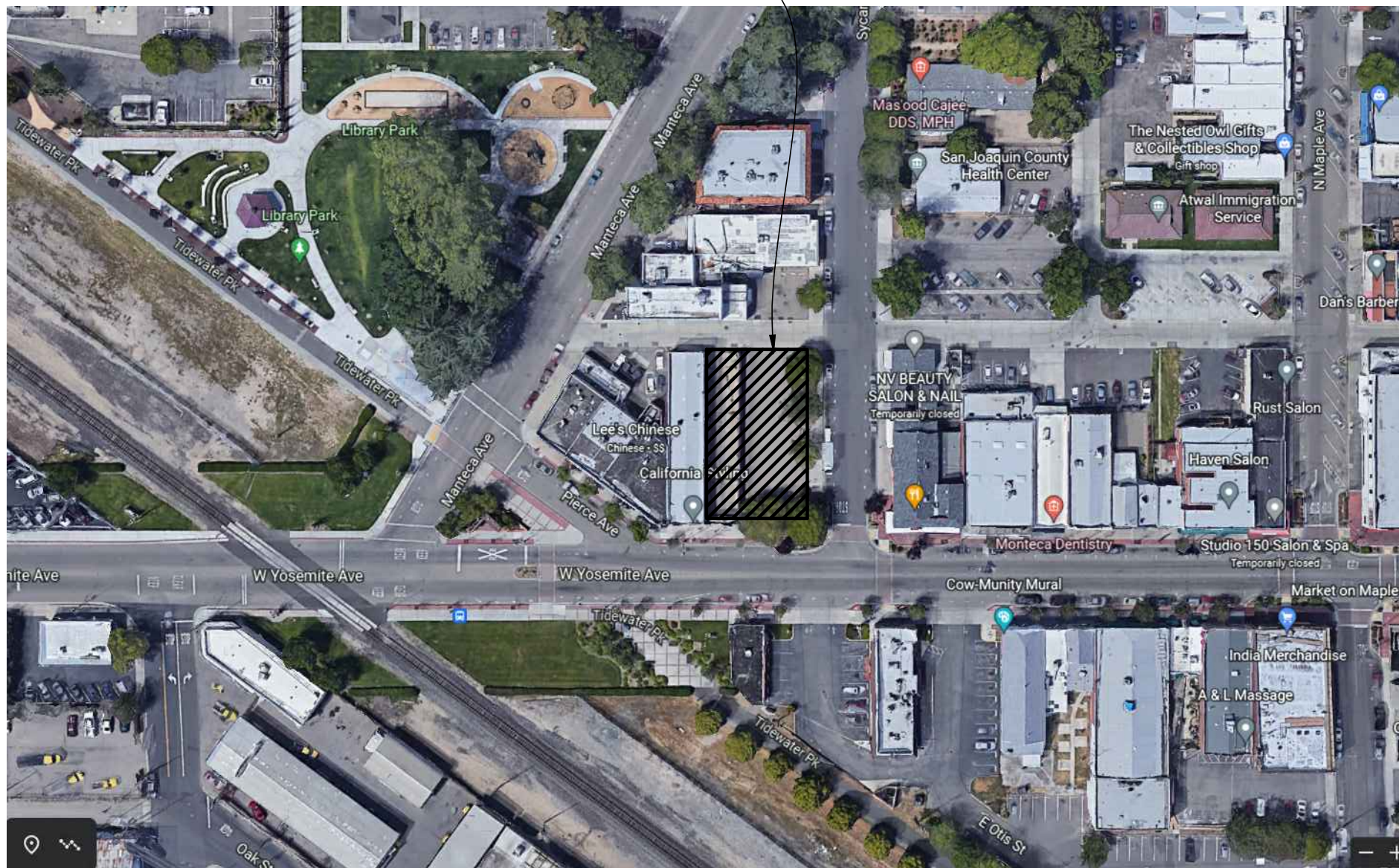


Project Site

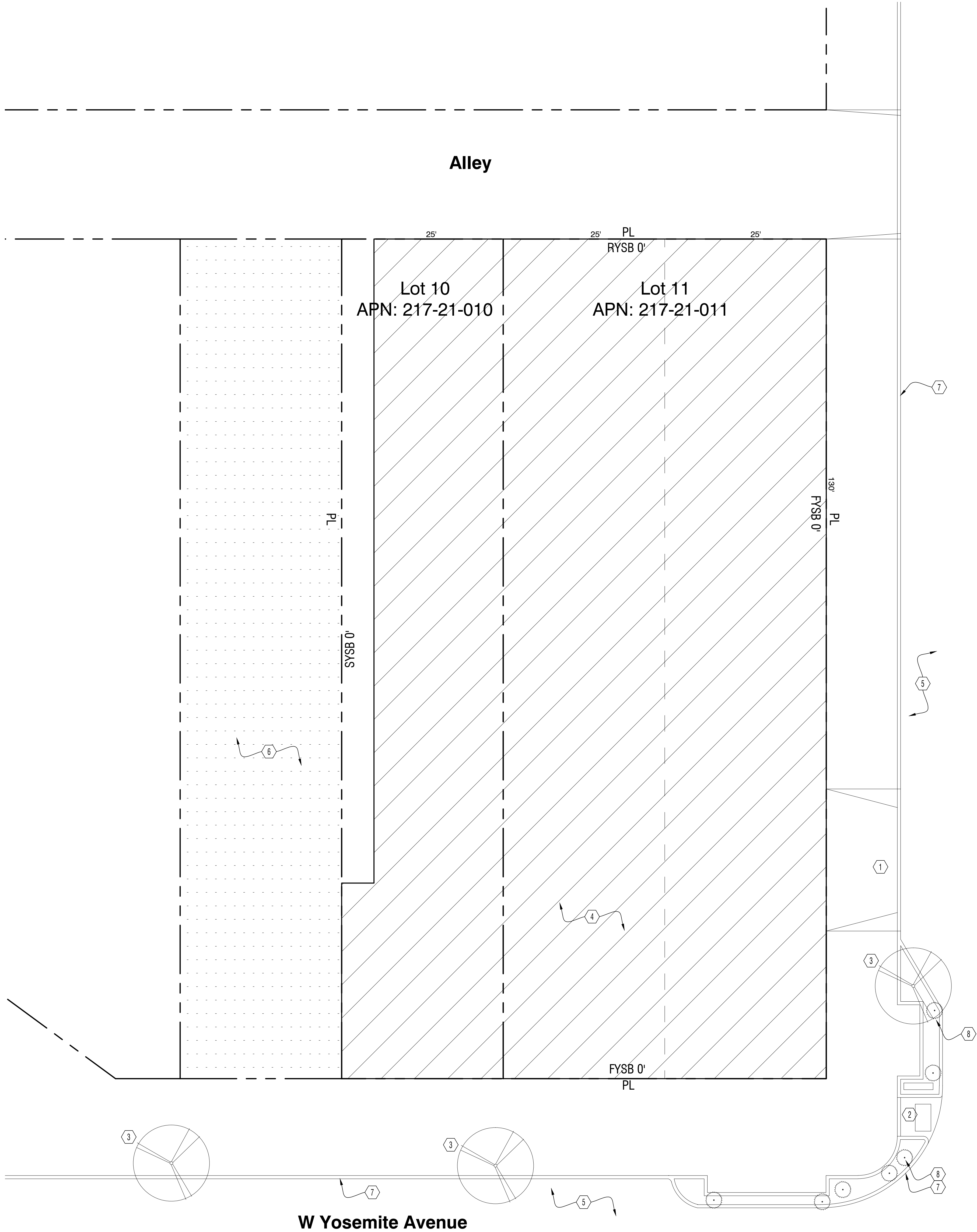




Vicinity Map

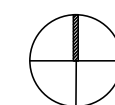


Vicinity Map



Proposed Site Plan

Scale: 1/8" = 1'



Project Data

Project:

100% Affordable Housing (Senior Housing)

Yosemite Senior Housing
309 W Yosemite
Manteca, CA 95336

Assessors Parcel Number:

217-21-011 & 217-21-010

Lot Size:

6,534 sf (0.15 Acre)
3,049 sf (0.07 Acre)

Lot Coverage:

Building Footprint SF: 9,251
Lot total SF: 9,583

Lot Coverage: 96.5%

Existing Zone / General Plan:

Zoning: CBD-1 (Central Business District - 1)
General Plan: CMU

Proposed Zone / General Plan:

Zoning: XXX
General Plan: XXX

Setbacks:

FYSB: 0'
SYSB: 0'
RYSB: 0'



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Parking Breakdown:

Proposed Parking Stalls: 14
Required: 0

Proposed ADA Parking: 1 (Van Accessible)

Bike Parking Spaces: 20

Parking Notes:

- Per State of California Government Code 65915 this project does not require any off street parking. 100% Affordable Housing

Level Breakdown

Level 1: 9,251sf

Commercial Space
Parking
Bicycle Parking
Utility Room
Trash Enclosure

Level 2: 9,251sf

10 - 1 Bedroom
Community Room
Office Space
Storage Space

Level 3: 9,251sf

11 - 1 Bedroom
Community Room
Office Space
Storage Space
Laundry

Level 4: 9,251sf

10 - 1 Bedroom
Community Room
Office Space
Storage Space

Level 5: 9,251sf

11 - 1 Bedroom
Community Room
Office Space
Storage Space
Laundry

Total Units: 42
Total Building Area: 46,255sf

Keynotes: (X)

- Existing curb cut to be removed and replace with sidewalk matching adjacent sidewalk
- Existing accessible ramp
- Existing Trees
- Proposed building footprint
- Existing street parking
- Existing neighboring building
- Existing curb and gutter
- Existing landscaping in ROW

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Yosemite Senior Apartments
309 W Yosemite Avenue
Manteca, CA

project no: 2405

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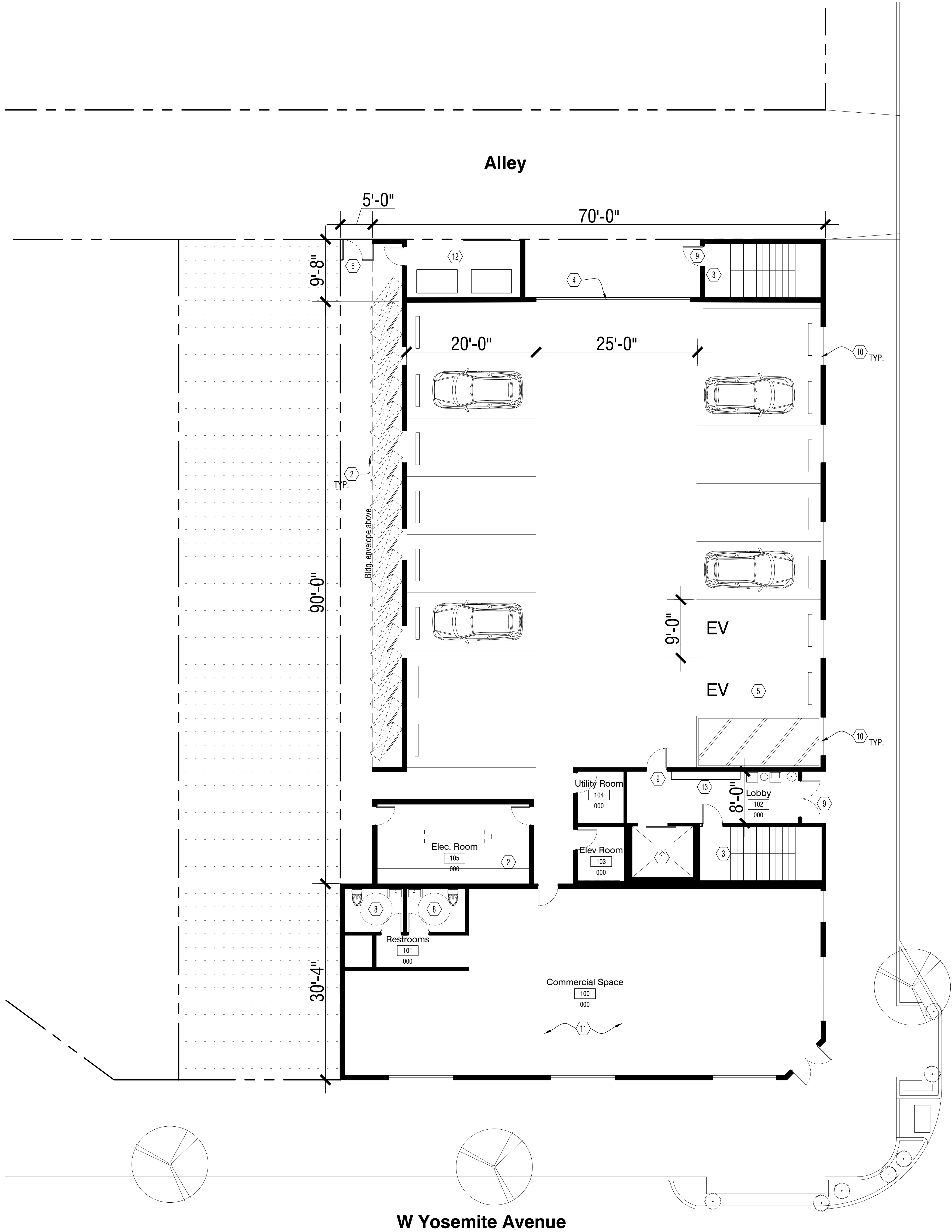
2024 February 05

sheet title

Site Plan

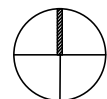
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G101



Proposed Level 1 Floor Plan

Scale: 1/8" = 1'



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Level 1 Floor Plan

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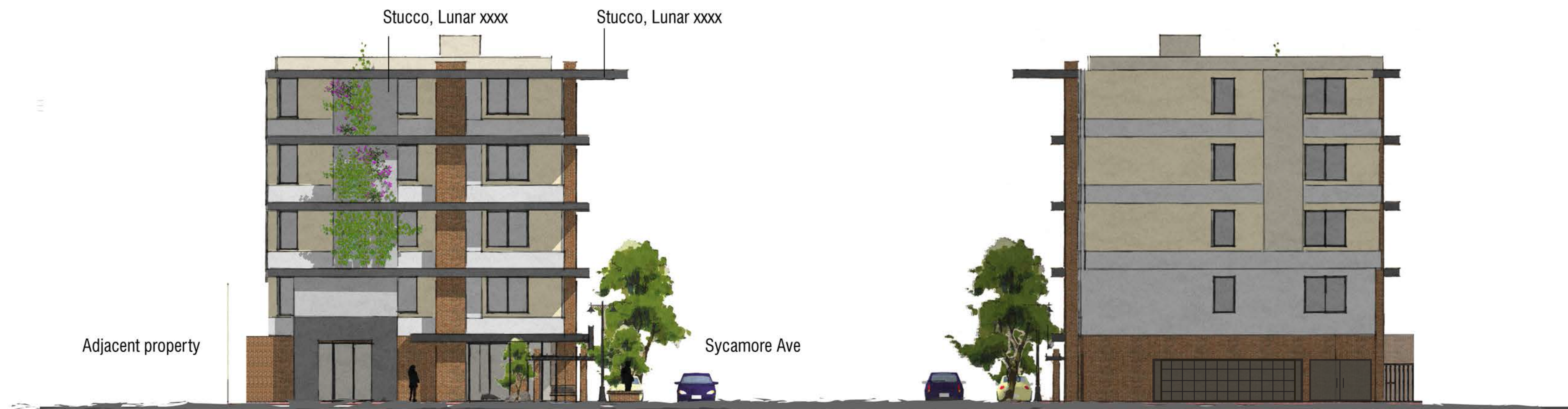
G101

Keynotes: (X)

- Proposed elevator
- Bike parking, typ. 20 spaces MIN.
- Existing egress stairs
- Parking security gate
- Van accessible parking space
- Gate w/ coded access - The pedestrian gates shall have the appropriate accessible and fire exit hardware and have the appropriate maneuvering clearances per CBC §11B-404.
- Electric Vehicle parking, 10% of total parking spots to be designated for EV parking.
- ADA compliant bathroom.
- Automatic entry gates (swing) access code/tab key req.
- Decorative metal screens
- Street level commercial Space
- Trash enclosure
- Mailboxes



EAST ELEVATION - NTS



SOUTH ELEVATION - NTS

NORTH ELEVATION - NTS



WEST ELEVATION - NTS

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2024 Feb 8

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ELEVATIONS

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A 201
