

EXHIBIT 'A'



CAP027912 - NCSA Manteca ED Expansion
CITY OF MANTECA ENTITLEMENTS
BACKCHECK #1 REVIEW SUBMISSION
05/16/2025



2290 E. Maple Avenue
El Segundo, CA 90034
Phone: 310 559.4717

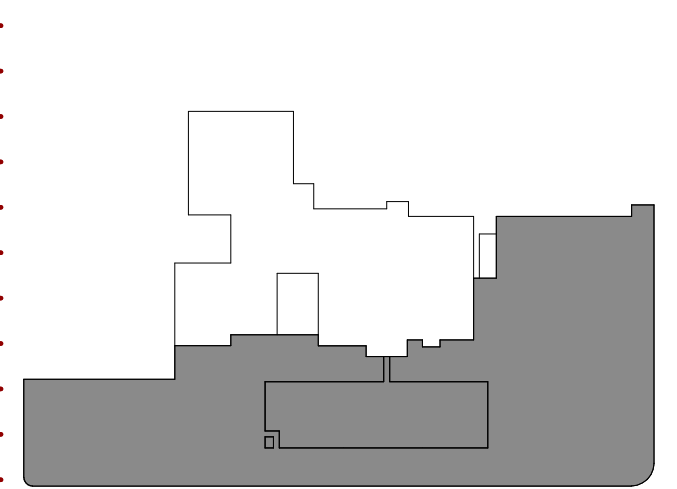
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Checked YP, DV	
Agency Approval:	



**CAP027912
MANTECA ED
EXPANSION**
1777 W YOSEMITE AVE.
MANTECA, CA 95337

ENTITLEMENTS



KEYPLAN		
Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

COVER SHEET

Date 05/08/2025	Drawing Number ENT-C0
Scale As indicated	
Proj. Number 22383.10	

PROJECT DIRECTORY

Owner:
Kaiser Permanente
Capital Projects, National Facilities Services, 4601
Dale Rd. , Modesto, CA 95356
Contact: Sherry Ramirez

Architect:
The S/L/A/M Collaborative
2290 E. Maple Avenue
El Segundo, CA 90245
Contact: Yana Pierzchala

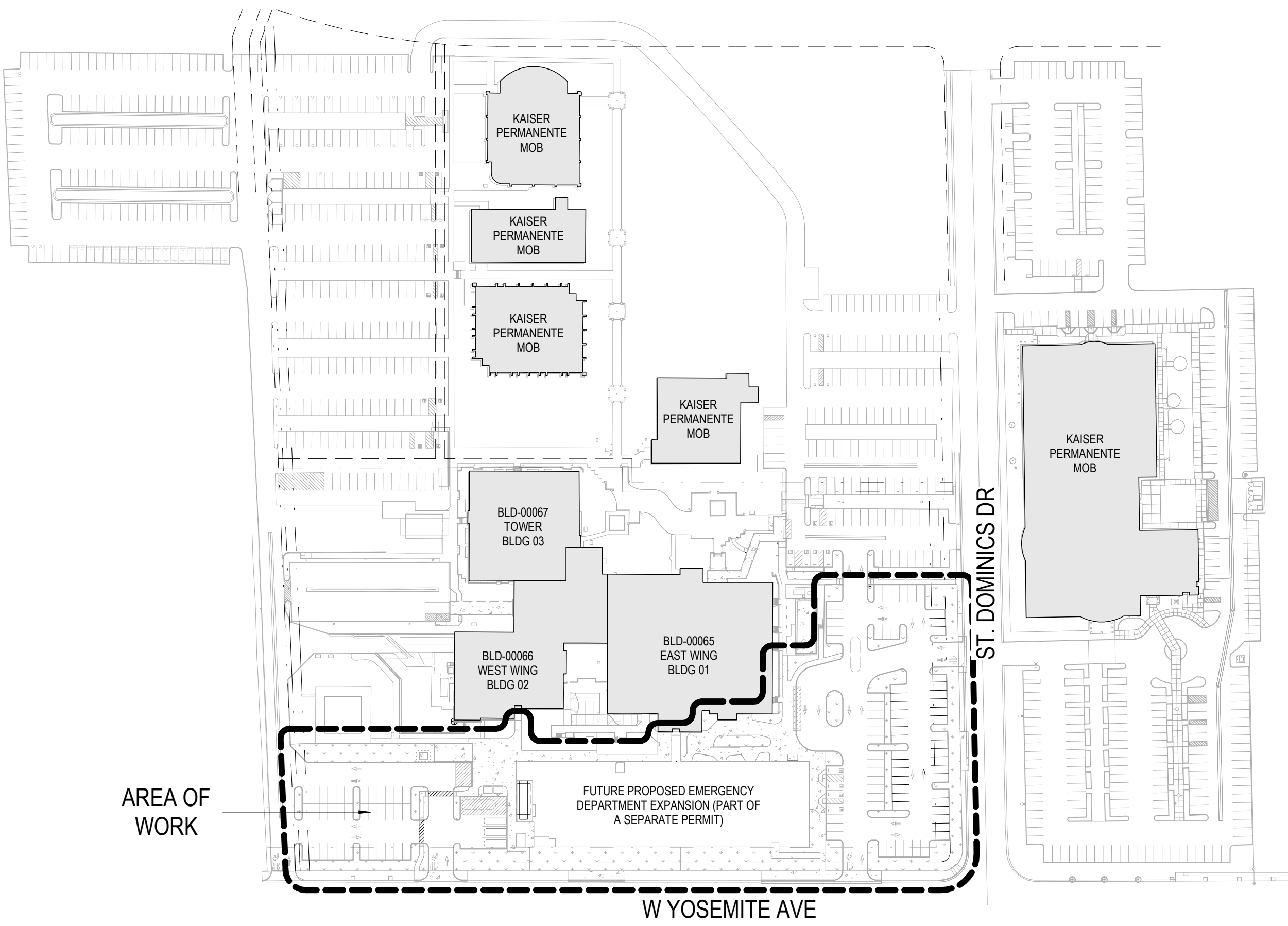
MEP Consultant:
TK1SC / WSP
515 South Figueroa Street
Suite 1400, Los Angeles, CA 90071
Contact: Michael Huynh

Structural Consultant:
John A. Martin & Associates
950 South Grand Ave, 4th Floor, Los Angeles,
CA 90015
Contact: John Ward

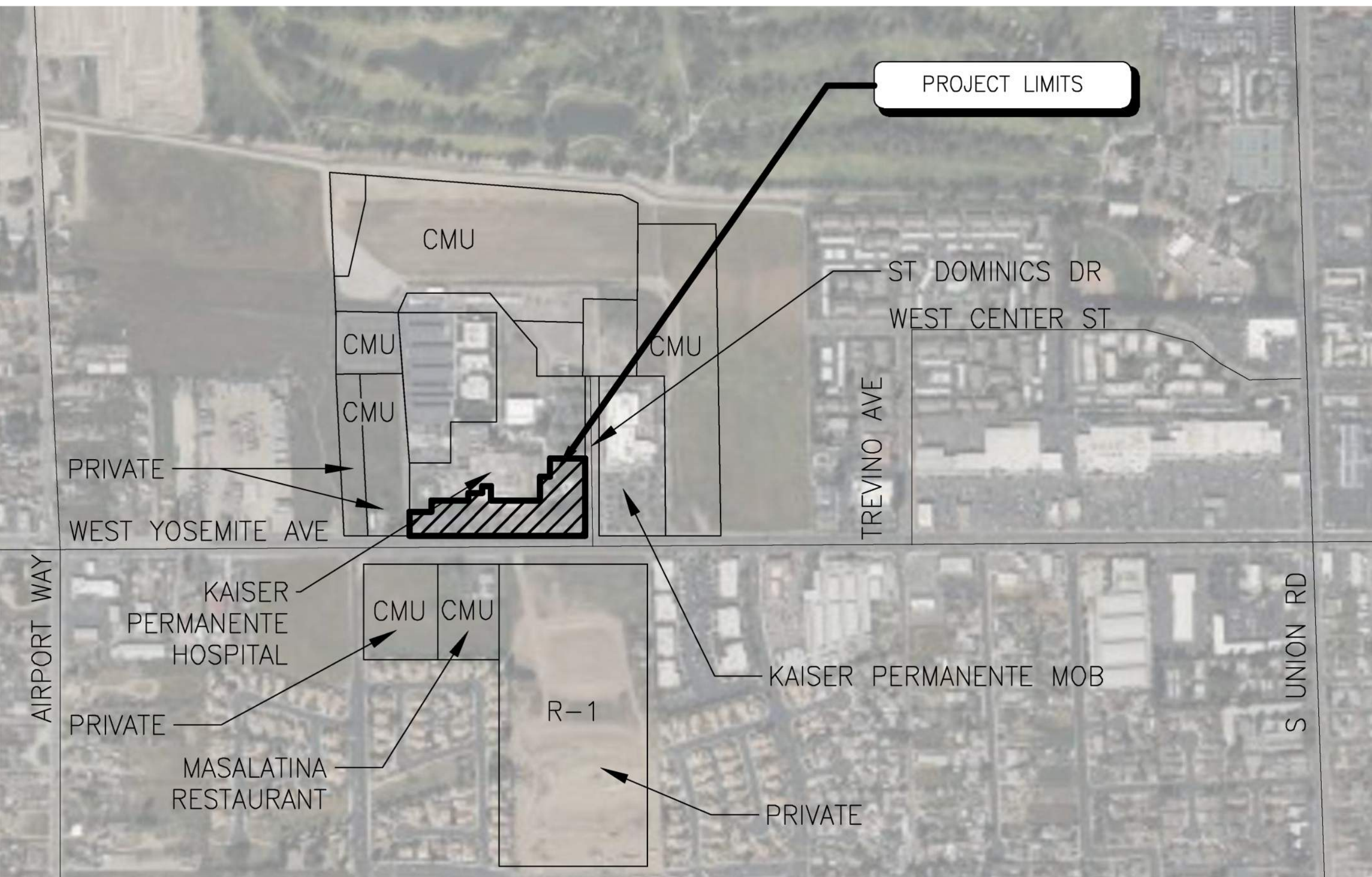
Civil/Landscape Consultant:
O'Dell (A Westwood Company)
1154 Scenic Drive, Suite A, Modesto, CA, 95350
Contact: Stephanie Kong, Jesse Grafton

Signage Consultant:
GNU Group
3478 Buskirk Avenue, Suite 265, Pleasant Hill, CA
94523
Contact: Debbie Akin

FACILITY MAP



VICINITY MAP



5

DRAWING LIST

E

WOOD

ARTHWORCK		WOOD	
	EARTH		ROUGH LUMBER (CONTINUOUS)
	POROUS FILL / GRAVEL		ROUGH LUMBER (INTERMITTANT)
STONE			FINISH WOOD
	NATURAL STONE		PLYWOOD
CONCRETE			PARTICLE BOARD / MDF
	CAST IN PLACE CONCRETE	INSULATION	
	CAST STONE		RIGID INSULATION
	ARCHITECTURAL PRECAST CONCRETE		SEMI-RIGID INSULATION
MASONRY			SPRAY FOAM INSULATION
	BRICK		BLANKET INSULATION
	GLAZED BRICK / S.G.F.T.		FIRE SAFING
	CONCRETE MASONRY UNIT	MISCELLANEOUS	
	GLAZED CONCRETE MASONRY UNIT		GYPSUM BOARD
	MANUFACTURED STONE MASONRY UNIT		ACOUSTIC TILE
	MORTAR / GROUT		SOLID SURFACE
	SAND / PLASTER		
METAL			
	STEEL		
	ALUMINUM		
WALL DESIGNATION			
	NEW		EXISTING
	EXISTING TO BE REMOVED		
DOOR DESIGNATION			
	NEW		EXISTING
	EXISTING TO BE REMOVED		
GRID LINES AND HEADS			

1E TITLE
1/8" = 1'-0"

SECTION INDICATOR

DETAIL INDICATOR

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG

ROOM TAG

REVISION INDICATOR

CEILING HEIGHT TAG

WALL TAG

DOOR TAG

WINDOW / LOUVER / STOREFRONT / CURTAIN WALL TAG

EQUIPMENT TAG

TOILET ACCESSORY TAG

ELEVATION DATUM MARK

DEMOLITION KEYNOTE

MATCH LINE

DRAWING LIST

ENTITLEMENTS	
ENT-C0	CONSTRUCTION
ENT-G01	GENERAL INFORMATION
ENT-A000	OVERALL SITE DEMOLITION PLAN
ENT-A001	OVERALL PROPOSED SITE PLAN
ENT-A002	CULLED PROPOSED SITE PLAN
ENT-A003	OVERALL FIRST FLOOR PLAN
ENT-A031	INTERIORS AND EXTERIORS
ENT-A032	RENDERING
ENT-A033	COLORS AND MATERIALS BOARD
ENT-A040	BUILDING SPECIFICATIONS
ENT-C0.0	SITE PHOTO KEY MAP EXHIBIT
ENT-C1.0	PRELIMINARY GRADING EXHIBIT
ENT-C2.0	PRELIMINARY UTILITY EXHIBIT
ENT-C3.0	PRELIMINARY STORMWATER PLAN
ENT-C4.0	PRELIMINARY FIRE EXHIBIT
ENT-L0.0	EXISTING TREE REMOVAL PLAN
ENT-L1.0	CONCEPTUAL LANDSCAPE PLAN EXHIBIT
ENT-L1.1	CONCEPTUAL LANDSCAPE CALC PLAN EXHIBIT
ENT-L2.0	EXISTING AND PROPOSED SITE LIGHTING PLAN
ENT-E002	ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
ENT-E003	LIGHTING FIXTURE SCHEDULE

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<p>Drawn</p> <p>DD, MF</p>	
<p>Checked</p> <p>YP, DV</p>	

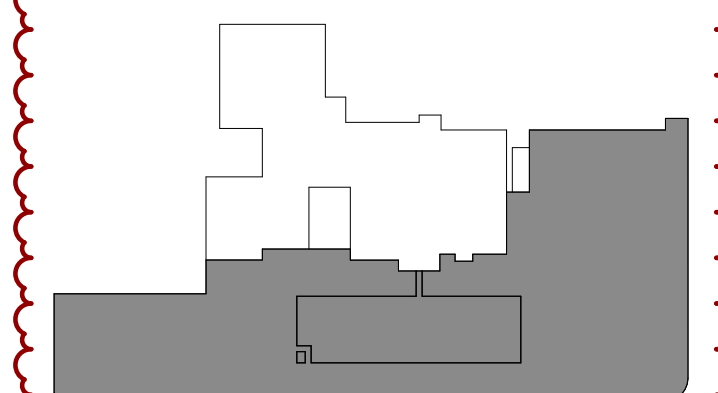
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Oakland, California 94604

CAP027912
MANTECA ED
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MANTECA, CA 95337

ENTITLEMENTS

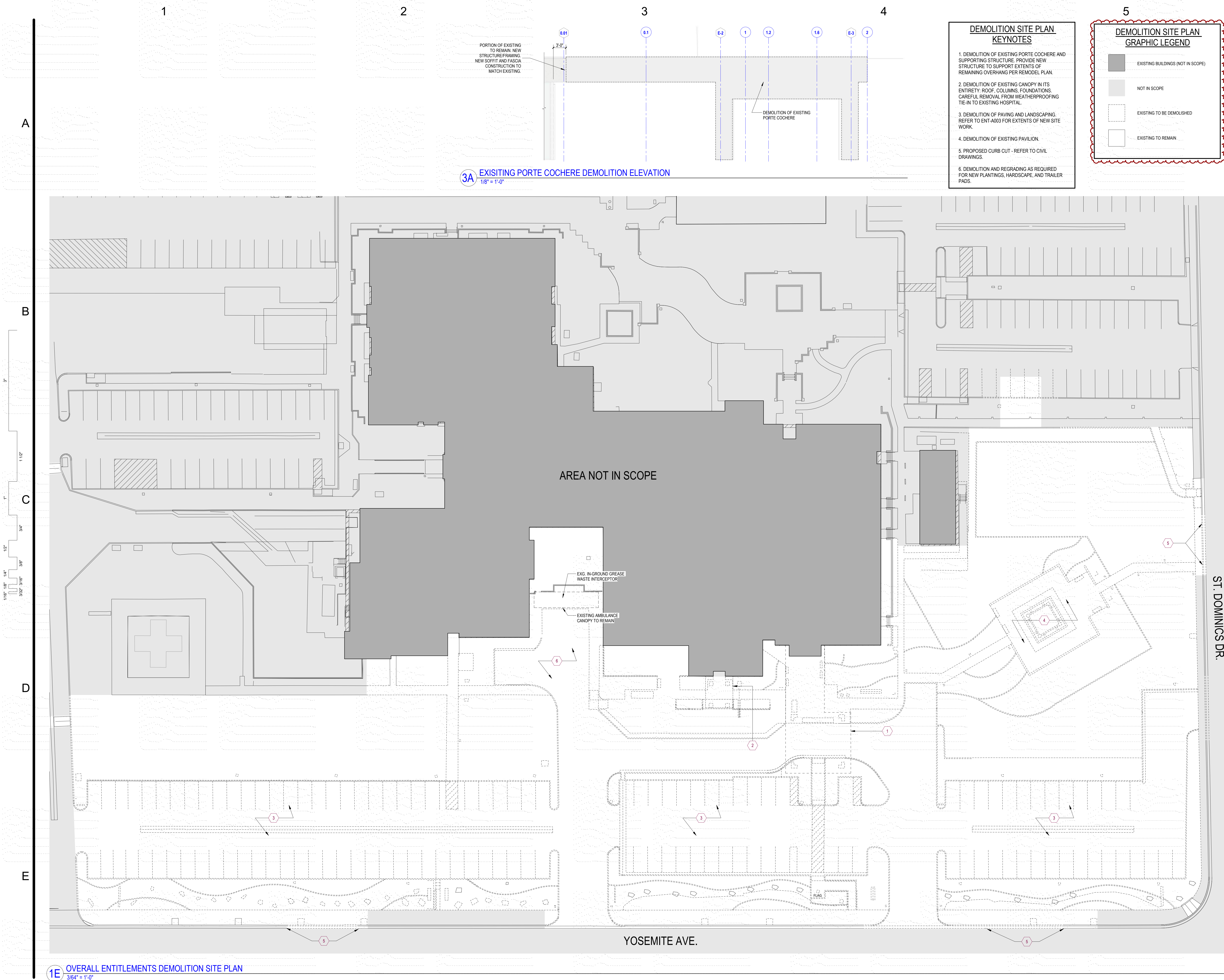


KEYPLAN

Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

GENERAL INFORMATION

Date 05/08/2025	Drawing Number
Scale 12" = 1'-0"	ENT-GI01
Proj. Number 22383.10	



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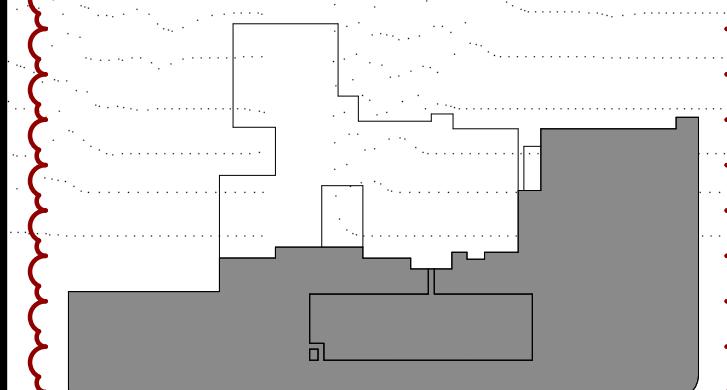
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**OVERALL SITE DEMOLITION
PLAN**

Date
05/08/2025
Scale
As indicated
Proj. Number
22383.10

Drawing Number
ENT-A000

Autodesk Docs://22383.10 - Manteca ED Expansion/A_22383.10 - Manteca ED Expansion/11.12.25.Sht_R24.rvt

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FAR AND LOT COVERAGE INFORMATION

FROM THE ST. DOMINICK'S STANDARDS AND DESIGN GUIDELINES PUD:

- COVERAGE: 60% OF THE BUILDABLE LOT MAY BE COVERED BY THE BUILDING PROVIDED THAT MINIMUM PARKING REQUIREMENTS AND SETBACKS ARE MET.
- (EX HOSPITAL GROUND FLOOR SQ FT + EDX SQ FT) / LOT SQ FT = LOT COVERAGE
- (57,459 / 295,873) = .29
- FLOOR AREA RATIO: A RATIO OF 1:1 OR 1 GROSS SQUARE FOOT OF BUILDING TO 1 SQ FT OF LAND
- (TOTAL EX HOSPITAL SQ FT + EDX SQ FT) / LOT SQ FT = FAR
- 109,459 / 295,873 = .37

CITY OF MANTECA MUNICIPAL CODE TABLE 17.28.020-1: NO MAX FAR OR LOT COVERAGE (OPEN SPACE) RESTRICTIONS.

SITE NOTES

NOTES:
ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH CBC:
119-402: CLEAR WIDTH OF PATH SHALL BE 48" MIN. RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 AND THE CROSS SLOPE OF SURFACES SHALL NOT BE STEEPER THAN 1:48.
CURBRAMP DETECTABLE WARNINGS AS REQUIRED BY CODE TO MAINTAIN A CONTINUOUS ACCESSIBLE PATH OF TRAVEL. DETECTABLE HAZARD WARNINGS (TRUNCATED DOMES) SHALL BE FEDERAL YELLOW FS 353B STANDARD 556C.
FLAMMABLE OR COMBUSTIBLE LIQUIDS AND WASTE OIL LOCATION AND AMOUNT TO BE IDENTIFIED ON FINAL SUBMITTAL CONTRACT DOCUMENTS FOR REVIEW (IF PROPOSED).



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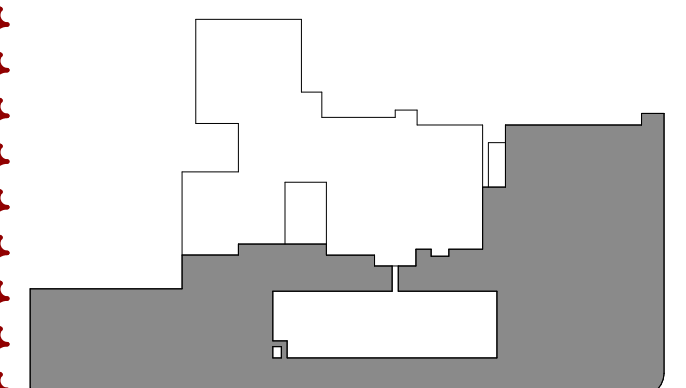
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KEYPLAN

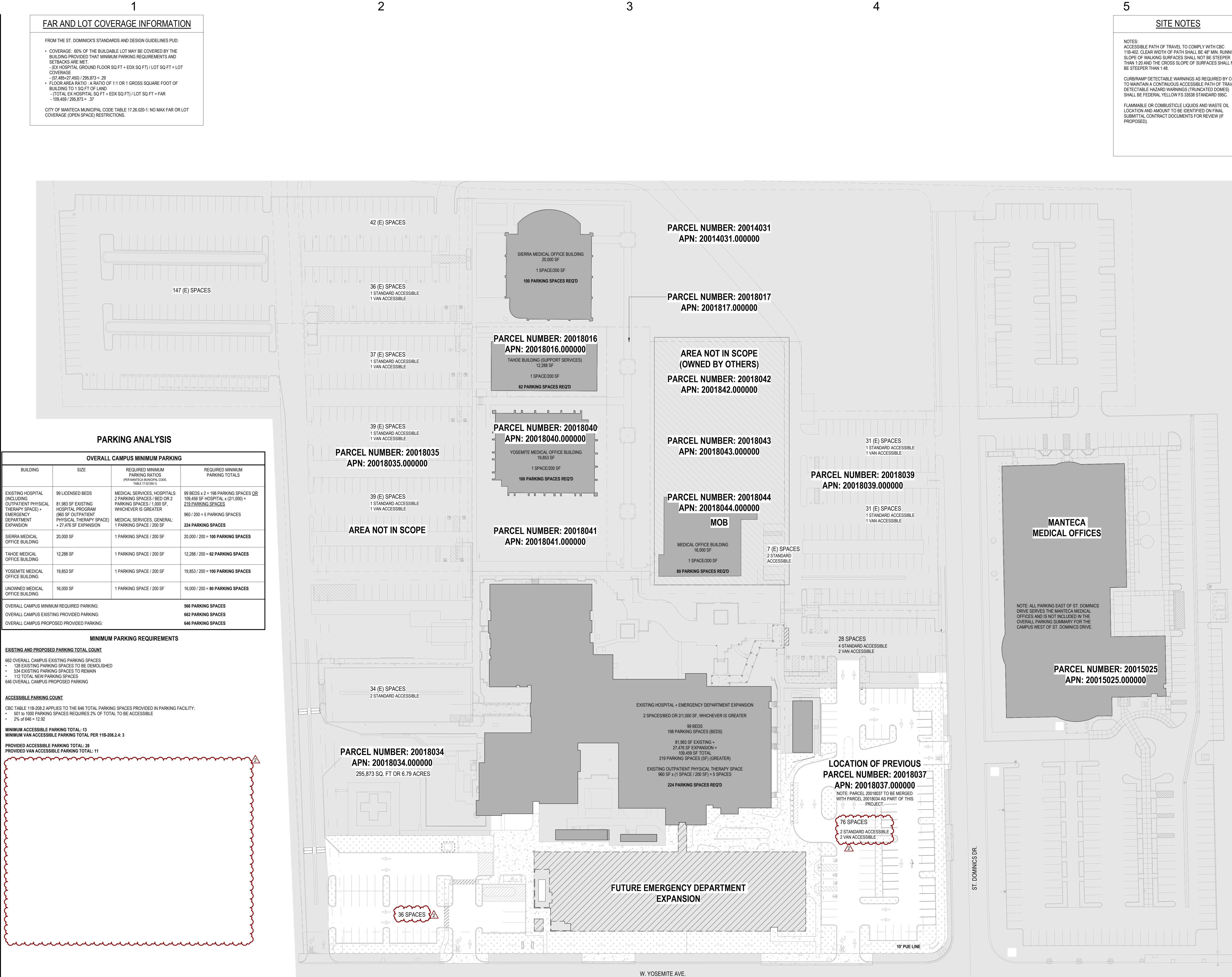
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OVERALL PROPOSED SITE PLAN

Date
05/08/2025
Scale
As indicated
Proj. Number
22383.10

Drawing Number
ENT-A001

OVERALL SITE PLAN
1" = 40'-0"



1

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PARKING SYMBOLS LEGEND		SITE PLAN GRAPHIC LEGEND		SITE NOTES
	EXISTING ACCESSIBLE SPACE		DIRECTIONAL ARROWS	<p>NOTES:</p> <p>ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH CBC 11B-402. CLEAR WIDTH OF PATH SHALL BE 48" MIN. RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 AND THE CROSS SLOPE OF SURFACES SHALL NOT BE STEEPER THAN 1:48.</p> <p>CURB/RAMP DETECTABLE WARNING AS REQUIRED BY CODE TO MAINTAIN A CONTINUOUS ACCESSIBLE PATH OF TRAVEL. DETECTABLE HAZARD WARNING (TRUNCATED DOMES) SHALL BE FEDERAL YELLOW FS 3338 STANDARD 595C.</p> <p>FLAMMABLE OR COMBUSTIBLE LIQUIDS AND WASTE OIL LOCATION AND AMOUNT TO BE IDENTIFIED ON FINAL SUBMITTAL CONTRACT DOCUMENTS FOR REVIEW (IF PROPOSED).</p>
	NEW ACCESSIBLE SPACE		STANDARD 9'x18' PARKING STALL	
	EXISTING VAN ACCESSIBLE SPACE		ACCESSIBLE PARKING STALL	
	NEW VAN ACCESSIBLE SPACE		EXISTING TREES, REFER TO LANDSCAPE DRAWINGS	
			NEW TREES, REFER TO LANDSCAPE DRAWINGS	
			EXISTING FIRE LANE	
			NEW FIRE LANE	
			PROPERTY LINE	

The S L A M Collaborative

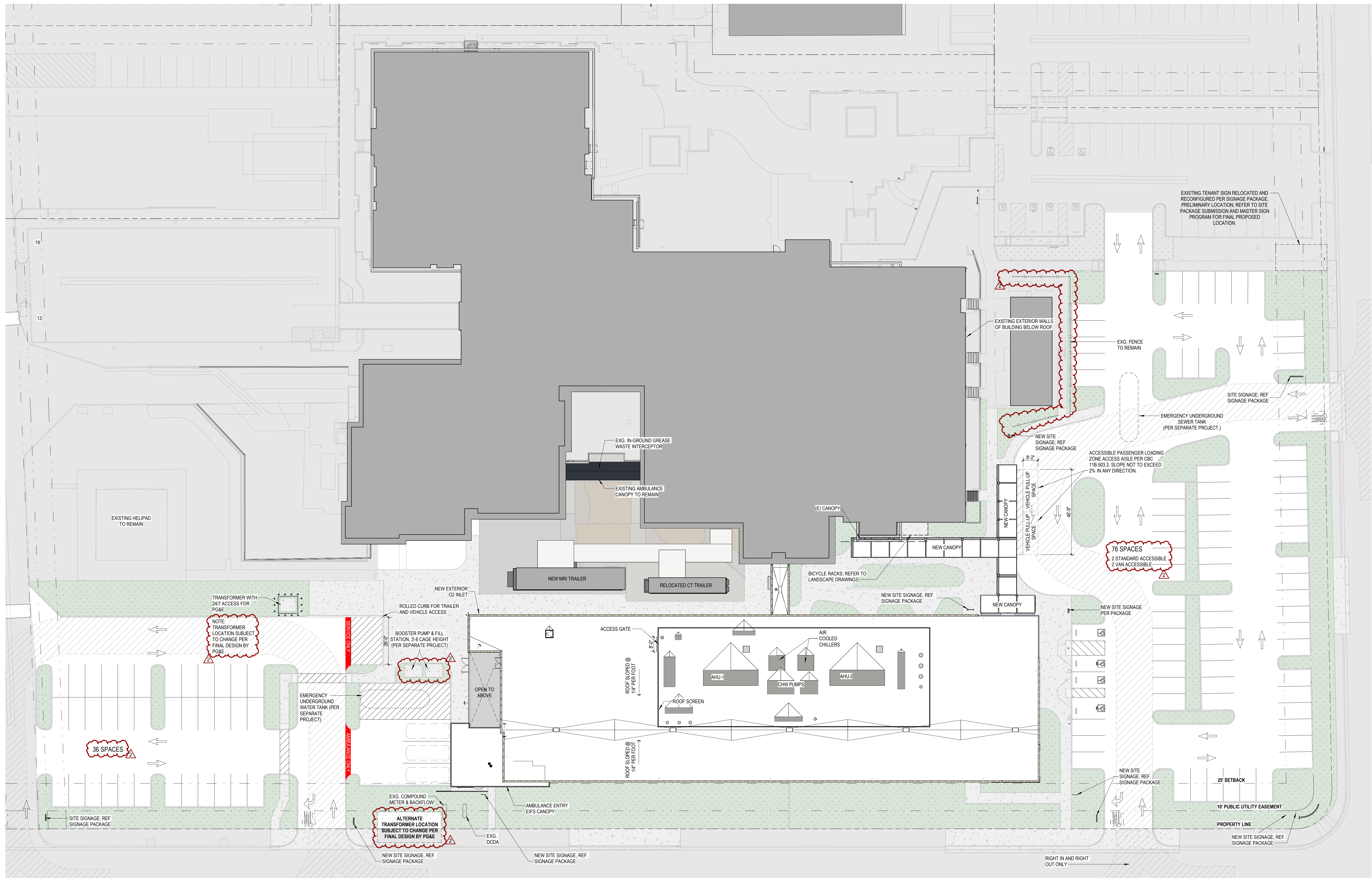
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KEYPLAN

Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

ENLARGED PROPOSED SITE PLAN

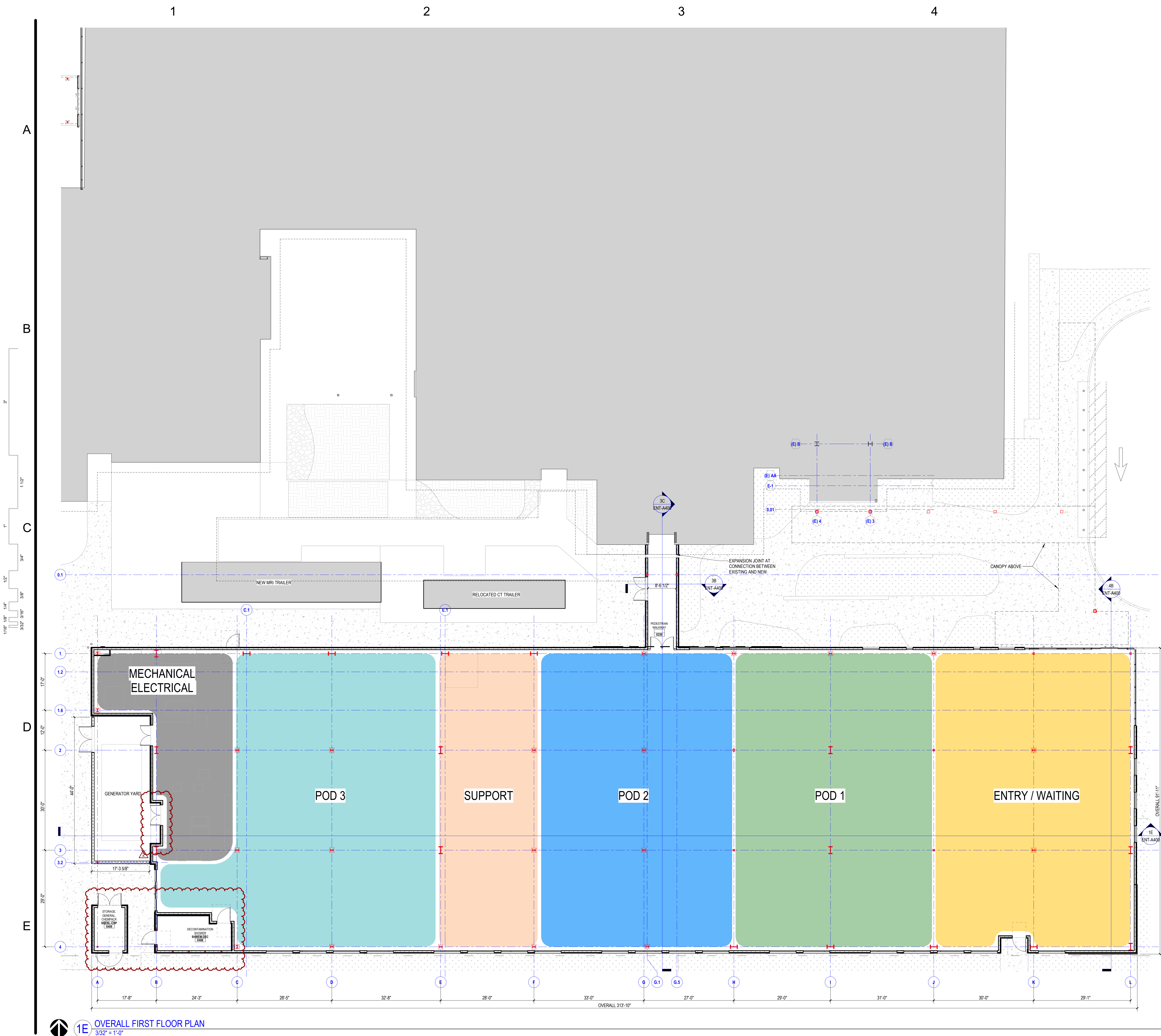
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Scale: **As indicated**
Proj. Number: **22383.10**

Drawing Number: **ENT-A003**

Autodesk Docs/22383.10 - Manteca ED Expansion/22383.10_Manteca ED Expansion/22383.10_Site_Plan_024.rvt

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1 ENLARGED PROPOSED SITE PLAN
3/64" = 1'-0"



FLOOR PLAN GRAPHIC LEGEND

- NEW WALL CONSTRUCTION
- NEW MASONRY CONSTRUCTION
- EXISTING WALL CONSTRUCTION TO REMAIN
- NOT IN SCOPE

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL INFORMATION SHEET FOR LIST OF TYPICAL ABBREVIATIONS AND TYPICAL ARCHITECTURAL GRAPHIC LEGENDS AND SYMBOLS.
- REFER TO TYPICAL PARTITION TYPES AND DETAILS. ALL PARTITIONS SHALL BE TYPE T.U.O.N. ALL MASONRY PARTITIONS SHALL BE TYPE M.B.U.O.N.
- DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL (I.E. FACE OF GYPSUM BOARD OR MASONRY) OR FROM FACE OF EXISTING CONDITION OR FROM COLUMN CENTERLINE, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISH FACE TO FINISH FACE, (W. FACE OF CERAMIC TILE TO FACE OF CERAMIC TILE). VERIFY ALL EXISTING DIMENSIONS IN THE FIELD.



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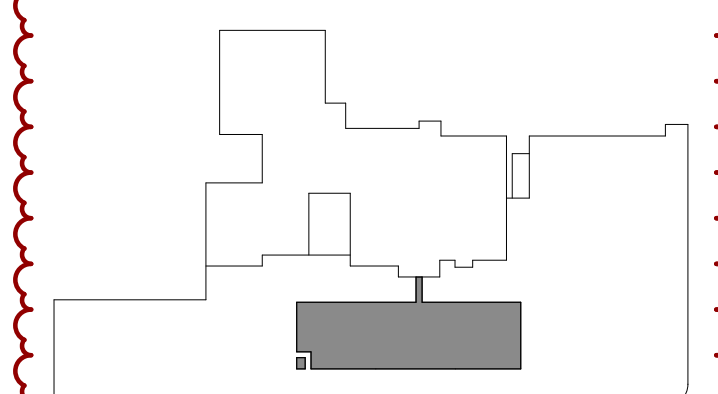
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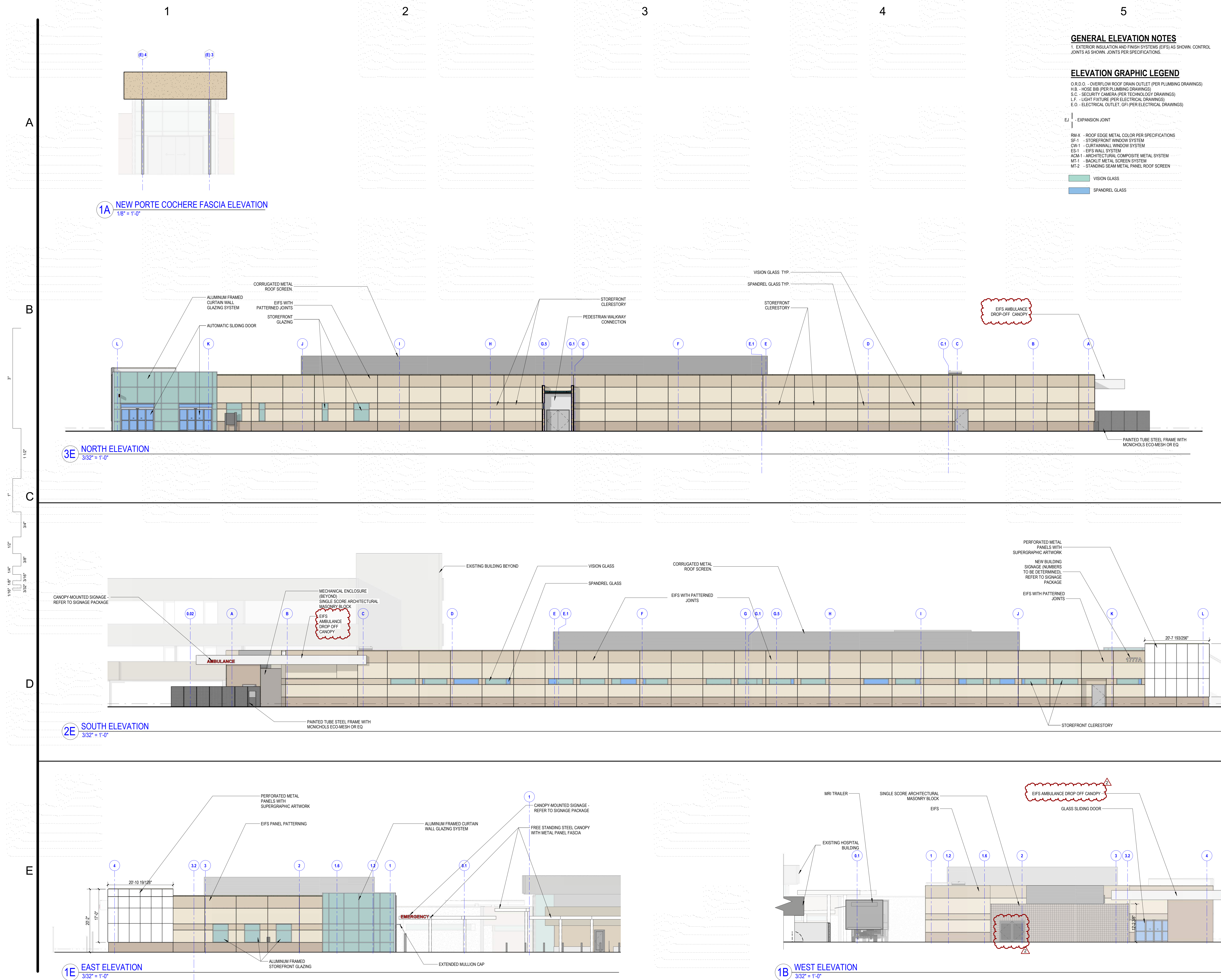
KEYPLAN

Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

OVERALL FIRST FLOOR PLAN

Date
05/08/2025
Scale
As indicated
Proj. Number
22383.10

Drawing Number
ENT-A101



Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

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A

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E



1B VIEW FROM THE SOUTH EAST
1" = 1'-0"



2B VIEW FROM COURTYARD
1" = 1'-0"



1E VIEW FROM EAST
1" = 1'-0"



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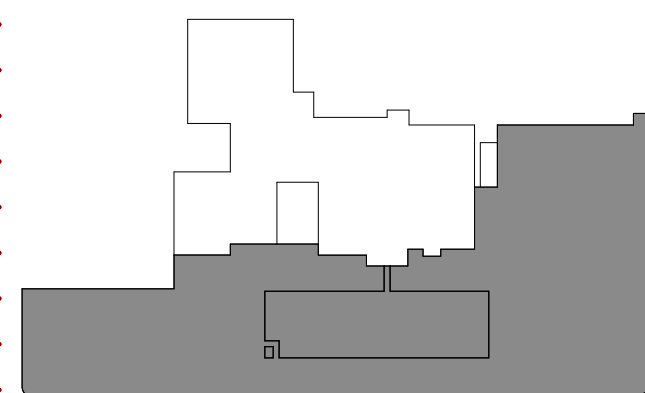
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KEYPLAN

Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

RENDERING

Date
05/08/2025
Scale
1" = 1'-0"
Proj. Number
22383.10

Drawing Number

ENT-A320

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YP, DV

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Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
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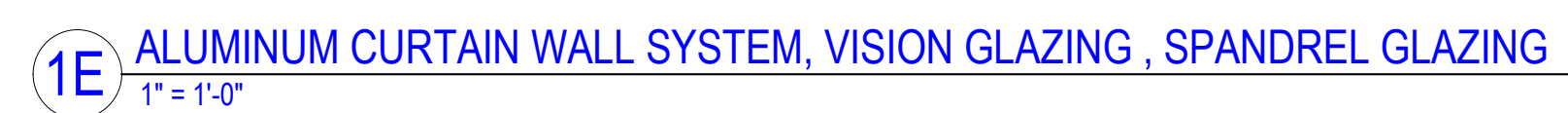
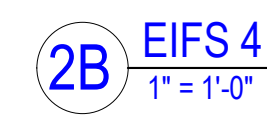
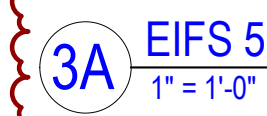
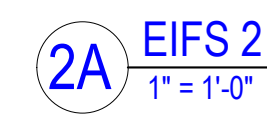
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05/08/2025

Scale
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Proj. Number
22383.10

ENT-A321

E





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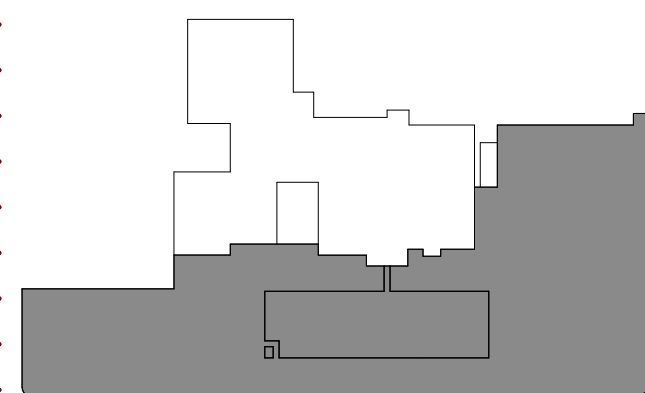
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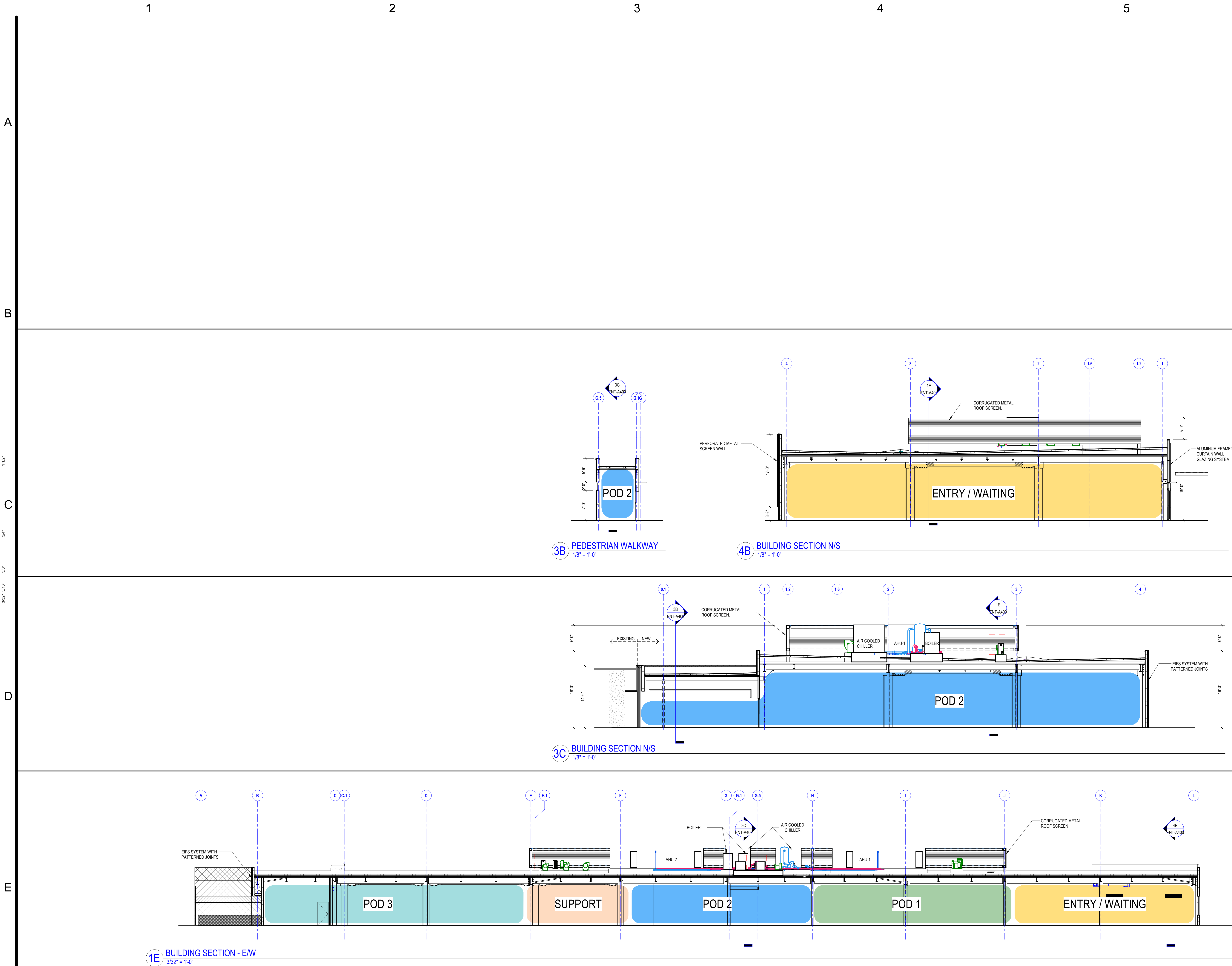
KEYPLAN

Number	Date	Issued For
2	05/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

BUILDING SECTIONS

Date
05/08/2025
Scale
As indicated
Proj. Number
22383.10

Drawing Number
ENT-A400



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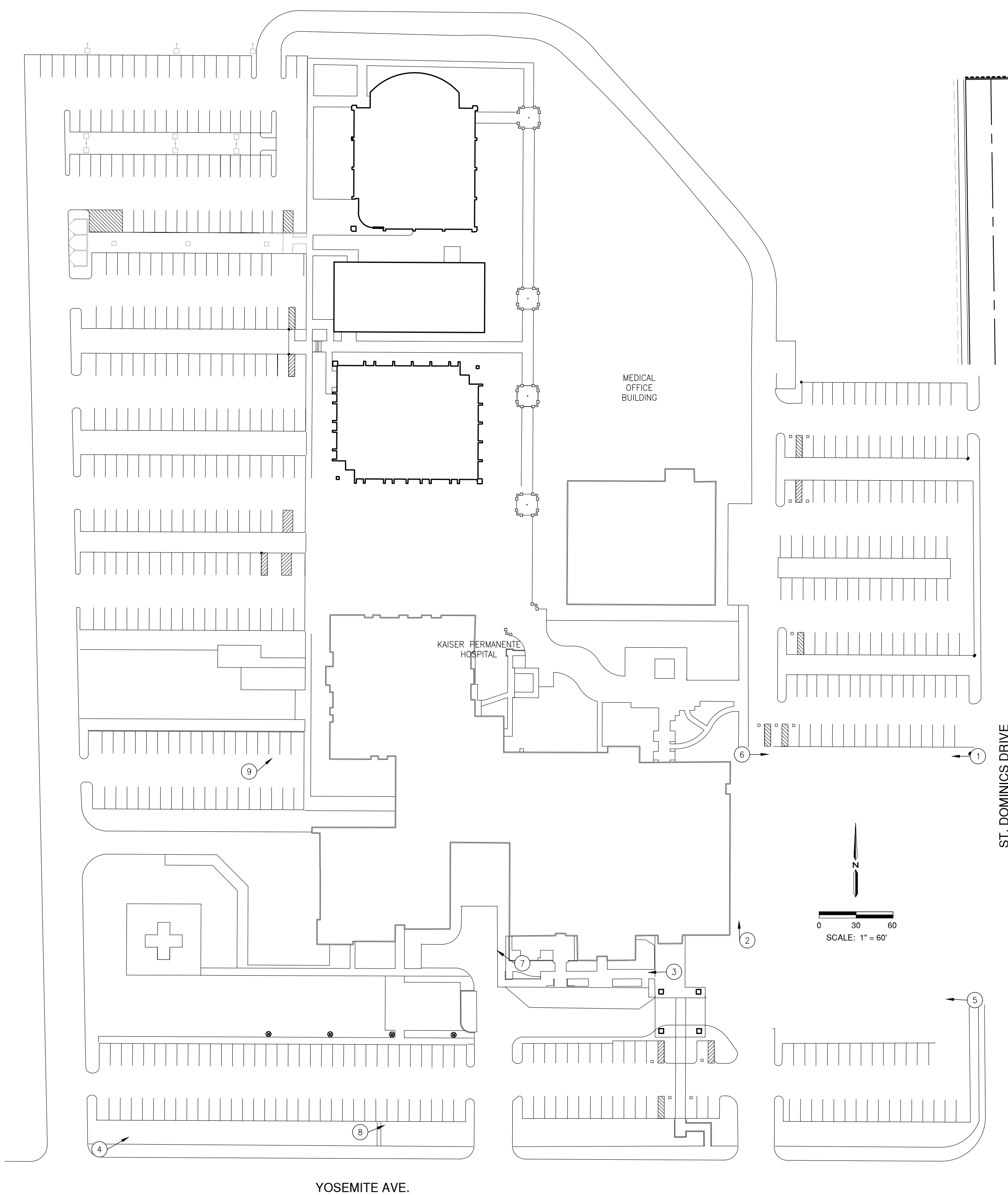
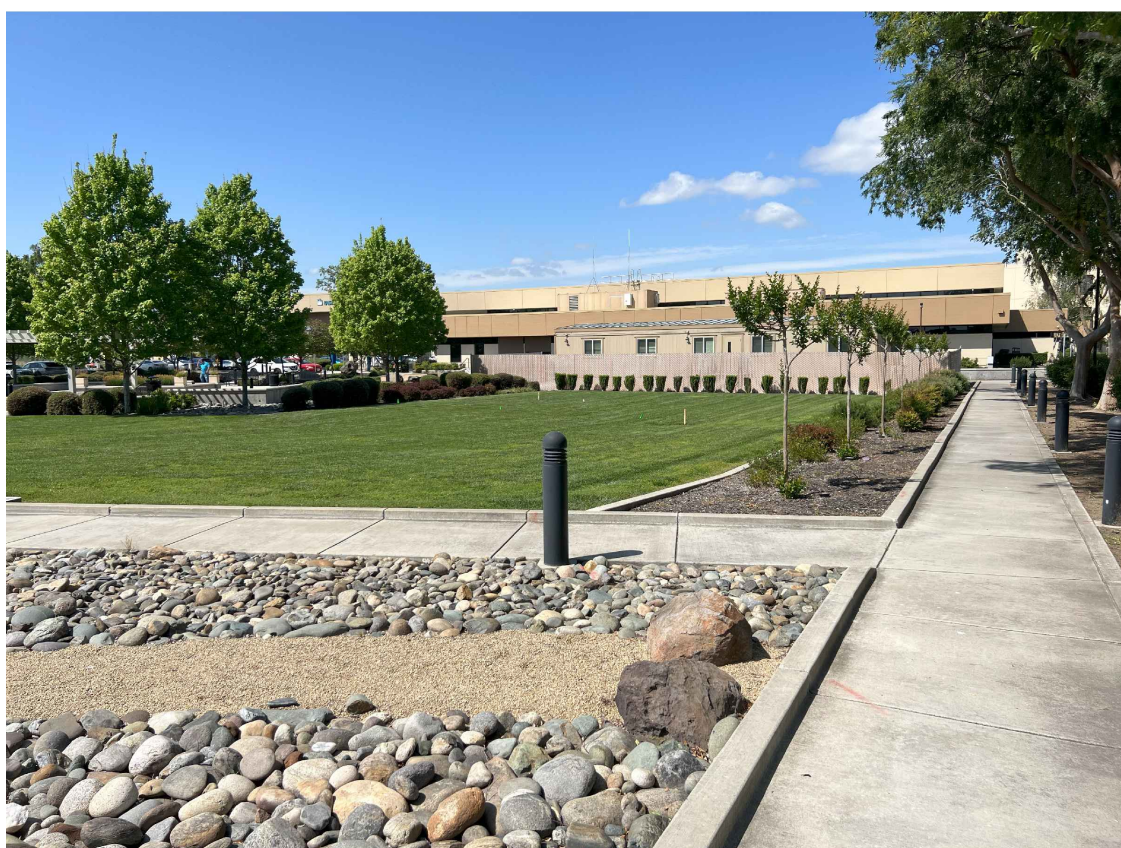
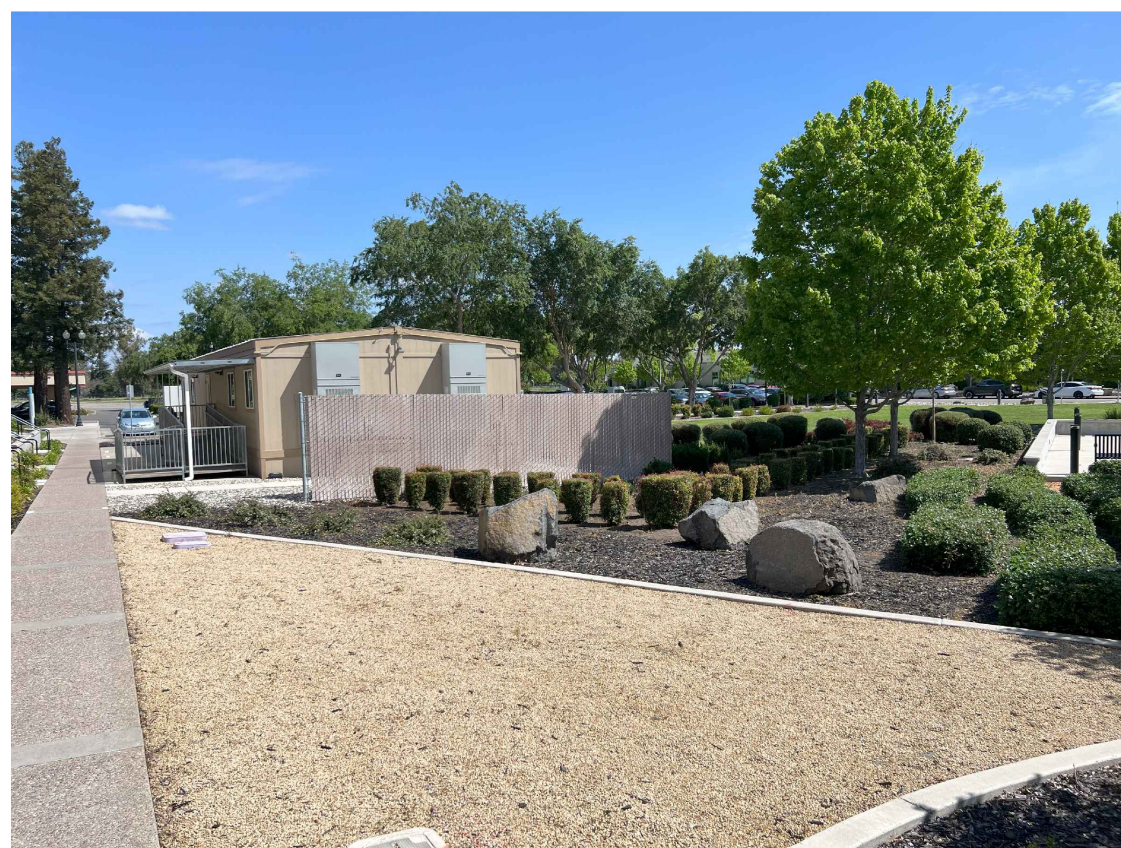


PHOTO KEY MAP

LEGEND
① NUMBER OF PHOTO, LOCATION PHOTO WAS TAKEN & DIRECTION OF PHOTO
NOTE:
SEE INCLUDED PHOTOS WITH CORRESPONDING NUMBERS.



1 PICTURE



2 PICTURE

NOT TO SCALE



3 PICTURE

NOT TO SCALE



4 PICTURE

NOT TO SCALE



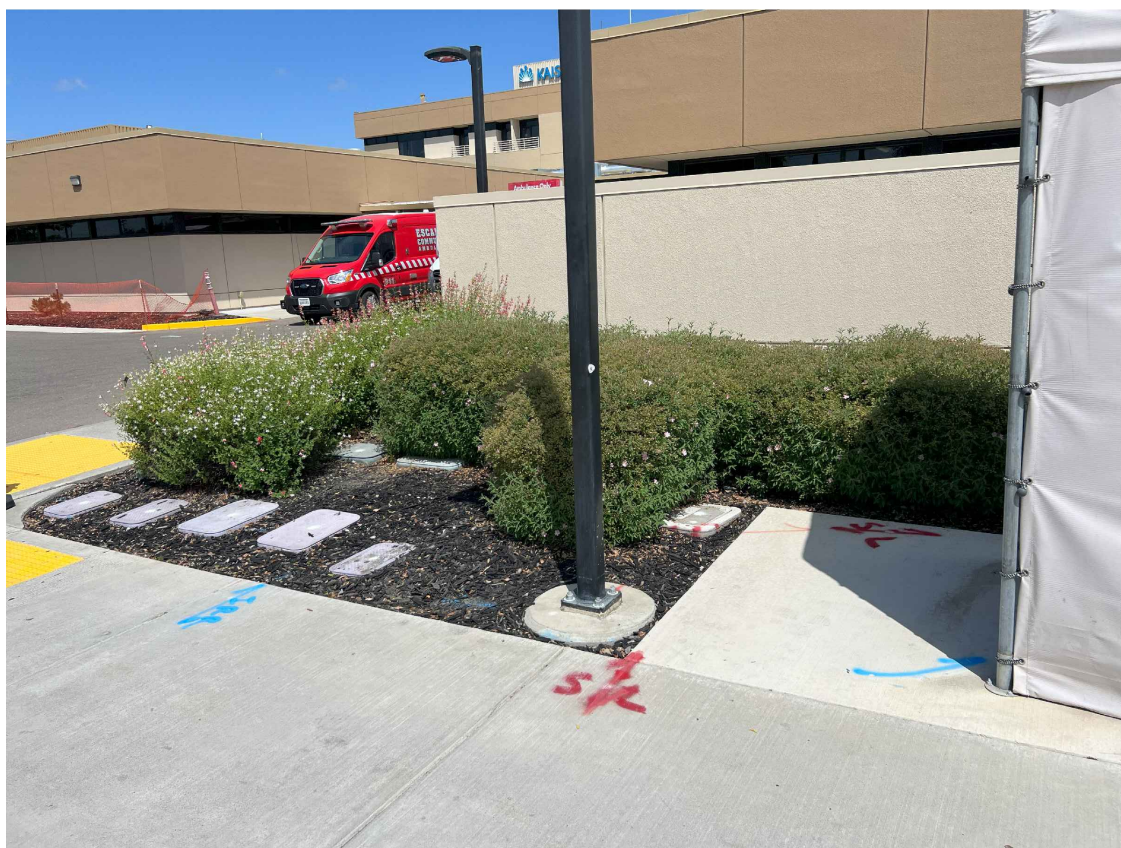
5 PICTURE

NOT TO SCALE



6 PICTURE

NOT TO SCALE



7 PICTURE

NOT TO SCALE



8 PICTURE

NOT TO SCALE



9 PICTURE

NOT TO SCALE



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PROGRESS PRINT
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PHOTO KEY MAP EXHIBIT

Date	05/15/2025
Scale	1" = 60'
Proj. Number	41149
Drawing Number	ENT-C0.0





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	Checker
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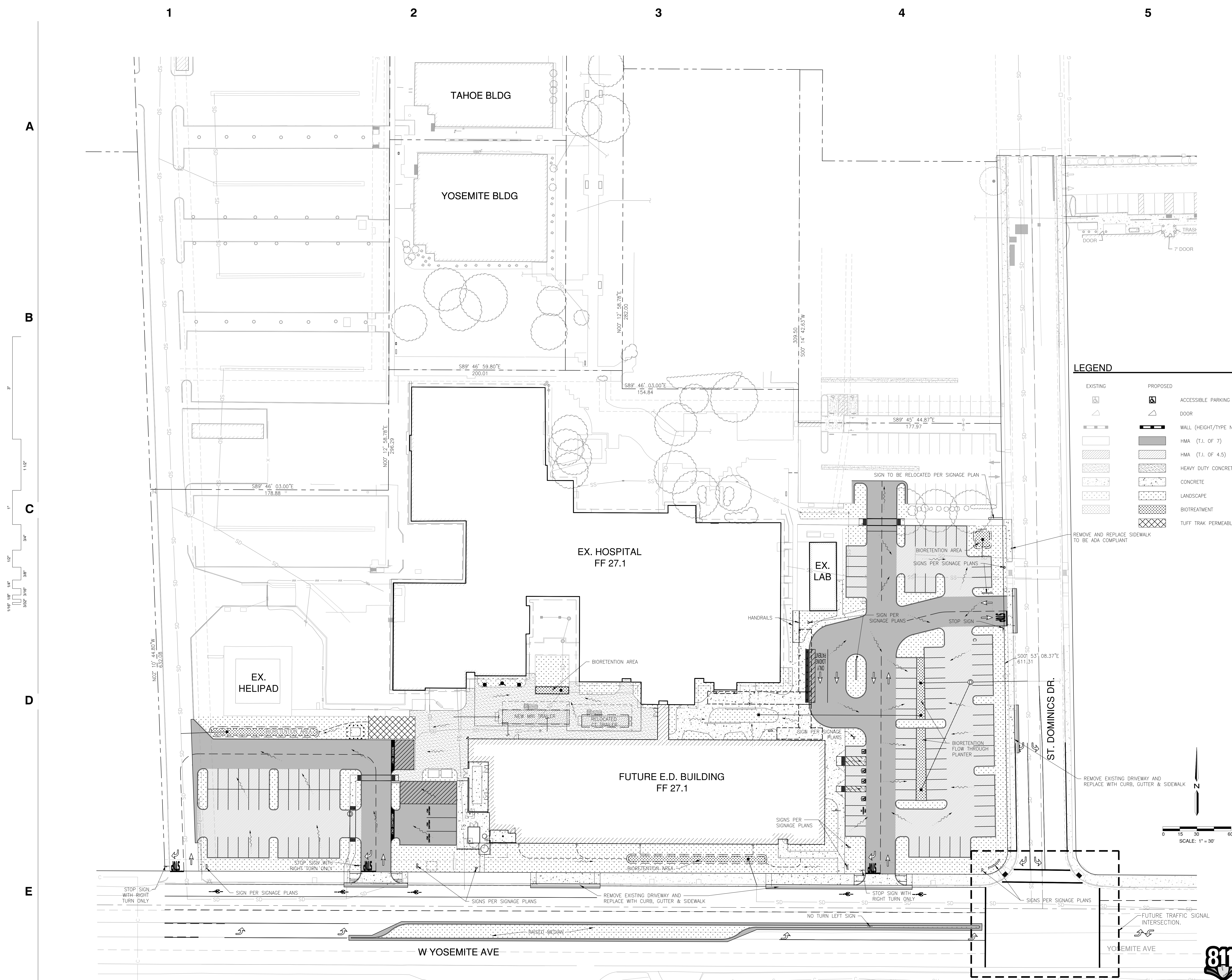
KEYPLAN		
Number	Date	Issued For

1	08/30/2024	FIRST SUBMISSION
	05/19/2025	BACKCHECK #1

PROGRESS PRINT
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CONSTRUCTION

PRELIMINARY GRADING
EXHIBIT

Date	05/15/2025	Drawing Number
Scale	1" = 30'	ENT-C1.0
Proj. Number	41149	



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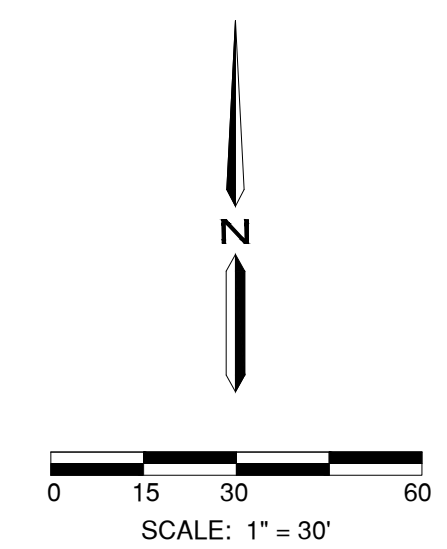
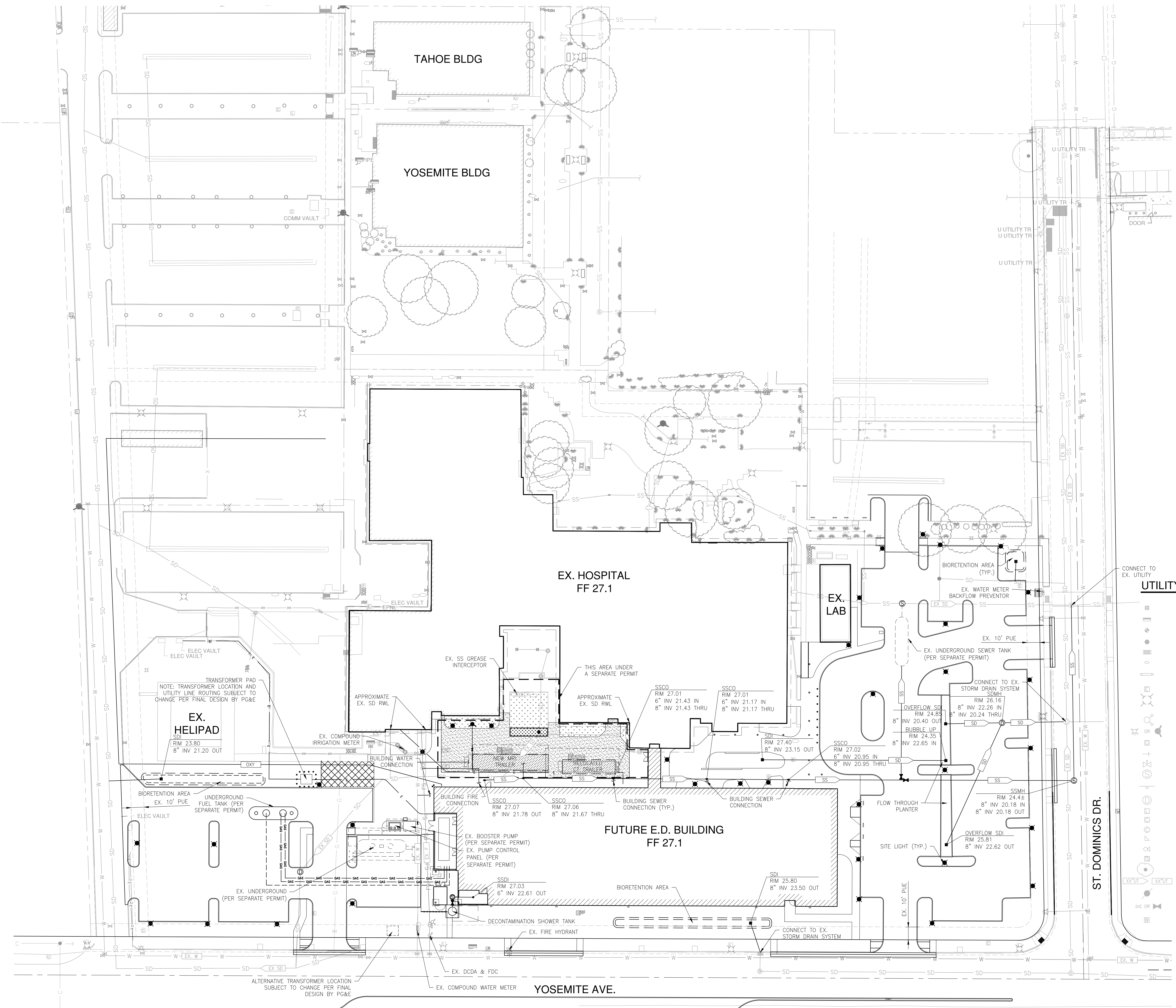
A

B

C

D

E



UTILITY LEGEND

- AREA DRAIN
- BACKFLOW PREVENTOR
- BENCHMARK
- BOLLARD
- CATCH BASIN
- CLEAN OUT
- DOUBLE DETECTOR CHECK VALVE
- ELECTRIC METER/BOX
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER/BOX
- HOSE BIB
- POST INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET/SITE LIGHT PULL BOX
- TELECOMMUNICATIONS BOX
- TELECOMMUNICATIONS MANHOLE
- THRUST BLOCK
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- TREES W/ DRIP LINE
- UNDERGROUND UTILITY LINE LABEL AND DIRECTION
- UTILITY POLE
- UTILITY VALVE
- WATER METER/BOX

KEY PLAN

Number	Date	Issued For
	08/30/2024	FIRST SUBMISSION
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PROGRESS PRINT
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PRELIMINARY UTILITY
EXHIBIT

Date 05/15/2025	Drawing Number ENT-C2.0
Scale Horizontal: 1" = 30' Vertical: 1" = 10'	Project Number 41149

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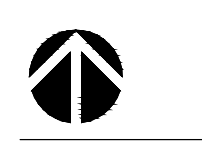
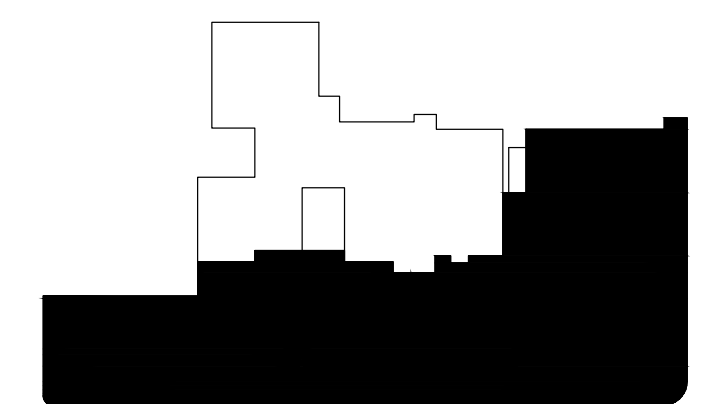
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165 SCENIC DRIVE, SUITE A
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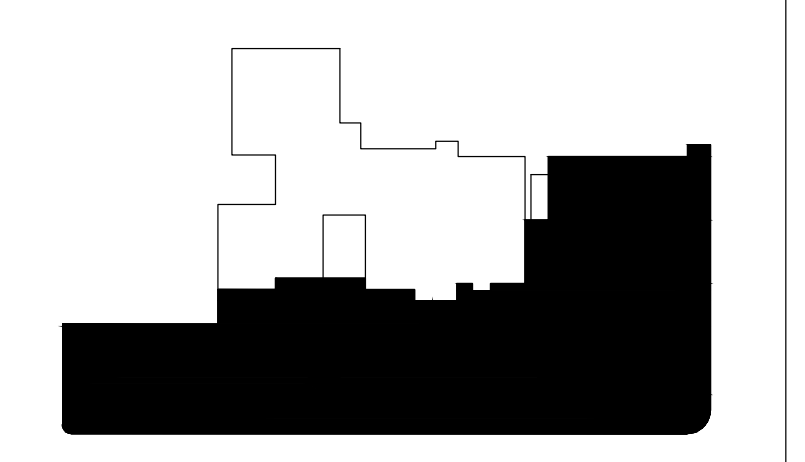
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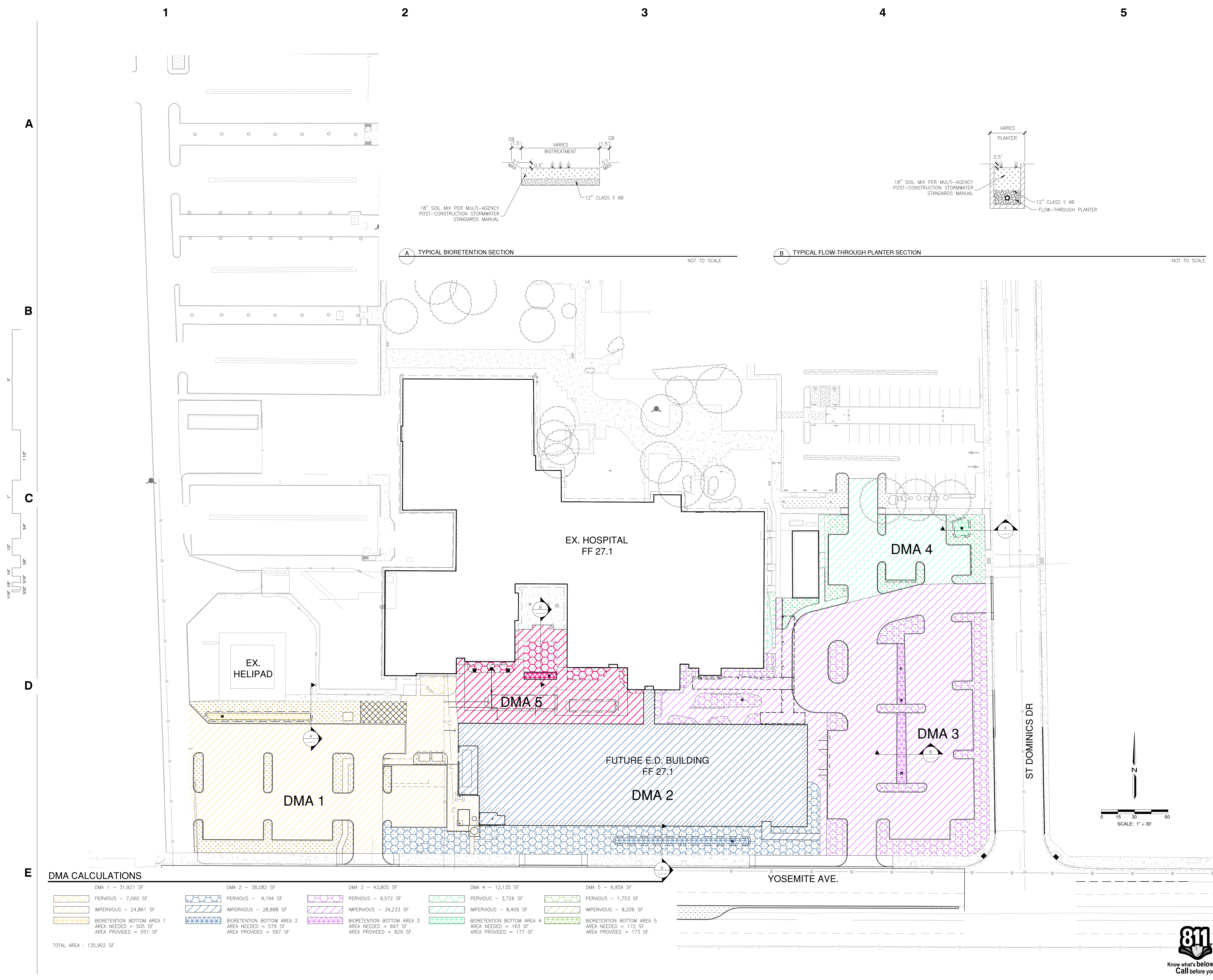


KEYPLAN		
Number	Date	Issued For
1	08/30/2024	FIRST SUBMISSION
	05/19/2025	BACKCHECK #1

**PROGRESS PRINT
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**POST-CONSTRUCTION
STORMWATER PLAN**

Date	05/15/2025	Drawing Number	ENT-C3.0
Scale	1" = 30'		
Proj. Number	41149		



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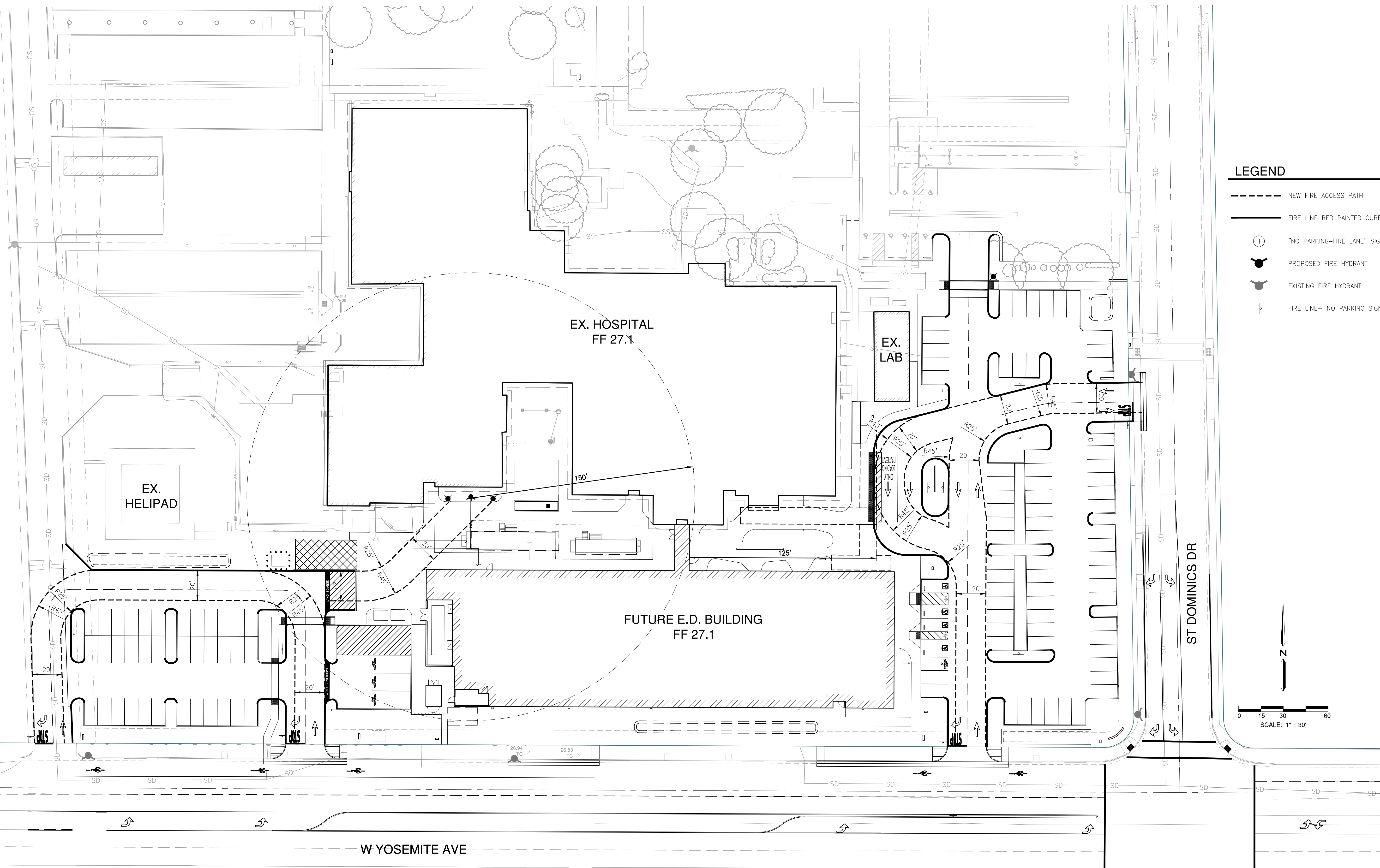
A

B

C

D

E



LEGEND

- NEW FIRE ACCESS PATH
- FIRE LINE RED PAINTED CURB
- ① "NO PARKING-FIRE LANE" SIGNS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE LINE- NO PARKING SIGN



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Number	Date	Issued For
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PRELIMINARY FIRE EXHIBIT

Date	Drawing Number
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Scale	
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Proj. Number	
41149	





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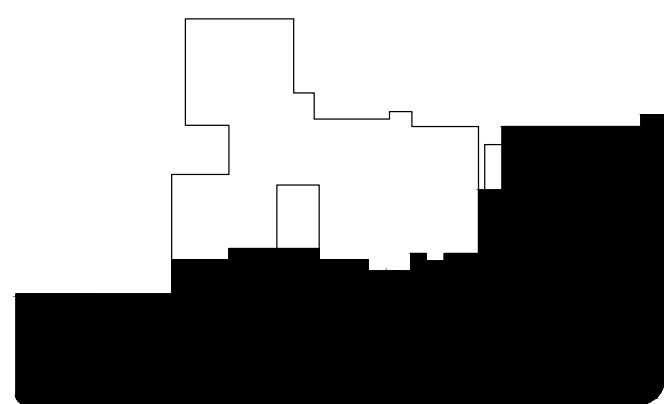
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EXISTING TREE
REMOVAL PLAN

Date	05/15/2025	Drawing Number	ENT-L0.0
Scale	AS INDICATED	Proj. Number	41149



Know what's below.
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① PROTECTIVE BARRIER FENCING MATERIAL, DEFINING THE EDGE OF THE TREE PROTECTIVE ZONE, SHALL BE:

- 4" HEIGHT
- UV STABILIZED
- 2600 PSI TENSILE STRENGTH
- BRIGHT CONTRASTING COLOR

PLACED AT A DISTANCE 1.5" PER INCH AT DIAMETER AT BREAST HEIGHT (D.B.H.) FROM THE TRUNK

② EXISTING TREE TO BE PROTECTED

③ PROTECTION ZONE

④ WARNING SIGN ON EACH FENCE AS DEPICTED, WATERPROOF 18"x24"

⑤ UV STABILIZED 120LB BREAKING STRENGTH, NYLON TIE, MATCHING BARRIER COLOR (3 PER POST).

⑥ FENCE POST- METAL T-POSTS OR EQUAL @ 8' O.C.

⑦ 6" GROUND STAPLES

PLAN VIEW

SECTION VIEW

NOTES:

A. EXISTING TREES WITHIN PROJECT LIMIT OF WORK SHOWN TO BE PROTECTED SHALL BE FENCED OFF WITH ORANGE CONSTRUCTION FENCING AS INDICATED ABOVE.

B. WATERPROOF SIGNS (18"x24"), SHALL BE POSTED AT ENTRANCE POINTS TO SITE WITH INSTRUCTIONS TO PERSONNEL REGARDING RESTRICTIONS WITHIN THE FENCED AREAS. THE FOLLOWING ACTIVITIES MAY NOT OCCUR WITHIN THE FENCED AREAS.

o. ADDITION/REMOVAL/STORAGE OF SOIL

b. PARKING OF VEHICLES, PLACEMENT OF EQUIPMENT, STORAGE OF MATERIALS

c. BURNING AND CEMENT WASH-OUT

C. ALL UNDERGROUND WORK REQUIRED WITHIN DRIP LINE OF TREES AND BELOW ORIGINAL GRADE SHALL BE PREVIEWED BY THE **OWNER** TO DETERMINE POTENTIAL IMPACT ON TREES HAND TRENCHING SHALL BE REQUIRED WHERE EXISTING TREE ROOT SYSTEMS COULD BE DAMAGED BY EQUIPMENT.

D. A TREE WATERING SCHEDULE SHALL BE REQUIRED WHEN CONSTRUCTION LASTS MORE THAN 1-MONTH. CONTRACTOR SHALL PROVIDE TO **OWNER** FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION.

E. ADDITIONAL PROTECTION SHALL BE REQUIRED (AT CONTRACTOR'S EXPENSE) WHEN: TREE'S CANOPY IS IN JEOPARDY, EXTREME SOIL COMPACTION OCCURS NEAR TREE, OR MAJOR GRADE CHANGE OCCURS NEAR TREE.

F. IN THE EVENT THAT ROOT DAMAGE TO FIBROUS/MINOR ROOTS OCCURS DURING PROJECT CONSTRUCTION THEY SHALL BE CLEANLY SEVERED AT A 90° ANGLE TO MINIMIZE DAMAGE.

G. IN THE EVENT THAT THE ARBORIST RECOMMENDS REPLACEMENT OF AN EXISTING TREE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE TREE WITH STOCK NO SMALLER THAN A 48" BOX AND FAIRLY COMPENSATE THE **OWNER** FOR DAMAGES.

① TREE PROTECTION FENCING

EXISTING TREE SCHEDULE			
ID	SPECIES	DBH	REMOVE/PROTECT
1	CHINESE ELM	13"	R
2	CHINESE ELM	13"	P
3	CHINESE ELM	15"	P
4	CHINESE ELM	14"	R
5	CHINESE ELM	14	R
6	CRAPE MYRTLE	1.5"	R
7	CRAPE MYRTLE	1.5"	R
8	CRAPE MYRTLE	1.5"	R
9	CRAPE MYRTLE	1.5"	R
10	CRAPE MYRTLE	1.5"	R
11	CRAPE MYRTLE	1.5"	R
12	CRAPE MYRTLE	1.5"	R
13	RED MAPLE	7"	R
14	RED MAPLE	15"	R
15	CRAPE MYRTLE	3"	R
16	CRAPE MYRTLE	3"	R
17	RED MAPLE	7"	R
18	RED MAPLE	1"	R
19	WESTERN REDBUD	5"	R
20	WESTERN REDBUD	4.5"	R
21	WESTERN REDBUD	5"	R
22	WESTERN REDBUD	5.5"	R
23	WESTERN REDBUD	4.5"	R
24	WESTERN REDBUD	5.5"	R
25	WESTERN REDBUD	4.5"	R
26	RED MAPLE	9"	R
27	RED MAPLE	8"	R
28	CRAPE MYRTLE	3"	R
29	RED MAPLE	16"	R
30	RED MAPLE	6.5"	R
31	RED MAPLE	6.5"	R
32	CRAPE MYRTLE	3"	R
33	CRAPE MYRTLE	2.5"	R
34	CRAPE MYRTLE	2"	R
35	CRAPE MYRTLE	3"	R
36	RED MAPLE	7"	R
37	CRAPE MYRTLE	4"	P
38	CRAPE MYRTLE	8"	R
39	CRAPE MYRTLE	10"	R
40	CRAPE MYRTLE	16"	R
41	CHINESE ELM	9"	R
42	CHINESE ELM	13"	R
43	CHINESE ELM	13	R
44	CHINESE ELM	18"	R
45	CHINESE ELM	12"	R
46	LIVE OAK	13"	R
47	CRAPE MYRTLE	3.5"	R
48	GOLDENRAIN TREE	6"	R
49	GOLDENRAIN TREE	7"	R
50	GOLDENRAIN TREE	5"	R
51	GOLDENRAIN TREE	5"	R
52	GOLDENRAIN TREE	7"	R
53	GOLDENRAIN TREE	3.5"	R
54	GOLDENRAIN TREE	15"	R
55	GOLDENRAIN TREE	13"	R
56	GOLDENRAIN TREE	12"	R
57	CRAPE MYRTLE	4"	R
58	LIVE OAK	13"	R
59	GOLDENRAIN TREE	7"	R
60	GOLDENRAIN TREE	7"	R
61	GOLDENRAIN TREE	6"	R
62	GOLDENRAIN TREE	8"	R
63	LIVE OAK	8"	R
64	RED MAPLE	5"	R
65	GOLDENRAIN TREE	6"	R
66	GOLDENRAIN TREE	6"	R
67	GOLDENRAIN TREE	7"	R
68	GOLDENRAIN TREE	6"	R
69	CHINESE ELM	20"	R
70	CHINESE ELM	16"	R
71	CHINESE ELM	13"	R
72	CHINESE ELM	18"	R
73	LIVE OAK	9"	R
74	CRAPE MYRTLE	3"	R
75	CRAPE MYRTLE	3"	R

A

B

C

D

E

3'

11'0"

1"

3/4"

1/2"

3/8"

1/16" 1/8" 1/4"

3/32" 3/16"



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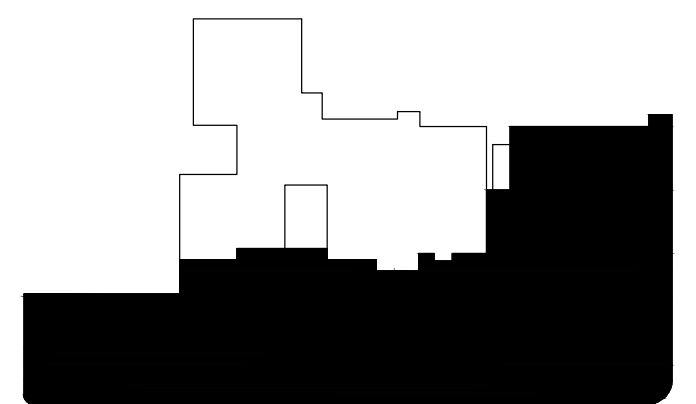


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Number	Date	Issued For
1	08/30/2024	FIRST SUBMISSION
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CONCEPTUAL
LANDSCAPE CALC
PLAN EXHIBIT

Date	05/15/2025	Drawing Number	ENT-L1.1
Scale	AS INDICATED		
Proj. Number	41149		



Know what's below.
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PARKING LOT LANDSCAPE ISLAND CALCULATIONS

TOTAL PROPOSED PARKING STALLS:	112 STALLS
PARKING LOT PLANTER ISLANDS REQUIRED (RATIO OF 1 PER 8 STALLS):	14 ISLANDS
PARKING LOT PLANTER ISLANDS PROVIDED (INCLUDES BOTH FINGER AND END ISLANDS):	26 ISLANDS

EXISTING TREES

REFER TO SHEET ENT-L0.0 FOR EXISTING TREE PLAN.

ON-SITE LANDSCAPE AREA CALCULATIONS

TOTAL PROJECT AREA - PARCEL SIZE:	±135,171 SF (3.1 AC)
TOTAL LANDSCAPE AREA:	±32,900 SF 100%
SHRUB AND GROUND COVER AREA:	±28,598 SF 87%
LANDSCAPE ROCK MULCH / DG AREA:	±4,302 SF 13%

PERCENT OF SITE IN LANDSCAPE: 23.0%

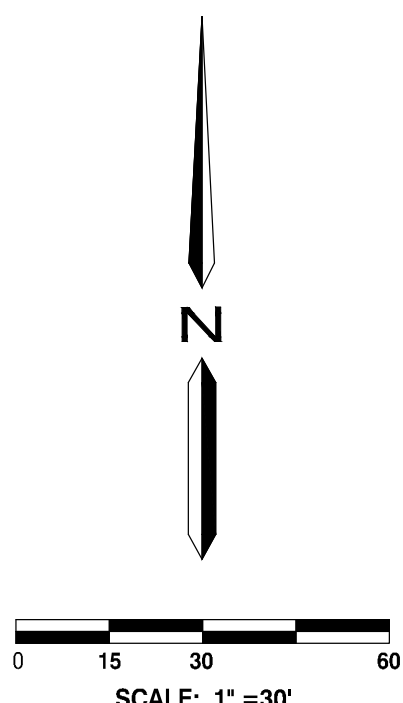
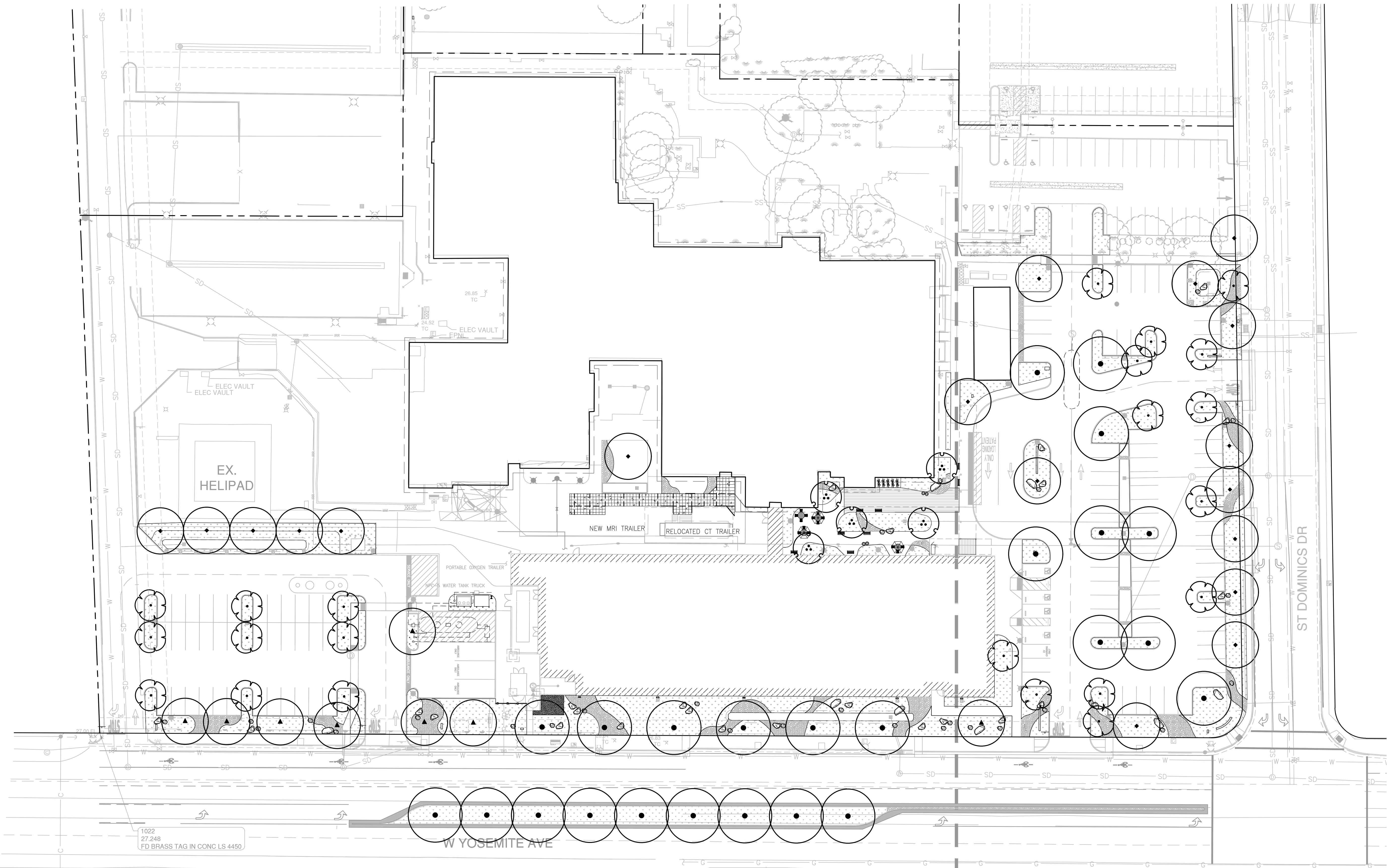
OFF-SITE LANDSCAPE AREA CALCULATIONS (REFERENCE ONLY)

MEDIAN LANDSCAPE AREA:	±3,795 SF 100%
SHRUB AND GROUND COVER AREA:	±3,583 SF 94%
LANDSCAPE ROCK MULCH AREA:	±212 SF 6%

HARDSCAPE PEDESTRIAN AREA SHADE REQUIREMENTS

Tree Size	15 Year Diameter	S.F. @100% Coverage Plan Symbol--1		S.F. @ 75% Coverage Plan Symbol--75		S.F. @ 50% Coverage Plan Symbol--5		S.F. @ 25% Coverage Plan Symbol--25		Total Shade Coverage
		Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	
>25" Diam.	20'	0	0	4	944	5	785	1	79	1,808 S.F.
>35" Diam.	30'	0	0	0	0	6	2,124	3	531	2,655 S.F.
>40" Diam.	35'	0	0	0	0	3	1,443	0	0	1,443 S.F.
Total Area Shaded by Trees =										5,906 S.F.
Total Paved Hardscape Area =										8,646 S.F.
60% Shade Area for On-Site Pedestrian Walkways (Required By City MMC 17.48.050, Section F Design Requirements) =										5,188 S.F.
Total Area Shaded by Trees =										5,906 S.F.
Total Percent of Hardscape Area Shaded by Trees =										68.3%

A
B
C
D
E



LIGHTING PLAN GENERAL NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES AND ALL DEVICES. ALL WALL-MOUNTED DEVICE HEIGHTS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH-IN.
2. VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND SPECS. PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING HARDWARE.
3. ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL STRUCTURAL SUPPORTS AS REQUIRED BY THE IBC, OR CBC WHERE ADOPTED, IN ADDITION TO ANY LOCAL CODES.
4. ALL LINE VOLTAGE DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
5. ALL LINE VOLTAGE DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
6. RECESSED FIXTURES LOCATED IN A FIRE-RATED CEILING OR WALL SHALL BE PROVIDED WITH A 5-SIDED, RATED ENCLOSURE SO CONSTRUCTED AS TO ALLOW CODE AND MANUFACTURER-REQUIRED CLEARANCES BETWEEN THE FIXTURE AND THE ENCLOSURE.
7. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXIT SIGN CHEVRONS AND NUMBER OF FACES PER EXIT SIGN. ANY DISCREPANCIES BETWEEN EXIT SIGNS SHOWN ON THE ELECTRICAL AND ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING EXIT SIGNS.
8. WHEN EXPOSED CEILINGS OR OPEN GRID CONDITIONS OCCUR, THE CONTRACTOR WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
 - a. ALL BRANCH CIRCUITS SHALL BE EMT.
 - b. ALL BRANCH CIRCUITS SHALL BE ROUTED ORTHOGONALLY, NEATLY TRAINED, IN PARALLEL TO STRUCTURES OR DUCTWORK. THE TERM "TRAINED" MEANS ALL PARALLEL CONDUITS SHALL MAINTAIN THE SAME SPATIAL RELATIONSHIP WITH EACH OTHER FOR ENTIRE RUN TO INCLUDE RADIUS BENDS AND SWEEPS.
 - c. VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST.
9. ALL LED REMOTE INDICATORS FOR DUCT DETECTORS AND FIRE SMOKE DAMPERS REQUIRED BY THE LOCAL AHJ SHALL BE LOCATED IN CEILINGS IN COORDINATION WITH ARCHITECT PRIOR TO ANY ROUGH-IN.
10. PROVIDE ADDITIONAL J-BOX NEAR PANEL FOR MULTIPLE HOMERUN CIRCUITRY.
11. UNLESS SPECIFICALLY SHOWN AS (E), (R), (ER), (D), EXISTING OR NON-BOLD, ALL ELECTRICAL DEVICES SHOWN ARE NEW.
12. REFER TO GENERAL POWER PLAN NOTES AND COMMUNICATIONS PATHWAYS GENERAL NOTE FOR ADDITIONAL REQUIREMENTS WHEN POWER AND/OR DATA DEVICES ARE SHOWN ON THIS PLAN.
13. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED FROM THE SPREAD OF FIRE WITH AN APPROVED FIRESTOP SYSTEM EQUAL OR GREATER THAN THE FIRE RATING OF THE WALL.
14. PROVIDE REDUNDANT GROUND PATH IN ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS CONSISTING OF A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR PER CEC WHERE ADOPTED, ART. 817.15.
15. CONNECT ALL EXTERIOR LIGHT FIXTURES TO ASTRONOMICAL TIMECLOCK.

ENT - E001
ENT - E002
ENT - E003

ELECTRICAL ENLARGED SITE LIGHTING PLAN
ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
LIGHTING FIXTURE SCHEDULE

KEYNOTES

- 3.003 GROUND MOUNTED UPLIGHT FIXTURES FOR EXTERNALLY ILLUMINATED SIGNAGE. THE EXACT LOCATION AND SPACING SHALL BE COORDINATED AT SITE FOR PROPER LIGHT DISTRIBUTION AS REQUIRED.
- 3.011 GROUND MOUNTED UPLIGHT FIXTURES FOR EXTERNALLY ILLUMINATED SIGNAGE. THE EXACT LOCATION AND SPACING SHALL BE COORDINATED AT SITE FOR PROPER LIGHT DISTRIBUTION AS REQUIRED.
- 3.012 SITE SIGNAGE: REFER TO SIGNAGE PACKAGE FOR EXACT LOCATION AND REQUIREMENTS.
- 3.013 NEW SITE SIGNAGE: REFER TO SIGNAGE PACKAGE FOR EXACT LOCATION AND REQUIREMENTS.



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Project Leader - Michael Haynib
Electrical Lead - Vic Davoudi
WSP Job #:US0024019.3447

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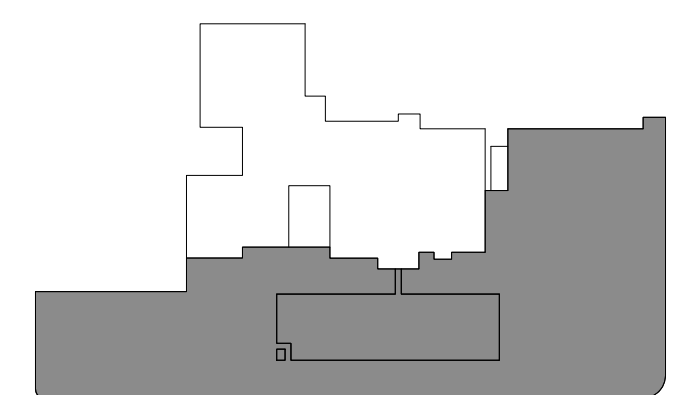
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ELECTRICAL ENLARGED
SITE LIGHTING PLAN

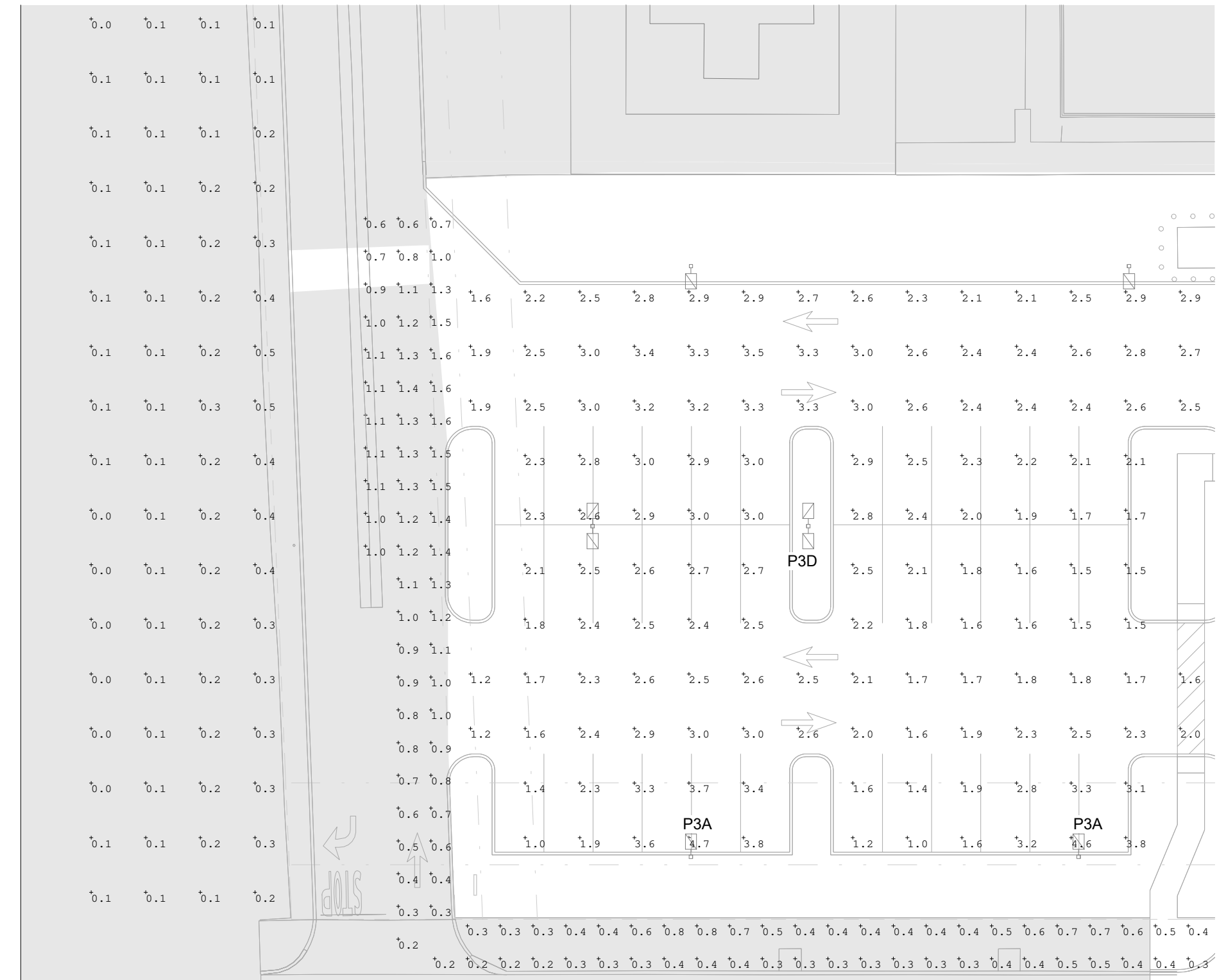
Date
05/15/2025
Scale
As indicated
Proj. Number
22383.10

Drawing Number

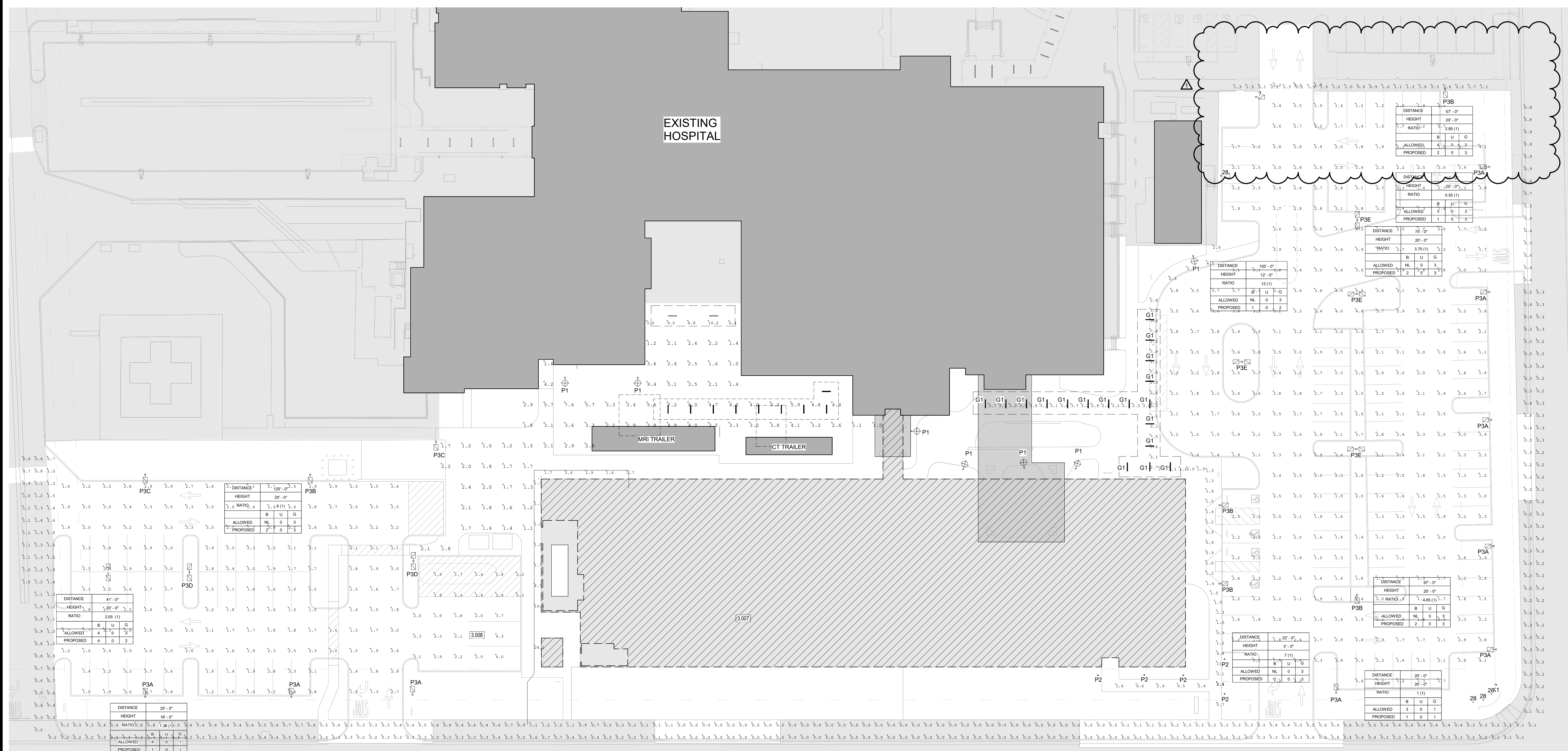
**ENT -
E001**

PHOTOMETRIC STATISTICS:

PHOTOMETRIC STATISTICS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRY CANOPY - NORTH	Illuminance	Fc	3.09	3.8	2.3	1.34	1.65
ENTRY CANOPY - SOUTH	Illuminance	Fc	3.05	3.5	2.6	1.17	1.35
PARKING LOT - EAST	Illuminance	Fc	2.43	5.0	1.0	2.43	5.00
PARKING LOT - WEST	Illuminance	Fc	2.35	5.3	1.0	2.35	5.30
PEDESTRIAN EGRESS PATH - EAST 3	Illuminance	Fc	3.28	4.0	2.6	1.26	1.54
PEDESTRIAN EGRESS PATH - EAST 4	Illuminance	Fc	1.62	2.6	0.9	1.80	2.89
PEDESTRIAN EGRESS PATH - WEST	Illuminance	Fc	5.03	28.2	1.0	5.03	28.20
PEDESTRIAN PATH - EAST	Illuminance	Fc	2.42	11.8	0.9	2.69	13.11
PEDESTRIAN PATH - NORTH	Illuminance	Fc	2.98	9.4	1.0	2.98	9.40
PEDESTRIAN PATH - NORTH 2	Illuminance	Fc	7.48	10.2	3.0	2.49	3.40
TRESPASS - EAST	Illuminance	Fc	0.32	0.9	0.1	3.20	9.00
TRESPASS - SOUTH	Illuminance	Fc	0.26	1.2	0.0	N.A.	N.A.
TRESPASS - WEST	Illuminance	Fc	1.00	1.6	0.2	5.00	8.00
TRESPASS - WEST RESIDENTIAL ZONE	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.



2 ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN - RESIDENTIAL ZONE
3/64" = 1'-0"



1 ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
3/64" = 1'-0"



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WSP Job #US0024019.3447

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KEYPLAN

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1	06/10/2025	50% CONSTRUCTION DOCUMENTS BACK CHECK #1

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ELECTRICAL SITE LIGHTING
PHOTOMETRIC PLAN

Date: 05/15/2025
Scale: As indicated
Proj. Number: 22383.10
Drawing Number: **ENT - E002**

