

D:_Site Projects\SMITH ARCHITECTURE\2023\202317 - 3 Strikes And Banquet Hall Manteca_Rev\CENTRAL\22017 - 3 Strikes And Banquet Hall Manteca - Manteca_R21.rvt
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ARCHITECTURAL SYMBOLS LEGEND

		DETAIL INDICATOR - REFERENCE & DETAIL INDICATOR - SECTION
		DETAIL INDICATOR - ITEM & DETAIL INDICATOR - AREA
		SECTION INDICATOR - PARTIAL BUILDING/WALL
		SECTION INDICATOR - BUILDING
		ELEVATION INDICATOR - EXTERIOR
		ELEVATION INDICATOR - INTERIOR, SINGLE & MULTIPLE VIEW
		MATCH LINE INDICATOR
		ROOM IDENTIFIER WITH ROOM NAME & NUMBER
		REVISION INDICATOR & REVISION CLOUD
		ELEVATION INDICATOR - LEVEL & SPOT
		REFERENCE GRID WITH REFERENCE GRID LINES
		WINDOW OR LOUVER IDENTIFIER
		DEMO KEYNOTE INDICATOR
		KEYNOTE INDICATOR
		FURNITURE, FIXTURE & EQUIPMENT INDICATOR
		DOOR TAG IDENTIFIER
		PLAN NORTH & TRUE NORTH INDICATOR

GENERAL NOTES

- CODES: ALL WORK SHALL CONFORM TO THE FOLLOWING CODES. CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL HAVE WORKING KNOWLEDGE OF ALL CODES, REGULATIONS AND/OR STANDARDS APPLICABLE TO THEIR WORK. CONTRACTOR SHALL MAKE AVAILABLE LISTED CODES AT JOB SITE AT ALL TIMES.
2022 CALIFORNIA BUILDING CODE (CBC)
[2021 INTERNATIONAL BUILDING CODE (IBC)]
2022 CALIFORNIA ELECTRICAL CODE (CEC)
[2020 NATIONAL ELECTRICAL CODE (NEC)]
2022 CALIFORNIA MECHANICAL CODE (CMC)
[2021 UNIFORM MECHANICAL CODE (UMC)]
2022 CALIFORNIA PLUMBING CODE (CPC)
[2021 UNIFORM PLUMBING CODE (UPC)]
2022 CALIFORNIA ENERGY CODE
[2021 BUILDING ENERGY EFFICIENCY STANDARDS]
2022 CALIFORNIA FIRE CODE (CFC)
[2021 INTERNATIONAL FIRE CODE (IFC)]
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
[2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)]
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
- EXISTING CONDITIONS: ALL EXISTING CONDITIONS NOT SHOWN OR INDICATED ON THESE PLANS ARE TO REMAIN UNCHANGED. FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WITH THE WORK.
- INSULATION: ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHABLE PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH SECTION 803 IN THE 2019 CBC.
- WORK: ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE, EQUIPMENT, FIXTURES, PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ANCHORS: WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRE STRESSED TENDONS, USE A NONDESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS.
- PLANS: GENERAL CONTRACTOR SHALL MAKE AVAILABLE COMPLETE SETS OF APPROVED CONSTRUCTION DOCUMENTS TO HIS OR HER SUBCONTRACTORS FOR REVIEW. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SET AND COORDINATING ITEMS WHICH PERTAIN TO HIS OR HER WORK WITH OTHER TRADES PRIOR TO COMMENCING WITH THE WORK. MAKE SURE THE DRAWINGS YOU USE ARE APPROVED AND UP TO DATE.
- ACCESS: ALL VALVES, DETECTORS, FIRE AND SMOKE DAMPERS SHALL BE ACCESSIBLE. WHETHER OR NOT SHOWN ON PLANS AT EACH LOCATION.
- HAZMAT: PER HAZARD MANAGEMENT SERVICES, INC. REPORT DATED NOVEMBER 24, 2014, (THAT IS, ASBESTOS, LEAD PAINT, ETC.) SHOULD THE CONTRACTOR ENCOUNTER SUCH MATERIALS, CONTACT THE OWNER IMMEDIATELY FOR REMOVAL AND DISPOSAL.
- SCOPE OF WORK: IT IS NOT INTENDED THAT THE CONTRACT DOCUMENTS INCLUDE EACH AND EVERY SUBSYSTEM AND SUBCOMPONENT NECESSARY TO FULLY AND PROPERLY COMPLETE THE WORK. SUBSYSTEMS, SUBCOMPONENTS OR DETAILS REQUIRED OR NORMALLY INCLUDED AS TRADE PRACTICE MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. NEVERTHELESS, CONTRACTOR SHALL BE RESPONSIBLE FOR EACH ELEMENT OF THE WORK.
- FIRE EXTINGUISHERS: NECESSARY 2A; 10BC OR BETTER PORTABLE FIRE EXTINGUISHERS ARE PER SECTION 906, PART 9 (CFC), TITLE 24, CAC AND TITLE 19, CCR, AT REMODELS, PROTECT AND PROVIDE ADEQUATE CLEARANCES AROUND EXISTING EXTINGUISHERS CONSTRUCTION AS NECESSARY. ADDITIONAL FIRE EXTINGUISHERS, BY CONTRACTOR, MAY BE NEEDED CONSTRUCTION. PERMANENT FACILITIES REQUIRE A MINIMUM OF ONE PORTABLE FIRE EXTINGUISHER IN APPLICABLE BUILDINGS. LIMIT TRAVEL DISTANCE TO 75 FEET. VERIFY LOCATION(S) WITH OWNER & FLSD IF NOT ALREADY SHOWN ON PLANS. EXTINGUISHERS ARE REQUIRED IN ELEVATOR EQUIPMENT ROOMS. ACCESSIBLE PORTIONS SHALL NOT EXCEED 48" AFF. 20BC OR BETTER
- SPECIAL TESTING AND INSPECTION FOR EXPANSION ANCHORS, CONCRETE CEILING WIRES ETC. TO BE COORDINATED BY CONTRACTOR, TESTING LAB CONTRACTED BY OWNER, COST OF REINSPECTION TO BE PAID BY CONTRACTOR.

PROJECT DIRECTORY

ARCHITECT	
SMITH ARCHITECTURE	
ARCHITECT	JUSTIN K. SMITH
	7037 DUSTY LN MODESTO, CA 95357 P: 209.614.3725 JUSTIN@SMITHARCHITECTUREINC.COM

PROJECT DATA

SITE ADDRESS:	3 STRIKES BOWLING WEST ATHERTON DRIVE MANTECA CA. 95337 226-16-020
APN:	
PROJECT AREA:	1ST FLOOR: 45,600 SQ.FT. 2ND FLOOR: 36,409 SQ.FT. OVERALL: 82,009 SQ.FT.
CONSTRUCTION:	IIA
OCCUPANCY TYPE:	A-3 (BOWLING ALLEY) & A-2 (RESTAURANT)
SPRINKLERED:	YES (FULLY SPRINKLERED)
NUMBER OF FLOORS:	2
DEFERRED APPROVALS:	FIRE ALARM FIRE SPRINKLER

SITE ADDRESS:	VILLA BANCHETO BANQUET HALL WEST ATHERTON DRIVE MANTECA CA. 95337 226-16-020
APN:	
PROJECT AREA:	1ST FLOOR: 27,045 SQ.FT. 2ND FLOOR: 27,045 SQ.FT. OVERALL: 54,090 SQ.FT.
CONSTRUCTION:	II-A
OCCUPANCY TYPE:	A-2 (BANQUET HALL)
SPRINKLERED:	YES (FULLY SPRINKLERED)
NUMBER OF FLOORS:	2
DEFERRED APPROVALS:	FIRE ALARM FIRE SPRINKLER

PROJECT SCOPE

OVERALL SCOPE OF WORK IS THE CONSTRUCTION OF TWO NEW TILT-UP BUILDINGS. BUILDING #1 IS A 3 STRIKES BOWLING CENTER WITH BOWLING, ARCADE, RESTAURANT, BARS AND PARTY ROOMS. BUILDING #2 IS VILLA BANCHETO BANQUET HALL WITH BANQUET HALLS, A CHAPPEL, AND CATERING KITCHEN. THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND SPECIFICATIONS HIMSELF AND WITH ALL TRADES AND ACCEPTS THE MATERIALS, SYSTEMS, DETAILS AND ASSEMBLIES AS BEING CONSTRUCTABLE AND CAN BE WARRANTED FOR A TIME PERIOD CONSISTANT WITH INDUSTRY STANDARDS UNLESS A SPECIFIC TIME PERIOD IS NOTED HEREIN.

3 STRIKES BOWLING & VILLA BANCHETO BANQUET HALL

WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT STATUS: PLANNING PKG.

ISSUE DATE: 10-05-2023

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FOS	FACE OF STUD	PVMT	PAVEMENT
ACC	ACCESSIBLE	FLUOR	FLUORESCENT	PL	PLATE
AGG	AGGREGATE	FIN	FINISH	PLN	PLAN
A/C	AIR CONDITIONER	FLR	FLOOR	PLWD	PLYWOOD
AL	ALUMINUM	FD	FLOOR DRAIN		
AB	ANCHOR BOLT	FTG	FOOTING	RAD	RADIUS
@	AT	FND	FOUNDATION	RD	ROOF DRAIN
ABV	ABOVE			RM	ROOM
AFF	ABOVE FINISH FLOOR	GA	GAUGE	RR	RESTROOM
		GALV	GALVANIZED		
BLK	BLOCK	GL	GLASS OR GLAZING	SCH	SCHEDULE
BLKG	BLOCKING	GYP BD	GYP SUM BOARD	SHT	SHEET
BD	BOARD	HDR	HEADER	SIM	SIMILAR
		HVAC	HEATING/VENTILATION/	SPEC	SPECIFICATION
CB	CATCH BASIN	CONTRACTOR	CONTRACTOR	SQ	SQUARE
CFCI	FURNISHED & INSTALLED	HT	HEIGHT	STD	STANDARD
CG	CORNER GUARD	HORIZ	HORIZONTAL	STOR	STORAGE
CLG	CEILING	HB	HOSE BIB	SAT	SUSPENDED
COL	COLUMN			ACOUSTICAL TILE	
CONC	CONCRETE	INT	INTERIOR	SYS	SYSTEM
CMU	CONCRETE MASONRY UNIT	JT	JOINT	TEL	TELEPHONE
		LB	LAG BOLT	THK	THICK
CONT	CONTINUOUS OR CONTINUE	LAV	LAVATORY	T&G	TONGUE & GROOVE
		LT	LIGHT	T.O.P.	TOP OF PLATE (ELEV.)
				TYP	TYPICAL
DIAG	DIAGONAL			UON	UNLESS OTHERWISE NOTED
DS	DOWN SPOUT	MAX	MAXIMUM		
DWGS	DRAWINGS	MECH	MECHANICAL	VCT	VINYL COMPOSITIONAL
		MTL	METAL	TILE	TILE
		MIN	MINIMUM	VB	VINYL BASE
ELECT	ELECTRICAL	NIC	NOT IN CONTRACT	V.I.F.	VARY IN FIELD
ELEV	ELEVATION	NTS	NOT TO SCALE		
EQ	EQUAL	OBS	OBSOLETE	WC	WATER CLOSET
(E)	EXISTING	OC	ON CENTER	WP	WEATHER OR WATER
EXH	EXHAUST	OFCI	OWNER FURNISHED CONTRACTOR	PROOF	PROOF
EXT	EXTERIOR	INSTALLED	OWNER FURNISHED	WD	WOOD
		OFOI	OWNER INSTALLED		
		OR	OPERATION ROOM		
		OH	OVER HEAD		

SHEET INDEX

ARCHITECTURAL SHEETS	
A0.1	COVER SHEET - PLANNING
A1.1	SITE PLAN
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A2.2	2ND FLOOR PLAN - 3 STRIKES
A2.3	1ST FLOOR PLAN - BANQUET HALL
A2.4	2ND FLOOR PLAN - BANQUET HALL
A4.1	ROOF PLAN - 3 STRIKES
A4.2	ROOF PLAN - BANQUET HALL
A5.1	EXTERIOR ELEVATIONS - 3 STRIKES
A5.2	EXTERIOR ELEVATIONS - BANQUET HALL
A6.1	SECTIONS - 3 STRIKES
A6.2	SECTIONS - BANQUET HALL
A7.1	COLOR BOARD
A8.1	3D VIEWS - 3 STRIKES
A8.2	3D VIEWS - BANQUET HALL



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

3 STRIKES BOWLING & VILLA BANCHETO BANQUET HALL
WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT DETAILS

PROJECT	22017
SUBMITTAL	

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN	JG
CHECKED	JS

SHEET TITLE

COVER SHEET -
PLANNING

SHEET

A0.1



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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PROJECT

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MANTECA CA. 95337

PROJECT DETAILS

PROJECT SUBMITTAL 22017

PROJECT REVISIONS

MARK	DATE	DESCRIPTION
1	7-8-23	PLANNING P.C.#1
2	10-4-23	PLANNING P.C.#2
3	11-15-23	PLANNING P.C.#3

SHEET DETAILS

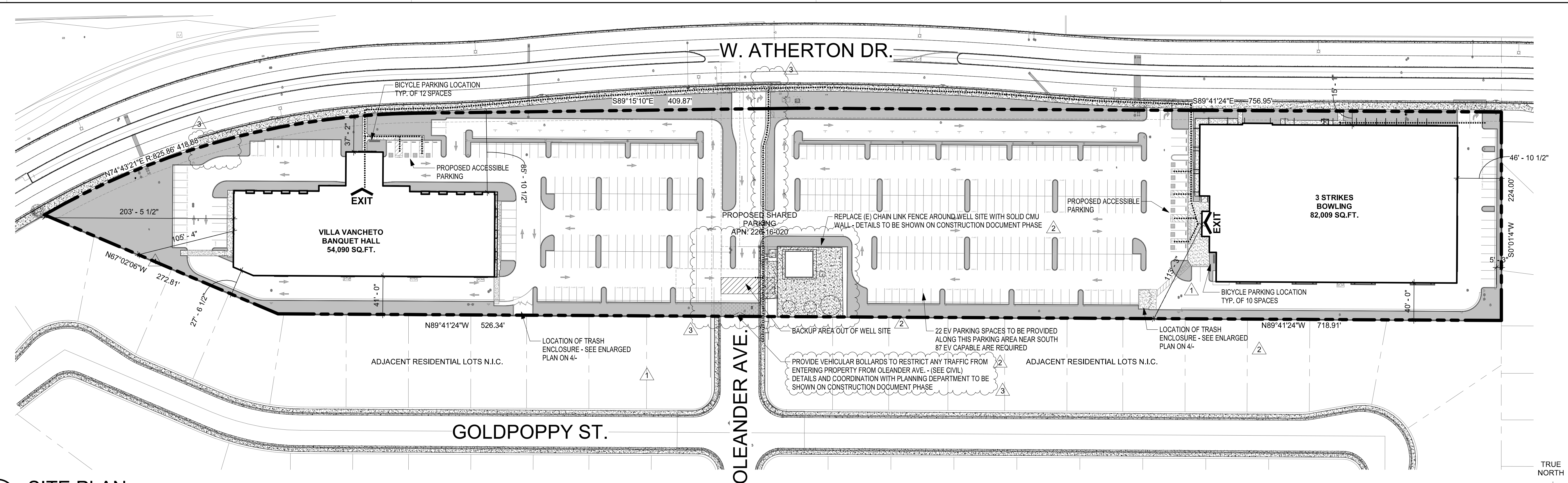
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SHEET TITLE

SITE PLAN & LINE OF SITE STUDY

SHEET

A1.1



1 SITE PLAN
1" = 60'-0"

PARKING COUNT

309	REGULAR PARKING STALLS
114	COMPACT PARKING STALLS
12	ACCESSIBLE PARKING STALLS
435	TOTAL PARKING

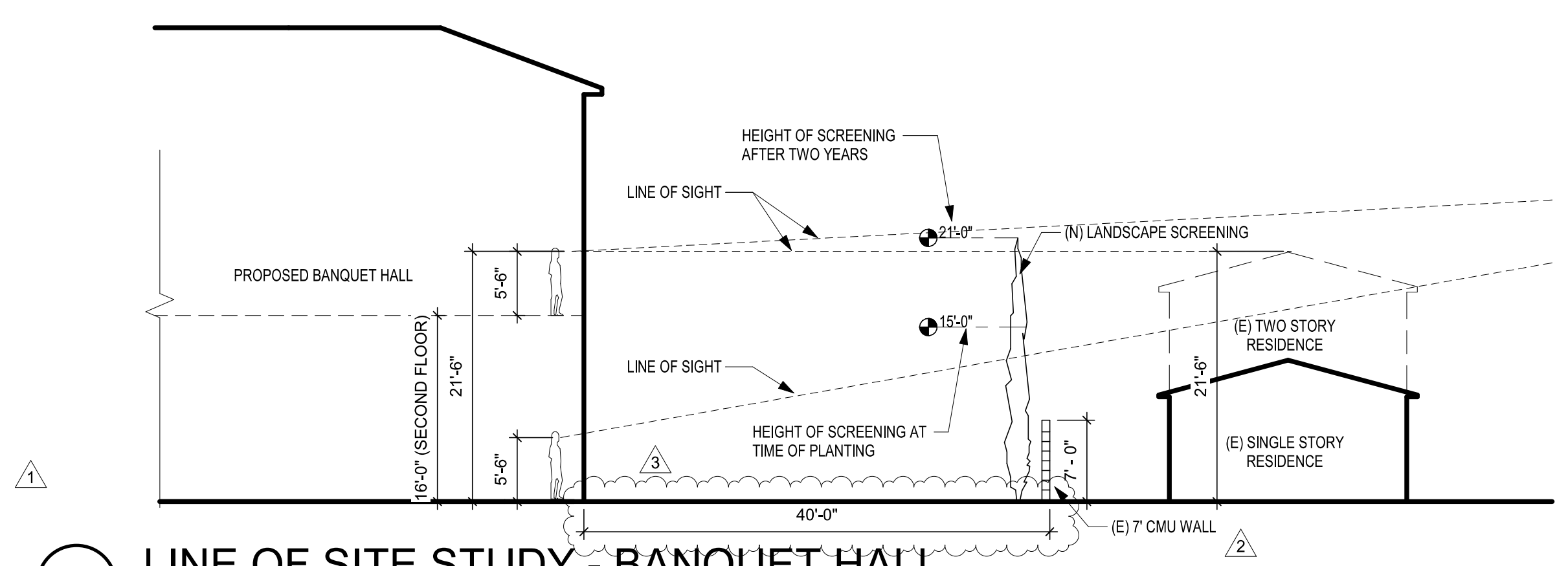
TOTAL LANDSCAPE AREA

EXISTING PARCEL AREA:	318,175 SQ.FT.
PROPOSED LANDSCAPE AREA:	67,910 SQ.FT.
% OF LANDSCAPE AREA:	21.34%

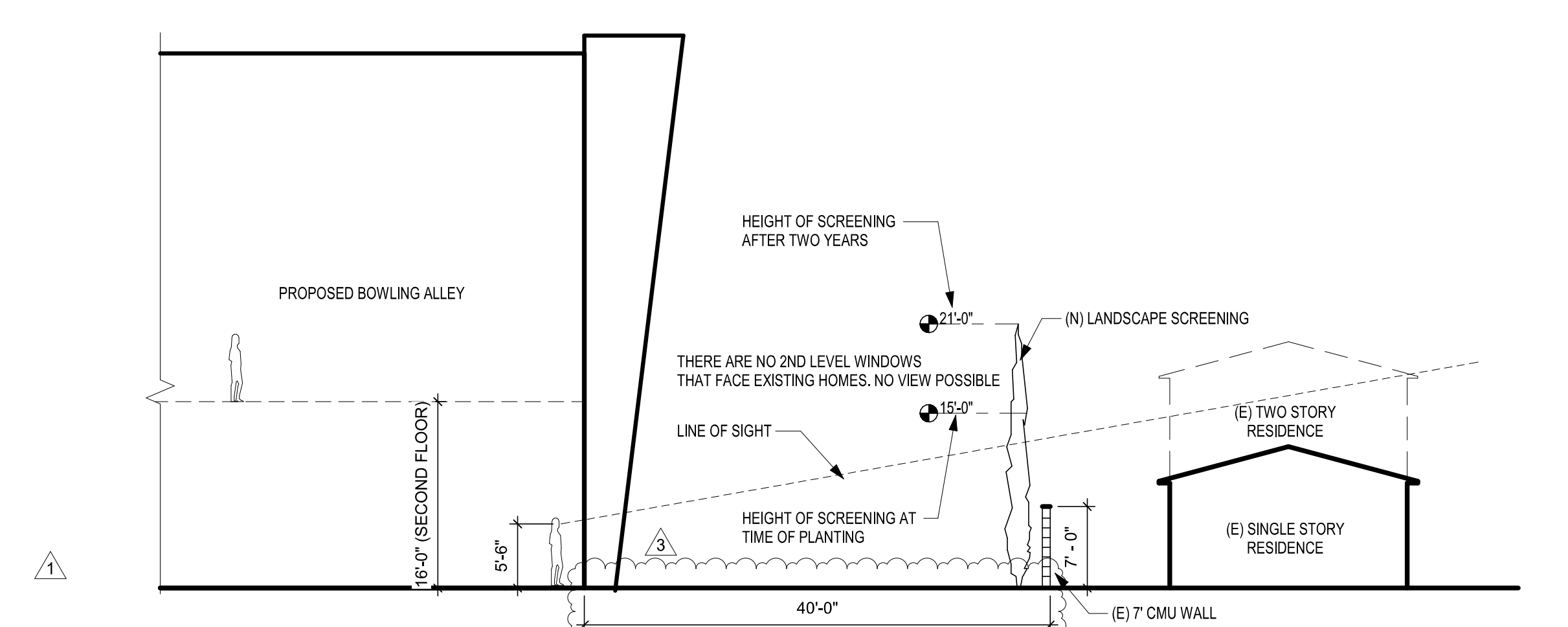
SITE LEGEND

EXIT MAIN ACCESSIBLE ENTRANCE/ EXIT TO BUILDING

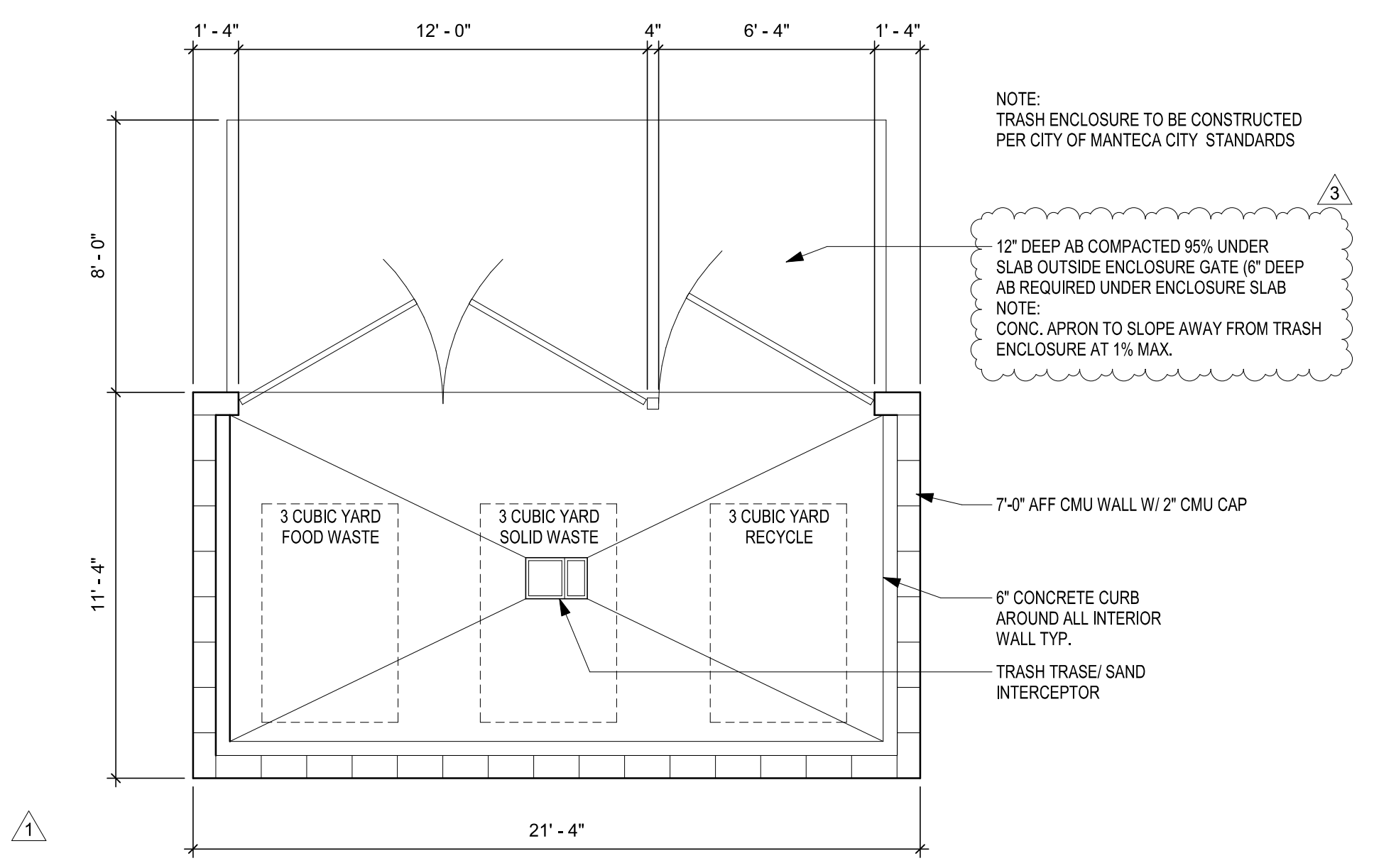
..... ACCESSIBLE PATH OF TRAVEL



2 LINE OF SITE STUDY - BANQUET HALL
3/32" = 1'-0"



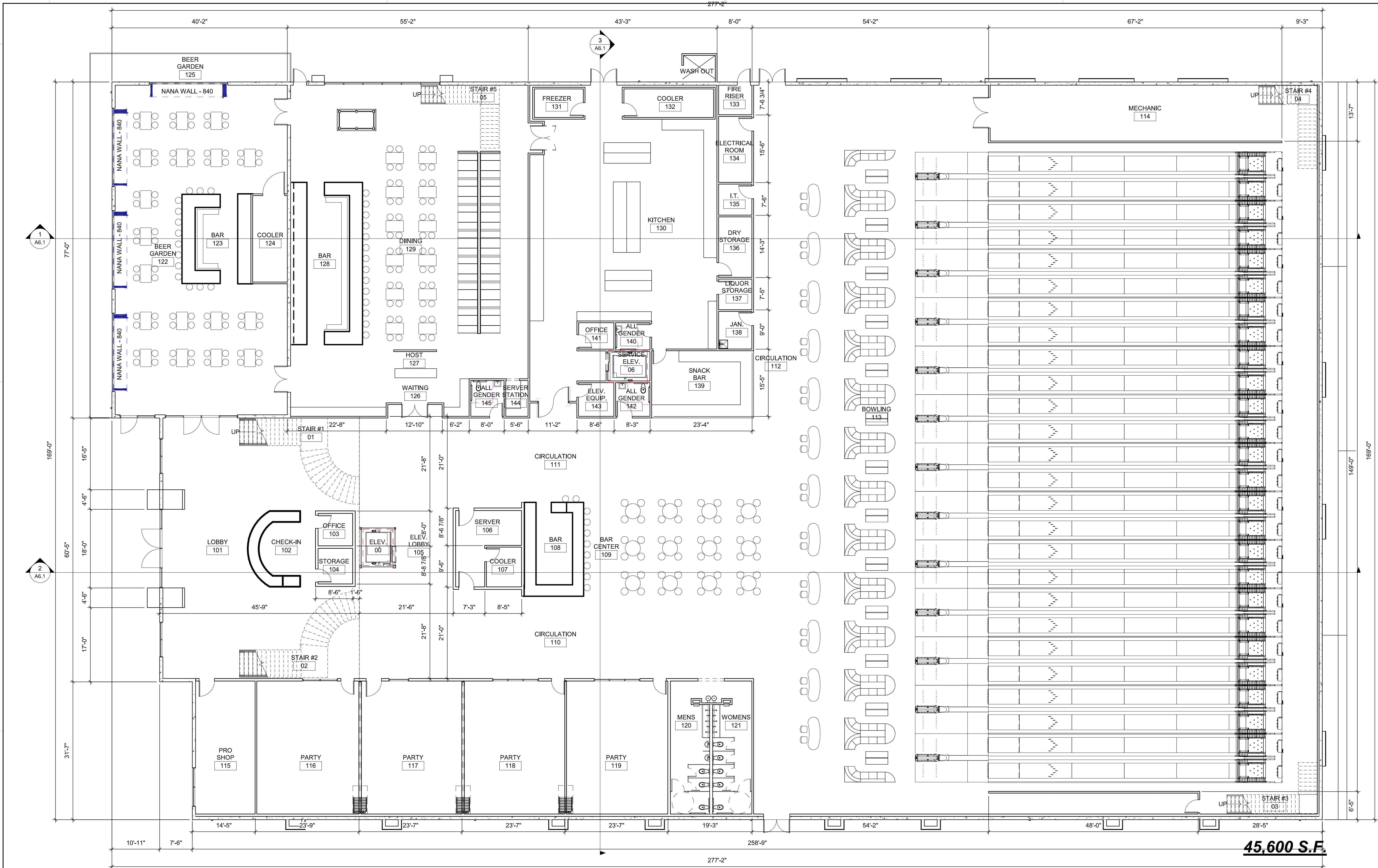
3 LINE OF SITE STUDY - BOWLING ALLEY
3/32" = 1'-0"



4 TRASH ENCLOSURE
1/4" = 1'-0"

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1 FLOOR PLAN
3/32" = 1'-0"



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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PROJECT DETAILS

PROJECT SUBMITTAL 22017

PROJECT REVISIONS

MARK	DATE	DESCRIPTION

SHEET DETAILS

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SHEET TITLE

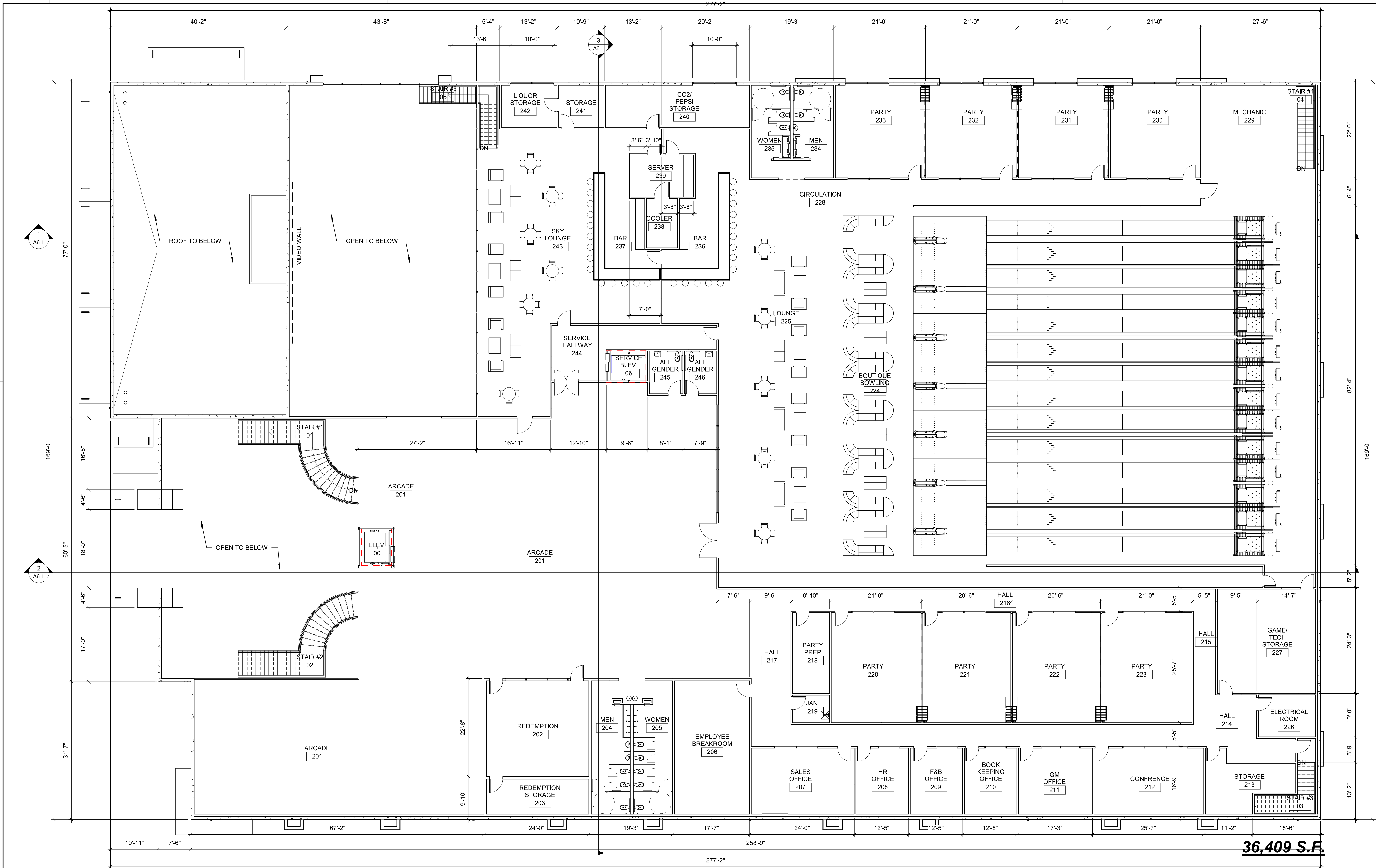
1ST FLOOR PLAN - 3
STRIKES

SHEET

A2.1

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1 MEZZANINE FLOOR PLAN
3/32" = 1'-0"



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

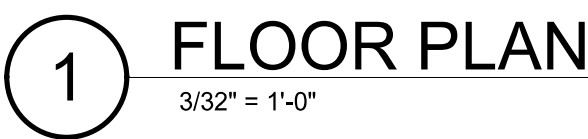
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SHEET TITLE

2ND FLOOR PLAN - 3
STRIKES

SHEET

A2.2



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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BANQUET HALL**

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MANTECA CA. 95337

PROJECT DETAILS

PROJECT	22017
SUBMITTAL	

PROJECT REVISIONS

[illegible]

SHEET DETAILS

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SHEET TITLE

1ST FLOOR PLAN -
BANQUET HALL

SHEET

A2.3

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**3 STRIKES
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BANQUET HALL**

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PROJECT SUBMITTAL 22017

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CHECKED	Checker

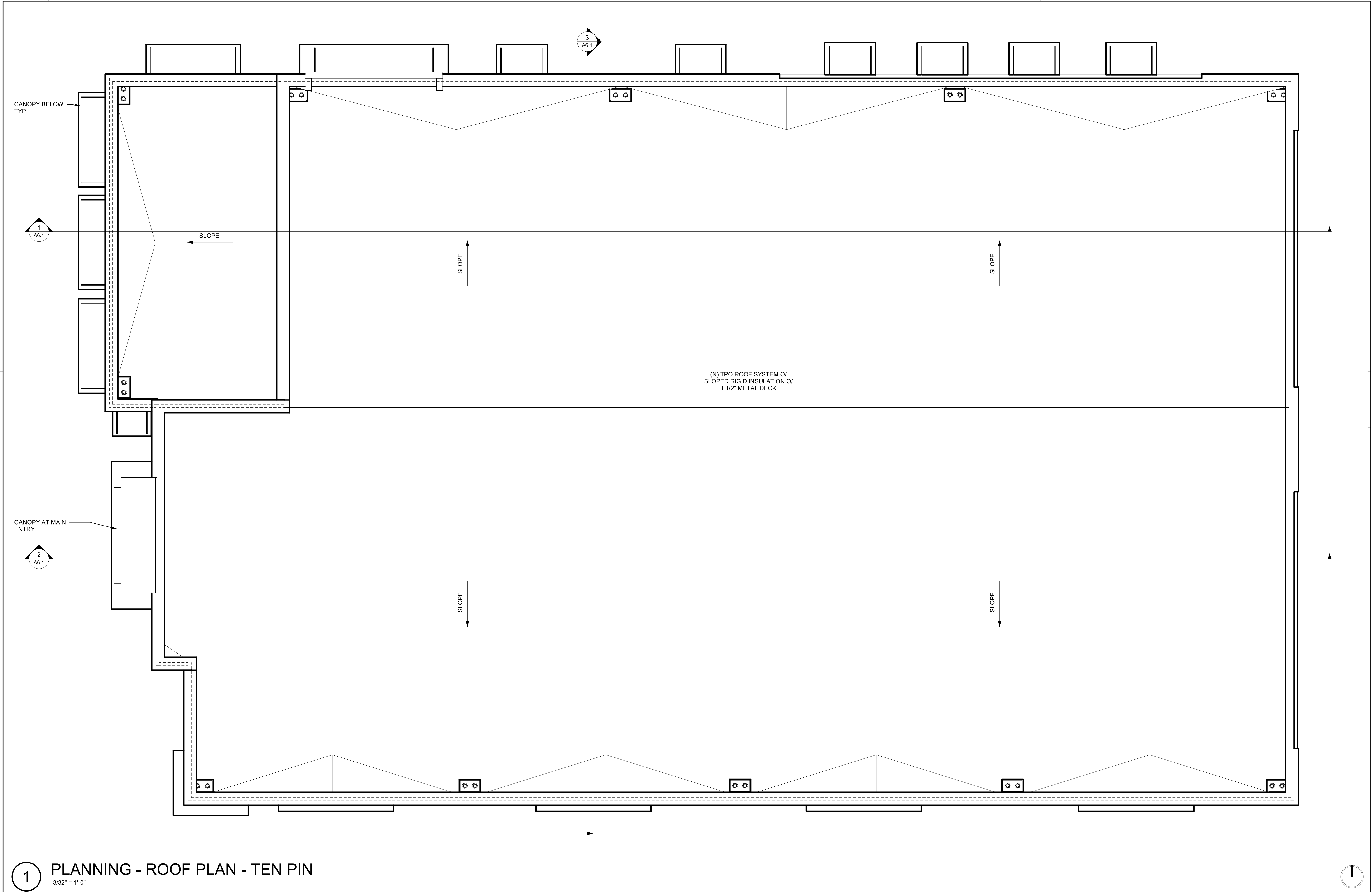
2ND FLOOR PLAN -
BANQUET HALL

A2.4



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1 PLANNING - ROOF PLAN - TEN PIN
3/32" = 1'-0"



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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PROJECT REVISIONS

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SHEET DETAILS

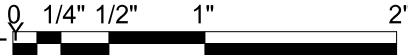
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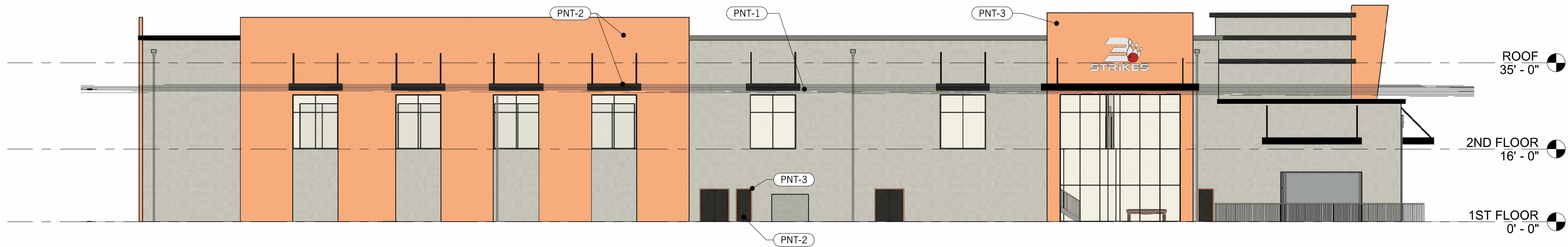
SHEET TITLE

ROOF PLAN - 3 STRIKES

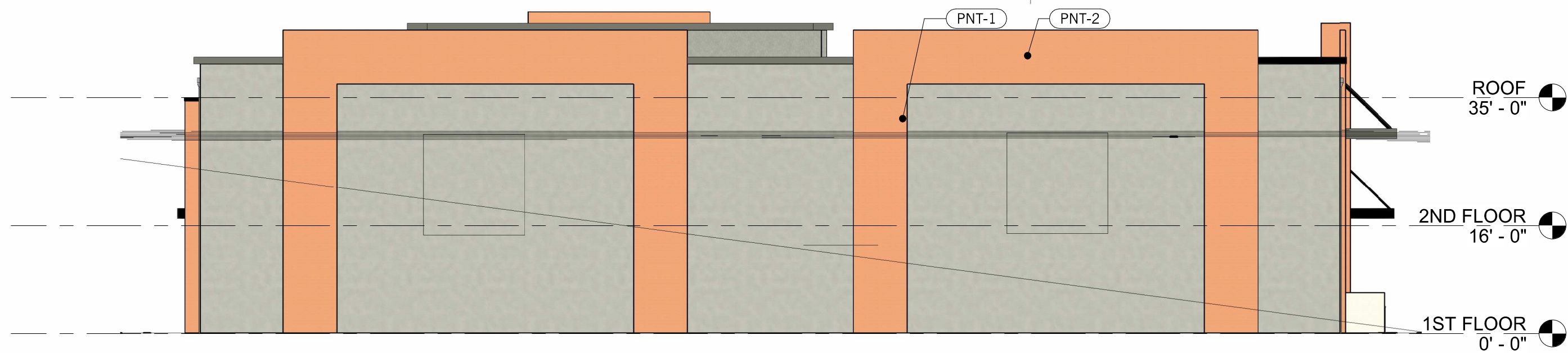
SHEET

A4.1

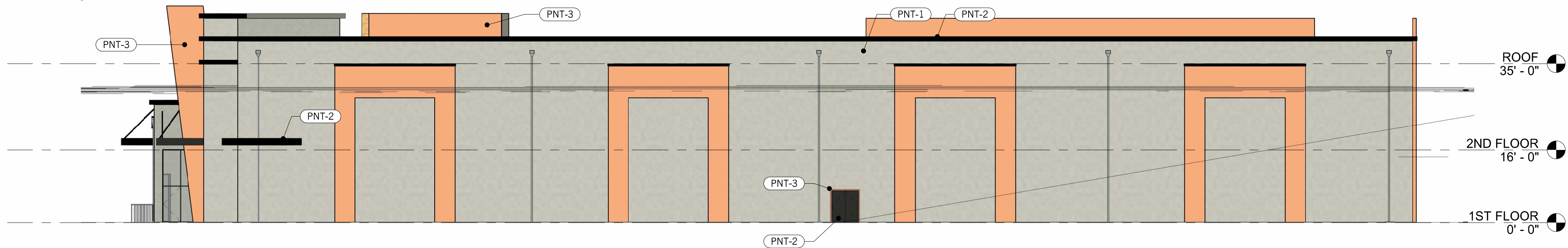




1 PLANNING - TEN PIN ELEV. - NORTH
1/16" = 1'-0"



2 PLANNING - TEN PIN ELEV. - EAST
1/16" = 1'-0"



3 PLANNING - TEN PIN ELEV. - SOUTH
1/16" = 1'-0"



4 PLANNING - TEN PIN ELEV. - WEST
1/16" = 1'-0"



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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PROJECT SUBMITTAL 22017

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SHEET DETAILS

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SHEET TITLE

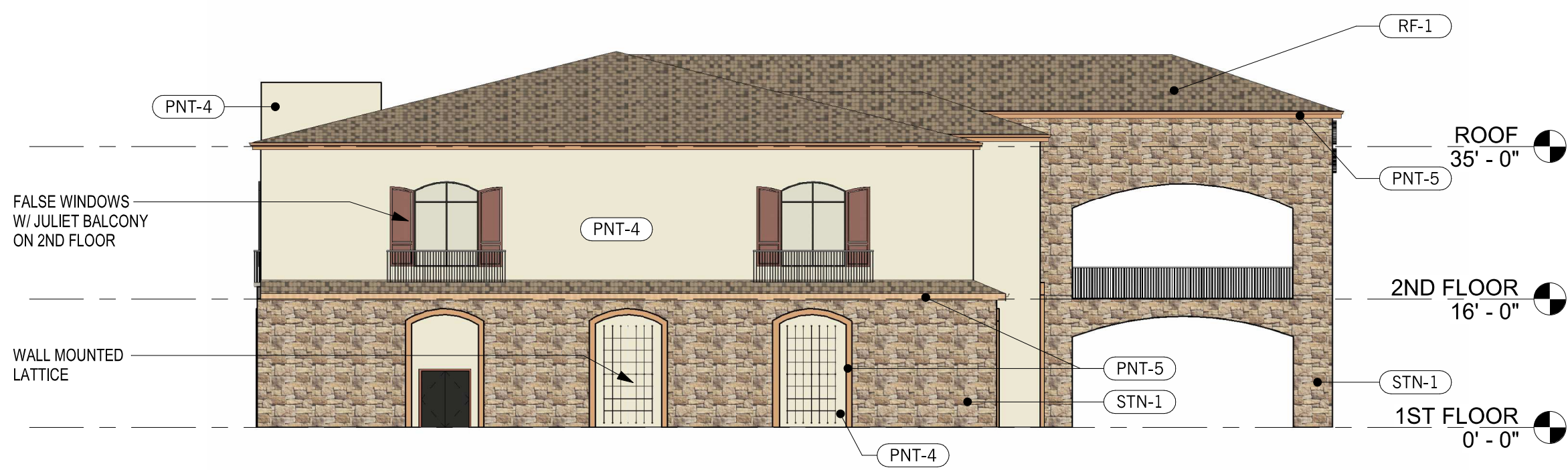
**EXTERIOR ELEVATIONS -
3 STRIKES**

SHEET

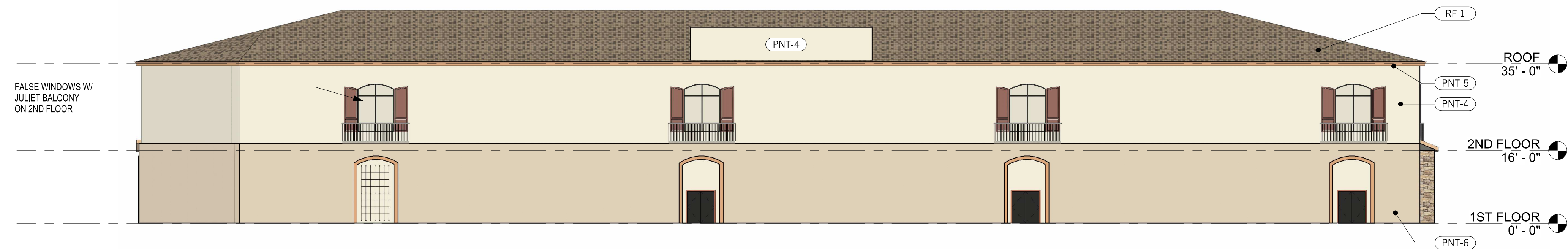
A5.1



1 PLANNING - BANQUET HALL ELEV. - NORTH
1/16" = 1'-0"



2 PLANNING - BANQUET HALL ELEV. - EAST
1/16" = 1'-0"



3 PLANNING - BANQUET HALL ELEV. - SOUTH
1/16" = 1'-0"



4 PLANNING - BANQUET HALL ELEV. - WEST
1/16" = 1'-0"



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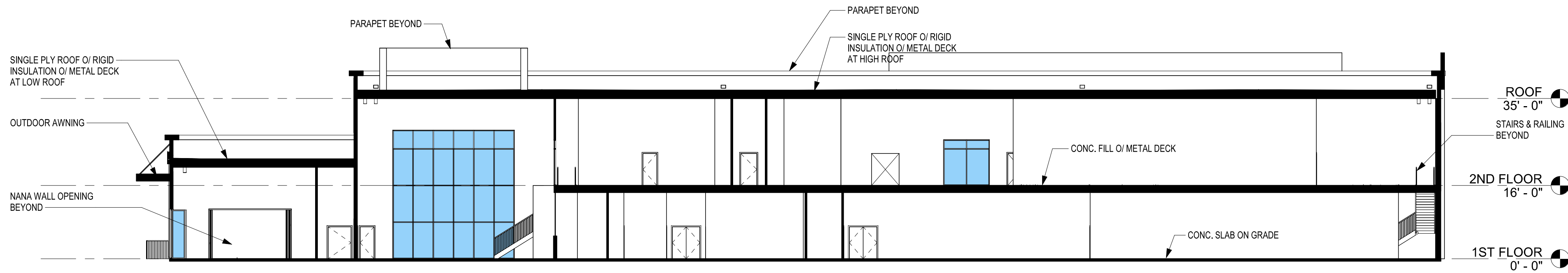
EXTERIOR ELEVATIONS -
BANQUET HALL

SHEET

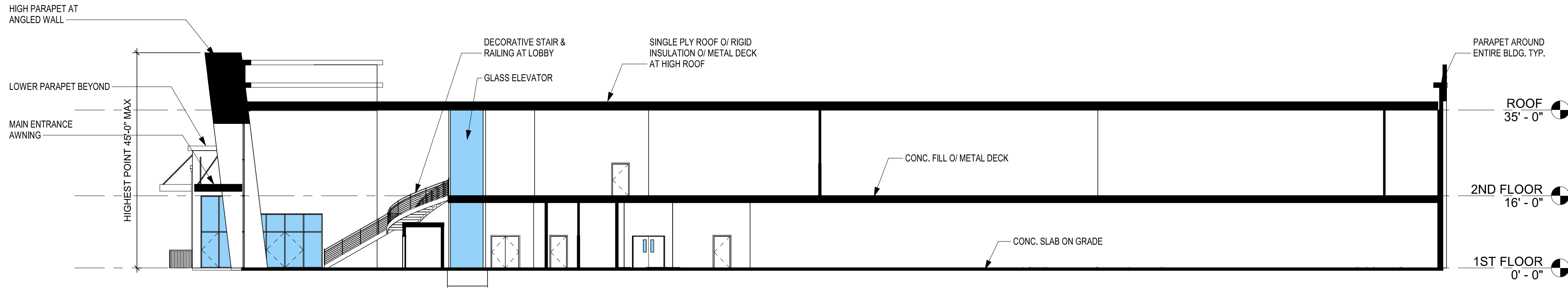
A5.2

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1 PLANNING - TEN PIN SECTION A
1/16" = 1'-0"



2 PLANNING - TEN PIN SECTION B
1/16" = 1'-0"



3 PLANNING - TEN PIN SECTION C
1/16" = 1'-0"



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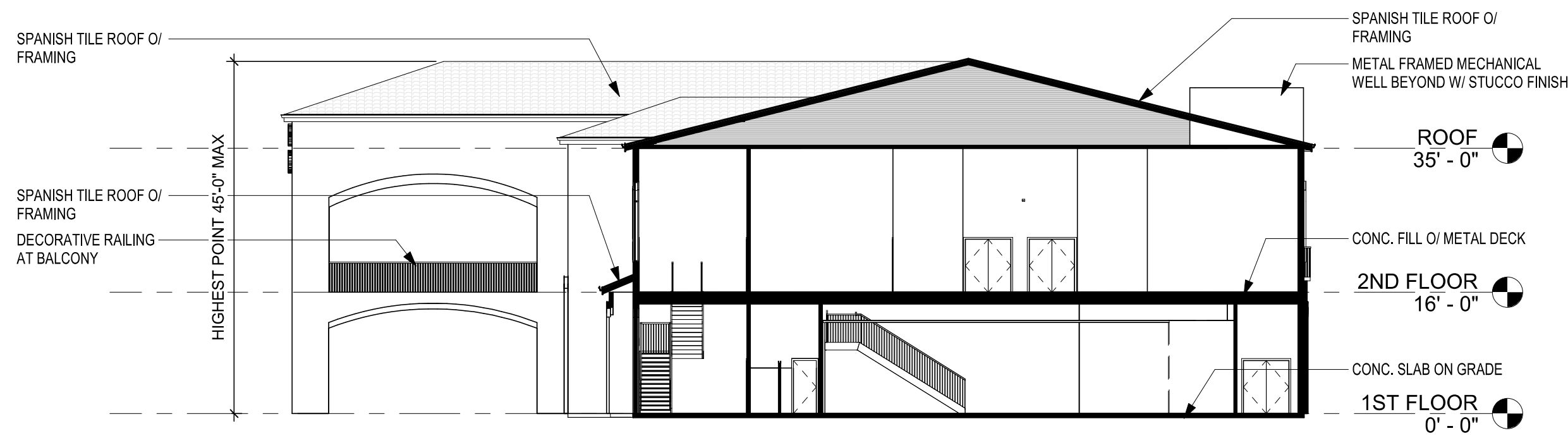
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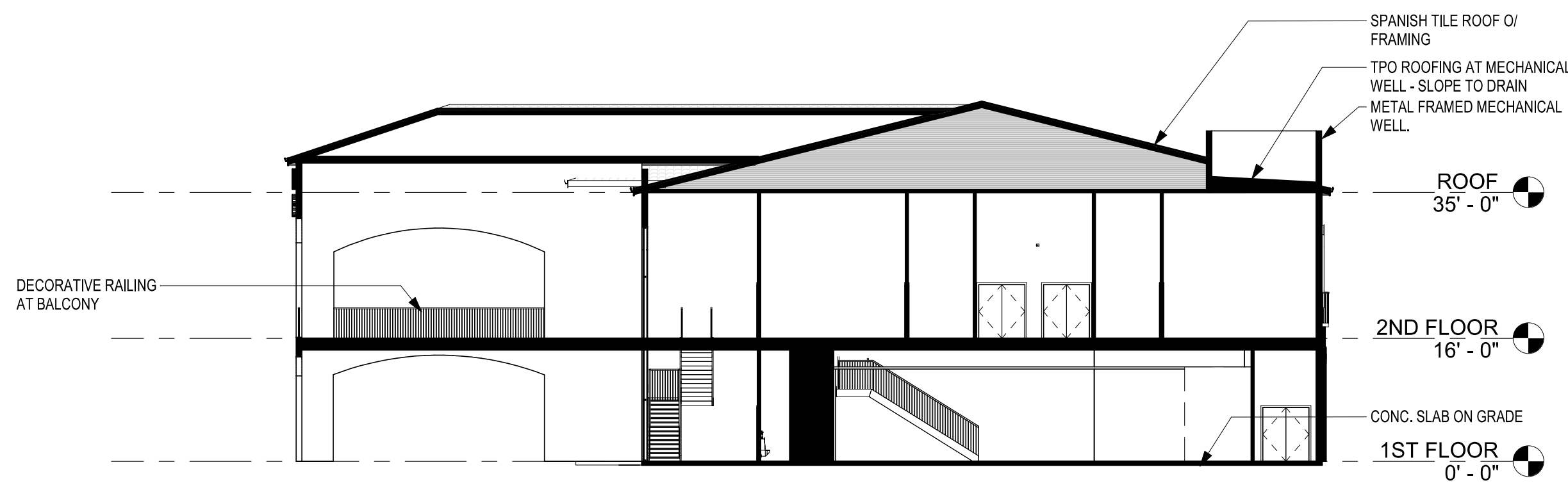
SECTIONS - 3 STRIKES

SHEET

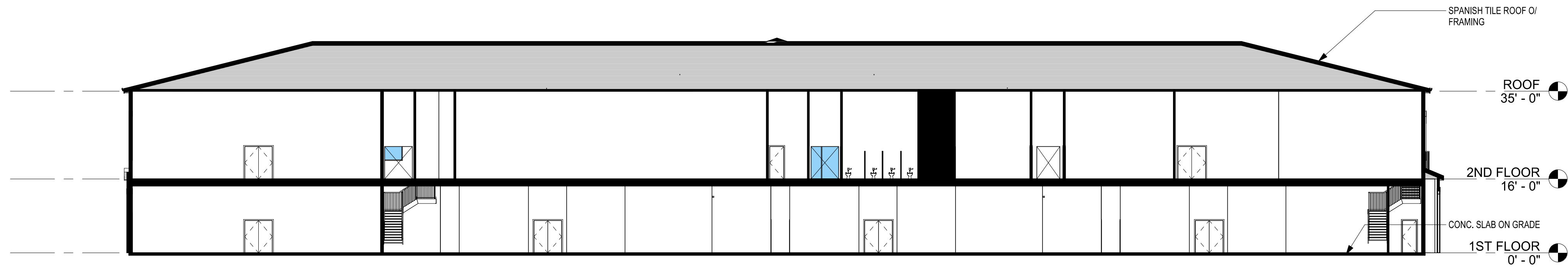
A6.1



1 PLANNING - BANQUET HALL SECTION A
1/16" = 1'-0"



2 PLANNING - BANQUET HALL SECTION B
1/16" = 1'-0"



3 PLANNING - BANQUET HALL SECTION C
1/16" = 1'-0"



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VILLA
BANCHETO
BANQUET HALL**
WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT DETAILS

PROJECT SUBMITTAL 22017

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

DRAWN CHECKED Author Checker

SHEET TITLE

SECTIONS - BANQUET
HALL

SHEET

A6.2

D:_Site Projects\SMITH ARCHITECTURE\2023\22017 - 3 Strikes And Banquet Hall Manteca_Revit\CENTRAL\22017 - 3 Strikes And Banquet Hall - Manteca_R21.rvt

11/16/2023 8:50:30 AM

FINISH MATERIALS - EXTERIOR						
MATERIAL	ITEM	SOURCE	STYLE / COLOR	SIZE	FINISH	NOTES
PAINT						
PNT-1	EXTERIOR MAIN BODY COLOR	KELLY-MOORE	KM4910 PLATINUM GRANITE	-	-	3 STRIKES BOWLING
PNT-2	EXTERIOR TRIM COLOR	KELLY-MOORE	KM4883 BLACK CAT	-	-	3 STRIKES BOWLING
PNT-3	EXTERIOR ACCENT COLOR	KELLY-MOORE	KM5406 BRAZEN ORANGE	-	-	3 STRIKES BOWLING
PNT-4	EXTERIOR MAIN BODY COLOR	KELLY-MOORE	KM4583 CANVAS CLOTH	-	-	BANQUET HALL
PNT-5	EXTERIOR TRIM COLOR	KELLY-MOORE	KM5372 COPPER BEACH	-	-	BANQUET HALL
PNT-6	EXTERIOR ACCENT COLOR	KELLY-MOORE	KM301 OAKWOOD	-	-	BANQUET HALL
ROOF						
RF-1	SPANISH BARREL TILE	BRAVA (OR EQ.)	ANTIGUA			BANQUET HALL
WALLS						
STN-1	MANUF. STONE VENEER	EL DORADO STONE	"ROUGH CUT" AUTUMN LEAF	-	-	BANQUET HALL

3 STRIKES BOWLING



PNT-1

EXTERIOR PAINT - MAIN BODY COLOR

KELLY-MOORE
KM4910 PLATINUM GRANITE



PNT-2

EXTERIOR PAINT - TRIM COLOR

KELLY-MOORE
KM4883 BLACK CAT



PNT-3

EXTERIOR PAINT - ACCENT COLOR

KELLY-MOORE
KM5406 BRAZEN ORANGE

VILLA BANCHETO BANQUET HALL



PNT-4

EXTERIOR PAINT - MAIN BODY COLOR

KELLY-MOORE
KM4583 CANVAS CLOTH



PNT-5

EXTERIOR PAINT - TRIM COLOR

KELLY-MOORE
KM5372 COPPER BEACH



PNT-6

EXTERIOR PAINT - ACCENT COLOR

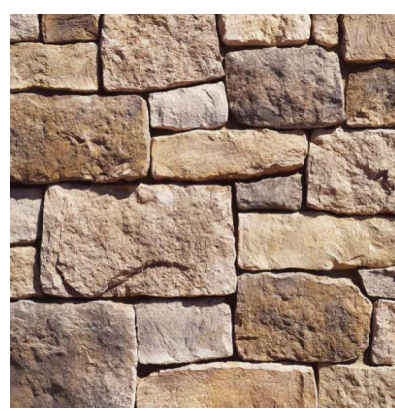
KELLY-MOORE
KM301 OAKWOOD



RF-1

SPANISH BARREL TILE

BRAVA (OR EQ.)
ANTIGUA



STN-1

MANUFACTURED STONE VENEER

EL DORADO STONE
"ROUGH CUT" AUTUMN LEAF



7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

CONSULTING ENGINEER

AUTHORITY HAVING JURISDICTION

PROJECT

3 STRIKES BOWLING & VILLA BANCHETO BANQUET HALL
WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT DETAILS

PROJECT	22017
SUBMITTAL	

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION
1	7-8-23	PLANNING P.C.#1

SHEET DETAILS

DRAWN	Author
CHECKED	Checker

SHEET TITLE

COLOR BOARD

SHEET

A7.1



D:_Site Projects\SMITH ARCHITECTURE\2023\22017 - 3 Strikes And Banquet Hall Manteca_Revit\CENTRAL\22017_Ten Pin and Banquet Hall - Manteca_R21.rvt

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7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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3 STRIKES
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VILLA
BANCHETO
BANQUET HALL
WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT DETAILS

PROJECT SUBMITTAL 22017

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

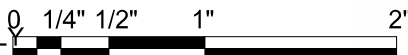
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SHEET TITLE

3D VIEWS - 3 STRIKES

SHEET

A8.1



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7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

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AUTHORITY HAVING JURISDICTION

PROJECT

**3 STRIKES
BOWLING &
VILLA
BANCHE TO
BANQUET HALL**
WEST ATHERTON DRIVE
MANTECA CA. 95337

PROJECT DETAILS

PROJECT SUBMITTAL 22017

PROJECT REVISIONS

△ MARK	DATE	DESCRIPTION

SHEET DETAILS

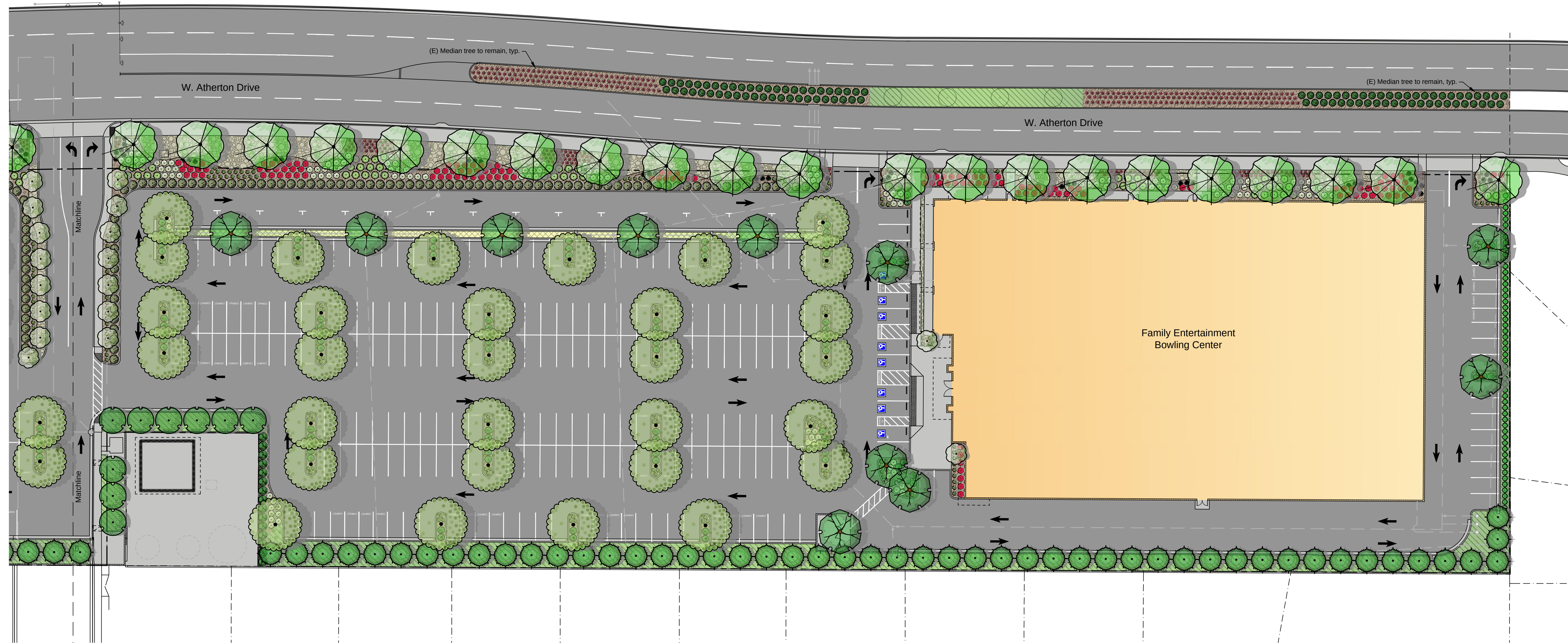
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SHEET TITLE

3D VIEWS BANQUET HALL

SHEET

A8.2



Planting Legend:

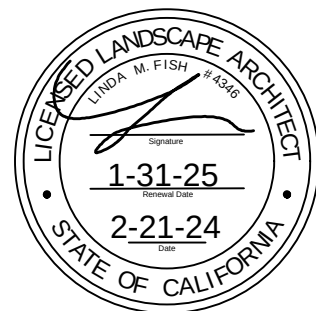
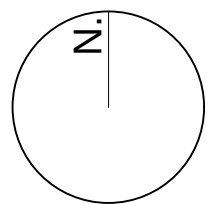
TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Cupressus sempervirens 'Stricta'	Columnar Italian Cypress	5 gal.	per plan	L	79
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	24" Box	per plan	M	41
	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	15 gal.	per plan	L	27
	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24" Box	per plan	M	9
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	24
	Podocarpus gracilior 'Column'	Fern Pine	15 gal.	per plan	M	97
	Ulmus parvifolia	Lacebark Elm	15 gal.	per plan	M	58
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Agave x 'Blue Flame'	Blue Flame Agave	5 gal.	per plan	L	99
	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	5 gal.	4"	L	240
	Dianella revoluta 'DR5000' TM	Little Rev Flax Lily	1 gal.	3"	L	470
	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	1 gal.	2.5"	L	734
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal.	4"	L	210
	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5"	VL	259
	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	1 gal.	per plan	M	3
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	15
	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal.	6"	L	187
	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 gal.	5"	L	122
	Westringia fruticosa 'Morning Light'	Morning Light Coast Rosemary	5 gal.	4"	L	298
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
		Landscape Cobble (see Planting Notes)				11,360 sf
	Coprosma petriei 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4"	L	192
	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	1 gal.	6"	L	839

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The Contractor shall furnish the City and Owner with a landscape soils report from A&L Western Lab in Modesto (209) 529-4080, or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Rototill all planting areas at least 9" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory after the mass grading. The recommendations shall be done on organic basis.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Wherever trees are within 10' of a paved surface, root barriers are to be used at back of paving. DeepRoot panels, 24" deep, are to be installed linear against the curb or walk at 3" below adjacent curbs and paved surfaces, for an 8' length at each paved surface.
- Landscape cobble areas are shown throughout the plan. Excavate cobble areas 4", and line bottom with landscape fabric. Overlap fabric seams by 6" and secure with U-pins every 24" along seams. Edge with Permaloc Cleanline XL, 6" width, in bronze color, or equal. Fill with 2x4 Cobble from Eden Garden & Landscape Supply in Manteca, or equal, 4"-5" deep. Provide Owner with cobble sample for approval prior to material purchase or installation.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMRI - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil. Plant backfill mix is for bid purposes only.
- Contractor to place 3" of recycled dark brown bark chip mulch to cover all planting areas.
- Contractor is responsible to ensure that all plant containers will not be treated as waste. Containers should be returned to a nursery or may be recycled. Plant tags are to be recycled when possible. All green waste from construction shall be recycled.
- Contractor is responsible to notify the City prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Manteca.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Upon completion of installation, Contractor is responsible to submit two sets of as-built plans to Owner.

Irrigation Statement:

The irrigation system for this project will use components that distribute water efficiently and are appropriate for a drought tolerant landscape. All shrubs and groundcover plants will receive drip irrigation, and trees will be watered with deep-root bubblers. A smart controller with weather station, flow sensor, and master valve, will ensure water isn't wasted due to leaks or watering during inclement weather. All irrigation components and design criteria will be in compliance with MWEL0 and all City of Manteca guidelines and ordinances.



Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Preliminary Landscape Plan

Proposed Banquet Hall &
Family Entertainment Bowling Center

Manteca, CA

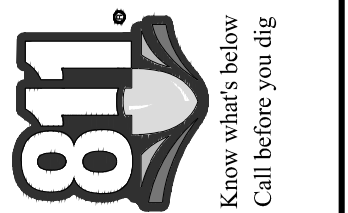
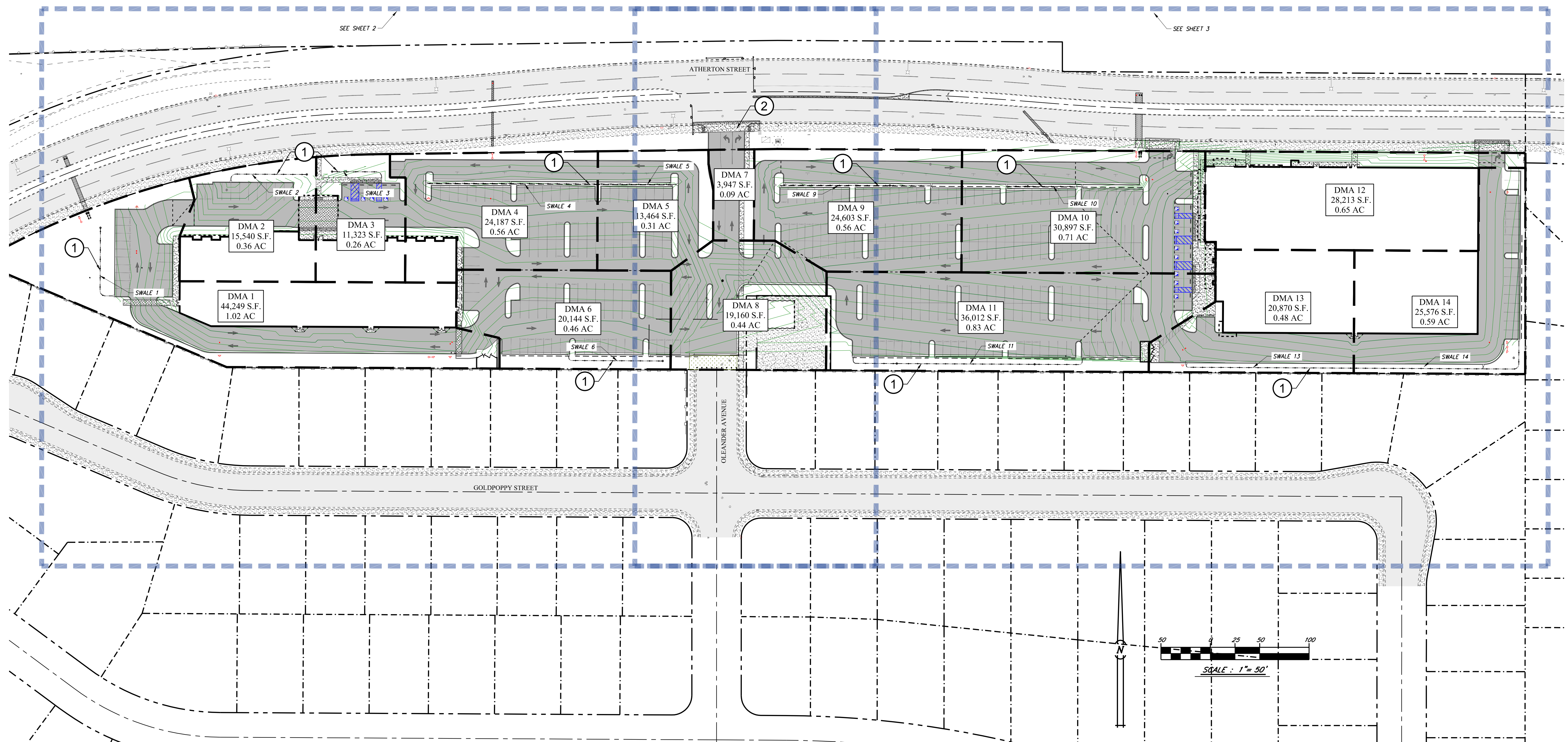
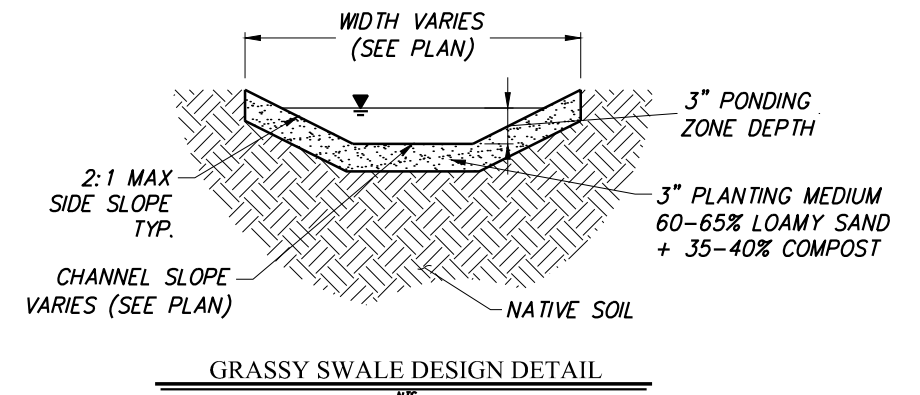
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1. HAWKINS & ASSOCIATES HAVE CONFIRMED THE CAPACITY OF THE EXISTING DRAINAGE BASIN IS AS PER PLANNED AND WILL ACCOMMODATE THIS DEVELOPMENT.
2. NO HYDRO-MODIFICATION VOLUME WILL BE HELD ON-SITE SINCE THE BASIN IS ADEQUATELY SIZED.
3. ALL DRAINAGE WILL BE TREATED ON-SITE PRIOR TO ENTERING THE EXISTING COLLECTION SYSTEM.

- ① DRAINAGE SWALE FOR STORM DRAIN TREATMENT
- ② INSTALL COMMERCIAL DRIVEWAY PER CITY OF MANTECA STD. DWG. ST-9

Drainage Area Area Data					Swale Design Data							
Name	Area	Runoff Coefficient	Design Intensity	Required WQF	Length 'L'	Slope 'S'	Cross sectional area	Wetted Perimeter	Hydraulic Radius 'R'	Velocity	Available WQF	Swale Contact Time
DMA 01	44,249 s.f.	0.69	0.20 in/hr	0.14 cfs	80 ft	0.0100	1.00 s.f.	5.06 ft	0.20 ft	0.17 fps	0.17 cfs	7.91 mins
DMA 02	15,540 s.f.	0.82	0.20 in/hr	0.06 cfs	80 ft	0.0050	1.00 s.f.	5.06 ft	0.20 ft	0.12 fps	0.12 cfs	11.19 mins
DMA 03	11,323 s.f.	0.80	0.20 in/hr	0.04 cfs	55 ft	0.0050	1.00 s.f.	5.06 ft	0.20 ft	0.12 fps	0.12 cfs	7.69 mins
DMA 04	24,187 s.f.	0.82	0.20 in/hr	0.09 cfs	170 ft	0.0100	0.50 s.f.	3.06 ft	0.16 ft	0.15 fps	0.07 cfs	19.09 mins
DMA 05	13,464 s.f.	0.76	0.20 in/hr	0.05 cfs	80 ft	0.0050	0.50 s.f.	3.06 ft	0.16 ft	0.10 fps	0.05 cfs	12.71 mins
DMA 06	20,144 s.f.	0.80	0.20 in/hr	0.07 cfs	95 ft	0.0050	1.00 s.f.	5.06 ft	0.20 ft	0.12 fps	0.12 cfs	13.29 mins
DMA 07	3,947 s.f.	0.71	0.20 in/hr	0.01 cfs								
DMA 08	19,160 s.f.	0.80	0.20 in/hr	0.07 cfs								
DMA 09	24,603 s.f.	0.82	0.20 in/hr	0.09 cfs	105 ft	0.0100	0.50 s.f.	3.06 ft	0.16 ft	0.15 fps	0.07 cfs	11.79 mins
DMA 10	30,897 s.f.	0.85	0.20 in/hr	0.12 cfs	55 ft	0.0050	0.50 s.f.	3.06 ft	0.16 ft	0.10 fps	0.05 cfs	8.74 mins
DMA 11	36,012 s.f.	0.80	0.20 in/hr	0.13 cfs	175 ft	0.0100	1.00 s.f.	5.06 ft	0.20 ft	0.17 fps	0.17 cfs	17.31 mins
DMA 12	28,213 s.f.	0.88	0.20 in/hr	0.11 cfs								
DMA 13	20,870 s.f.	0.86	0.20 in/hr	0.08 cfs	175 ft	0.0050	1.00 s.f.	5.06 ft	0.20 ft	0.12 fps	0.12 cfs	24.48 mins
DMA 14	25,576 s.f.	0.84	0.20 in/hr	0.10 cfs	190 ft	0.0050	1.00 s.f.	5.06 ft	0.20 ft	0.12 fps	0.12 cfs	26.58 mins



Y:	J. INIGUEZ
HK:	R.HAWKINS
DATE:	2023-11-10

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295



PRELIMINARY GRADING EXHIBIT

PLANNING EXHIBIT FOR:
3 STRIKES & BANQUET HALL
W. ATHERTON DRIVE
MANTeca, CALIFORNIA

DATE: _____

SHEET

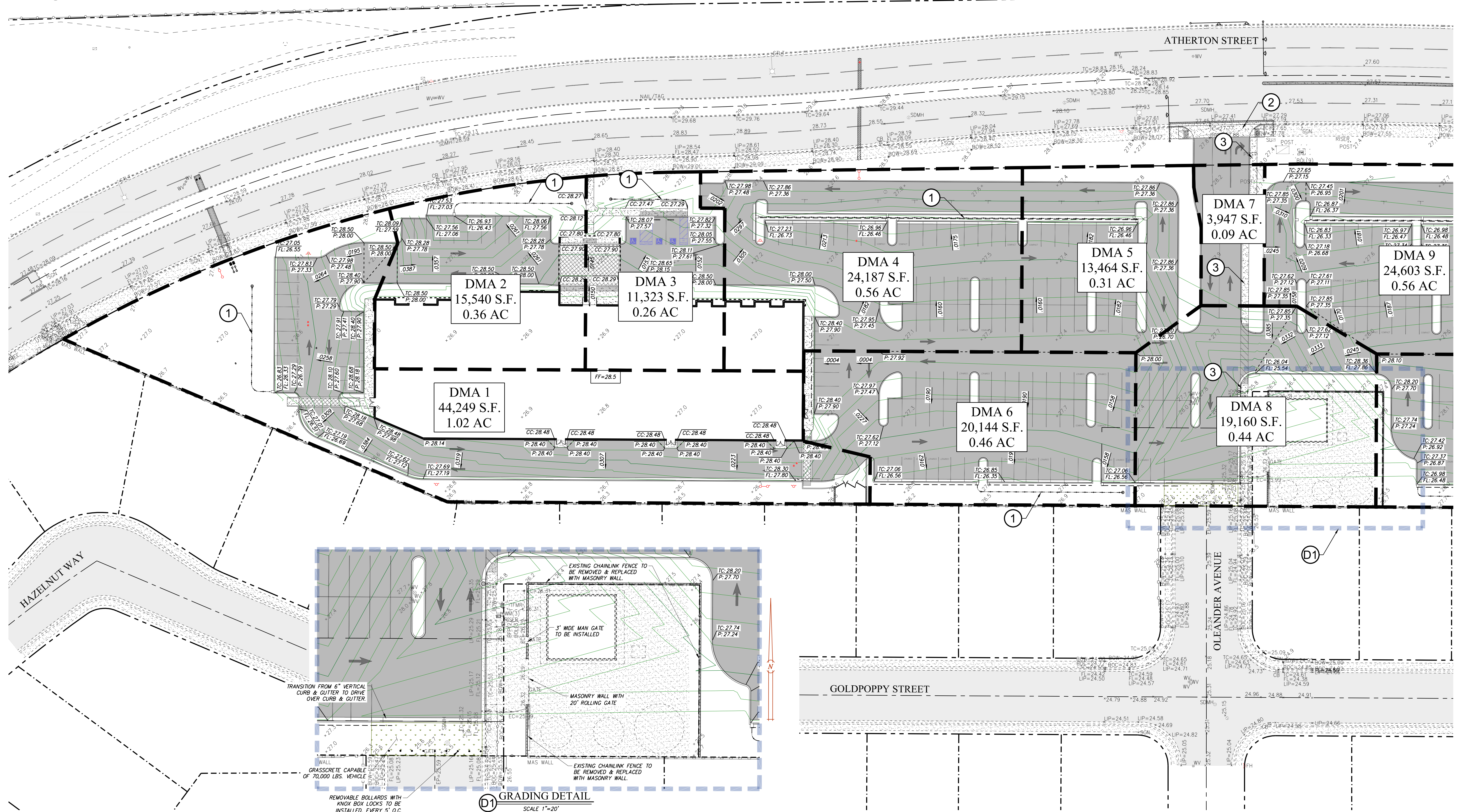
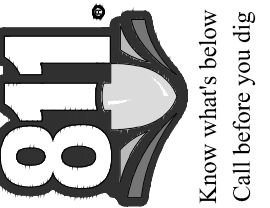
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OF

3

1. HAWKINS & ASSOCIATES HAVE CONFIRMED THE CAPACITY OF THE EXISTING DRAINAGE BASIN IS AS PER PLANNED AND WILL ACCOMMODATE THIS DEVELOPMENT.
2. NO HYDRO-MODIFICATION VOLUME WILL BE HELD ON-SITE SINCE THE BASIN IS ADEQUATELY SIZED.
3. ALL DRAINAGE WILL BE TREATED ON-SITE PRIOR TO ENTERING THE EXISTING COLLECTION SYSTEM.

- ① DRAINAGE SWALE FOR STORM DRAIN TREATMENT
- ② INSTALL COMMERCIAL DRIVEWAY PER CITY OF MANTECA STD. DWG. ST-9
- ③ SIDEWALK TO BE INSTALLED

[illegible]

Y:	J. INIGUEZ
HK:	R.HAWKINS
DATE:	2023-11-10

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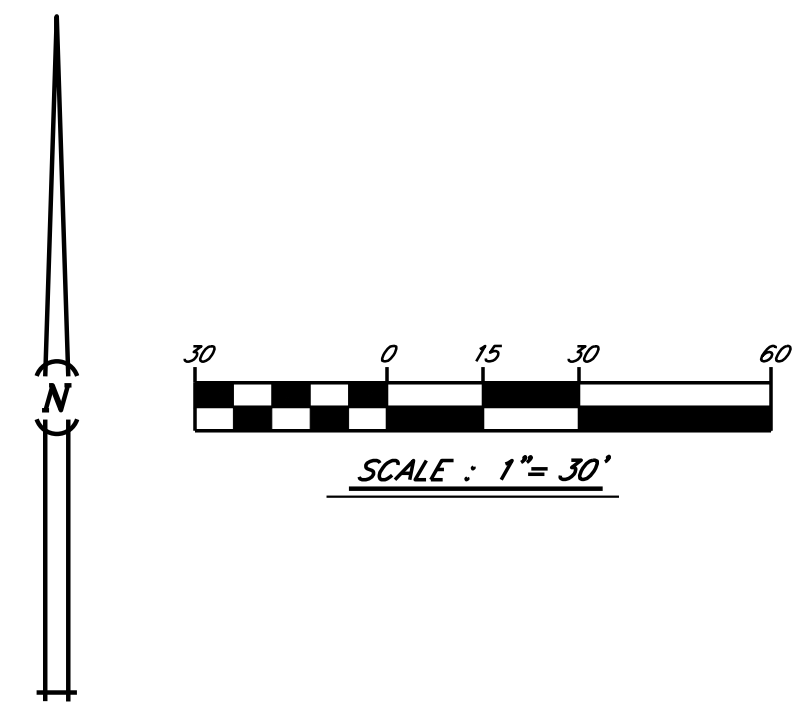
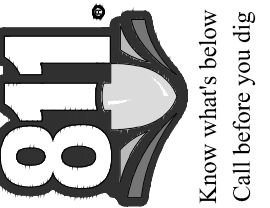


PLANNING EXHIBIT FOR:
3 STRIKES & BANQUET HALL
W. ATHERTON DRIVE
MANTeca, CALIFORNIA

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-
- ATHERTON STREET
- OLEANDER AVENUE
- GOLDPOPPY STREET
- DMA 5
13,464 S.F.
0.31 AC
- DMA 7
3,947 S.F.
0.09 AC
- DMA 8
19,160 S.F.
0.44 AC
- DMA 9
24,603 S.F.
0.56 AC
- DMA 10
30,897 S.F.
0.71 AC
- DMA 11
36,012 S.F.
0.83 AC
- DMA 12
28,213 S.F.
0.65 AC
- DMA 13
20,870 S.F.
0.48 AC
- DMA 14
25,576 S.F.
0.59 AC

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Y:	J. INIGUEZ
HK:	R.HAWKINS
DATE:	2023-11-10

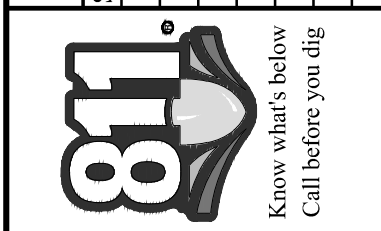
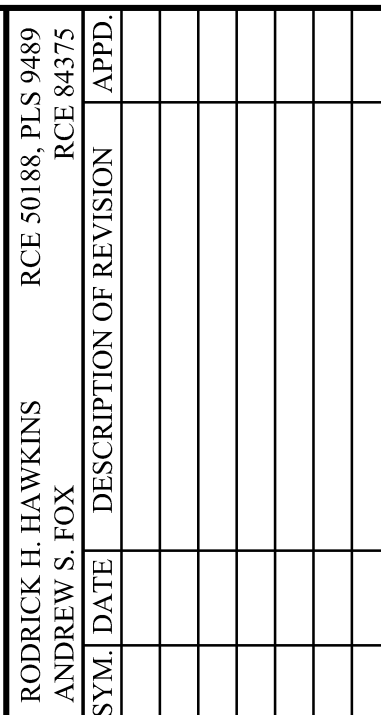
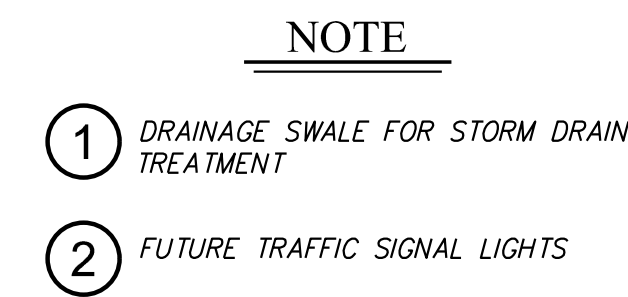
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MODESTO, CA. 95354
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PRELIMINARY GRADING EXHIBIT

3 STRIKES & BANQUET HALL
W. ATHERTON DRIVE
MANTECA, CALIFORNIA

DATE: _____
SHEET
3
OF
3



BY:	<u>J.INIGUEZ</u>
CHK:	<u>R.HAWKINS</u>
DATE:	<u>2023-11-10</u>

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ENGINEERING, INC.**
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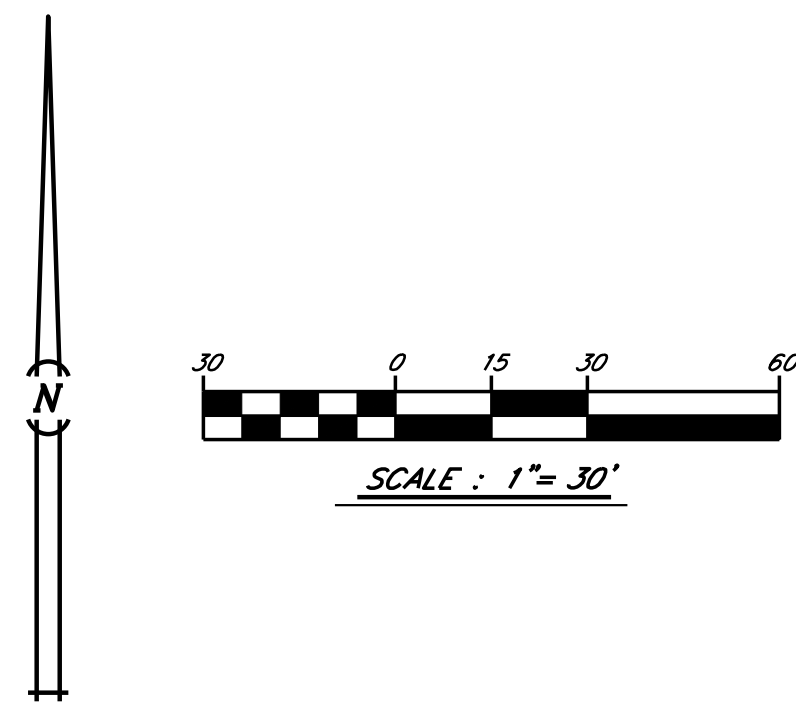


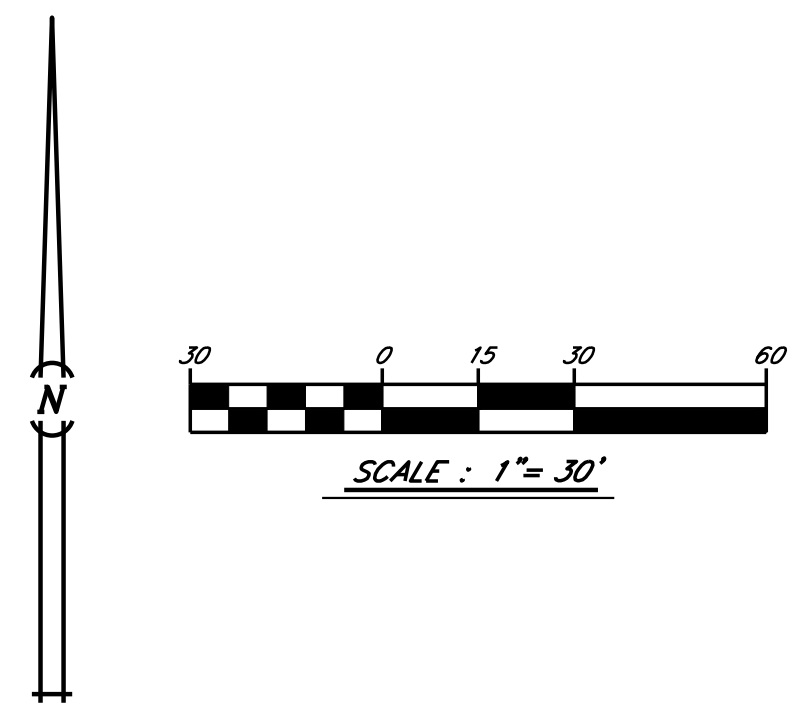
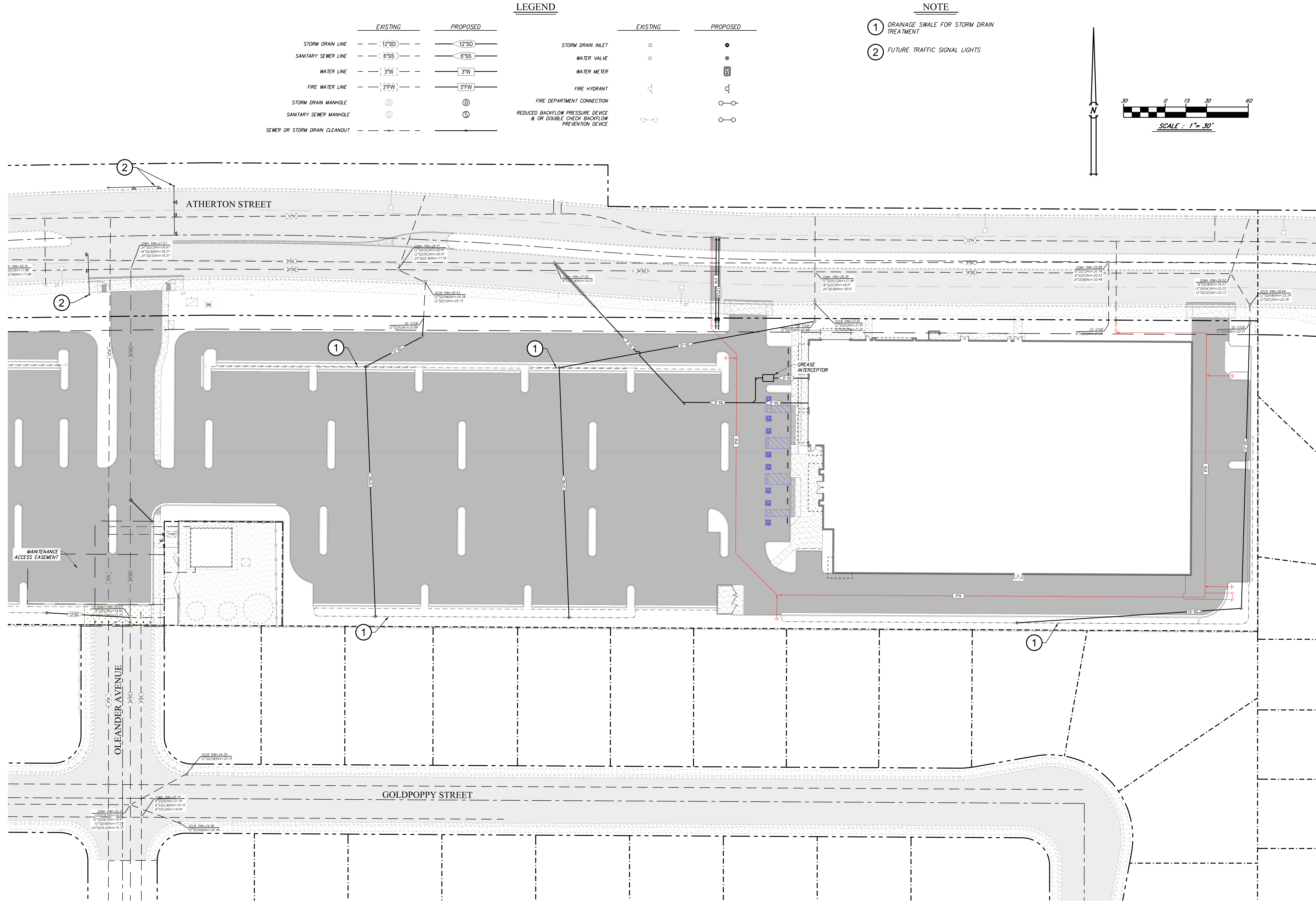
PRELIMINARY UTILITY EXHIBIT

PLANNING EXHIBIT FOR:
3 STRIKES & BANQUET HALL
W. ATHERTON DRIVE
MANTeca, CALIFORNIA

DATE: _____

SHEET
1
OF
3





RODRICK H. HAWKINS
ANDREW S. FOX
SYM. DATE
RCE 50188, PLS 9489
RCE 44375
DESCRIPTION OF REVISION
APPD.

BY: J. INIGUEZ
CHK: R. HAWKINS
DATE: 2023-11-10

**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

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PLANNING EXHIBIT FOR:
3 STRIKES & BANQUET HALL
W. ATHERTON DRIVE
MANTECA, CALIFORNIA

DATE:
SHEET
3
OF
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7037 Dusty Lane
Modesto, CA 95357
209.614.3725
justin@smitharchitectureinc.com

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. PONZAN
NO. 18866
ELECTRICAL
STATE OF CALIFORNIA

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PROJECT

PROJECT DETAILS

PROJECT NO. 2XXX
SUBMITTAL DATE:

PROJECT REVISIONS

SHEET DETAILS

DRAWN BY: CCM
CHECKED BY: KP

SHEET TITLE

SITE PLAN - PHOTOMETRICS

SHEET
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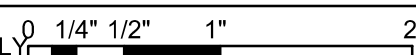
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PROJECT

PROJECT DETAILS

PROJECT NO. 2XXX
SUBMITTAL DATE:

PROJECT REVISIONS

SHEET DETAILS

DRAWN BY: CCM
CHECKED BY: KP

SHEET TITLE

SITE PLAN - PHOTOMETRICS

SHEET
NUMBER

E1.2

