

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



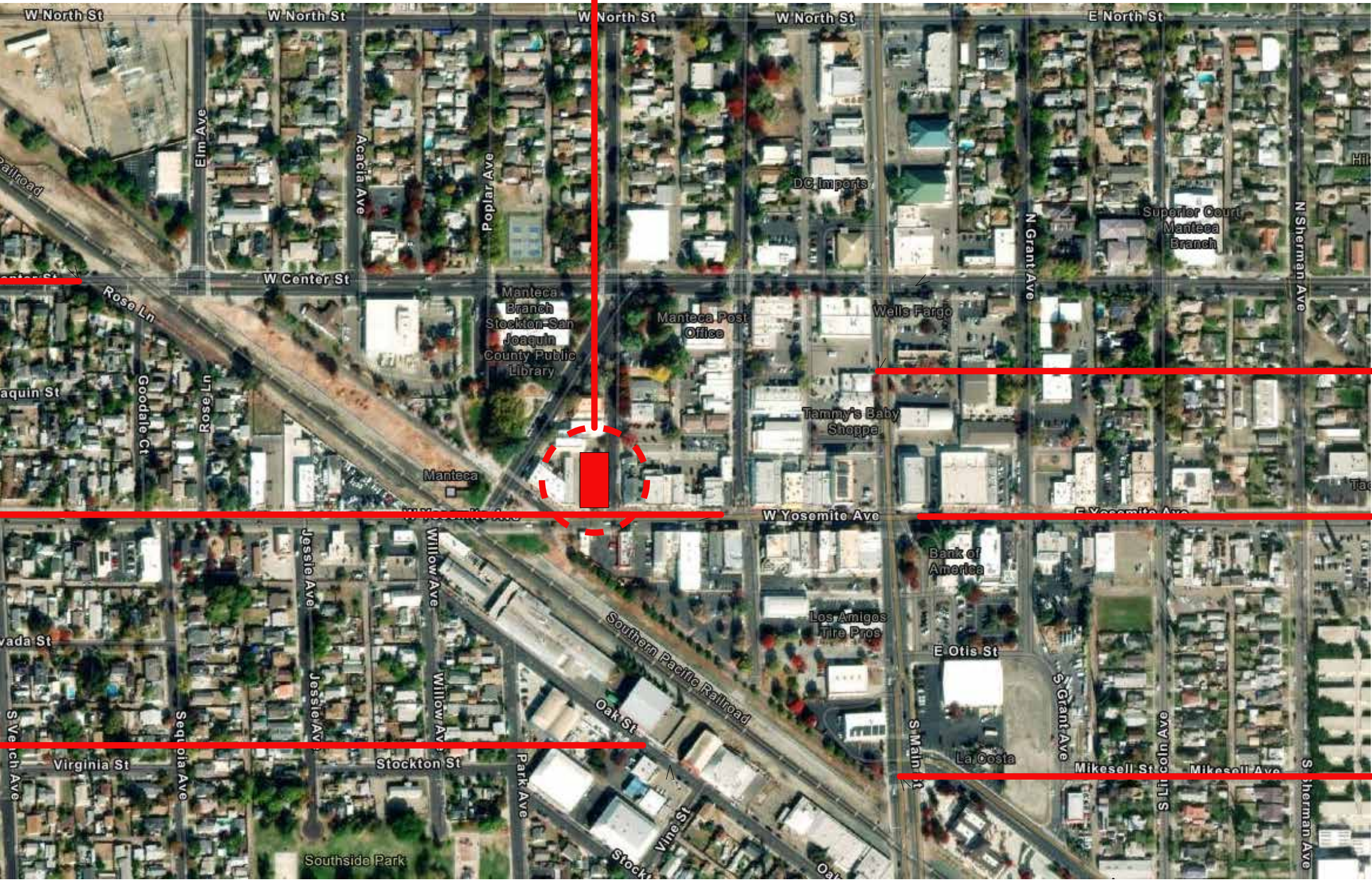
W CENTER ST



W YOSEMITE AVE



OAK ST



Project Site Context



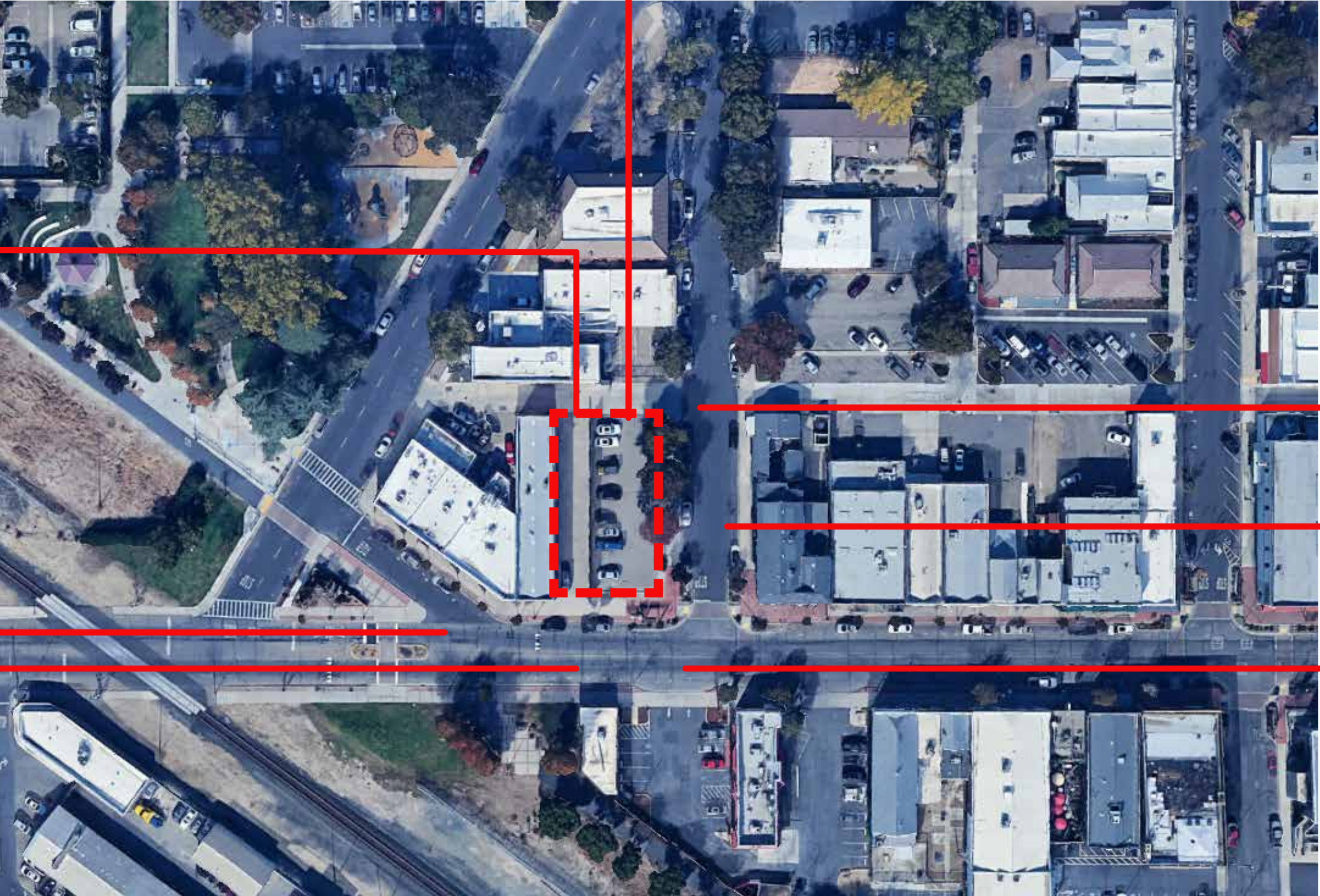
N MAIN ST



E YOSEMITE AVE



S MAIN ST

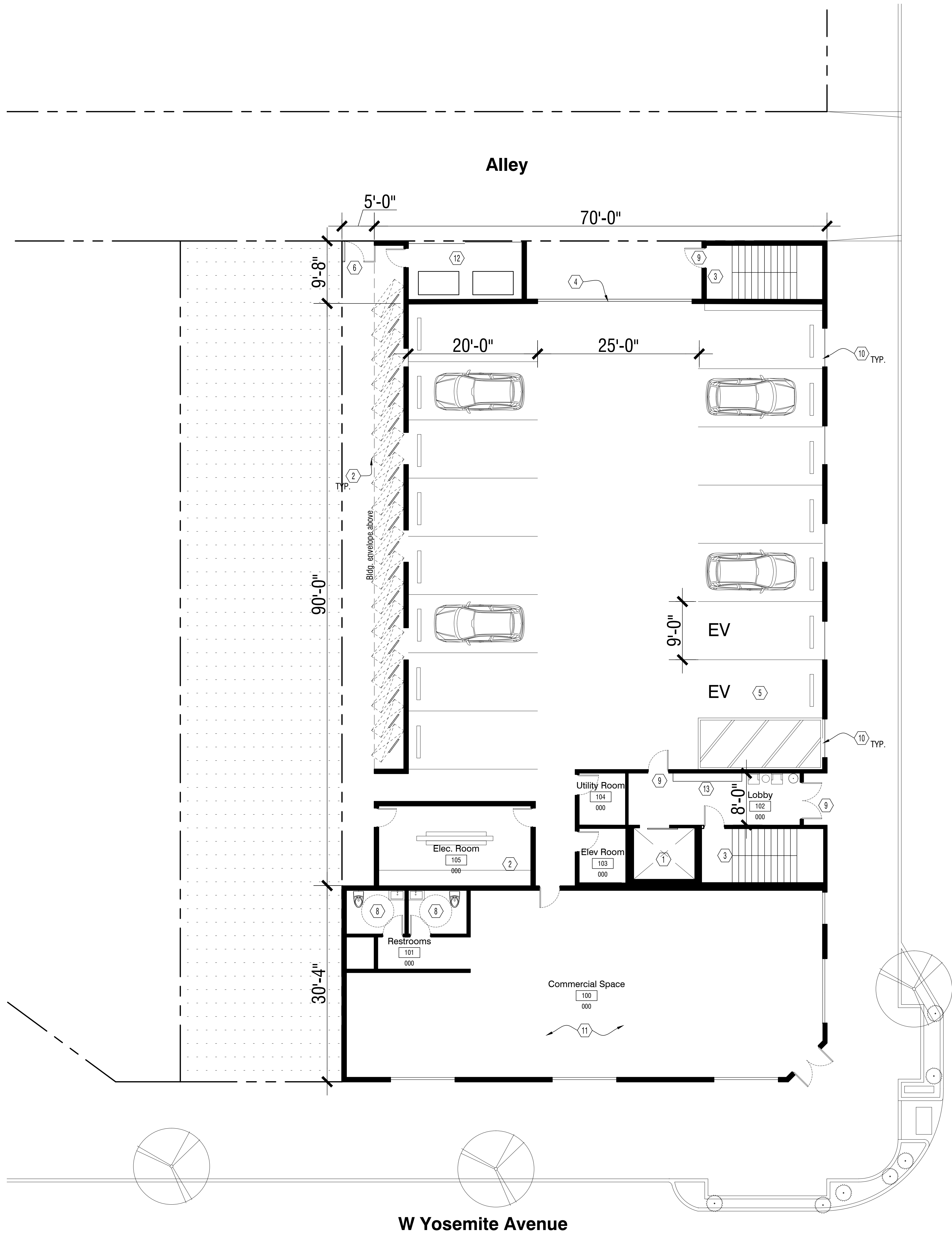


Project Site



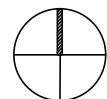


<div>Project Data</div>			
<div>Project:</div> <div>100% Affordable Housing (Senior Housing)</div> <div>Yosemite Senior Housing 309 W Yosemite Manteca, CA 95336</div> <div>Assessors Parcel Number:</div> <div>217-21-011 & 217-21-010</div> <div>Lot Size:</div> <div>6,534 sf (0.15 Acre) 3,049 sf (0.07 Acre)</div> <div>Lot Coverage:</div> <div>Building Footprint SF: 9,251 Lot total SF: 9,583</div> <div>Lot Coverage: 96.5%</div> <div>Existing Zone / General Plan:</div> <div>Zoning: CBD-1 (Central Business District - 1) General Plan: CMU</div> <div>Proposed Zone / General Plan:</div> <div>Zoning: XXX General Plan: XXX</div> <div>Setbacks:</div> <div>FYSB: 0' SYSB: 0' RYSB: 0'</div>	<div><div><div><div></div><div></div><div></div></div><div>NOT FOR CONSTRUCTION</div></div></div>	<div>Fredrik Gullberg Principal t: 858.405.7800 gullberg@artifexwest.com</div> <div>Charles Linch Principal t: 760.470.5295 linch@artifexwest.com</div>	
<div>Parking Breakdown:</div> <div>Proposed Parking Stalls: 14 Required: 0</div> <div>Proposed ADA Parking: 1 (Van Accessible)</div> <div>Bike Parking Spaces: 20</div>			
<div>Parking Notes:</div> <div><ul style="list-style-type: none">Per State of California Government Code 65915 this project does not require any off street parking. 100% Affordable Housing</div>		<div><div><div></div><div>www.artifexwest.com</div><div>ArtifexWest</div><div>Studio</div></div></div>	
<div>Level Breakdown</div> <div><div>Level 1: 9,251sf</div><div>Commercial Space Parking Bicycle Parking Utility Room Trash Enclosure</div><div>Level 2: 9,251sf</div><div>10 - 1 Bedroom Community Room Office Space Storage Space</div><div>Level 3: 9,251sf</div><div>11 - 1 Bedroom Community Room Office Space Storage Space Laundry</div><div>Level 4: 9,251sf</div><div>10 - 1 Bedroom Community Room Office Space Storage Space</div><div>Level 5: 9,251sf</div><div>11 - 1 Bedroom Community Room Office Space Storage Space Laundry</div><div>Total Units: 42 Total Building Area: 46,255sf</div></div>		<div><div><div></div><div>Yosemite Senior Apartments 309 W Yosemite Avenue Manteca, CA</div></div><div>project no: 2405</div><div>© 2024 Artifex West Inc. All rights reserved.</div><div>mark date revision</div></div>	
<div>Keynotes: <div>X</div></div> <div><div>1. Existing curb cut to be removed and replace with sidewalk matching adjacent sidewalk</div><div>2. Existing accessible ramp</div><div>3. Existing Trees</div><div>4. Proposed building footprint</div><div>5. Existing street parking</div><div>6. Existing neighboring building</div><div>7. Existing curb and gutter</div><div>8. Existing landscaping in ROW</div></div>		<div>date</div> <div>2024 February 05</div> <div>sheet title</div> <div>Site Plan</div> <div>sheet</div> <div>G101</div>	



Proposed Level 1 Floor Plan

Scale: 1/8" = 1'



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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

Level 1 Floor Plan

sheet

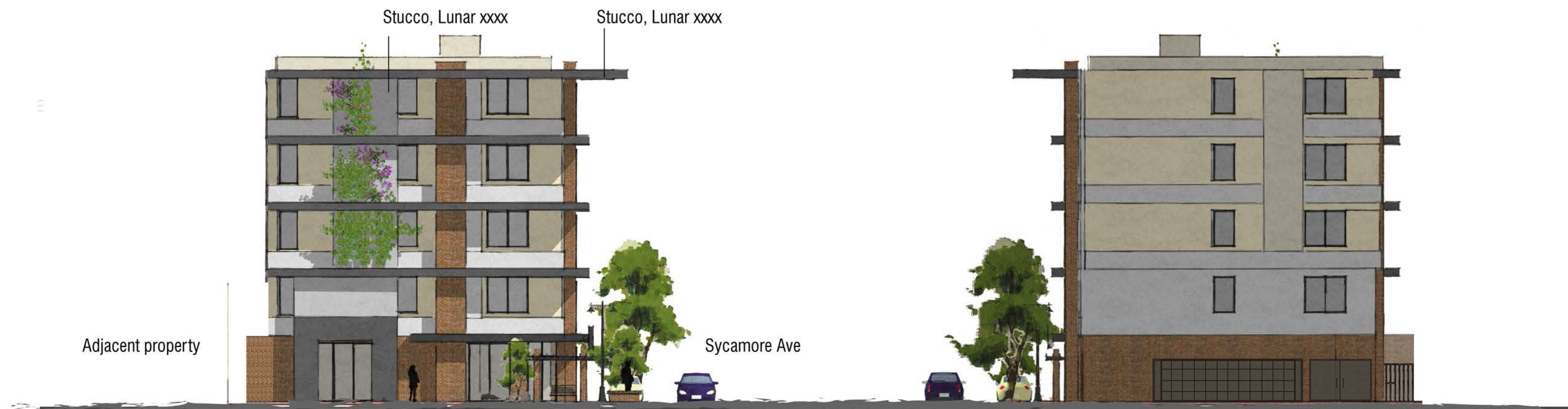
G101

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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project no: 2422

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2024 Feb 8

sheet title

ELEVATIONS

sheet

A 201
