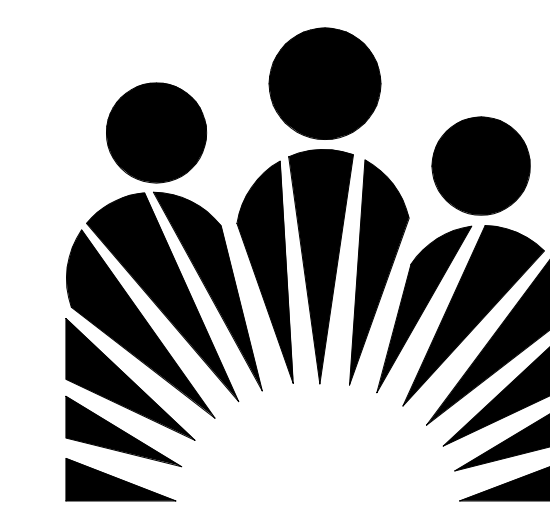




KAISER PERMANENTE

**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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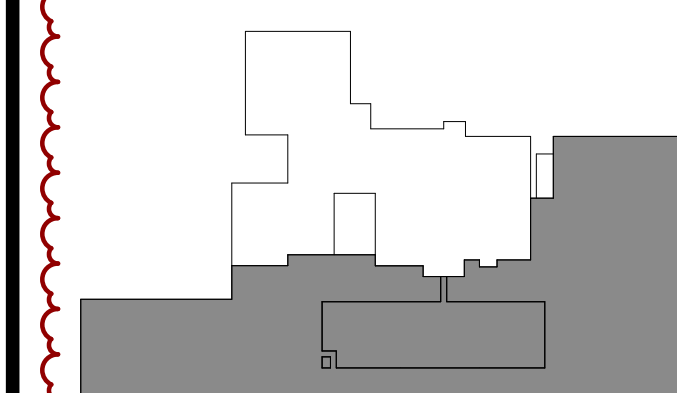
Agency Approval:



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Oakland, California 94604

CAP027912
MANTECA ED
EXPANSION
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MANTECA, CA 95337

ENTITLEMENTS



KEYPLAN

Number	Date	Issued For
2	06/19/2025	BACKCHECK #1
1	08/30/2024	FIRST SUBMISSION

COVER SHEET

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

Drawing Number

ENT-C0



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

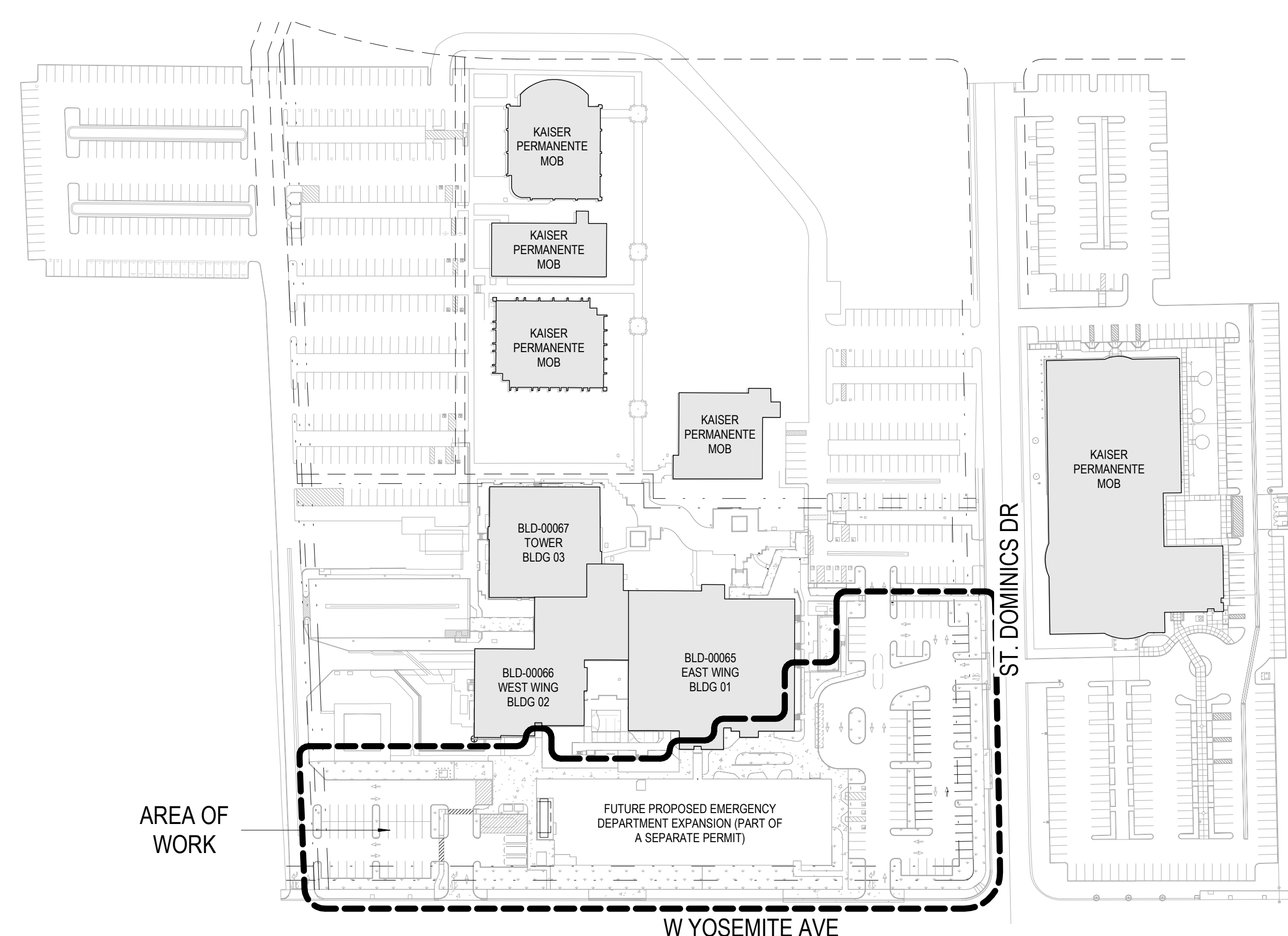
MEP Consultant:
TK1SC / WSP
515 South Figueroa Street
Suite 1400, Los Angeles, CA 90071
Contact: Michael Huynh

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

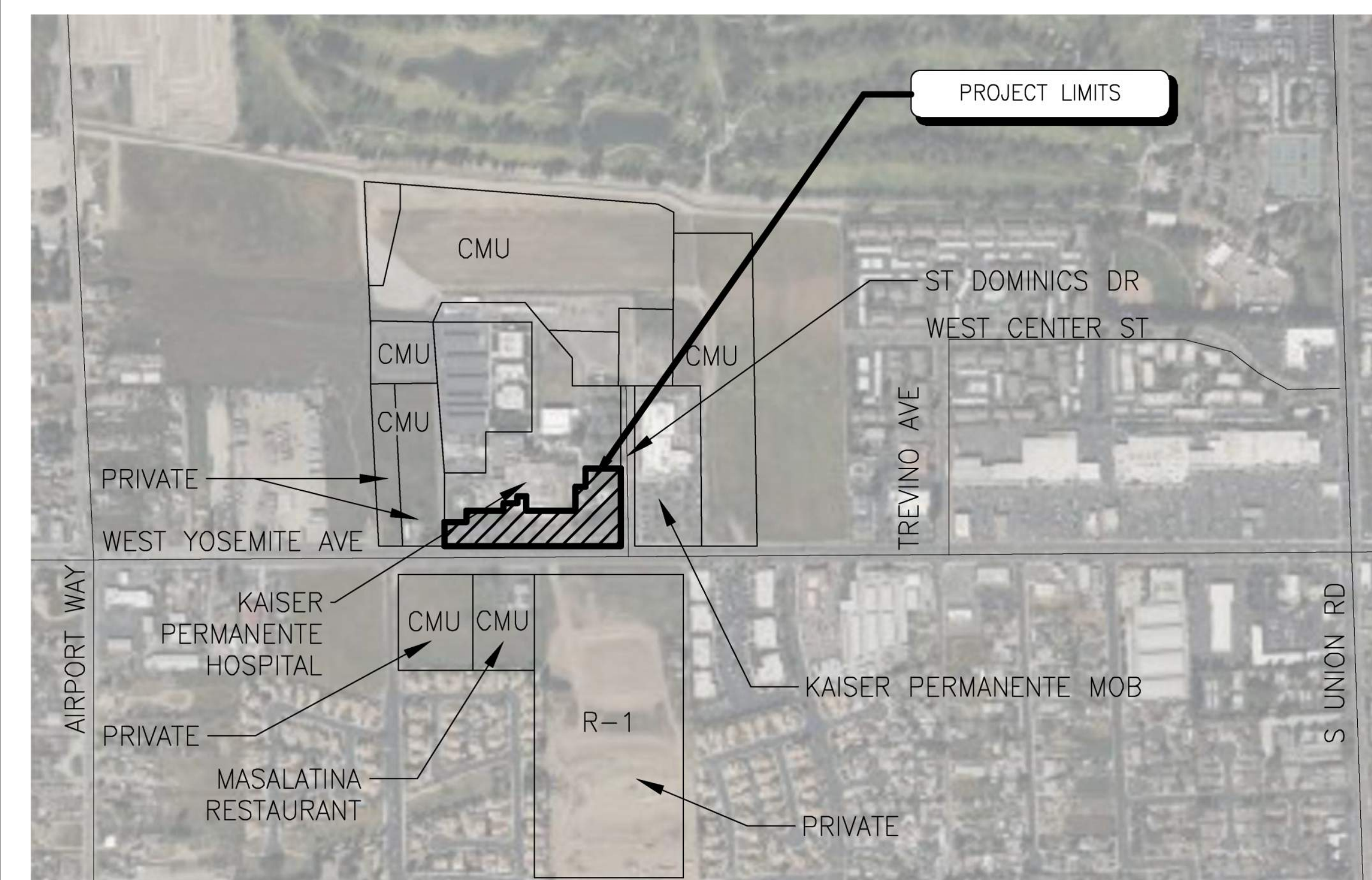
Civil/Landscape Consultant:
O'Dell (A Westwood Company)
1154 Scenic Drive, Suite A, Modesto, CA, 95350
Contact: Stephanie Konq, Jesse Grafton

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

FACILITY MAP



VICINITY MAP



1

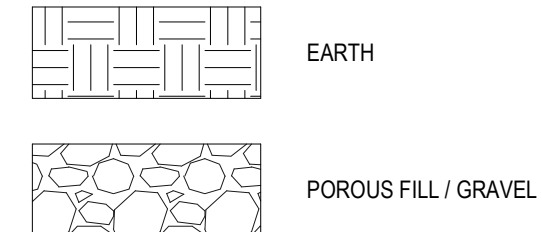
ABBREVIATIONS

AT	ANCHOR BOLT	I.D.	INSIDE DIAMETER
AC	AIR CONDITIONING	I.F.	INSIDE FACE
ACUST	ACOUSTICAL	INCL	INCLUDE
AC.T.	ACOUSTIC TILE	INCL	INCLUDE
ACT	ACTUAL	INT	INTERIOR
ACP	ACOUSTIC CEILING PANEL	INV	INVERT
ADCL	ADDITIONAL	I.P.S.	IRON PIPE SIZE
ADJ	ADJUSTABLE / ADJUST	JAN	JANITOR
A.F.F.	ABOVE FINISHED FLOOR	JST	JOIST
AGGR	AGGREGATE	JT	JOINT
A.H.U.	AIR HANDLING UNIT	IT	KITCHEN
ALT	ALTERNATE	LAV	LAVATORY
ALUM	ALUMINUM	LCKR	LOCKER
ANOD	ANODIZED	L.F.	LINEAR FOOT
APPROX	APPROXIMATE	L.L.	LIVE LOAD
ARCH	ARCHITECTURAL	L.P.	LOW POINT
ASPH	ASPHALT	LT	LIGHT
A.T.	ASPHALT TILE		
L	ANGLE		
B.C.	BRICK COURSE	MAS	MASONRY
BC	BOTTOM OF CURB	MATL	MATERIAL
BD	BOARD	MAX	MAXIMUM
B.E.J.	BRICK (BLOCK) EXPANSION JOINT	M.C.	MASONRY COURSE
B.F.	BOTTOM OF FOOTING	MECH	MECHANICAL
BTUMINOUS	BITUMINOUS	MEMB	MEMBRANE
BLDG	BUILDING	MET	METAL
BLK	BLOCK	MET T.P.	METAL TOILET PARTITION
BLKG	BLOCKING	MEZZ	MEZZANINE
BM	BEAM	MFR	MANUFACTURER
B.M.	BENCH MARK	MHR	MANHOLE
BOT	BOTTOM	MIN	MINIMUM
B.P.	BOTTOM OF POCKET	MIR	MIRROR
B.P.L.	BEARING PLATE / BASE PLATE	MISC	MISCELLANEOUS
BRK	BRICK	M.O.	MASONRY OPENING
B.S.	BOTH SIDES	MTD	MOUNTED
B.U.R.	BUILT UP ROOFING	M.U.	MASONRY UNIT
BW	BOTTOM OF WALL	MULL	MULLION
B.W.R.	BOTH WAYS WALL		
CAB	CABINET	N	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CEM	CEMENT	NO.	NUMBER
CER	CERAMIC	NOM	NOMINAL
C.F.M.F.	COLD FORMED METAL FRAMING	N.R.C.	NOISE REDUCTION COEFFICIENT
CH	CABINET HEATER	N.T.S.	NOT TO SCALE
CHBD	CHALKBOARD		
CL	CAST IRON	O.A.	OUTSIDE AIR
C.I.	CONTROL JOINT	O.C.	ON CENTER
CLG. HT.	CEILING HEIGHT	O.D.	OUTSIDE DIAMETER
CLO	CLOSET	O.F.	OUTSIDE FACE
CLR	CLEAR	O.F.	OFFICE
CLRM	CLASSROOM	OH	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	OPNG	OPENING
CNTR	COUNTER	OPP	OPPOSITE
C.O.	CLEAN OUT	O.H.	OPPOSITE HAND
COL	COLUMN	OZ	OUNCE
COMP	COMPACTED / COMPOSITION		
CONC	CONCRETE	PART	PARTITION
CONF	CONFERENCE	PL	PLATE
CONN	CONNECTION	P.LAM	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
C.L.L.	CONTRACT LIMIT LINE	PR	PAIR
CONTR	CONTRACTOR	PREFAB	PREFABRICATED
CONV	CONNECTOR	PROJ	PROJECTION
COORD	COORDINATE	PROP	PROPERTY
CORR	CORRIDOR	PTD	PAINTED
C.P.	CONTROL PANEL	P.T.D.	PAPER TOWEL DISPENSER
CPT	CARPET	Q.T.	QUARRY TILE
C.R.	CEILING REGISTER		
C.T.	CERAMIC TILE	R	RISER (RADIUS)
CTR	CENTER	R.A.	RETURN AIR
C.U.H.	CABINET UNIT HEATER	RAD	RADIATION
C.Y.	CUBIC YARD	R.B.	RESILIENT BASE
		R.D.	ROOF DRAIN
DBL	DOUBLE	RECPT	RECEPTACLE
DEPT	DEPARTMENT	REF	REFERENCE
DET	DETAIL	REFL	REFLECTED, REFLECTIVE
D.F.	DRINKING FOUNTAIN	REFR	REFRIGERATOR
DIA	DIAMETER	REG	REGISTER
DM	DIMENSION	REINF	REINFORCING
DISP	DISPENSER	REQD	REQUIRED
DIV	DIVISION	RES	RESILIENT
D.L.	DEAD LOAD	RET	RETAINING
DN	DOWN	REV	REVISION
D.O.	DOOR OPENING	RIA	ROOM
DR	DOOR	R.O.	ROUGH OPENING
DS	DOWNSPOUT	R.O.W.	RIGHT OF WAY
D.S.P.	DRY STAND PIPE	R.T.	RUBBER TILE
DWG	DRAWING	RV	ROOF VENT
DWL	DOWEL	R.W.L.	RAIN WATER LEADER
E	EAST	S	SOUTH
EA	EACH	S.F.F.F.G.	SPRINKLED ON FIREPROOFING
E.B.F.	EXISTING BOTTOM OF FOOTING	S.C.	SOLID CORE
E.C.	EXPOSED CONSTRUCTION	S.C.D.	SEAT COVER DISPENSER
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	SCHED	SCHEDULE
E.J.	EXPANSION JOINT	S.D.	SOAP DISPENSER
E.J.C.	EXPANSION JOINT COVER	SEC	SECTION
EL	ELEVATION	S.F.	SQUARE FOOT
ELEC	ELECTRICAL	S.G.F.T.	STRUCTURAL GLAZED FACING TILE
ELEV	ELEVATOR	SH	SHelf
EMER	EMERGENCY	SHR	SHOWER
ENCL	ENCLOSURE	SHT	SHEET
ENGR	ENGINEER	SHR	SHOWER
EQ	ELECTRICAL PANEL	SH	SHEET
EQU	EQUIPMENT	SIM	SIMILAR
EQW	EACH WAY	S.N.D.	SANITARY NAPKIN DISPENSER
E.W.C.	ELECTRIC WATER COOLER	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXH	EXHAUST	SPEC	SPECIFICATIONS
EXIST	EXISTING	SPKR	SPEAKER
EXP	EXPANSION	S.P.R.	SINGLE PLY ROOF
EXPO	EXPANDED	SO	SQUARE
EXPO	EXPANDED	S.S	SOLID SURFACE
EXT	EXTERIOR	S.SK	SERVICE SINK
		S.STL	STAINLESS STEEL
F.A.	FIRE ALARM	STA	STATION
F.A.P.	FIRE ALARM PANEL	STD	STANDARD
F.B.	FOOTING BREAK	ST.F.T.	STEP FOOTING
F.BRK	FACE BRICK	STIFF	STIFFENERS
F.D.	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STOR	STORAGE
F.E.	FIRE EXTINGUISHER	S.T.R.	SOUND TRANSMISSION
F.E.C.	FIRE EXTINGUISHER CABINET (WITH EXTINGUISHER PROVIDED)	SURF	SURFACE
F.F.	FACTORY FINISH	SUSP	SUSPENDED
F.H.	FIRE HYDRANT	SYM	SYMMETRICAL
F.H.C.	FIRE HOSE CABINET		
F.H.P.	FULL HEIGHT PARTITION	T	TREAD
FIN	FINISH	T & B	TOP AND BOTTOM
FIN FL	FINISHED FLOOR	TB	TACKBOARD
FIXT	FIXTURE	T.B.	TOWEL BAR
FL	FLOOR	T.C.	TOP OF CURB
FLASH	FLASHING	TEL	TELEPHONE
FLEX	FLEXIBLE	TEMP	TEMPERED
FLUOR	FLUORESCENT	TERR	TERRAZZO
F.O.C.	FACE OF CONCRETE	T.F.	TOP OF FOUNDATION
F.O.F.	FACE OF FINISH	T & G.	TONGUE AND GROOVE
F.O.G.	FACE OF GYPSUM BOARD	THK	THICK
F.O.M.	FACE OF MASONRY	THRES	THRESHOLD
F.O.S.	FACE OF STUD	TP	TOP OF PAVEMENT
FPD	FLAT PANEL DISPLAY	T.P.D.	TOILET PAPER DISPENSER
PPFG	FIREPROOFING	TPR	TOP OF PIER
F.R.	FIRE RATED	TIS	TOP OF SLAB
F.R.T.	FIRE RETARDANT TREATED	TISH	TOP OF SHELF
F.S	FULL SIZE	T/STL	TOP OF STEEL
FT	FOOT OR FEET	T/W	TOP OF WALL
F.T.R.	FINISHED TUBE RADIATION	TYP	TYPICAL
FUR	FURRING	U.H.	UNIT HEATER
FUT	FUTURE	U.L.	UNDERWRITERS LABORATORY
F.W.C.	FABRIC WALL COVERING	UNFN	UNFINISHED
		U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUZE	UR	URINAL
GALV	GALVANIZED	U.V.	UNIT VENTILATOR
G.B.	GRAB BAR	V.B.	VINYL BASE
G.C.	GENERAL CONTRACTOR	V.C.T.	VINYL COMPOSITION TILE
GL	GLASS	VERT	VERTICAL
GLZ	GLAZE	VEST	VESTIBULE
GND	GROUND	V.F.	VINYL FABRIC
GRD	GRADE	V.G.	VERTICAL GRAIN
GWB	GYPSUM WALL BOARD	V.I.F.	VERIFY IN FIELD
GYP BD	GYPSUM BOARD / GYPSUM BOARD UNIT	VOL	VOLUME
		V.W.C.	VINYL WALLCOVERING
H.B.	HOSE BIBB	W	WEST
HC	HANDICAPPED	W	WITH
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HD	HEAD	WD	WOOD
H.P.	HIGH POINT	WID	WITHOUT
HWD	HARDWOOD	WIND	WINDOW
HDW	HARDWARE	WIO	WITHOUT
H.M.	HOLLOW METAL	WP	WATERPROOF
HOR	HORIZONTAL	W.P.T.	WORKING POINT
HTG	HEATING	W.S.	WALL SLEEVE
HT	HEIGHT	WSCOT	WAINSCOT
HYD	HYDRANT	WT	WEIGHT
H.V.	HEATING AND VENTILATING	WTF	WELDED WIRE FABRIC
H.U.	HEATING UNIT		

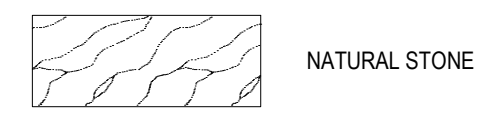
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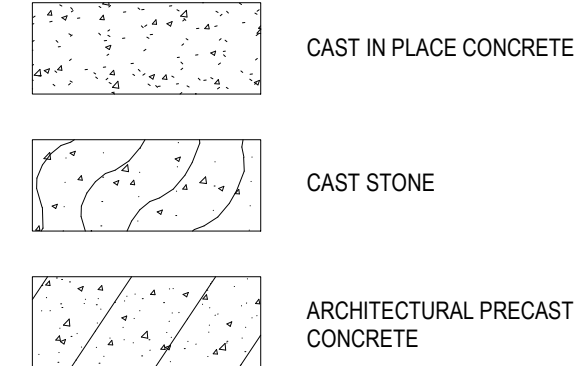
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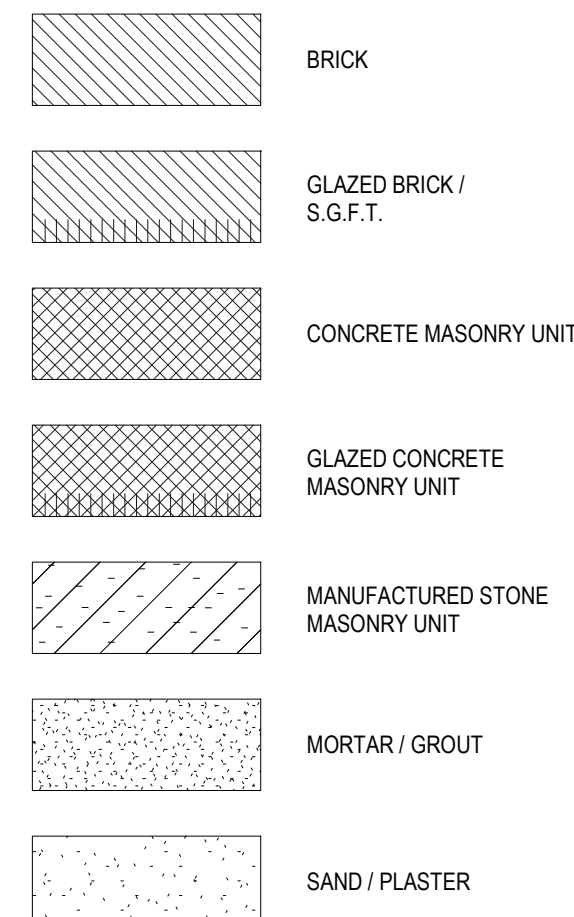
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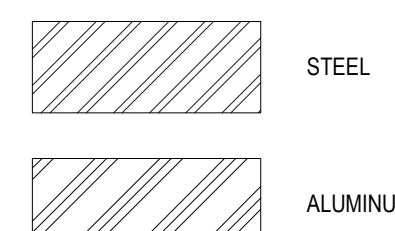
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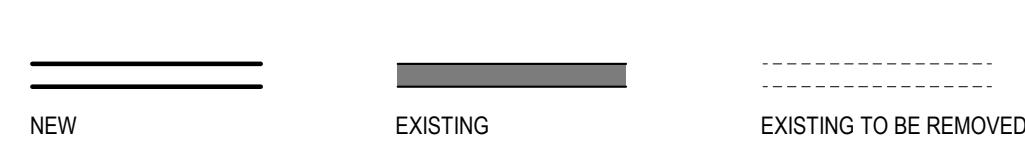
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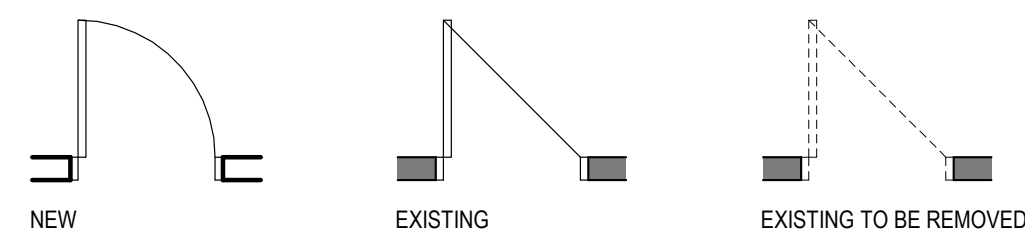
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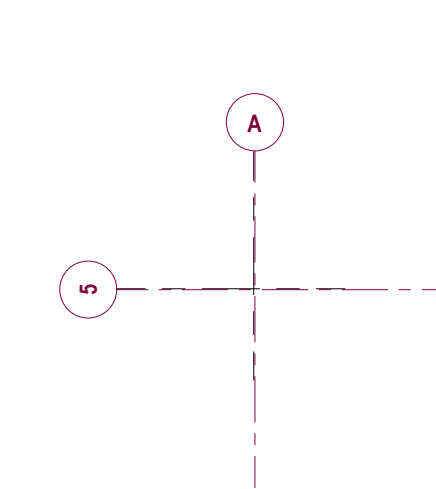
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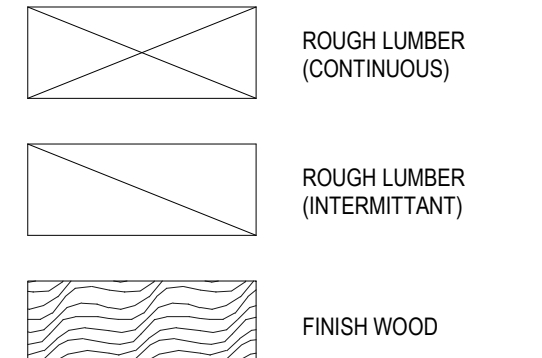
DOOR DESIGNATION



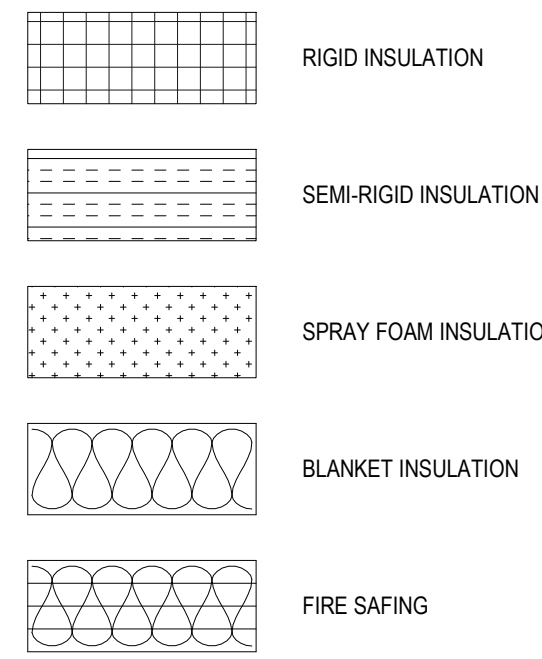
GRID LINES AND HEADS



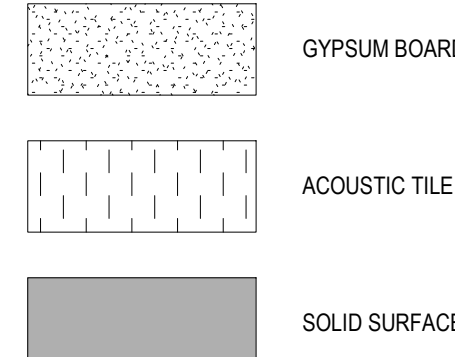
WOOD



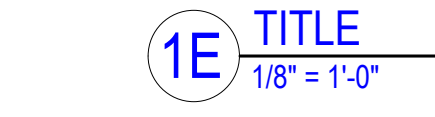
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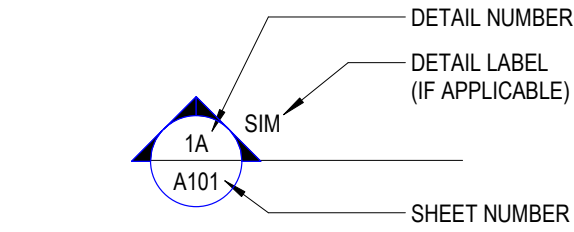
MISCELLANEOUS



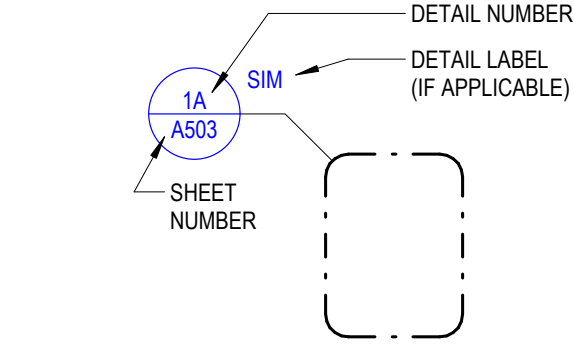
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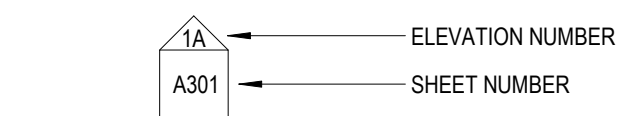
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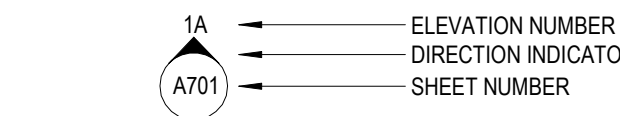
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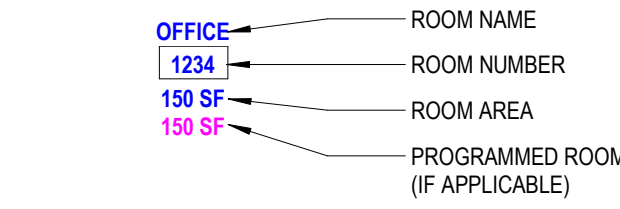
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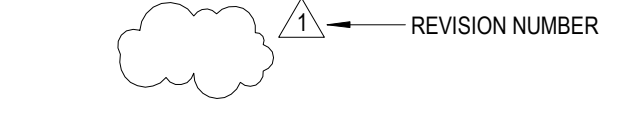
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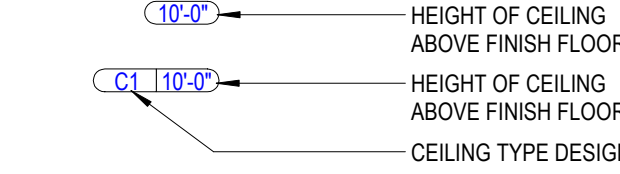
ROOM TAG



REVISION INDICATOR



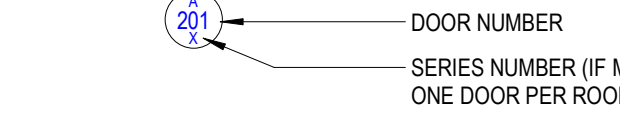
CEILING HEIGHT TAG



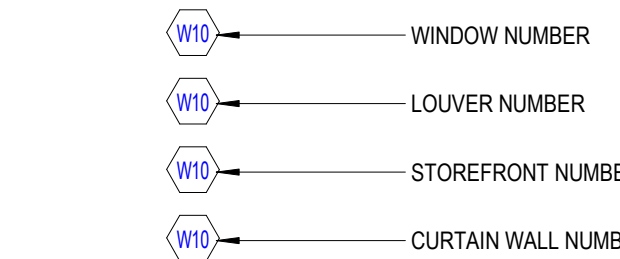
WALL TAG



DOOR TAG



WINDOW / LOUVER / STOREFRONT / CURTAIN WALL TAG



EQUIPMENT TAG



TOILET ACCESSORY TAG



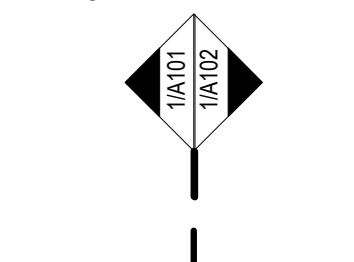
ELEVATION DATUM MARK



DEMOLITION KEYNOTE



MATCH LINE



4

DRAWING LIST

(0) ENTITLEMENTS	COVER SHEET
ENT-GI01	GENERAL INFORMATION
ENT-A000	OVERALL SITE DEMOLITION PLAN
ENT-A001	OVERALL PROPOSED SITE PLAN
ENT-A003	ENLARGED PROPOSED SITE PLAN
ENT-A101	OVERALL FIRST FLOOR PLAN
ENT-A301	EXTERIOR ELEVATIONS
ENT-A320	RENDERING
ENT-A321	COLORS AND MATERIALS BOARD
ENT-A400	BUILDING SECTIONS
ENT-C1.0	SITE PHOTO KEY MAP EXHIBIT
ENT-C1.0	PRELIMINARY GRADING EXHIBIT
ENT-C2.0	PRELIMINARY UTILITY EXHIBIT
ENT-C3.0	POST CONSTRUCTION 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-E001	ELECTRICAL ENLARGED SITE LIGHTING PLAN
ENT-E002	ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
ENT-E003	LIGHTING FIXTURE SCHEDULE



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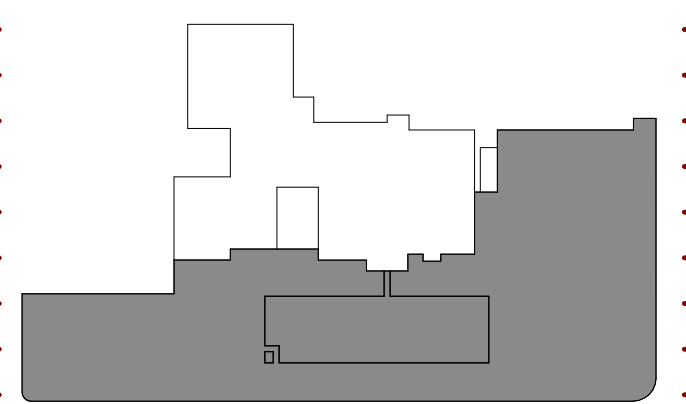
Agency Approval:



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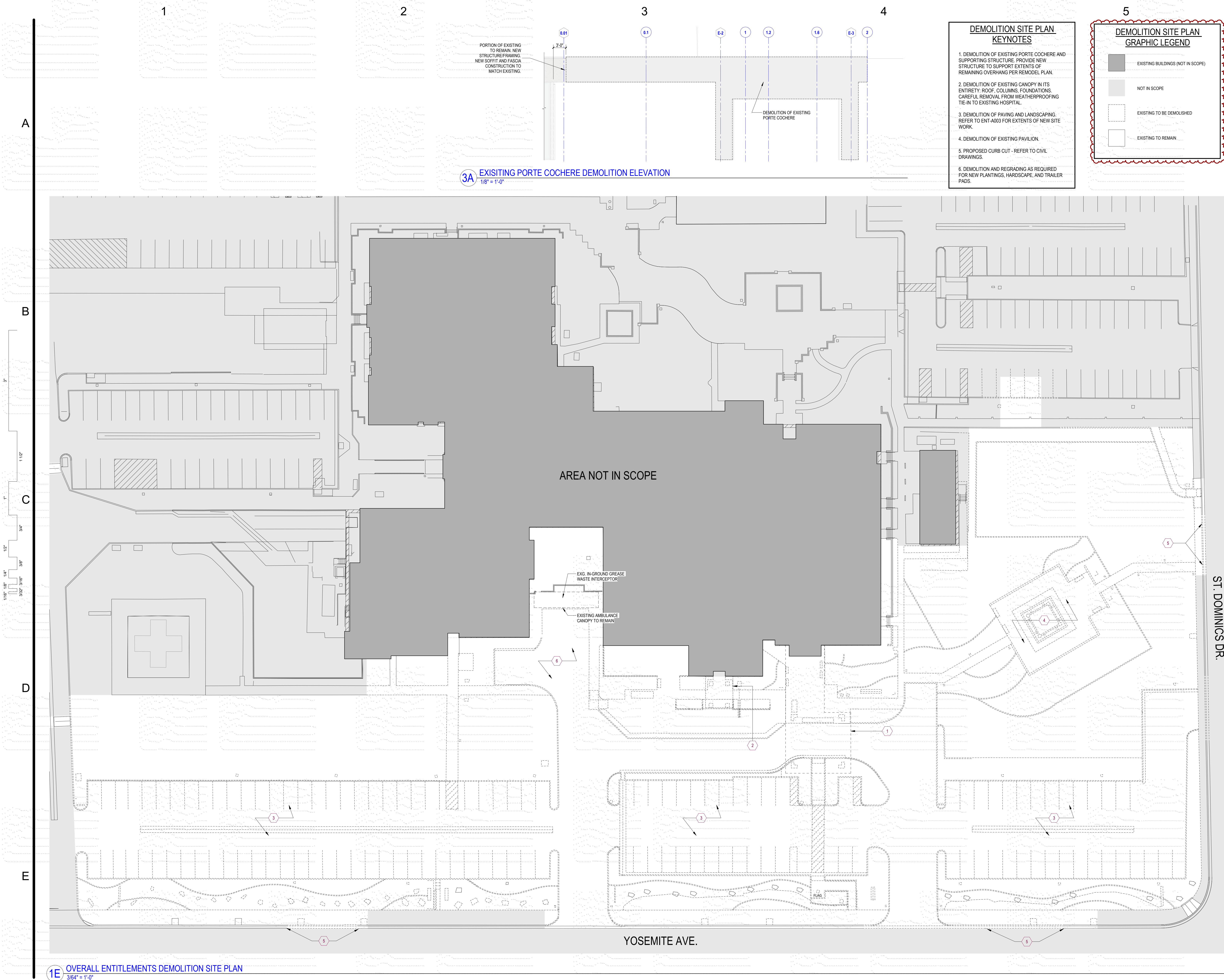


KEYPLAN

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

GENERAL INFORMATION

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



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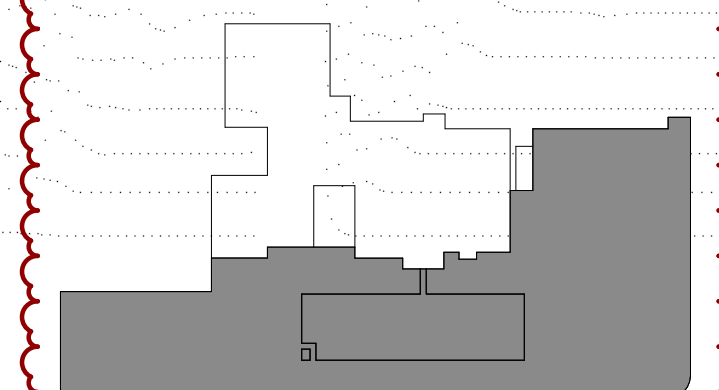
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**OVERALL SITE DEMOLITION
PLAN**

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

Drawing Number
ENT-A000

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'-400' 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.

CURB/RAMP 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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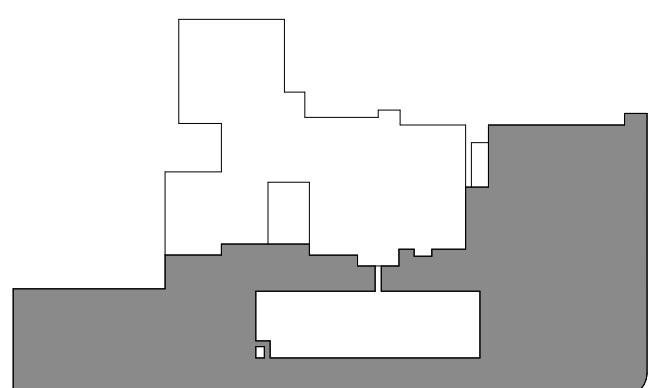
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OVERALL PROPOSED SITE PLAN

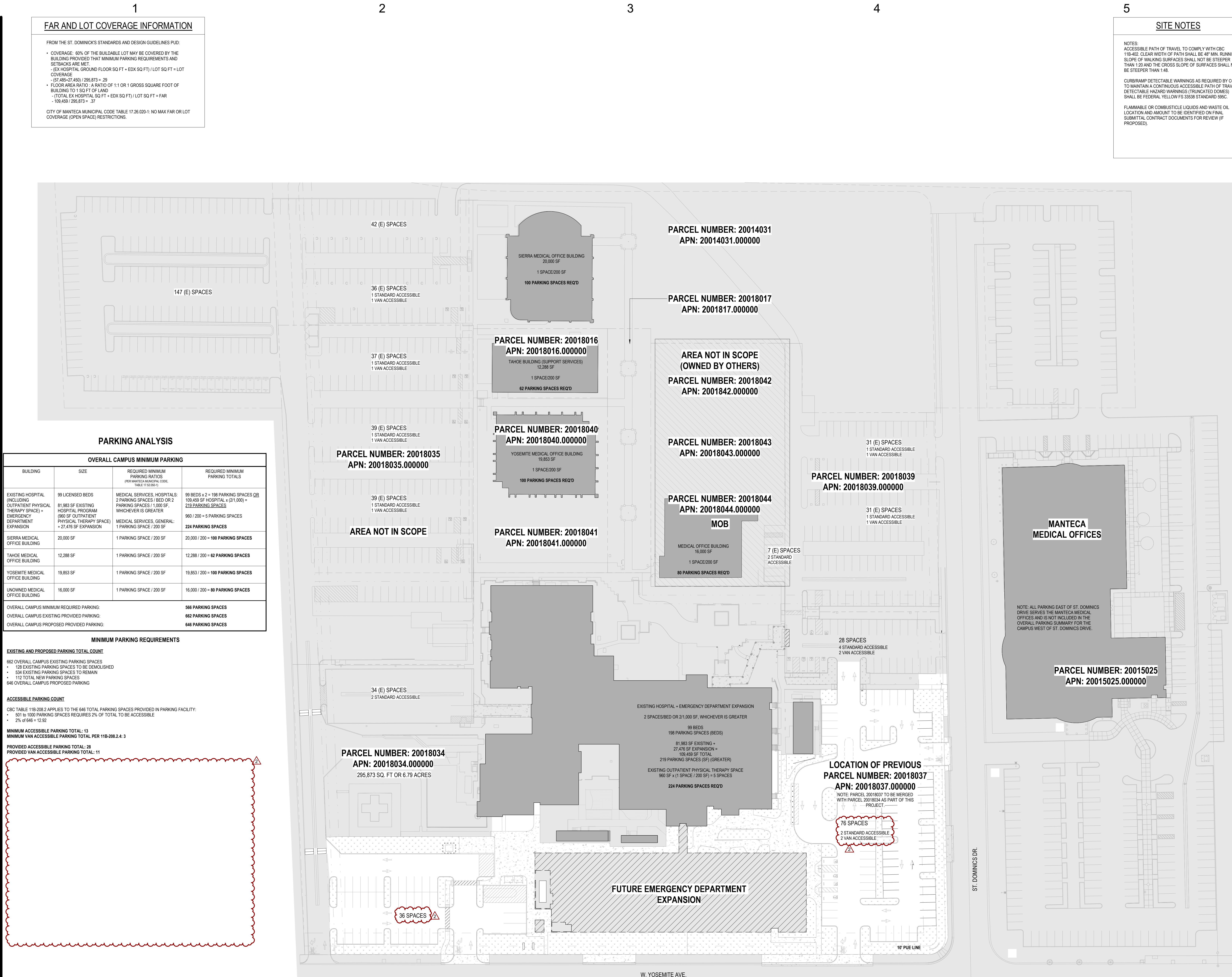
Date
05/08/2025

Scale
As indicated

Proj. Number
22383.10

Drawing Number
ENT-A001

OVERALL SITE PLAN
1" = 40'-0"



PARKING ANALYSIS

OVERALL CAMPUS MINIMUM PARKING			
BUILDING	SIZE	REQUIRED MINIMUM PARKING RATIOS (PER MANTECA MUNICIPAL CODE TABLE 17.28.020-1)	REQUIRED MINIMUM PARKING TOTALS
EXISTING HOSPITAL (INCLUDING OUTPATIENT PHYSICAL THERAPY SPACE) + EMERGENCY DEPARTMENT EXPANSION	99 LICENSED BEDS 81,983 SF EXISTING HOSPITAL PROGRAM (860 SF OUTPATIENT PHYSICAL THERAPY SPACE) + 27,478 SF EXPANSION	MEDICAL SERVICES, HOSPITALS: 2 PARKING SPACES / BED OR 2 PARKING SPACES / 1,000 SF, WHICHEVER IS GREATER MEDICAL SERVICES, GENERAL: 1 PARKING SPACE / 200 SF	99 BEDS x 2 = 198 PARKING SPACES OR 109,459 SF HOSPITAL x (2/1,000) = 219 PARKING SPACES 960 / 200 = 5 PARKING SPACES 224 PARKING SPACES
SIERRA MEDICAL OFFICE BUILDING	20,000 SF	1 PARKING SPACE / 200 SF	20,000 / 200 = 100 PARKING SPACES
TAHOE MEDICAL OFFICE BUILDING	12,288 SF	1 PARKING SPACE / 200 SF	12,288 / 200 = 62 PARKING SPACES
YOSEMITE MEDICAL OFFICE BUILDING	19,853 SF	1 PARKING SPACE / 200 SF	19,853 / 200 = 100 PARKING SPACES
UNOWNED MEDICAL OFFICE BUILDING	16,000 SF	1 PARKING SPACE / 200 SF	16,000 / 200 = 80 PARKING SPACES
OVERALL CAMPUS MINIMUM REQUIRED PARKING:			566 PARKING SPACES
OVERALL CAMPUS EXISTING PROVIDED PARKING:			662 PARKING SPACES
OVERALL CAMPUS PROPOSED PROVIDED PARKING:			646 PARKING SPACES

MINIMUM PARKING REQUIREMENTS

EXISTING AND PROPOSED PARKING TOTAL COUNT

662 OVERALL CAMPUS EXISTING PARKING SPACES

- 126 EXISTING PARKING SPACES TO BE DEMOLISHED
- 534 EXISTING PARKING SPACES TO REMAIN
- 112 TOTAL NEW PARKING SPACES

646 OVERALL CAMPUS PROPOSED PARKING

ACCESSIBLE PARKING COUNT

CBC TABLE 11B-208.2 APPLIES TO THE 646 TOTAL PARKING SPACES PROVIDED IN PARKING FACILITY:

- 501 TO 1000 PARKING SPACES REQUIRES 2% OF TOTAL TO BE ACCESSIBLE
- 2% of 646 = 12.92

MINIMUM ACCESSIBLE PARKING TOTAL: 13
MINIMUM VAN ACCESSIBLE PARKING TOTAL PER 11B-208.2.4: 3

PROVIDED ACCESSIBLE PARKING TOTAL: 28
PROVIDED VAN ACCESSIBLE PARKING TOTAL: 11

PARCEL NUMBER: 20018034
APN: 20018034.000000
295,873 SQ. FT OR 6.79 ACRES

PARCEL NUMBER: 20014031
APN: 20014031.000000

PARCEL NUMBER: 20018017
APN: 20018017.000000

PARCEL NUMBER: 20018016
APN: 20018016.000000
TAHOE BUILDING (SUPPORT SERVICES)
12,288 SF
1 SPACE/200 SF
62 PARKING SPACES REQ'D

AREA NOT IN SCOPE (OWNED BY OTHERS)
PARCEL NUMBER: 20018042
APN: 20018042.000000

PARCEL NUMBER: 20018040
APN: 20018040.000000
YOSEMITE MEDICAL OFFICE BUILDING
19,853 SF
1 SPACE/200 SF
100 PARKING SPACES REQ'D

PARCEL NUMBER: 20018043
APN: 20018043.000000

PARCEL NUMBER: 20018039
APN: 20018039.000000

PARCEL NUMBER: 20018044
APN: 20018044.000000
MOB
MEDICAL OFFICE BUILDING
16,000 SF
1 SPACE/200 SF
80 PARKING SPACES REQ'D

PARCEL NUMBER: 20018041
APN: 20018041.000000

PARCEL NUMBER: 20015025
APN: 20015025.000000

LOCATION OF PREVIOUS
PARCEL NUMBER: 20018037
APN: 20018037.000000
NOTE: PARCEL 20018037 TO BE MERGED WITH PARCEL 20018034 AS PART OF THIS PROJECT.

76 SPACES
2 STANDARD ACCESSIBLE
2 VAN ACCESSIBLE

FUTURE EMERGENCY DEPARTMENT EXPANSION

36 SPACES

W. YOSEMITE AVE.

ST. DOMINICKS DR.

10' PUE LINE

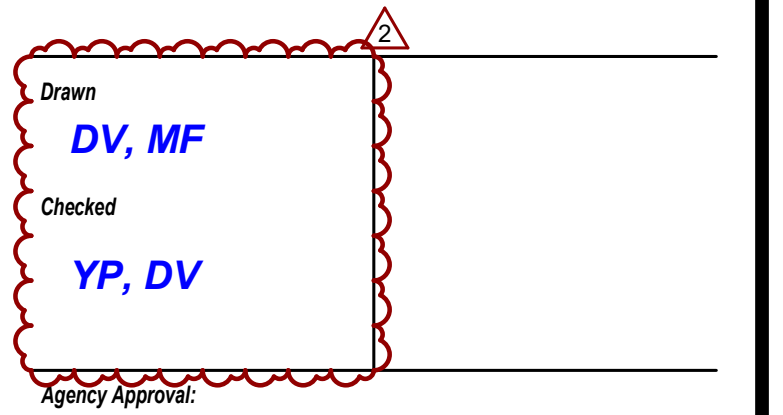


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The S/L/A/M Collaborative

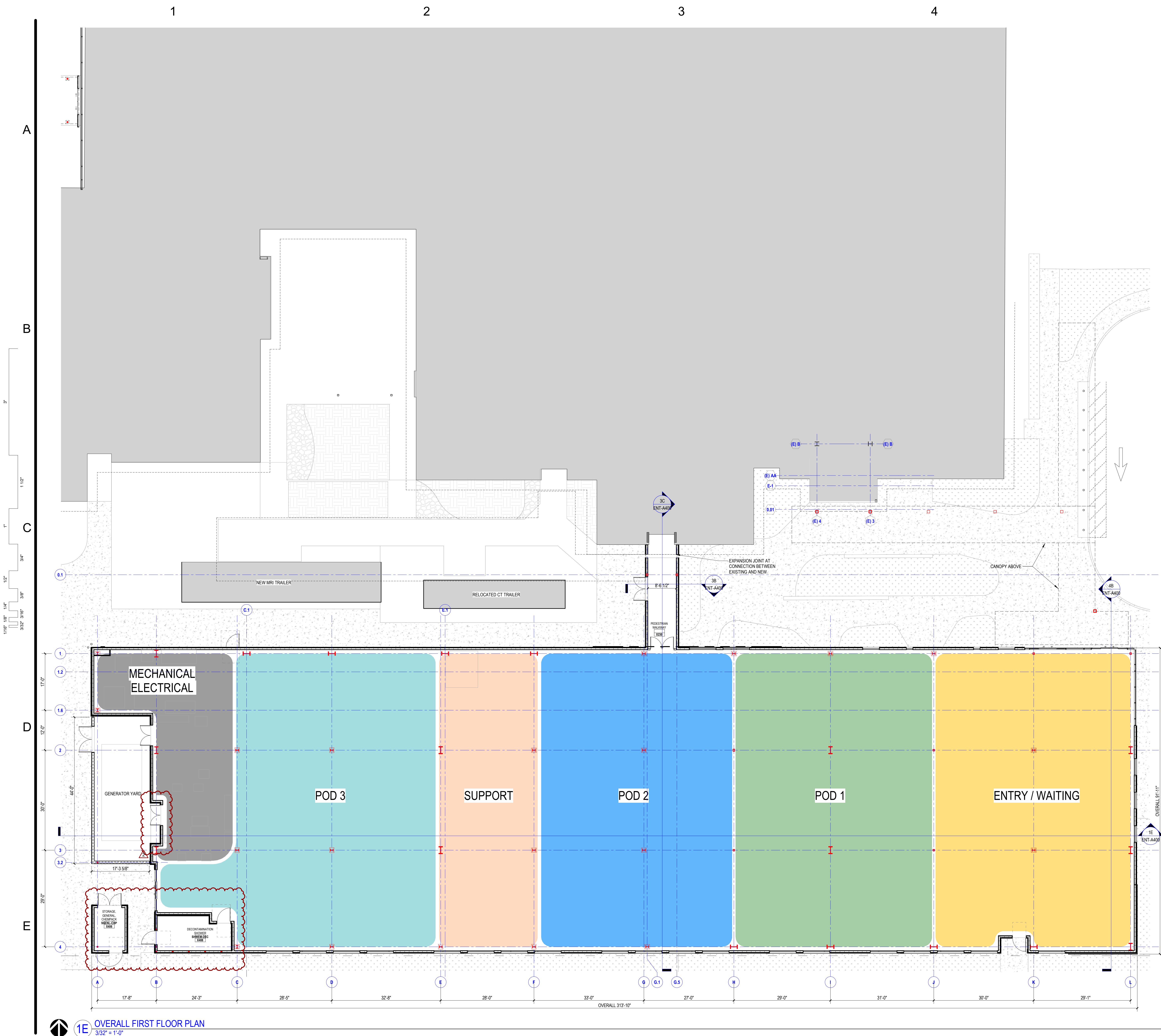
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**ENLARGED PROPOSED SITE
PLAN**

Date	Drawing Number
05/08/2025	
Scale	
As indicated	ENT-A003
Proj. Number	
22383.10	



FLOOR PLAN GRAPHIC LEGEND

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

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL INFORMATION SHEET FOR LIST OF TYPICAL ABBREVIATIONS AND TYPICAL ARCHITECTURAL GRAPHIC LEGENDS AND SYMBOLS.
2. 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.
3. 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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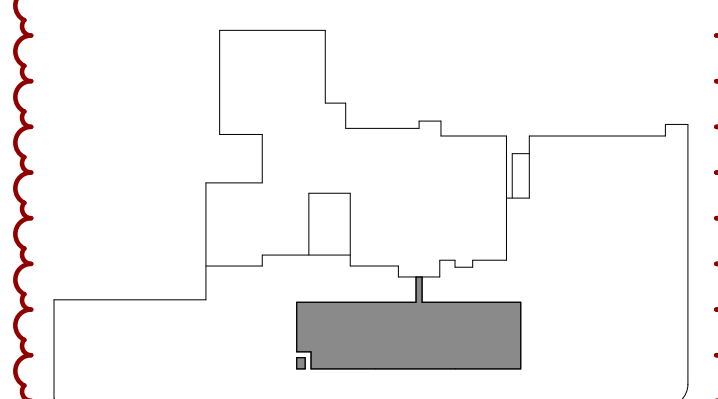
Drawn
DD, MF
Checked
YP, DV

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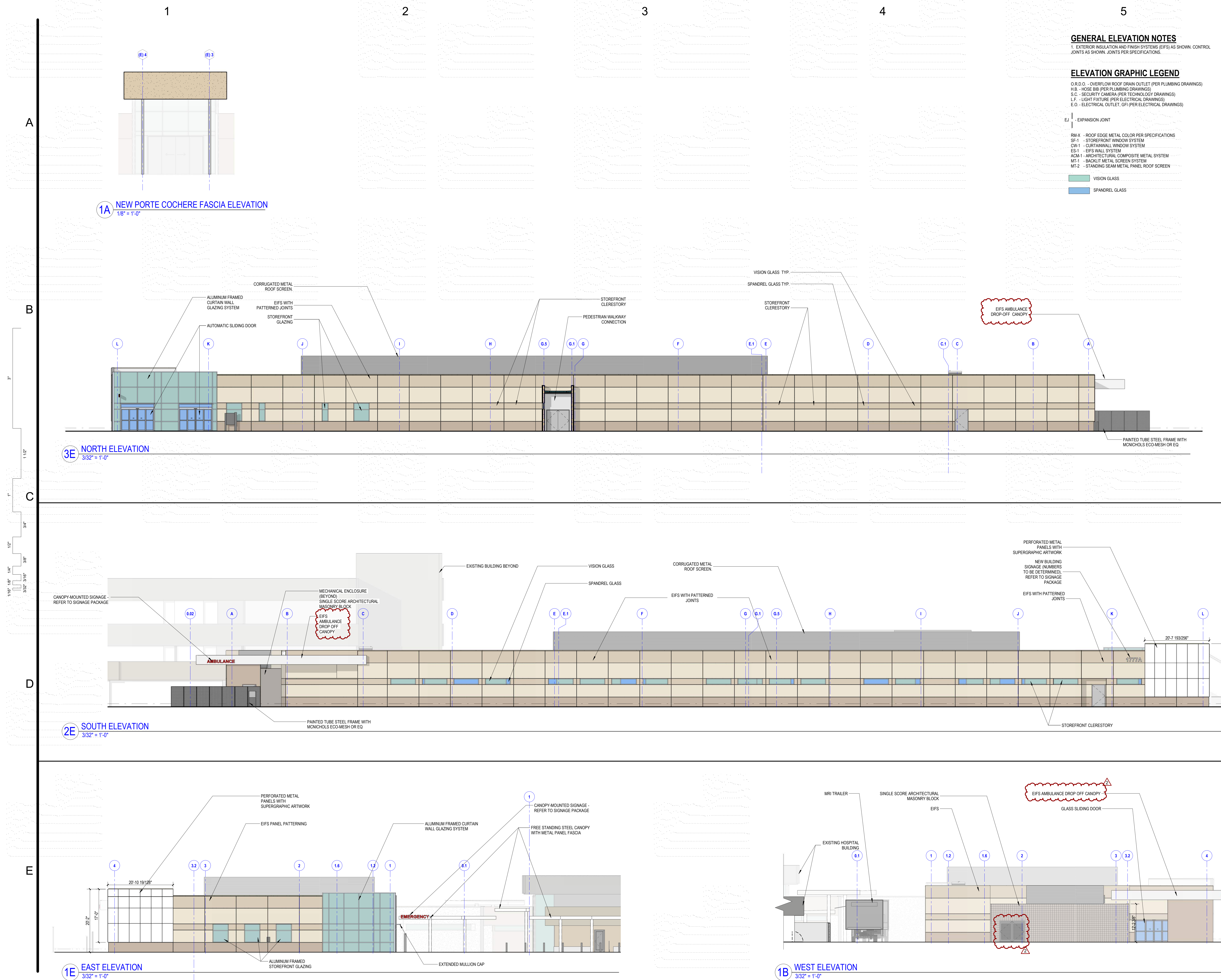
KEYPLAN

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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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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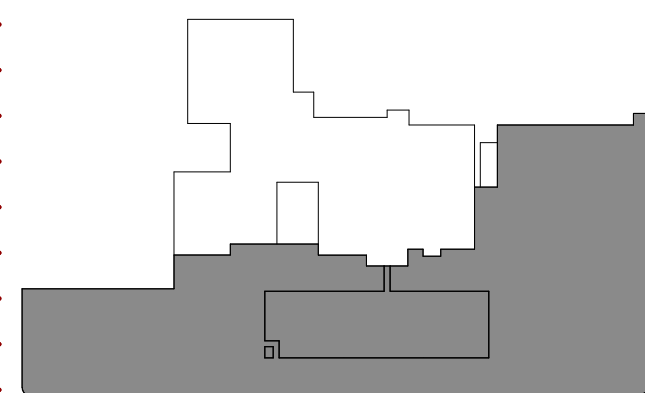
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RENDERING

Date

05/08/2025

Scale

1" = 1'-0"

Proj. Number

22383.10

Drawing Number

ENT-A320

Checked
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ENTITLEMENTS



KEYPLAN

COLORS AND MATERIALS BOARD

Date
05/08/2025

Scale
1" = 1'-0"

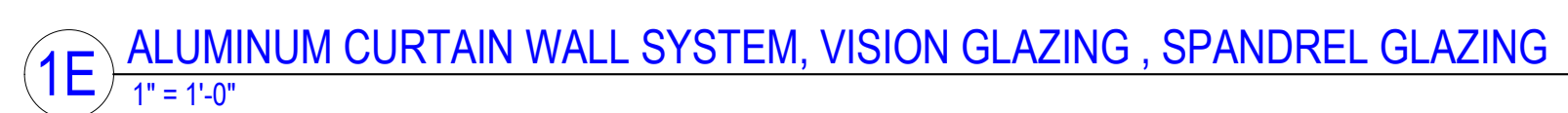
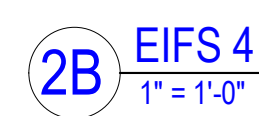
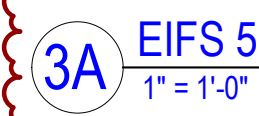
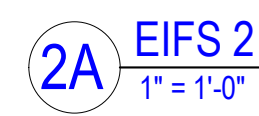
Proj. Number
22383.10

Drawing Number

ENT-A321

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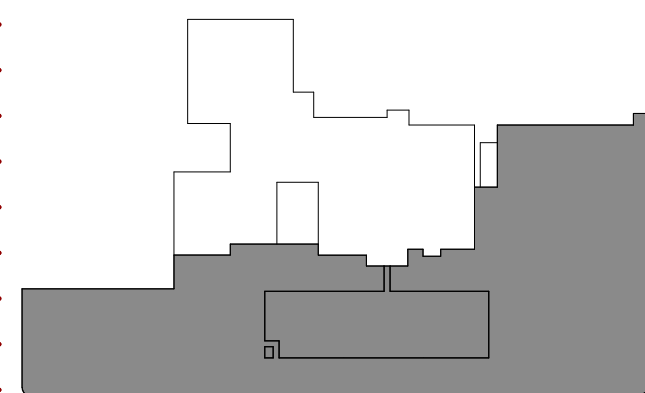
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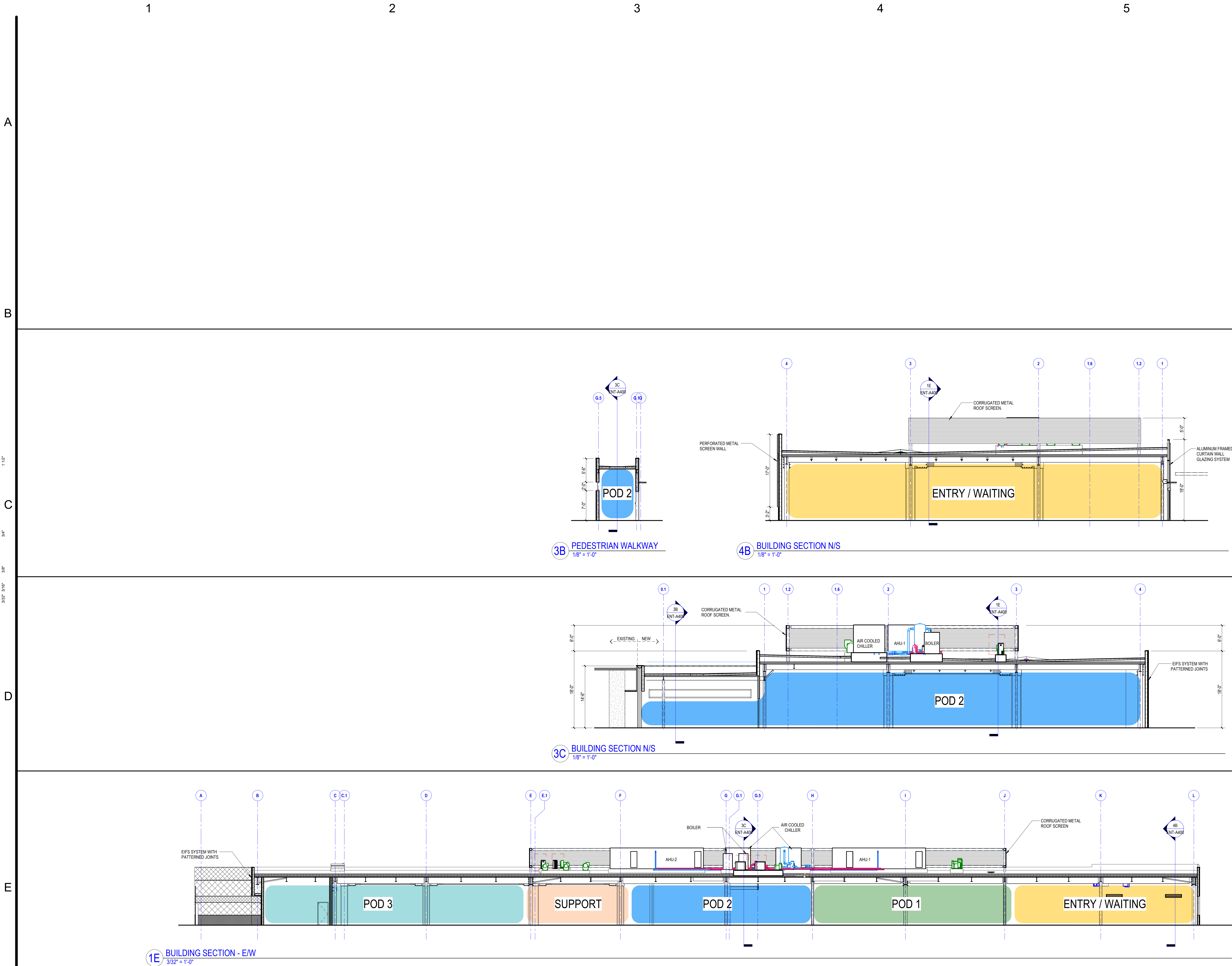
KEYPLAN

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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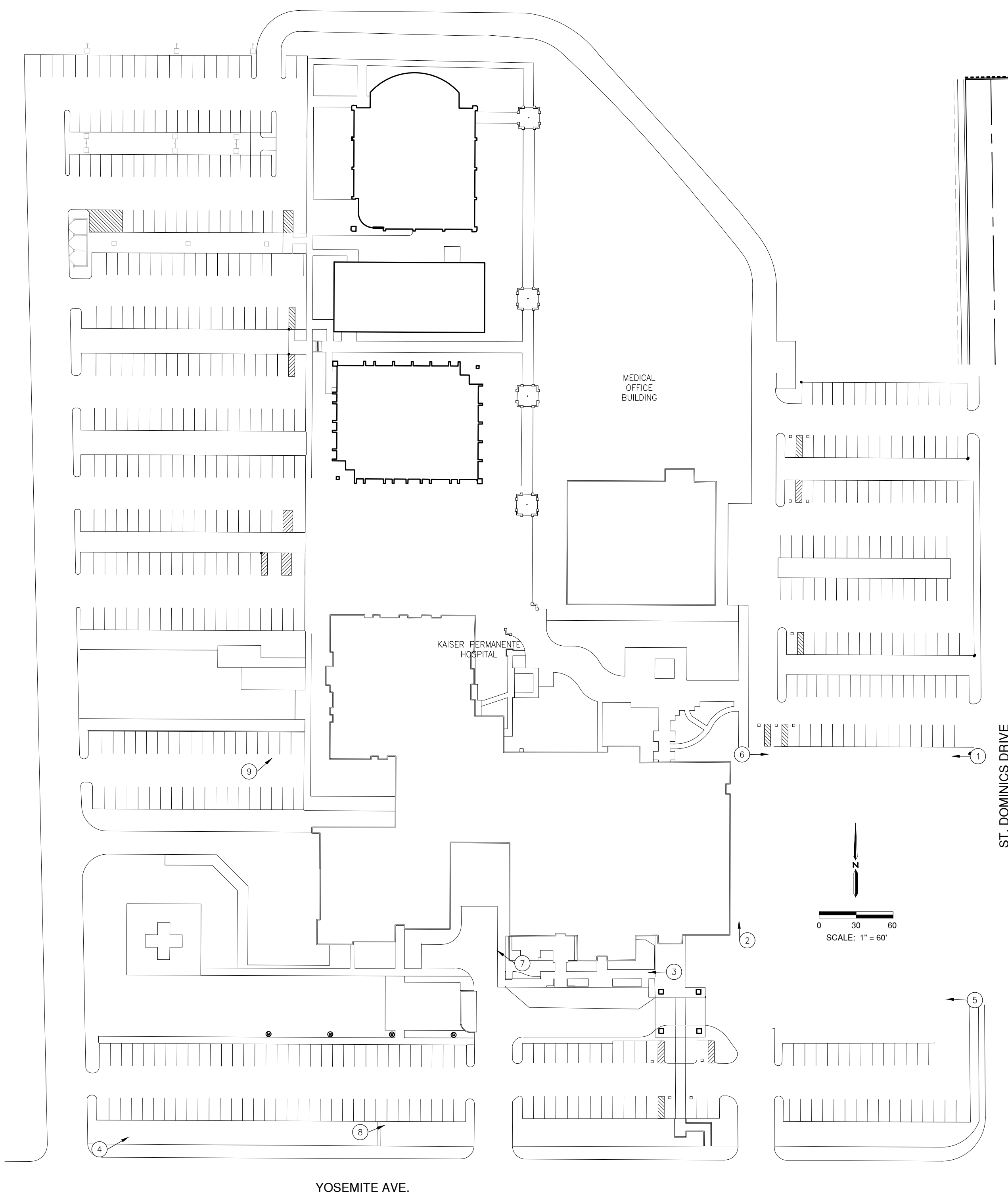
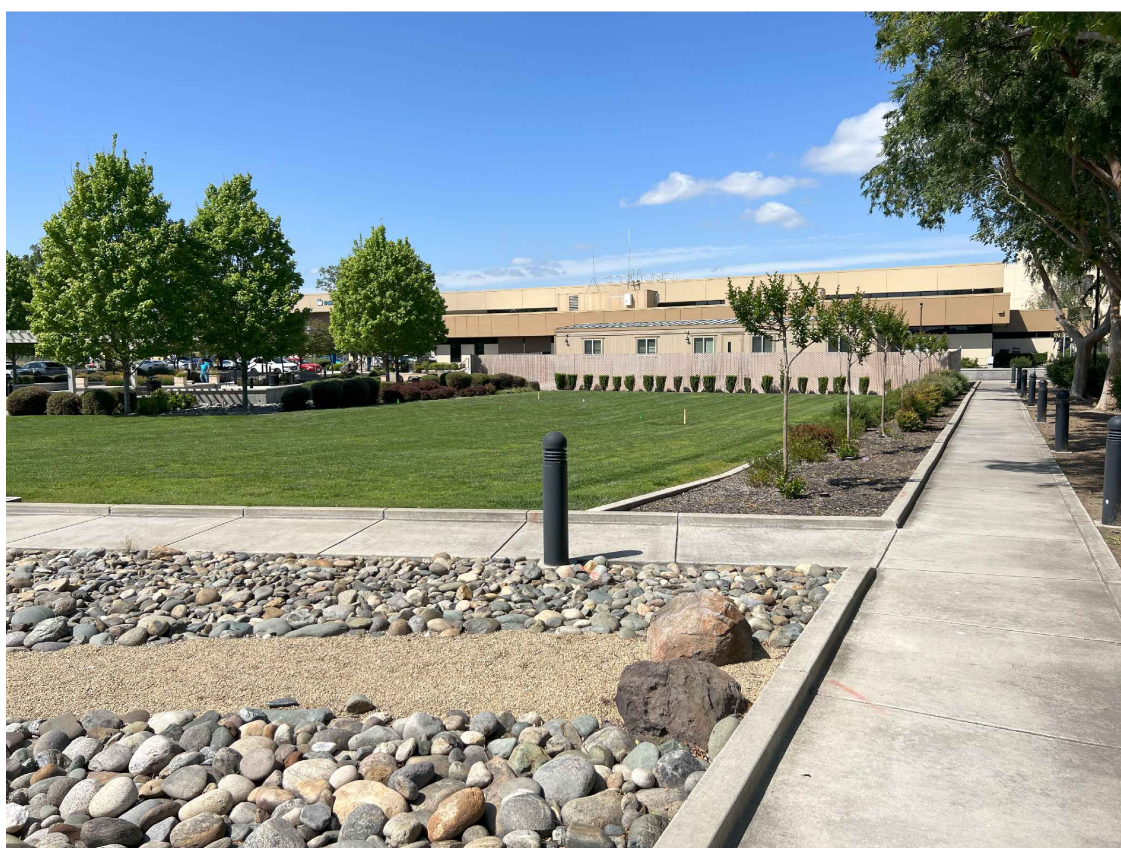
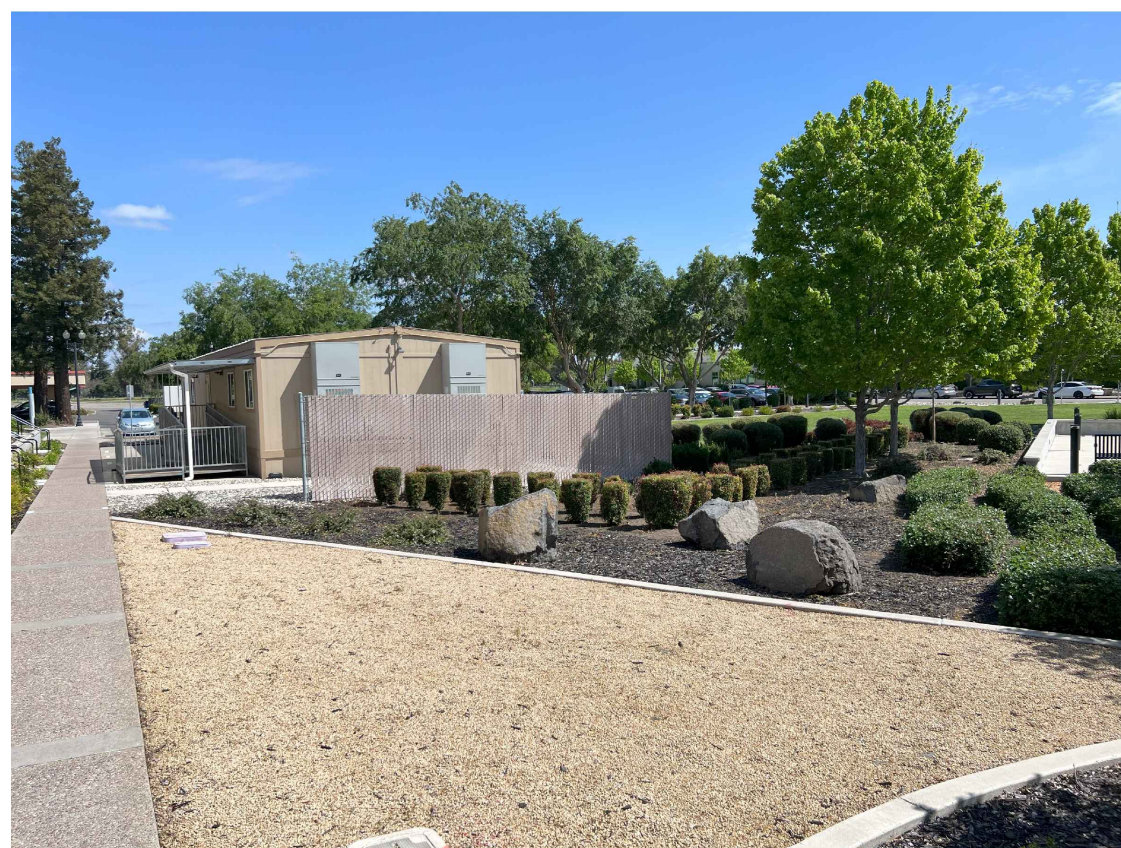


PHOTO KEY MAP

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



1 PICTURE



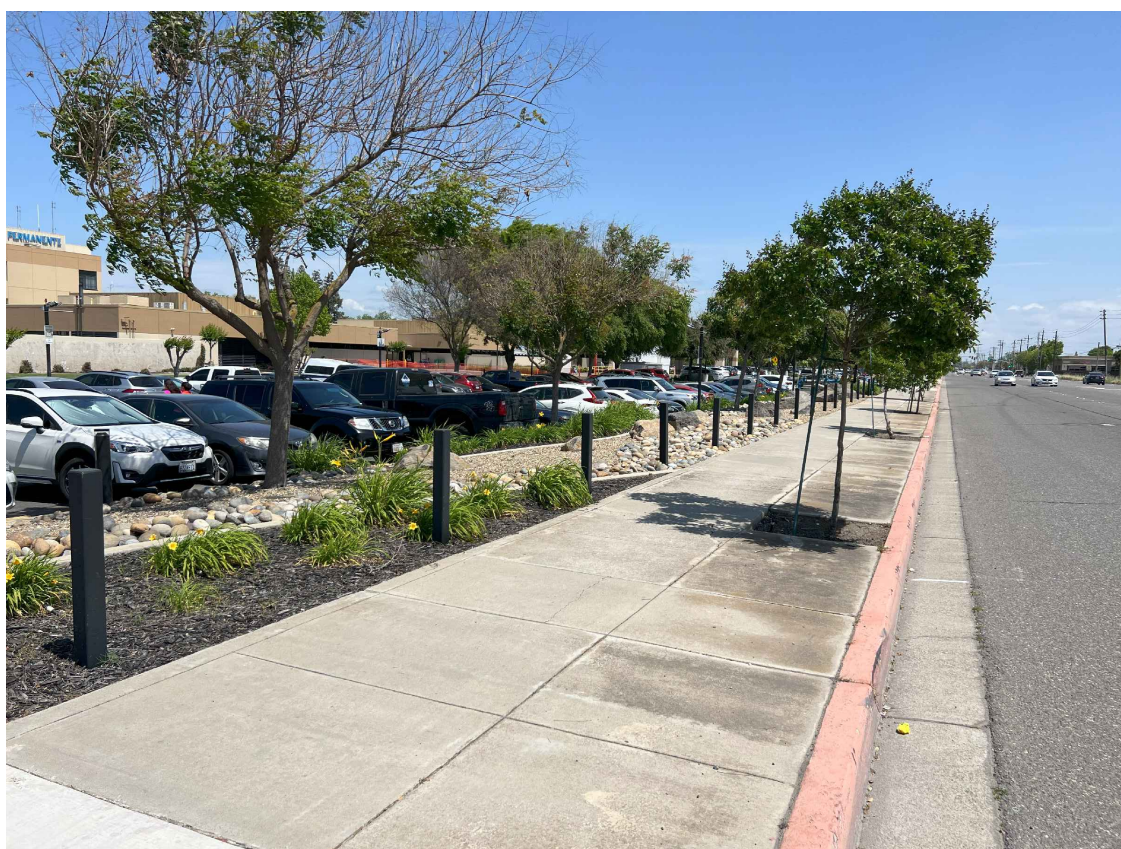
2 PICTURE

NOT TO SCALE



3 PICTURE

NOT TO SCALE



4 PICTURE

NOT TO SCALE



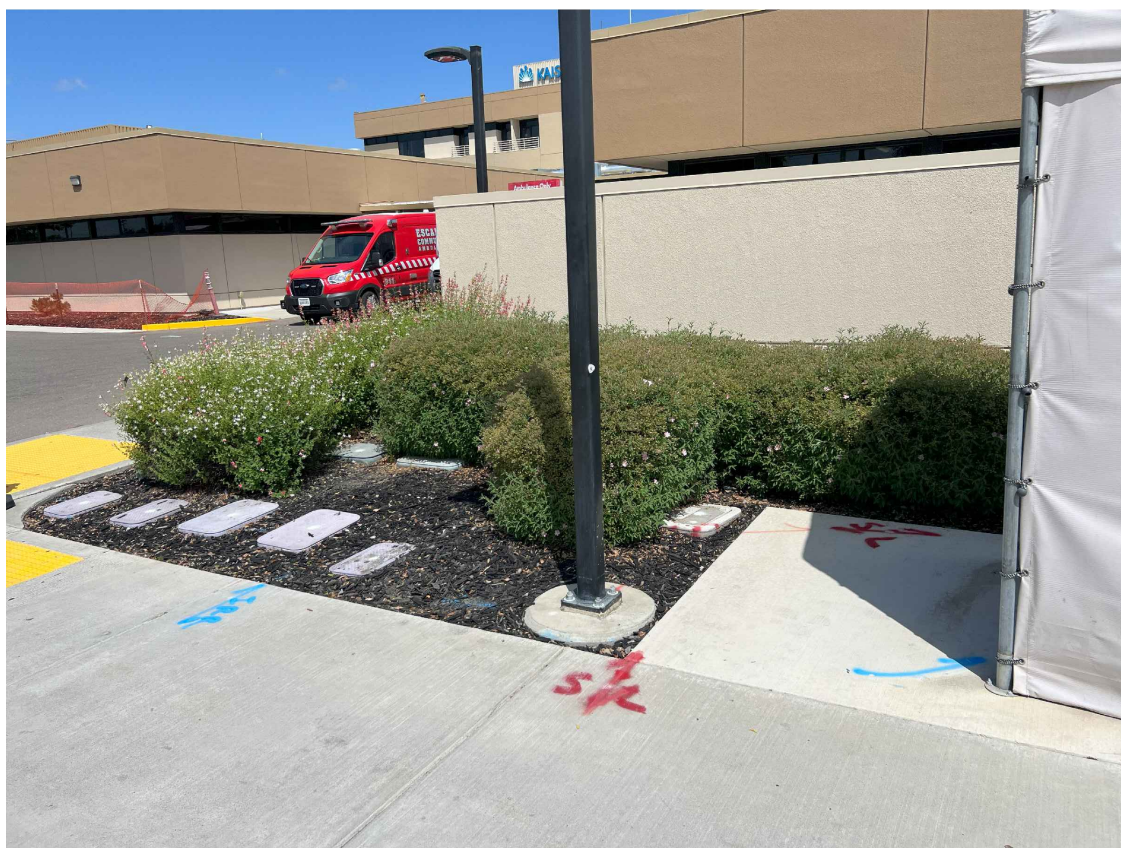
5 PICTURE

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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PHOTO KEY MAP EXHIBIT

Date
05/15/2025
Scale
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Proj. Number
41149
Drawing Number
ENT-C0.0





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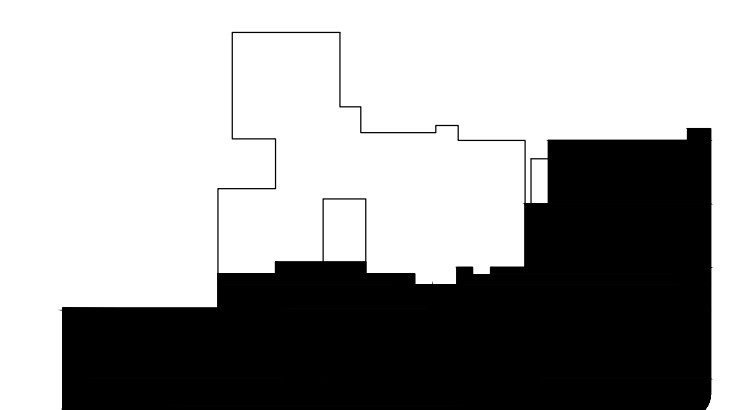
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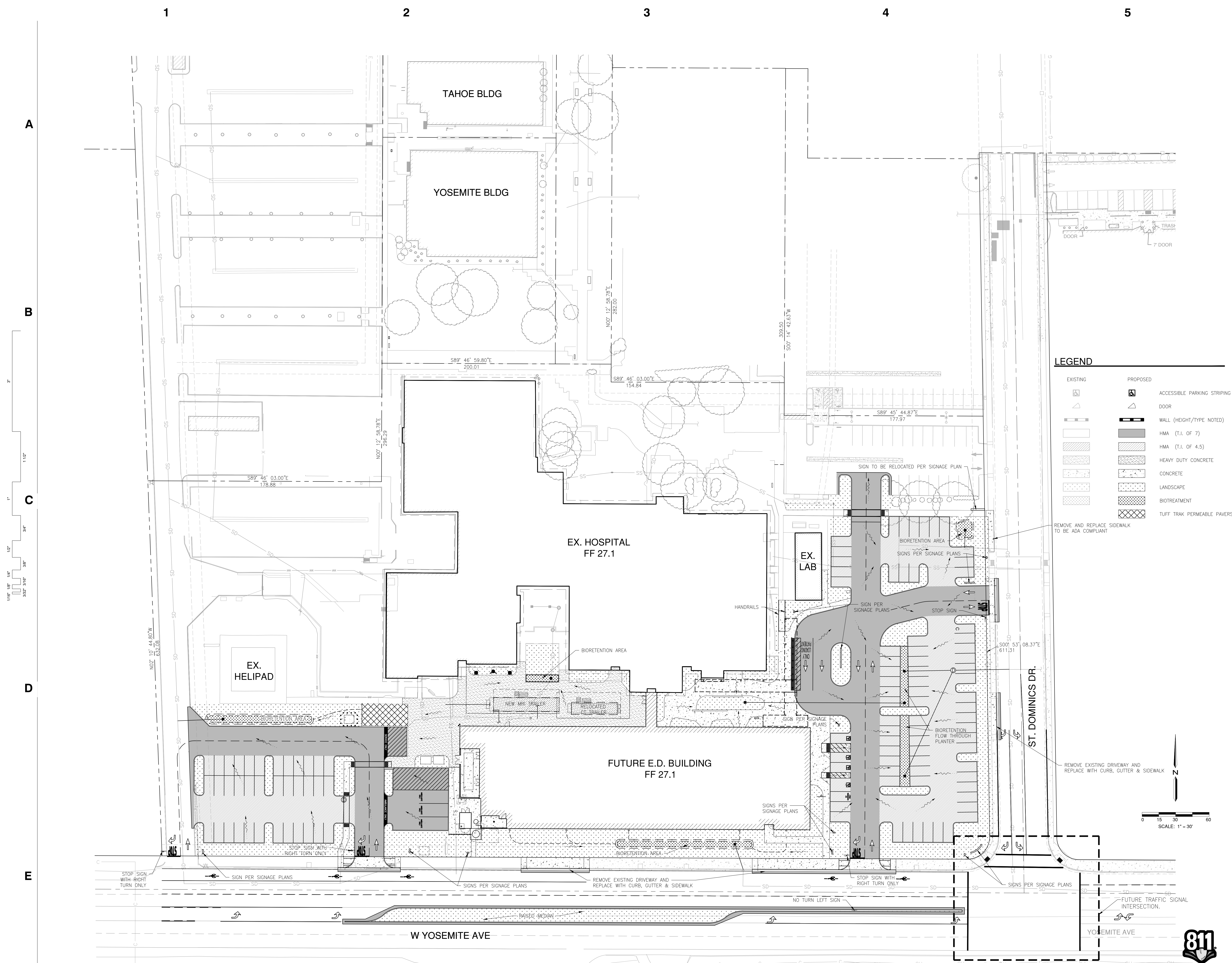
KEYPLAN

Number	Date	Issued For
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PRELIMINARY GRADING EXHIBIT

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

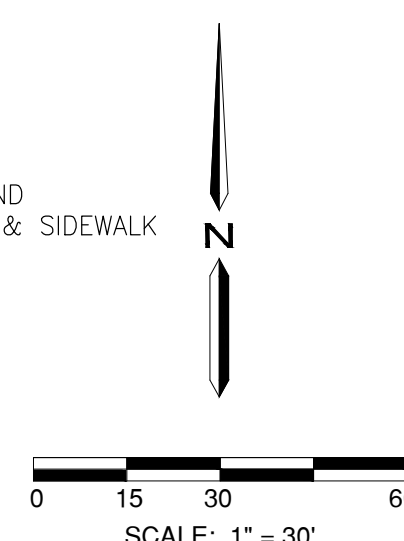


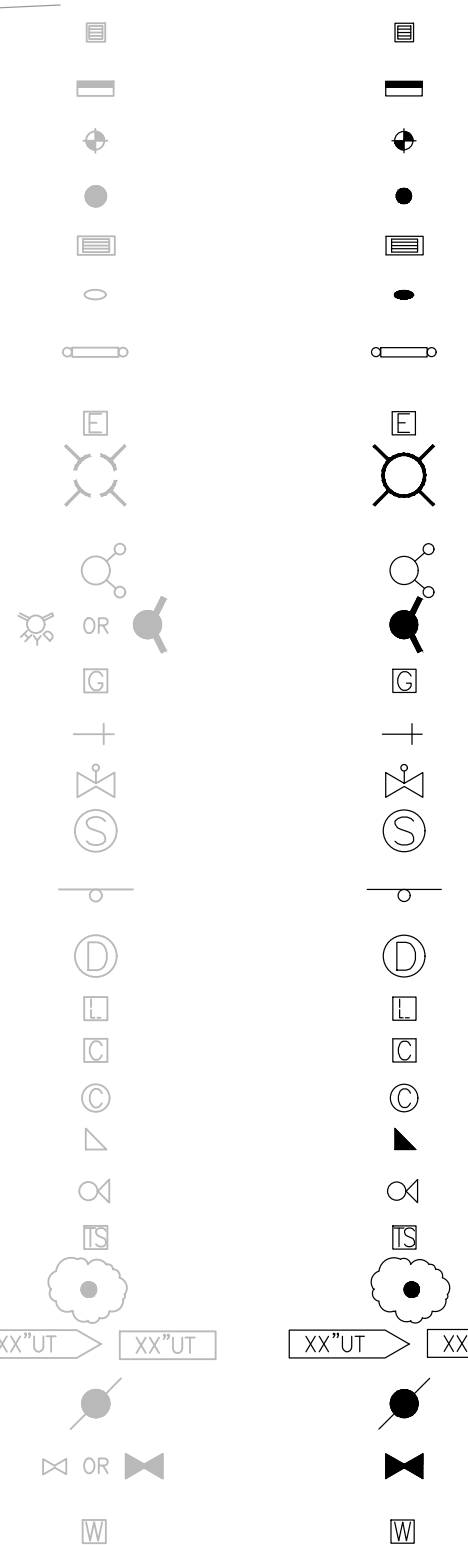
LEGEND

EXISTING	PROPOSED	
		ACCESSIBLE PARKING STRIPING
		DOOR
		WALL (HEIGHT/TYPE NOTED)
		HMA (T.I. OF 7)
		HMA (T.I. OF 4.5)
		HEAVY DUTY CONCRETE
		CONCRETE
		LANDSCAPE
		BIOTREATMENT
		TUFF TRAK PERMEABLE PAVERS

REMOVE AND REPLACE SIDEWALK
TO BE ADA COMPLIANT

ST. DOMINICS DR.







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KEYPLAN

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1	05/19/2025	BACKCHECK #1

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CONSTRUCTION**

**POST-CONSTRUCTION
STORMWATER PLAN**

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



Know what's below.
Call before you dig.

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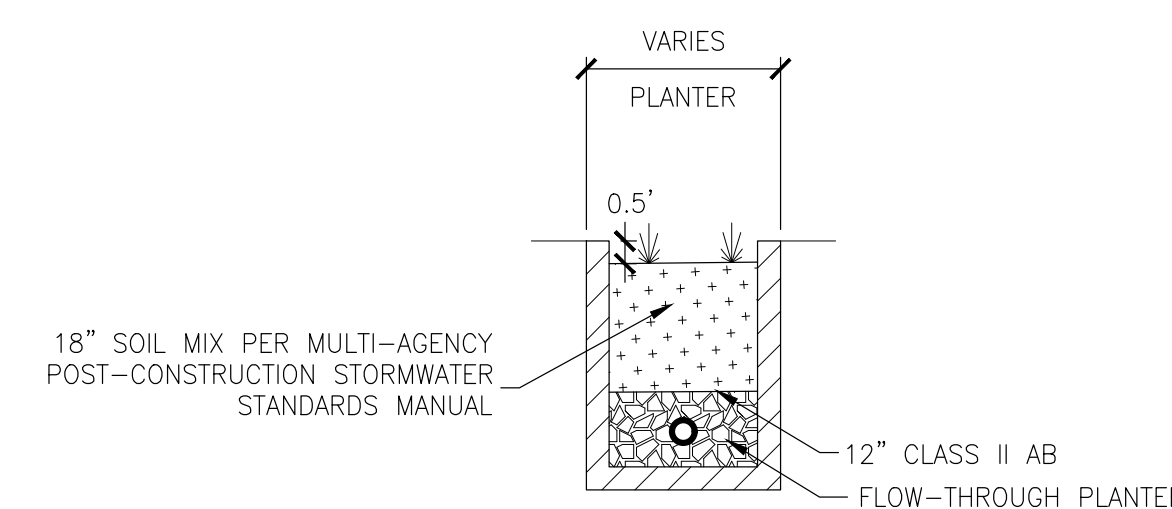
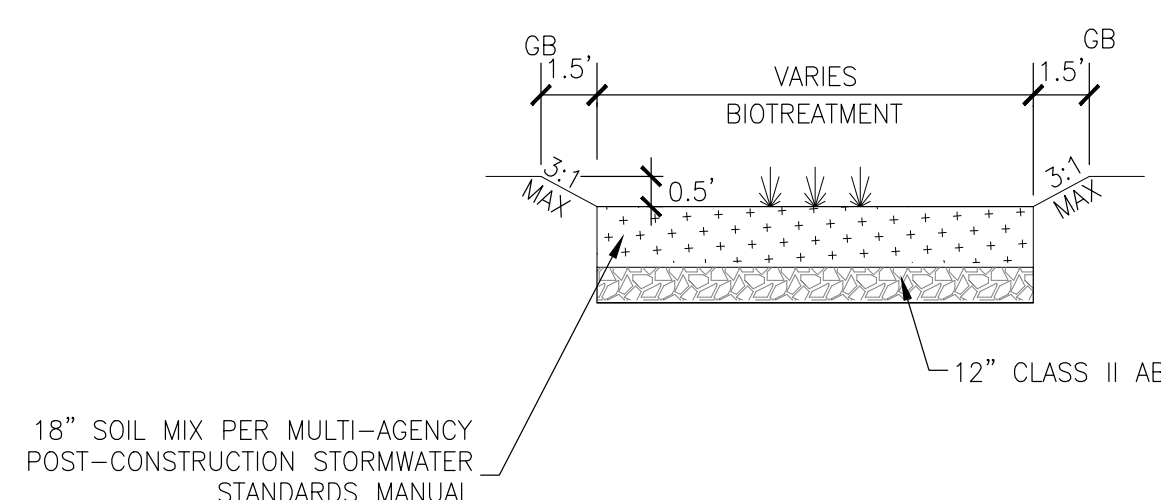
E

A TYPICAL BIORETENTION SECTION

NOT TO SCALE

B TYPICAL FLOW-THROUGH PLANTER SECTION

NOT TO SCALE



EX. HOSPITAL
FF 27.1

DMA 4

DMA 5

DMA 3

DMA 1

DMA 2

FUTURE E.D. BUILDING
FF 27.1

ST DOMINICS DR

YOSEMITE AVE.

DMA CALCULATIONS

DMA 1 - 31,921 SF	DMA 2 - 38,082 SF	DMA 3 - 43,805 SF	DMA 4 - 12,135 SF	DMA 5 - 9,959 SF
PERVIOUS - 7,060 SF	PERVIOUS - 9,194 SF	PERVIOUS - 9,572 SF	PERVIOUS - 3,726 SF	PERVIOUS - 1,753 SF
IMPERVIOUS - 24,861 SF	IMPERVIOUS - 28,888 SF	IMPERVIOUS - 34,233 SF	IMPERVIOUS - 8,409 SF	IMPERVIOUS - 8,206 SF
BIORETENTION BOTTOM AREA 1 AREA NEEDED = 505 SF AREA PROVIDED = 551 SF	BIORETENTION BOTTOM AREA 2 AREA NEEDED = 579 SF AREA PROVIDED = 597 SF	BIORETENTION BOTTOM AREA 3 AREA NEEDED = 697 SF AREA PROVIDED = 829 SF	BIORETENTION BOTTOM AREA 4 AREA NEEDED = 163 SF AREA PROVIDED = 177 SF	BIORETENTION BOTTOM AREA 5 AREA NEEDED = 172 SF AREA PROVIDED = 173 SF

TOTAL AREA : 135,902 SF

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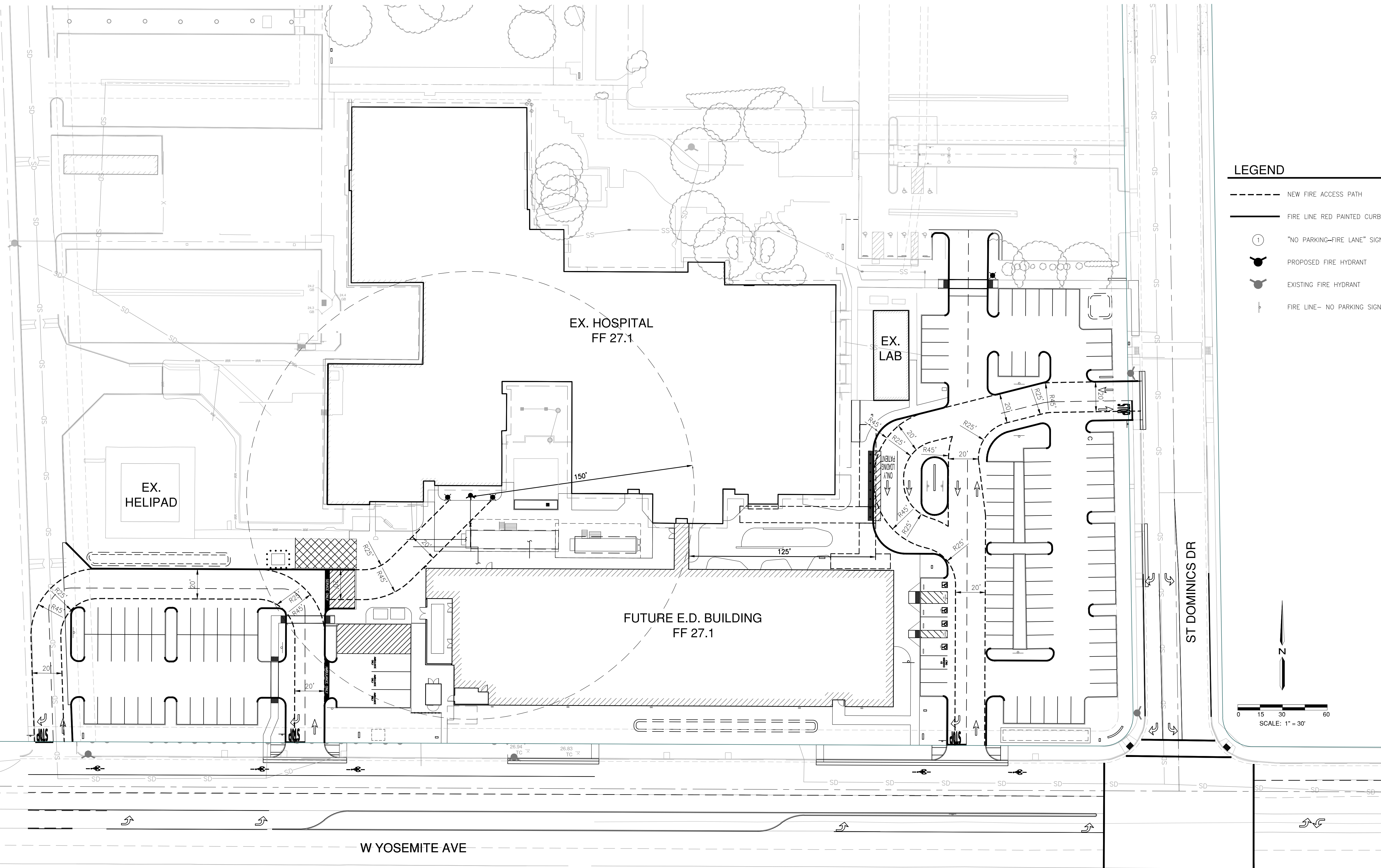
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LEGEND

- 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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KEYPLAN

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PRELIMINARY FIRE EXHIBIT

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Proj. Number	
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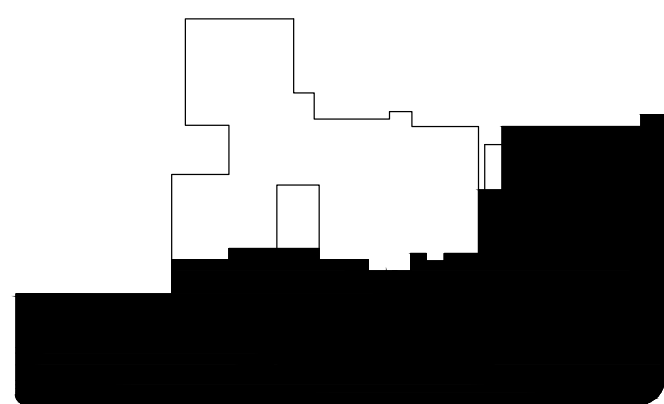
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Number	Date	Issued For
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**PROGRESS PRINT
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CONSTRUCTION**

EXISTING TREE
REMOVAL PLAN

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



SCALE: 1" = 30'



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

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.

1.5' PER INCH AT D.B.H.

PLAN VIEW

SECTION VIEW

1 TREE PROTECTION FENCING

DEMOLITION NOTES

- ALL ITEMS SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER. VERIFY DIRECTION WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND PUBLIC AGENCIES TO TEMPORARILY DISCONNECT EXISTING UTILITIES TO THE PROJECT SITE PRIOR TO DEMOLITION.
- CONTRACTOR SHALL PROTECT ALL UTILITY STRUCTURES UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCE SHALL BE INSTALLED ONLY WHILE DEMOLITION IS UNDER WAY. CONTRACTOR SHALL LIMIT ROAD AND PARKING LOT CLOSURE.
- TREE CANOPIES SHOWN ON PLAN MAY NOT REFLECT ACTUAL CANOPIES. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING AT TREE DRIPLINE.
- SEE TREE PROTECTION FENCING ON DETAIL 1, THIS SHEET.

DEMOLITION LEGEND

- PROTECT EXISTING TREE IN PLACE.
- TREE DRIP LINE
- REMOVE EXISTING TREE TO WITHIN 6 INCHES ABOVE FINISH GRADE.

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H:\41149 KAISER MANTECA ED EXPANSION\PLANNING\EXHIBITS\41149-CP-EX TREE - DEMO.DWG ALJ:ina

5/15/2025 3:38:42 PM



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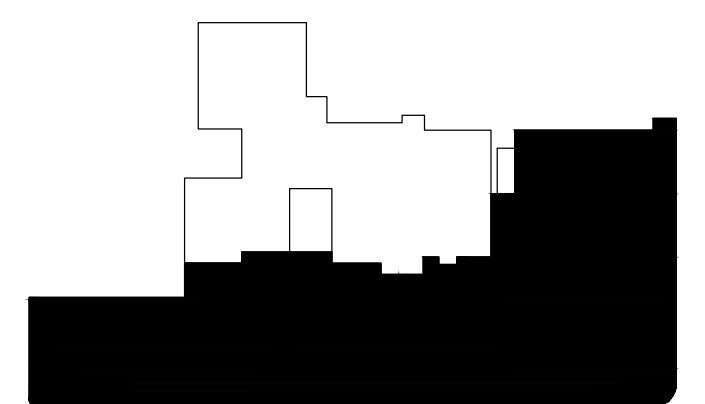
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KAISER PERMANENTE
National Facilities Services
Post Office Box 12916
Oakland, California 94604

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

ENTITLEMENTS



KEYPLAN

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

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CONCEPTUAL
LANDSCAPE PLAN
EXHIBIT

Date	05/15/2025	Drawing Number	ENT-L1.0
Scale	AS INDICATED	Proj. Number	41149



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	APPROX SPACING	WATER USE	QTY
TREES						
ACE BLO	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	24" BOX	PER PLAN	MODERATE	5
ACE RED	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	15 GAL	PER PLAN	MODERATE	18
CHI PIN	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	15 GAL	PER PLAN	LOW	22
KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	15 GAL	PER PLAN	LOW	8
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	PER PLAN	LOW	23
PERIMETER / PARKING LOT & MEDIAN PLANTING						
(L)	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL	48" O.C.	LOW	97
(CO)	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL	60" O.C.	LOW	18
(D)	DIETES IRIDIODES	FORTNIGHT LILY	1 GAL	48" O.C.	LOW	41
(H)	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS DWARF YUCCA	1 GAL	48" O.C.	LOW	57
(J)	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW DWARF YUCCA	1 GAL	48" O.C.	LOW	32
(JU)	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GAL	60" O.C.	LOW	61
(M)	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	48" O.C.	LOW	36
(O)	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL	60" O.C.	LOW	69
(P)	PRUNUS CAROLIANA 'BRIGHT N TIGHT'	BRIGHT N TIGHT	5G	48" O.C	MODERATE	9
(R)	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL	48" O.C.	LOW	96
(S)	SALVIA GREGGII RED	RED AUTUMN SAGE	1 GAL	42" O.C.	LOW	74
(*)	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GAL	48" O.C.	LOW	147
(T)	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL	36" O.C.	LOW	105
SHADE / COURTYARD PLANTING						
(B)	BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA	1 GAL	24" O.C.	MODERATE	18
(O)	LIRIOPE MUSCARI 'MAJESTIC'	'MAJESTIC' LILYTURF	1 GAL	24" O.C.	MODERATE	25
(M)	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	48" O.C.	LOW	12
(N)	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY NANDINA	5 GAL	36" O.C.	LOW	32
(O)	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL	24" O.C.	MODERATE	38
(W)	WOODWARDIA FIMBRATA	GIANT CHAIN FERN	5 GAL	60" O.C.	MODERATE	9
BIO-RETENTION PLANTING						
(C)	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	60" O.C.	LOW	31
(J)	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	36" O.C.	MODERATE	9
(SA)	SALVIA ULIGINOSA	BOG SAGE	1 GAL	48" O.C.	MODERATE	26
SITE FEATURES AND MATERIALS						
---	UB-24-2 ROOT BARRIER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.					1,616 LF
(B)	IRONSTONE BOULDERS. SIZES 2'-4'. COLOR: GRAY & BROWN SHADES. 60% 3'-4" SIZES AND 40% 2'-3" SIZES.					60
(B)	BIKE RACKS, 292 SERIES, DUMOR. COLOR: BLACK. 10 SHORT TERM BICYCLE PARKING STALLS.					5
(B)	BIKE LOCKER, #WB936373, GLOBAL INDUSTRIAL. COLOR: TBD. 1 LONG TERM BICYCLE PARKING STALL.					1
(B)	BENCHES					8
(B)	TABLES WITH CHAIRS					4
(B)	STAMPED CONCRETE WITH INTEGRAL COLOR.					1,222 SF
(B)	STANDARD CONCRETE W 2" GRID PATTERN. (NATURAL COLOR, MEDIUM BROOM FINISH)					1,211 SF
NOTES						
1. ALL TREES LISTED ABOVE ARE LOW AND MODERATE WATER USE.						
2. ALL SHRUBS AND GROUNDCOVER LISTED ABOVE ARE LOW AND MODERATE WATER USE.						
3. FOR GRAPHIC CLARITY PLANT SYMBOL SIZES IN THIS LEGEND ARE DOUBLE THOSE SHOWN ON THIS PLAN SHEET.						

IRRIGATION NOTES

(A) Irrigation POC shall be verified in field prior to construction

(B) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 5.304 and the Manteca Water Efficient Landscape Ordinance. Irrigation shall be installed consistent with City of Manteca Water Efficient Guidelines and the State Water Efficient Landscape Ordinance (AB1881).

PLANT LIST ABBREVIATIONS

BR GR BRANCHED TO GROUND
DV DWARF VARIETY
F&B FULL DENSE, BUSHY, VIGOROUS PLANTS, WITH YOUNG GROWTH CLOSELY SPACED ON BRANCHES
FGR FREE OF GIRDLING ROOTS
FLW FLOWER
GAL GALLON CAN
HI BR HIGH BRANCHED
LO BR LOW BRANCHED

MATCH MATCHED SIZE, FORM, CALIPER, BRANCHING AND CULTIVAR. SELECT FROM ONE LOT, ONE GROWER, FOR GUARANTEED CONSISTENCY THROUGH LIFE OF PLANTS. IN GENERAL PLANTS WITHIN A GROUP OR AREA ARE TO BE MATCHED, UNLESS NOTED OTHERWISE
MULTI MULTI-STEMMED
SL SINGLE, STRAIGHT, DOMINANT LEADER
TRI SP TRIANGULARLY SPACED
TTW TRAIN TO WALL
VAR VARIEGATED SPECIES

LANDSCAPE NOTES

(A) The project shall comply with the more restrictive of the outdoor potable water reduction requirements of the California Green Building Standards Code 5.304 and the Manteca Water Efficient Landscape Ordinance. Planting shall be installed consistent with City of Manteca Water Efficient Guidelines.

(B) All planting areas shall receive 3" depth of decorative mulch

(C) Root Barrier required when tree is within 10 feet of hardscape.

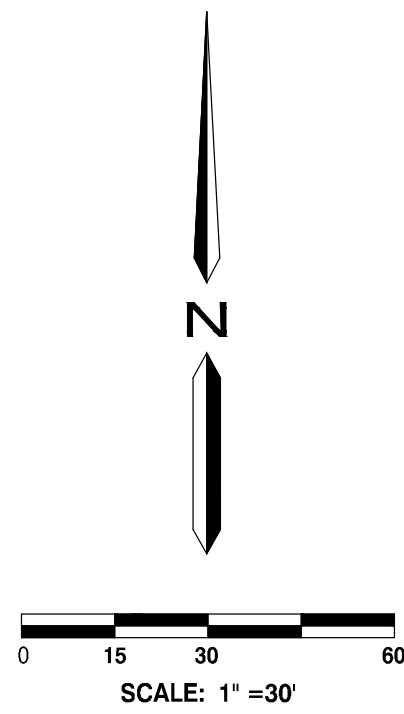
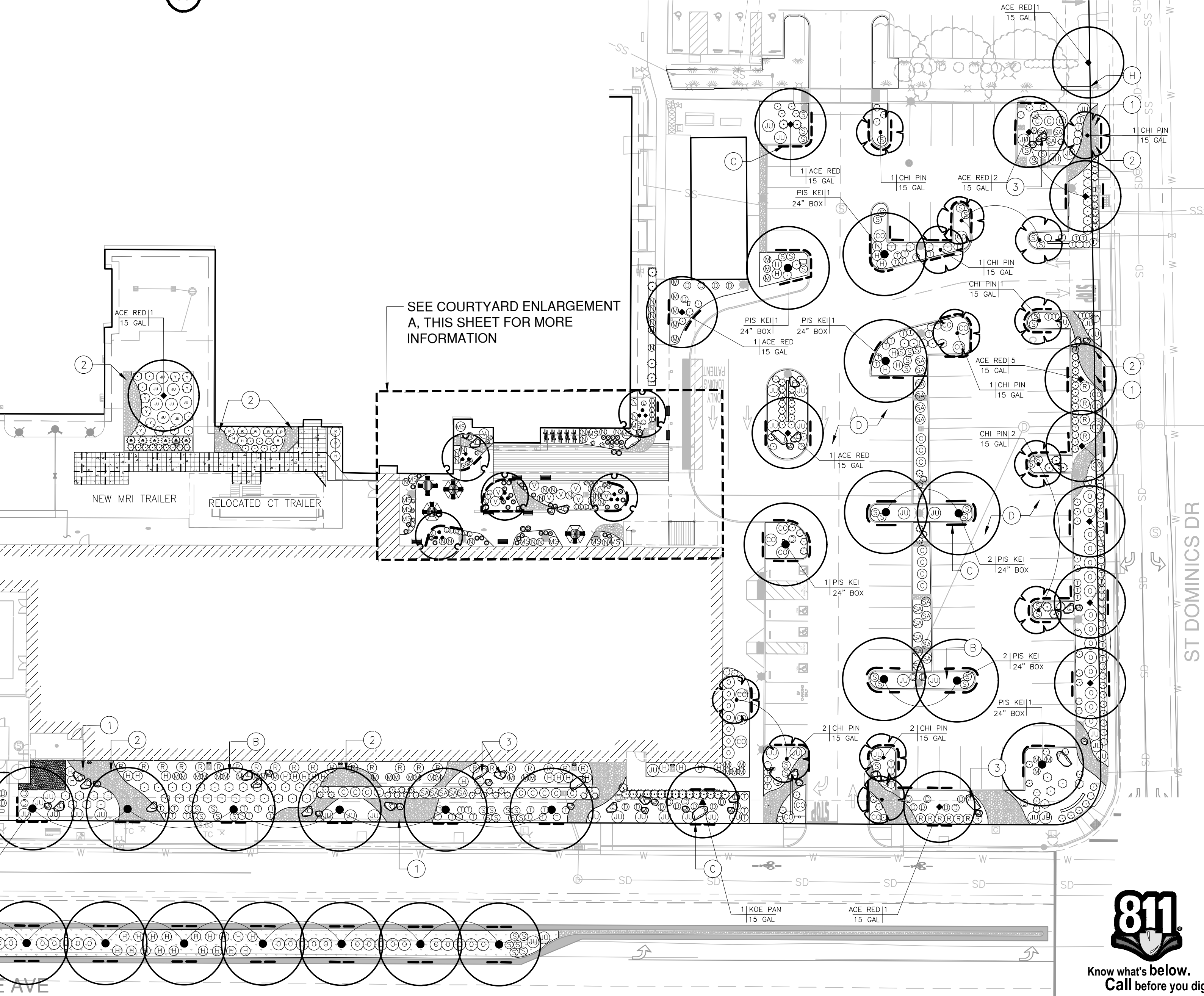
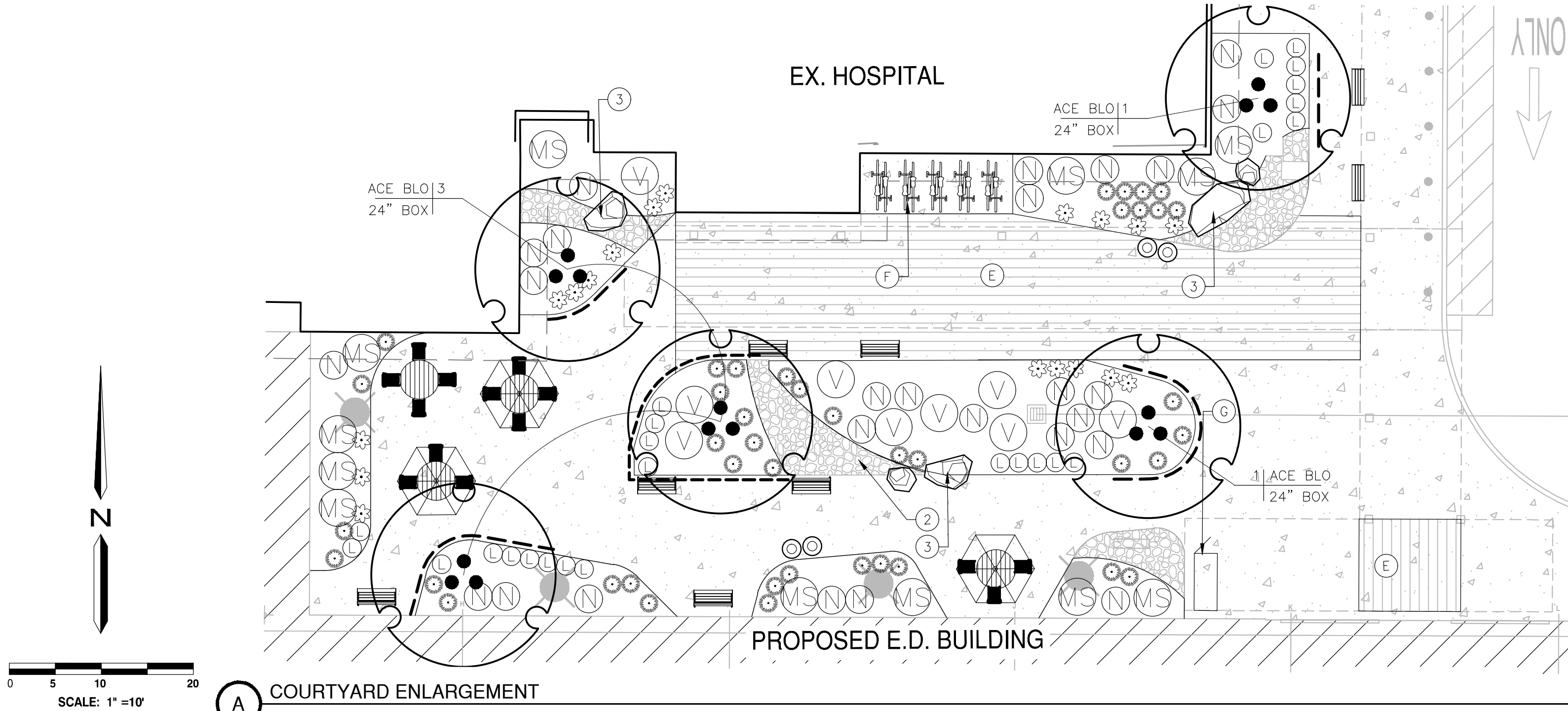
(D) See civil engineering plans for parking lot layout.

(E) Specialty concrete at main building entry/ exits per legend, this sheet.

(F) Short term bicycle parking stalls: 10 total

(G) Long term bicycle parking stall: 1 total

(H) Relocated existing tenant sign



1022 27.248
FD BRASS TAG IN CONC L5 4450

W YOSEMITE AVE

ST DOMINICS DR

811

Know what's below. Call before you dig.

5/15/2025 5:02:29 PM

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H:41149 KAISER MANTECA ED EXPANSION\PLANNING\EXHIBITS\41149-JD-LS.DWG ALitina



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Drawing Number
ENT-L1.1

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)

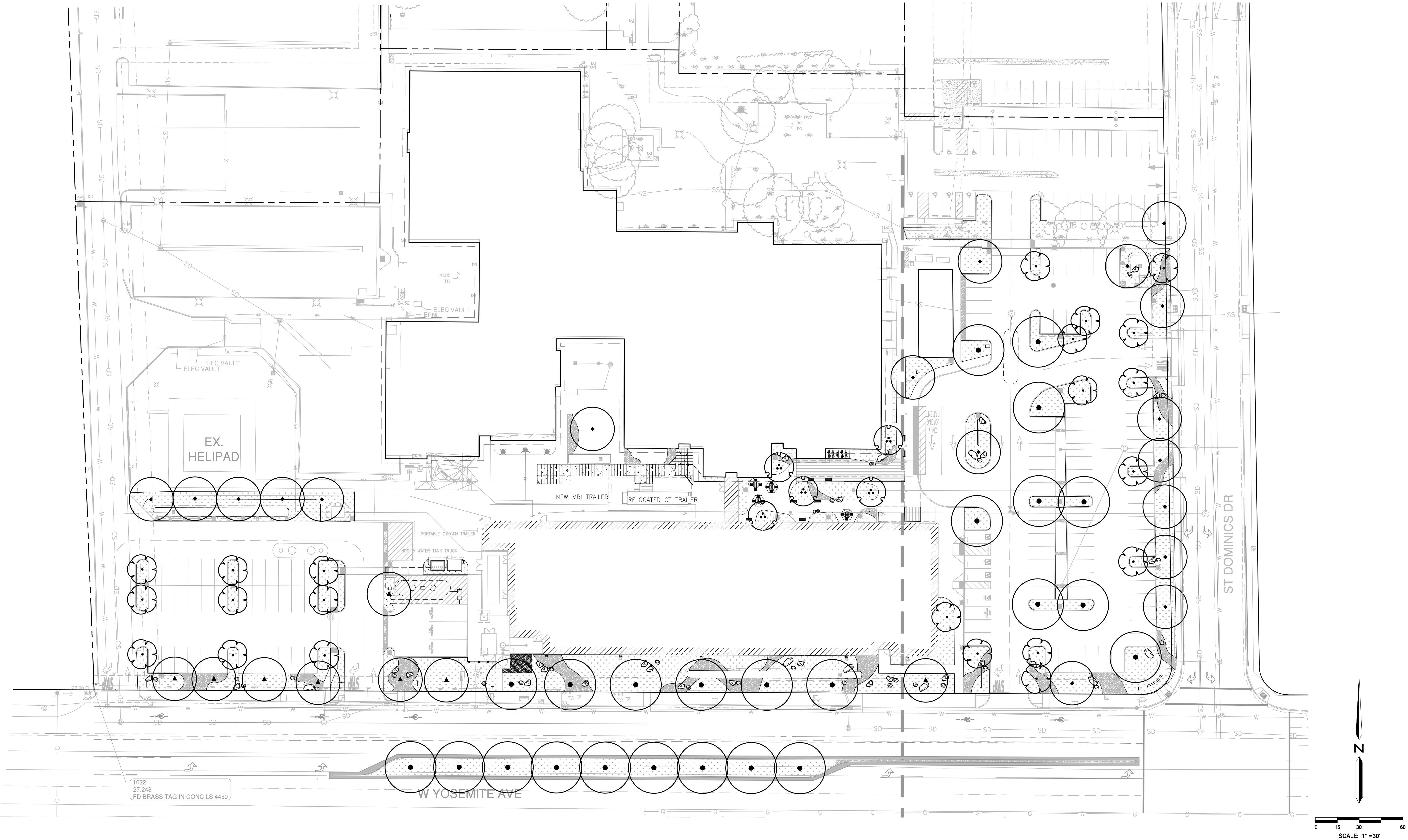
MEDIAN LANDSCAPE AREA:	±3,795 SF 100%
SHRUB AND GROUND COVER AREA:	±3,583 SF 94%
LANDSCAPE ROCK MULCH AREA:	±212 SF 6%

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

3'
11'02"
1'
3'4"
1'02"
1'44"
3'02"
3'01"



811
Know what's below.
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LIGHTING PLAN GENERAL NOTES:

- 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.
- VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECTURAL REFLECTED CEILING PLAN AND SPECS. PROVIDE LIGHTING FIXTURES WITH ALL NECESSARY MOUNTING HARDWARE.
- 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.
- ALL LINE VOLTAGE DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
- ALL LINE VOLTAGE DIMMING BRANCH CIRCUITS SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
- 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.
- 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.
- WHEN EXPOSED CEILINGS OR OPEN GRID CONDITIONS OCCUR, THE CONTRACTOR WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
 - ALL BRANCH CIRCUITS SHALL BE EMT.
 - 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.
 - VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST.
- 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.
- PROVIDE ADDITIONAL J-BOX NEAR PANEL FOR MULTIPLE HOMERUN CIRCUITRY.
- UNLESS SPECIFICALLY SHOWN AS (E), (R), (ER), (D), EXISTING OR NON-BOLD, ALL ELECTRICAL DEVICES SHOWN ARE NEW.
- 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.
- 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.
- 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.
- 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.



The S/L/A/M Collaborative

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

Drawn

Author

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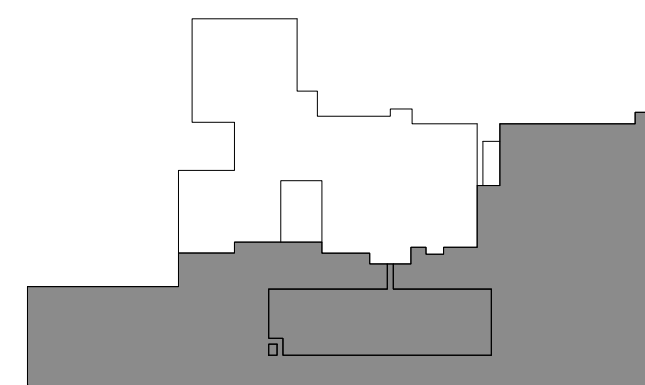
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**ELECTRICAL ENLARGED
SITE LIGHTING PLAN**

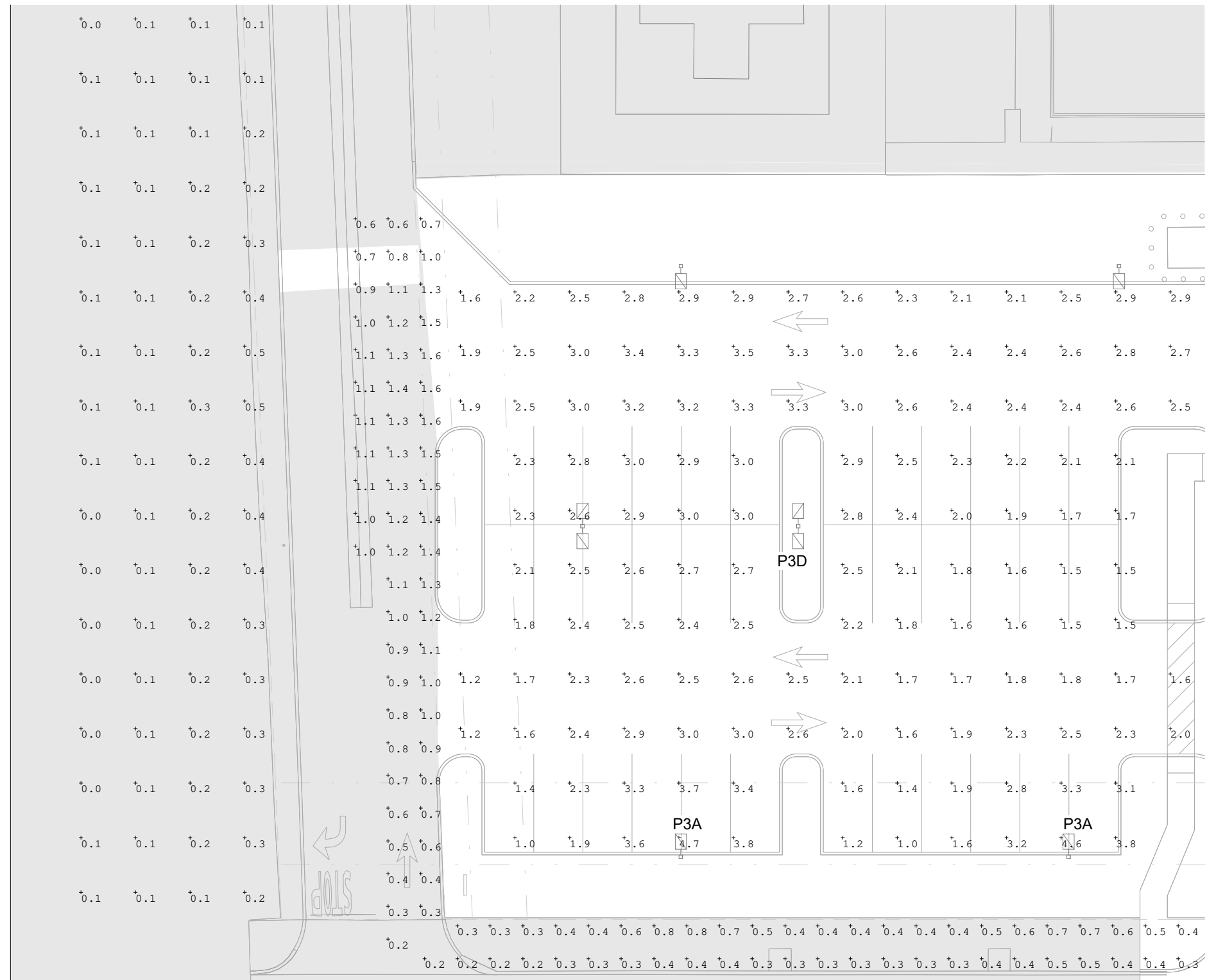
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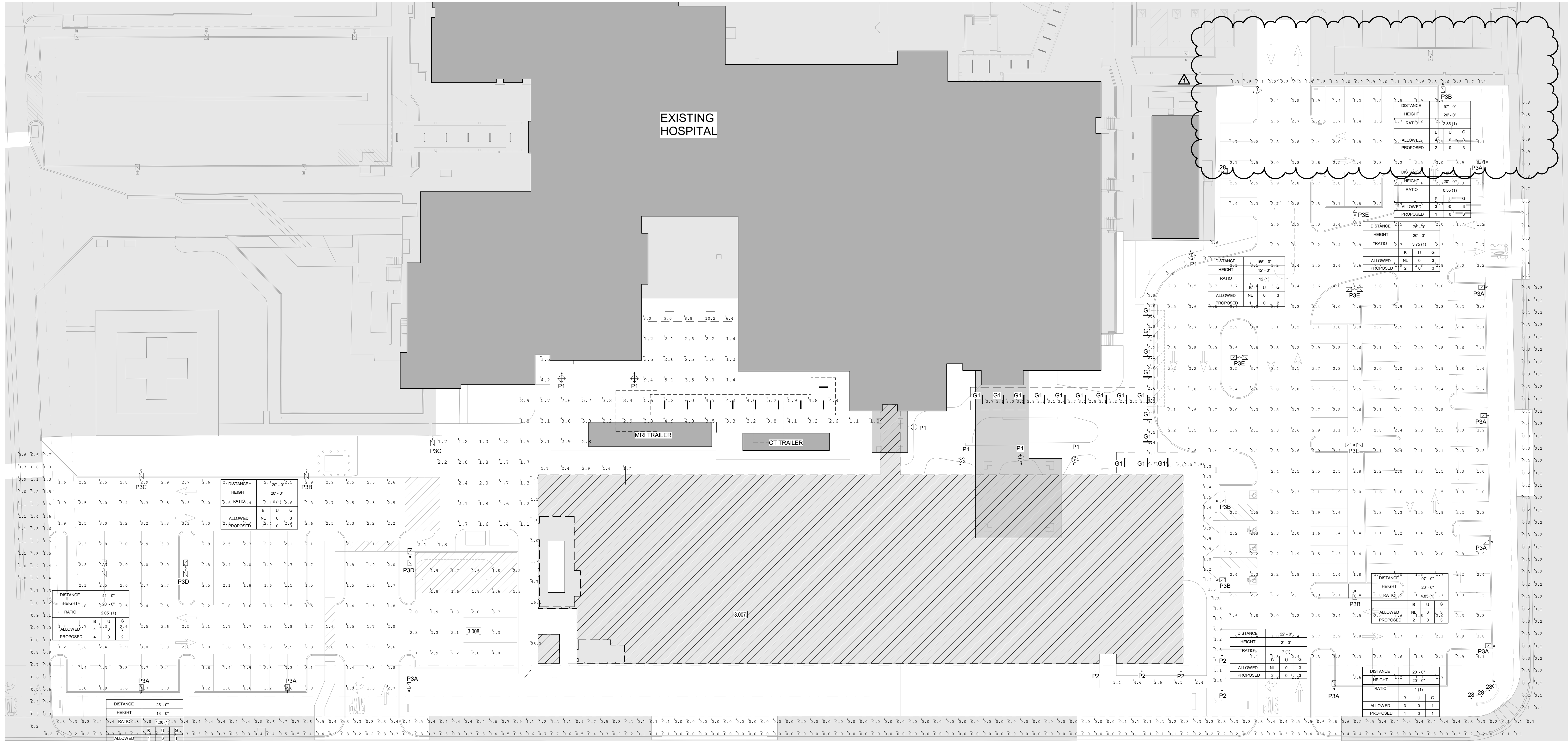
**ENT -
E001**

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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Electrical Lead - Vic Davoudi
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Drawn	Author
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Checker	

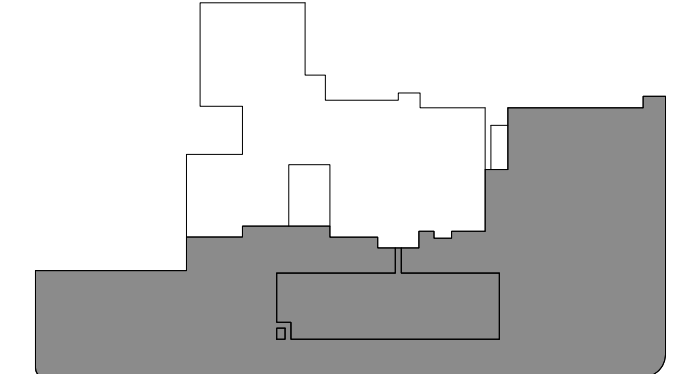
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1	06/10/2025 05/19/2025	50% CONSTRUCTION DOCUMENTS BACK CHECK #1

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ELECTRICAL SITE LIGHTING
PHOTOMETRIC PLAN

Date
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ENT -
E002

