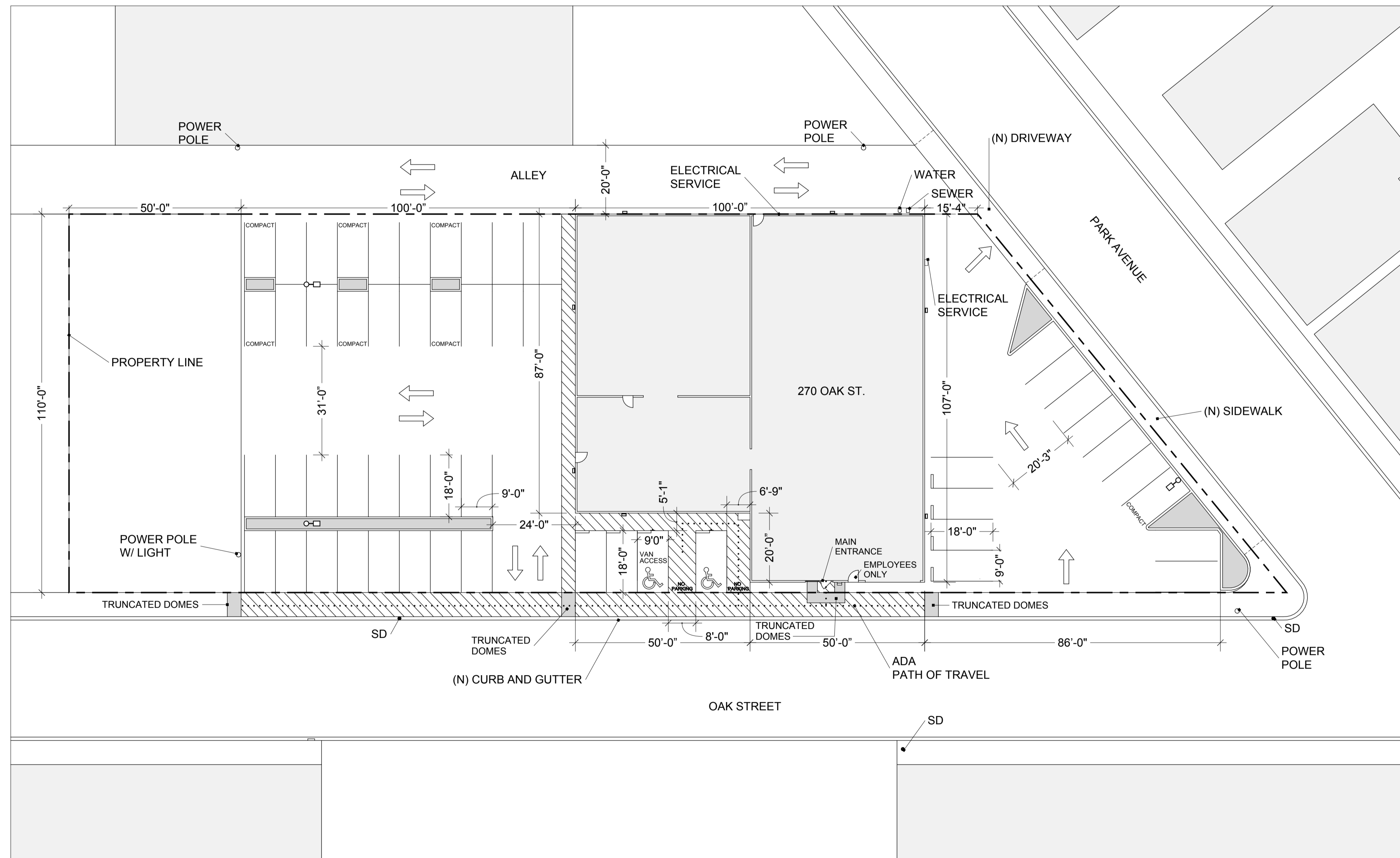


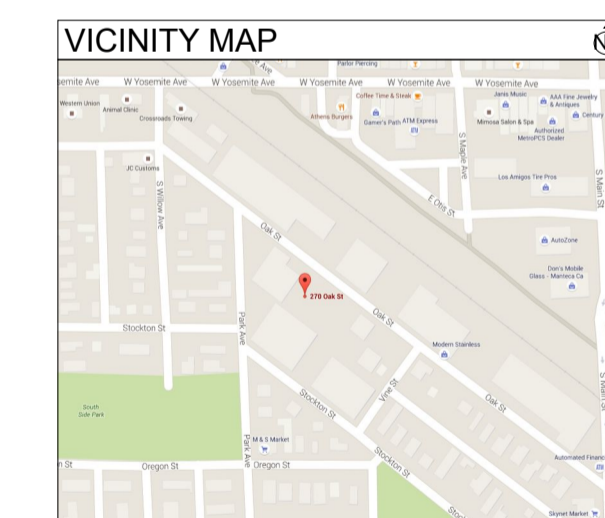
270 OAK STREET MANTECA, CA



SITE PLAN
SCALE: 1" = 20'

PROPERTY INFORMATION
 PROPERTY ADDRESS: 270 OAK STREET
 PARCEL ID: 21939018
 PARCEL AREA: 34,116.5 SQFT (.78 ACRES)
 BUILDING: 9700 SQFT
 EXISTING ZONING: CG - GENERAL COMMERCIAL
 PROPOSED ZONING: WITH MINOR USE
 MODIFICATION FOR VEHICLE SERVICES - MAJOR
 PARKING SPACES REQUIRED: 39
 PARKING SPACES PROVIDED: 53

PROJECT TO COMPLY WITH:
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA GREEN CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE



REVISIONS

NO.	DATE	DESCRIPTION
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270 OAK STREET, MANTECA CA

TITLE / SITE PLAN



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	1	S1	SINGLE	0.950	NLS-VUE-1-T2-32L-1050-55K-SINGLE @ 16' MTG. HT.	106
	7	WM-2	SINGLE	0.950	NLS-VUE-1-T2-32L-700-55K-WALL MT @ 18' MTG. HT.	71
	2	S1A	SINGLE	0.950	NLS-VUE-1-T5-32L-1050-55K-SINGLE @ 16' MTG. HT.	106

NLS LIGHTING
 PHOTOMETRIC STUDY#
 OAK ST-MANTECA
 SWABODA LIGHTING
 DATE: 08/20/16

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	2.52	6.5	1.0	2.52	6.50

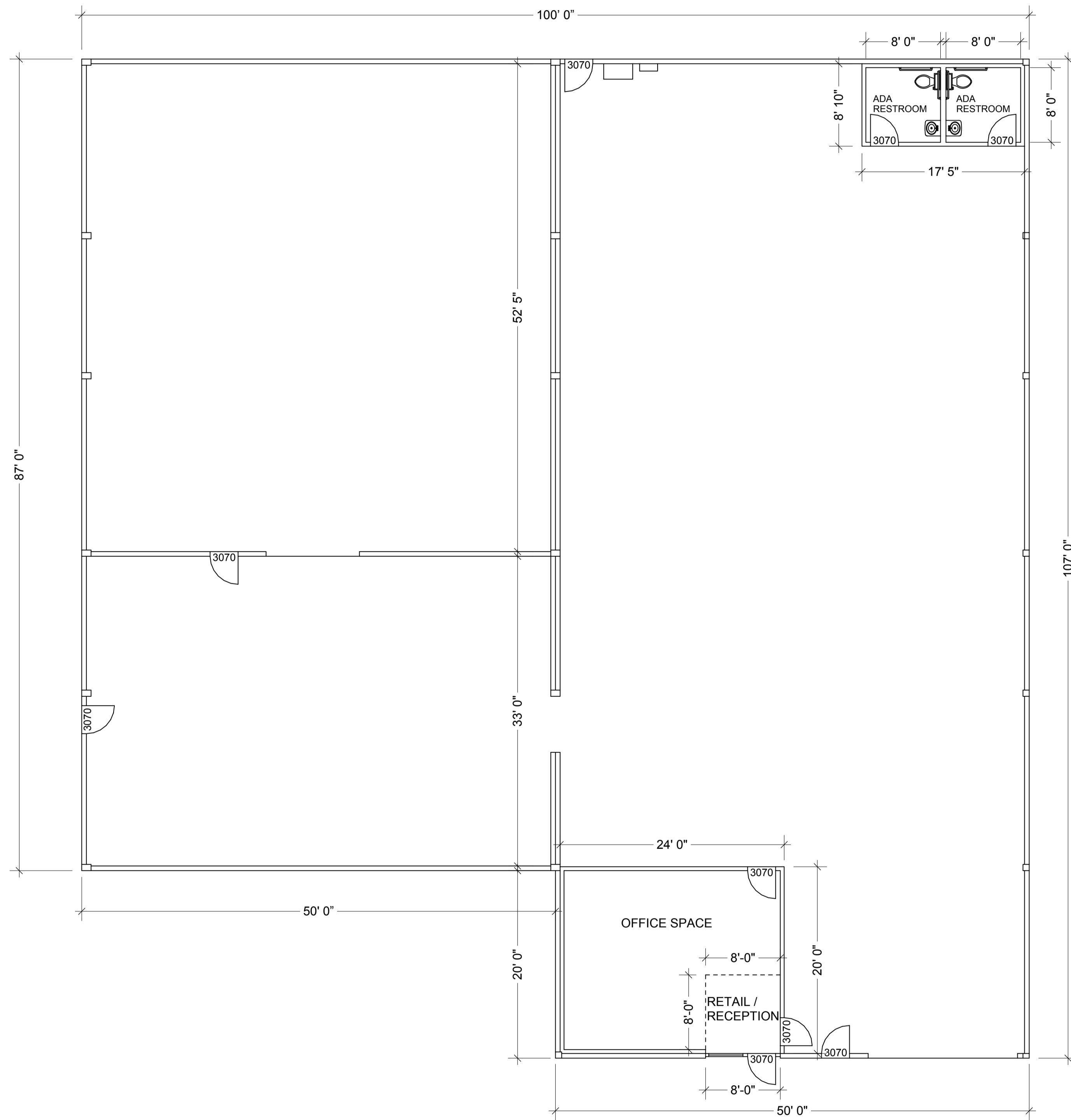
REVISIONS

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270 OAK STREET, MANTECA CA

LIGHTING PLAN / PHOTOMETRIC



FLOOR PLAN 9700 SQFT
SCALE: 1/8" = 1'

DESIGNED BY: MIKE DEGROOT 8-22-16

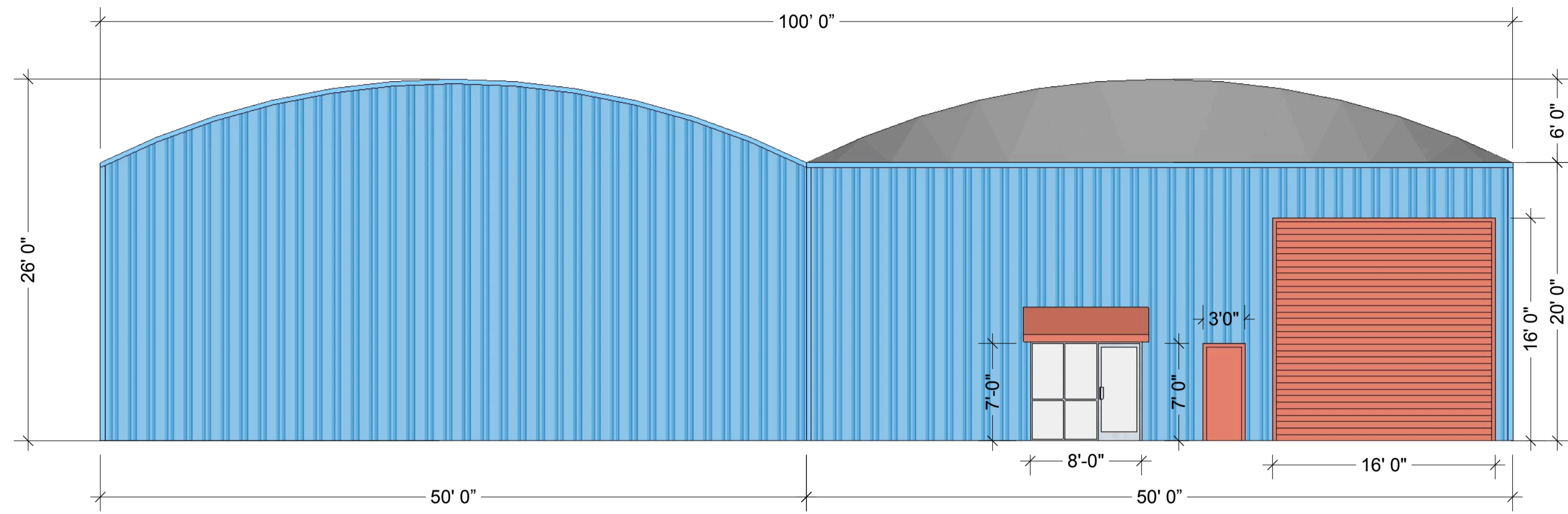
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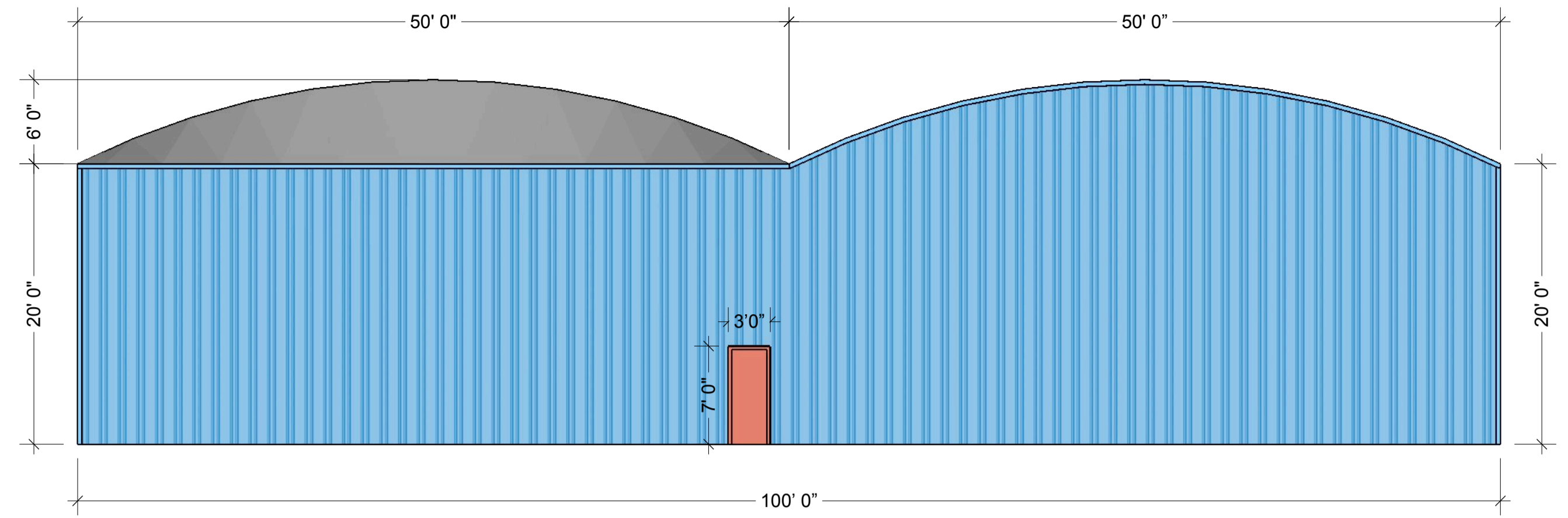
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270 OAK STREET, MANTECA CA

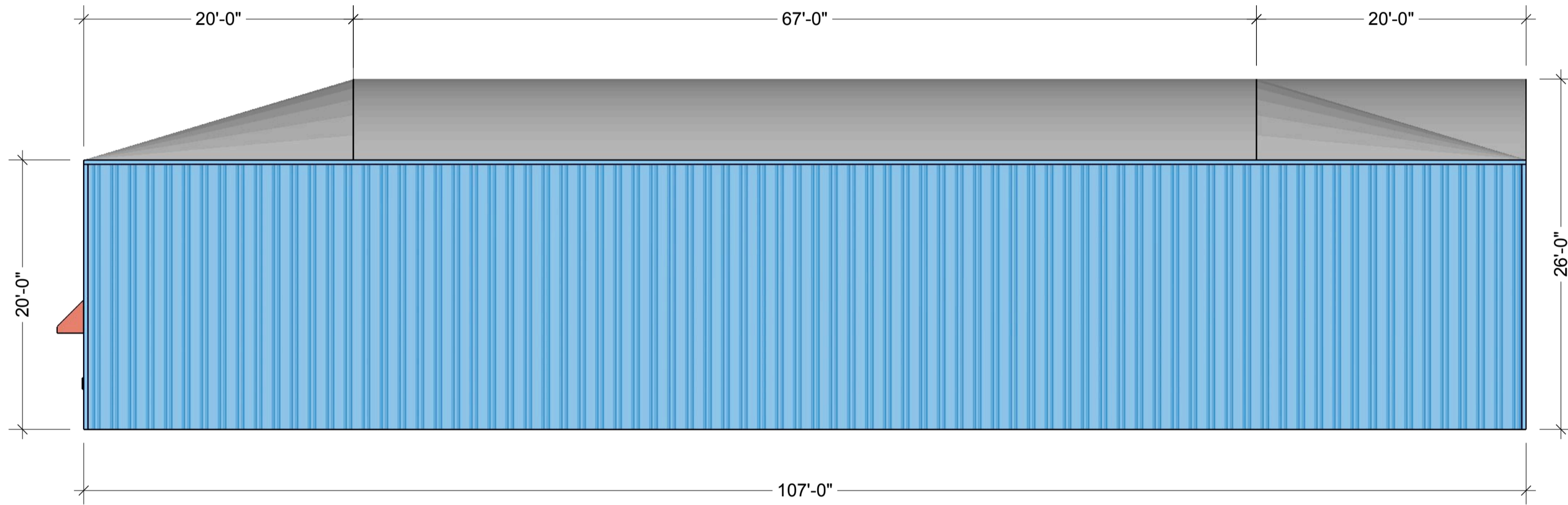
FLOOR PLAN



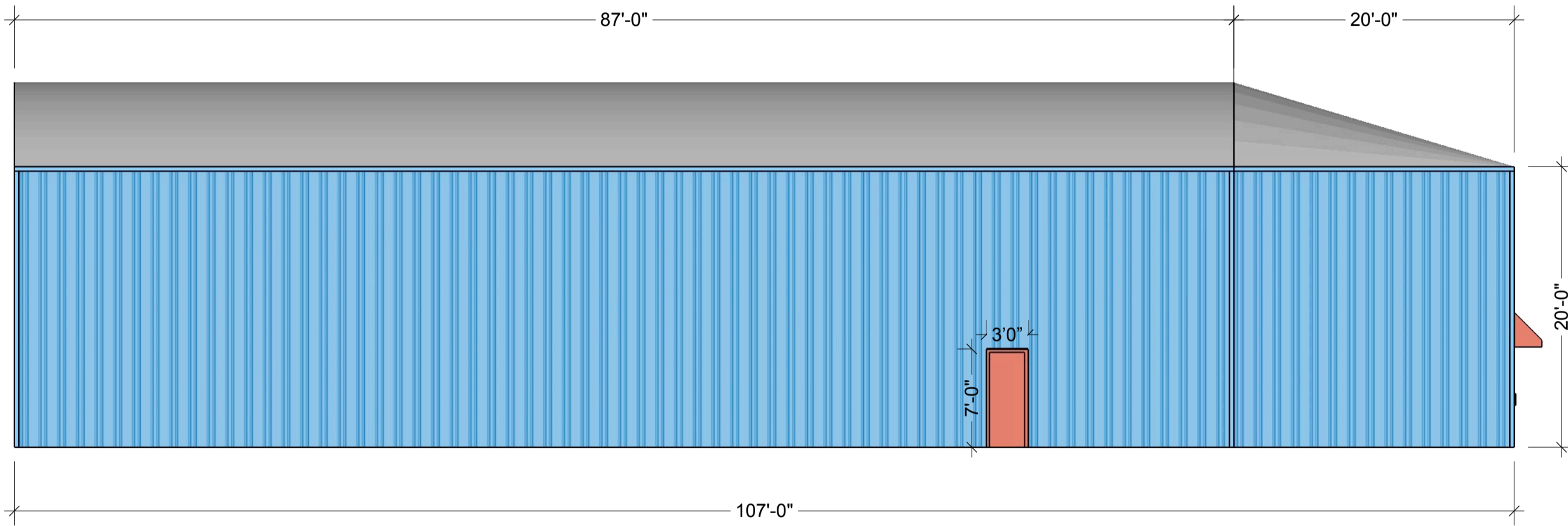
FRONT ELEVATION
SCALE: 1/8" = 1'



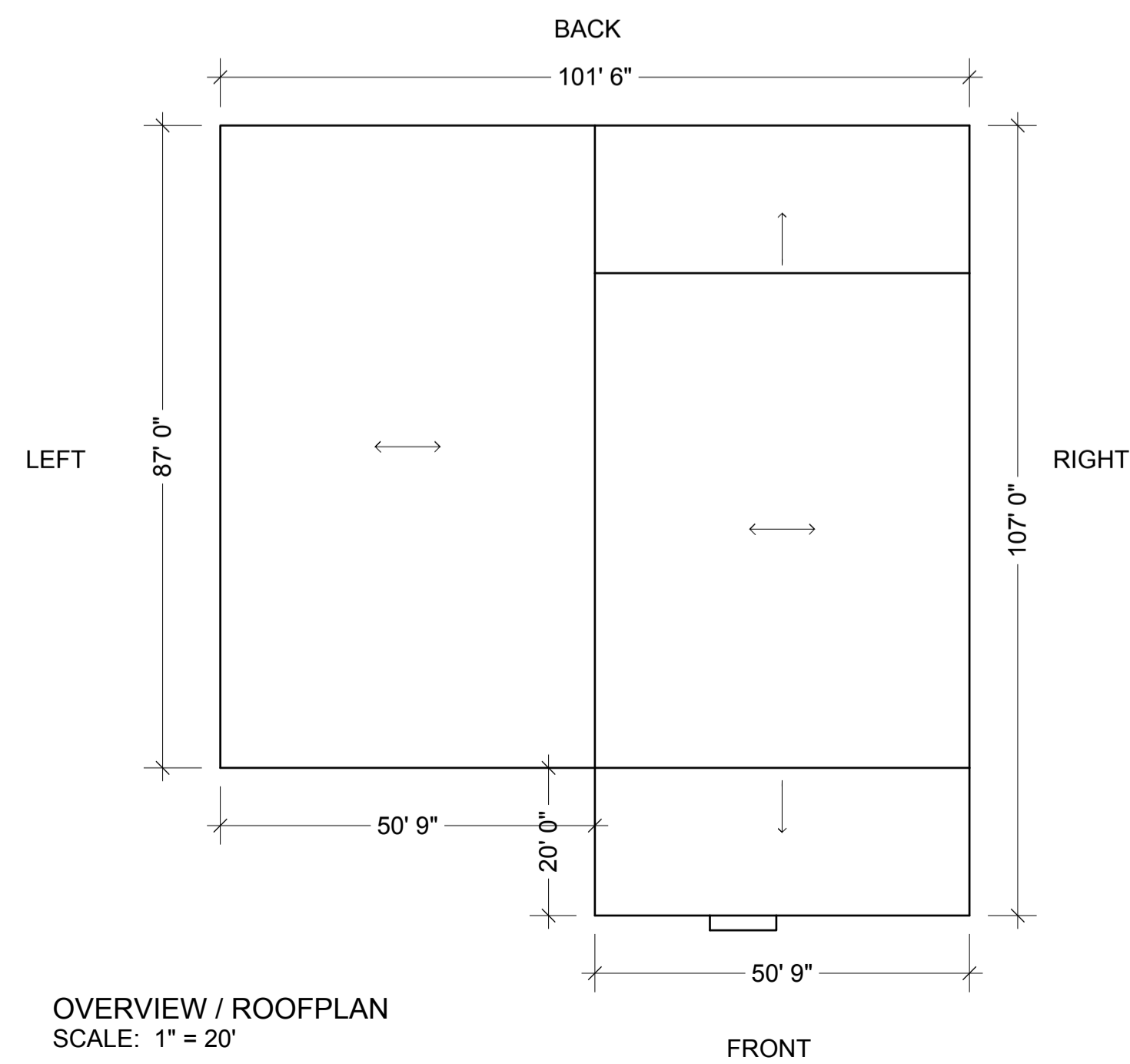
BACK ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



OVERVIEW / ROOFPLAN
SCALE: 1" = 20'

REVISIONS

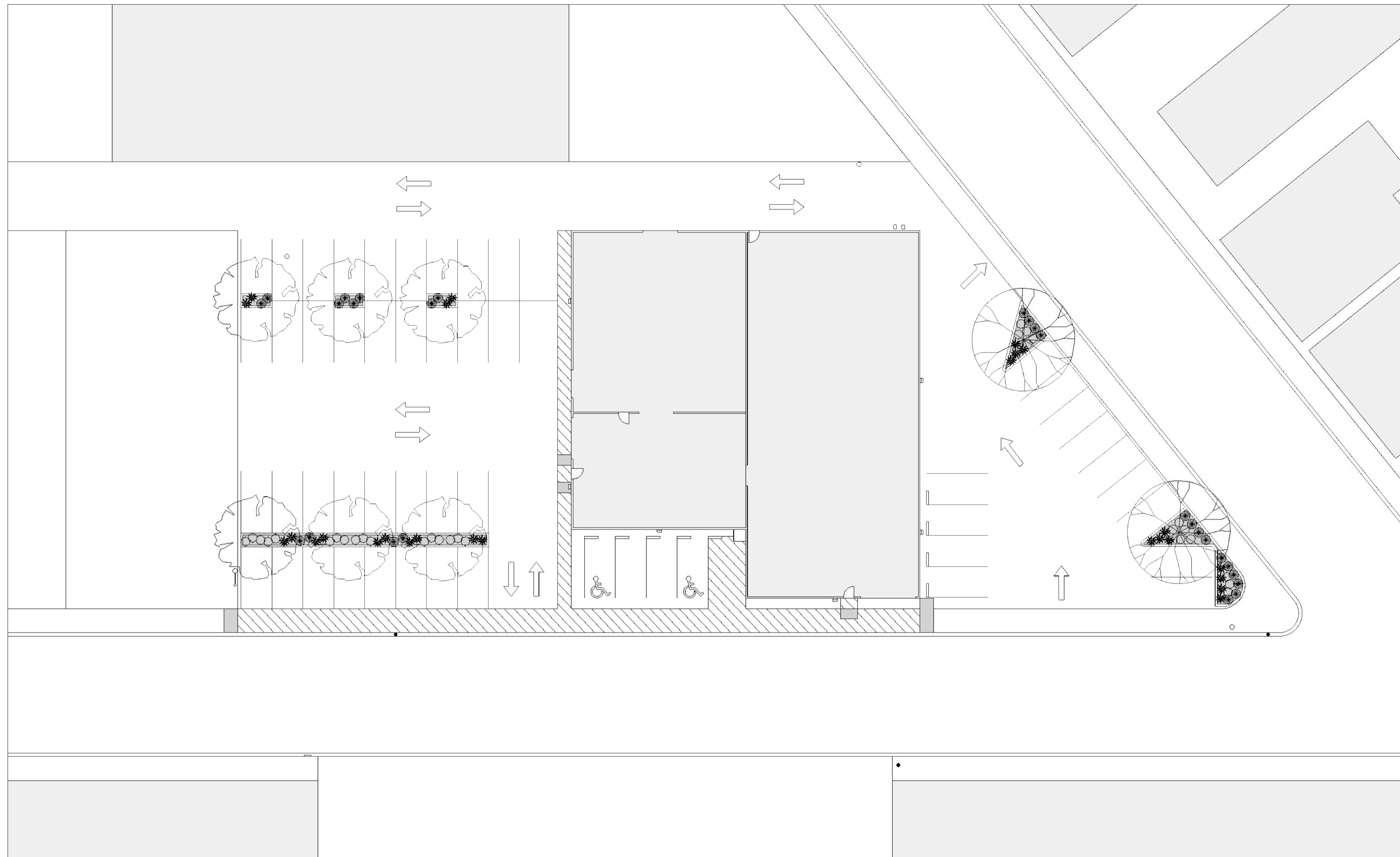
REMARKS

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270 OAK STREET, MANTECA CA

ELEVATIONS



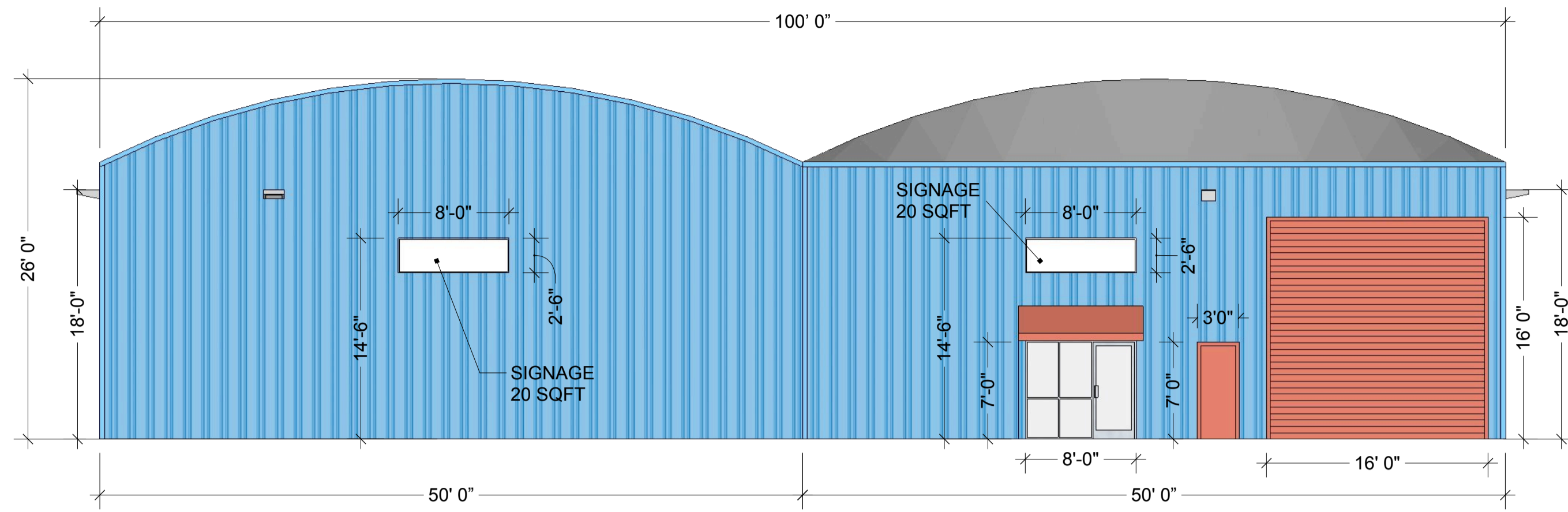
SCALE: 1" = 20'

TREES	ALIAS	QTY.	SIZE
	ACER R. 'OCTOBER GLORY'	2	15 GAL
	PYRUS C. 'IMPROVED BRADFORD'	6	15 GAL
SHRUBS	ALIAS	QTY.	SIZE
	RHAPHIALEPIS I. 'BALLERINA'	29	5 GAL
	NANDINA D. 'FIRE POWER'	26	5 GAL
	PHORMIUM H. 'AMAZING RED'	26	5 GAL

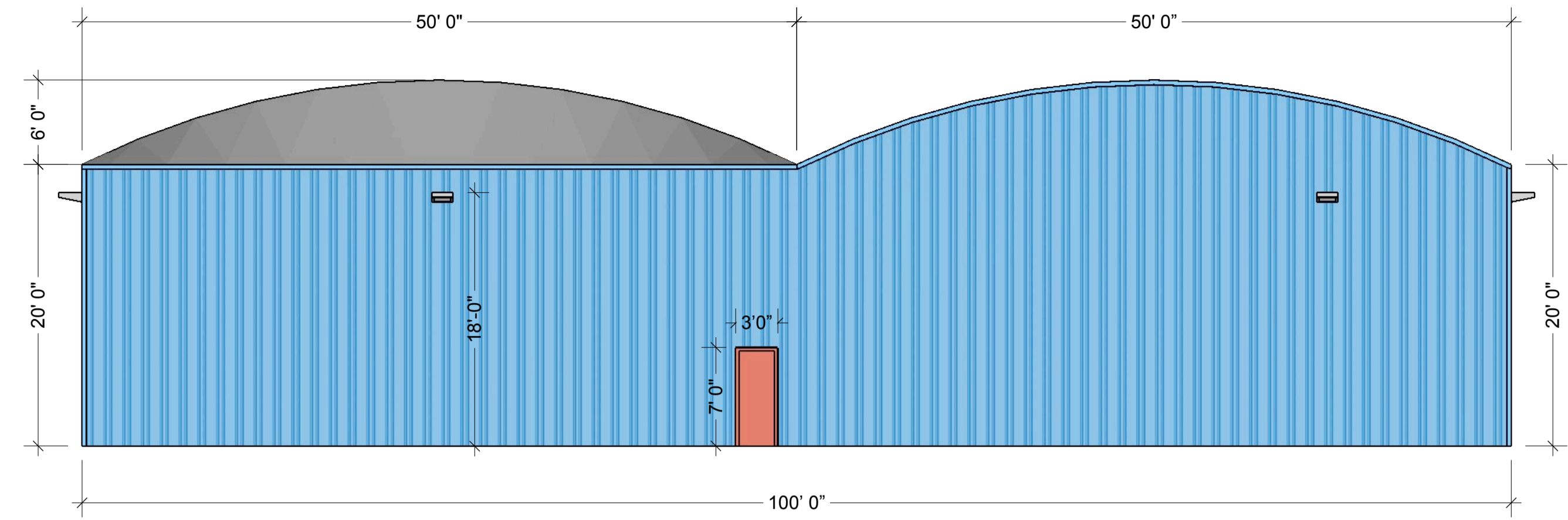
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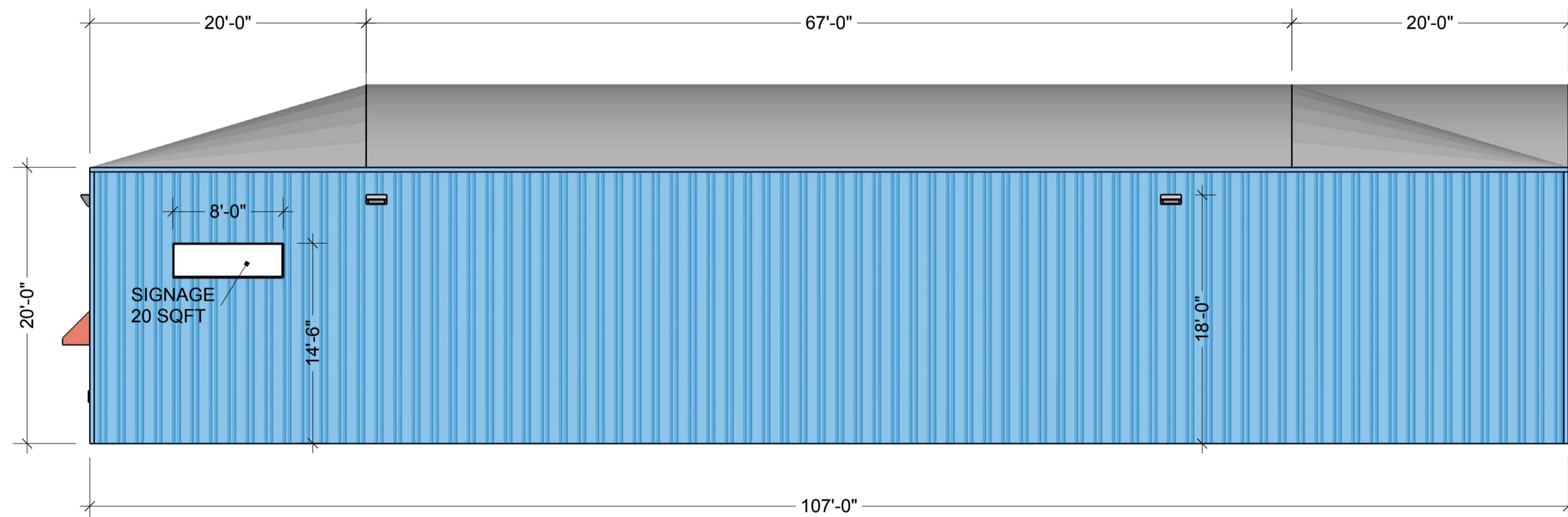
270 OAK STREET, MANTECA CA
SHELL IMPROVEMENT



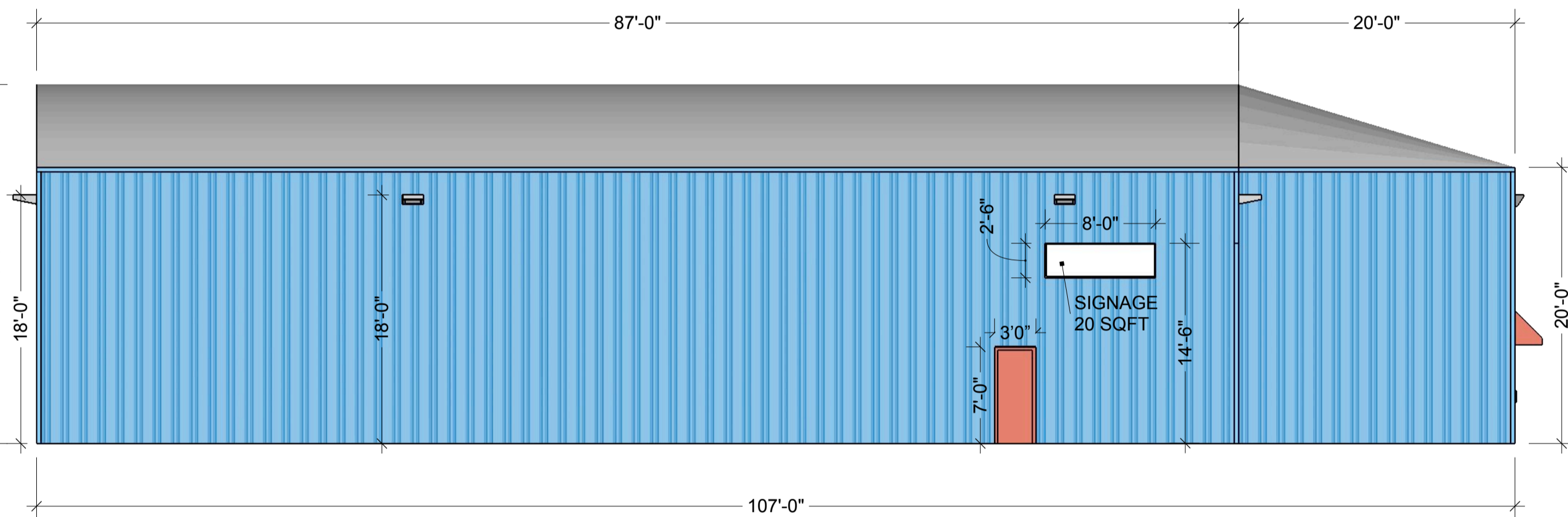
FRONT ELEVATION
SCALE: 1/8" = 1'



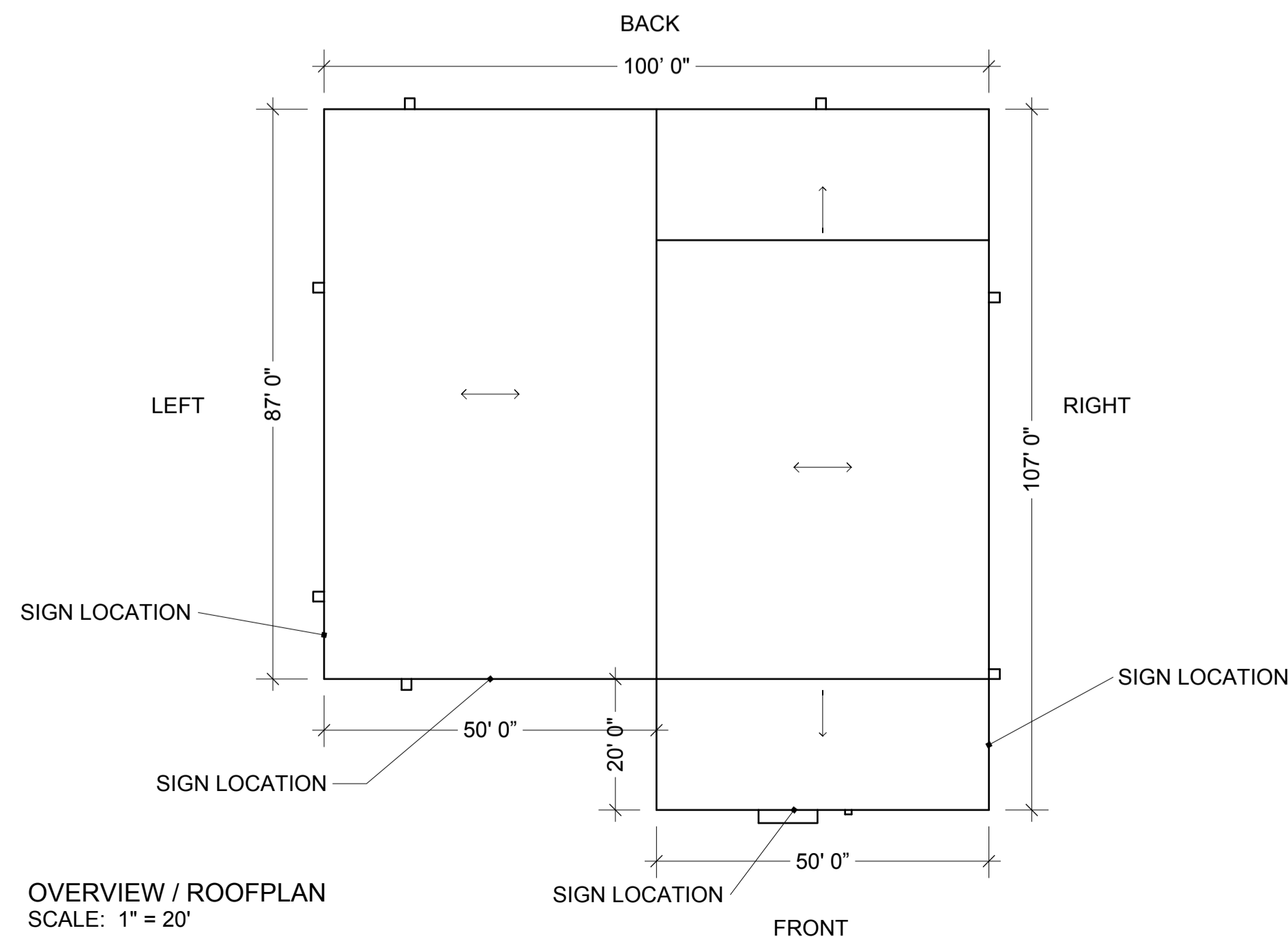
BACK ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



OVERVIEW / ROOFPLAN
SCALE: 1" = 20'

NOTE: ALL SIGNS TO BE AN ATTACHED WALL SIGN, NON ILLUMINATED, MADE OF LIGHT METAL WITH LAMINATED WRITING AND IMAGES.

ALL SIGNAGE DESIGNS TO BE APPROVED BY OWNER

ALL SIGNAGE TO COMPLY WITH CITY OF MANTECA MUNICIPAL CODE

MAX SQUARE FOOTAGE FOR THIS BUILDING IS 200 SQFT FOR ALL SIGNS WITH NO MAX ON NUMBER OF SIGNS PERMITTED

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SIGNAGE