



BUILDING SITE: A.P.N.: LOT SIZE: LOT COVERAGE:

208-260-16 2.23 ACRES (97,168 SQ. FT.) 30,000 / 97,168 = 0.31

GENERAL PLAN DESIGNATION: CN BUILDING SUMMARY: BLDG. GROSS SQ. FT 30,000 SQ. FT. OCCUPANCY: CONSTRUCTION TYPE: V-B NUMBER OF STORIES: 1 STORY **FULLY AUTOMATIC** YES SPRINKLER SYSTEM:

PARKING: TOTAL PARKING SPACES PROVIDED: 110 PARKING SPACES STANDARD PARKING SPACES (9' x 18'): 66 PARKING SPACES COMPACT PARKING SPACES (8' x 16'): 33 PARKING SPACES (30% MAX)

ACCESSIBLE PARKING SPACES (9' x 18'): 11 PARKING SPACES

BICYCLE SPACES (5% OF TOTAL PARKING): 3 LOCKERS / 6 STANDARD CLEAN AIR VEHICLES:

(10% MIN)

VAN ACCESSIBLE PARKING SPACES: 2 OF 11 ADA PARKING SPACES PER 2022 CALIFORNIA GREEN BUILDING STANDARD CODE 5.106.5.2 AND TABLE 106.5.2 (FOR TOTAL PARKING SPACES OF 101-150)

1	SHEET NOTES

LEGEND

STANDARD PARKING STALLS



HARDSCAPE DRIVE AISLE

TRUNCATED DOME

## SHEET NOTES

- 1. PROPERTY LINE, TYP.
- 3. TRASH ENCLOSURE
- 4. STOP SIGN AND STRIPING PER CITY STANDARDS
- 7. MONUMENT SIGNAGE
- 9. TRANSFORMER
- 12. BOLLARD, TYP.
- 13. EXISTING 7'-0" HIGH METAL, CHAIN LINK FENCE WITH GATE
- 14. EXISTING 7'-0" HIGH WOODEN FENCE
- 15. EXISTING PAVED ACCESS AND CURB CUT TO ADJACENT SITE
- 16. ACCESSIBLE ROUTE GROOVE

PLAN NORTH TRUE



## TENET HEALTH DHM MOB

**1263 COTTAGE COURT** MANTECA, CA 95336

ARCHITECT OF RECORD:

vegas builds

VEGAS BUILDS, INC. 12893 ALCOSTA BLVD. SUITE N SAN RAMON, CA 94583 (650) 223-3188

**CIVIL ENGINEER OF RECORD:** GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 (559) 320-0344

LANDSCAPE ARCHITECT OF RECORD: ROACH + CAMPBELL 111 SCRIPPS DRIVE SACRAMENTO, CA 95825 (916) 342-7119

**ELECTRICAL ENGINEER OF RECORD:** HOWE ELECTRIC 4682 E. OLIVE AVENUE FRESNO, CA 93702 (559) 255-8992

NO. DATE ISSUE

2. LIGHT POLE, TYP.

- 5. (N) FIRE HYDRANT
- 6. (E) FIRE HYDRANT
- 8. GAS METER
- 10. BICYCLE ENCLOSURE, TYP. OF 3
- 11. (4) TWO-BIKE CAPACITY RACKS

SCALE: As indicated

DRAWING TITLE:

**AS101** 

VBI PROJECT No: 2022.803

SITE PLAN

ARCHITECTURAL

SPR PACKAGE

11/10/2022