City of Merced

MAJOR DEVELOPMENT PROJECTS APPROVED

(2000-2007)

SITE PLANS

PROJECT DATA:

CLIENT/APPLICANT:

CLIENT: HERITAGE HOMES

ADDRESS: 1160 WEST OLIVE SUITE B
MERCED, CALIFORNIA 95348

PHONE: (209) 383-3393
FAX: (209) 383-3248
CONTACT: TODD DENDER

APPLICANT'S AGENT:

COMPANY: BRUCE JORDAN
ADDRESS: 440 CALLE NEGOCIO
SUITE 200
SAN CLEMENTE, CA 92673
TELEPHONE: (949) 492-1407
FAX: (949) 492-1481
CONTACT: BRUCE JORDAN

SITE DATA:

APN: 058-020-018
ADDRESS: 1124 YOSEMITE AVENUE
MERCED, CALIFORNIA
SITE AREA: 4.8 ACRES (209,594 SF)
ZONING: R-1-6 TO RPD-21
(PLAN DEVELOPMENT)
REQUIRED:
STREET SETBACK: 30 FT
RESIDENCE SETBACK: 5 FT
(OUR DESIGN)
FLOOR AREA RATIO (FAR)
(133,102/ 209,594) 64%
ACTUAL LOT COVERAGE:
(130,591 / 209,594) 51%
ALLOWABLE BUILDING HEIGHT: 99 FT
BUILDING HEIGHT PROVIDED: ± 23 FT

LANDSCAPING AREAS:

LANDSCAPE REQUIRED: NA
LANDSCAPE PROVIDED: 31,561 SQ. FT.
LANDSCAPE COVERAGE:
(31,561/ 209,594) 10%

TOTAL PARKING PROVIDED:

STANDARD (9x18): 8
HANDICAP (9x18): 1
COVERED (10x25): 2
TOTAL PARKING: 9

BUILDING DATA:

OFFICE: (APPROX.)		1365 SQ. FT.
GARAGE: (APPROX.)		560 SQ. FT.
RESIDENCE: (APPROX.)		1369 SQ. FT.
STORAGE:		
BUILDING A:	(1 STORY)	86,980 SQ. FT.
BUILDING B:	(1 STORY)	30,100 SQ. FT.
BUILDING C:	(1 STORY)	30,100 SQ. FT.
BUILDING D:	(1 STORY)	15,340 SQ. FT.
BUILDING E:	(1 STORY)	4,043 SQ. FT.
TOTAL STORAGE:		116,413 SQ. FT.
TOTAL BUILDING GROSS:		123,103 SQ. FT.
NET RENTABLE (116,413 X 90%)		104,911 SQ. FT.

KEY NOTES:

1. KEYPAD
2. MONUMENT SIGN (SEE P-8)
3. ENHANCED PAVING
4. TRASH ENCLOSURE
5. 4018" PARKING
6. PROPERTY LINE
7. VAN ACCESSIBLE HANDICAP PARKING PER ADA REQUIREMENTS
8. TOWER (BARREL VAULT)
9. GATE
10. LANDSCAPE
11. SIGNAGE

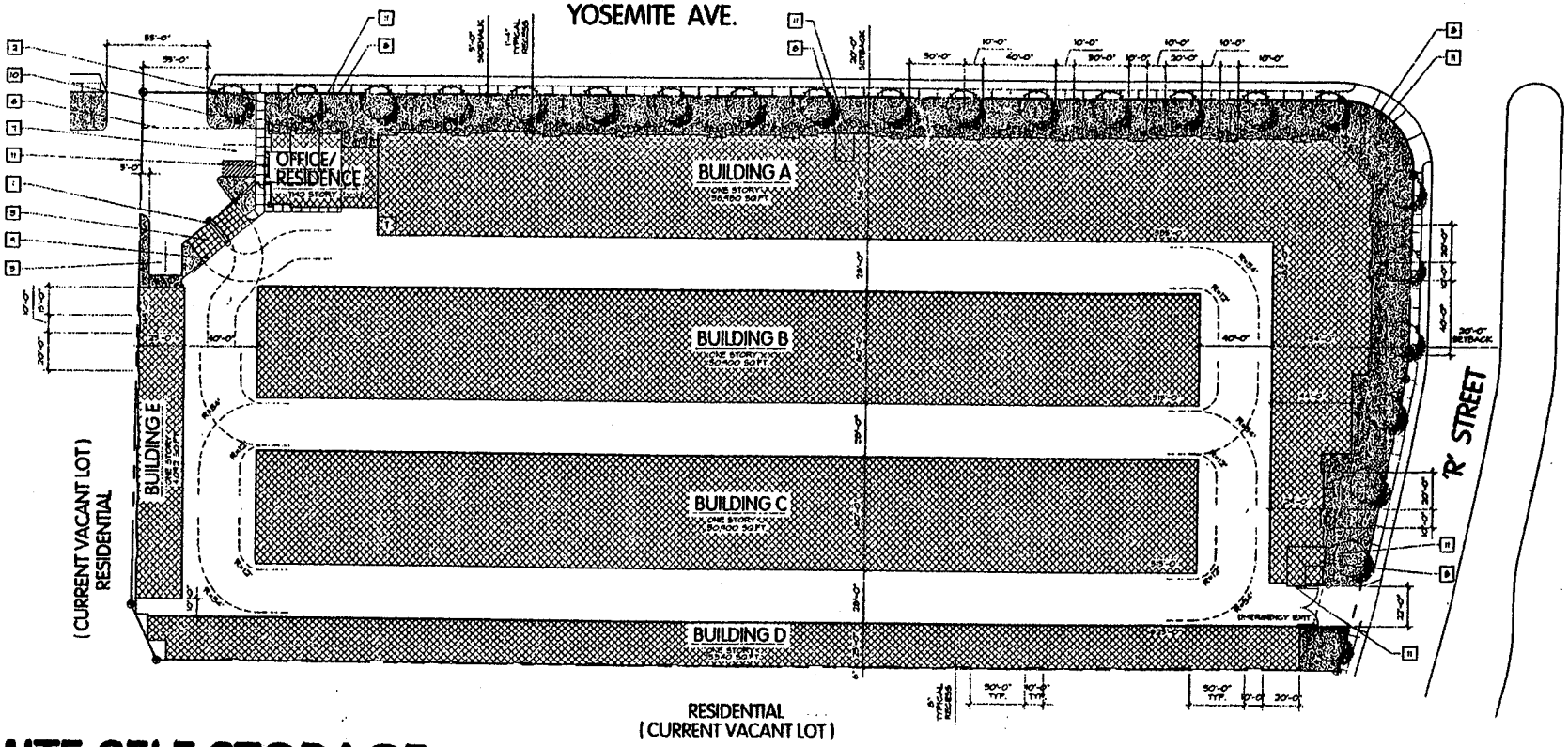
LANDSCAPE LEGEND

TREE (EVERY 40' O.C.)
SHRUB
GROUND COVER

VICINITY MAP

RECEIVED
JUL 14 2000
PLANNING DEPT.

YOSEMITE SELF-STORAGE

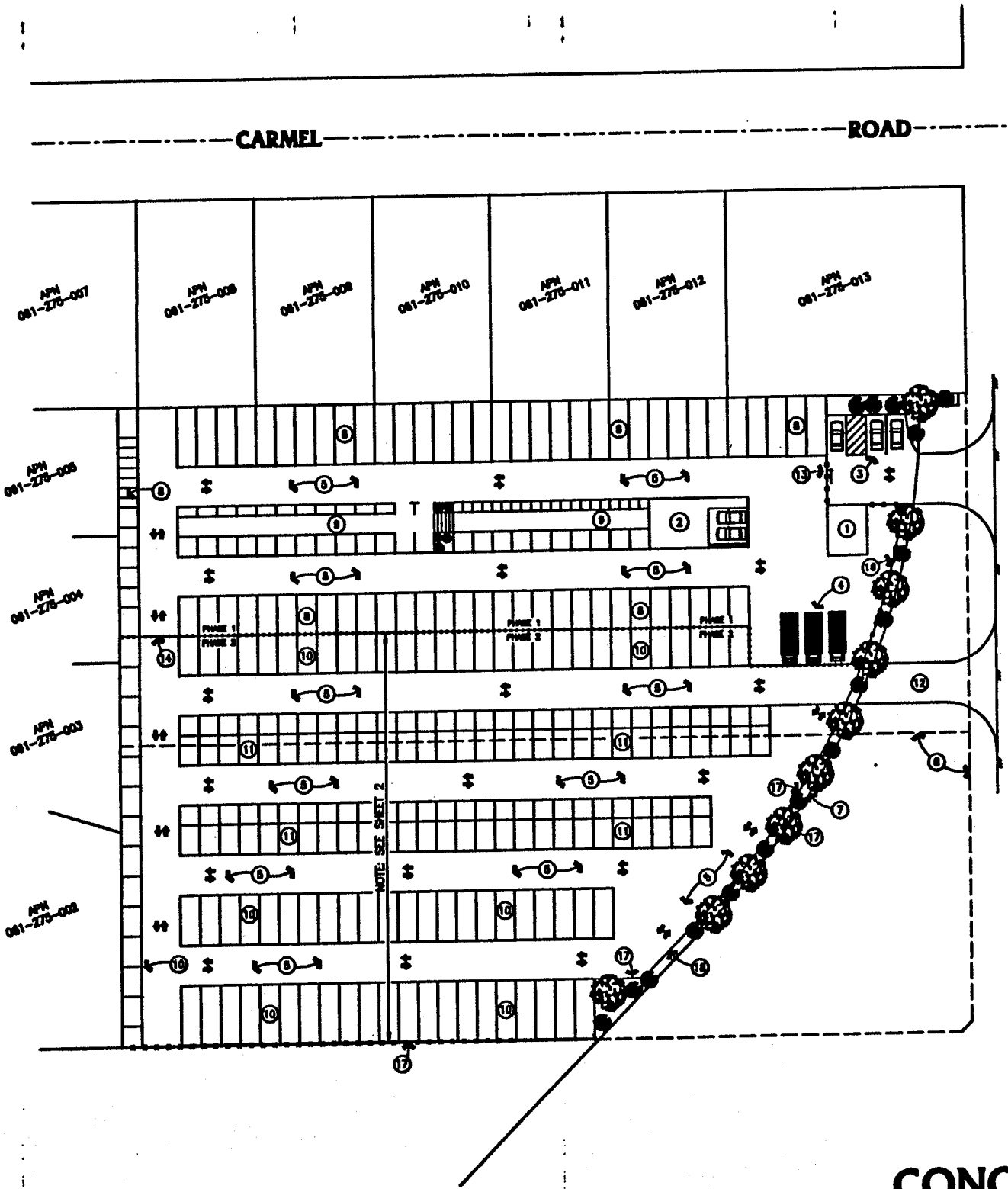


YOSEMITE SELF STORAGE
MERCED, CA

PRELIMINARY SITE PLAN

SCALE: 1" = 30'
JOB NUMBER 00-188
DATE 07/12/00
07/14/00

jordan
ARCHITECTS, INC.



NORTH

CAL STORAGE

1. OFFICE
2. 2-STORY APARTMENT 25' X 40' W/ GARAGE
3. CAR PARKING WITH HANDICAP SPACE
4. TRUCK PARKING
5. 20' WIDE CONCRETE ACCESS
6. EXISTING PARCEL LINE/RIGHT OF WAY
7. ULTIMATE CAL TRANS RIGHT OF WAY
8. PHASE 1 – SINGLE STORY STORAGE BUILDING
9. PHASE 1 – TWO STORY STORAGE BUILDING
10. PHASE 2 – SINGLE STORY STORAGE BUILDING
11. PHASE 2 – TWO STORY STORAGE BUILDING
12. EMERGENCY ACCES, ALL WEATHER SURFACE TO BE CONSTRUCTED WITH PHASE 1
13. SLIDING SECURITY GATE (DECORATIVE IRON)
14. EMERGENCY ACCESS GATE FOR PHASE 1
15. LANDSCAPE AREA
16. DECORATIVE IRON FENCE ALONG FRONTAGE OF PHASE 1.
17. LANDSCAPING TO BE COMPLETED WITH PHASE 2
18. EMERGENCY ACCESS GATE FOR PHASE 2

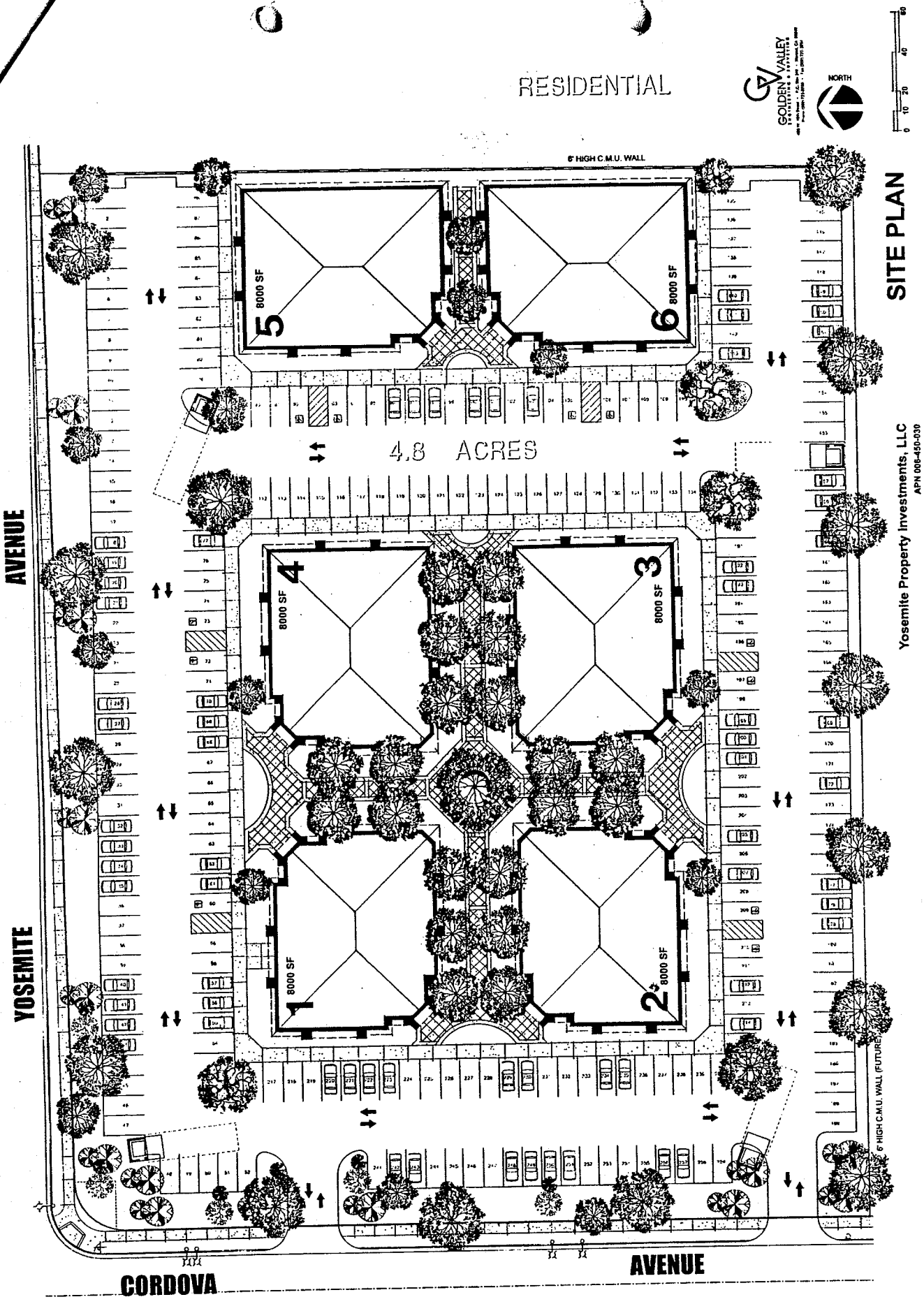
NOTE:
ONSITE STORM DRAINAGE DETENTION BASIN FOR THE BENEFIT OF PHASE 1, TO BE CONSTRUCTED WITH PHASE 1. LOCATION AND SIZE TO BE DETERMINED AT THE DESIGN STAGE.

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'

OFFICES BEHIND CHEVY'S

(1)


RESIDENTIAL
GOLDEN VALLEY
NORTH
0 10 20 40 60
SITE PLAN
6' HIGH C.M.U. WALL
5
8000 SF
6
8000 SF
4.8 ACRES
4
8000 SF
3
8000 SF
1
8000 SF
2
8000 SF
Yosemite Property Investments, LLC
APN 008-450-030
6' HIGH C.M.U. WALL (FUTURE)
YOSEMITE
AVENUE
CORDOVA
AVENUE
OFFICES--CORDOVA/YOSEMITE

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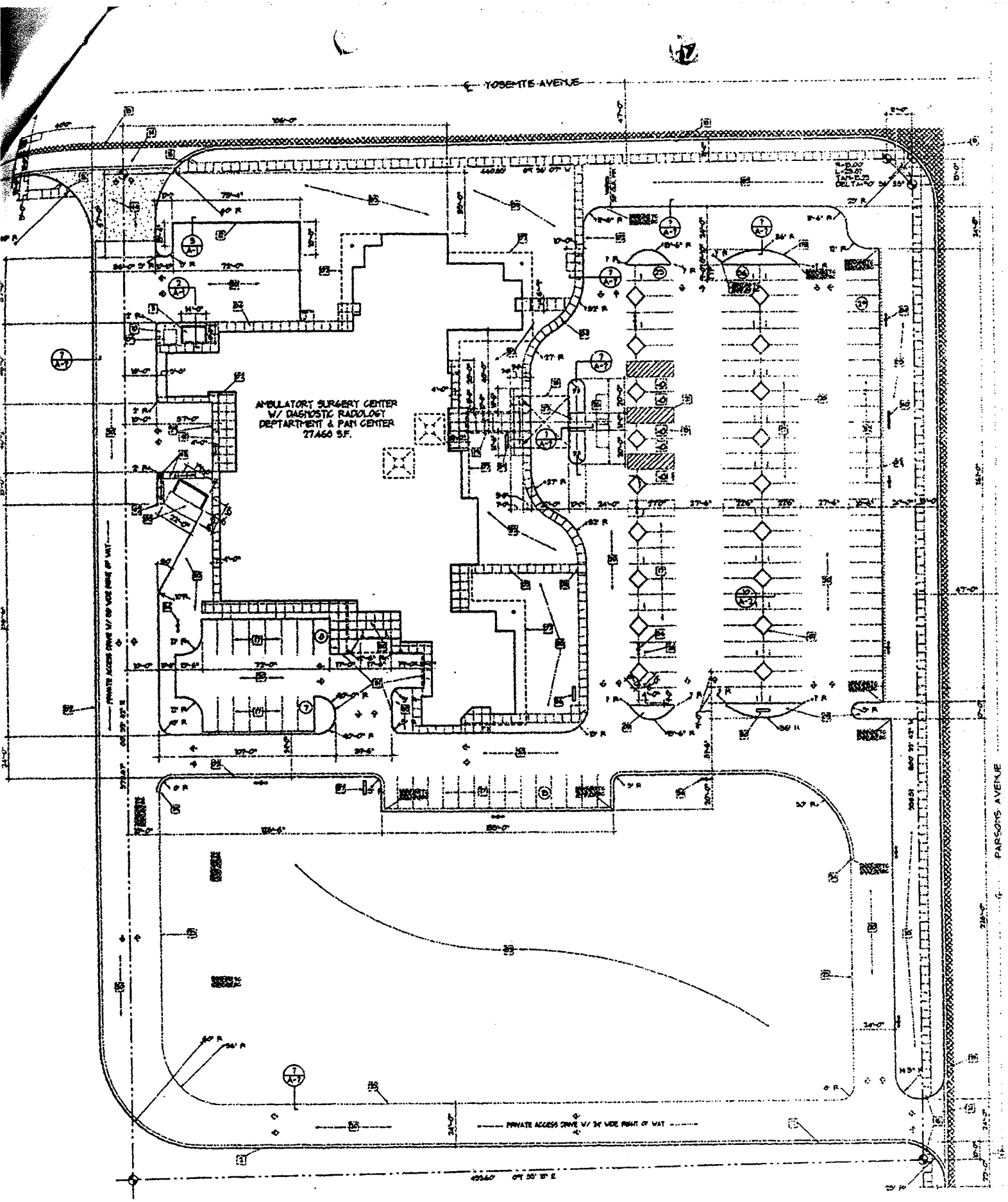
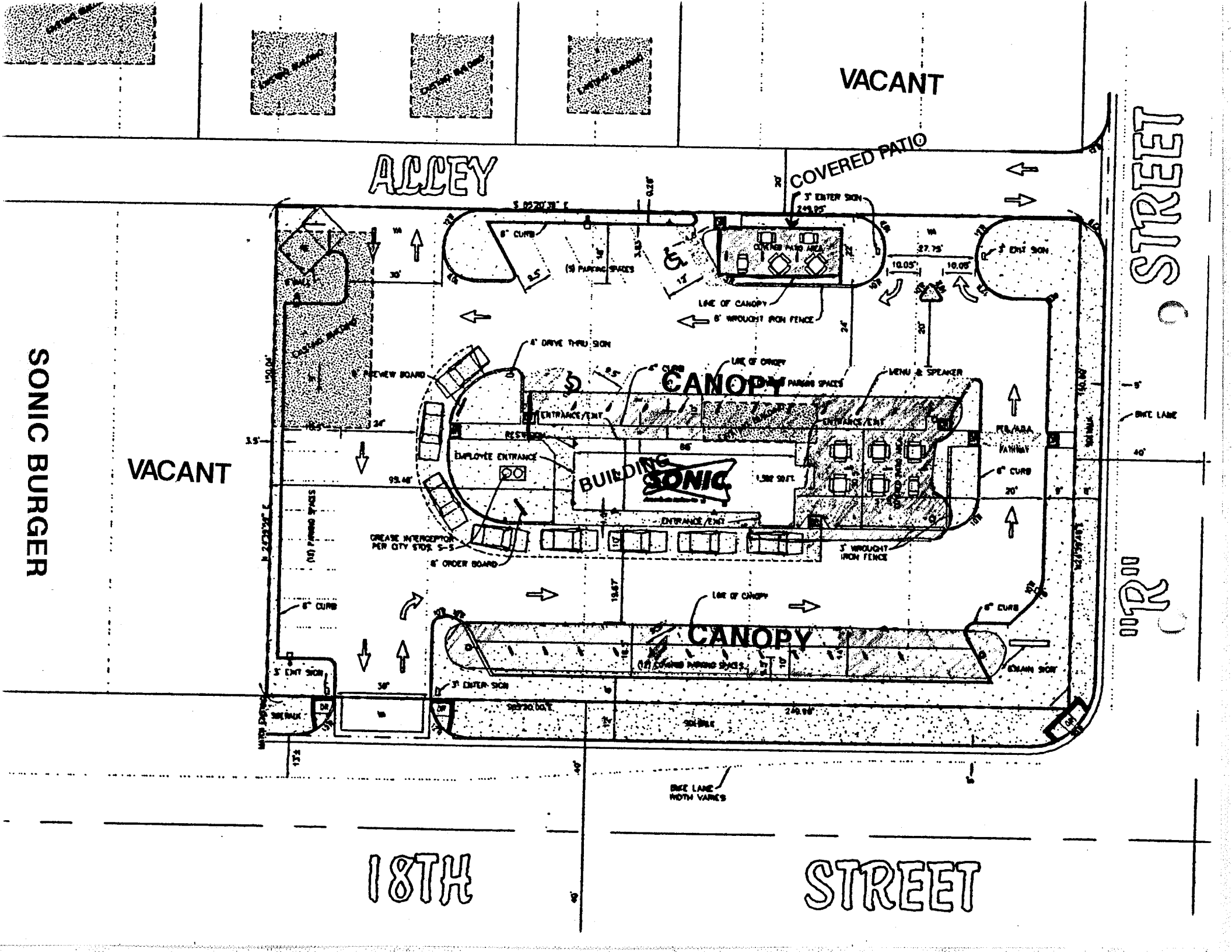
OFFICES--3RD MILLENIUM



SITE PLAN

SCALE: 1" = 30'-0"

SURGICAL CENTER

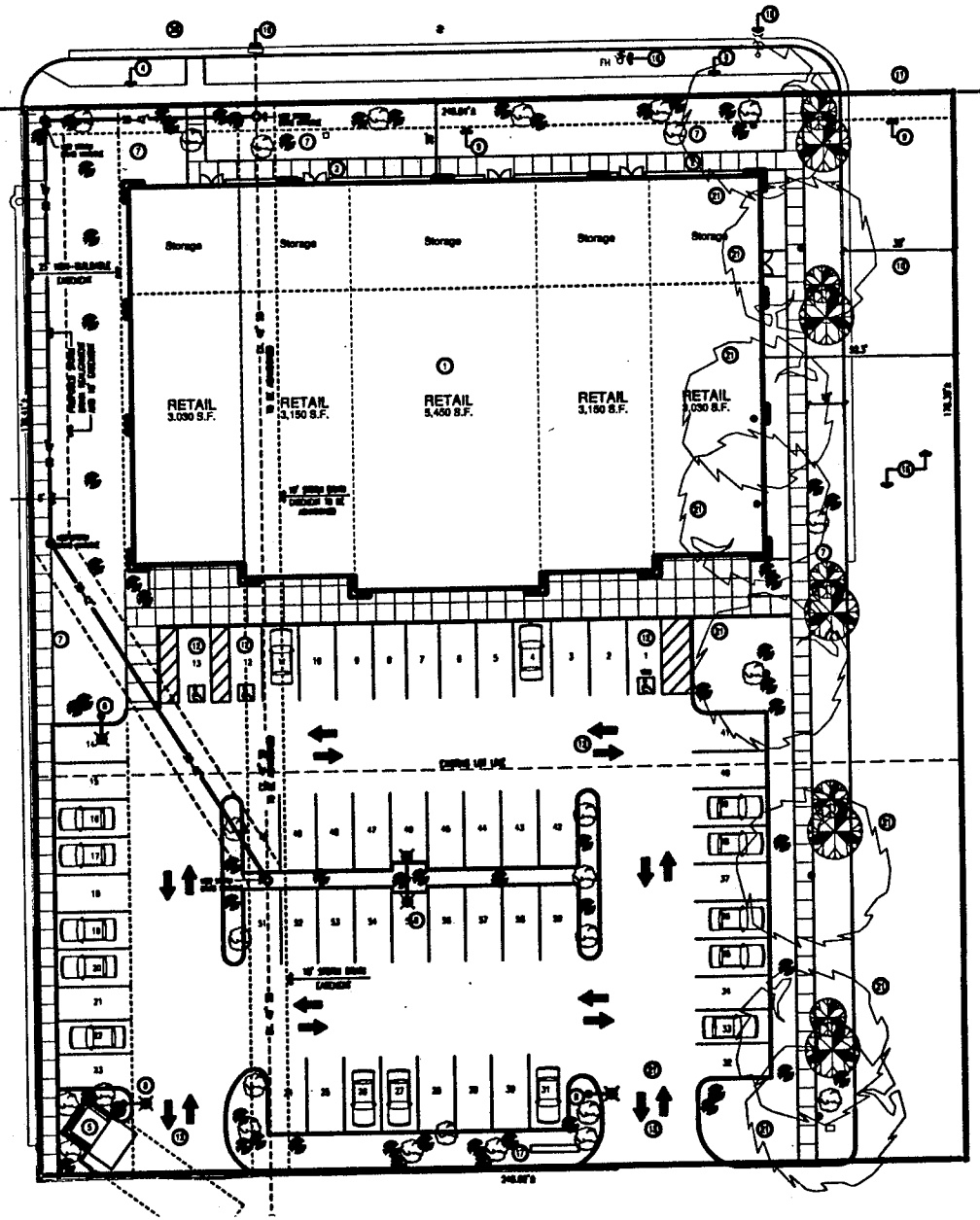


VACANT
ALLEY
COVERED PATIO
STREET
SONIC BURGER
VACANT
CANOPY
BUILDING
SONIC
CANOPY
"R"
18TH
STREET
3' ENTER SIGN
3' EXIT SIGN
6" CURB
(5) PARKING SPACES
LINE OF CANOPY
6' WROUGHT IRON FENCE
4' DRIVE THRU SIGN
6' PREVIEW BOARD
MENU & SPEAKER
ENTRANCE/EXIT
EMPLOYEE ENTRANCE
GREASE INTERCEPTOR PER CITY STDS. S-5
6' ORDER BOARD
3' WROUGHT IRON FENCE
BIKE LANE
BIKE LANE WIDTH VARIES

LOUGHBOROUGH DRIVE

RETAIL -- MOONLIGHT INVESTMENTS

TARGET STORE



KEYNOTES:

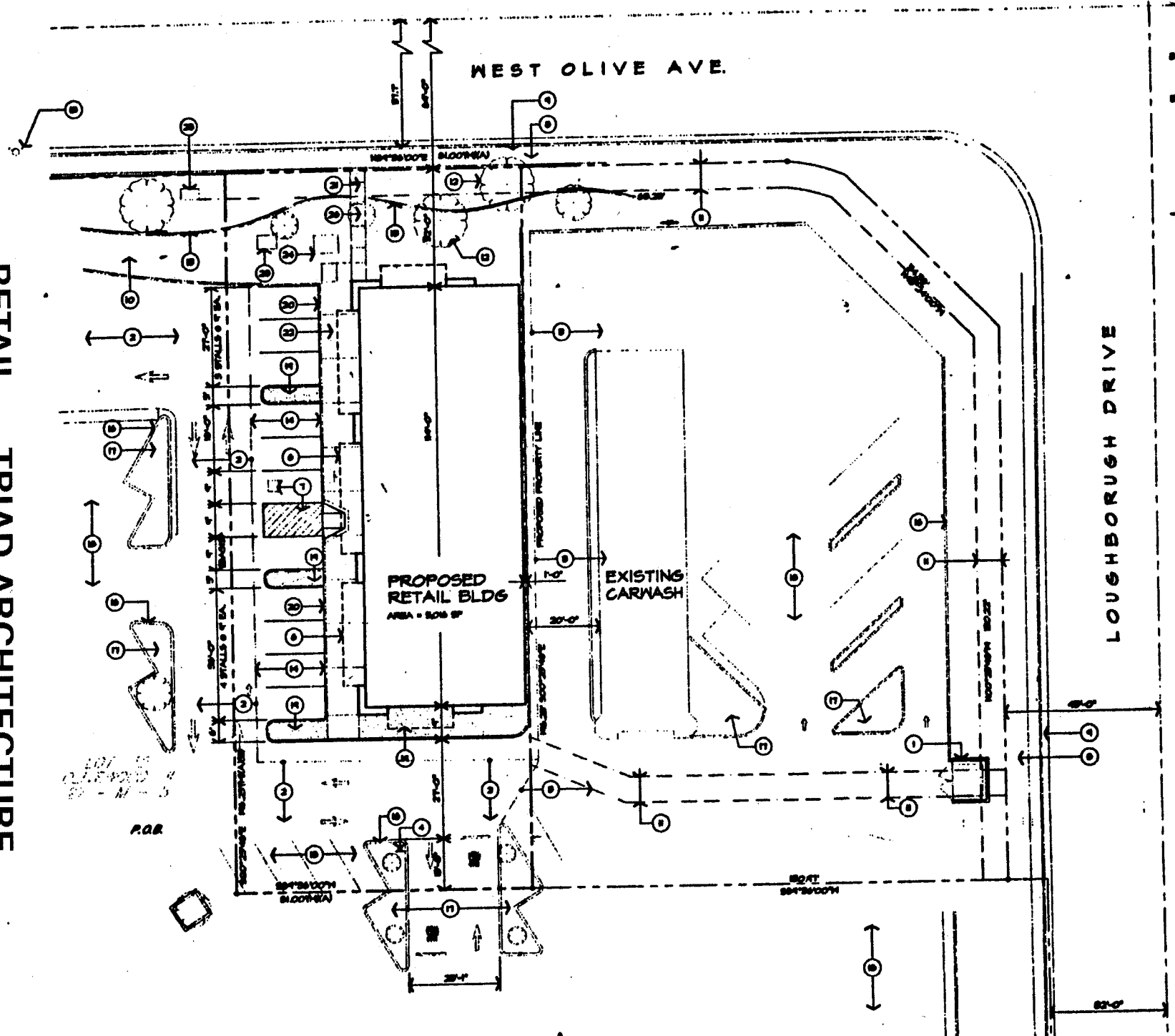
1. PROPOSED 1-STORY 18,000± RETAIL BUILDING
2. 4" CONCRETE SIDEWALK OVER 4" SAND PER CITY STD DETAIL SCG-1 ON SHEET C7 (2% CROSS SLOPE)
3. COMMERCIAL DRIVEWAY APPROACH PER CITY STD 07, 07-A
4. EXISTING SIDEWALK
5. REFUSE ENCLOSURE PER CITY STD R-2 & R4 WITHOUT SIDE GATE. DEVELOPER IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPARTMENT AT 385-4772 PRIOR TO CONSTRUCTION
6. N/A
7. LANDSCAPING AREA
8. PROPOSED PARKING LOT LIGHTS
9. EXISTING 7' P.U.E.
10. EXISTING 30' WIDE ACCESS EASEMENT
11. EXISTING DRIVEWAY APPROACH
12. HANDICAP ACCESSIBLE PARKING STALL
13. PAINTED TRAFFIC FLOW ARROW
14. EXISTING CURB TO BE REMOVED
15. EXISTING DRIVEWAY
16. EXISTING FIRE HYDRANT
17. PROPOSED SIGN
18. EXISTING STREET LIGHT
19. EXISTING CATCH BASIN
20. LOADING / UNLOADING ZONE ONLY (PAINTED ON CURB)
21. EXISTING TREES TO BE REMOVED, BUT SAVE EXISTING TREES IF POSSIBLE.

PARKING REQUIREMENT:

TOTAL REQUIRED PARKING: $\frac{17,810 \text{ S.F.} \times 0.85}{300} = 51$ SPACES

TOTAL PROPOSED PARKING: 50 (INCLUDING 2 STD. H.C. SPA AND 1 VAN ACCESSIBLE PARKING STALL) (3 H.C. PARKING STALLS TOTAL)

RETAIL — TRIAD ARCHITECTURE



AND DURING THE ... ACCESS LANE. PROVIDE ... AN 8" MIN. WATER MAIN.

80. DEED(S) OF EASEMENT(S) FOR THE REQUIRED ... SHALL BE PREPARED BY THE OWNER/DEVELOPER ... AND SUBMITTED TO THE CITY WITH VERIFICATION ... PRIOR TO ISSUANCE OF BUILDING PERMITS

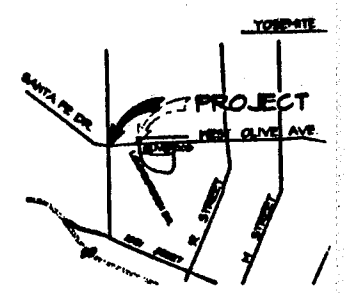
81. SUBMIT PLANS TO AND OBTAIN PERMITS FORM FIR... BUREAU FOR FIRE SPRINKLER SYSTEM INSTALLATI... MODIFICATION

KEY NOTES

1	EXISTING TRASH ENCLOSURE	14	NEW AC PAVI... PUBLIC WORK...
2	EXTENT OF EXISTING AC PAVING	15	EXISTING FIRE HYDRANT
3	EXTENT OF EXISTING CONCRETE	16	EXISTING 6" H... CONC. CURB
4	SITE ENTRANCE SIGN, PER TITLE 24	17	EXISTING PLA...
5	EXISTING APPROACH PER CITY P.M. STDS	18	EXISTING PAR... ADJACENT LO...
6	BUILDING OVERHANG	19	NEW PLANTER...
7	HCAP STALL W/ 5' AISLE 5' AISLE & SIGNAGE PER TITLE 24 ADA	20	6" HIGH CONC...
8	EXISTING CONC. SIDEWALK	21	4' WIDE CONC. PEDESTRIAN PATH OF TRA...
9	EXISTING CURB AND GUTTER	22	[illegible] CONC...
10	EXISTING LANDSCAPE SETBACK	23	EX CONC. PAD HIGH VOLTAG...
11	EXISTING 7' PUBLIC UTILITY EASEMENT	24	EX TRANSFOR... VAULT
12	EXISTING TREES TO REMAIN	25	EX. TELEPHON... VAULT
13	EXISTING MOM STRIP	26	REMOVE EXIT... TREE

EXTERIOR FINISHES

	MATERIAL
1	FABRIC AWNINGS SUNBRELLA "BEIGE" #4620
2	CLASS 'A' BUILT UP ROOFING
3	STUCCO WALLS & SOFFITS IA HARBRA X-41, PACIFIC SAND
4	STUCCO PAINTED ICI "SHEETWOOD 565
5	STUCCO EXPANSION JOINT
6	ALUM STOREFRONT SYSTEM
7	NOT USED
8	24 GA. BALV. SHEET METAL FLASHING, PAINTED, ICI CONTEMPORARY WHITE
9	STORE SIGNAGE UNDER SEPARATE PERMIT
10	EXTERIOR LIGHTING FIXTURE



MERCED

PROJECT DATA

APPLICANT: CAM PROPERTIES
5 HARRIS COURT BLDG. B
2ND FLR SUITE
MONTEREY, CA. 93940
PHONE: (831) 648-1020
FAX: (831) 648-1021

BUILDING DATA:

SITE AREA:	16,000 SF 0.34 ACRES
COVERAGE	24.5%
CONSTRUCTION TYPE	VH - SPRINKLERED
OCCUPANCY GROUP	M

LEGAL DESCRIPTION

CITY OF MERCED MINOR SUBDIVISION
APPLICATION NO. 49-01

BEING A DIVISION OF PARCEL B AS SHOWN IN BOOK 18 OF PARCEL MAPS AT PAGE 84, MERCED COUNTY RECORDS AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 15 EAST, MOUNT DIABLO

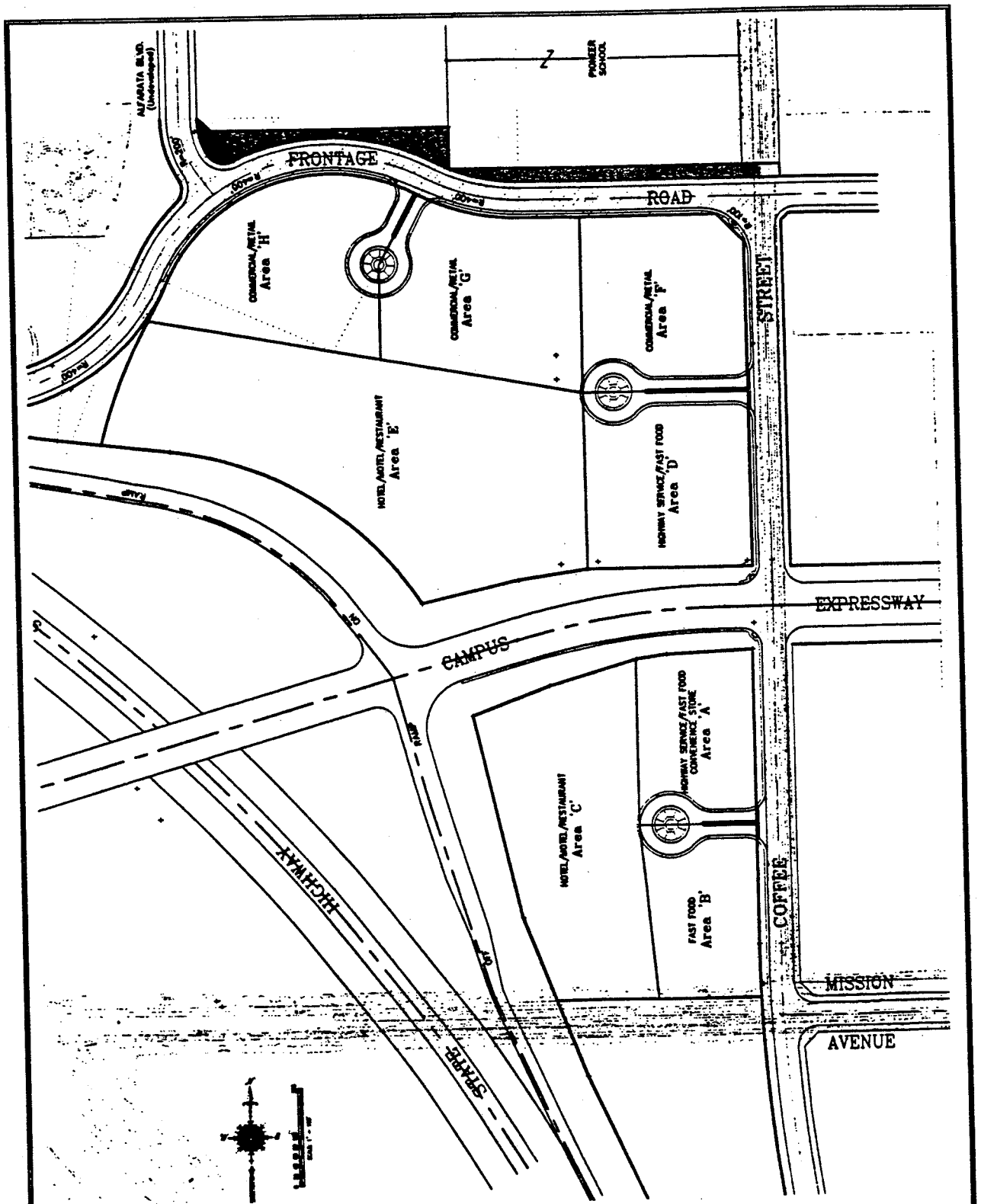


Figure 4
Map of Project Site

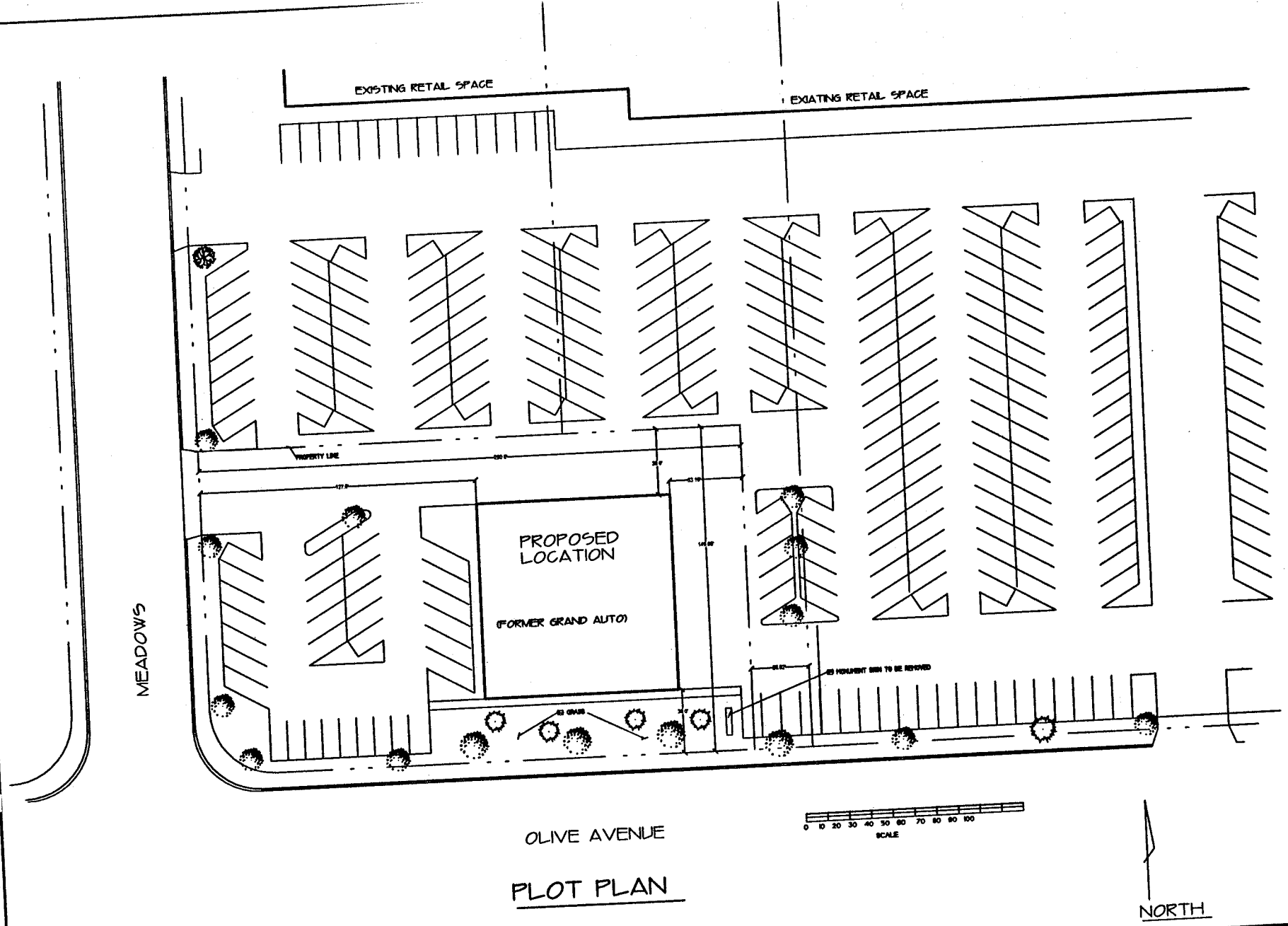
STEINER DEVELOPMENT

Table 1

Preliminary Project Land Uses

Land Use	Acres	Building Size (Square Feet)	Other Info
Parcel A			
A) Service Station/ Mini-Market	1.5 acres	1,350 sf	12 gas pumps
Fastfood Restaurant		2,500 sf	
Car Wash		900 sf	
B) Fastfood Restaurant w/ Drive-thru	1.0 acres	2,500 sf	
C) Hotel/Motel (Upscale)	5.3 acres	49,500 sf	110 beds
Café/Restaurant		1,500 sf	
Sub-Total	*7.8 acres*	*58,250 sf*	
Parcel B			
D) Service Station/Mini-market	2.25 acres	1,350 sf	12 gas pumps
Car Wash		900 sf	
Fastfood Restaurant w/ drive-thru		2,500 sf	
E) Fine Sit-down Restaurant	8.6 acres	3,000 sf	
Hotel/Motel		58,500 sf	130 beds
Café/Restaurant		1,000 sf	
F) Commercial/Retail	2.25 acres	35,232 sf	
G) Commercial/Retail	3.3 acres	42,664 sf	
H) Commercial/Retail	3.1 acres	40,228 sf	
Sub-Total	*19.5 acres*	*185,374 sf*	
GRAND TOTAL	**27.3 acres**	**243,624 sf**	**24 gas pumps; 240 hotel beds**

PAD AT HOME DEPOT



PLOT PLAN

KENT P.RODRIGUES Architect
2524 E Los Altos Fresno Ca.93710
PLANNING · DESIGNING · ARCHITECTURE Phone 559-299-7972
Please direct inquiries regarding these plans to project manager: Kelly Bray 448-1888

PROPOSED DESIGN FOR:

PROPOSED CHINESE BUFFET

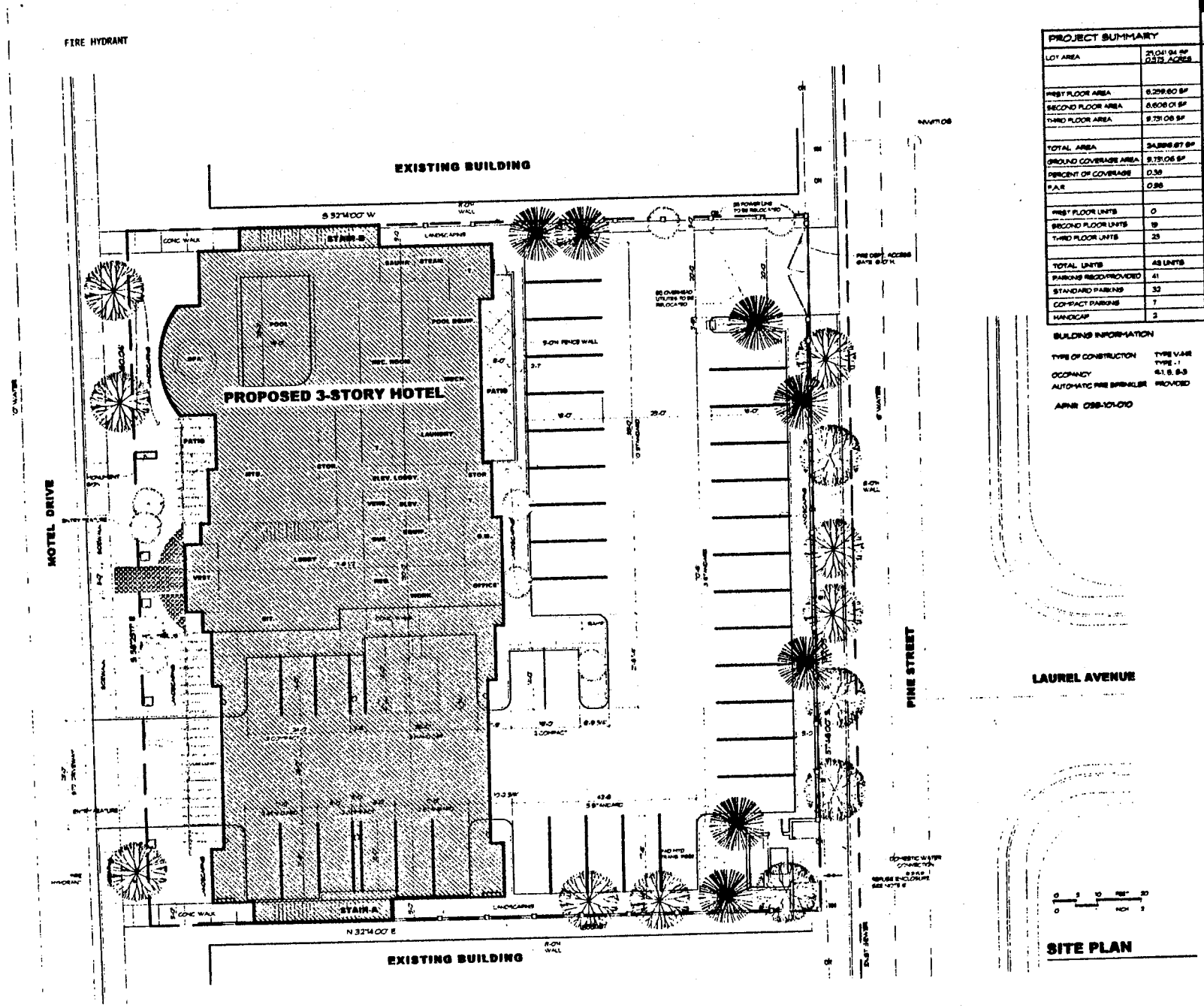
1121 OLIVE MERCED CA.

DATE:
SCALE:
PAGE: A-1

CHINESE BUFFET

C:\CADD6\C:\D\Tmmrcda1.gcd 9/25/2001

COMFORT INN



PROJECT SUMMARY

LOT AREA	25,041.94 SF 0.575 ACRES
FIRST FLOOR AREA	6,259.60 SF
SECOND FLOOR AREA	8,608.01 SF
THIRD FLOOR AREA	9,731.06 SF
TOTAL AREA	24,598.67 SF
GROUND COVERAGE AREA	9,731.06 SF
PERCENT OF COVERAGE	0.38
F.A.R.	0.98
FIRST FLOOR UNITS	0
SECOND FLOOR UNITS	19
THIRD FLOOR UNITS	23
TOTAL UNITS	43 UNITS
PARKING REQD/PROVIDED	41
STANDARD PARKING	32
COMPACT PARKING	7
HANDICAP	2

BUILDING INFORMATION

TYPE OF CONSTRUCTION	TYPE V-HR TYPE - I
OCCUPANCY	4.1, 6, 8-3
AUTOMATIC FIRE SPRINKLER	PROVIDED

APNR 038-101-010

SHEET NOTES

1. ALL SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY CUMMA ENGINEERS INC DATED (UNDATED)
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE, ELECTRICAL AND MECHANICAL DRAWINGS
3. ALL SIDEWALK RAMPS TO BE PER LATEST UBC CHAPTER 3 AND CITY REQUIREMENTS
4. ALL WORK REQUIRING REALIGNMENT AND/OR RELOCATION TO BE PERFORMED IN COORDINATION WITH RELATED UTILITY COMPANY AND ITS REQUIREMENTS AND STANDARDS
5. POOL/SPA AND SURROUNDING DECK REQUIRE SEPARATE PERMIT. CONTRACTOR TO PROVIDE DESIGN AND OBTAIN APPROVAL FROM AGENCIES
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPT @ 385-4772 PRIOR TO CONSTRUCTION OF REFUSE ENCLOSURE TO FIELD VERIFY THE LOCATION
7. WATER FEATURE IS TO BE UNDER SEPARATE PERMIT. SPECIALTY CONTRACTOR TO PROVIDE DESIGN PER ARCHITECT/OWNER APPROVAL

LEGEND

- PROPOSED BUILDING
- CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER
- TOP OF PAVING
- TOP OF CURB
- CATCH BASIN
- POLE LIGHTS
- FLOOD LIGHTS
- ENTRY LIGHTS
- BUILDING LIGHTS

LICENSED ARCHITECT SHARAD R. LAL No. C20174 REN 9.30.03 STATE OF CALIFORNIA

DATE	DESCRIPTION	REV	BY
00-00-00			

SKLASSOCIATESINC

Architecture
Planning
Interiors

PROJECT

COMFORT INN & SUITES

PROPOSED HOTEL
975 MOTEL DRIVE
MERCED, CA

SITE PLAN

DRAWN	JAP
CHKD	SKL
SCALE	1"=17'-0"
DATE	10-24-2001
JOB NO.	1008
FILENAME	MB2411

A1.1

SITE PLAN

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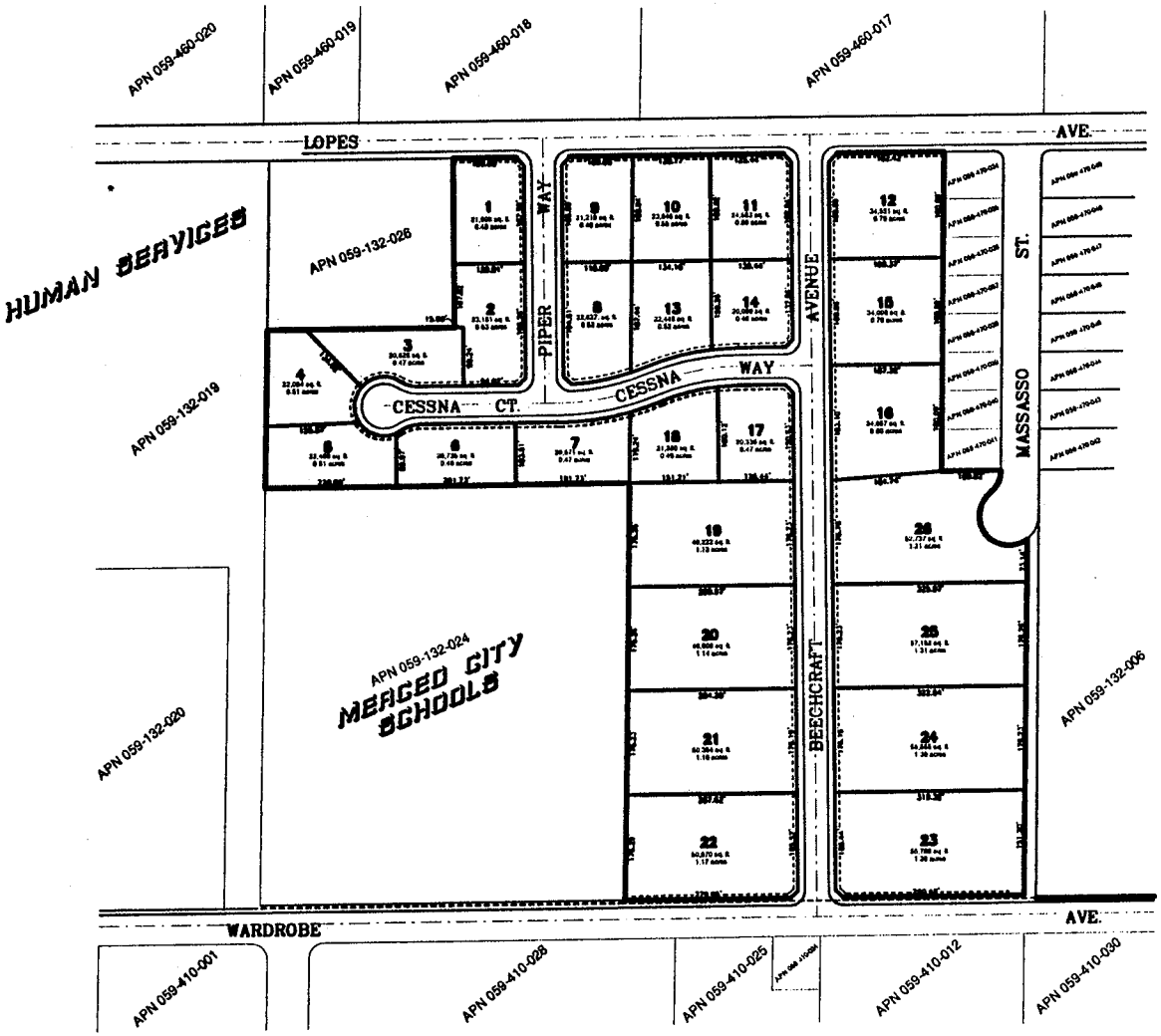
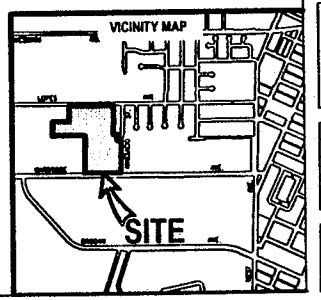
THE PLAZA AT EL PORTAL

SKYVIEW INDUSTRIAL PARK





GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 18th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

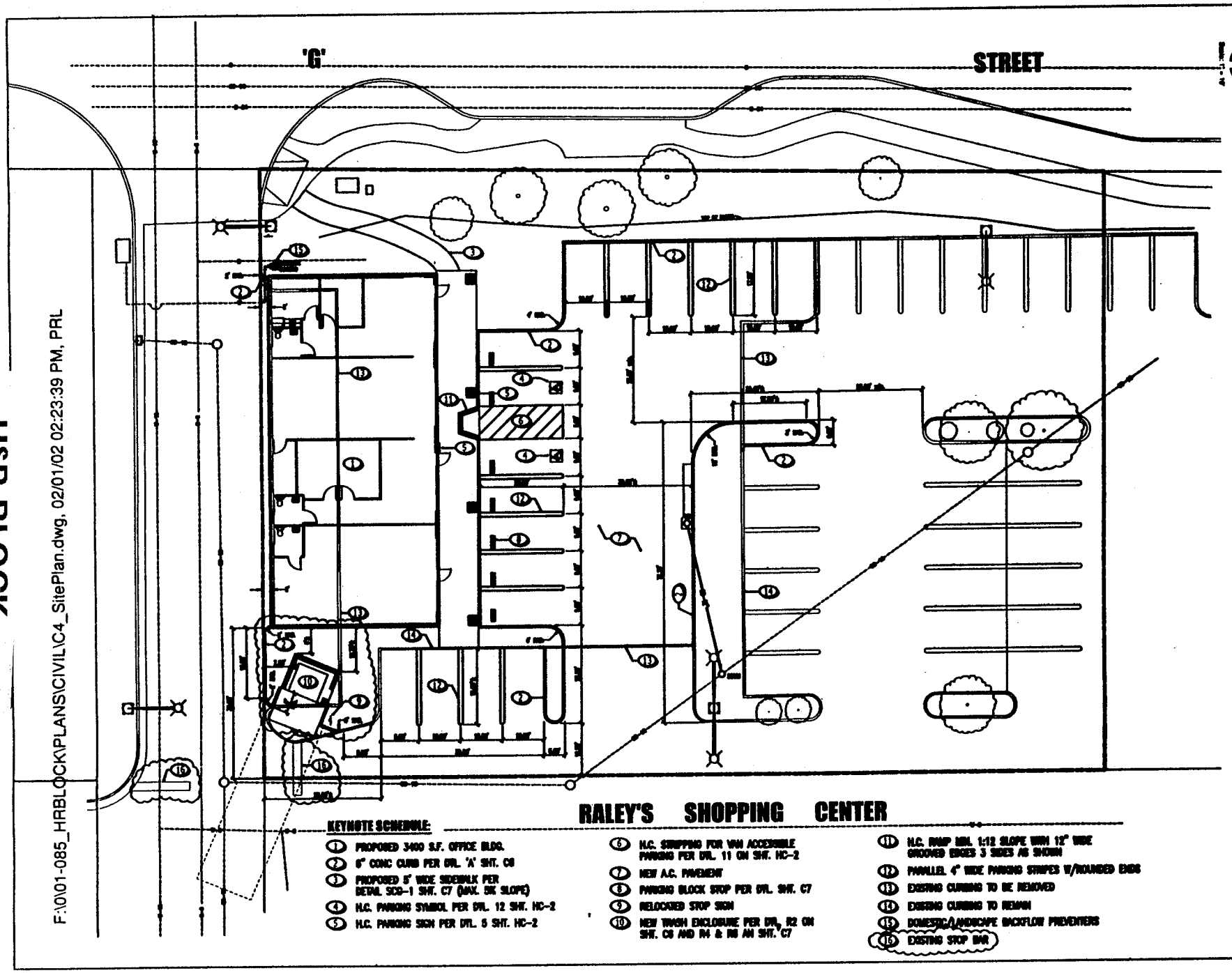
TENTATIVE MAP FOR
SKYVIEW INDUSTRIAL PARK
APN 059-132-023, 023
MERCED CALIFORNIA

PREPARED FOR:
Pacific Holt Corporation
P.O. Box 3569
Merced, CA 95344

SHEET CONTENTS:
-SITE PALN

DESIGNED GOLDEN VALLEY ENGINEERING
DRAWN BY STEVE
CHECKED JBU
DATE OCTOBER 2001
JOB NO. 01106.00

SHEET
1



H&R BLOCK

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GOLDEN VALLEY ENGINEERING & SURVEYING

IMPROVEMENT / CONSTRUCTION PLANS FOR

H & R BLOCK BUILDING

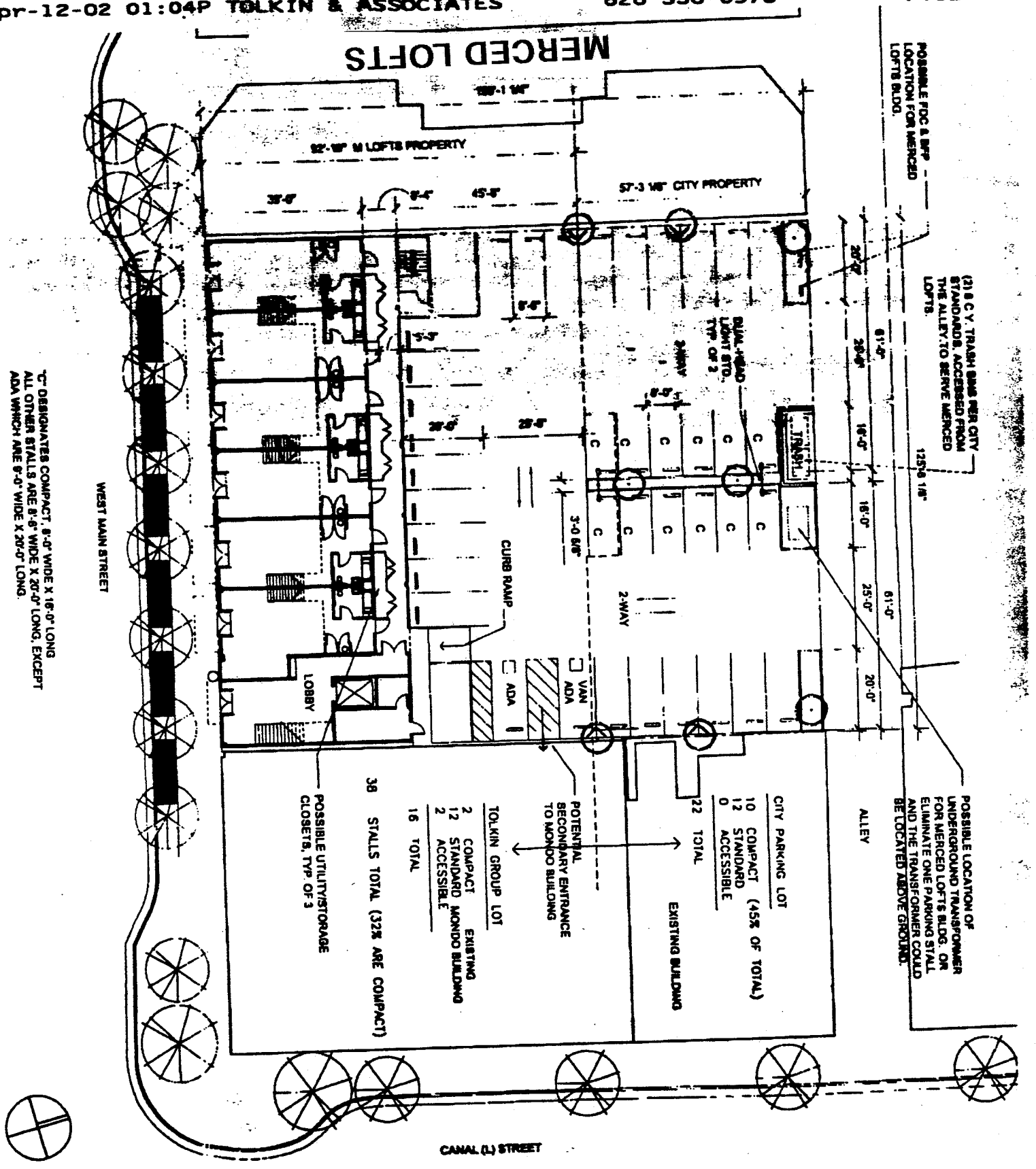
2514 'G' STREET - RALEY'S SHOPPING CENTER

APN 000-000-000

ARTISAN CONSTRUCTION AND DESIGN
2940 Sunnyvale Ave.
Merced, CA 95340
Ph.: 209.723.0014
Fax.: 209.726.0767

- Site Dimension Plan

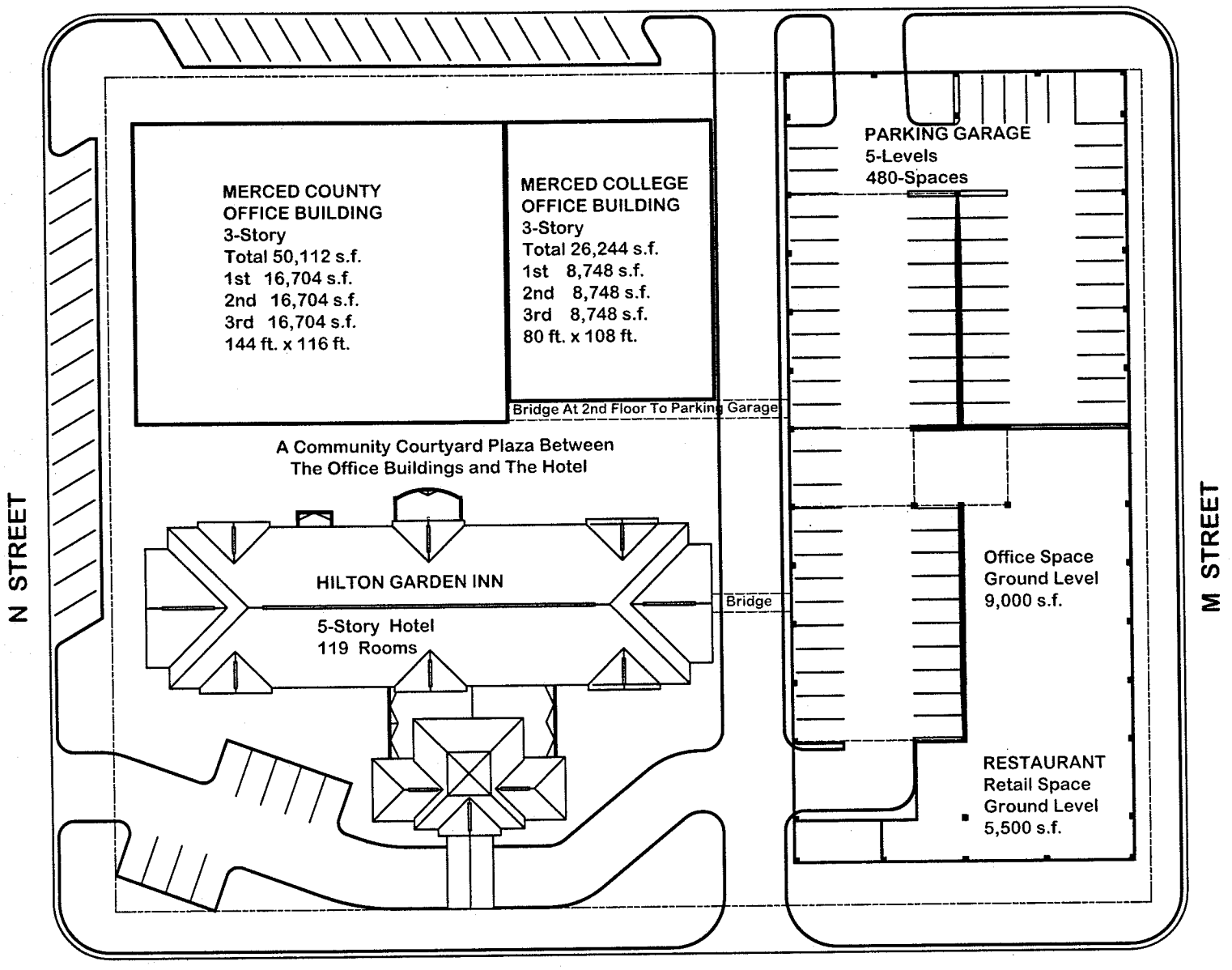
1

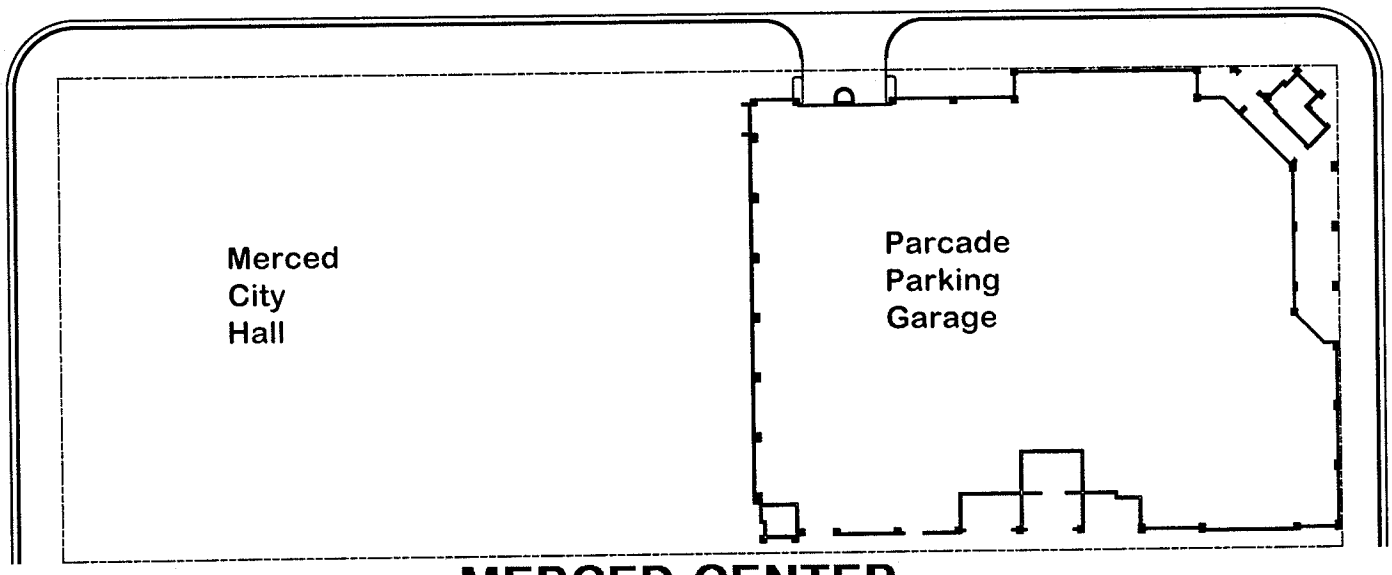


SITE AND PARKING PLAN		SCALE: 1/32" = 1'-0"	A-1.0
		DATE: 04.12.02	
M LOFTS - SCHEMATIC DESIGN	www.mlofts.com	PROJ. NO.: 2-0103-106	

TOLKIN & ASSOCIATES ARCHITECTURE | 31 WEST BELLEVUE DRIVE | PASADENA CALIFORNIA 91105 | TEL 626 356 0443 | FAX 626 356 0975 | www.tolkinarchitecture.com

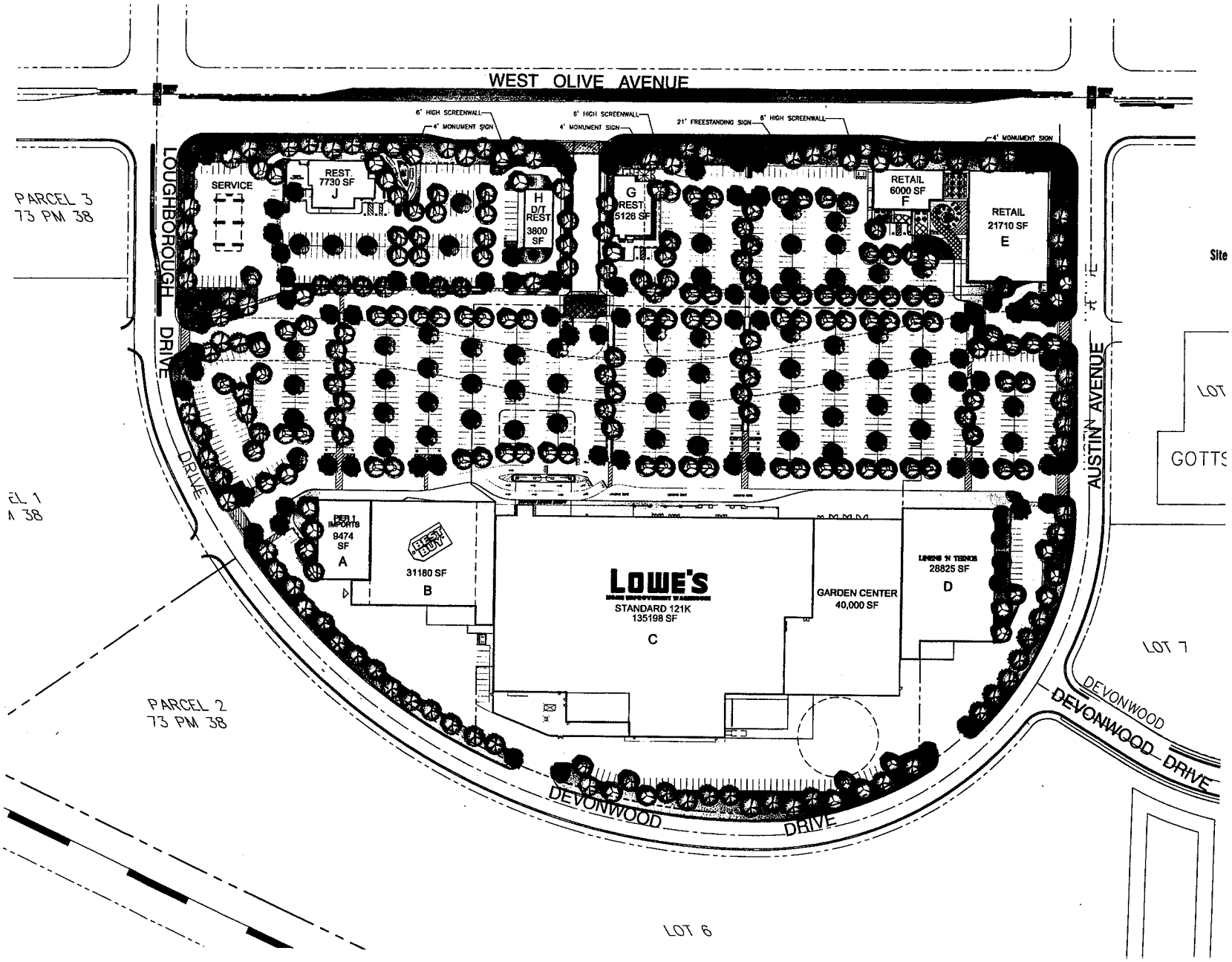
Scale: 1" = 60'

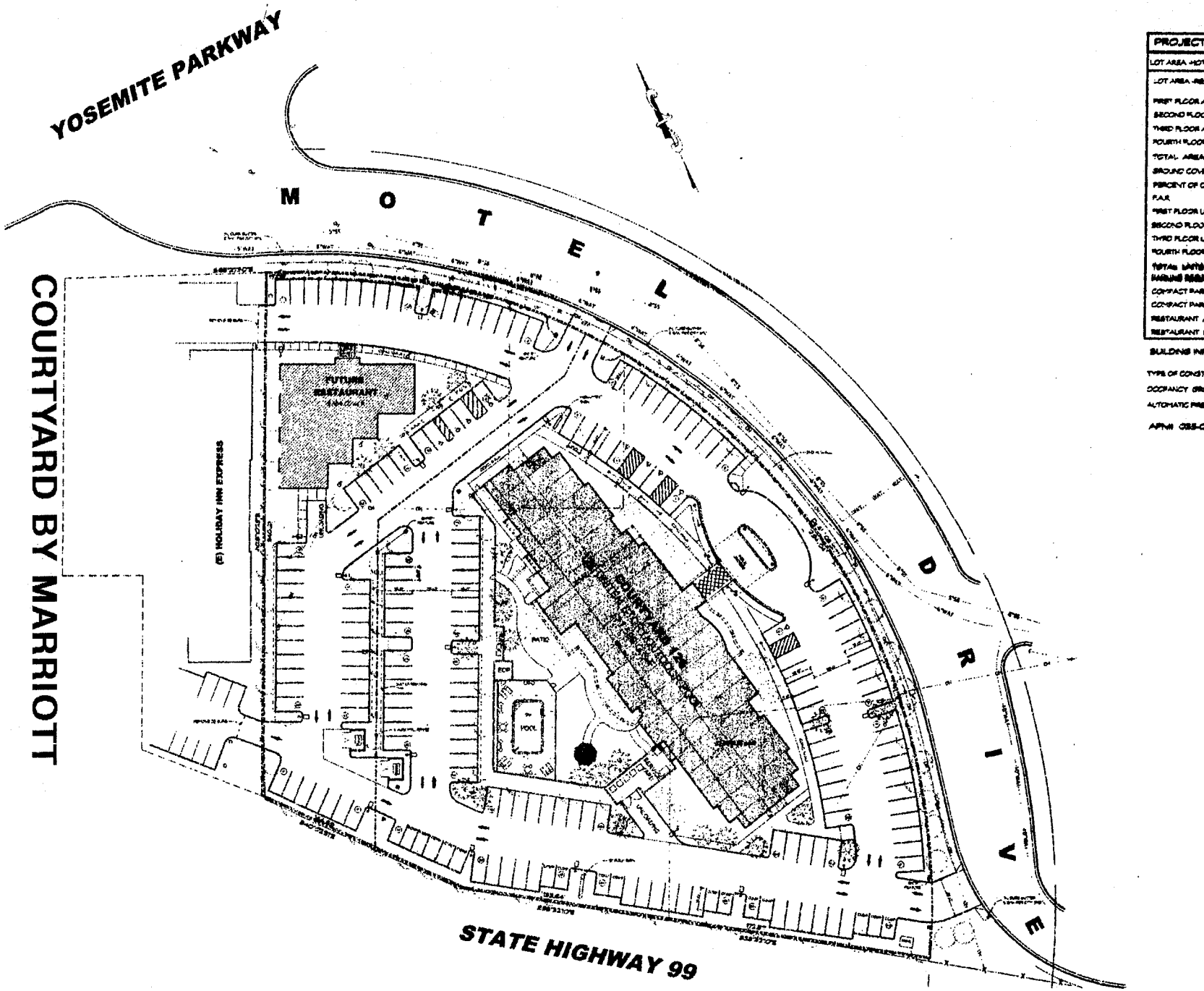




MERCED CENTER

MERCED MARKETPLACE





1 SCHEMATIC MASTER PLAN

PROJECT SUMMARY

LOT AREA -HOTEL	102,830.00 SF 2.36 ACRES
LOT AREA -RESTAURANT	38,156.00 SF 0.9 ACRES
FIRST FLOOR AREA	17,899.00 SF
SECOND FLOOR AREA	17,899.00 SF
THIRD FLOOR AREA	17,899.00 SF
FOURTH FLOOR AREA	17,899.00 SF
TOTAL AREA - HOTEL	71,596.00 SF
GROUND COVERAGE AREA	17,899.00 SF
PERCENT OF COVERAGE	0.16
F.A.R.	0.67
FIRST FLOOR UNITS	16
SECOND FLOOR UNITS	34
THIRD FLOOR UNITS	36
FOURTH FLOOR UNITS	36
TOTAL UNITS	100 UNITS
PARKING REQ/PROVIDED	126/91
COMPACT PARKING	19
COMPACT PARKING	19
RESTAURANT AREA	5,185.00 S.F.
RESTAURANT PARKING	57 (142 SEATS)

BUILDING INFORMATION

TYPE OF CONSTRUCTION	TYPE - I
OCCUPANCY GROUP	R-1, B
AUTOMATIC FIRE SPRINKLER	REQUIRED

APN# 035-061-03,10 & 11

SHEET NOTES

1. ALL SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY CUNHA ENGINEERING DATED (UNDATED).
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE, ELECTRICAL AND MECHANICAL DRAWINGS.
3. ALL SIDEWALK RAMPS TO BE PER LATEST UBC CHAPTER 11 AND CITY REQUIREMENTS.
4. ALL WORK REQUIRING REALIGNMENT AND/OR RELOCATION TO BE PERFORMED IN COORDINATION WITH RELATED UTILITY COMPANY AND ITS REQUIREMENTS AND STANDARDS.
5. POOL/SPA AND SURROUNDING DECK REQUIRE SEPARATE PERMIT. CONTRACTOR TO PROVIDE DESIGN AND OBTAIN APPROVAL FROM AGENCIES.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPT.@ 368-4173 PRIOR TO CONSTRUCTION OF REFUSE ENCLOSURE TO FIELD VERIFY THE LOCATION.
7. WATER FEATURE IS TO BE UNDER SEPARATE PERMIT. SPECIALITY CONTRACTOR TO PROVIDE DESIGN PER ARCHITECT/OWNER APPROVAL.

LEGEND

PROPOSED BUILDING
CONCRETE PAVING
ASPHALT PAVING
PROPERTY LINE
EASEMENT LINE
S SANITARY SEWER
TP 100.0 TOP OF PAVING
TC 100.0 TOP OF CURB
CATCH BASIN
POLE LIGHTS
FLOOD LIGHTS
ENTRY LIGHTS
BUILDING LIGHTS

LICENSED ARCHITECT SHARAD K. LAL No. C20174 REN. 9.30.03 STATE OF CALIFORNIA

SCHEMATIC DESIGN 4-16-03
PRELIMINARY DESIGN
50% C.D.
PLAN CHECK
BUILDING PERMIT
BIDDING

Architecture
Planning
Interiors

SKLASSOCIATESINC

PROJECT PROPOSED NEW HOTEL

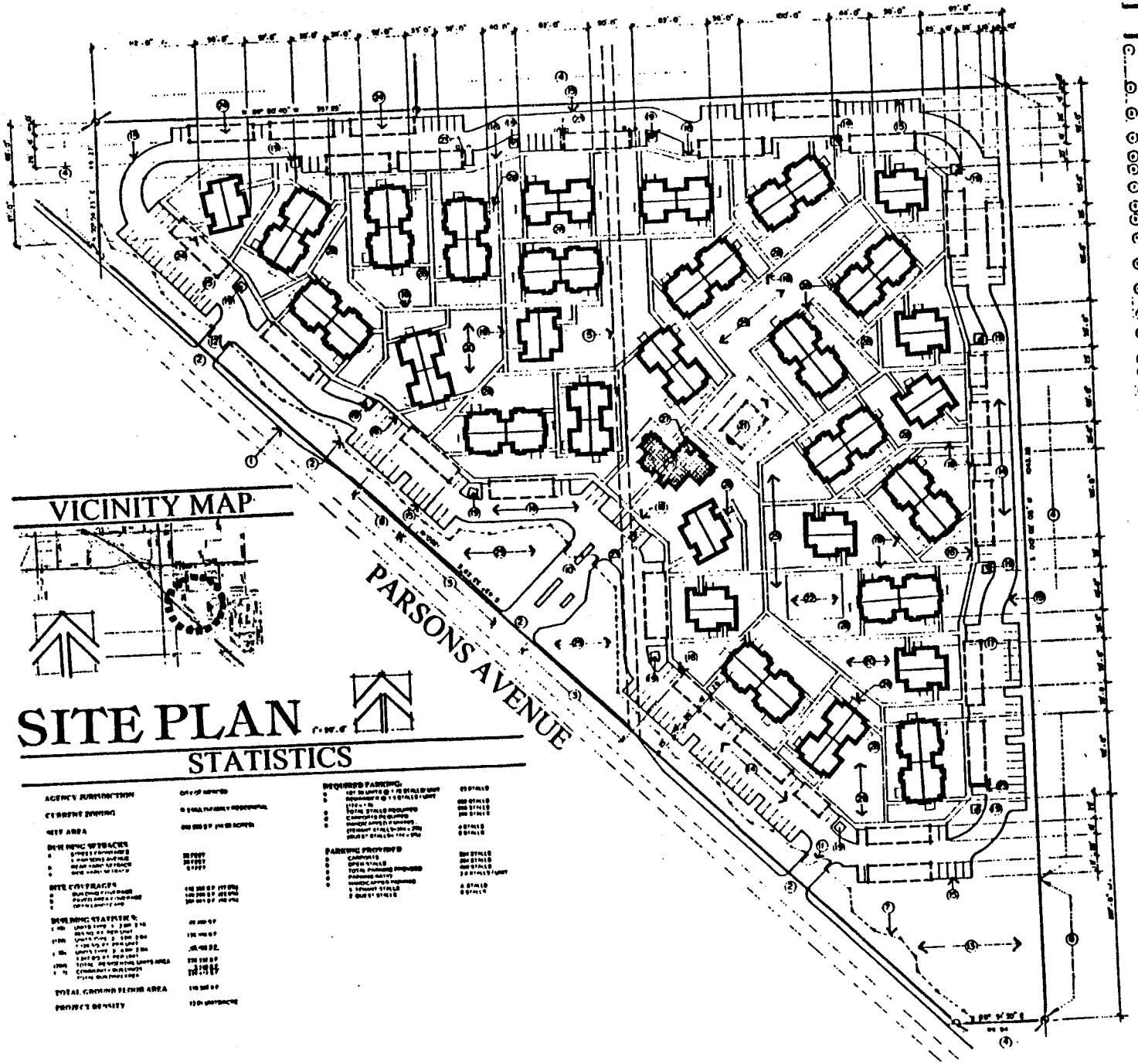
COURTYARD. Marriott

740 MOTEL DRIVE
MERCED, CA

SCHEMATIC SITE PLAN

A1.1

THE GROVE APARTMENTS



VICINITY MAP

SITE PLAN

STATISTICS

AGENCY JURISDICTION	
CURRENT ZONING	
SITE AREA	
DWELLING UNITS/TRACTS	
SITE COVERAGE	
BUILDING STATISTICS	
TOTAL GROUND FLOOR AREA	
PROJECT DENSITY	

REQUIRED PARKING:	
PARKING PROVIDED	

KEYNOTES

LEGEND

BUILDING TYPE 'A'

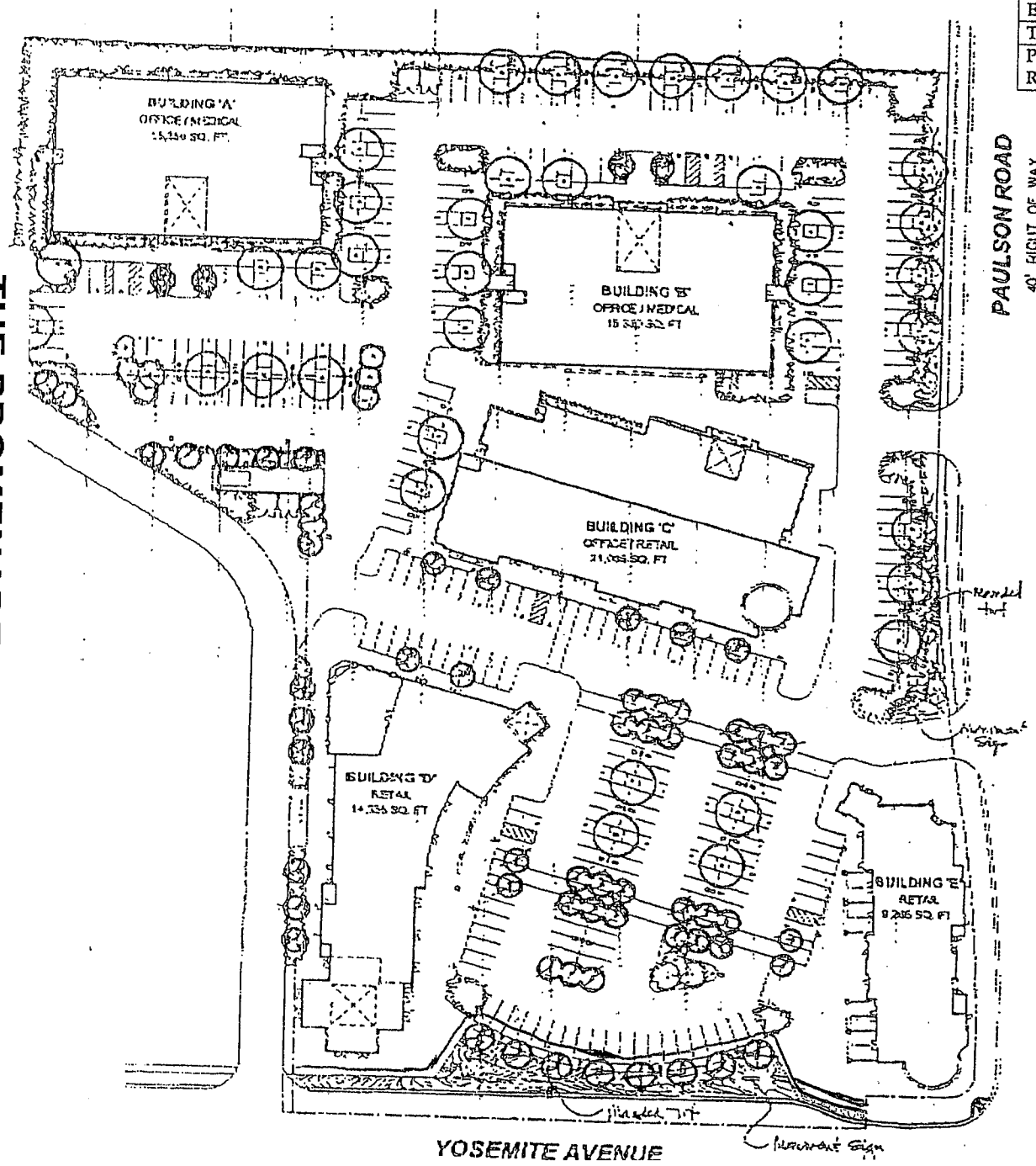
BUILDING TYPE 'B'

BUILDING TYPE 'C'

COMMUNITY BLDG

THE GROVE APARTMENTS

THE PROMENADE



Square Footage & Parking Requirements

Building	Retail	Office	Medical	Total
A		7,675	7,675	15,350
B		7,675	7,675	15,350
C	12,370	8,665		21,035
D	14,356			14,356
E	9,268			9,268
Total	35,994	24,015	15,350	73,359
Parking Required	35,994/300 =120	24,015/250 =96	15,350/200 =77	293

Parking Provided

Type	Size	Total
Standard	8'6" x 20'0"	231
Compact	8'0" x 16'0"	52
Handicap	9'0" x 20'0"	14
Total Spaces Provided		297

N

Promenade Center
Limited Partnership
June 13, 2003

Legend

Large Shade tree

ornamental tree

ornamental tree

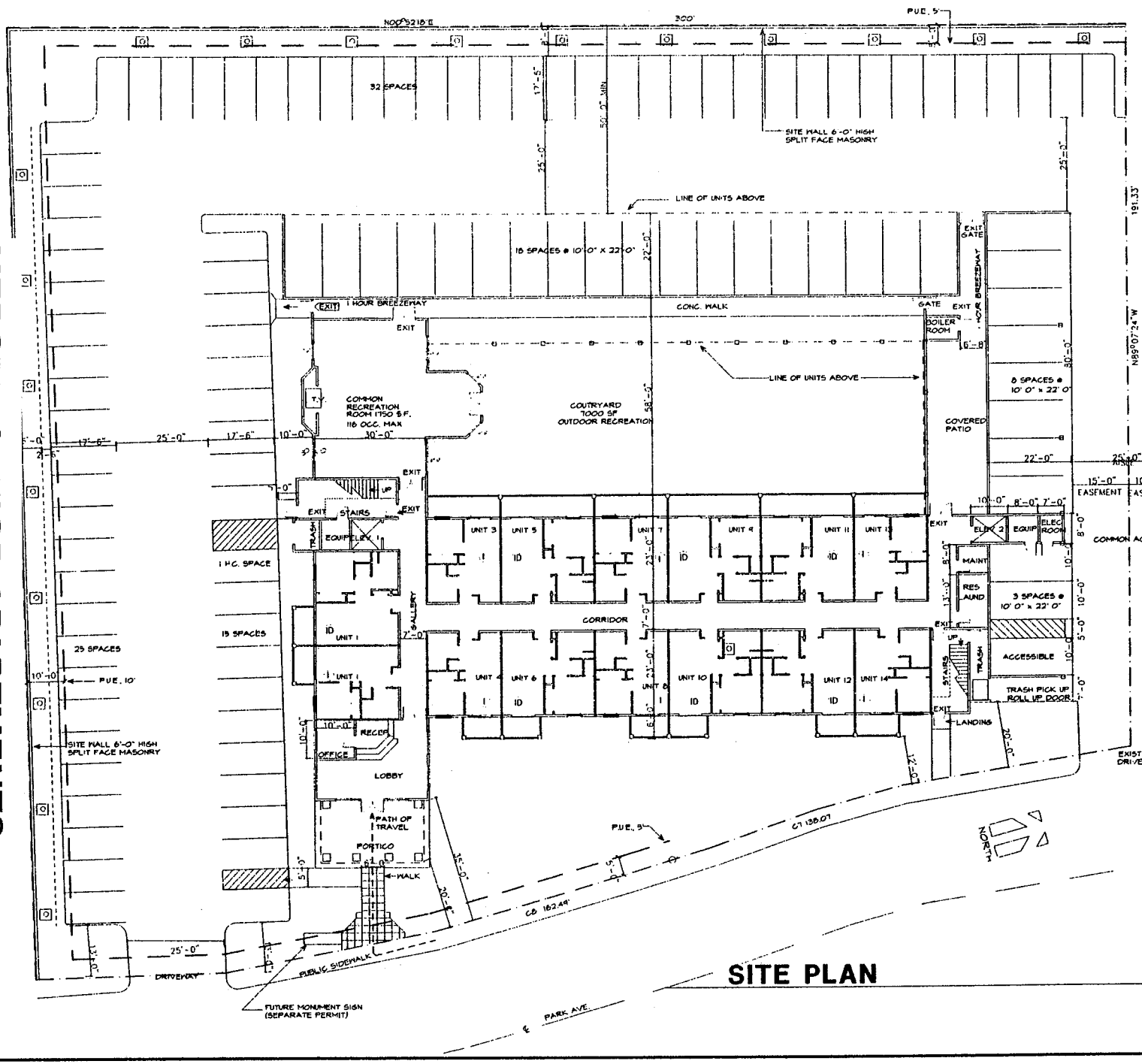
shrubbery

two head parking lot light

single head parking lot light

decorative parking lot light

MERCED SENIOR APARTMENTS



SITE PLAN

1" = 10.0'

PROJECT SUMMARY

SENIOR APPARTMENTS

SITE AREA: 1.55 ACRES

TOTAL UNITS - 70

PROPOSED THREE STORY TYPE VN - GROUP R-1

FIRST FLOOR AREA: 13,535 S.F.
SECOND FLOOR : 21,000S.F.
THIRD FLOOR AREA 21,000S.F.
TOTAL ; 55,535 S.F.
CARPORT AREA: 7,150

PARKING
REQUIRED : 103.5
(1.5 / UNIT)
PROVIDED : 105

LANDSCAPE
TOTAL AREA : 15,430
(23 5)

W/D -WASHER/DRYER IN EACH APARTMENT

PLAN SYMBOLS

PARKING AREA LIGHTS 9'-0" HIGH, BOLLARD MTD

P.U.E. PUBLIC UTILITY EASEMENT

SOLID SCREEN PATIO FENCE 5'-0" HIGH, VINYL

UNIT MIX

2BR	: 8
1BR-S	: 35
1BR-S	: 27
TOTAL	: 70

MERCED SENIOR APPTS
3055 PARK AVE
MERCED

FRAZIER GROUP ARCHITECTS, A.I.A.
1130 COLUMBIA STREET
BREA, CA 92821
714-990-8171

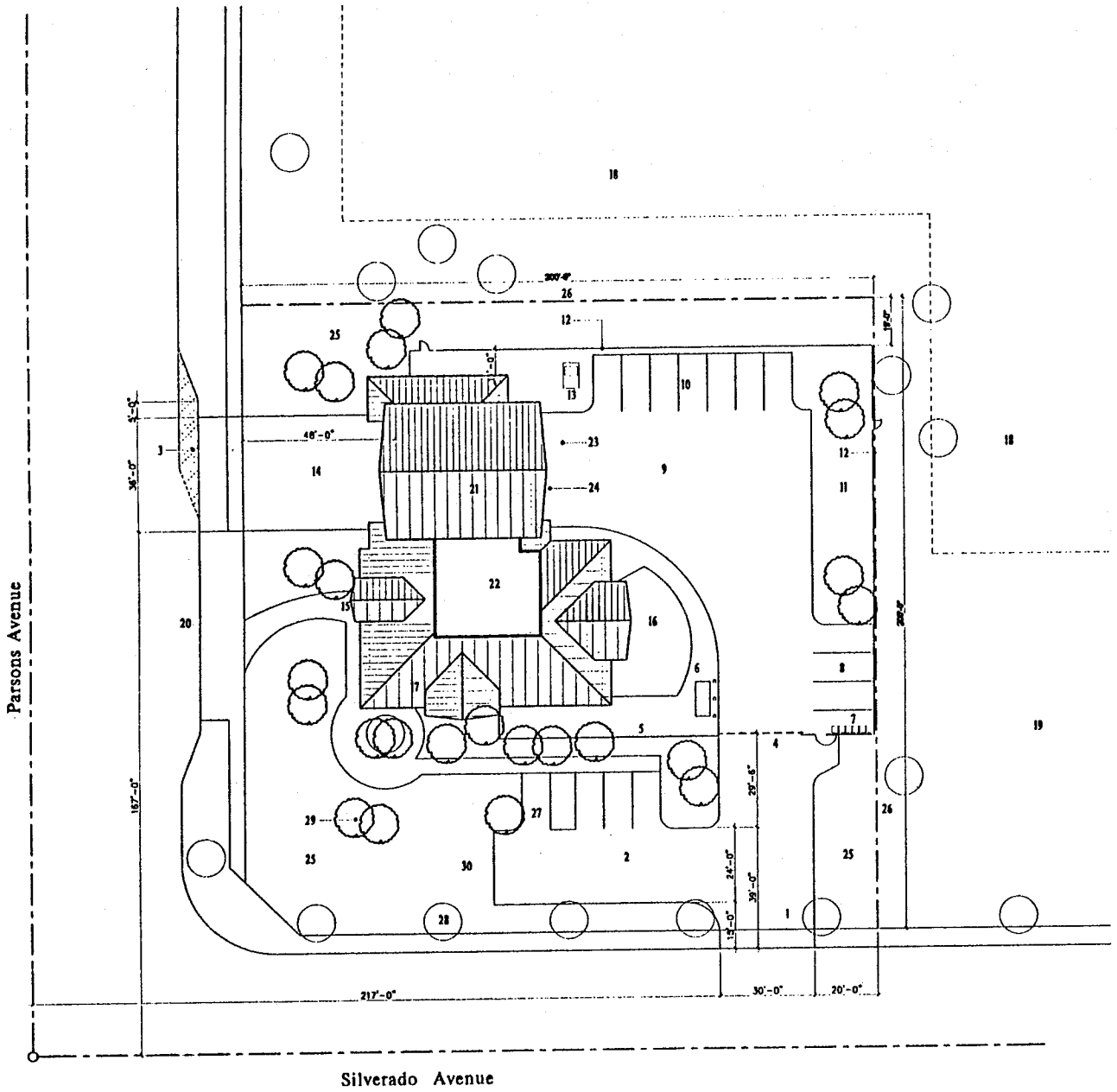
No.	Date	Revision

Job No. 4028
Drawing No. ---
Drawn By MS Date 10-23-0
Checked By Date
Scale 1" = 10'

Date	DOCUMENT TYPE
11/1/03	PRELIMINARY
/ /	BLD'G DEPT SUBMIT
/ /	IND SET
/ /	CONTRACT SET
/ /	AS BUILT SET

Sheet 1 Of

FIRE STATION #55



Legend

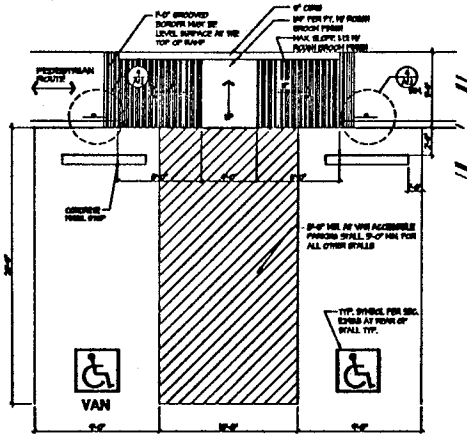
1. Return Driveway Apron
2. Visitor Parking (4) Spaces
3. Extend (E) Bus Curb Cut
4. Rolling Security Gate
5. Solid Decorative Privacy Wall
6. Pueling Tank
7. Trash and Recycling Bins
8. Staff Parking
9. Staff Workyard
10. Staff Parking
11. Landscape (Future Staff Workyard or Parking)
12. Vertical Wrought Iron Fence
13. Emergency Generator
14. Apparatus Response Driveway
15. Public Front Door Entry
16. Staff Patio Area
17. Future Community Room Addition Area
18. (E) Retention Basin
19. (E) Park
20. (E) Curb Inlet
21. Fire Station No. 55
22. Roof Top Mechanical Well
23. Line of Roof Overhang
24. Line Of Building Footprint
25. Landscape
26. Property Line
27. Accessible Parking Stall
28. Existing Tree, Typical
29. Proposed New Tree, Typical
30. Future Parking Expansion

Preliminary Site Plan

Scale: 1"=20'-0"

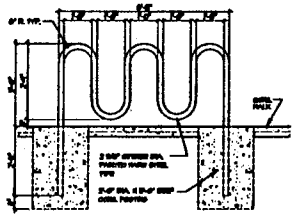
North

SUNNYSIDE APARTMENTS



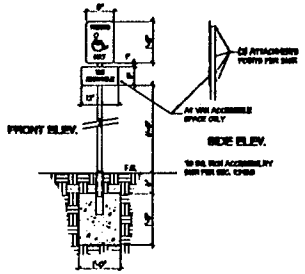
2 ACCESSIBLE PARKING

Scale: 1/4" = 1'-0"



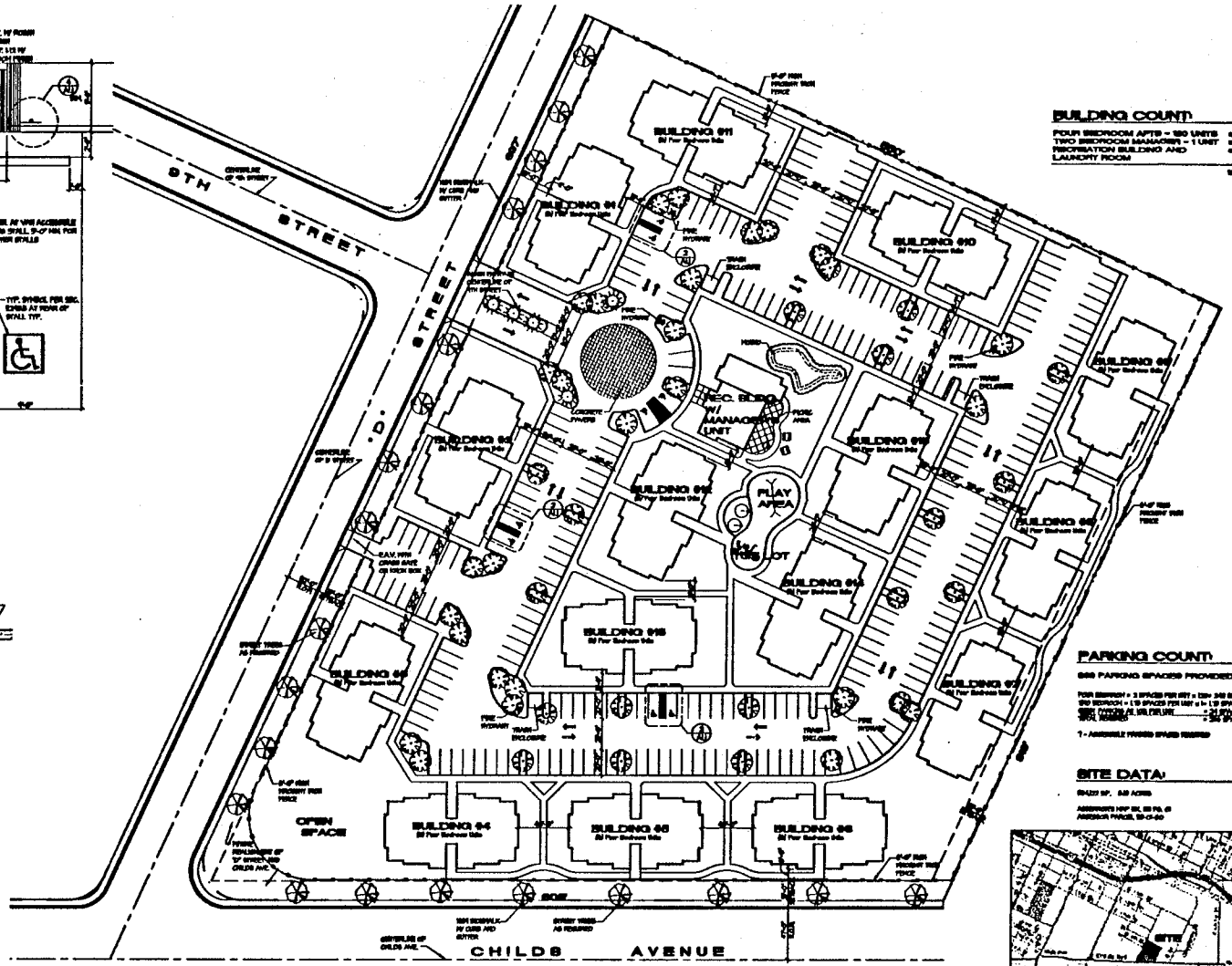
BIKE RACK DETAIL

Scale: 1/4" = 1'-0"



4 SIGN DETAIL

Scale: 3/4" = 1'-0"



1 CONCEPT SITE PLAN

Scale: 1" = 40'-0"

BUILDING COUNT:

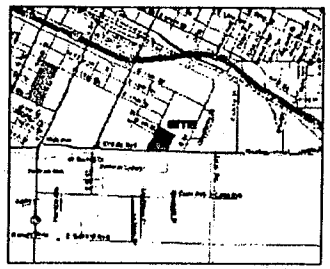
FOUR BEDROOM APTS – 620 UNITS @ 1,657 SQ/EA
TWO BEDROOM MANAGERS – 1 UNIT @ 952 SQF
RECREATION BUILDING AND LAUNDRY ROOM @ 5,400 SF

621 TOTAL UNITS

PARKING COUNT:

646 PARKING SPACES PROVIDED

SITE DATA:



SITE MAP

Scale: N.T.S.

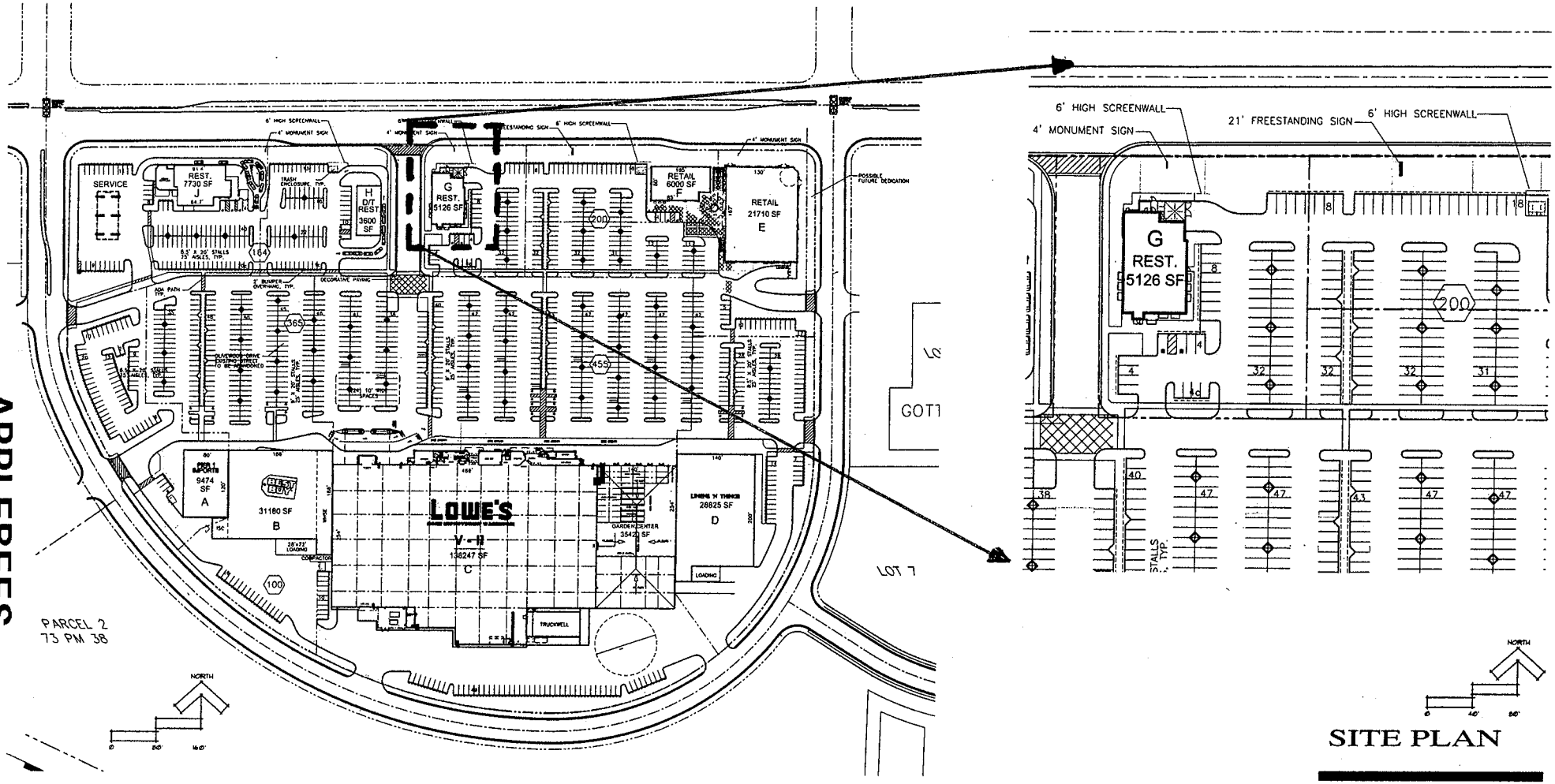
Maple Dell + McClelland
ARCHITECTS, LLP

MERCED FAMILY
Apartments
Childs Avenue Merced, California

NO.	DESCRIPTION	DATE

CONCEPT SITE PLAN

A1.1



SITE PLAN

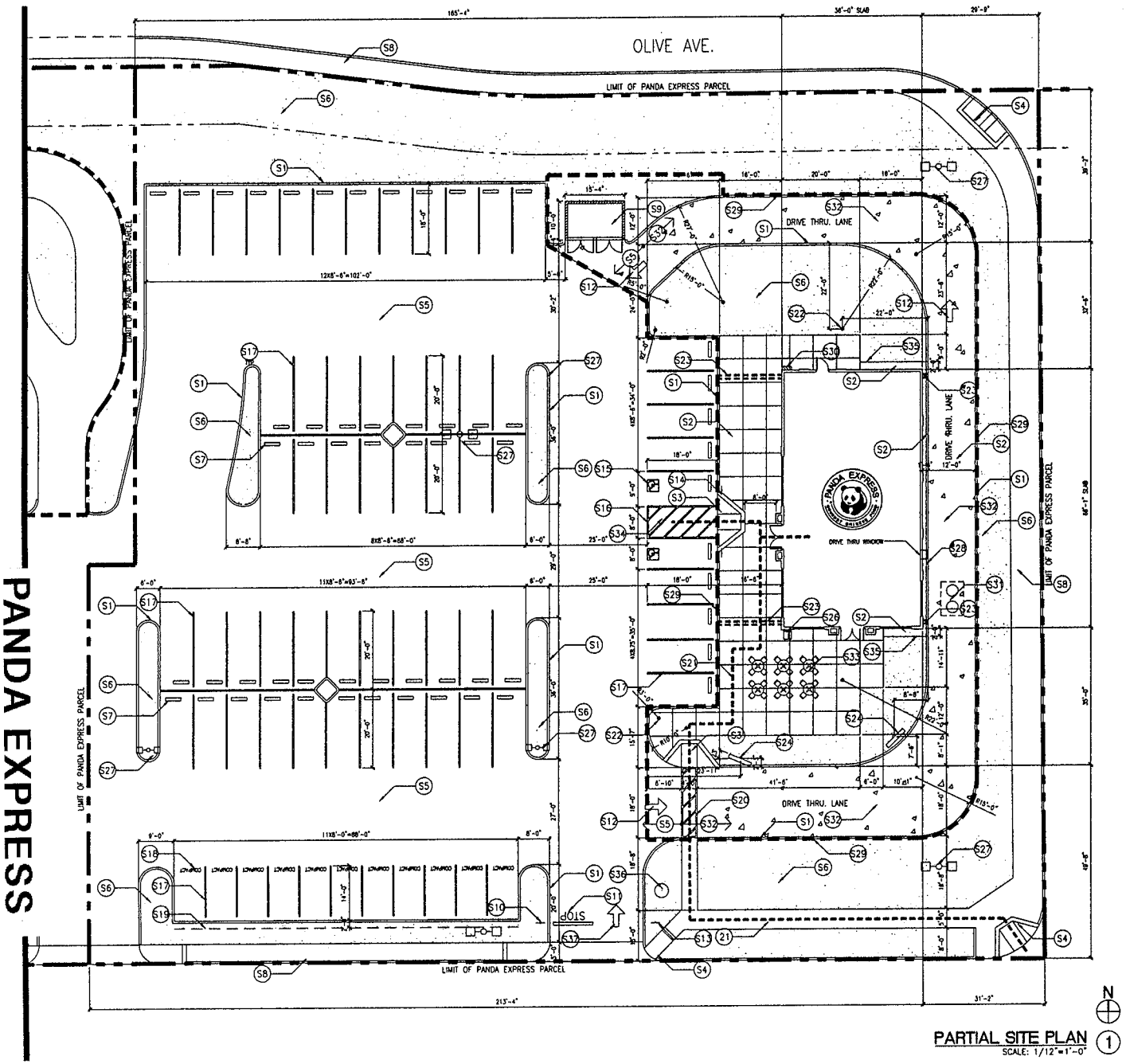
APPLEBEE'S RESTAURANT
PAD G
MERCED MARKETPLACE
MERCED, CALIFORNIA

Job Number	A01-103	Sheet	
Date	05/24/03		1
Drawn	GLP		
Revised		of	

Rauschenbach Marvelli Becker architects

2277 Watt Ave.•Second Floor•Sacramento, CA 95825
(916)488-8500 FAX(916)488-8566

PANDA EXPRESS



N

PARTIAL SITE PLAN (1)
SCALE: 1/12"=1'-0"

SITE PLAN KEY NOTES

S1 CONCRETE CURB - SEE CIVIL DRAWING C-1 FOR LOCATION, RADIUS, GRADES AND DETAILS. (13/A0.2)

S2 CONCRETE FLATWORK 4" THICK STANDARD GRAY CONC. W/ MEDIUM BROOM FINISH. PROVIDE 6X6 W/ 4X4 WWF REINFORCING EXPANSION JOINT @10'-0" O.C. AND TOOLED JOINTS EQUALLY IN BETWEEN PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT.

S3 ACCESSIBLE RAMP AT DISABLED PARKING SPACE WHERE OCCUR (6/A0.2) (14/A0.2) (17/A0.2) (18/A0.2) (20/A0.2)

S4 EXISTING ACCESSIBLE RAMP AT STREET CURB AT EXISTING PUBLIC SIDEWALK

S5 NEW ASPHALTIC CONCRETE PAVING - SEE CIVIL ENGINEERING DRAWING C-1 FOR GRADES AND SECTION

S6 IRRIGATED LANDSCAPING - SEE LANDSCAPE DRAWINGS

S7 EXISTING PRECAST CONC. WHEEL BUMPER

S8 EXISTING PUBLIC SIDEWALK

S9 TRASH ENCLOSURE (11/A0.2)

S10 EXISTING POLE STOP SIGN AT EXIT DRIVEWAY

S11 EXISTING PAINTED STOP SIGN AT EXIT DRIVEWAY BY L.L.

S12 DIRECTIONAL ARROW (1/A3.1)

S13 POLE SIGN - ACCESSIBLE PARKING RESTRICTIONS (12/A0.2)

S14 POLE SIGN- ACCESSIBLE PARKING LOCATION (9/A0.2)

S15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE (6/A0.2)

S16 ACCESSIBLE PARKING SPACE AND LOADING ZONE, PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPPING @36" O.C. W/ TWO (2) COATS OF HIGHWAY WHITE PAINT.

S17 PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY STANDARDS (9/A0.2)

S18 PAINT "COMPACT" AT COMPACT CAR SPACES PER CITY OF STANDARDS

S19 LINE OF 2'-0" OVERHANG OF CAR AT PARKING SPACE

S20 ACCESSIBLE PATH OF TRAVEL STRIPPING W/ 4" WIDE 45 DEGREE DIAGONAL STRIPPING TWO (2) COATS HIGHWAY WHITE PAINT PER CITY STANDARD.

S21 ACCESSIBLE PATH OF TRAVEL

S22 CENTER OF CURVATURE OF CURB

S23 MAIN DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB . SEE CIVIL ENGINEERING DRAWINGS & (10/A3.1) (14/A3.1) (11/A3.2)

S24 DRIVE THRU MENU BOARD SEE ELEC. PLAN

S25 NOT USED

S26 TRASH RECEPTACE

S27 PARKING LOT POLE LIGHT UNDER SPERATED PERMIT

S28 GUARD POST (8/A0.2)

S29 LIMIT OF WORK - FIELD VERIFY

S30 ELECTRICAL SWITCHBOARD - SEE ELECTRICAL DRAWINGS PAINT TO MATCH ADJACENT COLOR

S31 GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS

S32 CONCRETE PAVING BLACK COLOR

S33 PANDA EXPRESS OUTDOOR SEATING & TRELLIS SEE SHEET C-1 FOR LOCATION

S34 PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPPING W/ TWO (2) COATS OF BLUE PAINT

S35 EDGE OF SIDEWALK AT PLANTER (16/A0.2)

S36 EXISTING FIRE HYDRANT

S37 EXISTING DIRECTIONAL ARROW BY L.L.

PANDA EXPRESS INC.
899 El Centro Street
South Pasadena, California
91030
Telephone: 626.799.9898
Facsimile: 626.403.8688

All ideas, designs, arrangements and plans indicated or represented by this drawing are and shall remain the property of Panda Express Inc. and were created for use on the specific project. None of these ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

1	
2	
3	
4	
5	
6	

ISSUE DATE:

1ST	BUILDING	03-13-03
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY: L.T.

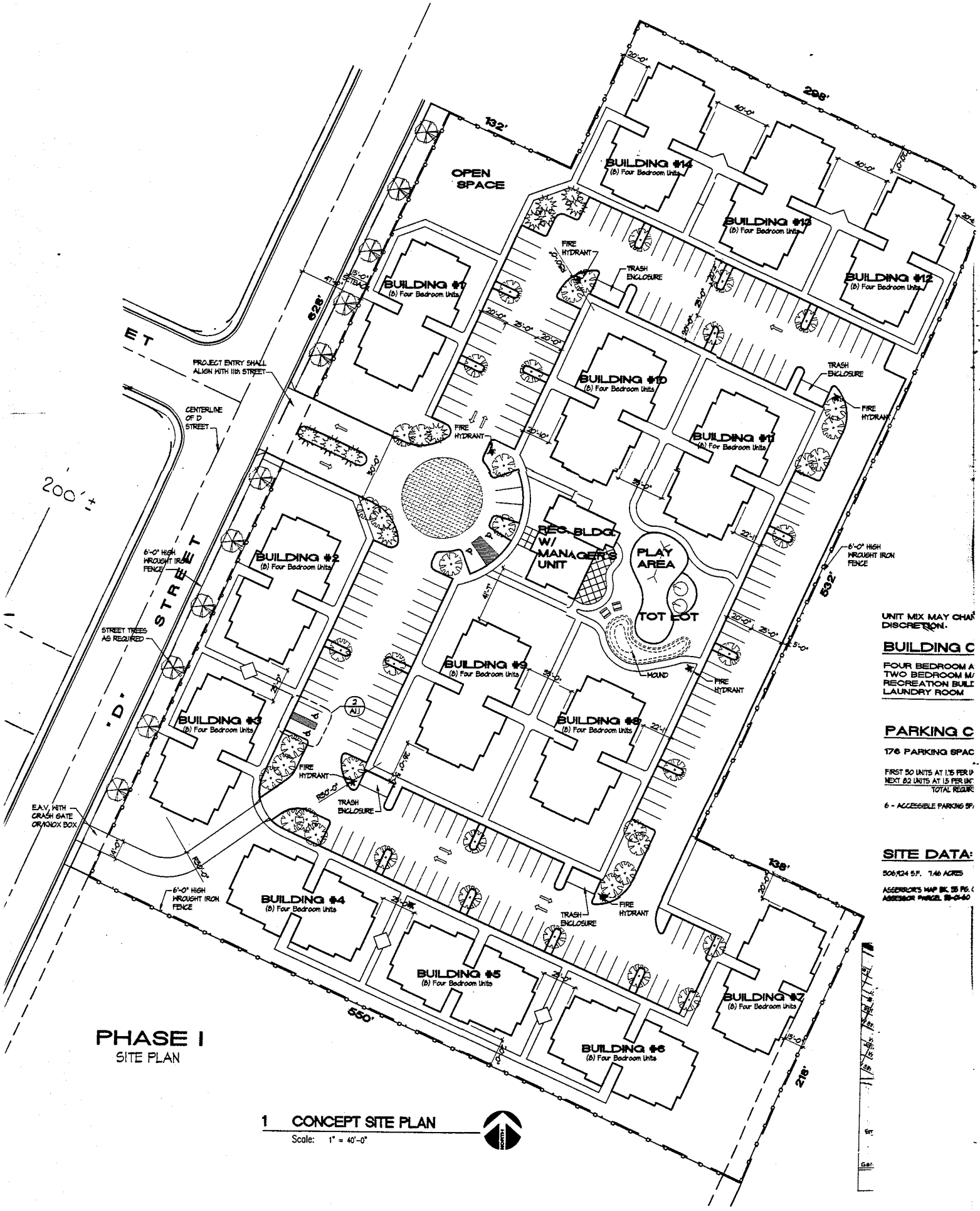
PANDA PROJECT #: 58-03-06
ARCH PROJECT #: 22507

ARCHITECT:
THE Acres GROUP
33 B. Huntington Drive., Suite 330
Arcadia, CA 91006
626.462.9570
626.462.9559 FAX

STAMP:
LICENSED ARCHITECT
ROOF CHECKED
C-23188
RENEWAL 08/31/05
STATE OF CALIFORNIA

PANDA EXPRESS
OLIVE & AUSTIN
1788 W. OLIVE AVE.
BUILDING H
MERCED, CA 95348

A-0.1
PARTIAL SITE PLAN



PHASE I
SITE PLAN

1 CONCEPT SITE PLAN
Scale: 1" = 40'-0"

UNIT MIX MAY CHAN
DISCRETION.

BUILDING C

FOUR BEDROOM A
TWO BEDROOM M
RECREATION BUIL
LAUNDRY ROOM

PARKING C

176 PARKING SPAC

FIRST 50 UNITS AT 1.75 PER U
NEXT 82 UNITS AT 1.5 PER UN
TOTAL REQUIR

6 - ACCESSIBLE PARKING SP

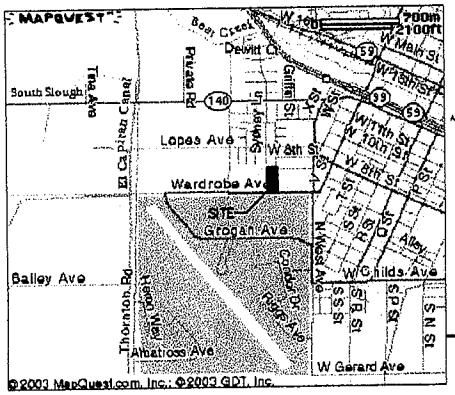
SITE DATA:

506,924 S.F. 7.46 ACRES

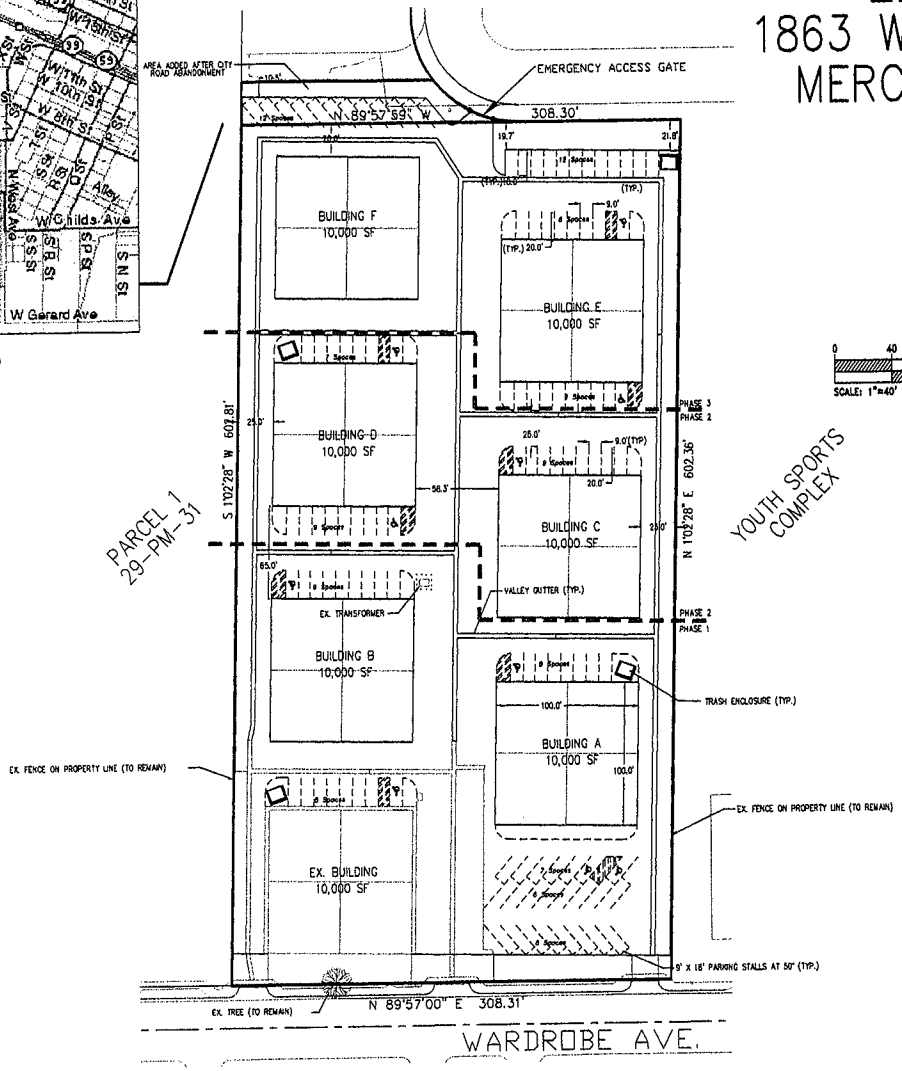
ASSESSOR'S MAP BK. 35 PG.
ASSESSOR PARCEL 59-01-60

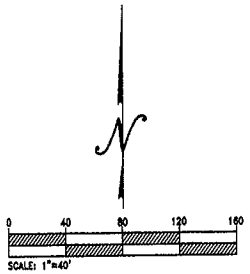
SUNNYVIEW APARTMENTS

SITE DEVELOPMENT PLAN FOR AN LLOYD HILL
1863 WARDROBE AVENUE
MERCED, CALIFORNIA



LOCATION MAP





PREPARED BY:
THOMAS J. OWENS, P.E.
OWENS DESIGN CONSULTANTS
801 17th STREET, STE. D-1
MODESTO, CA 95354
209-522-8031

DEVELOPER:
ED GROSSMAN
GROSSMAN CONSTRUCTION
2801 WINTON WAY
ATWATER, CA 95301

NOTES:
1. APN: 59-130-10
2. BUILDING AREA = 10,000 SF (EXISTING TO REMAIN) 60,000 SF (NEW)
3. PARKING SPACES PROVIDED = 109 (10 HANDICAPPED)
4. ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF MERCED STANDARDS.
5. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

WAREHOUSES

OWENS DESIGN CONSULTANTS
801 17th Street, Ste. D1
Modesto, CA. 95354
(209) 522-8031 FAX: (209) 522-4738

REGISTERED PROFESSIONAL ENGINEER THOMAS J. OWENS No. 53530 EXP. 6/30/03 CIVIL STATE OF CALIFORNIA

THOMAS J. OWENS
R.C.E. 53530

INDUSTRIAL PARK

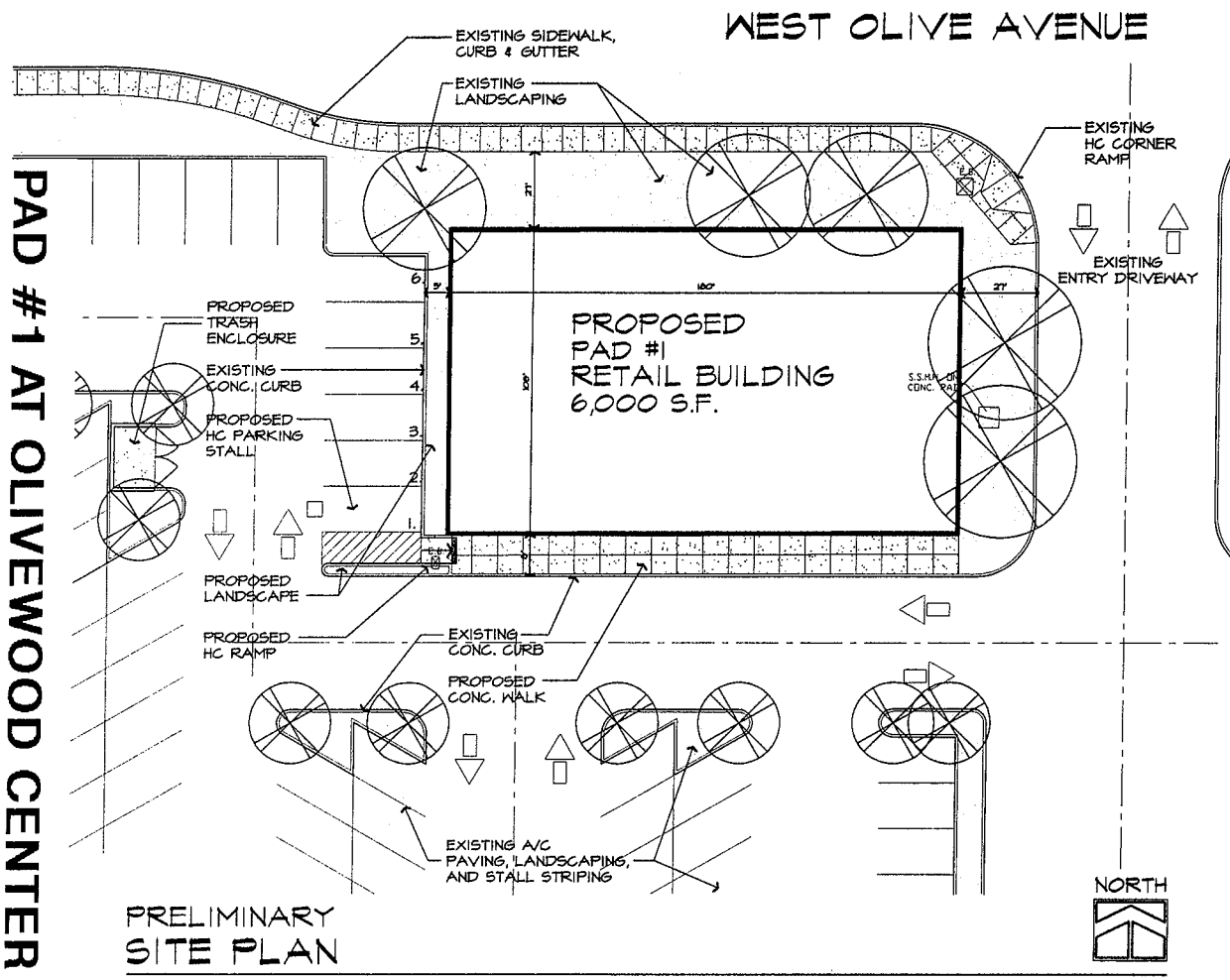
MERCED
CALIFORNIA

Revisions:	Date

Title:
SITE PLAN

Drawn By:	KJM
Checked By:	TO
Scale:	1"=40'
Job No.	2230
Date:	JUNE 2003
CAD File Name:	2230SITE.dwg
sheet no.	1

PAD #1 AT OLIVEWOOD CENTER



PRELIMINARY
SITE PLAN

SCALE: 1" = 30'-0"

PROJECT DATA

APPLICANT:	TRIAD ARCHITECTURE & PLANNING. 516 WEST SHAW AVENUE, SUITE 206, FRESNO, CA 93704 TEL.: (559) 221-6063 FAX.: (559) 221-6063
ASSESSOR'S PARCEL NUMBER:	058-230-12
ZONING:	PLANNED DEVELOPMENT #16
ADDRESS:	PAD #1 OLIVEWOOD CENTER MERCED, CALIFORNIA

BUILDING DATA:

SITE AREA:	7,855.4 S.F. 0.39 ACRES
CONST. TYPE:	VN - SPRINKLERED
OCC. GROUP:	M
BUILDING AREA:	6,000 S.F.

PARKING:

STANDARD: HANDICAPPED:	AS PROVIDED 1 = (17'-6"
TOTAL:	
PARKING:	AS PROVIDED

TRIAD
ARCHITECTURE · PLANNING · INTERIORS

Andrew J. Kerr AIA Architect
James L. Schaffer Planner

516 West Shaw Ave., Suite 206
Fresno, California 93704
(559) 221-8063 Fax. 221-6976

PAD BUILDING
OLIVEWOOD CENTER
MERCED, CALIFORNIA

SITE PLAN

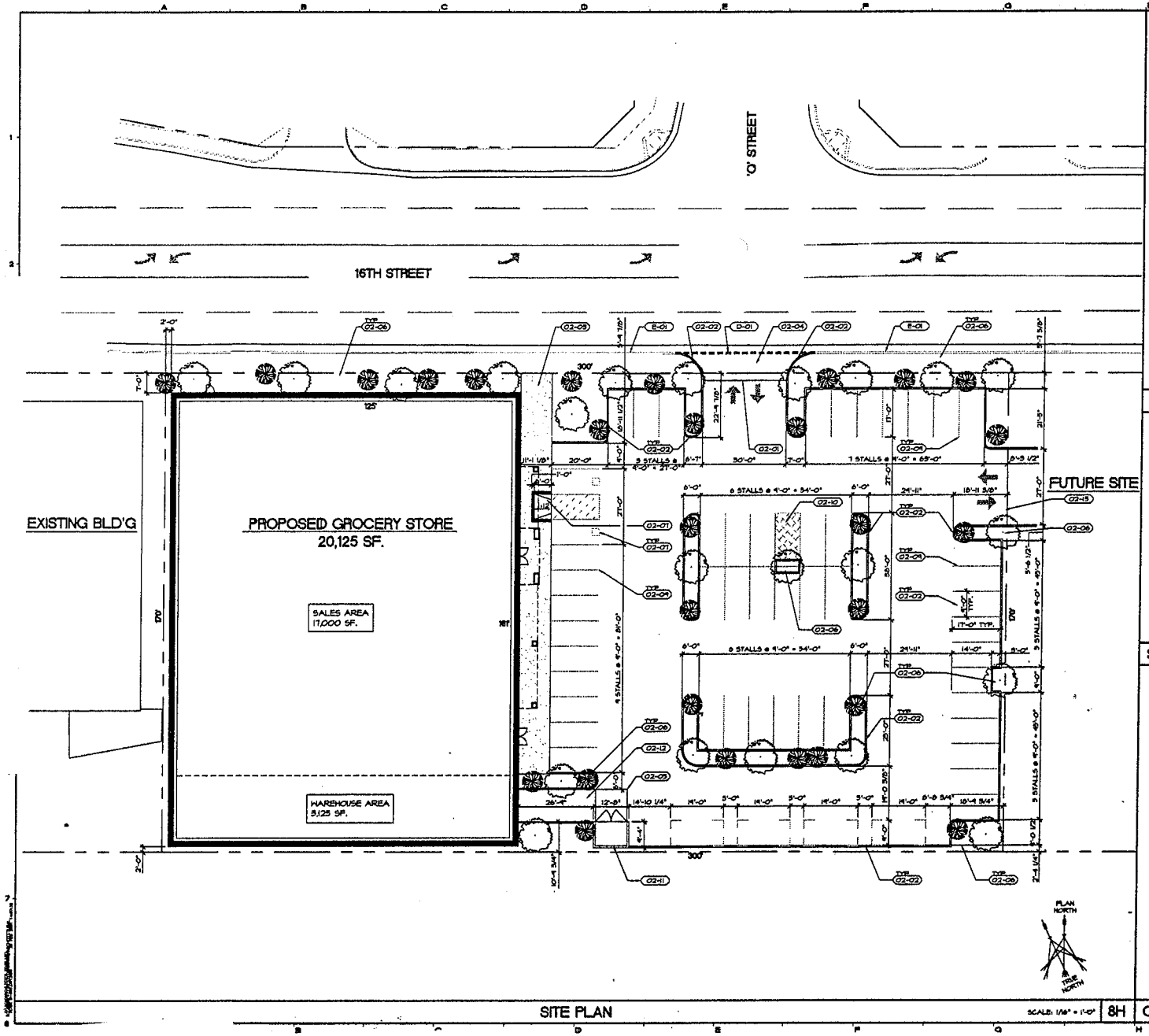
California C8247

Revisions

Project Number · 02100
Date · 12-16-02
Project Coordinator · S.T.F.
Sheet Number ·

A1

CARNICERIA VALLARTA



E-01 ⊕ CONC. CURB & GUTTER

E-02 ⊕ STREET STRIPING

D-01 REMOVE ⊕ CURB & GUTTER FOR ⊕ DRIVEWAY, CURB & GUTTER

02-01 ⊕ EDGE OF ASPHALT PAVING
02-02 ⊕ CONC. CURB
02-03 ⊕ CONC. WALK, EXTENTS SHOWN HATCHED FOR CLARITY
02-04 ⊕ CONC. DRIVEWAY PER CITY STANDARDS
02-05 ⊕ CONC. APRON FOR TRASH ENCLOSURE
02-06 ⊕ LANDSCAPED AREA
02-07 HANDICAP PARKING STALLS
02-08 TYPICAL PARKING STALL
02-09 PARKING LOT STRIPING, PER CITY STANDARDS
02-10 SHOPPING CART CORRAL AREA, SHOWN HATCHED FOR CLARITY
02-11 ⊕ TRASH ENCLOSURE, PER CITY STANDARDS
02-12 ⊕ TRUCK LOADING AREA
02-13 ⊕ DRIVEWAY ACCESS TO FUTURE COMMERICAL SITE
02-14 ⊕ CONCRETE RAMP PER CITY STANDARDS, CROSS SLOPE NOT TO EXCEED 1:4.

SITE INFORMATION 3K

A.P.N. 031-17-05

ZONE: C-C

SITE AREA: 51,000 SF. ± 1.17 ACRES

BUILDING AREA
SALES FLOOR 17,000 SF.
WAREHOUSE AREA 3,125 SF.
CANOPY AREA 324 SF.
TOTAL AREA 20,604 SF.

SITE COVERAGE: 40.38%

PARKING REQUIREMENTS
REQUIRED STALLS =
17,000 SF. / 250 = 68 STALLS

ALLOWED REDUCTION
68 x 25% = 51 STALLS REQUIRED

STANDARD STALLS SHOWN	52 STALLS
HANDICAP STALLS SHOWN	2 STALLS
TOTAL STALLS SHOWN	54 STALLS

* HANDICAP STALLS INCLUDE 1 VAN ACCESSIBLE STALL

SITE INFORMATION 5K

GENERAL NOTES 8K

SITE PLAN SCALE: 1/16" = 1'-0" 8H

OWNERSHIP OF DOCUMENTS
Teter Consultants, LLP

LICENSED ARCHITECT
C-29668
STATE OF CALIFORNIA
ARCHITECT

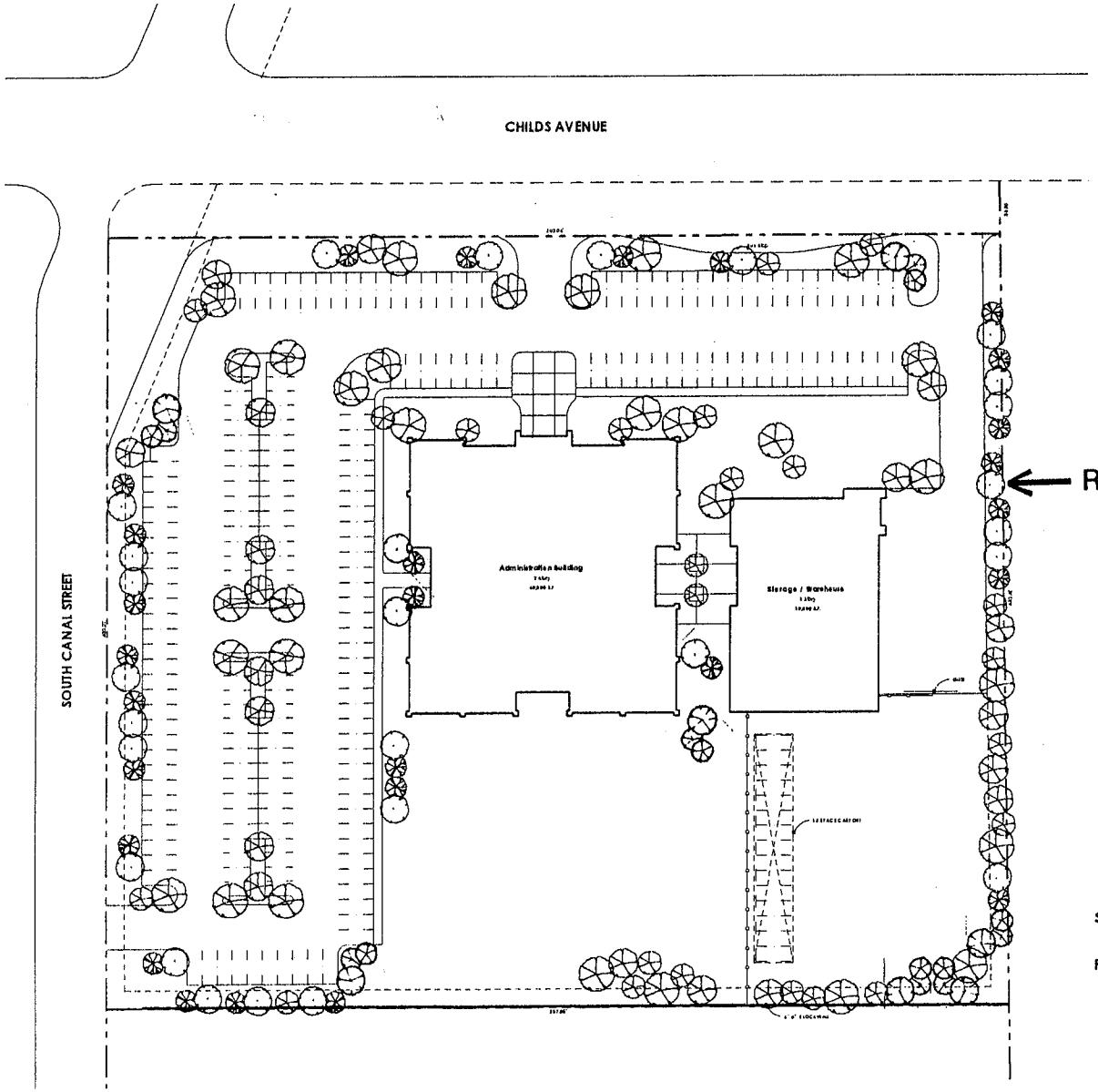
ENGINEER

Teter Consultants, LLP
Engineers and Architects

NEW SUPER MARKET FOR
FERNANDO RODRIGUEZ
CARNICERIA VALLARTA
MERCED, CALIFORNIA
SITE PLAN

DATE 7-17-03
PROJECT NO 03-6164
SHEET NUMBER SPR-1

HOUSING AUTHORITY OFFICES



SITE PLAN

NORTH

SITE / FLOOR AREA:

PARKING:

PROPOSED NEW DEVELOPMENT FOR:

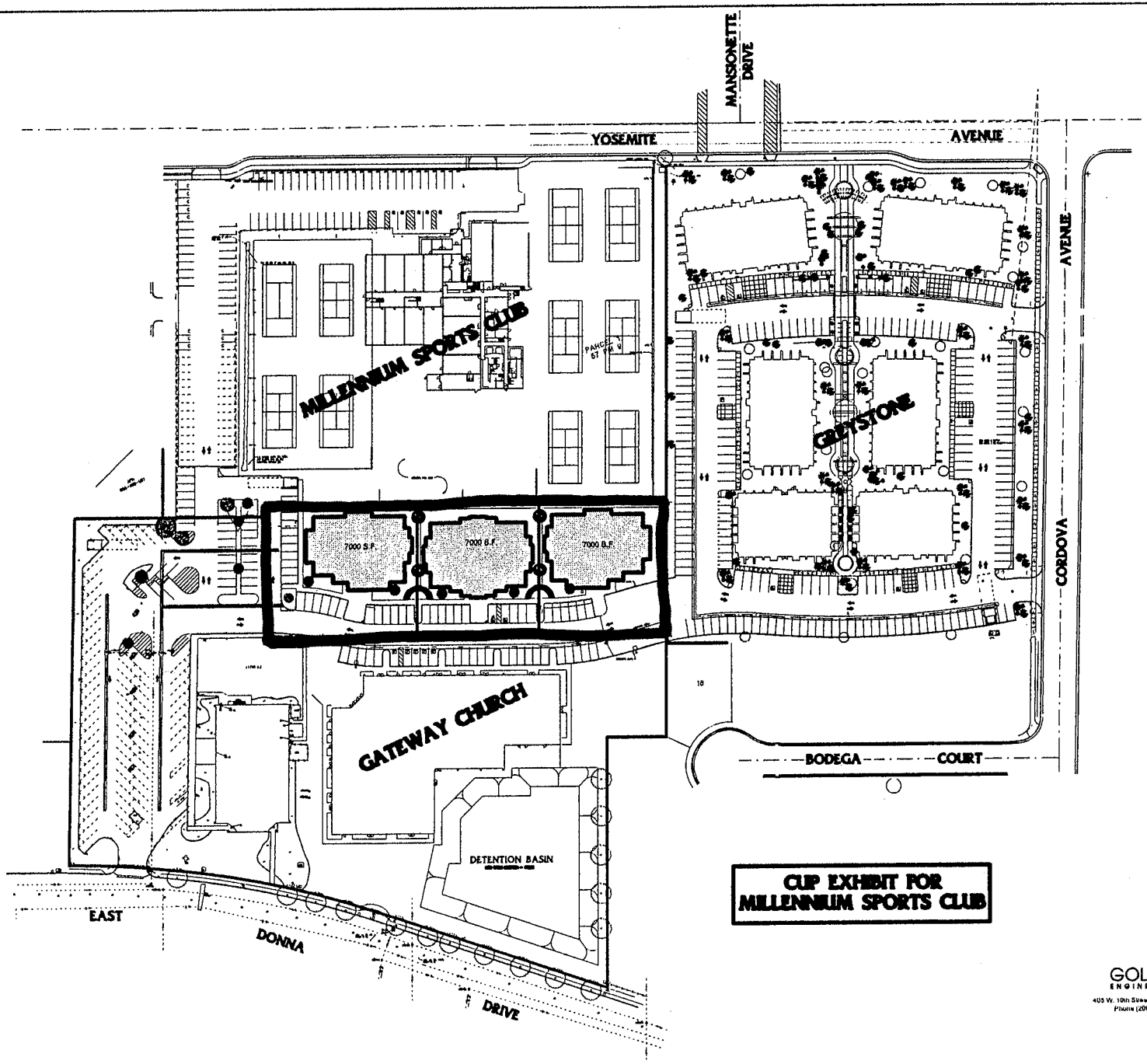
Merced Housing Authority

Administration Building

406 Childs Avenue
Merced, CA.

ARCHITECTURE PLUS, INC.
1207 THIRTEENTH STREET, SUITE 6
MODESTO, CA 95354
209-577-4661 FAX 577-0213

MILLENNIUM OFFICE COMPLEX



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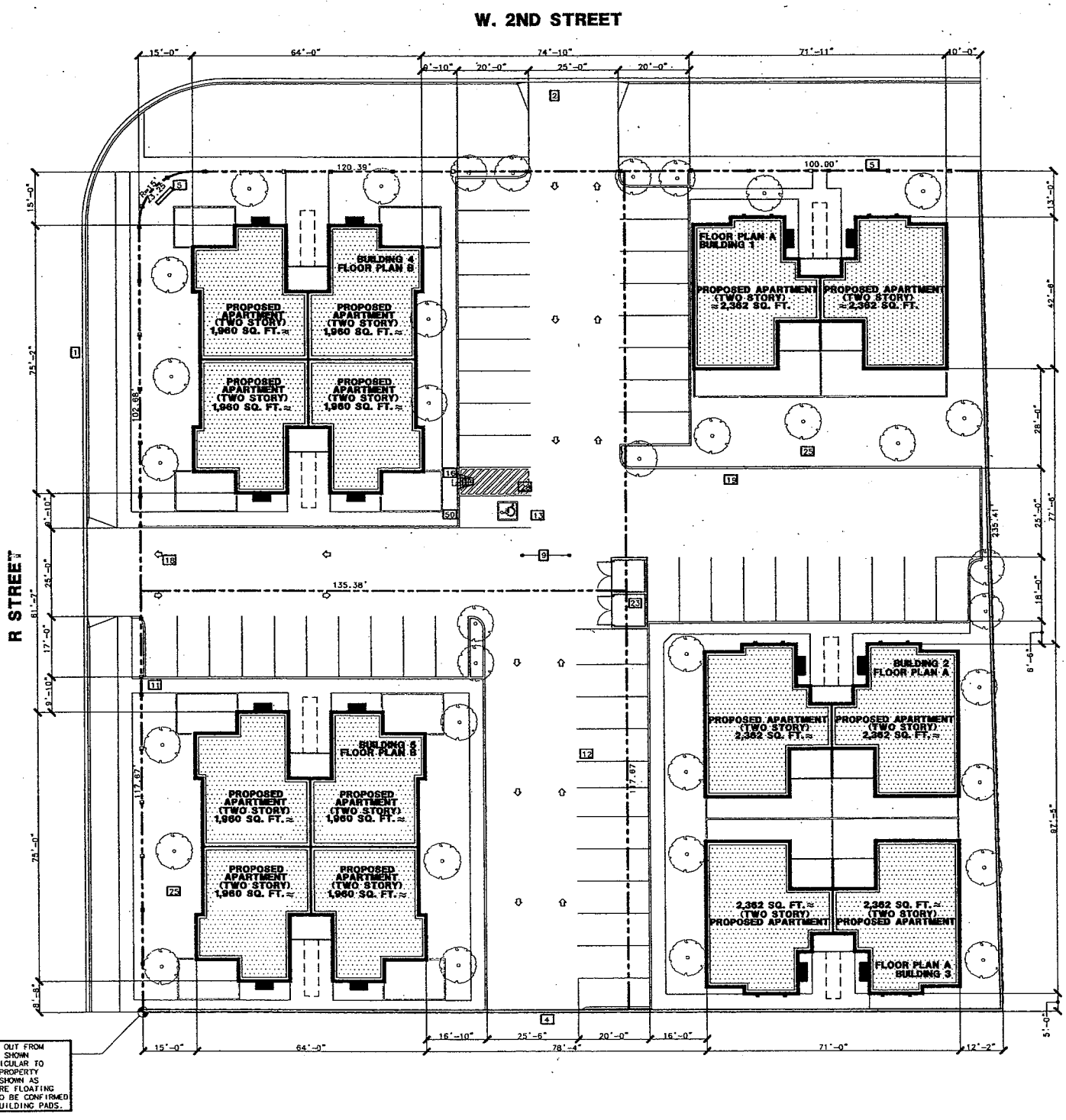
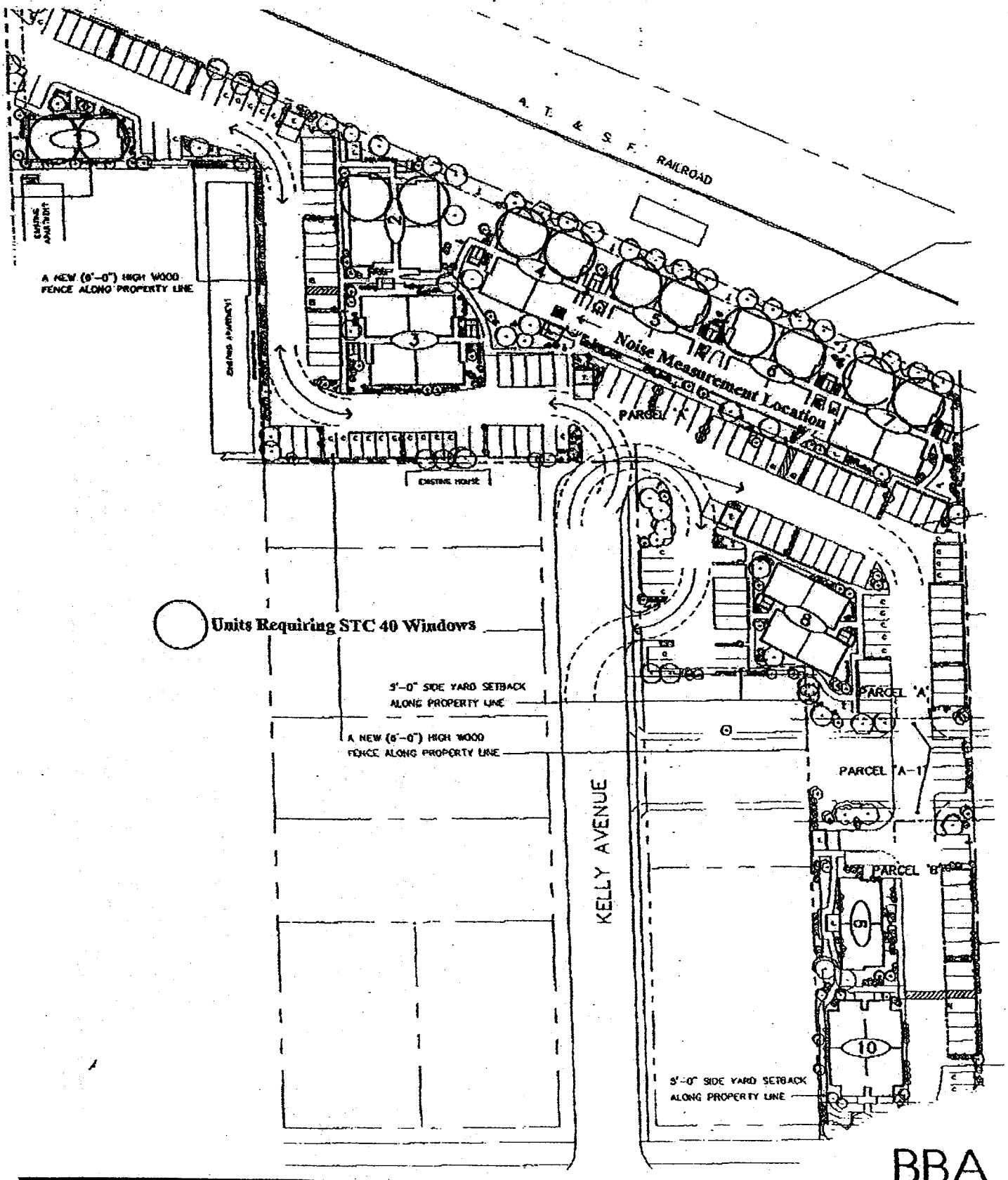


BUILDING TO BE LAID OUT FROM DIMENSION TO POINTS SHOWN PARALLEL OR PERPENDICULAR TO THE SOUTH AND WEST PROPERTY LINES. DIMENSIONS SHOWN AS (VERIFY IN FIELD) ARE FLOATING DIMENSION AND ARE TO BE CONFIRMED DURING STAKING OF BUILDING PADS.

MERCED APARTMENTS

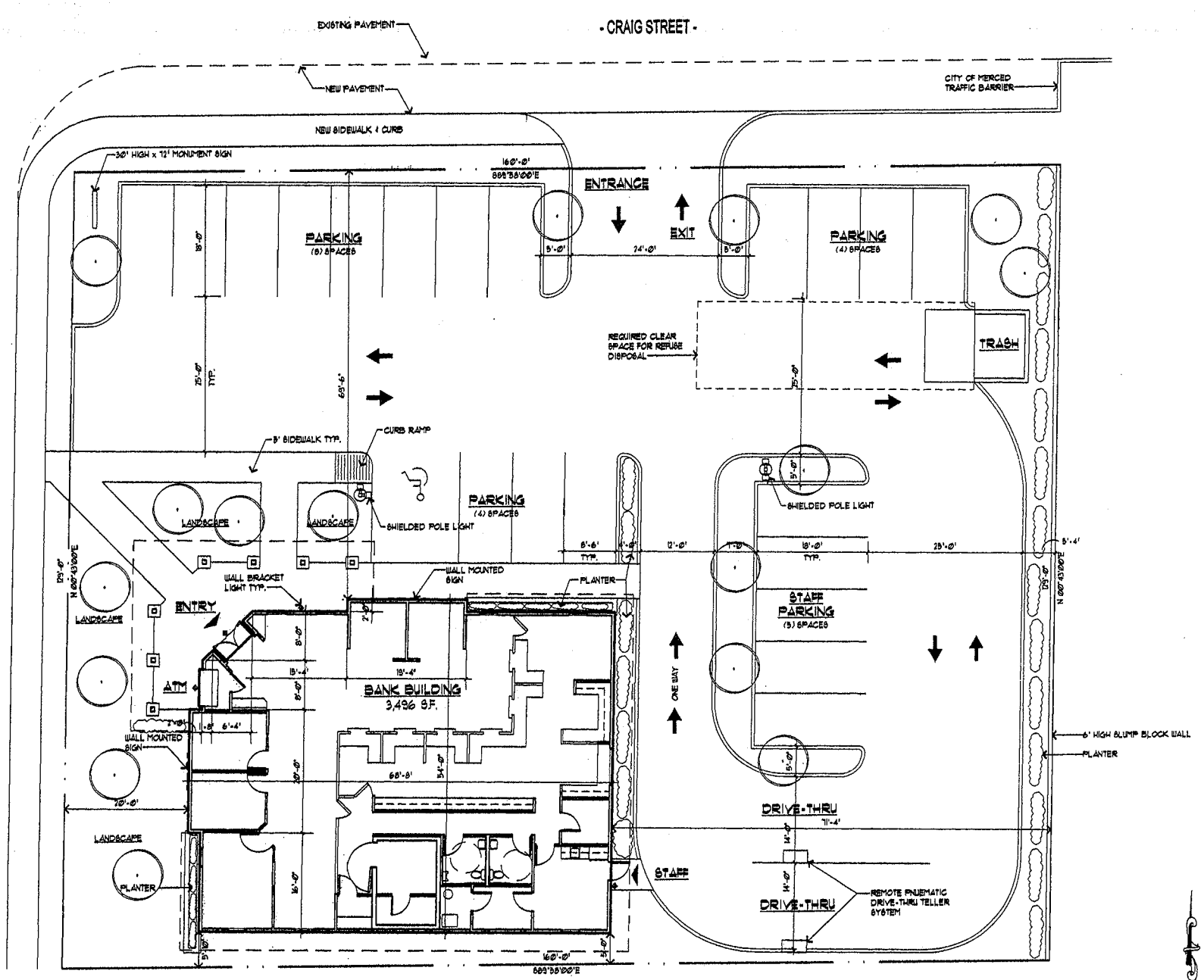


BBA

BROWN - BUNTIN ASSOCIATES, INC.

KELLY AVENUE APARTMENTS

STOCKMEN'S BANK



ARCHITECTURAL SITE PLAN

NOT TO SCALE

-G STREET-

JOB NO.
DATE
DRAWN
CHECKED BY
REVISIONS

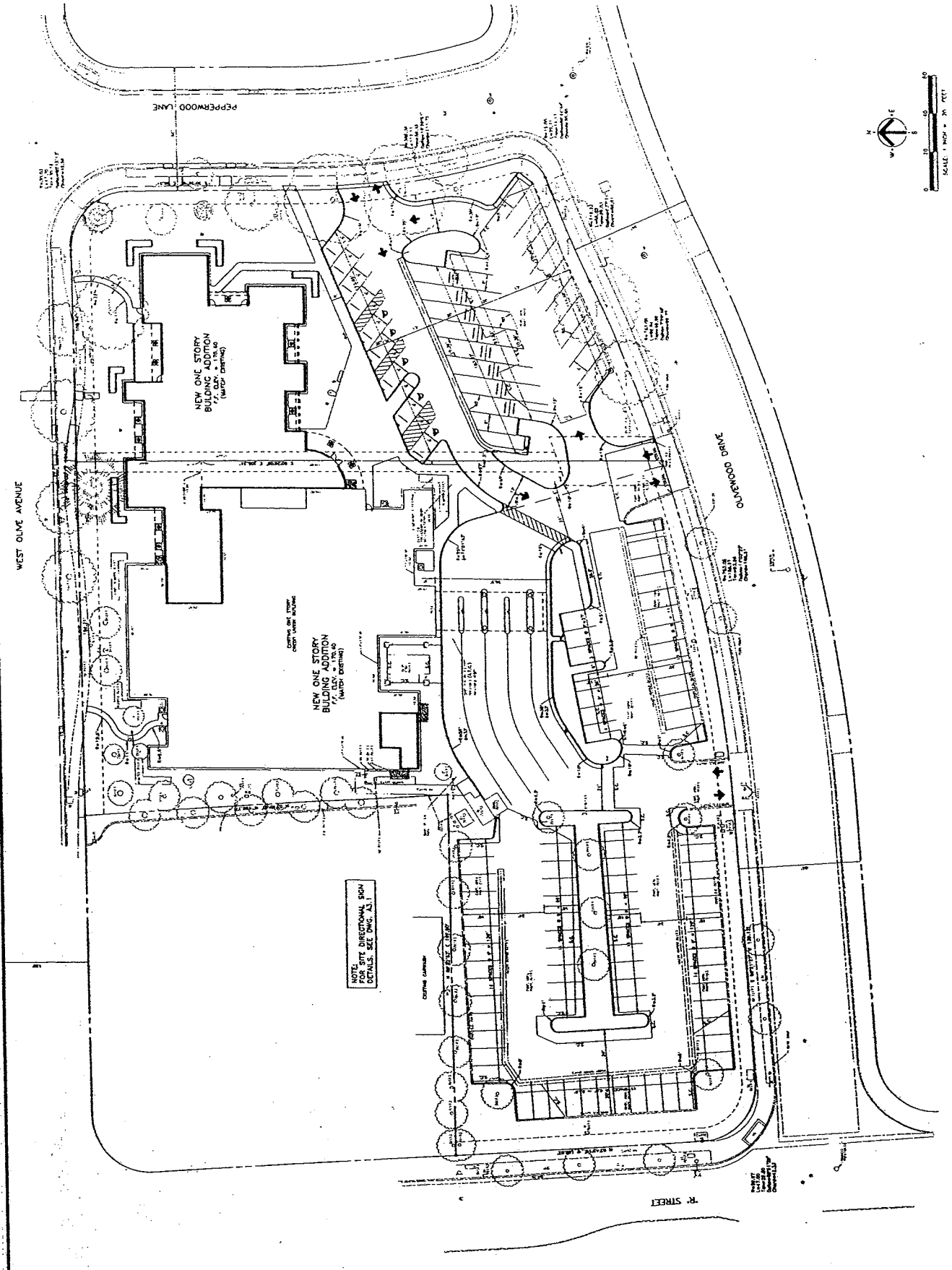
PRELIMINARY NOT FOR CONSTRUCTION

SPRAGINS & HINSHAW ARCHITECTS
1100 N. BEELINE HIGHWAY PAYSON, AZ 85541 928-474-3630 FAX 474-4625

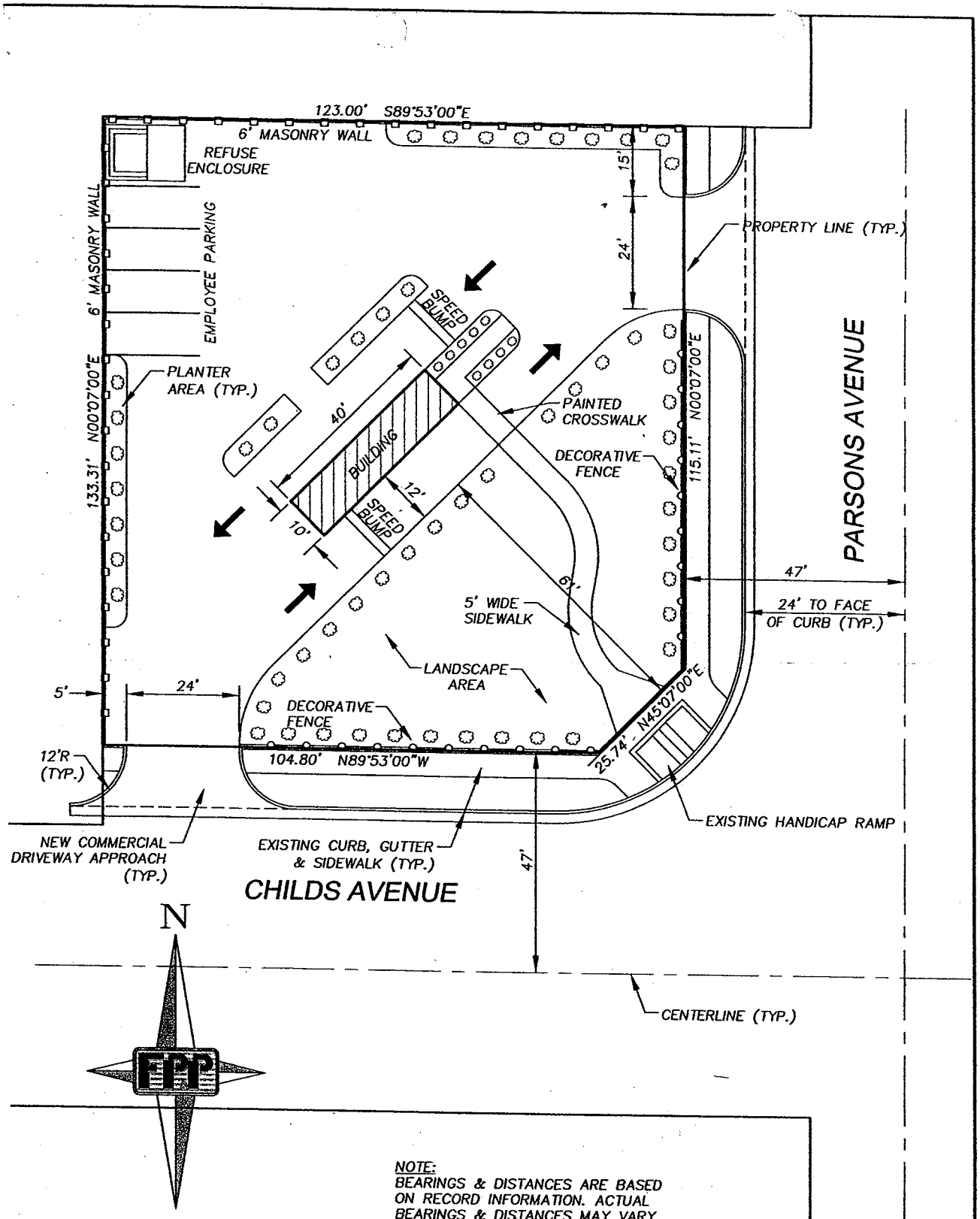
THE CALIFORNIA STOCKMEN'S BANK
MERCED, CALIFORNIA

ARCHITECTURAL SITE PLAN

SHEET NO.
AS1



MERCED SCHOOL EMPLOYEES FEDERAL CREDIT UNION EXPANSION



NOTE:
BEARINGS & DISTANCES ARE BASED ON RECORD INFORMATION. ACTUAL BEARINGS & DISTANCES MAY VARY FROM THOSE SHOWN.

SCALE 1" = 20'

NOTE: PLEASE USE BLACK INK OR DARK PENCIL.

DEVELOPMENT APPLICATION

FOR

SCALE: 1"= 20 FEET

BARSCALE 0 20

APPLICATION TYPE	NUMBER	A.P.N.	DATE
GENERAL PLAN AMENDMENT & REZONE		035-140-019	04-22-04

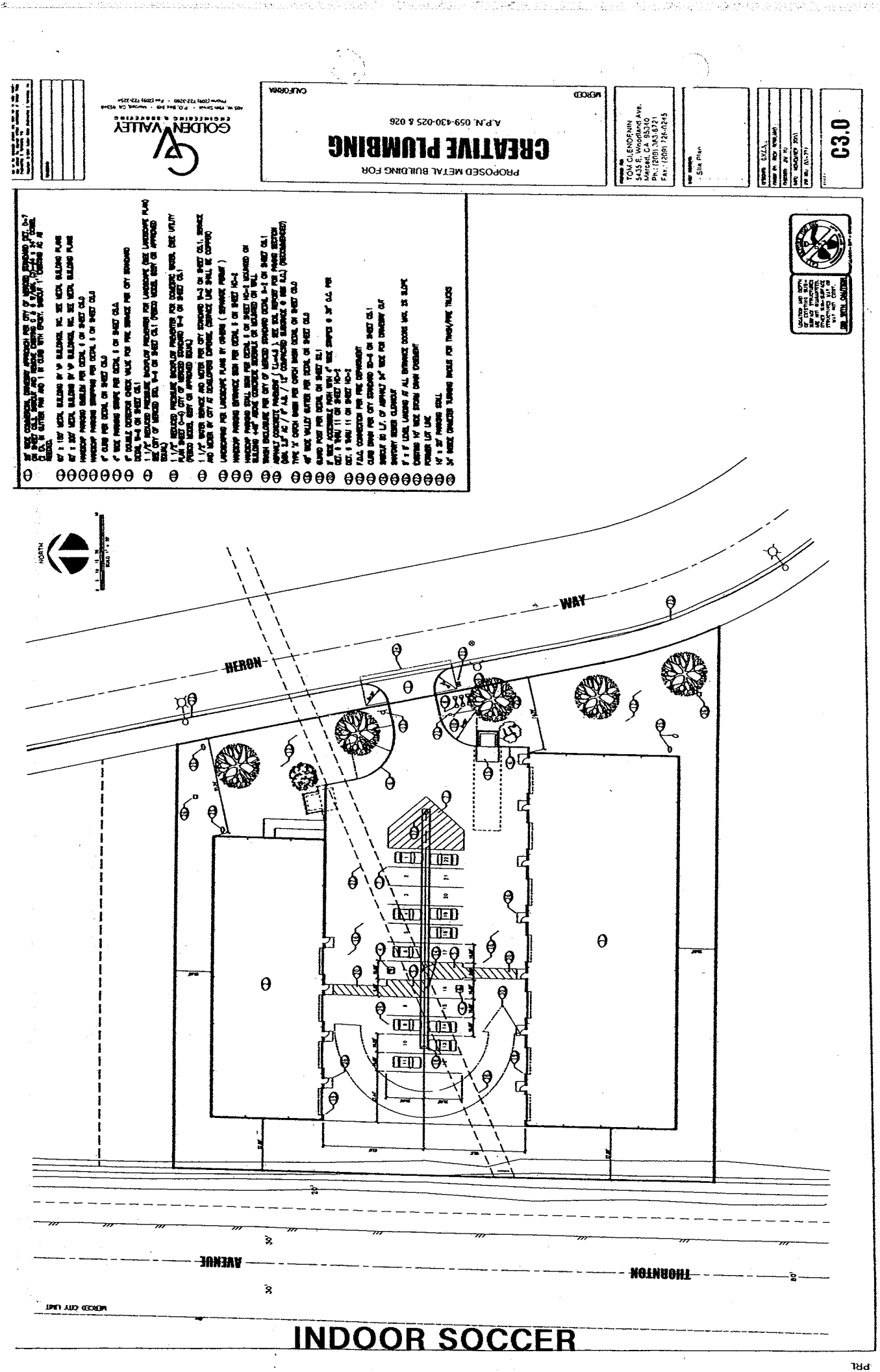
APPLICANT DANNY MILNIK

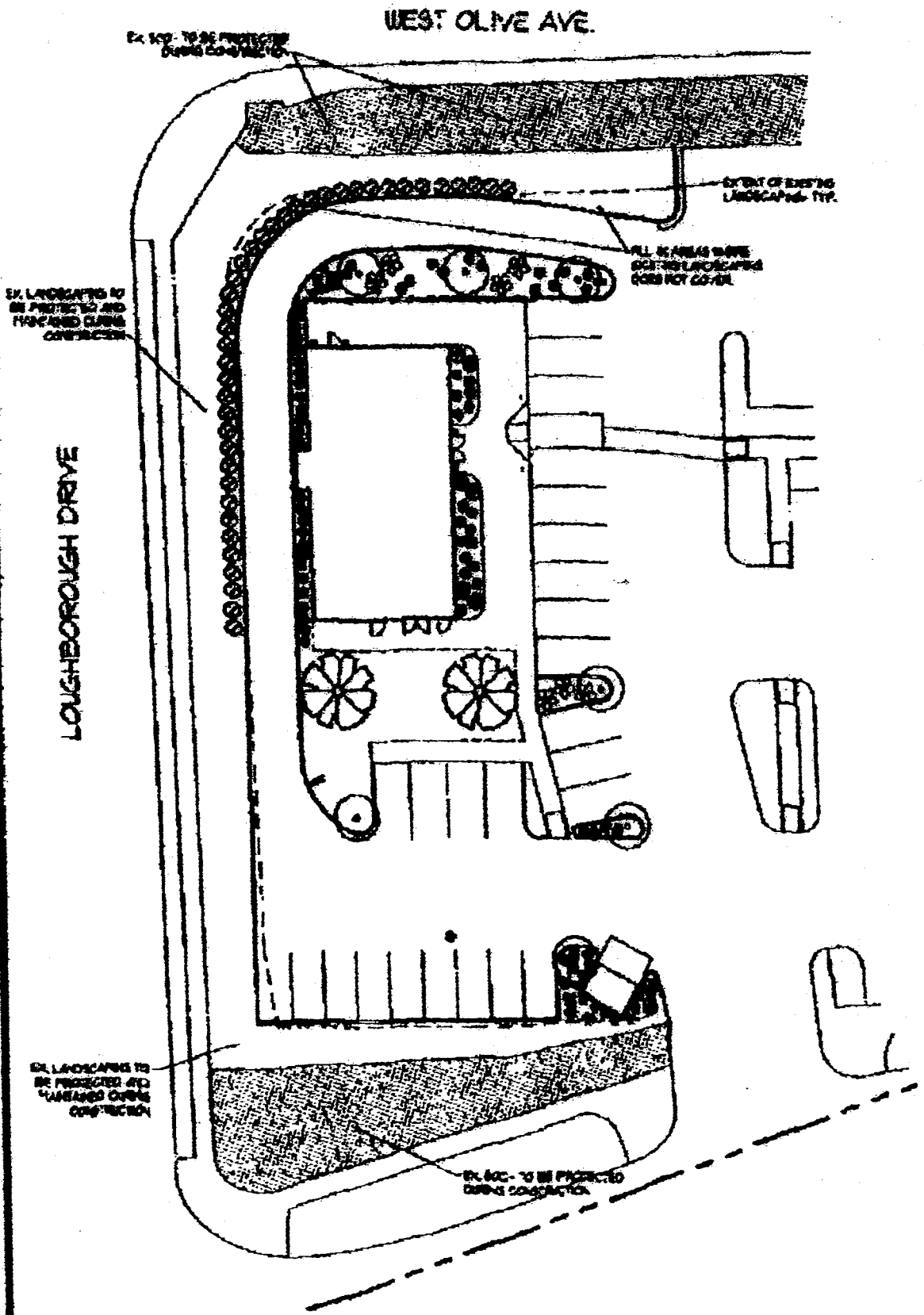
ADDRESS 21848 El COYOTE DRIVE SONORA, CA 95370

DRAWING PREPARED BY FREMMING, PARSON & PECCHENINO CIVIL ENGINEERS

ADDRESS 118 PARK AVE., MERCED, CA 95348-3421

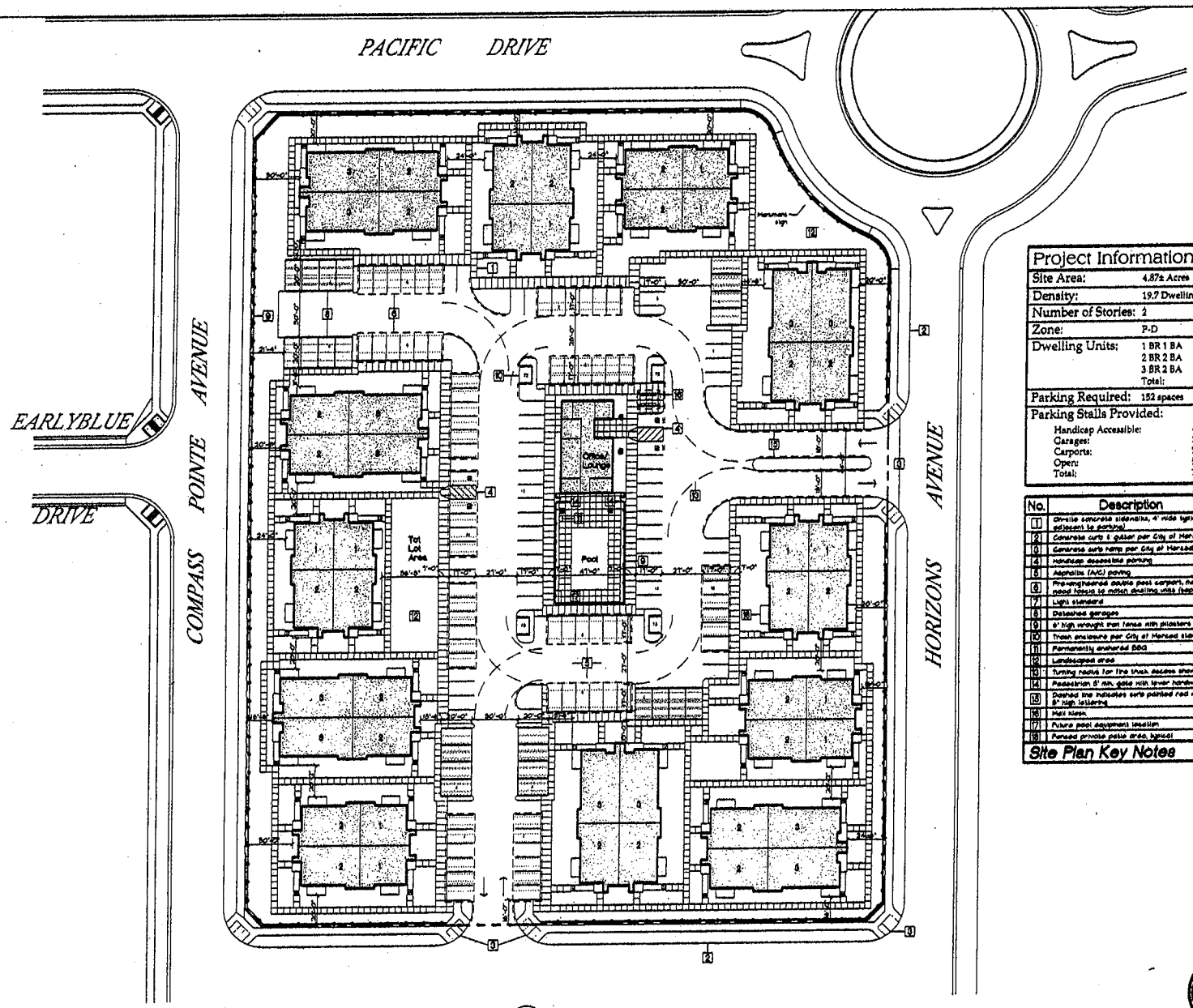
CHILLERS COFFEE


PROPOSED METAL BUILDING FOR
CREATIVE PLUMBING
A.P.N. 059-430-025 & 026
TOM GLENDENNIN
5435 E. Woodland Ave.
Merced, CA 95340
Ph.: (209) 383-8721
Fax: (209) 723-0245
Site Plan
GOLDEN VALLEY
ENGINEERING & SURVEYING
C3.0
HERON
WAY
AVENUE
THORNTON
INDOOR SOCCER



DEL TACO

COMPASS POINTE APARTMENTS



Project Information		
Site Area:	4.87± Acres	
Density:	19.7 Dwelling units/acre	
Number of Stories:	2	
Zone:	P-D	
Dwelling Units:	1 BR 1 BA	24
	2 BR 2 BA	48
	3 BR 2 BA	24
	Total:	96 D.U.
Parking Required:	152 spaces	
Parking Stalls Provided:		
Handicap Accessible:		4
Garages:		24
Carports:		72
Open:		57
Total:		153

No.	Description
1	On-site concrete sidewalks, 4' wide typical (1' wide where adjacent to parking)
2	Concrete curb & gutter per City of Merced standards
3	Concrete curb ramp per City of Merced standards
4	Handicap accessible parking
5	Asphaltic (A/C) paving
6	Pre-engineered double post carport, metal roof with wood fascia to match dwelling units (separate submittal)
7	Light standard
8	Detached garages
9	6' high wrought iron fence with pilasters
10	Trash enclosure per City of Merced standards
11	Permanently anchored BBQ
12	Landscaped area
13	Turning radius for fire truck access shown for reference
14	Pedestrian 5' min. gate with lever hardware
15	Dashed line indicates curb painted red with "fire lane" in 8" high lettering
16	Mail kiosk
17	Future pool equipment location
18	Fenced private patio area, typical

Site Plan Key Notes

Site Plan

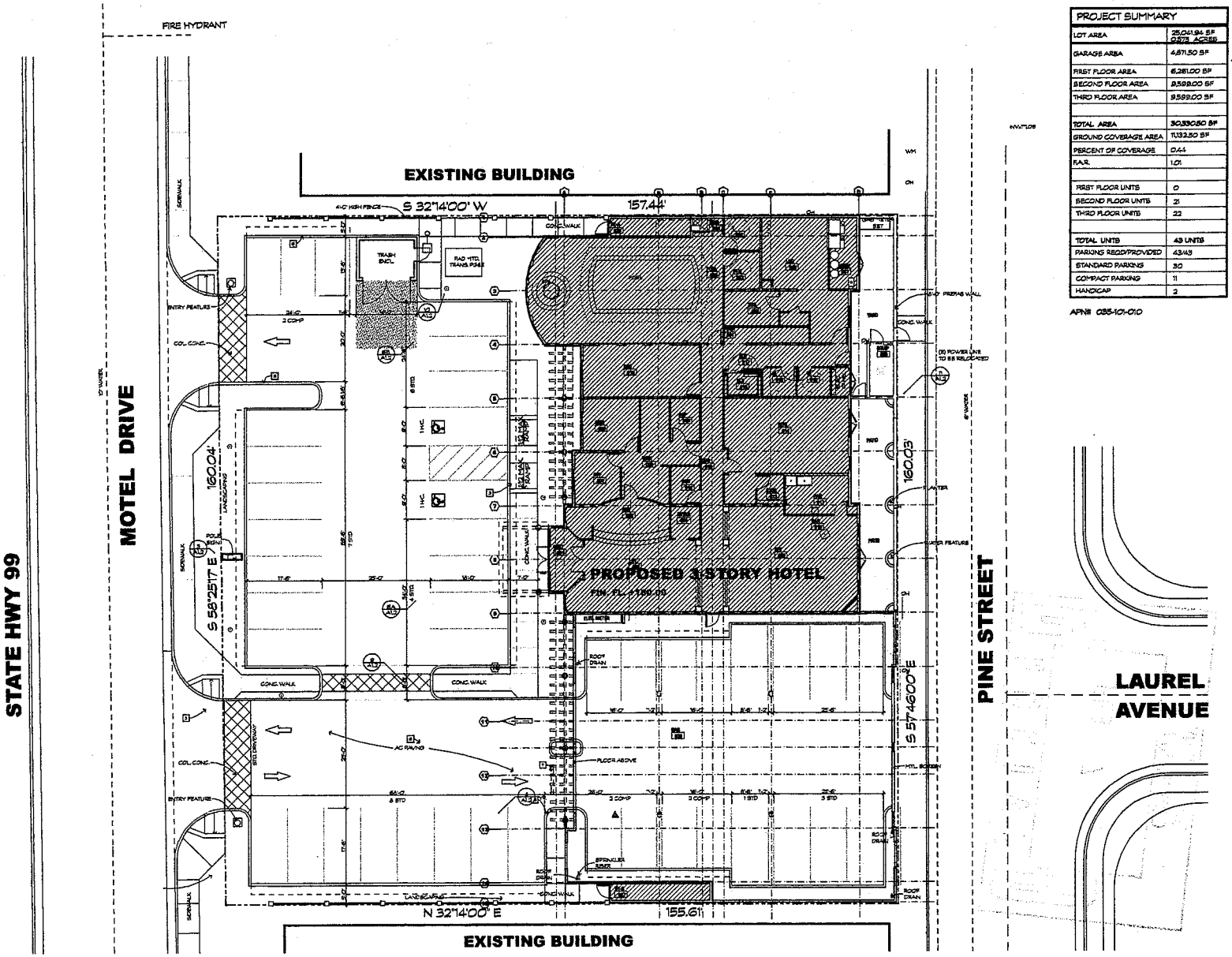
Compass Pointe Apartments

A1.1

THE VERNAL GROUP
213 N. Encina - Visalia, CA 93291 - Ph: (559) 733-9445 - Fax: (559) 733-9044
155 East Shaw Suite 301 - Fresno, CA 93710 - (559) 222-9480
Architecture and Planning - www.vernalgroup.com - E-Mail: info@vernalgroup.com

This sheet and its contents and ideas a

TUSCANY INN & SUITES



PROJECT SUMMARY	
LOT AREA	25,041.94 SF 0.575 ACRES
GARAGE AREA	4,871.50 SF
FIRST FLOOR AREA	6,281.00 SF
SECOND FLOOR AREA	9,599.00 SF
THIRD FLOOR AREA	9,599.00 SF
TOTAL AREA	30,330.50 SF
GROUND COVERAGE AREA	11,132.50 SF
PERCENT OF COVERAGE	0.44
F.A.R.	1.01
FIRST FLOOR UNITS	0
SECOND FLOOR UNITS	21
THIRD FLOOR UNITS	22
TOTAL UNITS	43 UNITS
PARKING REQD/PROVIDED	43/43
STANDARD PARKING	30
COMPACT PARKING	11
HANDICAP	2

APN# 035-101-010

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LEGEND

- PROPOSED BUILDING
- CONCRETE PAVING
- ASPHALT PAVING
- PROPERTY LINE
- EASEMENT LINE
- SANITARY SEWER
- TP 100.0 — TOP OF PAVING
- TC 100.0 — TOP OF CURB
- CATCH BASIN
- POLE LIGHTS
- FLOOD LIGHTS
- ENTRY LIGHTS
- BUILDING LIGHTS

SHEET NOTES

1. ALL SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY CUNHA ENGINEERS INC.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE, ELECTRICAL AND MECHANICAL DRAWINGS.
3. ALL SIDEWALK RAMPS TO BE PER LATEST CBC CHAR ITS AND CITY REQUIREMENTS, S.C.D.
4. ALL WORK REQUIRING REALIGNMENT AND/OR RELOCATION TO BE PERFORMED IN COORDINATION WITH RELATED UTILITY COMPANY AND ITS REQD. STANDARDS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPT. (# 385-4772) PRIOR TO CONSTRUCTION OF REFUSE ENCL. TO FIELD VERIFY THE LOCATION.
6. CONTRACTOR TO PROVIDE RED CURB PAINTING W/ "FIRE-LANE-NO STOPPING" SIGN AS REQUIRED BY FIRE DEPARTMENT.
7. OVERHEAD CLEARANCE SIGN W/ REFLECTIVE 4' HIGH "SCOTCH-LITE" LETTERS ON 8" Ø PVC PIPE W/ CAPPED ENDS PAINTED BLACK, HANG FROM TRELLIS W/ 1/4" Ø VINYL COVERED STEEL CABLE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL GATE, LOCKING HARDWARE AND SUPPORTING POSTS, PER FIRE DEPARTMENT REQUIREMENTS. PAINT TO MATCH FENCE COLOR. SUBMIT TO ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO BUILDING DEPARTMENT.

DATE	DESCRIPTION	REV.	BY
2-28-2005	PLAN CHECK	A	SKL

LICENSED ARCHITECT SHARAD K. LAL No. C20174 REN. 8.30.05 STATE OF CALIFORNIA

ISSUED FOR	DATE
SCHEMATIC DESIGN	
PRELIM. DESIGN REV.	1-7-04
SDR C.D.	
PLAN CHECK	2-28-05
BUILDING PERMIT	
BIDDING	

Architecture
Planning
Interiors

SKLASSOCIATESINC
5810 Willow Pass Road Ste 206 Concord CA 94519 Tel: 925-689-2711

PROJECT

TUSCANY INN & SUITES

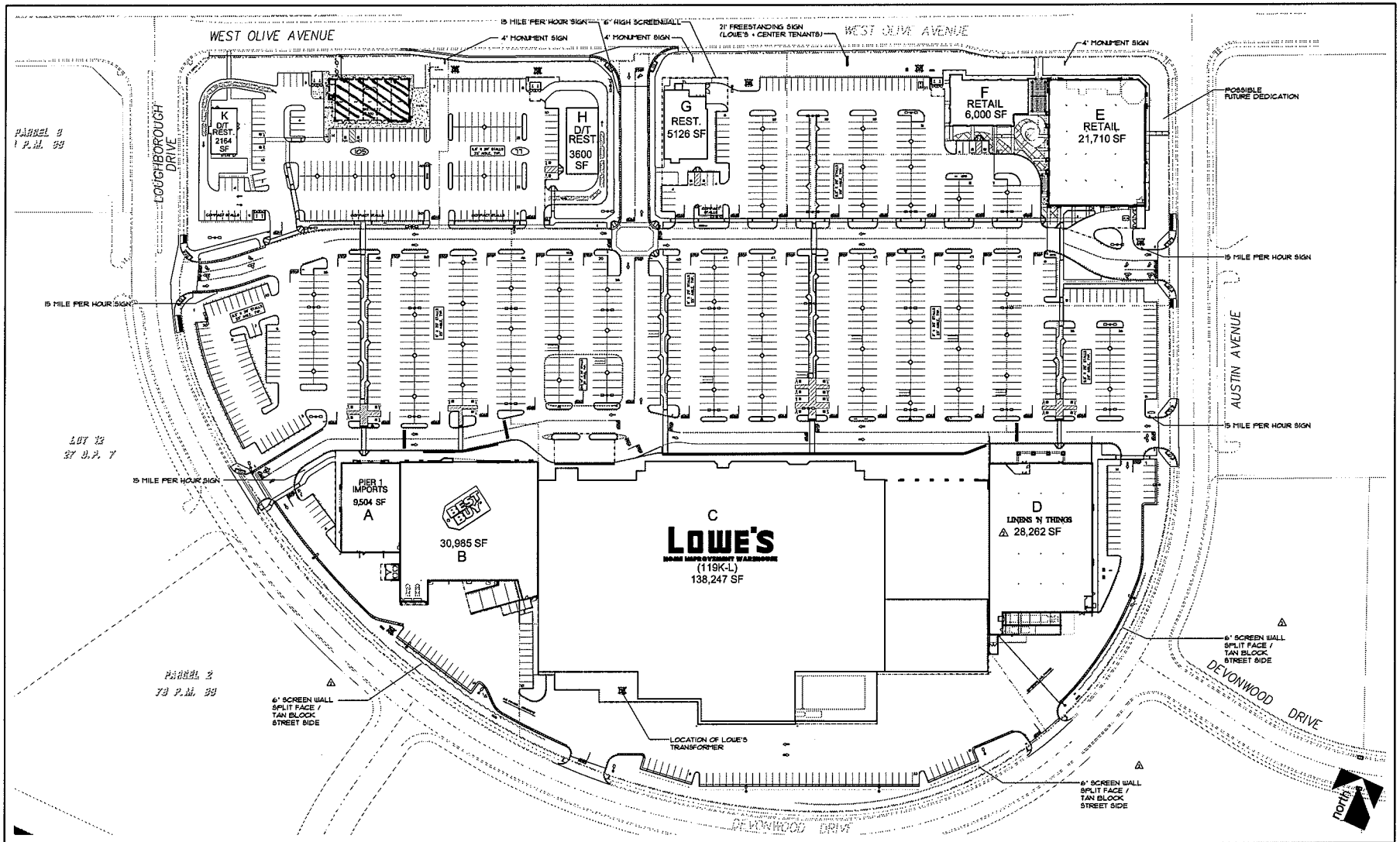
PROPOSED HOTEL
975 MOTEL DRIVE
MERCED, CA

SHEET TITLE: SITE PLAN

DRAWN	SKL
CHECKED	TW/CF
SCALE	
DATE	12-06-2004
PROJECT NO.	1003
FILENAME	M1E3

SHEET NO. A1.1

MERCED MARKETPLACE, BUILDING J



OVERALL SITE PLAN — 4

DRAWING.DWG | SCALE: 1"=50'

SUMMARY

CITY REQUIREMENTS

NET LAND AREA	• +/- 1,142,579 SF (+/-. 26.23 AC)	
BUILDING AREA	• 251,661 SF*	
LAND/BUILDING RATIO	• 3.54/1 OR (22.0%)	
PARKING PROVIDED	• 1,297 STALLS (5.06/1000)	
PARKING REQUIRED	• 980 STALLS (3.88/1000)	

* NOT INCLUDING 'GARDEN CENTER' = 35,420 SF.

PARKING STALL BREAKDOWN

STANDARD	• 1,179 STALLS
COMPACT	• 35 STALLS
HANDICAP	• 17 STALLS
VAN HANDICAP	• 06 STALLS
TOTAL PARKING	• 1,269 STALLS

CITY PARKING REQUIREMENTS

RETAIL	• 208,084 SF/300 SF= 694 STALLS
STORAGE / MEZZ.	• 21,62 SF/500 SF= 43 STALLS
GARDEN CENTER	• 35,420 SF/2000 SF= 18 STALLS
RESTAURANT	• 22,456 SF/100 SF= 225 STALLS
PARKING REQUIRED	• 980 STALLS

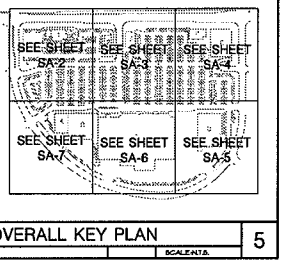
PARKING STALL STANDARDS:

8.5' X 20' MIN. STANDARD STALLS
9.0' X 20' HANDICAP STALLS
8.0' X 16' COMPACT STALLS
25' MIN. AISLES

TRASH ENCLOSURE BREAKDOWN

	BUILDING 'A' (9,471 S.F.)	2 BINS
	BUILDING 'B' (31,190 S.F.)	TRASH COMPACTOR
Δ	BUILDING 'C' (138,247 S.F.)	TRASH COMPACTOR
	BUILDING 'D' (28,262 S.F.)	TRASH COMPACTOR
	BUILDING 'E' (21,710 S.F.)	2 BINS
	BUILDING 'F' (6,000 S.F.)	2 BINS
	PAD #1 (7,730 S.F.)	2 BINS
	PAD #2 (5,500 S.F.)	2 BINS
	PAD #3 (5,126 S.F.)	2 BINS

SYMBOL	DESCRIPTION
O—O—O	NEW PARKING LIGHTS - REFER TO ELECTRICAL.
●	NEW POST-TOP LIGHTS - REFER TO ELECTRICAL.
△	WALL MOUNTED FLOODLIGHT - REFER TO ELECTRICAL.
▣	TRANSFORMER W/ BOLLARDS (4=ONE REQUIRED, PER UTILITY CO. STDS.
⊕	GAS METER LOCATION. REFER TO BUILDING PLANS.
⊞	WATER METER VAULT. REFER TO CIVIL PLANS.
⊡	BUILDING'S TELEPHONE TERMINAL
⊕	FIRE HYDRANT. REFER TO CIVIL PLANS.
⊕	F.D.C. REFER TO CIVIL PLANS.
▽	P.I.V. REFER TO CIVIL PLANS.
▭	GREASE TRAP INTERCEPTOR. REFER TO CIVIL PLANS.
▫	IRRIGATION CONTROLLER. REFER TO CIVIL PLANS.
	UNCOMPACTED DIKE PADS
	AREA BASIN SCREENED UNDER BUILDING CONTRACT



SITE SUMMARY — 15 | SITE LEGEND — 10 | OVERALL KEY PLAN — 5

54-12005 | 01/29/02 | SCALE: N.T.S. | LEGEND | 10.3.01 | SCALE: | SCALE: N.T.S.

REVISIONS
1 10/08/02 ADDENDUM "A"
2 10/24/02 REVISION 1
3 02/07/03 FIELD ORDER 2
4 07/08/03 P.C.D. #2

CONSULTANT: ZELMAN DEVELOPMENT
555 S. FIGUEROA STREET, #1230
LOS ANGELES, CA 90071
TEL: (213) 533-8114 / FAX: (213) 533-8118

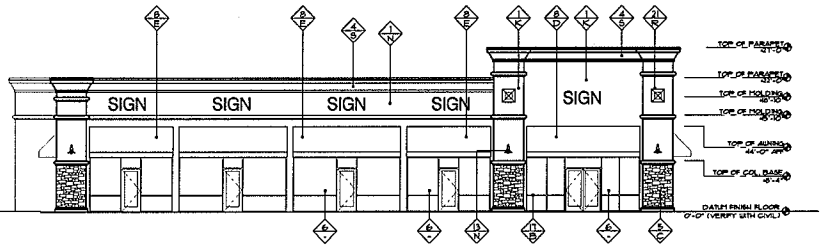
Perkowitz+Ruth Architects
Architecture / Planning / Store Design
111 W. Ocean Boulevard, 21st Floor Long Beach, CA 90802 Tel (562)628-8000 Fax (562)628-8001

PROJECT: MERCED MARKETPLACE
MERCED, CALIFORNIA
SITE IMPROVEMENTS

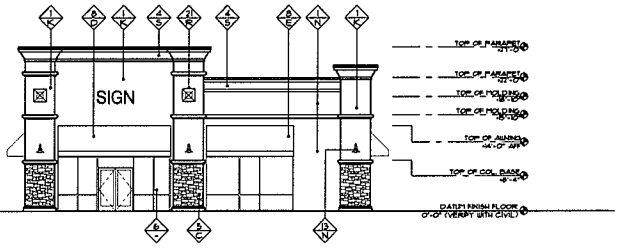
BID DATE:
JOB NUMBER: 00-814-21
DRAWN BY: RB
SHEET TITLE: OVERALL SITE PLAN

SA-1

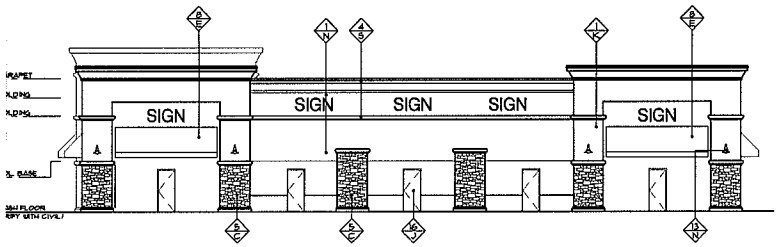
MERCED MARKETPLACE, BUILDING J



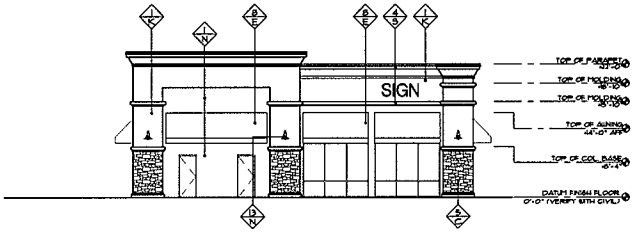
SOUTH ELEVATION



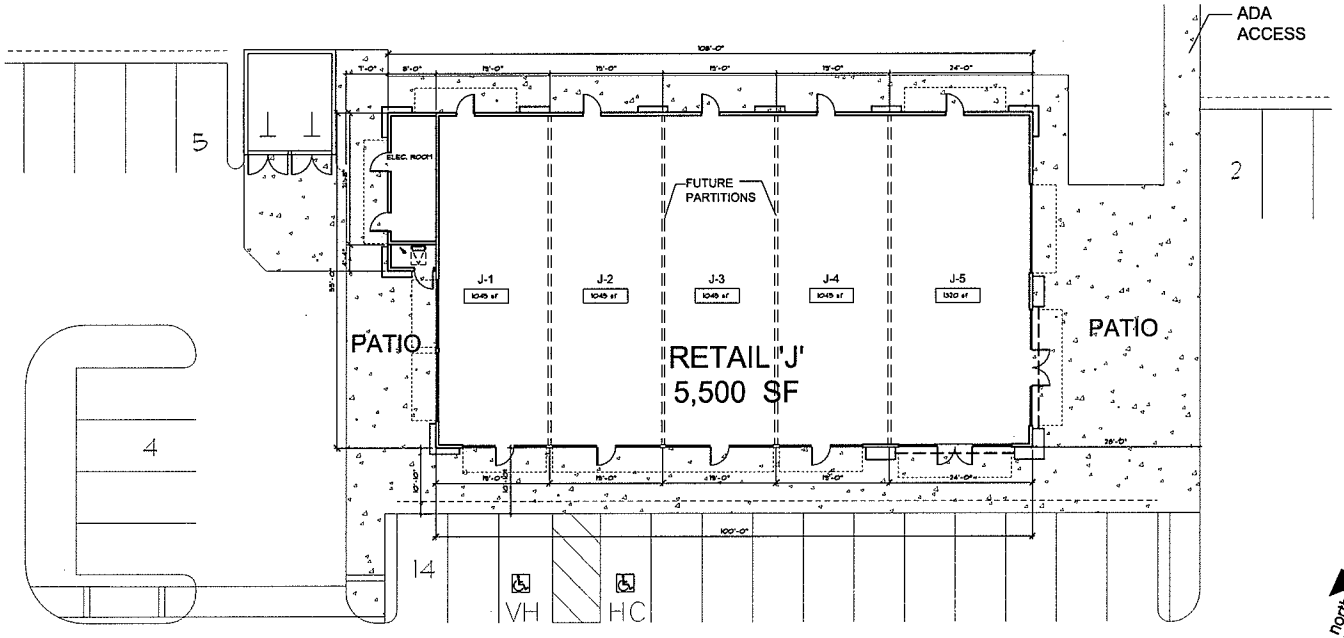
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

MATERIAL	FINISH
1 EXTERIOR CEMENT PLASTER WITH SAND FINISH	A DELEO CLAY TILE FIRESTONE, SUPERTONE + CARAFE/STONE BLEND
2 GLAZED CERAMIC TILE ACCENT	B CLEAR ANODIZED
3 PLASTER O/ WD. MOLDING WITH SMOOTH FINISH	C AMERICAN SLATE- RAJAH RED
4 PLASTER ON CORNICE WITH SMOOTH FINISH	D SUNBRELLA FOREST GREEN
5 SLATE VENEER	E SUNBRELLA BURGUNDY
6 STOREFRONT GLAZING T-TEMPERED S-SPANDREL L-LAMINATED	F DALTILE. SEE DETAILS.
7 METAL AWNING	G -
8 FABRIC AWNING	H ANGELUS BLOCK BLACK
9 MISC. SHEET METALS (COPING + FLASHING, DOWNSPOUT)	I PAINT TO MATCH ADJACENT SURFACE
10 CMU - SPLIT FACE	J FRAZEE 1134H CUPOLA YELLOW
11 CMU - BURNISHED FACE 10" X 8" X 16"	K FRAZEE 1114D DESERT VISTA
12 SIGNAGE UNDER SEPARATE PERMIT, PROVIDE J-BOX FOR SIGNAGE.	L FRAZEE 1104D HONEY SUCKLE CORAL
13 DECORATIVE LIGHT FIXTURE	M FRAZEE 1155D TANNERY
14 PLASTER JOINTS C.J. SEE DETAILS	N FRAZEE 8793H SWEPT PLAINS
15 EJ AT CMU WALL	O FRAZEE 361 SADDLE BROWN
16 EXTERIOR METAL DOOR W/ METAL FRAME	P FRAZEE 307 NAVAJO WHITE
17 ALUMINUM STOREFRONT	Q FRAZEE 355 ALFRESCO
18 PIPE BOLLARD	R FRAZEE 8823H DOWNS STATE
19 CLAY TILE ROOF	S FRAZEE 1166H CONTEMPORARY MAPLE
20 ALUMINUM REVEAL	T FRAZEE 350 WESTERN BEIGE
21 METAL LATTICE	U OLYMPIC STAIN-FAWN
22 ORNAMENTAL IRON FENCE W/ MESH BEHIND	V ANGELUS BLOCK WARM GREY
23 STAINED WOOD TRELLIS	W ANGELUS BLOCK DOVER WHITE
24 CONCRETE CURB	X ANGELUS BLOCK HARVEST
25 ROLL-UP METAL DOOR	Y ANGELUS BLOCK CANYON BLUFF
26 PRE-CAST CONC. COPING	Z ANGELUS BLOCK MAUVE
27 METAL OVERFLOW SCUPPER PAINTED	BB NATURAL GREY
28 EPS LOUVER	CC GDI OLD PEWTER G 040
29 PRE-CAST MOLDING	
30 WALL-PACK LIGHTING SEE ELEC. DWG.	
31 CHANGE OF COLOR AT ELEVATION C.M.U. WALL	
32 A/C UNIT	
33 PRECISION FACE CMU BLOCK	
34 STEEL PIPE GUARD/BOLLARD	
35 CABLE	

GENERAL NOTES

1. ⓣ ALL GLASS DOORS AND PANELS AT STOREFRONT IN LOCATIONS SUBJECT TO HUMAN IMPACT SHOULD BE TEMPERED
2. SIGN SIZES SHOWN ON THE ELEVATIONS MAY NOT BE REPRESENTATIVE OF WHAT IS ACTUALLY PERMITTED.

north

SCALE : 1/8" = 1'-0"

0 2' 4' 6' 8' 12' 16' 24' 32' 48'

REVISIONS

CONSULTANT: ZELMAN DEVELOPMENT
515 S. FIGUEROA STREET, #1230
LOS ANGELES, CA 90071
TEL: (213) 533-8114 / FAX: (213) 533-8118

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
111 W. Ocean Boulevard, 21st Floor Long Beach, CA 90802 Tel (562)628-8000 Fax (562)628-8001

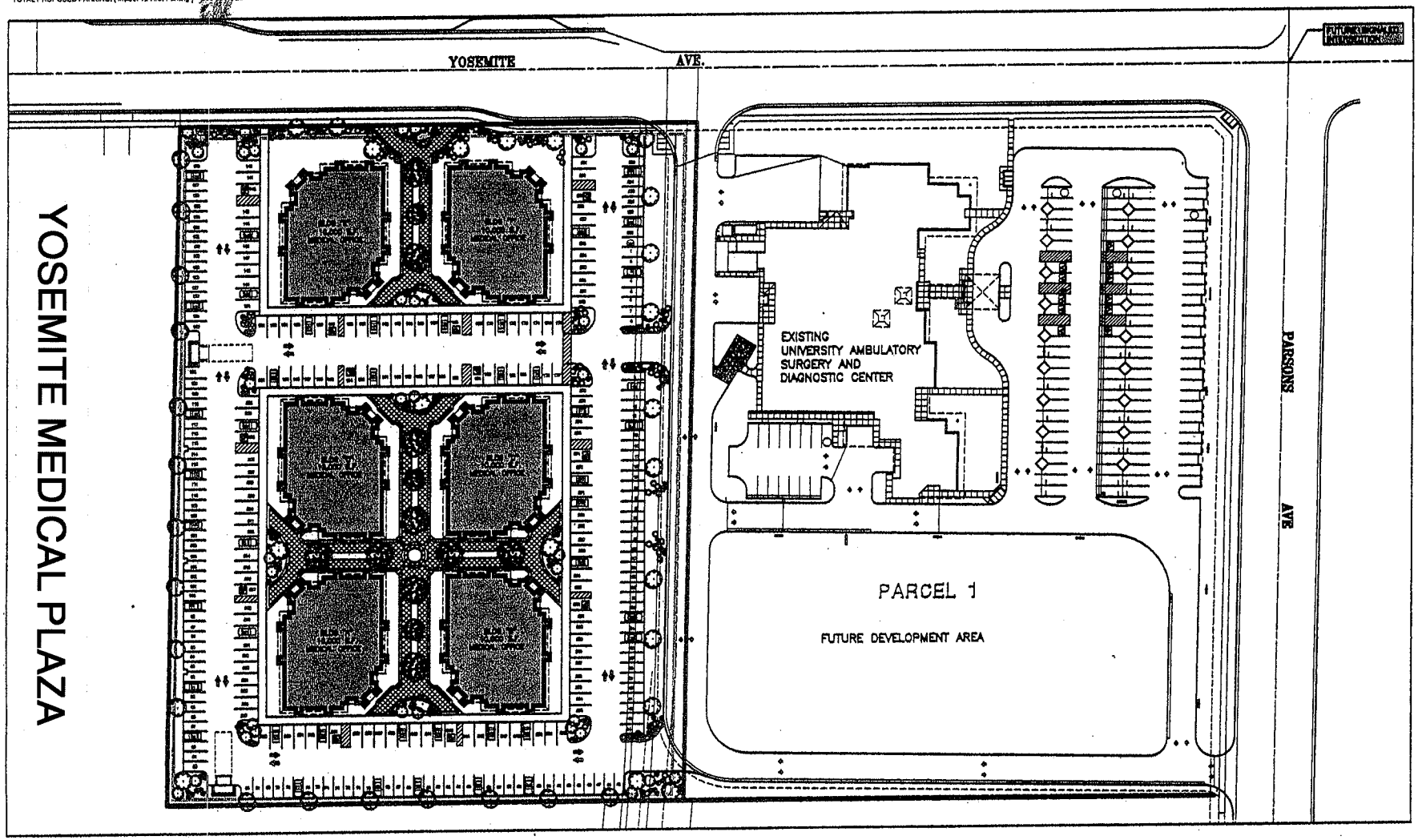
PROJECT: MERCED MARKETPLACE
MERCED, CALIFORNIA
BUILDING J

DATE: 07-26-05
JOB NUMBER: 00-614-3
DRAWN BY: DCC

ELEVATIONS & FLOOR PLAN

SITE DATA:

CURRENT GENERAL PLAN ZONING: P-D
PROPOSED USAGE: GENERAL COMMERCIAL (MEDICAL OFFICE)
TOTAL BUILDING AREA: 60,000 S.F.
TOTAL PARKING REQUIRED: 300 SPACES
TOTAL PROPOSED PARKING: (Incluc. 12 H.C. Parking) 300 SPACES



SITE PLAN

NORTH

GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 16th Street • P.O. Box 348 • Merced, CA 95340
Phone (209) 722-3300 • Fax (209) 722-3304

PRELIMINARY SITE PLAN

YOSEMITE MEDICAL PLAZA

APN 006-050-068

CALIFORNIA

SITE PLAN

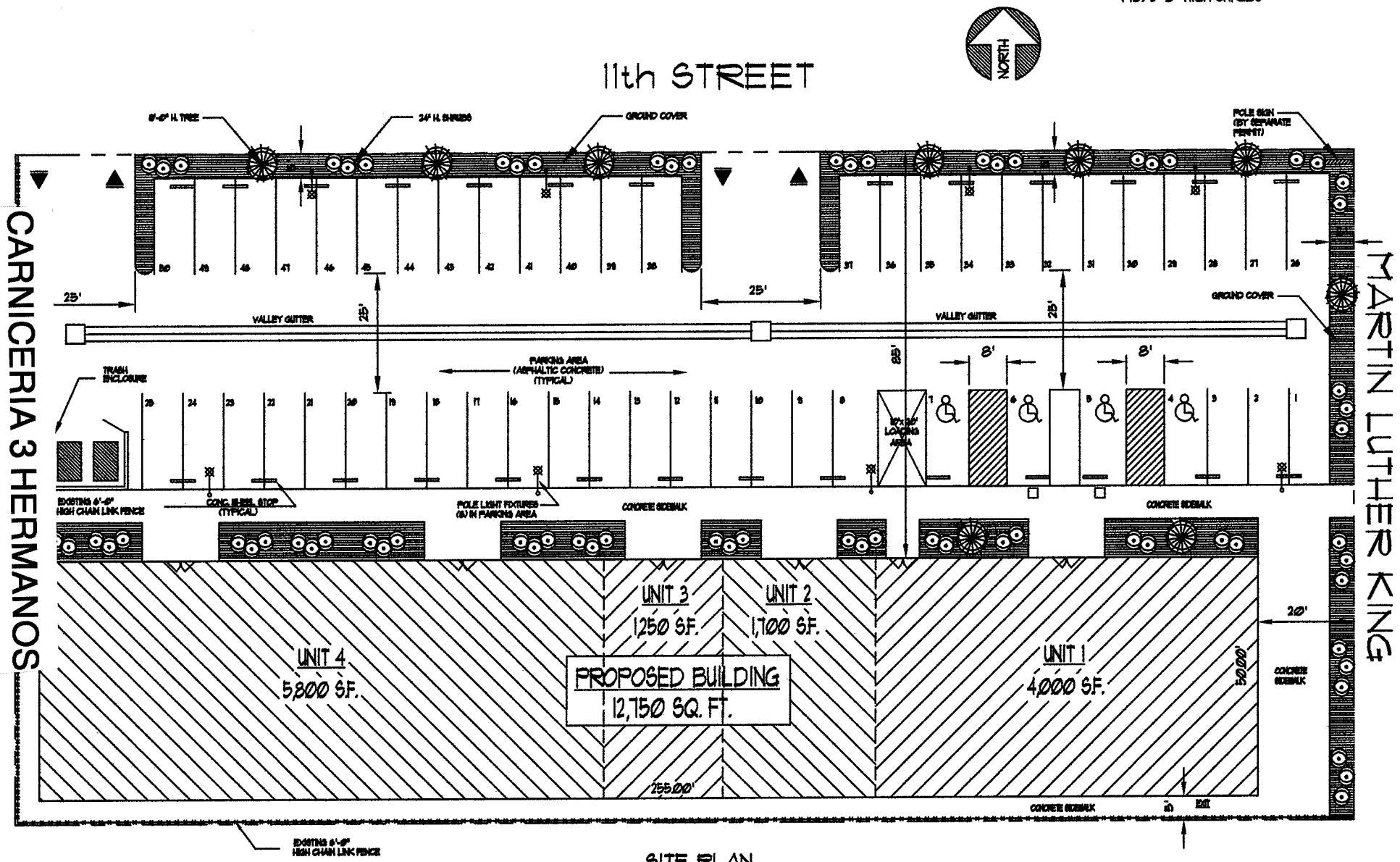
JANUARY, 2005

04-173.08

C1

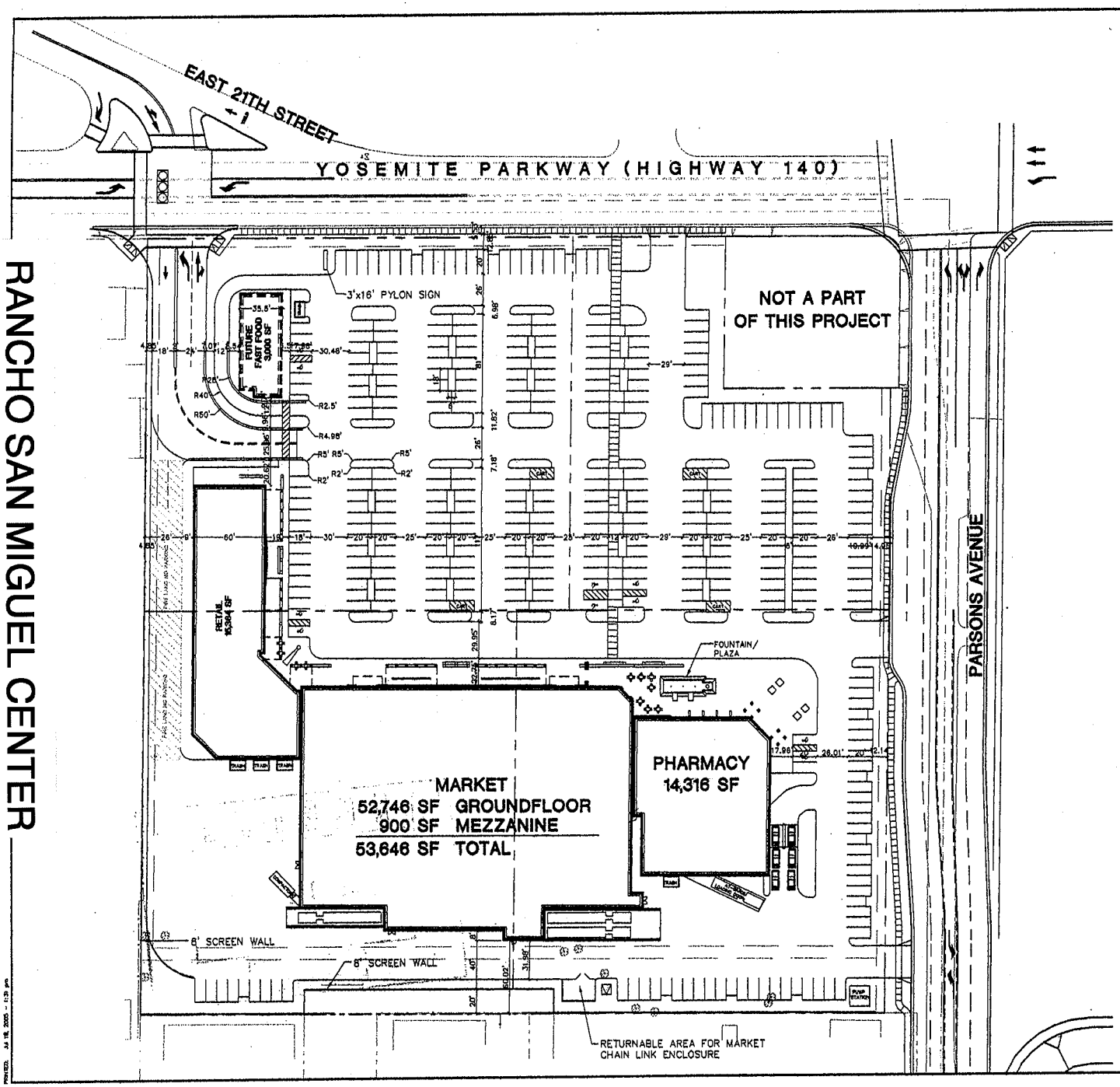
F:\0\04-173_STEVE ENAD\DWG\SITE.dwg, 3/2/2005 10:11:22 AM, HP LaserJet 5100 PCL 6

PROJECT INFORMATION
- LOT SIZE: 39,200 SQ. FT.
- BUILDING SIZE: 12,750 SQ. FT.
- BUILDING HEIGHT: 18'-6"
- LOT COVERAGE: 32%
- PARKING INFORMATION:
  - TYPICAL SPACE: (46) 8'-6" x 20'-0"
  - HANDICAPPED SPACE: (4) 9'-0" x 20'-0"
  - TOTAL PROVIDED: 50 SPACES
- LANDSCAPING INFORMATION:
  - (9) 8'-0" TREES
  - (70) 2'-0" HIGH SHRUBS



SITE PLAN

RANCHO SAN MIGUEL CENTER



SITE ANALYSIS

SITE AREA:	8.45 ACRES (368,432 SF)
PROPOSED RETAIL BUILDING AREA:	
GROCERY ANCHOR	53,646 SF
PHARMACY	14,316 SF
RETAIL A	15,364 SF
FAST FOOD	3,000 SF
TOTAL:	86,326 SF

PARKING ANALYSIS

CITY OF MERCED PARKING REQUIRED:	338 STALLS
1/300 SF RETAIL W/O FOOD SALES (30,180 SF @ 1/300 SF)	101 STALLS
1/250 SF RETAIL W/ FOOD SALES (53,646 SF @ 1/250 SF)	215 STALLS
1/ 2.5 SEATS (RESTAURANT) (50 @ 1/ 2.5 SEATS) (3,000 SF)	20 STALLS
PARKING PROPOSED:	362 STALLS
ACCESSIBLE REQUIRED:	8 STALLS (2 VAN)
ACCESSIBLE PROPOSED:	11 STALLS (3 VAN)
PARKING RATIO:	4.2/1000 SF

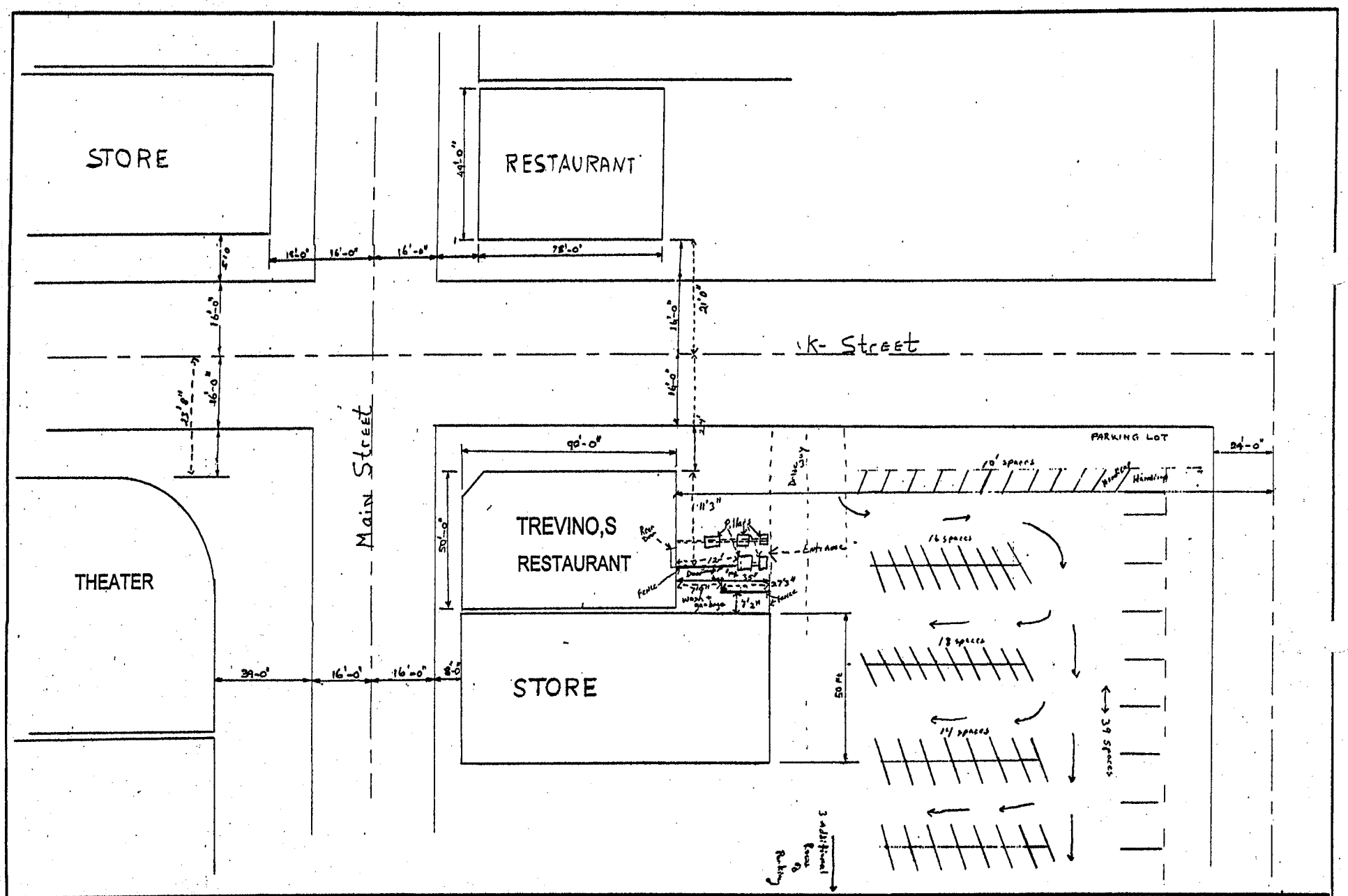
PACIFIC LAND SERVICES
2161 SALVIO STREET, SUITE 250, CONCORD, CA 94520
925-680-6406 FAX 925-680-6407
ENGINEERING ENTITLEMENT SURVEYING LANDSCAPE ARCHITECTURE

SITE PLAN
PAQ INC.
YOSEMITE PARKWAY AT PARSONS AVENUE
MERCED COUNTY CALIFORNIA

MERCED

1 of 5109

TREVINO'S BED & BREAKFAST



IDEAS, DESIGNS ARRANGEMENTS, DRAWINGS AND PLANS SET FORTH IN THIS SHEET ARE THE ORIGINAL WORK PRODUCT OF, OWNED BY AND ARE THE PROPERTY OF B & B CONSTRUCTION, AND USE OF THIS BAD WORK PRODUCT LIMITED TO A SPECIFIED PROJECT OF THE PURCHASER, AND FOR THE CONSTRUCTION OF ONE BUILDING, AND ANY USE, REUSE OR DISCLOSURE OF BAD PLANS, PRODUCTIONS, IDEAS, DESIGNS AND/OR ARRANGEMENTS OTHER THAN BY B & B CONSTRUCTION, IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN PERMISSION OF B & B CONSTRUCTION

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION

BARNES & BOYKIN ENTERPRIS

6635 EDEN AVE, WINTON CA 95388 (209) 723-2739

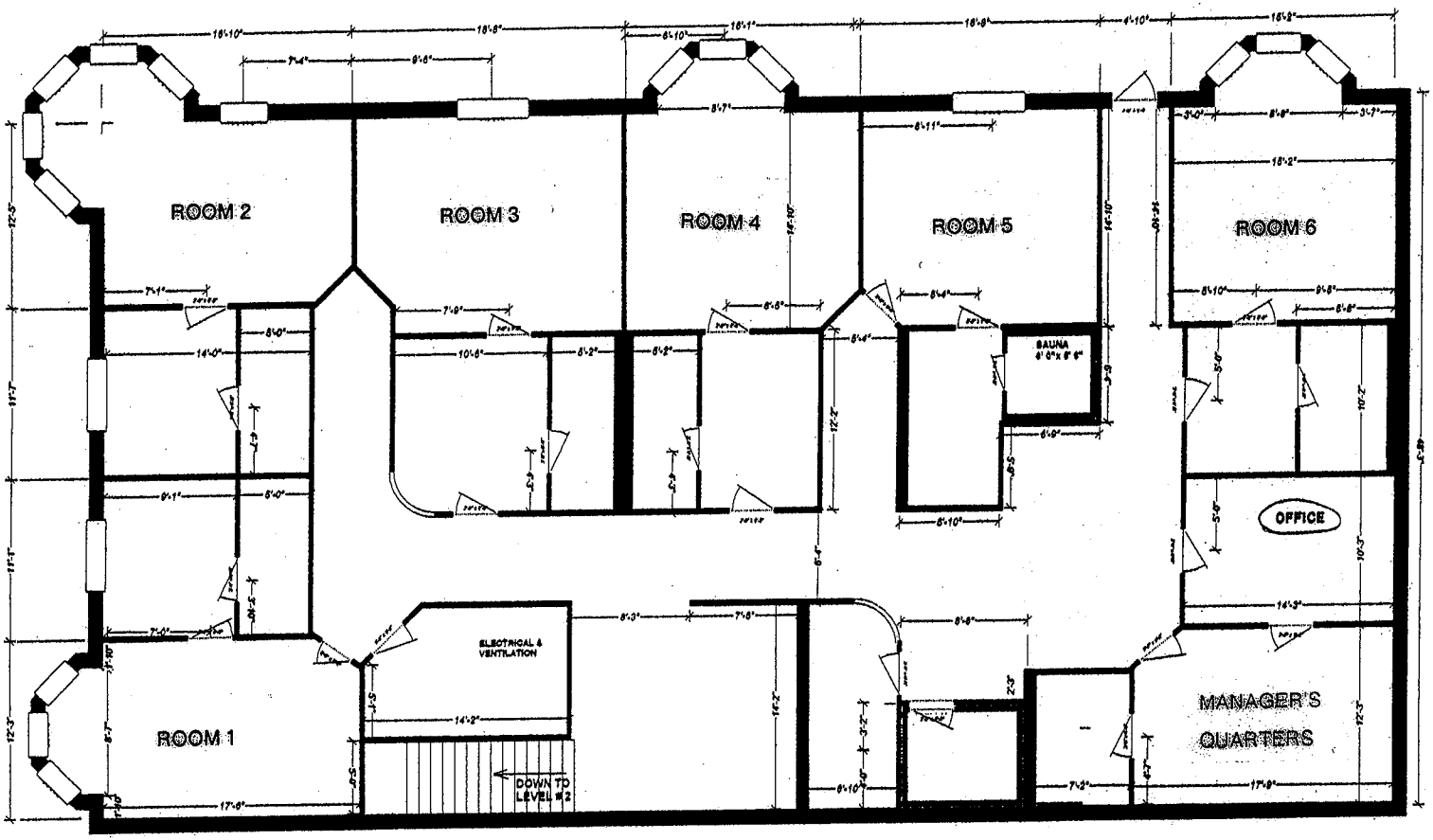
TREVINO'S MEXICAN RESTAURANT 430 W Main

PLOT PLAN Merced CA

DRAWN BY: PETER BOELMAN

TREVINO'S BED & BREAKFAST

NORTH



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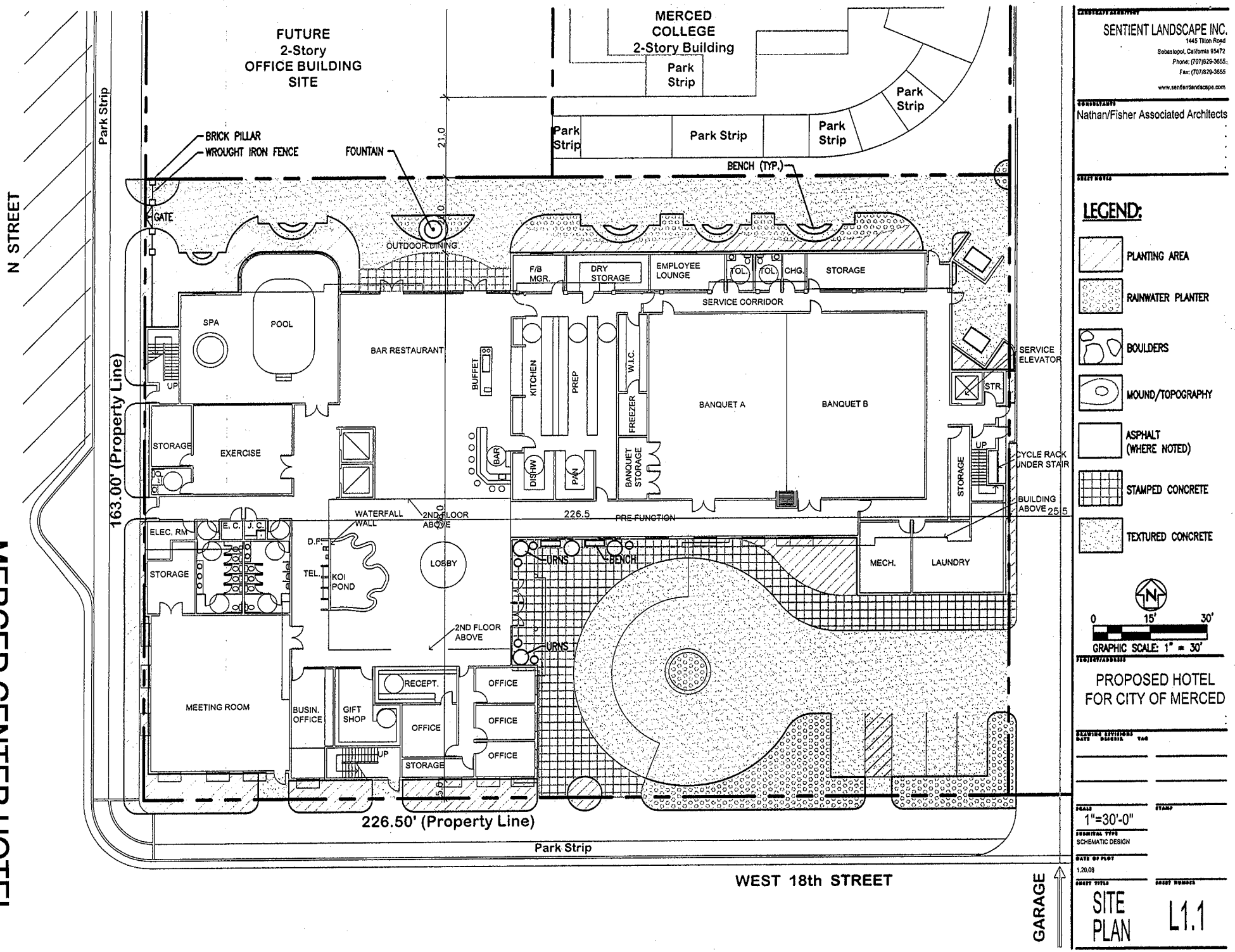
BARNES & BOYKIN ENTERPRISES INC

6635 EDEN AVE, WINTON CA 95388 (209) 723-2739

TREVINO'S MEXICAN RESTAURANT

FLOOR PLAN - LEVEL # 1

DRAWN BY: PETER BOELMAN



SENTIENT LANDSCAPE INC.
1445 Tilton Road
Sebastopol, California 95472
Phone: (707)829-3655
Fax: (707)829-3655
www.sentientlandscape.com

CONSULTANTS
Nathan/Fisher Associated Architects

LEGEND:

- PLANTING AREA
- RAINWATER PLANTER
- BOULDERS
- MOUND/TOPOGRAPHY
- ASPHALT (WHERE NOTED)
- STAMPED CONCRETE
- TEXTURED CONCRETE

0 15' 30'

GRAPHIC SCALE: 1" = 30'

PROJECT/ADDRESS

PROPOSED HOTEL
FOR CITY OF MERCED

DRAWING REVISIONS
DATE DESCRIP. TAG

SCALE
1"=30'-0"

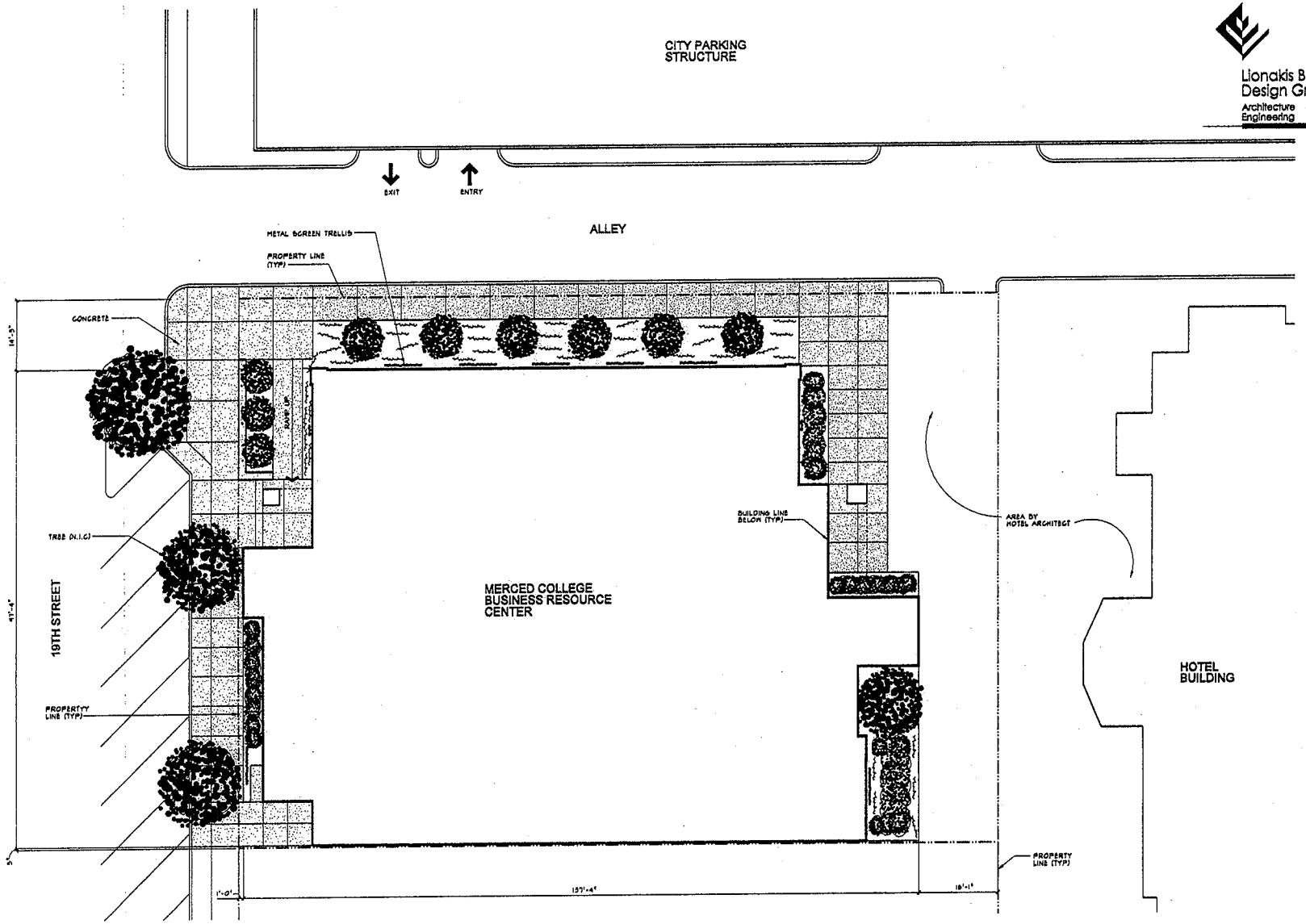
STAMP

SUBMITTAL TYPE
SCHEMATIC DESIGN

DATE OF PLOT
1.20.06

SHEET TITLE
SITE PLAN

SHEET NUMBER
L1.1



SITE PLAN

SCALE: 1" = 10'-0"

BUILDING ENTRANCE

0 10 20 50

Lionakis Beaumont Design Group Inc.
Architecture • Planning
Engineering • Interiors

MERCED COLLEGE BUSINESS RESOURCE CENTER

JANUARY 9, 2006

OPINSKI CENTER

PARKING REQUIREMENTS BLDG. 1:

FURNITURE WAREHOUSE:
OFFICES: 495.3 S.F. x 0.85/250 = 2 SPACES
WAREHOUSE: CUSTOMER PICK-UP ONLY = 0 SPACES

WAREHOUSE RENTALS:
WAREHOUSE: (3) EACH - 2 TRUCKS - 4 EMPS. = 12 SPACES
TOTAL REQUIRED PARKING: = 14 SPACES

TOTAL PROPOSED PARKING: (Includ. 4 H.C. Parking) = 20 SPACES

PARKING REQUIREMENTS BLDG'S. 2 & 3:

BUILDING 2:
OFFICES: 2,154 S.F. x 0.85/250 = 5 SPACES
WAREHOUSE: 8 TRUCKS - 8 EMPS. = 8 SPACES
TOTAL REQUIRED PARKING: = 17 SPACES

TOTAL PROPOSED PARKING: (Includ. 4 H.C. Parking) = 26 SPACES

BUILDING 3:
WAREHOUSE: (2) EACH 2 TRUCKS - 4 EMPS. = 8 SPACES
TOTAL REQUIRED PARKING: = 8 SPACES

TOTAL PROPOSED PARKING: (Includ. 4 H.C. Parking) = 13 SPACES

PARKING REQUIREMENTS BLDG'S. 4 & 5:

BUILDING 4:
IF ALL OFFICE: 4,968 S.F. x 0.85 / 250 = 17 SPACES
TOTAL REQUIRED PARKING: = 17 SPACES

TOTAL PROPOSED PARKING: (Includ. 2 H.C. Parking) = 22 SPACES

BUILDING 5:
OFFICE: 2,396 S.F. x 0.85 / 250 = 9 SPACES
WAREHOUSE: 8 TRUCKS - 8 EMPS. = 8 SPACES
TOTAL REQUIRED PARKING: = 16 SPACES

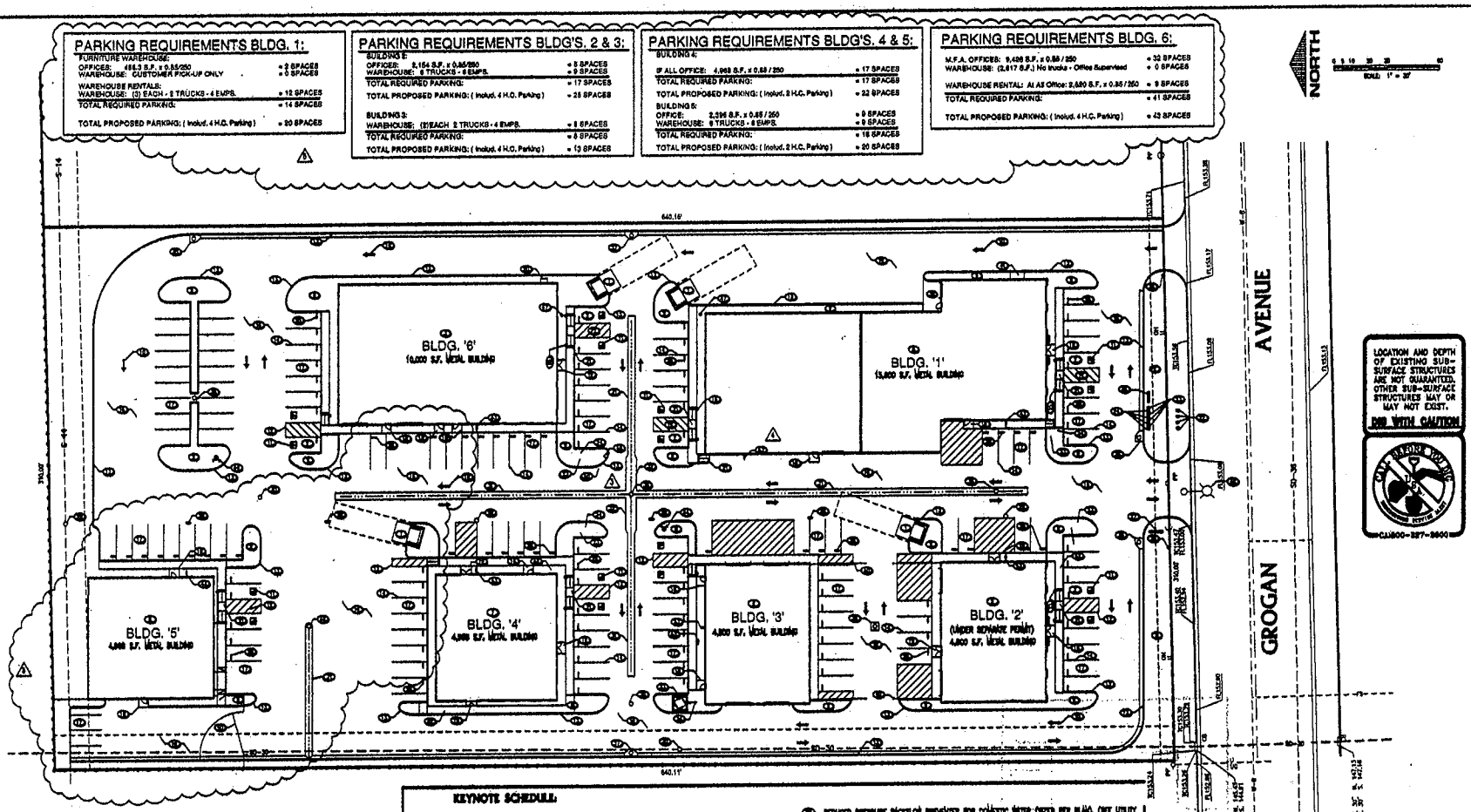
TOTAL PROPOSED PARKING: (Includ. 2 H.C. Parking) = 20 SPACES

PARKING REQUIREMENTS BLDG. 6:

M.F.A. OFFICES: 9,496 S.F. x 0.85 / 250 = 32 SPACES
WAREHOUSE: (2,617 S.F.) No trucks - Office Supervised = 0 SPACES

WAREHOUSE RENTAL: At All Office: 2,520 S.F. x 0.85 / 250 = 9 SPACES
TOTAL REQUIRED PARKING: = 41 SPACES

TOTAL PROPOSED PARKING: (Includ. 4 H.C. Parking) = 43 SPACES



KEYNOTE SCHEDULE:

1. TRASH ENCLOSURE PER CITY STANDARD DETAILS R-2 & R-4 ON SHEET C16 DEVELOPER IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPARTMENT AT (209) 388-7772 OR (209) 394-8211 PRIOR TO CONSTRUCTION OF THE ENCLOSURE TO FIELD VERIFY LOCATION.
2. VAN ACCESSIBLE HANDICAP PARKING STALLS WITH ACCESS TO PUBLIC WAY, SEE SHEET C6 FOR GRADING PLAN & DETAIL 11 ON SHEET HC-2
3. 10,000 S.F. METAL BUILDING WITH OFFICE & STORAGE & FUTURE LEASE SPACE
4. 13,600 S.F. METAL BUILDING WITH OFFICE & WAREHOUSE & FUTURE LEASE SPACE
5. 4,000 S.F. METAL BUILDING WITH (2) FUTURE LEASE SPACE
6. 4,000 S.F. METAL BUILDING WITH (2) FUTURE LEASE SPACE
7. 4,000 S.F. METAL BUILDING
8. 4,000 S.F. METAL BUILDING WITH OFFICE & WAREHOUSE & STORAGE
9. LANDSCAPING PER LANDSCAPE PLANS BY OTHERS (SEPARATE PERMIT)
10. PAINTED TRAFFIC ARROW ON PAVEMENT (TYP.), SEE CITY STANDARD DETAIL TC-11 ON SHEET C17
11. HANDICAP PARKING SIGN PER DETAIL 12 ON SHEET HC-2
12. VAN ACCESSIBLE HANDICAP PARKING STRIPING PER DETAIL 12 ON SHEET HC-2
13. 6" CONCRETE CURB PER DETAIL ON SHEET C17
14. 4" THICK PARKING STRIPE PER DETAIL 12 ON SHEET HC-2
15. VAN ACCESSIBLE HANDICAP PARKING STALL SIGN PER DETAIL 5 ON SHEET HC-2
16. ASPHALT CONCRETE PAVEMENT, SEE SHEET C13 FOR PAVING SECTIONS
17. 20' x 9' PARKING STALL PER CITY STANDARDS ON SHEET C16
18. 5' x 5'-0" LEVEL LANDING AT ENTRANCE DOORS MAX. 2% SLOPE (TYP.)
19. 5' x 5'-0" LEVEL LANDING AT ENTRANCE DOORS MAX. 2% SLOPE (TYP.)
20. ELECTRIC SERVICE 3/3-METERS PER ELECTRICAL PLAN BY OTHERS
21. HANDICAP RAMP PER DETAIL ON SHEET C14
22. WATER METER SIZED PER PLAN) PER CITY STANDARD W-4 ON SHEET C16. SERVICE AND METER BY CITY AT DEVELOPERS EXPENSE. (SERVICE LINE SHALL BE COPPER)
23. 1" REDUCED PRESSURE BACKFLOW PREVENTER FOR LANDSCAPE (SEE LANDSCAPE PLAN) SEE CITY OF MERCED STD. W-2 ON SHEET C16 (FEBCO MODEL 825Y OR APPROVED EQUAL) THE BACKFLOW DEVICE SHALL BE TESTED AND ACCEPTED BY THE WATER DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY.
24. REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC WATER (SIZED PER PLANS, (SEE UTILITY PLAN SHEET C5) CITY OF MERCED STANDARD W-4 ON SHEET C16 (FEBCO MODEL 825Y OR APPROVED EQUAL) THE BACKFLOW DEVICE SHALL BE TESTED AND ACCEPTED BY THE WATER DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY.
25. SPECIALTIES PER DETAIL ON SHEET C17
26. EXISTING HANDICAP PARKING ENTRANCE SIGN PER DETAIL 5 ON SHEET HC-2
27. EXISTING MONUMENT SIGN FOR COMPLEX
28. TYP TWY SEWER CLEANOUT PER DETAIL ON SHEET C17.
29. SANITARY SEWER MANHOLE PER CITY STANDARD DETAIL S-1 ON SHEET C16
30. STORM DRAIN MANHOLE PER CITY STANDARD DETAIL SD-10 ON SHEET C16
31. 4" THICK P.C.C. VALLEY GUTTER PER DETAIL ON SHEET C14
32. 6" THICK P.C.C. VALLEY GUTTER PER DETAIL ON SHEET C14
33. PUMP STATION PER DETAILS ON SHEET C18
34. PUMP STATION SPECIFICATIONS AND CONTROL PANEL ON SHEET C20
35. CATCH BASIN TYPE 'A' PER DETAIL ON SHEET C14
36. CATCH BASIN TYPE 'B' PER DETAIL ON SHEET C14
37. CATCH BASIN TYPE 'D' PER DETAIL ON SHEET C14
38. 24" DIA. DRAINAGE INLET PER DETAIL ON SHEET C14
39. 10 'x 17'-6" LEVEL LANDING
40. 6' HIGH CHAIN LINK FENCE W/20' ROLLING GATE, SEE DETAILS ON SHEET C18
41. ELECTRIC SERVICE 3/4-METERS PER ELECTRICAL PLAN BY OTHERS
42. 6' CONCRETE SIDEWALK
43. SEWER CLEANOUT PER DETAIL ON SHEET C17
44. FIRE HYDRANT PER CITY STANDARD W-2 ON SHEET C16
45. FIRE DEPARTMENT CONNECTION
46. DOUBLE CHECK VALVE BACKFLOW PREVENTER PER CITY STANDARD DETAIL W-6 ON SHEET C16 , PROVIDE TAMPER SWITCH
47. FIRE SPRINKLER RISER, SEE FIRE SPRINKLER PLAN BY OTHERS
48. CATCH BASIN TYPE 'D' PER DETAIL ON SHEET C14
49. REMOVE AND RELOCATE EXISTING STREET LIGHT PER CITY STANDARD SPACING
50. POST INDICATOR VALVE

These drawings and instruments of service and the design of the building, the arrangement of the spaces and other information on the drawings are and shall remain the property of the Architect whether the project for which they are made is executed or not. The drawings are not to be changed or copied in any form whatsoever, nor assigned to any third party without first obtaining the written permission and consent of the Architect.
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REVISIONS
1. REVISIONS PER CITY OF MERCED PLANNING DEPT. DATED 1-27-06
2. REVISIONS PER CITY OF MERCED PLANNING DEPT. DATED 2-10-06
3. REVISIONS PER SITE PLAN REVIEW FROM CITY PLANNING DEPT.

GOLDEN VALLEY ENGINEERING & SURVEYING
1344 W. Main Street - P.O. Box 349 - Merced, CA 95340
Phone (209) 722-2006 - Fax (209) 722-3254

CIVIL IMPROVEMENTS FOR
OPINSKI CENTER
LOT 55, OF THE MERCED AIRPORT INDUSTRIAL PARK
R.M. VOL. 20, PG. 49 - A.P.N. 059-300-020

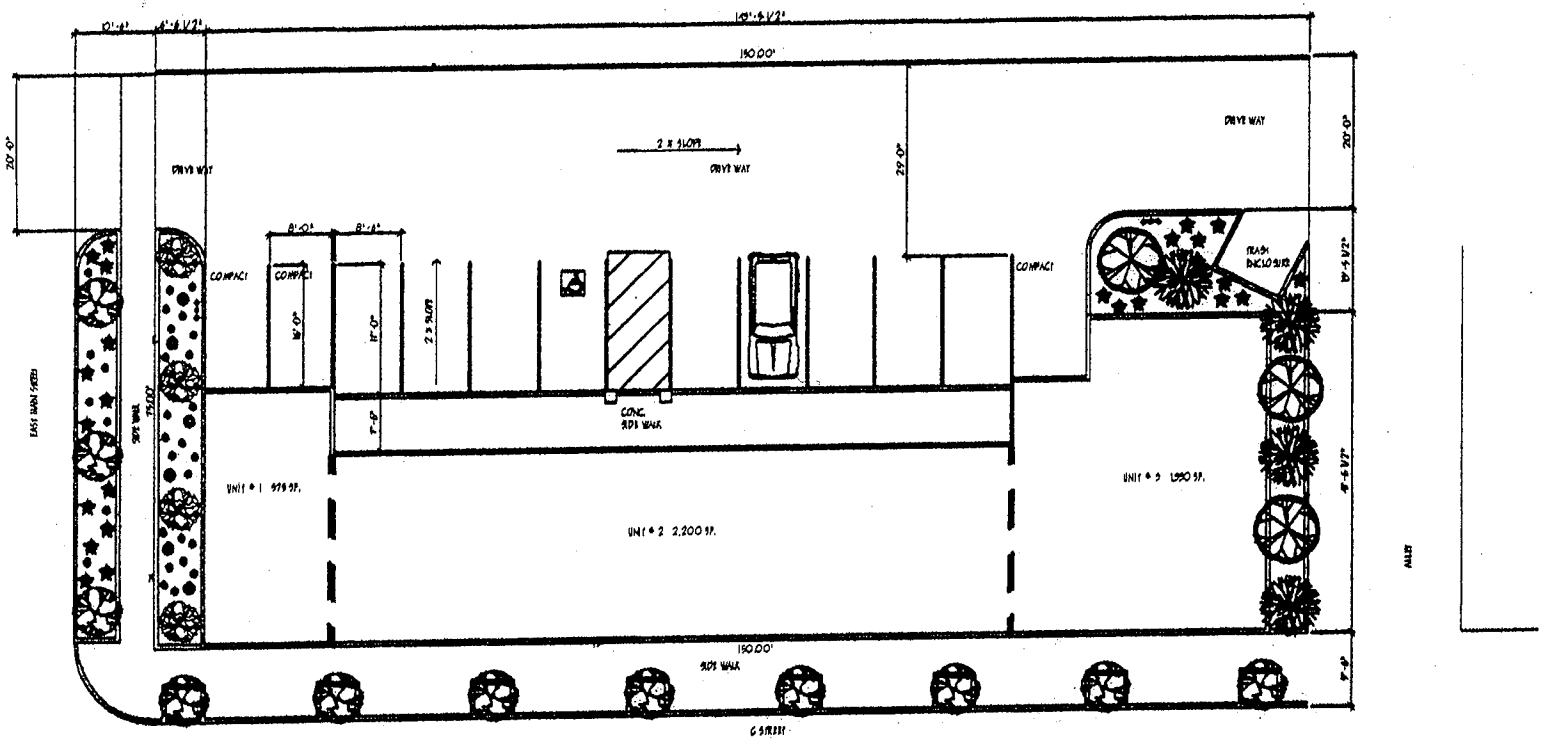
PREPARED FOR
Greg Opinski
145 Ridge Ave.
Merced, CA 95344
Ph.: (209) 384-2851
Fax: (209) 384-0488

SHEET CONTENTS
SITE PLAN

DESIGNED G.V.E.& S.
DRAWN BY STAFF
CHECKED STAFF
DATE JUNE 2006
JOB NO. 04-144.00

SHEET
C3

F:\0\04-144_GREG OPINSKI\CIVIL\SITE_PARKING.dwg, 2/10/2006 5:29:45 PM, Paul



SITE PLAN

LEGEND

SOLID GROUND COVER OF 2/3 ORNAMENTAL THYME (Thymus) & 1/3 VERBENA (Canadensis or Lilyan) ** rate down

TURF (Lawrence Fescue Blend of Standard Fescue Mix & Dwarfs)

WHEELERS DWARF (Pittosporum Nana) 1 gal / 1.5'h x 2'w

GARDENIA (Lactescens & / or Fortuna) 5 gal / 5'h X 4'w

DWARF NANA PURPUREA (Nandina domestica) 1 gal / 2'h x 2'w

FOREVER LILLY (Dietes bicolor) 1 gal / 3'h x 3'w

PICCADILLY PALM (Archontophoenix Cunninghamiana) 15 gal / 30'h x 12'w

SYCAMORE LONDON PLANE (Platanus acerifolia) 15 gal / 70'h x 55'w (Street trees. See General Notes For Specific Requirements)

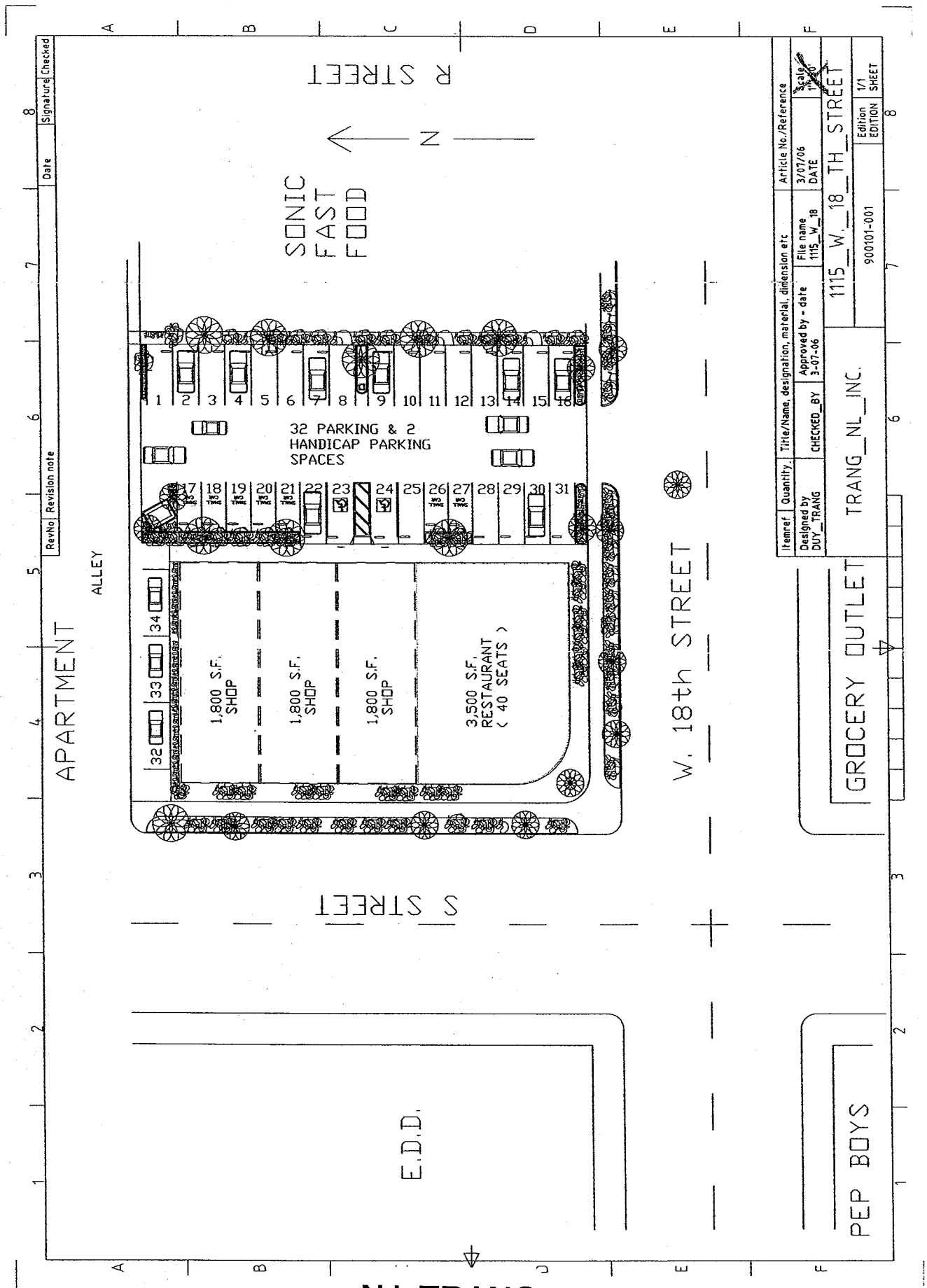
HACKBERRY OR CHINESE HACKBERRY (Celtis Occidentalis or Celtis Sinensis) 15 gal / 70'h x 50'w (Street trees. See General Notes For Specific Requirements)

PROJECT SITE DATA

LAND AREA	1,250	SQ.FT.
GROSS BUILDING AREA	4,100	SQ.FT.
NET BUILDING AREA	3,455	SQ.FT.
BUILDING USES:	RETAIL SPACE:	
REQUIRED PARKING	12 SPACES	
PARKING PROVIDED	3 COMPACT, INC. VAN, & REG. 12 TOTAL	

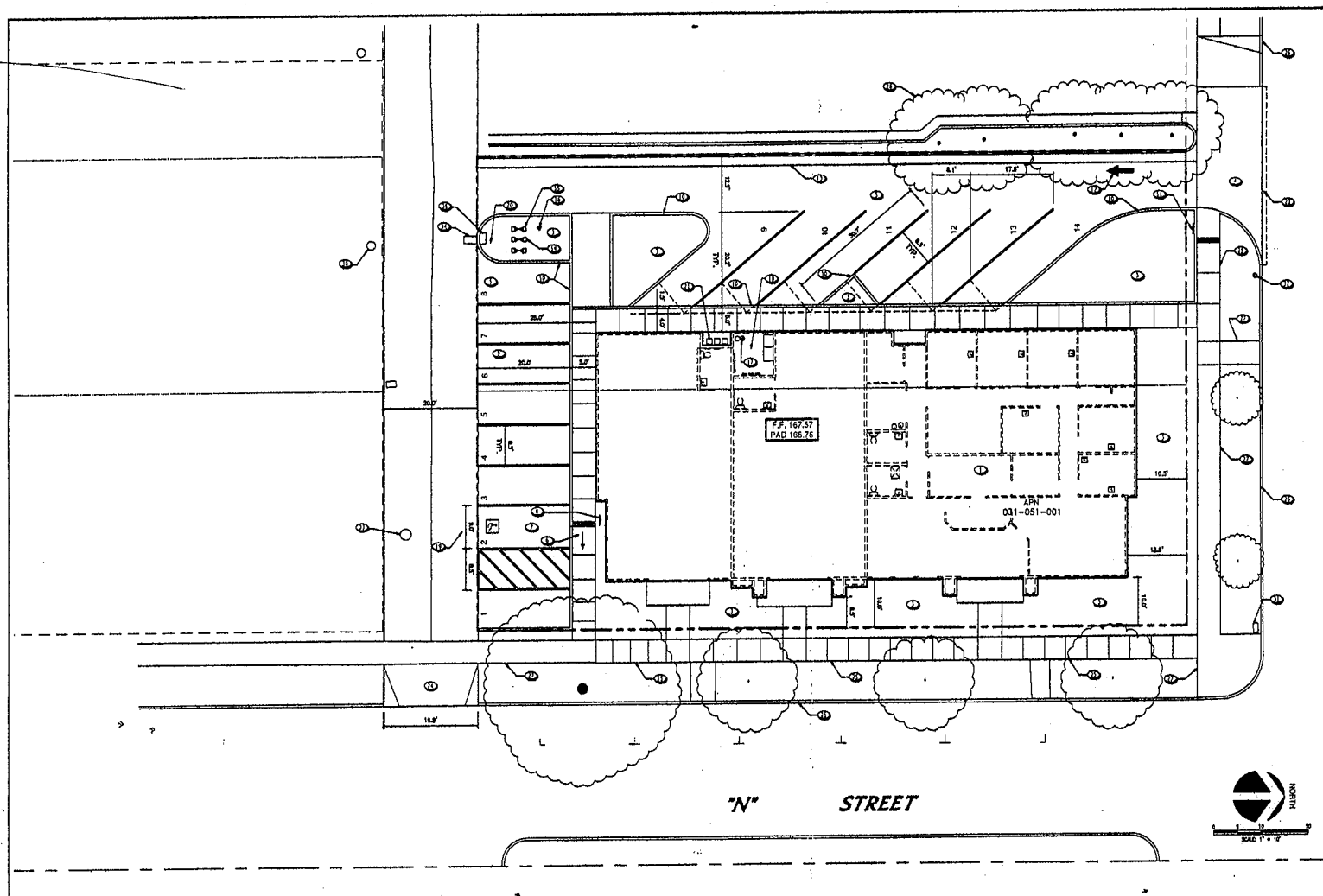
← 2

ERROL ESBIT RETAIL CENTER



N L TRANG
RESTAURANT/RETAIL

DR. LEE'S OFFICE



KEYNOTES:

1. PROPOSED 1-STORY 5,300 S.F. OFFICE BUILDING
2. NOT USED
3. PROPOSED LANDSCAPING AREAS (PER LANDSCAPING PLANS UNDER SEPARATE SUBMITTAL)
4. NEW CONCRETE DRIVEWAY APPROACH (PER CITY STD. D-7). SEE SHT. C6.1
5. ASPHALT CONCRETE PAVEMENT FOR TYPICAL PARKING AREA. PAVING SECTION (MIN. 2" AC / 6" A.B. / 12" OF COMPACTED SUBGRADE P/ 95% R.D.
6. PROPOSED WHEELCHAIR RAMPS IN SIDEWALK PER DTL. 3 ON SHT. C6.1
7. PROPOSED ACCESSIBLE H/C PARKING STALL w/ STRIPPING PER DTL. 10 SHT. HC-3~ & PARKING STALL EMBLEM PER DTL. 12, ON SHT. HC-3
8. HANDICAP PARKING STALL SIGN PER DTL. 9 ON SHT. HC-3
9. STANDARD PARKING STALLS
10. NEW 6" CURBING PER DTL. 1 SHT. C6.1
11. H/C PARKING LOT ENTRANCE SIGN PER DTL. 8 ON SHT. HC-3
12. PAINTED TRAFFIC FLOW ARROWS PER DTL. 4 ON SHT. C6.1
13. CONCRETE CURB & GUTTER PER CITY STD. DTL. 200-1 ON SHEET C6.1.
14. NEW 2" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825Y) FOR DOMESTIC SERVICE & 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO 825Y) FOR LANDSCAPING SERVICE, STUB LINE AFTER PREVENTER. PER CITY STD. DTL. W-4, SHT. C6.1 . THE BACKFLOW DEVICE SHALL BE TESTED AND ACCEPTED BY THE CITY OF MERCED WATER DEPT., 209-564-1530 PRIOR TO GRANTING CERTIFICATE OF OCCUPANCY.
15. DBL. DETECTOR CHECK VALVE BACKFLOW PREVENTER WITH METER FOR FIRE SPRINKLER SERVICE PER CITY STD. DTL. W-8 ON SHT. C6.1
16. FIRE DEPT. CONNECTION (3-1/2" FEMALE)
17. 6" ø FIRE SPRINKLER SYSTEM RISER INSIDE ELECTRICAL SERVICE EQUIPMENT ROOM
18. ELECTRICAL SERVICE EQUIPMENT LOCATION, SEE ELECTRICAL PLANS
19. P.G.C. NEW 6" SEWER TO EXISTING SEWER (LOCATION TO BE FIELD VERIFIED).
20. P.G.C. NEW 2" WATER TO EXISTING WATER (LOCATION TO BE FIELD VERIFIED).
21. NEW GAS METER LOCATION
22. NOT USED
23. REPLACE EXISTING AC PAVING AS NECCESSARY, SAWCUT EXISTING AC PAVING TO PROVIDE A CLEAN, STRAIGHT EDGE.
24. EXISTING DRIVEWAY TO REMAIN
25. EXISTING SIDEWALK TO BE REMOVED & REPLACED PER CITY STD. 200-1/SHT. C6.1
26. EXISTING CURB & GUTTER TO REMAIN
27. EXISTING SIDEWALK TO REMAIN
28. EXISTING TREES TO BE SAVED IF POSSIBLE (CONTACT OWNER AND GENERAL CONTRACTOR)
29. 7' PUBLIC UTILITY EASEMENT
30. EXISTING UTILITY POLE (P.G.C. FOR P.G.&E., SEC. LOCATION TO BE FIELD VERIFIED)
31. EXISTING STREET LIGHT BOX
32. RELOCATED STREET LIGHT
33. SANITARY SEWER MANHOLE
34. EXISTING WATER METER BOX
35. EXISTING PACIFIC BELL BOX

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REVISIONS

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Phone (209) 723-3380 - Fax (209) 723-3234

NEW OFFICE BUILDING FOR:
DR. JEFFREY LEE
708 W. 20th St.
A.P.N. 031-051-001
CITY OF MERCED CALIFORNIA

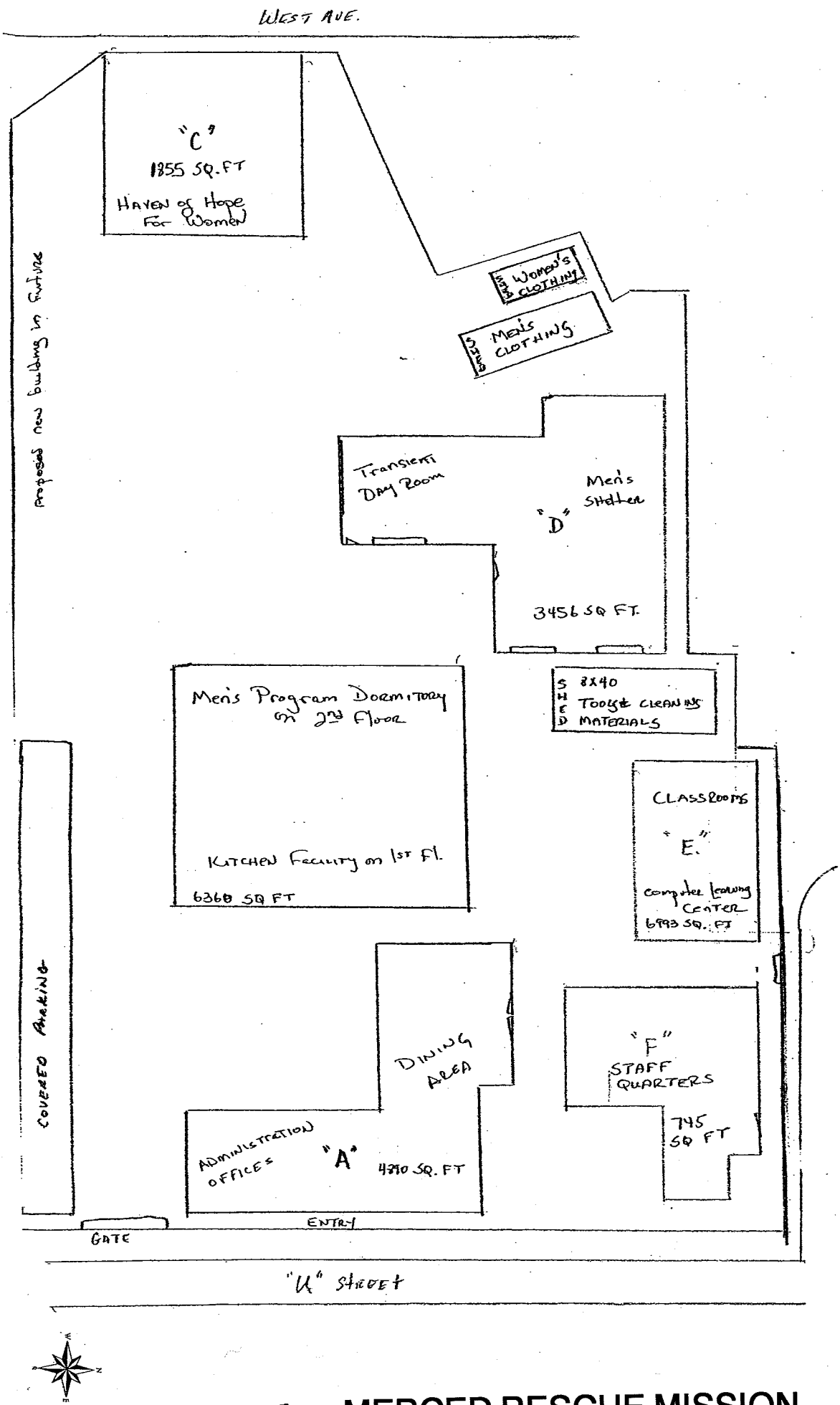
PREPARED FOR:
DR. JEFFREY LEE
708 W. 20TH ST.
MERCED, CA 95340

Ph. (209) 384-2336
Fax: (209)

SHEET CONTENTS
- SITE PLAN w/KEYNOTES

DESIGNED: G.V.E.&S.
DRAWN BY: RCB
CHECKED: JBJ
DATE: NOV. 2005
JOB NO.: 05-121

SHEET
C4.0



MERCED RESCUE MISSION

15. WITHIN 60" OF A WALKING SURFACE, IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS.

15. SHOWERS TO HAVE SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 70" ABOVE THE DRAIN INLET.

16. PROVIDE MINIMUM TUB TRAP ACCESS OF 12"X12" OR SOLVENT CEMENT PLASTIC PIPE JOINTS OR BRASS FERRULE WASTE CONNECTION.

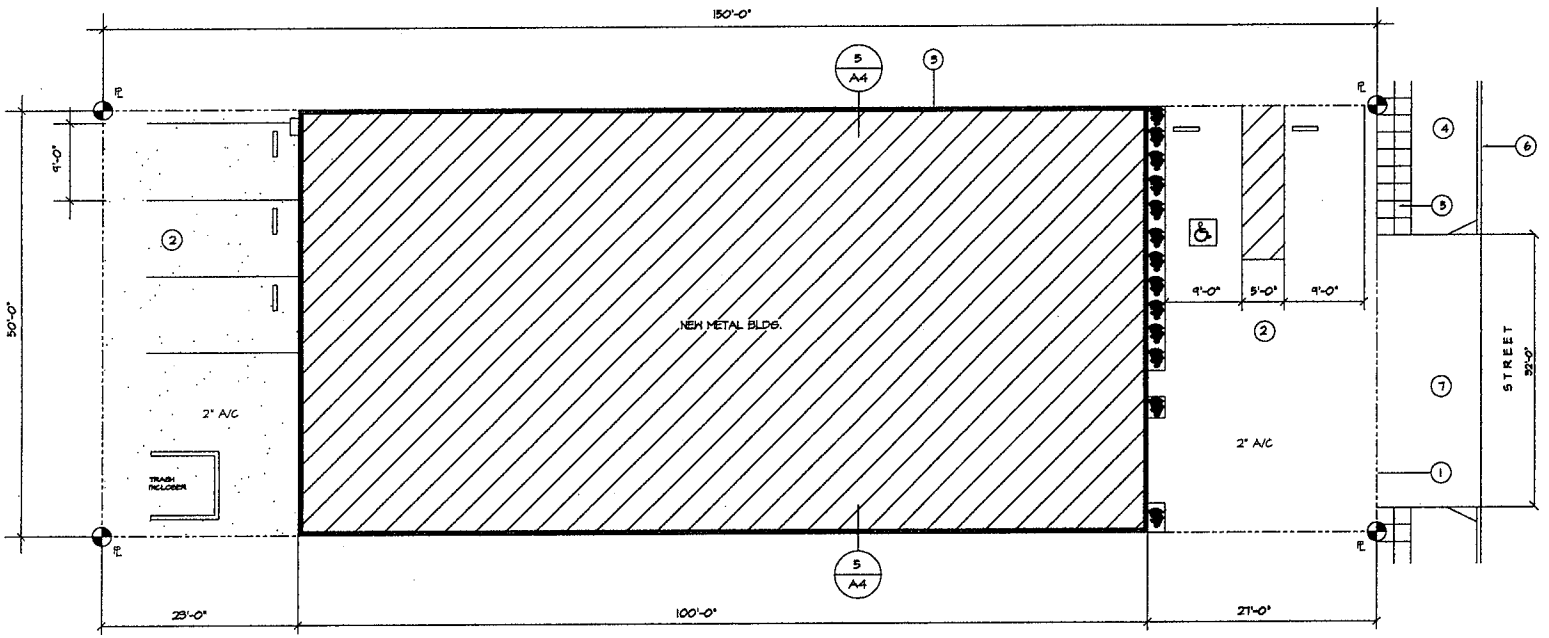
17. WATER CLOSET COMPARTMENTS MUST BE MINIMUM 30 INCHES IN WIDTH WITH 24 INCHES CLEAR IN FRONT OF THE WATER CLOSET. INSTALL ONLY LOW FLOW, MAXIMUM 1.5 GALLONS PER FLUSH.

18. MINIMUM 30" VERTICLE CLEARANCE AT RANGES FROM COOKING SURFACE UNPROTECTED (OR 24" PROTECTED). HORIZONTAL CLEARANCE TO COMBUSTIBLE MATERIALS PER MANUFACTURER'S INSTRUCTIONS OR EQUIPMENT LABELING. MICROWAVE CLEARANCE OVER COOKING SURFACE TO BE AS SPECIFIED ON THE LABELS. RANGE HOOD NOT DESIGNED FOR SELF-VENTING TO ROOM SHALL BE VENTED TO OUTSIDE AIR WITH A BACKDRAFT DAMPER.

22. LOT DRAINAGE: PROVIDE A 2% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET. SLOPE 1% IN THE REMAINDER OF THE LOT FROM REAR OF THE PROPERTY TO THE STREET.

23. WHERE HEM-FIR TREATED SILL PLATES OR HEM-FIR STUDS ARE USED - VALUES IN TABLE 23-II-I-I SHALL BE REDUCED 22%. (FOOTNOTE 1 OF UBC TABLE 23-II-I-I)

CHARLIE PARRISH WAREHOUSE



SITEPLAN

SCALE: 1" = 10'-0"

NORTH

KEYNOTES

1. INDICATES PROPERTY LINE
2. PROPOSED PARKING
3. PROPOSED METAL BUILDING
4. INDICATES LANDSCAPE
5. SIDEWALK
6. CURB & GUTTER
7. 24' DRIVEWAY APPROACH

SHALL BE POSTED IN A CONSPICUOUS PLACE ON READILY AVAILABLE FOR SIGNATURES.

FOR THE POSTING OF STREET ADDRESS NUMBERS T BE AT LEAST 3" HIGH WITH A 3/8" MINIMUM OUNTED ON A CONTRASTING BACKGROUND. SHALL BE CLEARLY VISIBLE FROM THE STREET. POSTING MAY BE REQUIRED.

A CONSTRUCTION SITE ADDRESS POSTED AT A 48" - 72". SUCH TEMPORARY SIGNS SHALL BE RESISTANT ON MATERIAL APPROVED BY THE FIRE . AND THE BUILDING OFFICIAL. ALL SIGHT SIGNS ET THE MINIMUM APPROVED STANDARDS AND SHALL AINED TO THE SATISFACTION OF THE FIRE MARSHALL DING OFFICIAL.

TRUCTION WORK ON THIS PROJECT IS SUBJECT TO ON IF THE ROAD SYSTEM BECOMES IMPASSABLE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.

TO THE APPROVED PLANS DURING CONSTRUCTION AN; NET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY

3/16" AND 7/16" WAFERBOARD, ORIENTED STRAND BOARD AND PARTICLEBOARD REQUIRE TONGUE-AND-GROOVE EDGES OR MUST BE SUPPORTED WITH BLOCKING OR EDGE CLIPS.

GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

CONTRACTOR NOTES

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND COORDINATION OF ALL TRADES WITH GOVERNING AGENCIES. HE SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN OR INFERRED ON THESE PLANS TO RENDER THE WORK COMPLETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS. HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION AND/OR CLAIRIFICATION PRIOR TO BEGINING ANY WORK.

THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC., TO HOLD THE WORK SECURELY IN PLACE AND TO SUSTAIN ALL IMPOSED LOADS THAT MAY OCCUR DURING ERECTION UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING AND SUPPORTS.

THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND

PROJECT INFORMATION

Owner/Builder : CHARLES PARISH
4498 EAST HWY 140
MERCED, CA. 95340

SITE DATA

SITE ADDRESS : 4498 EAST HWY 140
MERCED, CA. 95340

APN. :

PROPERTY ZONE : -

VICINITY MAP

APPROVALS

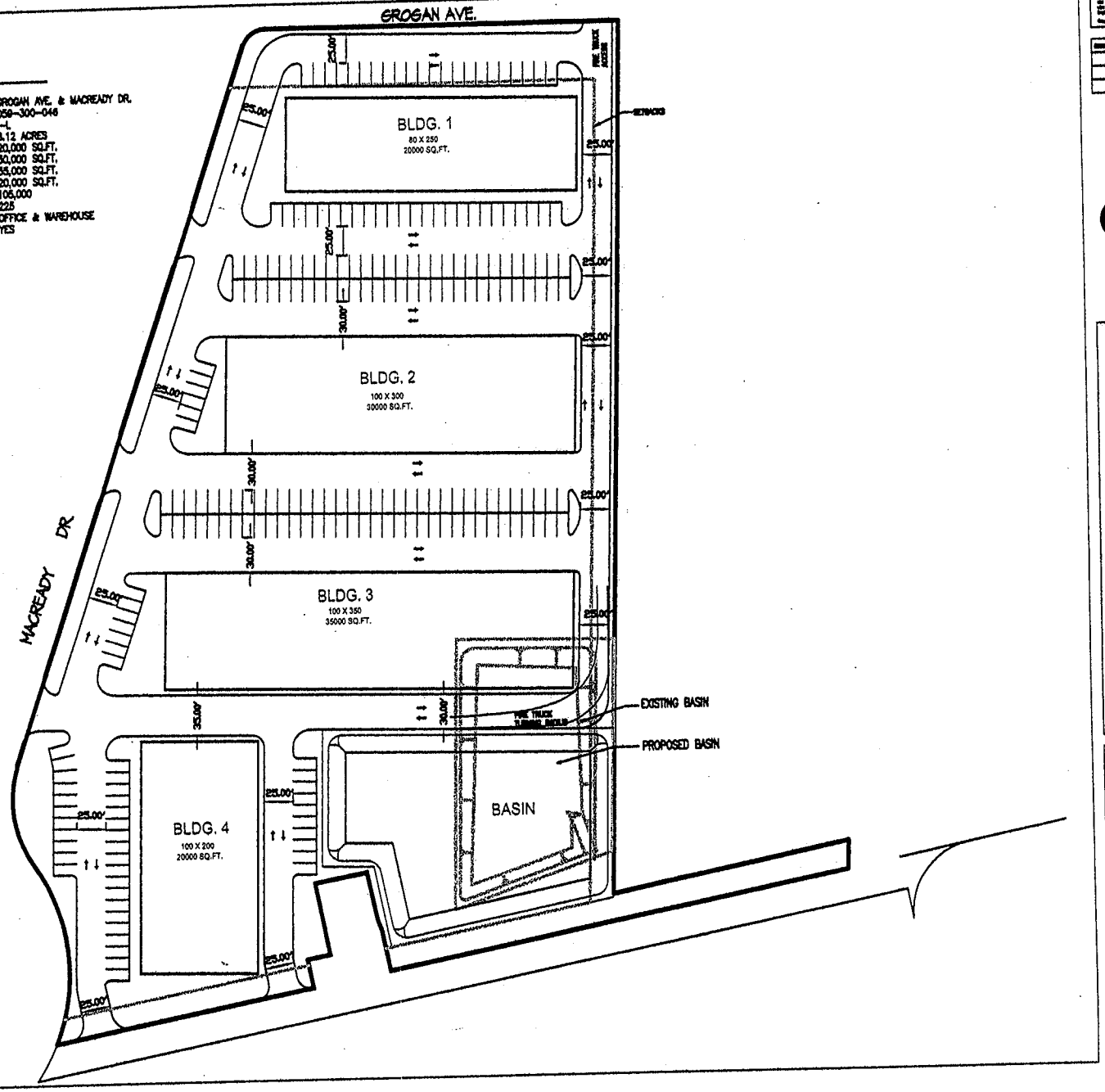
PLAZA AT EL PORTAL OFFICES

GPA #06-11
SUP Rev#2 to PD#44
CUP#1094

GATEWAY BUSINESS PARK

SITE DATA:

ADDRESS:	GROGAN AVE. & MACREADY DR.
APN:	059-300-046
ZONING:	I-L
LOT SIZE:	8.12 ACRES
BUILDING 1 SIZE:	20,000 SQ.FT.
BUILDING 2 SIZE:	30,000 SQ.FT.
BUILDING 3 SIZE:	35,000 SQ.FT.
BUILDING 4 SIZE:	20,000 SQ.FT.
TOTAL BUILDING SIZE:	105,000
PARKING PROVIDED	225
PROPOSED USE:	OFFICE & WAREHOUSE
SPRINKLER:	YES



GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

SITE PLAN FOR
SUMS UP DEVELOPMENT
APN 059-300-046
MERCED AIRPORT INDUSTRIAL PARK
CITY OF MERCED CALIFORNIA

SUMS UP DEVELOPMENT
101 BUSINESS PARK WAY
ATWATER, CA 95301
Ph.: (209) 358-0741
Fax: (209) 357-0764

- Site Plan

JUNE 13, 2006

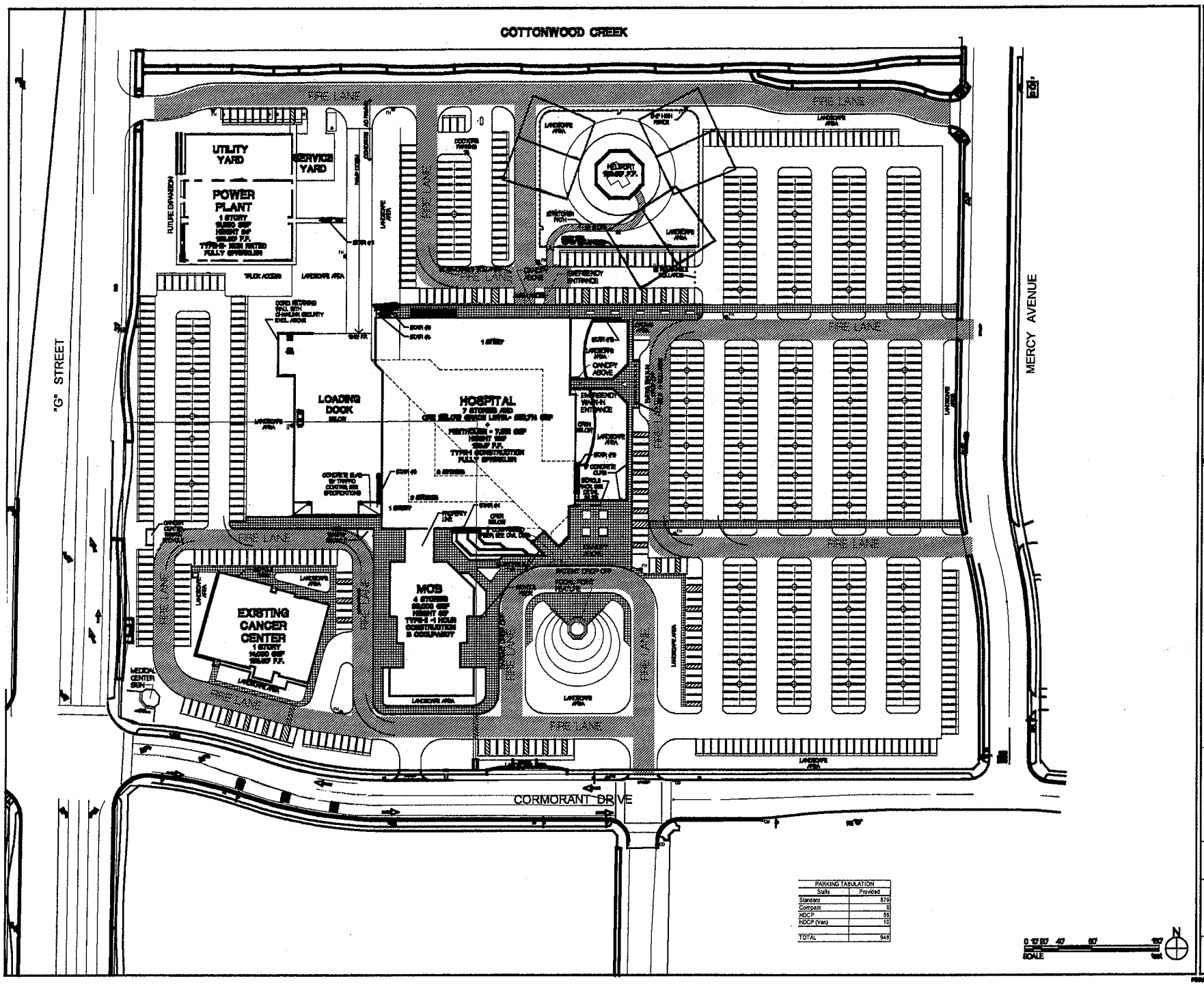
SHEET
C1

PROCESSING PLANT

W:\land projects\06082 Zymex Industries\dwg\REFER

ZYMEX IND.

MERCY MEDICAL CENTER



PARKING TABULATION	
Stalls	Provided
Standard	879
Compact	0
HDCP	59
HDCP (Van)	10
TOTAL	948

RBB

RBB ARCHITECTS INC

Mercy Medical Center
Merced
Replacement Hospital

CHW

SITE PLAN

A110

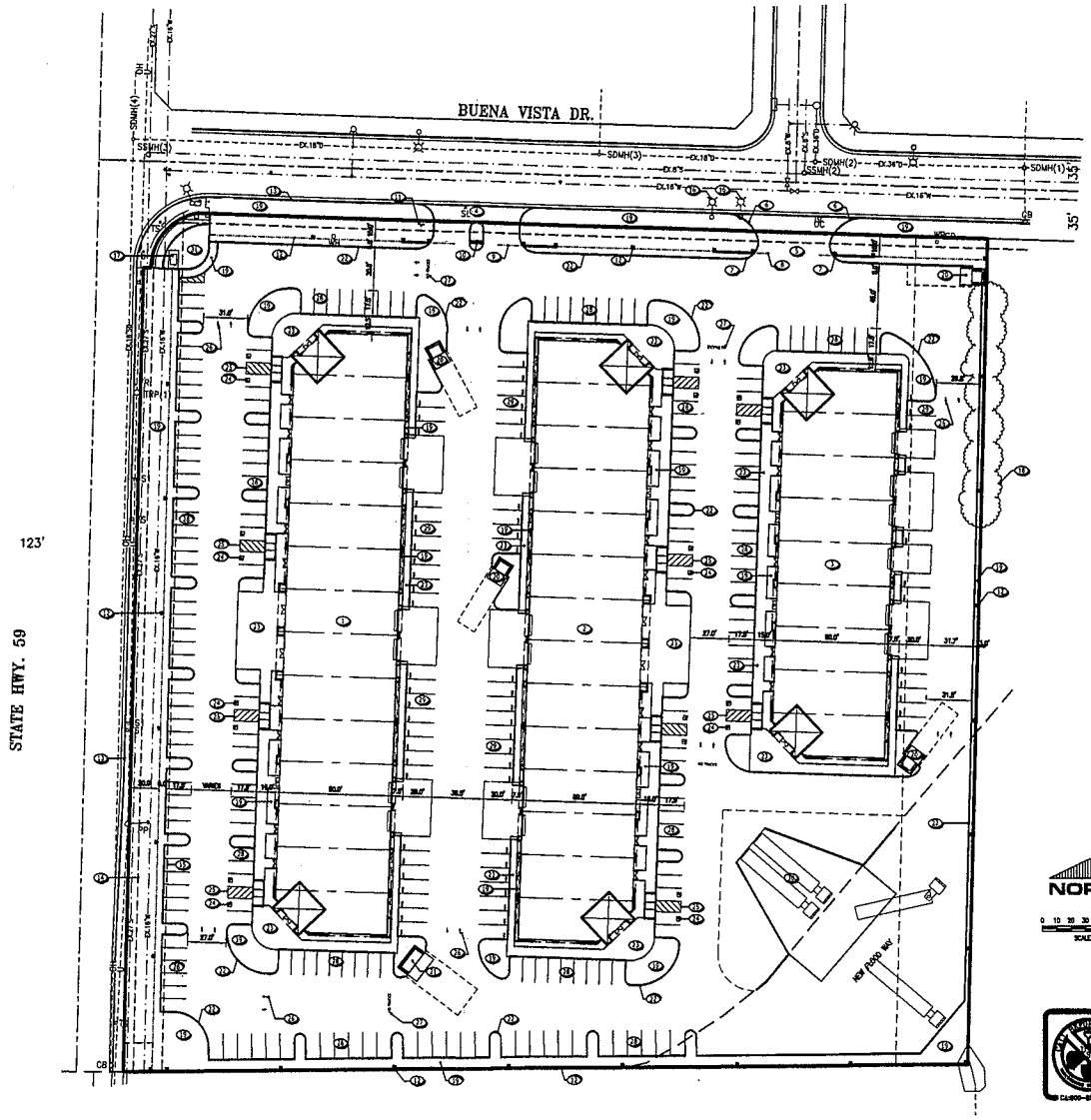
FAHRENS PARK PLAZA

KEYNOTES:

1. SHELL BUILDING 1, 33,245 S.F.
2. SHELL BUILDING 2, 33,245 S.F.
3. SHELL BUILDING 3, 21,245 S.F.
4. DBL 25' STD. DRIVEWAY APPROACH w/ 10' WIDE DIVIDING PLANTER
5. 50' DRIVEWAY APPROACH
6. 25' RADIUS DRIVEWAY APPROACH CURBS
7. 12' RADIUS DRIVEWAY INTERIOR CURBS
8. TWO PIECE POLLING WROUGHT IRON GATE
9. 25' ROLLING WROUGHT IRON GATE (TYP. BOTH SIDES)
10. 10' WIDE CUTSTONE FACED MONUMENT SIGN 6' HIGH WALL
11. H/C PARKING ENTRANCE SIGN
12. 6' HIGH WROUGHT IRON FENCE w/CUTSTONE FACED PILASTERS @ + 80' O.C.
13. EXISTING CURB & GUTTER TO REMAIN (HWY 59 HAS EXISTING SIDEWALK TO REMAIN)
14. EXISTING 7' P.U.E.
15. EXISTING 27' P.U.E.
16. EXISTING STREET LIGHT TO BE MOVED 20' TO THE WEST
17. EXISTING UNDERGROUND VAULT TO BE MOVED +15' TO THE SOUTH
18. EXISTING TREES TO REMAIN IF POSSIBLE
19. PROPOSED LANDSCAPING AREAS (TYP.)
20. PROPOSED TRASH ENCLOSURE PER CITY STANDARDS
21. PROPOSED DBL WIDE TRASH ENCLOSURE PER CITY STANDARDS
22. 6" CONCRETE CURB PER DTL.1 ON SHT. C7
23. 4" THK. CONCRETE WALK
24. VAN ACCESSIBLE H/C PARKING STALLS w/ RAMP TO PUBLIC WAY
25. HANDICAP PARKING EMBLEM PER DTL 12 ON SHT. HC-2
26. PAINTED TRAFFIC ARROW ON PAVEMENT (TYP.) SEE DTL. 7 ON SHT. C7
27. PAINTED TRAFFIC SIGN "NO TRUCKS" ON PAVEMENT
28. STD. 9' x 20' PARKING STALLS w/ 2.5' OVERHANG OVER CURB, PER CITY STD.
29. STD. 10' x 20' PARKING STALLS w/ WHEEL STOPS, PER CITY STD.
30. RECESSED TWO LANE TRUCK DOCK w/RETAIN WALLS & OPENING TO FLOOD WAY AREA
31. DECORATIVE FOUNTAIN & POND w/ FAHRENS PARK PLAZA SIGN

PROJECT DATA:

A.P.N.:	058-020-024
	058-020-053
SIZE:	
PARCEL 024	7.26 ACRES
PARCEL 053	.67 ACRES
TOTAL:	7.93 ACRES (345,504.64 S.F.)
BUILDING SQUARE FOOTAGES:	
BUILDING 1:	33,245 S.F.
BUILDING 2:	33,245 S.F.
BUILDING 3:	21,245 S.F.
TOTAL:	87,735 S.F.
PARKING:	
ESTIMATED PARKING REQUIRED:	
43,867 S.F. / 300 =	146
43,867 S.F. / 800 =	55
TOTAL REQUIRED:	201
PARKING PROVIDED:	
HANDICAP STALLS:	20
STANDARD STALLS:	268
TOTAL PROVIDED:	288



LOCATION AND DEPTH OF EXISTING SUB-SURFACE STRUCTURES ARE NOT GUARANTEED. OTHER SUB-SURFACE STRUCTURES MAY OR MAY NOT EXIST.

These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.
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REVISIONS:

GOLDEN VALLEY ENGINEERING & SURVEYING
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

CIVIL IMPROVEMENT PLANS FOR FAHRENS PARK PLAZA

SOUTHEAST CORNER OF STATE HWY. 59 & BUENA VISTA DR., A.P.N. 058-020-024 & 053

MERCED CALIFORNIA

PREPARED FOR:
STEINER DEVELOPMENT, INC.
554 E. Bellevue Rd.,Ste. B
ATWATER, CA 95301
PH: (209) 357-8781
FAX: (209) 357-0553

SHEET CONTENTS:
-SITE PLAN

DESIGNED: GOLDEN VALLEY ENGINEERING
DRAWN BY: PRL
CHECKED: JYU
DATE: JULY 2006
JOB NO.: 06-046.00

SHEET
C3

Cop 1099

TONY MORENO' OFFICES

ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.B.	ANCHOR BOLT
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
A.P.	ACCESS PANEL
ARCH.	ARCHITECT
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT./BTM.	BOTTOM
CONC.	CONCRETE
CLG.	CEILING
C.I.	CAST IRON
CLR.	CLEAR
C.J.	CONTROL JOINT
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CTSK.	COUNTERSUNK
D.F.	DOUGLAS FIR
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXIST.	EXISTING
EQPT.	EQUIPMENT
EXT.	EXTERIOR
F.B.	FLAT BAR
FL.	FLOW LINE
FDN.	FOUNDATION
F.F.	FINISH FLOOR
FIN.	FINISH
F.G.	FINISH GRADE
FLR.	FLOOR
FLASH.	FLASHING
FLUOR.	FLOURESCENT
F.M.	FIRE MARSHAL
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FT.	FOOT, FEET
FTG.	FOOTING
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.S.M.S.	FLAT HEAD SHEET METAL SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
GA.	GAGE, GAUGE
GALV.	GALVANIZED
GI.	GALVANIZED IRON
G.B.	GRAB BAR
GND.	GROUND
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HCP.	HANDICAP
HT.	HEIGHT
H.M.F.	HOLLOW METAL FRAME
H.M.	HOLLOW METAL
H.M.D.	HOLLOW METAL DOOR
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LT.	LIGHT

M.B.	MACHINE BOLT
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MAX.	MAXIMUM
MTD.	MOUNTED
MTG.	MOUNTING
NG.	NATURAL GRADE
NO.	NUMBER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O/O	OUT TO OUT
O.D.	OUTSIDE DIMENSION
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PTN.	PARTITION
PR.	PAIR
P.T.	PRESSURE TREATED
RAD.	RADIUS
REF.	REFERENCE
REQ.	REQUIRED
R.	RISER
R.D.	ROOF DRAIN
RM.	ROOM
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TRD.	TREAD
THK.	THICK
T.O.W.	TOP OF WALL
TYP.	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB
TEXT.	TEXTURE
U.N.	UNLESS NOTED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
W	WITH
W.H.	WATER HEATER
W/O	WITHOUT
W.S.CT.	WAINSCOT
&	AND
℄	CENTER LINE
ℙ	MODULE LINE
DIA.	DIAMETER
NO.	NUMBER
EXIST.	EXISTING

DRAWING INDEX

SHEET NO.	DESCRIPTION
1	DRAWING INDEX, SITE PLAN
1b	RAMP PLAN
2	FOUNDATION PLAN, NOTES
3	FLOOR PLAN, DETAILS, NOTES
3b	STRUCTURAL FLOOR PLAN, DETAILS, NOTES
4	EXTERIOR ELEVATIONS, SECTION
5	ELECTRICAL POWER PLAN
6	ELECTRICAL LIGHTING PLAN
7	REFLECTED CEILING PLAN
8	MECHANICAL PLAN
9	ROOF FRAMING PLAN, NOTES
10	ROOF PLAN, DETAILS, NOTES
11	DETAILS, SPECIFICATIONS
12	DETAILS
13	PLUMBING SCHEMATICS, NOTES
14	ROOFING INFORMATION
15	HVAC UNIT INFORMATION
16	TITLE 24 ENERGY INFORMATION
17	TITLE 24 ENERGY INFORMATION

PROJECT INFORMATION:

PROPOSED BUILDING SIZE: 2,810 SQ. FT.
TYPE OF CONSTRUCTION: VN
OCCUPANCY: B
OCCUPANCY LOAD:
UNIT 1: 900 S.F. / 50 = 18
UNIT 2: 900 S.F. / 50 = 18
UNIT 3: 1010 S.F. / 50 = 202

DESIGNER'S STATUS:

1. THE DESIGNER DOES NOT GUARANTEE THE CONTRACTORS PERFORMANCE, AND NO PROVISIONS OF THE CONSTRUCTION DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.

CODES:

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE DESIGNER.

ERRORS AND OMISSIONS:

1. ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERROR, DISCREPANCIES, OR OMISSIONS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO:
2001 BUILDING STANDARDS ADMINISTRATIVE CODE(PART 1, TITLE 24 C.C.R.
2001 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.) (1997 UNIFORM BUILDING CODE VOLUMES 1,2,3 WITH 2001 CALIFORNIA AMENDMENTS)

2001 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (1999 NATIONAL ELECTRICAL CODE WITH 2001 CALIFORNIA AMENDMENTS)

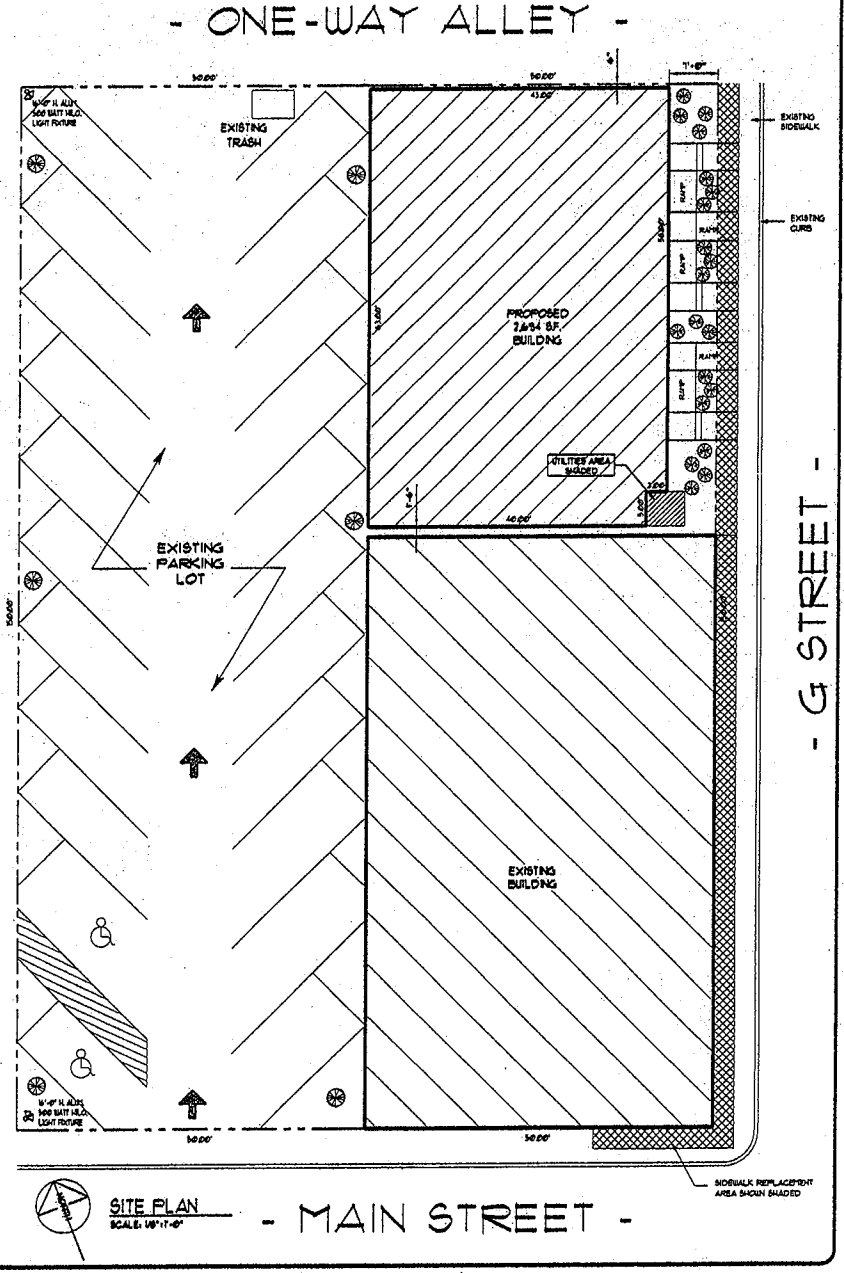
2001 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.) (2000 EDITION (APMO UNIFORM MECHANICAL CODE WITH 2001 CALIFORNIA AMENDMENTS)

2001 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.) (2000 EDITION (APMO UNIFORM PLUMBING CODE WITH 2001 CALIFORNIA AMENDMENTS)

2001 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.) (1998 UNIFORM FIRE CODE WITH 2001 CALIFORNIA AMENDMENTS)

2001 CALIFORNIA REFERENCE STANDARDS CODE. PART 12, TITLE 24 C.C.R.

2001 TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS



Richard Cantrell
Consulting Engineer
Civil & Structural Engineering
1254 Club Vista Drive
Glendora, Ca. 91741
(626) 335-3455 tele/Fax
rwcantrell@ymail.com
Richard Cantrell, P.E.
Principal

- Drafting -
+ L. RESENDEZ +
592 Laughlin Lane
Tele. (209) 634-1851 Fax (209) 383-1592
Designer: Ralph Resendez
- Design -

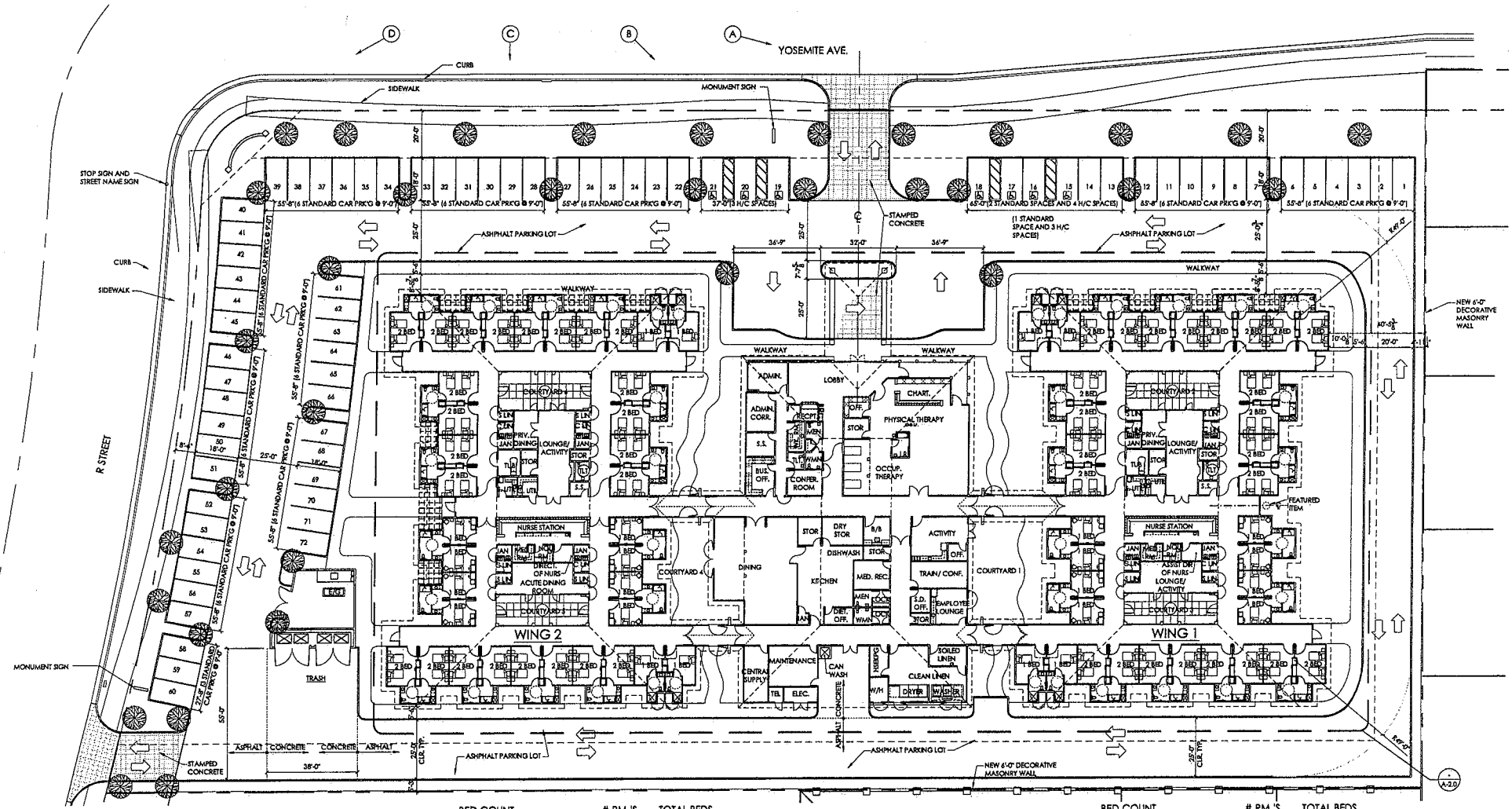
REVISIONS
1 08-06-09

PROJECT FOR: TONY'S CELLULAR
1 MAIN STREET
MERCED, CALIF.

JOB NO.:
DATE: MARCH 2006
SCALE: NOTED
DRAWN BY: RJR
SHEET 1

MERCED POWER SPORTS

ANBERRY SKILLED NURSING



BED COUNT	# RM 'S	TOTAL BEDS
PRIVATE W/ PRIVATE BATH	4	4
PRIVATE W/ SHARED BATH	8	8
SEMI-PRIVATE W/ SHARED BATH	24	48
TOTAL	36	60

BED COUNT	# RM 'S	TOTAL BEDS
PRIVATE W/ PRIVATE BATH	4	4
PRIVATE W/ SHARED BATH	8	8
SEMI-PRIVATE W/ SHARED BATH	24	48
TOTAL	36	60

SYMBOLS

(X) LOCATION POINT WHERE PHOTOGRAPH WAS TAKEN AND DIRECTION OF VIEW.

LEGEND:

PROJECT DESCRIPTION: 99 NEW BEDS TO NEW SNF

OWNER: CUTT/ARENT INVESTMENT PROPERTIES, LLC
1483 SHAFFER ROAD
ATWATER, CA 95301

ASSESSOR PARCEL NUMBER: 256-010-015

ZONING AND GENERAL PLAN: I-M

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS LOCATED IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
BLOCK 5002 OF TRACT NO. 1020, OF THE OFFICE OF THE MERCED COUNTY, CALIFORNIA.

TYPE OF BUILDING CONSTRUCTION:
SKILLED NURSING FACILITY: TYPE V 1 HOUR, FIRE SPRINKLERED, 1- STORY
OCCUPANCY-I-2

NUMBER OF EMPLOYEES: NEW: 30 TOTAL: 30
NUMBER OF BEDS: NEW: 120 TOTAL: 120

LOT AREA: 183,460 SF (3.5 ACRES)

FLOOR AREA MAXIMUM: 2x NET LOT AREA
2x 183,460 SF = 304,920 SF MAX.

LOT COVERAGE: 183,460 SF x 40%= 99,099 SF

BUILDING COVERAGE:
SNF: 44,693 SF
44,693 SF BUILDING AREA/ 183,460 SF LOT AREA= 30.6%

LANDSCAPE COVERAGE:
LANDSCAPE AREA= 44,938 SF
44,938 SF LANDSCAPE AREA / 183,460 SF LOT AREA= 29.8%

NUMBER OF PARKING SPACES REQUIRED:
STANDARD SPACES: 90 (1 SPACE PER 4 BEDS)
EMPLOYEE SPACES: 1 SPACE PER EMPLOYEE
H/C SPACES: 6 SPACES

NUMBER OF PARKING SPACES PROVIDED:
STANDARD SPACES: 63
SMALL CAR SPACES: 0
H/C SPACES: 7

TOTAL 72 SPACES WITH 5 HANDICAPPED SPACES

BED COUNT	# RM 'S	TOTAL BEDS
PRIVATE W/ PRIVATE BATH	8	8
PRIVATE W/ SHARED BATH	16	16
SEMI-PRIVATE W/ SHARED BATH	48	96
TOTAL	72	120

NORTH

SCALE: 1/16" = 1'-0"

ANBERRY REHABILITATION HOSPITAL

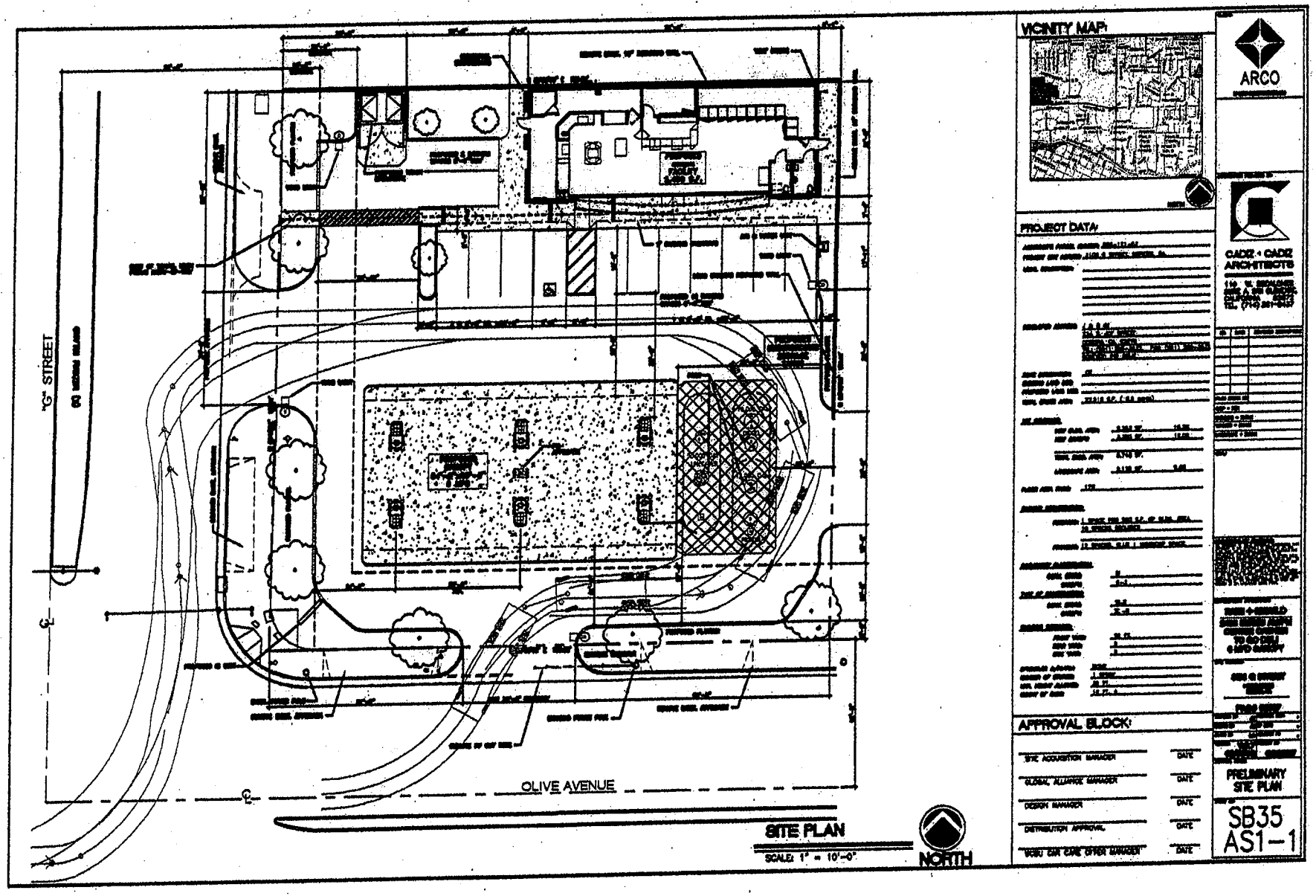
SKILLED NURSING FACILITY

120-BED FACILITY
TECHNICAL SITE PLAN

MERCED, CALIFORNIA

01-24-07
A-1.1

AM/PM MINI-MARKET

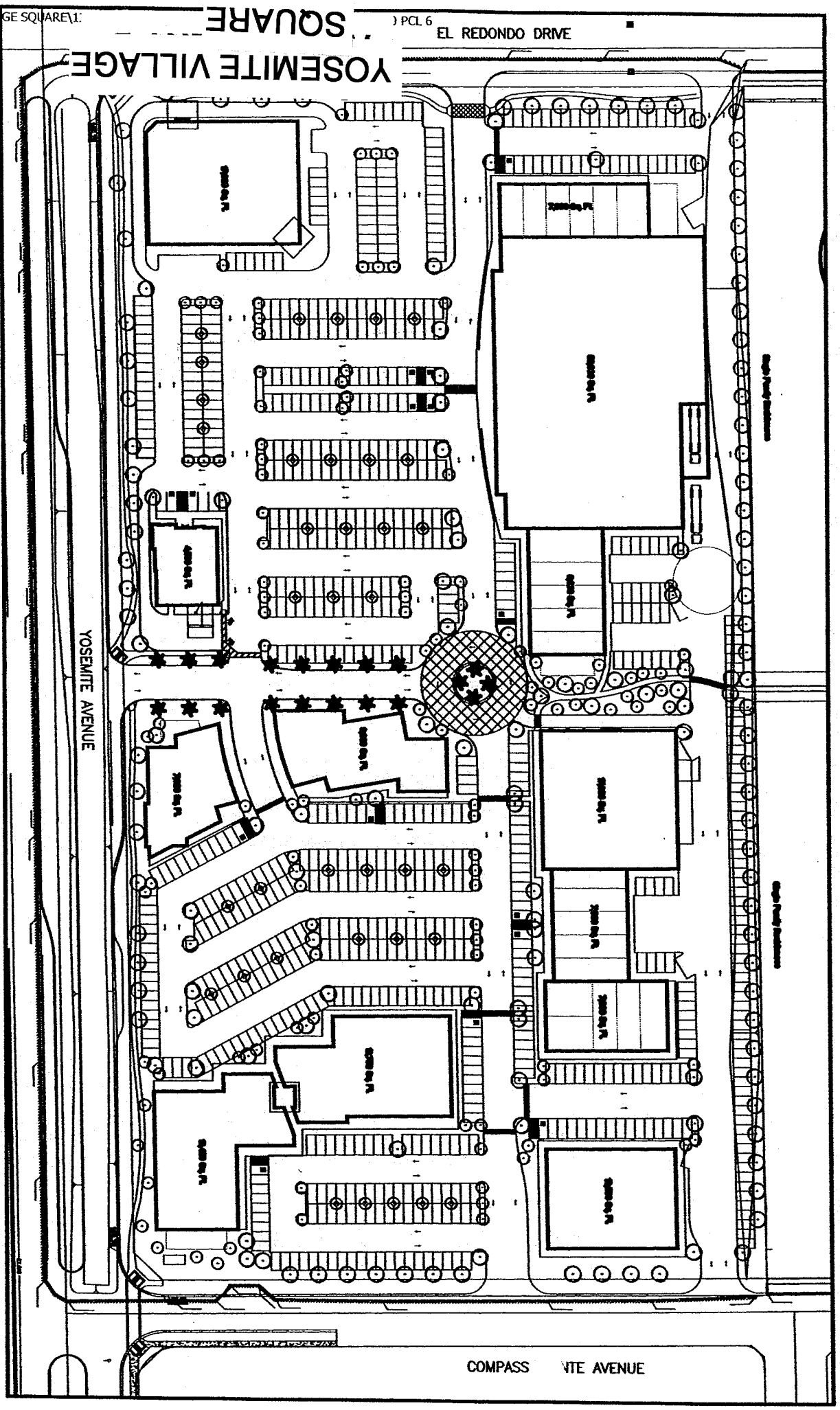


CW #1103

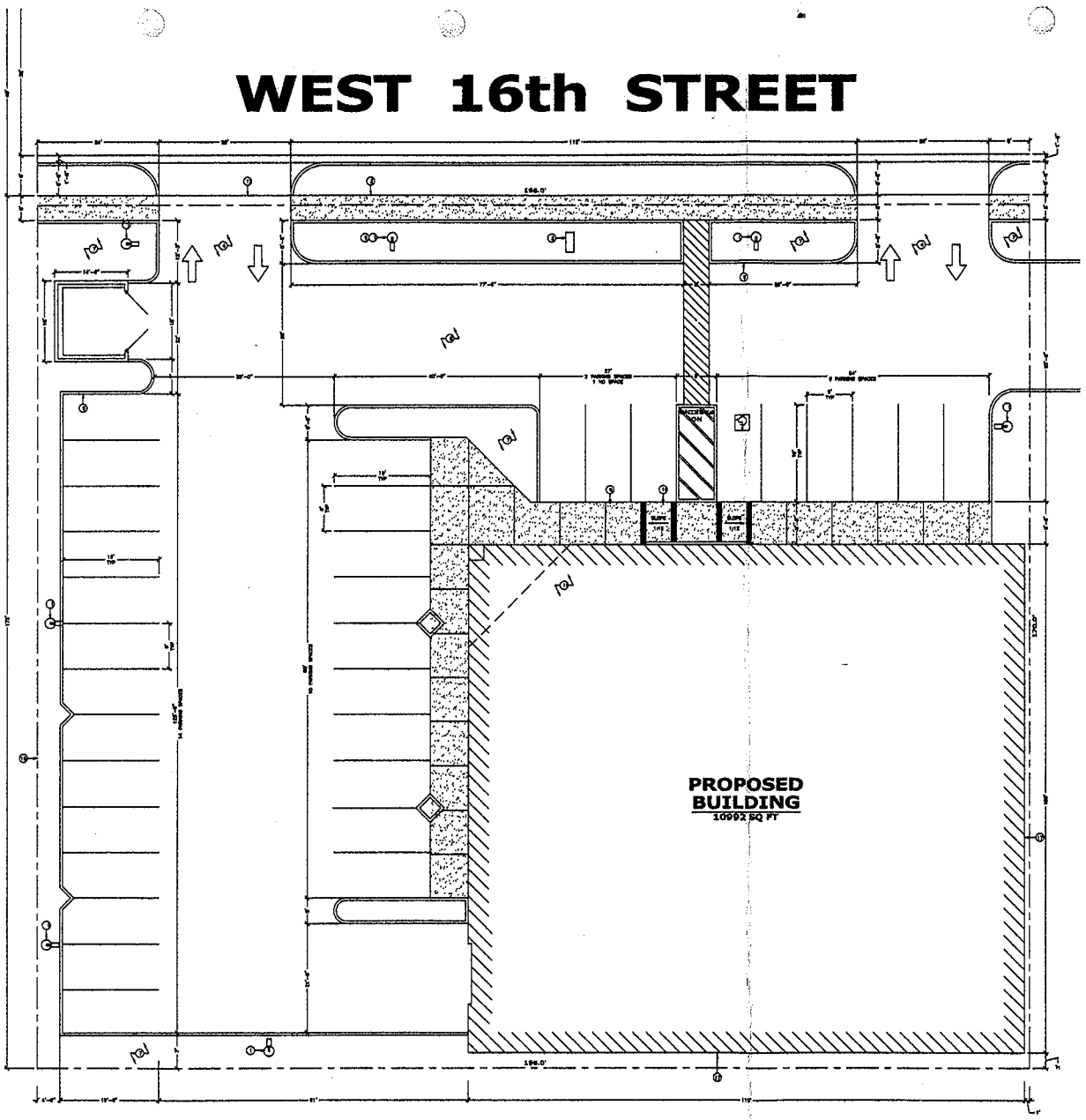
W:\0\06-153 YOSEMITE VILLAGE SQUARE\1.

SITE PLAN

NORTH



FLOORING LIQUIDATORS



SITE PLAN NOTES

1. TYPICAL EXTERIOR POLE LIGHTING WITH HOODING DEVICES SEE 'E' SHEETS FOR TYPE AND MOUNTING DETAILS
2. PROPOSED MONUMENT SIGN ON SEPARATE PERMIT
3. EXISTING SIDEWALK, CURB & GUTTER TO REMAIN UNDISTURBED VERIFY WITH CH.-TRANS
4. (N) DRIVEWAY APPROACH BUILD TO CURRENT CAL TRANS STANDARDS
5. TYPICAL VERTICAL CURBING REFER TO CIVIL DRAWINGS FOR DETAILS
6. 3" THICK ASPHALT PAVING WITH 6" A.B. SEE CIVIL DRAWING FOR SPECIFICATIONS
7. NEW LANDSCAPE PLANTERS SEE 'L' SHEETS FOR PLANTING AND IRRIGATION REQUIREMENTS
8. CONCRETE SIDEWALK MAX SLOPE 2% SEE CIVIL DRAWINGS
9. NEW H.C. ACCESSIBILITY SIGNAGE AS PER T-24 TYPICAL AT ALL DRIVEWAY APPROACH ENTRANCES
10. NEW H.C. RAMP CONSTRUCT PER T24 REQUIRMENTS SEE CIVIL DRAWINGS FOR DESIGN
11. H.C. VAN ACCESSIBLE SIGNAGE MOUNT PER T24 REQUIRMENTS
12. PROPERTY LINES TYPICAL SEE CIVIL SHEETS FOR ALL SITE IMPROVEMENTS
13. NEW GAS METER COORDINATE w/ UTILITY COMPANY
14. NEW A/P METER CENTER
15. COORDINATE ROOF DRAIN PENETRATIONS AND PLACE UNDER ALL WALKWAYS AND CONNECT TO STORM DRAIN SYSTEM
16. 6'-0" HIGH WROUGHT IRON FENCE TYPICAL AT SOUTH AND WEST PROPERTY LINES
17. PROVIDE ANTI GRAFFITI COATINGON SOUTH AND EAST BUILDING ELEVATIONS

FIRE DEPARTMENT NOTES

1. THIS PROJECT SHALL BE IDENTIFIED WITH AN ADDRESS THAT IS A MINIMUM OF 6 INCHES IN HEIGHT AND HAS A MINIMUM STROKE OF 1 1/4 INCHES AND SHALL BE VISIBLE FROM THE STREET. (VERIFY LOCATION w/ OWNER)
2. THIS BUILDING SHALL HAVE A KNOX BOX INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS VERIFY WITH FIRE DEPARTMENT
3. INSTALL A 3A/10 B/C RATED FIRE EXTINGUISHER WHERE DIRECTED BY THE FIRE MARSHAL. DRAWINGS MAY INDICATE FIRE EXTINGUISHER LOCATIONS, HOWEVER CONTRACTOR SHALL MAKE A WALK-THRU WITH THE FIRE MARSHALL TO DETERMINE EXACT LOCATIONS SIGN-OUT A MINIMUM OF 2.

GENERAL NOTES

1. VERIFY WITH CITY OF MERCED EXTENT OF REPAIRS AND NEW CONSTRUCTION REQUIRED FOR CURB, GUTTER AND SIDEWALK, ETC. AND OBTAIN ALL REQUIRED PERMITS
2. CONTRACTOR TO VERIFY SITE LAYOUT WITH THE ENGINEER IN THE FIELD
3. HANDICAPPED SIGNAGE SHALL BE PROVIDED AT ALL ENTRANCES TO THE PARKING LOT AT ALL HANDICAPPED PARKING STALLS, AT ALL PRIMARY ENTRANCES TO THE BUILDING, AND AT HANDICAPPED RESTROOMS.
4. THE PATH OF TRAVEL FROM THE HANDICAPPED PARKING TO THE BUILDING AND TO THE RESTROOMS SHALL CONFORM TO STATE HANDICAPPED STANDARDS INCLUDING DOOR HARDWARE, THRESHOLDS, KICKPLATES, SIGNAGE.
5. THIS PERMIT DOES NOT APPROVE ANY EXTERIOR SIGNS. SEPERATE PERMITS ARE REQUIRED FOR SIGNS.

Approved by
DRC 3/14/07

PAVING AREA	15615
BUILDING AREA	10992
SIDEWALKS	1656
LANDSCAPE	4678
TOTAL SQ. FT.	33249

N

SCALE: 1" = 10'

10' 5' 0 10'

SITE PLAN

MELENDEZ DESIGN GROUP
515 13TH STREET
MODESTO CA 95354
(209)522-5889

PROPOSED DRAWINGS FOR:
FLOORING LIQUIDATORS
WEST 16TH STREET
MERCED CALIFORNIA

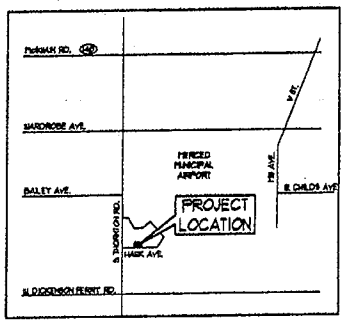
PROJECT NUMBER: 06_561.01
FILENAME:
DRAWN BY: DF, GT, R
CHECKED BY:
REVISIONS: PRELIMINARY
ISSUE DATE:
SHEET TITLE:
SHEET NUMBER: A1
of #

SIMMONS WAREHOUSE

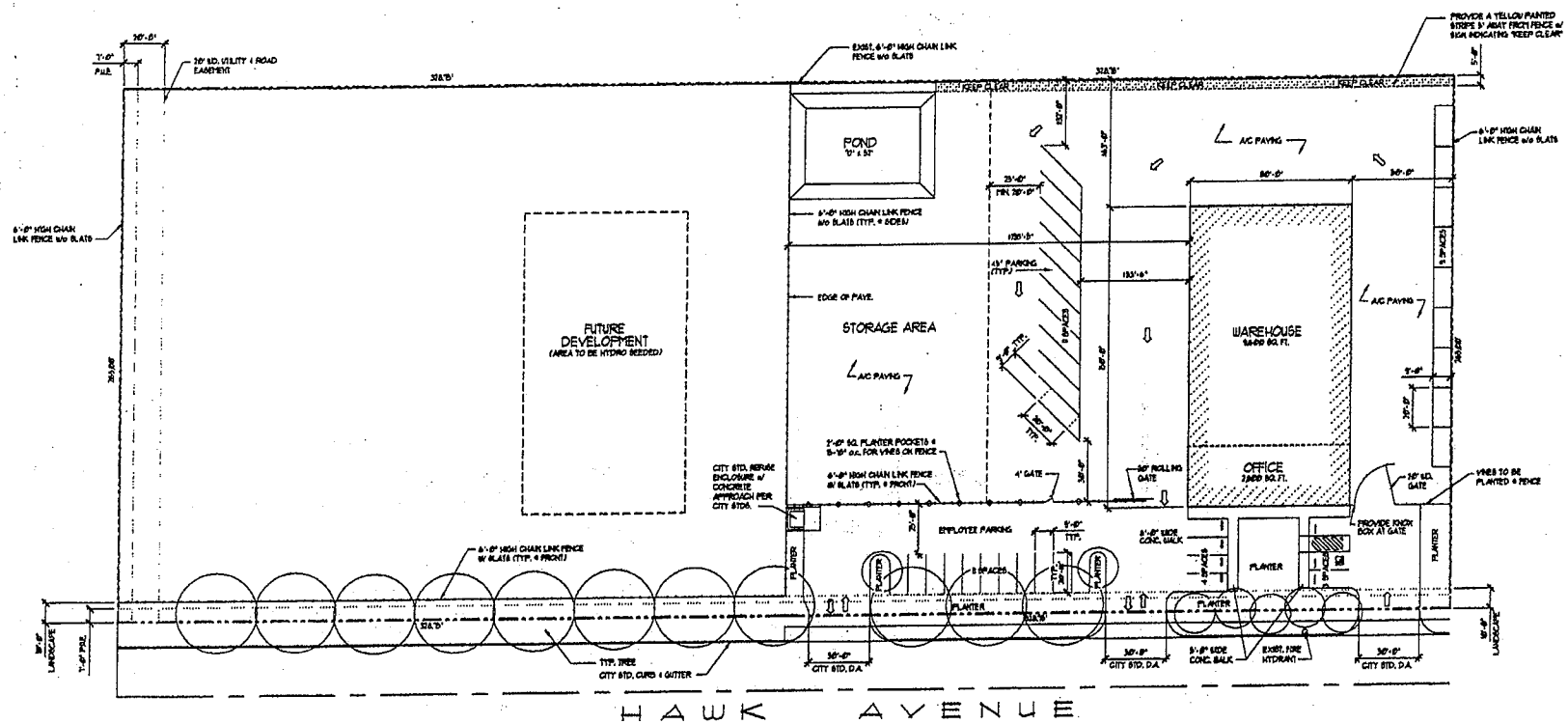
NOTES

1. PROVIDE A KNOX BOX AT A FRONT GATE FOR FIRE DEPT. USE.

2. PLANT TRACHELOSPERMUM JASMINOIDES (STAR JASMINE) AT FRONT FENCE LINE. SPACING FOR PLANTS TO BE 5' o.c.



VICINITY MAP



SITE PLAN

LEGAL DESCRIPTION

APN: 059-030-018, 059-030-019
58-34 HAWK DRIVE
MERCED, CALIFORNIA

LAYOUT OF PROPERTY SHOWN IS BASED ON RECORD DATA AND NOT THE RESULT OF A PROPERTY SURVEY. PRIOR TO CONSTRUCTION OF THE FOUNDATION THE CONTRACTOR SHALL LOCATE ALL PROPERTY CORNERS AND REPORT ANY VARIATIONS FROM PLANS.

NO.	DATE	REVISION
1		
2		
3		

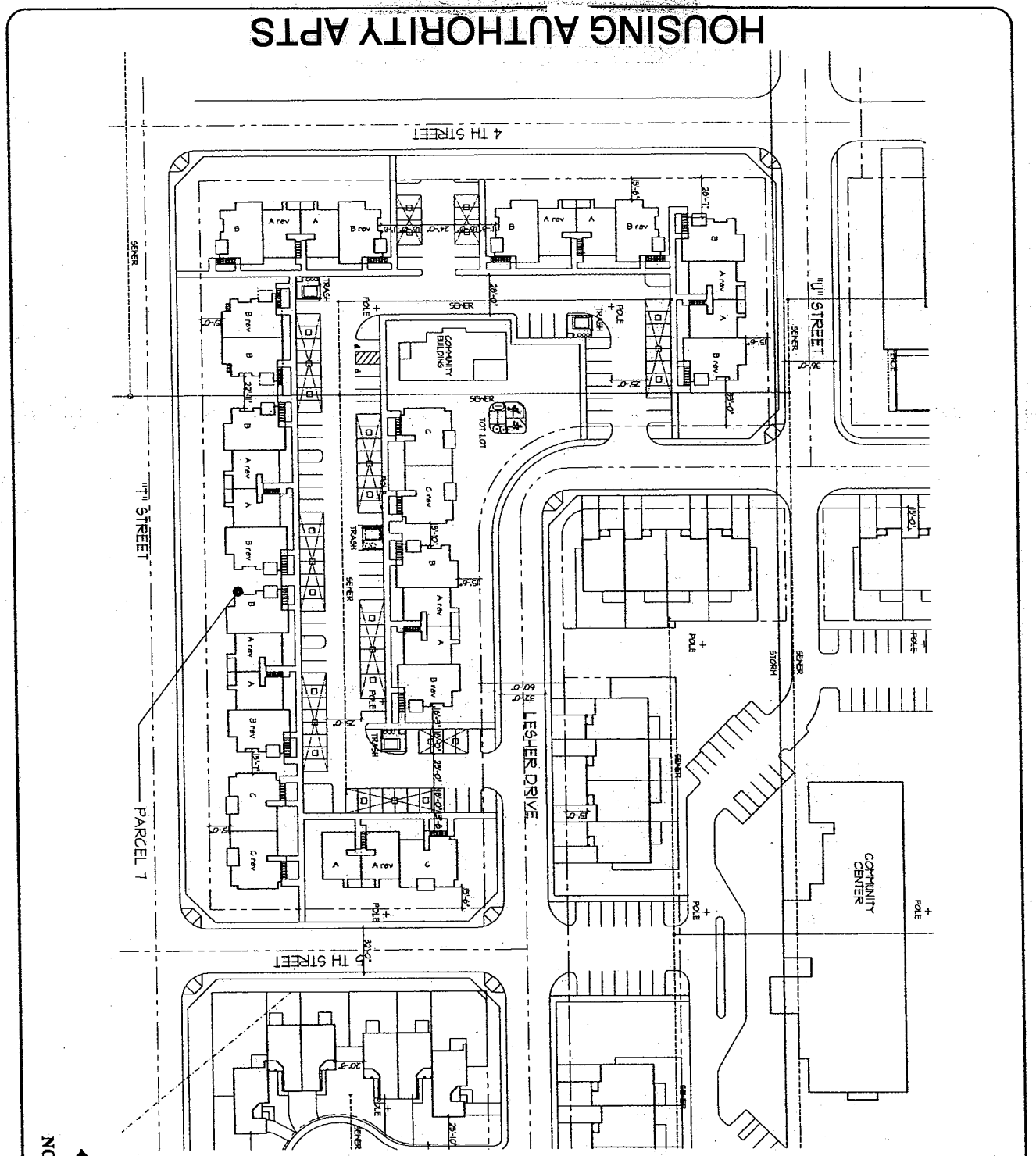
SITE PLAN, VICINITY MAP, NOTES

T.A.E., Inc.
ARCHITECTURE & PLANNING
KEITH H. REYNOLDS - PRESIDENT
CALIFORNIA STATE LICENSED ARCHITECT
MICHAEL P. PORTER
CALIFORNIA STATE LICENSED ARCHITECT

A NEW METAL BUILDING FOR:
KENYON CONSTRUCTION
MERCED, CALIFORNIA

DRAWN BY:	B. LENIHAN / IC
DATE:	03-05-01
SCALE:	1" = 30'-0"
CHECKED BY:	

SHEET NUMBER
1
OF 3 SHEETS
JOB NUMBER
A-145-00



NORTH

TABULATION			
PARCEL 1			
ZONING: R-3			
UNITS- APARTMENTS			
2 BR - 2 BA	20	42.5%	
3 BR - 2 BA	20	42.5%	
4 BR - 2 BA	10	15%	
TOTAL	69	100%	
PARKING- (OFF STREET)			
STALLS			
COVERED	60		
TOTAL PROVIDED	110		
REQUIRED	99		
1.5 SPACES/ UNIT			
AREA: 3.3 ACRES			
DENSITY: 20 DU/AC			

ARCHITECTURAL SITE PLAN

APARTMENTS

SCALE: 1/32"=1'-0"

SHEET NO. AS-3 OF - SHTS

JOB NO. 0517

PLOT DATA

DATE

GATEWAY TERRACE
PARCEL 7

90 EAST ESCALON, SUITE 123, FRESNO, CALIFORNIA 93710 PHONE: 559-435-6000 FAX: 559-435-5497

GATEWAY TERRACE
AHDC, INC.
3126 WILLOW, SUITE 101
CLOVIS, CA. 93612

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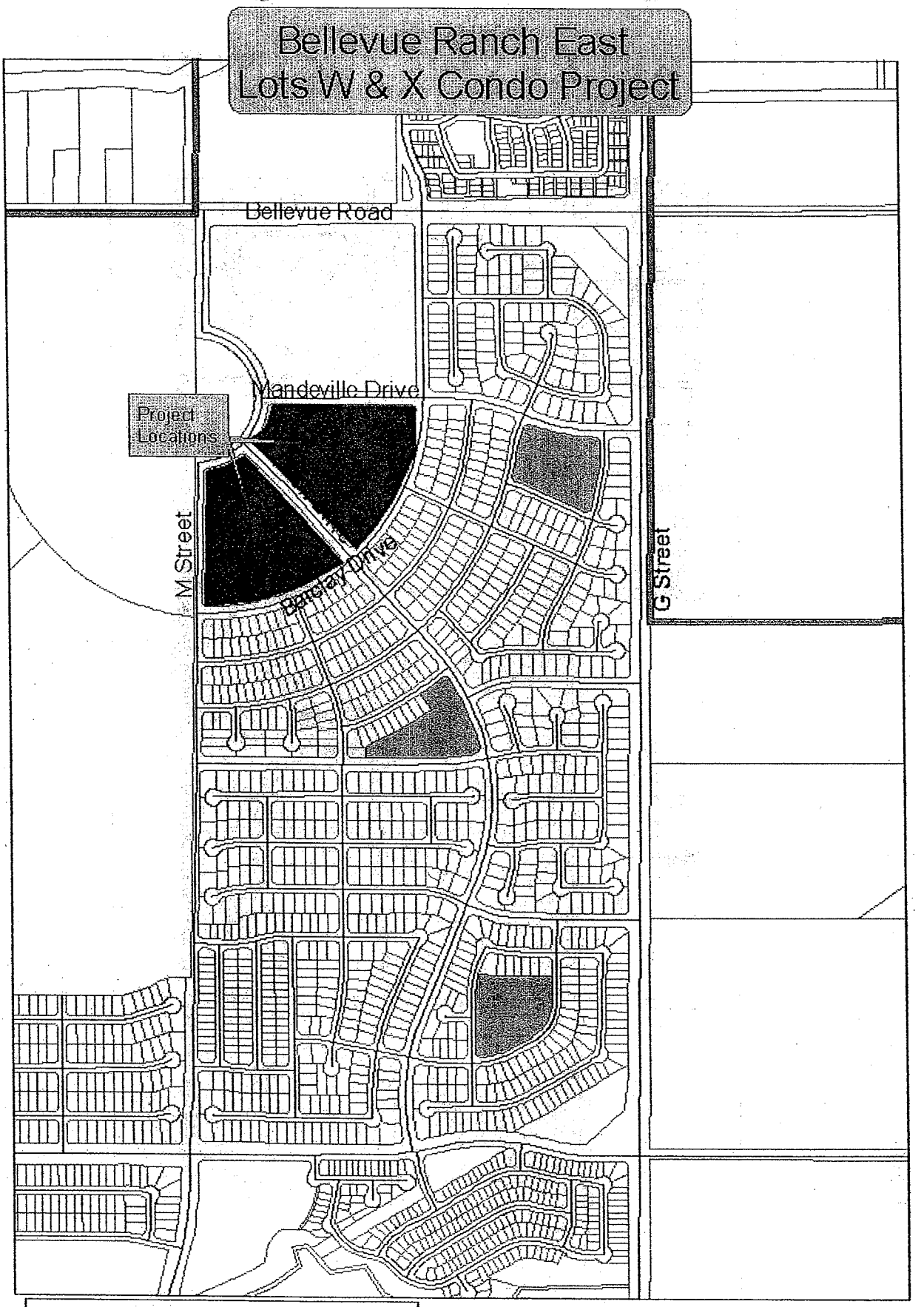
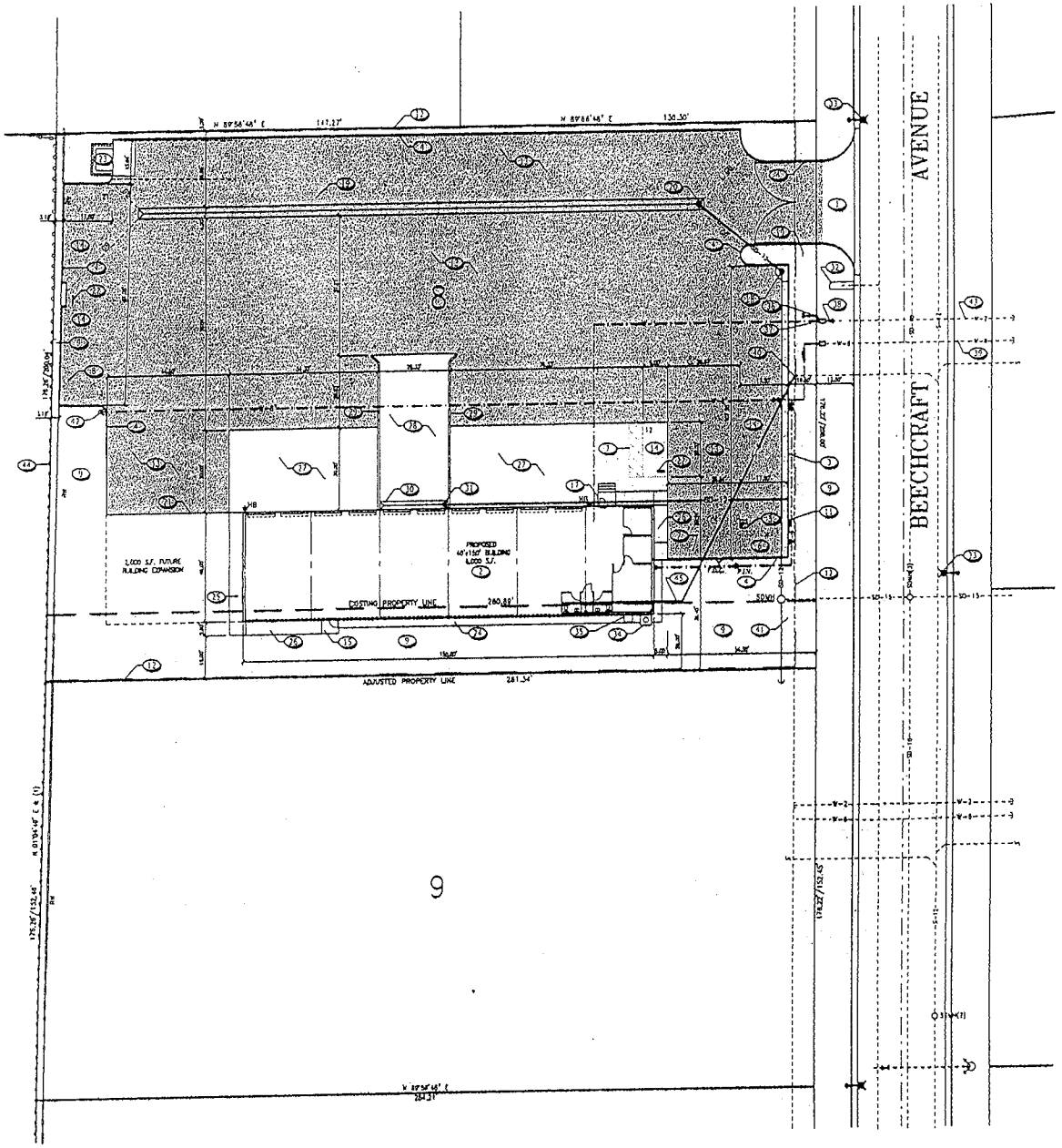


BELLEVUE RANCH CONDOS



KEYNOTE SCHEDULE:

1. 30' WIDE COMMERCIAL DRIVEWAY APPROACH PER CITY OF MERCED STANDARD DTL. D-7
2. 6,000 S.F. METAL BUILDING SHELL WITH OFFICES (698 S.F.) & STAGING AREA (5,302 S.F.)
3. 6" CURB AND GUTTER PER CITY OF MERCED STANDARD DETAIL SCG-1
4. 6" CONCRETE CURB PER DETAIL 2 ON SHEET C5.0
5. HANDICAP PARKING EMBLEM PER DETAIL 12 ON SHEET HC-2
6. VAN ACCESSIBLE HANDICAP PARKING STRIPPING PER DETAIL 10 ON SHEET HC-2
7. 4" WIDE STRIPPING FOR H/C PATH OF TRAVEL
8. 4" WIDE PARKING STRIPE PER DETAIL 10 ON SHEET HC-2
9. LANDSCAPING PER LANDSCAPE PLAN BY OTHERS (SEPERATE PERMIT)
10. HANDICAP PARKING ENTRANCE SIGN PER DETAIL 8 ON SHEET C5.0
11. VAN ACCESSIBLE HANDICAP PARKING STALL SIGN PER DETAIL 6 ON SHEET HC-2
12. PERIMETER FENCE @ PROPERTY LINE, TYPE FENCE BY OWNER
13. ASPHALT CONCRETE PAVEMENT (T.I.=4.5). SEE SOIL REPORT FOR PAVING SECTION (MIN. 2.5" AC / 9" A.B. / 12" COMPACTED SUBGRADE @ 95% R.C.)
14. 20' x 9' PARKING STALL PER DETAIL 7 ON SHEET C5.0
15. 5' x 6'-3" LEVEL LANDING AT ENTRANCE DOOR MAX. 2% SLOPE WITH CONCRETE RAMP & HANDRAILS, SEE DETAILS ON SHEET C5.1
16. NOT USED
17. 5' x 6'-6" LEVEL LANDING AT ENTRANCE DOOR MAX. 2% SLOPE WITH CONCRETE STEPS AND CONCRETE RAMP & HANDRAILS, SEE DETAILS ON SHEET C5.1
18. 24" DIA. DRAINAGE INLET - SEE DETAIL 1 (TYPE 'A') ON SHEET C5.0
19. 48" WIDE VALLEY GUTTER - SEE DETAIL 1 ON SHEET C5.0
20. CATCH BASIN - SEE DETAIL 1 (TYPE 'B') ON SHEET C5.0
21. REDWOOD HEADER AT ASPHALT EDGE - SEE DETAIL 3 ON SHEET C5.0
22. CONCRETE PARKING STALL WHEELSTOP PER DETAIL 7 ON SHEET C5.0
23. TRASH ENCLOSURE PER CITY STANDARD DETAILS R-2 & R-6 DEVELOPER IS RESPONSIBLE FOR CONTACTING THE REFUSE DEPARTMENT AT (209) 385-4772 OR (209) 564-2513 PRIOR TO CONSTRUCTION OF THE ENCLOSURE TO FIELD VERIFY LOCATION.
24. 3'-0" WIDE CONCRETE APRON
25. 5'-0" WIDE CONCRETE SIDEWALK PER CITY OF MERCED STANDARD DETAIL SC
26. 5'-0" WIDE CONCRETE RAMP W/HANDRAIL - SEE DETAILS ON SHEET C6.1
27. 6" CONCRETE SLAB @ LOADING DOCK AREA W/2% SLOPE, ELEV. -28" - SE ON SHEET C5.1
28. 25 'x 54' RECESSED CONCRETE SLAB @ LOADING DOCK W/1% SLOPE, ELEV SEE DETAILS ON SHEET C5.1
29. 8' WIDE CONCRETE TRUCK DOCK RETAINING WALL - SEE DETAILS ON SHEET C6.1
30. 36" WIDE VALLEY GUTTER - SEE DETAIL 1 ON SHEET C5.0
31. 18" DIA. DRAINAGE INLET - SEE DETAIL 1 (TYPE 'B') ON SHEET C5.0
32. EXISTING FIRE HYDRANT LOCATION
33. EXISTING STREET LIGHT
34. CONDENSER UNIT WITH CONCRETE PAD
35. ELECTRICAL BOX LOCATION
36. 1" REDUCED PRESSURE BACKFLOW PREVENTER FOR LANDSCAPE (SEE LAND SEE CITY OF MERCED STD. W-9 (FEBCO MODEL 825Y OR APPROVED EQUAL) THE BACKFLOW DEVICE SHALL BE TESTED AND ACCEPTED BY THE WATER DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY.
37. 1" REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC WATER. (SEE UTILITY PLAN SHEET C3.0) CITY OF MERCED STANDARD W-9 (FEBCO MODEL 825Y OR APPROVED EQUAL) THE BACKFLOW DEVICE SHALL BE TESTED AND ACCEPTED BY THE WATER DEPARTMENT PRIOR TO CERTIFICATE OF OCCUPANCY
38. REDUCE EXIST. 2" WATER LINE STUBBED TO PROPERTY TO 1" AND INSTALL AN 1" METER PER CITY STANDARD W-3, SERVICE AND METER BY CITY AT DEVELOPERS EXPENSE.
39. EXISTING 6" WATER LINE FOR FIRE SPRINKLER SYSTEM
40. EXTEND EXISTING SEWER LINE TO BUILDING, PROVIDE CLEANOUTS PER PLUMBING PLAN
41. 6" CAP FOR DOWNSPOUTS FROM ROOF DRAIN
42. NEW FIRE HYDRANT LOCATION
43. EXISTING 2" WATER FOR DOMESTIC SERVICE
44. EXISTING FENCE @ PROPERTY LINE
45. DOUBLE CLEAN OUT

NORTH

SCALE: 1" = 20'

LOCATION AND DEPTH OF EXISTING SUB-SURFACE STRUCTURES ARE NOT GUARANTEED. OTHER SUB-SURFACE STRUCTURES MAY OR MAY NOT EXIST. DIG WITH CAUTION

USA UNDERGROUND SERVICE ALERT

REVISIONS

GOLDEN VALLEY ENGINEERING & SURVEYING

A NEW BUILDING FOR

FRITO-LAY, INC. WAREHOUSE

LOT 8, SKYVIEW INDUSTRIAL PARK
P.M. 95-30-8, A.P.N. 059-640-022

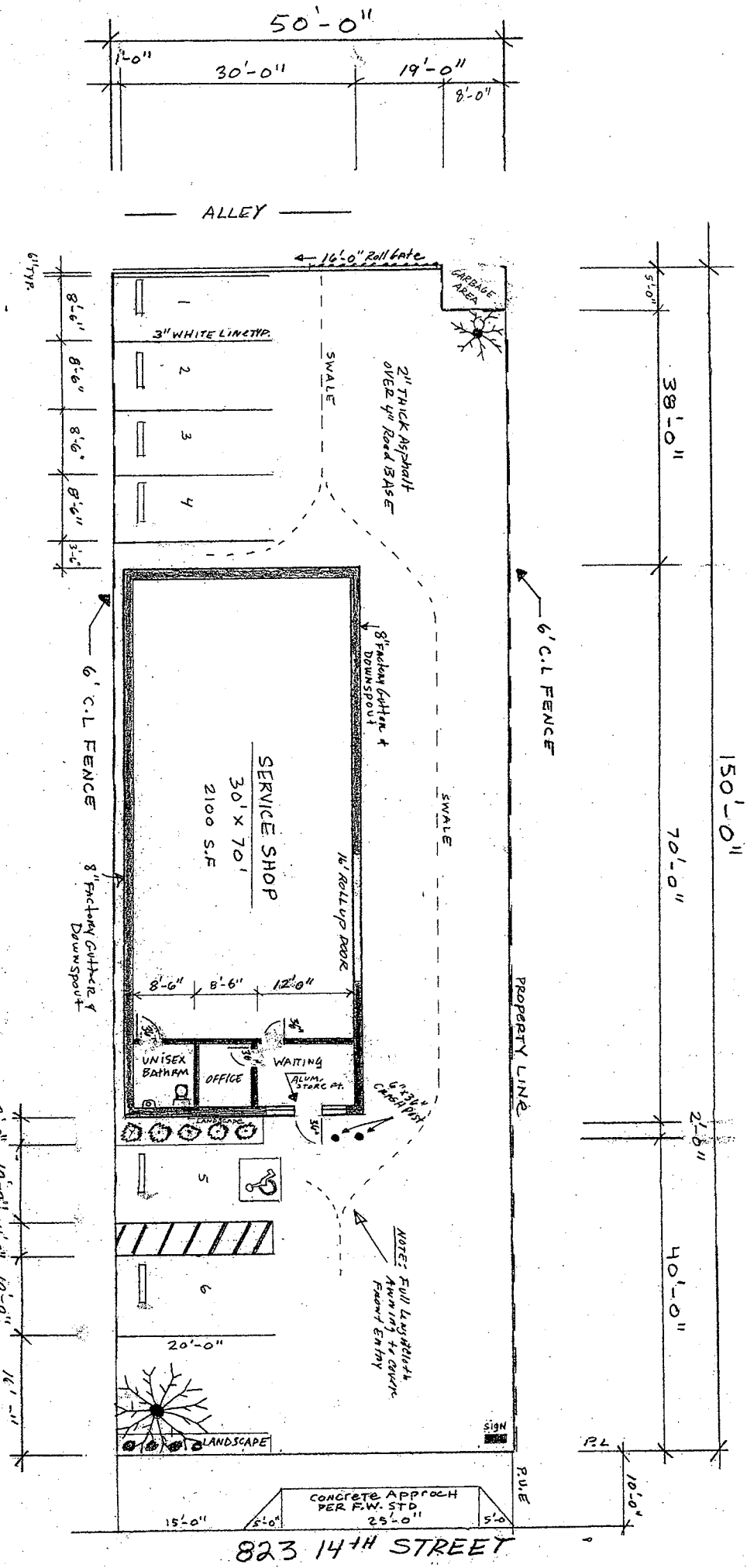
INDUSTRIAL BUILDING

PREPARED FOR:
B & D Walker
Real Estate LLC
27 Beacon Bay
Newport Beach, Ca. 9266
Ph: (307) 203-2544
Fax: (307) 203-2546

SHEET CONTENTS:
- SITE PLAN

DESIGNED: G.V.E.& S.
DRAWN BY: PAL
CHECKED: JVU
DATE: SEPTEMBER 2007
JOB NO.: 06-055.00

SHEET
C3.0



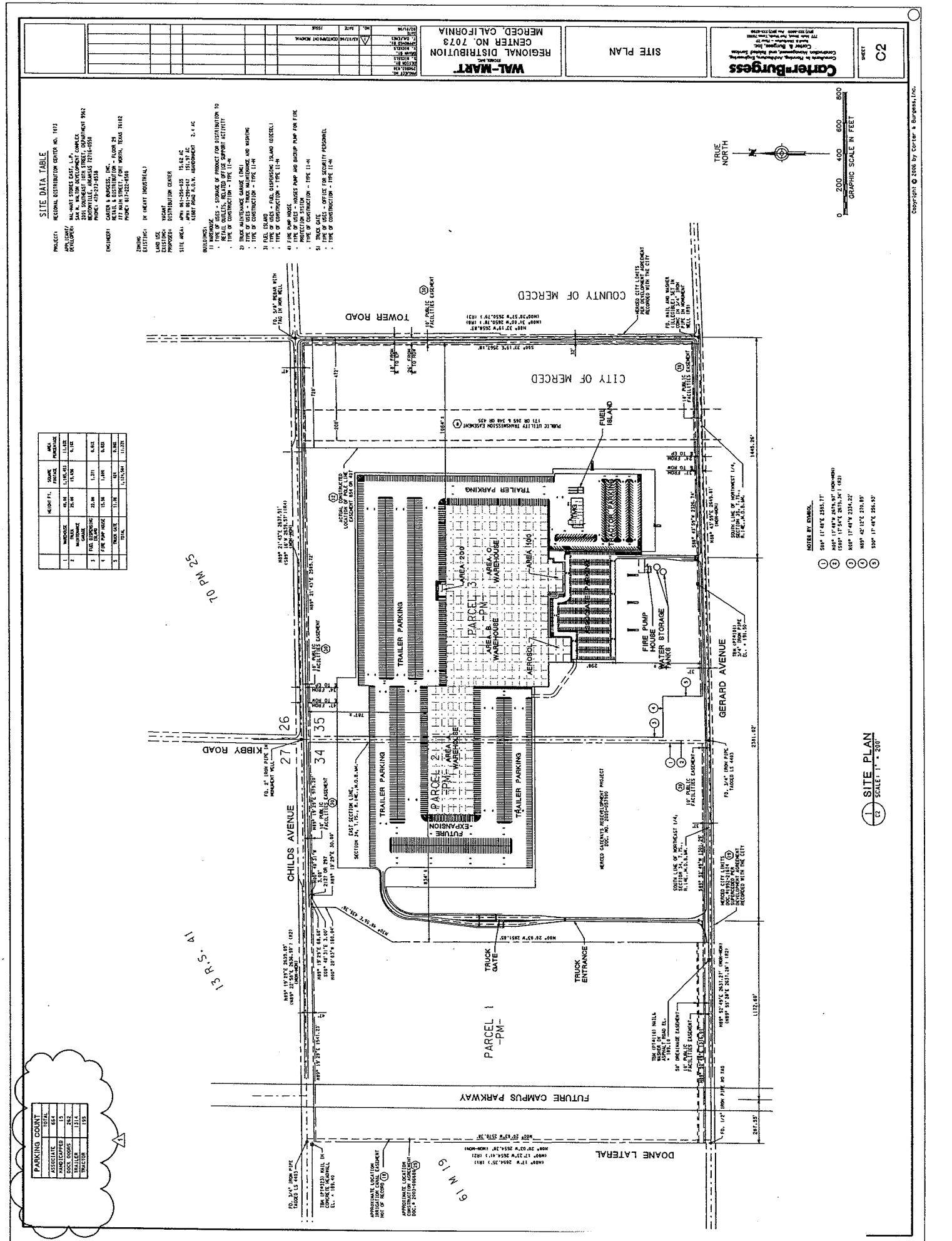
RECEIVED
JAN 10 2008
CITY OF MERCED
PLANNING DEPT.

SITE PLAN
SCALE 1/8 PER FT

REANNA L. Holloway
WESSLEY A. GREENE
5005 PIONEER RD
HUGHSON CA 95326
(209) 652-5550
12-5-07

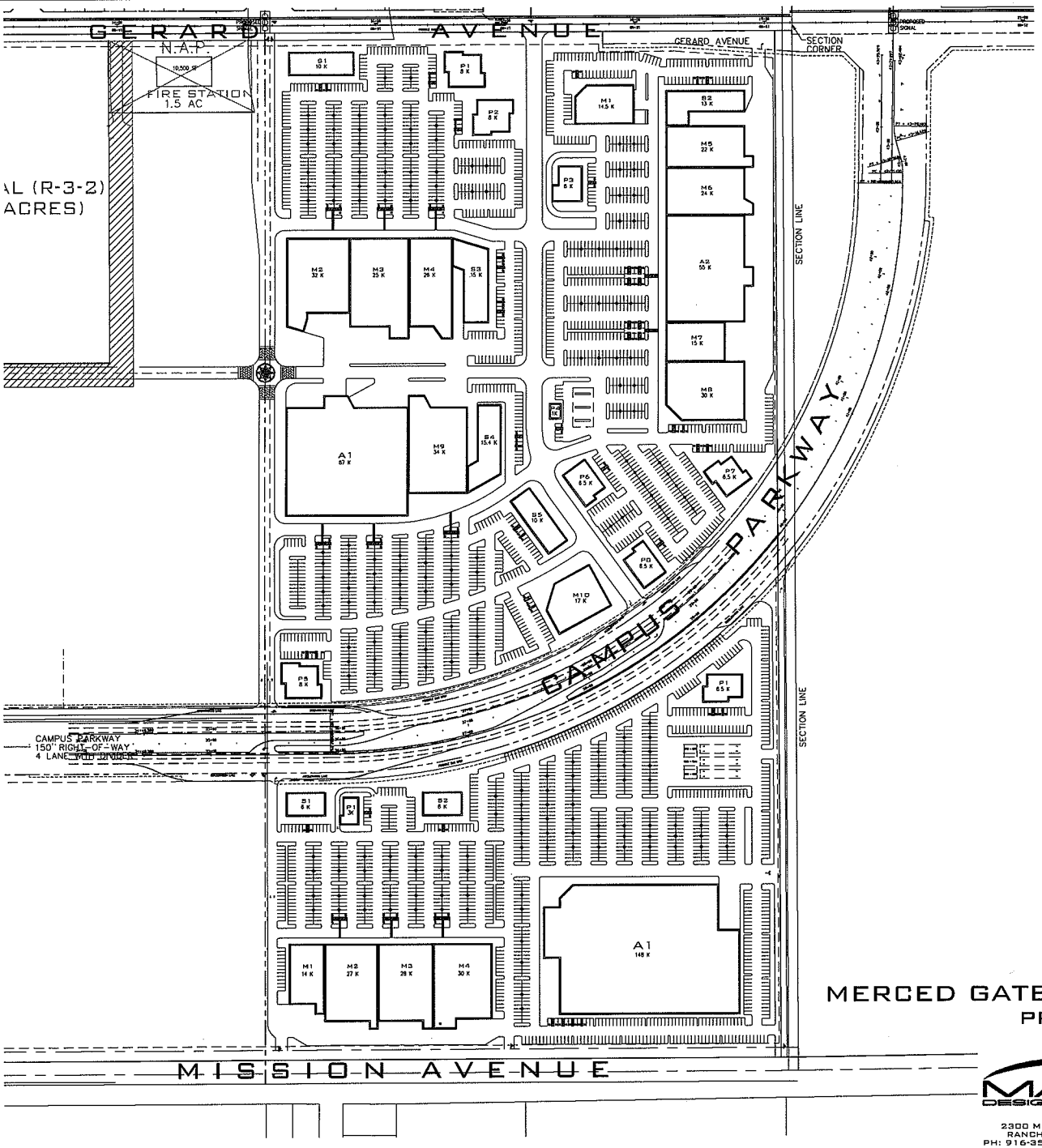
823 14TH STREET

INDUSTRIAL BUILDING



WAL–MART REGIONAL DISTRIBUTION CENTER

GATEWAY PARK EAST



SUMMARY NORTH-EAST SITE

SITE AREA	46.02 AC (2,004,631 SQ.FT.)
BLDG. COVERAGE:	25.21%
FLOOR AREA RATIO:	25.21%
BUILDING AREA:	
ANCHOR	142,000 SQ.FT.
MAJORS	249,500 SQ.FT.
SHOPS	63,400 SQ.FT.
RESTAURANT	43,500 SQ.FT.
OTHER PADS	7,000 SQ.FT.
TOTAL AREA:	505,400 SQ.FT.
PARKING REQUIRED	
ANCHOR (1:300)	473 STALLS
MAJORS (1:300)	832 STALLS
SHOPS (1:300)	211 STALLS
RESTAURANT (1:100)	435 STALLS
OTHER PADS (1:100)	70 STALLS
TOTAL PARKING REQ'D:	2,021 STALLS
PARKING PROVIDED:	2,080 STALLS

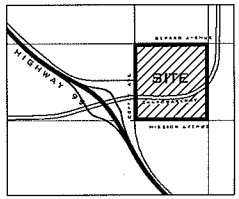
SUMMARY SOUTH-EAST SITE

SITE AREA	25.95 AC (1,130,382 SQ.FT.)
BLDG. COVERAGE:	23.75%
FLOOR AREA RATIO:	23.75%
BUILDING AREA:	
ANCHOR	148,000 SQ.FT.
MAJORS	99,000 SQ.FT.
SHOPS	12,000 SQ.FT.
RESTAURANT	9,500 SQ.FT.
TOTAL AREA:	268,500 SQ.FT.
PARKING REQUIRED	
ANCHOR (1:300)	493 STALLS
MAJORS (1:300)	330 STALLS
SHOPS (1:300)	40 STALLS
RESTAURANT (1:100)	95 STALLS
TOTAL PARKING REQ'D:	958 STALLS
PARKING PROVIDED:	1,413 STALLS

0 100 300'

1" = 100'-0"

NORTH



NOT TO SCALE

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

MERCED GATEWAY PARK EAST - MERCED, CA.

PRELIMINARY SITE PLAN

MAXIM DESIGN GROUP, LLC
2300 MINESHAFT LANE, SUITE D
RANCHO CORDOVA, CA 95742
PH: 916-351-0709 FX: 916-351-5894

DEVELOPER:

CENTRAL CALIFORNIA DEVELOPMENT GROUP, LLC
2445 CAPITOL STREET
FRESNO, CA 93721
(559) 237-7000

FOR: MERCED GATEWAY, LLC

DRAWN BY:
DATE JULY 19, 2006
JOB NO. 06-029
SHEET NUMBER: