Tracy Assisted Living and Memory Care

PROJECT DATA & INFORMATION

PROPOSED LAND USE - USE TITLE 6516 -LICENSED RESIDENTIAL CARE FACILITY

SITE DATA

SITE AREA	119,136 SF (2.73 ACRES)
BUILDING FOOTPRINT	42,909 SF
LOT COVERAGE	42,909 / 119,136 = .36
COVERAGE FACTOR	36%
TOTAL BUILDING AREA	84,107 SF
TOTAL PROPOSED DWELLING UNITS	100 UNITS / 51,348 SF
PROPOSED DENSITY (UNITS/NET ACRE)	100 / 2.73 = 36.63
ALLOWABLE AREA	165,000 SF/FLOOR PER CBC 2016 TABLE 506.2

PARKING

SPACES REQUIRED 35 (1 SPACE/ 3 BEDS FOR A RESIDENTIAL/ GROUP CARE FACILITY PER SEC. 10.08.3480)
103 BEDS /3 = 34.3
35

ACCESSIBLE SPACES REQUIRED PER CBC TABLE 11a (2% OF 100 UNITS) = **2 SPACES** (1 VAN & 1 ACCESSIBLE)

ELECTRIC VEHICLE CHARGING SPACE PER CAL GREEN CODE 4.106.4.2 (3% OF TOTAL PARKING SPACES) = 1.05
2

SPACES PROVIDED: **59**

BUILDING CONSTRUCTION

OCCUPANCY TYPES: **R2.1**
CONSTRUCTION TYPE: **TYPE V-A, FULLY SPRINKLERED**
SPRINKLERS: YES
ALLOWABLE BUILDING HEIGHT: 50'-0" PER CBC 504.3
ACTUAL BUILDING HEIGHT: **MAX. 42'-0"**
ACTUAL BUILDING AREA: **84,107 SF**

UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL					
AL-0a	ASSISTED LIVING - STUDIO	1	10	392	3,920
AL-0b	ASSISTED LIVING - STUDIO	1	2	414	828
AL-0c	ASSISTED LIVING - STUDIO	1	3	438	1,314
AL-1a	ASSISTED LIVING - 1 BED	1	46	562	25,852
AL-1b	ASSISTED LIVING - 1 BED	1	2	806	1,612
AL-1c	ASSISTED LIVING - 1 BED	1	10	529	5,290
AL-2a	ASSISTED LIVING - 2 BED	2	2	967	1,934
AL-2b	ASSISTED LIVING - 2 BED	2	1	1,025	1,025
		79	**76**		**41,775 sq ft**
MC					
MC-1a	MEMORY CARE - 1 BED	1	12	384	4,608
MC-1b	MEMORY CARE - 1 BED	1	10	409	4,090
MC-1c	MEMORY CARE - 1 BED	1	1	418	418
MC-1d	MEMORY CARE - 1 BED	1	1	457	457
		24	**24**		**9,573 sq ft**
		103	**100**		**51,348 sq ft**

Proposed Additional Parking

	Qty
EV	2
HC	1
P	55
VAN	1
	59

Building Area Calculations

Area Type	Qty.	Area (SF)
Common Area		
ADMINISTRATION	11	1,402
CIRCULATION	5	15,227
CIRCULATION - VERTICAL	14	3,619
COMM KITCHEN	1	1,186
DINING	2	3,371
LOBBY	1	332
RESIDENT ACTIVITY	10	5,604
RESTROOMS	8	607
SERVICE	10	1,411
	62	32,759 sq ft
Dwelling Unit		
ASSISTED LIVING - 1 BED	58	32,754
ASSISTED LIVING - 2 BED	3	2,959
ASSISTED LIVING - STUDIO	15	6,062
MEMORY CARE - 1 BED	24	9,573
	100	51,348 sq ft
	162	84,107 sq ft

SHEET INDEX

CODE REQUIREMENTS

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES LISTED BELOW.

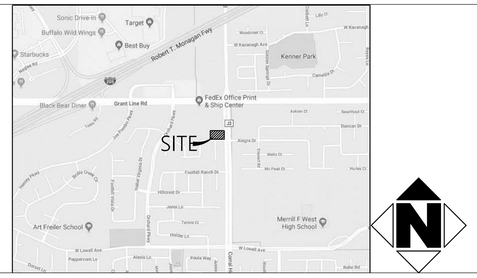
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
TRACY CODES AND ORDINANCES

ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003 AND 2016 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MORE RESTRICTIVE.

ASSESSORS PARCEL NUMBER:
238-190-26

SCOPE OF WORK:
PROPOSED 3-STORY MEMORY CARE & ASSISTED LIVING FACILITY CONTAINING 24 MC BEDS AND 79 AL BEDS.

VICINITY MAP



DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS:

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY:
FIRE SPRINKLERS NFPA 13 REQUIREMENTS
FIRE ALARM
COMMERICAL TYPE I HOOD

SUBJECT TO REVIEW AND APPROVAL OF LOCAL BUILDING DEPT:
ROOF TRUSSES

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

PROJECT TEAM

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TRACY ASSISTED LIVING AND MEMORY CARE

GENERAL ABBREVIATIONS / LEGEND

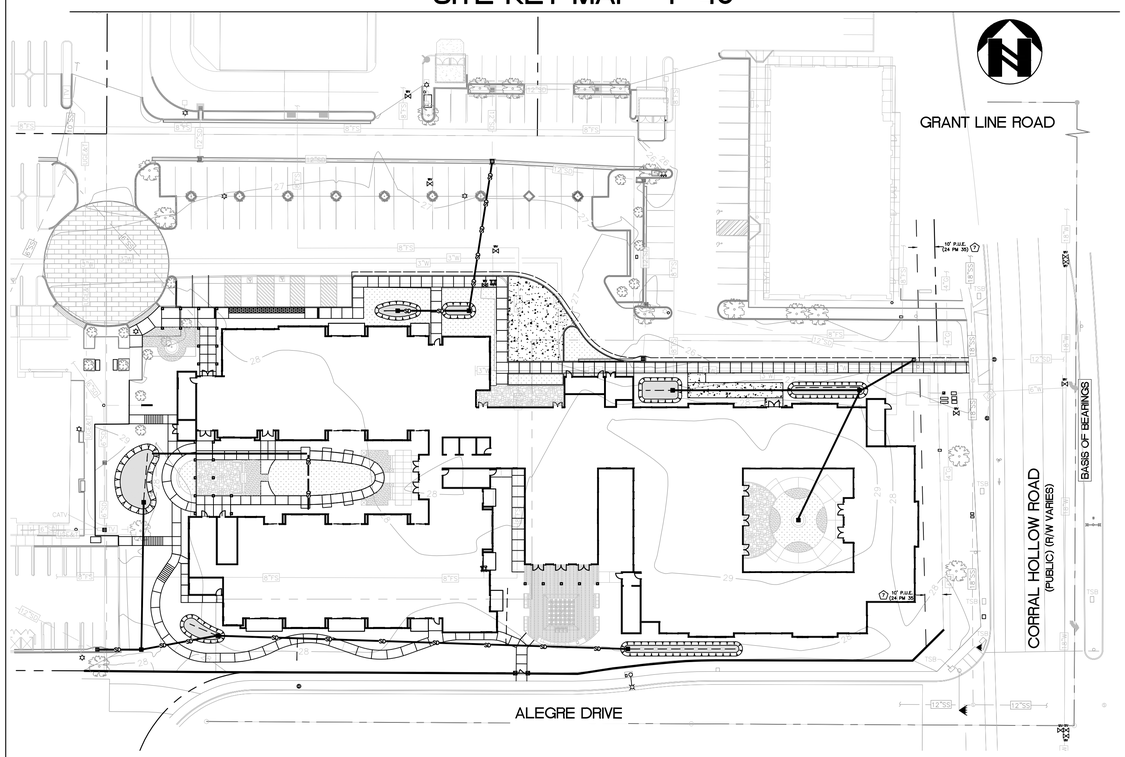
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CL	CENTERLINE
DCV	DETECTOR CHECK VALVE
DE	DIRT ELEVATION
DWY	DRIVEWAY
E	ELECTRICAL LINE
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE/FIRE SERVICES
G	GAS PIPE
GB	GRADE BREAK
GM	GAS METER
GP	GUARD POST
GR	GRATE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FEET
MW	MONITORING WELL
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PAE	PUBLIC ACCESS EASEMENT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW
SD	STORM DRAIN PIPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER PIPE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE LINE
TC	TOP OF CURB
TH	TOP OF CONCRETE HEADER
TORW	TOP OF RETAINING WALL
TP	TELEPHONE POLE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
VG	VALLEY GUTTER
W	WATER PIPE
WM	WATER METER

MW	MONITORING WELL
	POWER POLE
	IRON PIPE
	RAILROAD SPIKE
	STANDARD CITY MONUMENT
	SURVEY MONUMENT
	STORM DRAIN MANHOLE
	STREET SIGN
	STREET LIGHT
WV	WATER VALVE
12"	TREE WITH SIZE
	TREE REMOVAL
	TRANSFORMER
x	BARBED WIRE FENCE
o	CHAIN-LINKED FENCE
□	WOOD FENCE
	SAWCUT LINE
	WALL
SD	EXISTING STORM DRAIN CATCH BASIN
WM	EXISTING WATER METER / GAS METER
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
51	EXISTING CONTOUR
XX.XX	EXISTING ELEVATION
TC XX.XX FS XX.XX	TC – TOP OF CURB ELEVATION FS – FINISHED SURFACE
GR XX.XX	GR – GRATE ELEVATION
FL XX.XX	FL – FLOW LINE
XX.XX HP	HP – HIGH POINT
51	PROPOSED CONTOUR
3.0%	SLOPE
	PROPOSED CURB
	PROPOSED BIOSWALE CURB
	PROPOSED CURB AND GUTTER
	PROPOSED FIRE LANE
	HANDICAP RAMP

6"W	EXISTING WATER LINE
2"G	EXISTING GAS LINE
8"SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN LINE
E	EXISTING ELECTRICAL LINE
TEL	EXISTING TELEPHONE LINE
6"FS	PROPOSED FIRE SERVICE
W	PROPOSED WATER LINE
2"G	PROPOSED GAS LINE
S	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
E	PROPOSED ELECTRICAL LINE
TEL	PROPOSED TELEPHONE LINE
JUT	PROPOSED JOINT UTILITY TRENCH
R R R	RIDGE LINE
X	PROPOSED FENCE
	PROPERTY LINE
	MATCH LINE
	LIMIT OF DEMOLITION
GB GB	GRADE BREAK
307	PROPOSED CONTOUR
3.0%	SLOPE

GV	PROPOSED GAS VALVE
	OVERLAND RELEASE
	CONTROLLER CABINET
	FIRE HYDRANT
	GUY POLE HANDICAP SPACE
	PROPOSED STORM DRAIN CATCH BASIN
WM GM	PROPOSED WATER METER / GAS METER
	PROPOSED SANITARY SEWER CLEANOUT PROPOSED STORM DRAIN CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE/ STORM DRAIN MANHOLE

SITE KEY MAP 1"=40'



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CALL BEFORE YOU DIG
USA
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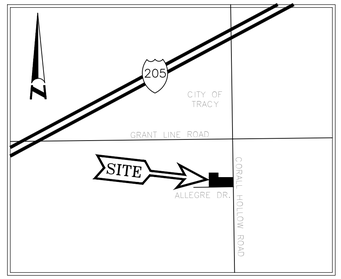

VICINITY MAP
NOT TO SCALE

SHEET INDEX

PROJECT DATA

UTILITY NOTES:

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
2. THE UTILITIES SHOWN HEREON ARE BASED ON A FIELD INSPECTION IN CONJUNCTION WITH PLANS BY JMH WEISS, INC., DATED NOVEMBER 11-21-08 ON FILE IN THE CITY OF TRACY, CA., JOB NUMBER 4441.
3. AREAS OF TALL GRASS, BRUSH, OR LANDSCAPING COULD HAVE UTILITY STRUCTURES THAT ARE UNDETECTABLE WHILE CONDUCTING A FIELD INSPECTION.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060767 0336 H, DATED AUGUST 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X".

AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON AUGUST 21, 2018.

BASIS OF BEARINGS

THE MONUMENT LINE FOR CORRAL HOLLOW ROAD, TAKEN AS SOUTH 00°16'22" WEST, AS SHOWN ON PARCEL MAP BOOK 25 PAGE 156, SAN JOAQUIN COUNTY RECORDS WAS USED FOR THE BASIS OF BEARINGS FOR THIS SURVEY

BENCHMARK

CITY OF TRACY BENCHMARK POINT NO. 22, AS SHOWN ON THE RECORD OF SURVEY RECORDED JUNE 26, 2007 IN BOOK 36 OF SURVEYS, SAN JOAQUIN COUNTY RECORDS. 2.5" BRASS DISK W/PUNCH STAMPED "LS 4233" MARKING THE CENTERLINE INTERSECTION OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD.

ELEVATION = 25.84 (NAVD 88 DATUM)

DATE:	8/20/2019	REV #	BY	DATE	DESCRIPTION
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DESIGNED:	AS				
DRAWN:	AS				
CHECKED:	AS				
PROJ. MGR:	AS				

FILE PATH: Y:\19-2445 TRACY\LATEST DATE DIRECTORY\05-06-19\2445 COVER.DWG

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PLANNING ENGINEERING SURVEYING

COVER SHEET
TRACY ASSISTED LIVING AND MEMORY CARE
TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-1.1

PROJECT 19-2445

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	12.74	5.00	145.95	S72° 55' 49"W	9.56
C1	3.14	2.00	89.95	S44° 58' 39"W	2.83
C2	34.18	35.00	55.95	N62° 04' 11"W	32.84
C4	34.33	35.00	56.20	S61° 53' 54"E	32.97

GRAPHIC SCALE

0 20

1"=20'

Parcel Line Table		
Line #	Length	Direction
L1	14.42	S0° 00' 00.00"E
L2	97.83	S90° 00' 00.00"E
L3	86.10	N89° 57' 17.21"E
L4	29.36	N0° 02' 42.79"W
L5	14.91	N0° 02' 42.79"W
L7	70.58	N90° 00' 00.00"E
L8	186.98	N90° 00' 00.00"E

BASIS OF BEARINGS

THE MONUMENT LINE FOR CORRAL HOLLOW ROAD, TAKEN AS SOUTH 00°16'22" WEST, AS SHOWN ON PARCEL MAP BOOK 25 PAGE 156, SAN JOAQUIN COUNTY RECORDS WAS USED FOR THE BASIS OF BEARINGS FOR THIS SURVEY

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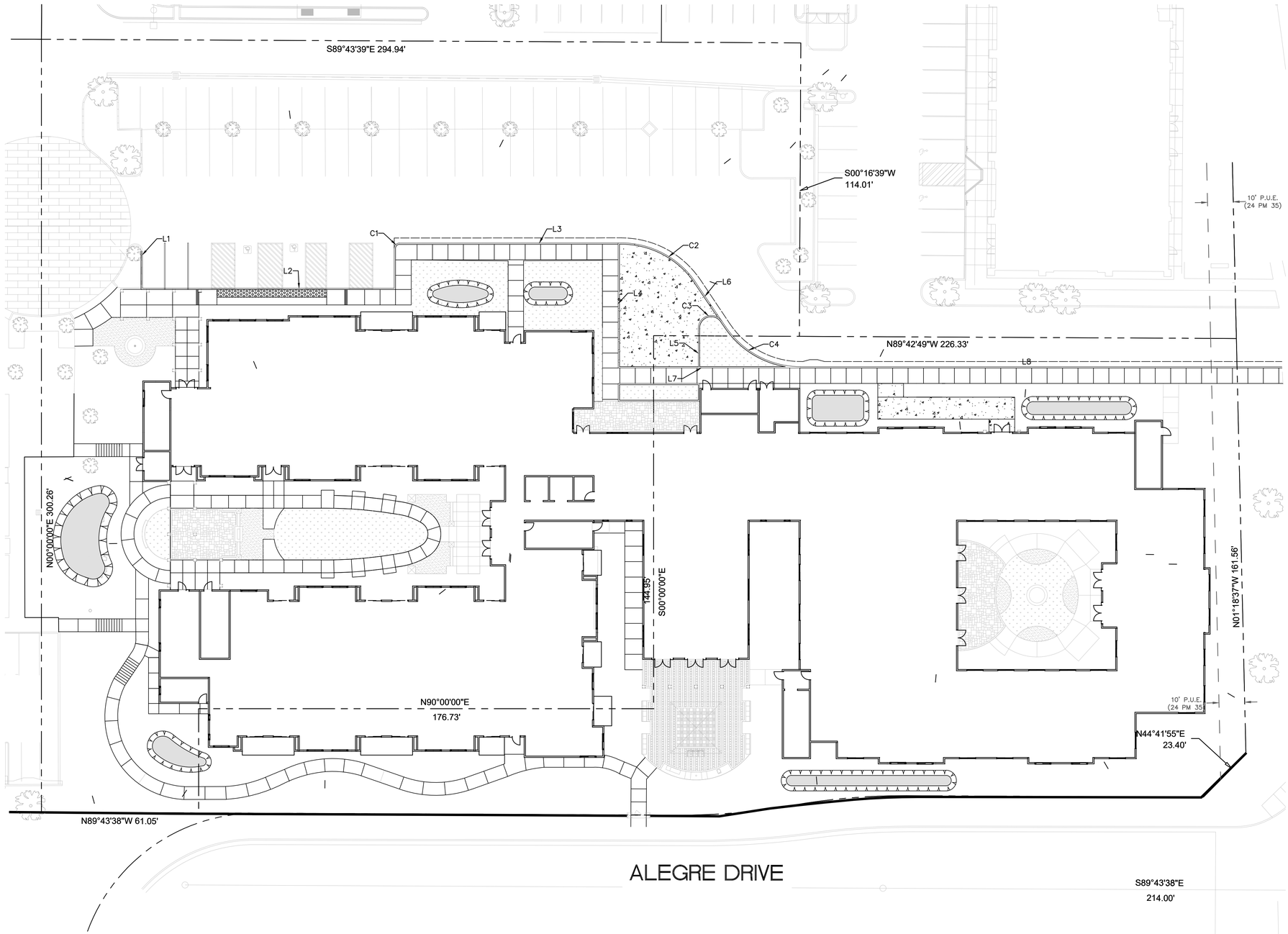

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REGISTERED PROFESSIONAL ENGINEER
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Exp. 6-30-20
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HORIZONTAL CONTROL PLAN
TRACY ASSISTED LIVING AND MEMORY CARE

TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-2.1

PROJECT 19-2445

UTILITIES NOTES:

SEWER:

1. 5 LF 4" SS @ S = 0.020
2. 20 LF 4" SS @ S = 0.020
3. CONNECT NEW 4" SS PIPE TO EX. 6" SS PIPE. INSTALL NEW SS CO PER CITY STD 202. POTHOLE TO VERIFY INVERT AND FIELD ADJUST UPSTREAM AS REQUIRED TO MAINTAIN 2% MIN. SLOPE.

WATER:

1. REMOVE EXISTING 8" FIRE SERVICE LINE UNDER THE BUILDING.
2. RELOCATE 40 LF OF EXISTING 3" DOMESTIC WATER LINE.
3. INSTALL DETECTOR CHECK VALVE PER CITY STD DETAIL 410.
4. FIRE DEPARTMENT CONNECTION.
5. REMOVE EXISTING 8" FIRE SERVICE LINE AFTER FIRE HYDRANT CONNECTION. INSTALL 2" BLOW OFF PER CITY STD DETAIL 409. FIRE HYDRANT TO REMAIN.
6. EXISTING 8" FIRE SERVICE LINE TO REMAIN.
7. INSTALL NEW 108 LF 8" FIRE SERVICE LINE.
8. INSTALL NEW 243 LF 8" FIRE SERVICE LINE.

STORM:

1. INSTALL AREA DRAIN INLET PER CITY STD 303A.
2. INSTALL SD CLEANOUT PER CITY STD 202.
3. CONNECT TO EX. SD MANHOLE. DIAMOND DRILL MANHOLE WALL AND SEAL WITH EPOXY SEALER.
4. INSTALL 33 LF 12" PVC @ S=0.005
5. INSTALL 40 LF 6" PVC @ S=0.005
6. CONNECT TO EX. SD CB. DIAMOND DRILL CONCRETE WALL AND SEAL WITH EPOXY SEALER.
7. INSTALL 11 LF 8" PVC @ S=0.01
8. INSTALL 17 LF 8" PVC @ S=0.01
9. INSTALL 26 LF 6" PERFORATED PVC @ S=0.01
10. INSTALL 16 LF 6" PERFORATED PVC @ S=0.005
11. INSTALL 24 LF 12" PVC @ S=0.005
12. CONNECT TO EX. SD CB. DIAMOND DRILL CONCRETE WALL AND SEAL WITH EPOXY SEALER.
13. INSTALL 9 LF 4" PERFORATED PVC @ S=0.005
14. INSTALL 15 LF 6" PERFORATED PVC @ S=0.005
15. INSTALL 36 LF 6" PERFORATED PVC @ S=0.005

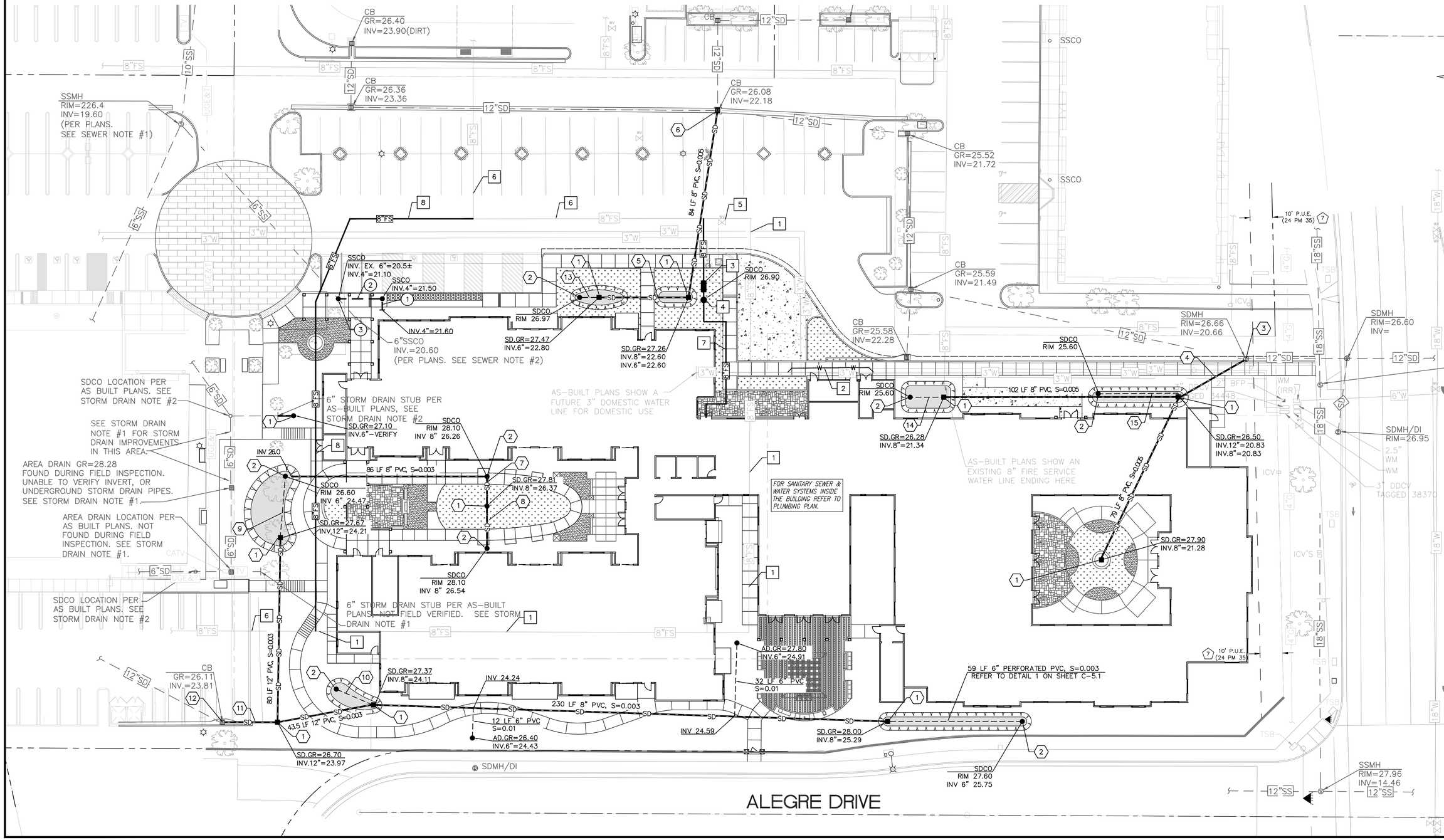
STORM DRAIN SURVEYORS NOTES:

1. THE STORM DRAIN IMPROVEMENTS SHOWN ON THE AS-BUILT PLANS ON SHEET C 2.0 PER REFERENCE #2 TO THE EAST OF THE SUBJECT PROPERTY WERE NOT ABLE TO BE LOCATED DURING FIELD INSPECTION. NO EVIDENCE WAS FOUND TO CONFIRM THE EXISTENCE OF THE STORM DRAIN IMPROVEMENTS EXCEPT FOR A SMALL AREA DRAIN IN THE GRASS AREA AS SHOWN HEREON. ALL UNDERGROUND PIPES IN THIS AREA WERE NOT ABLE TO BE VERIFIED DURING FIELD INSPECTION.
2. SDCO SHOWN HERE IS PER AS BUILT PLANS PER REFERENCE #2. NOT FOUND DURING FIELD INSPECTION.
3. STORM DRAIN STUBS TO PARCEL 3 ARE SHOWN HEREON PER THE AS-BUILT PLANS PER REFERENCE #2. NOT ABLE TO BE VERIFIED DURING FIELD INSPECTION.

SEWER SURVEYORS NOTES:

1. THIS SSMH LOCATION IS PER AS BUILT PLANS, AND WAS NOT FOUND DURING FIELD INSPECTION.
2. THIS SSCO LOCATION IS PER AS-BUILT PLANS, AND WAS NOT FOUND DURING FIELD INSPECTION.

GRAPHIC SCALE
0 20
1"=20'



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PROJ. MGR: AS
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UTILITY PLAN
TRACY ASSISTED LIVING AND MEMORY CARE
TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-3.1
PROJECT 19-2445

GRAPHIC SCALE
0 20
1"=20'

GRANT LINE ROAD

S89°43'39"E 294.94'

S00°16'39"W
114.01'

N89°42'49"W 226.33'

N00°00'00"E 300.26'

N89°43'38"W 61.05'

N90°00'00"E
176.73'

S00°00'00"E
144.95'

N01°18'37"W 161.56'

N44°41'55"E
23.40'

N00°16'22"E 692.46'

BASIS OF BEARINGS

S89°43'38"E
214.00'

CORRAL HOLLOW ROAD
(PUBLIC) (R/W VARIES)

ALEGRE DRIVE

COURTYARD

COURTYARD

FF 28.60

FF 28.60

FF 28.60

FF 28.60

FF 28.60

FF 28.60

FF 28.60

FF 26.62

FF 27.17

TC 27.10

TC 28.31

FL 26.00

DATE:	8/19/2019
SCALE:	1"=20'
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REV #	BY	DATE	DESCRIPTION
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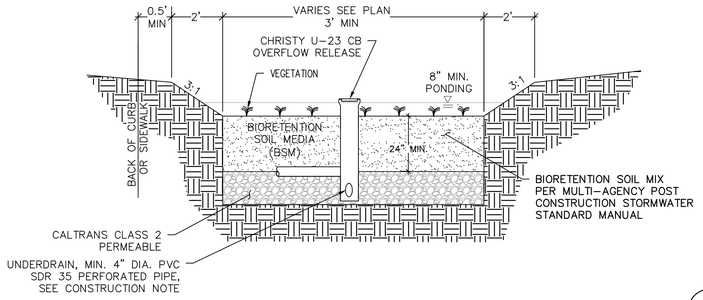
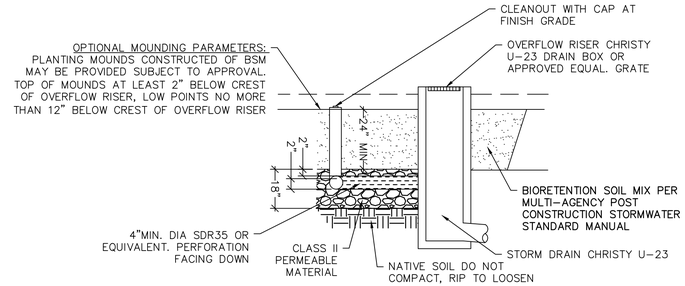
GRADING PLAN
TRACY ASSISTED LIVING AND MEMORY CARE

TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-4.1

PROJECT 19-2445





1 / C-5.1 **BIORETENTION FACILITY**

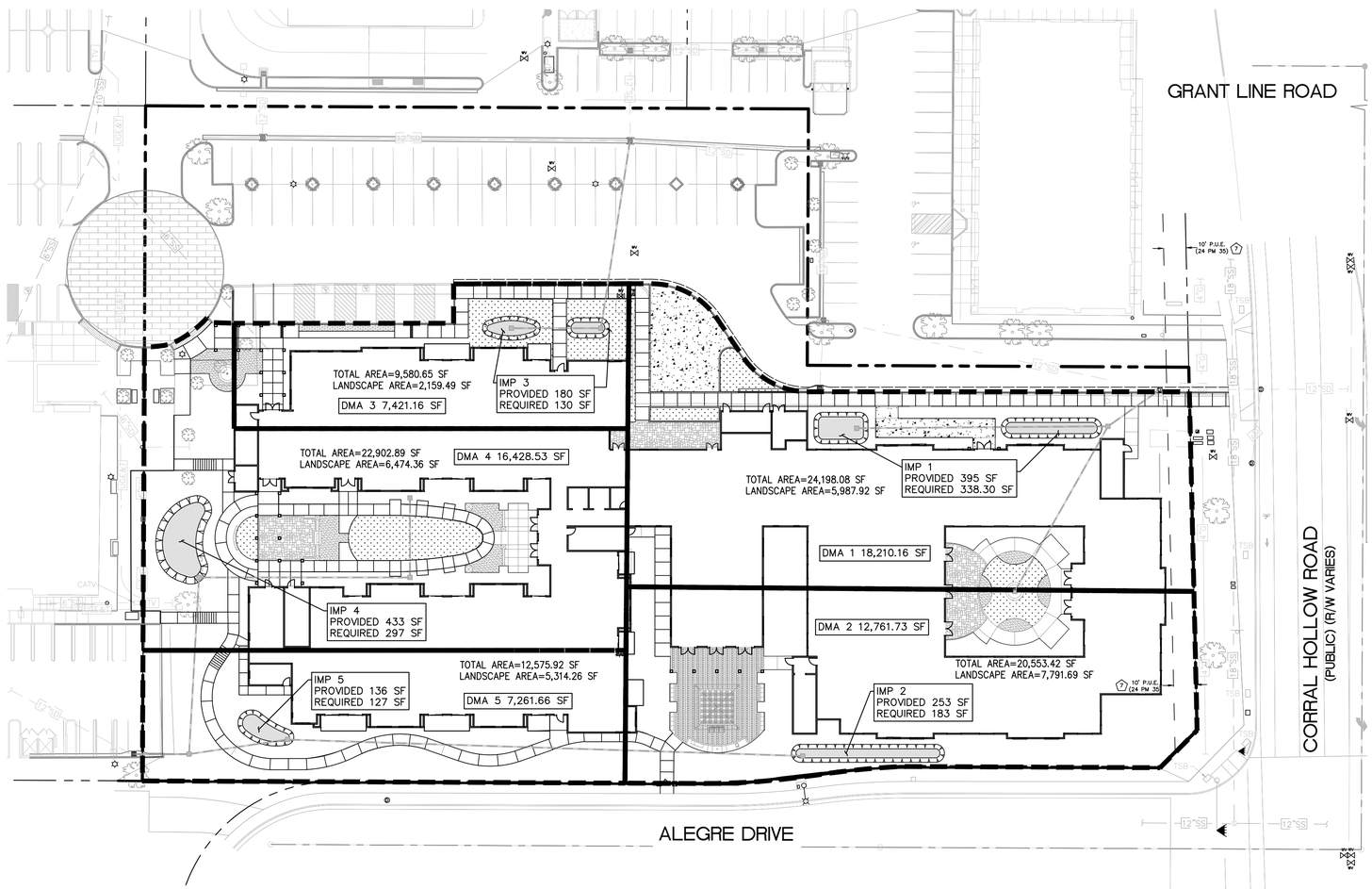
NOT TO SCALE

CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
2. FACILITY EXCAVATION TO ALLOW FOR SPECIFIED SOIL AND MULCH DEPTHS TO ACHIEVE FINISHED ELEVATIONS ON CIVIL PLANS.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE 0.5% MIN. SLOPE.
4. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
5. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
6. ALL MULCH IN BIORETENTION CELLS SHOULD BE 2–3 INCHES OF COMPOSTED, NON–FLOATABLE MATERIAL IN AREAS BETWEEN PLANTINGS.

NOTES

1. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH BETWEEN BSM AND AGGREGATE.
2. MAINTAIN BGL. TGL, TSL THROUGHOUT FACILITY AREA AT ELEVATIONS TO BE SPECIFIED IN PLAN.
3. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
4. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.



GRAPHIC SCALE

0 30

1"=30'

DATE:	8/19/2019	REV #	BY	DATE	DESCRIPTION
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DESIGNED:	AS				
DRAWN:	FG				
CHECKED:	AS				
PROJ. MGR:	AS				
FILE PATH:	Y:\19-2445 TRACY\LATEST DATE DIRECTORY\05-06-19\2445 SW.DWG				

REGISTERED PROFESSIONAL ENGINEER TARAHAN RAMAN LEE No. 33142 Exp.6-30-20 STATE OF CALIFORNIA

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STORMWATER CONTROL PLAN
TRACY ASSISTED LIVING AND MEMORY CARE

TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-5.1

PROJECT 19-2445

DMA 1

Project Stormwater Plan

Drainage Management Area Worksheet

Drainage Management Area (DMA) # 1

Type of DMA:

- ☐ Self-treating area
- ☐ Self-retaining area
- ☐ Areas draining to self-retaining areas
- ☑ Areas draining to bioretention facility

Describe the DMA: Building Roof & Hardscape such as Sidewalk Including Landscaping & Bio Retention area

Total Drainage Area (ft^2)	24,198.08		
Existing Impervious Area (ft^2)	0	Soil Type	c
Post-Project Impervious Area (ft^2)	18,210.16	Infiltration Rate (in/hr)	0.20 in/hr
Mean Annual Runoff-Producing Rainfall Depth (P_6) (in)			0.33
Drawdown time (t_{max}) (hr) (48)			48
Regression constant (a) (1.963 for 48-hr drawdown)			1.963

Pre-Project Condition:

Imperviousness ratio (i) = Existing Impervious Area ÷ Total Drainage Area (decimal)	0
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0
Unit stormwater volume (P_6) (in) = a x C x P_6	0
Stormwater Runoff Volume for the DMA (ft^3)	0

Post-Project Condition:

Imperviousness ratio (i) = Post-Project Impervious Area ÷ Total Drainage Area (decimal)	0.75
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0.54
Unit stormwater volume (P_6) (in) = a x C x P_6	0.35 in
Stormwater Design Volume for the DMA (SDV) (ft^3) = A x P_6 ÷ 12	531.13 Ft^3

Project Stormwater Plan

Site Design Measure Worksheet

Drainage Management Area (DMA) # 1

For this DMA, identify the following information:

Stormwater Design Volume without credits (ft^3) = SDV	705.78 Ft^3
Stormwater Design Volume with credits (ft^3) = SDV_{wq} = SDV - SDM_{credit} (This volume must be treated by stormwater treatment control measures.)	

Do proposed site design measures completely manage the SDV for this DMA?

- ☑ Yes, stormwater management requirement met for this DMA.
- ☐ No, proceed to Stormwater Treatment and Baseline Hydromodification Measure Worksheet.

Proposed Site Design Measure	Stormwater Runoff Volume Credit (ft^3)
☐ Stream setbacks and buffers	
☐ Soil quality improvement and maintenance	
☐ Tree planting and preservation	
☐ Rooftop and impervious area disconnection	
☐ Porous pavement	
☐ Vegetated swales	
☐ Rain barrels/cisterns	
Total Stormwater Runoff Volume Credit (SDM_{credit})	

For site design measures not implemented for this DMA, describe why they are not selected.

Project Stormwater Plan

Stormwater Treatment and Baseline Hydromodification Control Measure Design Worksheet

For each drainage management area (DMA), in which proposed site design measures did not fully manage the difference in pre- and post-project stormwater runoff volume, complete this worksheet.

Drainage Management Area (DMA) # 1

Design bioretention facility to manage the adjusted stormwater design volume (SDV_{wq}). Calculate the bottom surface area of a bioretention facility:

Stormwater Design Volume for the DMA (SDV) (ft^3) See Drainage Management Area Worksheet	531.13 FT^3
Total Stormwater Runoff Credit Volume (SDM_{credit}) (ft^3) See Site Design Measure Worksheet	
Adjusted Stormwater Design Volume (SDV_{wq}) (ft^3) = SDV - SDM_{credit}	
Design infiltration rate of underlying soils (f_{design}) (in/hr)	
Ponding zone depth (d_{p1}) (ft) (0.5-1.5 ft)	0.67
Planting media layer depth (d_{p2}) (ft) (min 1.5 ft)	2
Planting media porosity (η_{p2})	0.25
Gravel layer depth (d_g) (ft) (min 1 ft)	1
Gravel layer porosity (η_g)	0.4
Bottom surface area of a bioretention facility (ft^2) = $\frac{SDV_{wq}}{\eta_{p2}d_{p2}+\eta_g d_g+d_{p1}}$	338.30 Ft^2

Verify that: $d_{p1} + \left(\eta_{p2} \times d_{p2}\right) + \left(\eta_g \times d_g\right) \leq f_{design} \times t_{max} \times 12$. If not, redesign factors above.

Verify that the DMA has adequate space to implement bioretention facility sized above. If not, redesign factors above or provide additional stormwater treatment control measures to manage remaining portion of the SDV.

Describe and provide justification for any variations to the bioretention facility for site specific conditions. See Section 6.2 of the 2015 *Post Construction Stormwater Standards Manual* for more information.

DMA 2

Project Stormwater Plan

Drainage Management Area Worksheet

Drainage Management Area (DMA) # 2

Type of DMA:

- ☐ Self-treating area
- ☐ Self-retaining area
- ☐ Areas draining to self-retaining areas
- ☑ Areas draining to bioretention facility

Describe the DMA

Total Drainage Area (ft^2)	20,553.42		
Existing Impervious Area (ft^2)	0	Soil Type	c
Post-Project Impervious Area (ft^2)	11,139.22	Infiltration Rate (in/hr)	0.2 in/hr
Mean Annual Runoff-Producing Rainfall Depth (P_6) (in)			0.33
Drawdown time (t_{max}) (hr) (48)			48
Regression constant (a) (1.963 for 48-hr drawdown)			1.963

Pre-Project Condition:

Imperviousness ratio (i) = Existing Impervious Area ÷ Total Drainage Area (decimal)	0
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0
Unit stormwater volume (P_6) (in) = a x C x P_6	0
Stormwater Runoff Volume for the DMA (ft^3)	0

Post-Project Condition:

Imperviousness ratio (i) = Post-Project Impervious Area ÷ Total Drainage Area (decimal)	0.62
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0.42
Unit stormwater volume (P_6) (in) = a x C x P_6	0.27 in
Stormwater Design Volume for the DMA (SDV) (ft^3) = A x P_6 ÷ 12	287.14 Ft^3

Project Stormwater Plan

Site Design Measure Worksheet

Drainage Management Area (DMA) # 2

For this DMA, identify the following information:

Stormwater Design Volume without credits (ft^3) = SDV	406.60
Stormwater Design Volume with credits (ft^3) = SDV_{wq} = SDV - SDM_{credit} (This volume must be treated by stormwater treatment control measures.)	389.60

Do proposed site design measures completely manage the SDV for this DMA?

- ☐ Yes, stormwater management requirement met for this DMA.
- ☑ No, proceed to Stormwater Treatment and Baseline Hydromodification Measure Worksheet.

Proposed Site Design Measure	Stormwater Runoff Volume Credit (ft^3)
☐ Stream setbacks and buffers	
☐ Soil quality improvement and maintenance	
☐ Tree planting and preservation	
☐ Rooftop and impervious area disconnection	
☐ Porous pavement	
☐ Vegetated swales	
☐ Rain barrels/cisterns	
Total Stormwater Runoff Volume Credit (SDM_{credit})	

For site design measures not implemented for this DMA, describe why they are not selected.

Project Stormwater Plan

Stormwater Treatment and Baseline Hydromodification Control Measure Design Worksheet

For each drainage management area (DMA), in which proposed site design measures did not fully manage the difference in pre- and post-project stormwater runoff volume, complete this worksheet.

Drainage Management Area (DMA) # 2

Design bioretention facility to manage the adjusted stormwater design volume (SDV_{wq}). Calculate the bottom surface area of a bioretention facility:

Stormwater Design Volume for the DMA (SDV) (ft^3) See Drainage Management Area Worksheet	287.14 Ft^3
Total Stormwater Runoff Credit Volume (SDM_{credit}) (ft^3) See Site Design Measure Worksheet	
Adjusted Stormwater Design Volume (SDV_{wq}) (ft^3) = SDV - SDM_{credit}	
Design infiltration rate of underlying soils (f_{design}) (in/hr)	
Ponding zone depth (d_{p1}) (ft) (0.5-1.5 ft)	0.67
Planting media layer depth (d_{p2}) (ft) (min 1.5 ft)	2
Planting media porosity (η_{p2})	0.25
Gravel layer depth (d_g) (ft) (min 1 ft)	1
Gravel layer porosity (η_g)	0.4
Bottom surface area of a bioretention facility (ft^2) = $\frac{SDV_{wq}}{\eta_{p2}d_{p2}+\eta_g d_g+d_{p1}}$	182.89 Ft^2

Verify that: $d_{p1} + \left(\eta_{p2} \times d_{p2}\right) + \left(\eta_g \times d_g\right) \leq f_{design} \times t_{max} \times 12$. If not, redesign factors above.

Verify that the DMA has adequate space to implement bioretention facility sized above. If not, redesign factors above or provide additional stormwater treatment control measures to manage remaining portion of the SDV.

Describe and provide justification for any variations to the bioretention facility for site specific conditions. See Section 6.2 of the 2015 *Post Construction Stormwater Standards Manual* for more information.

DMA 3

Project Stormwater Plan

Drainage Management Area Worksheet

Drainage Management Area (DMA) # 3

Type of DMA:

- ☐ Self-treating area
- ☐ Self-retaining area
- ☐ Areas draining to self-retaining areas
- ☑ Areas draining to bioretention facility

Describe the DMA

Total Drainage Area (ft^2)	9,580.65 FT^2		
Existing Impervious Area (ft^2)	0	Soil Type	c
Post-Project Impervious Area (ft^2)	7,421.16	Infiltration Rate (in/hr)	0.2 in/hr
Mean Annual Runoff-Producing Rainfall Depth (P_6) (in)			0.33
Drawdown time (t_{max}) (hr) (48)			48
Regression constant (a) (1.963 for 48-hr drawdown)			1.963

Pre-Project Condition:

Imperviousness ratio (i) = Existing Impervious Area ÷ Total Drainage Area (decimal)	0
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0
Unit stormwater volume (P_6) (in) = a x C x P_6	0
Stormwater Runoff Volume for the DMA (ft^3)	0

Post-Project Condition:

Imperviousness ratio (i) = Post-Project Impervious Area ÷ Total Drainage Area (decimal)	0.77
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0.43
Unit stormwater volume (P_6) (in) = a x C x P_6	0.28 in
Stormwater Design Volume for the DMA (SDV) (ft^3) = A x P_6 ÷ 12	204.08 Ft^3

Project Stormwater Plan

Site Design Measure Worksheet

Drainage Management Area (DMA) # 3

For this DMA, identify the following information:

Stormwater Design Volume without credits (ft^3) = SDV	173.16
Stormwater Design Volume with credits (ft^3) = SDV_{wq} = SDV - SDM_{credit} (This volume must be treated by stormwater treatment control measures.)	

Do proposed site design measures completely manage the SDV for this DMA?

- ☐ Yes, stormwater management requirement met for this DMA.
- ☑ No, proceed to Stormwater Treatment and Baseline Hydromodification Measure Worksheet.

Proposed Site Design Measure	Stormwater Runoff Volume Credit (ft^3)
☐ Stream setbacks and buffers	
☐ Soil quality improvement and maintenance	
☐ Tree planting and preservation	
☐ Rooftop and impervious area disconnection	
☐ Porous pavement	
☐ Vegetated swales	
☐ Rain barrels/cisterns	
Total Stormwater Runoff Volume Credit (SDM_{credit})	

For site design measures not implemented for this DMA, describe why they are not selected.

Project Stormwater Plan

Stormwater Treatment and Baseline Hydromodification Control Measure Design Worksheet

For each drainage management area (DMA), in which proposed site design measures did not fully manage the difference in pre- and post-project stormwater runoff volume, complete this worksheet.

Drainage Management Area (DMA) # 3

Design bioretention facility to manage the adjusted stormwater design volume (SDV_{wq}). Calculate the bottom surface area of a bioretention facility:

Stormwater Design Volume for the DMA (SDV) (ft^3) See Drainage Management Area Worksheet	204.08 Ft^3
Total Stormwater Runoff Credit Volume (SDM_{credit}) (ft^3) See Site Design Measure Worksheet	
Adjusted Stormwater Design Volume (SDV_{wq}) (ft^3) = SDV - SDM_{credit}	
Design infiltration rate of underlying soils (f_{design}) (in/hr)	
Ponding zone depth (d_{p1}) (ft) (0.5-1.5 ft)	0.67
Planting media layer depth (d_{p2}) (ft) (min 1.5 ft)	2
Planting media porosity (η_{p2})	0.25
Gravel layer depth (d_g) (ft) (min 1 ft)	1
Gravel layer porosity (η_g)	0.40
Bottom surface area of a bioretention facility (ft^2) = $\frac{SDV_{wq}}{\eta_{p2}d_{p2}+\eta_g d_g+d_{p1}}$	130.00 Ft^2

Verify that: $d_{p1} + \left(\eta_{p2} \times d_{p2}\right) + \left(\eta_g \times d_g\right) \leq f_{design} \times t_{max} \times 12$. If not, redesign factors above.

Verify that the DMA has adequate space to implement bioretention facility sized above. If not, redesign factors above or provide additional stormwater treatment control measures to manage remaining portion of the SDV.

Describe and provide justification for any variations to the bioretention facility for site specific conditions. See Section 6.2 of the 2015 *Post Construction Stormwater Standards Manual* for more information.

DMA 4

Project Stormwater Plan

Drainage Management Area Worksheet

Drainage Management Area (DMA) # 4

Type of DMA:

- ☐ Self-treating area
- ☐ Self-retaining area
- ☐ Areas draining to self-retaining areas
- ☑ Areas draining to bioretention facility

Describe the DMA

Total Drainage Area (ft^2)	22,902.89		
Existing Impervious Area (ft^2)	0	Soil Type	c
Post-Project Impervious Area (ft^2)	16,428.53	Infiltration Rate (in/hr)	0.2 in/hr
Mean Annual Runoff-Producing Rainfall Depth (P_6) (in)			0.33
Drawdown time (t_{max}) (hr) (48)			48
Regression constant (a) (1.963 for 48-hr drawdown)			1.963

Pre-Project Condition:

Imperviousness ratio (i) = Existing Impervious Area ÷ Total Drainage Area (decimal)	0
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0
Unit stormwater volume (P_6) (in) = a x C x P_6	0
Stormwater Runoff Volume for the DMA (ft^3)	0

Post-Project Condition:

Imperviousness ratio (i) = Post-Project Impervious Area ÷ Total Drainage Area (decimal)	0.72
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0.52
Unit stormwater volume (P_6) (in) = a x C x P_6	0.34
Stormwater Design Volume for the DMA (SDV) (ft^3) = A x P_6 ÷ 12	465.78 Ft^3

Project Stormwater Plan

Site Design Measure Worksheet

Drainage Management Area (DMA) # 4

For this DMA, identify the following information:

Stormwater Design Volume without credits (ft^3) = SDV	465.78 Ft^3
Stormwater Design Volume with credits (ft^3) = SDV_{wq} = SDV - SDM_{credit} (This volume must be treated by stormwater treatment control measures.)	

Do proposed site design measures completely manage the SDV for this DMA?

- ☐ Yes, stormwater management requirement met for this DMA.
- ☑ No, proceed to Stormwater Treatment and Baseline Hydromodification Measure Worksheet.

Proposed Site Design Measure	Stormwater Runoff Volume Credit (ft^3)
☐ Stream setbacks and buffers	
☐ Soil quality improvement and maintenance	
☐ Tree planting and preservation	
☐ Rooftop and impervious area disconnection	
☐ Porous pavement	
☐ Vegetated swales	
☐ Rain barrels/cisterns	
Total Stormwater Runoff Volume Credit (SDM_{credit})	

For site design measures not implemented for this DMA, describe why they are not selected.

Project Stormwater Plan

Stormwater Treatment and Baseline Hydromodification Control Measure Design Worksheet

For each drainage management area (DMA), in which proposed site design measures did not fully manage the difference in pre- and post-project stormwater runoff volume, complete this worksheet.

Drainage Management Area (DMA) # 4

Design bioretention facility to manage the adjusted stormwater design volume (SDV_{wq}). Calculate the bottom surface area of a bioretention facility:

Stormwater Design Volume for the DMA (SDV) (ft^3) See Drainage Management Area Worksheet	465.78 Ft^3
Total Stormwater Runoff Credit Volume (SDM_{credit}) (ft^3) See Site Design Measure Worksheet	
Adjusted Stormwater Design Volume (SDV_{wq}) (ft^3) = SDV - SDM_{credit}	
Design infiltration rate of underlying soils (f_{design}) (in/hr)	
Ponding zone depth (d_{p1}) (ft) (0.5-1.5 ft)	0.67
Planting media layer depth (d_{p2}) (ft) (min 1.5 ft)	2
Planting media porosity (η_{p2})	0.25
Gravel layer depth (d_g) (ft) (min 1 ft)	1
Gravel layer porosity (η_g)	0.40
Bottom surface area of a bioretention facility (ft^2) = $\frac{SDV_{wq}}{\eta_{p2}d_{p2}+\eta_g d_g+d_{p1}}$	296.68 Ft^2

Verify that: $d_{p1} + \left(\eta_{p2} \times d_{p2}\right) + \left(\eta_g \times d_g\right) \leq f_{design} \times t_{max} \times 12$. If not, redesign factors above.

Verify that the DMA has adequate space to implement bioretention facility sized above. If not, redesign factors above or provide additional stormwater treatment control measures to manage remaining portion of the SDV.

Describe and provide justification for any variations to the bioretention facility for site-specific conditions. See Section 6.2 of the 2015 *Post-Construction Stormwater Standards Manual* for more information.

DMA 5

Project Stormwater Plan

Drainage Management Area Worksheet

Drainage Management Area (DMA) # 5

Type of DMA:

- ☐ Self-treating area
- ☐ Self-retaining area
- ☐ Areas draining to self-retaining areas
- ☑ Areas draining to bioretention facility

Describe the DMA

Total Drainage Area (ft^2)	12,575.92		
Existing Impervious Area (ft^2)	0	Soil Type	c
Post-Project Impervious Area (ft^2)	7,261.66	Infiltration Rate (in/hr)	0.2 in/hr
Mean Annual Runoff-Producing Rainfall Depth (P_6) (in)			0.33
Drawdown time (t_{max}) (hr) (48)			48
Regression constant (a) (1.963 for 48-hr drawdown)			1.963

Pre-Project Condition:

Imperviousness ratio (i) = Existing Impervious Area ÷ Total Drainage Area (decimal)	0
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0
Unit stormwater volume (P_6) (in) = a x C x P_6	0
Stormwater Runoff Volume for the DMA (ft^3)	0

Post-Project Condition:

Imperviousness ratio (i) = Post-Project Impervious Area ÷ Total Drainage Area (decimal)	0.58
Stormwater runoff coefficient (C) = $0.858 \times i^3 - 0.78 \times i^2 + 0.774 \times i + 0.04$	0.40
Unit stormwater volume (P_6) (in) = a x C x P_6	0.26
Stormwater Design Volume for the DMA (SDV) (ft^3) = A x P_6 ÷ 12	199.70 Ft^3

Project Stormwater Plan

Site Design Measure Worksheet

Drainage Management Area (DMA) # 5

For this DMA, identify the following information:

Stormwater Design Volume without credits (ft^3) = SDV	199.70 Ft^3
Stormwater Design Volume with credits (ft^3) = SDV_{wq} = SDV - SDM_{credit} (This volume must be treated by stormwater treatment control measures.)	

Do proposed site design measures completely manage the SDV for this DMA?

- ☐ Yes, stormwater management requirement met for this DMA.
- ☐ No, proceed to Stormwater Treatment and Baseline Hydromodification Measure Worksheet.

Proposed Site Design Measure	Stormwater Runoff Volume Credit (ft^3)
☐ Stream setbacks and buffers	
☐ Soil quality improvement and maintenance	
☑ Tree planting and preservation	
☐ Rooftop and impervious area disconnection	
☐ Porous pavement	
☐ Vegetated swales	
☐ Rain barrels/cisterns	
Total Stormwater Runoff Volume Credit (SDM_{credit})	

For site design measures not implemented for this DMA, describe why they are not selected.

Project Stormwater Plan

Stormwater Treatment and Baseline Hydromodification Control Measure Design Worksheet

For each drainage management area (DMA), in which proposed site design measures did not fully manage the difference in pre- and post-project stormwater runoff volume, complete this worksheet.

Drainage Management Area (DMA) # 5

Design bioretention facility to manage the adjusted stormwater design volume (SDV_{wq}). Calculate the bottom surface area of a bioretention facility:

Stormwater Design Volume for the DMA (SDV) (ft^3) See Drainage Management Area Worksheet	199.70
Total Stormwater Runoff Credit Volume (SDM_{credit}) (ft^3) See Site Design Measure Worksheet	
Adjusted Stormwater Design Volume (SDV_{wq}) (ft^3) = SDV - SDM_{credit}	
Design infiltration rate of underlying soils (f_{design}) (in/hr)	
Ponding zone depth (d_{p1}) (ft) (0.5-1.5 ft)	0.67
Planting media layer depth (d_{p2}) (ft) (min 1.5 ft)	2
Planting media porosity (η_{p2})	0.25
Gravel layer depth (d_g) (ft) (min 1 ft)	1
Gravel layer porosity (η_g)	0.40
Bottom surface area of a bioretention facility (ft^2) = $\frac{SDV_{wq}}{\eta_{p2}d_{p2}+\eta_g d_g+d_{p1}}$	127.20 Ft^2

Verify that: $d_{p1} + \left(\eta_{p2} \times d_{p2}\right) + \left(\eta_g \times d_g\right) \leq f_{design} \times t_{max} \times 12$. If not, redesign factors above.

Verify that the DMA has adequate space to implement bioretention facility sized above. If not, redesign factors above or provide additional stormwater treatment control measures to manage remaining portion of the SDV.

Describe and provide justification for any variations to the bioretention facility for site specific conditions. See Section 6.2 of the 2015 *Post Construction Stormwater Standards Manual* for more information.

DATE:	8/19/2019	REV #	BY	DATE	DESCRIPTION
SCALE:		△			
DESIGNED:	AS	△			
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PROJ. MGR:	AS	△			
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REGISTERED PROFESSIONAL ENGINEER — TANMAY RAMAN — No. 33142 — Exp. 6-30-20 — STATE OF CALIFORNIA

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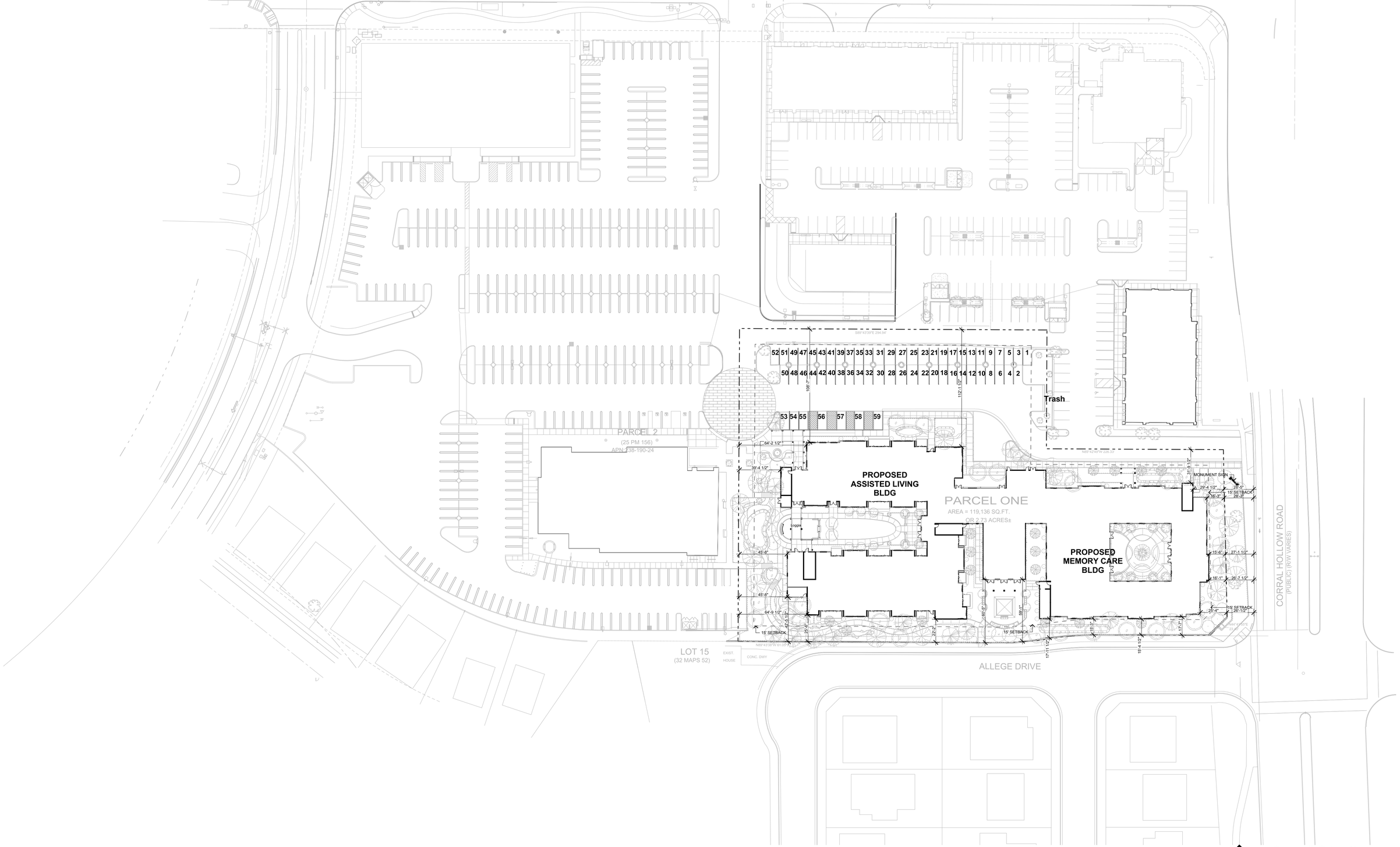
ams associates, inc. PLANNING ENGINEERING SURVEYING

STORMWATER CONTROL PLAN
TRACY ASSISTED LIVING AND MEMORY CARE

TRACY SAN JOAQUIN COUNTY CALIFORNIA

SHEET C-5.2

PROJECT 19-2445



Overall Site Plan
SCALE: 1" = 40'

IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

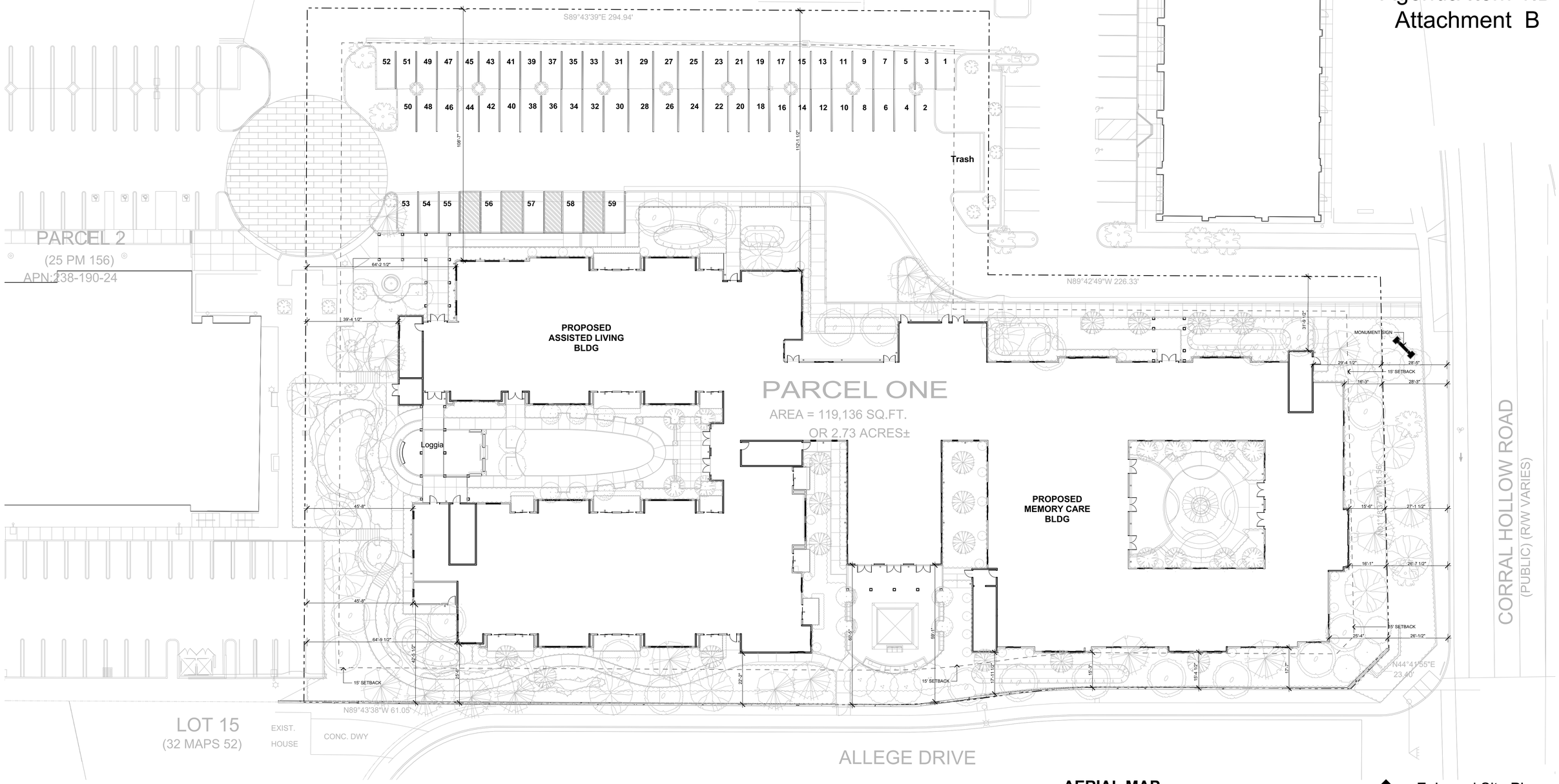
Tracy Assisted Living and Memory Care

Summit Senior Living, LLC
Corral Hollow Rd & Alegre Dr Tracy CA 95376

OVERALL SITE PLAN-FIRE PLAN
A1

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln

Agenda Item 1.D
Attachment B



AERIAL MAP

Enlarged Site Plan

SCALE: 1" = 20'

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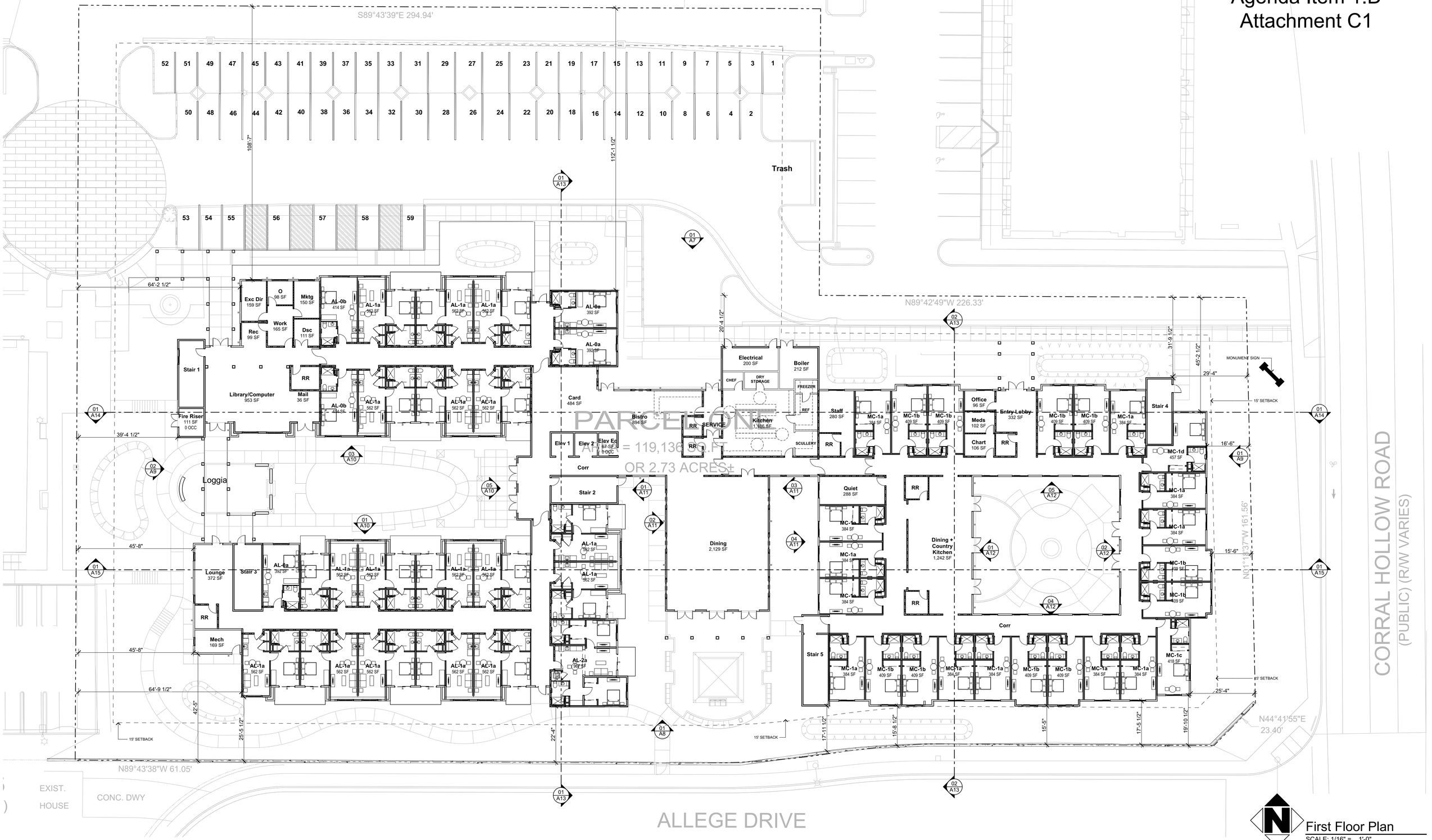
ENLARGED SITE PLAN
A2

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



First Floor Plan
SCALE: 1/16" = 1'-0"

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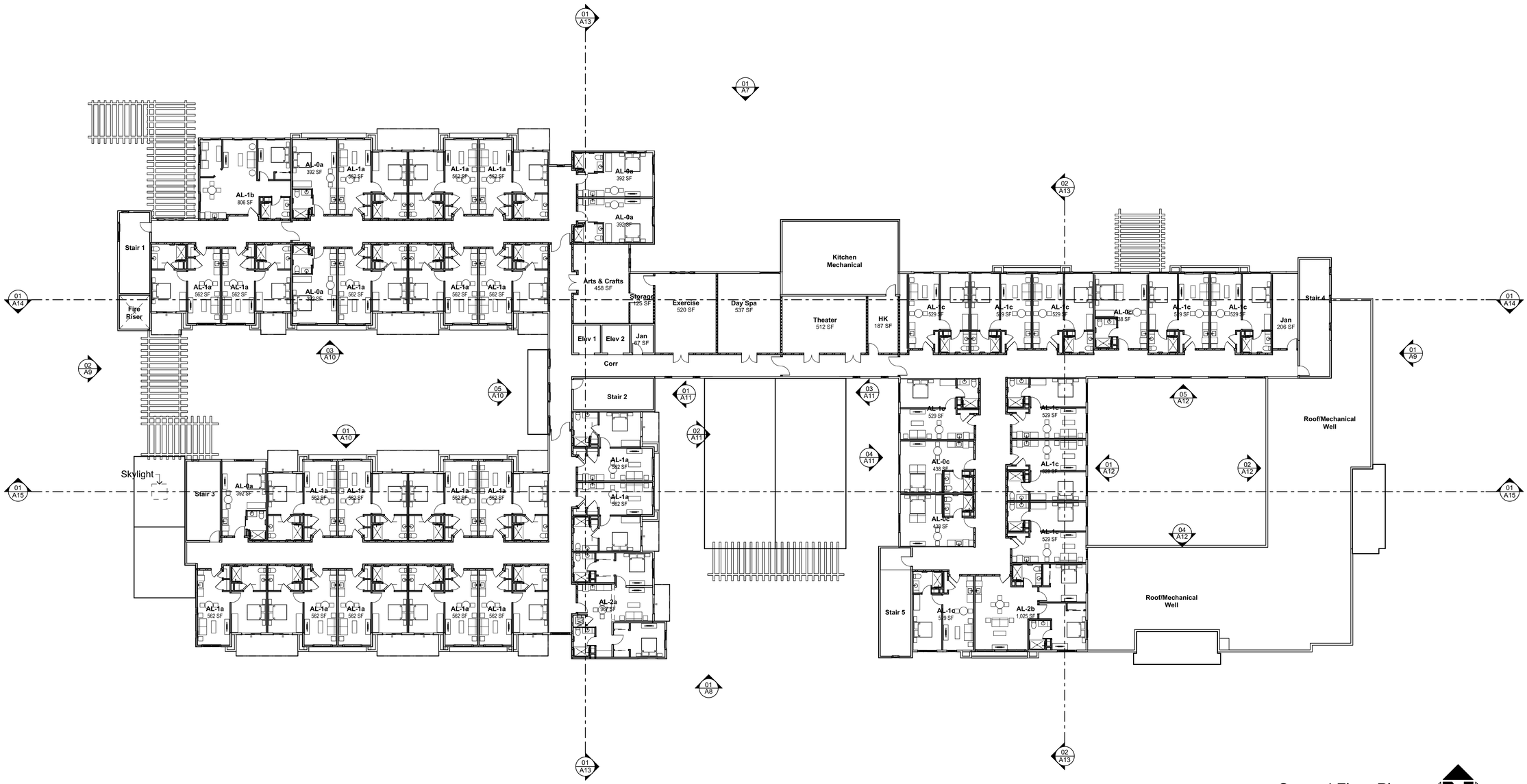
FIRST FLOOR PLAN
A3

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 Second Floor Plan
SCALE: 1/16" = 1'-0"

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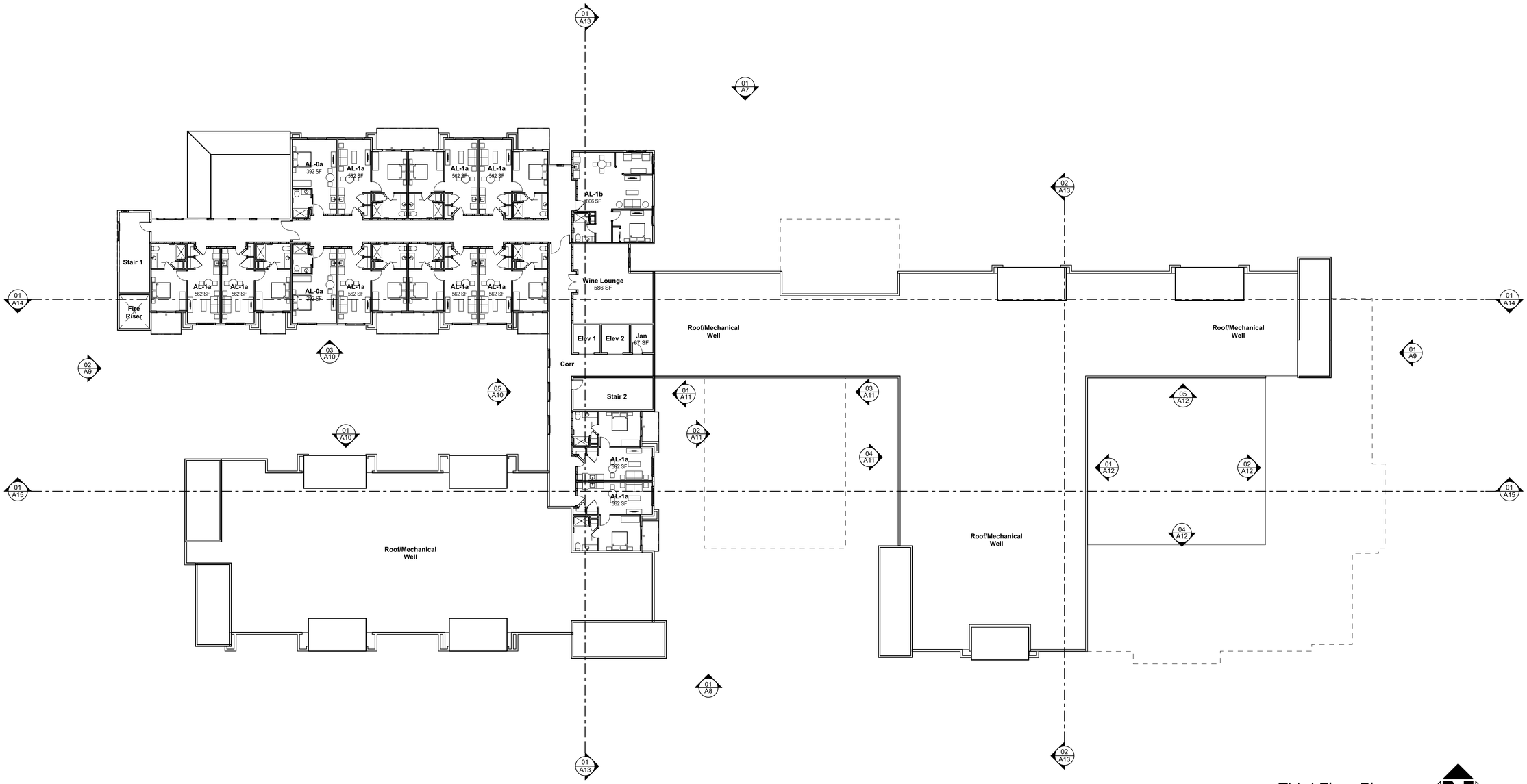
SECOND FLOOR PLAN
A4

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 Third Floor Plan
SCALE: 1/16" = 1'-0"

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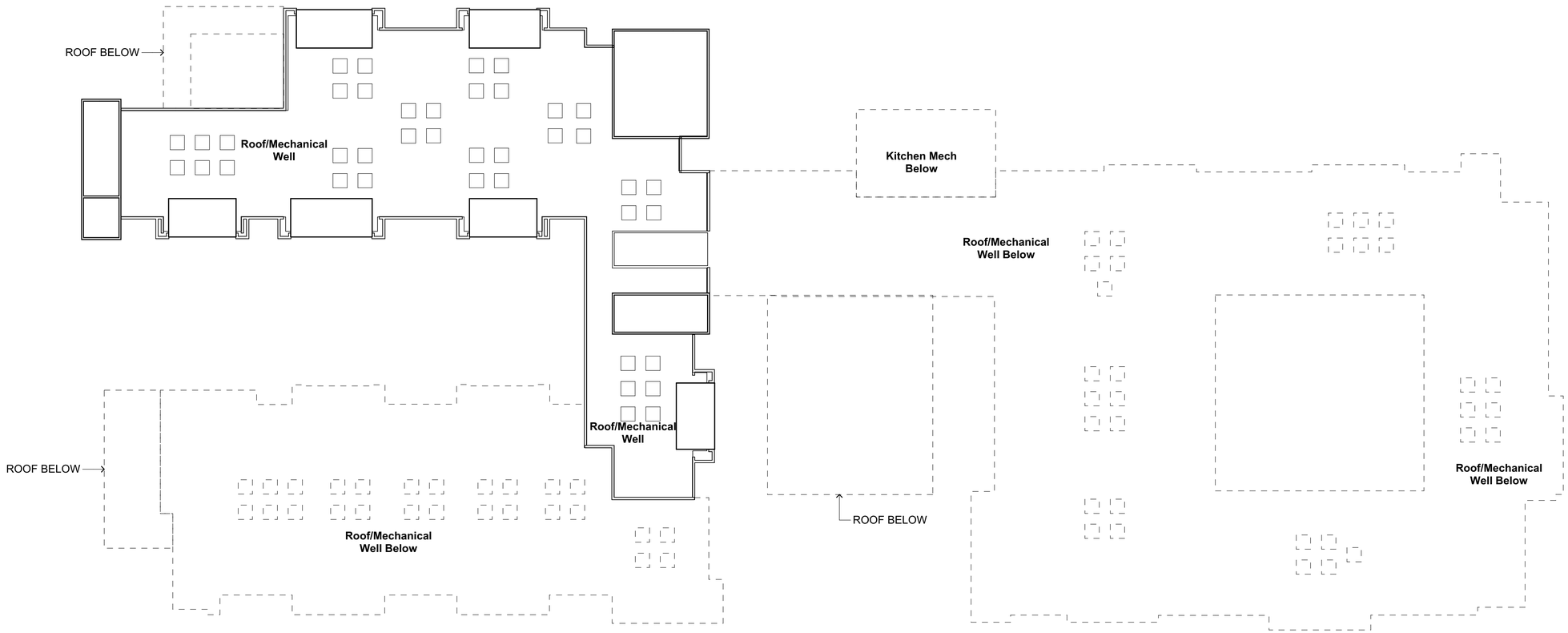
THIRD FLOOR PLAN
A5

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln

NOTE:
MECHANICAL EQUIPMENT TO BE PLACED IN ROOF WELL AND SCREENED BY ROOF. PRELIMINARY DESIGN FOR CONCEPTUAL PURPOSES; SUBJECT TO CHANGE THROUGH DEVELOPMENT.



01 Roof Plan
SCALE: 1/16" = 1'-0"

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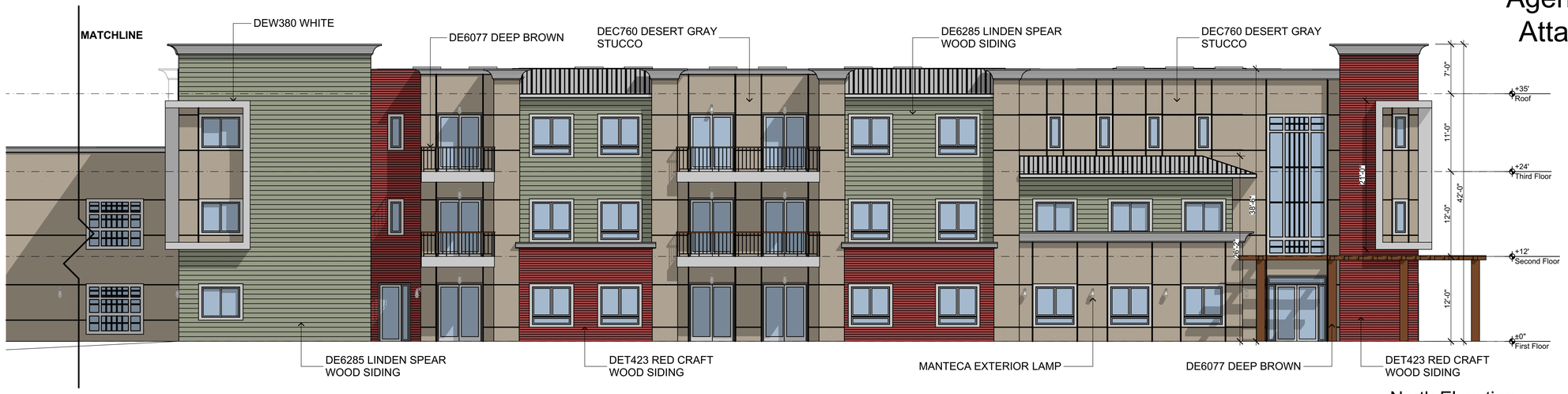
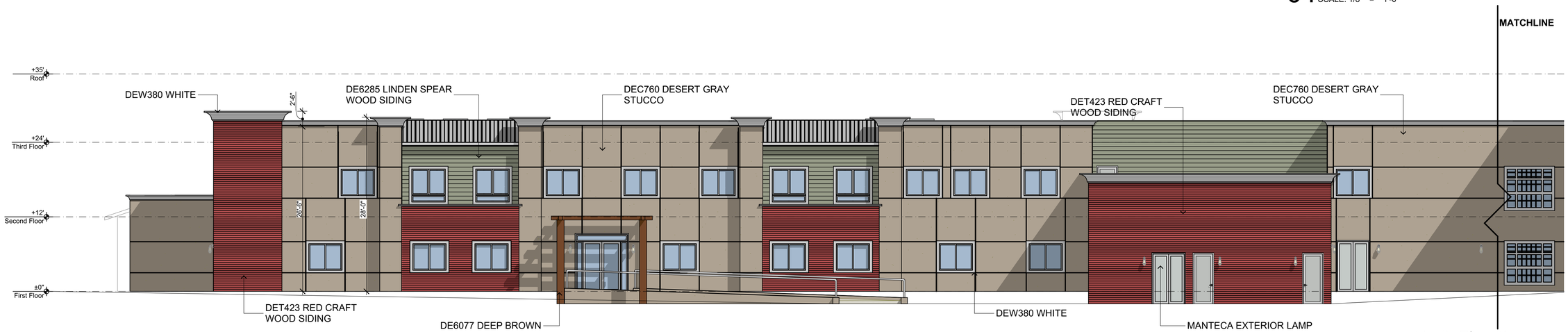
ROOF PLAN
A6

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln

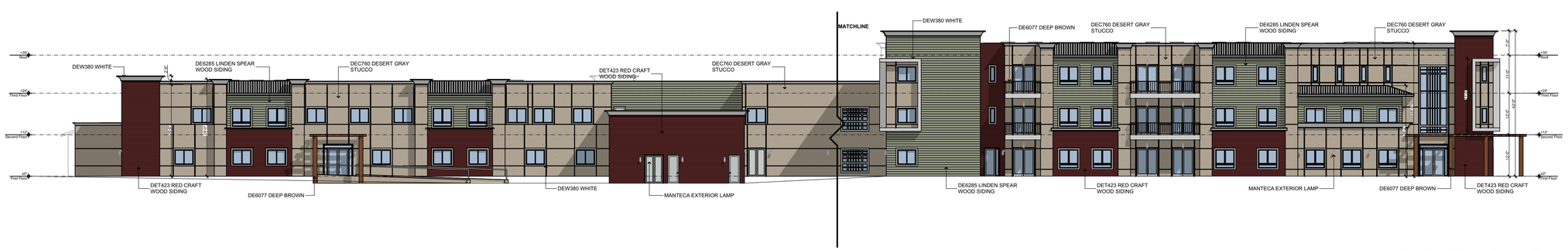
Agenda Item 1.D
Attachment D1



01 North Elevation
SCALE: 1/8" = 1'-0"



02 North Elevation
SCALE: 1/8" = 1'-0"



02 North Elevation-Overall
SCALE: 1/16" = 1'-0"

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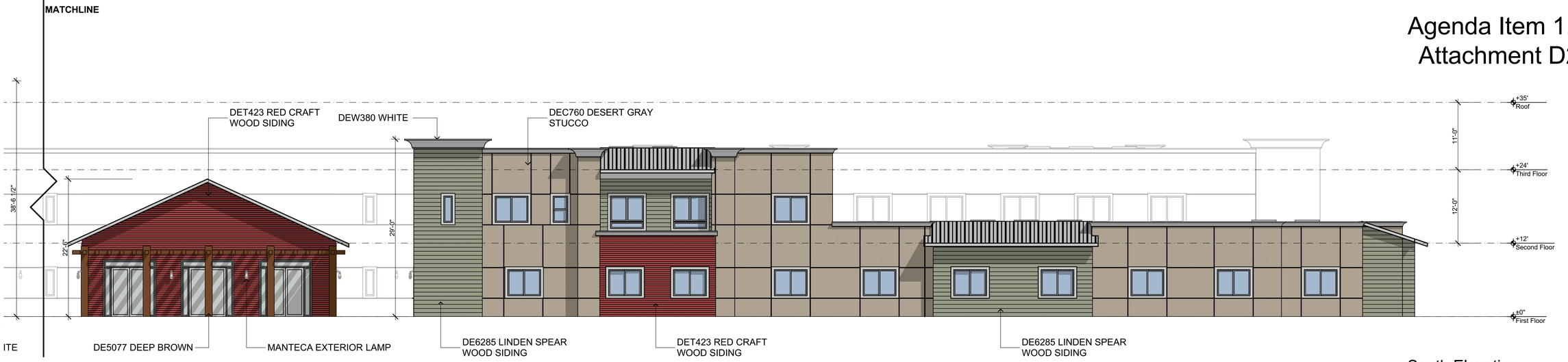
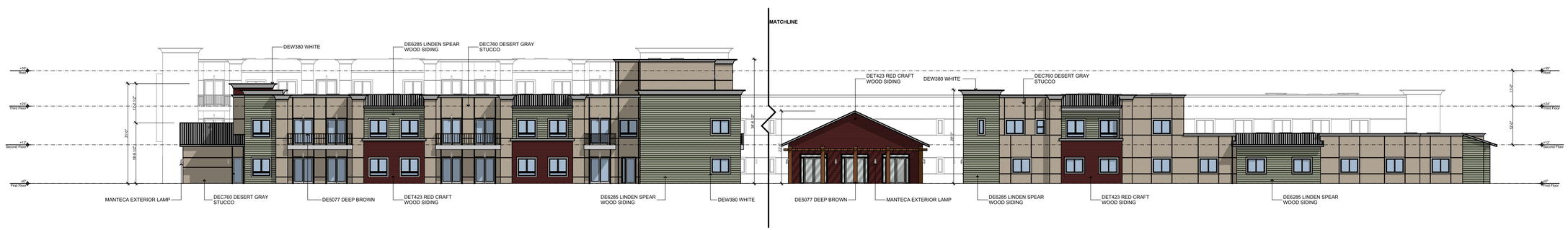
EXTERIOR ELEVATIONS
A7

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 South Elevation
SCALE: 1/8" = 1'-0"

02 South Elevation
SCALE: 1/8" = 1'-0"



03 South Elevation-Overall
SCALE: 1/16" = 1'-0"

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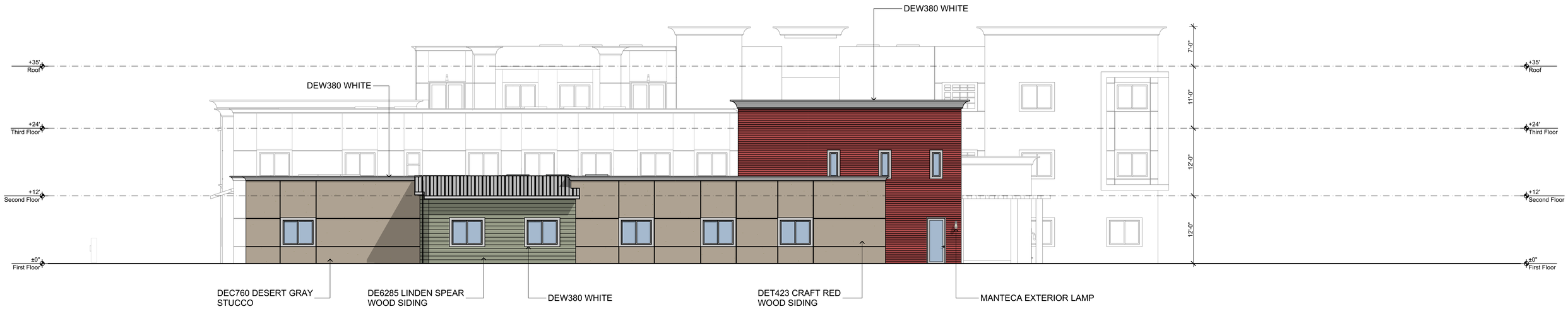
EXTERIOR ELEVATIONS
A8

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 East Elevation
SCALE: 1/8" = 1'-0"

02 West Elevation
SCALE: 1/8" = 1'-0"

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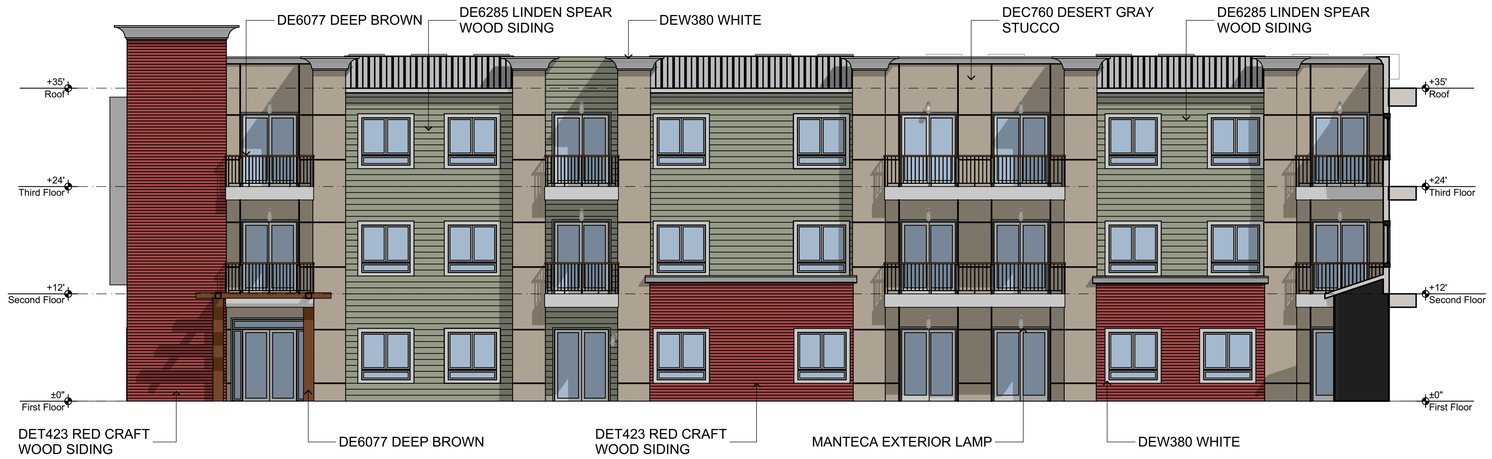
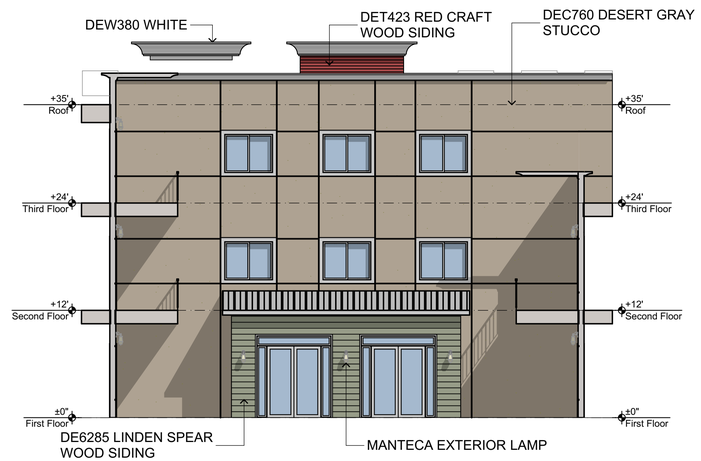
EXTERIOR ELEVATIONS
A9

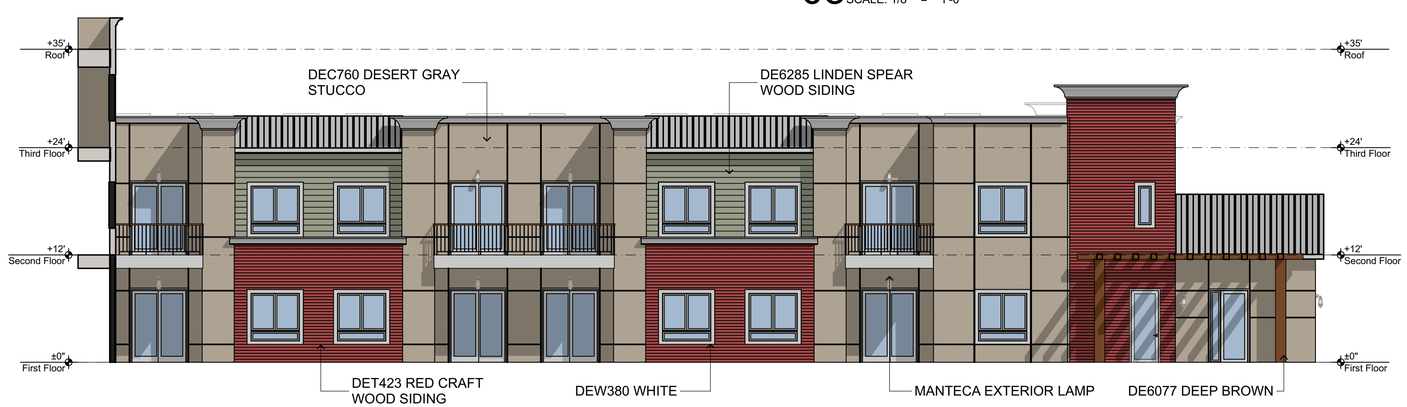
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



03 AL Courtyard A
SCALE: 1/8" = 1'-0"



05 AL Courtyard B
SCALE: 1/8" = 1'-0"



01 AL Courtyard C
SCALE: 1/8" = 1'-0"

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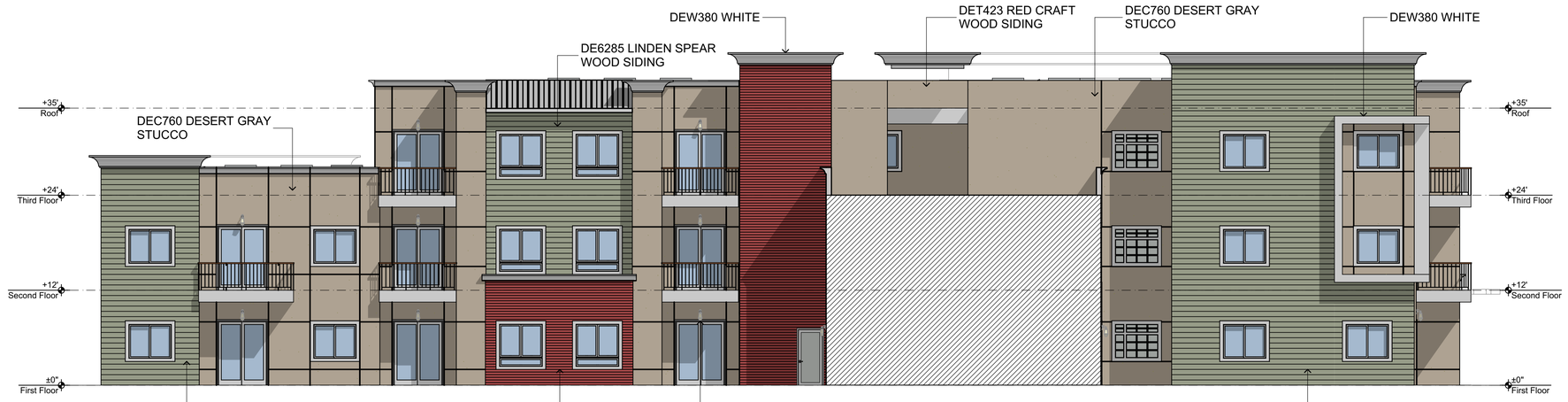
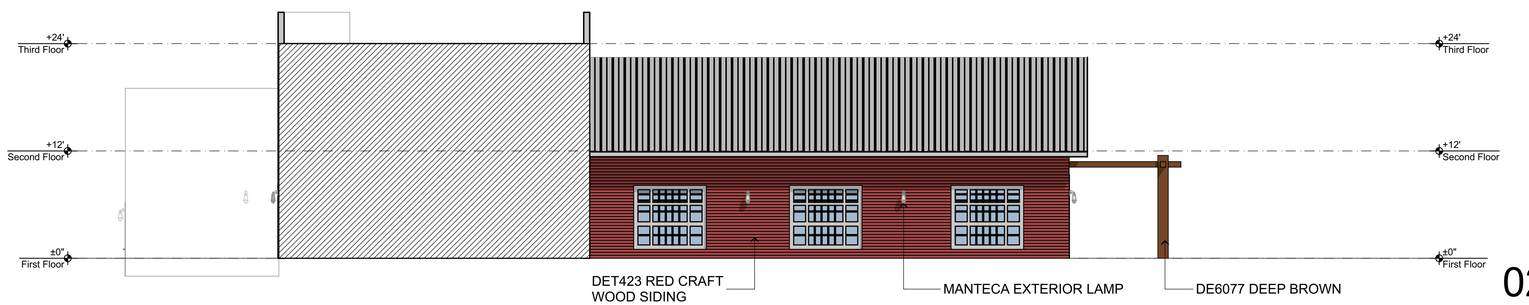
AL COURTYARD ELEVATIONS
A10

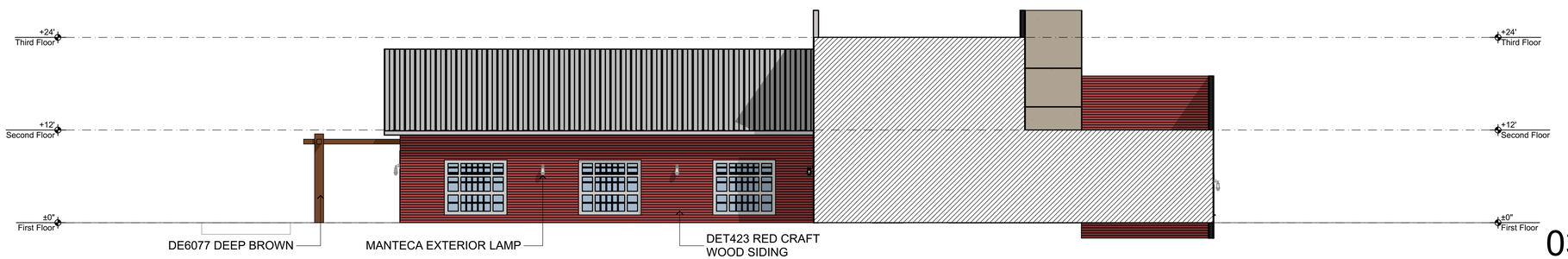
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



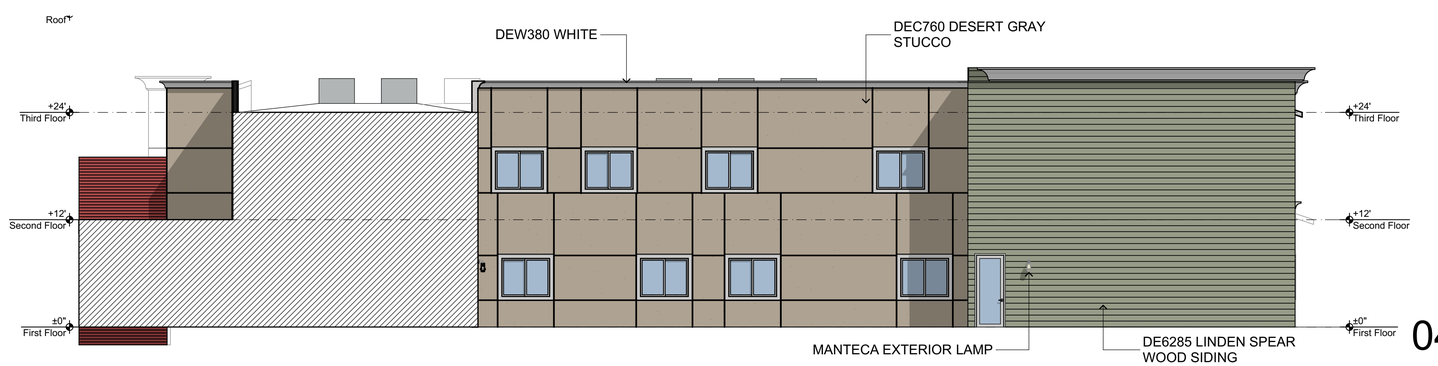
01 Common Area A
SCALE: 1/8" = 1'-0"



02 Common Area B
SCALE: 1/8" = 1'-0"



03 Common Area C
SCALE: 1/8" = 1'-0"



04 Common Area D
SCALE: 1/8" = 1'-0"

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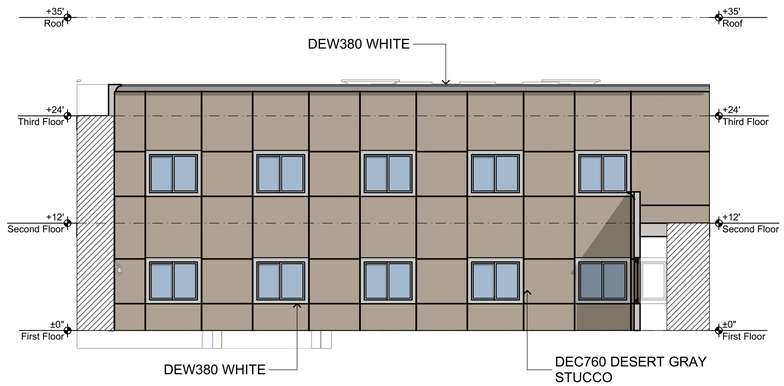
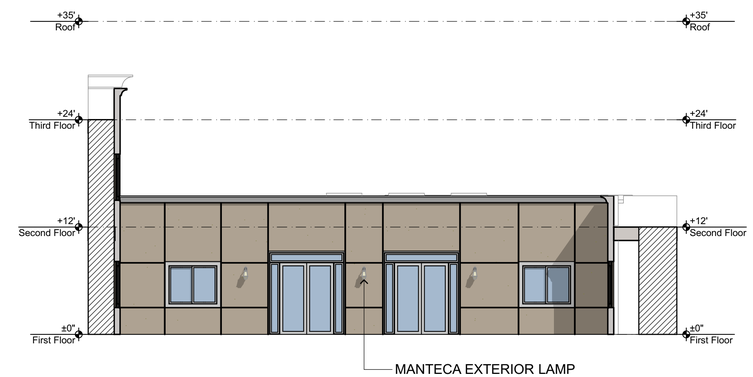
COMMON AREA ELEVATIONS
A11

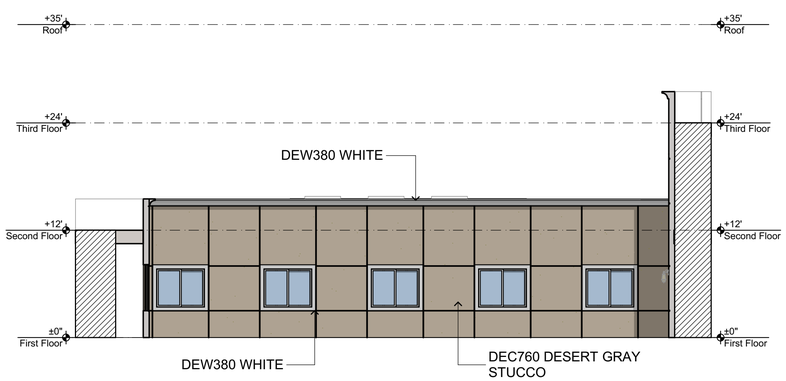
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



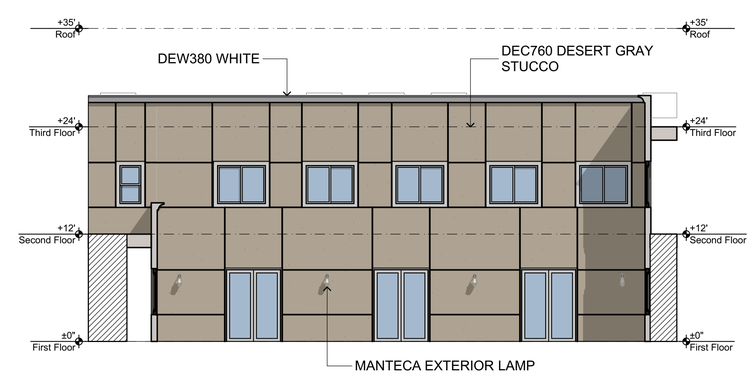
05 MC Courtyard A
SCALE: 1/8" = 1'-0"



02 MC Courtyard B
SCALE: 1/8" = 1'-0"



04 MC Courtyard C
SCALE: 1/8" = 1'-0"



01 MC Courtyard D
SCALE: 1/8" = 1'-0"

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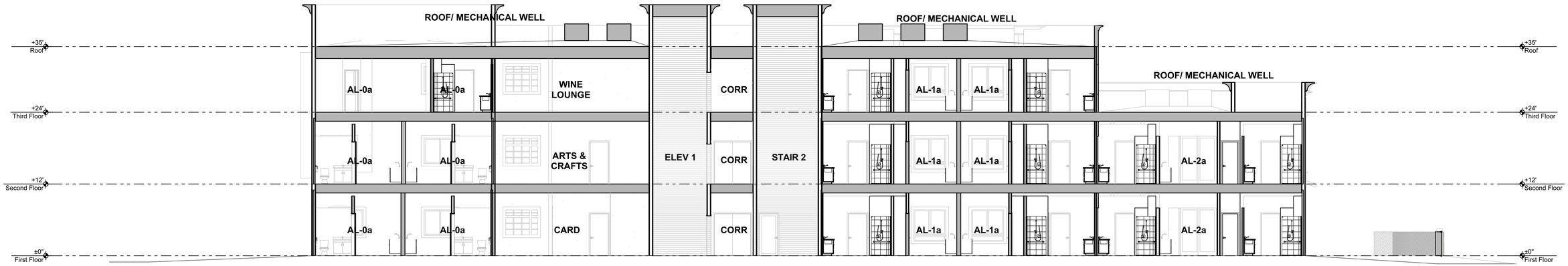
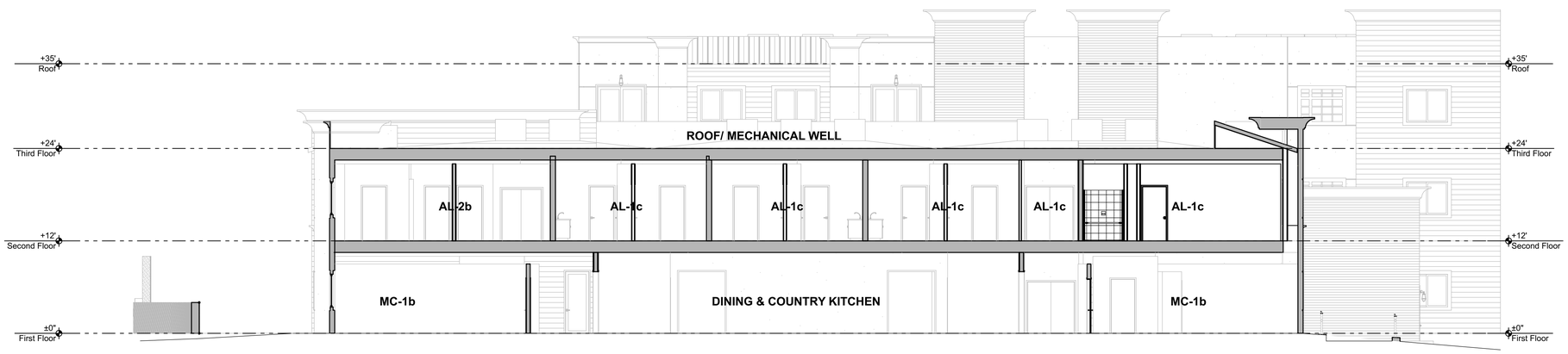
MC COURTYARD ELEVATIONS
A12

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 SECTION A
SCALE: 1/8" = 1'-0"



02 SECTION B
SCALE: 1/8" = 1'-0"

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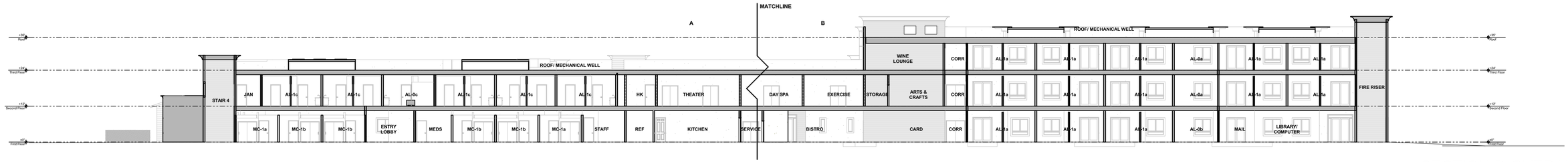
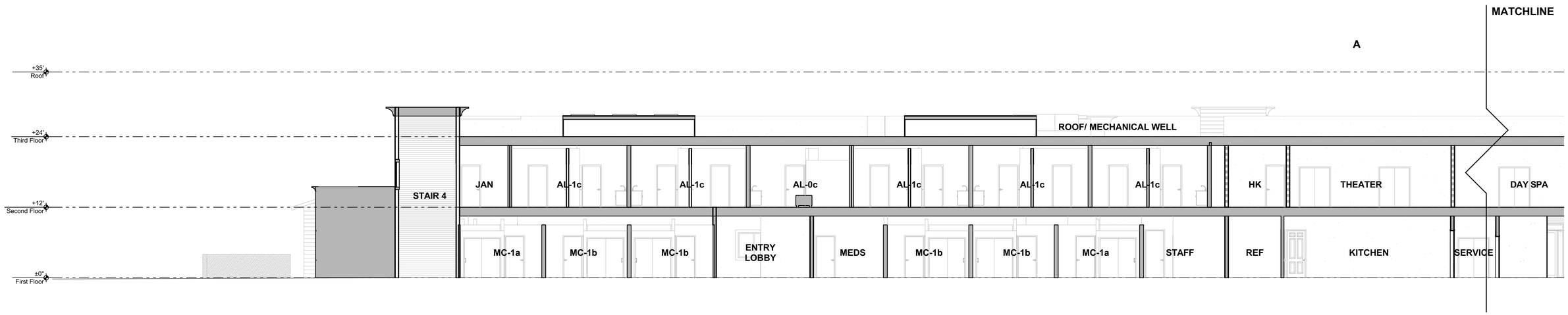
CROSS SECTIONS
A13

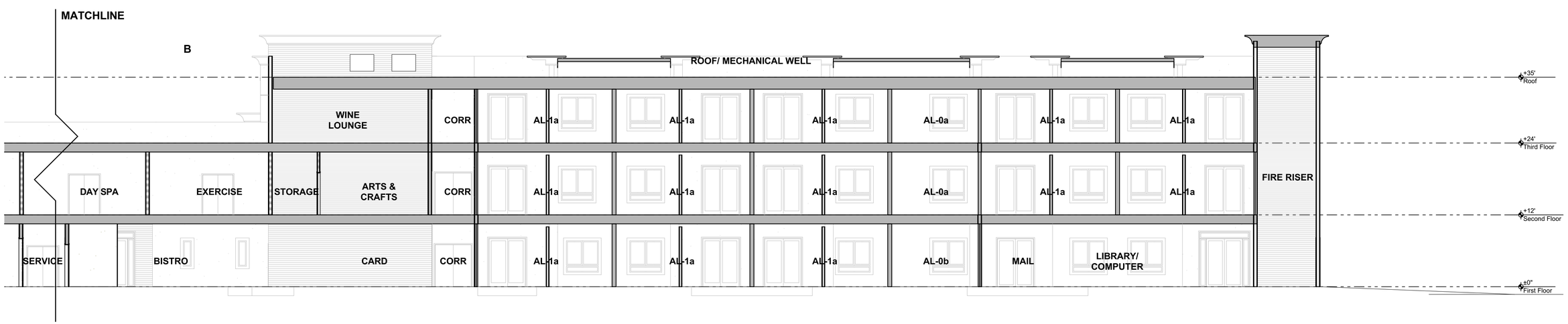
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 SECTION D-OVERALL
SCALE: 1/16" = 1'-0"



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



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

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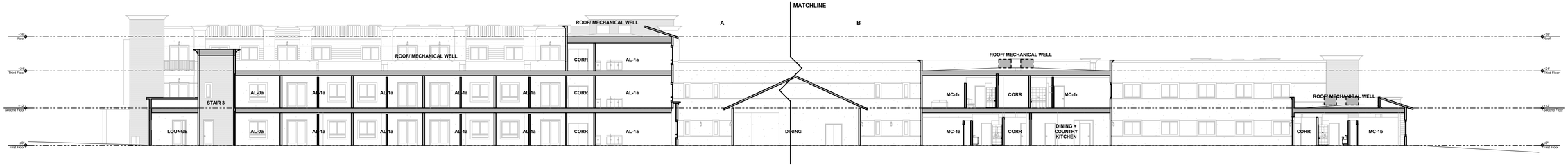
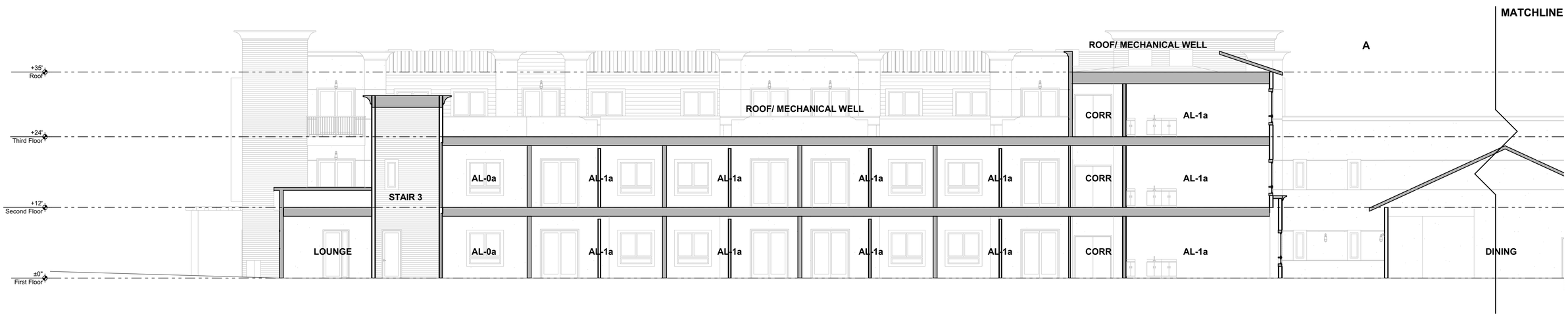
CROSS SECTIONS
A14

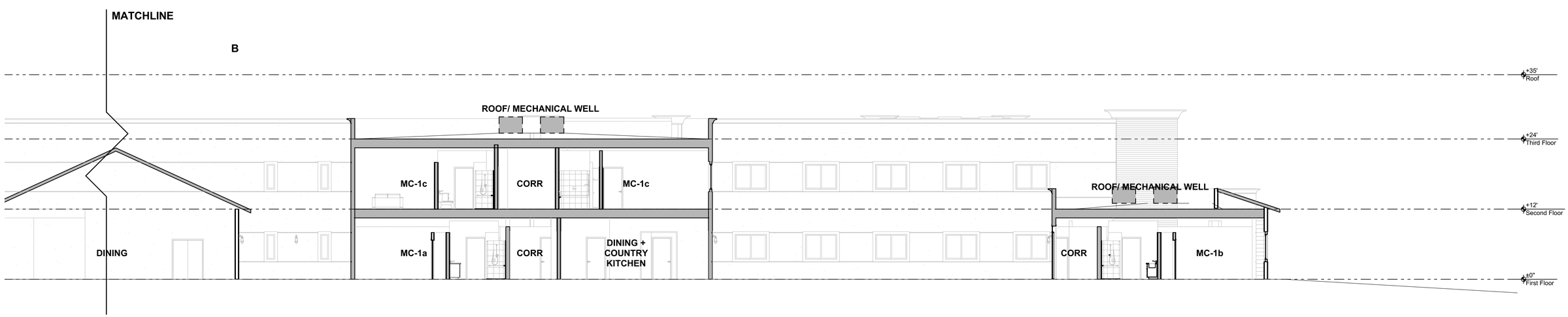
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



01 SECTION C-OVERALL
SCALE: 1/16" = 1'-0"



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



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

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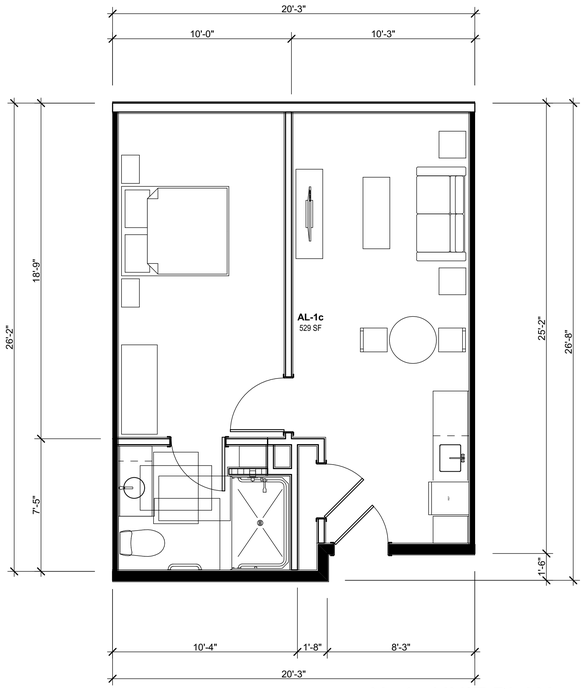
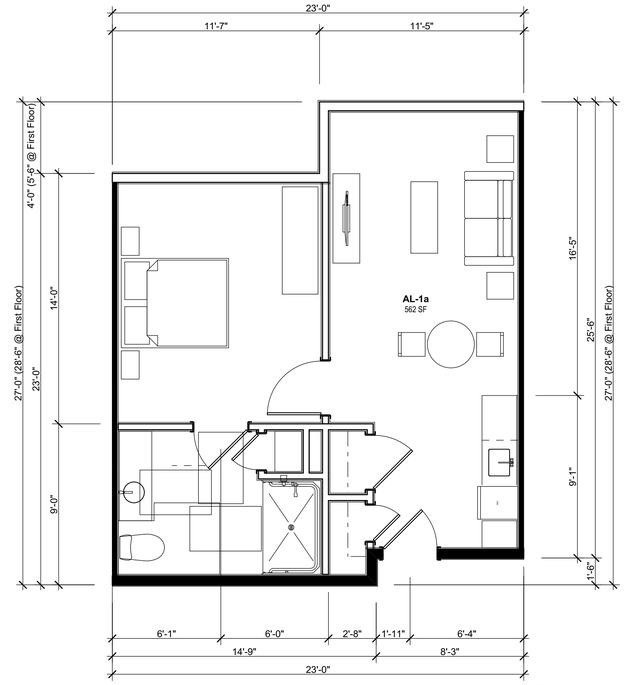
CROSS SECTIONS
A15

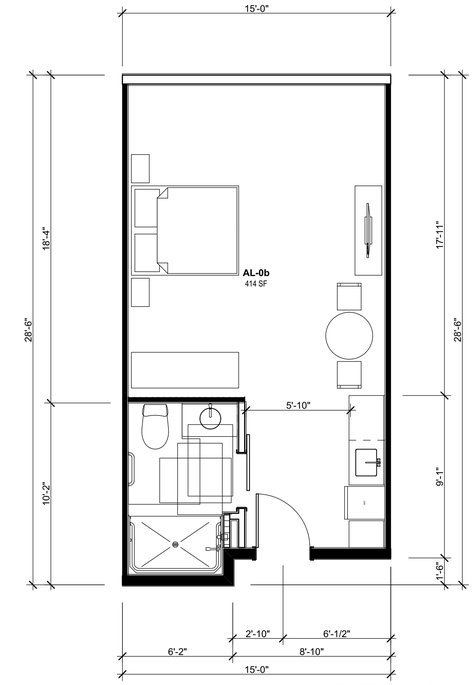
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



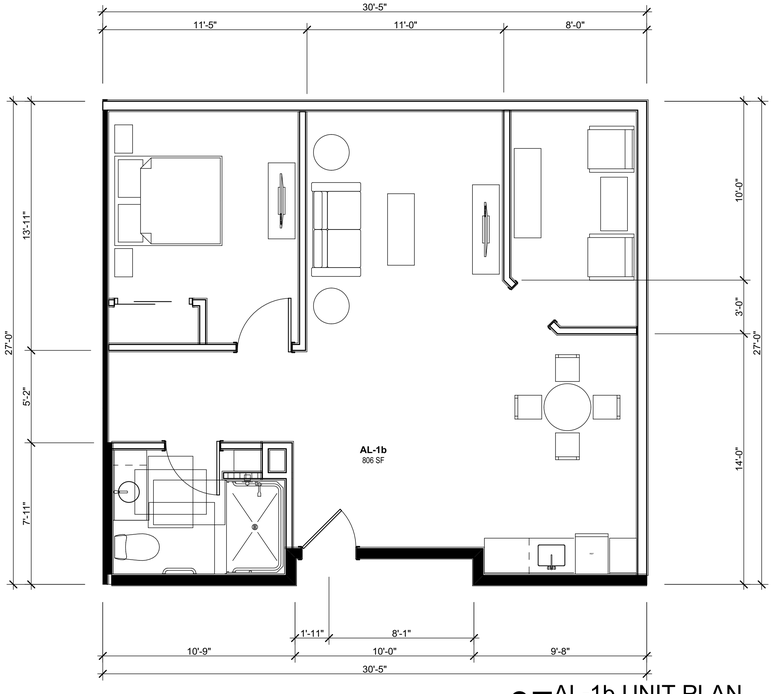
08 AL-1c UNIT PLAN
SCALE: 1/4" = 1'-0"



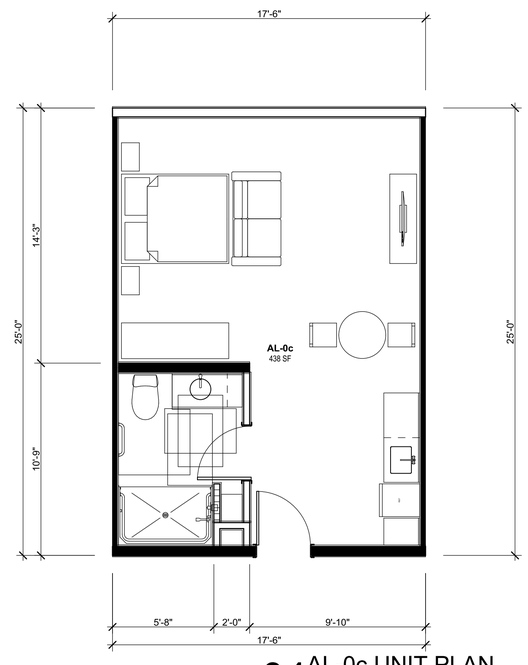
05 AL-1a UNIT PLAN
SCALE: 1/4" = 1'-0"



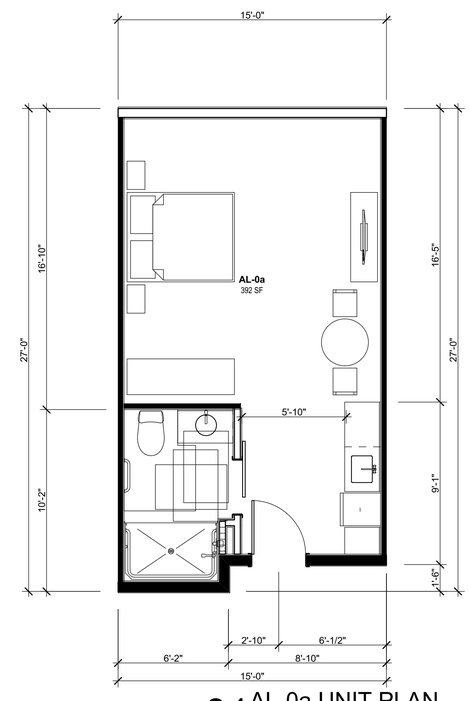
02 AL-0b UNIT PLAN
SCALE: 1/4" = 1'-0"



07 AL-1b UNIT PLAN
SCALE: 1/4" = 1'-0"



04 AL-0c UNIT PLAN
SCALE: 1/4" = 1'-0"



01 AL-0a UNIT PLAN
SCALE: 1/4" = 1'-0"

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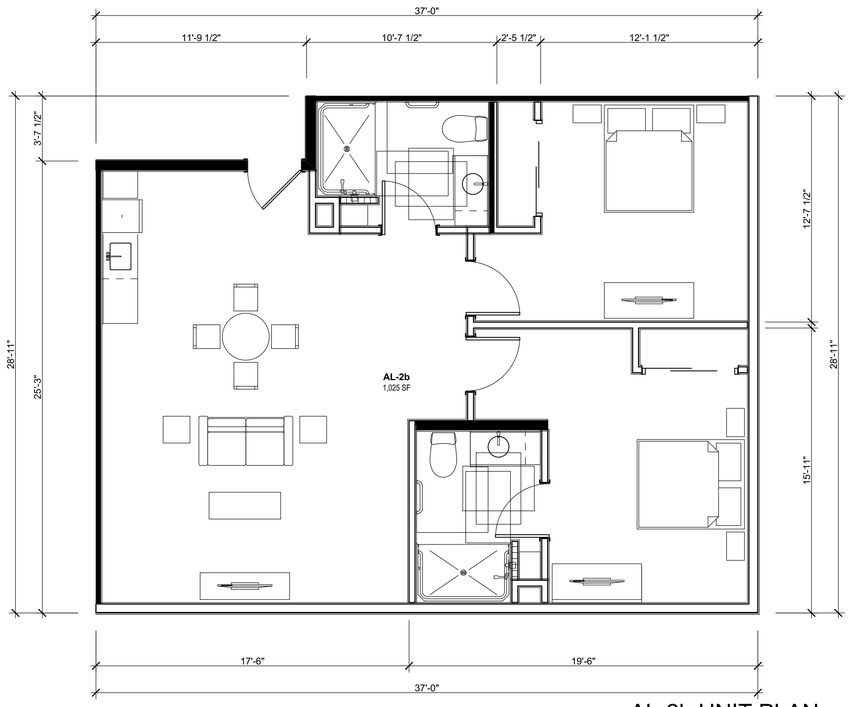
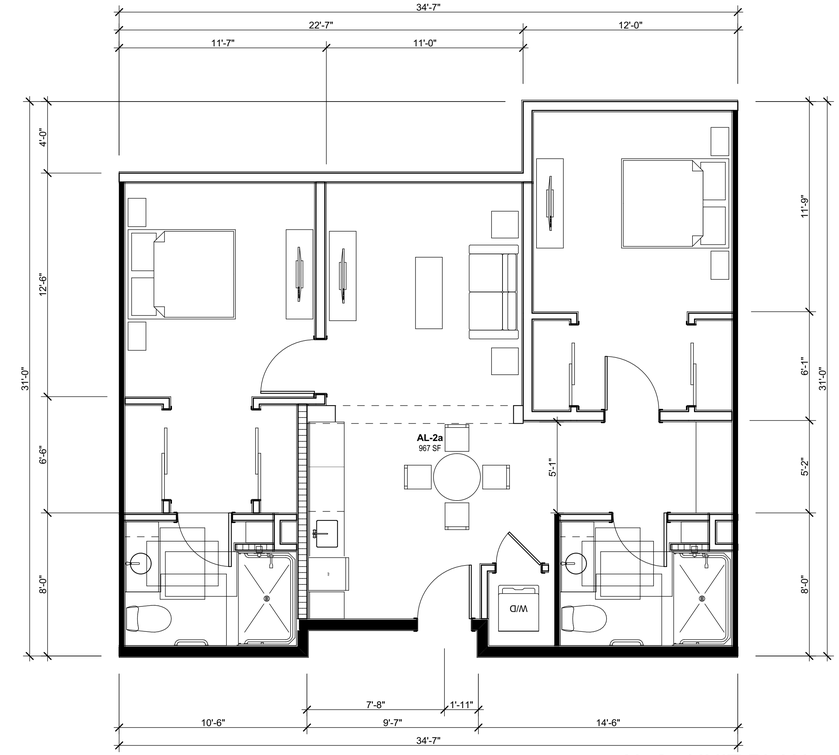
UNIT PLANS
A16

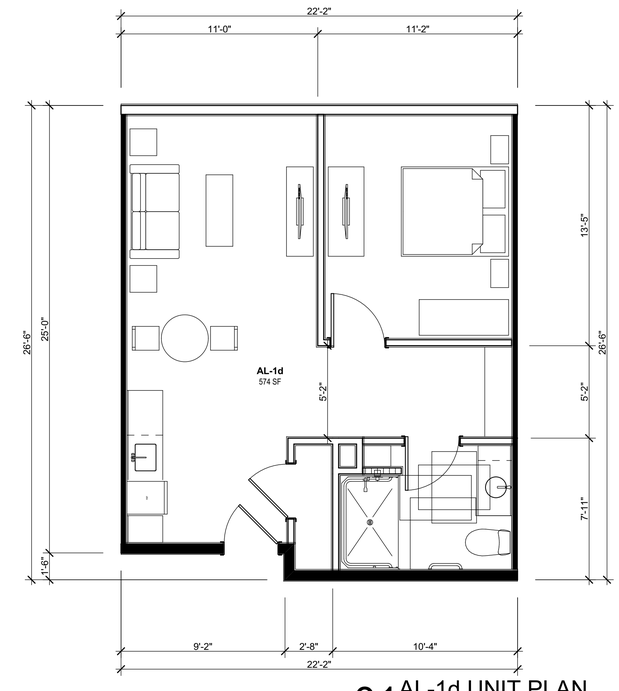
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



04 AL-2b UNIT PLAN
SCALE: 1/4" = 1'-0"



02 AL-2a UNIT PLAN
SCALE: 1/4" = 1'-0"



01 AL-1d UNIT PLAN
SCALE: 1/4" = 1'-0"

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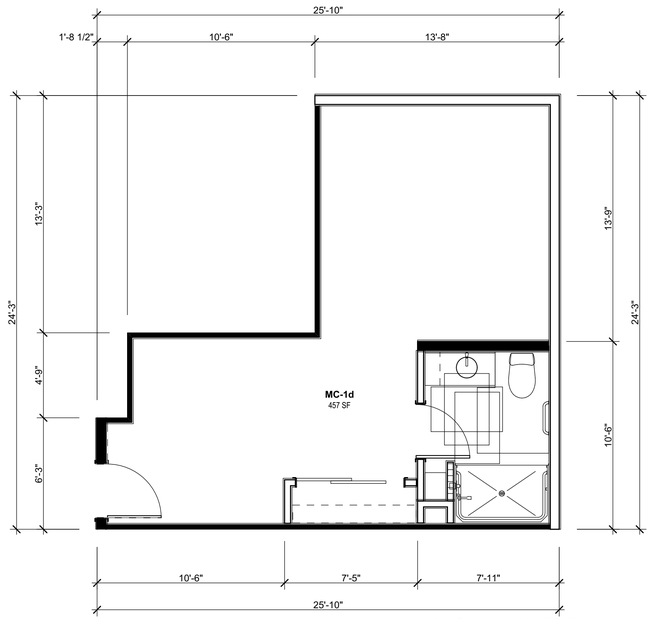
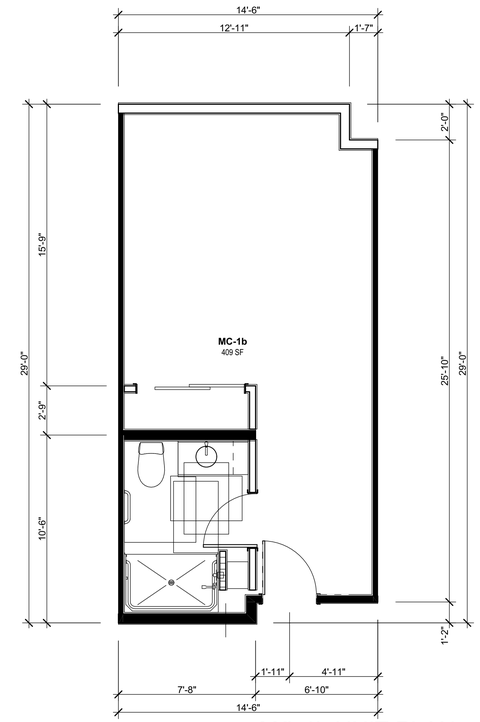
UNIT PLANS
A17

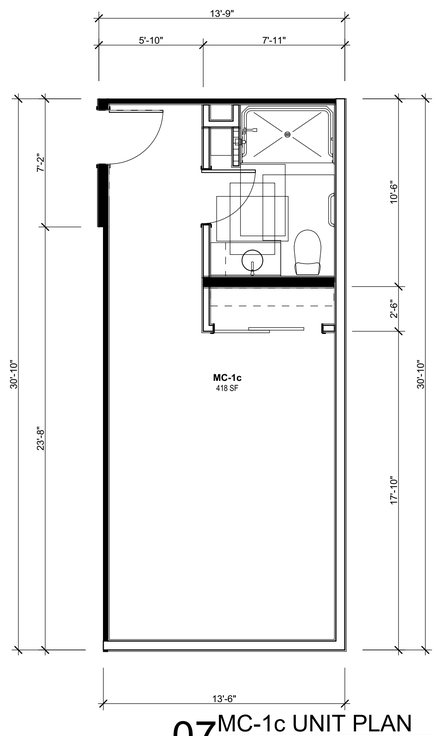
PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln



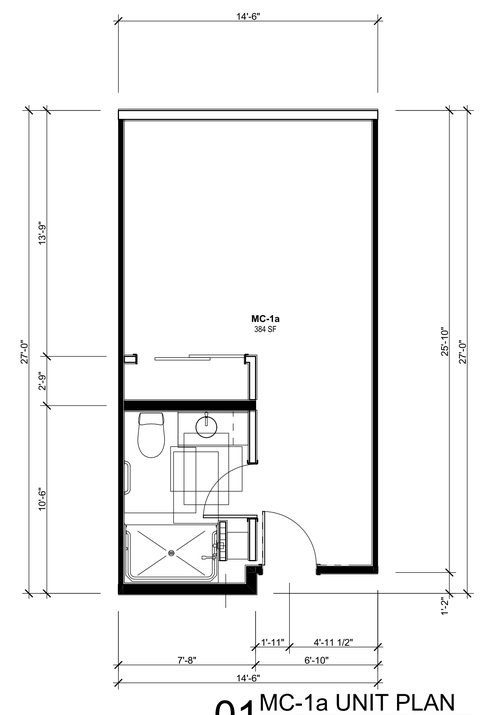
05 MC-1d UNIT PLAN
SCALE: 1/4" = 1'-0"



02 MC-1b UNIT PLAN
SCALE: 1/4" = 1'-0"



07 MC-1c UNIT PLAN
SCALE: 1/4" = 1'-0"



01 MC-1a UNIT PLAN
SCALE: 1/4" = 1'-0"

IRWIN PARTNERS ARCHITECTS
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(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Tracy Assisted Living and Memory Care
Summit Senior Living, LLC
Corral Hollow Rd & Alegre Dr Tracy CA 95376

UNIT PLANS
A18

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln

Agenda Item
1.D
Attachment
E2

1

2

The Garland Company
Standing Seam Roof

Manteca Lighting
Lighthouse Outdoor Light

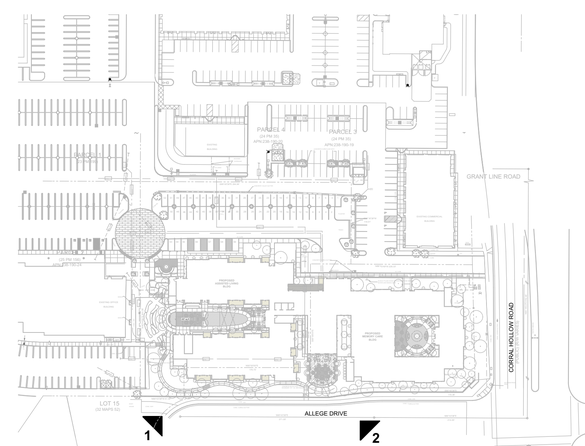
DET 423
Red Craft
Horizontal Siding

DE 6077
Deep Brown
Wood Trim

DEW 380
White
Accent Trim &
Window Trim

DE 6285
Linden Spear
Horizontal Siding

DEC 760
Desert Gray
Base Stucco



01 Neighborhood View Key
SCALE: 1" =100'

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NEIGHBORHOOD VIEWS & MATERIALS
A19

PROJECT NO: 19000
PLOT DATE: 8/20/2019
19000 Tracy SD.pln

Agenda Item 1.D
Attachment F1

PLANT PALETTE

Symbol	Botanical Name	Common Name	Sunset Zone 14 WUCOLS Region 2
TREES			
	Arbutus unedo 'Marina'	Strawberry Tree	Low
	Cupressus sempervirens 'Glauca'	Italian Cypress	Mod
	Geijera parviflora	Australian Willow	Mod
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	Low
	Magnolia g. 'Brackens Beauty'	Southern Magnolia	Mod
	Magnolia g. 'D.D. Blanchard'	Southern Magnolia	Mod
	Olea europea 'Wilsonii'	Fruitless Olive	Low
	Prunus c. 'Atropurpurea'	Purple-Leaf Plum	Mod
	Quercus agrifolia	Coast Live Oak	Low
	Ulmus parvifolia 'Drake'	Evergreen Chinese Elm	Mod

Symbol	Botanical Name	Common Name	WUCOLS
SHRUBS/ GROUNDCOVERS			
	Agave species	Agave	Low
	Acacia redolens 'Low Boy'	Prostate Acacia	Low
	Aloe species	Aloe	Low
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	Low
	Buddleja spp.	Butterfly Bush	Low
	Caesalpinia gilliesii	Desert Bird Of Paradise	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Low
	Cistus spp.	Rock Rose	Low
	Dasylirion wheeleri	Desert Spoon	Low
	Dodonaea v. 'Purpurea'	Purple Hopseed Bush	Low
	Elaagnus pungens	Silverberry	Low
	Grevillea spp.	Grevillea	Low
	Hesperaloe parviflora	Red Yucca	Low
	Lavandula spp.	Lavender	Low
	Ligustrum japonica	Japanese Privet	Low
	Olea 'Little Ollie'	Dwarf Olive	Low
	Pennisetum setacum	Purple Fountain Grass	Low
	Russelia equisetiformis	Coral Fountain	Low
	Salvia spp.	Sage	Low
	Westringia spp.	Coast Rosemary	Low

Symbol	Botanical Name	Common Name	WUCOLS
WATER QUALITY SWALE			
	Achillea millefolium	Yarrow	Low
	Bouteloua gracilis	Blue Grama	Low
	Carex oshimensis 'Evergold'	Evergold Sedge	Low
	Dietes bicolor	Fortnight Lily	Low
	Mimulus hybrids	Monkey Flower	Low
	Muhlenbergia capillaris	Pink Muhly	Low
	Salvia clevandii	Cleveland Sage	Low
	Zauschneria californica	California Fuschia	Low

Artificial Turf

Decorative Rock/ Cobble

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

VICINITY MAP

IPA

CONCEPTUAL LANDSCAPE PLAN

CORRAL HOLLOW ASSISTED LIVING & MEMORY CARE

TRACY, CA

SUMMIT SENIOR LIVING

0' 8' 16' 32' 48'
SCALE: 1/16" = 1'
CDPC PROJECT NO. 19032
AUGUST 19, 2019

NORTH

conceptual design & planning company
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Studio One
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
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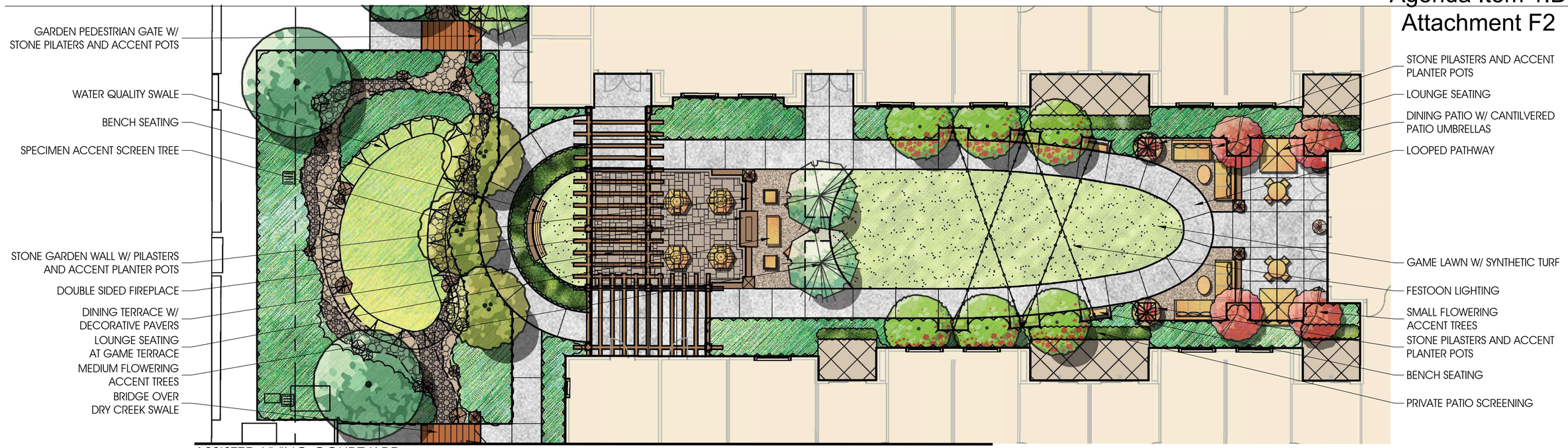
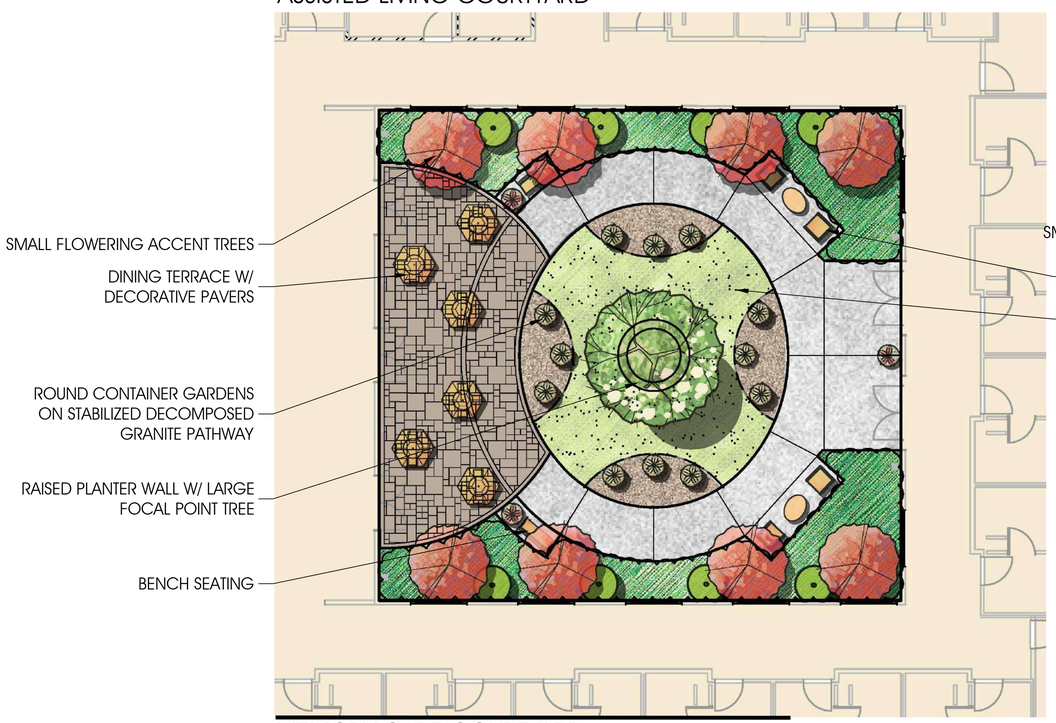
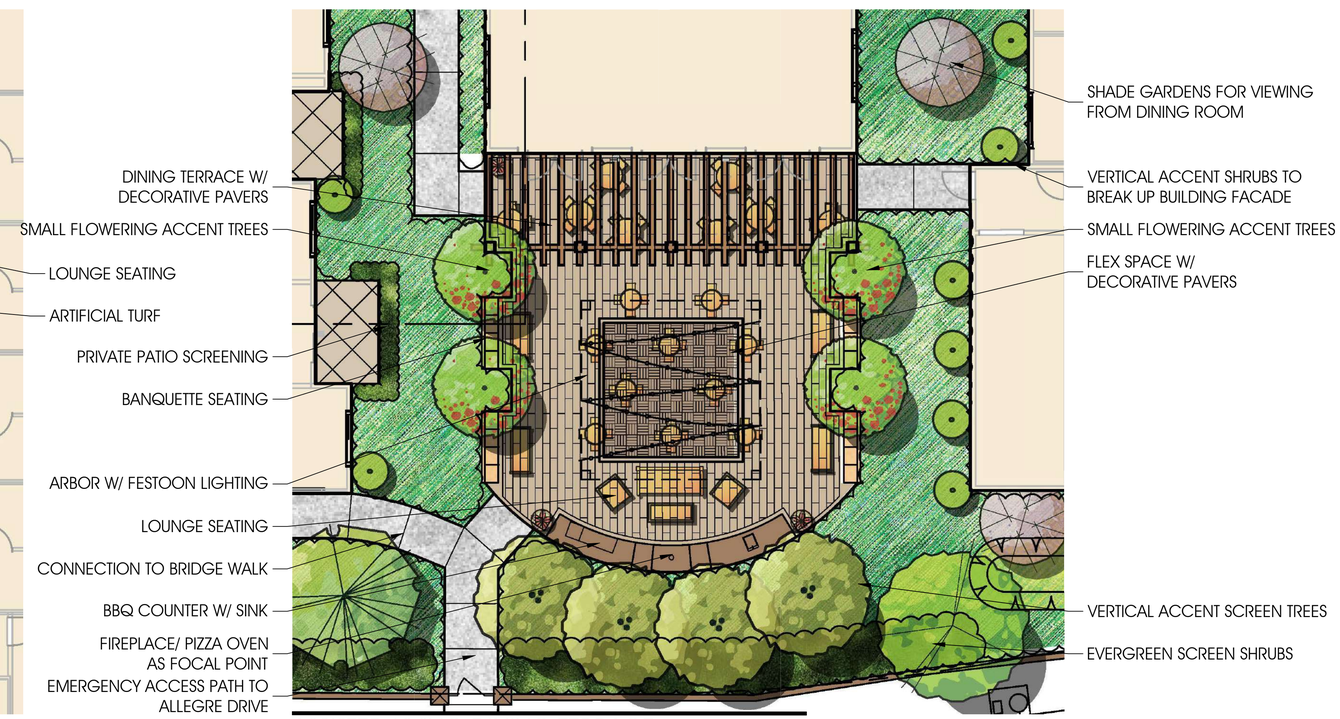


ASSISTED LIVING COURTYARD



MEMORY CARE COURTYARD



ASSISTED LIVING DINING TERRACE

IPA

CONCEPTUAL LANDSCAPE PLAN

CORRAL HOLLOW ASSISTED LIVING & MEMORY CARE
TRACY, CA

SUMMIT SENIOR LIVING

0' 4' 8' 16' 24'
SCALE: 1/8" = 1'
CDPC PROJECT NO. 19032
AUGUST 19, 2019

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