

PROJECT DATA

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CONWAY DAYCARE
2739 & 2741 HAWAII AVE
STOCKTON, CA 95206

APN: 163-070-45

LAND ACRES 64.84
USE CODE 925

PROJECT AREA 18,712 SF

ZONE RM (RESIDENTIAL MEDIUM DENSITY)

BUILDING TYPE V-B
NO EXISTING STRUCTURES

PERMITTED USES PER 16.20.020
CHILDCARE CENTER, 1-4 OCCUPANCY,
"COMMISSION USE PERMIT" (C)

DENSITY PER 16.24.200
1.1 ACRE x 16 = 17.6 = 18 DU MIN
1.1 ACRE x 72 = 79.2 = MAX

BUILDING COVERAGE PER 16.24.200 2-3A
18,723 SF x 50% = 9,361 SF
PROPOSED 3,644 SF

USABLE OPEN SPACE PER 16.80.220
OPEN SPACE: 5,461 SF

FAR PER 16.24.300 TABLE 2-3B
18,723 SF x 0.3 = 5,617
PROPOSED: 3,644 SF

date	Issue Date
resubmit	date revision

PARKING & LANDSCAPE ANALYSIS

OFF STREET PARKING NOT REQUIRED PER AB2097 ANY OFF STREET PARKING SHALL COMPLY WITH OFF STREET PARKING STANDARDS LISTED IN SMC 16.64.080

16.64.080(F)(6)(a) A FIVE FOOT MINIMUM LANDSCAPE PLANTING STRIP PROVIDED BETWEEN STREET RIGHT OF WAY AND PARKING WITH THE INTENTION TO SCREEN CARS FROM VIEW.

16.64.080(F)(6)(b) PARKING AREAS FOR NON RESIDENTIAL USE ADJACENT TO RESIDENTIAL USE SHALL PROVIDE 10FT MINIMUM LANDSCAPE BUFFER AND PROVIDE A SOLID MASONRY WALL IN COMPLIANCE WITH SMC 16.48.060

16.64.080(F)(7) PROVIDED PARKING SHALL COMPLY WITH INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS INCLUDING PLANTING AREAS

16.64.080(F)(7) PROVIDED PARKING SHALL COMPLY WITH INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS INCLUDING PLANTING AREAS

16.36.130(B) TRASH ENCLOSURE: NON RESIDENTIAL STRUCTURE AND USE REQUIRES 12SF STORAGE AREA FOR EACH REFUSE AND RECYCLING AREA.
PROPOSED: 35 SF FOR REFUSE, 35SF FOR RECYCLING.

CHILD CARE FACILITIES REQUIREMENTS FOR LANDSCAPING AND FENCING AS MENTIONED IN SMC 16.80.100

16.80.100(2) A 6FT SOLID OR DECORATIVE WALL SHALL BE PROVIDED WHERE NECESSARY UNLESS LOCATED IN A TRAFFIC SITE AREA OTHERWISE A FENCE THAT FOLLOWS THE REQUIREMENTS LISTED IN 16.48.050(A)(2) SHALL BE PROVIDED.

A MINIMUM 3FT WIDE LANDSCAPE BUFFER IS TO BE PROVIDED BETWEEN THE ADJACENT FENCE/ WALL AND THE PROPERTY LINE MADE UP OF LANDSCAPING LISTED IN SMC 16.80.100(2)

(P) SITE PLAN

1" = 10'-0"

STANDARDS FOR CHILD CARE CENTERS PER SMC 16.80.100:

- PARCEL SIZE. THE MINIMUM PARCEL SIZE FOR A CHILD CARE CENTER SHALL BE 8,000 SQFT.
- FENCE OR WALL. A SIX FOOT HIGH SOLID DECORATIVE FENCE OR WALL SHALL BE CONSTRUCTED ON ALL PROPERTY LINES, EXCEPT IN THE FRONT YARD OR TRAFFIC SITE AREA. (SECTION 16.36.140). FENCES OR WALLS SHALL PROVIDE FOR SAFETY WITH CONTROLLED POINTS OF ENTRY. A MINIMUM THREE FOOT WIDE LANDSCAPED AREA SHALL PROVIDED ADJACENT TO THE WALL/FENCE AND SHALL INCLUDE A DENSE HEDGE OF EVERGREEN SHRUBS A MINIMUM OF 15 GALLONS IN SIZE.
- PLAY AREAS. THE FACILITY SHALL PROVIDE PLAY AREAS:
 - INDOOR PLAY AREAS. INDOOR PLAY AREAS SHALL BE IN COMPLIANCE WITH STATE REQUIREMENTS REQUIRING 35 SQFT OF INDOOR PLAY AREA PER CHILD.
 - OUTDOOR PLAY AREAS. OUTDOOR PLAY AREAS SHALL BE IN COMPLIANCE WITH STATE REQUIREMENTS REQUIRING 75 SQFT OF DESIGNATED FENCED OUTDOOR PLAY AREA FOR EACH CHILD. POOLS SHALL BE ENCLOSED BY A MINIMUM FIVE FOOT HIGH FENCE.
- HOURS OF OPERATION. UNLESS OTHERWISE STATED IN THE USE PERMIT, HOURS OF OPERATION SHALL BE CONFINED TO BETWEEN 6:00AM AND 10:00PM. IN NO CASE SHALL AN INDIVIDUAL CHILD STAY FOR A CONTINUOUS PERIOD OF 24 HOURS OR MORE.
- SIGNS. ONE SIGN SHALL BE PERMITTED IN COMPLIANCE WITH CHAPTER 16.76 (SIGN STANDARDS)
- OFF STREET PARKING. OFF STREET PARKING SHALL BE PROVIDED IN COMPLIANCE WITH CHAPTER 16.64 (OFF STREET PARKING AND LOADING STANDARDS), PLUS ADDITIONAL SURFACE AREA SHALL BE PROVIDED THAT IS OF SUFFICIENT SIZE TO ACCOMMODATE OFF-STREET LOADING/ UNLOADING. THE AREA USED FOR PARKING SHALL NOT BE USED FOR BOTH PARKING AND AS A PLAY AREA AT THE SAME TIME. SEPERATION STANDARDS.
 - THE MINIMUM SEPERATION BETWEEN THE MAIN ASSEMBLY BUILDING OF THE CENTER AND AN ADJACENT RESIDENTIAL PROPERTY LINE SHALL BE 30 FEET
 - THE FACILITY SHALL NOT BE LOCATED WITHIN 500 FEET OF ANOTHER LICENSED LARGE FAMILY CHILD CARE HOME OR CHILD CARE CENTER.
- LOCATION. WHEREVER POSSIBLE, FACILITIES SHALL BE LOCATED IN EXISTING INSTITUTIONAL FACILITIES AND/ OR ALONG MAJOR STREETS.

INTERIOR WALL AND CEILING REQ:

OCCUPANCY: I-4, SPRINKLERED

ROOMS AND ENCLOSED SPACES
REQUIRED: B
PROVIDED: A

INTERIOR EXIT STAIRS, RAMPS, PASSAGEWAYS:
REQUIRED: A
PROVIDED: N/A

CORRIDORS:
REQUIRED: A
PROVIDED: N/A

ROOM ENCLOSURES:
REQUIRED: B
PROVIDED: A

*CLASS RATINGS AS DEFINED BY CBC 803.1.1
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

SQUARE FOOTAGE RESUME:

WING 1 = 1822 SF
WING 2 = 1822 SF
TOTAL = 3,644 SF

INDOOR PLAY AREA CALCULATIONS:
THE AREA OF EACH CLASSROOM IS APPROXIMATELY 1020SF. PROVIDING 35SF OF INDOOR PLAY AREA PER CHILD MEANS THAT 29 CHILDREN ARE GRANTED 35SF OF INDOOR PLAY AREA AT A GIVEN TIME TOTTALLING IN 58 CHILDREN HAVING ACCESS TO 35SF OF PLAY AREA.
PROPOSED: 2,030 SF OF INDOOR PLAY AREA

OUTDOOR PLAY AREA CALCULATIONS:
AS 58 CHILDREN HAS BECOME THE DECIDING FACTOR FOR HOW MUCH PLAY AREA TO PROVIDE, 75SF OF OUTDOOR PLAY AREA PER CHILD RESULTS IN 4,350SF OF OUTDOOR PLAY AREA IS REQUIRED TO BE PROVIDED.
PROPOSED: 5,000 SF OF OUTDOOR PLAY AREA

KEY NOTES:

- PLAY STRUCTURE
- BIKE PARKING
- ROLLING GATE
- TRASH ENCLOSURE
- MAIN SERVICE PANEL
- 6' MIN VERTICAL CEDER OR CORTEN FENCING, PER OWNER
- EGRESS DOOR
- CMU WALL IN COMPLIANCE WITH SMC SECTION 16.48.060
- ACCESSIBLE RAMP MAX SLOPE 1:12
- ACCESSIBLE PATH MAX SLOPE 1:20

FLOOR PLAN GENERAL NOTES:

- NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
- DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY UNLESS NOTED OTHERWISE.
- REFER TO DETAIL SERIES SHEETS FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON DRAWINGS.
- DIMENSIONS ARE MEASURED FROM EDGE OF STRUCTURE .
- SEAL PENETRATIONS IN WALLS, CEILINGS, FLOORS, AND VERTICAL CHASES ADJACENT TO UNITS. RESIDENTIAL UNITS MUST DEMONSTRATE LESS THAN 1.25 SQUARE INCHES LEAKAGE PER 100 SQUARE FEET OF ENCLOSURE AREA. (i.e., SUM OF WALL, CEILING, AND FLOOR AREAS)
- SHOWER FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR A MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.
- REFER TO SHEETS A(XXX)-A(XXX) FOR EGRESS AND LIFE SAFETY PLANS (INCLUDING FIRE RATED ELEMENTS)
- REFER TO SHEETS A(XXX)-A(XXX) FOR ADA ROUTE DETAILS.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL DETAILS
- MECHANICAL LAYOUTS ARE SHOWN FOR REFERENCE ONLY. SEE MECHANICAL DRAWINGS FOR DETAILS.
- REFER TO THE A(XXX)'S SHEETS FOR ENLARGED PLANS FOR FURTHER DETAIL.
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL ROOM LAYOUT.
- REFER TO ELEVATOR SHEETS FOR ELEVATOR ROOM LAYOUT.



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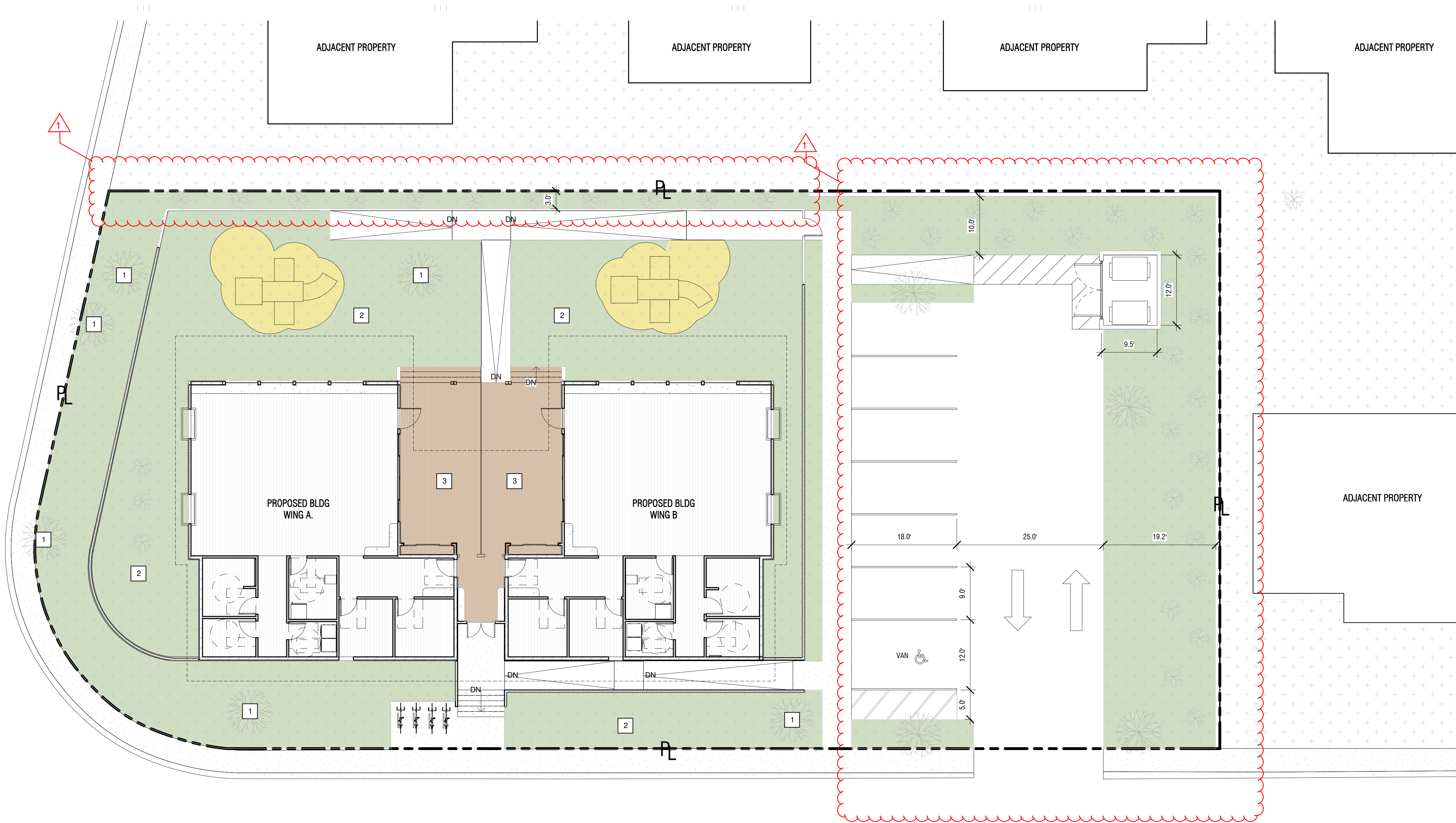
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project no: 20251001

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PROPOSED SITE PLAN

G102



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16.36.130(B) TRASH ENCLOSURE: NON RESIDENTIAL STRUCTURE AND USE REQUIRES 125SF STORAGE AREA FOR EACH REFUSE AND RECYCLING AREA.
PROPOSED: 35 SF FOR REFUSE, 35SF FOR RECYCLING.

CHILD CARE FACILITIES REQUIREMENTS FOR LANDSCAPING AND FENCING AS MENTIONED IN SMC 16.80.100

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(P) LANDSCAPING PLAN

1" = 10'-0"

STANDARDS FOR CHILD CARE CENTERS PER SMC 16.80.100:	INTERIOR WALL AND CEILING REQ:	SQUARE FOOTAGE RESUME:	KEY NOTES:	FLOOR PLAN GENERAL NOTES:
<p>1. PARCEL SIZE. THE MINIMUM PARCEL SIZE FOR A CHILD CARE CENTER SHALL BE 8,000 SQFT.</p> <p>2. FENCE OR WALL. A SIX FOOT HIGH SOLID DECORATIVE FENCE OR WALL SHALL BE CONSTRUCTED ON ALL PROPERTY LINES, EXCEPT IN THE FRONT YARD OR TRAFFIC SITE AREA. (SECTION 16.36.140). FENCES OR WALLS SHALL PROVIDE FOR SAFETY WITH CONTROLLED POINTS OF ENTRY. A MINIMUM THREE FOOT WIDE LANDSCAPED AREA SHALL PROVIDED ADJACENT TO THE WALL/FENCE AND SHALL INCLUDE A DENSE HEDGE OF EVERGREEN SHRUBS A MINIMUM OF 15 GALLONS IN SIZE.</p> <p>3. PLAY AREAS. THE FACILITY SHALL PROVIDE PLAY AREAS: A. INDOOR PLAY AREAS. INDOOR PLAY AREAS SHALL BE IN COMPLIANCE WITH STATE REQUIREMENTS REQUIRING 35 SQFT OF INDOOR PLAY AREA PER CHILD. B. OUTDOOR PLAY AREAS. OUTDOOR PLAY AREAS SHALL BE IN COMPLIANCE WITH STATE REQUIREMENTS REQUIRING 75 SQFT OF DESIGNATED FENCED OUTDOOR PLAY AREA FOR EACH CHILD. POOLS SHALL BE ENCLOSED BY A MINIMUM FIVE FOOT HIGH FENCE.</p> <p>4. HOURS OF OPERATION. UNLESS OTHERWISE STATED IN THE USE PERMIT, HOURS OF OPERATION SHALL BE CONFINED TO BETWEEN 6:00AM AND 10:00PM. IN NO CASE SHALL AN INDIVIDUAL CHILD STAY FOR A CONTINUOUS PERIOD OF 24 HOURS OR MORE.</p> <p>5. SIGNS. ONE SIGN SHALL BE PERMITTED IN COMPLIANCE WITH CHAPTER 16.76 (SIGN STANDARDS)</p> <p>6. OFF STREET PARKING. OFF STREET PARKING SHALL BE PROVIDED IN COMPLIANCE WITH CHAPTER 16.64 (OFF STREET PARKING AND LOADING STANDARDS), PLUS ADDITIONAL SURFACE AREA SHALL BE PROVIDED THAT IS OF SUFFICIENT SIZE TO ACCOMMODATE OFF-STREET LOADING/ UNLOADING. THE AREA USED FOR PARKING SHALL NOT BE USED FOR BOTH PARKING AND AS A PLAY AREA AT THE SAME TIME.</p> <p>7. SEPERATION STANDARDS. A. THE MINIMUM SEPERATION BETWEEN THE MAIN ASSEMBLY BUILDING OF THE CENTER AND AN ADJACENT RESIDENTIAL PROPERTY LINE SHALL BE 30 FEET B. THE FACILITY SHALL NOT BE LOCATED WITHIN 500 FEET OF ANOTHER LICENSED LARGE FAMILY CHILD CARE HOME OR CHILD CARE CENTER.</p> <p>8. LOCATION. WHEREVER POSSIBLE, FACILITIES SHALL BE LOCATED IN EXISTING INSTITUTIONAL FACILITIES AND/ OR ALONG MAJOR STREETS.</p>	<p>OCCUPANCY: I-4, SPRINKLERED</p> <p>ROOMS AND ENCLOSED SPACES REQUIRED: B PROVIDED: A</p> <p>INTERIOR EXIT STAIRS, RAMPS, PASSAGEWAYS: REQUIRED: A PROVIDED: N/A</p> <p>CORRIDORS: REQUIRED: A PROVIDED: N/A</p> <p>ROOM ENCLOSURES: REQUIRED: B PROVIDED: A</p> <p>*CLASS RATINGS AS DEFINED BY CBC 803.1.1 CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450 CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450 CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450</p>	<p>WING 1 = 1822 SF WING 2 = 1822 SF TOTAL = 3,644 SF</p> <p>INDOOR PLAY AREA CALCULATIONS: THE AREA OF EACH CLASSROOM IS APPROXIMATELY 1020SF. PROVIDING 35SF OF INDOOR PLAY AREA PER CHILD MEANS THAT 29 CHILDREN ARE GRANTED 35SF OF INDOOR PLAY AREA AT A GIVEN TIME TOTALLING IN 58 CHILDREN HAVING ACCESS TO 35SF OF PLAY AREA. PROPOSED: 2,030 SF OF INDOOR PLAY AREA</p> <p>OUTDOOR PLAY AREA CALCULATIONS: AS 58 CHILDREN HAS BECOME THE DECIDING FACTOR FOR HOW MUCH PLAY AREA TO PROVIDE, 75SF OF OUTDOOR PLAY AREA PER CHILD RESULTS IN 4,350SF OF OUTDOOR PLAY AREA IS REQUIRED TO BE PROVIDED. PROPOSED: 5,000 SF OF OUTDOOR PLAY AREA</p>	<p>1 EXISTING TREE TO REMAIN 2 EXISTING / PROPOSED LAWN 3 DECK</p>	<p>NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS AND SECTION PLAN SHEETS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.</p> <ul style="list-style-type: none"> DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY UNLESS NOTED OTHERWISE. REFER TO DETAIL SERIES SHEETS FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED ON DRAWINGS. DIMENSIONS ARE MEASURED FROM EDGE OF STRUCTURE . SEAL PENETRATIONS IN WALLS, CEILINGS, FLOORS, AND VERTICAL CHASES ADJACENT TO UNITS. RESIDENTIAL UNITS MUST DEMONSTRATE LESS THAN 1.25 SQUARE INCHES LEAKAGE PER 100 SQUARE FEET OF ENCLOSURE AREA. (i.e., SUM OF WALL, CEILING, AND FLOOR AREAS) SHOWER FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR A MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE. REFER TO SHEETS A(XXX)-A(XXX) FOR EGRESS AND LIFE SAFETY PLANS (INCLUDING FIRE RATED ELEMENTS) REFER TO SHEETS A(XXX)-A(XXX) FOR ADA ROUTE DETAILS. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL DETAILS MECHANICAL LAYOUTS ARE SHOWN FOR REFERENCE ONLY. SEE MECHANICAL DRAWINGS FOR DETAILS. REFER TO THE A(XXX)'S SHEETS FOR ENLARGED PLANS FOR FURTHER DETAIL. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL ROOM LAYOUT. REFER TO ELEVATOR SHEETS FOR ELEVATOR ROOM LAYOUT.

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sheet title
LANDSCAPING PLAN

sheet
L1