



SITE PLAN

PROJECT DATA

A.P.N.	124-290-06
USE:	GROUP HOMECARE LARGE NURSING HOME
PROPOSED USE:	SKILLED NURSING FACILITY
OCCUPANCY:	I-2
TYPE OF CONSTRUCTION:	IIB (SPRINKLERED)
ZONING:	LDR
SITE AREA	3.16 ACRES
BUILDING AREA	137,650 S.F.
TOTAL BEDS	59,634 S.F. S.F. 170 EACH

REQUIRED PARKING

1 PER 3 BEDS	
TOTAL BEDS = 170	
PARKING = 170/3 = 57	
TOTAL PARKING SPACES REQUIRED	57 EA.

PARKING-PROVIDED

PROPOSED STANDARD	56 EA.
OFF-STREET PARKING SPACES	
COMPACT PARKING SPACES	10 EA.
PROPOSED H.C. VAN ACCESSIBLE	1 EA.
PROPOSED H.C. STANDRAD ACCESSIBLE	2 EA.
TOTAL	69 EA.

LOT COVERAGE

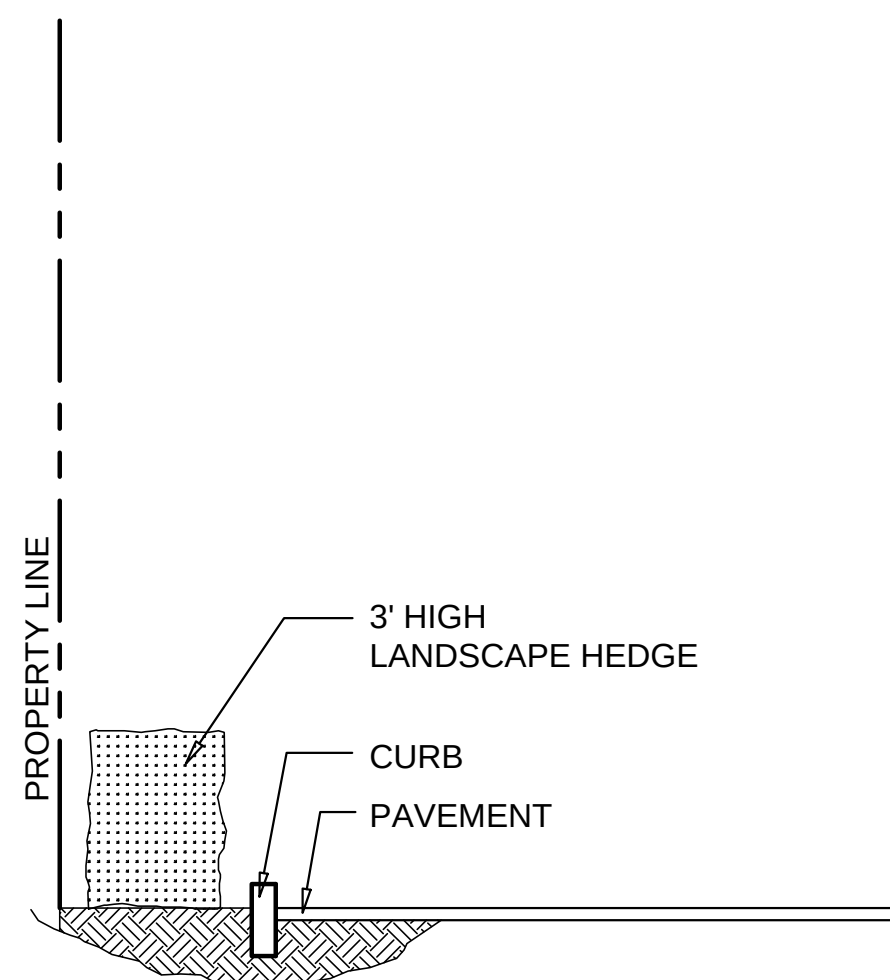
59,634 S.F. OF BUILDING / 137,650 S.F. SITE AREA = 43 %

LANDSCAPE AREA

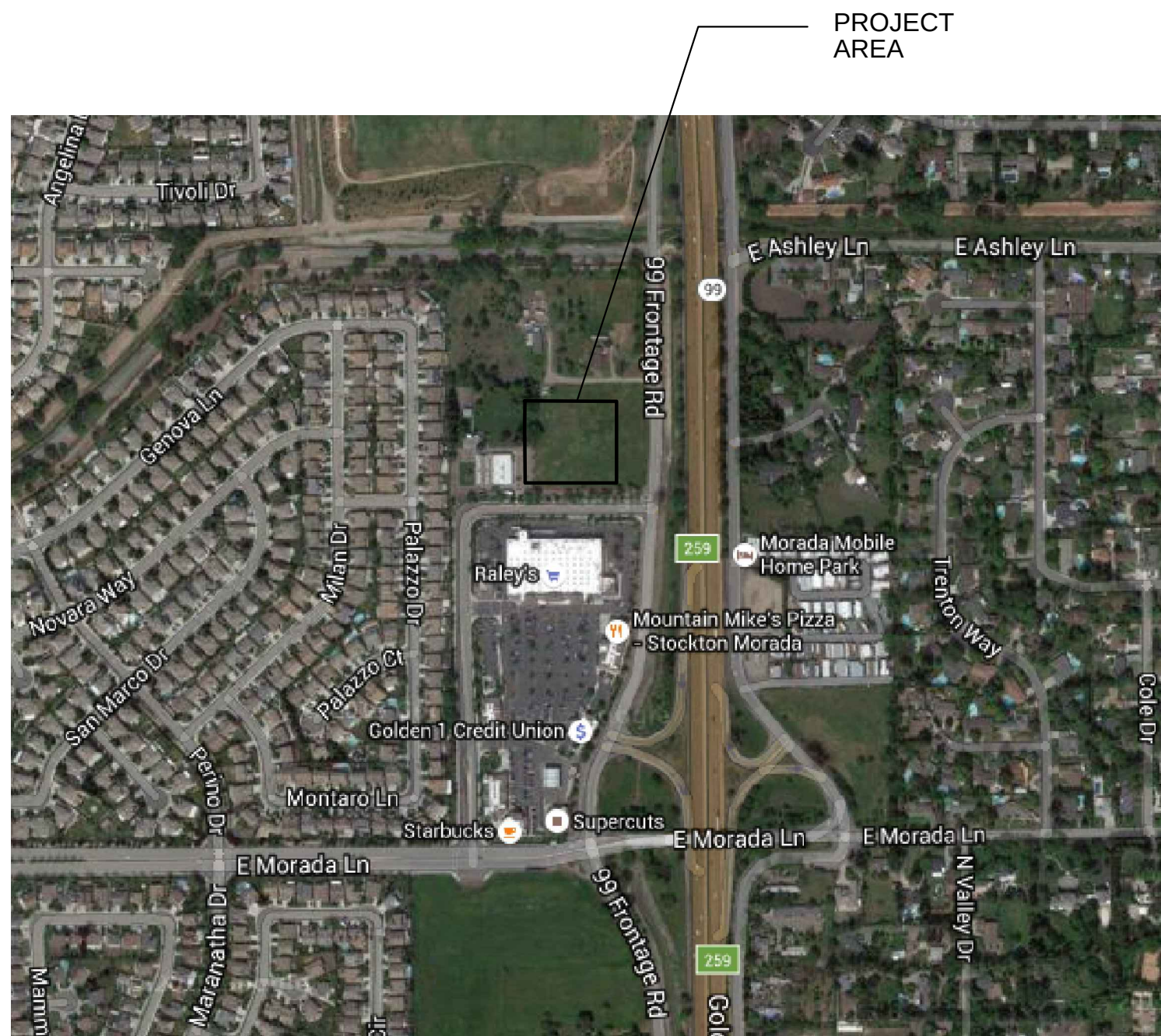
LANDSCAPE AREA = 34,151 S.F.

PAVEMENT AREA

PAVEMENT AREA = 43,865 S.F.



LANDSCAPE SCREEN



VICINITY MAP



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ARCHITECT:

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CONSULTANT:

PROJECT ADDRESS:

NEW
SKILLED NURSING
FACILITY BUILDING

MORADA
REHABILITATION
CENTER

9763 N. STATE ROUTE 99
STOCKTON, CA

CLIENT:

MGRAND, LLC

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DATE: JULY 8, 2016

DRAWN: ETJ

FILE: 207-16-SP1SITEPLAN

PROJECT NO: 207-16

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

SITE PLAN

SHEET

SP-1