



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

July 23, 2018

Sylvia Suarez
Terra Ranch, LLC
P.O. Box 2998
Turlock, CA 95381

SUBJECT: TEMP USE PERMIT 18-077: TEMP SALES TRAILERS & MODEL HOME COMPLEXES

Dear Ms. Suarez,

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for two Temporary Sales Office Trailer / Model Home Complexes for JKB Homes, located at two separate sites. One sales complex is proposed for Galleria Drive and Terra Park Lane. The other sales complex is proposed for Galleria Drive, between Diablo View Drive and Deer Grass Drive, in Manteca, CA. Your project application for the Model Home Complexes and Temporary Sales Offices has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: July 23, 2018 until the final home is sold for JKB Homes Terra Ranch Subdivision.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. Proper building permits shall be obtained for all structures (sales offices and model homes) through the City of Manteca Building Safety Division at (209) 456-8550.
5. A demolition permit must be obtained through the City of Manteca Building Safety Division for the temporary sales office once the final home in the subdivision by JKB Homes Development has been constructed.
6. The parking lot for the model home complex shall be removed when the model homes are sold.
7. All on-site landscape shall be maintained by property owner.
8. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
9. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
10. Utility Companies: The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.

11. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Building Safety Division

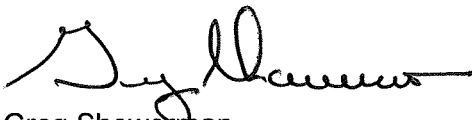
12. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

Please be sure to show the accessible path of travel from the sales office or sales trailer to each of the models. Specifically, be sure to show that the driveway cross slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)

13. If parking will be provided, developer shall provide accessible parking spaces complying with Section IIB-502 and in accordance with Table IIB-208.2. CBC Sections IIB-208.2 and IIB-208.2.4.
14. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with Section IIB-404. CBC Section IIB-206.4.1.
15. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
16. Developer shall obtain building permits for the parking area, sales trailer, path of travel, ramp, etc. prior to the undertaking of any work requiring a building permit per CBC 105.
17. Developer shall comply with all requirements of the Model ^{WATER} Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

If you have questions or need supplemental information regarding this letter, please contact Toben Barnum at (209) 456-8517 or tbarnum@ci.manteca.ca.us

Sincerely,



Greg Showerman
Community Development Director



CITY OF MANTECA, COMMUNITY DEVELOPMENT
 1001 W. Center Street, Manteca, CA 95337
 Main Line: (209) 456-8500: Fax: (209) 923-8949
 Email: planning@ci.manteca.ca.us Website: www.ci.manteca.ca.us

JUN 29 2018

Application Date: _____ Application Number: 18-077

Terra Ranch, LLC.	Terra Ranch, LLC	
Applicant's Name	Business Name	
P.O. Box 2998	Turlock, CA 95381	209-632-2647 x326
Applicant's Address	City, State, Zip	Telephone
West Woodward Ave	June 2018-December 2020	
Location of Activity:	Date & Time of Activity	
	FROM: Mon-Sun 11am	TO: 6pm

Description of Activity: Re-submitting a temporary use permit application due to the re-location of the Model complex as follows:

- Models will be located on lots 43 & 44 with the sales trailer on lot 45.
- Models will be located on lots 11 & 12 with the sales trailer on lot 13.


JKB Living, Inc.
 Property Owner's Name
 P.O. Box 2998 Turlock, CA 95381 209-632-2647x326
 Property Owner's Address City, State, Zip Telephone

Statement of Ownership or Authorization of Agent


(check one item)

I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.

I, do hereby authorized and empower Sylvia P. Suarez (agent) to act on my behalf on all matters relating to this application.

 _____ JUN 29 2018 _____
 Signature Date
 P.O. Box 2998 Turlock, CA 95381 209-632-2647 x326
 Address City, State, Zip Telephone

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

Applicant's Signature  _____ Date JUN 29 2018

****For Office Use Only****

\$250 Cleaning Deposit Required (Christmas Tree Lots Only) Receipt No: _____ Date Received: _____

Approved By: _____ Date: _____

Conditions of the Temporary Use Permit

(Please initial all boxes agreeing to comply with all applicable conditions.)

This Temporary Use Permit is only valid for the dates and times listed on this application.
Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.

All related debris shall be removed from the site upon termination of the use.
Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.

Appropriate permits shall be secured from the San Joaquin County Health Department.
Emergency vehicle access shall be maintained at all times.

The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____

Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).

Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.

If parking will be provided, applicant shall provide an accessible parking space.

If restroom facilities will be provided, applicant shall provide an accessible restroom.
All gates shall meet all applicable specifications for doors, and shall comply with the following:
-Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
-Effort to operate door/gate is 5 pounds max pressure.
-Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
-Opening hardware is centered between 30" to 44" above finish floor.
-There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".

Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.

Appropriate direction signs, barricades or fences shall be provided as necessary.

Applicant shall obtain a valid City business license.

A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585

An acceptable path of egress to the public right-of-way shall be maintained at all time.

Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.

Other: _____

Other: _____

Other: _____

Other: _____



PROJECT REFERRAL/ROUTING SHEET

DATE: 07/23/2018

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: At CDD - Engineering
(Department or Agency)

Contact Person: Maribel Serrano Phone: 415 858 864

Project Title: TUP 18-077 Terra Ranch Sales Trailer and Two Model Homes

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 7/16/18

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: Fire
(Department or Agency)

Contact Person: L. Perry Phone: 8347

Project Title: TUP 18-077 Terra Ranch Sales Trailer and Two Model Homes

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 7/11/18

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

RECEIVED

JUL 12 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: TUP 18-077 Terra Ranch Sales Trailer and Two Model Homes

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 07/11/2018

To: **City of Manteca Planning Division**
1001 W. Center Street
Manteca, CA 95337

FROM: Parks and Recreation Department
(Department or Agency)

Contact Person: Michael Rosales Phone: 456-8615

Project Title: TUP 18-077 Terra Ranch Sales Trailer and Two Model Homes

RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).



PROJECT REFERRAL/ROUTING SHEET

DATE: 7/9/18

To: City of Manteca Planning Division
1001 W. Center Street
Manteca, CA 95337

FROM: Bldg Safety
(Department or Agency)

Contact Person: LA Phone: X 8560

Project Title: TUP 18-077 Terra Ranch Sales Trailer and Two Model Homes

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).

Memo

To: Toben Barnum, Development Services Technician
From: Lumen Arceo, Senior Plan Check Engineer
Date: July 9, 2018
Re: TUP 18-077 Terra Ranch (Sales Trailer and Model Home Complex)

1. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC Section IIB-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

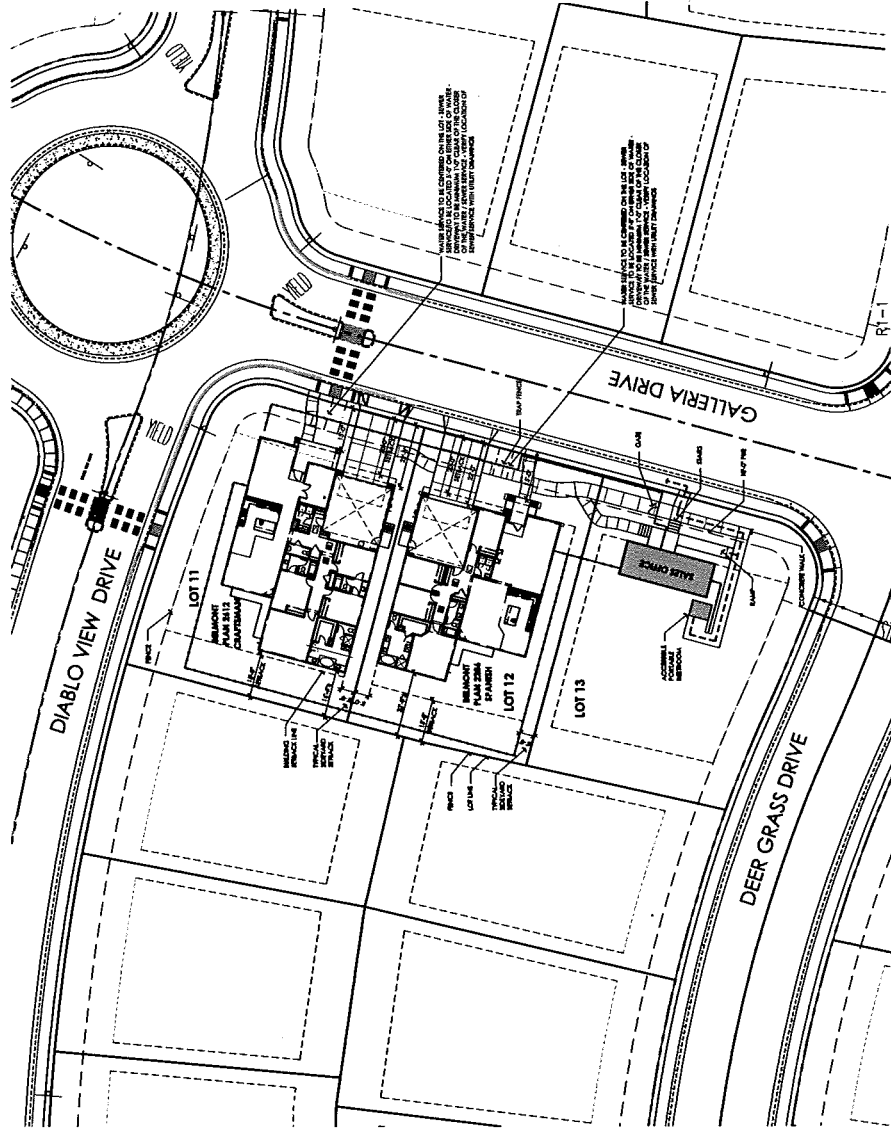
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6. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

PROPOSED NEW
MODEL HOME COMPLEX:
**TERRA
RANCH**
W WOODWARD AVE.
MANTECA, CA.

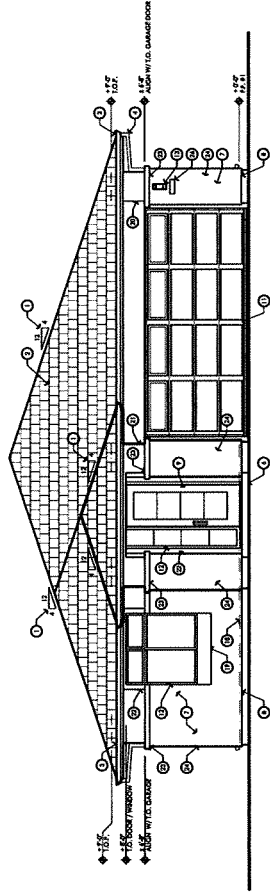


ARCHITECTURE PLUS INC.
4352 NORTH DIA WAY
MANTENO, CA 95366
PH: 209.577.4641
FX: 209.577.0215
WWW.APIARCH.COM



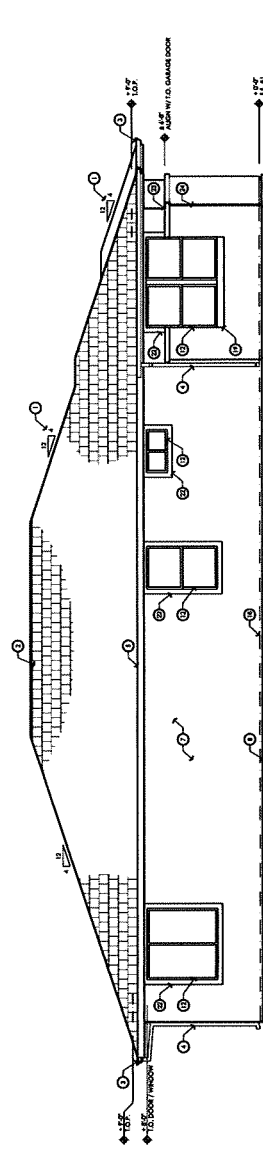
SITE PLAN - LOT 11, 12 & 13 - MODEL HOME COMPLEX
SCALE: 1" = 20'

Lot 43



1 FRONT ELEVATION - B "PRAIRIE REVIVAL"

SCALE 1/4" = 1'-0"



2 LEFT ELEVATION

SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES:**
1. ROCK CLIFF FINISHING
 2. CONCRETE SILLING ON INTERIOR SILLING OVER SUB FOOTING PER OVER
 3. 2x4 SO. GIRDERS WITH 2x4 BRACES AT 16' ON CENTER. CONCRETE SILLING OVER BRACE (SEE PLAN)
 4. GULL COMPANIONS WITH EQUAL BRACING TO MATCH BRACES
 5. CONNECTION TO PERMIT ALL STAIRS TO GRADE
 6. PERMIT STAIRS TO BE CONSTRUCTED WITH 2x4 JOISTS OVER INTERLOCKING ROOFING. BRACES TO BE 2x4 WITH 2x4 BRACES TO PERMIT STAIRS TO BE CONSTRUCTED WITH 2x4 JOISTS OVER INTERLOCKING ROOFING.
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REVISION

- 1. COVER REVISION - 11/17/18
- 2. HATCHED REVISION - 4/18/18

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API ARCHITECTURE
 ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODISTO, CA 95356
 PH. 209.577.4661
 FX. 209.577.0213
 WWW.APIARCH.COM

FOR ALL CHANGES
 PLEASE CONTACT
 ROBERT C. ALBERT
 ARCHITECT

TERRA RANCH - SONOMA
 PLAN 1690
 MASTER PLAN

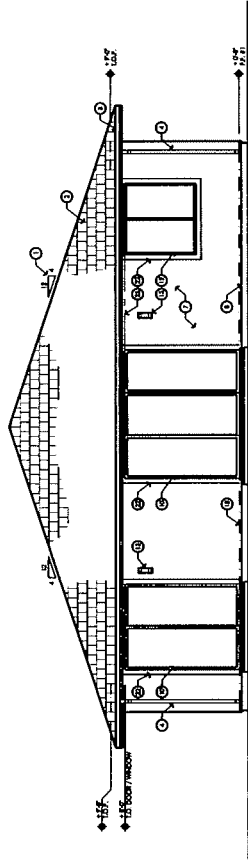
EXTERIOR ELEVATION - PRAIRIE REVIVAL

DATE: NOVEMBER 2017
 DRAWN BY: JEFFREY C. LEE
 CHECKED BY: JAMES
 SHEET:

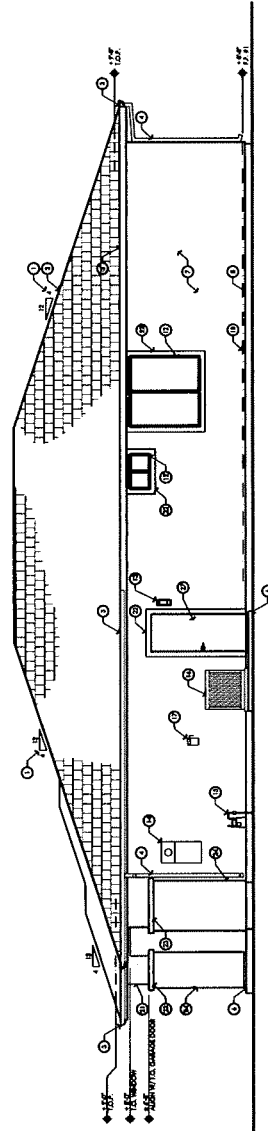
A3.B1

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Lot 43



1 REAR ELEVATION
SCALE 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE 1/8" = 1'-0"

- EXTERIOR ELEVATION ESTIMATE:**
1. ROOF: 12/12 GABLE ROOF - BRICK SHINGLES OVER 1/2\"/>

api
PLANNING ARCHITECTURE

ARCHITECTURE PLUS INC.
4333 N. NORTH STAR WAY
MODesto, CA 95356
PH. 209.577.4661
FX. 209.577.0013
www.apiparc.com

TERRA RANCH - SONOMA
MASTER PLAN

MANITCA

DATE: NOVEMBER 2017
JOB NO.: 17079
DRAWN: BLS/NEC/LE
CHECKED: JAMM
SHEET: A3.B2

EXTERIOR ELEVATIONS - 3 VIEWS REVISED

DATE: NOVEMBER 2017
JOB NO.: 17079
DRAWN: BLS/NEC/LE
CHECKED: JAMM
SHEET: A3.B2

EXTERIOR ELEVATIONS - 3 VIEWS REVISED

DATE: NOVEMBER 2017
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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

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SHEET: A3.B2

EXTERIOR ELEVATIONS - 3 VIEWS REVISED

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JOB NO.: 17079
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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

DATE: NOVEMBER 2017
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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

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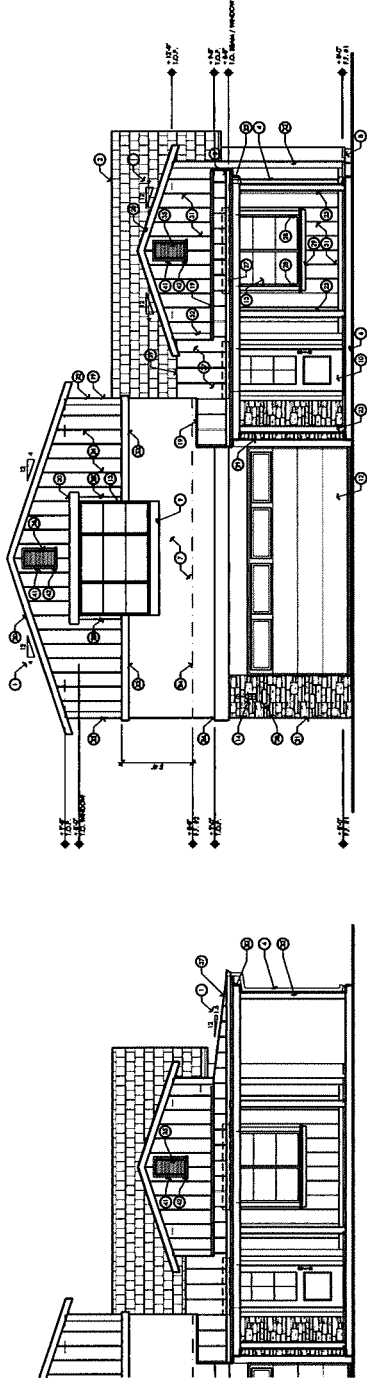
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EXTERIOR ELEVATIONS - 3 VIEWS REVISED

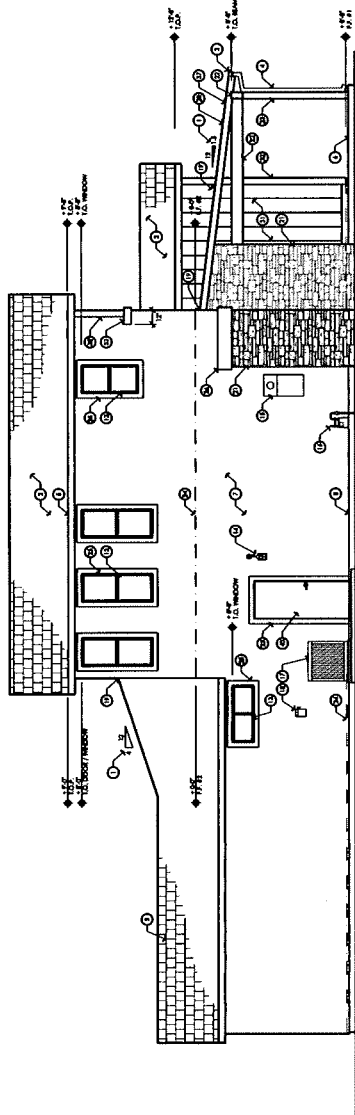
DATE: NOVEMBER 2017
JOB NO.: 17079
DRAWN: BLS/NEC/LE
CHECKED: JAMM
SHEET: A3.B2

Lot 44



1A FRONT ELEVATION - CORNER LOT OPTION
SCALE 1/8" = 1'-0"

1 FRONT ELEVATION - C 'MODERN FARMHOUSE'
SCALE 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE 1/8" = 1'-0"

- EXTERIOR ELEVATION DETAIL NOTES:**
1. EXTERIOR FINISHES TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH UNLESS OTHERWISE NOTED.
 3. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH UNLESS OTHERWISE NOTED.
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 5. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH UNLESS OTHERWISE NOTED.
 6. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH UNLESS OTHERWISE NOTED.
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 40. EXTERIOR WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH UNLESS OTHERWISE NOTED.

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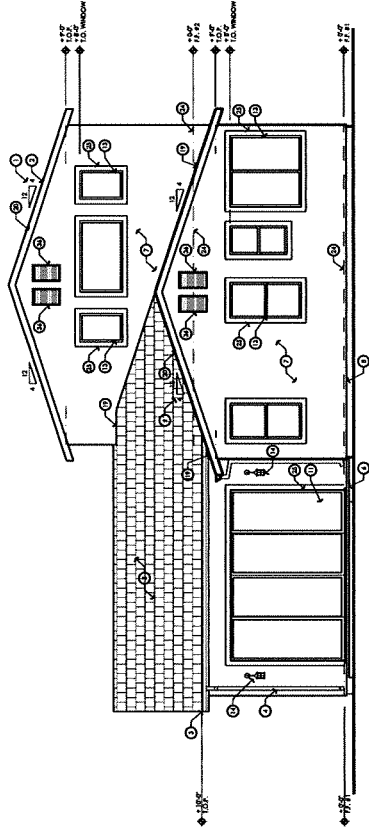
NAME: C. MOORE
PROJECT: C. MOORE
DATE: 11/11/17

TERRA RANCH - SONOMA
MASTER PLAN
MARCH 2022

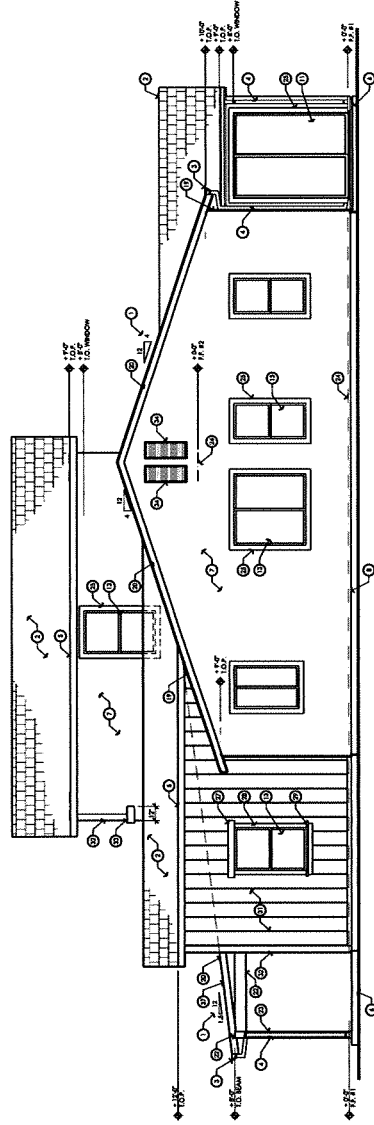
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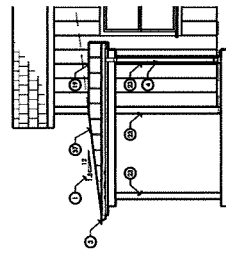
Lot 44



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2A RIGHT ELEVATION - CORNER LOT OPTION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES:

1. CONCRETE FOUNDATION - SEE FOUNDATION PLAN.
2. CONCRETE FLOORING - SEE FLOOR PLAN.
3. CONCRETE ROOFING - SEE ROOF PLAN.
4. GUTTER SYSTEM - SEE ROOF PLAN.
5. EXTERIOR WALLS - SEE EXTERIOR WALL SCHEDULE.
6. EXTERIOR DOORS - SEE DOOR SCHEDULE.
7. EXTERIOR WINDOWS - SEE WINDOW SCHEDULE.
8. EXTERIOR LIGHTING - SEE LIGHTING PLAN.
9. EXTERIOR PAINT - SEE PAINT SCHEDULE.
10. EXTERIOR FINISHES - SEE FINISH SCHEDULE.
11. EXTERIOR MATERIALS - SEE MATERIAL SCHEDULE.
12. EXTERIOR ACCESSORIES - SEE ACCESSORY SCHEDULE.
13. EXTERIOR LANDSCAPE - SEE LANDSCAPE PLAN.
14. EXTERIOR SIGNAGE - SEE SIGNAGE PLAN.
15. EXTERIOR SECURITY - SEE SECURITY PLAN.
16. EXTERIOR VENTILATION - SEE VENTILATION PLAN.
17. EXTERIOR CONNECTIONS - SEE CONNECTION SCHEDULE.
18. EXTERIOR UTILITIES - SEE UTILITIES PLAN.
19. EXTERIOR FURNITURE - SEE FURNITURE PLAN.
20. EXTERIOR STORAGE - SEE STORAGE PLAN.
21. EXTERIOR RAILINGS - SEE RAILING SCHEDULE.
22. EXTERIOR STAIRS - SEE STAIR SCHEDULE.
23. EXTERIOR PATIOS - SEE PATIO SCHEDULE.
24. EXTERIOR DECKING - SEE DECKING SCHEDULE.
25. EXTERIOR PORCHES - SEE PORCH SCHEDULE.
26. EXTERIOR PERGOLAS - SEE PERGOLA SCHEDULE.
27. EXTERIOR AWNINGS - SEE AWNING SCHEDULE.
28. EXTERIOR SHEDS - SEE SHED SCHEDULE.
29. EXTERIOR GARAGES - SEE GARAGE SCHEDULE.
30. EXTERIOR DRIVEWAYS - SEE DRIVEWAY SCHEDULE.
31. EXTERIOR PAVEMENT - SEE PAVEMENT SCHEDULE.
32. EXTERIOR CURBS - SEE CURB SCHEDULE.
33. EXTERIOR WALKWAYS - SEE WALKWAY SCHEDULE.
34. EXTERIOR BIENNEZ - SEE BIENNEZ SCHEDULE.
35. EXTERIOR TREES - SEE TREE SCHEDULE.
36. EXTERIOR SHRUBS - SEE SHRUB SCHEDULE.
37. EXTERIOR FLOWERS - SEE FLOWER SCHEDULE.
38. EXTERIOR LIGHT FIXTURES - SEE LIGHT FIXTURE SCHEDULE.
39. EXTERIOR ELECTRICAL - SEE ELECTRICAL SCHEDULE.
40. EXTERIOR MECHANICAL - SEE MECHANICAL SCHEDULE.
41. EXTERIOR PLUMBING - SEE PLUMBING SCHEDULE.
42. EXTERIOR HVAC - SEE HVAC SCHEDULE.
43. EXTERIOR TELEPHONE - SEE TELEPHONE SCHEDULE.
44. EXTERIOR CABLE - SEE CABLE SCHEDULE.
45. EXTERIOR ANTENNA - SEE ANTENNA SCHEDULE.
46. EXTERIOR SECURITY SYSTEM - SEE SECURITY SYSTEM SCHEDULE.
47. EXTERIOR FIRE ALARMS - SEE FIRE ALARM SCHEDULE.
48. EXTERIOR SMOKE DETECTORS - SEE SMOKE DETECTOR SCHEDULE.
49. EXTERIOR CARBON MONOXIDE DETECTORS - SEE CARBON MONOXIDE DETECTOR SCHEDULE.
50. EXTERIOR GAS DETECTORS - SEE GAS DETECTOR SCHEDULE.
51. EXTERIOR WATER DETECTORS - SEE WATER DETECTOR SCHEDULE.
52. EXTERIOR VIBRATION DETECTORS - SEE VIBRATION DETECTOR SCHEDULE.
53. EXTERIOR INTRUSION DETECTORS - SEE INTRUSION DETECTOR SCHEDULE.
54. EXTERIOR MOTION DETECTORS - SEE MOTION DETECTOR SCHEDULE.
55. EXTERIOR SOUND DETECTORS - SEE SOUND DETECTOR SCHEDULE.
56. EXTERIOR TEMPERATURE DETECTORS - SEE TEMPERATURE DETECTOR SCHEDULE.
57. EXTERIOR HUMIDITY DETECTORS - SEE HUMIDITY DETECTOR SCHEDULE.
58. EXTERIOR AIR QUALITY DETECTORS - SEE AIR QUALITY DETECTOR SCHEDULE.
59. EXTERIOR PARTICULATE DETECTORS - SEE PARTICULATE DETECTOR SCHEDULE.
60. EXTERIOR OZONE DETECTORS - SEE OZONE DETECTOR SCHEDULE.
61. EXTERIOR NOX DETECTORS - SEE NOX DETECTOR SCHEDULE.
62. EXTERIOR SO2 DETECTORS - SEE SO2 DETECTOR SCHEDULE.
63. EXTERIOR CO DETECTORS - SEE CO DETECTOR SCHEDULE.
64. EXTERIOR H2S DETECTORS - SEE H2S DETECTOR SCHEDULE.
65. EXTERIOR NH3 DETECTORS - SEE NH3 DETECTOR SCHEDULE.
66. EXTERIOR HCL DETECTORS - SEE HCL DETECTOR SCHEDULE.
67. EXTERIOR HF DETECTORS - SEE HF DETECTOR SCHEDULE.
68. EXTERIOR HNO3 DETECTORS - SEE HNO3 DETECTOR SCHEDULE.
69. EXTERIOR H2O2 DETECTORS - SEE H2O2 DETECTOR SCHEDULE.
70. EXTERIOR O3 DETECTORS - SEE O3 DETECTOR SCHEDULE.
71. EXTERIOR CO2 DETECTORS - SEE CO2 DETECTOR SCHEDULE.
72. EXTERIOR CH4 DETECTORS - SEE CH4 DETECTOR SCHEDULE.
73. EXTERIOR C2H6 DETECTORS - SEE C2H6 DETECTOR SCHEDULE.
74. EXTERIOR C2H4 DETECTORS - SEE C2H4 DETECTOR SCHEDULE.
75. EXTERIOR C2H2 DETECTORS - SEE C2H2 DETECTOR SCHEDULE.
76. EXTERIOR H2 DETECTORS - SEE H2 DETECTOR SCHEDULE.
77. EXTERIOR O2 DETECTORS - SEE O2 DETECTOR SCHEDULE.
78. EXTERIOR N2 DETECTORS - SEE N2 DETECTOR SCHEDULE.
79. EXTERIOR Ar DETECTORS - SEE Ar DETECTOR SCHEDULE.
80. EXTERIOR Ne DETECTORS - SEE Ne DETECTOR SCHEDULE.
81. EXTERIOR He DETECTORS - SEE He DETECTOR SCHEDULE.
82. EXTERIOR Kr DETECTORS - SEE Kr DETECTOR SCHEDULE.
83. EXTERIOR Xe DETECTORS - SEE Xe DETECTOR SCHEDULE.
84. EXTERIOR Rn DETECTORS - SEE Rn DETECTOR SCHEDULE.
85. EXTERIOR Li DETECTORS - SEE Li DETECTOR SCHEDULE.
86. EXTERIOR Be DETECTORS - SEE Be DETECTOR SCHEDULE.
87. EXTERIOR B DETECTORS - SEE B DETECTOR SCHEDULE.
88. EXTERIOR C DETECTORS - SEE C DETECTOR SCHEDULE.
89. EXTERIOR N DETECTORS - SEE N DETECTOR SCHEDULE.
90. EXTERIOR O DETECTORS - SEE O DETECTOR SCHEDULE.
91. EXTERIOR F DETECTORS - SEE F DETECTOR SCHEDULE.
92. EXTERIOR Ne DETECTORS - SEE Ne DETECTOR SCHEDULE.
93. EXTERIOR Na DETECTORS - SEE Na DETECTOR SCHEDULE.
94. EXTERIOR Mg DETECTORS - SEE Mg DETECTOR SCHEDULE.
95. EXTERIOR Al DETECTORS - SEE Al DETECTOR SCHEDULE.
96. EXTERIOR Si DETECTORS - SEE Si DETECTOR SCHEDULE.
97. EXTERIOR P DETECTORS - SEE P DETECTOR SCHEDULE.
98. EXTERIOR S DETECTORS - SEE S DETECTOR SCHEDULE.
99. EXTERIOR Cl DETECTORS - SEE Cl DETECTOR SCHEDULE.
100. EXTERIOR Ar DETECTORS - SEE Ar DETECTOR SCHEDULE.
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102. EXTERIOR Ca DETECTORS - SEE Ca DETECTOR SCHEDULE.
103. EXTERIOR Sc DETECTORS - SEE Sc DETECTOR SCHEDULE.
104. EXTERIOR Ti DETECTORS - SEE Ti DETECTOR SCHEDULE.
105. EXTERIOR V DETECTORS - SEE V DETECTOR SCHEDULE.
106. EXTERIOR Cr DETECTORS - SEE Cr DETECTOR SCHEDULE.
107. EXTERIOR Mn DETECTORS - SEE Mn DETECTOR SCHEDULE.
108. EXTERIOR Fe DETECTORS - SEE Fe DETECTOR SCHEDULE.
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111. EXTERIOR Cu DETECTORS - SEE Cu DETECTOR SCHEDULE.
112. EXTERIOR Zn DETECTORS - SEE Zn DETECTOR SCHEDULE.
113. EXTERIOR Ga DETECTORS - SEE Ga DETECTOR SCHEDULE.
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115. EXTERIOR As DETECTORS - SEE As DETECTOR SCHEDULE.
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117. EXTERIOR Br DETECTORS - SEE Br DETECTOR SCHEDULE.
118. EXTERIOR Kr DETECTORS - SEE Kr DETECTOR SCHEDULE.
119. EXTERIOR Rb DETECTORS - SEE Rb DETECTOR SCHEDULE.
120. EXTERIOR Sr DETECTORS - SEE Sr DETECTOR SCHEDULE.
121. EXTERIOR Y DETECTORS - SEE Y DETECTOR SCHEDULE.
122. EXTERIOR Zr DETECTORS - SEE Zr DETECTOR SCHEDULE.
123. EXTERIOR Nb DETECTORS - SEE Nb DETECTOR SCHEDULE.
124. EXTERIOR Mo DETECTORS - SEE Mo DETECTOR SCHEDULE.
125. EXTERIOR Tc DETECTORS - SEE Tc DETECTOR SCHEDULE.
126. EXTERIOR Ru DETECTORS - SEE Ru DETECTOR SCHEDULE.
127. EXTERIOR Rh DETECTORS - SEE Rh DETECTOR SCHEDULE.
128. EXTERIOR Pd DETECTORS - SEE Pd DETECTOR SCHEDULE.
129. EXTERIOR Ag DETECTORS - SEE Ag DETECTOR SCHEDULE.
130. EXTERIOR Cd DETECTORS - SEE Cd DETECTOR SCHEDULE.
131. EXTERIOR In DETECTORS - SEE In DETECTOR SCHEDULE.
132. EXTERIOR Sn DETECTORS - SEE Sn DETECTOR SCHEDULE.
133. EXTERIOR Sb DETECTORS - SEE Sb DETECTOR SCHEDULE.
134. EXTERIOR Te DETECTORS - SEE Te DETECTOR SCHEDULE.
135. EXTERIOR I DETECTORS - SEE I DETECTOR SCHEDULE.
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137. EXTERIOR Ba DETECTORS - SEE Ba DETECTOR SCHEDULE.
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145. EXTERIOR Gd DETECTORS - SEE Gd DETECTOR SCHEDULE.
146. EXTERIOR Tb DETECTORS - SEE Tb DETECTOR SCHEDULE.
147. EXTERIOR Dy DETECTORS - SEE Dy DETECTOR SCHEDULE.
148. EXTERIOR Ho DETECTORS - SEE Ho DETECTOR SCHEDULE.
149. EXTERIOR Er DETECTORS - SEE Er DETECTOR SCHEDULE.
150. EXTERIOR Tm DETECTORS - SEE Tm DETECTOR SCHEDULE.
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179. EXTERIOR Cf DETECTORS - SEE Cf DETECTOR SCHEDULE.
180. EXTERIOR Es DETECTORS - SEE Es DETECTOR SCHEDULE.
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185. EXTERIOR Rf DETECTORS - SEE Rf DETECTOR SCHEDULE.
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200. EXTERIOR Uuq DETECTORS - SEE Uuq DETECTOR SCHEDULE.

TERRA RANCH - SONOMA
PLAN MASTER
2022

MAITECA

FRAME CL. WOOD
ROOF CL. WOOD
FLOOR CL. WOOD
FIN. CL. WOOD

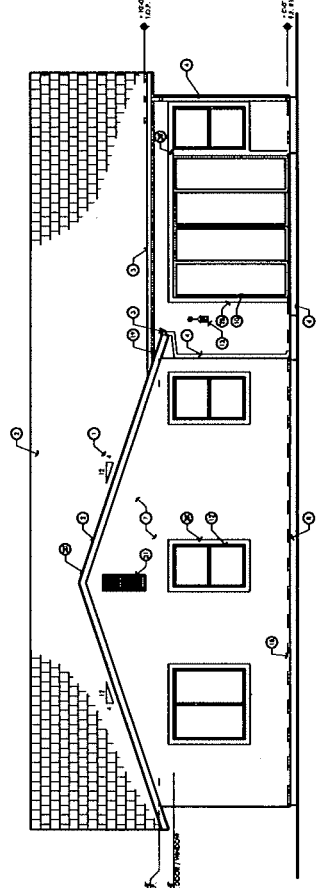
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DATE:	NOVEMBER 2017
BY:	JL
APP.:	LS / JAC / ZSL
CHECKED:	J. SMITH
SHEET:	

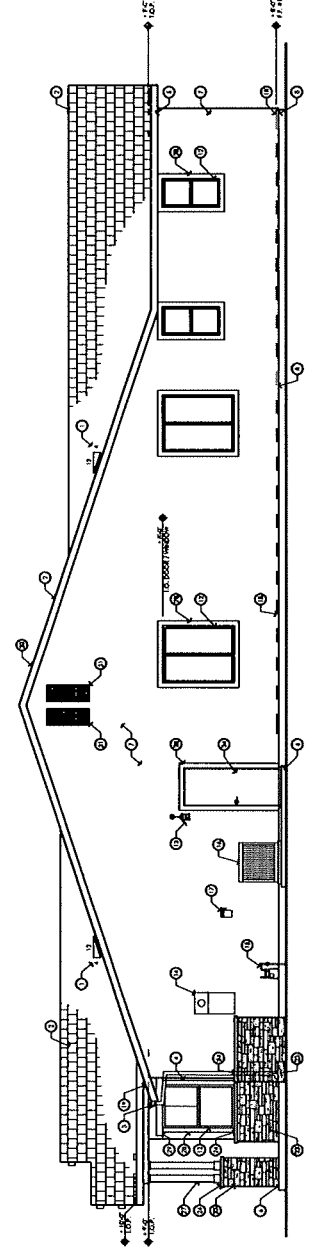
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EXTERIOR ELEVATIONS - MODERN FARMHOUSE

Lot 11



1 REAR ELEVATION
SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. ROOF SLOPE AS SHOWN
 2. ALL ROOFING SHALL BE PERFORMED BY THE ROOFING CONTRACTOR
 3. BRICK SHALL BE PERFORMED BY THE MASONRY CONTRACTOR
 4. ALL WINDOW AND DOOR SIZES SHALL BE SHOWN ON THE DRAWING
 5. ALL WINDOW AND DOOR SIZES SHALL BE SHOWN ON THE DRAWING
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 34. ALL WINDOW AND DOOR SIZES SHALL BE SHOWN ON THE DRAWING

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 SAN ANTONIO, TEXAS 78249
 TEL: 214-343-1111
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 PLANNING
 ARCHITECTURE

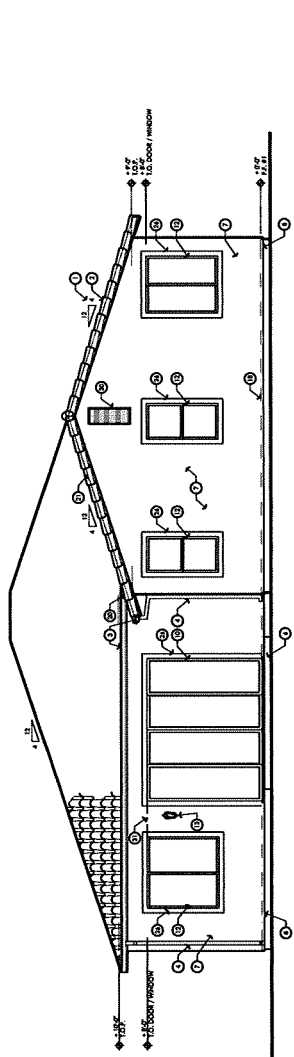
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MANTICA
 TERRA RANCH - BELMONT
 MASTER PLAN
 PLAN 2594

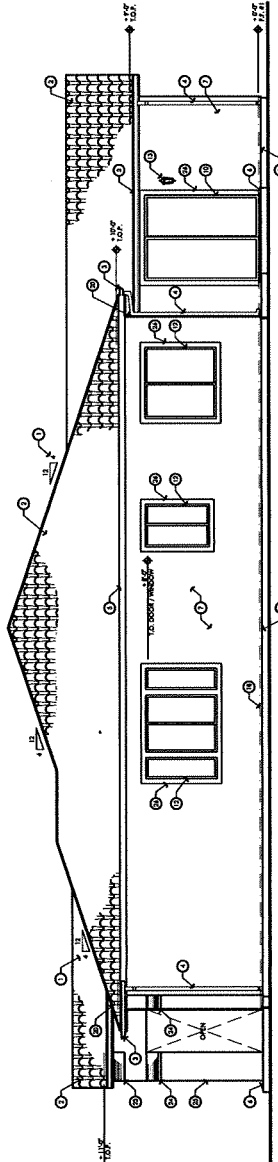
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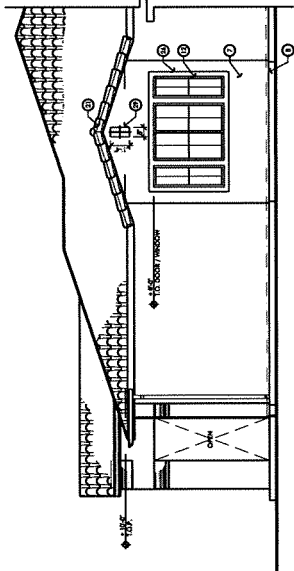
Lot 12



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2A RIGHT ELEVATION - CORNER OPTION
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION REMOVALS:**
1. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.
 2. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.
 3. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.
 4. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.
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 11. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.
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32. REMOVE ALL EXTERIOR WALLS AND ROOFING OVER THE EXISTING DRIVE.

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TERRA RANCH - BELMONT
PLAN 2286
MASTER PLAN
MAURITCA

DATE:	NOVEMBER 2017
JOB NO.:	17-0000-01
PROJECT:	TERRA RANCH - BELMONT
DESIGNED BY:	API
CHECKED BY:	API
DATE:	NOVEMBER 2017

A3.C2