



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

December 21, 2020

Pulte Homes
ATTN: Aaron Head
4511 Willow Rd., Ste. 8
Pleasanton, CA 94583

SUBJECT: TUP-20-141 PULTE HOMES SALES OFFICE & MODEL HOME COMPLEX

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a sales office and model complex. Your project application has been approved with the following conditions:

**City of Manteca Development Services Department, Planning Division
Allison Diaz, Development Services Technician (209) 456-8515**

1. The Temporary Use Permit is only valid for the following dates: December 22, 2020 until the final home is sold for Pulte Homes in the Sundance Unit 3 Subdivision.
2. Physical distancing and sanitation protocols shall be strictly monitored and enforced at all times during all hours of operation. Failure to adhere to these health standards may result in revocation of this Temporary Use Permit.
3. All related debris shall be removed from the site upon termination of the use.
4. Emergency vehicle access shall be maintained at all times.
5. All on site landscape shall be maintained by property owner.
6. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
7. 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.
8. 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.
9. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

**City of Manteca Fire Department
Art Salas- Fire Inspector II (209) 456-8311**

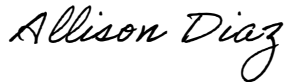
10. Provide at least 1 mounted 2A:10:BC fire extinguisher in each home used as a temporary sales office

**City of Manteca Development Services Department, Building Safety Division
Brad Wungluck, Development Services Deputy Director (209) 456-8562**

11. Applicant shall obtain a permit for all work prior to the commencement of said work. All work shall comply with the current building code and Manteca Municipal Code.

If you have questions or if you need supplemental information regarding this letter, please contact me directly at (209) 456-8515 or adiaz@ci.manteca.ca.us

Sincerely,



*Allison Diaz, Development Services Technician
Development Services Department, Planning Division*



TEMPORARY USE PERMIT APPLICATION

CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT
 1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500
 planning@ci.manteca.ca.us

Applicant Info	Property Owner Info
Name: <u>Pulte Homes, LLC</u>	Name: <u>Sames As Applicant</u>
Address: <u>4511 Willow Road, Suite 8</u>	Address: _____
City/State/Zip: <u>Pleasanton, CA 94583</u>	City/State/Zip: _____
Home Telephone: _____	Home Telephone: _____
Mobile No.: <u>925-250-7608</u>	Mobile No.: _____
E-mail Address: <u>aaron.head@pultegroup.com</u>	E-mail Address: _____
Fax No.: _____	Fax No.: _____

Event Info
Business Name: <u>Pulte Homes, LLC</u>
Event Hours: Days: <u>Sunday-Saturday</u> Hours: <u>8:00am-6:00pm</u>
Event Location: <u>Intersection of Adelsheim Avenue and Sparrowhawk Street</u>
Description of Event/ Activities: <u>Model Sales Complex</u>

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 _____ (agent) to act on my behalf on all matters relating to this application.

<small>DocuSigned by:</small> <u>Aaron Head</u>	Aaron Head	11/30/2020
<small>Property Owner Signature</small>	<small>Print Name</small>	<small>Date</small>
<u>4511 Willow Road, Suite 8</u>	<u>Pleasanton, Ca 94588</u>	<u>925-250-7608</u>
<small>Address</small>	<small>City, State, Zip</small>	<small>Telephone</small>

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

<small>DocuSigned by:</small> <u>Aaron Head</u>	Aaron Head	11/30/2020
<small>Applicant Signature</small>	<small>Print Name</small>	<small>Date</small>

OFFICE USE ONLY		
Fee: \$568	Receipt No.: <u>2021-00112653</u>	Date Received: <u>12/8/2020</u>
+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)		
Approved: _____	Denied: _____	
Planner Signature: <u>Allison Diaz</u>	Date <u>12/21/2020</u>	
Assessor's Parcel No. (APN): <u>226-560-48</u>	Application Number: <u>20-141</u>	

Conditions of the Temporary Use Permit*(Please initial all boxes agreeing to comply with all applicable conditions.)*

DS AN This Temporary Use Permit is only valid for the dates and times listed on this application.

DS AN Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.

DS AN All related debris shall be removed from the site upon termination of the use.

DS AN Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.

DS AN Appropriate permits shall be secured from the San Joaquin County Health Department.

DS AN Emergency vehicle access shall be maintained at all times.

DS AN The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on Sparrow Hawk St. & Adelsheim Ave.

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

DS AN 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.

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

DS AN If restroom facilities will be provided, applicant shall provide an accessible restroom.

DS AN 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".

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

DS AN 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.

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

DS AN Applicant shall obtain a valid City business license.

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

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

DS AN 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.

Temporary Use Permit Submittal Requirements

Applications for Temporary Use Permits shall be made to the Community Development Department and shall be accompanied by the following:

1. Five copies of a dimensional plot plan showing the following:
 - a. The subject property with the lot lines and abutting properties.
 - b. The location of the temporary use related to the subject and adjoining properties.
 - c. The parking, driveway, and loading areas.
 - d. The vehicular ingress and egress.
2. One copy of the dimensioned elevations of any structure proposed for location.
3. One copy of Insurance Requirements (only for carnivals and circuses). Please contact Risk Management at (209) 456-8710 for "Insurance Requirements for Lessees" with questions.

DISPLAY **QTY**

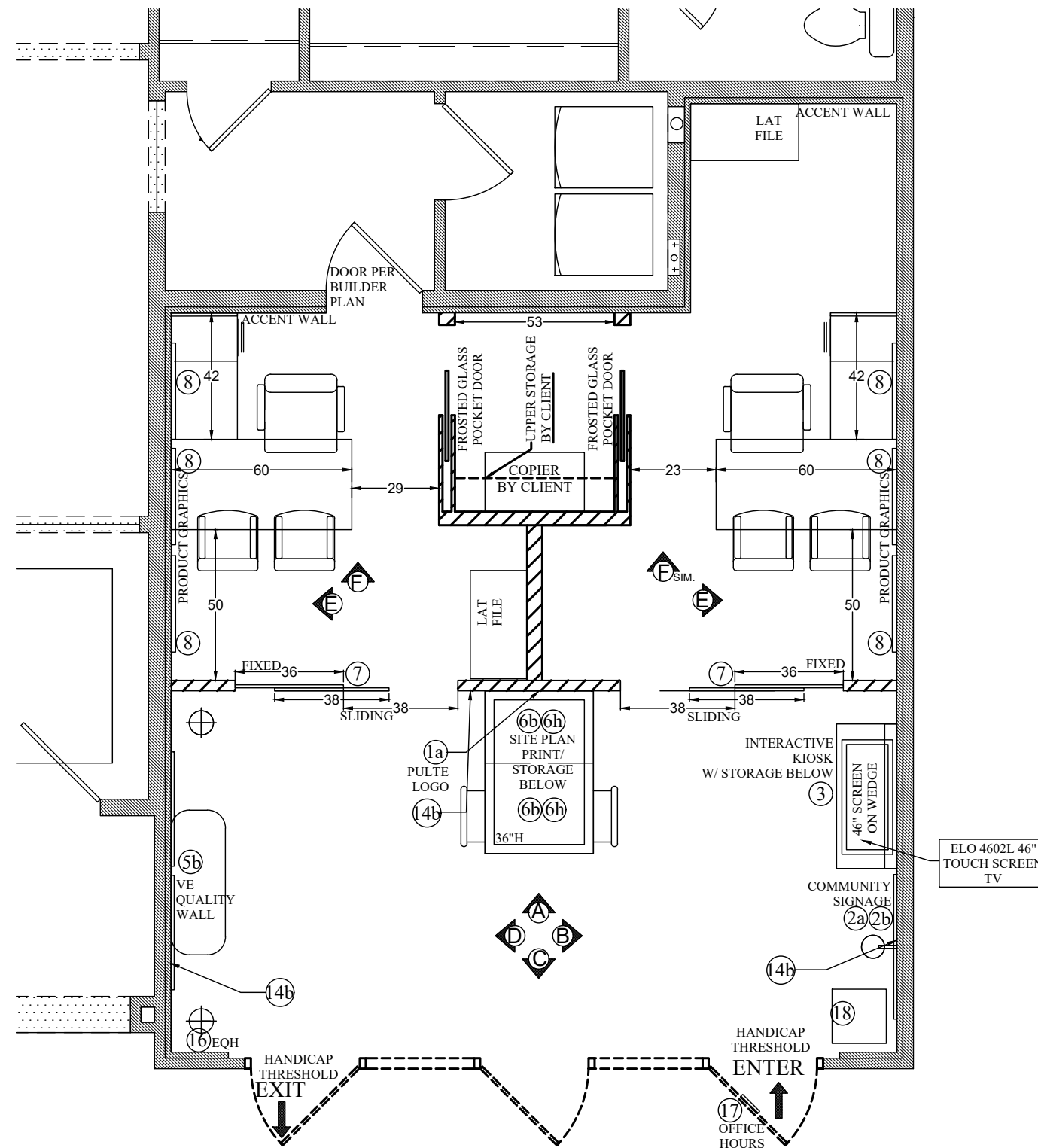
01a NEW Pulte Logo	1
02a Welcome to Community Wall Display 48x23	1
02b Community Wall Display 23x23	4
03 Community/Interactive Kiosk w/Wedge	1
05b VE: Quality Wall	4
06b Gallery Table w/Cabinet & No Mini-Fridge	1
06h Gallery Table Top - Only w/ Site Plan D.P.	1
07 Sliding Doors	2
08 Closing Office Product Graphics	6
14b Gallery Wallpaper <u>BY QUEST</u>	1
15 Pulte In Model Messaging	TBD
16 Equal Housing	1
17 Office Hours Cut Vinyl Decal	1
18 Hand Sanitization Station	1

PULTE INTERIORS

-Desks	2
-Lateral Files	2
-Executive Chairs	2
-Guest Chairs OPT.3	4
-Bench	1
-Barstools	2
-Gallery Sconce	1
-Gallery Pendant	2

DIVISION TEAM RESPONSIBLE FOR BIDDING OUT, PROCURING, & INSTALLING THE FOLLOWING ITEMS:

- ELO 4602L 46" Touch Screen TV
- Flooring (Wood/Tile/Vinyl / Carpet)
- Electrical & Low Voltage
- Exterior signage
- Exterior mats & flags
- Large Trash Can per office
- 2 Computer Monitors per office
- Dual Monitor Articulating Arm - 1 per office
- Copier



NOTES:

- ENTRY DOORS ARE TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED GLAZING

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QUEST DESIGN & FABRICATION, LLC.

13720 Stafford Rd., Ste 100
Stafford, Texas 77477
281-240-9416 (p)
281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
Harvest at
Sundance
NOCAL**

Project Piece:
**Display Position
Layout**

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
David D
ddaniels@questdisplays.com

Designer:
Lee Ann N
Inesloney@questdisplays.com

Director of Operations:
Juan M
jmora@questdisplays.com

Date of Last Revision:
11.19.2020

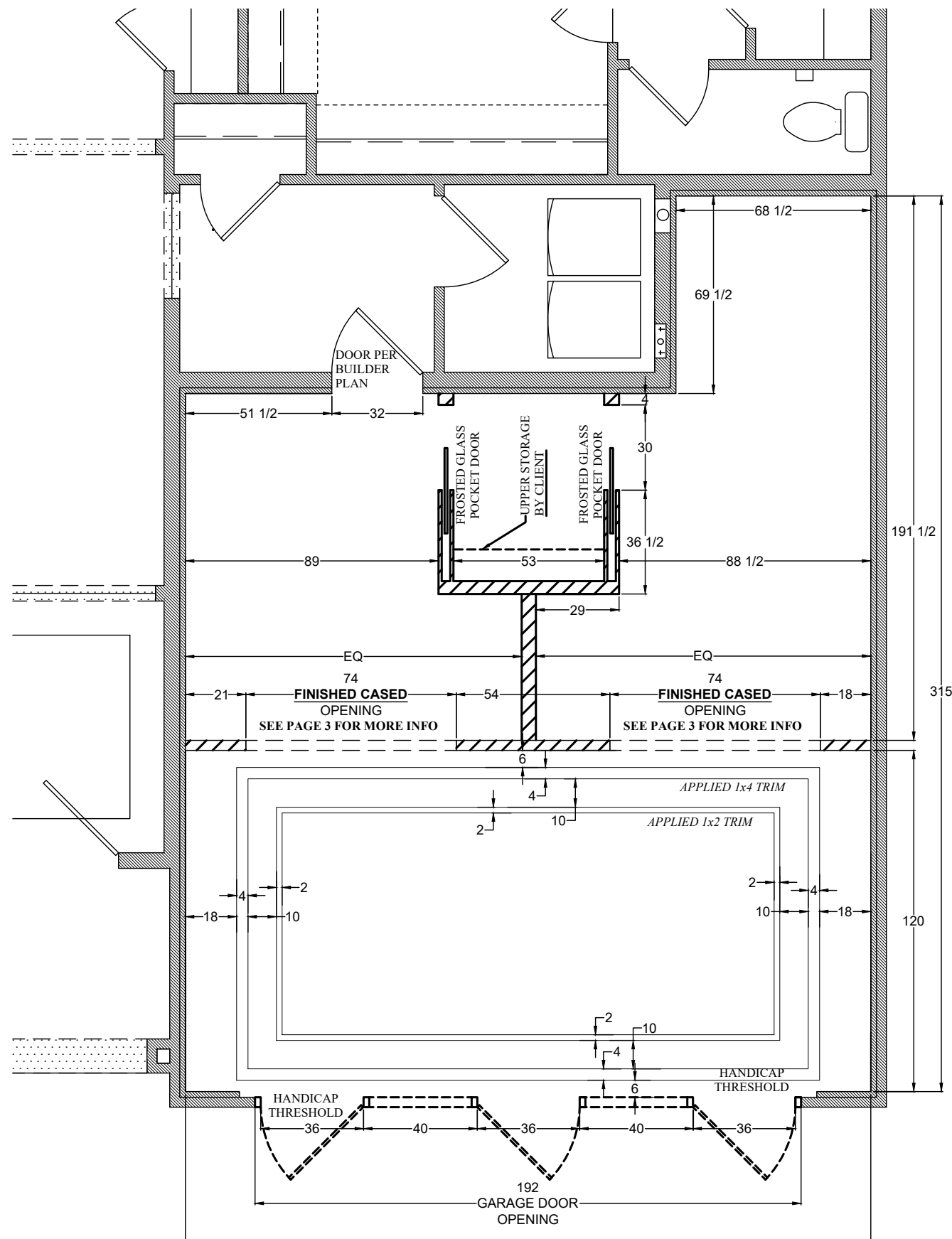
Job#: 24046

DWG#
1 OF 7
SHEETS

NOTES:

- ENTRY DOORS ARE TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
- ALL GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED GLAZING
- CONSTRUCTION MANAGER IS TO PERFORM AN AS-BUILT FIELD MEASURE DRAWING AFTER THE SHEETROCK STAGE IS COMPLETE. PLEASE SCAN AND SEND TO DDANIELS@QUESTDISPLAYS.COM WITH CHANGES AS SOON AS POSSIBLE SO QUEST CAN ADDRESS ANY POTENTIAL ISSUES BEFORE INSTALLATION.
- FURR-OUT DRYWALL AND SHEETROCK TO THE FLOOR TO HIDE THE STEM WALLS

PAIN T CEILING TRIM SW 7008 ALABASTER	ADJUST ALL CEILING PENETRATIONS TO AVOID THE CEILING TRIM DETAIL
--	--



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QUEST DESIGN & FABRICATION, LLC.
 13720 Stafford Rd., Ste 100
 Stafford, Texas 77477
 281-240-9416 (p)
 281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
 Harvest at
 Sundance
 NOCAL**

Project Piece:
Dimension Plan

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
 David D
ddaniels@questdisplays.com

Designer:
 Lee Ann N
lnesloney@questdisplays.com

Director of Operations:
 Juan M
jmora@questdisplays.com

Date of Last Revision:
 11.19.2020

Job#: 24046

DWG#
2 OF 7
 SHEETS



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QUEST DESIGN & FABRICATION, LLC.
 13720 Stafford Rd., Ste 100
 Stafford, Texas 77477
 281-240-9416 (p)
 281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
 Harvest at
 Sundance
 NOCAL**

Project Piece:
Wall Elevation A

Scale: 3/8"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
 David D
 ddaniels@questdisplays.com

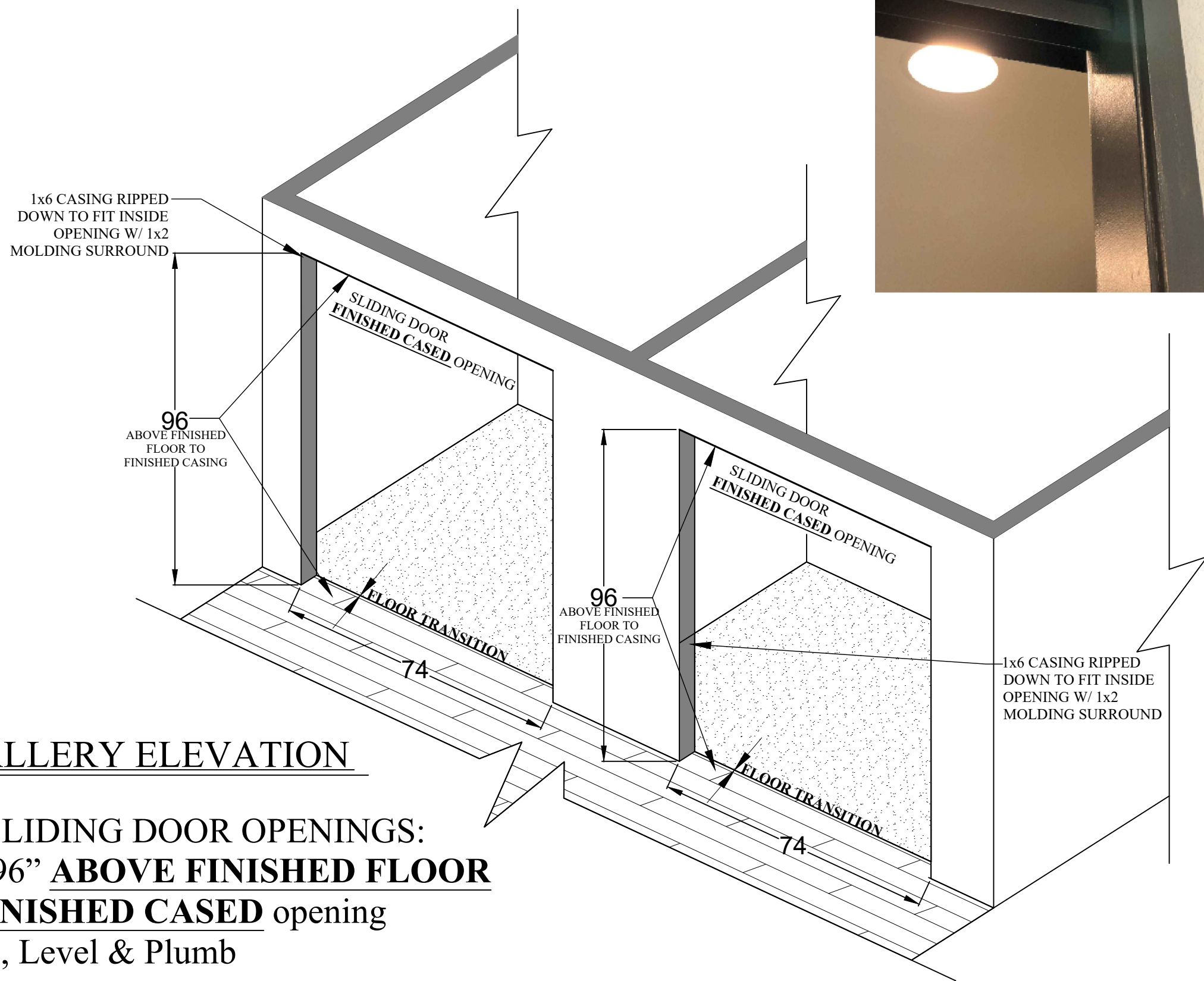
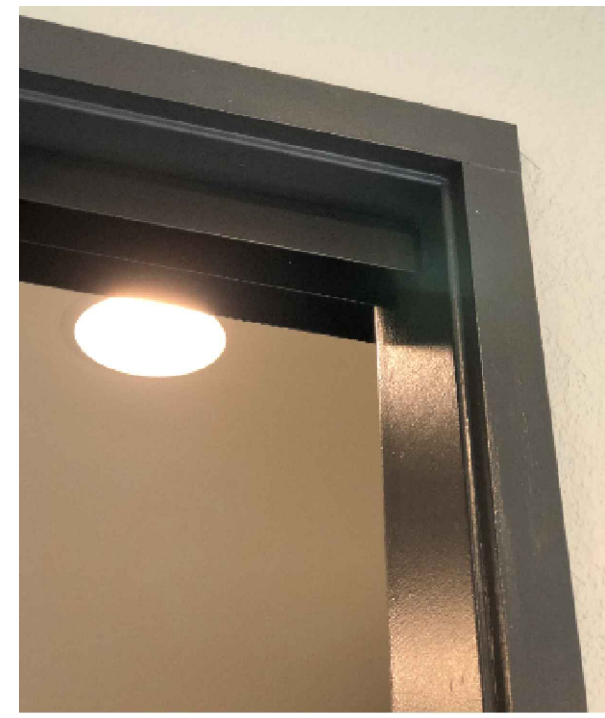
Designer:
 Lee Ann N
 Inesloney@questdisplays.com

Director of Operations:
 Juan M
 jmora@questdisplays.com

Date of Last Revision:
 11.19.2020

Job#: 24046

DWG#
3 OF 7
 SHEETS



A GALLERY ELEVATION

**FOR SLIDING DOOR OPENINGS:
 74" x 96" ABOVE FINISHED FLOOR
 TO FINISHED CASED opening
 Square, Level & Plumb**

NOTES:

-MOUNT ELECTRICAL OUTLETS AT 15" ABOVE FINISH FLOOR
UNLESS NOTED OTHERWISE ON THIS PLAN

-PLACE LIGHT SWITCHES AT 42" AFF 


-DATA/PHONE OUTLET 

-DUPLEX ELECTRICAL OUTLET 

-SWITCHED DUPLEX ELECTRICAL OUTLET 
QUEST WILL PROVIDE DISPLAY LIGHTS IN THESE AREAS

-QUAD ELECTRICAL OUTLET 

-LED WHITE DISK LIGHTS 

- WALL SCONCE
PROVIDED BY PULTE INTERIORS
QTY: 1
MOUNT AT 106" AFF 

-MINI PENDANT @ GALLERY
EICHLER
Actual Size: 18"Hx18"Wx8"D
QTY: 2 

IS RECOMMENDATIONS:

Sales Offices:

a. For VOIP system for phones you will need A wall plate with two (2) data connections at PC, Network Printer, and Kiosk locations.
If NON-VOIP telephone line, data/phone at these locations will be required.

b. A quad electrical outlet is needed next to every data wall plate.

Kiosk:

a. Install all power and data outlets 15" above finished floor or where necessary for city requirements.

b. Run power and data through cut out on kiosk and wedge.

Equipment location/ Demark extension:

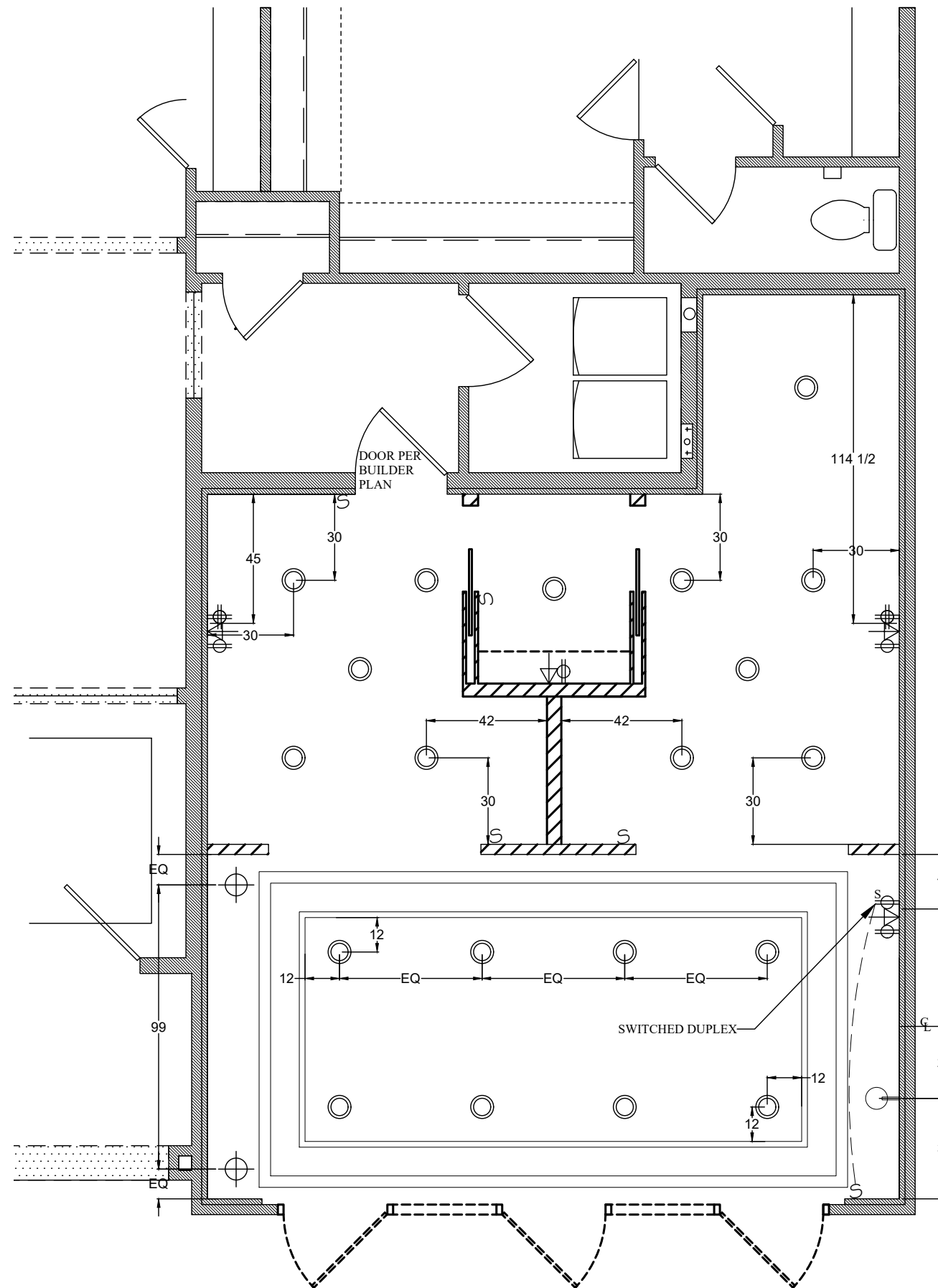
a. Add 2 CAT5E from NIU to the designated termination point to the sales office.

b. Run 3 CAT5E from home to NIU.

****Isolate the entire low voltage wiring design and voice/data termination point within the sales garage. It is highly recommended we do not mix the dedicated model home wiring with PulteGroup's CAT5E office network cables. By separating the Home and Office CAT5E cables we can minimize cable damage during model conversions. Some local municipalities may even prohibit using the home's residential wiring panel along with the business's wiring****

PAINT CEILING TRIM
SW 7008 ALABASTER

ADJUST ALL CEILING
PENETRATIONS TO AVOID
THE CEILING TRIM DETAIL



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13720 Stafford Rd., Ste 100
Stafford, Texas 77477
281-240-9416 (p)
281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
Harvest at
Sundance
NOCAL**

Project Piece:
**Lighting/ Electrical
Plan**

Scale: NTS

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
David D
ddaniels@questdisplays.com

Designer:
Lee Ann N
Inesloney@questdisplays.com

Director of Operations:
Juan M
jmora@questdisplays.com

Date of Last Revision:
11.19.2020

Job#: 24046

DWG#
4 OF 7
SHEETS

PAINT

WALLS: LO SHEEN EGG SHELL LATEX
 DOORS & TRIM: SEMI-GLOSS ALKYD
 CEILING: FLAT LATEX

INSTALLATION:
 GYPSUM BOARD TO RECEIVE ONE COAT OF COMMERCIAL GRADE PRIMER PRIOR TO RECEIVING TWO COATS OF PAINT. WOOD TRIM TO RECEIVE ALKYD OR ENAMEL PAINT TO BE PRIMED WITH ONE COAT OF ENAMEL UNDERCOAT PRIOR TO RECEIVING TWO COATS OF PAINT. PAINT ALL WIRES, RETURN AIR GRILLES, AND SUPPLY AIR GRILLES TO MATCH ADJACENT CEILING AREAS.

P1 SHERWIN WILLIAMS
 7050 USEFUL GRAY
 (BASE WALL COLOR)

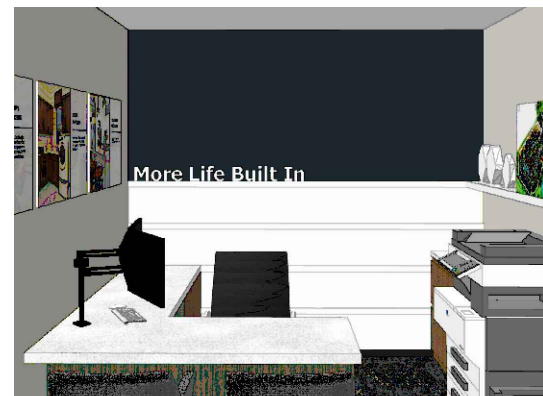
P2 SHERWIN WILLIAMS
 6244 NAVAL
 (ACCENT WALL COLOR)

P3 SHERWIN WILLIAMS
 7008 ALABASTER
 (CEILING & CEILING TRIM)

P4 SHERWIN WILLIAMS
 7069 IRON ORE
 (DOORS & TRIM)

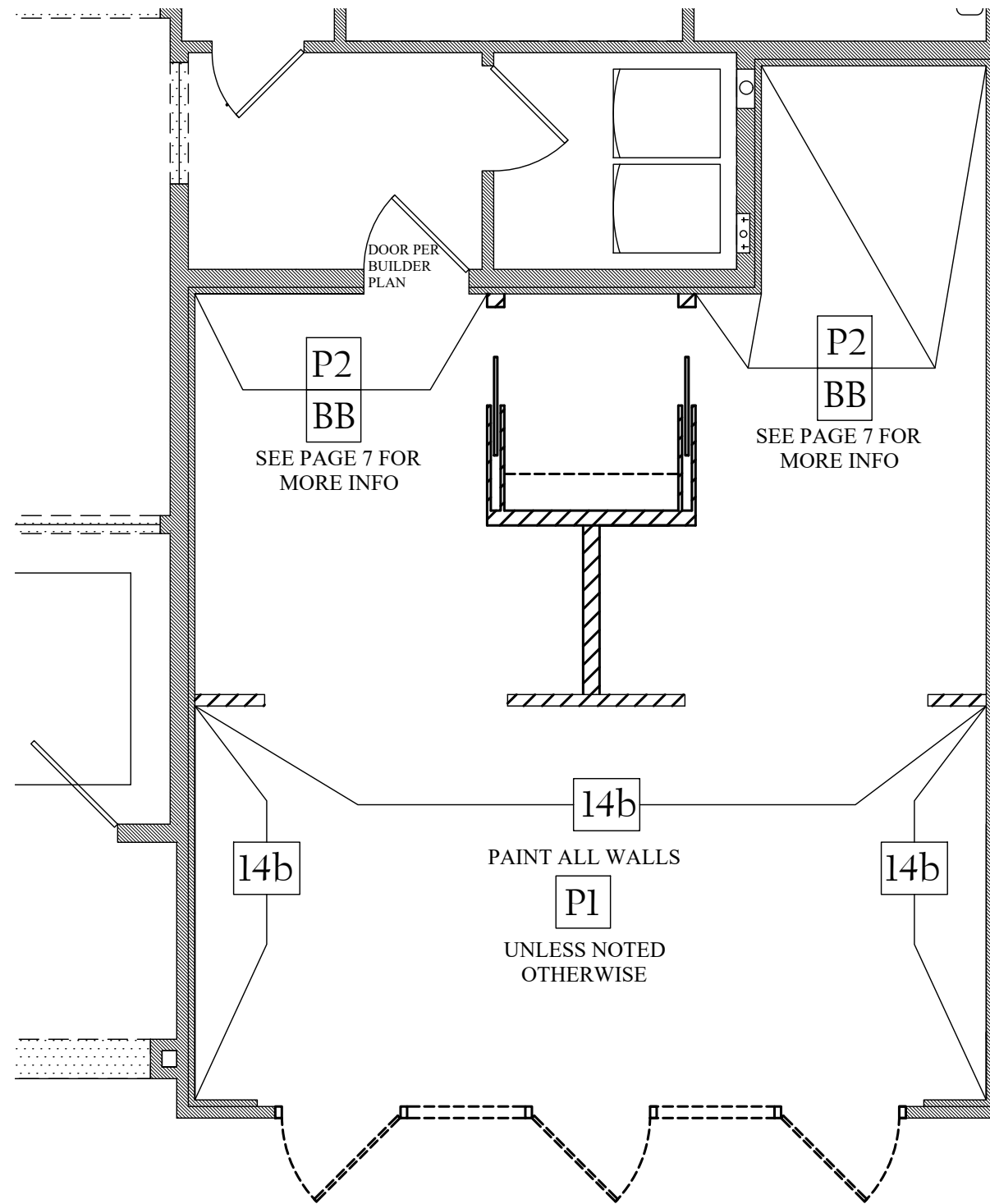
BB BOARD & BATTEN
 PAINT SW 7008 ALABASTER
 SEMI - GLOSS

14b MOMENTUM
 WALLCOVERING
 2TDP-06 OYSTER
 PURCHASED & INSTALLED
BY QUEST



WALLPAPER
 255 SQ. FT.

◇ **INSTALL DRYWALL (DOWN TO STEM WALL) TEXTURE ALL WALLS OF SALES OFFICE**



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 13720 Stafford Rd., Ste 100
 Stafford, Texas 77477
 281-240-9416 (p)
 281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
 Harvest at
 Sundance
 NOCAL**

Project Piece:
Paint Plan

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
 David D
 ddaniels@questdisplays.com

Designer:
 Lee Ann N
 Inesloney@questdisplays.com

Director of Operations:
 Juan M
 jmora@questdisplays.com

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DWG#
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 SHEETS

WALLPAPER NOTES:
 PREPARATION OF SURFACE
 TPO WALLCOVERINGS CAN BE INSTALLED OVER ALMOST ANY SURFACE WHICH HAS BEEN PROPERLY PREPARED. SURFACES TO BE COVERED MUST BE CLEAN, SMOOTH (NO TEXTURE), DRY AND STRUCTURALLY SOUND. ON NEW DRYWALL, A SHERWIN-WILLIAMS WATER-BASED PRIMER SUITABLE FOR WALLPAPER AND INSTALLATION SHOULD BE USED. DO NOT PAINT OVER THE PRIMER ON THE WALLS THAT WILL RECEIVE WALLPAPER.

NOTE:
 PAINT ELECTRICAL PANEL
 BASE WALL COLOR
 SHERWIN WILLIAMS
 7050 USEFUL GRAY

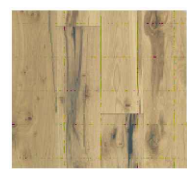
FLOORING

NOTES:

INSTALLATION/MAINTENANCE:
INSTALL AND MAINTAIN PER
MANUFACTURER AND INDUSTRY
STANDARDS USING MANUFACTURER
RECOMMENDED MATERIALS.



AWARE TILE
STYLE: 5T379
COLOR: LACQUER 58496
SHAW

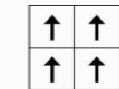
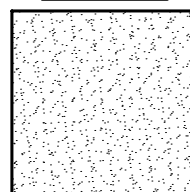


IMPRESSIONS WHITE
OAK HW661 1027
TIMBER - SHAW



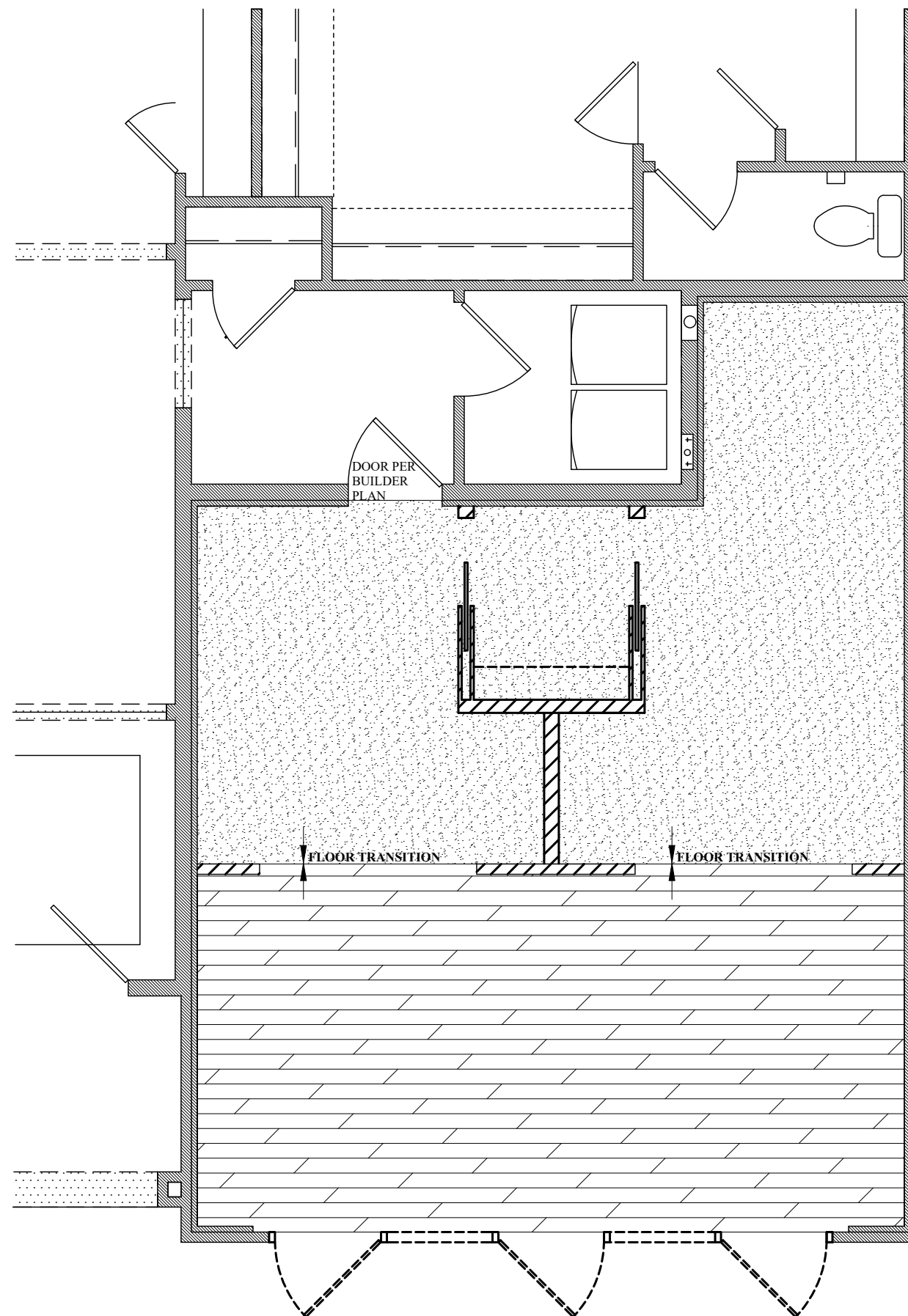
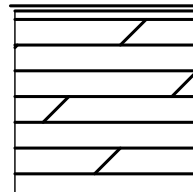
STIPPLE TILE
STYLE: 5T116
COLOR: INK 13496
SHAW

CARPET



Monolithic

HARDWOOD



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281-240-9416 (p)
281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
Harvest at
Sundance
NOCAL**

Project Piece:
Flooring Plan

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
David D
ddaniels@questdisplays.com

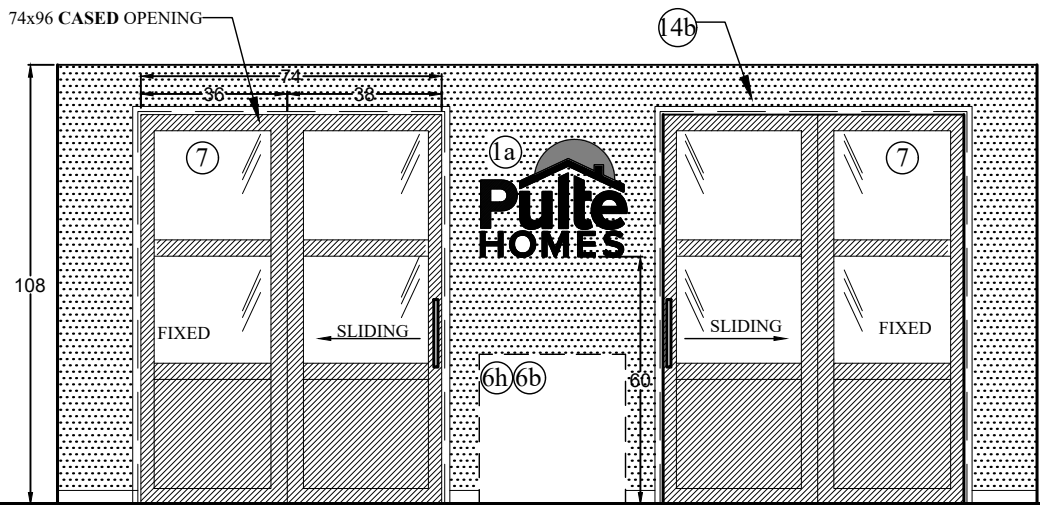
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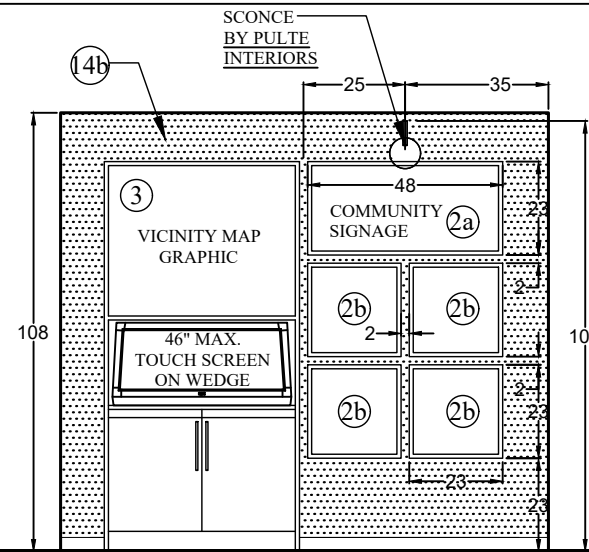
Date of Last Revision:
11.19.2020

Job#: 24046

DWG#
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SHEETS



A Gallery Elevation

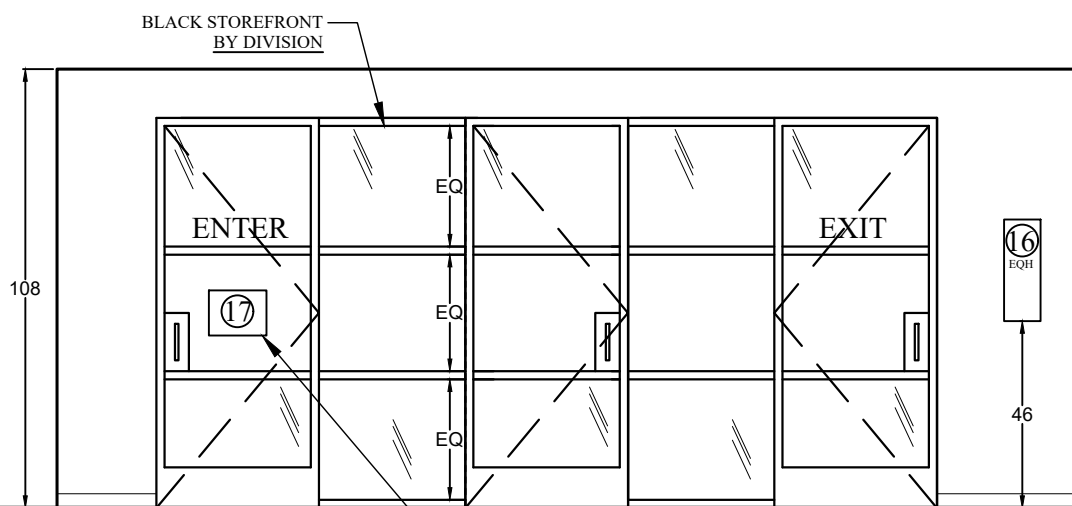


B Gallery Elevation

**PULTE HOME GALLERY
STANDARD MOLDING**
PAINT SW 7069 IRON ORE
SEMI-GLOSS ALKYD

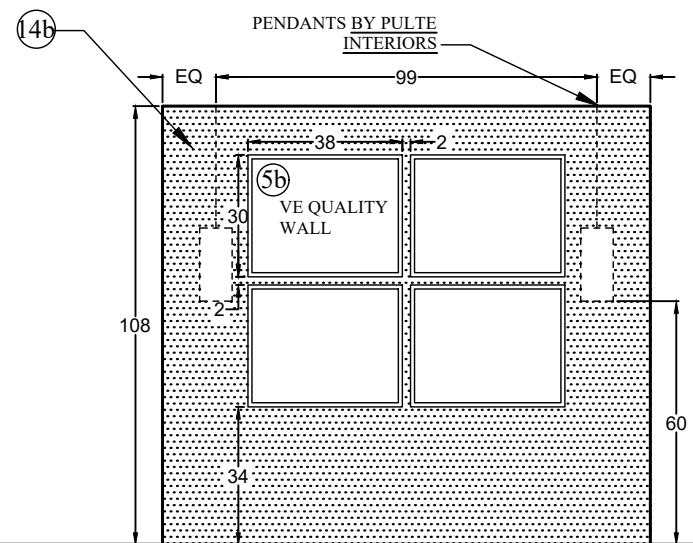
BASE MOLDING
FLAT STOCK
1x4 (3/4" x 3-1/2")

DOOR TRIM
FLAT STOCK
1x2 (3/4" x 1-1/2")



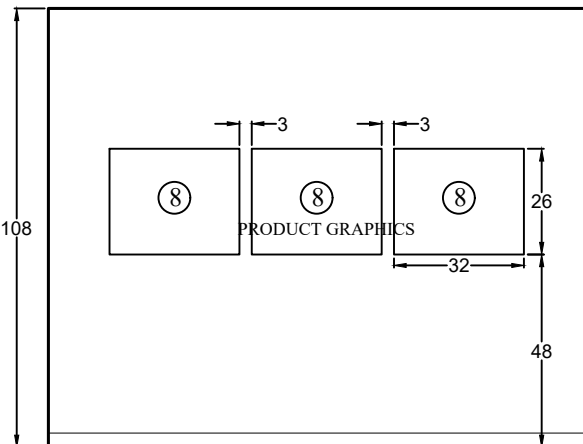
C Gallery Elevation

INSTALL VINYL ON INSIDE FACING OUT. CENTER OFFICE HOURS ON DOOR AND INSTALL 2" ABOVE THE HANDLE TO THE BOTTOM

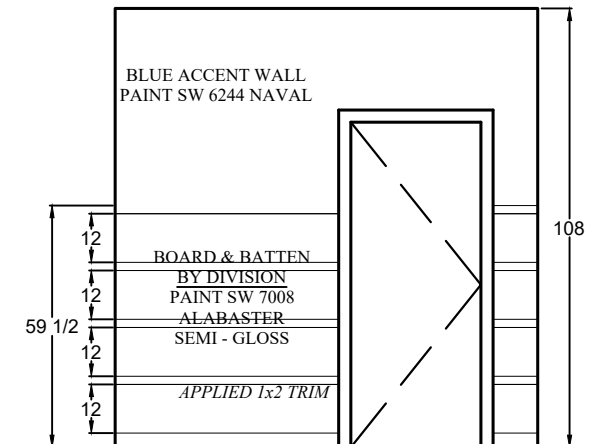


D Gallery Elevation

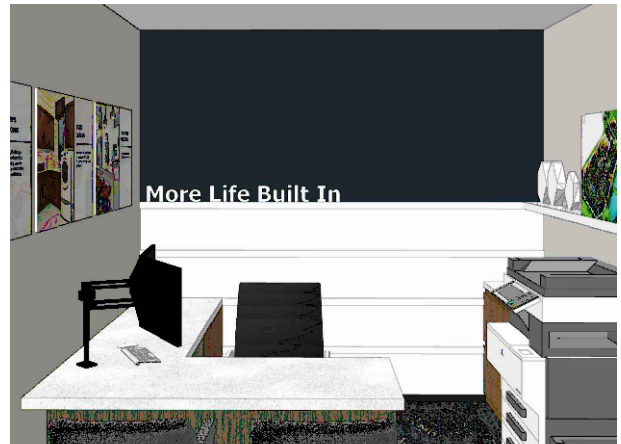
WALLPAPER
255 S.F.



E Office Elevation, Typ. (x2)



F Office Elevation, Typ. (x2)



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Stafford, Texas 77477
281-240-9416 (p)
281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
Harvest at
Sundance
NOCAL**

Project Piece:
Wall Elevations

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
David D
ddaniels@questdisplays.com

Designer:
Lee Ann N
Inesloney@questdisplays.com

Director of Operations:
Juan M
jmora@questdisplays.com

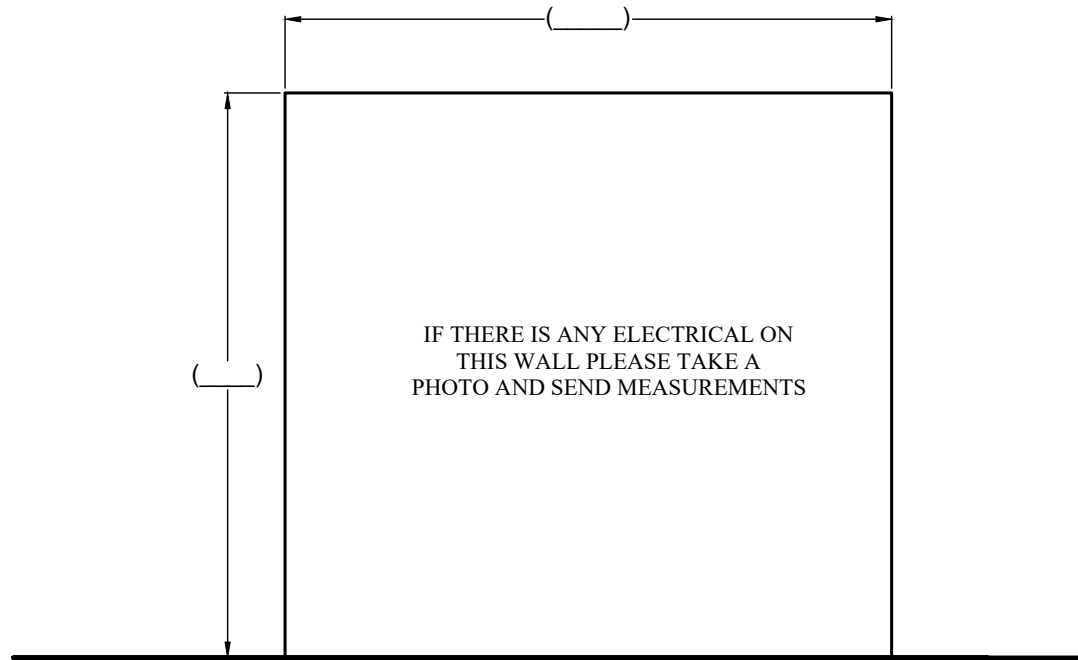
Date of Last Revision:
11.19.2020

Job#: 24046

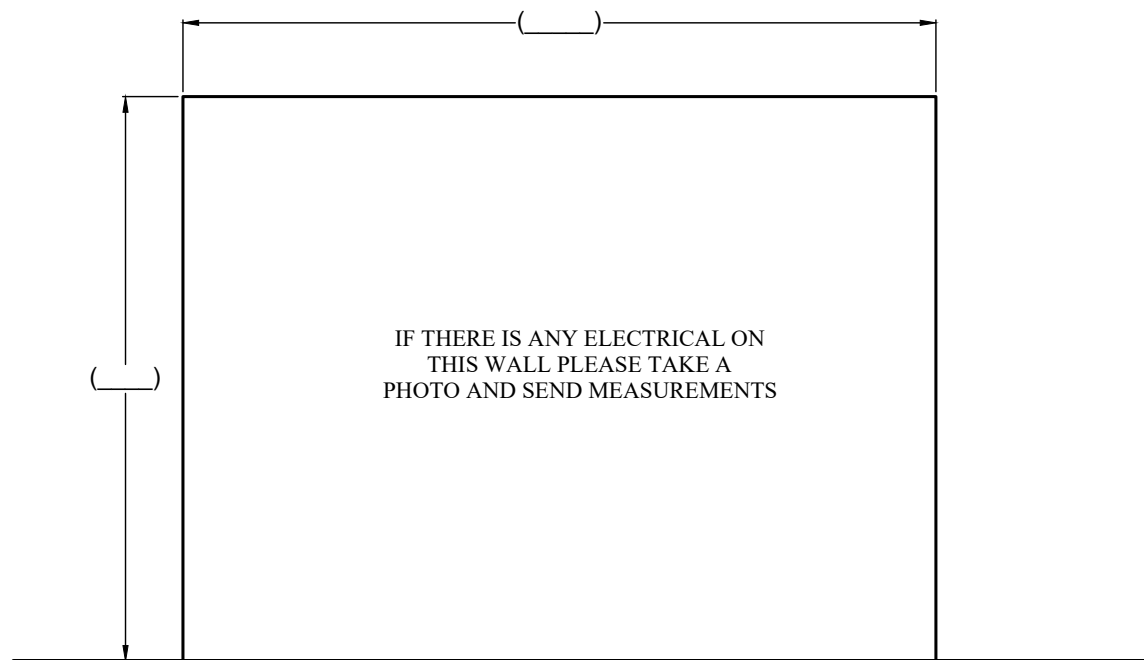
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7 OF 7
SHEETS

NOTES:

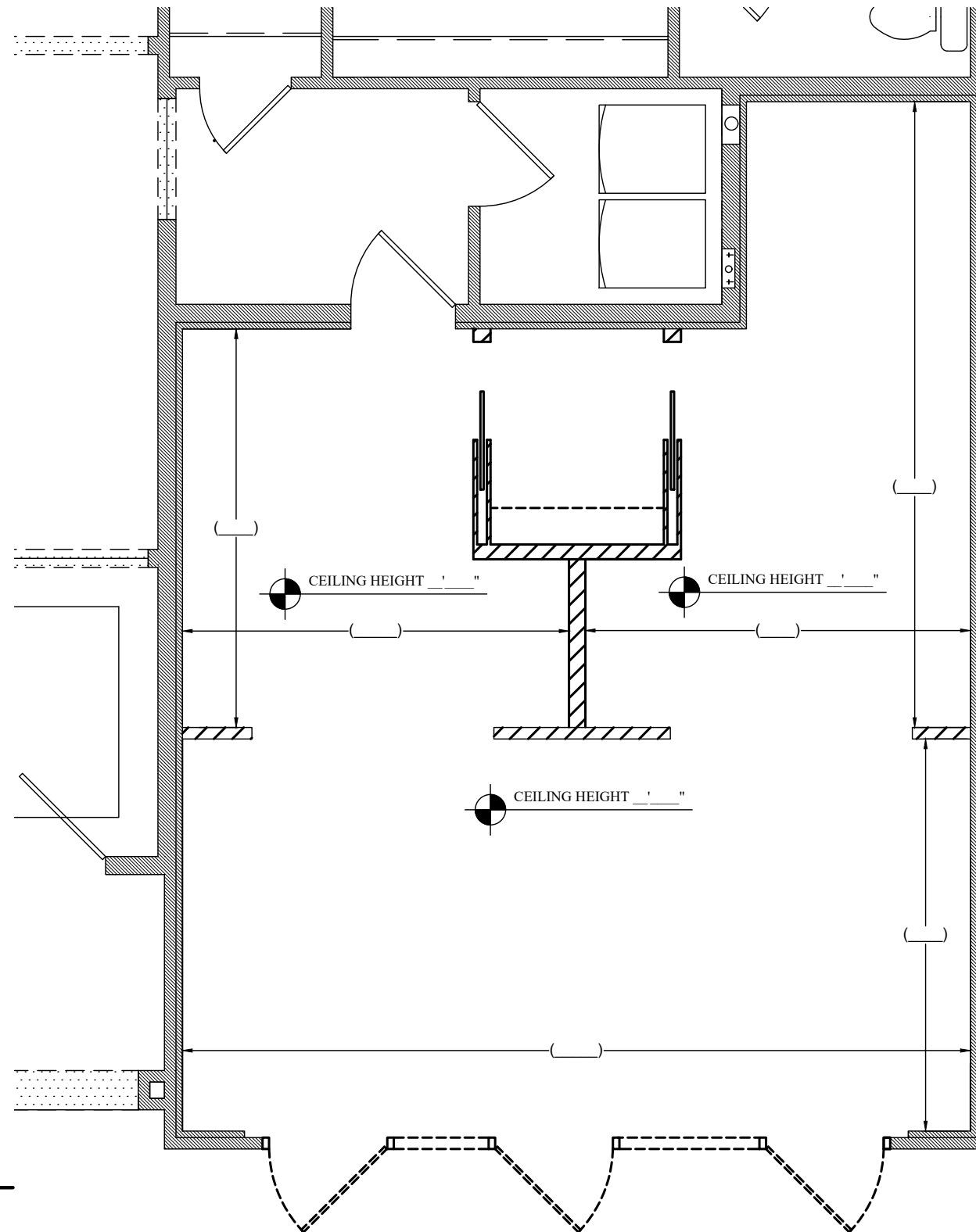
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2. PLEASE SEND PHOTOS OF ALL WALLS AFTER THE ROUGH MECHANICALS ARE COMPLETE



B Gallery Elevation



D Gallery Elevation



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13720 Stafford Rd., Ste 100
Stafford, Texas 77477
281-240-9416 (p)
281-240-9385 (f)

Client Project Name:
**Pulte Home Gallery
Harvest at
Sundance
NOCAL**

Project Piece:
Wall Elevations

Scale: 1/4"=1'

Drafted By: BW

Floorplan:
PLAN 1

Approvals

Project Manager:
David D
ddaniels@questdisplays.com

Designer:
Lee Ann N
Inesloney@questdisplays.com

Director of Operations:
Juan M
jmora@questdisplays.com

Date of Last Revision:
11.19.2020

Job#: 24046

DWG#
1 OF 1
SHEETS

HARVEST MODELS AT SUNDANCE

Pulte Homes

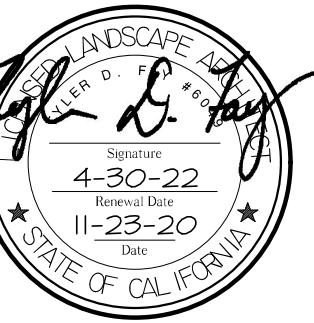
Sundance - Unit 5
Landscape Plans

Manteca, CA



www.kla-ca.com

151 N. Norlin St., Sonoma, CA 95370
(209)532-2856



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Harvest Models at Sundance Unit 5
Manteca, CA



Pulte Homes
4511 Willow Road, Suite 8
Pleasanton, CA 94588
(925)250-7608

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Cover Sheet

Scale:

1/16" = 1'-0"

Date:

November 23, 2020

Drawn/Checked:

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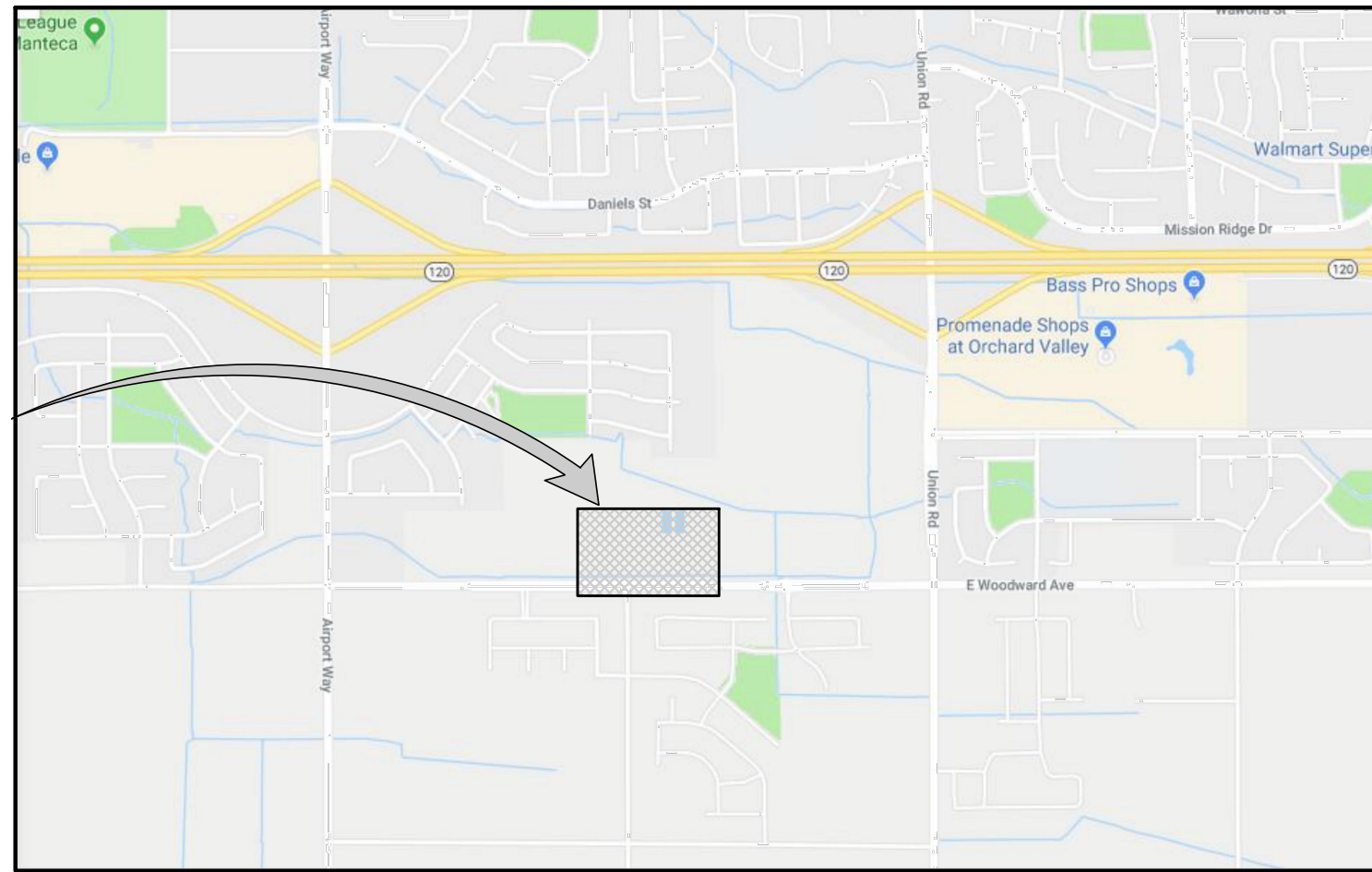
Project No.:

20-2262

Sheet Number:

L1.0

Project Location



Vicinity Map

Not to scale

Sheet Index

- L1.0 Cover Sheet
- L1.1 Construction Plan
- L1.2 Grading and Drainage Plan
- L2.1 Construction Details
- L2.2 Construction Details
- L2.3 Construction Details
- L3.1 Irrigation Plan
- L4.1 Planting Plan
- L5.1 Landscape Details
- L5.2 Landscape Details
- L5.3 WELO Notes and Calculations

Abbreviation List

ADA	American with Disabilities Act
CJ	Control Joint
CMU	Concrete masonry unit
CYRD	Cubic yard
EJ	Expansion Joint
EQ	Equal
FT	Foot (Feet)
GAL	Gallon
GPM	Gallons per minute
IN	Inch
LB	Pound
MAX	Maximum
MIN	Minimum
NCN	No Common Name
OC	On Center
PA	Planting Area
PSI	Pounds per square inch
PT	Pressure Treated
R	Radius
SCH	Schedule
SF	Square feet
TYP	Typical
VIF	Verify in field
WWM	Welded wire mesh

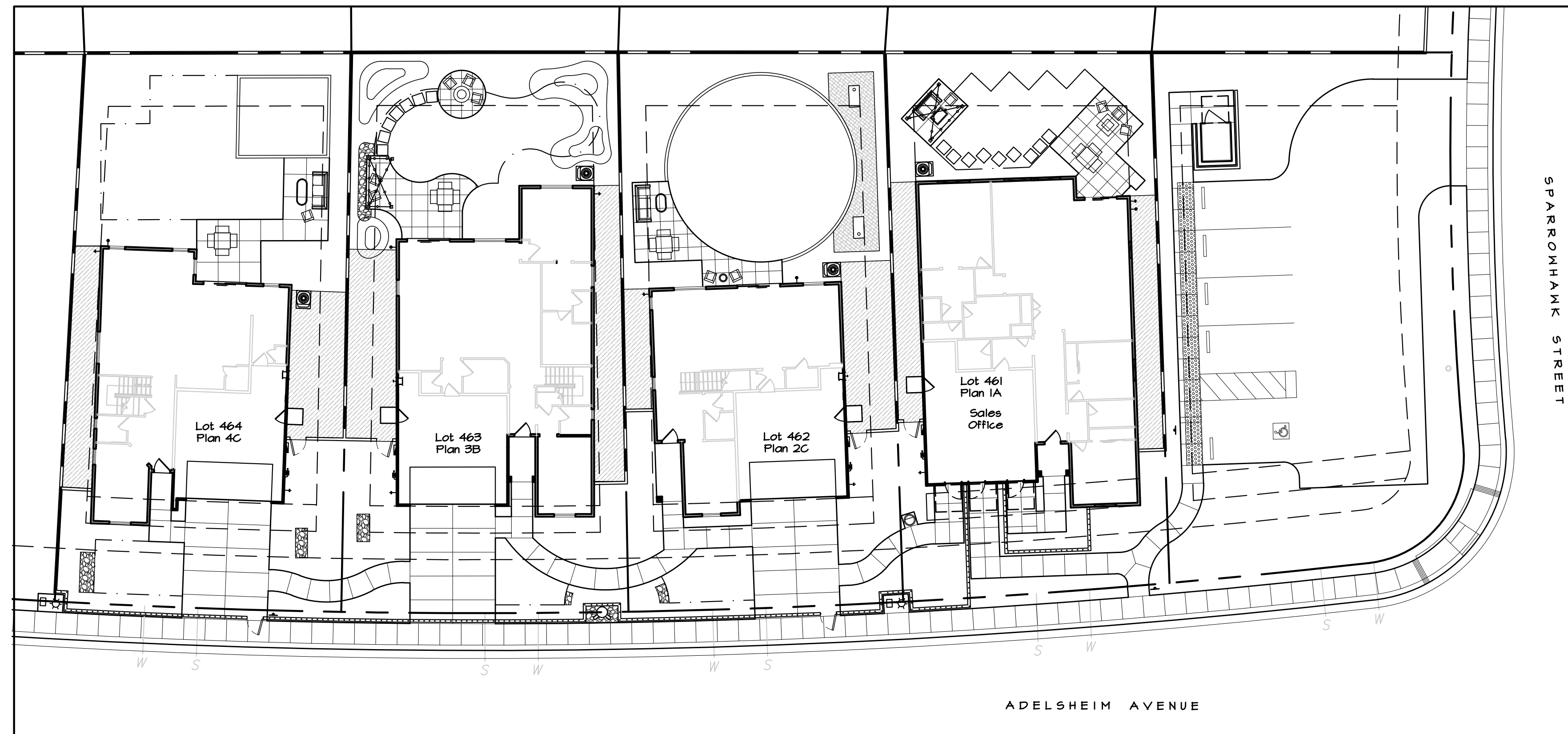
CITY OF MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

CHANGES TO THE APPROVED PLANS OR FIELD SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE CITY OF MANTECA. IF THE OWNER/CONTRACTOR DEVIATES FROM THE PLAN THEY WILL BE REQUIRED TO MAKE ANY CHANGES AT HIS/HER EXPENSE TO BRING THE PLANS AND THE LANDSCAPE BACK INTO COMPLIANCE WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.

PER THE WATER EFFICIENT LANDSCAPE ORDINANCE AND CITY OF MANTECA MUNICIPAL CODE 17.48 THE FOLLOWING WILL NEED TO BE SUBMITTED FOR CERTIFICATE OF COMPLETION PRIOR TO FINAL ACCEPTANCE OR OCCUPANCY OF THE PROJECT:

- APPROVED CONSTRUCTION PLANS FOR LANDSCAPE, IRRIGATION AND GRADING.
- SOILS REPORT WITH VERIFICATION (LOAD TICKETS/RECEIPTS) THAT THE CODE MINIMUMS OR RECOMMENDATIONS WERE IMPLEMENTED (whichever is greater). LOAD TICKETS SHALL BE SUBMITTED TO THE CITY OF MANTECA CONSTRUCTION INSPECTOR PRIOR TO PLANTING.
- THE IRRIGATION AUDIT AND VERIFICATION THAT RECOMMENDATIONS WERE IMPLEMENTED.
- THE IRRIGATION WATERING SCHEDULE.
- THE LANDSCAPE MAINTENANCE AND IRRIGATION MAINTENANCE SCHEDULE.
- THE FINAL INSPECTION RESULTS AND CERTIFICATION STATEMENT BY LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR THAT THE PROJECT WAS INSTALLED PER THE APPROVED PLANS.
- CERTIFICATION THAT THE BACKFLOW HAS BEEN TESTED AND PASSED INSPECTION.
- WATER EFFICIENT LANDSCAPE WORKSHEET WITH HYDROZONE TABLES AND WATER BUDGET CALCULATIONS.
- COMPLETED CERTIFICATE OF COMPLETION FORM AND COPIES LISTED.

FOR QUESTIONS, OR TO APPLY FOR THE CERTIFICATE OF COMPLETION CONTACT: CITY OF MANTECA LANDSCAPE PLANNER AT 209-456-8829



Site Plan

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



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Pulte Homes
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Construction Plan

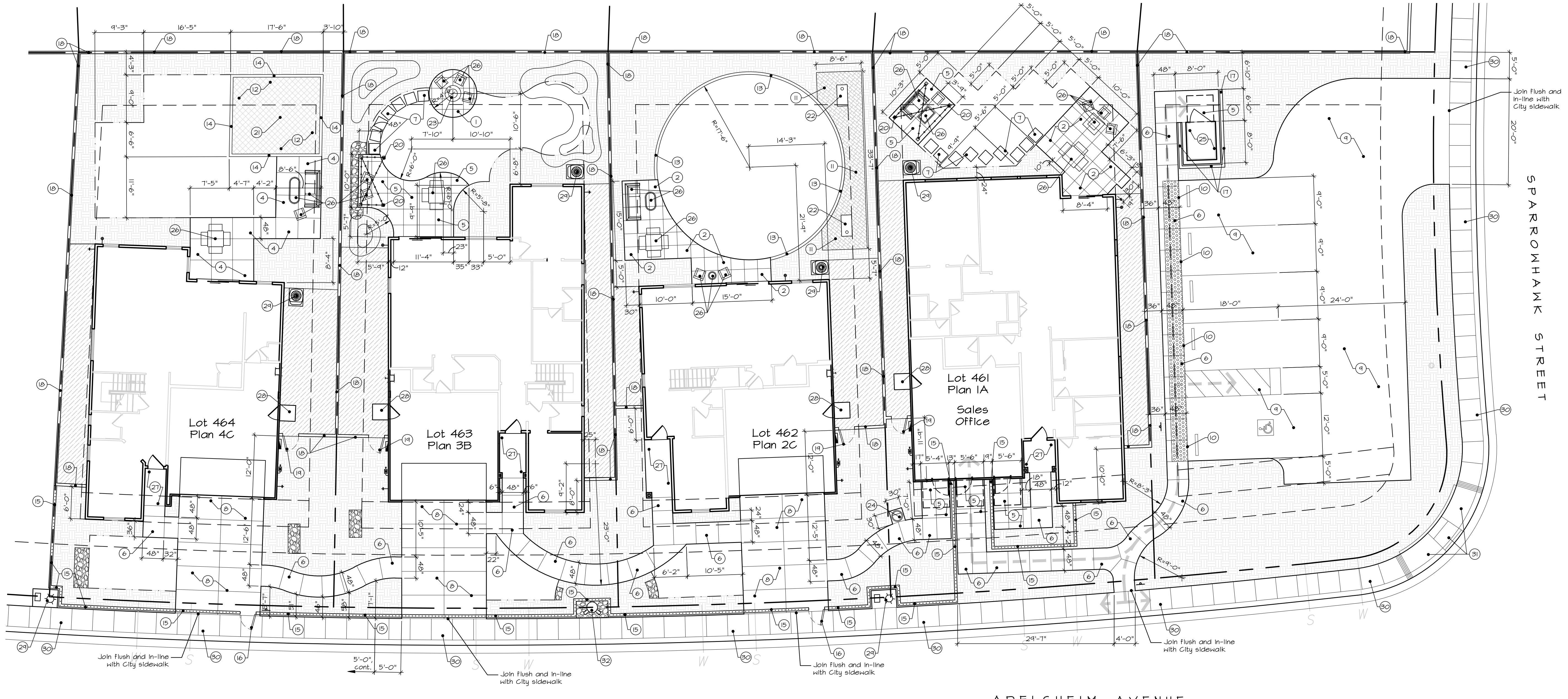
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November 23, 2020

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NAB / TDF / TWH

Project No.:
20-2262

Sheet Number:
L1.1



GENERAL CONSTRUCTION NOTES:

- All dimensions are taken from curb face, building face, or edge of paving, unless otherwise noted on the plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends. For curved concrete edges the contractor shall install the concrete form in substantial compliance with the layout as shown on the plans. Call for Landscape Architect prior to pour.
- All forms and alignment of paving shall be inspected and approved by the landscape architect and/or owner prior to pouring (provide a minimum of 48 hours notice).
- See grading plan for slopes. Verify with conditions in the field and notify Landscape Architect if there are discrepancies.
- Contractor shall verify location of all utilities prior to construction and shall be liable for all damages incurred. Review all above and below grade utilities. If utility location requires a change in layout notify Landscape Architect for direction prior to making in-field changes.
- Contractor shall note and install all sleeve locations as noted on the Irrigation Plans prior to installation of paving.
- All construction and workmanship shall conform to the latest California and Uniform Building Code.
- These notes shall be used in conjunction with the plans and any discrepancies shall be brought to the attention of the Landscape Architect.
- The contractor must check all dimensions, framing conditions, and the condition of the site prior to commencing work. The Landscape Architect is to be notified immediately of any discrepancies or deficiencies.
- Conditions not specifically shown shall be constructed similar to the details for the respective materials.
- The drawings and specifications represent the finished structure. All bracing, temporary supports, shoring, etc. is the sole responsibility of the contractor. Observation visits to the job site by the Landscape Architect do not include inspection of construction methods and safety conditions of the worksite. These visits shall not be construed as continuous and detailed inspections.
- Design, materials, equipment, and products other than those described on the drawings or in the specifications may be considered for use, provided prior approval has been obtained from the owner, Landscape Architect, and applicable governing authority.

TUBULAR STEEL NOTES:

- Contractor shall install the fence and gate, per the design intent of the plans. Contractor shall review the details and plans and shall notify the landscape architect if any modifications are needed for structural reasons.
- Contractor shall include all posts, rails, pickets, brackets, fasteners, gate hardware, etc. (whether shown on the details or not) as needed to install the fence per the intent of the plans and details.
- Sizes of components as shown on the plans and details are referential and shall be installed in commonly available sizes. Use prefabricated components to meet the design intent whenever possible unless specifically stated otherwise.
- Tubular steel ornaments shall not be attached to buildings unless specifically shown on the landscape or architectural plans.
- All welds shall be ground smooth. No fasteners shall be located where they can 'catch' or injure someone.
- All components shall be completely painted with two coats rust-resistant primer and minimum one coat final semi-gloss rust-resistant enamel. All galvanized metal to receive a vinegar or diluted muriatic acid wash prior to priming. Color coat to completely cover all visible portions, including undersides of railings. Color per the plans or to be selected by the owner and/or landscape architect.

WOOD STRUCTURE NOTES:

- Wood structures such as fences, trellis, etc. shall be installed to meet the design intent of the plans and details. The contractor shall submit shop drawings for review and approval by the owner.
- Sizes of components as shown on the plans and details are referential and shall be installed in commonly available sizes.
- Wood facilities shall not be attached to buildings unless specifically shown on the landscape or architectural plans.
- Contractor shall include all posts, beams, joists, rafters, rails, pickets, brackets, fasteners, etc. (whether shown on the details or not) as needed to install the elements per the intent of the plans and details.
- Fasteners shall be ornamental iron or countersunk and painted as shown on the plans and details. No fasteners shall be located where they can catch or injure someone.
- All components shall be completely painted with one coat primer and min. two coats final exterior grade paint as specified. Color coat to completely cover all visible portions of wood structure. Ornamental fasteners may be left in their standard color, or painted a different color. Coordinate with Landscape Architect prior to painting. Color and finish per the plans or to be selected by the owner and/or landscape architect.
- Attachment of footing to be installed per the plan or details with secure connection to meet CBC and local building codes.

ADA NOTES:

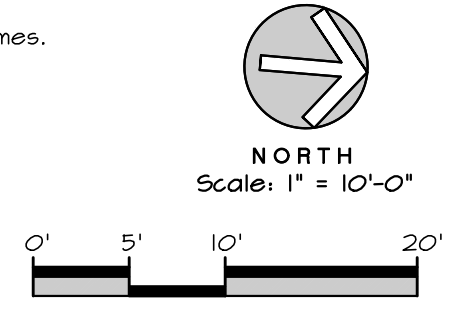
- Path of Travel**
- There is to be an accessible route of travel from the public sidewalks to the sales office and restroom.
 - This walk must be a minimum of 4' wide. If there are any obstructions in the path of travel, there must be a minimum of 48" clearance around the obstruction (sign post, hydrant, etc.).
 - There shall be no projections into this accessible route below 80" above the surface of the paving such as, but not limited to, signs, utilities, drinking fountains, architectural ornamentation, rolls, etc.
 - Contractor to verify that all path of travel walkways meet the unobstructed criteria and make necessary corrections if this is not the case.
 - All walks to have any necessary ramps, or sloped walks to access public buildings and general outdoor spaces.
 - There shall be no steps or grade separation (1/4" max.) along the accessible route.
 - Where doors or gates swing outward toward the walkway there shall be a min. 5' x 5' landing area with slopes not to exceed 2%. Where doors or gates swing away from walkway the level landing area shall be a min. 48" x 44" with max. 2% slope.
 - The walk must extend 24" past the strike side of any door or gate that swings toward the walk.
 - The walk must extend 12" past the strike side of the gate opposite the swing side for all self-closing gates.

ADA Path of Travel
— ADA Path of Travel, longitudinal slope to be less than 5%, cross slope 2% max.

CONSTRUCTION CALLOUTS

No.	Detail	Item Description
1	Detail A and B, Sheet L2.1	Install natural gray medium broom finish concrete paving with enhanced score pattern. Provide traveled score joint 24" sq. grid pattern in paving field, grid direction as shown in plans.
2	Detail A and B, Sheet L2.1	Install natural gray medium broom finish concrete paving with enhanced score pattern. Provide traveled score joint 30" sq. grid pattern in paving field, grid direction as shown in plans.
3	Detail A and B, Sheet L2.1	Install natural gray medium broom finish concrete paving with enhanced score pattern. Provide traveled score joint 36" sq. grid pattern in paving field, grid direction as shown in plans.
4	Detail A and B, Sheet L2.1	Install natural gray medium broom finish concrete paving with enhanced score pattern. Provide traveled score joint 48" sq. grid pattern in paving field, grid direction as shown in plans.
5	Detail A and B, Sheet L2.1	Install natural gray medium broom finish concrete patio. Provide traveled score joints as shown on plans.
6	Details A, B, and C, Sheet L2.1	Install natural gray medium broom finish concrete sidewalk. Provide traveled score joints as shown on plans. For walkways on a side slope - See Detail C, Sheet L2.1. Contractor to verify in field and use as needed.
7	No Detail	ADDITIONAL - Install 24" square precast concrete stepping pads.
8	Details A and B, Sheet L2.1	Install 6" thick natural gray concrete driveway paving with medium broom finish, provide score joints as shown on plans.
9	Details D and E, Sheet L2.1	Construct parking lot with 2" of asphalt over 4" of aggregate with edging. Including all striping as shown. Contractor to install striping per the requirements of the City of Manteca for parking lots. Accessibility signage, striping, and components shall be in compliance with CBC 11B-206.2.4.
10	Detail F, Sheet L2.1	Install min. 24" wide strip of ADA and CBC compliant truncated dome pavers at transition from vehicular to pedestrian zone. Pavers to be Onyx Black available from Armor Tile and installed per manufacturer's recommendations.
11	Detail G, Sheet L2.1	Install stabilized decomposed granite paving. 'Stabilizer' soil binder by Stabilizer Solutions, (800)536-2468, www.stabilizersolutions.com. Mix ratio shall be per manufacturer's recommendations. Install per manufacturer's recommendations. Granite color: tan. Submit product information and stabilizer mix ratio for approval. Steel edging to be Dura-Edge 3/16"x4" brown steel edging by JLD, Russell Co. (800-888-1425).
12	Detail H, Sheet L2.1	Install 1" layer of cedar chips - top of cedar chips to be level with top of edging after compaction. Contractor to provide sample of cedar chips for approval prior to installation. Contractor to include excavation of the area as part of the bid - excavated soil to be used for mounds in other areas of the site.
13	Detail A, Sheet L2.2	Install 12" wide concrete mow strip.
14	Detail H, Sheet L2.1	Install 4"x6" pressure treated wood edging around play area.
15	Detail B, Sheet L2.2	Install 42" high tubular steel trap fence. Fence color to be approved by Developer prior to installation. Fence to be painted with rust-resistant primer and two coats of semi-gloss enamel prior to installation; touch up as needed after installation.
16	No Detail	Install 48" wide tubular steel maintenance access gate in trap fence. Design of gate to match trap fence.

No.	Detail	Item Description
17	Detail C, Sheet L2.2	Install 8" tall wood fence around accessible porta-potty. Coordinate with Developer for placement of porta-potty prior to fence installation.
18	Detail D, Sheet L2.2	Construct wood property line fence. Coordinate with Developer prior to installation. Fence to be centered on property line.
19	Detail E, Sheet L2.2	Construct swinging wood gate to match the wood property line fence. Use detail as a guide - Contractor to coordinate with the owner and landscape architect for final construction of gate. Gate to latch on the inside. Do not attach to the house.
20	Detail G, Sheet L2.2	Construct string light canopy with pressure treated posts. Contractor to include purchase of lights and conduit routing connections to outside electrical outlet as part of the bid.
21	Detail F, Sheet L2.2	Install children's play house - simple off-the-shelf item such as Backyard Discovery Victorian Inn Wood Playhouse Kit available from Lowe's (Item #1342031) or other play house approved by Developer. Install per manufacturer's recommendations.
22	Detail A, Sheet L2.3	Install control game board - simple off-the-shelf item such as Rec League 2'x4' Traditional Control Boards available from Dick's Sporting Goods (Item #20527983) or other control game boards approved by Developer.
23	Detail B, Sheet L2.3	Install round fire pit in center of patio - simple off-the-shelf item such as Bluegrass Living 26" diameter Cast Iron Deep Bowl Fire Pit available from Lowe's (Item #3518191) or other fire pit approved by Developer.
24	Per Developer	Trash receptacle on concrete pad, located along the tour walk just outside the Sales Office.
25	Per Developer	Fully accessible restroom.
26	Per Developer	Patio furniture per the Developer and/or Interior Designer.
27	Per Architect	Front Porch Entry Stoop per Architect.
28	Per Architect	Concrete stoop at side access door to garage per Architect.
29	Existing	Existing City-maintained street light.
30	Existing	Existing concrete City-maintained street sidewalk.
31	Existing	Existing City-maintained access ramp with truncated domes.
32	Existing	Existing City-maintained fire hydrant.



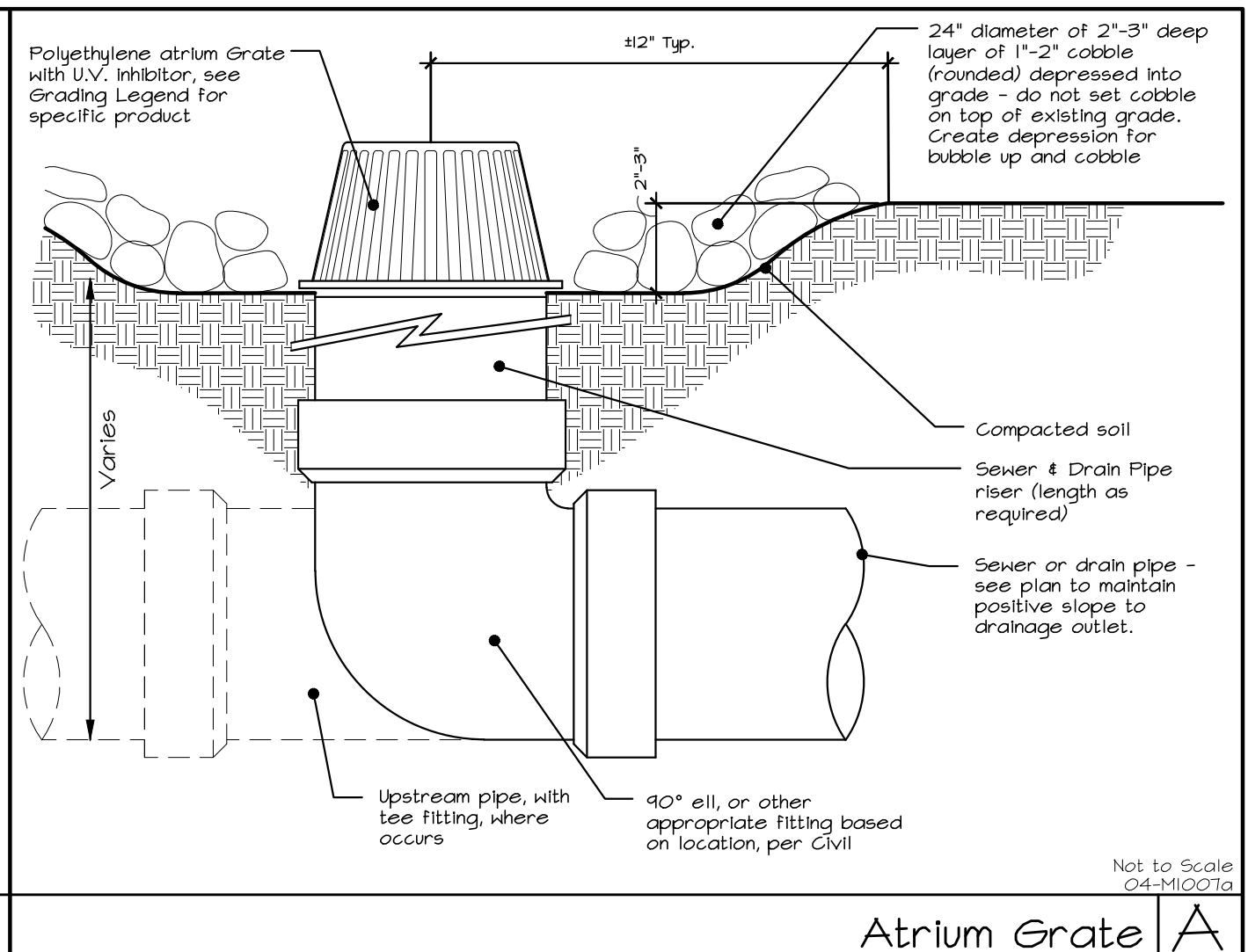
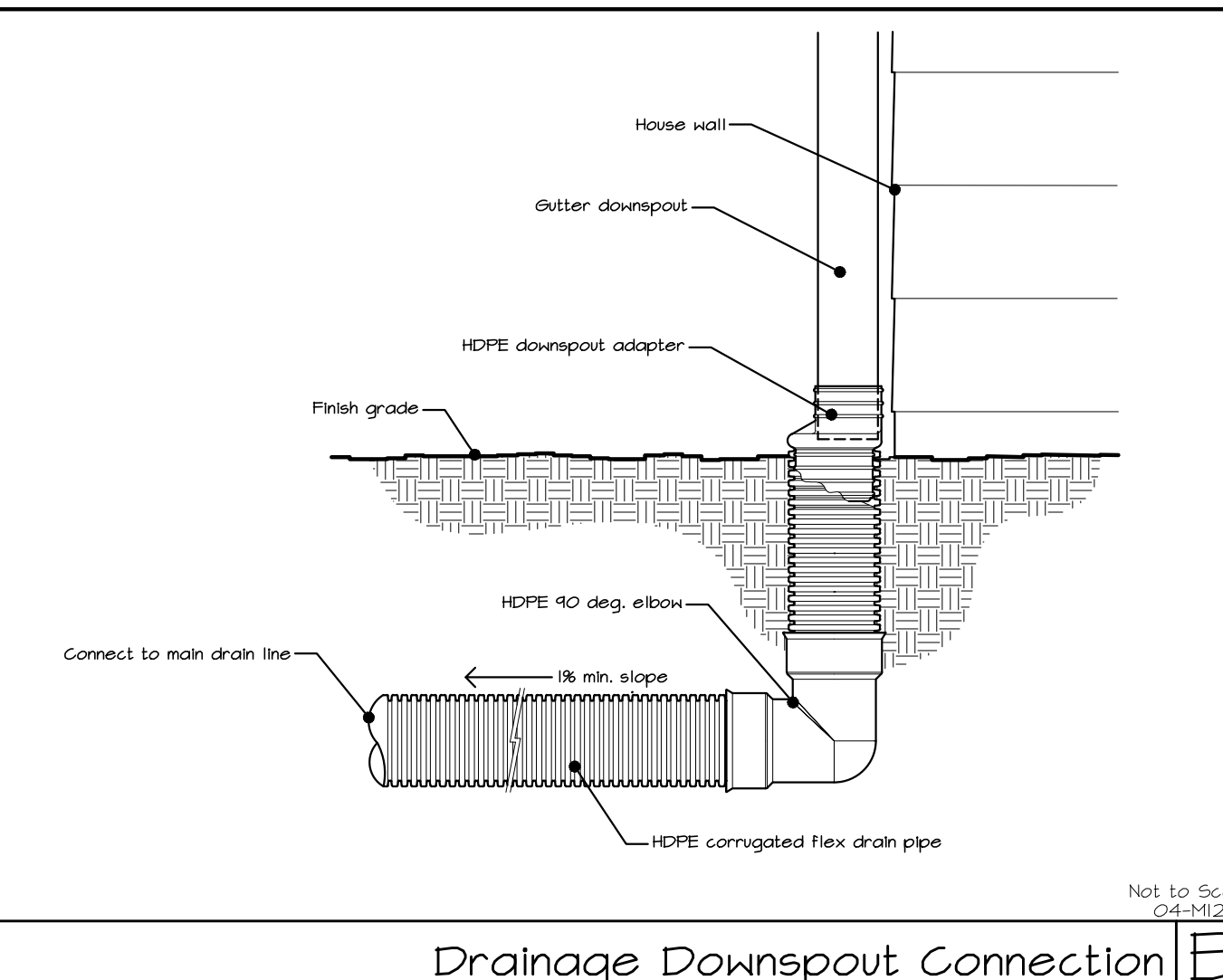
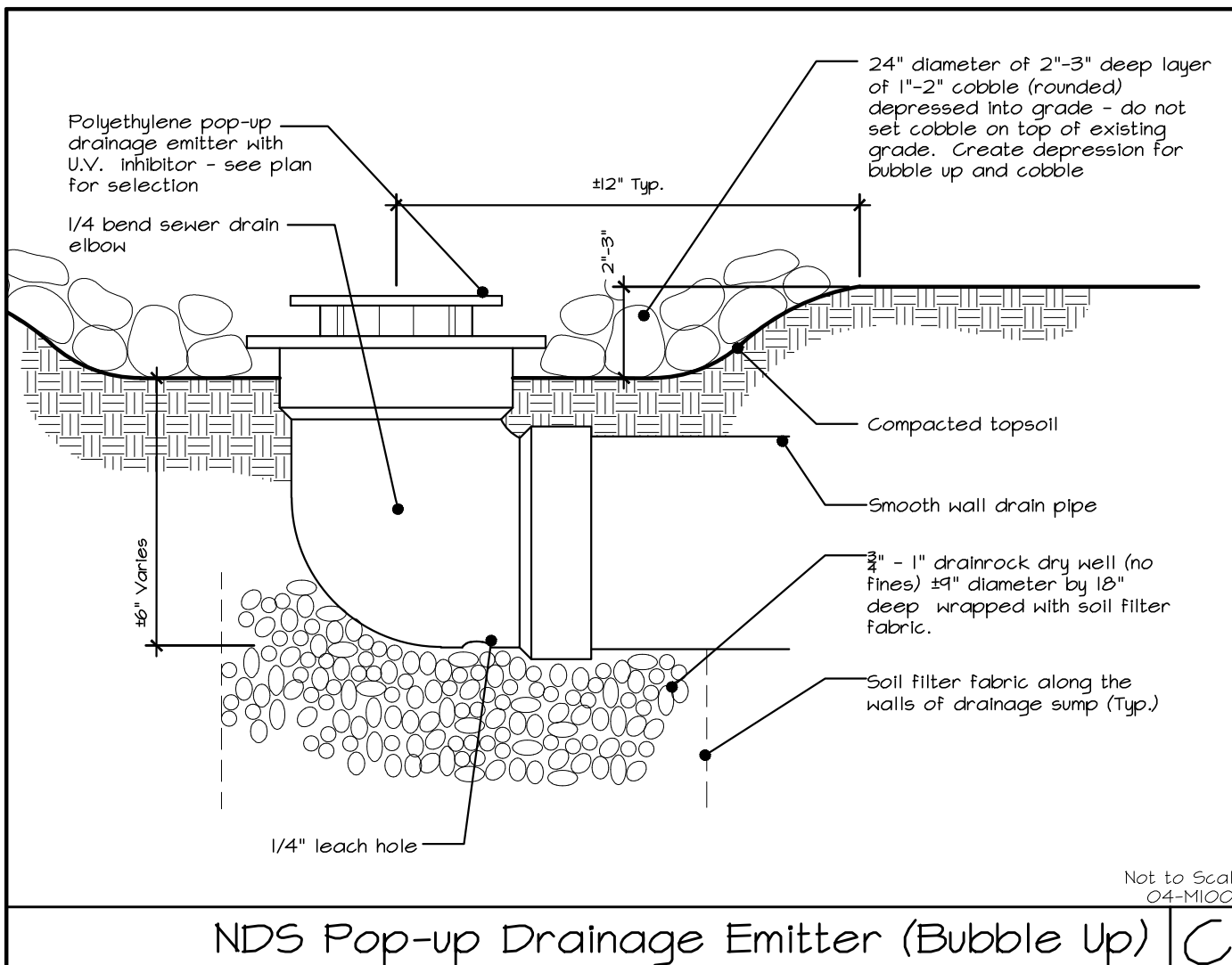
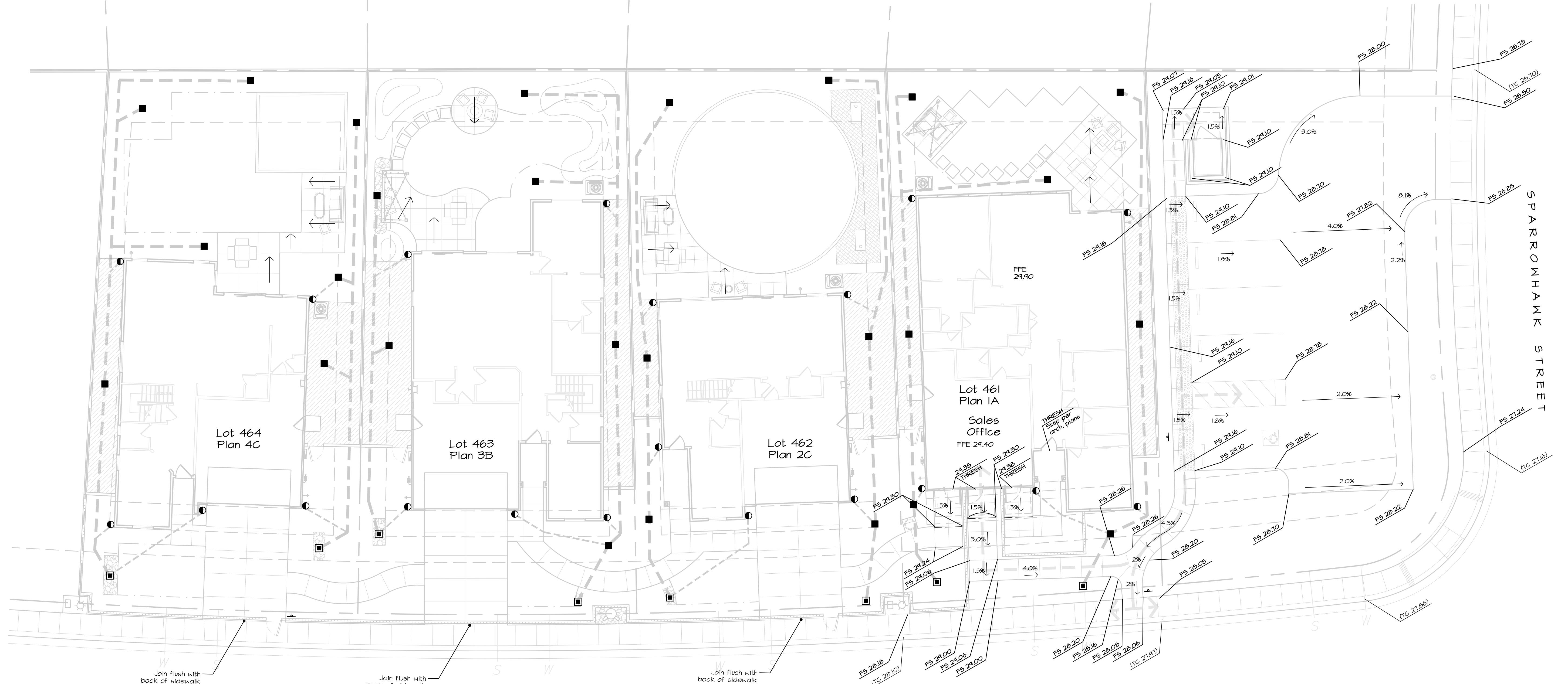
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Dial 811 or 800-227-2600



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General Drainage Notes

- Contractor shall notify Developer's Construction Manager if the contractor causes any damage to other trade's work during the course of installing the drainage.
- Contractor shall install a minimum of four catch basins. Two at the rear of the house and two at the side of the house. Catch basins shall be surrounded with a 6" ring of crushed rock (3/4"-1" drain rock - no fines) to allow for water flow. Final locations to be approved by Developer to facilitate drainage, be in low spots, and be clear of patios and future improvements.
- Contractor shall install 4" polystyrene hard pipe at minimum 1/8" fall from rear yard to front.
- Contractor shall install drainage outlets (such as NDS Pop-up emitter) min. 5' behind sidewalk or at the edge of strip planting as shown on the plans or as directed by Developer, unless otherwise noted.
- Contractor shall attach all down spouts to drain lines using black Flexible ADS pipe from polystyrene to downspout. Drainlines at downspouts shall be true and in line with downspouts. Downspout locations as shown on these plans are referential only. Contractor shall verify location and quantity of downspouts and tie all to the drain lines per the intent of these plans.
- Contractor shall bring to the attention of the Developer's Construction Manager any problems that need to be addressed associated with drainage and grading.
- Contractor shall adjust grade after drainlines are installed to provide proper drainage away from house and adjacent lot and into catch basins. Contractor shall guarantee final yard drainage without obstructions or blockages. No ponding at water shall be allowed.
- All planted areas to slope away from homes to catch basins or swales unless otherwise notes.

Drainage Legend

All drainage facilities shown on these plans are referential to indicate the intent of the drainage system for each lot and to indicate minimum requirements. The contractor shall review each home and provide drain inlet, downspout connectors, and drain pipe as needed to facilitate proper drainage of the homes and lots. Location of all drainage facilities to be installed in locations as needed to function properly.

- NDS 6" #80 atrium grate with drainline adapter per manufacturer's specifications (or approved equal). Set drain in low spot. Location shown on plan is for reference only - see detail A, sheet L1.2.
- NDS 4" #42 pop-up drainage emitter with elbow - install per manufacturer's specifications and completely within the lot. Confirm location with developer prior to installation - see detail C, sheet L1.2.
- Connect all gutter downspout to drainage system with ADS #0364AA downspout adapter. Downspout locations shown on plans are to show design intent only. Actual downspout locations will vary and shall be verified in field by contractor - see detail B, sheet L1.2.
- 4" smooth-wall drain pipe to slope at min. 1/8" from furthest drain inlet to pop-up emitter. Contractor to provide fittings as needed at inlets, joints, emitters. Final location of drainlines to be determined in the field to be clear of existing utilities.
- - - 3" (min.) corrugated ADS drain pipe to maintain positive slope from all downspouts to drain pipe. Verify location in the field - Contractor to provide fitting as needed and maintain proper clearances from all utilities.

General Grading Notes

- Concrete walks to have maximum cross slope of 2% and shall meet all local codes and requirements.
- Prior to construction and/or landscape grading, the contractor shall verify all utility locations, existing drainage structures, street improvements, and finished floor elevations with the engineer or owner. It is the responsibility of the contractor to notify the owner should there be any discrepancies between the plans and the actual site conditions.
- All finish grades shall be between 1 1/2" and 2" below the adjacent paving surfaces unless otherwise noted.
- Soil level at building to maintain 8" below the level of the Finished Floor Elevation.
- See Civil Engineer's Plans for grading of Path of Travel.

ADA Path of Travel

- ADA Path of Travel, longitudinal slope to be less than 5%, cross slope 2% max.

Harvest Models at Sundance Unit 5
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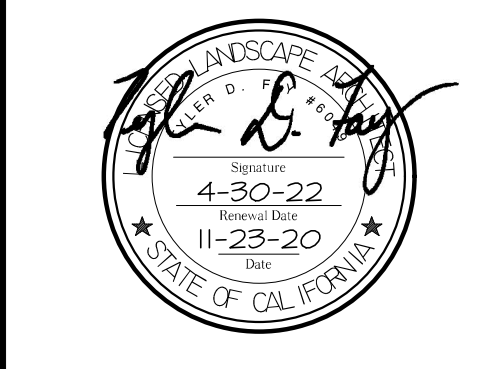


Grading and Drainage Plan

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 20-2262
 Sheet Number:



L1.2



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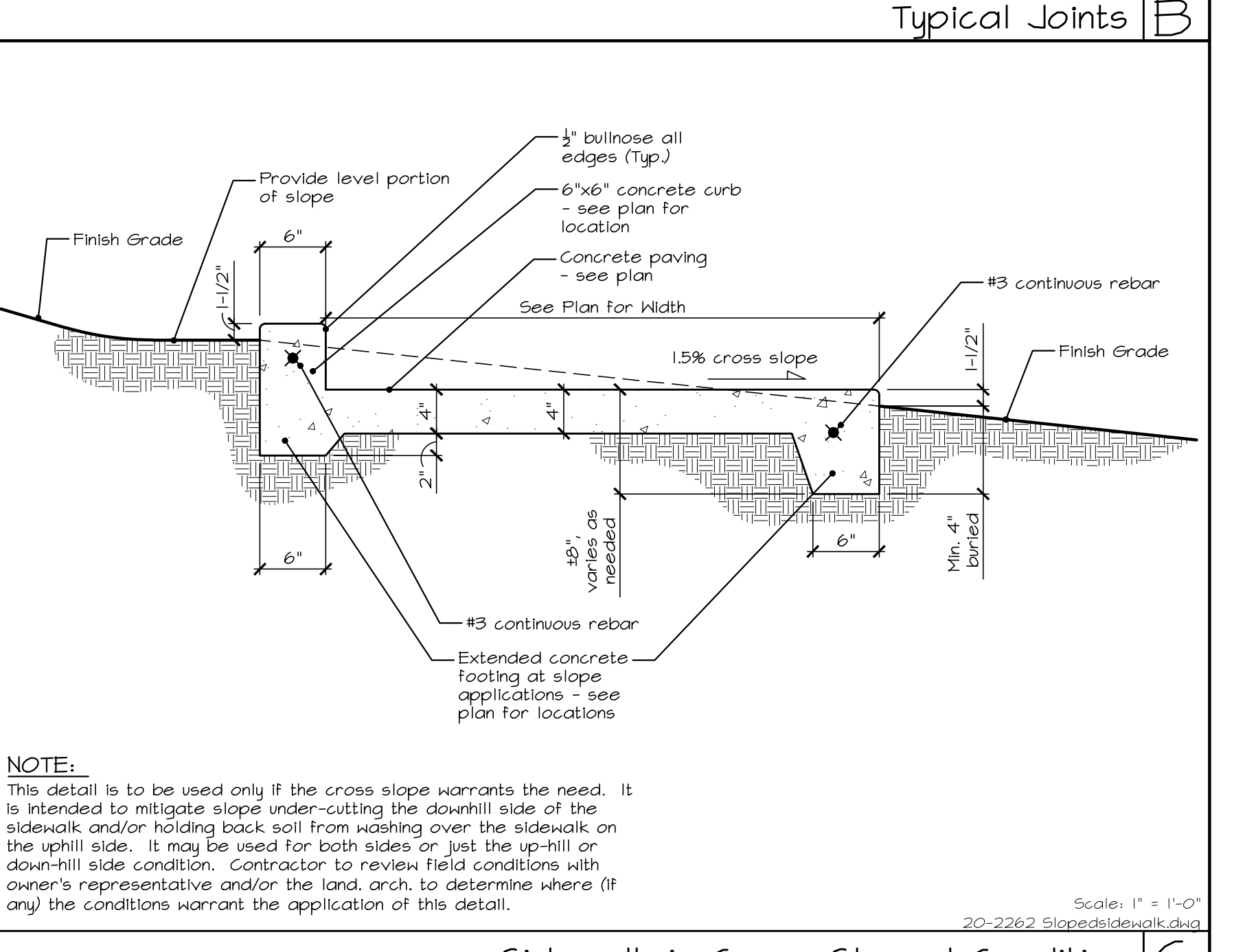
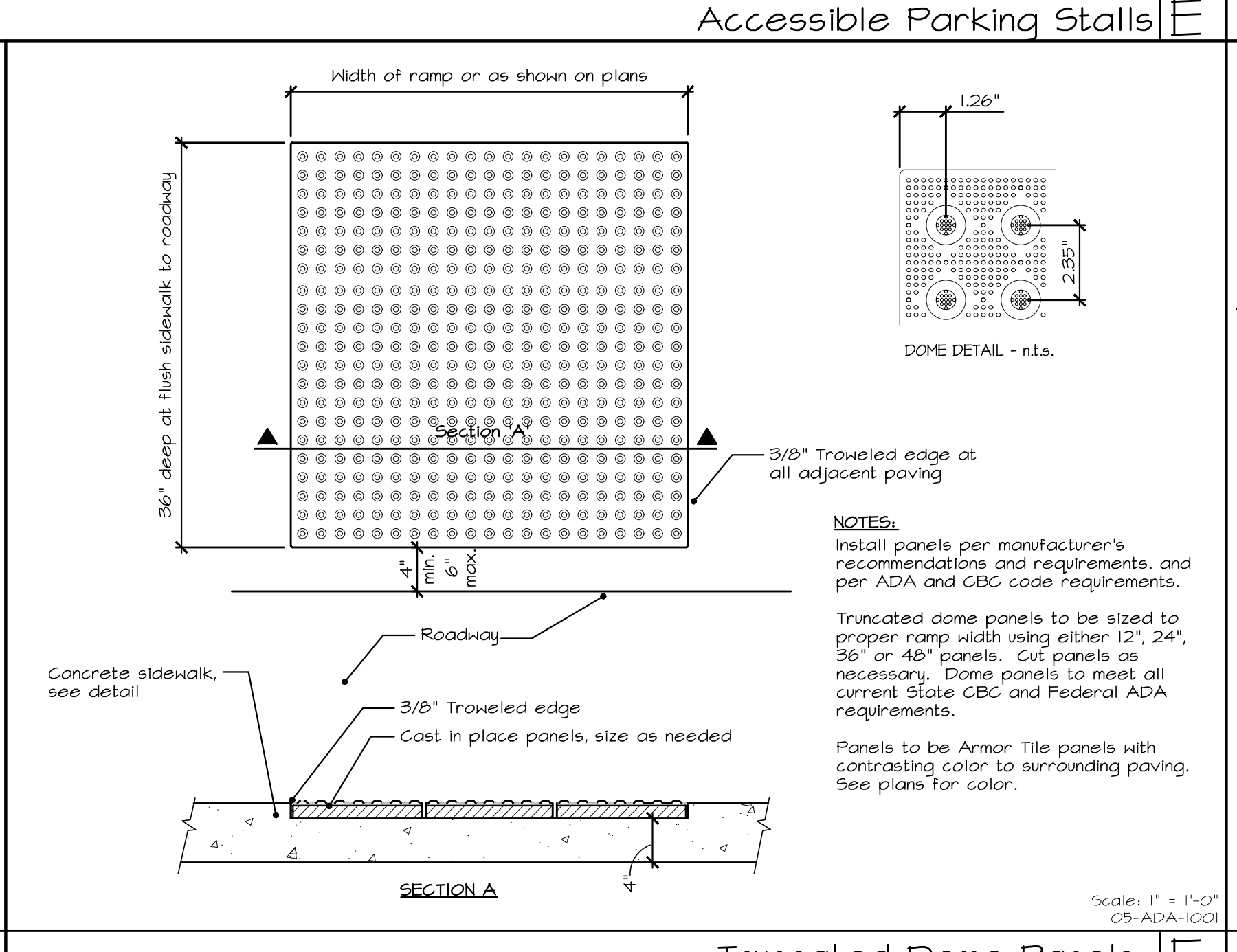
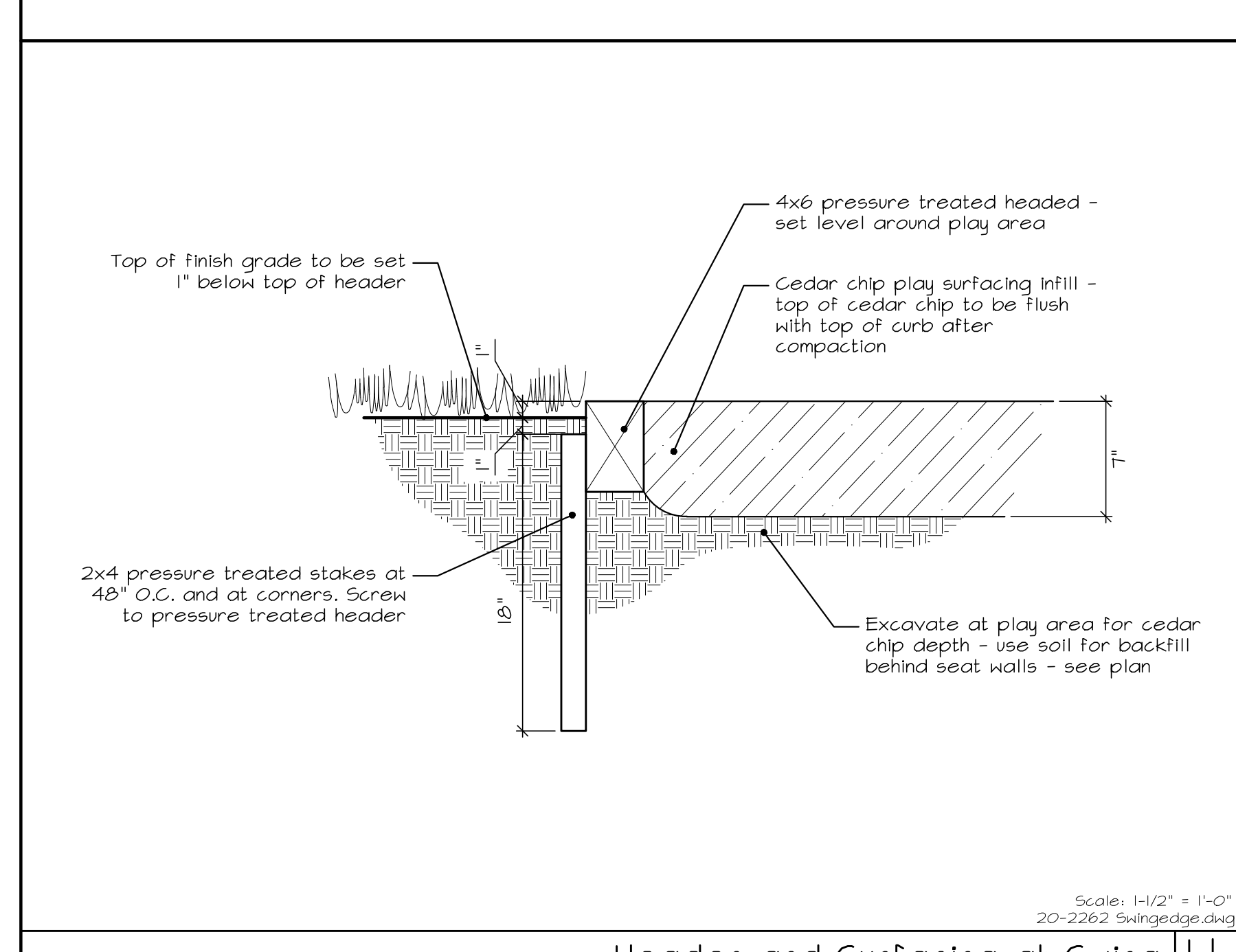
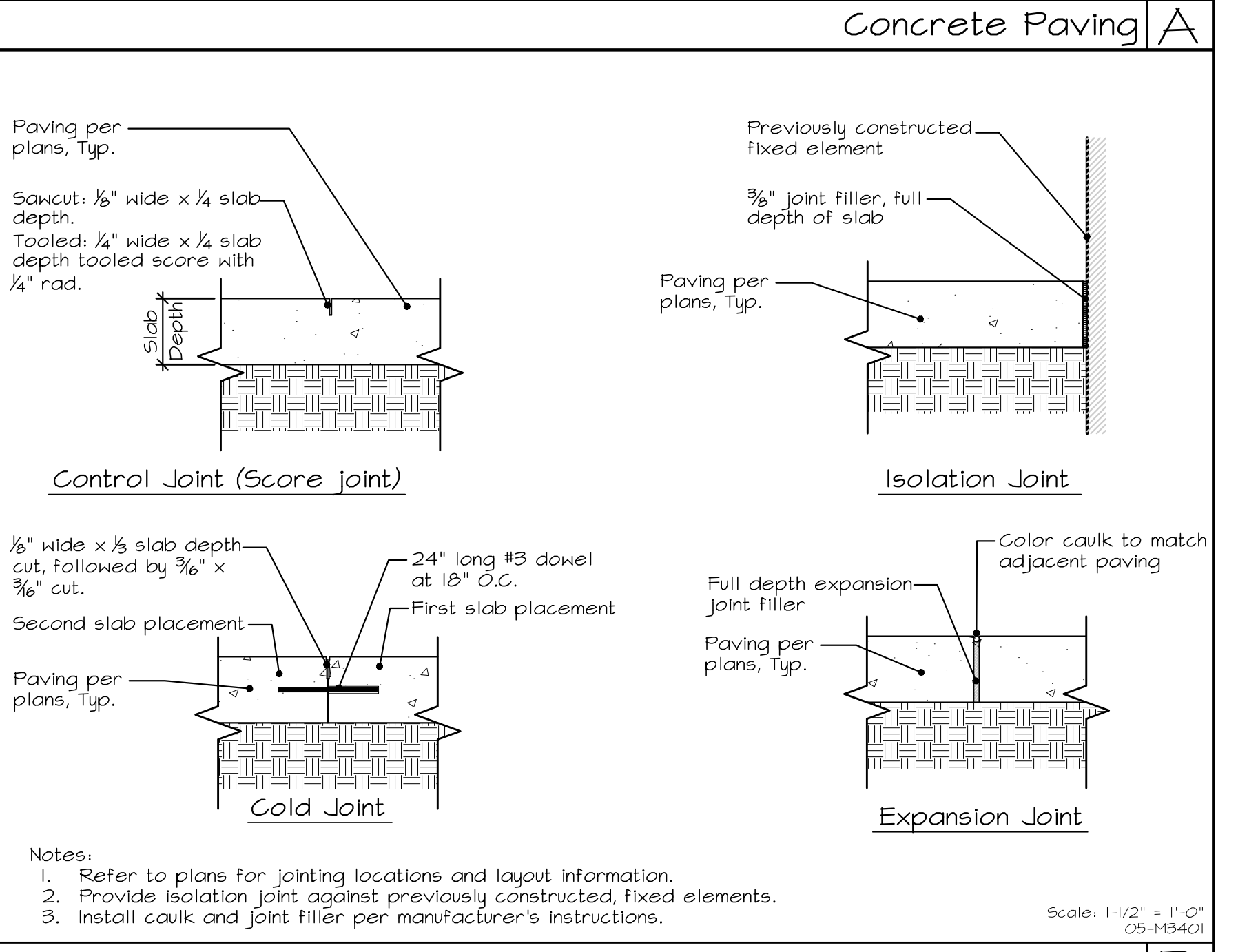
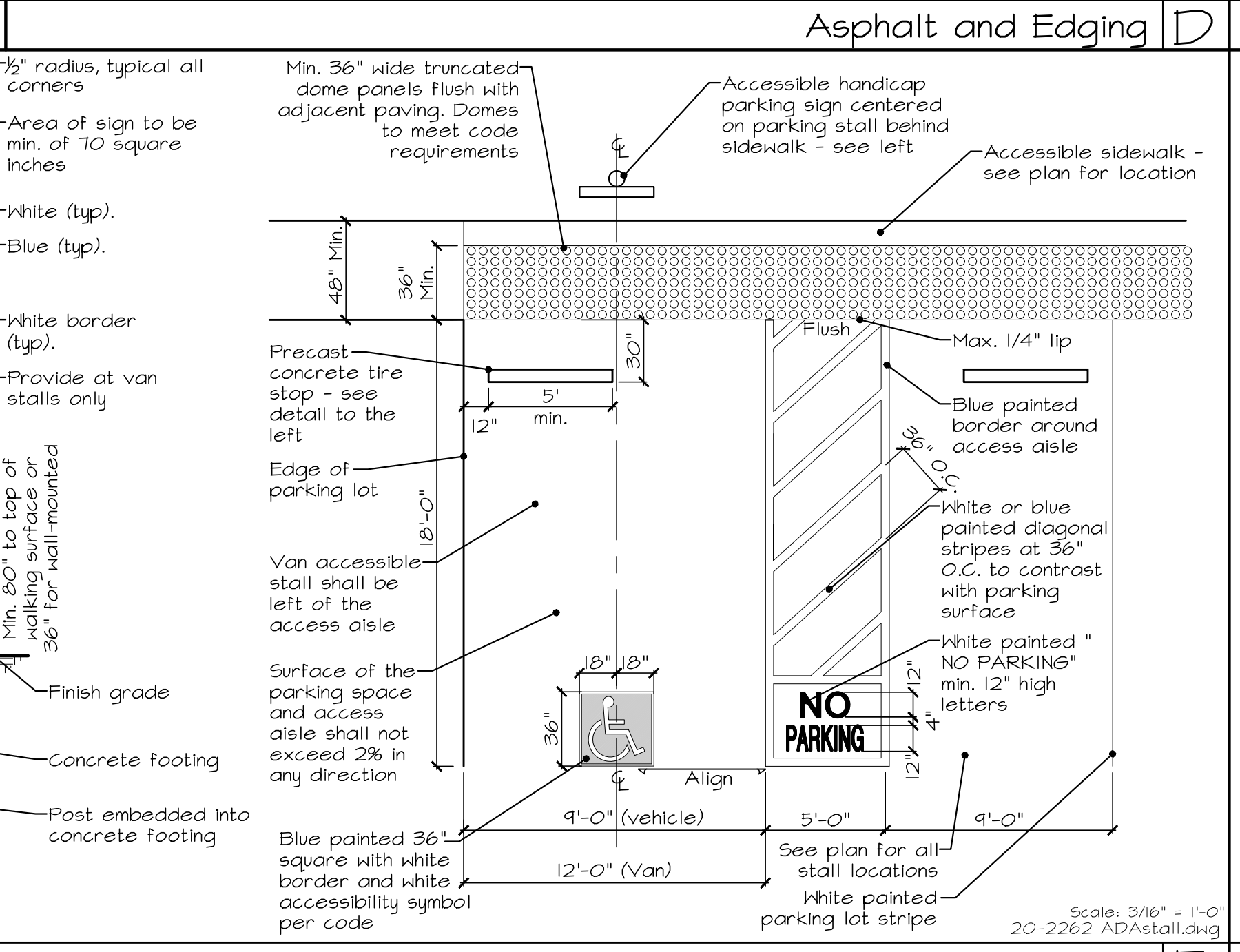
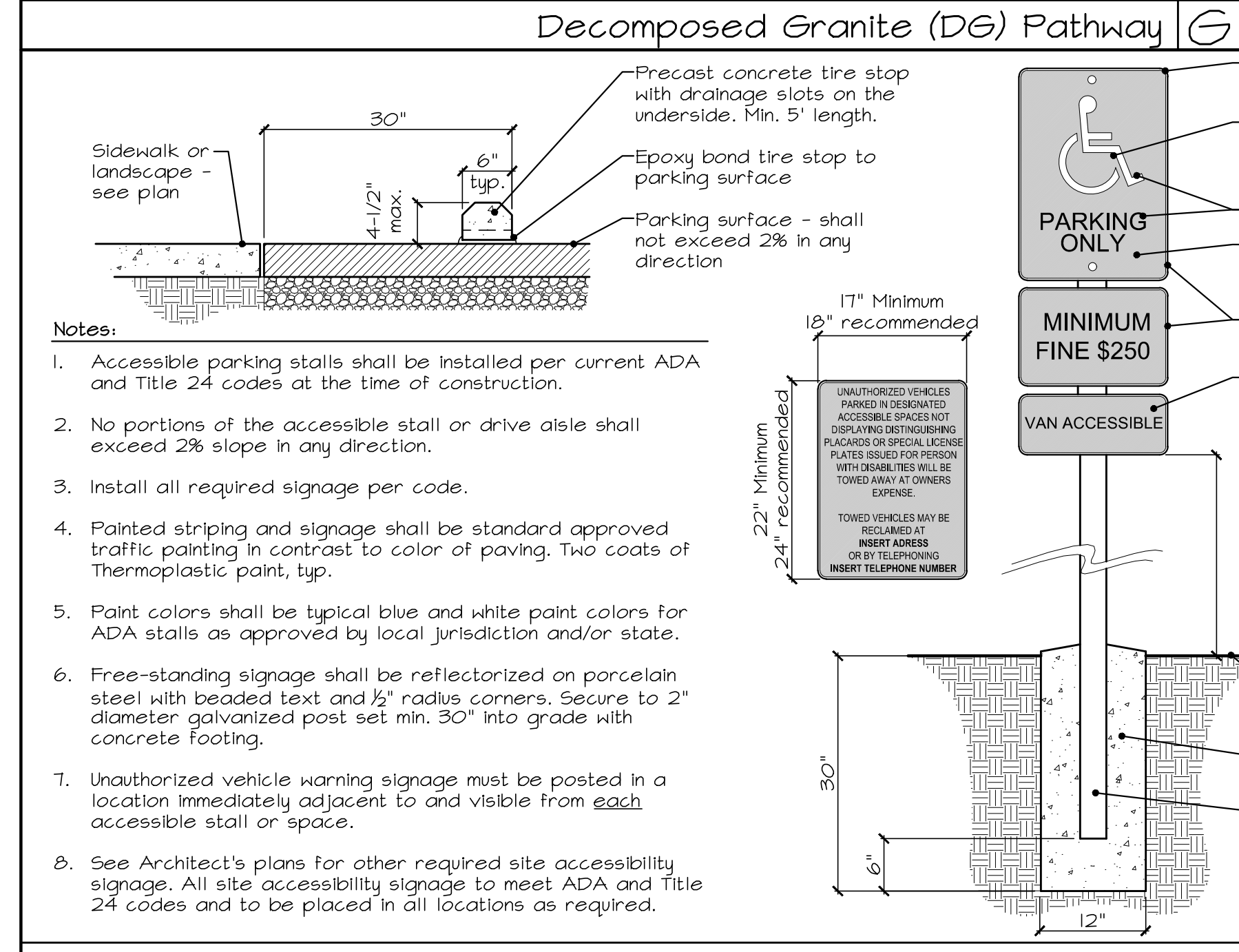
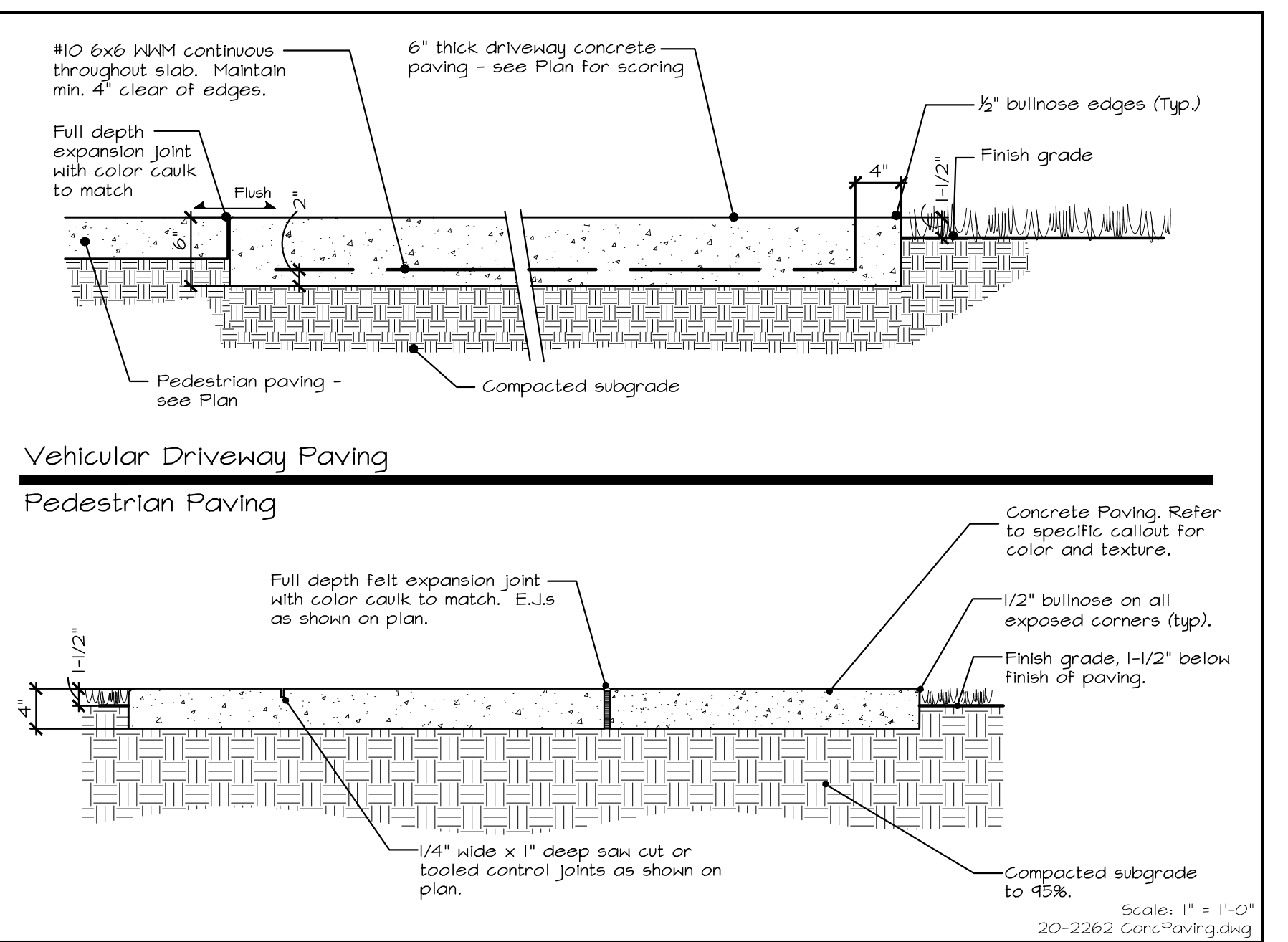
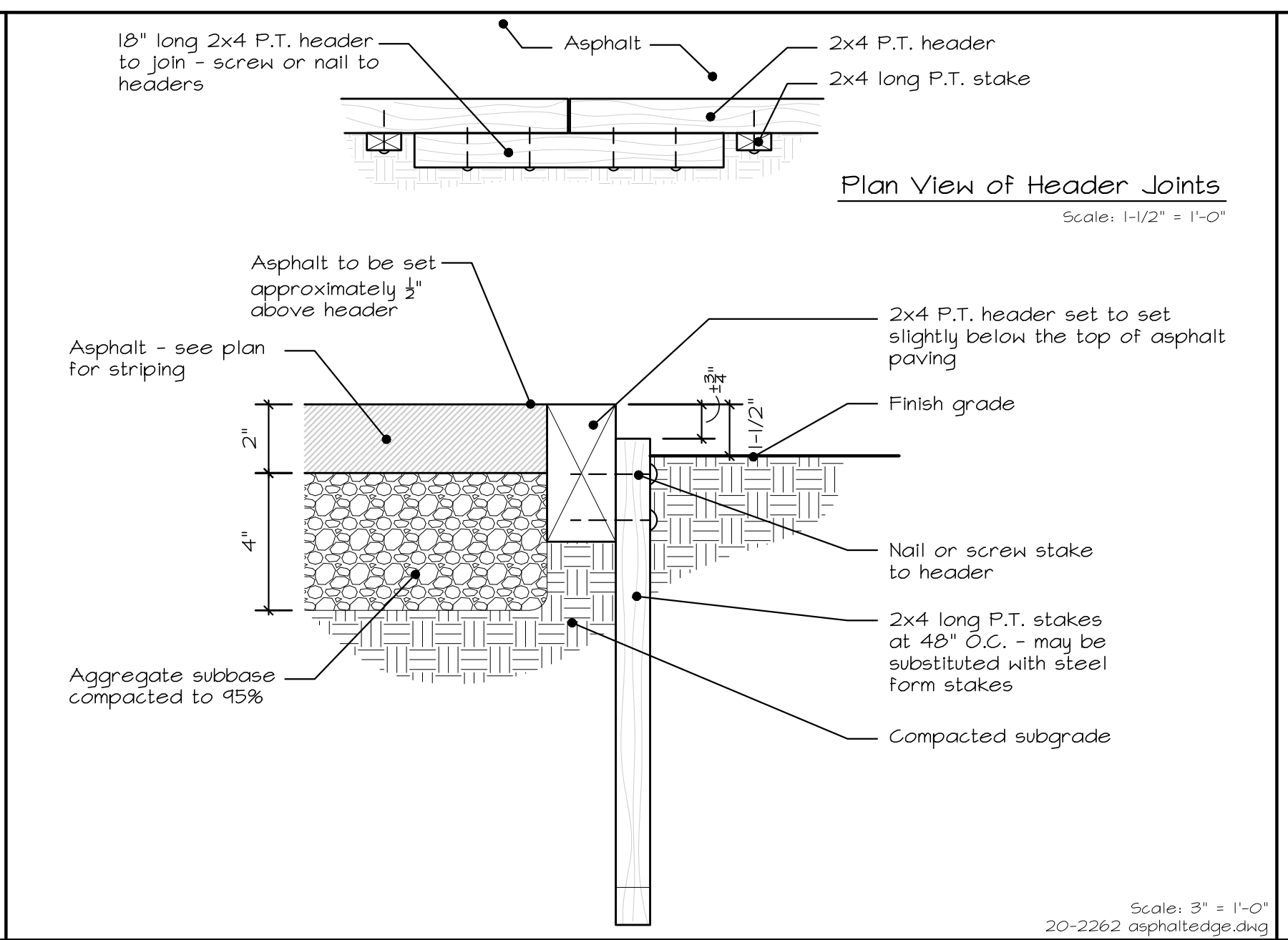
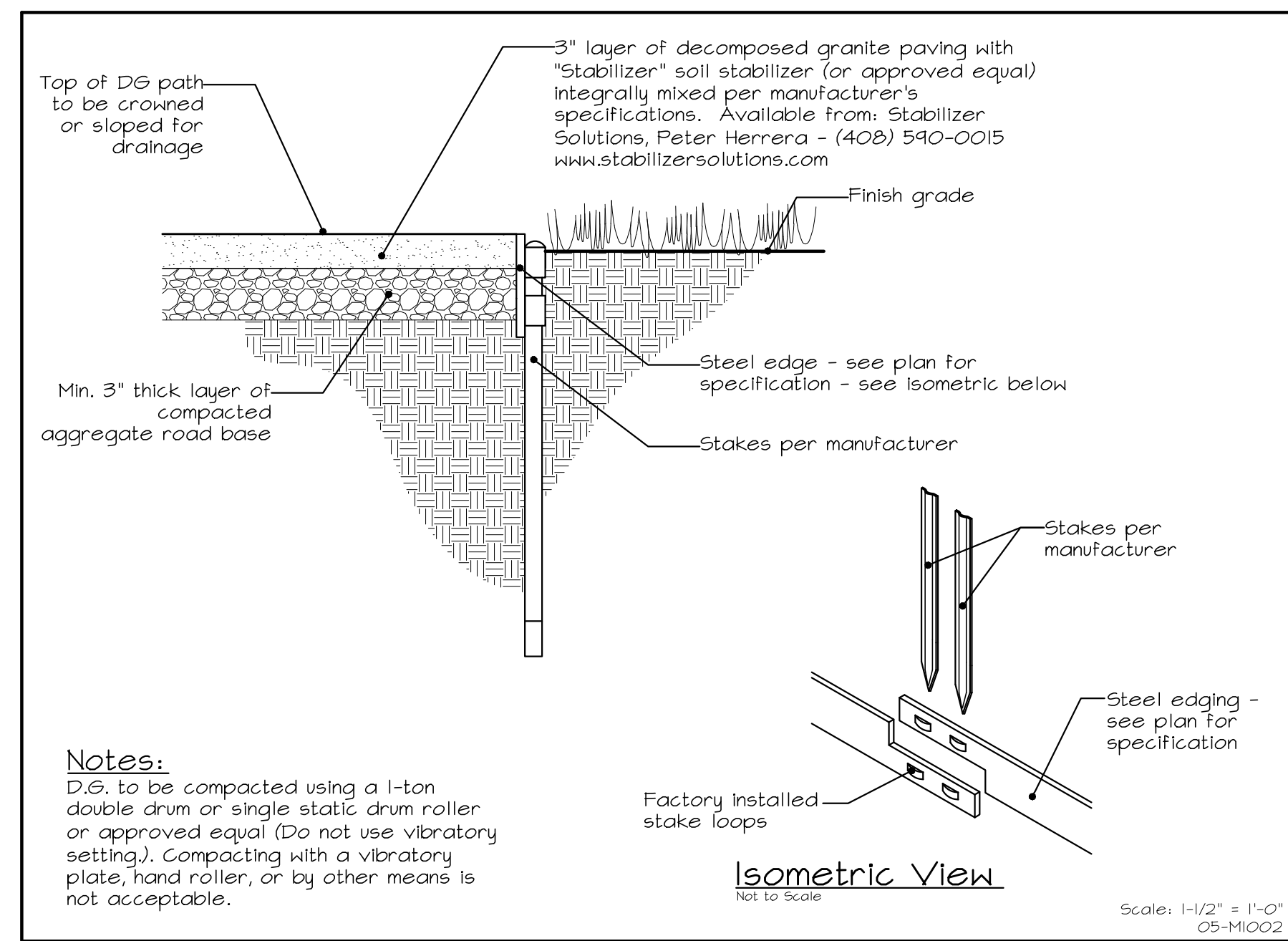
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 Pulte Homes
 4511 Willow Road, Suite 8
 Pleasanton, CA 94588
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Construction Details

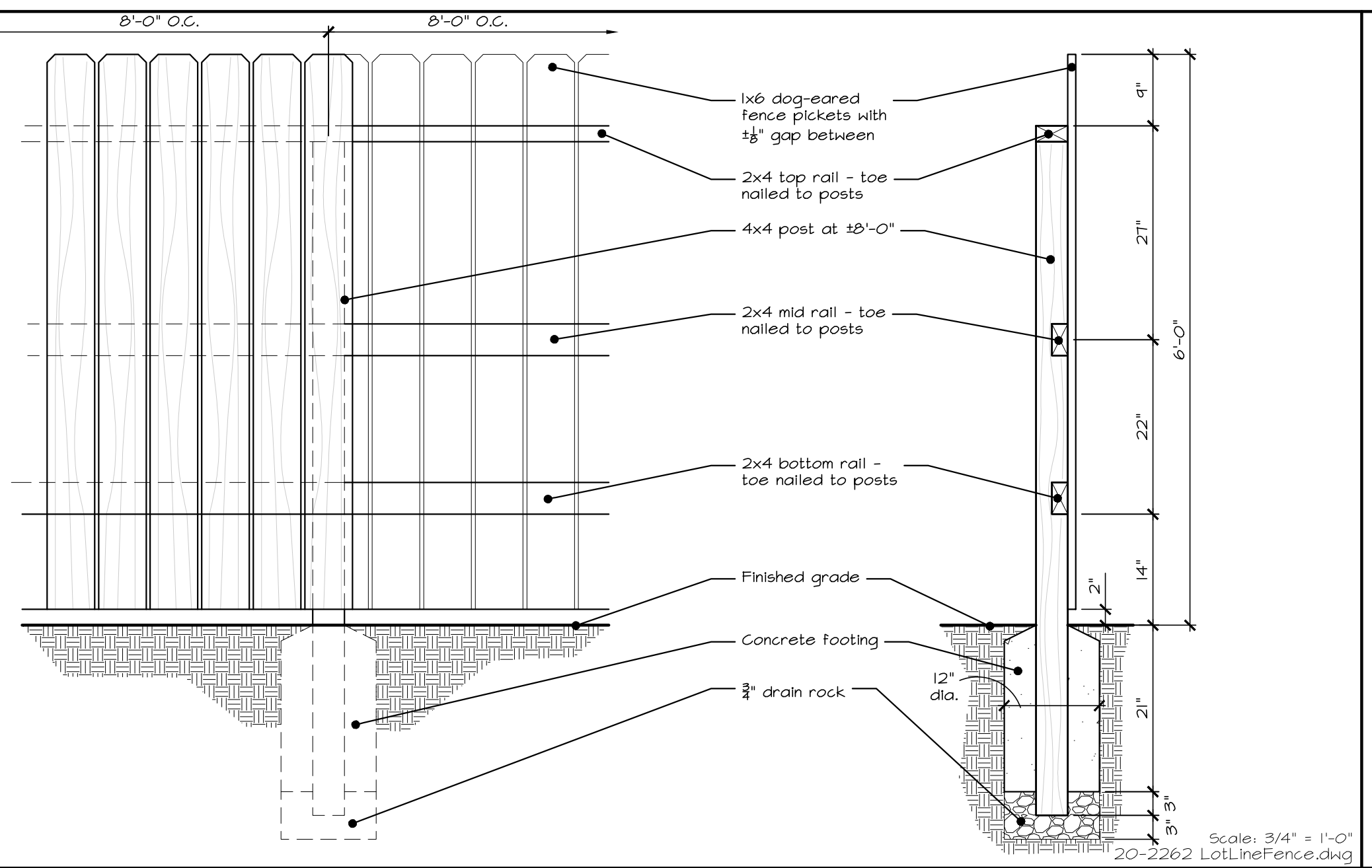
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 Project No.: 20-2262
 Sheet Number:

L2.1

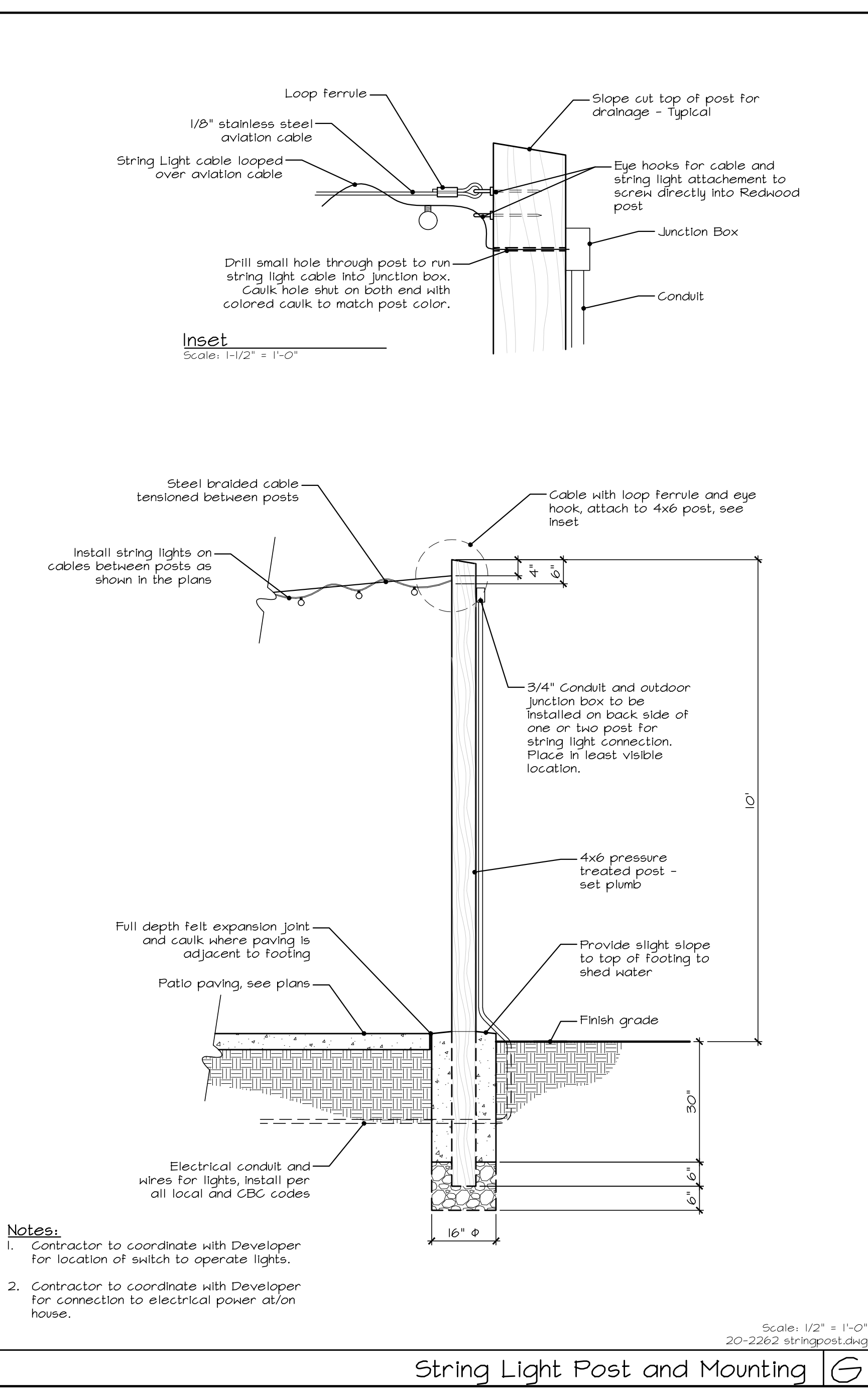
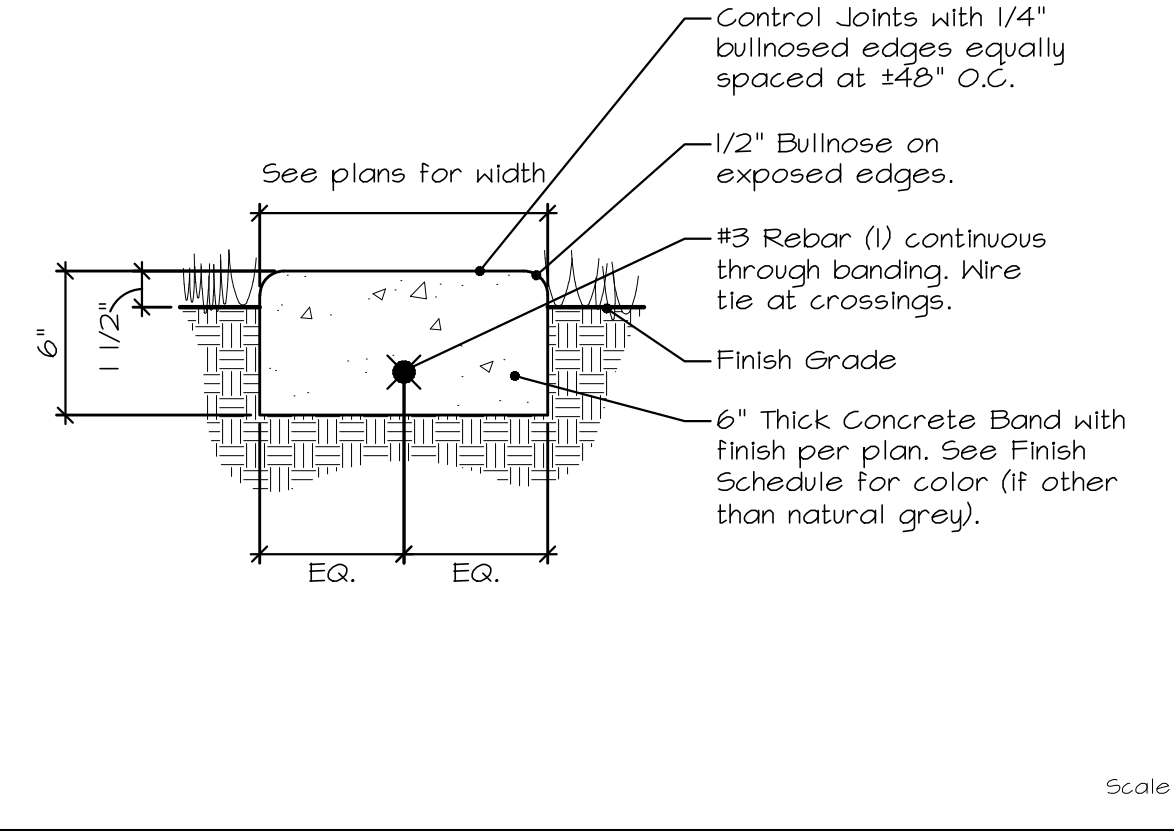




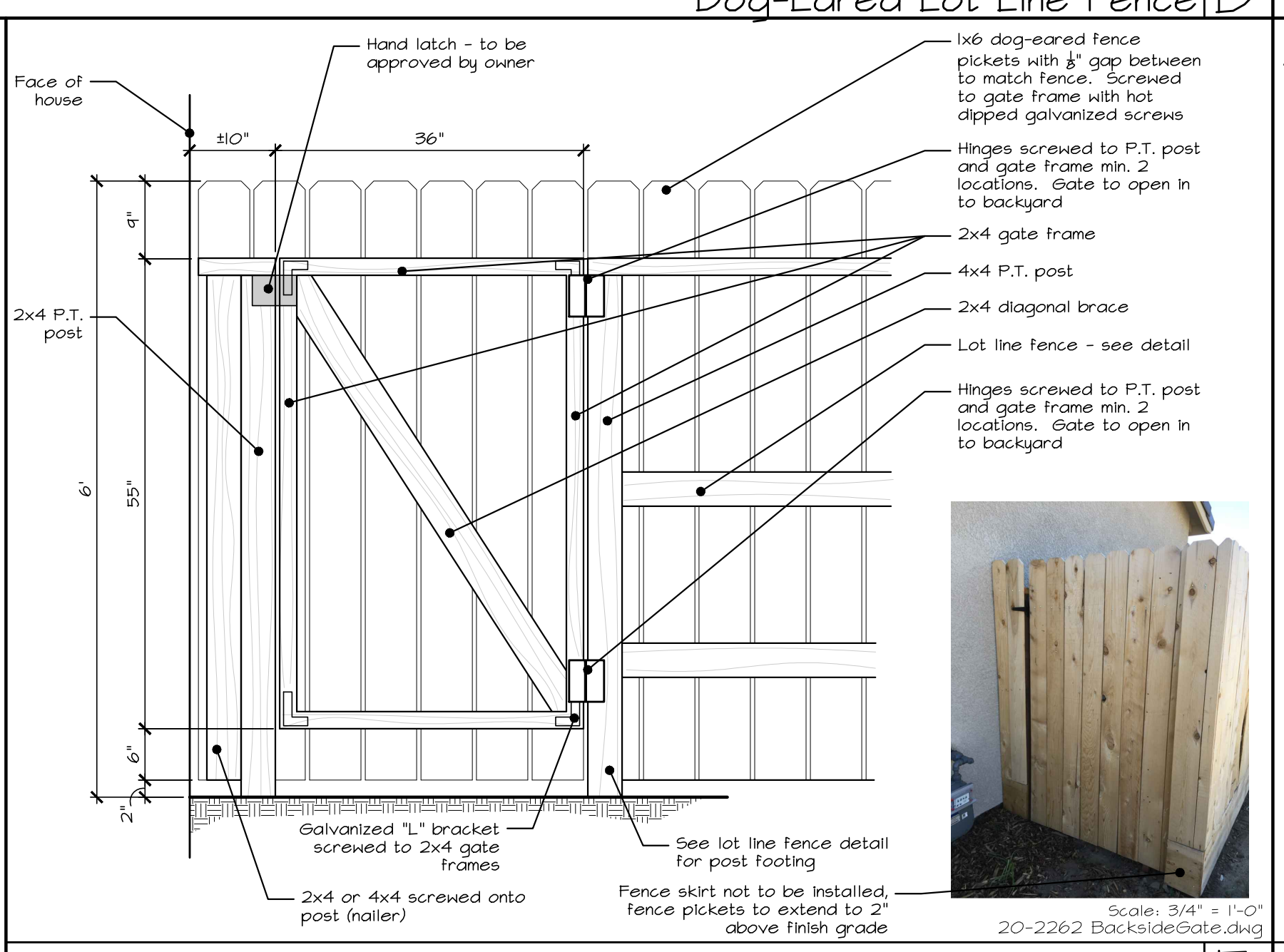
- Fence skirt not to be installed, fence pickets to extend to 2" above finish grade
- Notes:
- All wood to be Douglas Fir with redwood or pressure treated (P.T.) 4x4 post.
 - All fasteners to be hot dipped galvanized - nail rails to posts and screw pickets to rails.
 - Fence panels to alternate between posts between homes.
 - Fences that face streets shall have the picket on the street side only and shall alternate.



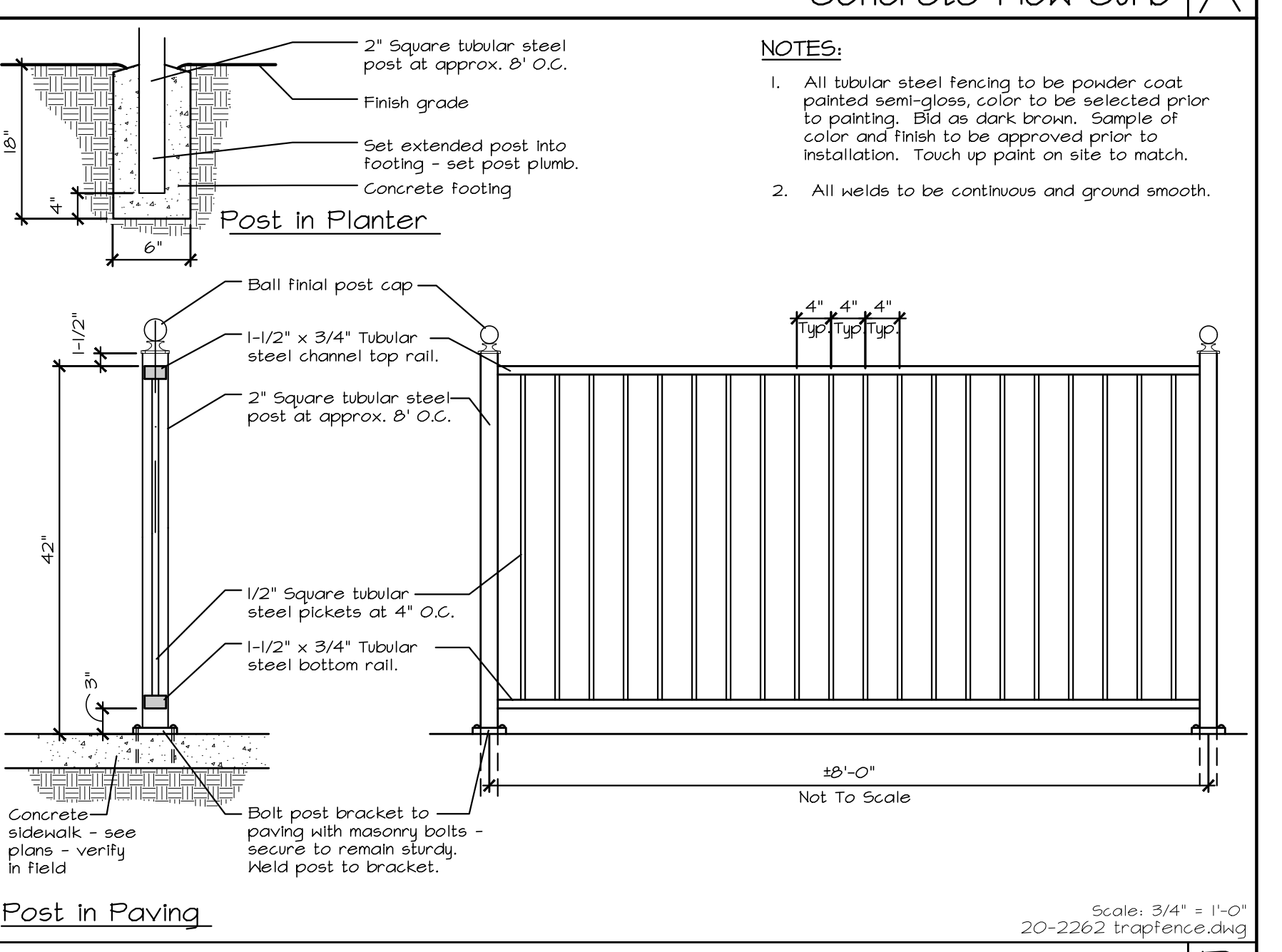
- NOTES:
- Top of mow curb to join flush with top of adjoining paved surfaces.
 - Install full-depth felt expansion joint where curb abuts concrete sidewalk.
 - Provide a smooth continuous slope from beginning to end of curb.



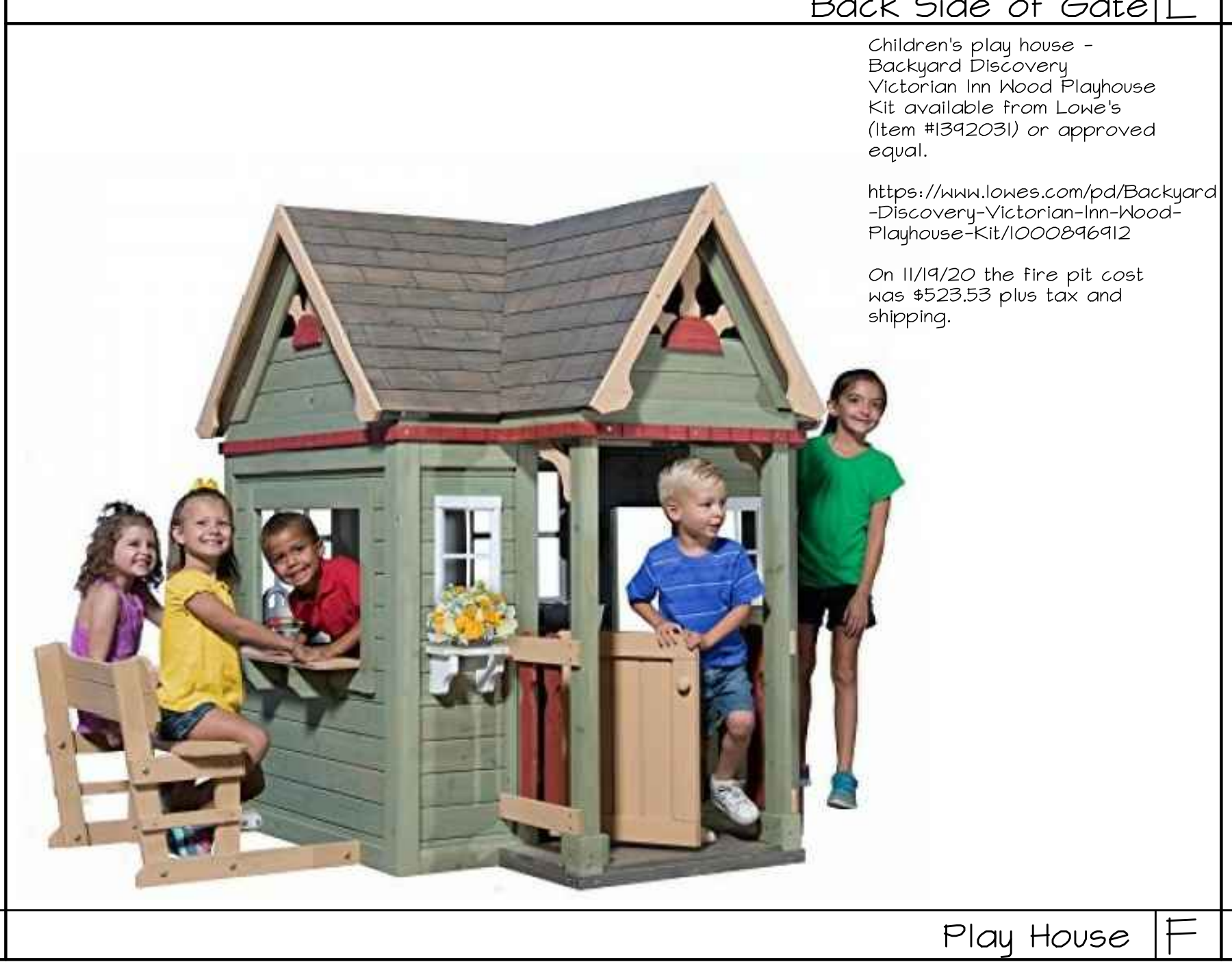
- Notes:
- Contractor to coordinate with Developer for location of switch to operate lights.
 - Contractor to coordinate with Developer for connection to electrical power at/n house.



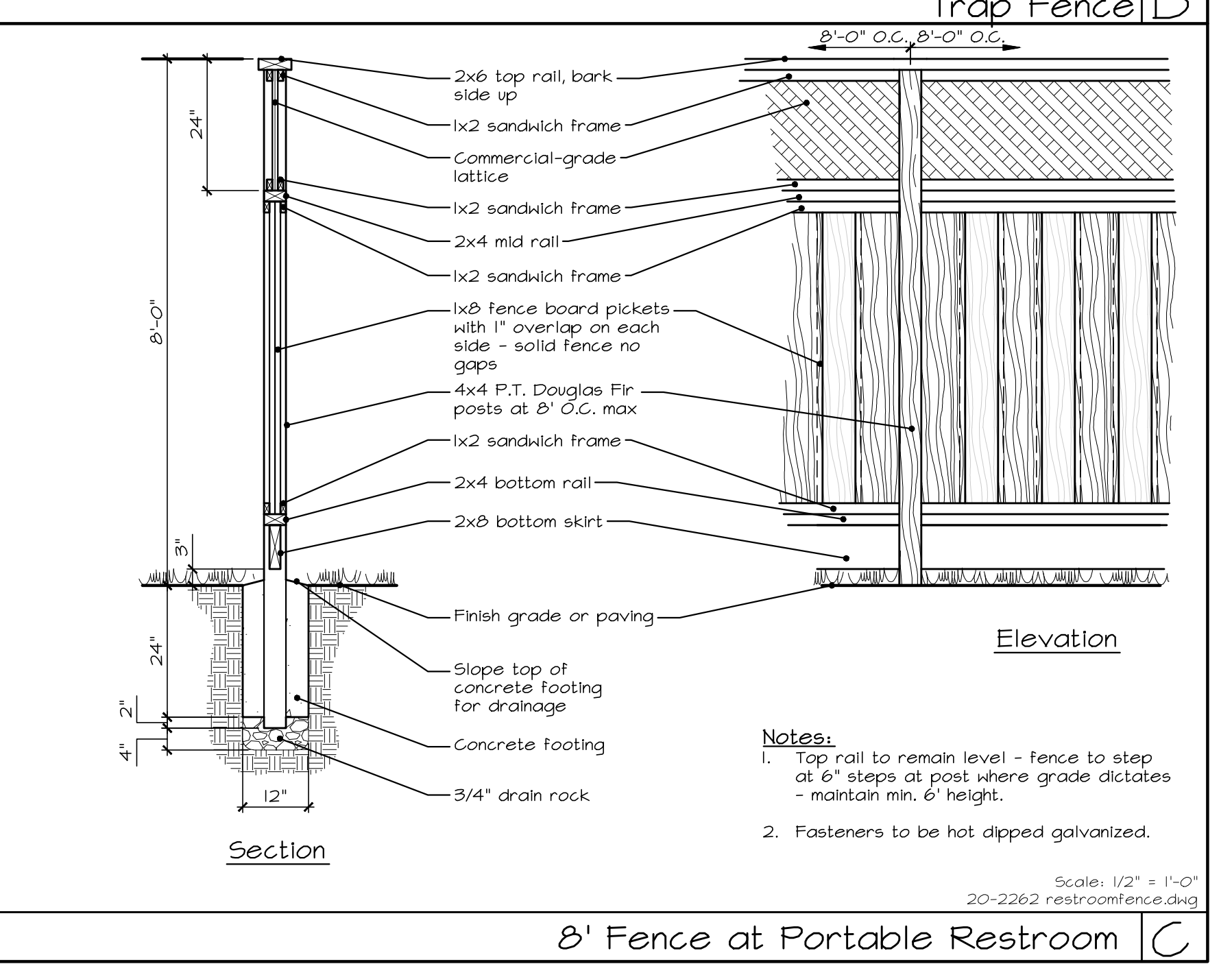
Dog-Eared Lot Line Fence | D



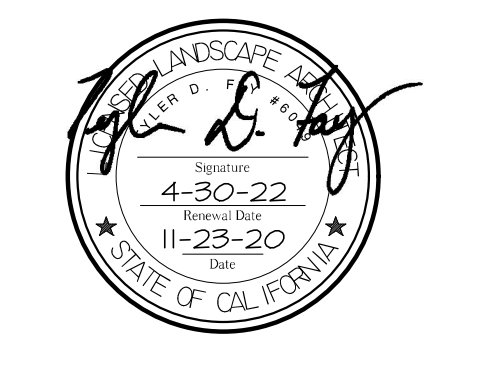
Concrete Mow Curb | A



Back Side of Gate | E



Trap Fence | B



Revisions	Date	By


Harvest Models at Sundance Unit 5 Manteca, CA

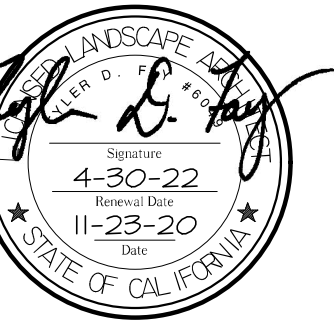
Pulte Homes
4511 Willow Road, Suite 8
Pleasanton, CA 94588
(925)250-7608

Construction Details

Scale: See Details
Date: November 23, 2020
Drawn/Checked: NAB / TDF / TWH
Project No.: 20-2262

Sheet Number: **L2.2**

		<p>Corn Hole Game Boards - Rec League 2'x4' Traditional Cornhole Boards available from Dick's Sporting Goods (Item #20521983) or approved equal.</p> <p>https://www.dicksportinggoods.com/p/rec-league-2-x-4-traditional-cornhole-board-set-19eqq2x4cmhbrdstg/19eqq2x4cmhbrdstg</p> <p>On 11/19/20 the fire pit cost was \$149.99 plus tax and shipping.</p> 
Not Used G	Not Used D	Cornhole A
		<p>Round fire pit - Bluegrass Living 26" diameter Cast Iron Deep Bowl Fire Pit - Lowe's (Item #3518194) or approved equal.</p> <p>https://www.lowes.com/pd/Bluegrass-Living-Bluegrass-Living-26-in-Cast-Iron-Deep-Bowl-Fire-Pit-with-Cooking-Grid-Weather-Cover-Spark-Screen-and-Poker/5001158349</p> <p>On 11/19/20 the fire pit cost was \$165.99 plus tax and shipping.</p> 
Not Used H	Not Used E	Fire Pit B
Not Used I	Not Used F	Not Used C



Revisions	Date	By
△	Modification	

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Sundance Unit 5
Manteca, CA



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Pleasanton, CA 94588
(925)250-7608

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Construction Details

Scale:
See Details

Date:
November 23, 2020

Drawn/Checked:
NAB / TDF / TWH

Project No.:
20-2262

Sheet Number:

L2.3



Revisions

Date	By

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 (925)250-7608

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Irrigation Plan

Water Efficient Landscape Ordinance (WELCO)
 Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan.

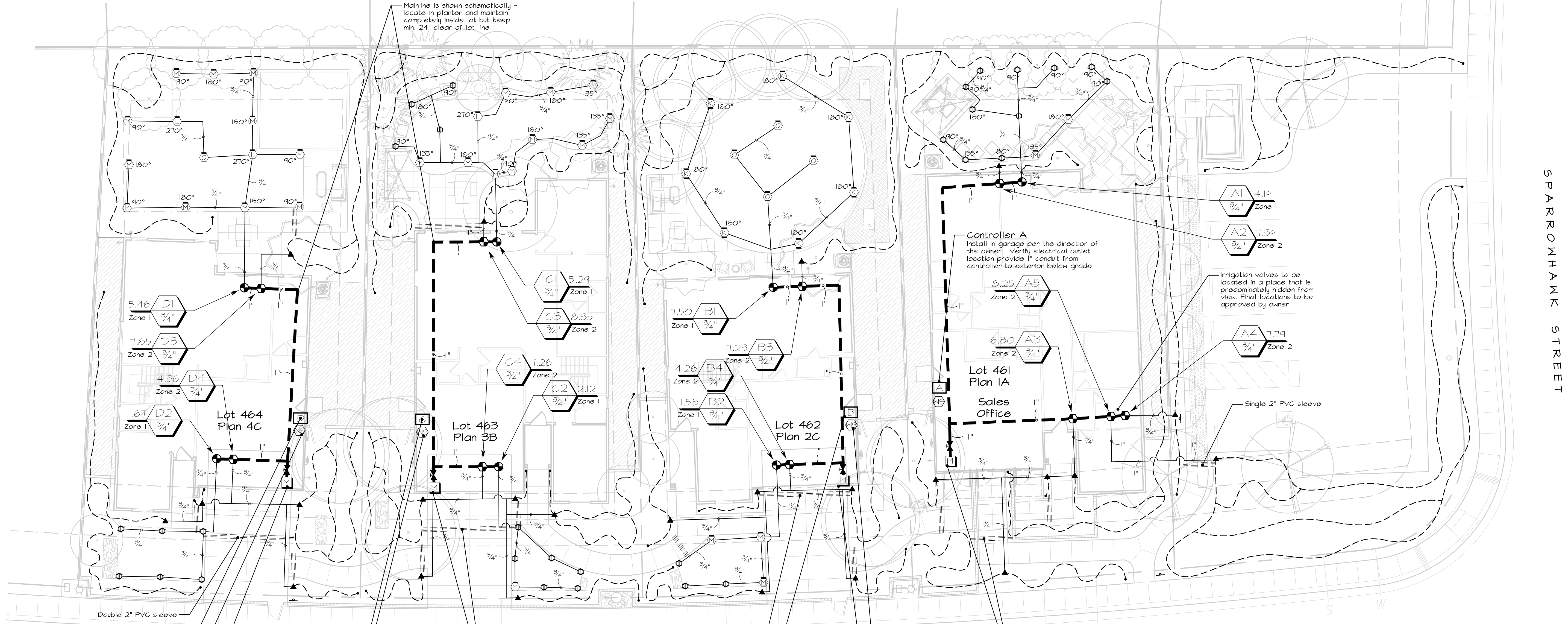
Scale:
 1" = 10'-0"

Date:
 November 23, 2020

Drawn/Checked:
 NAB / TDF / TWH

Project No.:
 20-2262

Sheet Number:
 L3.1



Controller A
 Install in garage per the direction of the owner. Verify electrical outlet location provide 1" conduit from controller to exterior below grade.

Controller B
 Install in garage per the direction of the owner. Verify electrical outlet location provide 1" conduit from controller to exterior below grade.

Controller C
 Install in garage per the direction of the owner. Verify electrical outlet location provide 1" conduit from controller to exterior below grade.

Controller D
 Install in garage per the direction of the owner. Verify electrical outlet location provide 1" conduit from controller to exterior below grade.

Weather Sensor
 Install Hunter Solar Sync model W55-SEN on building eave to capture unimpeded rainfall. Assume communication with controller.

Weather Sensor
 Install Hunter Solar Sync model W55-SEN on building eave to capture unimpeded rainfall. Assume communication with controller.

Weather Sensor
 Install Hunter Solar Sync model W55-SEN on building eave to capture unimpeded rainfall. Assume communication with controller.

Weather Sensor
 Install Hunter Solar Sync model W55-SEN on building eave to capture unimpeded rainfall. Assume communication with controller.

General Irrigation Notes:

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Landscape Architect and/or owner prior to work. Commencement of work implies acceptance of the conditions of the site.
- Piping layout is diagrammatic. All irrigation items shown within paved areas are for design clarification only and are to be installed in planting areas where possible. All valves are to be placed in shrub or groundcover areas (not turf).
- All mainline piping and control wires under paving shall be installed in separate schedule 40 PVC sleeves. Sleeves to be installed at the size as indicated on the plans. If not specified piping shall be installed in sleeves that are twice the diameter of the pipe. Control wire sleeves shall be of sufficient size for the required number of wires. Provide two (2) piping sleeves at each location and min. one (1) control wire sleeve/conduit where needed. Piping and wiring to be in separate sleeves.
- All lateral line piping under paving (that is not in a sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
- Pipe sizes shall conform to those shown on the drawings with no smaller size substitutions. Larger size substitutions may be approved.
- All Backflow Prevention Devices and piping between the point of connection and Backflow Preventer shall be installed per local codes. The final location of the Backflow Preventer and the Automatic Controller shall be approved by the Owner's Representative. The contractor is to verify the codes and requirements of all governing agencies. Any discrepancy between requirements and the plans are to be brought to the attention of the Land Arch. Immediately.
- 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
- All irrigation heads shall be set perpendicular to finish grade unless otherwise specified.
- Prior to turnover of project, the Irrigation contractor shall flush and adjust all irrigation heads and valves for optimum coverage with minimal over spray onto hardscape elements. Drip emitters to be adjusted to provide optimal water to each plant based on specific site conditions and water needs of each plant.
- It is the responsibility of the Irrigation contractor to become familiar with all existing and proposed site elements and grades. The Irrigation contractor shall repair, replace, or compensate for all items damaged by his/her work. The Irrigation contractor shall coordinate his/her work with other contractors for the location and installation of pipe sleeves and laterals through walls and under paving.
- The irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 9.0 GPM. The Irrigation contractor shall verify water pressures prior to installation. Any difference between the pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the landscape architect immediately.
- Any obstructions, changes in the project layout, or grade differences not shown on the plan but affecting the operation of the irrigation system are to be brought to the attention of the landscape architect prior to installation. The Irrigation contractor shall be responsible for costs associated with correcting irrigation layout if plan is different from the site and he/she does not bring such differences to the attention of the landscape architect.
- All irrigation equipment not detailed or specified shall be installed per the manufacturer's recommendations and specifications.
- All drip tubing shall be installed 3" below grade. Emitters to be located 3" to 6" from the trunk of shrubs and equipped with a bug guard and galvanized tie-down stake.
- Weather sensor/automatic rain shutoff shall be installed on an exposed wall or soffit adjacent to the controller location per manufacturer's specifications. It must be placed to receive unimpeded rain and free from vandalism and must meet manufacturer's specifications for wireless connectivity to the controller.
- An Irrigation audit shall be performed and proof provided to the governing jurisdiction before an occupancy permit can be issued. It is the responsibility of the contractor to schedule and pay for the audit. The audit shall be conducted by a certified auditor. The contractor shall be responsible for making revisions to the irrigation in order to pass the audit. If pop-up spray heads are specified for shrub areas, we recommend that the auditor audit the shrub spray prior to planting.

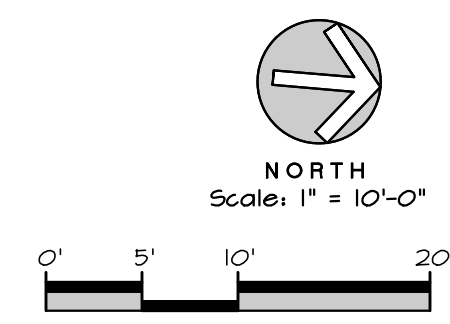
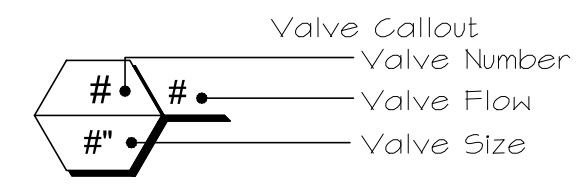
IRRIGATION LEGEND

Symbol	Manufacturer	Description / Model No.	Nozzle	Radius	PSI	GPM	Detail
	Hunter	PRO5-04-PRS40-CV with MP2000 Nozzle (180°, unless otherwise noted on the plan)	Black (K) 180°	15 ft	40	.77	A, sheet L5.1
	Hunter	PRO5-04-PRS40-CV with MPI000 Nozzle	Olive (O) 360°	11 ft	40	.64	A, sheet L5.1
	Hunter	PRO5-04-PRS40-CV with MPI000 Nozzle	Lt. Blue (L) 210°	11 ft	40	.63	A, sheet L5.1
	Hunter	PRO5-04-PRS40-CV with MPI000 Nozzle (180°, unless otherwise noted on the plan)	Maroon (M) 180°-40°	11 ft	40	.42H, .32T, .21Q	A, sheet L5.1
	Hunter	PRO5-04-PRS40-CV with MP8005R Nozzle	Lt. Green 360°	9 ft	40	.70	A, sheet L5.1
	Hunter	PRO5-04-PRS40-CV with MP8005R Nozzle (180°, unless otherwise noted on the plan)	Orange 180°-40°	9 ft	40	.42H, .33T, .23Q	A, sheet L5.1
	Approved	1/2" or 5/8" Black Poly Tubing with Flush Cap. Detail B - D, sheet L5.1					
		Each plant shall receive the following emitter or combination of emitters. Contractor shall monitor the water during the maintenance period and make modifications to emitters (GPM) at each plant to ensure that all plants are getting adequate water based on specific microclimate conditions.					
		1 Gallon shrubs 1 - 2 GPH Emitters, Hunter HE-20-B (red) or equal					
		2 and 5 Gallon shrubs 2 - 2 GPH Emitters, Hunter HE-20-B (red) or equal					
		15 Gallon shrubs, espaliers 3 - 2 GPH Emitters, Hunter HE-20-B (red) or equal					
		15 Gallon trees 4 - 2 GPH Emitters, Hunter HE-20-B (red) or equal					
		24" Box Trees 6 - 2 GPH Emitters, Hunter HE-20-B (red) or equal					
	Approved	PVC to poly drip tubing transition point. Detail B, sheet L5.1.					
	Hunter	PGV-075-ASV 3/4" anti-siphon valve. Detail F, sheet L5.1.					
	Hunter	PGV-075-ASV 3/4" anti-siphon valve with RainBird PRF-075-RBT 3/4" pressure-regulating filter. Detail E, sheet L5.1.					
	Approved	PVC ball valve (line size). Detail E, sheet L5.1.					
	Hunter	XC-6001 6-station interior wall-mount controller. Detail G, sheet L5.1.					
	Hunter	XC-4001 4-station interior wall-mount controller. Detail G, sheet L5.1.					
	Hunter	W55-SEN wireless Solar Sync. Install on southern exposure eave of roof away from drip line of trees per manufacturer's specifications. Ensure wireless communication has been established between sensor and controller. Detail H, sheet L5.1.					
	Approved	1" Schedule 40 PVC pressurized mainline. Detail K, sheet L5.1.					
	Approved	Schedule 40 PVC lateral line (see plan for size), 3/4" minimum size unless otherwise noted. Detail K, sheet L5.1.					
	Approved	Single 2" Schedule 40 PVC sleeve unless otherwise noted. Detail J, sheet L5.1.					

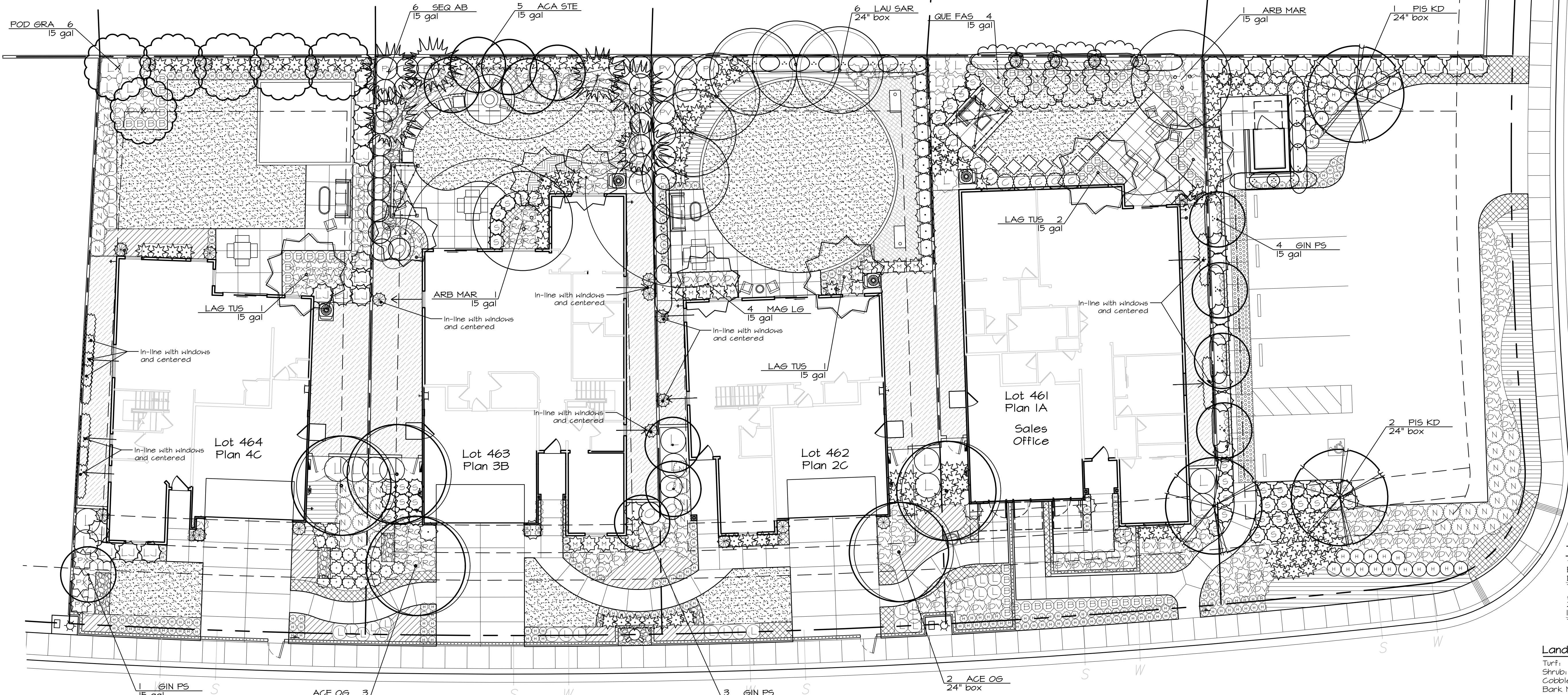
Any irrigation equipment or piping shown off-site, in paved areas or within building footprint is shown schematically for graphic clarity. All equipment and piping shall be located in planter beds wherever possible and always within the project limits.

Tree bubblers and associated lateral piping is shown schematically for graphic clarity. Bubblers shall be located at the actual tree location and per the details.

All drip tubing shall be buried 3" under the soil unless otherwise noted. Drip tubing placed on the surface under the mulch is not acceptable.



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 Dial 811 or 800-227-2600



SPARROWHAWK STREET

General Planting Notes

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols and groundcover spacing shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.
- Trees to be planted a min. of 3'-0" from edge of paving or walls (unless otherwise stated on plan). All trees in a formal group or in a row shall be matching in size and shape.
- All trees provided in the Planting Schedule/Legend are to be installed as single "Standard Form" trees unless specifically otherwise noted in the Planting Schedule/Legend. "Multi-Trunk" and "Low-Branching" trees delivered to the site will not be accepted unless specifically noted to be installed as such.
- All vines shall be installed with the nursery stakes removed and runners eliminated to the adjacent wall.
- The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Agronomy Report from an approved soils laboratory and/or any additional specifications provided by the Land Arch. prior to installation of the plant material. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.
 - 4 cyds nitrogen stabilized organic amendment derived from recycled sawdust, fir sawdust or cedar sawdust.
 - 2 lbs./cu. yd. of mix Iron sulfate
 - 10 lbs./cu. yd. of mix Agricultural Gypsum
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land Arch. upon completion.
- A nitrogen stabilized commercial-grade mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth as specified on the Planting Legend.
- The planting pits for trees shall be excavated per the detail on the Landscape Details sheet. The backfill mix for use in all tree and shrub pits shall consist of the following:
 - 6 parts "on-site" soil
 - 4 parts organic amendment (above)
 - 1 lb./yd. of mix 12-12-12 commercial fertilizer
 - 2 lbs./cu. yd. of mix Iron sulfate
 - 10 lbs./cu. yd. of mix Agricultural Gypsum
- Fertilizer tablets shall be BEST, 21 gram fertilizer tablets (20-10-5) placed in all planting pits in quantities as follows:
 - 1 gallon 1 tablet
 - 5 gallon 3 tablets
 - 15 gallon 4 tablets
 - 24" Box 4 tablets
 - 36" Box 15 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bi-monthly intervals.
- For weed control prior to planting the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Reapply Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
- All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of girdling roots, sun scald, abrasions, disease, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
ACA STE	Acacia stenophylla	Shoestring Acacia	5
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	5
ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree Standard	2
@IN PS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	8
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	4
LAU SAR	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	6
MAG LG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	4
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	3
POD GRA	Podocarpus gracillior	Fern Pine	6
QUE FAS	Quercus robur fastigiata	Pyramidal English Oak	4
SEQ AB	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	6
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
AGA AFR	Agapanthus africanus	African Lily	15
HEM EO	Hemerocallis x 'Evergreen Orange'	Daylily	111
JUN CON	Juniperus conferta	Shore Juniper	73
LAN GR	Lantana x 'Goldrush'	Goldrush Lantana	47
ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	4
SES GRE	Sesleria x 'Greenlee'	Greenlee Moor Grass	10
SOD/SEED	BOTANICAL NAME	COMMON NAME	QTY
TUR BOL	Turf Sod Bolero Plus	Fescue blend	2,920 sf
Non-Living Groundcover			
Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, 3" deep layer of "Black Top Dressing Mulch" available through Recology. Contractor to provide sample for approval prior to installation.			
	Bark Mulch Only	This area to be covered in bark mulch to match the mulch in the planters as described above.	
	Cobble	Minimum 4" deep layer of 2"-4" diameter Nolya cobblestone. Contractor to submit sample to Landscape Architect for approval prior to installation. Bottom 1/3 of depth of cobble to be backfilled with matching 1/4"-1/2" pea gravel. See detail E, sheet L5.2.	
	D.G.	See Construction Callout # 11, Sheet L1.1, for decomposed granite and steel edging specification and installation details.	

PLANT SCHEDULE

For Full Planting Legend see sheet L5.2

SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
BUX GB	Buxus microphylla Japonica 'Green Beauty'	Green Beauty Japanese Boxwood	81
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	120
CAL LJ	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	10
CAR TUM	Carex tumulicola	Foothill Sedge	7
CUP TT	Cupressus sempervirens 'Tiny Towers'	Italian Cypress	24
DIA VAR	Dianella revoluta 'Variegata'	Variegated Flax Lily	126
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	32
HEM CRB	Hemerocallis x 'Cranberry Baby'	Dwarf Red Daylily	260
HES BL	Hesperaloe parviflora 'Brake Lights'	Yucca	31
LAV OQ	Lavandula stoechas 'Otto Quast'	Spanish Lavender	53
LEO LEO	Leonotis leonurus	Lion's Tail	12
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	34
LOR RAZ	Loropetalum chinense Razzleberry	Chinese Fringe Flower	13
MYR COM	Myrtus communis 'Compacta'	Dwarf Myrtle	17
NAN GS	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	52
OLE LO	Olea europaea 'Little Ollie'	Little Ollie Olive	14
PHO SUN	Phormium x 'Sundowner'	Sundowner New Zealand Flax	3
PHO YW	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	7
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	20
ROS WHI	Rosa x 'Flower Carpet White'	Rose	41
SAL GRE	Salvia greggii	Autumn Sage	40
THU EME	Thuja occidentalis 'Emerald'	Emerald Arborvitae	20
ESPALIER	BOTANICAL NAME	COMMON NAME	QTY
POD ESP	Podocarpus gracillior 'Espalier'	Fern Pine	7
TRA ESP	Trachelospermum jasminoides Espalier	Star Jasmine	26

Planting Detail References
 For Trees, refer to Detail A, Sheet L5.2
 For Shrubs, refer to Detail B, Sheet L5.2
 For Espaliers, refer to Detail D, Sheet L5.2
 For Groundcovers, refer to Detail C, Sheet L5.2 for layout and Detail B, Sheet L5.2 for installation

TREES

Type	Quantity	Percentage
Evergreen Trees	24	55%
Deciduous Trees	24	45%
Total Trees	53	100%

Size	Quantity	Percentage
24" Box	14	26%
15 gallon	34	74%
Total Trees	53	100%

Landscape Areas - Lot 464

Turf:	873 sf	32%
Shrub:	1314 sf	48.3%
Cobble:	33 sf	1.2%
Bark Mulch only:	504 sf	18.5%
Total Landscape Area:	2,724 sf	100%

Landscape Areas - Lot 463

Turf:	603 sf	23%
Shrub:	1,343 sf	51.4%
Cobble:	57 sf	2.3%
Bark Mulch only:	610 sf	23.3%
Total Landscape Area:	2,613 sf	100%

Landscape Areas - Lot 462

Turf:	1111 sf	37.4%
Shrub:	1,262 sf	42.5%
Cobble:	6 sf	0.3%
D.G.:	140 sf	6.4%
Bark Mulch only:	344 sf	13.4%
Total Landscape Area:	2,466 sf	100%

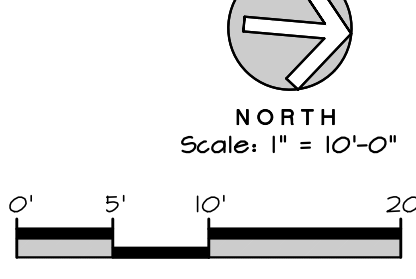
Landscape Areas - Lot 461

Turf:	333 sf	16.8%
Shrub:	1,225 sf	61.7%
Cobble:	0 sf	0%
Bark Mulch only:	424 sf	21.5%
Total Landscape Area:	1,982 sf	100%

Landscape Areas - Lot 460

Turf:	0 sf	0%
Shrub:	2,233 sf	100%
Cobble:	0 sf	0%
Bark Mulch only:	0 sf	0%
Total Landscape Area:	2,233 sf	100%

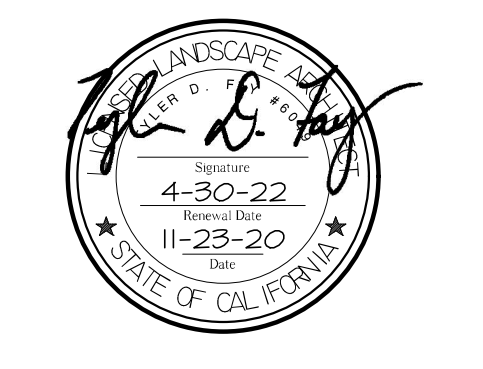
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Revisions

Revisions	Date	By
△ Modification		

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Harvest Models at Sundance Unit 5
 Manteca, CA



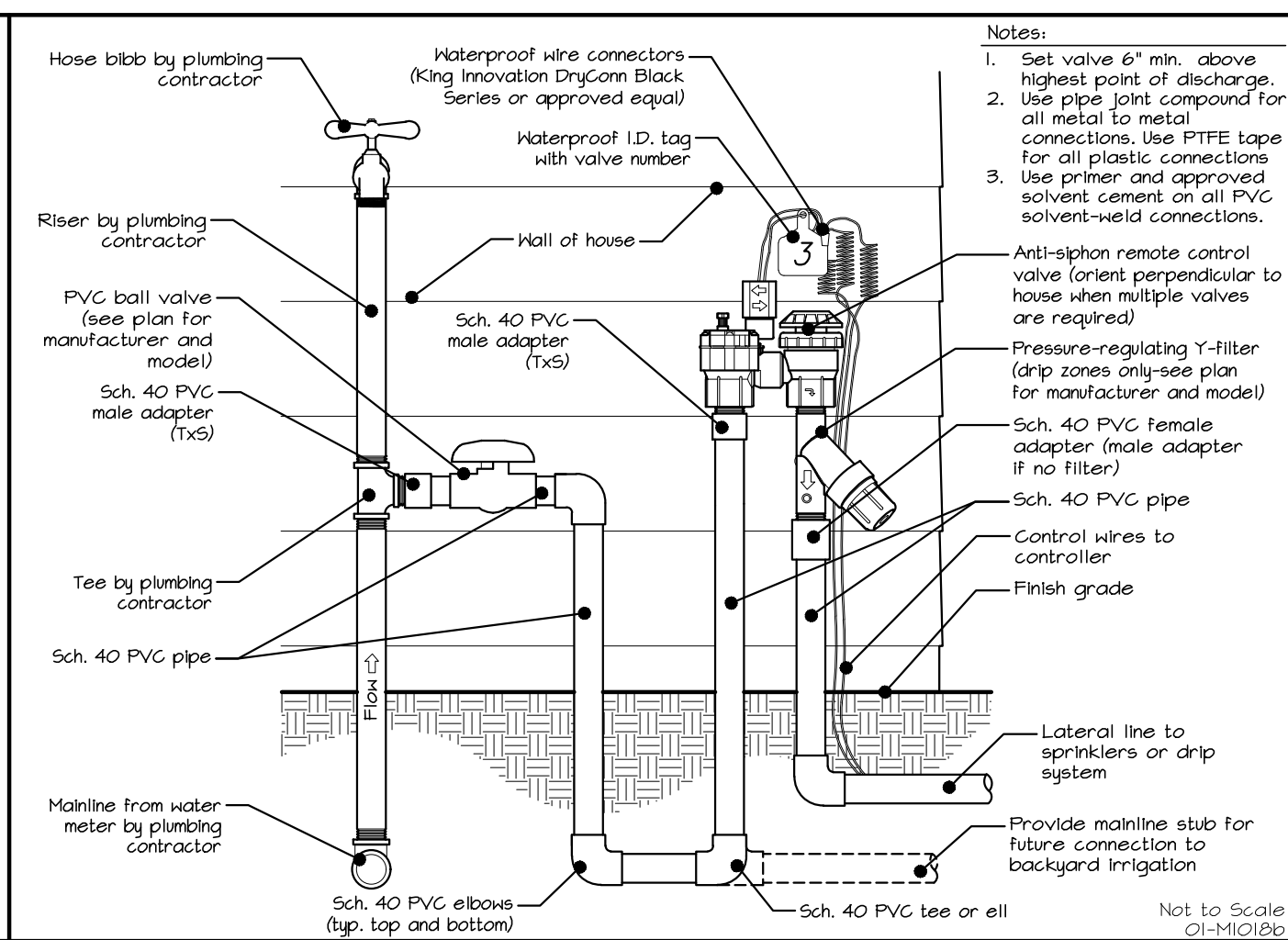
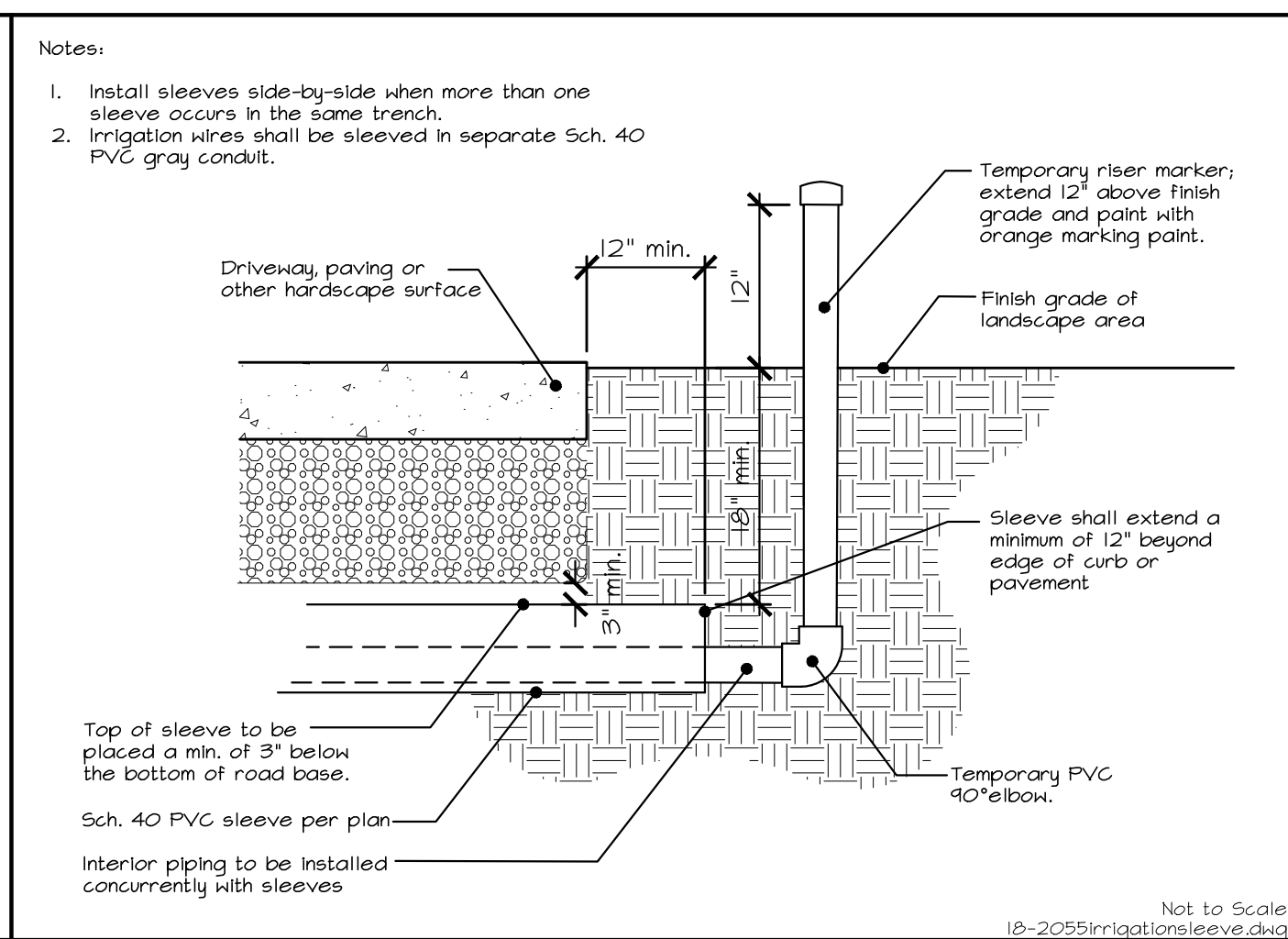
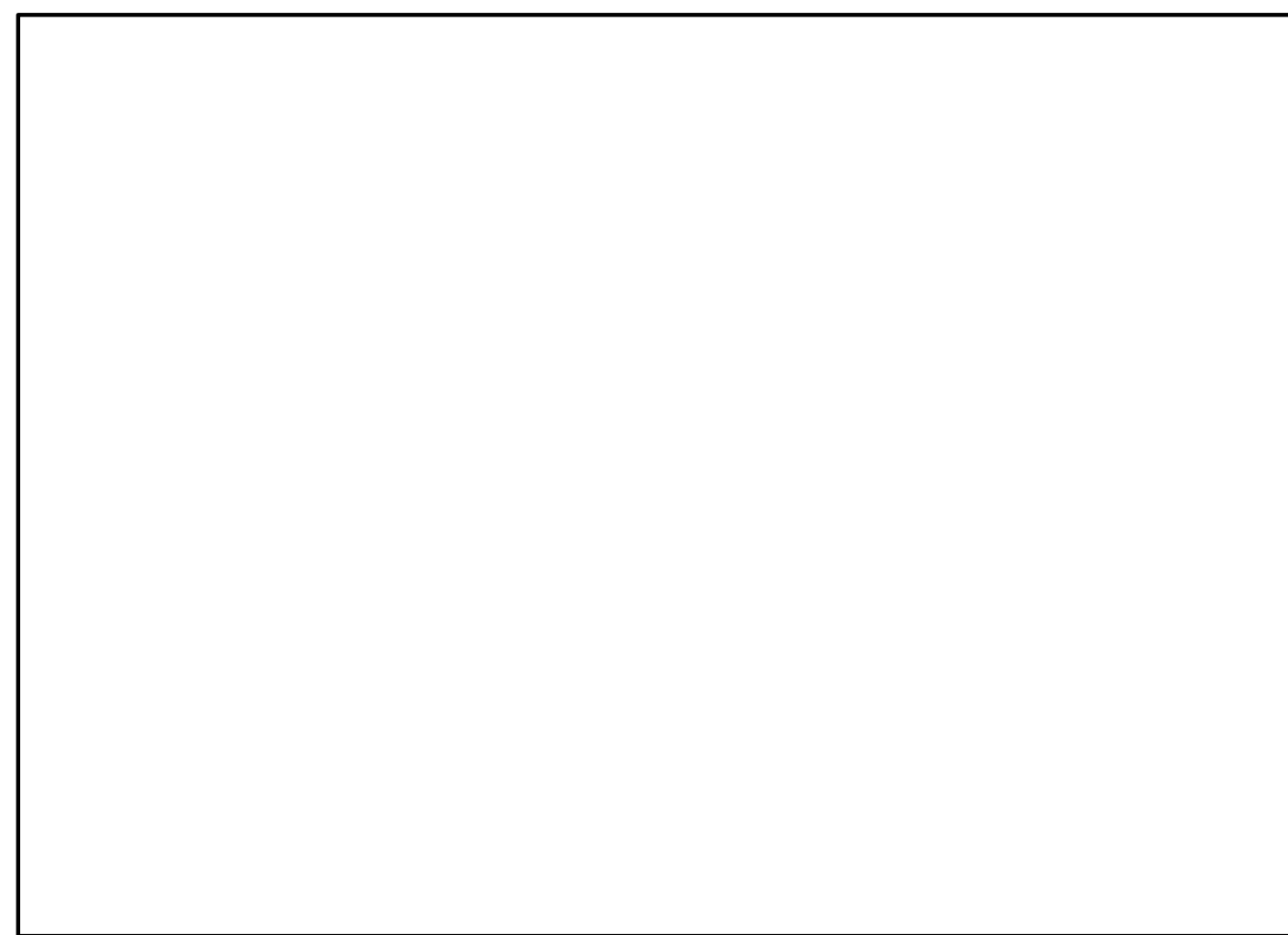
Pulte Homes
 4511 Willow Road, Suite 8
 Pleasanton, CA 94588
 (925)250-7608

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Planting Plan

Scale:
 1" = 10'-0"
Date:
 November 23, 2020
Drawn/Checked:
 NAB / TDF / TWH
Project No.:
 20-2262
Sheet Number:

L4.1

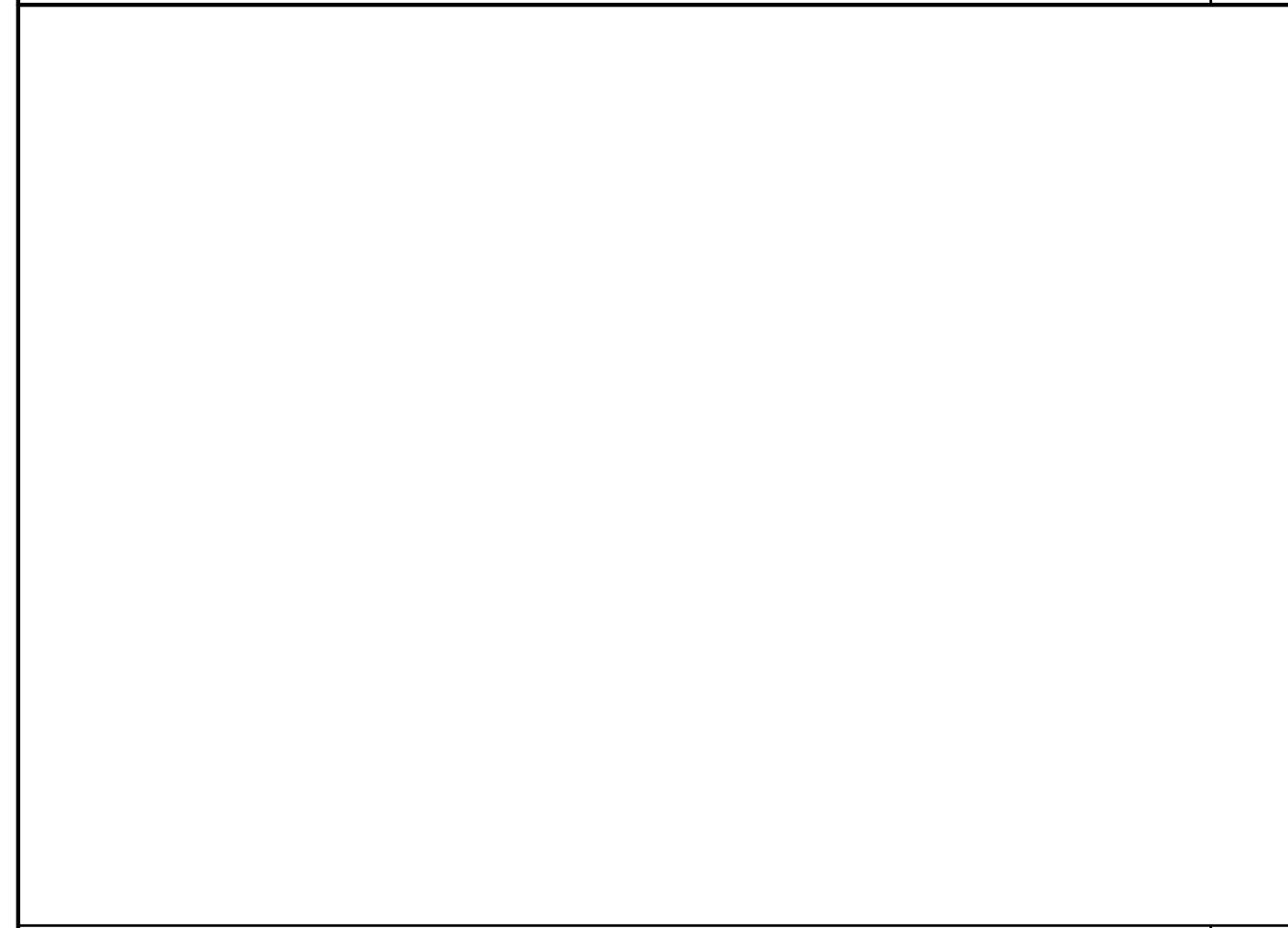


Not Used M

Irrigation Sleeve I

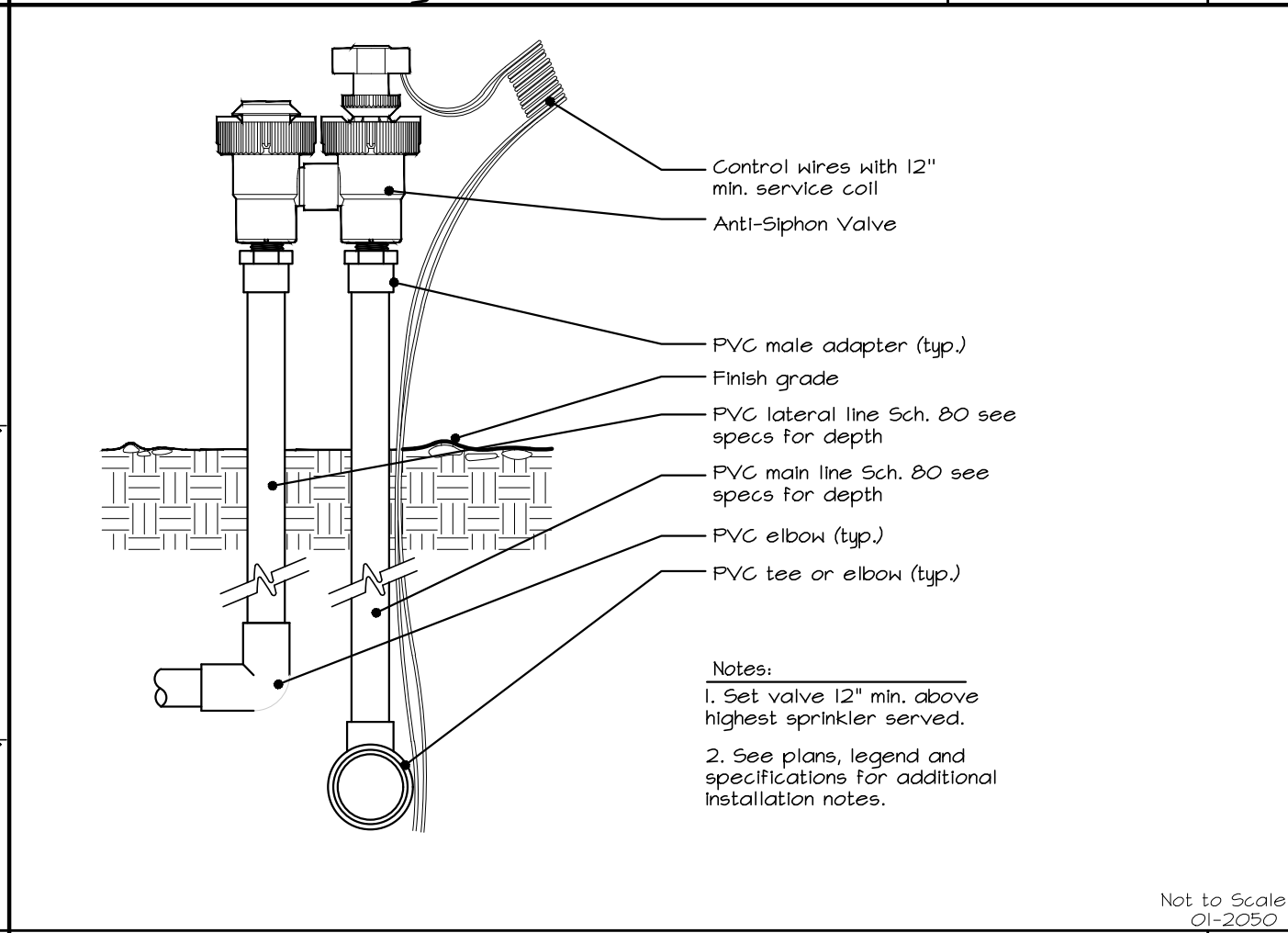
Irrigation P.O.C. with Anti-Siphon Valve E

Turf and Shrub Pop-Up Spray Head A

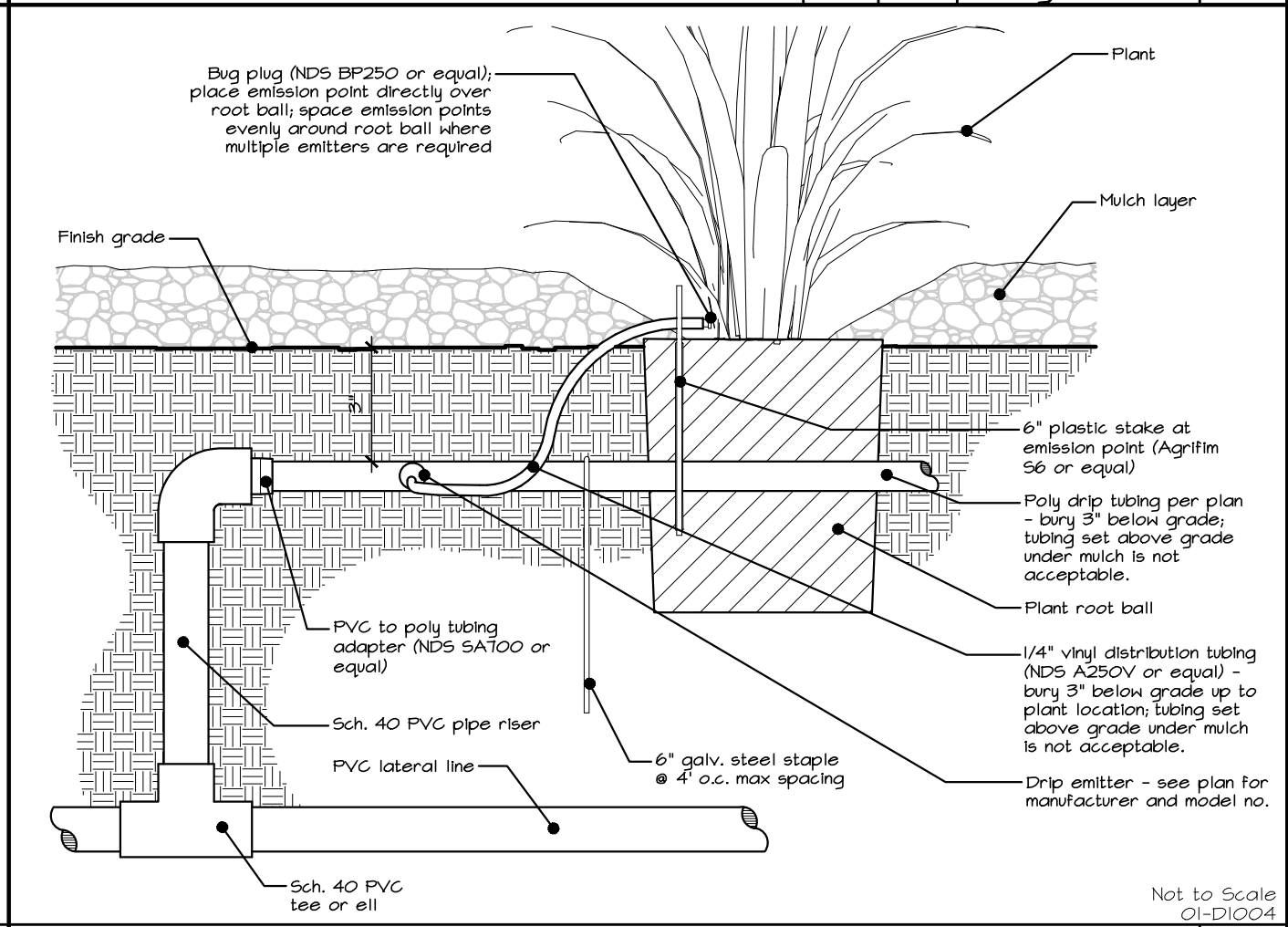


Not Used N

Piping and Wiring J



Remote Control Anti-Siphon Valve F

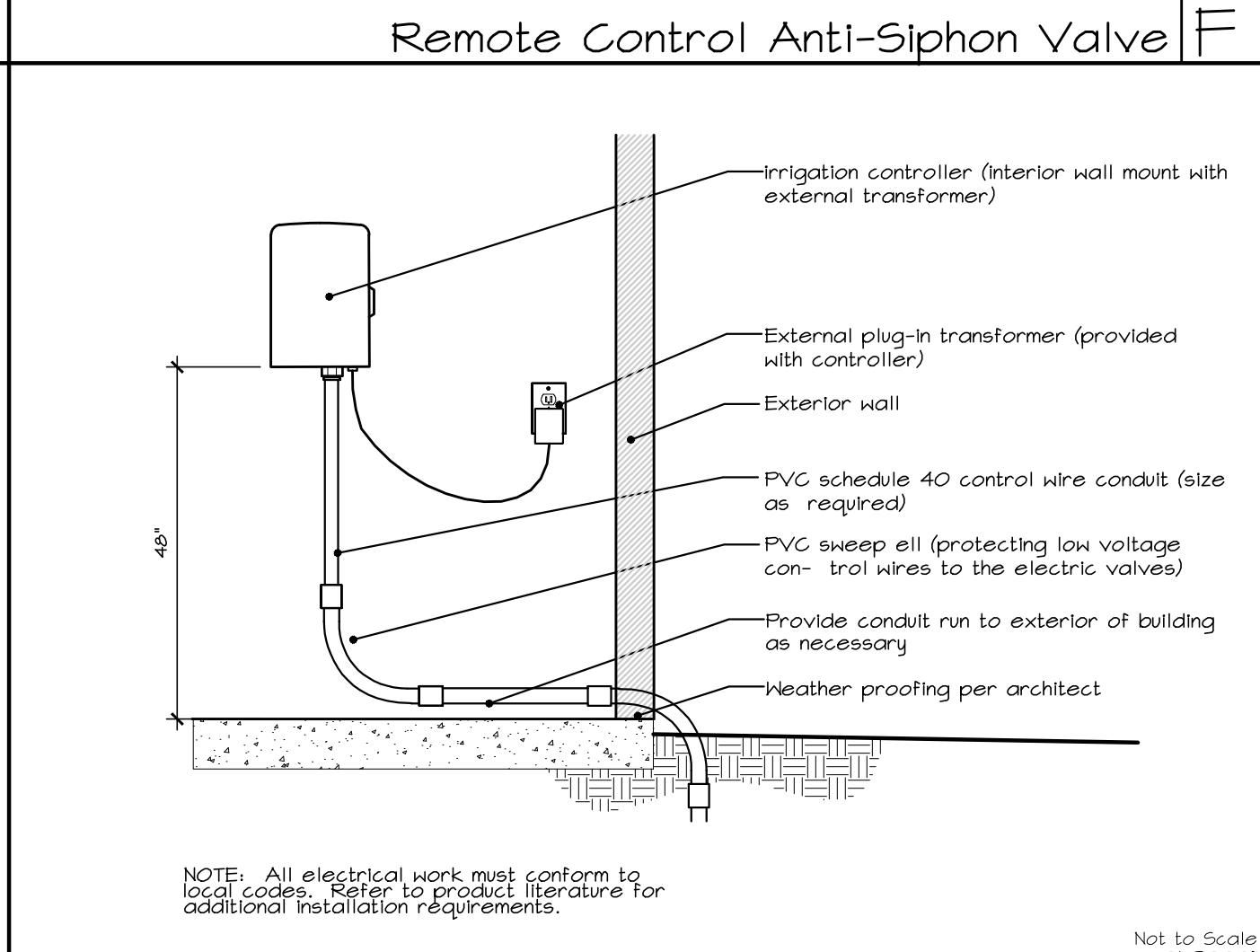


Drip Tubing and Emitter Connections B

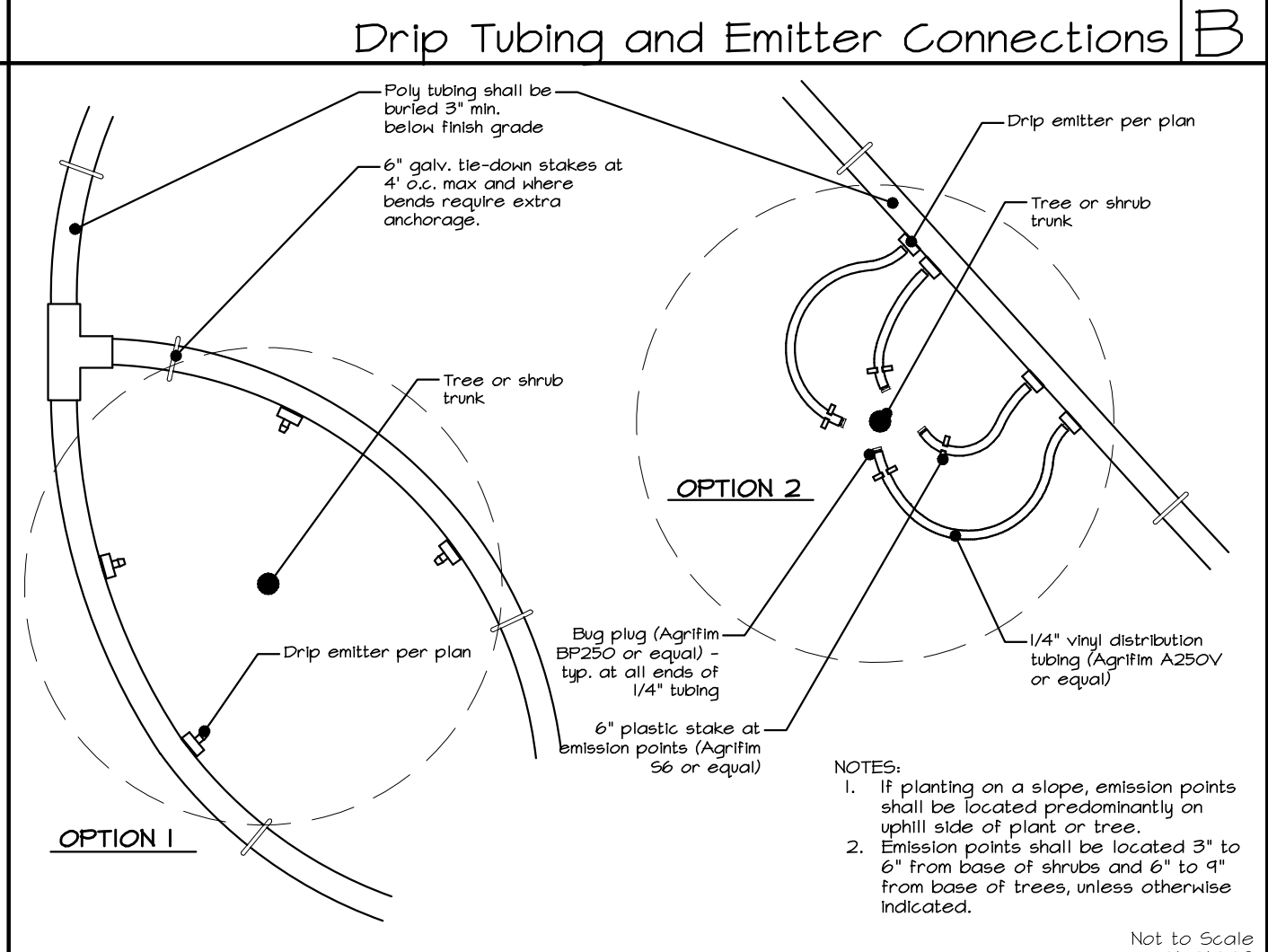


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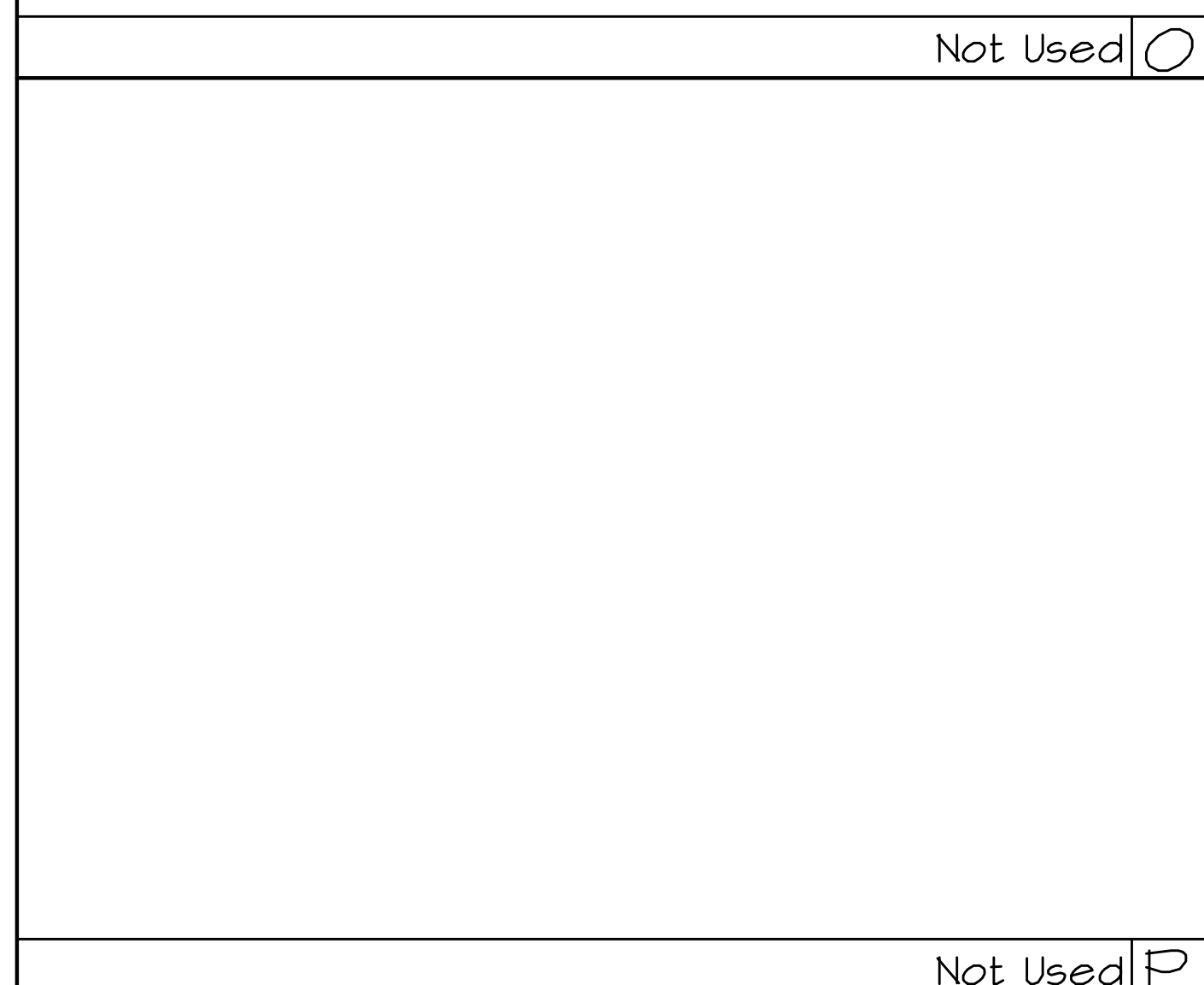
Wire Connection K



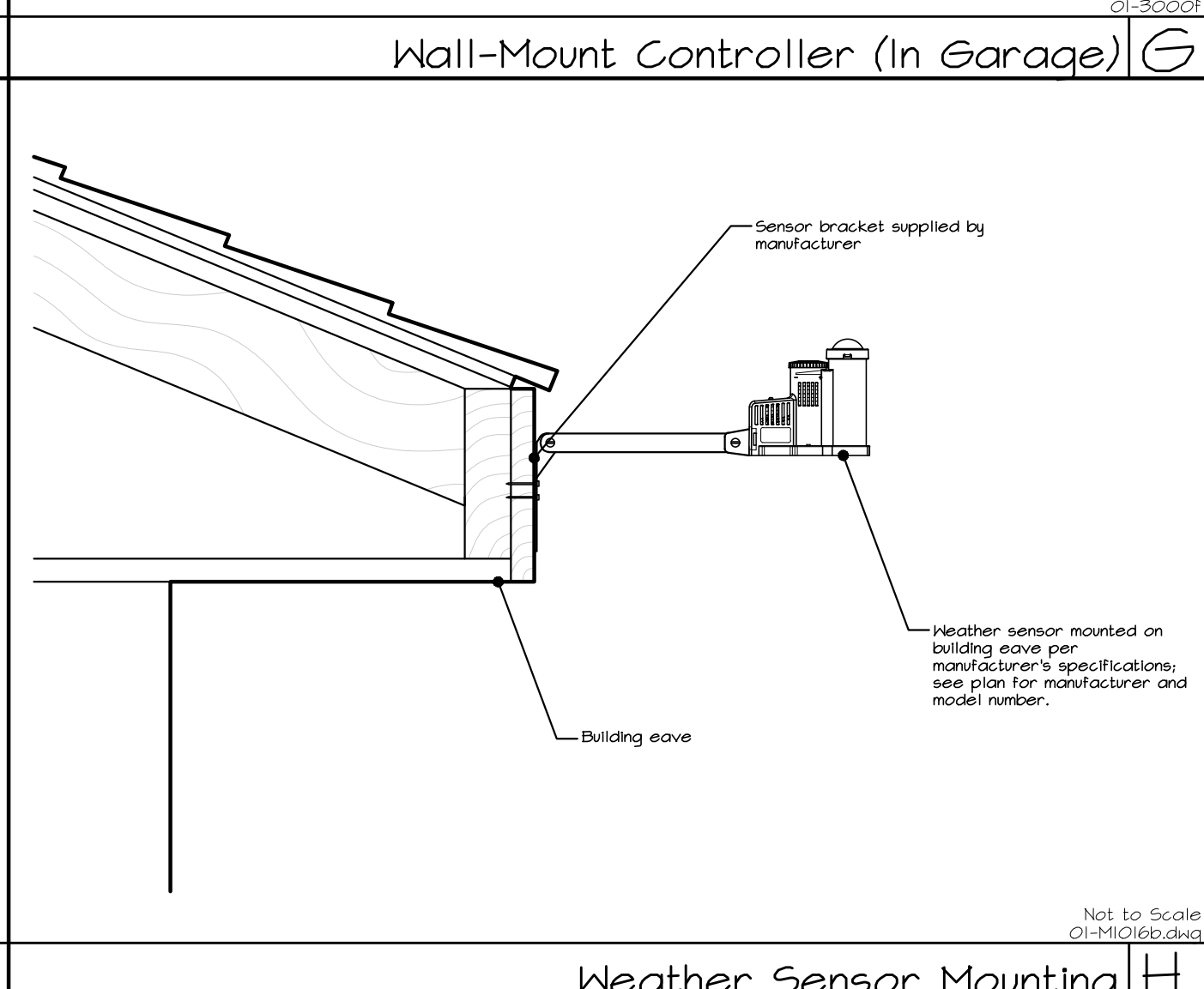
Wall-Mount Controller (In Garage) G



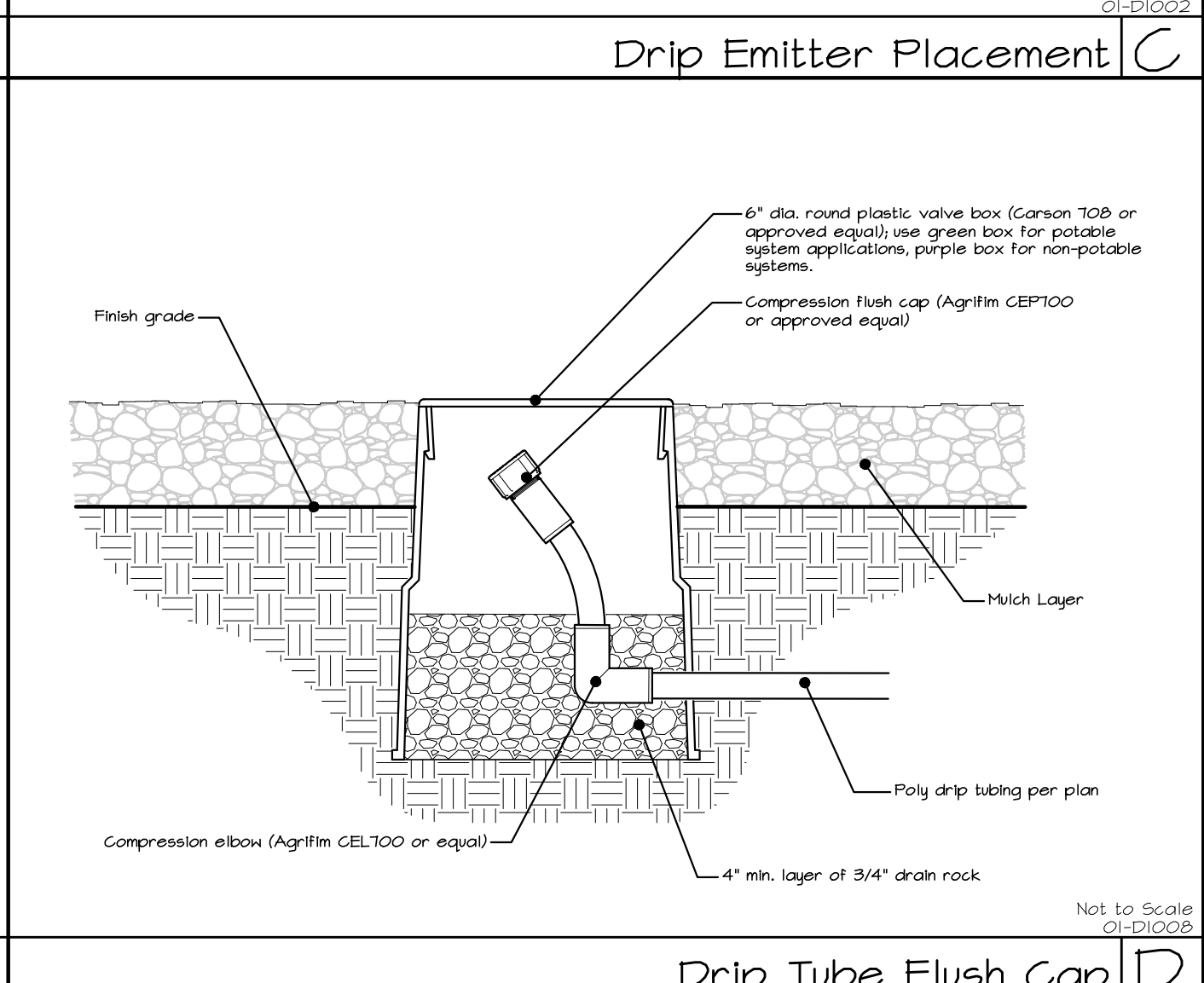
Drip Emitter Placement C



Not Used L



Weather Sensor Mounting H



Drip Tube Flush Cap D



Revisions	Date	By
△	Modification	

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Landscape Details

Scale:
See Details

Date:
November 23, 2020

Drawn/Checked:
NAB / TDF / TWH

Project No.:
20-2262

Sheet Number:

L5.1

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
ACA 5TE	Acacia stenophylla	Shoestring Acacia	15 gal	5	Low	
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	24" box	5	Medium	
ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree Standard	15 gal	2	Low	
GIN P5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	15 gal	8	Medium	
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	4	Low	
LAU SAR	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	24" box	6	Low	
MAG LG	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 gal	4	Medium	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" box	3	Low	
POD GRA	Podocarpus gracillior	Fern Pine	15 gal	6	Medium	
QUE FAS	Quercus robur fastigiata	Pyramidal English Oak	15 gal	4	Medium	
SEQ AB	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	15 gal	6	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
BUX GB	Buxus microphylla Japonica 'Green Beauty'	Green Beauty Japanese Boxwood	5 gal	81	Medium	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	120	Low	
CAL LJ	Callistemon viminalis 'Little John'	Little John Keeping Bottlebrush	5 gal	10	Low	
CAR TUM	Carex tumicola	Foothill Sedge	1 gal	7	Low	
CUP TT	Cupressus sempervirens 'Tiny Towers'	Italian Cypress	5 gal	24	Medium	
DIA VAR	Dianella revoluta 'Variegata'	Variegated Flax Lily	1 gal	126	Low	
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 gal	32	Low	
HEM CRB	Hemerocallis x 'Cranberry Baby'	Dwarf Red Daylily	1 gal	260	Medium	
HES BL	Hesperaloe parviflora 'Brake Lights'	Yucca	5 gal	31	Low	
LAV OG	Lavandula stoechas 'Otto Quast'	Spanish Lavender	1 gal	53	Low	
LEO LEO	Leonotis leonurus	Lion's Tail	5 gal	12	Low	
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	34	Low	
LOR RAZ	Loropetalum chinense Razzleberry	Chinese Fringe Flower	5 gal	13	Medium	
MYR COM	Myrtus communis 'Compacta'	Dwarf Myrtle	5 gal	17	Low	
NAN GS	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	52	Low	
OLE LO	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	14	Low	
PHO SUN	Phormium x 'Sundowner'	Sundowner New Zealand Flax	5 gal	3	Medium	
PHO YW	Phormium x 'Yellow Wave'	Yellow Wave New Zealand Flax	5 gal	7	Medium	
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	20	Medium	
ROS WHI	Rosa x 'Flower Carpet White'	Rose	2 gal	41	Medium	
SAL GRE	Salvia greggii	Autumn Sage	1 gal	40	Low	
THU EME	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5 gal	20	Medium	
ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
POD ESP	Podocarpus gracillior 'Espaller'	Fern Pine	15 gal	7	Medium	
TRA ESP	Trachelospermum jasminoides Espaller	Star Jasmine	15 gal	26	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
AGA AFR	Agapanthus africanus	African Lily	1 gal	30" o.c.	83 sf	Medium
HEM EO	Hemerocallis x 'Evergreen Orange'	Daylily	1 gal	24" o.c.	344 sf	Medium
JUN CON	Juniperus conferta	Shore Juniper	1 gal	36" o.c.	611 sf	Low
LAN GR	Lantana x 'Goldrush'	Goldrush Lantana	1 gal	36" o.c.	375 sf	Low
ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	36" o.c.	28 sf	Low
SES GRE	Sesleria x 'Greenlee'	Greenlee Moor Grass	1 gal	24" o.c.	37 sf	Medium
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
TUR BOL	Turf Sod Bolero Plus	Fescue blend	Sod		2,420 sf	High

Bolero Plus Dwarf Fescue-Blue mix available from Delta Bluegrass Co. (800-637-8873). Turf Limit Line - Edge of turf to be Redwood Bender Board. Install per Detail F on Sheet L5.2

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, 3" deep layer of "Black Top Dressing Mulch" available through Recology. Contractor to provide sample for approval prior to installation.

	Bark Mulch Only	This area to be covered in bark mulch to match the mulch in the planters as described above.
	Cobble	Minimum 4" deep layer of 2"-4" diameter Nolya cobblestone. Contractor to submit sample to Landscape Architect for approval prior to installation. Bottom 1/3 of depth of cobble to be backfilled with matching 1/4"-1/2" pea gravel. See detail E, sheet L5.2.
	D.G.	See Construction Callout # 11, Sheet L1.1, for decomposed granite and steel edging specification and installation details.

Planting Detail References

For Trees, refer to Detail A, Sheet L5.2
 For Shrubs, refer to Detail B, Sheet L5.2
 For Espaliers, refer to Detail D, Sheet L5.2
 For Groundcovers, refer to Detail C, Sheet L5.2 for layout and Detail B, Sheet L5.2 for installation

Tree Staking: Shows a tree in a planter with a continuous layer of soil filter fabric, a 6" thick layer of river cobble, and a 2" diameter lodge pole pine stake. Includes notes on mulch depth and root ball placement.

Edging Options: Details for Concrete Band, 2 X 4 Redwood, P.T., or Trex Edging, Redwood Bender Board, and Plastic Edging. Includes notes on concrete bonding and stake placement.

Turf Limit Line Options: Shows various methods for defining the edge of a turf area.

Broadleaf Tree Planting and Staking: Shows a tree in a pit with rootball, backfill, and staking. Includes notes on rootball preparation and backfill mix.

Shrub Planting: Shows a shrub in a pit with rootball, backfill, and mulch. Includes notes on backfill and planting tablets.

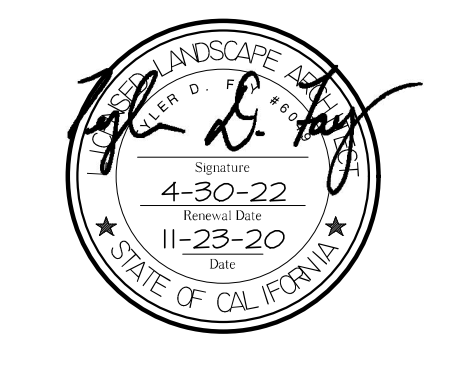
Groundcover Planting with Triangular Spacing: Shows groundcover plants in a triangular pattern with notes on spacing and soil preparation.

Not Used: Details for Concrete Band, Plastic Edging, and Turf Limit Line Options.

Not Used: Detail for Espalier Planting.



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Revisions

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Landscape Details

Scale: See Details
 Date: November 23, 2020
 Drawn/Checked: NAB / TDF / TWH
 Project No.: 20-2262

Sheet Number: L5.2

Water Efficient Landscape Ordinance (WELO) Notes:

1. These plans have been prepared to be in compliance with the State-mandated Water Efficient Landscape Ordinance (WELO), which went into effect on December 1, 2015. The following notes reference the requirements of the ordinance and the responsibility of the contractor to install the landscape per the plans, details, and notes; provide the required documentation to the local agency and provide follow-up correction as required to meet the water efficiency requirements.

2. The landscape contractor shall coordinate with the local jurisdiction to determine who will review and receive the WELO documentation that is required to be provided by the contractor.

Landscape Documentation Package

- Project Information and signatures - The signature of the landscape architect on these landscape plans is applicable to the statement - "I agree to the best of my ability to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package".
- Water Efficient Landscape Worksheet - See MAWA and ETWU, as well as hydrozone information table on this sheet.
- Soil management report - See Notes requirements as described below.
- Landscape Design Plan - See Planting Plans and Details contained within this set of documents.
- Irrigation Design Plan - See Irrigation Plans and Details contained within this set of documents.
- Grading Design Plan - To be provided by the civil engineer - See civil engineer's plans.

Soil Management Report

- After mass grading the contractor shall provide for a soil analysis that shall comply with the requirements provided below. The analysis report is to be forwarded to the landscape architect, owner, and governing jurisdiction.
- Soil samples shall be collected in accordance with laboratory protocol including adequate sampling depth.
- At least one sample shall be provided for each 20,000 sf of landscape unless otherwise noted by the landscape architect. Samples shall be taken from different areas of the site as directed by the landscape architect. For multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15%. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
- The Soil Analysis shall include the following:
 - Soil texture
 - Infiltration Rate (determined by lab test or soil texture infiltration rate table).
 - pH
 - Total soluble salts
 - Sodium
 - Percent organic matter
 - Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
- Soil Analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:
 - Sundland Analytical, 1414 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742, (916)852-8557, www.sundland-analytical.com
 - Soil and Plant Lab, 1101 S. Winchester Blvd., Suite 6-173, San Jose, CA 95128, (408)727-0330, www.soilandplantlaboratory.com
 - Soil and Plant Lab, 4741 East Hunter Ave., Suite A, Anaheim, CA 92807, (714)282-8777, www.soilandplantlaboratory.com
- The recommendations of the soil analysis are to be implemented in the landscape soil preparation. The contractor shall provide documentation, prior to planting, verifying that recommendations have been implemented to the landscape architect and the governing jurisdiction.

Landscape Design (Planting)

- The landscape has been designed and plants selected to be compliant with the requirements of the WELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is not acceptable to the landscape architect, the contractor will be required to make changes at his/her expense to bring the landscape into compliance.
- Plants have been placed in "hydrozones" of similar water use requirements. The extent of the hydrozones are delineated by the groups of irrigation circuits as listed in the Hydrozone Table, included with these plans.
- Turf is not allowed on slopes greater than 25% (4:1).
- Mulch is required in all planting area except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plans. The mulch shall be a minimum of 3", but the depth as listed in the planting legend shall take priority.
- Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with landscape architect.
- Soil amendments shall be incorporated per the soil report. Compost must be applied at a rate of 4 yards per 1,000 square feet of permeable area. Compacted soils must be transformed to a friable condition.
- The signature on the landscape plans is applicable to the statement - "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Irrigation Design

- The Irrigation water service shall be on a separate meter or submeter than the domestic service. This is required for residential landscapes over 5,000 square feet and non-residential landscapes over 1,000 square feet.
- The Irrigation controller (clock) shall be a "smart" controller using evapotranspiration or soil moisture sensor data to automatically adjust run times based on landscape area water needs.
- The Irrigation system has been designed for each emission device to operate within the manufacturer's recommended pressure range for optimal performance. If the water pressure at the service connection is different than what is shown on the plans the contractor shall notify the landscape architect prior to installation of the irrigation system. Contractor shall check available water pressure before any irrigation installation. Pressure regulation is required to ensure correct and efficient operation.
- Pressure regulators or booster pumps shall be installed if needed to modify available pressure for the optimal performance of the irrigation emission devices. All emission devices must meet the American National Standards Institute Standard. See specifications on the plans and refer to note #3 above.
- A rain sensor shall be installed and tied to the controller - See plan for selection.
- Gate valves shall be installed directly downstream of the service connection(s).
- An approved backflow preventer shall be installed at the irrigation service connection. See plan.
- Check valves shall be installed in all heads at the low points of a circuit where water within the piping may drain out of the head when the system is done operating - See plan.
- Flow sensors shall be installed to detect and report high flow conditions for landscape areas greater than 5,000 square feet.
- Master Valves shall be installed to prevent water waste in the event of breakage or vandalism to the irrigation system, except where sprinklers can be individually controlled.
- The Irrigation circuits have been designed to correspond to the planting hydrozones. Changes to the irrigation layout and types of emission devices are not to be made without the written consent of the landscape architect.
- The overall irrigation system has been designed to be a minimum of 75% efficient. Total water demand of established landscape has been designed to use less water than the Maximum Applied Water Allowance (MAWA). See Irrigation Schedule and Irrigation Water Audit Notes.
- The Irrigation system has been designed so that each circuit has matched precipitation rates within the circuit and high distribution uniformity. The contractor shall not substitute without written consent of the landscape architect.
- Swing joints shall be installed on all pop-up heads per the plans and details.
- Areas less than 10' in width have been irrigated with subsurface, drip, or low volume irrigation. If construction site modifications reduce spray irrigated planter areas less than 10' contact the landscape architect.
- Overhead spray irrigation heads and nozzles are not allowed within 24" of non-permeable paving. This requirement does not apply to irrigation that is adjacent to permeable paving or non-permeable paving that drains into landscape before entering the storm drain system.
- Sloped planting areas greater than 25% (4:1) have been designed with irrigation whose precipitation rate does not exceed .75"/hour, or another means has been employed and described on the plans.
- Trees may be designed with a separate deep root bubbler system - See the plans.
- The signature on the Irrigation plans is applicable to the statement - "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the Irrigation design plan."

Grading Design

- See the grading and drainage plan as prepared by the civil engineer. The landscape contractor shall maintain the drainage patterns as specified in the grading plans.
- The site has been graded so that irrigation and normal run-off remains within the property lines, unless otherwise noted on the grading plans.
- The landscape areas may include bioswales or filtration swales. The landscape contractor shall install these per the requirements of the civil engineer's plans and details with the planting per these plans. Any modifications must be approved in writing by the civil engineer and the landscape architect.

Irrigation Schedule

- See the irrigation base schedule as included with the irrigation plans and notes. This is a guide - The landscape contractor may need to make modifications based on actual site and landscape conditions. Revised schedule shall be submitted with the Certificate of Completion.
- Overhead irrigation shall be scheduled between 8:00PM and 10:00AM unless otherwise noted on the plans or more strict watering hours are required by the local jurisdiction.
- The irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil, slope, etc. to avoid run-off.
- The specific parameters of the site conditions are to be input into the 'smart' controller.

Irrigation Audit

- All irrigation audits shall be conducted by a certified landscape irrigation auditor or local agency landscape irrigation auditor.
- The irrigation system shall be audited after it has been installed and "fine-tuned". The audit report is to be included with the Certificate of Completion and shall include, but not be limited to:
 - System test for distribution uniformity.
 - Recommendations for any adjustments that may be needed.
 - Preparation of an irrigation schedule.
- The contractor shall make the adjustments as recommended in the irrigation audit.

Certificate of Completion

- The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
 - Date of completion and date of the Certificate.
 - Project Name and Address (or specific location).
 - Project Applicant name, telephone number, and mailing address.
 - Property owner name, telephone number, and mailing address.
- The landscape contractor shall sign a statement that says the landscape and irrigation has been installed per the approved Landscape Document Package (plans, details, notes, calculations as contained within this plan set).
- If there have been modifications to the layout and/or design of the landscape and irrigation, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.
- The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements of WELO (see audit information within this set of notes). The soil analysis report and recommendations and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.

MAINTENANCE SCHEDULE

A regular maintenance schedule shall be set up for this project to provide for the health and growth of the plant material as well as the efficiency of the irrigation system. The following is a minimum list of items that are to be addressed and maintained on a regular basis.

- The irrigation system shall be maintained on a regular basis to ensure efficiency. All heads, valves, and other equipment shall be checked and adjusted to avoid overspray. All leaks are to be repaired as soon as possible. Replaced and repaired irrigation equipment is to be done with originally specified equipment or equipment with matching precipitation rates.
- Irrigation emission devices are to be checked and repaired as needed to ensure minimal overspray, no leaks, and efficient operation. Drip emission devices (emitters) may need to be adjusted as the planting matures and the water needs change. Emitters are to be reviewed annually (at a minimum) with replacements provided for plants that may be getting too much or too little water.
- The controller is to be checked and adjusted as needed to ensure there is minimal run-off while meeting the water requirements of the plants.
- Turf is to be mowed on a regular basis to keep the height at an appropriate level. Turf areas are also to be de-thatched and aerated approximately every two years.
- Shrubs and trees are to be pruned to maintain form and remove dead or dying branches. Trees are to be pruned for form and safety and suckering is to be removed on a regular basis.
- A regular program of weed and pest control is to be established and followed. Pesticides and herbicides are to be applied only when needed and by a state licensed professional.
- Bark mulch is to be reapplied as needed to ensure full coverage to maintain water retention in the soil and deter weed growth - see plan for depth of mulch.

Water Efficient Landscape Ordinance (WELO)

Planting and Irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance. The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of the Water Efficient Landscape Ordinance are met if any changes are made. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

Irrigation Valve Table

Valve #	Hydro-zone	Size	Planting Type	Irrigation Type	Irrig. eff. (%)	Precip. Rate (in/hr)	GPM	Pressure (psi)
A1	1	3/4"	Turf	Rotary	.75	.40	4.14	30
A2	2	3/4"	Shrubs	Drip emitters	.81	--	7.34	20
A3	2	3/4"	Shrubs	Drip emitters	.81	--	6.80	20
A4	2	3/4"	Shrubs	Drip emitters	.81	--	7.74	20
A5	2	3/4"	Shrubs	Drip emitters	.81	--	8.25	20
B1	1	3/4"	Turf	Rotary	.75	.40	7.50	30
B2	1	3/4"	Turf	Rotary	.75	.40	1.58	30
B3	2	3/4"	Shrubs	Drip emitters	.81	--	7.23	20
B4	2	3/4"	Shrubs	Drip emitters	.81	--	4.26	20
C1	1	3/4"	Turf	Rotary	.75	.40	5.24	30
C2	1	3/4"	Turf	Rotary	.75	.40	2.12	30
C3	2	3/4"	Shrubs	Drip emitters	.81	--	8.35	20
C4	2	3/4"	Shrubs	Drip emitters	.81	--	7.26	20
D1	1	3/4"	Turf	Rotary	.75	.40	5.46	30
D2	1	3/4"	Turf	Rotary	.75	.40	1.67	30
D3	2	3/4"	Shrubs	Drip emitters	.81	--	7.85	20
D4	2	3/4"	Shrubs	Drip emitters	.81	--	4.36	20

Establishment Period Irrigation Schedule

This schedule is based on providing irrigation to keep the soil extra moist as needed to promote root growth for plant establishment. Specific microclimate conditions and observed water needs, soil, slope, sun exposure, etc. will require adjustment of this schedule in the field to meet the unique needs of each circuit. Controller is to be connected to weather sensor and will adjust schedule (run times) automatically after the optimal schedule has been set.

Hydrozone	Circuits	Plant Material	Winter (Nov, Dec, Jan, Feb, March)	Spring/Fall (April, May, Oct)	Summer (June, July, Aug, Sept)
1	A1, B1-B2, C1-C2, D1-D2	Turf-Precision Spray	4 cycles/month of 10 minutes each	15 cycles/month of 16 minutes each	30 cycles/month of 16 minutes each
2	A2-A5, B3-B4, C3-C4, D3-D4	Shrubs-Drip Medium Water Use	4 cycles/month of 20 minutes each	15 cycles/month of 35 minutes each	30 cycles/month of 40 minutes each

Established Landscape Irrigation Schedule

This schedule is based on typical seasonal weather conditions. Specific microclimate conditions and observed water needs, soil, slope, sun exposure, etc. will require adjustment of this schedule in the field to meet the unique needs of each circuit. Controller is to be connected to weather sensor and will adjust schedule (run times) automatically after the optimal schedule has been set.

Hydrozone	Circuits	Plant Material	Winter (Nov, Dec, Jan, Feb, March)	Spring/Fall (April, May, Oct)	Summer (June, July, Aug, Sept)
1	A1, B1-B2, C1-C2, D1-D2	Turf-Precision Spray	0 cycles/month of 0 minutes each	15 cycles/month of 15 minutes each	30 cycles/month of 12 minutes each
2	A2-A5, B3-B4, C3-C4, D3-D4	Shrubs-Drip Medium Water Use	0 cycles/month of 0 minutes each	10 cycles/month of 45 minutes each	15 cycles/month of 60 minutes each

Hydrozone Table and ETWU Lot 460 and 461

**Annual ETo For Manteca - 51.2
Ornamental Landscape**

Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff. (%)	ETWU
1	A1	Turf	High	.6	333 sf	7.4%	.43	266.4	Rotary	.75	8,456.6
2	A2-A5	Shrubs	Medium	.4	3,458 sf	81.9%	.44	1707.7	Drip emitters	.81	54,207.8
3	NA	Cobble	None	0	0 sf	0%	0	0	N/A	1.0	0.0
4	NA	D.G.	None	0	0 sf	0%	0	0	N/A	1.0	0.0
5	NA	Bark mulch only	None	0	424 sf	10.2%	0	0	N/A	1.0	0.0

Total Ornamental					4,220 sf	100%		1,974 sf			62,664.4 gal.
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Landscape Area - Ornamental Landscape 4,220 sf

ETAF x Area - Ornamental Landscape 1,974 sf

Ornamental Landscape Irrigation Efficiency 0.82 efficient

Estimated Total Water Usage (ETWU) 62,664.4 gallons

Maximum Applied Water Allowance (MAWA) 73,677.8 gallons

MAWA = (ETo)/(.62)((.55xLA)+(45xSLA))
 MAWA = 51.2 * .62 *((.55 x 4220)+(45x0))
 MAWA = 31.7 *(2321.0)+(0)
 MAWA = 73,677.82

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

Hydrozone Table and ETWU Lot 462

**Annual ETo For Manteca - 51.2
Ornamental Landscape**

Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff. (%)	ETWU
1	B1-B2	Turf	High	.6	1,111 sf	31.4%	.43	888.8	Rotary	.75	28,214.1
2	B3-B4	Shrubs	Medium	.4	1,262 sf	42.5%	.44	623.2	Drip emitters	.81	19,183.2
3	NA	Cobble	None	0	6 sf	0.2%	0	0	N/A	1.0	0.0
4	NA	D.G.	None	0	190 sf	6.4%	0	0	N/A	1.0	0.0
5	NA	Bark mulch only	None	0	394 sf	13.4%	0	0	N/A	1.0	0.0

Total Ornamental					2,968 sf	100%		1,512 sf			47,997.2 gal.
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Landscape Area - Ornamental Landscape 2,968 sf

ETAF x Area - Ornamental Landscape 1,512 sf

Ornamental Landscape Irrigation Efficiency 0.83 efficient

Estimated Total Water Usage (ETWU) 47,997.2 gallons

Maximum Applied Water Allowance (MAWA) 51,818.9 gallons

MAWA = (ETo)/(.62)((.55xLA)+(45xSLA))
 MAWA = 51.2 * .62 *((.55 x 2968)+(45x0))
 MAWA = 31.7 *(1632.4)+(0)
 MAWA = 51,818.9

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

Hydrozone Table and ETWU Lot 463

**Annual ETo For Manteca - 51.2
Ornamental Landscape**

Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff. (%)	ETWU
1	C1-C2	Turf	High	.6	603 sf	23.1%	.43	482.4	Rotary	.75	15,313.3
2	C3-C4	Shrubs	Medium	.4	1,343 sf	51.4%	.44	663.2	Drip emitters	.81	21,052.4
3	NA	Cobble	None	0	57 sf	2.2%	0	0	N/A	1.0	0.0
4	NA	D.G.	None	0	0 sf	0%	0	0	N/A	1.0	0.0
5	NA	Bark mulch only	None	0	610 sf	23.3%	0	0	N/A	1.0	0.0

Total Ornamental					2,613 sf	100%		1,146 sf			36,366.2 gal.
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Landscape Area - Ornamental Landscape 2,613 sf

ETAF x Area - Ornamental Landscape 1,146 sf

Ornamental Landscape Irrigation Efficiency 0.84 efficient

Estimated Total Water Usage (ETWU) 36,366.2 gallons

Maximum Applied Water Allowance (MAWA) 45,620.9 gallons

MAWA = (ETo)/(.62)((.55xLA)+(45xSLA))
 MAWA = 51.2 * .62 *((.55 x 2613)+(45x0))
 MAWA = 31.7 *(1437.2)+(0)
 MAWA = 45,620.9

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance

Hydrozone Table and ETWU Lot 464

**Annual ETo For Manteca - 51.2
Ornamental Landscape**

Hydro-zone	Valves	Planting Type	Water Use	Plant Factor	Hydrozone Area (square feet)	Percentage of Landscape	ETAF	ETAF x Area (square feet)	Type of Irrigation	Irrig. eff. (%)	ETWU
1	D1-D2	Turf	High	.6	873 sf	32.0%	.43	648.4	Rotary	.75	22,170.0
2	D3-D4	Shrubs	Medium	.4	1,314 sf	48.3%	.44	651.4	Drip emitters	.81	20,676.7
3	NA	Cobble	None	0	33 sf	1.2%	0	0	N/A	1.0	0.0
4	NA	D.G.	None	0	0 sf	0%	0	0	N/A	1.0	0.0
5	NA	Bark mulch only	None	0	504 sf	18.5%	0	0	N/A	1.0	0.0

Total Ornamental					2,724 sf	100%		1,350 sf			42,846.7 gal.
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Landscape Area - Ornamental Landscape 2,724 sf

ETAF x Area - Ornamental Landscape 1,350 sf

Ornamental Landscape Irrigation Efficiency 0.83 efficient

Estimated Total Water Usage (ETWU) 42,846.7 gallons

Maximum Applied Water Allowance (MAWA) 47,646.2 gallons

MAWA = (ETo)/(.62)((.55xLA)+(45xSLA))
 MAWA = 51.2 * .62 *((.55 x 2724)+(45x0))
 MAWA = 31.7 *(1501.0)+(0)
 MAWA = 47,646.2

ETWU is less than MAWA - System meets Water Efficient Landscape Ordinance



LANDSCAPE ARCHITECTURE PLANNING

www.kla-ca.com

151 N. Norlin St., Sonoma, CA 95370
(209)532-2856



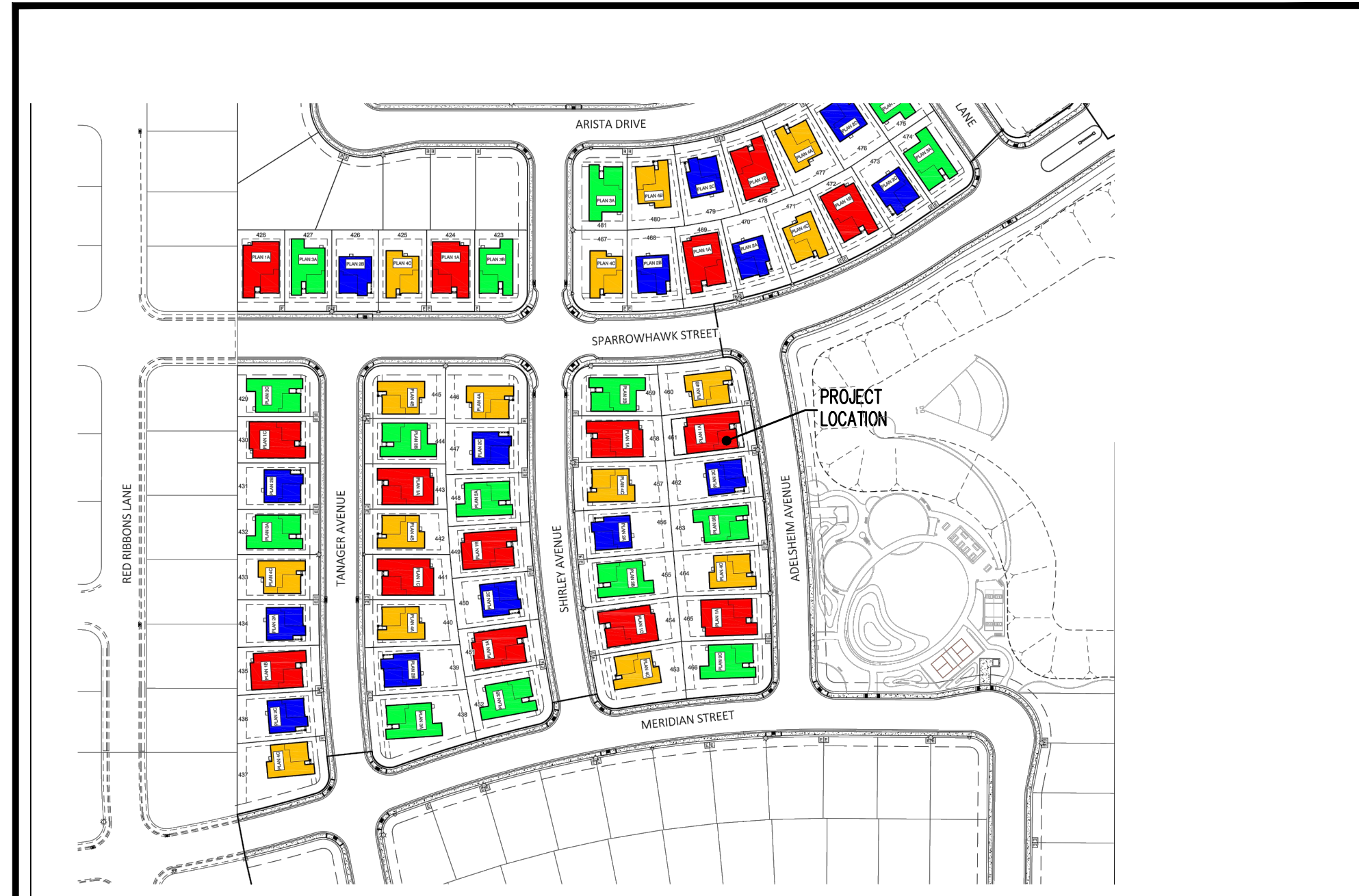
Revisions
 Date By
 Modification

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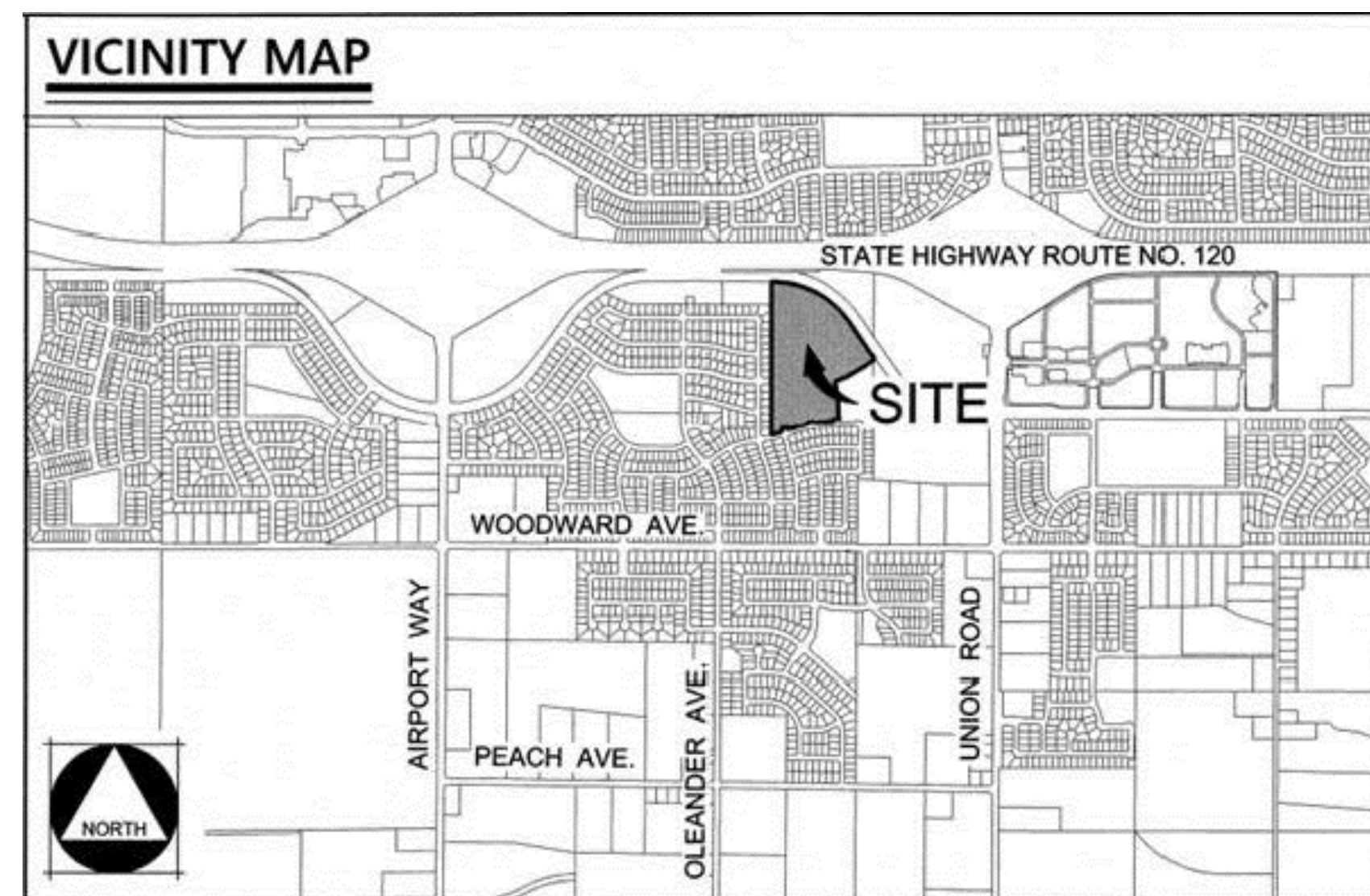


Harvest at Sundance

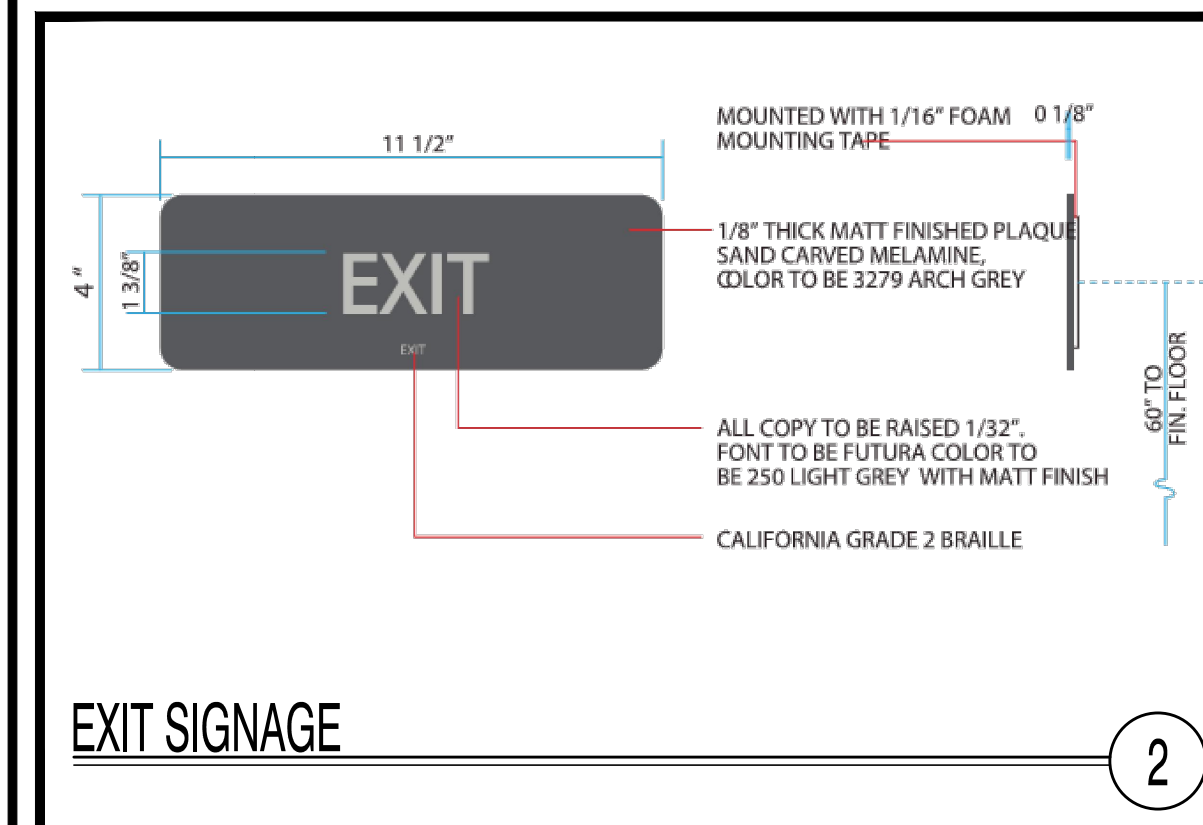
Temporary Sales Office



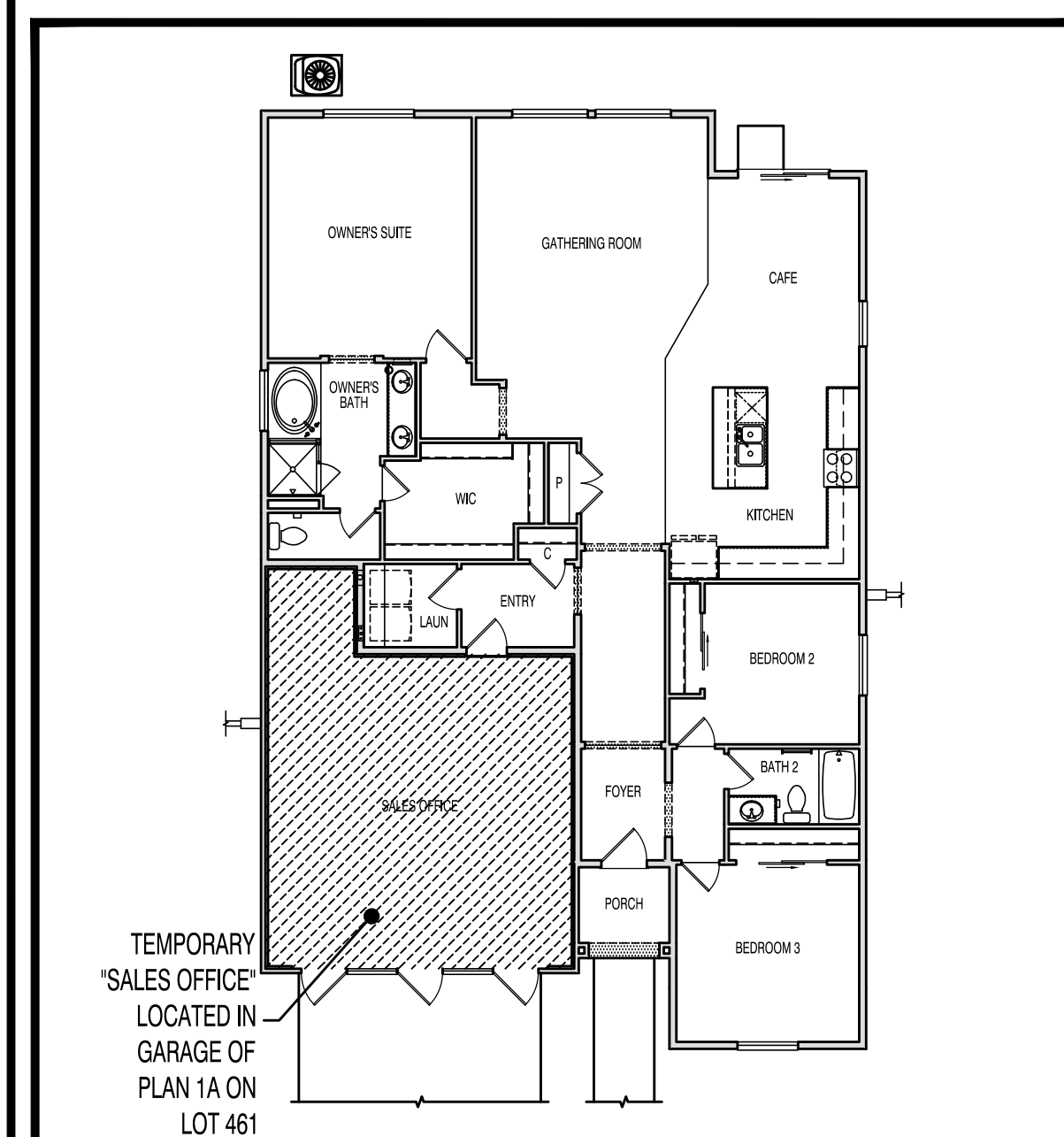
LOCATION/ SITE MAP



VICINITY MAP



EXIT SIGNAGE



KEY PLAN - SALES OFFICE

PROJECT DATA

CONSTRUCTION TYPE:	VB NFPA 130 (SPRINKLERS)
TEMPORARY OCCUPANCY:	R-3 SINGLE FAMILY DWELLING U - PRIVATE GARAGE
TYPICAL ASSEMBLIES:	NON-RATED
BUILDING CODES:	2019 CBC (CALIFORNIA BUILDING CODE) 2019 CRC (CALIFORNIA RESIDENTIAL CODE) 2019 CMC (CALIFORNIA MECHANICAL CODE) 2019 CEC (CALIFORNIA ELECTRICAL CODE) 2019 CPC (CALIFORNIA PLUMBING CODE) 2019 CFC (CALIFORNIA FIRE CODE) 2019 CENC (CALIFORNIA ENERGY CODE) 2019 CGBSC (CAL. GREEN BLDG. STDS. CODE) CITY OF MANTECA MUNICIPAL CODE
SALES OFFICE INFORMATION:	LOT 461 PLAN 1 ELEVATION A SCOPE OF WORK WITHIN THE GARAGE = 475 SQ. FT.

NOTE:
THIS PROJECT CONSISTS OF TENANT IMPROVEMENTS IN THE GARAGE (AS INDICATED ABOVE), AT THE "HARVEST AT SUNDANCE" MODEL PARK AND IS ONLY FOR TEMPORARY USAGE. UPON THE COMPLETION OF THE HOME SALES PHASE THESE TENANT IMPROVEMENTS WILL BE CONVERTED BACK TO A NORMAL GARAGE.

OCCUPANCY LOAD & CALCS.

B OCCUPANCY - 475 SQ. FT.
TOTAL OCCUPANT LOAD PER CBC TABLE 1004.1.2
475 SQ. FT./100 = 4 OCCUPANTS

TOTAL OCCUPANTS = 4 OCCUPANTS (MAX.)

SHEET INDEX

ARCHITECTURAL AND ELECTRICAL SHEETS	
A1.0	GENERAL INFO. - KEY PLANS / VICINITY MAP / PROJECT DATA / SHT. INDEX
A1.1	GENERAL NOTES AND SPECIFICATIONS
A1.2	SALES OFFICE - FLOOR PLANS / MISCELLANEOUS DETAILS
A1.3	SALES OFFICE - ELECTRICAL PLAN/ ELEVATION / DOOR DETAILS
MS0	MECHANICAL LAYOUT
T-24	T-24 CALCS

GENERAL NOTES

VOICE / DATA WIRING
FURNISH ONE (1) CATEGORY 5 4-PAIR CABLE FOR EACH SALESPERSON. THE CABLE IS TO RUN BETWEEN EACH PROPOSED DESK LOCATION AND THE TELEPHONE BOX (OUTSIDE ACCESS). TERMINATE THE CABLE AT THE DESK LOCATION WITH A RJ14 RECEPTACLE. LABEL EACH END 'VOICE 1, 2, OR 3'.
DATA
FURNISH ONE (1) CATEGORY 5 4-PAIR CABLE FOR EACH SALESPERSON. THE CABLE IS TO RUN BETWEEN EACH PROPOSED DESK LOCATION AND THE PROPOSED LOCATION OF THE FAX MACHINE. TERMINATE EACH END WITH A RJ45 RECEPTACLE. LABEL EACH END 'DATA 1, 2, OR 3'.
FURNISH ONE (1) CATEGORY 5 4-PAIR CABLE TO RUN BETWEEN THE TELEPHONE BOX (OUTSIDE ACCESS) AND THE PROPOSED FAX MACHINE LOCATION. TERMINATE THE INSIDE END WITH A RJ45 RECEPTACLE. LABEL THE CABLE 'SDN' IN THE TELEPHONE BOX AND THE RJ45x.

POWER
115V DUPLEX OUTLET PER DESK
115V DUPLEX OUTLET AT FAX/COPIER

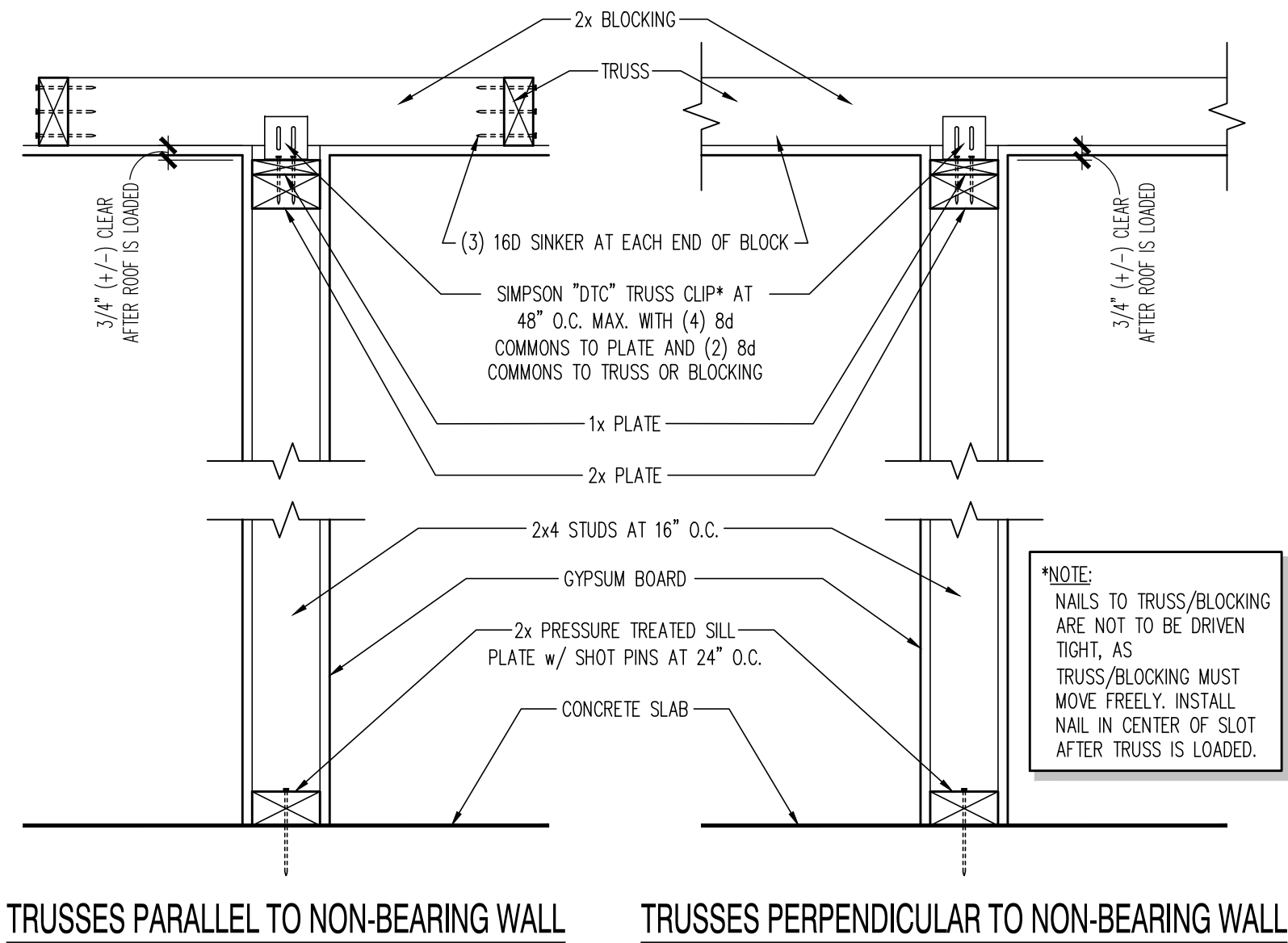
Northern California Division
4511 Willow Road
Pleasanton, California 94588



General Information, Project Data, Occupancy Loads Key Plans & Sheet Index

REV #	DATE	DESCRIPTION

PROJECT TYPE	Single Family
COMMUNITY NAME	Harvest at Sundance
LAWSON COMMUNITY ID	
GARAGE HANDING	
SPECIFICATION LEVEL	
PLAN NAME	
NPC PLAN NUMBER	
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	
SHEET	A1.0

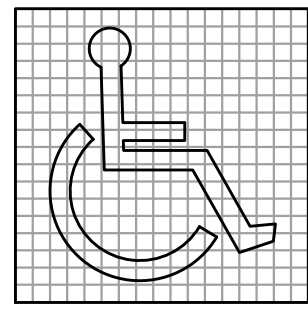


TRUSSES PARALLEL TO NON-BEARING WALL TRUSSES PERPENDICULAR TO NON-BEARING WALL

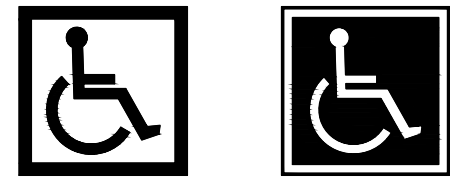
NON-BEARING PARTITION CONNECTIONS

3

ENTRANCES TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS. IN EXISTING BUILDINGS AND FACILITIES, ENTRANCES WHICH ARE NOT ACCESSIBLE SHALL HAVE DIRECTIONAL SIGNAGE COMPLYING WITH CBC SECTION 11B-502



PROPORTIONS

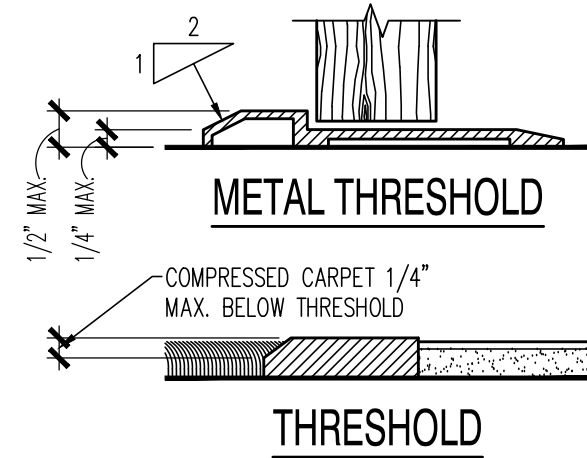


DISPLAY CONDITIONS

ACCESSIBLE ENTRANCE SIGN

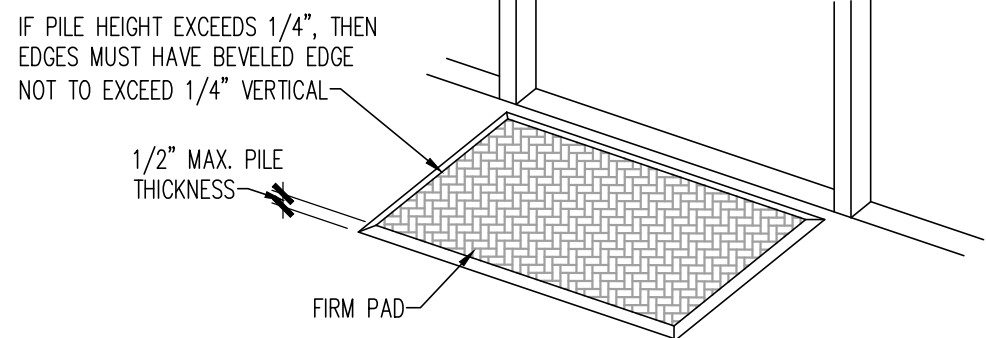
2

- NOTES:**
- THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAXIMUM (CBC SECTION 11B-404.2.5)
 - FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH CBC SECTION 11B-302
 - CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (CBC SECTION 11B-303.2)
 - CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED (CBC SECTION 11B-303.4)
 - CHANGES IN LEVEL BETWEEN 1/4" HIGH MAXIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (CBC SECTION 11B-303.3)



MAT CARPETING MUST CONSIST OF ONE OF THE FOLLOWING:

- LEVEL LOOP
- TEXTURED LOOP
- LEVEL CUT PILE
- LEVEL CUT/UNCUT PILE



ACCESSIBLE THRESHOLDS

1

WALL LEGEND

- PERMANENT WALL FROM MAIN HOUSE TO REMAIN UPON CONVERSION
- TEMPORARY FURRED WALL TO BE REMOVED UPON CONVERSION AFTER SALES EFFORT IS COMPLETED

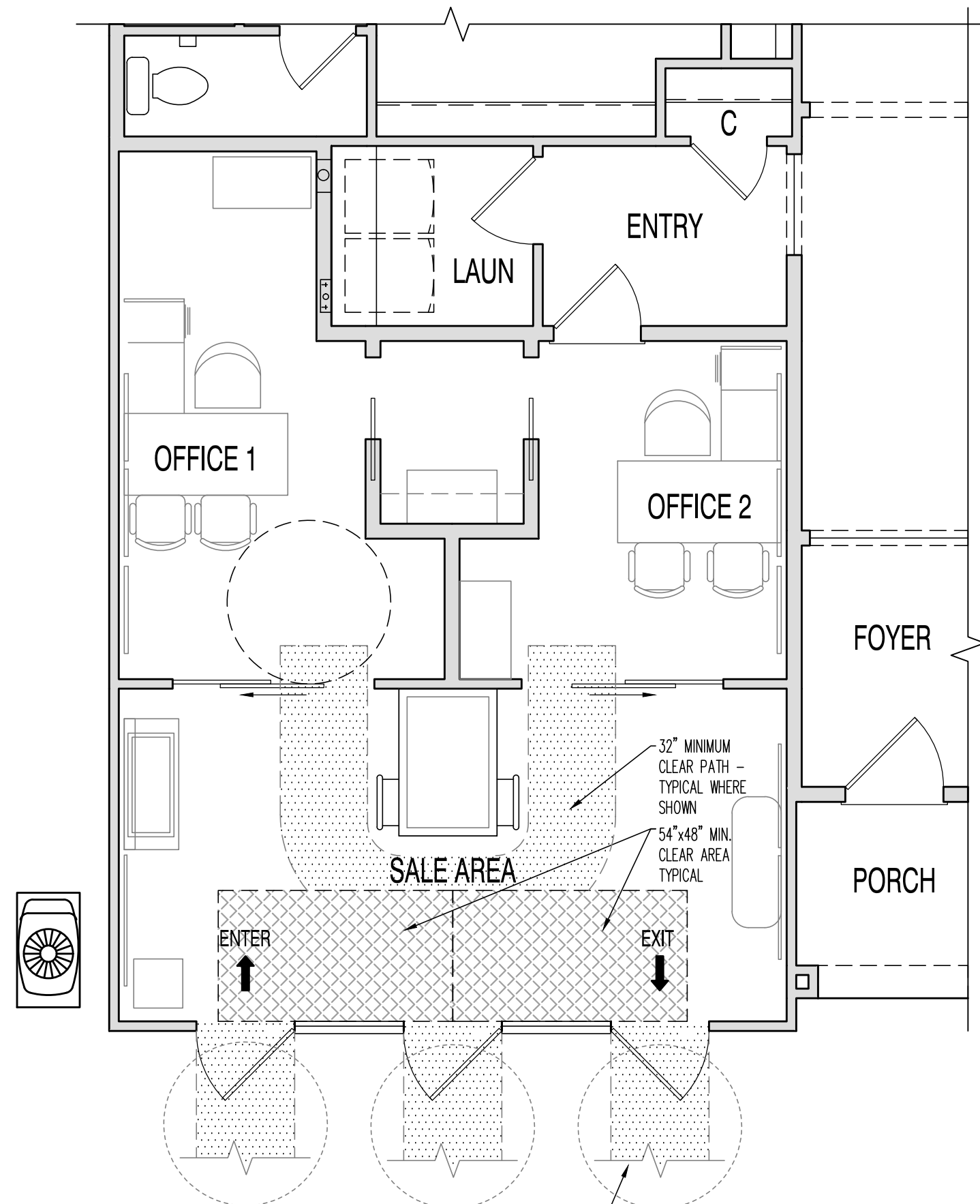
NOTE:
ALL WORK SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS FROM THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE AND THE LOCAL MUNICIPAL CODE AND ORDINANCES.

ACCESSIBILITY LEGEND

- REQUIRED ACCESSIBLE ROUTE CLEARANCE
- REQUIRED ACCESSIBLE MANEUVERABILITY CLEARANCES

GENERAL NOTES

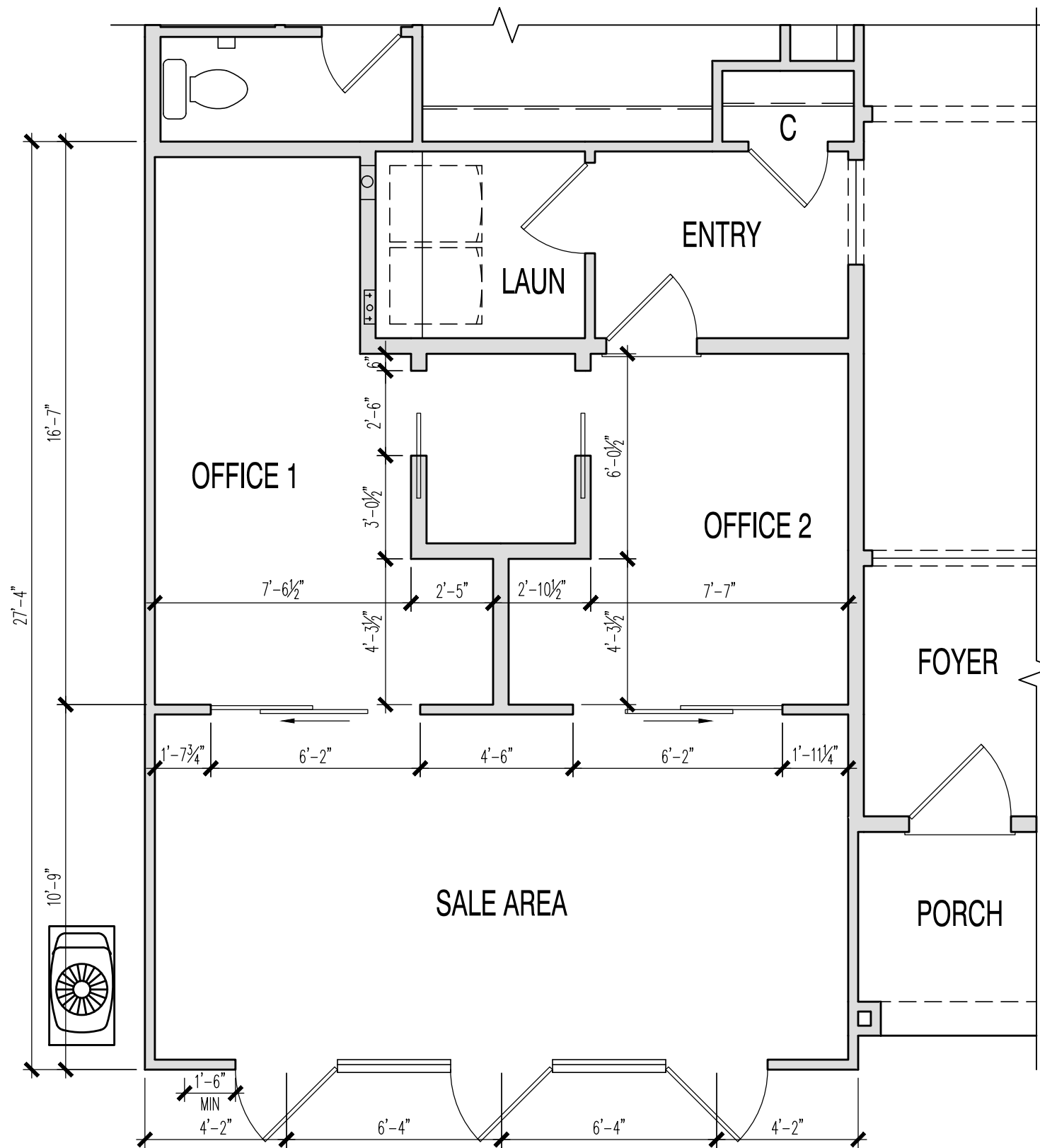
- THESE DRAWINGS ARE FOR CONSTRUCTION OF THE SALES OFFICE ONLY.
- CONSTRUCTION OF INTERIOR WALLS, SOFFITS AND BUILT-INS ARE BY PULTE GROUP.
- SLIP-SHEET UNDER ALL SALES OFFICE FLOORING PROVIDED BY PULTE GROUP.
- THE WATER HEATER IS TO BE INSTALLED UPON CONVERSION BACK TO A GARAGE.
- RETURN AIR GRILL AND REGISTERS TO BE LOCATED PER INSTALLER, AND REMOVED UPON CONVERSION BACK TO GARAGE.
- EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOORMATS AND CARPET SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
- ALL SWINGING DOORS ARE TO INCLUDE LEVER TYPE HANDLES AND ALL SLIDING DOORS ARE TO INCLUDE PULLS WHICH COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS CAN NOT EXCEED 5 POUNDS.
 - OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR OR GROUND.
 - WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES OF THE DOOR.
- DOORS WITH LOCKING HARDWARE SHALL OPERATE IN DIRECTION OF EGRESS.
- SMOOTH SURFACE - THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- CARPET SHALL BE MAXIMUM 1/2" PILE HEIGHT, SECURELY ATTACHED, FIRM CUSHION, PAD OR BACKING, OR NO CUSHION OR PAD. PROVIDE LEVEL LOOP, TEXTURED LOOP, LEVEL-CUT PILE OR LEVEL-CUT/UNCUT PILE TEXTURE. EXPOSED EDGES SHALL BE FASTENED TO FLOOR SURFACE WITH TRIM ALONG ENTIRE LENGTH OF EXPOSED EDGE. TRIM SHALL HAVE A MAX. 1/4" VERTICAL CHANGE IN LEVEL OR BEVELED CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" WITH MAXIMUM 1:2 SLOPE.
- DOOR LANDINGS SHALL BE LEVEL LANDINGS. MAX. 1:50 SLOPE (2% GRADIENT) IN ALL DIRECTIONS - ON EACH SIDE OF THE DOOR.
- PROVIDE A SIGN ABOVE THE MAIN ENTRY/EXIT DOORS STATING "THIS DOOR SHALL REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED".
- REMOVE ALL INTERIOR WALLS WHEN SALES OFFICE IS REMOVED.
- REPLACE GARAGE DOOR WHEN SALES OFFICE IS REMOVED.



ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED TO ACCESSIBLE PARKING AND TO ACCESSIBLE RESTROOM. THE PATH OF TRAVEL SHALL MEET ALL REQUIREMENTS SET FORTH IN THE CBC CHAPTER 11B

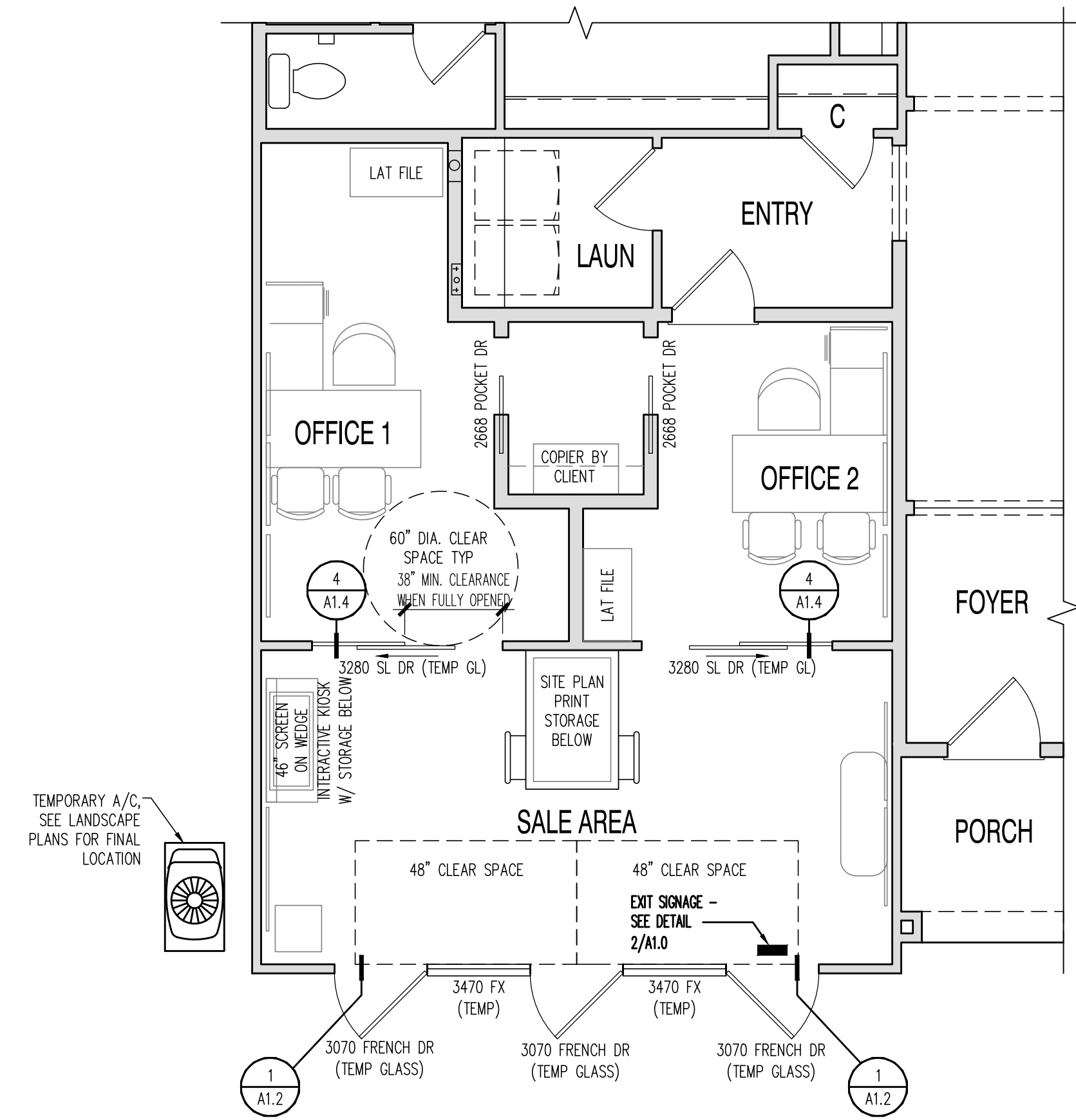
ACCESSIBLE ROUTE PLAN - SALES OFFICE

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



DIMENSIONED FLOOR PLAN - SALES OFFICE

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



NOTED FLOOR PLAN - SALES OFFICE

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

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Nital Mehta
Project Mgr.
Pulte Group, Inc.
11/17/2020

Noted, Dimensioned, & Accessible Route Floor Plans for Temporary Sales Office

PRODUCTION MANAGER
NITAL MEHTA
CURRENT RELEASE DATE: 11/17/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE
Single Family

COMMUNITY NAME
Harvest at Sundance
LAWSON COMMUNITY ID

GARAGE HANDING

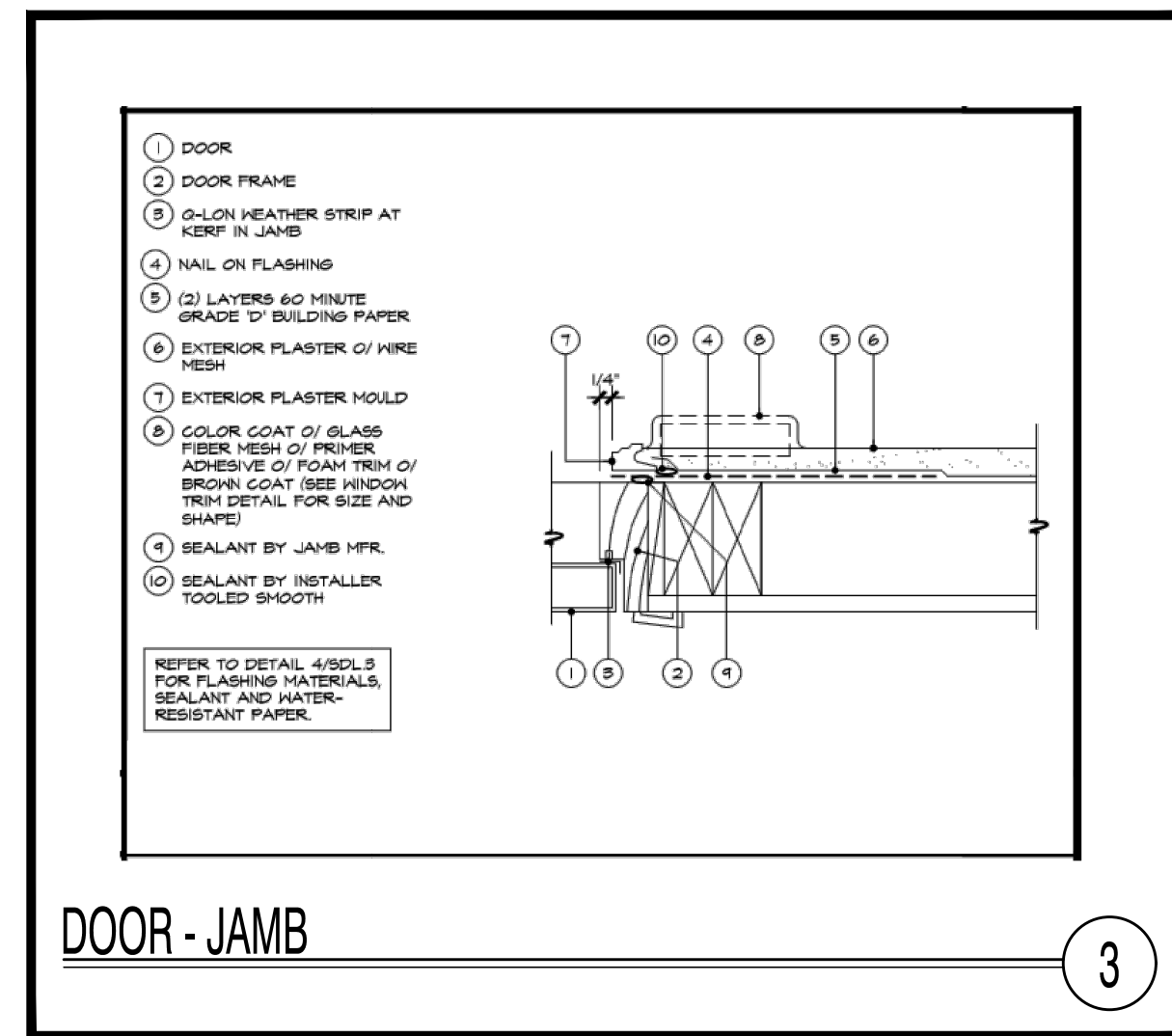
SPECIFICATION LEVEL

PLAN NAME
NPC PLAN NUMBER

LAWSON PLAN ID

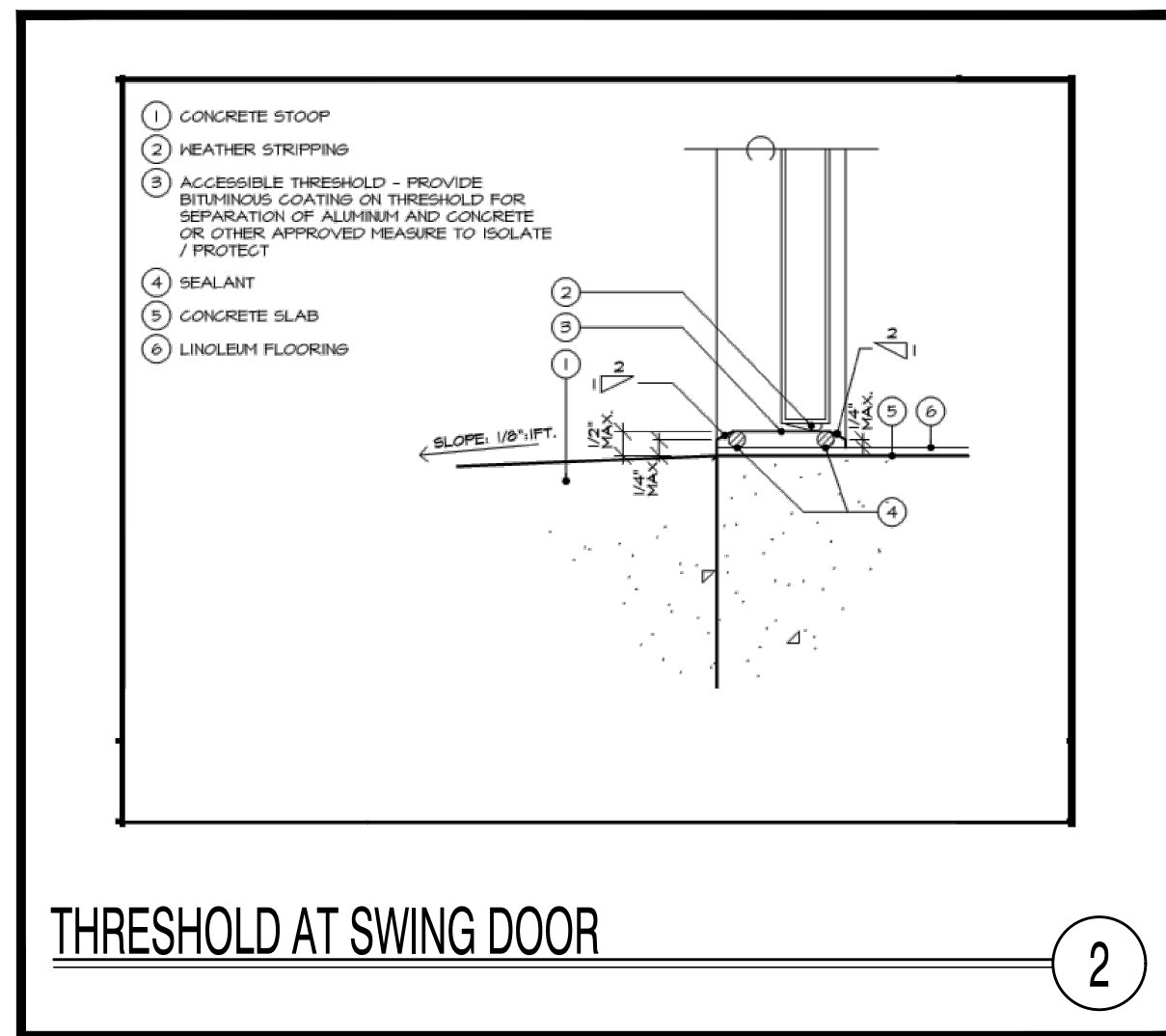
LEGACY PLAN NUMBER / NAME

SHEET
A1.2



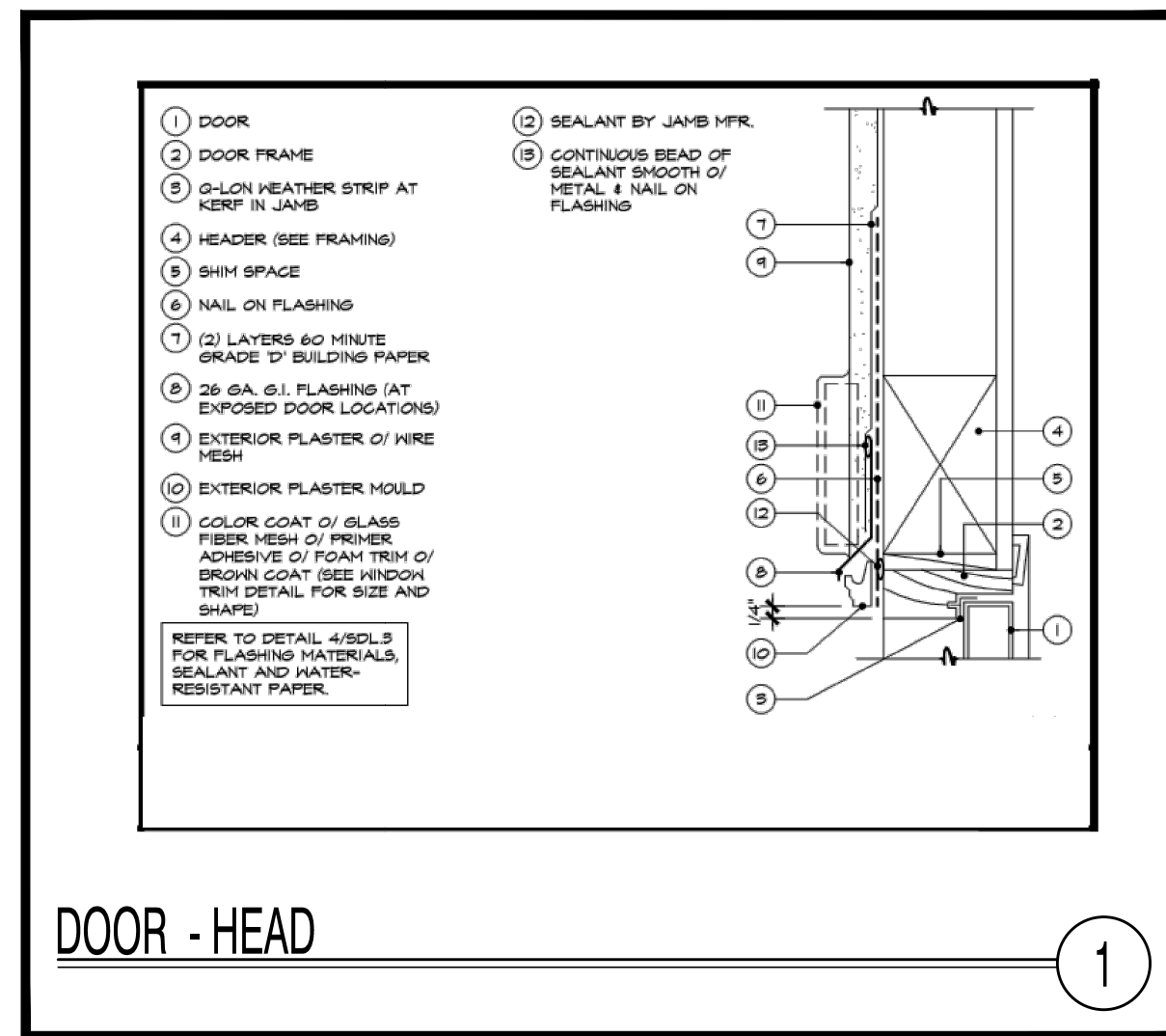
DOOR - JAMB

3



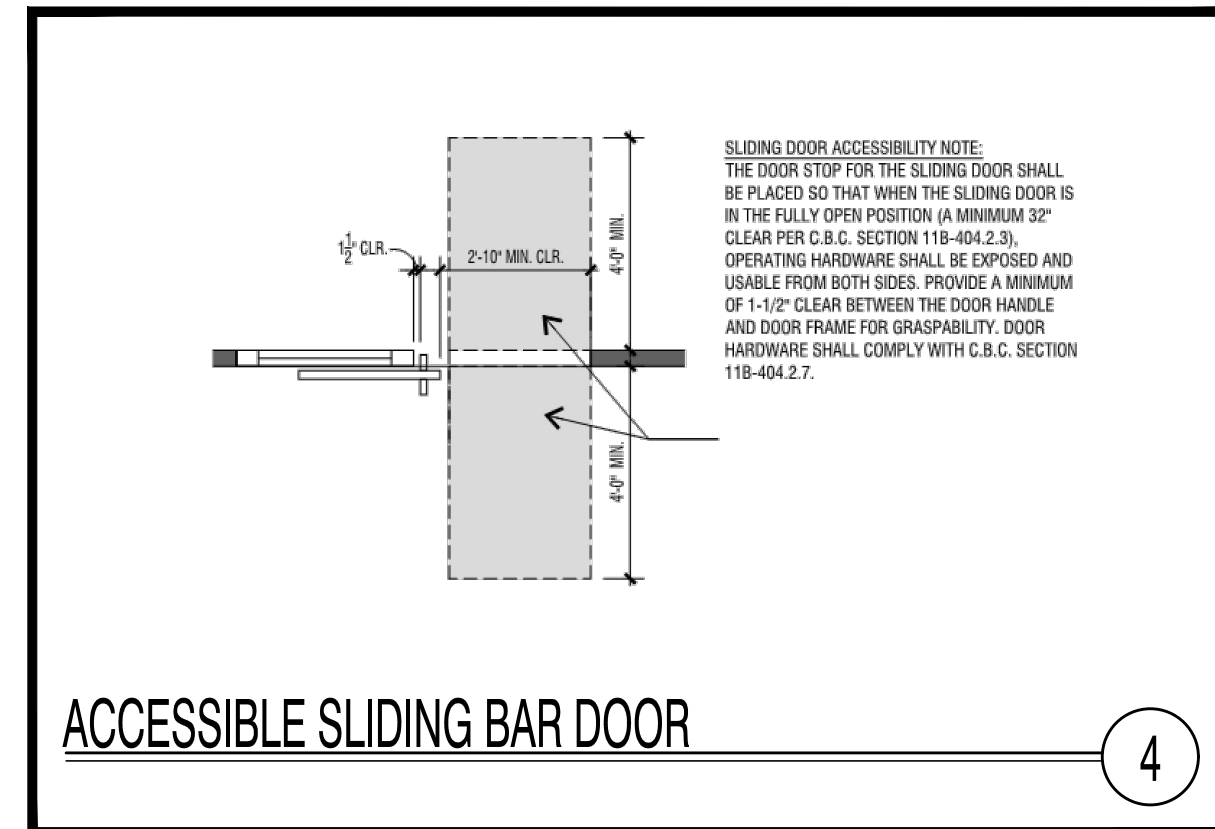
THRESHOLD AT SWING DOOR

2



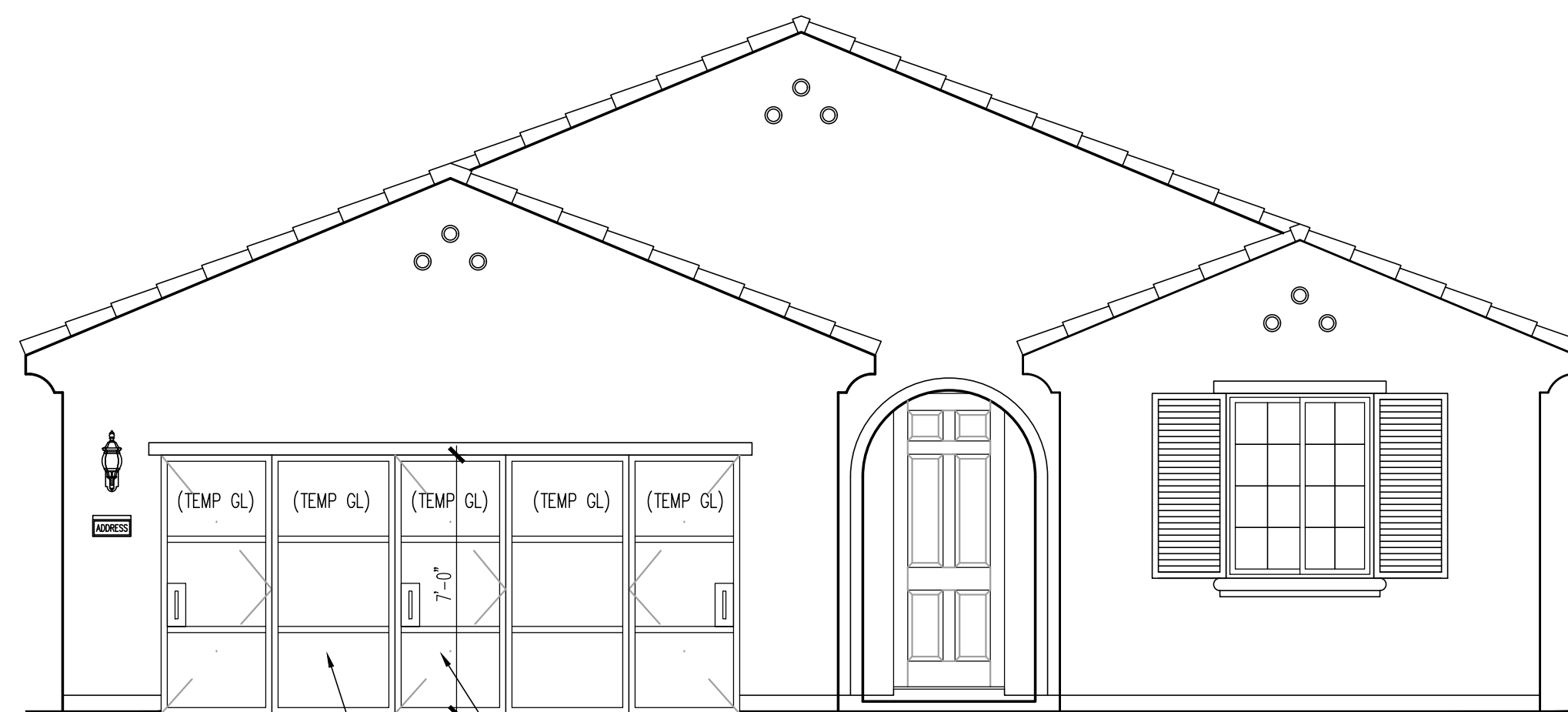
DOOR - HEAD

1



ACCESSIBLE SLIDING BAR DOOR

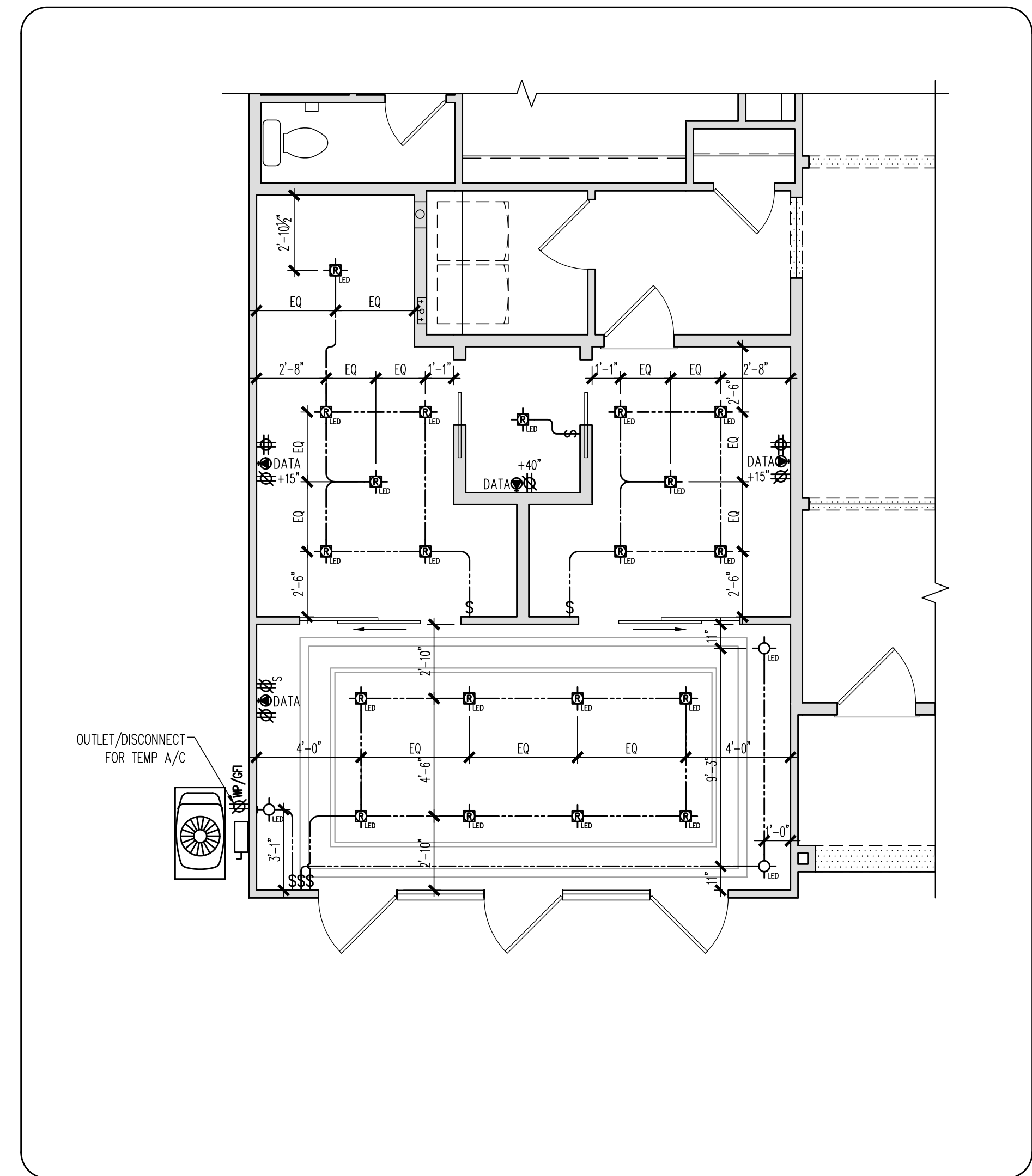
4



FRONT ELEVATION - SALES OFFICE

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

TEMPORARY GLASS DOORS AND SIDE LIGHTS IN LIEU OF GARAGE DOOR. THIS WILL BE REPLACED BY THE GARAGE DOOR UPON COMPLETION OF THE SALES PHASE.



ELECTRICAL PLAN - SALES OFFICE

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

ELECTRICAL LEGEND

Symbol	Type
\$	SWITCH
⊕	SURFACE MOUNTED LED LIGHT
⊖	J-BOX PREWIRE
⊕	DUPLEX OUTLET
WP/SP	DUPLEX OUTLET-GFI-WATERPROOF
⊕	EQUIPMENT-DISCONNECT-SWITCH
CS	SMOKE & CARBON MONOXIDE DETECTOR
▽	DATA OUTLET
▽PH	PHONE JACK
▽TV	TV JACK
⊖	EXHAUST FAN - VENT TO EXTERIOR OF HOME

UTILITY PLAN NOTES

- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL SMOKE DETECTORS TO BE 110 V w/ BATTERY BACKUP, WIRED IN SERIES, INTERCONNECTED TO ALL OTHERS.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQ BY THE NATIONAL ELECTRICAL CODE AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL SWITCHES OR OUTLETS SHALL BE LOCATED MIN. 15" FROM BOTTOM OF RECEPTACLE/ OUTLET BOX TO FINISHED FLOOR AND MAX 48" FROM TOP OF RECEPTACLE/ OUTLET BOX TO FINISHED FLOOR.
- ALL RECESSED LIGHT FIXTURES IN INSULATED CEILING SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, AIR TIGHT (ASTM283) AND SEALED WITH A GASKET PER CAL. ENERGY COM. 150 (K)(5).
- PROVIDE MECHANICAL VENTILATION OF ALL SPACES PER CBC 1203.

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Electrical Plan & Front Elevation for Temporary Sales Office & Door Details

PRODUCTION MANAGER
NITAL MEHTA
CURRENT RELEASE DATE: 11/17/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE
Single Family

COMMUNITY NAME
Harvest at Sundance
LAWSON COMMUNITY ID

GARAGE HANDING

SPECIFICATION LEVEL

PLAN NAME

NPC PLAN NUMBER

LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME

SHEET
A1.3

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Nital Mehta
Project Mgr.
Pulte Group, Inc.
11/17/2020