



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

October 7, 2021

DR Horton
ATTN: Jorden Tappin
6683 Owens Dr.
Pleasanton, CA 94588

SUBJECT: TUP-21-119 DR HORTON NORTH MAIN COMMONS LEASING OFFICE

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a leasing office. 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: October 7, 2021 until the final home is sold for DR Horton in the North Main Commons 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 Development Services Department, Building Safety Division
Lumen Arceo, Senior Plan Check Engineer (209) 456-8560

10. Developer shall obtain building permits for the parking area, leasing office, restroom facility, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
11. Developer shall provide that all entrances and exterior ground-floor exits to the leasing office building shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
12. Van parking spaces shall be 216 inches (18') long minimum. Van parking space shall be 144 inches (12') wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3. CBC Section 11B-502.2
 - Exception: Van parking spaces shall be permitted to be 108 inches (9') wide minimum where the access aisle is 96 inches (8') wide minimum.
13. Complete the information for the tow-away sign as follows: (Detail E/L2.1)
 - "Unauthorized" vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: **City of Manteca Police Department** or by telephoning **(209) 456-8101**."
14. Parking space identification signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.
15. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Leasing Office.

City of Manteca Parks Planning and Projects Division
Kathryn Reed - Senior Landscape Planning Technician (209) 456-8629

16. All trees shall be planted outside of the Public ROW (Right of Way)
17. All street tree varieties shall be per the previously approved Street Tree Plan for the subdivision (attached).
 - Trees along Cheyenne Street shall be Village Green Zelkova (not October Glory Red Maple)
 - Trees along Santini Avenue shall be Saratoga Laurel (not Tuscarora Crape Myrtle)
18. It is the Park's Division opinion that the California Pepper Trees in the back yard of Lot 2 are too large for the space. The trees can get 40' wide in maturity and will overhang adjacent lots and hang over into the City Maintained Streetscape area. The tree is also known for surface roots that could affect the sound wall since it is planted within about 4 feet. Select a smaller tree or narrower upright variety.

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

*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>Jorden Tappin</u>	Name: <u>D.R. Horton</u>
Address: <u>6683 Owens Drive</u>	Address: <u>6683 Owens Drive</u>
City/State/Zip: <u>Pleasanton / CA / 94588</u>	City/State/Zip: <u>Pleasanton / CA / 94588</u>
Home Telephone: _____	Home Telephone: _____
Mobile No.: <u>925-389-8311</u>	Mobile No.: <u>925-389-8311</u>
E-mail Address: <u>jmtappin@drhorton.com</u>	E-mail Address: <u>jmtappin@drhorton.com</u>
Fax No.: <u>925-225-7402</u>	Fax No.: <u>925-225-7402</u>

Event Info

Business Name: D.R. Horton - Bay Area Division

Event Hours: Days: Monday-Sunday (Tentative) Hours: 8:00am - 5:00pm

Event Location: Lot 2 of the North Main Commons Project. On the corner of N. Main Street and future Cheyenne Street

Description of Event/ Activities: We are planning to have a temporary leasing office in the garage of lot 2. There will also be a temporary parking lot on lot 1. We will provide an accessible path from the parking lot to the leasing office.

This leasing office will serve the rental units (1-87) and it will eventually be converted back into a garage.

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

CHRIS ZABADOS

8-27-21

Property Owner Signature

Print Name

Date

6683 Owens Drive

Pleasanton, CA, 94588

925-389-8311

Address

City, State, Zip

Telephone

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

Applicant Signature

Jorden Tappin

Print Name

9/1/21

Date

OFFICE USE ONLY

Fee: **\$568**

Receipt No.: 2022-00064364

Date Received: 9/22/2021

+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)

Approved: X

Denied: _____

Planner Signature: Allison Diaz

Date 10/7/2021

Assessor's Parcel No. (APN): 218-280-02

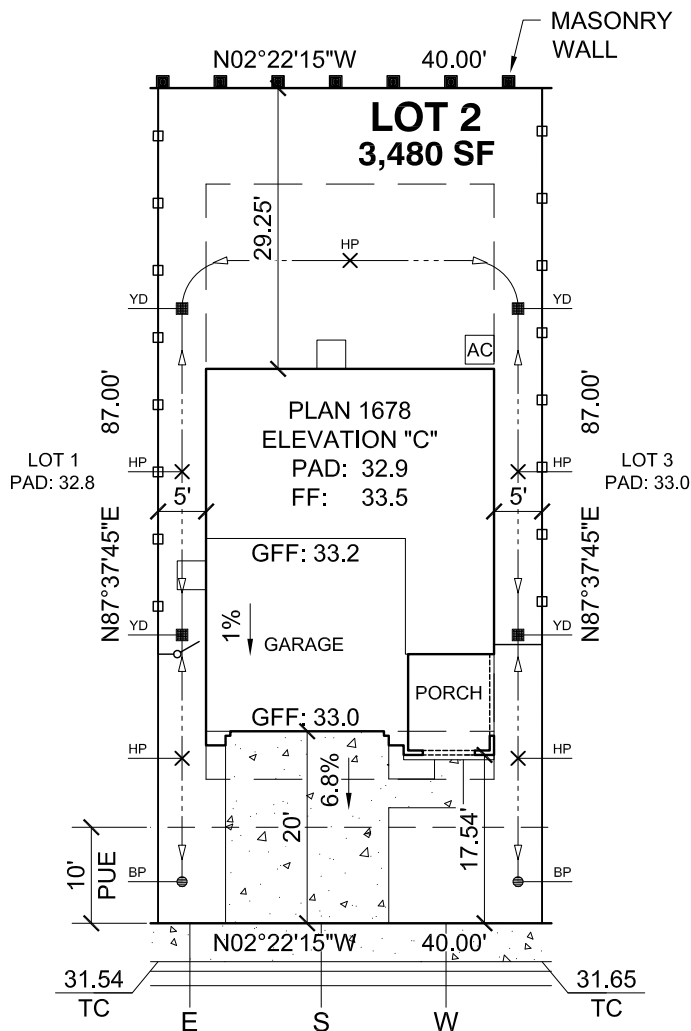
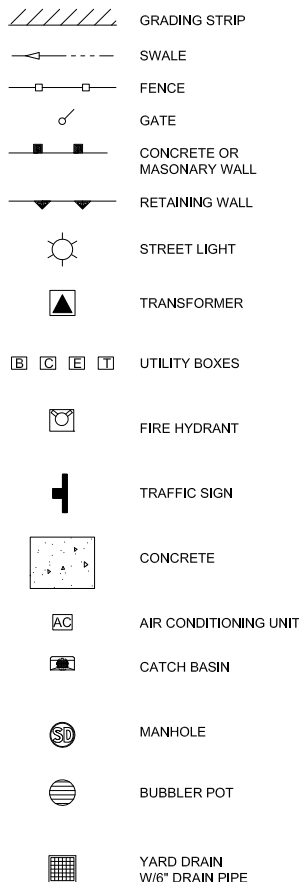
Application Number: 21-119

Conditions of the Temporary Use Permit

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

- ☒ JT This Temporary Use Permit is only valid for the dates and times listed on this application.
- ☒ JT Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- ☒ JT All related debris shall be removed from the site upon termination of the use.
- ☒ JT Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- ☒ JT Appropriate permits shall be secured from the San Joaquin County Health Department.
- ☒ JT Emergency vehicle access shall be maintained at all times.
- ☒ JT The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on _____.
- ☒ JT Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- ☒ JT 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.
- ☒ JT If parking will be provided, applicant shall provide an accessible parking space.
- ☒ JT If restroom facilities will be provided, applicant shall provide an accessible restroom.
- ☒ JT 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".
- ☒ JT Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- ☒ JT 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.
- ☒ JT Appropriate direction signs, barricades or fences shall be provided as necessary.
- ☒ JT Applicant shall obtain a valid City business license.
- ☒ JT A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- ☒ JT An acceptable path of egress to the public right-of-way shall be maintained at all time.
- ☒ JT 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.

BC — BEGINNING OF CURVE
BP — BUBBLER POT
C — CABLE SERVICE
E — ELECTRIC SERVICE
EC — END OF CURVE
FF — FINISH FLOOR ELEVATION
G — GAS SERVICE
GFF — GARAGE FINISH FLOOR ELEVATION
HP — HIGH POINT
LP — LOW POINT
PUE — PUBLIC UTILITY EASEMENT
S — SEWER SERVICE
SF — SQUARE FEET
T — TELEPHONE SERVICE
TC — TOP OF CURB
W — WATER SERVICE
YD — YARD DRAIN

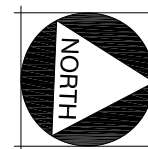


1309 SANTINI AVENUE



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239 - 6229
FAX: (209) 239 - 8839

FRONTYARD: 398 SF
LOT COVERAGE AREA: 1,186 SF
LOT COVERAGE: 34.1%



SCALE 1" = 20'

Community Name: **NORTH MAIN COMMONS**

Sewer Allocation Year: _____ Habitat Pay Zone: _____ General Plan: LDR Tract Number: 3915

Address: 1309 SANTINI AVENUE

Zoning: **R-1** Phase Number:

Living Space: 1,678 SF Garage Space: 429 SF Porch Space: 95 SF

Options: _____ Orientation: **LEFT** Date: **JULY 20, 2021** Revised: **AUGUST 27, 2021**

6683 OWENS DRIVE
PLEASANTON, CA 94588
TEL (925) 225-7400

Unauthorized Changes & Uses: Neither DR Horton nor the Engineer preparing this plot will be held responsible for or liable for unauthorized changes to or uses of this plot. All changes to this plot must be approved in writing by the engineer. Photocopying/other forms of reproduction of this plot may effect its scalable dimensions.

Note: This plot is prepared to show the dimensional relationship from building foundations to property line, and direction of drainage flow for the purpose of building permit issuance.

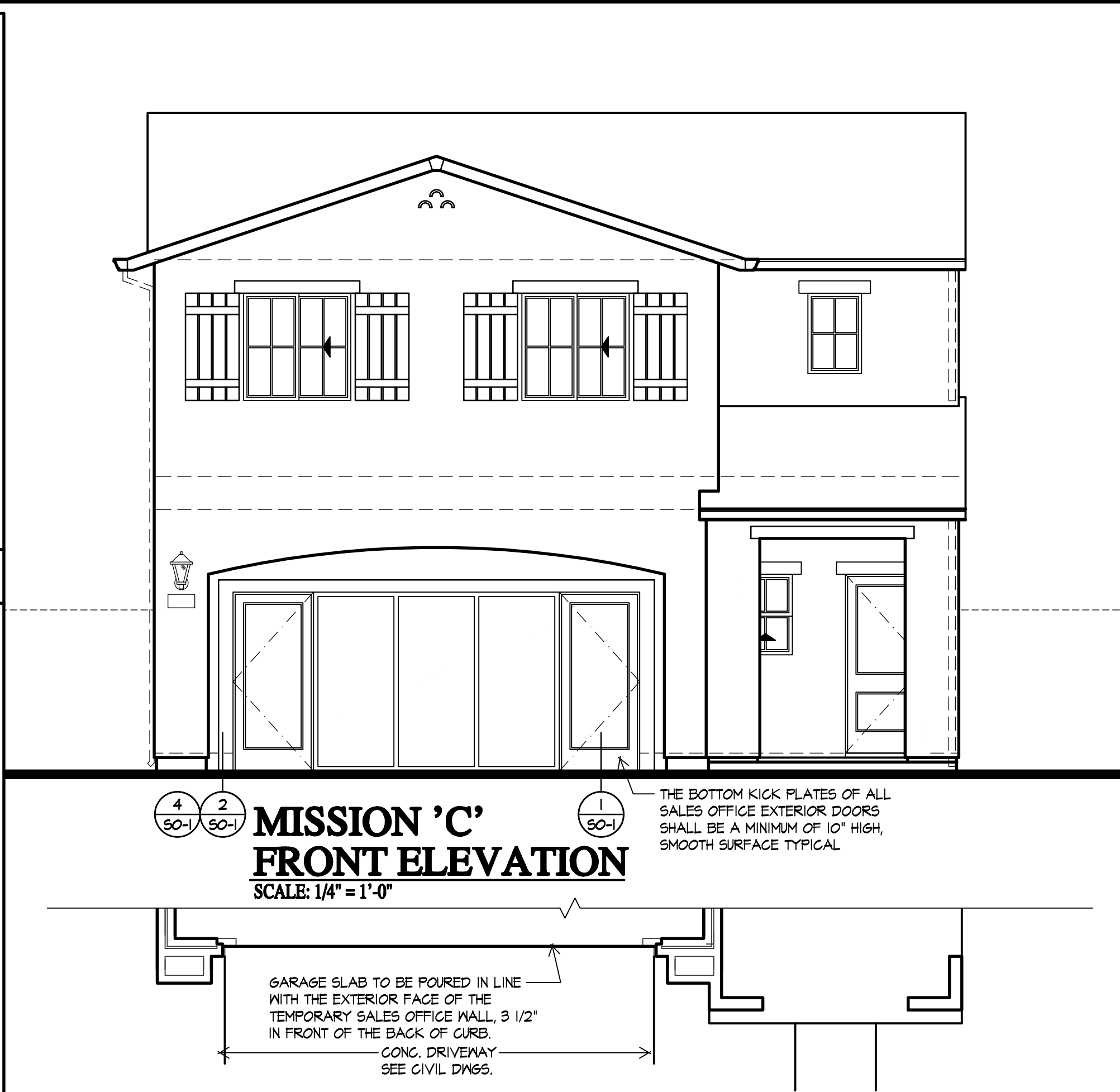
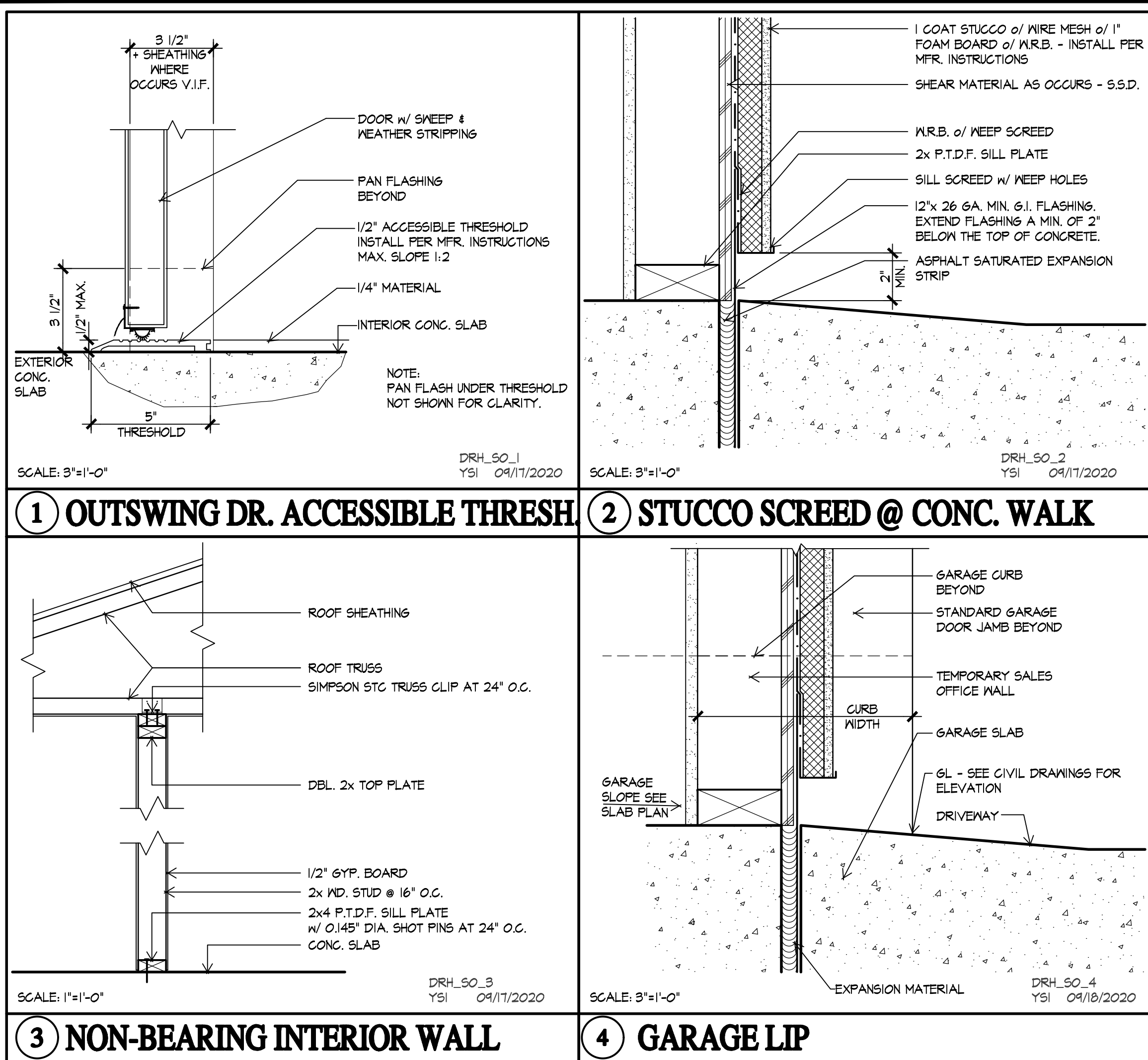
Due to the unique conditions of this lot, the buyer has walked and approved the site. Spot elevations are approximate. Curb drain locations and final grading conditions may vary. The information on this plot plan is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plot plan is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached. Actual dimensions may vary or change without prior notice due to actual site conditions. Slope locations are approximate. Utility boxes and transformers may be moved or added at the discretion of the utility companies.

BUYER'S SIGNATURE _____

DATE _____

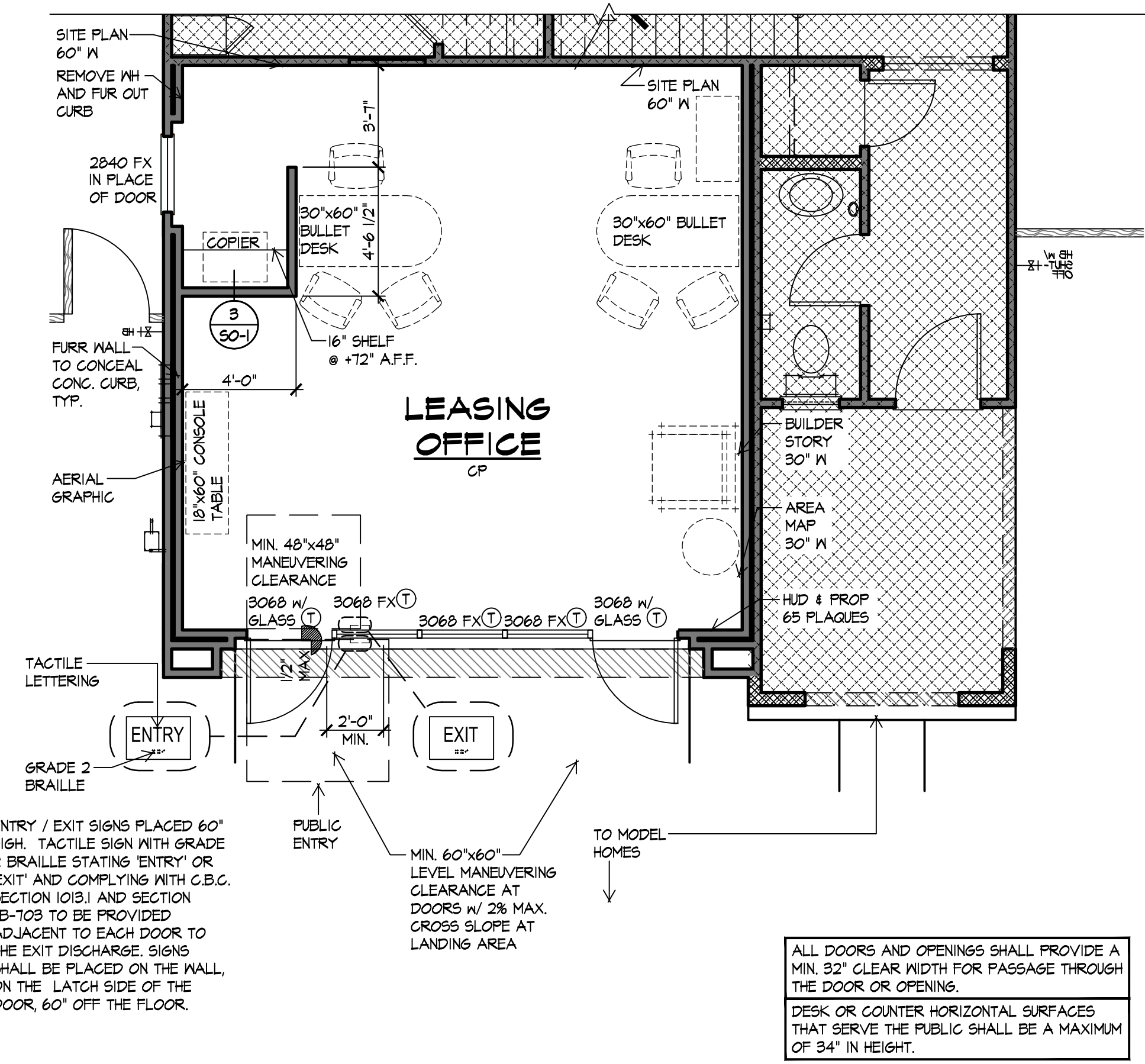
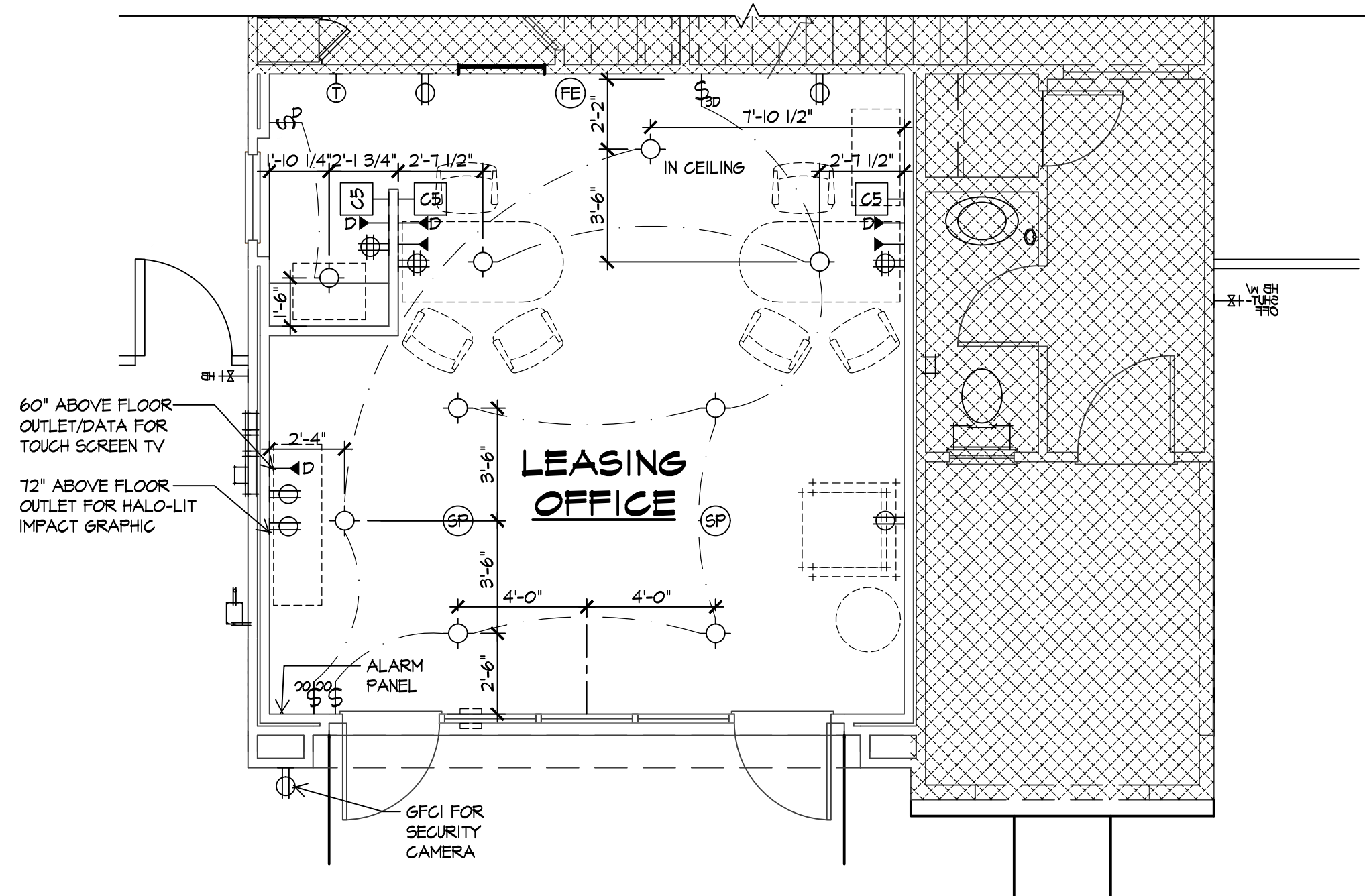
BUYER'S SIGNATURE _____

DATE _____



MISSION 'C' SLAB INTERFACE PLAN

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



FLOOR PLAN GENERAL NOTES

GLAZING NOTES

3050 FX ← OPERATION
HEIGHT (FT-IN") 1.0, 3'-0"
WIDTH (FT-IN") 1.0, 3'-0"

OPERATION ABBREVIATIONS

FX = FIXED
SH = SINGLE HUNG
SL = SLIDER
DH = DOUBLE HUNG
CS = CASEMENT
AN = ANNING
HP = HOPPER
XOX = XOX SLIDER

1. ALL GLAZING IS DUAL PANE INSULATING GLASS.
2. WINDOWS MARKED WITH A (E) SHALL BE VERIFIED TO MEET EGRESS BY THE MANUFACTURER.
3. GLAZING MARKED WITH A (T) SHALL BE 3/16" THICK TEMPERED SAFETY GLASS.
4. HEADER HEIGHT:
1st FLOOR = 6'-10" U.O.N.
2nd FLOOR = 6'-10" U.O.N.

DOOR NOTES

3050 SC ← OPERATION OR TYPE
HEIGHT (FT-IN") 1.0, 3'-0"
WIDTH (FT-IN") 1.0, 3'-0"

OPERATION OR TYPE ABBREVIATIONS

SC = SOLID CORE
FR = FRENCH
SDD = SLIDING GLASS DOOR
IF = INSULATED FIBERGLASS
HM = HOLLOW METAL
FR = PAIR

1. ALL DOORS ARE HOLLOW CORE, U.O.N.
2. DOOR SIZE INDICATED IS THE ROUGH OPENING - VERIFY ROUGH OPENING REQUIREMENTS W/ DOOR MFR.
3. DOORS THAT APPEAR TO BE CENTERED ARE INTENDED TO BE CENTERED, U.O.N.
4. MINIMUM DOOR JAMB IS 4" FROM ADJACENT ROUGH FRAMING TO ROUGH OPENING, U.O.N.
5. WHEN DOORS ARE LOCATED, THEY ARE LOCATED FROM THE ADJACENT ROUGH FRAMING TO THE CENTERLINE OF THE ROUGH OPENING, U.O.N.
6. ALL DOOR GLAZING IS DUAL PANE INSULATING GLASS.

WALLS LEGEND

2x4 MD. STUD WALL
2x6 MD. STUD WALL
2x8 MD. STUD WALL
2x MD. STUD PARTIAL HEIGHT WALL, HEIGHT PER PLAN
SOFFIT OR FURRED CEILING
POT SHELF

SCOPE OF WORK

CONVERSION OF THE GARAGE OF THE MODEL HOME, DESIGNED TO SUPPORT LEASING-RELATED PURPOSES ONLY FOR THE HOMES OFFERED FOR LEASE BY DR. HORTON.

THE TEMPORARY MODEL COMPLEX WILL CONTRACT FOR GARBAGE AND RECYCLING PICK UP SERVICES FOR THE DURATION OF THE USE OF THE MODEL COMPLEX.

CURBS, SIDEWALKS, GUTTERS, PARKING, AND VEHICULAR AND PEDESTRIAN CIRCULATION AREAS IN VICINITY OF MODELS SHALL BE COMPLETED AND AVAILABLE PRIOR TO COMMENCEMENT OF SALES OPERATIONS.

UPON TERMINATION OF THE MODEL HOME USE, ANY STRUCTURE USED IN CONNECTION THERE WITH SHALL BE REMOVED OR MODIFIED TO MAKE SUCH STRUCTURES USABLE AS A RESIDENTIAL HOME.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
ARCHITECTURAL	
LEASING OFFICE	LO-1
TV INSTALLATION DETAILS	LO-2
ENERGY	
TITLE 24 SALES OFFICE COMPLIANCE	T24.2
TITLE 24 SALES OFFICE COMPLIANCE	T24.2A
MECHANICAL	
LEVEL 1 PLAN (MECHANICAL LAYOUT)	ML0.1

CODE INFORMATION

DESCRIPTION OF USE & OCCUPANCY:	GARAGE (U) TO SALES OFFICE (B) CONVERSION
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	YES (NFPA 13D)

APPLICABLE CODES, LAWS AND REGULATIONS

2019 CALIFORNIA BUILDING CODE (C.B.C.)
2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)
2019 CALIFORNIA PLUMBING CODE (C.P.C.)
2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2019 CALIFORNIA FIRE CODE (C.F.C.)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

AND ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

NOTES

- SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL INFORMATION.
- HOUSE ENTRY DOOR IS NOT PART OF ACCESSIBLE PATH OF TRAVEL.
- ACCESSIBLE PATH OF TRAVEL TO SALES OFFICE THRU PUBLIC ENTRY IS PROVIDED.
- ALL DOORS IN ACCESSIBLE SALES OFFICE AREA SHALL BE EQUIPPED W/ SINGLE EFFORT, NON-GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. HAND-ACTIVATED DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- EXIT DOORS TO BE OPERABLE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT. TYP. PROVIDE LEVER HARDWARE ON DOORS AT ENTRY AND EXIT. INSTALL 34" - 44" AFF. PROVIDE 10" KICK PLATE AT BOTTOM EDGE OF DOOR. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS.
- A SEPARATE PERMIT IS REQUIRED IN ORDER TO CONVERT THE SALES OFFICE AND ASSOCIATED ROOMS BACK TO RESIDENTIAL USE.
- THE ESTIMATED TIME FRAME WILL BE 2 YEARS FOR THE SALES OFFICE USE.
- THE CITY BUILDING DIVISION ENFORCES CBC CHAPTER 11B FOR DISABLED ACCESS COMPLIANCE AND DOES NOT REVIEW OR APPROVE PLANS FOR ADA COMPLIANCE.

ELECTRICAL NOTES

- ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA ENERGY CODE.
- ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER C.E.C. ARTICLE 250.
- BORED HOLES IN WOOD FRAMING MEMBERS CLOSER THAN 1/4" TO THE EDGE SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST 1/16" THICK, AS PER C.E.C. ARTICLE 300.4.
- OUTLET BOXES OR FITTINGS DESIGNED FOR THE SUPPORT OF LUMINAIRES AND LAMPHOLDERS SHALL CONFORM TO C.E.C. ARTICLE 314.21.
- EXPOSED NONMETALLIC-SHEATHED CABLE IS PERMITTED ONLY PER C.E.C. ARTICLE 334.
- RECESSED LUMINAIRES INSTALLED IN CONTACT WITH INSULATION SHALL BE TYPE-IC, PER C.E.C. ARTICLE 410.116(A)(2).
- PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS SPECIFIED IN C.E.C. ARTICLE 210.52 AS PER C.E.C. ARTICLE 406.12.

SQUARE FOOTAGES

LEASING OFFICE	429 SQ. FT.
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architects

3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000
sdgarchitectsinc.com

NORTH MAIN COMMONS MANTECA, CA

LEASING OFFICE

SET DATE	09/03/2021
ISSUE DATE	09/03/2021
SCALE	AS NOTED
DRAWN	DVE, ALA, YSI
JOB	312.171
PM	DVE GC DVE OL DVE

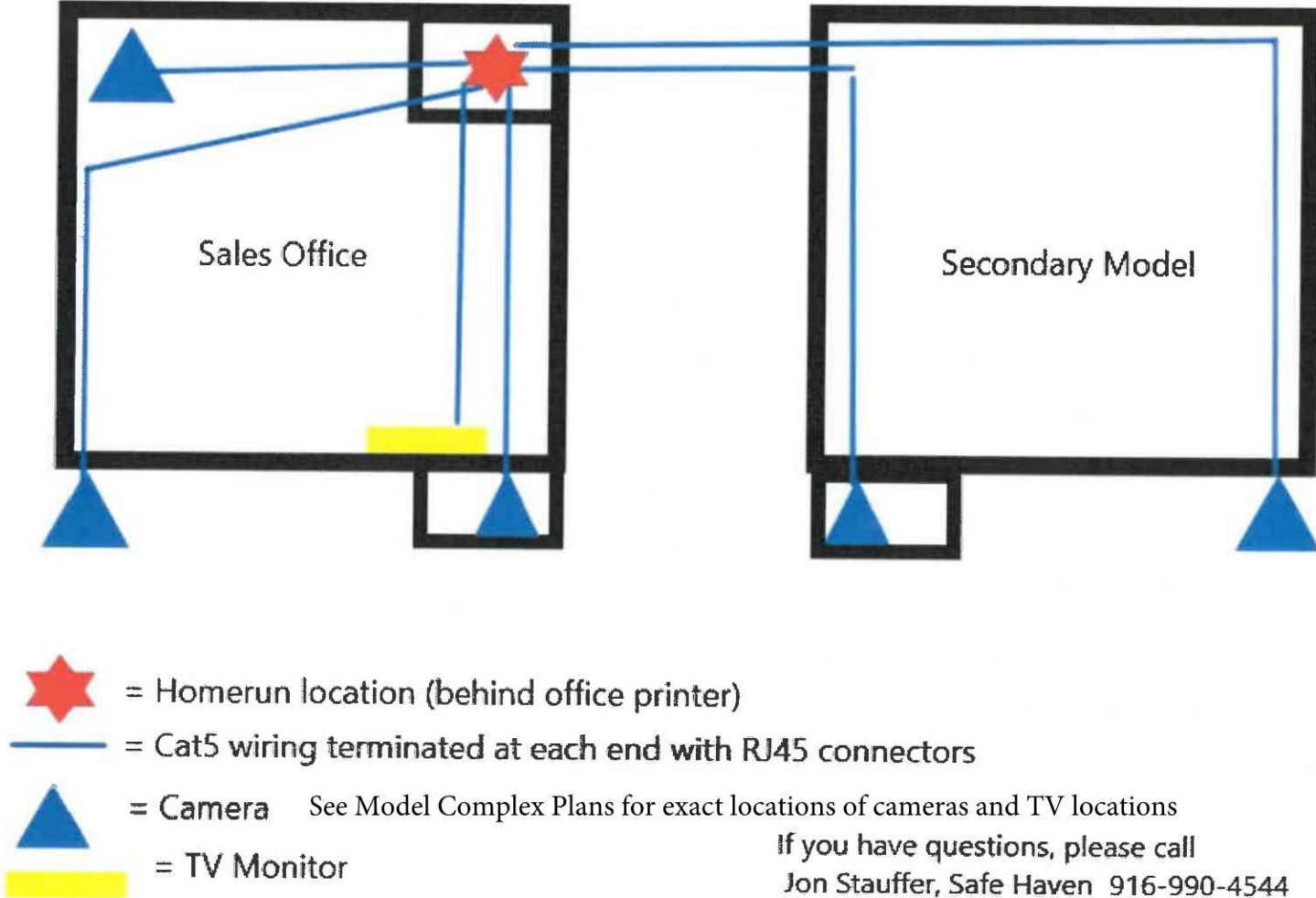
LOT 2 - 1678 C

SHEET LO-1

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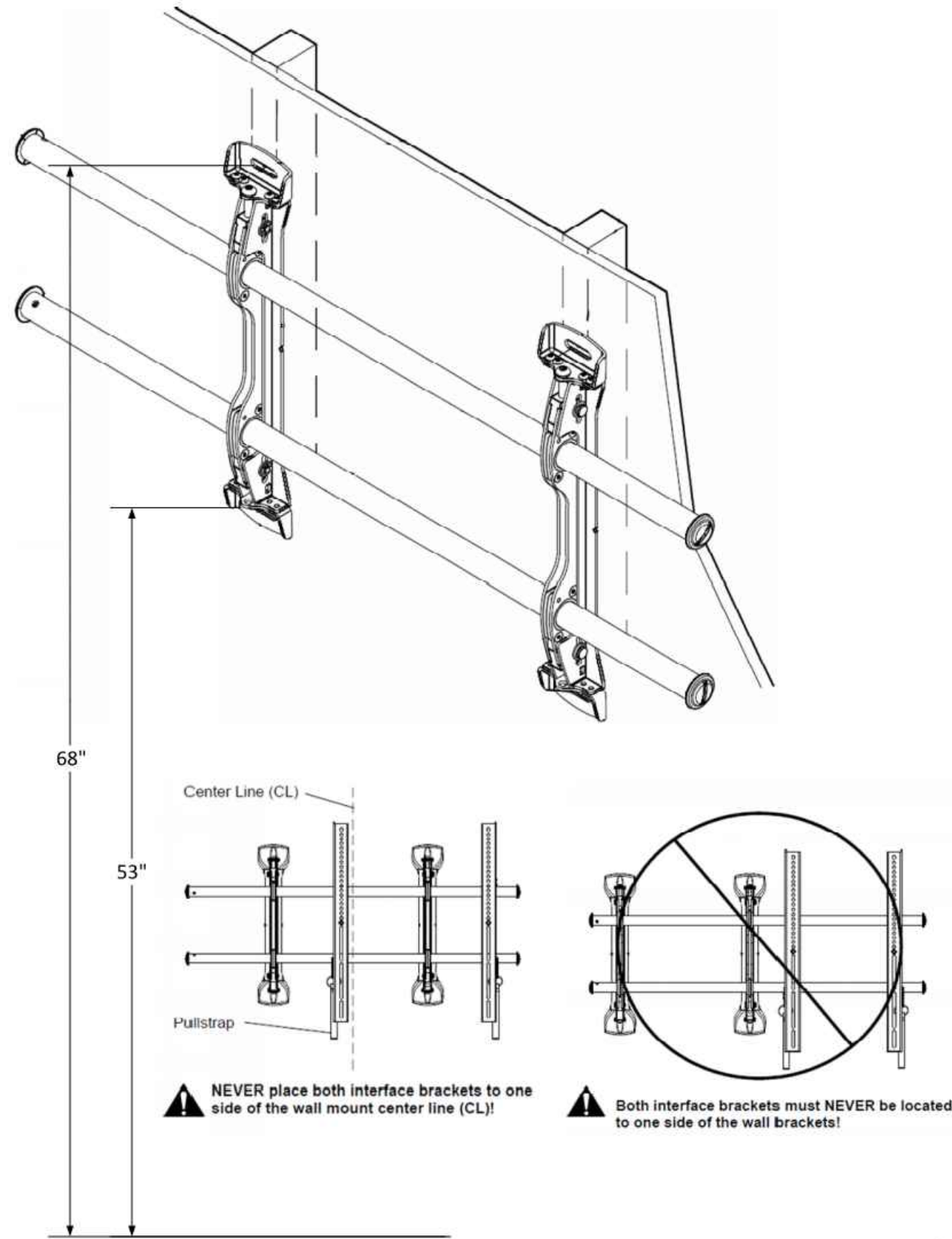
Sales Model Surveillance Camera Diagram

Each camera needs a Cat5 wire run from the camera to the homerun location behind the office printer. For models that currently have Cat5 going from a closet location to each camera, a new Cat5 wire needs to be run for each camera from the homerun location to that closet. Another Cat5 needs to be run from the homerun location to behind the TV monitor in the sales office. The ends of all of the Cat5 wires need to be terminated with RJ45 connectors.



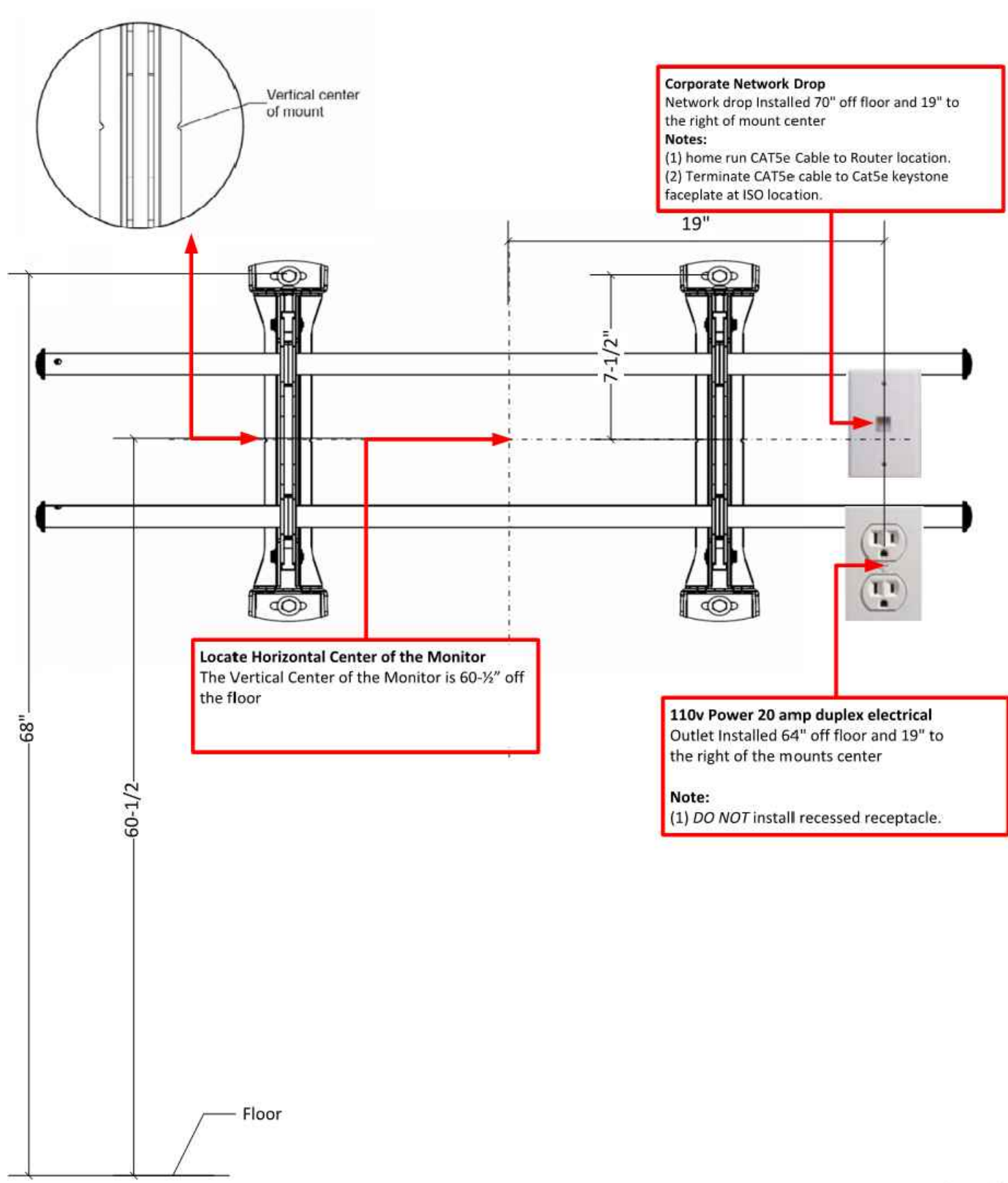
ISO Power and Data Requirements for the ELO ET5501L

February 19, 2015



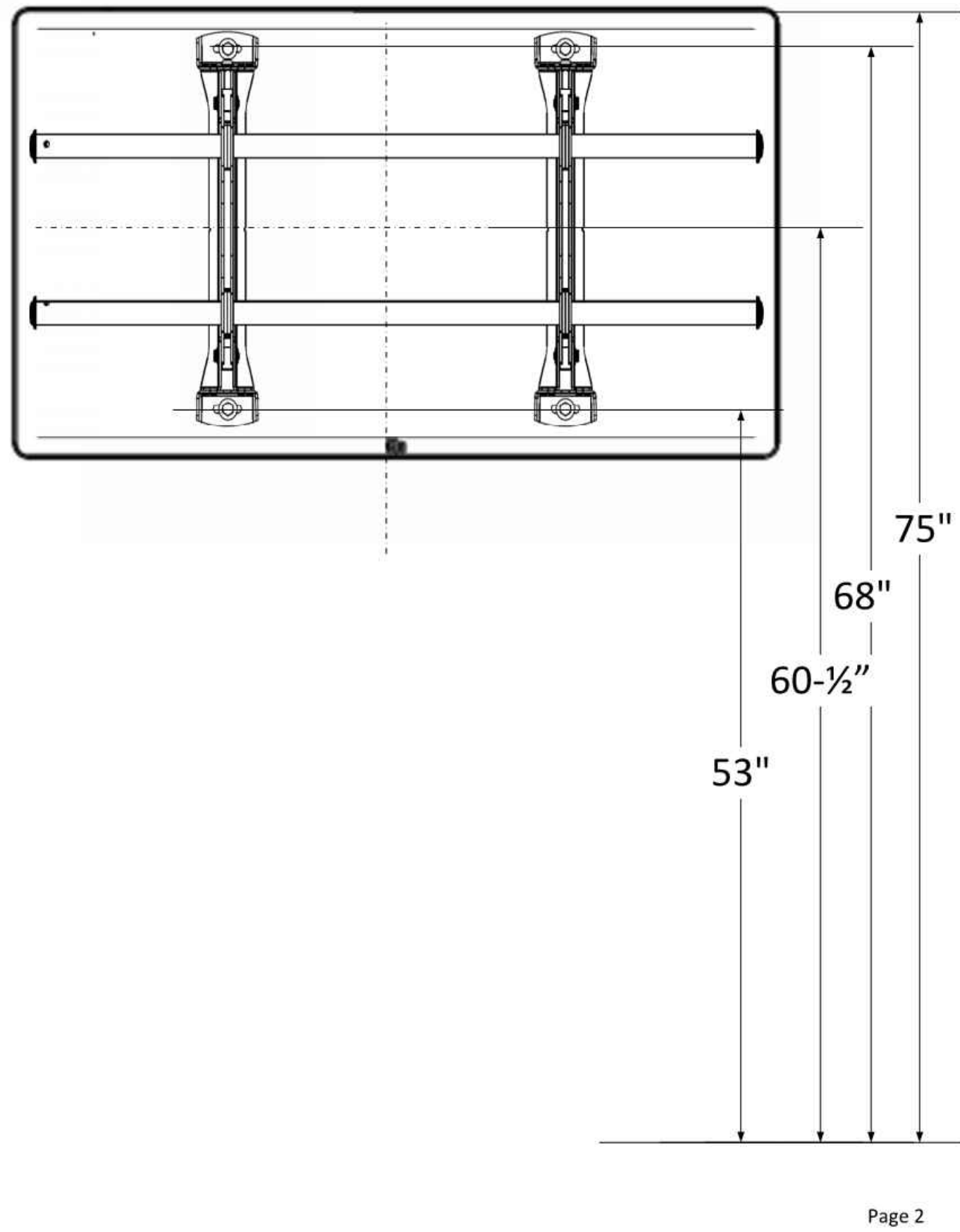
ISO Power and Data Requirements for the ELO ET5501L

February 19, 2015



ISO Power and Data Requirements for the ELO ET5501L

February 19, 2015



3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000
sdgarchitectsinc.com

NORTH MAIN
COMMONS
MANTECA, CA

D.R. HORTON
America's Builder



TV INSTALLATION
DETAILS

REVISIONS

SET DATE	09/03/2021
ISSUE DATE	09/03/2021
SCALE	AS NOTED
DRAWN	DVE, ALA, YSI
JOB	812.171
PM	DVE
GC	DVE
OL	DVE

LOT 2 - 1678 C

LO-2

DO NOT SCALE THESE DRAWINGS

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V:\372171_DBN North Main Commons\372171 CAD\372171.dwg, 9/3/2021 4:38:46 PM, D:\vinnam

Project Name:	Leasing Office	NRCC-PRF-01-E	Page 7 of 12
Project Address:	Manteca 95336	Calculation Date/Time:	09:01, Wed, Sep 01, 2021
Input File Name:	North Main Commons Leasing Office.cbd19x		

H6. MECHANICAL VENTILATION								
1	2	3	4	5	6	7	8	9
Zone Name	Ventilation Function	# hot rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant, or Both
1-Leasing Office	Office - Office space	0	2.15	0	64	65	429	NA

(Multifamily or Hotel/Motel Occupancy? (If "Yes," see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)

Does the Project include Zonal Systems? Yes

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY											
1	2	3	4	5	6	7	8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Airflow (cfm)		Fan				
			Heating	Cooling	Design	Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor
HP15	1-Leasing Office	MiniSplitHP	16.00	17.00	600	NA	NA	0.125	109.0	☐	☐

H8. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO					
1	2	3	4	5	6
Occupancy Type 1	Conditioned Floor Area 2 (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footcotes (Watts)	Tailored Method (Watts)
Office Area (Open plan office)	429	135	0		0

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-09-01 09:01:19

Project Name:	Leasing Office	NRCC-PRF-01-E	Page 8 of 12
Project Address:	Manteca 95336	Calculation Date/Time:	09:01, Wed, Sep 01, 2021
Input File Name:	North Main Commons Leasing Office.cbd19x		

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO					
1	2	3	4	5	6
Occupancy Type 1	Conditioned Floor Area 2 (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footcotes (Watts)	Tailored Method (Watts)
Building Totals:	429	135	0	0	0

¹ See Table 140.6-C.
² See NRCC-P1-01-E of 04162021 for additional notes.

³ Lighting information for existing spaces modeled is not included in the table

K2. INDOOR CONDITIONED LIGHTING SCHEDULE					
Luminaire Schedule (includes all permanent installed lighting in conditioned space, and portable lighting over 0.3 wft²/ft in offices)					
			Installed Watts (Conditioned)		
1	2	3	4	5	6
Name or Item Tag	Complete Luminaire Description (i.e., 3-lamp Fluorescent troffer, 1378, one dimmable electronic ballast)	Watts per luminaire	How Wattage is Determined	Total Number Luminaires	Installed Watts
L1	Flush Mid LED Fixture	15	According to §130.0(c)	9	135

K3. INDOOR CONDITIONED LIGHTING CONTROL CREDITS								
Lighting Control Credits Schedule (includes all lighting controls installed in conditioned space for compliance credit per §140.6(a)(2) and Table 140.6-A)								
1	2	3	4	5	6	7	8	9
Area Description	Primary Function Area (must meet requirements of Table 140.6-A)	Type of Lighting Control	Power Adjustment Factor (PAF)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S1-Leasing Office	Office Area (Open plan office)	NA	0.00 0.00 0.00 0.00	L1	135.0	9	135	0

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance		Report Version: NRCC-PRF-01-E-04162021-6384		Report Generated at: 2021-09-01 09:01:19	
Project Name: Leasing Office		NRCC-PRF-01-E		Page 9 of 12	
Project Address: Mamata #5336		Calculation Date/Time:		09:01, Wed, Sep 01, 2021	
Input File Name: North Main Commons Leasing Office.edb13x					
K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS					
Building Level Controls					
1			2		
Mandatory Demand Response §110.12(c)			Shut-Off Controls §130.1(c)		
NA			Required		
Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per §130.1)					
4		5		10	
Area Description		Area Category Primary Function Area		Secondary Daylighting §140.5(d)	
		Area Controls §130.1(a)		Primary Daylighting §130.1(d)	
		Multi-Level Controls §130.1(b)		Shut-Off Controls §130.1(c)	
				Primary Daylighting §130.1(d)	
				Secondary Daylighting §140.5(d)	

H2. FAN SYSTEMS SUMMARY ¹												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type package, DOAS, etc.	Design OA CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	Economizer Type (if present)	
HP15	MiniSplitHP	0	600	0.125	109.0	ConstantVolume	NA	NA	NA	NA	NA	N

Project Name:	Leasing Office	NRCC-PRF-01-E	Page 4 of 12
Project Address:	Manteca 95336	Calculation Date/Time:	09:01, Wed, Sep 01, 2021
Input File Name:	North Main Commons Leasing Office.cbd19x		

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)											
1	2	3	4	5	6	7	8	9	10	11	12
Opaque Surfaces & Orientation		Total Gross Surface Area (ft²)			Total Fenestration Area (ft²)			Window to Wall Ratio (%)			
North-Facing ¹		185 ft²			11 ft²			05.8%			
East-Facing ²		0 ft²			0 ft²			00.0%			
South-Facing ³		76 ft²			0 ft²			00.0%			
West-Facing ⁴		189 ft²			100 ft²			52.9%			
Total		450 ft²			111 ft²			24.6%			
Roof		0 ft²			0 ft²			00.0%			

Notes:
¹North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
²East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
³South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
⁴West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

G3. OPAQUE SURFACE ASSEMBLY SUMMARY											
1	2	3	4	5	6	7	8	9	10	11	12
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers			
2x4ExtWall-Struc08	ExteriorWall	450	Wood	15	4	U-Factor	0.064	Stucco - 7/8 in. Compliance Insulation R-48.0 Wood framed wall, 16in. OC, 3.5in., 6-5 Gypsum Board - 5/8 in.			N
Slab On Grade18	UndergroundFloor	429	NA	0	NA	F-Factor	0.73	Slab Type - UnheatedSlabOnGrade Insulation Orientation - None Insulation R-Value + R0			
2x4intWall20	InteriorWall	298	Wood	15	NA	U-Factor	0.086	Wood framed wall, 16in. OC, 3.5in., 6-5 Gypsum Board - 5/8 in.			N

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Project Name:	Leasing Office	NRCC-PRF-01-E	Page 5 of 12
Project Address:	Manteca 95336	Calculation Date/Time:	09:01, Wed, Sep 01, 2021
Input File Name:	North Main Commons Leasing Office.cbd19x		

G3. OPAQUE SURFACE ASSEMBLY SUMMARY											
1	2	3	4	5	6	7	8	9	10	11	12
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers			
IntCeiling23	Ceiling	429	Wood	19	NA	U-Factor	0.042	Carpet - 3/4 in. Plywood - 1/2 in. Air - ceiling - 1/2 in. Wood framed roof, 24in. OC, 11.25in., 6-19 Gypsum Board - 5/8 in.			N

¹ Status: N - New, A - Altered, E - Existing

G5. FENESTRATION ASSEMBLY SUMMARY								
1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft²	Overall U-Factor	Overall SHGC	Overall VLT	Status
Store Front FX	VerticalFenestration CurtainWall MetalFraming	Default Performance	SiteBuilt	71	0.71	0.73	0.88	N
Store Front FD	VerticalFenestration GlassDoor MetalFraming	Default Performance	SiteBuilt	40	0.77	0.70	0.53	N

¹ Newly installed fenestration shall have a certified NFRC Label Certificate or use the DEC daylighting factor in Table 130.6-A and Table 130.6-B. Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix A16 and are not in the table.
² Status: N - New, A - Altered, E - Existing

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers, etc.)											
1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency	Economizer Type (if present)	Remarks
HP15	MiniSplitHP	1	16	0	HSPF	10.300	17	SEER	20.000	NA	N

¹ Status: N - New, A - Altered, E - Existing

H2. FAN SYSTEMS SUMMARY ¹												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type package, DOAS, etc.	Design OA CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	Economizer Type (if present)	
HP15	MiniSplitHP	0	600	0.125	109.0	ConstantVolume	NA	NA	NA	NA	NA	N

¹ Status: N - New, A - Altered, E - Existing

H3. EXHAUST FAN SUMMARY												
1	2	3	4	5	6	7						
System ID	Zone Name	Qty	CFM	Motor BHP	Motor Watts	Total Static Pressure (in H2O)						
Leasing Office	1-Leasing Office	1	65	0.041	36.0	2.62						

H4. Wet System Equipment(boilers,chillers,cooling towers,etc.)

This Section Does Not Apply

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Performance Start (MM/DD/YY)	Window Interlocks per §140.4(a)	Evaporative Cooling	Heat Recovery	Other Controls

Notes: This table includes controls related to the optimum start/purge only for projects using the prescriptive path. Mandatory and prescriptive controls requirements are documented on the NRCC-P1-01-E.

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-04162021-6384 Report Generated at: 2021-09-01 09:01:19

Project Name:	Leasing Office	NRCC-PRF-01-E	Page 1 of 12
Project Address:	Manteca 95336	Calculation Date/Time:	09:01, Wed, Sep 01, 2021
Input File Name:	North Main Commons Leasing Office.cbd19x		

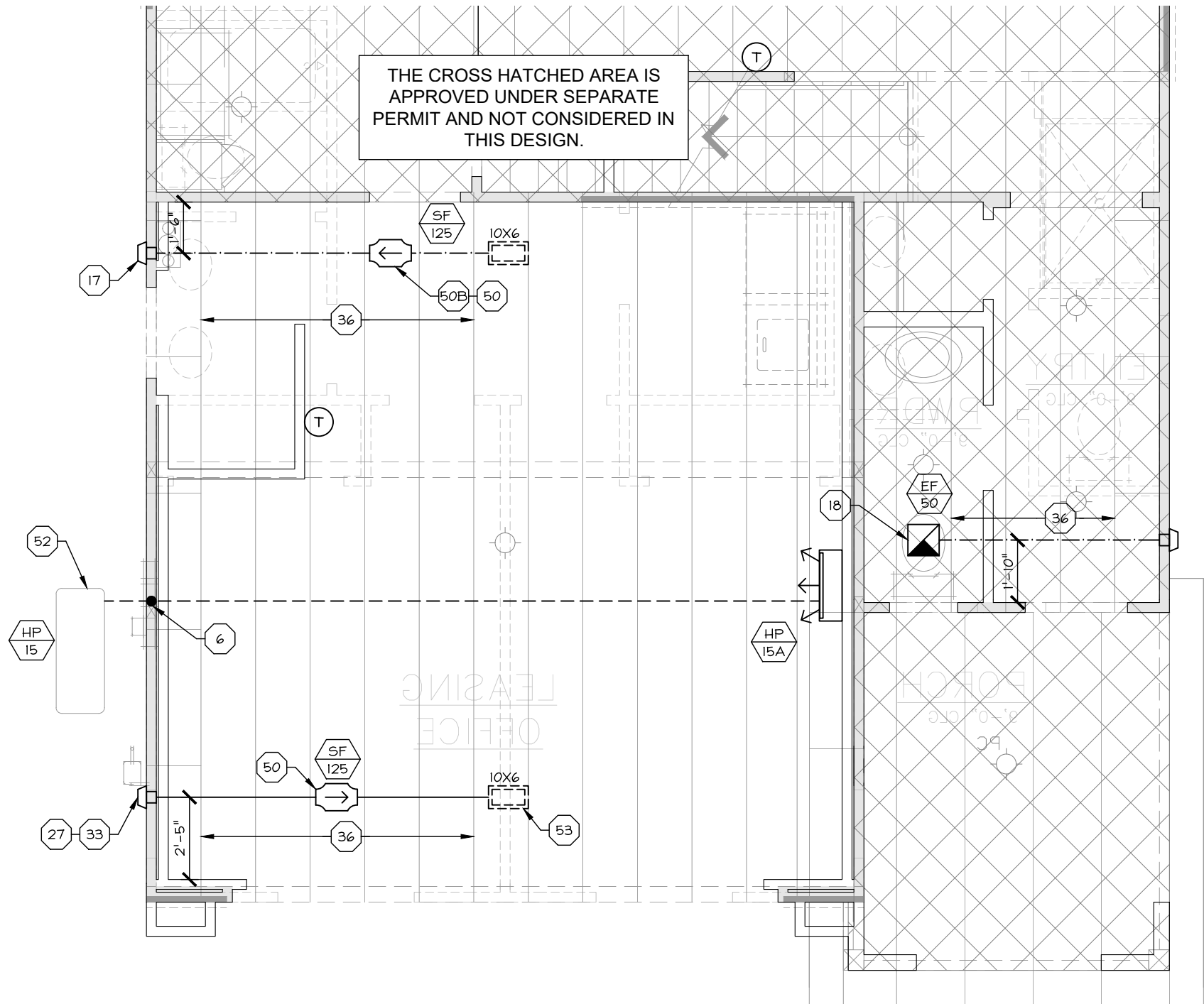
A. GENERAL INFORMATION			
1	Project Location (city)	Manteca	8
2	CA Zip Code	95336	9
3	Climate Zone	12	10
4	Total Conditioned Floor Area in Scope	429 ft²	11
5	Total Unconditioned Floor Area	0 ft²	12
6	Total of Stories (Habitable Above Grade)	1	13
7	Total # of dwelling units	0	14
			15

B. PROJECT SUMMARY

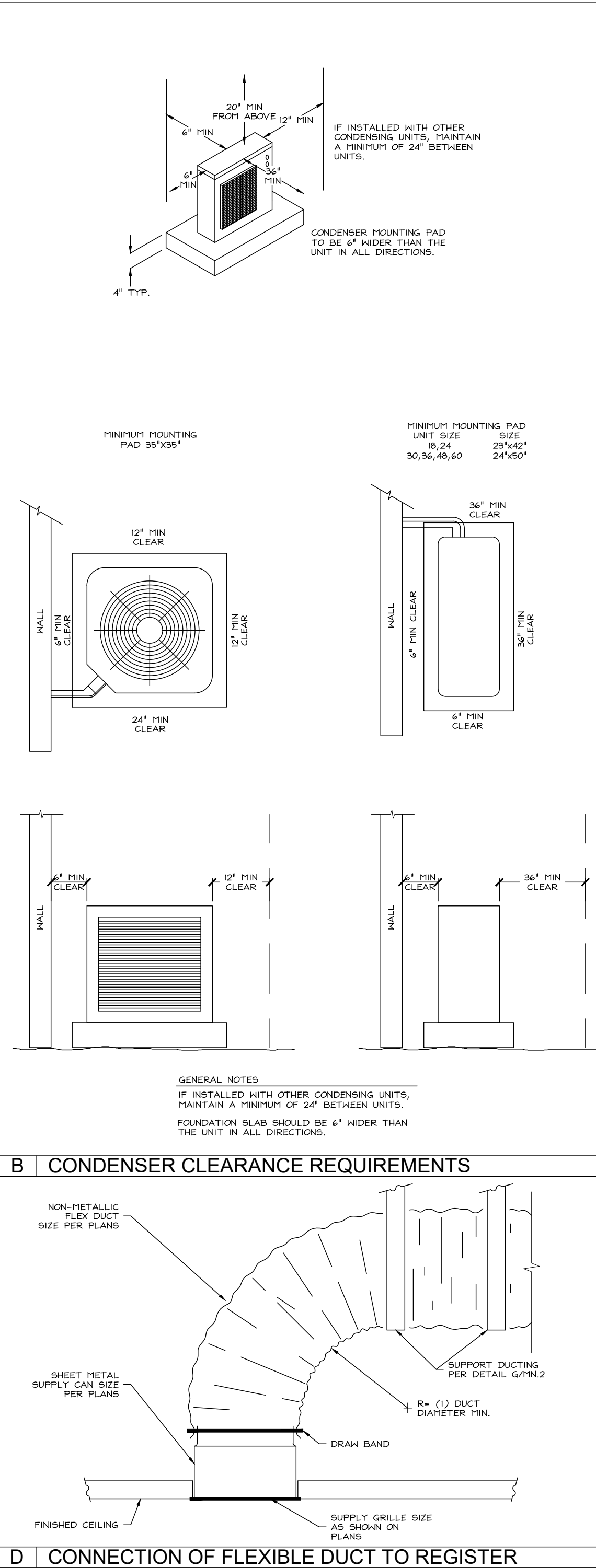
Table B: Instructions: Table B shows which building components are included in the performance calculation. (f indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying by Performance				Building Components Complying Prescriptively			
Envelope (see Table G)	☒ Performance	Covered Process: Commercial Kitchens	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e., compliance will not be shown on the NRCC-P1-01-E)			
Mechanical (see Table H)	☐ Not Included	Covered Process: Computer Rooms	☐ Performance	Indoor Lighting (Unconditioned)§140.6	NRCC-LT-E		
	☐ Not Included		☐ Not Included	Outdoor Lighting §140.7	NRCC-LT-O-E		
Domestic Hot Water (see Table I)	☐ Performance	Covered Process: Laboratory Exhaust	☐ Performance	Sign Lighting §140.8	NRCC-LT-S-E		
	☐ Not Included		☒ Not Included	Mandatory Measures			
Lighting ¹ (Indoor Conditioned, see Table G)	☐ Not Included			Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e., compliance will not be shown on the NRCC-P1-01-E)			
Solar Thermal Water Heating (see Table I)	☐ Not Included			Electrical Power Distribution §110.11	NRCC-LC-E		
	☐ Performance			Commissioning §120.8	NRCC-CM-E		
	☒ Not Included			Solar Ready §110.10	NRCC-SRA-E		

CA Building Energy Efficiency Standards: 2019 Nonresidential Compliance			Report Version: NRCC-PRF-01-E-04162021-6384	Report Generated at: 2021-09-01 09:01:19
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ELEVATION A (ELEV B & C SIM)



FAN SCHEDULE					
TAG	MAKE MODEL 1,2	TYPE	ELECTRICAL DATA		
			VOLTS	WATTS	AMPS
5F 125	5 4 P	TD-125X5	120	36	--
					136
					14"x14"
1. PROVIDE SPEED CONTROLLER AND SHARED OPERATIONAL SWITCH CONTROL FOR BOTH SUPPLY AND EXHAUST. 2. PROVIDE REMOVABLE PANEL TO ALLOW FOR ACCESS TO EQUIPMENT LOCATED IN A CONCEALED LOCATION SUCH AS DROPPED CEILING, ATTIC OR WALL. 3. ADJUST AIRFLOW TO CFMS REQUIRED FOR VENTILATION AS REFERENCED IN T24 ENERGY COMPLIANCE DOCUMENTS: 65 CFM. 4. VALUES BASED ON 0.25" STATIC PRESSURE.					

HEAT PUMP (OUTDOOR) SCHEDULE					
TYPE	MAKE MODEL	STYLE	HSFP	SEER/EER	ENERGY
				AHRI #	USE (WATTS)
HP 15	CARRIER 38TAGEB10	SLIM LINE	10.3	20.0/12.5	5,750
				8738637	150

HEAT PUMP (INDOOR) SCHEDULE					
TYPE	MAKE MODEL 1	STYLE	CFM	HEATING OUTPUT	ENERGY
					USE (WATTS)
HP 15A	CARRIER 40TAGEB10B	HALL MOUNT	310-680	16,000	--
					27
1. WHEN PUMP FOR CONDENSATE LINE IS NOT INTEGRAL TO THE FAN COIL UNIT, PROVIDE BLUE DIAMOND X87-711; AA5/230V (OR EQUIVALENT) CONDENSATE PUMP AT UNIT PER MANUFACTURER SPECIFICATIONS. RUN 3/4" CONDENSATE DRAIN TO CLOSEST LAV AND TIE DRAIN INTO LAV TAIL PIPE. WHERE NO OTHER PLUMBING IS LOCATED ON THE FIRST FLOOR, PLUMBING CONTRACTOR TO PROVIDE DRAIN AND CONNECTION TO SANITARY SEWER LINE.					

GENERAL NOTES

REFERENCE APPROVED MASTER PLANS FOR ALL INFORMATION NOT SPECIFIED WITHIN THIS SET OF MECHANICAL PLANS, WHICH ADDRESSES THE TEMPORARY SALES OFFICE ONLY.

IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS SPECIFIED ON MH SHEETS, AS THEY ARE TO BE INCORPORATED INTO THE CONSTRUCTION OF THIS STRUCTURE.

INSTALL ALL DUCTING PER 2019 CFC 603.4.1

MECHANICAL NOTES

DESIGN VALUES			
CLIMATE ZONE	12		
DESIGN TEMPERATURES	HEATING	COOLING	
OUTDOOR DRY BULB	24° F	95° F	
INDOOR DRY BULB	68° F	75° F	
INDOOR RELATIVE HUMIDITY	50	50	
SENSIBLE LOADING	50	50	

MECHANICAL SYSTEM HAS BEEN MODIFIED SPECIFICALLY FOR THIS LOT WITH TEMPORARY SERVICE TO SALES OFFICE, WITH CONSIDERATION FOR DEMO AT MODEL CONVERSION.

ALL EQUIPMENT SUBSTITUTIONS ARE REQUIRED TO MEET OR EXCEED DESIGN PERFORMANCES, AND ARE TO BE APPROVED BY THE BUILDER PRIOR TO INSTALLATION.

FAN COIL UNITS MAY BE RELOCATED ALONG WALL OR WITHIN SAME ROOM AT BUILDER OPTION

UNCONDITIONED SPACE COULD BE SEVERAL DEGREES HIGHER OR LOWER THAN CONDITIONED SPACES DEPENDING ON AMBIENT TEMPERATURE

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NORTH MAIN COMMONS
MANTECA, CA

D.R. HORTON
6883 OWENS DRIVE
PLEASANTON, CA 94588

PROJECT: CLIENT:

PROJECT MANAGER: FR
DESIGNER: RD
DRAHN BY: XG/OES
CHECKED BY: FR
ISSUE DATE: 04-03-2021
REVISIONS:

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FEMER
EXPIRES 09/30/22
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:
LEASING OFFICE
SHEET TITLE:
LEVEL 1 PLAN
(MECHANICAL LAYOUT)
SCALE:
1/4" = 1'-0"
SHEET NUMBER:
MLO.1
JOB NUMBER: HS21012

NORTH MAIN COMMONS LEASING OFFICE

D.R. Horton

Manteca, CA

Landscape Plans

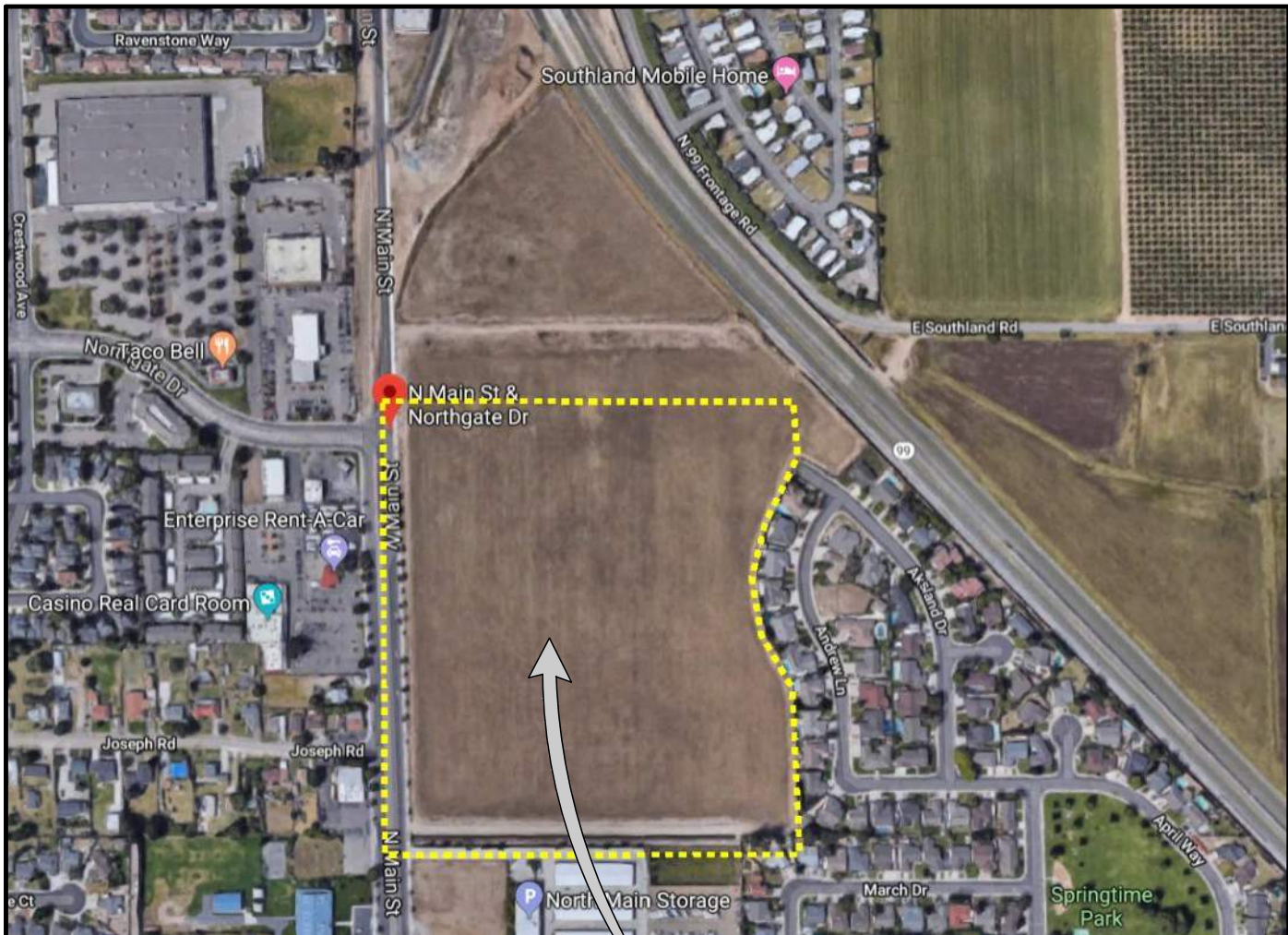
CITY OF MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

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 209-456-8629



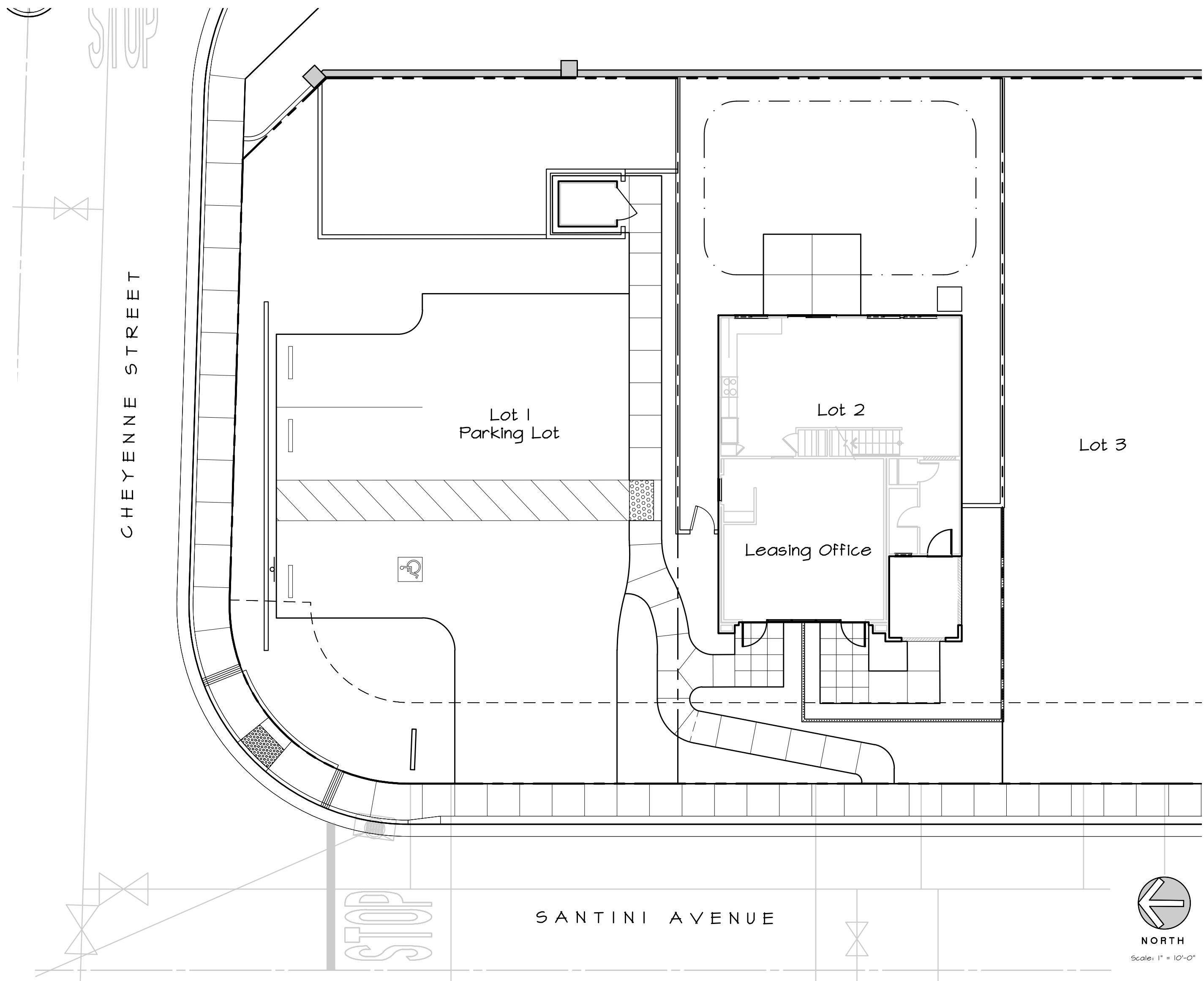
Project Location

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

Sheet Index

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



Site Plan

www.kla-ca.com

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



Revisions	Date	By

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North Main
Commons
Leasing Office
Manteca, CA

D-R-HORTON
America's Builder

D. R. Horton
6683 Owens Drive
Pleasanton, CA, 94588
(925)-225-7400

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" = 10'-0"
Date:
September 9, 2021
Drawn/Checked:
NAB / JNA
Project No.:
21-2321-Leasing Office
Sheet Number:

L1.0



Revisions		
Date	By	Modification

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**North Main
Commons
Leasing Office**
Manteca, CA



D. R. Horton
6683 Owens Drive
Pleasanton, CA, 94588
(925)-225-7400

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 Plan

Scale:

1" = 10'-0"

Date: September 9, 2021

Drawn/Checked: NAB / JNA

Project No.: 21-2321-Leasing Office

Sheet Number:

L1.1

General Construction Notes

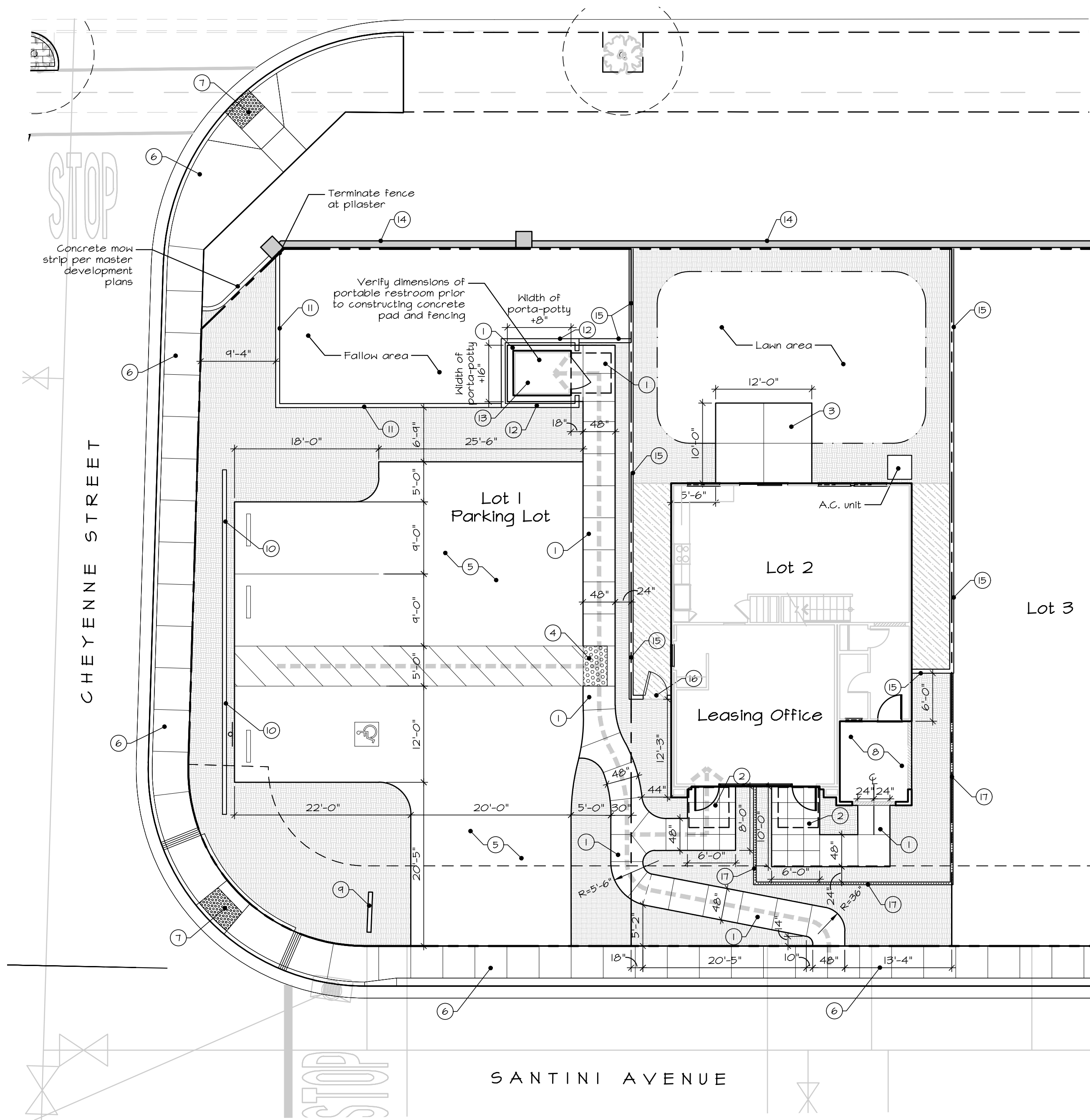
- All dimensions are taken from curb face, building face, or edge of paving, unless otherwise noted on the plan. The dimensions are shown for approximate line and all radii and curves are to have continuous and smooth transitions without abrupt changes or bends. For curved concrete edges the contractor 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 with 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.

Accessibility Notes

- Path of Travel**
There is to be an accessible route of travel from the public sidewalks to the sales office and the portable restroom. Everything beyond the Sales Office within the trapped fence area is per the Residential Building Code. All of the following notes are in reference to the required accessible path of travel from the Public Way to the Sales Office and the Portable Restroom - Not the walkways within the trapped fence area to the front doors of the homes.
- The accessible 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, rails, 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 gate 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.

Wood Construction 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 avail. sizes.
- Wood components 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 semi-gloss exterior-grade paint. 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 at footing to be installed per the plan or details with secure connection to meet CBC and local building codes.

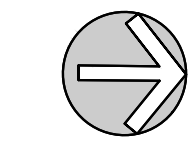


Construction Callouts

- | No. | Detail | Item Description |
|-----|-----------------------------|--|
| 1 | Detail A and B, Sheet L2.1 | Install 4" thick natural gray concrete sidewalks with a medium broom finish. Provide tooled score joints as shown on plans. |
| 2 | Detail A and B, Sheet L2.1 | Install 4" thick natural gray concrete paving with a medium broom finish and 24"x24" grid score joint pattern as shown on plans. |
| 3 | Detail A and B, Sheet L2.1 | Install 4" thick natural gray concrete patio with a medium broom finish. Provide tooled score joints as shown on plans. Patio to slope away from house at 15%. |
| 4 | Detail D, Sheet L2.1 | Install detectable warning surface at parking lot. |
| 5 | Details C 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 provide parking stall striping per the requirements of the City of Manteca for parking lots. Accessibility signage, striping, and components shall be in compliance with ADA requirements and CBC 11B-20B.2.4 for van accessible stall. Option - Parking lot may be installed as concrete paving in lieu of asphalt. Coordinate with developer and provide alternate pricing. If concrete, see detail A, sheet L2.1. |
| 6 | | Existing street sidewalk |
| 7 | | Existing accessible ramp |
| 8 | | Concrete front porch per architectural plans |
| 9 | | Model signage per Developer |
| 10 | Detail B, Sheet L2.2 | Construct 36" tall wood 3-rail fence at parking lot adjacent to Cheyenne Street (to match trap fence). |
| 11 | Detail F, Sheet L2.1 | Construct 42" tall enhanced wood fence at parking lot. |
| 12 | Detail H, Sheet L2.1 | Install 8' tall wood fence around accessible porta-potty. Coordinate with Developer for placement of porta-potty prior to fence installation. |
| 13 | | Fully accessible portable restroom |
| 14 | | CMU block wall per master development plans |
| 15 | Detail A, Sheet L2.2 | Construct 6' tall wood lot line fence. Coordinate with Developer prior to installation. Fence to be centered on property line. |
| 16 | Detail B, Sheet L2.2 | Construct swinging wood gate to match the wood lot line fence. Use detail as a guide - Contractor to coordinate with the Developer and Landscape Architect for final construction of gate. Gate to latch on the inside. Do not attach to the house. |
| 17 | Detail C, Sheet L2.2 | Construct 36" high wood 3-rail trap fence. |

Symbol Legend

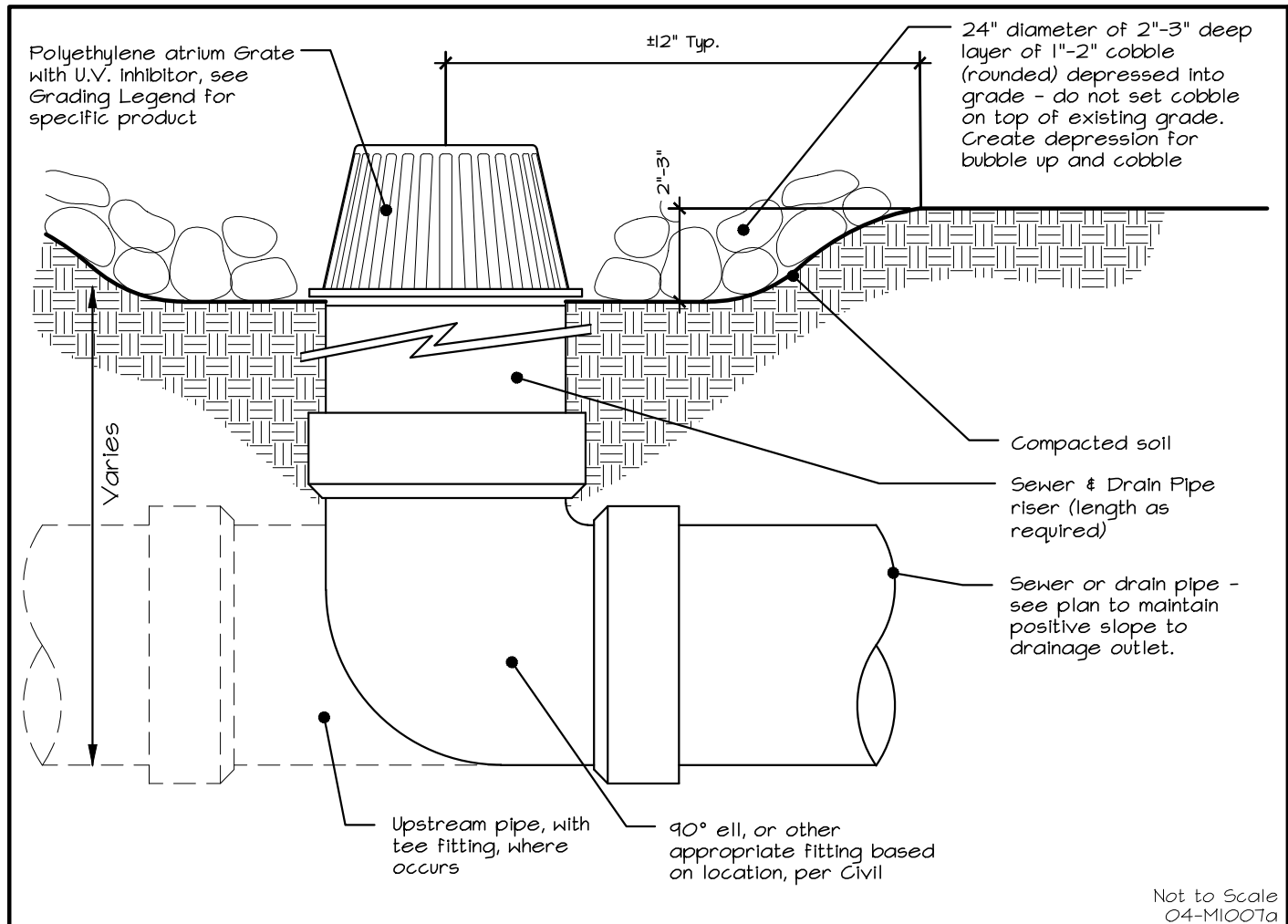
- | | |
|--|---|
| | Accessible path of travel, longitudinal slope to be less than 5%, cross slope 2% max. |
| | 5'x5' Landing in front of accessible doors and gates per code requirements- No slopes to exceed 2% in any direction |
| | Trap Fence (Temporary) |
| | Lot Fence and Gates |
| | Organic mulch only area - see Planting Plan |
| | Shrub and groundcover planting area - see Planting and Irrigation Plans |



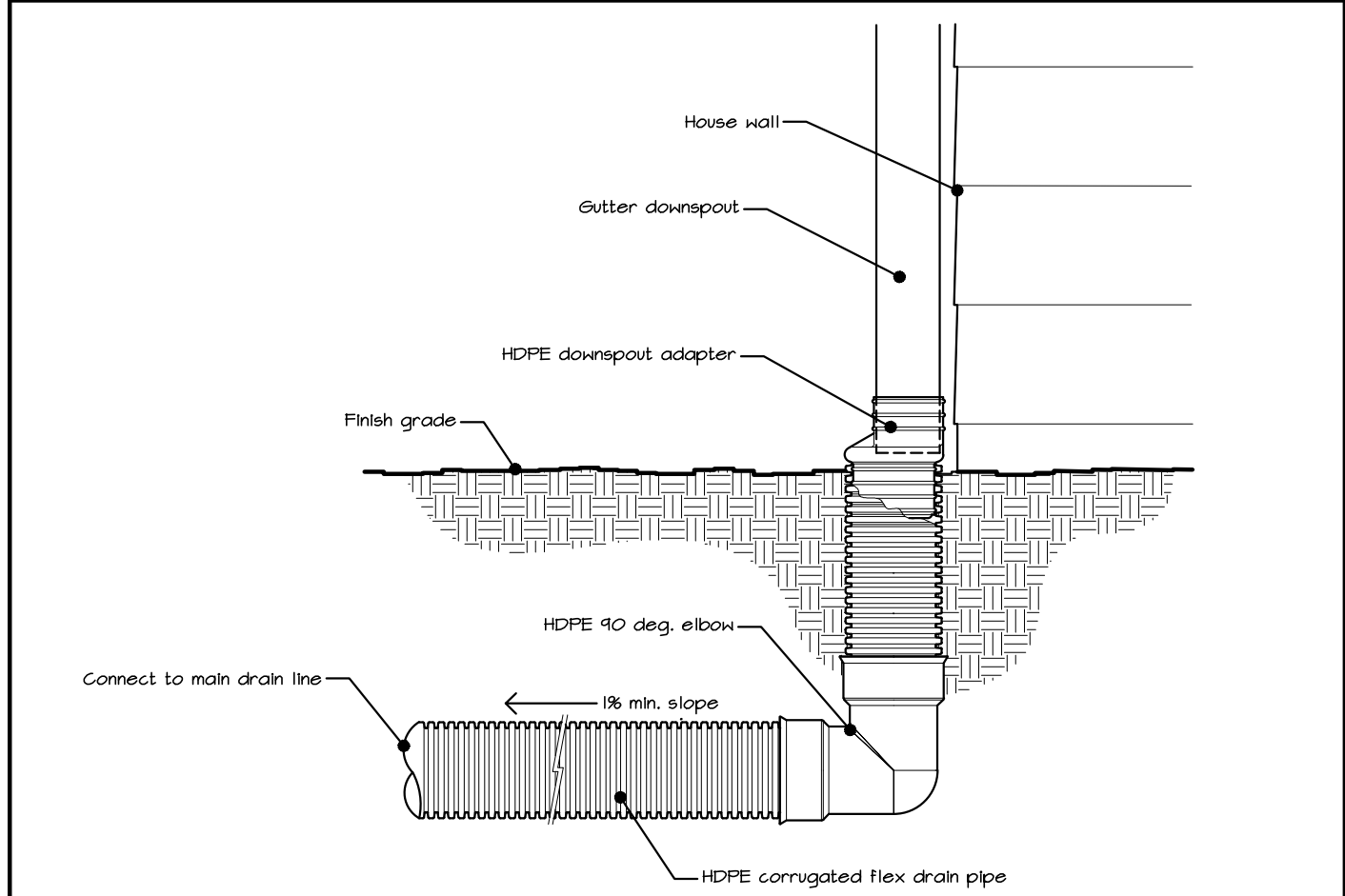
NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'

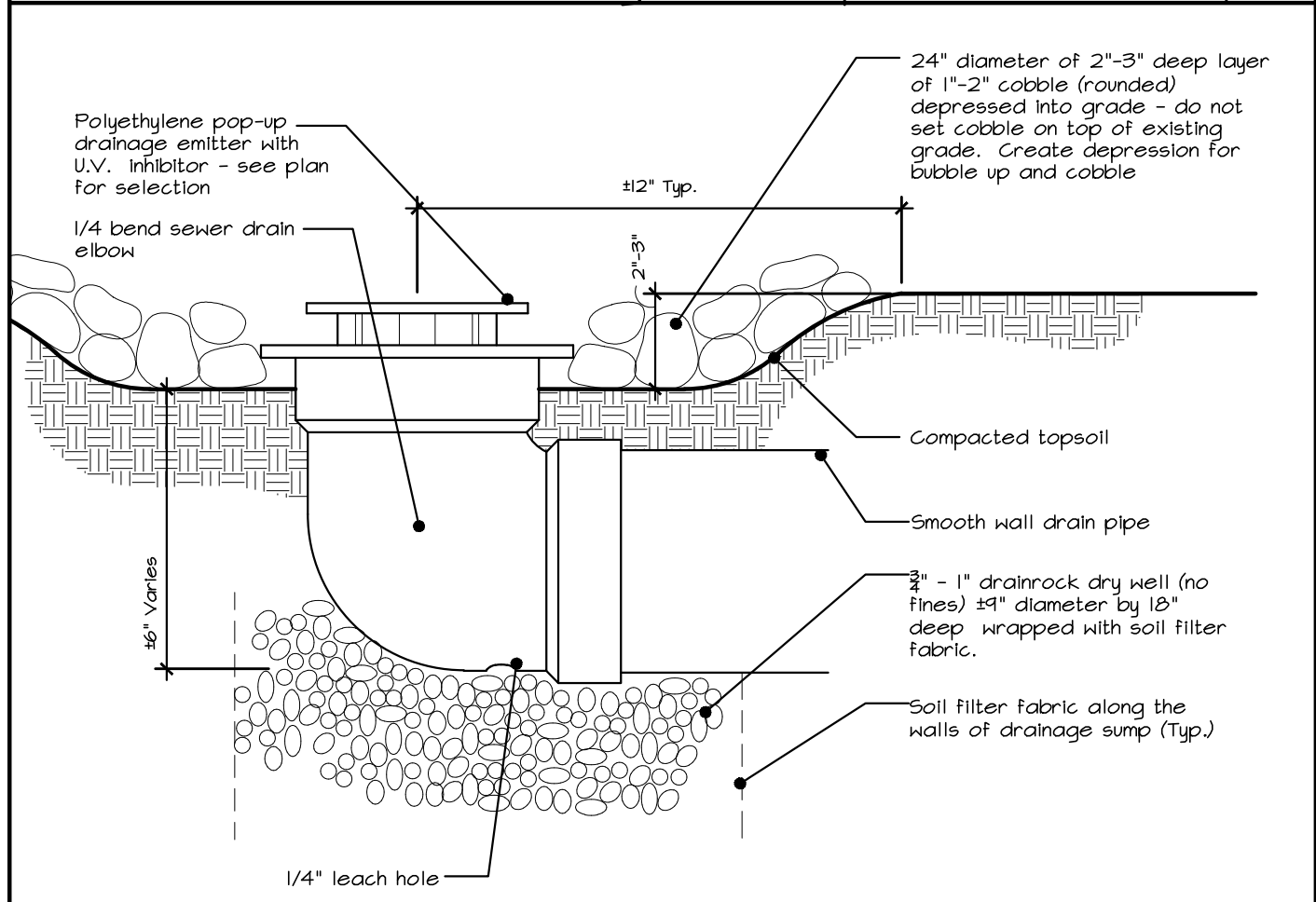




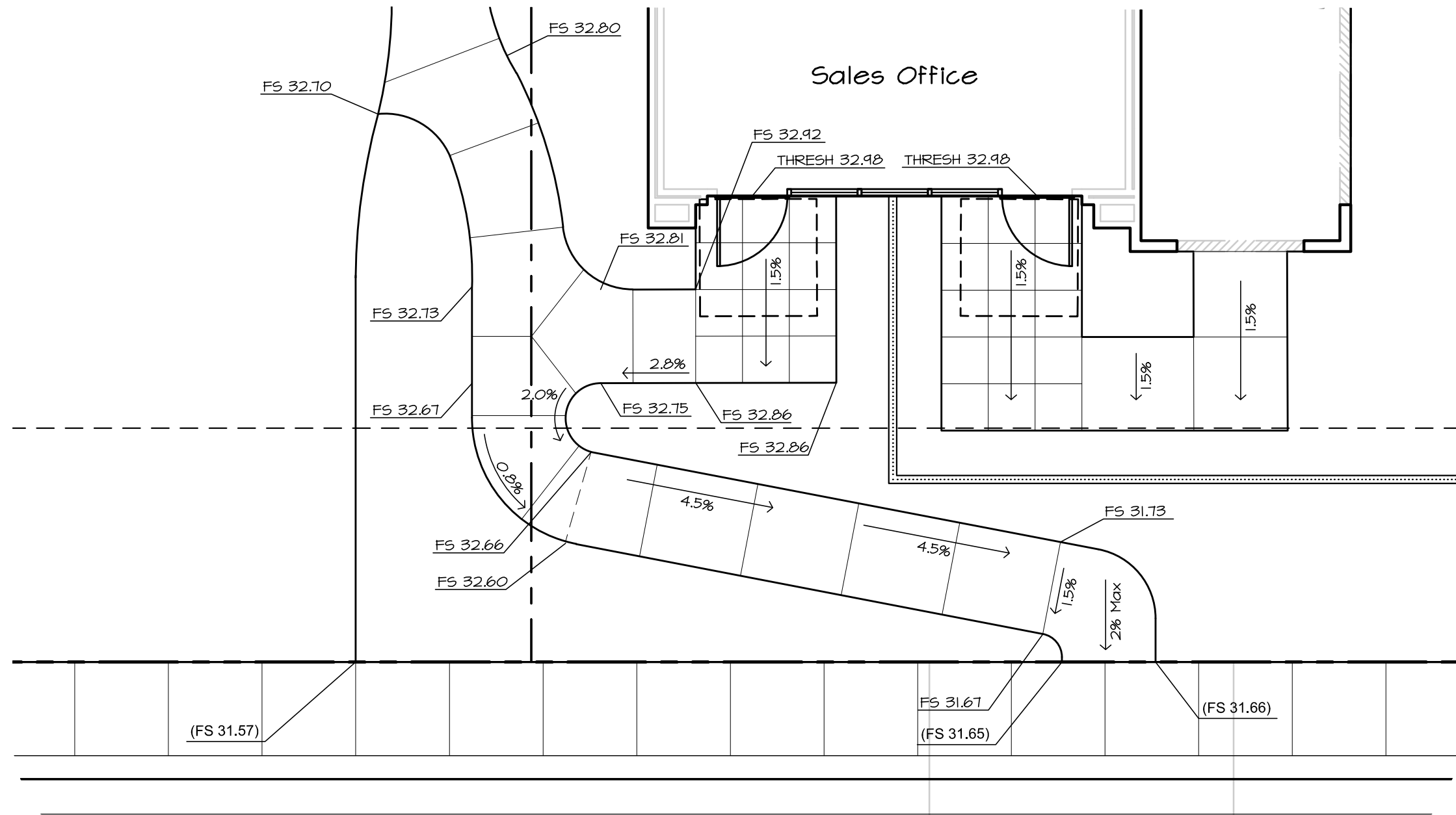
Atrium Grate



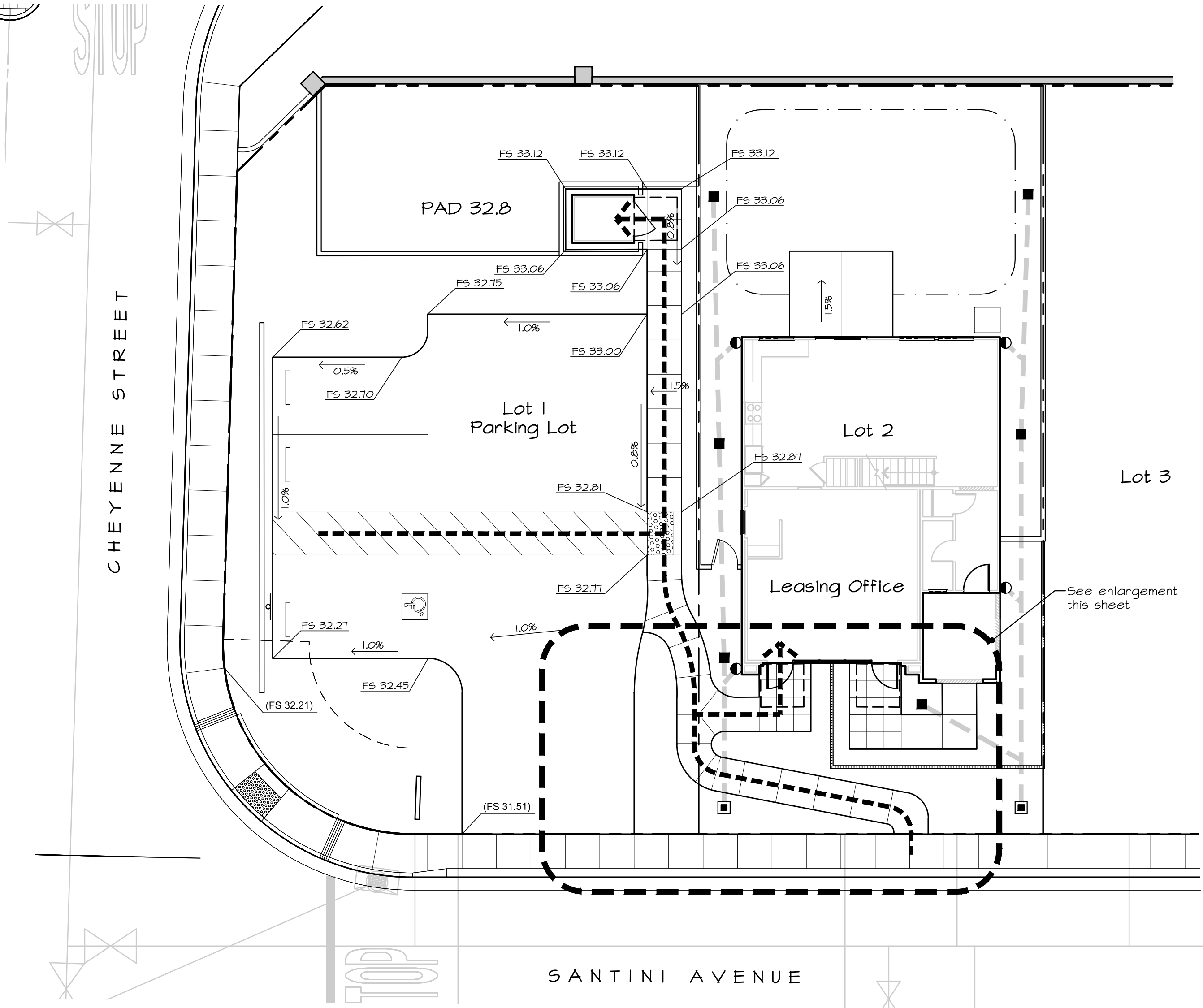
Drainage Downspout Connection



NDS Pop-up Drainage Emitter (Bubble Up)



Grading Enlargement
Scale: 3/16" = 1'-0"



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% 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 shrub 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" #421 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 #2364AA 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% from furthest drain inlet to pop-up emitter. Contractor to provide fittings as needed at inlets, joints, emitters. Final location of drainline 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 6" 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.

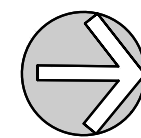
Grading Legend

- B6 Bottom Step
- F6 Finish Grade (Soil)
- F5 Finish surface (Paving)
- TC Top of curb
- THRESH Threshold
- T5 Top of step

- FS 155.00 Proposed spot grade
- (FS 155.50)

- 2% Paving Slope Direction

- Landscape Slope Direction



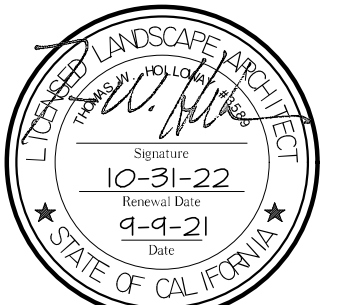
NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'



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Revisions

Date By

Modification

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Pleasanton, CA, 94588
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Grading and Drainage Plan

Scale:

1" = 10'-0"

Date:

September 9, 2021

Drawn/Checked:

NAB / JNA

Project No.:

21-2321-Leasing Office

Sheet Number:

L1.2



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Construction Details

Scale:
See Details

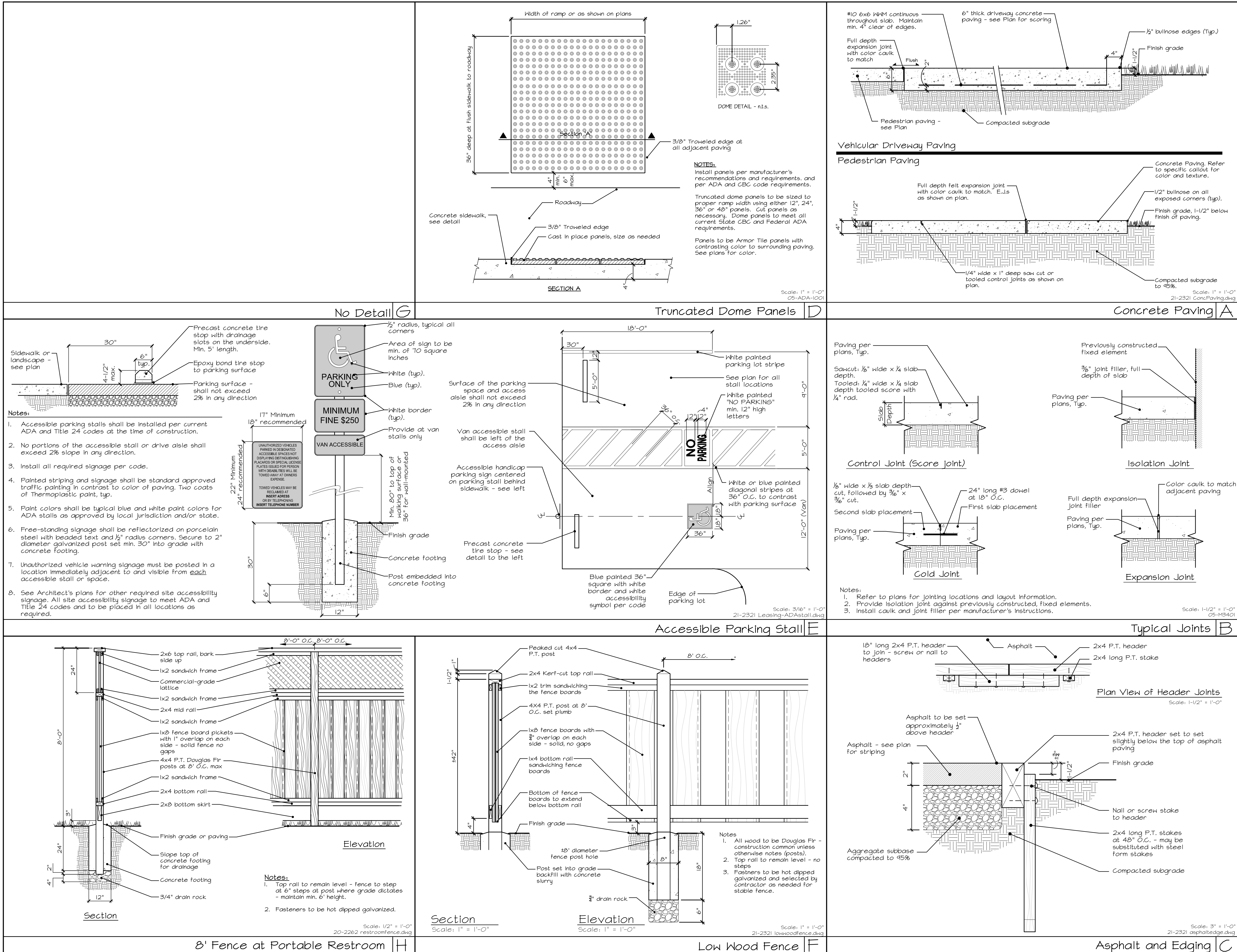
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Project No.:
21-2321-Leasing Office

Sheet Number:

L2.1





Revisions		
Date	By	

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**Construction
Details**

Scale:
See Details

Date:
September 3, 2021

Drawn/Checked:
NAB / JWA

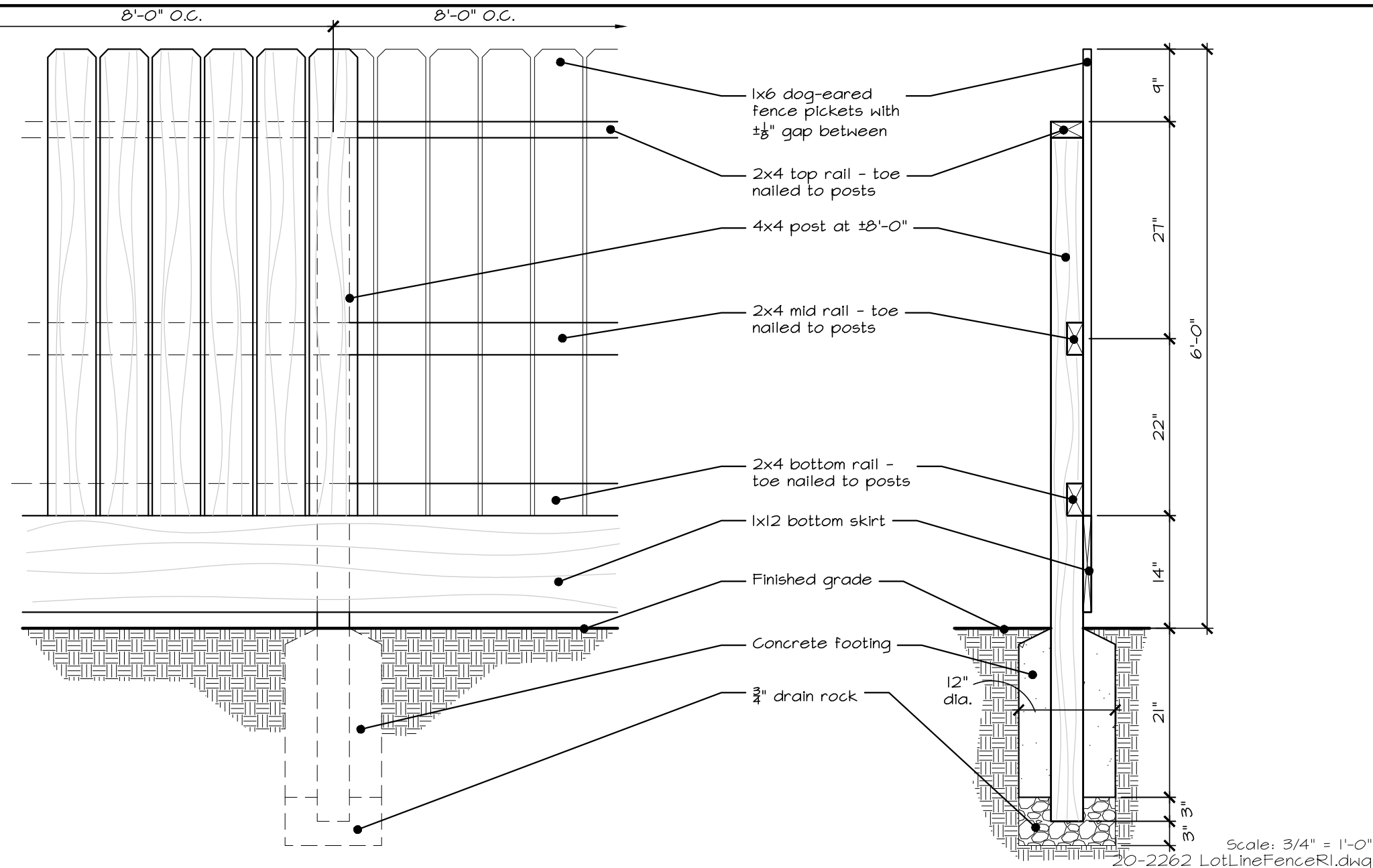
Project No.:
21-2321-Leasing Office

Sheet Number:

L2.2

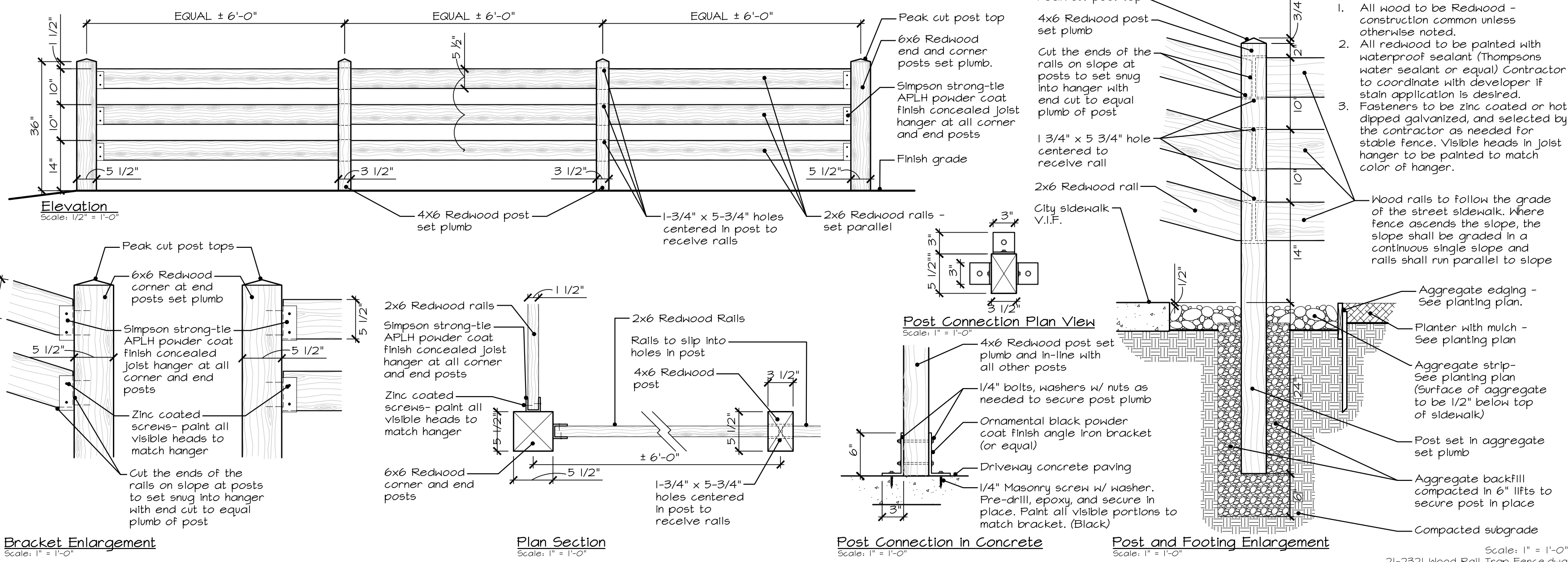


- Note:
- All wood to be Douglas Fir with redwood or pressure treated (P.T.) 4x4 post.
 - All fasteners to be hot dipped galvanized - nail rails to posts and screw pickets to rails.
 - Fence panels to alternate between posts between homes.
 - Fences that face streets shall have the picket on the street side only and shall alternate.



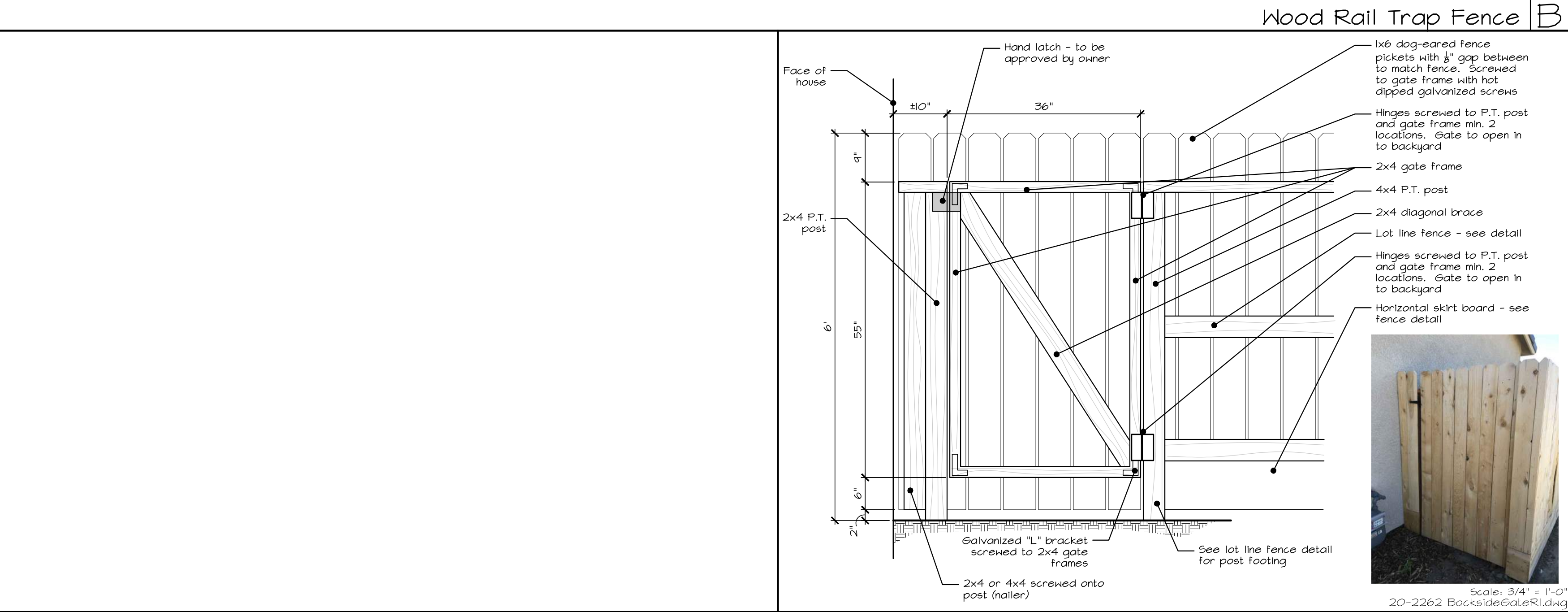
No Detail

D



No Detail

F



No Detail

G

No Detail

E

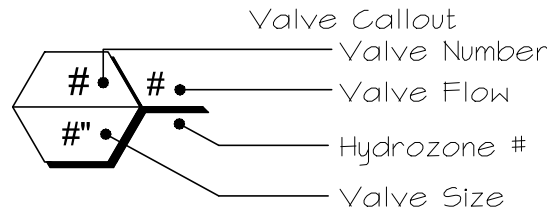
Back Side of Gate

C

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 6.0 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
	Hunter	PRO5-O4-PR540-CV with MP1000 Nozzle	Olive 360°	12 ft	40	.24F
	Hunter	PRO5-O4-PR540-CV with MP2000 Nozzle	Black 90°-210°	20 ft	40	.43Q .TTH
	Hunter	PRO5-O4-PR540-CV with MPB005R Nozzle	Orange 90°-210°	10 ft	40	.23Q
	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 (GPH) 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	5 - 2 GPH Emitters, Hunter HE-20-B (red) or equal			
		24" Box	5 - 2 GPH Emitters, Hunter HE-20-B (red) or equal			
	Approved	PVC to poly drip tubing transition point. Detail B, sheet L5.1.				
		Point of connection at domestic water main - see detail E, sheet L5.1. Verify location in the field.				
	Hunter	PGV-OT5-ASV 3/4" anti-siphon valve. Detail F, sheet L5.1.				
	Hunter	PGV-OT5-ASV 3/4" anti-siphon valve with RainBird PRF-OT5-RBY 3/4" pressure-regulating filter. Detail F, sheet L5.1.				
	Approved	PVC ball valve (line size). Detail E, sheet L5.1.				
	Hunter	XC-400I 4-station interior wall-mount controller. Detail G, Sheet L5.1.				
	Hunter	WS5-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	1-1/4" Schedule 40 PVC pressurized mainline. Detail J, sheet L5.1.				
	Approved	Schedule 40 PVC lateral line (see plan for size). 3/4" minimum size unless otherwise noted. Detail J, sheet L5.1.				
	Approved	Single 2" Schedule 40 PVC sleeve unless otherwise noted. Detail I, 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 whenever possible and always within the project limits.

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.

Water Efficient Landscape Ordinance (WEL O)

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."



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Revisions

Date Modification By

North Main Commons Leasing Office Manteca, CA



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(925)-225-7400

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Irrigation Plan

Scale:

1" = 10'-0"

Date:

September 9, 2021

Drawn/Checked:

NAB / JWA

Project No.:

21-2321-Leasing Office

Sheet Number:

L3.1

General Planting Notes

1.

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.
2.

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.
3.

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.
4.

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.
5.

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.
6.

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.
7.

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.
8.

All vines shall be installed with the nursery stakes removed and runners espaliered to the adjacent wall.
9.

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 cu yds nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.

15 lbs. soil sulfur

15 lbs. 15-15-15 fertilizer
10.

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.
11.

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.
12.

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
13.

Fertilizer tablets shall be BEST, 21 gram fertilizer tablets (20-10-5) placed in all planting pits in quantities as follows:

1 gallon 3 tablets

5 gallon 3 tablets

15 gallon 4 tablets

24"-Box 4 tablets

36"-Box 15 tablets
14.

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.
15.

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-S (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
16.

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.

Landscape Areas - Lot 1

Turf Area	0 sf	0%
Shrub Area	1,413 sf	66.2%
Fallow (no plants)	720 sf	33.8%
Total:	2,133 sf	100%

Landscape Areas - Lot 2

Turf Area	644 sf	10.7%
Shrub Area	966 sf	85.4%
Mulch only (no plants)	237 sf	3.9%
Total:	1,847 sf	100%

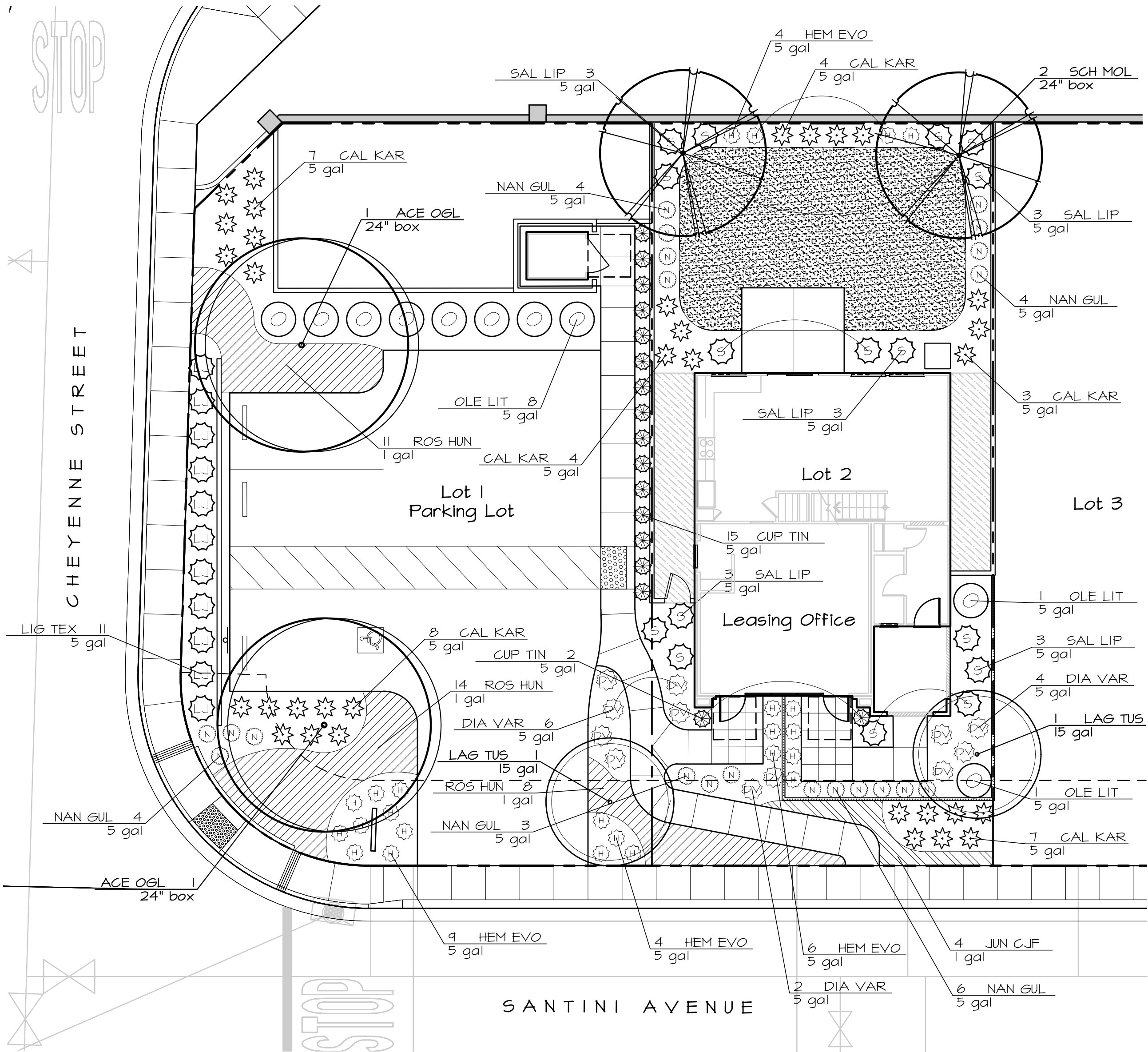
PLANT SCHEDULE

	TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
	ACE OGL	Acer rubrum 'October Glory'	October Glory Red Maple	24" box	2	Medium	
	LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Grape Myrtle	15 gal	2	Low	
	SCH MOL	Schinus molle	California Pepper	24" box	2	Low	
	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	33	Low	
	CUP TIN	Cupressus sempervirens 'Monshell' TM	Tiny Tower Italian Cypress	5 gal	17	Low	
	DIA VAR	Dianella revoluta 'Variegated'	Variegated Flax Lily	5 gal	12	Low	
	HEM EVO	Hemerocallis x 'Evergreen Orange'	Evergreen Orange Daylily	5 gal	24	Low	
	LIG TEX	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	5 gal	11	Low	
	NAN GUL	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	5 gal	21	Low	
	OLE LIT	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal	10	Low	
	SAL LIP	Salvia greggii 'Lipstick'	Lipstick Autumn Sage	5 gal	16	Low	
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
	JUN C-JF	Juniperus conferta	Shore Juniper	1 gal	48" o.c.	4	Low
	ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	48" o.c.	33	Low
	TURF	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
	TUR BOL	Turf Sod Bolero Plus Bolero Plus Dwarf Fescue-Blue mix available from Delta Bluegrass Co. (800-631-8813). Turf Limit Line - Edge of turf to be multi-layer bender board.	Fescue blend	Sod		644 sf	High

Organic Mulch

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf areas) to a depth of 3 inches. Mulch to be nitrogen "Black Decorative Mulch" available through Recology Blossom Valley Organics. Contractor to provide sample for approval prior to installation.

This area has minimal to no shrubs and is to be covered in bark mulch to match the mulch in the planters as described above.



Planting Detail References

For Trees, refer to Detail K, Sheet L5.1
For Shrubs, refer to Detail L, Sheet L5.1
For Groundcovers, refer to Detail M, Sheet L5.1
For layout and Detail L, Sheet L5.1 for installation

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Date	By
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Leasing Office

Manteca, CA



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Planting Plan

Scale:

1" = 10'-0"

Date:

September 9, 2021

Drawn/Checked:

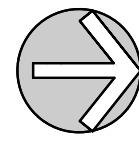
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Project No.:

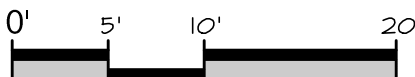
21-2321-Leasing Office

Sheet Number:

L4.1



NORTH
Scale: 1" = 10'-0"

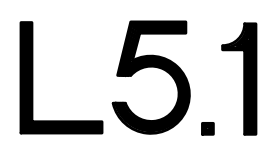


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Water Efficient Landscape Ordinance (WEL O)

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."



Water Efficient Landscape Ordinance (WELO) Notes:

- 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.
- 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 mater
 - 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:
 - Sanland Analytical, 11414 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742, (916)252-8551, www.sanland-analytical.com
 - Soil and Plant Lab, 101 S. Winchester Blvd., Suite 6-113, San Jose, CA 95128, (408)721-0330, www.sollandplantlaboratory.com
 - Soil and Plant Lab, 4741 East Hunter Ave., Suite A, Anaheim, CA 92807, (714)282-8777, www.sollandplantlaboratory.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 valve(s) 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.

Hydrozone Table and ETWU

Reference ETo for Manteca	51.2
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ESTIMATED TOTAL WATER USE (ETWU)

Ornamental Landscape

Hydro-zone No.	Zone(s)	Hydrozone Description	Water Use Classification	Plant Factor	Irrigation Method	Hydrozone Area (Square Feet)	Percentage of Landscape	ETAF	ETAF x Area (Square Feet)	Irrigation Efficiency	ETWU
1	1, 2, 3	Shrubs / Groundcover	Low	0.3	Point-Source Drip	2,379.00	59.8%	0.37	881.1	0.81	27969.99
2	4	Turf	High	0.7	Rotary Nozzles	644.00	16.2%	0.93	601.1	0.75	19080.26
3	N/A	Fallow area/mulch only	N/A	0	N/A	957.00	24.0%	0	0.0	1.00	0.00

Totals	3,980.00	100%	1,482.2	47,050.251
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Note: There is no SLA on this project

Estimated Total Water Use (ETWU) Summary

Total Ornamental Landscape Area	3,980.00	square feet
ETAF x Area	1,482.18	square feet
Irrigation Efficiency	0.85	efficient
Estimated Total Water Use (ETWU)	47,050.25	gallons

Maximum Applied Water Allowance (MAWA)	56,853.50	gallons
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MAWA= (ETo)(0.62)(0.45*LA)

MAWA= 56,853.50

ETWU is less than MAWA, therefore the system meets the requirements of the Water Efficient Landscape Ordinance (WELO)

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	1, 2, 3	Turf-Rotary Nozzles	4 cycles/month of 10 minutes each	15 cycles/month of 16 minutes each	30 cycles/month of 16 minutes each
2	4	Shrubs-Drip Low 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	1, 2, 3	Turf-Rotary Nozzles	0 cycles/month of 0 minutes each	15 cycles/month of 15 minutes each	30 cycles/month of 12 minutes each
2	4	Shrubs-Drip Low Water Use	0 cycles/month of 0 minutes each	10 cycles/month of 45 minutes each	15 cycles/month of 60 minutes each

Irrigation Valve Table

Valve #	Hydro-zone	Size	Planting Type	Irrigation Type	Irrig. effic.	Precip. Rate	GPM	Pressure
1	1	3/4"	Shrubs	Drip	.81	--	5.87	20
2	1	3/4"	Shrubs	Drip	.81	--	3.07	20
3	1	3/4"	Shrubs	Drip	.81	--	5.18	20
4	2	3/4"	Shrubs	Rotary Nozzles	.75	--	4.60	40

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Revisions	Date	By
Modification		

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Leasing Office
Manteca, CA



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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.

WELO Notes and Calculations

Scale:

Date:	September 9, 2021
Drawn/Checked:	NAB / JKA
Project No.:	21-2321-Leasing Office

Sheet Number:

L5.2