



# CITY OF MANTECA

## DEVELOPMENT SERVICES DEPARTMENT

November 8, 2021

Windward Pacific Builders  
ATTN: David Uecker  
P.O. Box 576489  
Modesto, CA 95357

**SUBJECT: TUP-21-135 WINDWARD PACIFIC VINTAGE II- MODEL COMPLEX, SALES OFFICE  
AND TEMPORARY OFFICE**

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a model complex, sales office and temporary sales 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: November 8, 2021 until the final home is sold for Windward Pacific Builders in the Vintage II 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, sales 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 sales office building shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
12. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

**City of Manteca Parks Planning and Projects Division  
Michael Rosales – Park Planning and Project Superintendent (209) 456-8615**

13. Front yard street trees for lots 67 & 68 shall be provided by the Developer and approved by the City per the Conditions of Approval. Street Tree Plan needs to be submitted and approved by Parks Division.
14. The street tree for Lot 66 shall be planted once the home is built for that lot and based off the Approved Street Tree Plan.

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](mailto: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@cl.manteca.ca.us

| Applicant Info                              | Property Owner Info                         |
|---|---|
| Name: <u>Winward Pacific Builders</u>       | Name: <u>Vintage 2 LP</u>                   |
| Address: <u>P.O. Box 576489</u>             | Address: <u>P.O. Box 576489</u>             |
| City/State/Zip: <u>Modesto CA 95357</u>     | City/State/Zip: <u>Modesto CA 95357</u>     |
| Home Telephone: <u>209-521-0803</u>         | Home Telephone: <u>209-521-0803</u>         |
| Mobile No.: _____                           | Mobile No.: _____                           |
| E-mail Address: <u>Tracy@wpbuilders.net</u> | E-mail Address: <u>Tracy@wpbuilders.net</u> |
| Fax No.: _____                              | Fax No.: _____                              |

| Event Info  |
|---|
| Business Name: <u>Vintage TI</u>  |
| Event Hours: Days: <u>8 AM</u> Hours: <u>8 PM</u>   |
| Event Location: <u>1271 VETERAN ST MANTENA CA 95337</u>   |
| Description of Event/ Activities: <u>SALES OFFICE, TEMPORARY SALES OFFICE, MODEL complex, parking lot</u> |

### Statement of Ownership or Authorization of Agent (Check one item)

- I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.
- I, do hereby authorized and empower DAVID R HECKER (agent) to act on my behalf on all matters relating to this application.

[Signature] Property Owner Signature      Tracy Wright Print Name      10/21/2021 Date

P.O. Box 576489 Address      Modesto CA 95357 City, State, Zip      209-521-0803 Telephone

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

[Signature] Applicant Signature      DAVID R HECKER Print Name      10-21-21 Date

| OFFICE USE ONLY   |                                   |                                  |
|---|-----------------------------------|----------------------------------|
| Fee: \$568  | Receipt No.: <u>2022-00085196</u> | Date Received: <u>10/25/2021</u> |
| + \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste) |                                   |                                  |
| Approved: <u>X</u>  | Denied: _____                     |                                  |
| Planner Signature: <u>Allison Diaz</u>  | Date <u>11/8/2021</u>             |                                  |
| Assessor's Parcel No. (APN): <u>224-710-67</u>  | Application Number: <u>21-135</u> |                                  |

EXISTING Pole  
 99'  
 NEARBY CONST TRAILER



**VINTAGE II**

**68 LOTS**

**E. WOODWARD AVE**

**MANTECA**

## ABBREVIATIONS

|          |                                |          |                                   |
|----------|--------------------------------|----------|-----------------------------------|
| A.C.     | ASPHALT CONCRETE               | MAT.     | MATERIAL                          |
| ACOUS.   | ACOUSTICAL                     | MAX.     | MAXIMUM                           |
| ADJ.     | ADJACENT                       | M.B.     | MACHINE BOLT                      |
| AJFF     | ABOVE FINISH FLOOR             | MECH.    | MECHANICAL                        |
| ALUMN.   | ALUMINUM                       | MEZZ.    | MEZZANINE                         |
| ANOD.    | ANODIZED                       | MGR.     | MANAGER                           |
| APPROX.  | APPROXIMATE                    | MIN.     | MINIMUM                           |
| ARCH.    | ARCHITECTURAL                  | MISC.    | MISCELLANEOUS                     |
|          |                                | M.O.     | MASONRY OPENING                   |
| BD.      | BOARD                          | M.P.     | MOISTURE PROOF                    |
| BKFR.    | BUFFKEEPER                     | MTL.     | METAL                             |
| BLDG.    | BUILDING                       |          |                                   |
| BLKG.    | BLOCKING                       | N.A.     | NOT APPLICABLE                    |
| B.M.     | BENCH MARK                     | NAT.     | NATURAL                           |
| B.O.     | BOTTOM OF                      | N.C.     | NOT IN CONTRACT                   |
| B.O.F.   | BOTTOM OF FRAMING              | NO.      | NUMBER                            |
| BOT.     | BOTTOM                         | N.T.S.   | NOT TO SCALE                      |
| B.U.R.   | BUILT-UP ROOF                  |          |                                   |
|          |                                | O/       | OVER                              |
| CAB.     | CABINET                        | O.C.     | ON CENTER                         |
| CAR.     | CARPET                         | O.F.     | OVERFLOW                          |
| CAR.B.   | CARPET BASE                    | O.F.D.   | OVERFLOW DRAIN                    |
| C.B.     | CATCH BASIN                    | OPNG.    | OPENING                           |
| C.B.C.   | CALIFORNIA BUILDING CODE       | OPP.     | OPPOSITE                          |
| CER.     | CERAMIC                        |          |                                   |
| CL.      | CAST IRON                      | P/       | PAINT                             |
| C.J.     | CONTROL JOINT                  | P.D.F.   | POWER DRIVEN FASTENER             |
| CLG.     | CEILING                        | PL.      | PLATE                             |
| CLR.     | CLEAR                          | PLAS.    | PLASTIC                           |
| C.M.U.   | CONCRETE MASONRY UNIT          | PLYWD.   | PLYWOOD                           |
| COL.     | COLUMN                         | FR.      | PAIR                              |
| CONC.    | CONCRETE                       | FT.      | PRESSURE TREATED                  |
| CONN.    | CONNECTION                     | FTN.     | PARTITION                         |
| CONT.    | CONTINUOUS                     | P.V.C.   | POLY VINYL CHLORIDE               |
| CONTR.   | CONTRACTOR                     |          |                                   |
| C.S.V.   | COVERED SHEET VINYL            | QTR.     | QUARTER                           |
|          |                                | R.       | RISER                             |
| DBL.     | DOUBLE                         | RAD.     | RADIUS                            |
| DEPT.    | DEPARTMENT                     | R.C.T.   | RUBBER CARPET TILE                |
| DET.     | DETAIL                         | R.O.     | ROUGH DRAIN                       |
| D.F.     | DOWN SIPS FIR                  | REIN.    | REINFORCING                       |
| DIA.     | DIAMETER                       | REF.     | REFERENCE                         |
| DIAG.    | DIAGONAL                       | REFRIG.  | REFRIGERATOR                      |
| DIM.     | DIMENSION                      | REQD.    | REQUIRED                          |
| DISP.    | DISPENSER                      | REP.     | REPRESENTATIVE                    |
| DR.      | DOOR                           | RESIL.   | RESILIENT                         |
| DS.      | DOWNSPOUT                      | ROOM.    | ROOM                              |
| DWG.     | DRAWING                        | R.O.     | ROUGH OPENING                     |
| DWR.     | DRAWER                         | R.S.S.   | RUBBER STAIR SKIRT                |
| DS&DP    | DOUBLE SHELF AND DOUBLE POLE   | R.T.R.   | RUBBER TREAD & RISER RWD. REDWOOD |
|          |                                | R.W.L.   | RAINWATER LEADER                  |
| EA.      | EACH                           |          |                                   |
| EF.      | EXHAUST FAN                    |          |                                   |
| E.J.     | EXPANSION JOINT                | S.A.D.   | SEE ARCHITECTURAL DRAWINGS        |
| ELEC.    | ELECTRICAL                     | S.A.T.   | SUSPENDED ACOUSTICAL TILE         |
| ELEV.    | ELEVATION                      | S.B.     | SOLID BLOCKING                    |
| EMER.    | EMERGENCY                      | S.C.     | SOLID CORE                        |
| EQ.      | EQUAL                          | S.C.D.   | SEE CIVIL DRAWINGS                |
| EQUIP.   | EQUIPMENT                      | SCHD.    | SCHEDULE                          |
| E.W.C.   | ELECTRIC WATER COOLER          | S.E.D.   | SEE ELECTRICAL DRAWINGS           |
| E.W.H.   | ELECTRIC WATER HEATER          | S.G.     | SEMI-GLOSS                        |
| EXIST.   | EXISTING                       | SHT.     | SHEET                             |
| EXP.     | EXPANSION                      | SHTG.    | SHEATHING                         |
| EXFO.    | EXPOSED                        | SK.      | SINK                              |
| EXT.     | EXTERIOR                       | S.K.     | SEE KITCHEN DRAWINGS              |
|          |                                | S.L.     | SEALER                            |
| FA.      | FIRE ALARM                     | S.L.D.   | SEE LANDSCAPE DRAWINGS            |
| FAC.     | FACTORY FINISH                 | SLDG.    | SLIDING                           |
| F.B.     | FLAT BAR                       | S.M.D.   | SEE MECHANICAL DRAWINGS           |
| F.F.     | FIRST FLOOR                    | S.N.D.   | SANITARY NAPKIN DISPENSER         |
| FG.      | FLOOR GLASS                    | S.P.D.   | SEE PLUMBING DRAWINGS             |
| FD.      | FLOOR DRAIN                    | SPEC'S   | SPECIFICATIONS                    |
| FE.      | FIRE EXTINGUISHER              | SQ.      | SQUARE                            |
| FIN.     | FINISH                         | S.S.     | STAINLESS STEEL                   |
| FX.      | FIXTURE                        | S-SK.    | SEE STRUCTURAL DRAWINGS           |
| FL.      | FLOOR                          | S.S.D.   | SEE STRUCTURAL DRAWINGS           |
| FLR.     | FLOOR                          | ST.      | STIPPLE                           |
| FLASHG.  | FLASHING                       | STD.     | STANDARD                          |
| FLAT     | FLAT LATEX                     | STL.     | STEEL                             |
| FLUOR.   | FLUORESCENT                    | STOR.    | STORAGE                           |
| FO.      | FACE OF                        | STRUC.   | STRUCTURAL                        |
| FO.B.    | FACE OF BLOCK                  | SUSP.    | SUSPENDED                         |
| FO.F.    | FACE OF FINISH                 | S.V.     | SHEET VINYL                       |
| FO.S.    | FACE OF STUD                   | S&P      | SHELF AND POLE                    |
| FO.W.    | FACE OF WALL                   |          |                                   |
| FRMG.    | FRAMING                        | T.       | TREAD                             |
| FK.P.    | FIBER REINFORCED PANEL         | T.C.     | TOP OF CURB                       |
| FB.      | FLOOR FINISH                   | TEL.     | TELEPHONE                         |
| FS.R.    | FIRE SPRINKLER RISER           | TEMP.    | TEMPERED                          |
| FT.      | FOOT                           | T.G.     | TEMPERED GLASS                    |
| FTG.     | FOOTING                        | T&G.     | TONGUE & GROOVE                   |
| FURR.    | FURRING                        | THK.     | THICK                             |
|          |                                | T.O.     | TOP OF                            |
| GA.      | GAUGE                          | T.O.M.   | TOP OF MASONRY                    |
| GAL.     | GALLON                         | T.O.S.   | TOP OF SHEATHING                  |
| GALV.    | GALVANIZED                     | TPD.     | TOILET PAPER DISPENSER            |
| G.B.     | GRAB BAR                       | TPL.     | TOP OF PLATE                      |
| GL.      | GLASS                          | TRANS.   | TRANSFORMER                       |
| GLULAM.  | GLUE LAMINATED BEAM            | T.S.R.B. | TOPSET RUBBER BASE                |
| GR.      | GRADE                          | T.S.     | TOP OF SHEATHING                  |
| G.S.M.   | GALVANIZED SHEET METAL GRAVITY | T.S.S.   | TAPED & SANDED SMOOTH             |
| G.V.     | VENT                           | T.O.W.   | TOP OF WALL                       |
| G.W.B.   | GYPSPUM WALL BOARD             | TYP.     | TYPICAL                           |
| GYP.     | GYPSPUM                        |          |                                   |
|          |                                | U.G.     | UNDERGROUND                       |
| H.       | HARDENER                       | U.N.O.   | UNLESS NOTED OTHERWISE            |
| H.B.     | HOUSE BIB                      |          |                                   |
| H.B.P.   | HARDBOARD PANELING             | VAR.     | VARIABLE                          |
| H.C.     | HOLLOW CORE                    | VAR.N.   | VARNISH                           |
| HCP.     | HANDICAP                       | V.C.T.   | VINYL COMPOSITION TILE            |
| HDR.     | HEADER                         | VERT.    | VERTICAL                          |
| HARDWAR. | HARDWARE                       | V.G.     | VERTICAL GRAIN                    |
| H.M.     | HOLLOW METAL                   | V.I.F.   | VERIFY IN FIELD                   |
| HORIZ.   | HORIZONTAL                     | V.T.     | VINYL TILE                        |
| HT.      | HEIGHT                         | V.T.R.   | VENT THROUGH ROOF                 |
|          |                                | V.W.C.   | VINYL WALL COVERING               |
|          |                                | W/       | WITH                              |
| I.B.C.   | INTERNATIONAL BUILDING CODE    | W.C.     | WATER CLOSET                      |
| I.D.     | INNER DIMENSION                | WD.      | WOOD                              |
| INFO.    | INFORMATION                    | WH.      | WATER HEATER                      |
| IRRG.    | IRRIGATION                     | WP.      | WATERPROOF                        |
| INSUL.   | INSULATION                     | WR.      | WATER RESISTANT                   |
| INT.     | INTERIOR                       | WT.      | WEIGHT                            |
| INV.     | INVERT                         | W.W.F.   | WELDED WIRE FABRIC                |
| JNT.     | JOINT                          |          |                                   |
| JST.     | JOIST                          |          |                                   |
| LAC.     | LACQUER                        |          |                                   |
| LAM.     | LAMINATE                       |          |                                   |
| LAV.     | LAVATORY                       |          |                                   |
| LG.      | LARGE                          |          |                                   |

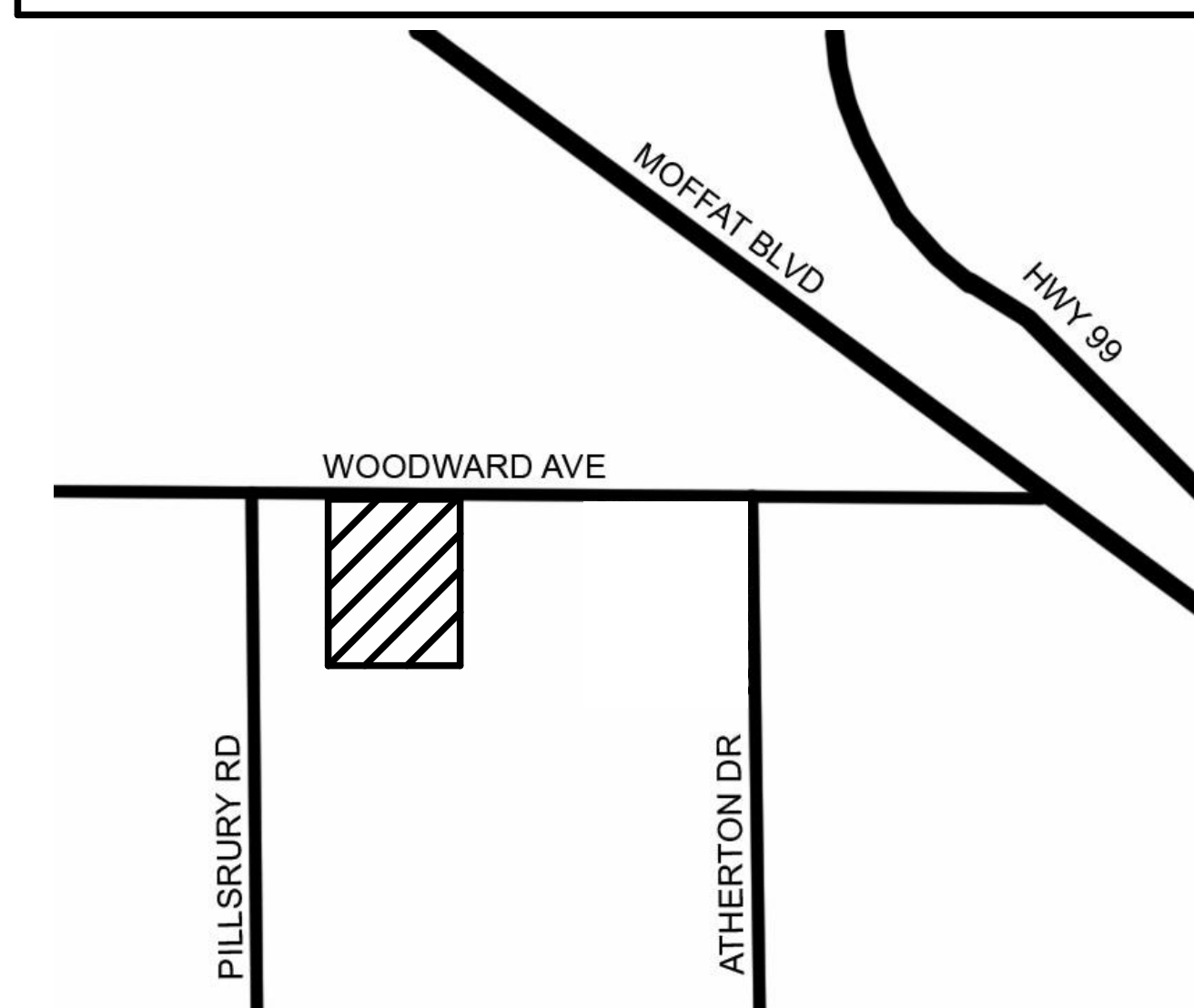
## GENERAL NOTES

- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND FOR COMPLIANCE WITH O.S.H.A. SAFETY STANDARDS, ARCHITECTS AND THEIR CONSULTANTS' JOB SITE OBSERVATIONS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL SPECIFIED PRODUCTS RELATING TO THEIR WORK. THEY ARE TO SUBMIT WRITTEN OBJECTIONS PRIOR TO BIDDING. IF THE CONTRACTOR HAS AN OBJECTION TO ANY PRODUCT AND/OR DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. THE ARCHITECT AND THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND HOLD ALL WORK IN THAT AREA UNTIL SUCH DISCREPANCIES ARE RESOLVED.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE INTERNATIONAL/CALIFORNIA BUILDING CODE, INTERNATIONAL/CALIFORNIA PLUMBING CODE, NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO THE PREVIOUS LISTED CODES.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION.
- THE DISCHARGE OF WASTEWATER GENERATED DURING CONSTRUCTION TO THE STORM DRAIN IS PROHIBITED. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR MUST MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF FRAMING OR CONCRETE.
- ALL OPEN JOINTS ON THE EXTERIOR OF THE BUILDING MUST BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
- AUTOMATIC TEMPERATURE CONTROL DEVICES FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55° TO 85° F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE, IF BOTH ARE PROVIDED. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE UP TO 10° F. BETWEEN FULL COOLING, AND HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70° F, AND COOLING TEMPERATURE NOT LESS THAN 78° F.
- ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER STRIPPED, TYP.
- INSULATION FLAME SPREAD RATING SHALL NOT EXCEED 25, SMOKE DENSITY SHALL NOT EXCEED 450.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND ARCHITECTS ATTENTION IMMEDIATELY.
- ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL OR EQUIVALENT SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY. PER 2019 CRC R106.1.1.
- STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES, (102mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. PER 2019 CRC R319.1.
- PROVIDE TEMPORARY STREET SIGNAGE. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 6" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAME SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-6" MIN. FROM GRADE. VERIFY WITH LOCAL JURISDICTION STANDARDS.
- A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION (CBC 3305.1)
- PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100-YEAR FLOOD LEVEL. PER GOVERNING JURISDICTION.
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE REQUIRED JURISDICTION FOR REVIEW AND APPROVAL (2019 CRC R106.4.)

## SYMBOL LEGEND

|  |   |  |  |
|--|---|--|--|
|  | KEYNOTE SYMBOL  |  | WINDOW TAG                                   |
|  | REVISION SYMBOL (CLOUD REVISION)                                    |  | DOOR TAG DOOR NUMBER                         |
|  | BUILDING SECTION: SECTION IDENTIFICATION SHEET WHERE SECTION OCCURS |  | ROOM TAG ROOM NAME ROOM NUMBER               |
|  | DETAIL: DETAIL IDENTIFICATION SHEET WHERE DETAIL OCCURS             |  | LEVEL TAG LEVEL NAME LEVEL HEIGHT ABOVE SLAB |
|  | GRID LINE   |  | WALL TYPE TAG                                |
|  | BUILDING ELEVATION  |  |  |

## VICINITY MAP



## BUILDING DATA

|                       |  |
|-----------------------|--|
| LEGAL JURISDICTION:   | CITY OF MANTECA, CALIFORNIA  |
| GOVERNING CODES:      | CALIFORNIA RESIDENTIAL CODE 2019 CRC<br>CALIFORNIA BUILDING CODE 2019 CBC<br>CALIFORNIA MECHANICAL CODE 2019 CMC<br>CALIFORNIA ELECTRICAL CODE 2019 CEC<br>CALIFORNIA PLUMBING CODE 2019 CPC<br>CALIFORNIA FIRE CODE 2019 CFC<br>CALIFORNIA GREEN BUILDING STANDARDS 2019 CGBSC<br>CALIFORNIA ENERGY CODE 2019<br>ALL APPLICABLE STATE AND LOCAL CODES |
| OCCUPANCY GROUPS:     | GROUP B AS A TEMPORARY USE ONLY (GROUP U STANDARD USE)   |
| TYPE OF CONSTRUCTION: | TYPE V-B   |
| SPRINKLER SYSTEM:     | STAND ALONE PER NFPA 13D OR CRC 313.3  |
| ACCESSOR'S PARCEL #:  |  |

|                          |                     |
|--------------------------|---------------------|
| <b>SQUARE FOOTAGES:</b>  |                     |
| SALES OFFICE             | 648.84              |
| <b>TOTAL OFFICE AREA</b> | <b>648.84 sq ft</b> |

PER 2019 CMC 401.2, A MERV 13 FILTER SHALL BE INSTALLED IN MECHANICALLY VENTILATED BUILDINGS PRIOR TO OCCUPANCY. MECHANICAL SYSTEMS SHALL BE DESIGNED TO PERFORM WITH THIS MORE STRINGENT FILTER. SYSTEMS SHALL BE DESIGNED WITH THIS IN MIND.

**SCOPE OF WORK:** PLANS REPRESENT THE LAYOUT FOR THE TEMPORARY SALES OFFICE TO BE LOCATED IN A PORTION OF THE GARAGE AS SHOWN. ADA BATHROOM IS A TEMPORARY UNIT AS SHOWN ON THE SITE PLAN.

## RESIDENTIAL FIRE SPRINKLERS

- RESIDENTIAL FIRE SPRINKLER PLAN IS PROVIDED FOR THIS RESIDENCE. A COMPLETE AND SEPARATE SPRINKLER PLAN IS REQUIRED FOR EACH INDIVIDUAL FLOOR PLAN OPTION. PER 2019 CRC R106.1.1.
- A SHUT OFF VALVE FOR THE SPRINKLER SYSTEM IS NOT PERMITTED. PER 2019 CRC R313.3.2.
- AT THE MAIN SHUT OFF VALVE FOR THE SPRINKLER SYSTEM, A TAG OR A SIGN STATING THE FOLLOWING IS REQUIRED: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUT OFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN." PER 2019 CRC R313.3.7.
- PROVIDE A SPARE FIRE SPRINKLER HEAD BOX THAT INCLUDES AT LEAST 1 SPRINKLER HEAD OF EACH TYPE USED IN THIS RESIDENCE. THE SPARE HEAD BOX IS TO BE LOCATED IN THE LAUNDRY ROOM.
- INDICATE AN ALTERNATE POINT OF CONNECTION FOR THE WATER SERVICE ON THE OPPOSITE SIDE OF THE RESIDENCE. PER 2019 CRC R106.1.1.
- THE CEILING HEIGHT OF ALL ROOMS IN THE RESIDENCE THAT REQUIRE FIRE SPRINKLERS, INCLUDING THE GARAGE, ARE NOTED ON THE FIRE SPRINKLER PLAN. PER 2019 CRC R106.1.1.
- THE FIRE SPRINKLER DESIGNERS SHALL PROVIDE SIGNATURES ON THE PLANS AND THE CALCULATIONS. PER 2019 CRC R106.1.1.

## SHEET INDEX

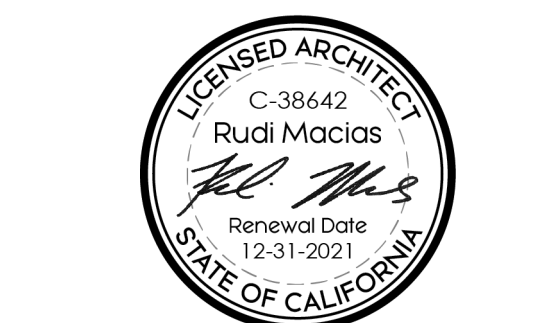
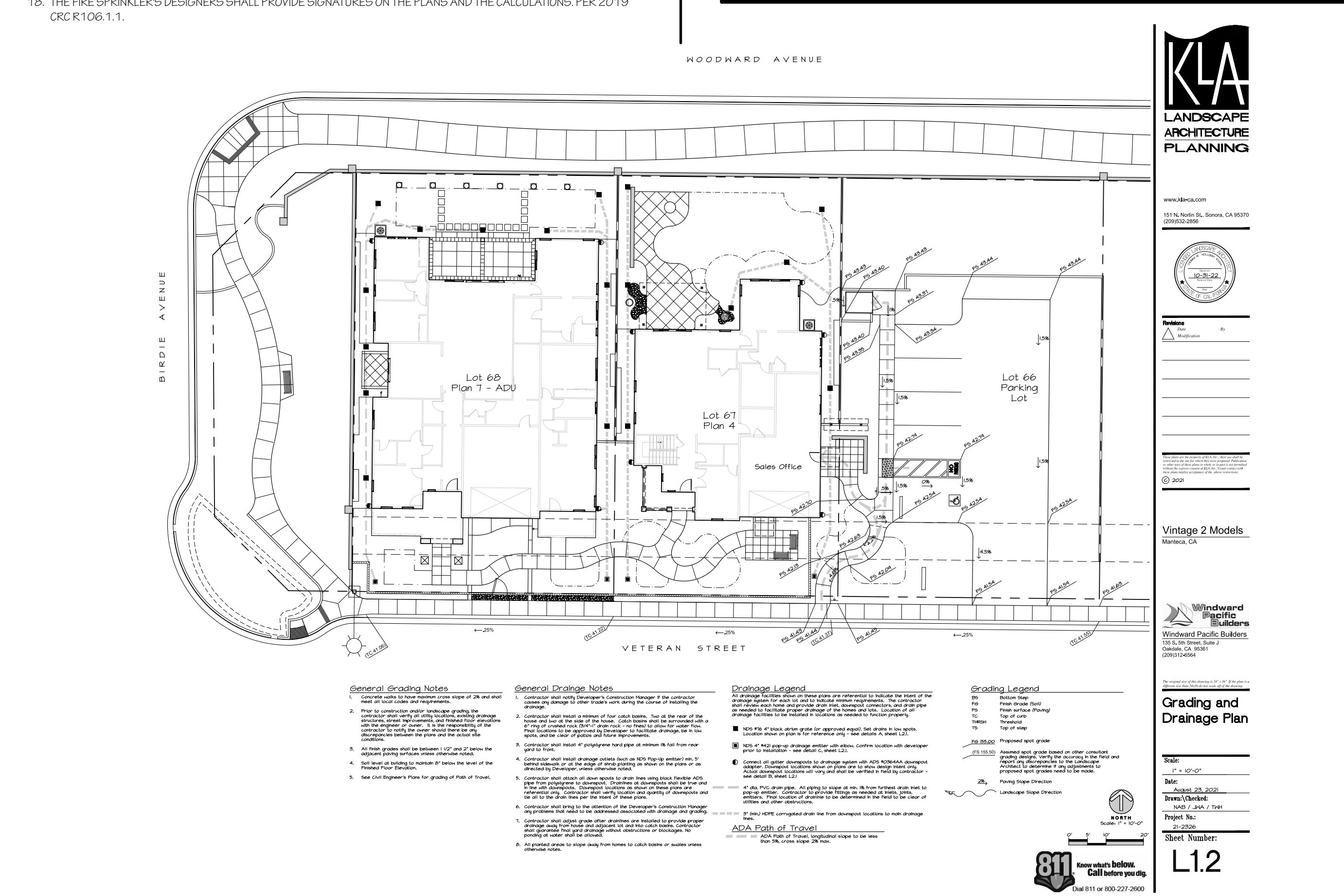
| SHEET # | NAME   | PUBLISHED                |
|---------|--|--------------------------|
| A0.01   | COVER SHEET  | <input type="checkbox"/> |
| AT.01   | MAIN FLOOR SALES OFFICE PLAN                                     | <input type="checkbox"/> |
| ET.01   | SALES OFFICE ELECTRICAL, MECHANICAL PLAN AND EXTERIOR ELEVATIONS | <input type="checkbox"/> |
| AS.01   | DETAILS  | <input type="checkbox"/> |
| AS.02   | DETAILS  | <input type="checkbox"/> |

## PROJECT TEAM

|  |   |
|--|---|
| <b>Architect:</b><br><b>Studio 81 International</b><br>4944 Windplay Drive, #116<br>El Dorado Hills, CA 95762<br>916.343.3737<br>Kerrin West<br>Email: kwest@studio81int.com   | <b>Builder / Developer:</b><br><b>Windward Pacific Builders</b><br>135 S. 5th Street, Suite J<br>Oakdale, CA 95361<br>Office: 209-312-6571<br>Fax: 209-549-9561<br>Randy Hurlburt<br>Email: randy@wppbuilders.com |
| <b>Structural Engineer:</b><br><b>Harris &amp; Sloan</b><br>2295 Gateway Oaks Drive, Suite 200<br>Sacramento, CA 95833<br>Phone: 916.921.2441<br>Brad Dubeck (bdubeck@harrisandsloan.com)<br><b>Civil / Surveyor:</b><br><b>NorthStar Engineering Group, Inc.</b><br>620 12th Street<br>Modesto, CA 95354<br>Phone: 209-524-3525<br>Kyla Mahowald<br>kmahowald@nseng.net | <b>Energy Consultant:</b><br><b>California Living and Energy, Inc.</b><br>3015 Dale Court<br>Ceres, CA 95307<br>Phone: 209.538.2879<br>Fax: 209.538.2895<br>James Hernandez (james.hernandez@califiving.com)      |
| <b>Soils Report:</b><br><b>ENGEIO Inc.</b><br>7278 Golden Valley Parkway<br>Lathrop, CA 95330<br>Phone: 209-835-0610<br>Steve Harris or Ana Lua  | <b>Fire Protection:</b><br><b>Thorpe Designs</b><br>410 Beatrice Court, Suite A<br>Brentwood, CA 94513<br>Phone: 925-634-5758<br>Direct: 925-667-1989<br>John Bernardo (jbernarado@thorpedesign.com)              |
| <b>Truss Design and Sales:</b><br><b>Stockton Truss</b><br>4408 E. Fremont Street<br>Stockton, CA 95215<br>Phone: 209-464-7358<br>Jason Reese<br>jasonr@stocktontruss.com  |   |

PLEASE SEE A1.01 FOR WALKWAY LAYOUTS, DIMENSIONS AND PARKING STALL REQUIREMENTS.

## LANDSCAPE SITE PLAN



4944 WINDPLAY DRIVE, #116  
EL DORADO HILLS, CA 95762  
PH: 916.343.3737

JOB NAME:  
**THE VINTAGE II**  
City of Manteca, California



135 South 5th St, Suite J  
Oakdale, CA 95361

SHEET CONTENT:

**COVER SHEET**

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

DATE: JUNE 8, 2021

REVISIONS:

FILE: MANTECA II

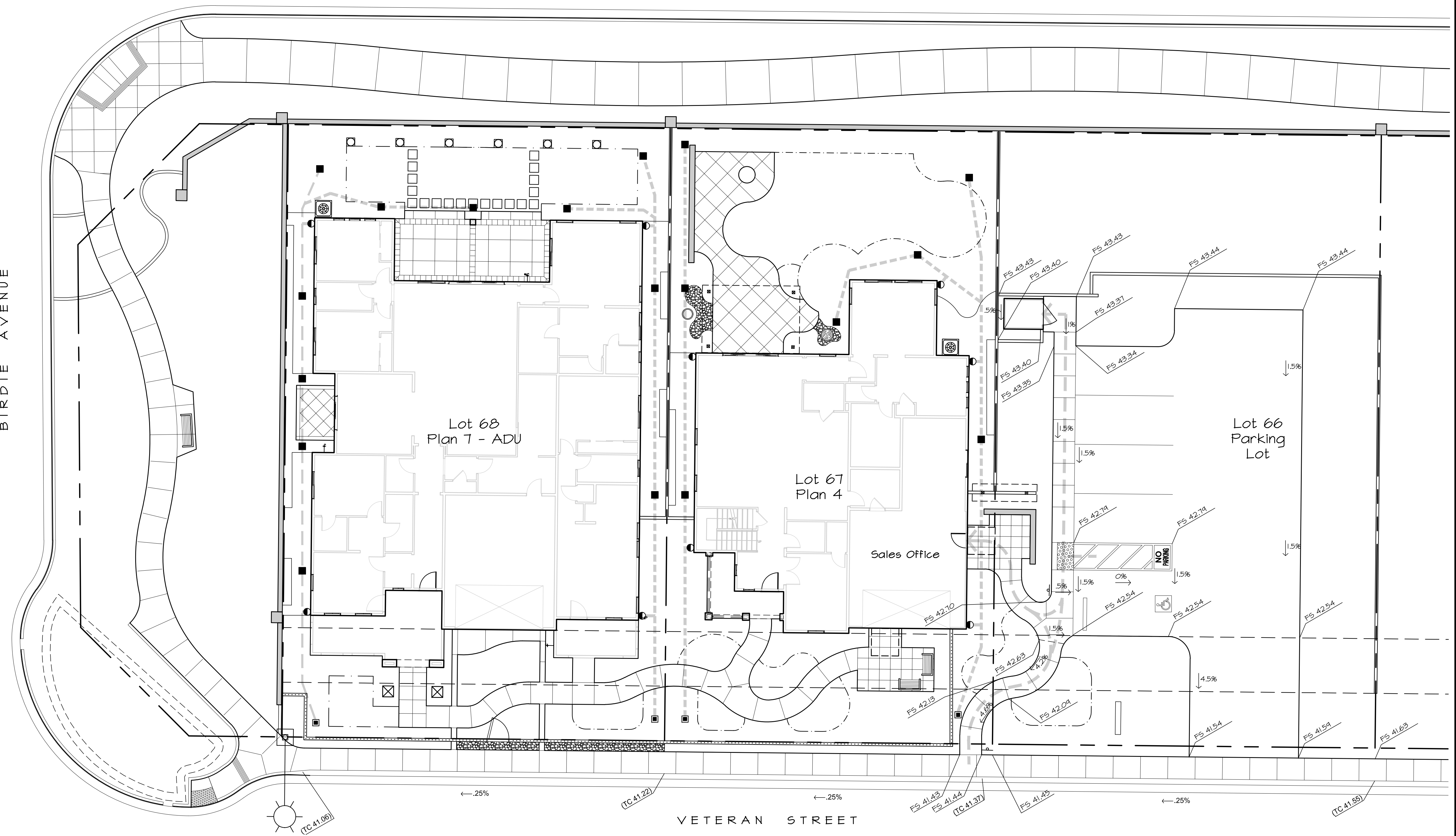
SHEET NO.:

**A0.01**  
SALES OFFICE

## SALES OFFICE LANDSCAPE GRADING/DRAINAGE PLAN

SCALE: 1:2.50





**General Grading Notes**

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

**General Drainage Notes**

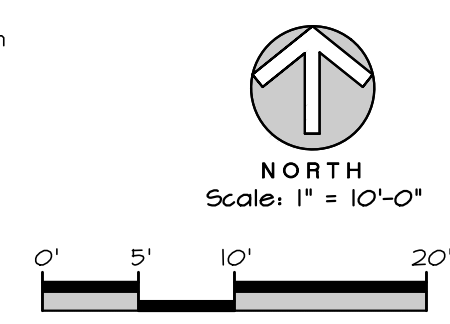
- Contractor shall notify Developer's Construction Manager if the contractor causes any damage to other trades' work during the course of installing the drainage.
- Contractor shall install a minimum of four catch basins. Two at the rear of the house and two at the side of the house. Catch basins shall be surrounded with a 6" ring of crushed rock (3/4"-1" drain rock - no fines) to allow for water flow. Final locations to be approved by Developer to facilitate drainage, be in low spots, and be clear of patios and future improvements.
- Contractor shall install 4" polystyrene hard pipe at minimum 1/8" fall from rear yard to front.
- Contractor shall install drainage outlets (such as NDS Pop-up emitter) min. 5' behind sidewalk or at the edge of 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 #16 4" black atrium grate (or approved equal). Set drains in low spots. Location shown on plan is for reference only - see details A, sheet L21.
  - NDS 4" #421 pop-up drainage emitter with elbow. Confirm location with developer prior to installation - see detail C, sheet L21.
  - Connect all gutter downspouts to drainage system with ADS #0364AA downspout adapter. Downspout locations shown on plans are to show design intent only. Actual downspout locations will vary and shall be verified in field by contractor - see detail B, sheet L21.
  - 4" dia. PVC drain pipe. All piping to slope at min. 1/8" from furthest drain inlet to pop-up emitter. Contractor to provide fittings as needed at inlets, joints, emitters. Final location of drainline to be determined in the field to be clear of utilities and other obstructions.
  - 3" (min) HDPE corrugated drain line from downspout locations to main drainage lines.
- ADA Path of Travel**
- ADA Path of Travel, longitudinal slope to be less than 5%, cross slope 2% max.

**Grading Legend**

- B5 Bottom Step
- F6 Finish Grade (Soil)
- F5 Finish surface (Paving)
- TC Top of curb
- THRESH Threshold
- T5 Top of step
- F6 155.00 Proposed spot grade
- (F5 155.50) Assumed spot grade based on other consultant grading designs. Verify the accuracy in the field and report any discrepancies to the Landscape Architect to determine if any adjustments to proposed spot grades need to be made.
- 2% Paving Slope Direction
- Landscape Slope Direction



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**Revisions**

| Date | By | Modification |
|------|----|--------------|
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Vintage 2 Models  
Manteca, CA

**Windward Pacific Builders**  
135 S. 5th Street, Suite J  
Oakdale, CA 95361  
(209)312-6564

**Grading and Drainage Plan**

**Scale:**  
1" = 10'-0"

**Date:**  
August 23, 2021

**Drawn/Checked:**  
NAB / JKA / TWH

**Project No.:**  
21-2326

**Sheet Number:**  
L1.2





**Revisions**

| Date | By | Modification |
|------|----|--------------|
|      |    |              |
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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.

**Irrigation Plan**

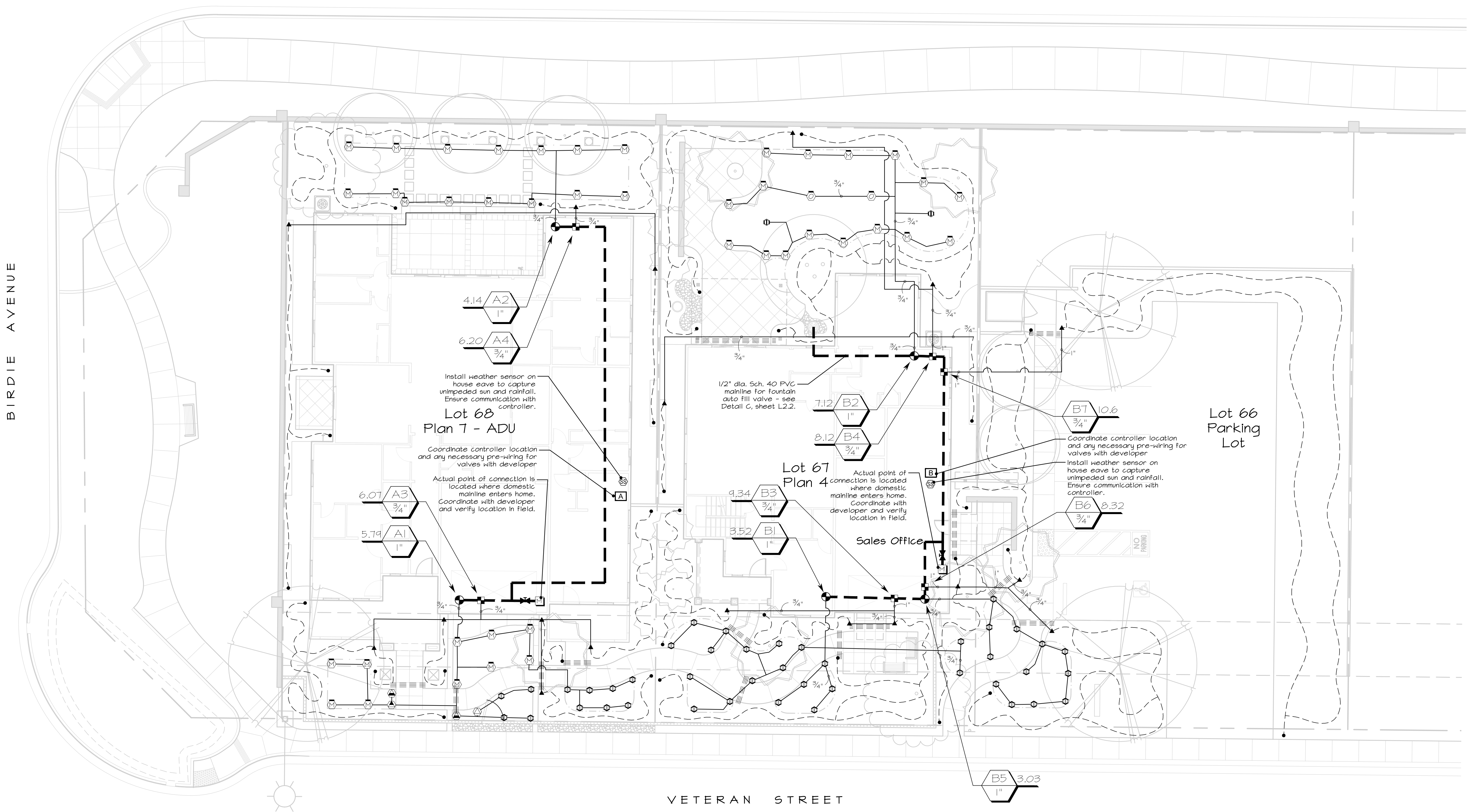
**Scale:**  
 1" = 10'-0"

**Date:**  
 August 23, 2021

**Drawn / Checked:**  
 NAB / JNA / TWH

**Project No.:**  
 21-2326

**Sheet Number:**  
**L3.1**



BIRDIE AVENUE

VETERAN STREET

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

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.

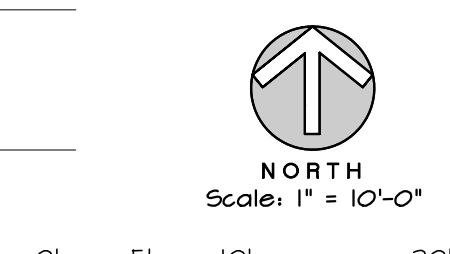
**IRRIGATION LEGEND**

| Symbol | Manufacturer | Description / Model No.              | Nozzle             | Radius | PSI | GPM | Detail               |
|--------|--------------|--------------------------------------|--------------------|--------|-----|-----|----------------------|
| Ⓜ      | Hunter       | PRO5-04-PR530-CV with MP8005R Nozzle | Lime Green 360°    | 10 ft  | 40  | .78 | Detail A, sheet L5.1 |
| Ⓞ      | Hunter       | PRO5-04-PR530-CV with MP8005R Nozzle | Orange 180°        | 10 ft  | 40  | .42 | Detail A, sheet L5.1 |
| Ⓢ      | Hunter       | PRO5-04-PR530-CV with MP8005R Nozzle | Orange 90°         | 10 ft  | 40  | .23 | Detail A, sheet L5.1 |
| Ⓜ      | Hunter       | PRO5-06-PR540-CV with MPI000 Nozzle  | Olive (0) 360°     | 14 ft  | 40  | .75 | Detail A, sheet L5.1 |
| Ⓜ      | Hunter       | PRO5-04-PR530-CV with MPI000 Nozzle  | Maroon 210°        | 14 ft  | 40  | .40 | Detail A, sheet L5.1 |
| Ⓜ      | Hunter       | PRO5-04-PR530-CV with MPI000 Nozzle  | Maroon 180°        | 14 ft  | 40  | .34 | Detail A, sheet L5.1 |
| Ⓜ      | Hunter       | PRO5-04-PR530-CV with MPI000 Nozzle  | Maroon 135°        | 14 ft  | 40  | .28 | Detail A, sheet L5.1 |
| Ⓜ      | Hunter       | PRO5-04-PR530-CV with MPI000 Nozzle  | Maroon 90°         | 14 ft  | 40  | .17 | Detail A, sheet L5.1 |
| ▲      | Hunter       | PRO5-04-PR530-CV with MPLCS Nozzle   | Ivory - Lft. cmr.  | 5'x15' | 40  | .22 | Detail A, sheet L5.1 |
| ▲      | Hunter       | PRO5-04-PR530-CV with MPRCS Nozzle   | Copper - Rt. cmr.  | 5'x15' | 40  | .22 | Detail A, sheet L5.1 |
| ▲      | Hunter       | PRO5-04-PR530-CV with MPLCS Nozzle   | Brown - Side Strip | 5'x30' | 40  | .44 | Detail A, sheet L5.1 |

- Approved 1/2" (0.100" O.D.) polyethylene commercial-grade drip supply tubing with Hunter HE-20-B barbed point-source emitters, per the following schedule. Details B-C, sheet L5.1.
  - 1-gallon shrubs (1) emitter
  - 5-gallon shrubs (except shrubs below) (2) emitters
  - 5-gallon Iceberg Roses and Boxwood (3) emitters
  - All vines and espaliers (3) emitters
  - 15-gallon shrubs (3) emitters
  - 15-gallon trees (4) emitters
  - 24" box trees (6) emitters
  - 36" box trees (8) emitters
- Approved Compression flush cap in 6" round valve box with Hunter ECO-ID pop-up drip system operation indicator. Detail D, sheet L5.1.
- Approved PVC to poly drip tubing transition point. Detail B, sheet L5.1.

| Symbol | Manufacturer | Description / Model No.   |
|--------|--------------|---|
| Ⓜ      | Hunter       | Point of connection - see detail E, sheet L5.1. Verify location in the field.   |
| Ⓞ      | Hunter       | PGV-075-ASV 3/4" anti-siphon valve. Detail E, sheet L5.1  |
| Ⓢ      | Hunter       | PGV-075-ASV 3/4" anti-siphon valve with RainBird PRF-075-RBY 3/4" pressure-regulating filter. Detail E, sheet L5.1                  |
| Ⓢ      | Approved     | PVC ball valve (line size). Detail E, sheet L5.1  |
| Ⓜ      | Hunter       | XC-6001 6-station interior wall-mount controller. Detail F, sheet L5.1  |
| Ⓢ      | Hunter       | W66-SEN wireless Solar Sync. Ensure wireless communication has been established between sensor and controller. Detail G, sheet L5.1 |
| Ⓢ      | Approved     | Schedule 40 PVC pressurized mainline (1-1/4" unless otherwise noted). Detail I, sheet L5.1  |
| Ⓢ      | Approved     | Schedule 40 PVC lateral line (3/4" unless otherwise noted). Detail I, sheet L5.1  |
| Ⓢ      | Approved     | 2" Schedule 40 PVC sleeve - Two (2) sleeves per location. Detail H, sheet L5.1  |

**Valve Callout**  
 # Valve Number  
 # Valve Flow  
 # Valve Size  
 For General Irrigation Notes, see Sheet L5.1



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

**Landscape Areas - Lot 68**

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Turf Area             | 423 sf          | 33%         |
| Shrub Area            | 1340 sf         | 41%         |
| Cobble                | 101 sf          | 3%          |
| Decorative Aggregate  | 470 sf          | 17%         |
| Fallow (no landscape) | 0 sf            | 0%          |
| <b>Total:</b>         | <b>2,834 sf</b> | <b>100%</b> |

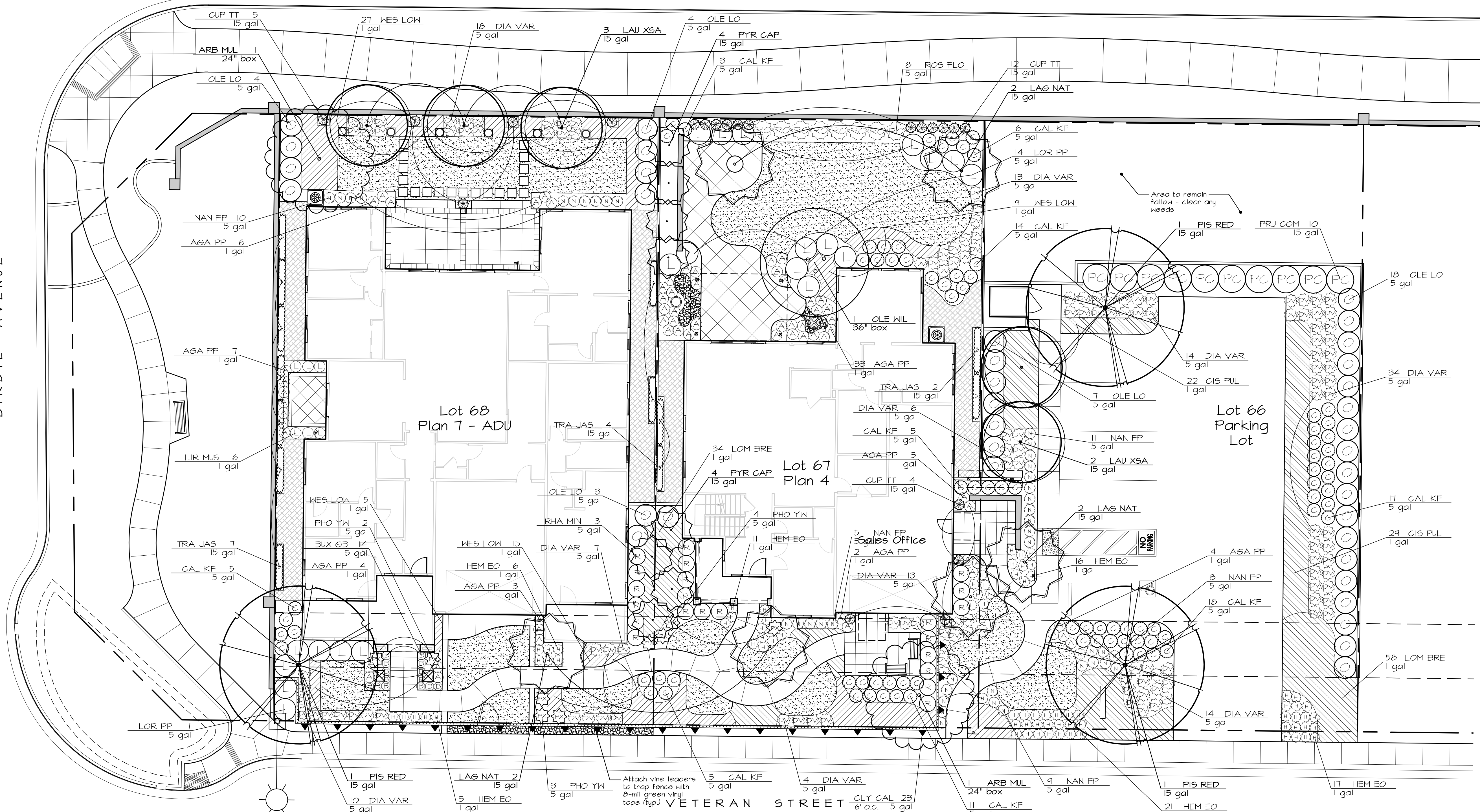
**Landscape Areas - Lot 67**

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Turf Area             | 460 sf          | 30%         |
| Shrub Area            | 1,807 sf        | 57%         |
| Cobble                | 121 sf          | 3%          |
| Decorative Aggregate  | 303 sf          | 10%         |
| Fallow (no landscape) | 0 sf            | 0%          |
| <b>Total:</b>         | <b>3,191 sf</b> | <b>100%</b> |

**Landscape Areas - Lot 66**

|                       |                 |             |
|-----------------------|-----------------|-------------|
| Turf Area             | 1471 sf         | 4%          |
| Shrub Area            | 2,511 sf        | 55%         |
| Cobble                | 0 sf            | 0%          |
| Decorative Aggregate  | 0 sf            | 0%          |
| Fallow (no landscape) | 1,846 sf        | 41%         |
| <b>Total:</b>         | <b>4,554 sf</b> | <b>100%</b> |

BIRDIE AVENUE



**Container Notes**

- Containers are to be selected by Landscape Architect. For bidding purposes, contractor shall include 4'-36" tall x 18" wide precast concrete containers (total quantity = 7).
- The contractor shall be responsible for the purchase, delivery, and setting of containers and saucers as specified on the plans. Containers to be reviewed for defects and for compliance with the plans. All non-conforming containers are to be removed from the site and replaced at the contractor's expense.
- Contractor shall provide for irrigation for containers as shown on the plans and details (see details H & I, sheet L5.2).
- Contractor shall provide for soil, fertilizer, soil filter fabric, etc. as needed per detail and notes on the plans.
- Container drainage shall not be allowed to flow across paving. If there is no drainage provided at the container location and reservoir inserts have not been selected, the contractor shall coordinate with the land arch. prior to installation.
- Install all plant material in each container as specified on the plans.

**Container Planting**

For bidding purposes, contractor shall include the following plant materials for each container (plant varieties to be selected by Landscape Architect):

- 1 5-gallon shrub
- 6 4" pots annual color

**Note:**

Contractor to include in the bid (as separate line item) for the purchase and installation of the following plant quantities. Plants will be selected by Landscape Architect and installed by contractor after substantial completion of the landscape planting. Plant species will be commonly available nursery stock. These plants are in addition to the symbols shown on the plans.

- 3 - 15 Gallon Shrubs
- 20 - 5 Gallon Shrubs
- 40 - 1 Gallon Shrubs

**PLANT SCHEDULE**

| TREES    | BOTANICAL NAME                             | COMMON NAME                        | CONT    | QTY | Water Use |
|----------|--|------------------------------------|---------|-----|-----------|
| ARB MUL  | Arbutus x 'Marina'                         | Marina Strawberry Tree Multi-Trunk | 24" box | 1   | Low       |
| LAG NAT  | Lagerstroemia fauriei 'Natchez'            | Crape Myrtle                       | 15 gal  | 6   | Low       |
| LAU XSA  | Laurus x 'Saratoga'                        | Saratoga Hybrid Laurel             | 15 gal  | 5   | Low       |
| OLE WIL  | Olea europaea 'Nilsonii' Multi-Trunk       | Wilson Olive                       | 36" box | 1   | Low       |
| PIS RED  | Pistacia chinensis 'Red Push'              | Red Push Chinese Pistache          | 15 gal  | 3   | Low       |
| PYR CAP  | Pyrus calleryana 'Capital'                 | Capital Gallery Pear               | 15 gal  | 8   | Medium    |
| SHRUBS   | BOTANICAL NAME                             | COMMON NAME                        | SIZE    | QTY | Water Use |
| AGA PP   | Agapanthus africanus 'Peter Pan'           | Peter Pan African Lily             | 1 gal   | 64  | Low       |
| BUX GB   | Buxus microphylla japonica 'Green Beauty'  | Green Beauty Japanese Boxwood      | 5 gal   | 14  | Medium    |
| CAL KF   | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass   | 5 gal   | 84  | Low       |
| CUP TT   | Cupressus sempervirens 'Tiny Towers'       | Italian Cypress                    | 15 gal  | 21  | Low       |
| DIA VAR  | Dianella revoluta 'Variegata'              | Variegated Flax Lily               | 5 gal   | 133 | Low       |
| HEM EO   | Hemerocallis x 'Evergreen Orange'          | Evergreen Orange Daylily           | 1 gal   | 76  | Low       |
| LIR MUS  | Liriope muscari                            | Lilyturf                           | 1 gal   | 6   | Low       |
| LOR PP   | Loropetalum chinense 'Purple Pixie'        | Fringe Flower                      | 5 gal   | 21  | Low       |
| NAN FP   | Nandina domestica 'Firepower'              | Firepower Heavenly Bamboo          | 5 gal   | 43  | Low       |
| OLE LO   | Olea europaea 'Little Ollie'               | Little Ollie Olive                 | 5 gal   | 36  | Low       |
| PHO YN   | Phormium x 'Yellow Wave'                   | Yellow Wave New Zealand Flax       | 5 gal   | 9   | Low       |
| PRU COM  | Prunus caroliniana 'Compacta'              | Compact Carolina Laurel Cherry     | 15 gal  | 10  | Low       |
| RHA MIN  | Raphiolepis umbellata 'Minor'              | Dwarf Yedda Hawthorne Standard     | 5 gal   | 22  | Low       |
| ROS FLO  | Rosa floribunda                            | Floribunda Rose                    | 5 gal   | 8   | Medium    |
| ESPALIER | BOTANICAL NAME                             | COMMON NAME                        | SIZE    | QTY | Water Use |
| TRA JAS  | Trachelospermum jasminoides                | Chinese Star Jasmine               | 15 gal  | 13  | Medium    |
| VINES    | BOTANICAL NAME                             | COMMON NAME                        | SIZE    | QTY | Water Use |
| CLY CAL  | Clytostoma callistegioides                 | Violet Trumpet Vine                | 5 gal   | 23  | Medium    |

**PLANT SCHEDULE**

| GROUND COVERS | BOTANICAL NAME   | COMMON NAME                | CONT  | SPACING  | QTY      | Water Use |
|---------------|--|----------------------------|-------|----------|----------|-----------|
| CIS PUL       | Cistus x pulcherrimus 'Sunset'   | Sunset Rockrose            | 1 gal | 36" o.c. | 51       | Low       |
| LOM BRE       | Lomandra longifolia 'Breeze'   | Breeze Mat Rush            | 1 gal | 24" o.c. | 146      | Low       |
| WES LOW       | Westringia fruticosa 'WES06'   | Low Horizon Coast Rosemary | 1 gal | 36" o.c. | 73       | Low       |
| SOD/SEED      | BOTANICAL NAME   | COMMON NAME                | CONT  | SPACING  | QTY      | Water Use |
| TUR BOL       | Turf Sod Bolero Plus   | Fescue blend               | Sod   |          | 2,021 sf | High      |
|               | 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.                       |                            |       |          |          |           |

**Non-Living Groundcover**

Mulch to be evenly distributed to a depth of 3 inches throughout all shrub and groundcover areas (not turf or cobble), unless otherwise noted on plans. Mulch to be "Black Decorative Mulch" available through Recology Blossom Valley Organics. Contractor to provide sample to Developer 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.

Minimum 4" deep layer of 2"-4" diameter Nolya cobblestone. Contractor to submit sample to Landscape Architect or Developer for approval prior to installation. Bottom 1/3 of depth of cobble to be backfilled with matching 1/4"-1/2" pea gravel. See detail F, sheet L5.2.

**Planting Detail References**

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

For General Planting Notes, see Sheet L5.1

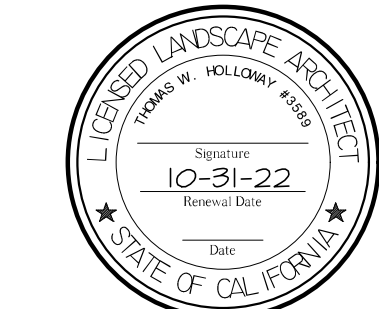
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**Revisions**

| Date         | By |
|--------------|----|
| Modification |    |

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Vintage 2 Models  
Manteca, CA



**Windward Pacific Builders**  
135 S. 5th Street, Suite J  
Oakdale, CA 95361  
(209)312-6564

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

**Planting Plan**

**Scale:**  
1" = 10'-0"

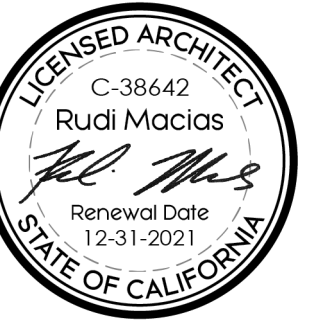
**Date:**  
August 23, 2021

**Drawn/Checked:**  
NAB / JNA / TWH

**Project No.:**  
21-2326

**Sheet Number:**

**L4.1**



4944 WINDPLAY DRIVE, #116  
EL DORADO HILLS, CA 95762  
PH: 916.343.3737

JOB NAME:  
**THE VINTAGE II**  
City of Manteca, California

**Windward Pacific Builders**  
135 South 5th St, Suite J  
Oakdale, CA 95361

SHEET CONTENT:

**MAIN FLOOR  
SALES OFFICE  
PLAN**

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

DATE: JUNE 8, 2021

REVISIONS:

FILE: MANTECA II

SHEET NO.:

**A1.01**

SALES OFFICE

**Doors**

- Level space on swing side: 5'-0".
- Level space on side away from swing: 3'-8".
- Space provided on strike side of interior door, swing side: 1'-6".
- Width: 2'-8" clear opening (3'-0" door).
- Height: Not less than 6'-8".
- Automatic Doors: When automatic doors are utilized, a clear opening of 2'-8" with the door at an angle of 90 degrees from its closed position shall be required.
- One door of a pair of doors shall meet the minimum width requirements. (2'-8" clear opening, 2'-9" Ellason doors)

**Hardware**

- Operable by a single effort, no grasping or wrist movement (levers, push-pulls, or panic devices).
- Allowable Closer Pressure:  
Interior Hinged Doors and Gates: 5 pounds.  
Exterior Hinged Doors: 5 pounds.  
Required Fire Doors: 15 pounds.

**Thresholds**

- Maximum Height: The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.
- Transitions: Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2. Change in level greater than 1/2" shall be accomplished by means of a ramp.

**Corridors**

- Width: 3'-8" minimum.
- Aisles: 3'-0" minimum.
- Height: Clear height of not less than 7'-0" measured to the lowest projection from the ceiling.

**Ramps**

- Maximum slope: 1'-0" rise in 12'-0" of horizontal run (ratio). Cross Slope shall not be steeper than 1:48.
- Landings: Required when rise exceeds 2'-6" and at change of direction.
- Landing Size:
  1. Top landings: 5'-0" wide minimum, and have 5'-0" length, min., in the direction of the ramp run.
  2. Bottom landing: Shall extend 6'-0" minimum in the direction of the ramp.
  3. Change of direction: Ramps that change direction between runs at landings shall have a clear landing 5'-0" min., by 6'-0" min. in the direction of travel.
  4. Intermediate landing: 5'-0" in the direction of travel.
- Encroachment of Doors: Doors in any position shall not reduce the minimum dimension of the ramp landing to less than 3'-6". Doors shall not reduce the required width by more than 3" when fully open.
- Strike Edge Extension: Width of landing to extend 2'-0" past strike edge of doors or gates for Exterior ramps, and 1'-6" past strike edge for Interior ramps.
- Clear Width: 48" minimum. (Exception - the clear width of ramps in residential uses serving an occupant load of fifty or less shall be 36" minimum between handrails.)

**Fixed or Built-In Counters**

- Height of work surfaces. The tops of tables and counters shall be 28" to 34" from the floor or ground.
- Where a single counter contains more than one transaction station, at least 5 percent, but not less than one of each type of station shall be located at a section of counter that is at least 36" long and no more than 28" to 34" high.

**Signs**

- Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.
- Depth. Raised characters shall be 1/32" minimum above their background.
- Case. Characters shall be uppercase.
- Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
- Character proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
- Character height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".
- Stroke thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.
- Character spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16" minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8" minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8" minimum.
- Line spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.
- Format. Text shall be in a horizontal format.

**Braille**

- Braille Symbols. Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required.
- Dots shall have a domed or rounded shape and shall comply with Table 11B-703.3.1
- Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered.
- Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from other tactile character and 3/8" minimum from raised borders and decorative elements.

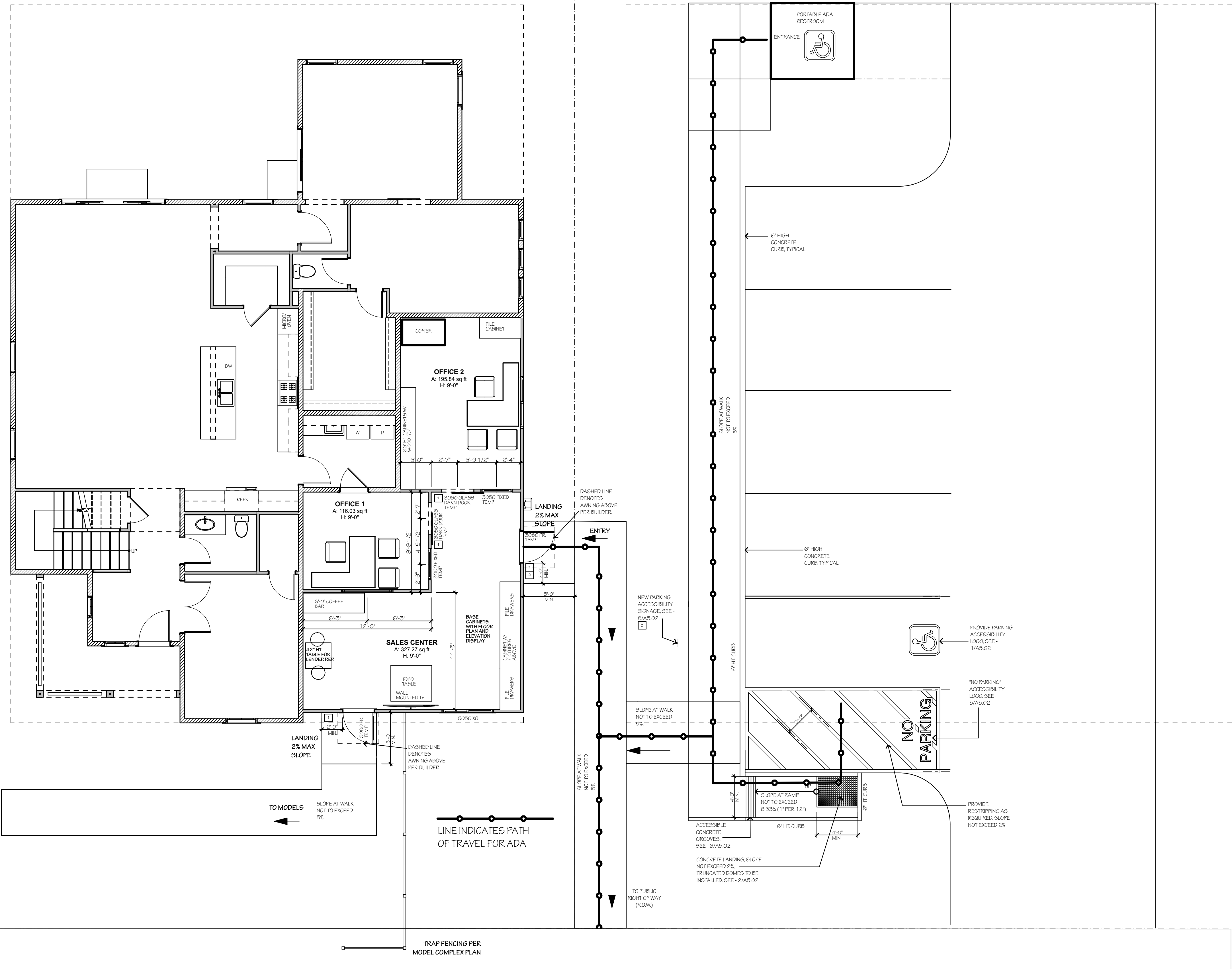
**Braille Dimensions (Table 11B-703.3.1)**

| Measurement Range   | Minimum in Inches/Maximum in Inches |
|---|-------------------------------------|
| Dot base diameter   | 0.059 to 0.063                      |
| Distance between two dots in the same cell*                       | 0.100                               |
| Distance between corresponding dots in adjacent cells*            | 0.300                               |
| Dot Height  | 0.025 to 0.037                      |
| Distance between corresponding dots from one cell directly below* | 0.395 to 0.400                      |

\*Measured center to center

**BARRIER FREE NOTES**

NOT TO SCALE



**KEYNOTES**

1. ACCESSIBLE DOORS TO BE INSTALLED PER BARRIER FREE NOTES FOR CLEARANCE, THRESHOLD AND HARDWARE.
2. EXIT SIGNAGE TO BE INSTALLED PER DETAIL 2/A5.01.
3. PROVIDE ADDITIONAL SIGN (17"W X 22"H MIN) THAT STATES: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLE MAY BE RECLAIMED AT CITY OF MANTECA POLICE DEPARTMENT OR BY TELEPHONING (209) 456-8101.

**FLOOR PLAN NOTES**

- A. SEE MASTER PLAN APPROVED SET PLAN TWO FOR ALL RESIDENTIAL CONSTRUCTION AND INFORMATION NOT PROVIDED IN THIS SET.

**WALL LEGEND:**

|           |          |
|-----------|----------|
| [Pattern] | 2x4 WALL |
| [Pattern] | 2x6 WALL |
| [Pattern] | 2x8 WALL |

**SQUARE FOOTAGES:**

|              |              |
|--------------|--------------|
| SALES OFFICE | 648.84       |
| TOTAL AREA   | 648.84 sq ft |

**MAIN FLOOR SALES OFFICE PLAN - PATH OF TRAVEL**

SCALE: 3/16" = 1'-0"



**Revisions**

| No. | Date | By |
|-----|------|----|
| 1   |      |    |
| 2   |      |    |
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| 32  |      |    |

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**Vintage 2 Models**  
 Manteca, CA

**Windward Pacific Builders**  
 135 S. 5th Street, Suite J  
 Oakdale, CA 95361  
 (209)312-6564

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"

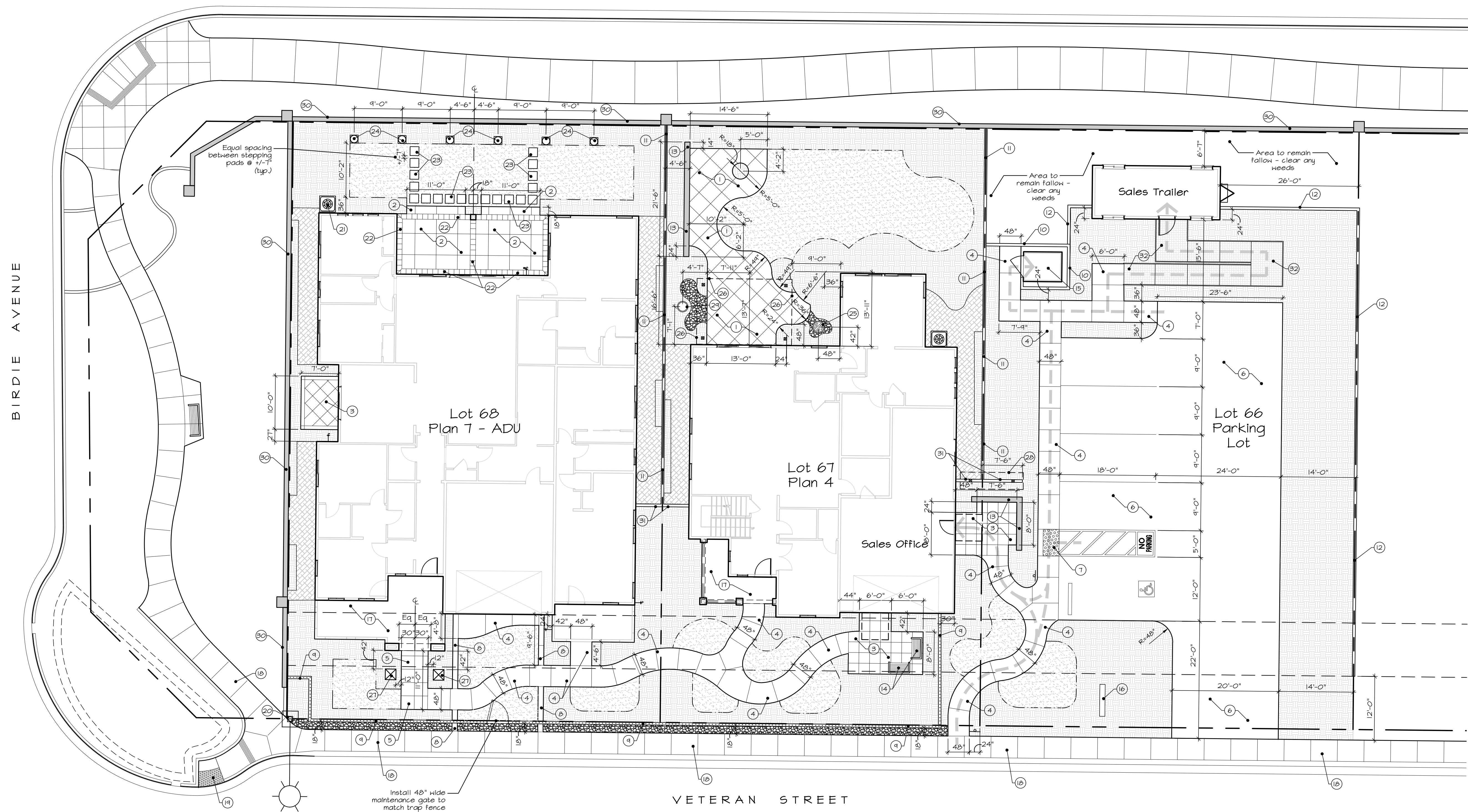
**Date:**  
 October 20, 2021

**Drawn/Checked:**  
 NAB / JKA / TWH

**Project No.:**  
 21-2326

**Sheet Number:**

**L1.1**



**Construction Callouts**

| No. | Detail                     | Item Description  |
|-----|----------------------------|---|
| 1   | Detail D and E, Sheet L2.1 | Install natural gray light broom finish concrete paving with enhanced score pattern. Provide traveled score joint 36" sq. angular grid pattern in paving field, grid direction as shown in plans.   |
| 2   | Detail D and E, Sheet L2.1 | Install natural gray light broom finish concrete paving with enhanced score pattern. Provide traveled score joint 48" sq. grid pattern in paving field, grid direction as shown in plans.   |
| 3   | Detail D and E, Sheet L2.1 | Install natural gray light broom finish concrete paving. Provide traveled score joints at 24" on center grid as shown on plans.   |
| 4   | Detail D and E, Sheet L2.1 | Install natural gray medium broom finish concrete paving. Provide traveled score joints as shown on plans (48" on center). Install expansion joints in location as shown on plans for ease of removal of paving when homes are transitioned out of model use.   |
| 5   | Detail D and E, Sheet L2.1 | Install natural gray light broom finish concrete paving. Provide traveled score joints at 30" sq. grid pattern as shown on plans.   |
| 6   | Detail A and B, Sheet L2.2 | Construct parking lot with 2" of asphalt over 4" of aggregate with edging, including all striping as shown. Contractor to install 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 stalls. 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. |
| 7   | Detail F, Sheet L2.1       | Install min. 36" wide strip of ADA and CBC compliant truncated dome panels at flush transition from vehicular to pedestrian paving. Panels to be Onyx Black available from Armor Tile or equal and installed per manufacturer's recommendations.  |
| 8   | Detail B, Sheet L2.3       | Install 12" wide concrete mow strip. Top of mow curb to join flush with top of adjoining concrete paving.   |
| 9   | Detail F, Sheet L2.2       | Construct 36" tall tubular steel trap fence. Install maintenance gate to match trap fence where shown.  |
| 10  | Detail G, Sheet L2.2       | Construct 6' tall enhanced wood fence around accessible porta-potty. Coordinate with Developer for placement of porta-potty prior to fence installation.  |
| 11  | Detail D, Sheet L2.2       | Construct 6' tall wood line fence. Coordinate with developer prior to installation. Fence to be centered on property line.  |

| No. | Detail                  | Item Description  |
|-----|-------------------------|---|
| 12  | Detail E, Sheet L2.2    | Construct low wood fence at parking lot.  |
| 13  | Detail C, Sheet L2.3    | Construct CMU block seat wall with manufactured stone veneer and precast concrete cap.                      |
| 14  | Per Developer           | 4' surface-mount bench by Developer.  |
| 15  | Per Developer           | Fully accessible portable restroom.   |
| 16  | Per Developer           | Model home signage per Developer.   |
| 17  | Per Architect           | Front porch entry stoop per Architect's plans.  |
| 18  | Existing                | Existing concrete City-maintained street sidewalk.  |
| 19  | Existing                | Existing City-maintained access ramp with detectable warning surface.                                       |
| 20  | Existing                | Existing City-maintained street light.  |
| 21  | Per Developer           | Air conditioner unit per Developer.   |
| 22  | Detail D, Sheet L2.3    | Install tile bands at concrete patio.   |
| 23  | Detail A, Sheet L2.3    | Install natural gray 20" sq. concrete stepping pads in lawn area.   |
| 24  | Detail I, Sheet L5.2    | Install round precast concrete planter pots on 24" sq. natural gray concrete pads. - see Planting Plan.     |
| 25  | Detail G, Sheet L2.2    | Install Model 78270 Medium Scalloped Um Landscape Fountain Kit by Aqualscape, Inc. (www.aqualscapeinc.com). |
| 26  | Details E-F, Sheet L2.3 | Construct wood trellis structure over patio.  |
| 27  | Detail G, Sheet L2.1    | Construct CMU block pilaster with stone veneer and precast concrete cap.                                    |

**Symbol Legend**

| No. | Detail               | Item Description   |
|-----|----------------------|--|
| 28  | Detail H, Sheet L2.3 | Construct wood colonnade structure in-line with enhanced fence at sales office entrance. |
| 29  | Detail H, Sheet L5.2 | Install precast concrete planter pot - see Planting Plan.                                |
| 30  | By others            | CMU block wall per offsite plans, by others.   |
| 31  | Detail G, Sheet L2.2 | Construct 6' tall enhanced wood fence.   |
| 32  | Per Developer        | Accessible ramp per trailer leasing company  |

For General Construction Notes, see Sheet L2.1

**Symbol Legend**

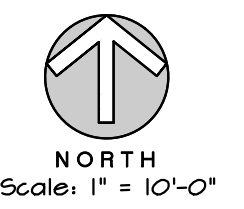
|  |  |
|--|--|
|  | Accessible path of travel, longitudinal slope to be less than 5%, cross slope 2% max.                              |
|  | 5x5' Landing in front of accessible doors and gates per code requirements- No slopes to exceed 2% in any direction |
|  | Trap Fence (Temporary)   |
|  | Lot Fence and Gates  |
|  | Mulch only area- See planting plan L4.1  |
|  | Landscape - See planting and Irrigation plans  |
|  | Gravel groundcover- See planting plan L4.1   |
|  | Lawn area  |

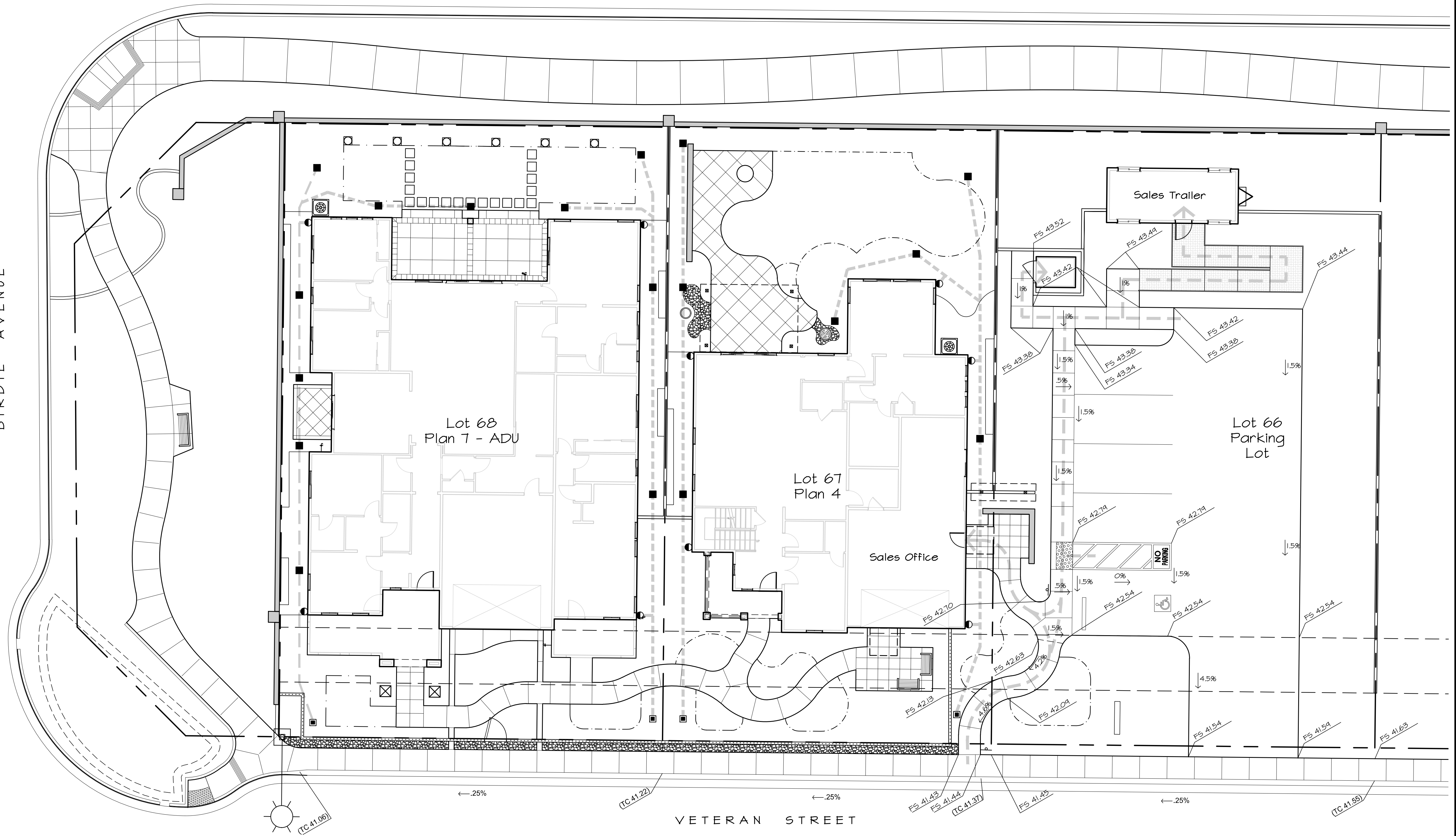
**Project Location**



Vicinity Map Not to scale

**811** Know what's below.  
 Call before you dig.  
 Dial 811 or 800-227-2600





**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 1/2" and 2" below the adjacent paving surfaces unless otherwise noted.
- Soil level at building to maintain 8" below the level of the Finished Floor Elevation.
- See Civil Engineer's Plans for grading of Path of Travel.

**General Drainage Notes**

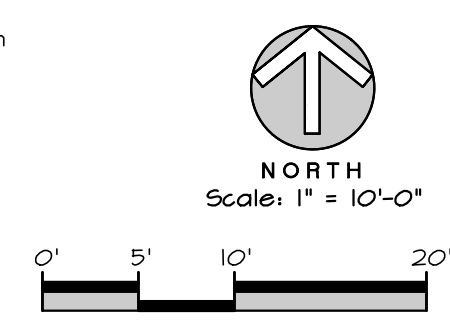
- Contractor shall notify Developer's Construction Manager if the contractor causes any damage to other trades' work during the course of installing the drainage.
- Contractor shall install a minimum of four catch basins. Two at the rear of the house and two at the side of the house. Catch basins shall 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 #16 4" black atrium grate (or approved equal). Set drains in low spots. Location shown on plan is for reference only - see details A, sheet L21.
  - NDS 4" #421 pop-up drainage emitter with elbow. Confirm location with developer prior to installation - see detail C, sheet L21.
  - Connect all gutter downspouts to drainage system with ADS #0364AA downspout adapter. Downspout locations shown on plans are to show design intent only. Actual downspout locations will vary and shall be verified in field by contractor - see detail B, sheet L21.
  - 4" dia. PVC drain pipe. All piping 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 utilities and other obstructions.
  - 3" (min) HDPE corrugated drain line from downspout locations to main drainage lines.
- ADA Path of Travel**
- ADA Path of Travel, longitudinal slope to be less than 5%, cross slope 2% max.

**Grading Legend**

- B5 Bottom Step
- F6 Finish Grade (Soil)
- F5 Finish surface (Paving)
- TC Top of curb
- THRSH Threshold
- T5 Top of step
- F6 155.00 Proposed spot grade
- (F5 155.50) Assumed spot grade based on other consultant grading designs. Verify the accuracy in the field and report any discrepancies to the Landscape Architect to determine if any adjustments to proposed spot grades need to be made.
- 2% Paving Slope Direction
- Landscape Slope Direction



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



**Revisions**

| Date     | By | Modification |
|----------|----|--------------|
| 10-31-22 |    | Issue for    |
|          |    |              |
|          |    |              |
|          |    |              |
|          |    |              |

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**Vintage 2 Models**  
Manteca, CA

**Windward Pacific Builders**  
135 S. 5th Street, Suite J  
Oakdale, CA 95361  
(209)312-6564

**Grading and Drainage Plan**

**Scale:**  
1" = 10'-0"

**Date:**  
October 20, 2021

**Drawn/Checked:**  
NAB / JKA / TWH

**Project No.:**  
21-2326

**Sheet Number:**

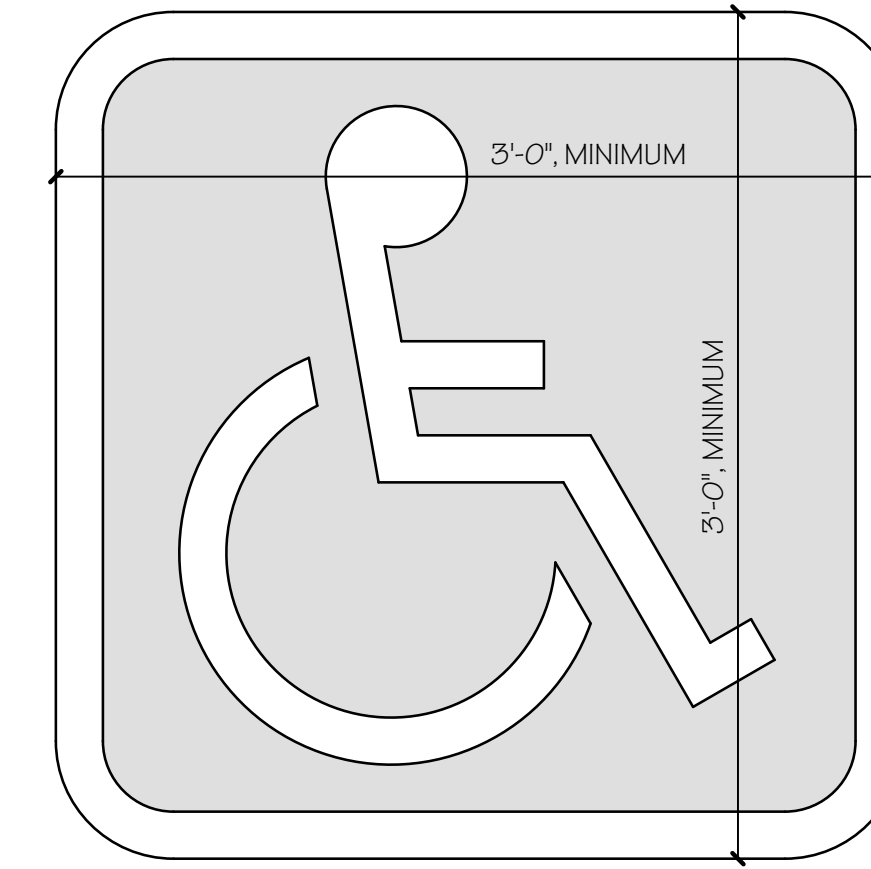
**L1.2**





PAINTED SOLID WHITE LETTERS ON A.C. PAVING CENTERED IN ACCESSIBLE SPACE DROP OFF AREA AS SHOWN ON SITE PLAN

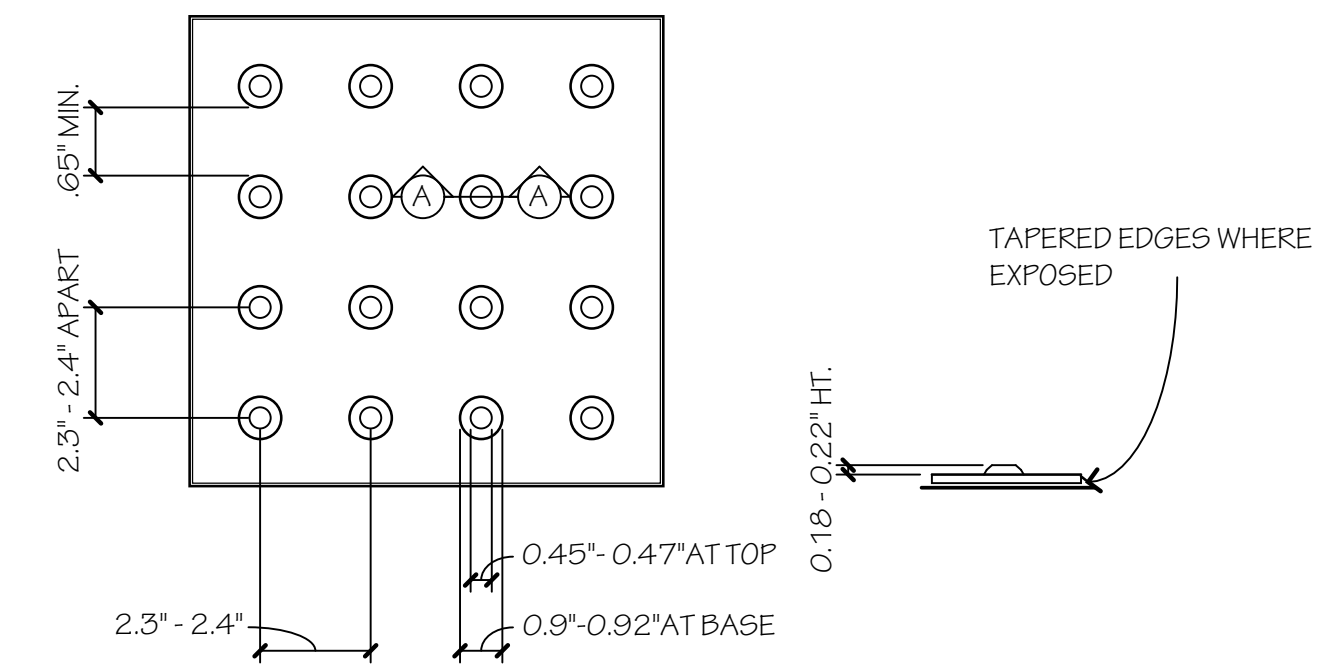
**5 "No Parking" Logo @ Acc. Stalls** Scale: 1/2" = 1'-0"



NOTES:  
EACH PARKING SPACE FOR THE PHYSICALLY DISABLED SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3'-0" SQUARE, CENTER THE GRAPHIC WITHIN PARKING SPACES AS INDICATED ON PLANS.

THE BLUE PAINT FOR THE SYMBOL OF ACCESSIBILITY AND CURB MARKINGS SHALL BE EQUAL TO COLOR # 15090 IN THE FEDERAL STANDARD 595a.

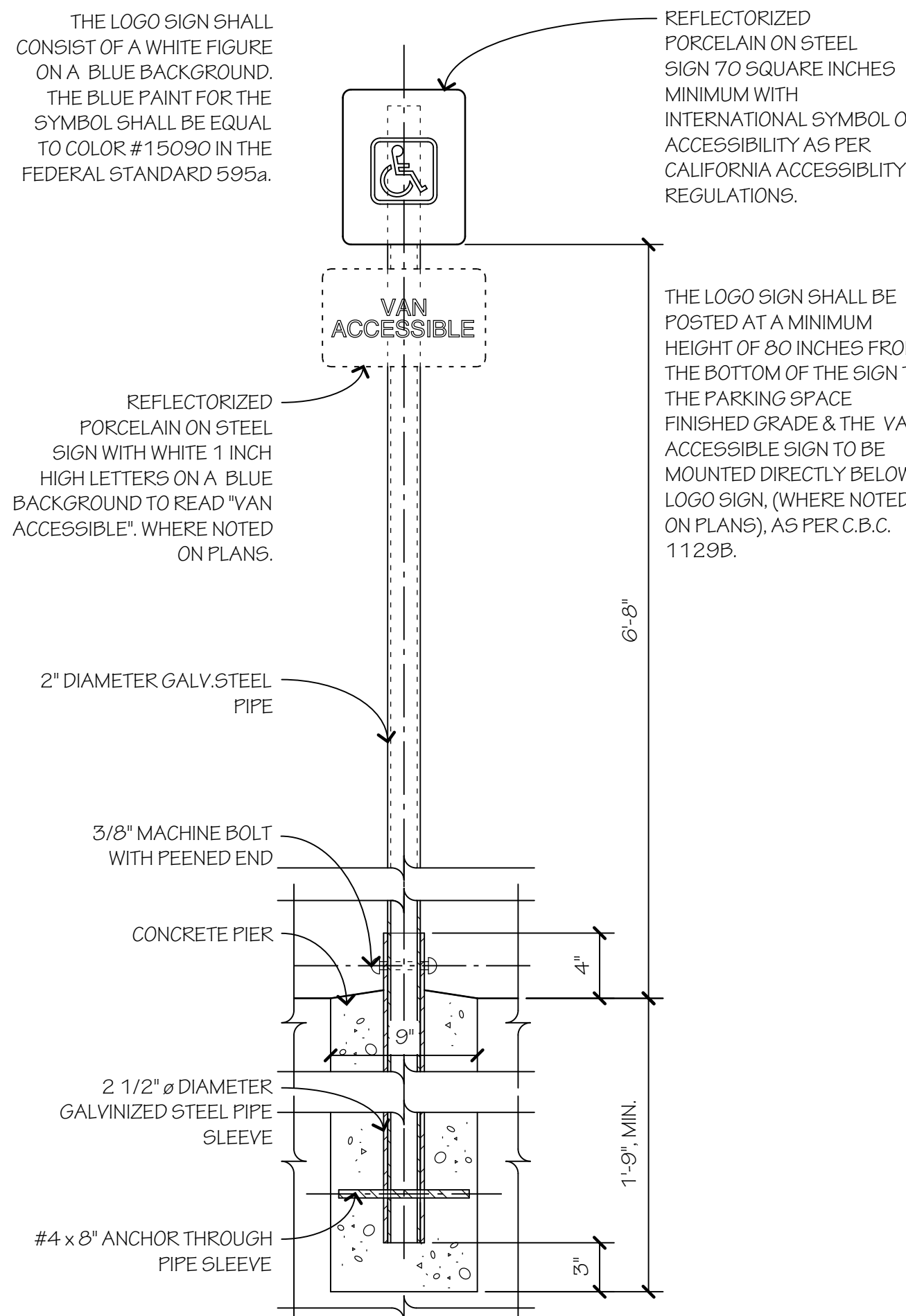
**1 Accessibility Logo** Scale: 1 1/2" = 1'-0"



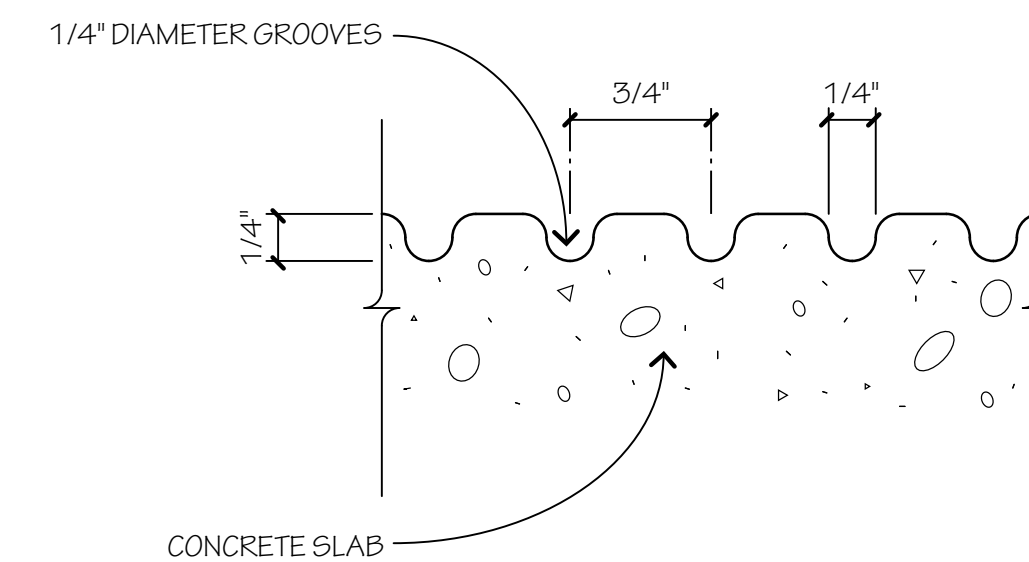
TYPICAL PLAN TYPICAL SECTION A-A

CBC FIGURE 11B-705.1 - TRUNCATED DOMES

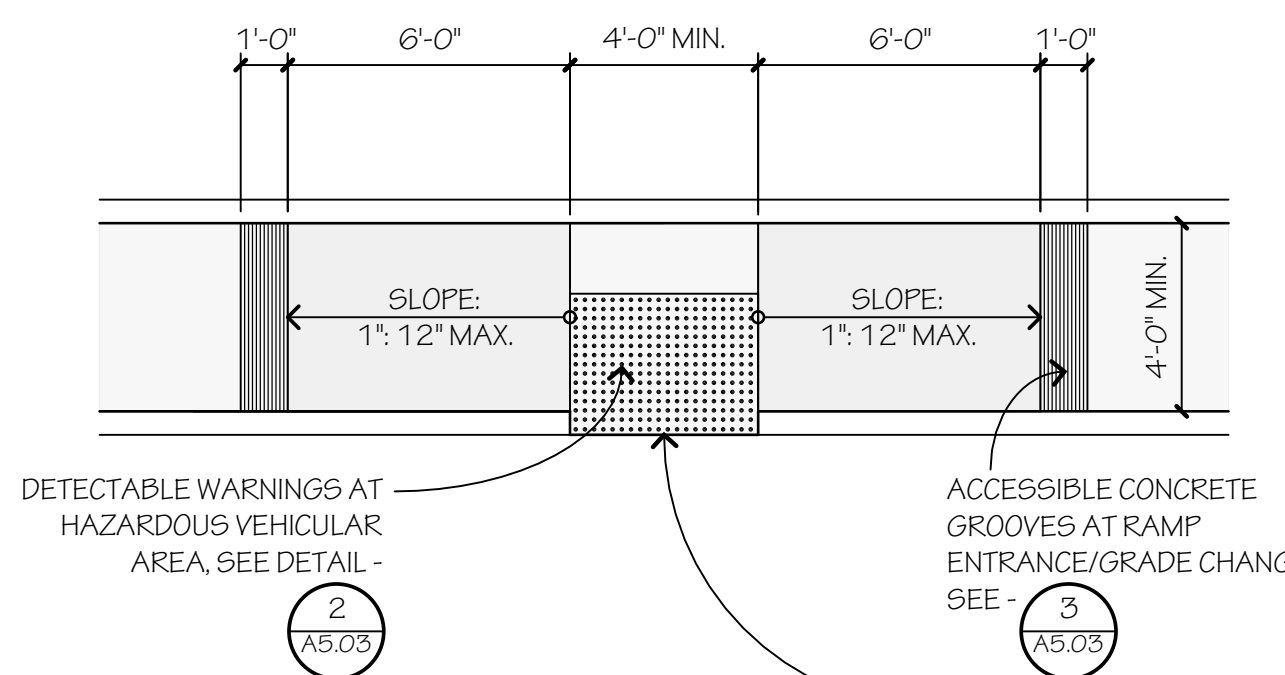
**2 Detectable Warnings** Scale: 3" = 1'-0"



**8 Parking Accessibility Sign** Scale: 1 1/2" = 1'-0"



**3 Accessible Concrete Grooves** Scale: Full Size



**4 Accessible Parallel Curb Ramp** Scale: 1/4" = 1'-0"



4944 WINDPLAY DRIVE, #116  
EL DORADO HILLS, CA 95762  
PH: 916.343.3737

JOB NAME:  
**THE VINTAGE II**  
City of Manteca, California

**Windward Pacific Builders**  
135 South 5th St, Suite J  
Oakdale, CA 95361

SHEET CONTENT:

**DETAILS**

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

DATE: JUNE 8, 2021

REVISIONS:

FILE: MANTECA II

SHEET NO.:

**A5.01**

SALES OFFICE

**11B-305 CLEAR FLOOR OR GROUND SPACE**

11B-305.2 FLOOR OR GROUND SURFACES, FLOOR OR GROUND SURFACES OR A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

11B-305.3 SIZE. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30" MIN. BY 48" MIN.

11B-305.4 KNEE AND TOE CLEARANCE. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

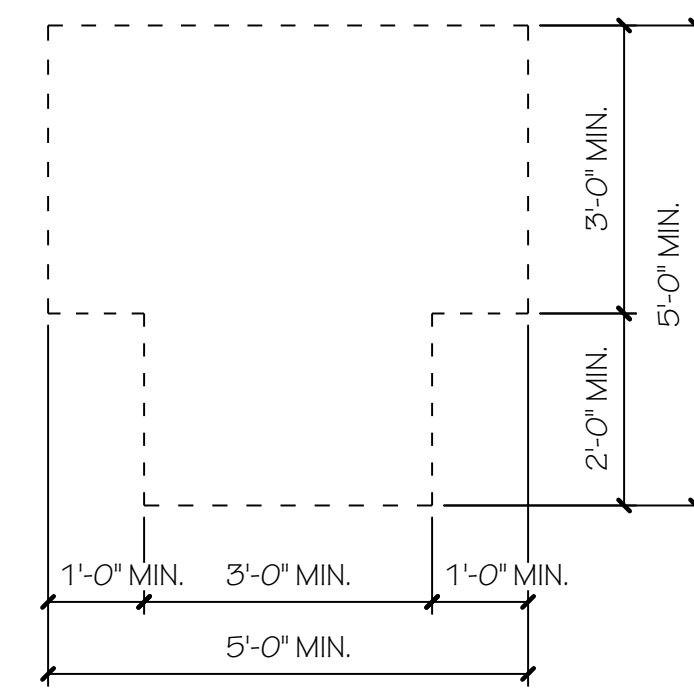
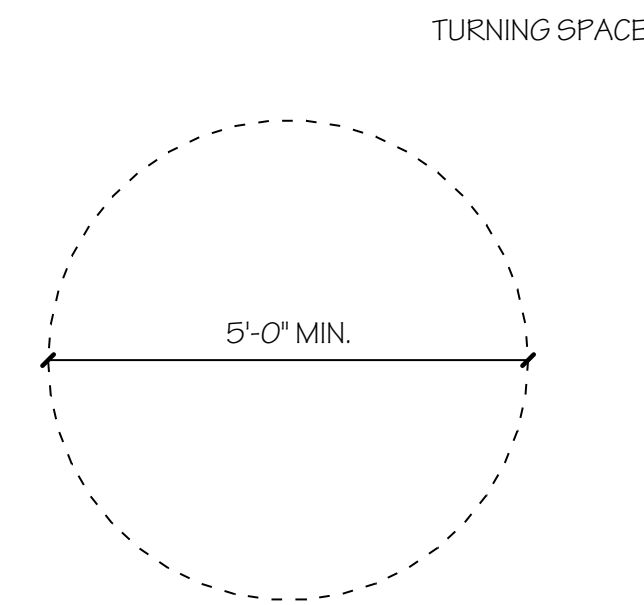
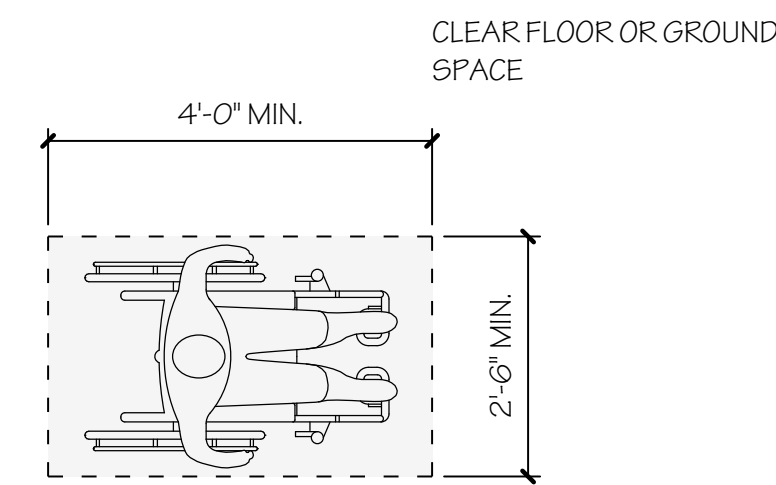
11B-305.5 POSITION. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

**11B-304 TURNING SPACE**

11B-304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A SPACE OF 60" DIAMETER MIN.

11B-304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" SQUARE MIN. WITH ARMS AND BASE 36" WIDE MIN. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MIN. IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MIN.

11B-304.4 DOOR SWING. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.



**10 Clear Floor or Ground Space** Scale: 1/2" = 1'-0"

**11B-402 ACCESSIBLE ROUTES**

11B-402.1 GENERAL. ACCESSIBLE ROUTES SHALL COMPLY WITH 11B-402.

11B-402.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4.

**11B-403 WALKING SURFACES**

11B-403.1 GENERAL. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-403.

11B-403.2 FLOOR OR GROUND SURFACE. FLOOR OR GROUND SURFACES SHALL COMPLY WITH SECTION 11B-302.

11B-403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. EXCEPTION: THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

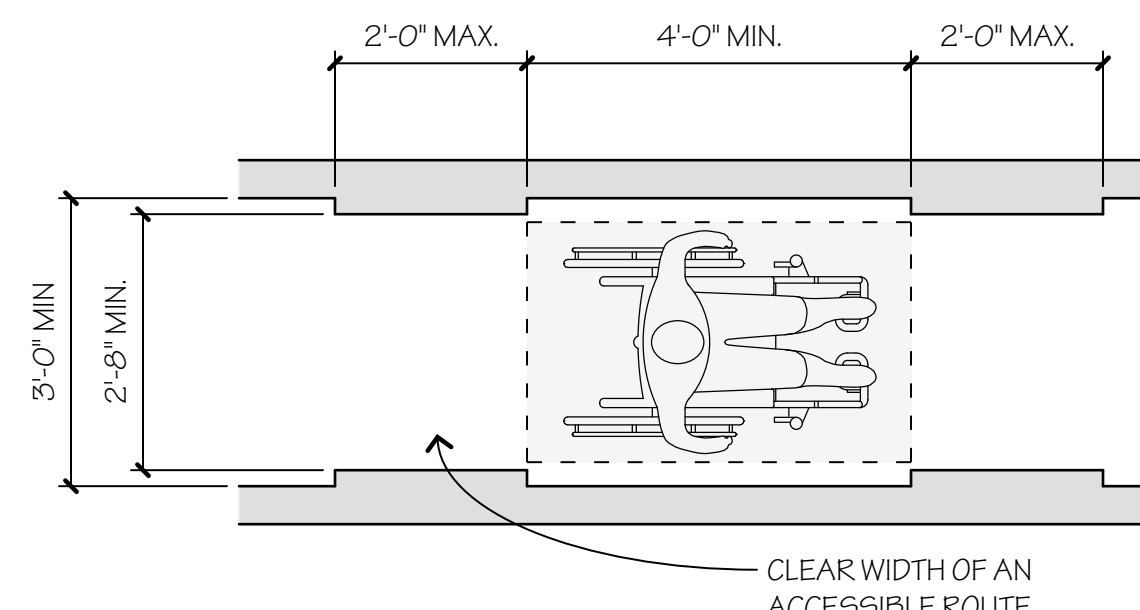
11B-403.4 CHANGES IN LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 11B-303.

11B-403.5 CLEARANCES. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH SECTION 11B-403.5.

11B-403.5.1 CLEAR WIDTH. EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM.

EXCEPTIONS:

1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" MINIMUM FOR A LENGTH OF 24" MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48" LONG MINIMUM AND 36" WIDE MINIMUM.
2. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44" MINIMUM.
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48" CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36".
4. THE CLEAR WIDTH FOR ANGLES SHALL BE 36" MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44" MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.

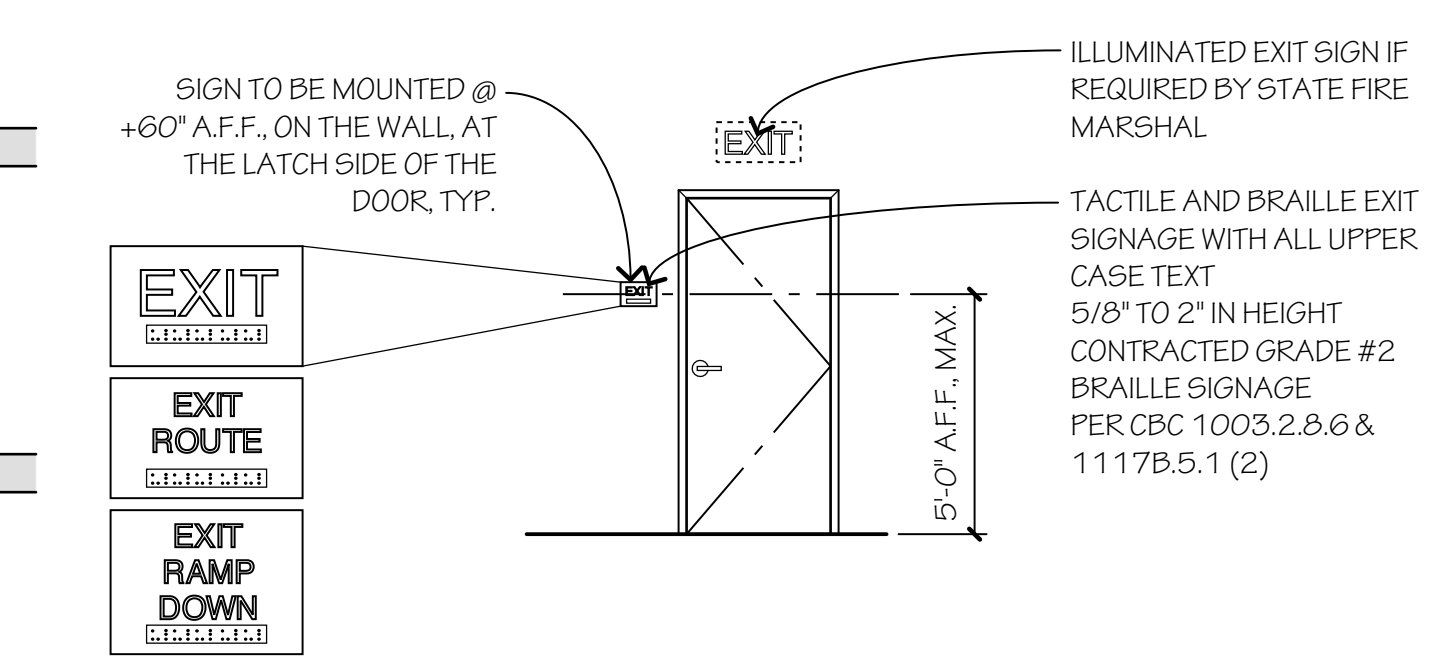
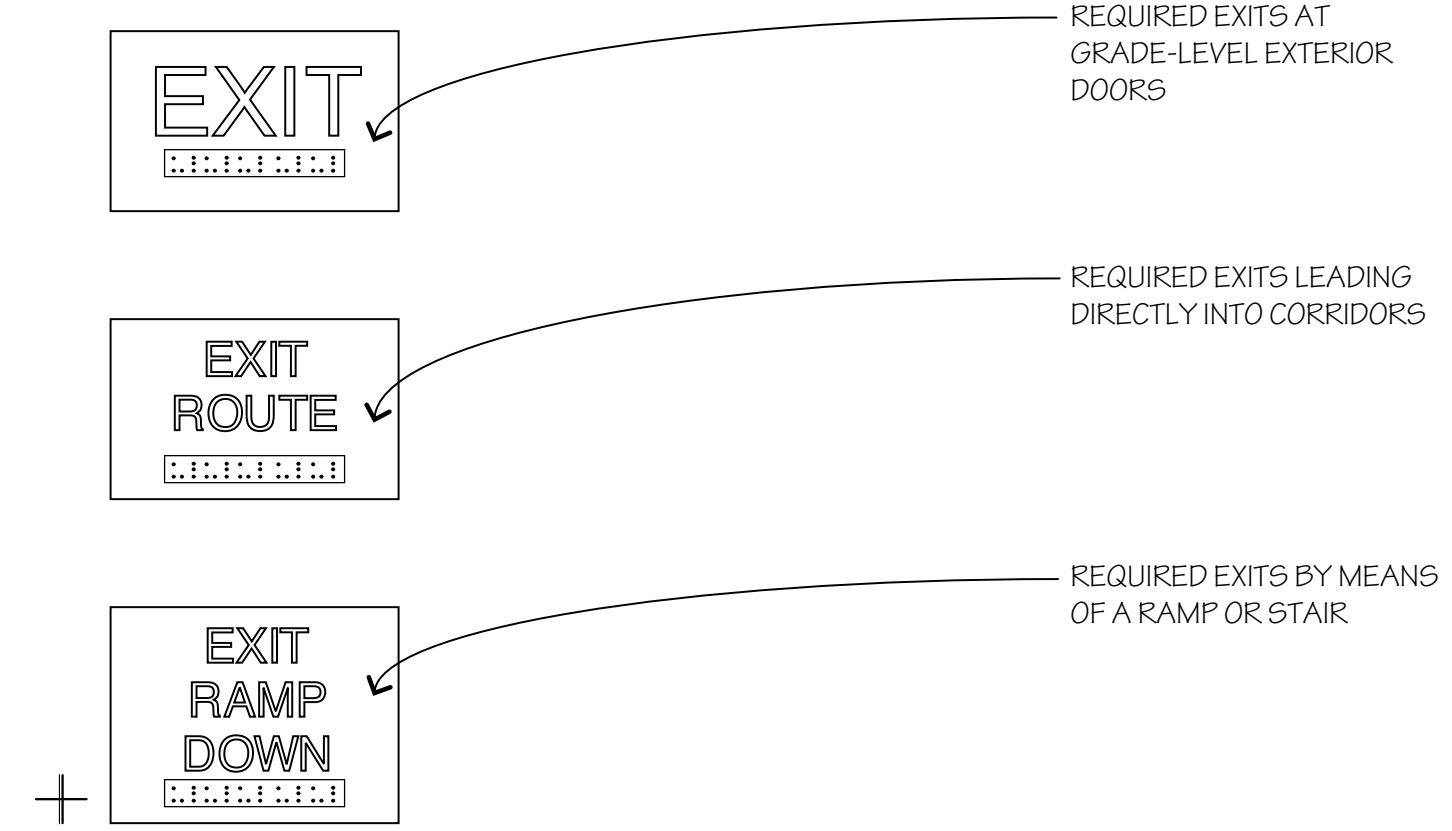


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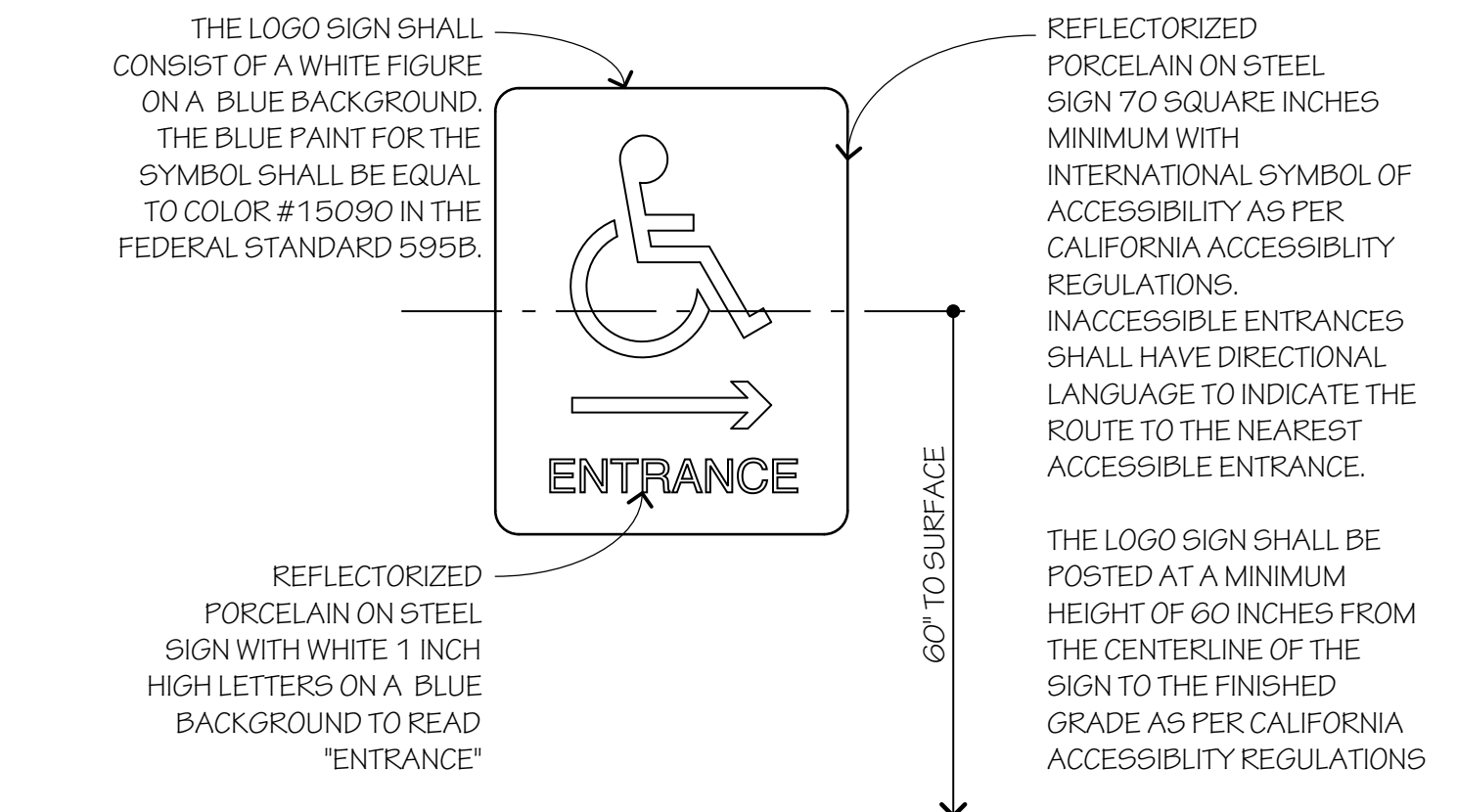
**6 Accessible Route Clearances** Scale: N.T.S.

**NOTES:**

1. DOOR SIGNS TO BE CONSTRUCTED FROM 1/4" THICK PLASTIC OR HEAT STAMPED FIGURES. COLORS TO BE SELECTED BY ARCHITECT.
2. ATTACH SIGNS USING FOUR (4) FLATHEAD, STAINLESS STEEL, TAMPER PROOF SCREWS, (COUNTERSUNK) AND ADHESIVE.
3. 70% CONTRAST BETWEEN CHARACTERS AND BACKGROUND PER ADAAG A4.30.5



**2 Required Exit Door Signage** Scale: N.T.S.



**3 Accessible Entrance Sign** Scale: 3" = 1'-0"

010000-Accessible/Floor/Floor or Ground Space

010000-Min Accessible Routes

101400-Exterior Door Signage

101400-Accessible Entrance Sign