



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

August 12, 2021

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

SUBJECT: TUP-21-83 DR HORTON NORTH MAIN COMMONS SALES OFFICE

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a 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: August 12, 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 Fire Department
Art Salas- Fire Inspector II (209) 456-8311**

10. At least 1 (2A; 10BC) Fire Extinguisher added to each sales and construction office.

**City of Manteca Development Services Department, Building Safety Division
Lumen Arceo, Senior Plan Check Engineer (209) 456-8560**

11. 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.
12. 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.
13. 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.
14. 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**."
15. 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. (Detail E/L2.1).
16. 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
Kathryn Reed - Senior Landscape Planning Technician (209) 456-8629**

17. Front yard street trees for lots 109 & 110 shall be provided by the Developer and approved by the City. See Street Tree Plans approved by Parks Division.
18. These shall be designed and incorporated into the sales home landscape as to allow room for future growth. It appears the trees for these lots are to be Zelkova 'Village Green'.
19. The street tree for Lot 108 shall be planted once the home is built for that lot.

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: <u>925-389-8311</u>	Home Telephone: <u>925-225-7400</u>
Mobile No.: <u>Same as above</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: <u>D.R. Horton - Bay Area Division</u>
Event Hours: Days: <u>Standard: Monday, Thursday to Sunday (Tentative)</u> Hours: <u>10am - 5pm</u>
Event Location: <u>Lots 108-110 of the North Main Commons project. On the corner of North Main Street and Northgate Drive</u>
Description of Event/ Activities: <u>Temporary Sales Office that will be located in the garage of the model home on lot 109. There will be a parking lot with an accessible path on lot 108. There will be another model home on lot 110.</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 Jorden Tappin (agent) to act on my behalf on all matters relating to this application.

[Signature] CHAS ZABALOS 7/23/21
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.

[Signature] Jorden Tappin 7/23/21
Applicant Signature Print Name Date

OFFICE USE ONLY

Fee: **\$568** Receipt No.: 2022-00023929 Date Received: 7-29-2021

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

Approved: X Denied: _____

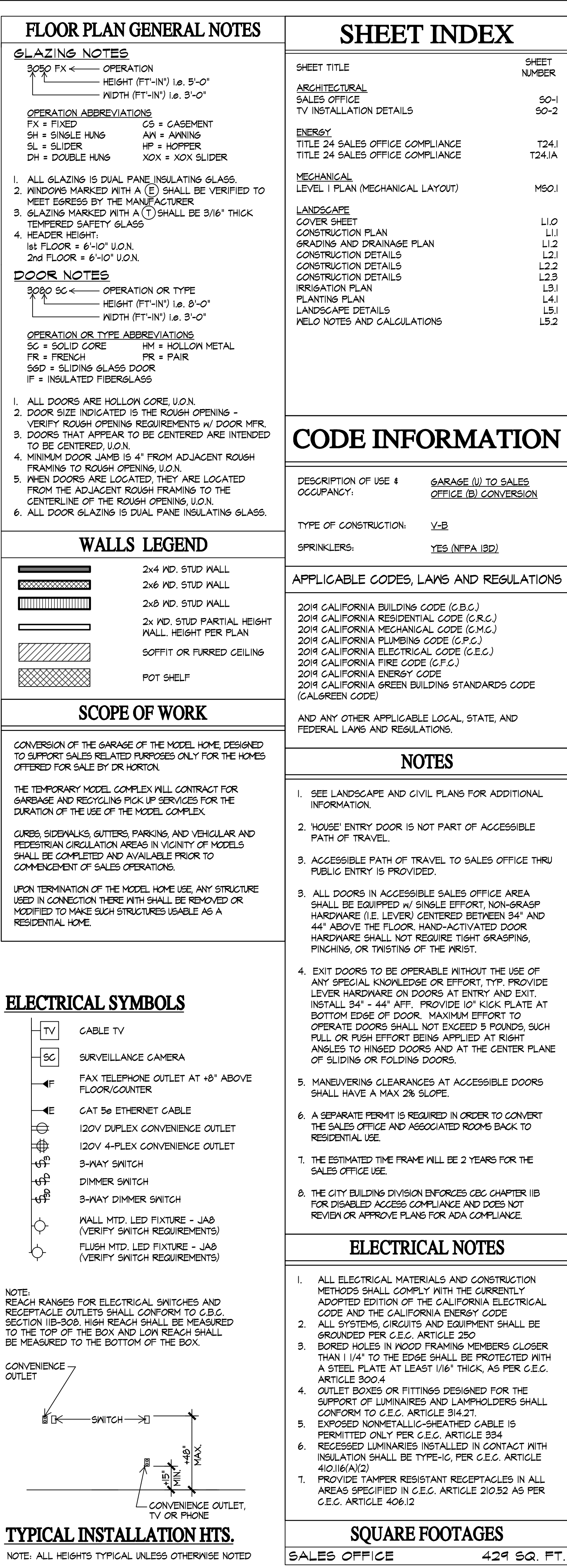
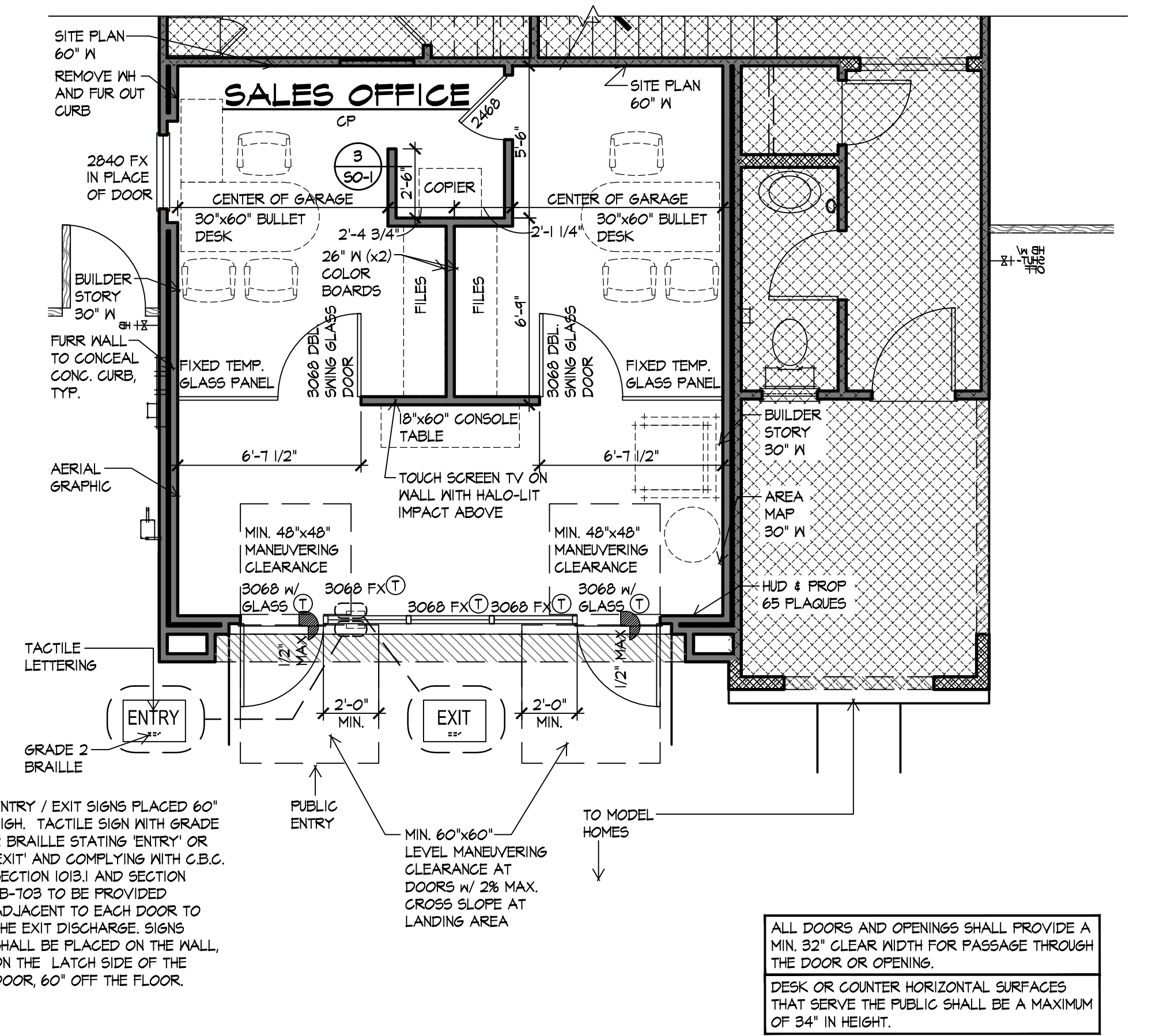
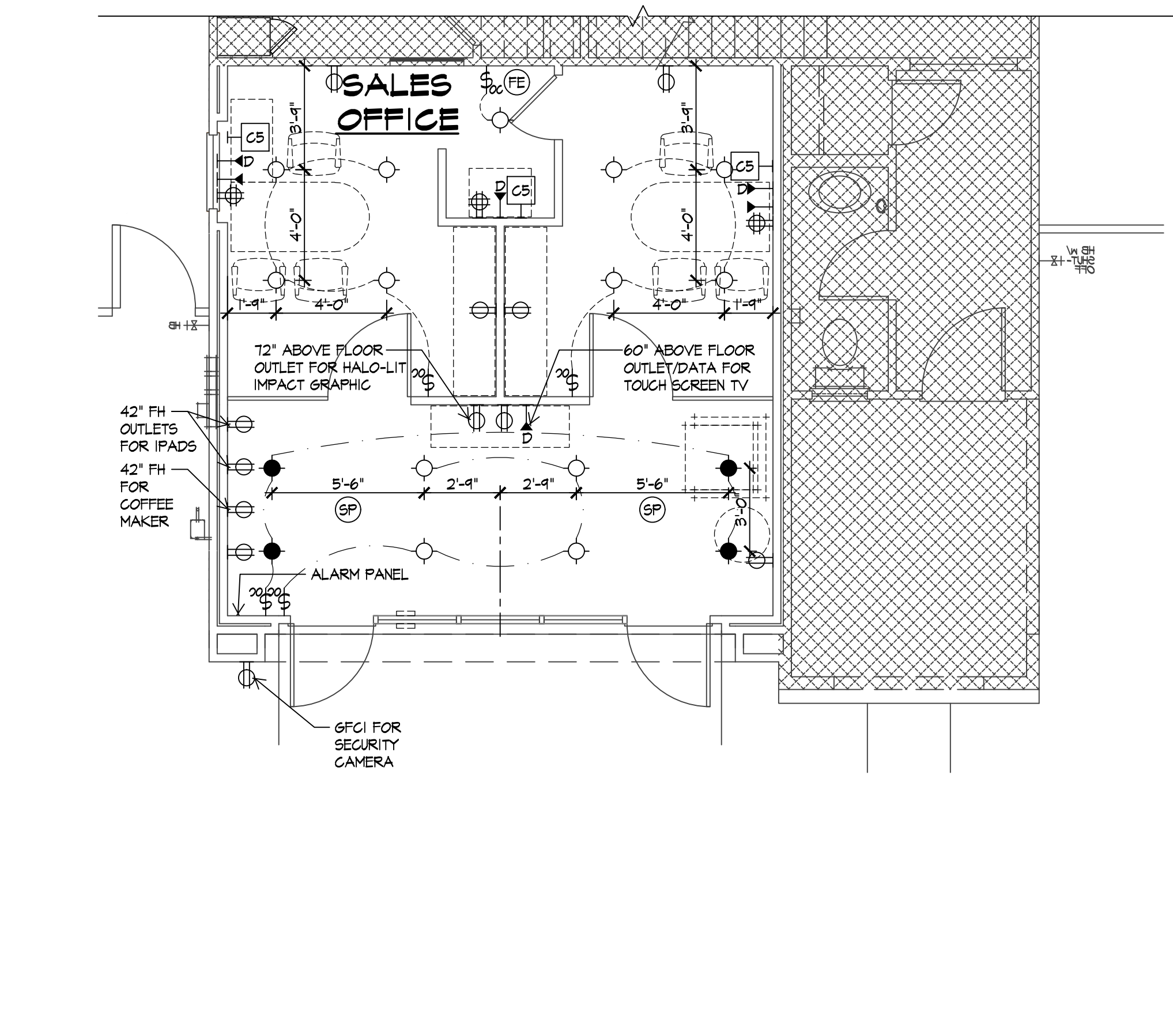
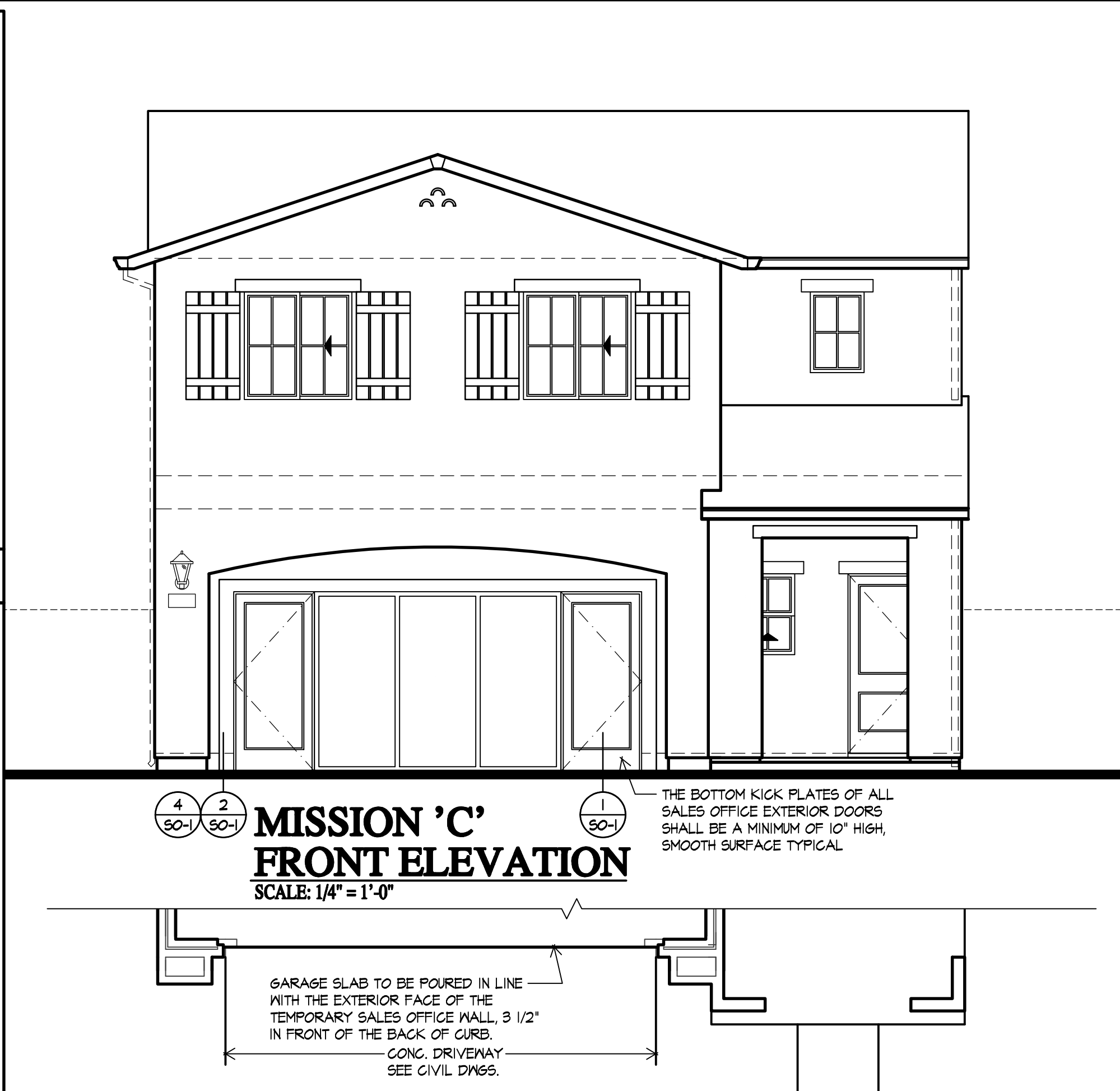
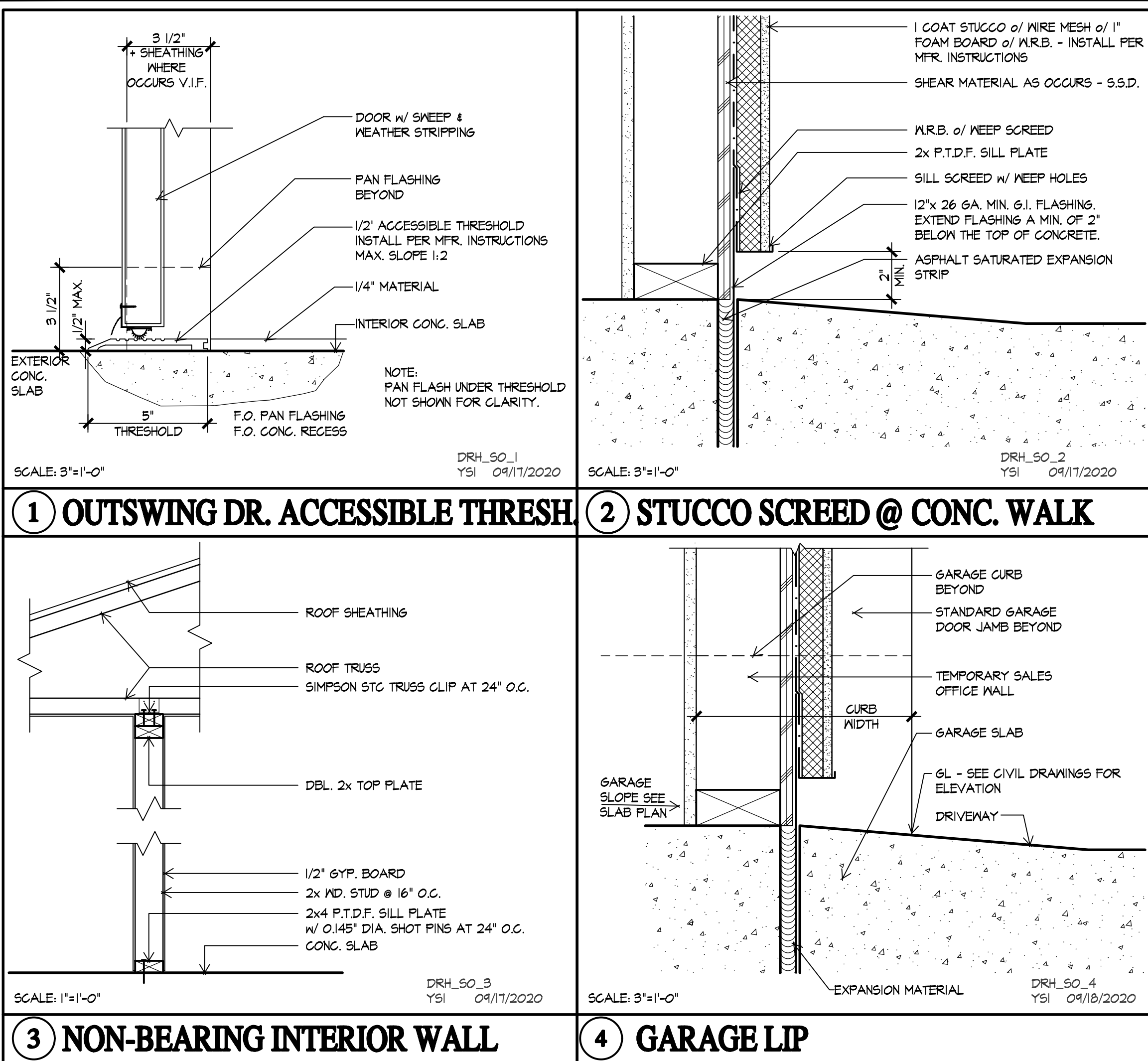
Planner Signature: Allison Diaz Date 8-12-2021

Assessor's Parcel No. (APN): _____ Application Number: 21-83

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.



SDG architects

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

NORTH MAIN COMMONS MANTECA, CA

D.R. HORTON America's Builder

SALES OFFICE

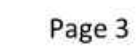
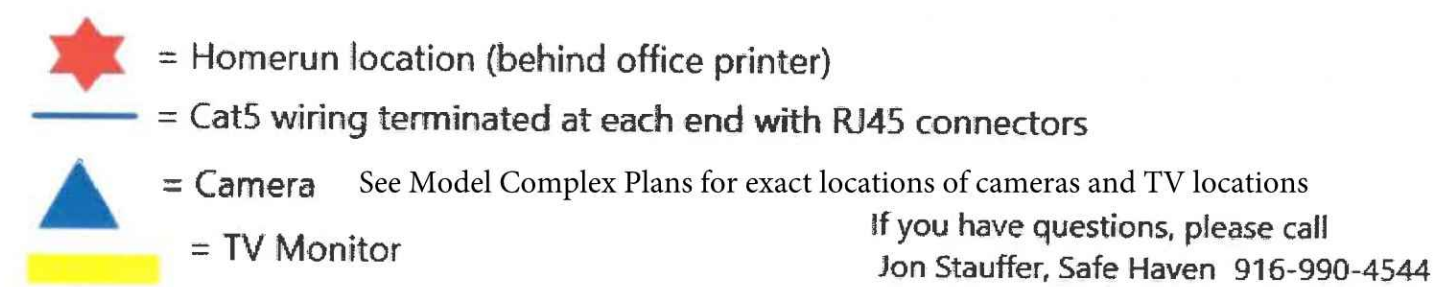
REVISIONS

SET DATE 01/21/2021
ISSUE DATE 01/21/2021
SCALE AS NOTED
DRAWN DVE, ALA, YSI
JOB 312171
PM DVE GC DVE OL YSI

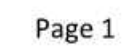
LOT 109 - 1678 C

SHEET SO-1

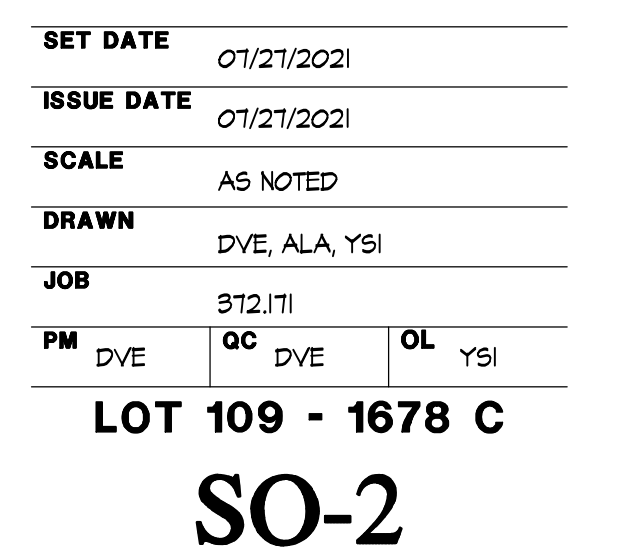
Each camera needs a Cat5 wire run from the camera to the homerun location behind the office printer. For models that currently have Cat5 going from a closet location to each camera, a new Cat5 wire needs to be run for each camera from the homerun location to that closet. Another Cat5 needs to be run 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.



February 19, 2015



February 19, 2015



Project Name:	Sales Office	NRCC-PRF-01-E	Page 7 of 12
Project Address:	Lot 26 Manteca 95336	Calculation Date/Time:	10:52, Thu, May 20, 2021
Input File Name:	North Main Commons Sales Office.cbl9x1		

H6. MECHANICAL VENTILATION									
1	2	3	4	5	6	7	8	9	
Zone Name	Ventilation Function	Mechanical Ventilation				# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)
		# hotel rooms	# of people	Supply	Exhaust				
1-Sales Office	Office - Office space	0	2.15	0	64	05	429	NA	NA

Multifamily or Hotel/Motel Occupancy (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)	No
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Does the Project Include Zonal Systems?	Yes
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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
HP1	1-Sales Office	MiniSplitHP	19.00	16.00	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 (ft ²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance		
				Area Category Footnotes (Watts)	Tailored Method (Watts)	
Office Area (<250 square feet)	429	255	0	0	0	

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K1. INDOOR CONDITIONED LIGHTING GENERAL INFO						
1	2	3	4	5	6	
Occupancy Type ¹	Conditioned Floor Area ² (ft ²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance		
				Area Category Footnotes (Watts)	Tailored Method (Watts)	
Building Totals:	429	255	0	0	0	

¹ See Table 140.6-C

² See NRCC Ch 6-4 for unconditioned spaces

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 w/ft ² in offices)						
1	2	3	4	5	6	
Name or Item Tag	Complete Luminaire Description (i.e., 3-bump fluorescent troffer, F27R, one dimmable electronic ballast)	Watts per luminaire	How Wattage is Determined	Total Number Luminaires	Installed Watts	
L1	Flush Mid LED Fixture	15	According to §130.6(c)	17	255	

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 Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-1-Sales Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00	L1	120.0	8	120	0
S-1-Sales Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00	L1	75.0	5	75	0

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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 Luminaires	# of Luminaires	Lighting Controlled (Watts)	Control Credit (Watts)
S-1-Sales Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00	L1	120.0	8	120	0
S-1-Sales Office	Office Area (<250 square feet)	NA	0.00 0.00 0.00	L1	75.0	5	75	0

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROLS												
Building Level Controls												
1												
Mandatory Demand Response §110.12(c)												
NA												
2												
Shut-Off Controls §130.1(c)												
Required												
4	5	6	7	8	9	10						
Area Description	Area Category Primary Function Area	Area Controls 130.1(a)	Multi-Level Controls 130.1(b)	Shut-Off Controls 130.1(c)	Primary Daylighting 130.1(d)	Secondary Daylighting 140.5(d)						

1	2	3	4	5	6	7	8	9	10
System ID	Zone Name	Qty	CFM	Motor BHP	Motor Watts	Control	CFM	BHP	Watts
Sales Office1	1 Sales Office	1	65	0.041	36.0	2.62			

H4. Wet System Equipment(boilers,coolers,charging towers,etc.)	
This Section Does Not Apply	

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

Notes: This table includes controls related to the optimum start feature. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-NACh1.

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Input File Name:	North Main Commons Sales Office.cbl9x1		

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)						
1		2		3		4
Opaque Surfaces & Orientation		Total Gross Surface Area (ft²)		Total Fenestration Area (ft²)		Window to Wall Ratio (%)
	North-Facing¹	185 ft²		11 ft²		0.0%
	East-Facing²	0 ft²		0 ft²		05.8%
	South-Facing³	77 ft²		0 ft²		69.0%
	West-Facing⁴	189 ft²		100 ft²		00.0%
	Total	451 ft²		111 ft²		24.6%
Roof		0 ft²		0 ft²		00.0%

Notes:
¹ North-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).
² East-Facing is oriented to within 45 degrees of true north, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
³ South-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).
⁴ West-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
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Surface
R-15 Wall wR-410	ExteriorWall	451	Wood	15	4	U-Factor	0.064	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Compliance Insulation R-40.0 Wood framed wall, 3/8in. OC, 3.5in., R-15 Gypsum Board - 5/8 in.	N
Slab On Grade19	UndergroundFloor	429	NA	0	NA	F-Factor	0.73	Slab Type = UnreinforcedSlabGrade Insulation Orientation = None Insulation R-Value = R0	N
R-19 intCg21	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, 8.125in., R-19 Gypsum Board - 5/8 in.	N

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G3. OPAQUE SURFACE ASSEMBLY SUMMARY									
1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Surface
R-15 intWall25	InteriorWall	297	Wood	15	NA	U-Factor	0.086	Gypsum Board - 1/2 in. Wood framed wall, 3/8in. OC, 3.5in., R-15 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 ID	Fenestration Type / Product Type / Frame Type	Certification Method ¹	Assembly Method	Area ft ²	Overall U-Value	Overall SHGC	Overall VT	Surface
Store Front FX	VerticalFenestration CurtainWall MetalFraming	Default Performance	SiteBuilt	71	0.71	0.73	0.88	N
Store Front FD	VerticalFenestration GlazedDoor MetalFraming	Default Performance	SiteBuilt	40	0.77	0.70	0.53	N

¹ Newly installed fenestration that have a certified NRCC Label Certified or use the EBC default values listed in Table 110.6-A and Table 110.6-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 A and per project use the appendix.
² Status: N - New, A - Altered, E - Existing

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H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRs, economizers etc.)											
1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Heating		Efficiency Unit	Efficiency	Cooling		Efficiency Unit	Efficiency	Economizer Type (if present)
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)			Total Cooling Output (kBtu/h)	Efficiency Unit			
HP1	MiniSplitHP (Split)Phase	1	19	0	HSPF	10.300	16	SEER EER	20.000 12.500	NA	NA

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

H2. FAN SYSTEMS												
1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	Supply Fan	Return Fan	Control	Control	Control	Control	Control	Economizer Type (if present)	Control	Control
	packaged, DOAs, etc.	CFM	CFM	BHP	Watts	CFM	BHP	Watts	CFM	BHP	Watts	Control
HP1	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)
Sales Office1	1 Sales Office	1	65	0.041	36.0	2.62

H4. Wet System Equipment(boilers,coolers,charging towers,etc.)	
This Section Does Not Apply	

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls

Notes: This table includes controls related to the performance path only. For projects using the nonperformance path, not all controls may apply. For projects using the nonperformance path, not all controls may apply. For projects using the nonperformance path, not all controls may apply.

NORTH MAIN COMMONS MODEL HOMES

D.R. Horton

Manteca, CA

Landscape Plans

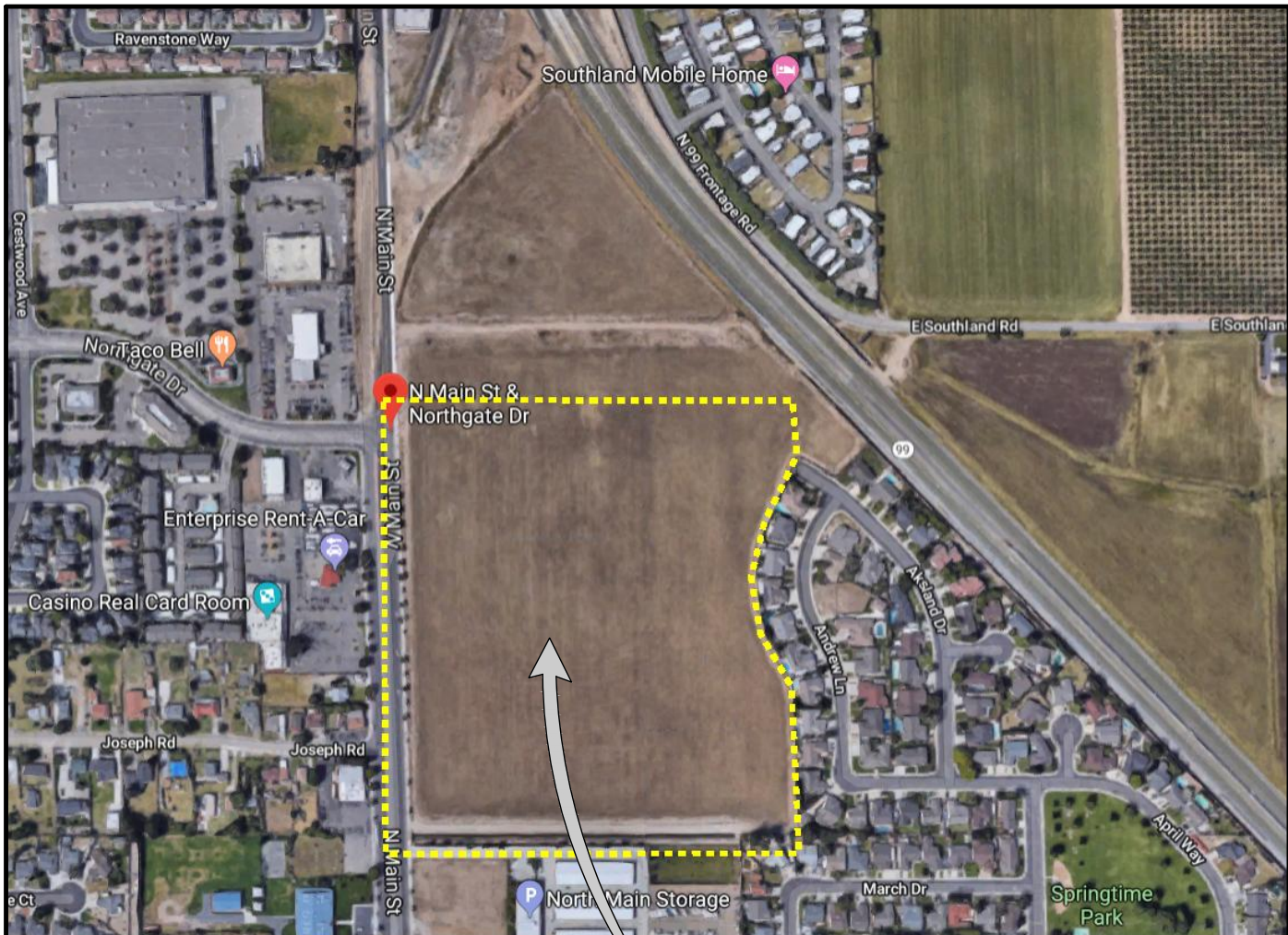
CITY OF MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE NOTES

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



Vicinity Map

Not to scale

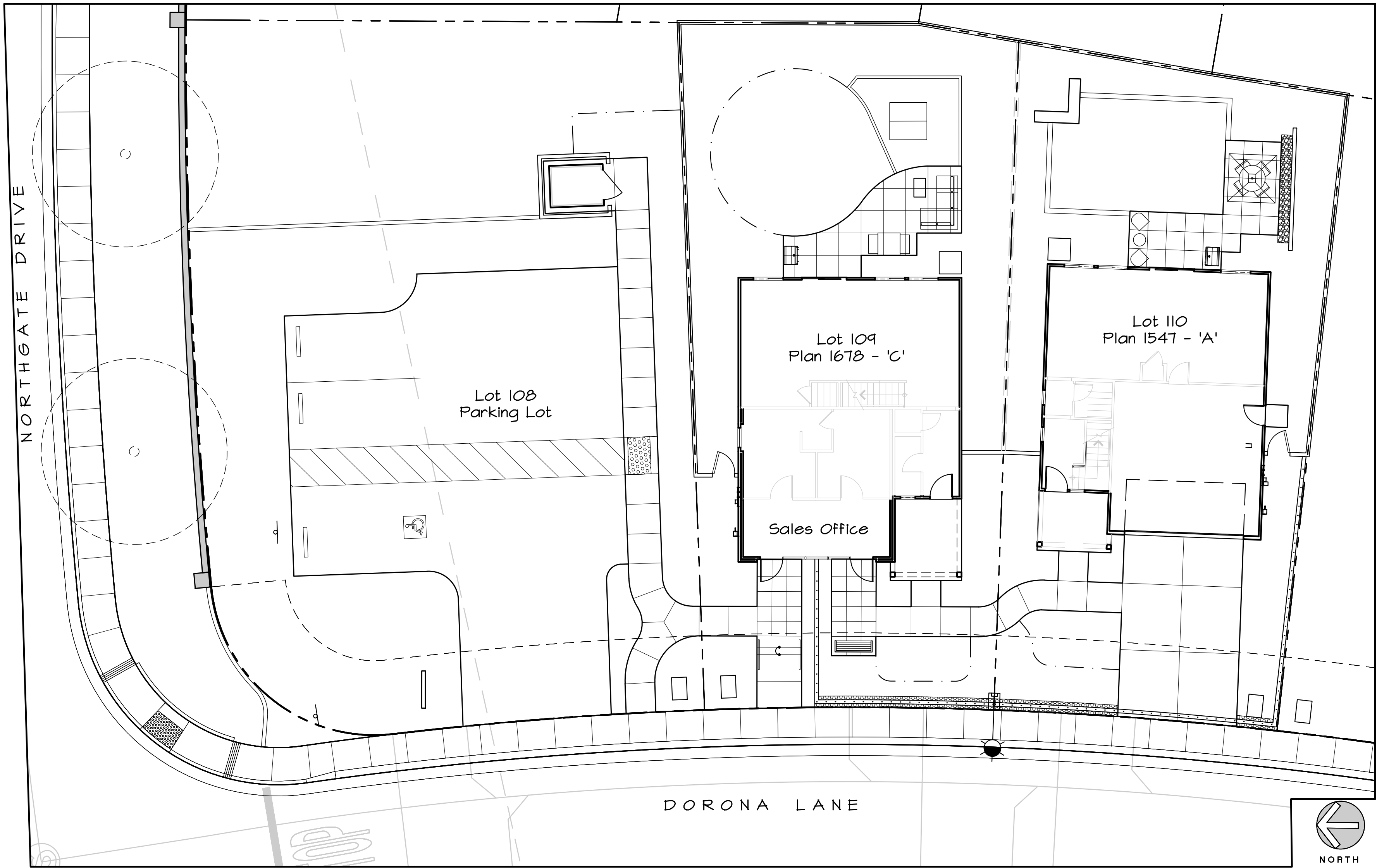
Project Location

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
- L2.3 Construction Details
- L3.1 Irrigation Plan
- L4.1 Planting Plan
- L5.1 Landscape Details
- L5.2 Landscape Details
- L5.3 WELO Notes and Calculations



Site Plan

www.kla-ca.com

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



Revisions	Date	By
△	Modification	

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**North Main
Commons
Model Homes**
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:
July 20, 2021
Drawn/Checked:
BS \ TWH
Project No.:
21-2321
Sheet Number:

L1.0

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

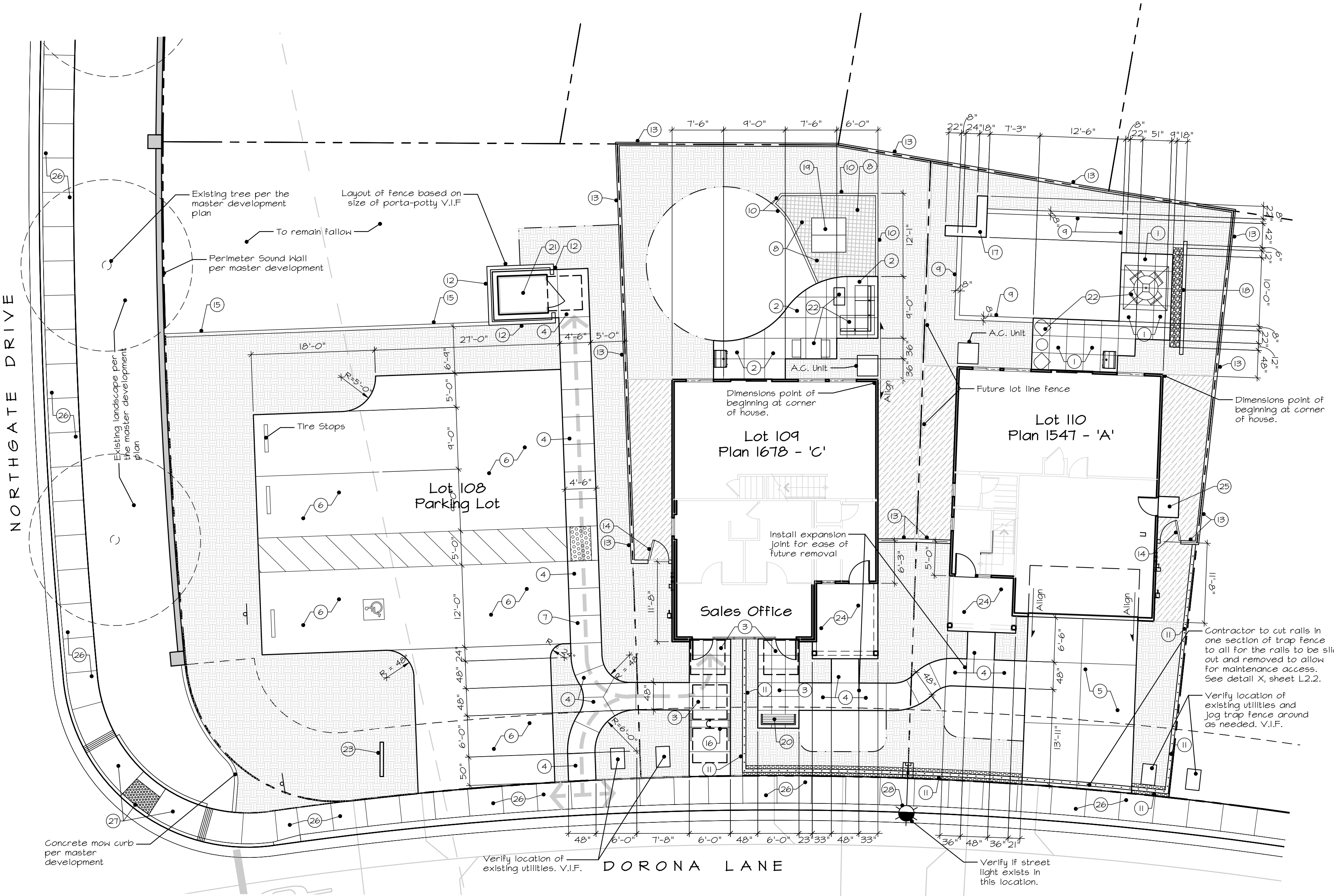
- Path of Travel**
- There is to be an accessible route of travel from the public sidewalks to the sales office and the portable restroom. Everything beyond the Sales Office within the trapped fence area is per the Residential Building Code. All of the following notes are in reference to the required accessible path of travel from the Public Key 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.

Tubular Steel Notes

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

Wood Structure Notes

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



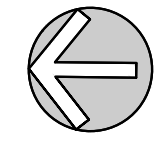
Construction Callouts

No.	Detail	Item Description
1	Detail A and B, Sheet L2.1	Install natural gray light broom finish concrete paving with enhanced score pattern in back yard patio. Provide troweled score joint 30" sq. grid pattern in paving field, grid direction as shown in plans.
2	Detail A and B, Sheet L2.1	Install natural gray light broom finish concrete paving with enhanced score pattern in back yard patio. Provide troweled score joint 36" sq. grid pattern in paving field, grid direction as shown in plans.
3	Detail A and B, Sheet L2.1	Install natural gray light broom finish concrete paving at entry walkways. Provide troweled score joints at 24" on center grid as shown on plans.
4	Details A, B, and C, Sheet L2.1	Install natural gray medium broom finish concrete sidewalk. Provide troweled 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	Details A and B, Sheet L2.1	Install 6" thick natural gray concrete driveway paving with medium broom finish. Provide score joints as shown on plans.
6	Details D and E, Sheet L2.1	Construct parking lot with 2" of asphalt over 4" of aggregate with edging, including all striping as shown. Contractor to install 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 H, Sheet L2.1	Install 7" layer of play ground surfacing cedar chips - top of cedar chips to be level with top of edging after compaction. Contractor to provide sample of cedar chips for approval prior to installation. Contractor to include excavation of the area as part of the bid.
9	Detail A, Sheet L2.2	Install 8" wide concrete mow strip. Top of mow curb to join flush with top of adjoining concrete paving.
10	Detail H, Sheet L2.1	Install 4"x6" pressure treated wood edging around play area. Top of edging to join flush with adjoining concrete paving.
11	Detail B, Sheet L2.2	Install 36" tall wood rail trap fence. Coordinate with developer if stain application is desired. Treat with Thompson's Water Seal or equal. Contractor to install rails between two sets of posts at Lot 110 to allow for rails to slide out and be removed for maintenance access.
12	Detail E, Sheet L2.2	Install 8' tall wood fence around accessible porta-potty. Coordinate with Developer for placement of porta-potty prior to fence installation.
13	Detail D, Sheet L2.2	Construct wood lot line fence. Coordinate with developer prior to installation. Fence to be centered on property line.
14	Detail F, Sheet L2.2	Construct swinging wood gate to match the wood lot line fence. Use detail as a guide - Contractor to coordinate with the owner and landscape architect for final construction of gate. Gate to latch on the inside. Do not attach to the house.
15	Detail C, Sheet L2.2	Construct low wood fence near parking lot, or as approved by developer.
16	Detail G, Sheet L2.1	Install cast-in-place natural gray concrete steps with tubular steel handrail. Steps and handrails to meet ADA and CBC requirements. Contractor to verify grades for number of steps required. All risers to be exactly the same height. See also sheet L1.2 for grading. Coordinate with land. arch. for color of handrails - Bid as semi-gloss black.

No.	Detail	Item Description
17	Detail A, Sheet L2.3	Construct stone veneer free-standing seat wall. Manufactured stone veneer to match the house - use end and corner pieces as needed. Precast cap to be 'Cruz' 16" wide wall cap by GCP (www.gcp-corp.com) color 'natural' or approved equal. Use end pieces as needed.
18	Detail B, Sheet L2.3	Install Low Fence and cobbles. Paint color of fence to be selected by land. arch. or developer prior to installation. Coordinate with land. arch. as needed.
19	Detail G, Sheet L2.2	Install children's play house - simple off-the-shelf item such as Backyard Discovery Victorian Inn Wood Playhouse Kit available from Lowe's (item #1342031) or other play house approved by Developer. Install per manufacturer's recommendations.
20	Detail E and F, Sheet L2.3	Install surface-mount steel bench on concrete pad per manufacturer's specifications. Bench to be Dymor (www.dymor.com) 6' long model #500-6016-5-2 in factory-applied color Bronze - or approved equal. Install per manufactures specifications.
21	Per Developer	Fully accessible portable restroom.
22	Per Developer	Patio furniture per the Developer and/or Interior Designer. Shown on plans for reference only.
23	Per Developer	Model home signage per developer.
24	Per Architect	Front Porch Entry stoop per Architect's plans.
25	Per Architect	Concrete stoop at side access door to garage per Architect's plans.
26	Existing	Existing concrete City-maintained street sidewalk.
27	Existing	Existing City-maintained access ramp with truncated domes.
28	Existing	Existing City-maintained street light

Symbol Ledged

	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
	Mulch only area- See planting plan L4.1
	Wood Chip Play surface- See construction callout #8 on this sheet.
	Landscape - See planting and irrigation plans
	Cobble groundcover- See planting plan L4.1
	Crushed aggregate- See planting plan L4.1



Scale: 1" = 10'-0"

0' 5' 10' 20'



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



Revisions

Date

Modification

By

**North Main
Commons
Model Homes**
Manteca, CA

D-R-HORTON
America's Builder

D. R. Horton
6683 Owens Drive
Pleasanton, CA, 94568
(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:

July 20, 2021

Drawn/Checked:

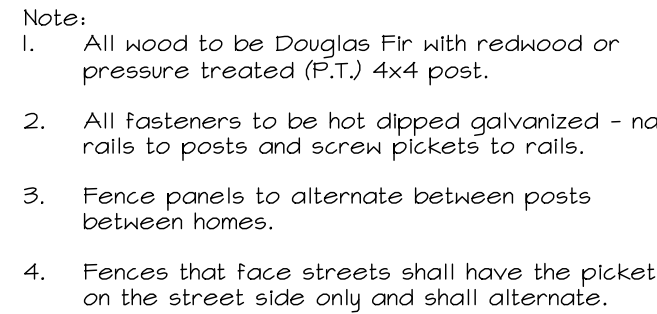
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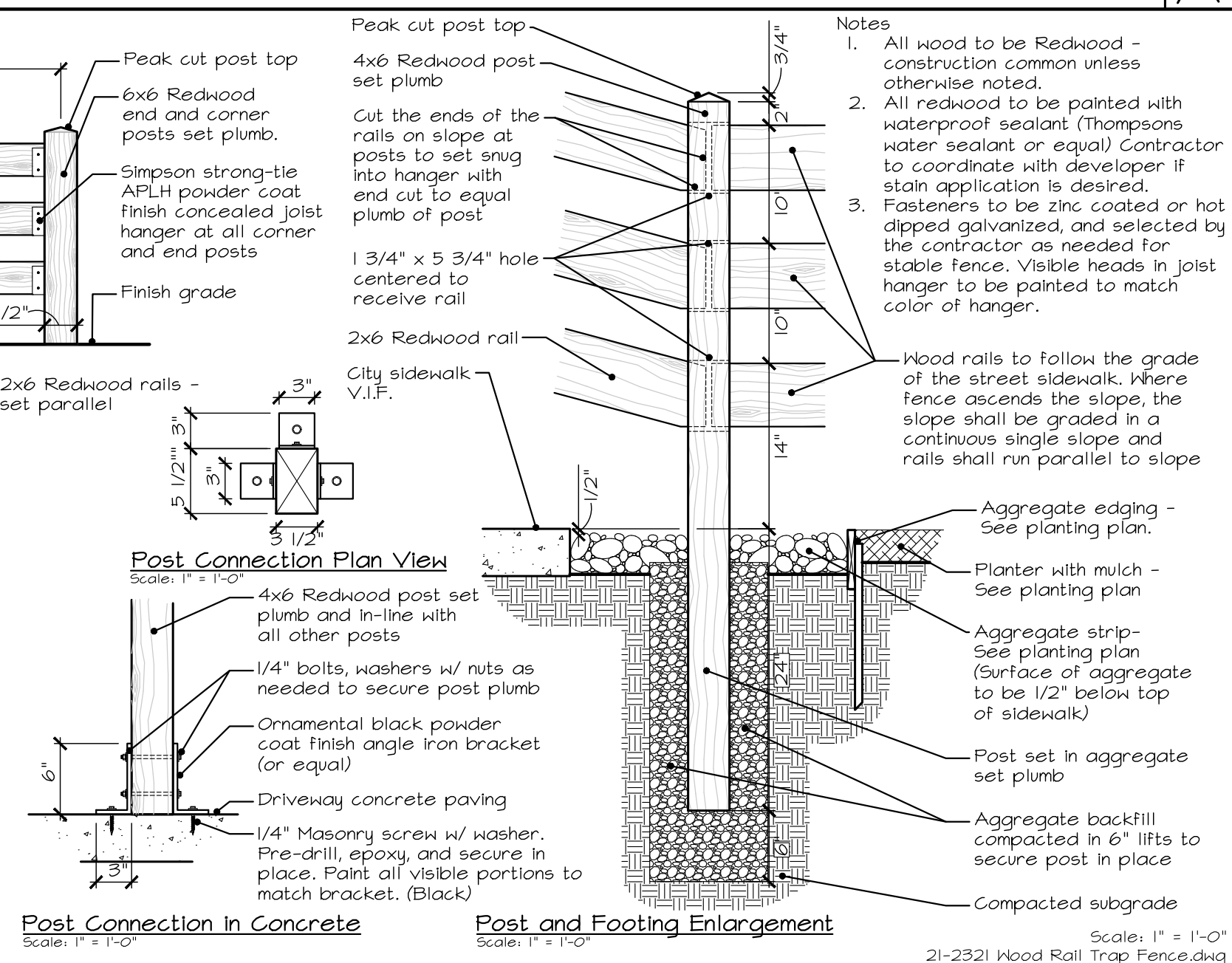
Sheet Number:

L1.1



-
- 6"
- 1 1/2"
- See plans for width
- Control Joints with 1/4" bullnosed edges equally spaced at $\pm 48"$ O.C.
- 1/2" Bullnose on exposed edges.
- #3 Rebar (1) continuous through banding, tie at crossings.
- Finish Grade
- 6" Thick Concrete Band Finish per plan. See Finish Schedule for color (if other than natural grey).

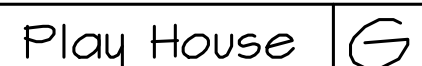
Scale: 1-1/2" = 1'-0"
05-M4000



Children's play house - Backyard
Discovery Victorian Inn Wood
Playhouse Kit available from
Lowe's (Item #392031) or
approved equal.

<https://www.lowes.com/pd/Backyard-Discovery-Victorian-Inn-Wood-Playhouse-Kit/1000846912>

On 6/16/21 the play house cost
was \$499.00 plus tax and
shipping.





Revisions		
Date	By	
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Construction Details

Scale:
See Details

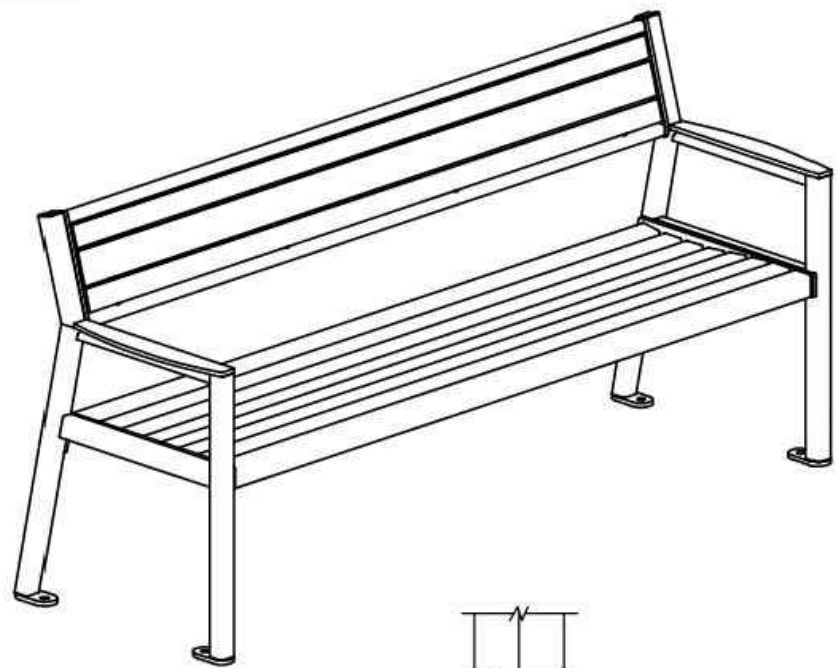
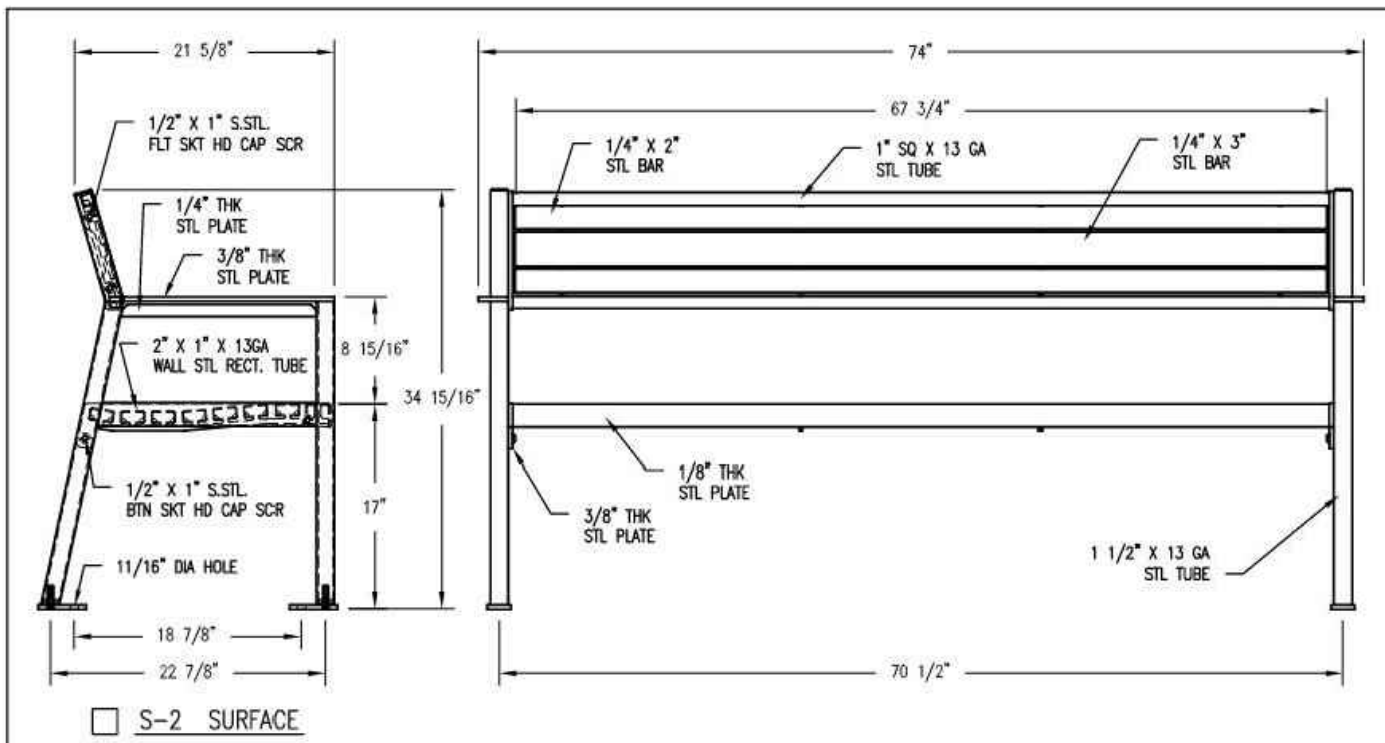
Date:
July 20, 2021

Drawn/Checked:
BS \ TWH

Project No.:
21-2321

Sheet Number:

L2.3

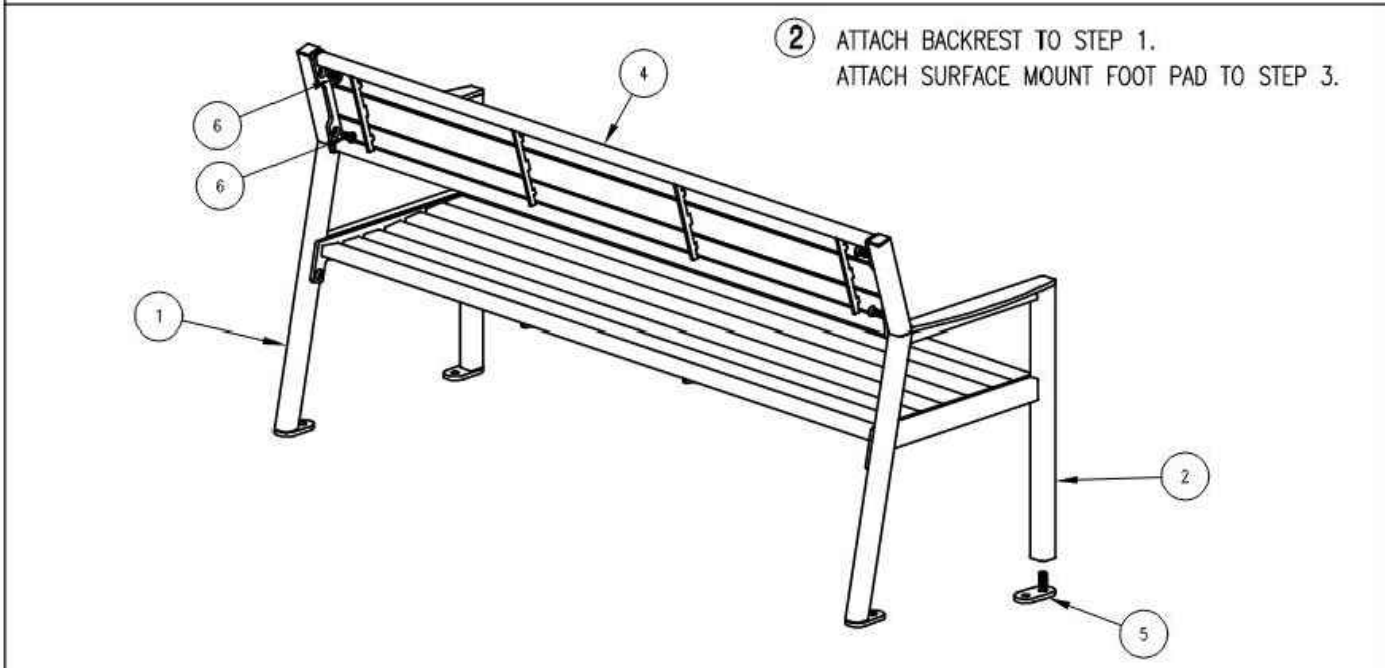
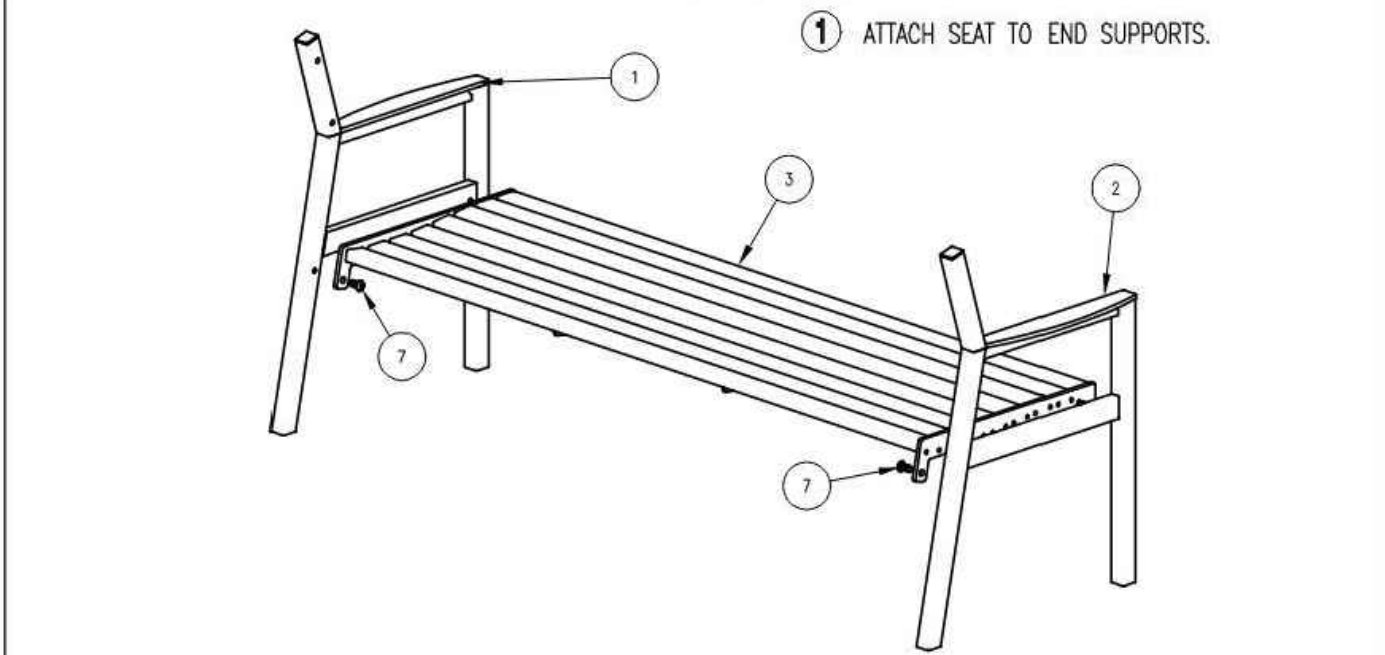


- NOTES:
- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.

DuMor, inc.	BENCH	DATE DRAWN : 01/11/18 DRAWN BY : RCH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 500-60HS	SHEET 1 OF 2
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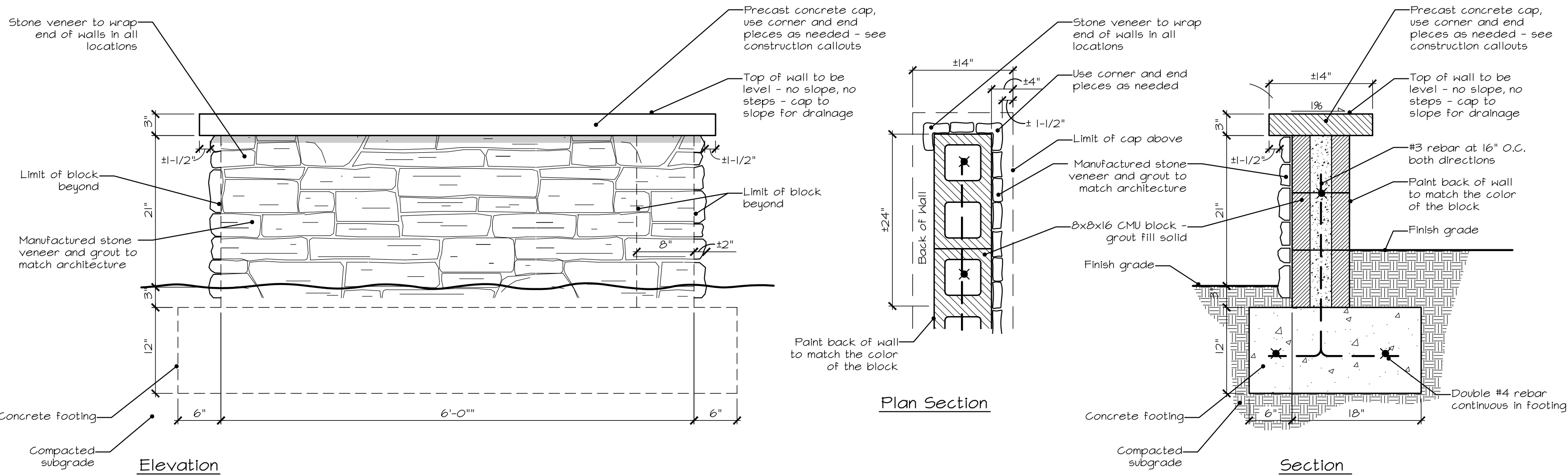
Bench E

PARTS LIST FOR S-2		
ITEM	QTY	DESCRIPTION
1	1	0-500-00-01L STL END SUPPORT - LEFT
2	1	0-500-00-01R STL END SUPPORT - RIGHT
3	1	0-500-60HS-02 6" STL SEAT HORIZONTAL STRAPS
4	1	0-500-60HS-03 6" STL BACKREST HORIZONTAL STRAPS
5	4	0-502-00-06/S-2 SURFACE MOUNT FOOT PAD
6	4	1-12-014 1/2" x 1" SS FLT SKT HD CAP SCR
7	4	1-12-006 1/2" x 1" SS BFN SKT HD CAP SCR
KITS PROVIDED FOR S-2		
ITEM	QTY	DESCRIPTION
8	1	K-ANCO880-4 1/2" x 3 3/4" SS ANCHOR KIT (4PCS)
9	1	K-BC0816-4 1/2" CAP HARDWARE KIT (4PCS)
10	1	K-FC0816-4 1/2" CAP HARDWARE KIT (4 PCS)

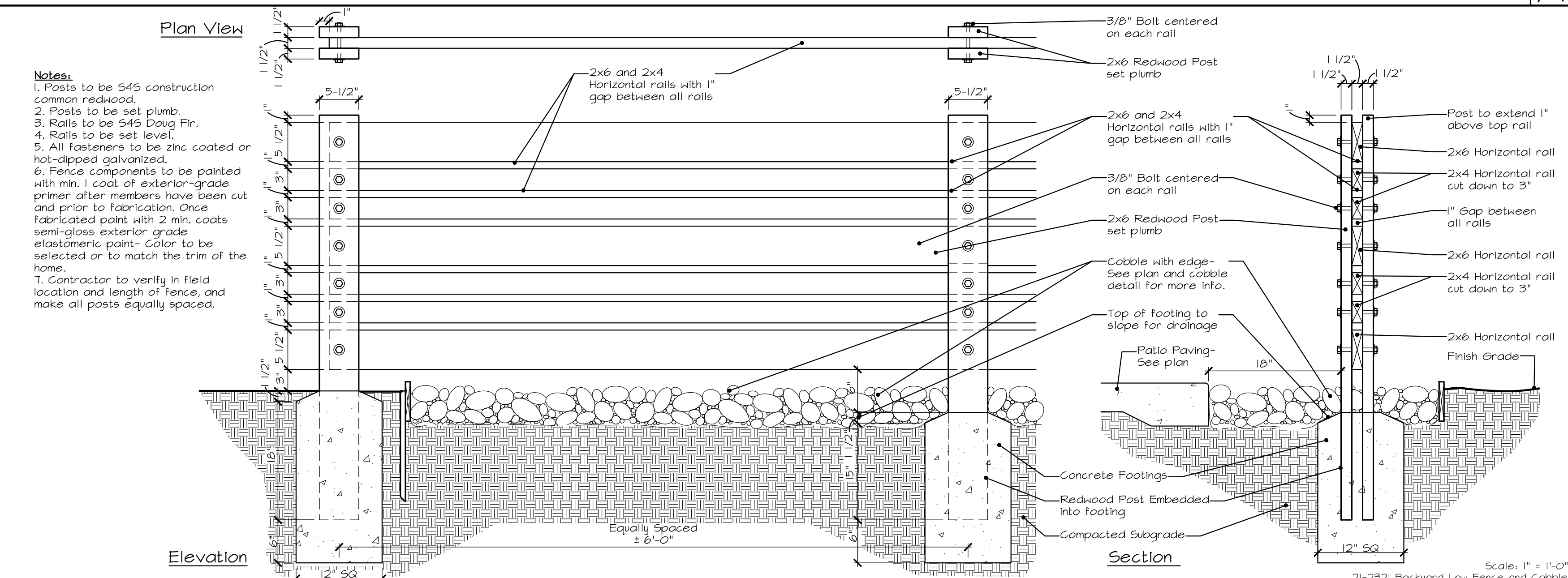


DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 01/11/18 DRAWN BY : RCH DATE REV. : REV. BY :	REV. A	DRAWING NUMBER 500-60HS	SHEET 2 OF 2
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Bench F



Stone Seat Wall A

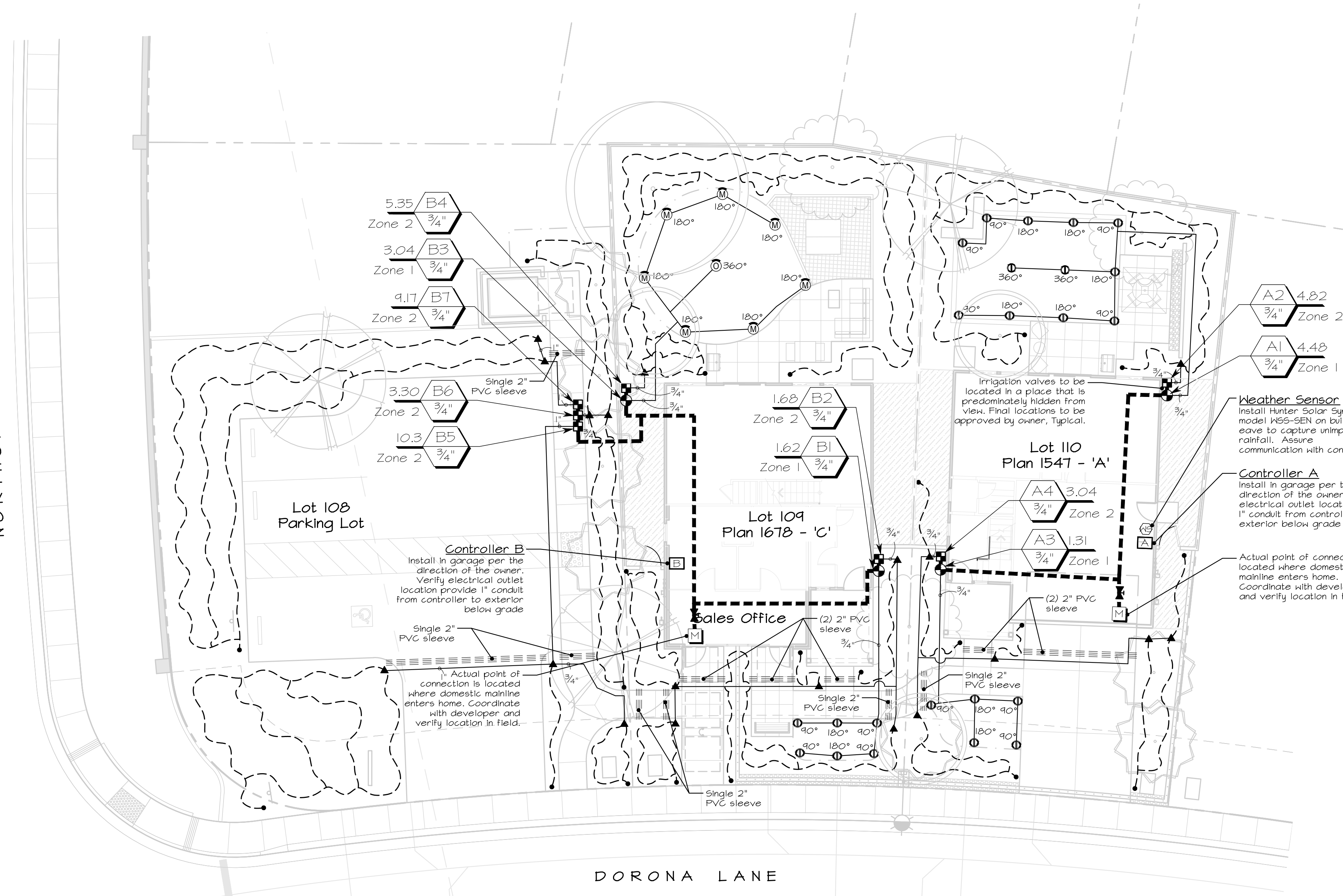
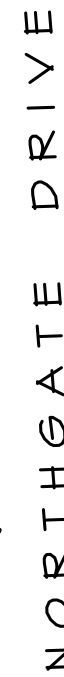


Low Fence and Cobble B

Not Used D

Not Used C

- 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.
2. 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).
3. 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 schedule 40 sleeves. 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.
4. All lateral line piping under paving (that is not in a sleeve) shall be Schedule 40 PVC and shall be installed prior to paving.
5. Pipe sizes shall conform to those shown on the drawings with no smaller size substitutions. Larger size substitutions may be approved.
6. All Backflow Prevention Devices and piping between the point of connection and Backflow Preventing 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.
7. 120 VAC electrical power source at the controller location shall be provided by electrical contractor. Verify location of controller prior to installation.
8. All irrigation heads shall be set perpendicular to finish grade unless otherwise specified.
9. 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.
10. 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.
11. The Irrigation system design is based on a minimum operating pressure of 55 PSI and a maximum flow demand of 4.0 GPM. The irrigation contractor shall verify water pressures prior to installation. Any change in water pressure indicated on the plans and that at the actual point of connection shall be brought to the attention of the landscape architect immediately.
12. 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.
13. All irrigation equipment not detailed or specified shall be installed per the manufacturer's recommendations and specifications.
14. 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.
15. Weather sensor/automatic rain shut-off shall be installed on an exposed wall or soffit adjacent to the controller location per manufacturer's specifications. It must be placed to receive an unimpeded rain and free from vandalism and must meet manufacturer's specifications for wireless connectivity to the controller.
16. 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.



Symbol	Manufacturer	Description / Model No.	Nozzle	Radius	PSI	GPM	Detail
	Hunter	PROS-04-FRS40-CV with MP1000 Nozzle	Oliver (O) 360°	12 ft	30	.84F	A, sheet L5.1
	Hunter	PROS-04-FRS40-CV with MP1000 Nozzle (As noted on the plan)	Maroon (M) 180°-90°	14 ft	30	.42H, .21G	A, sheet L5.1
	Hunter	PROS-04-FRS40-CV with MP800SR Nozzle (As noted on the plan)	Lime Green 360°	8 ft	30	.18F	A, sheet L5.1
	Hunter	PROS-04-FRS40-CV with MP800SR Nozzle (As noted on the plan)	Orange 180°-90°	8 ft	30	.42H, .23G	A, sheet L5.1
	Approved	1/2" or 5/8" Black Poly Tubing with Flush Cap. Detail B - D, sheet L5.1 Each plant shall receive the following emitter or combination of emitters. Contractor shall monitor the water during the maintenance period and make modifications to emitters (GPH) at each plant to ensure that all plants are getting adequate water based on specific microclimate conditions.					
		1 Gallon shrubs 2 and 5 Gallon shrubs 15 Gallon shrubs, espaliers 15 Gallon trees 24" Box	1 - 2 GPH Emitters, Hunter HE-20-B (red) or equal 2 - 2 GPH Emitters, Hunter HE-20-B (red) or equal 3 - 2 GPH Emitters, Hunter HE-20-B (red) or equal 5 - 2 GPH Emitters, Hunter HE-20-B (red) or equal 5 - 2 GPH Emitters, Hunter HE-20-B (red) or equal				
	Approved	FVC to poly drip tubing transition point. Detail B, sheet L5.1.					
		Point of connection - Hose bib at side of garage - see detail E, sheet L5.1. Verify location in the field.					
	Hunter	PGV-07S-ASV 3/4" anti-siphon valve. Detail F, sheet L5.1.					
	Hunter	PGV-07S-ASV 3/4" anti-siphon valve with RainBird PRF-07S-RBY 3/4" pressure-regulating filter. Detail E, sheet L5.1.					
	Approved	PVC ball valve (line size). Detail E, sheet L5.1.					
	Hunter	XC-800I 8-station interior wall-mount controller. Detail G, Sheet L5.1.					
	Hunter	XC-400I 4-station interior wall-mount controller. Detail G, Sheet L5.1.					
	Hunter	W55-SEN wireless Solar Sync. Install on southern exposure eave of roof away from drip line of trees per manufacturer's specifications. Ensure wireless communication has been established between sensor and controller. Detail H, sheet L5.1.					
	Approved	1" Schedule 40 PVC pressurized mainline. Detail 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.					

Valve Callout

Valve Number

Valve Flow

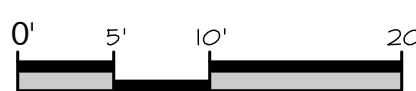
Valve Size

Water Efficient Landscape

Planting and Irrigation have been designed in accordance with the Water Efficient Landscape Ordinance substitutions of Irrigation product and emitter types.

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.



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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 Irrigation and 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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Irrigation Plan

Scale:

$$I'' = |O' - O''|$$

Date:

July 20, 202

Drawn:\Checked:

Project No.:

2|-232|

Sheet Number:

L3.1

General Planting Notes

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols and groundcover spacing shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.
- Trees to be planted a min. of 3'-0" from edge of paving or walls (unless otherwise stated on plan). All trees in a formal group or in a row shall be matching in size and shape.
- All trees provided in the Planting Schedule/Legend are to be installed as single "Standard Form" trees unless specifically otherwise noted in the Planting Schedule/Legend. "Multi-Trunk" and "Low-Branching" trees delivered to the site will not be accepted unless specifically noted to be installed as such.
- All vines shall be installed with the nursery stakes removed and runners espaliered to the adjacent wall.
- The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Agronomy Report from an approved soils laboratory and/or any additional specifications provided by the Land Arch. prior to installation of the plant material. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.
 - 4 cyds nitrogen stabilized organic amendment derived from redwood sawdust, fir sawdust or cedar sawdust.
 - 15 lbs. soil sulfur
 - 15 lbs. 15-15-15 fertilizer
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land Arch. upon completion.
- A nitrogen stabilized commercial-grade mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth as specified on the Planting Legend.
- The planting pits for trees shall be excavated per the detail on the Landscape Details sheet. The backfill mix for use in all tree and shrub pits shall consist of the following:
 - 6 parts "on-site" soil
 - 4 parts organic amendment (above)
 - 1 lb./yd. of mix 12-12-12 commercial fertilizer
 - 2 lbs./cu. yd. of mix Iron Sulfate
 - 10 lbs./cu. yd. of mix Agricultural Gypsum
- Fertilizer tablets shall be BEST, 21 gram fertilizer tablets (20-10-5) placed in all planting pits in quantities as follows:
 - 1 gallon 1 tablet
 - 5 gallon 3 tablets
 - 15 gallon 4 tablets
 - 24"-Box 4 tablets
 - 36"-Box 15 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bi-monthly intervals.
- For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-up (or equal) in the amount, and let sit for the time specified by the manufacturer. Reapply Round-up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
- All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of grading 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 108

Turf Area	0 sf	0%
Shrub Area	2,103 sf	100%
Cobble	0 sf	0%
Decorative Aggregate	0 sf	0%
Fallow (no plants)	0 sf	0%
Total:	2,103 sf	100%

Landscape Areas - Lot 109

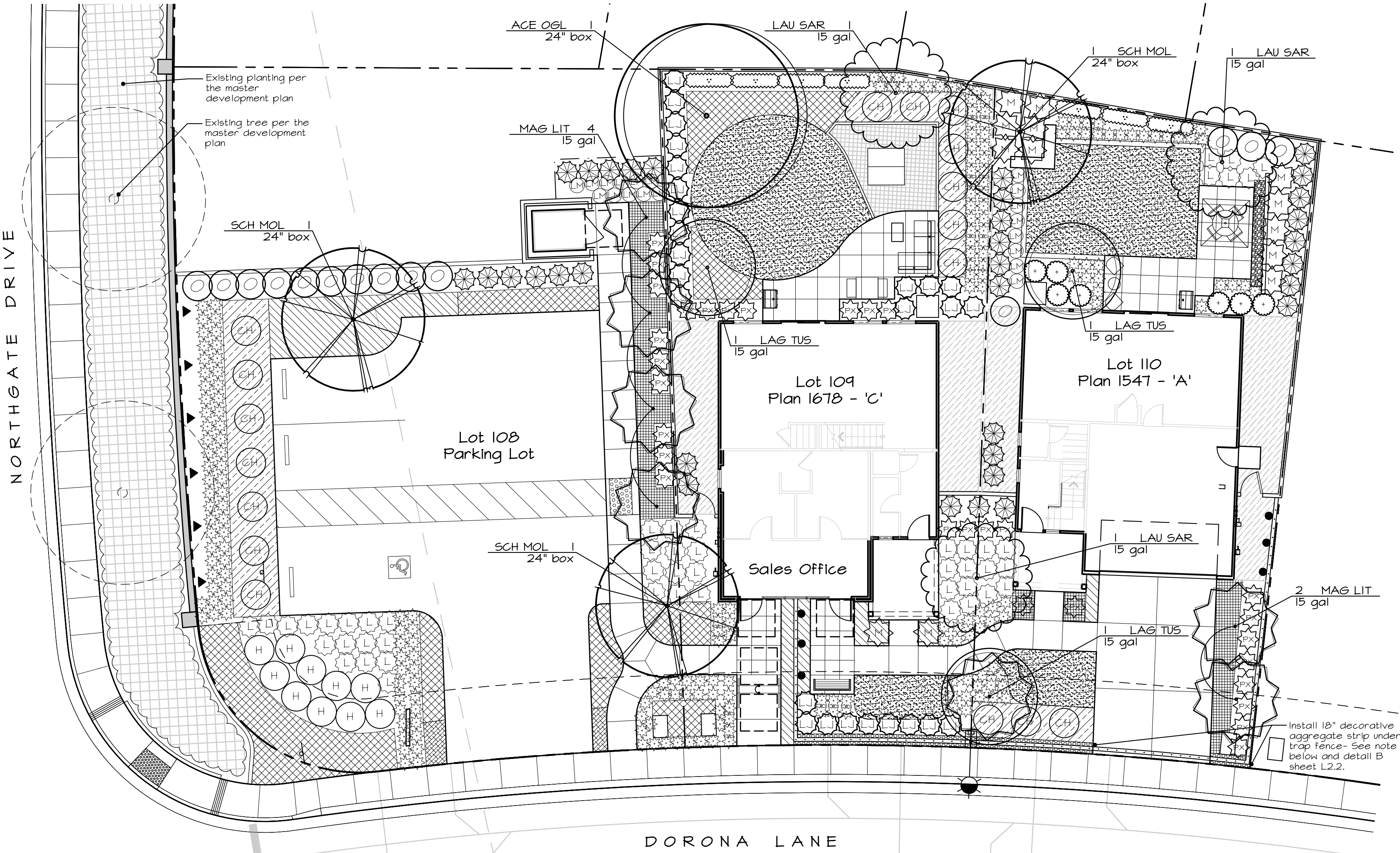
Turf Area	481 sf	22.88%
Shrub Area	1,182 sf	56.23%
Play Area Wood Chips	110 sf	5.23%
Decorative Aggregate	37 sf	1.76%
Fallow (no plants)	242 sf	13.90%
Total:	2,102 sf	100%

Landscape Areas - Lot 110

Turf Area	428 sf	25.04%
Shrub Area	901 sf	52.12%
Cobble	22 sf	1.29%
Decorative Aggregate	33 sf	1.93%
Fallow (no plants)	325 sf	19.02%
Total:	1,709 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	1	Medium		
LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Grape Myrtle	15 gal	3	Low		
LAU SAR	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	15 gal	3	Low		
MAG LIT	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	15 gal	7	Medium		
SCH MOL	Schinus molle	California Pepper	24" box	3	Low		
CH	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal	17	Low	
	CIS DNN	Cistus x hybridus 'Dunnecis'	Little Miss Sunshine White Rockrose	5 gal	7	Low	
	DIA TDU	Dianella revoluta 'Little Rev'	Dianella	1 gal	221	Low	
	HES PAR	Hesperaloe parviflora	Red Yucca	5 gal	10	Low	
	LAV MUN	Lavandula angustifolia 'Munstead'	Munstead English Lavender	1 gal	19	Low	
	LIG TEX	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	5 gal	26	Low	
	LOM IRA	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal	48	Low	
	OLE LIT	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal	14	Low	
	PHO XBR	Phormium x 'Black Rage'	Black Rage New Zealand Flax	5 gal	30	Low	
	PHO XMQ	Phormium x 'Maori Queen'	Maori Queen New Zealand Flax	5 gal	13	Low	
	THU OEM	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5 gal	33	Low	
	ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
	PYR KOI	Pyracantha koldzumii 'Santa Cruz'	Santa Cruz Pyracantha	15 gal	7	Low	
	VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
	FIC PUM	Ficus pumila	Creeping Fig	5 gal	6	Medium	
	JAS POL	Jasminum polyanthum	Pink Jasmine	5 gal	6	Medium	
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal	24" o.c.	12	Low
	HEM DSH	Hemerocallis hybrids 'Cranberry Baby'	Evergreen Daylily	Rooted cuttings	24" o.c.	9	Medium
	JUN BLR	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	1 gal	48" o.c.	34	Low
	LAN ALB	Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal	36" o.c.	29	Low
	LAN HYB	Lantana x 'New Gold'	New Gold Lantana	1 gal	42" o.c.	57	Low
	TURF	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
	TUR BOL	Turf Sod Bolero Plus	Fescue blend	Sod		818 sf	High
	Bolero Plus Dwarf Fescue-Blue mix available from Delta Bluegrass Co. (800-637-8873).						
	Turf Limit Line - Edge of turf to be multi-layer bender board.						



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

Planting Detail References

For Trees, refer to Detail M, Sheet L5.1
For Shrubs, refer to Detail N, Sheet L5.1
For Espaliers, refer to Detail P, Sheet L5.1
For Vines, refer to Detail B, Sheet L5.2
For Groundcovers, refer to Detail O, Sheet L5.1 for layout and Detail N, Sheet L5.1 for installation

Trees

Type	Quantity	Percentage
Evergreen Trees	12	75%
Deciduous Trees	4	25%
Total Trees	16	100%
Size	Quantity	Percentage
24" Box	4	25%
15 gallon	12	75%
Total Trees	16	100%

Non-Living Groundcover

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

	Bark Mulch Only	This area has minimal to no shrubs and is to be covered in bark mulch to match the mulch in the planters as described above.
	Cobble	Minimum 4" deep layer of 2"-4" diameter Noliya 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 L, sheet L5.1.
	Wood Chip Play Surfacing	See Construction Callout # 8 and #10 Sheet L1.1, for cedar chips and pressure treated wood edging specification and installation. See detail H, sheet L2.1.
	3/4" Decorative Aggregate	Minimum 3" deep layer of 3/4" decorative aggregate with no fines. Color shall be tan / brown and material shall be submitted to Landscape Architect and developer for approval prior to installation. Install with Dura-Edge 1/8" x 4" power coated steel edging. See detail A, sheet L5.2.

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 By
Modification

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Planting Plan

Scale:

1" = 10'-0"

Date:

July 20, 2021

Drawn/Checked:

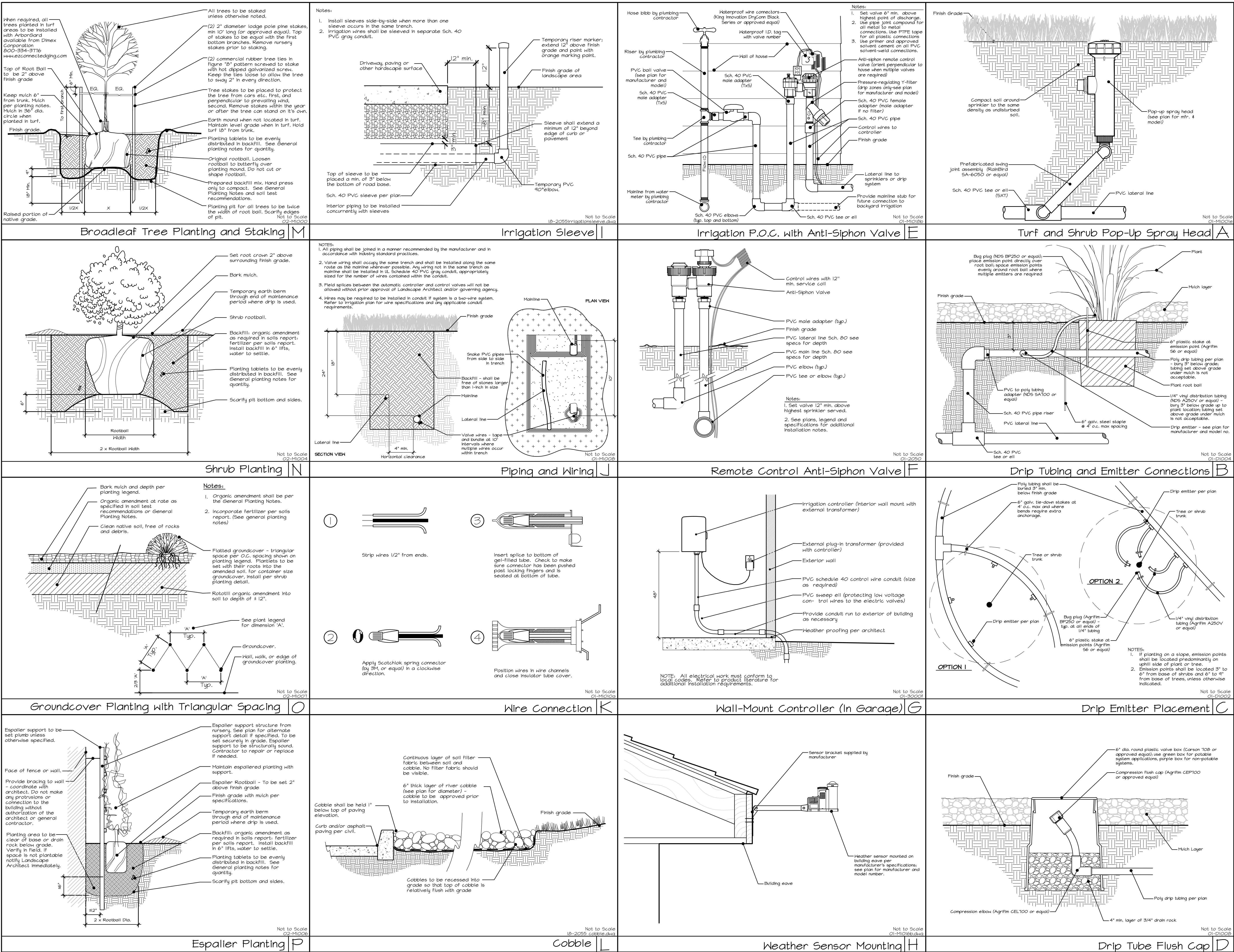
BS \ TWH

Project No.:

21-2321

Sheet Number:

L4.1



Revisions		
Date	By	

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**Landscape
Details**

Scale:
See Details

Date:
July 20, 2021

Drawn/Checked:
BS \ TWH

Project No.:
21-2321

Sheet Number:

L5.1

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 provided 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. Samples shall be taken from different areas of the site as directed by the landscape architect. For multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15%. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
- The Soil Analysis shall include the following:
 - Soil texture
 - Infiltration Rate (determined by lab test or soil texture infiltration rate table).
 - pH
 - Total soluble salts
 - Sodium
 - Percent organic matter
 - Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
- Soil Analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:
 - Sunland Analytical, 11419 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742, (916)252-2557, www.sunland-analytical.com
 - Soil and Plant Lab, 1101 S. Winchester Blvd., Suite G-173, San Jose, CA 95128, (408)7127-0330, www.soilandplantlaboratory.com
 - Soil and Plant Lab, 4741 East Hunter Ave., Suite A, Anaheim, CA 92807, (714)282-8777, www.soilandplantlaboratory.com
- The recommendations of the soil analysis are to be implemented in the landscape soil preparation. The contractor shall provide documentation, prior to planting, verifying that recommendations have been implemented to the landscape architect and the governing jurisdiction.

Landscape Design (Planting)

- The landscape has been designed and plants selected to be compliant with the requirements of the WELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is not acceptable to the landscape architect, the contractor will be required to make changes at his/her expense to bring the landscape into compliance.
- Plants have been placed in 'hydrozones' of similar water use requirements. The extent of the hydrozones are delineated by the groups of irrigation circuits as listed in the Hydrozone Table, included with these plans.
- Turf is not allowed on slopes greater than 25% (4:1).
- Mulch is required in all planting area except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plans. The mulch shall be a minimum of 3", but the depth as listed in the planting legend shall take priority.
- Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with landscape architect.
- Soil amendments shall be incorporated per the soil report. Compost must be applied at a rate of 4 yards per 1000 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 back-flow 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 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.

Establishment Period Irrigation Schedule

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

Hydrozone	Circuits	Plant Material	Winter Nov., Dec., Jan., Feb., March	Spring/Fall April, May, Oct.	Summer June, July, Aug., Sept.
1	A1, A3, B1, & B3	Turf-Precision Spray	4 cycles/month of 15 minutes each	15 cycles/month of 16 minutes each	30 cycles/month of 16 minutes each
2	A2, A4, B2, B4, B5, B6, & B7	Shrubs-Drip Medium Water Use	4 cycles/month of 20 minutes each	15 cycles/month of 35 minutes each	30 cycles/month of 40 minutes each

Established Landscape Irrigation Schedule

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

Hydrozone	Circuits	Plant Material	Winter Nov., Dec., Jan., Feb., March	Spring/Fall April, May, Oct.	Summer June, July, Aug., Sept.
1	A1, A3, B1, & B3	Turf-Precision Spray	0 cycles/month of 0 minutes each	15 cycles/month of 15 minutes each	30 cycles/month of 12 minutes each
2	A2, A4, B2, B4, B5, B6, & B7	Shrubs-Drip Medium Water Use	0 cycles/month of 0 minutes each	10 cycles/month of 45 minutes each	15 cycles/month of 60 minutes each

Irrigation Valve Table

Valve #	Hydro-zone	Size	Planting Type	Irrigation Type	Irrig. effi.c.	Precip. Rate	GPM	Pressure
A1	1	3/4"	Turf	Rotary	.75	.40	4.48	30
A2	2	3/4"	Shrubs	Drip emitters	.81	--	4.82	20
A3	1	3/4"	Turf	Rotary	.75	.40	1.31	30
A4	2	3/4"	Shrubs	Drip emitters	.81	--	3.04	20
B-1	1	3/4"	Turf	Rotary	.75	.40	1.62	30
B-2	2	3/4"	Shrubs	Drip emitters	.81	--	1.68	20
B-3	1	3/4"	Turf	Rotary	.75	.40	3.04	30
B-4	2	3/4"	Shrubs	Drip emitters	.81	--	5.35	20
B-5	2	3/4"	Shrubs	Drip emitters	.81	--	10.3	20
B-6	2	3/4"	Shrubs	Drip emitters	.81	--	3.3	20
B-7	2	3/4"	Shrubs	Drip emitters	.81	--	9.17	20

Water Efficient Landscape Ordinance (WELO)

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

Hydrozone Table and ETWU (Lot 110- Plan 1547 -'A')

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	A1	Turf	High	0.7	Rotary Nozzles	428.00	25.0%	0.93	399.5	0.75	12680.67
2	A2 & A3	Shrubs / Groundcover	Low	0.3	Point-Source Drip	901.00	52.7%	0.37	333.7	0.81	10593.09
	N/A	Cobble, DG, Aggregate	N/A	0	N/A	380.00	22.2%	0	0.0	1.00	0.00

Totals						1,709.00	100%		733.2		23,273.760
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Note: There is no SLA on this project

Estimated Total Water Use (ETWU) Summary

Total Ornamental Landscape Area	1,709.00	square feet
ETAF x Area	733.17	square feet
Irrigation Efficiency	0.84	efficient
Estimated Total Water Use (ETWU)	23,273.76	gallons

Maximum Applied Water Allowance (MAWA)

MAWA= (ETo)(0.62)(0.45*LA)

MAWA= 24,412.72

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

Hydrozone Table and ETWU (Lot 108- Parking Lot & Lot 109- Plan 1678 -'C')

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	B1 & B3	Turf	High	0.7	Rotary Nozzles	481.00	11.4%	0.93	448.9	0.75	14250.94
2	B2,B4,B5,B6, &B7	Shrubs / Groundcover	Low	0.3	Point-Source Drip	3,285.00	78.1%	0.37	1216.7	0.81	38621.87
	N/A	Cobble, DG, Aggregate	N/A	0	N/A	439.00	10.4%	0	0.0	1.00	0.00

Totals						4,205.00	100%		1,665.6		52,872.806
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Note: There is no SLA on this project

Estimated Total Water Use (ETWU) Summary

Total Ornamental Landscape Area	4,205.00	square feet
ETAF x Area	1,665.60	square feet
Irrigation Efficiency	0.82	efficient
Estimated Total Water Use (ETWU)	52,872.81	gallons

Maximum Applied Water Allowance (MAWA)

MAWA= (ETo)(0.62)(0.45*LA)

MAWA= 60,067.58

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

