



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

November 18, 2021

Richmond American Homes
ATTN: Jeff Thiel
One Harbor Center Suite 100
Suisun City, CA 94585

SUBJECT: TUP-21-146 RICHMOND AMERICAN @ MAGNOLIA SALES OFFICE & MODEL HOME COMPLEX

Dear Applicant:

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

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

1. The Temporary Use Permit is only valid for the following dates: November 18, 2021 until the final home is sold for Richmond American Homes in the Arbor Bend 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.

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>Jeff Thiel</u>	Name: <u>Jeff Thiel</u>
Address: <u>One Harbor Center Suite 100</u>	Address: <u>One Harbor Center Suite 100</u>
City/State/Zip: <u>Suisun City CA 94585</u>	City/State/Zip: <u>Suisun City CA 94585</u>
Home Telephone: <u>925.768.5384</u>	Home Telephone: <u>925.768.5384</u>
Mobile No.: <u>707.389.7437</u>	Mobile No.: <u>707.389.7437</u>
E-mail Address: <u>Jeff.Thiel@mdch.com</u>	E-mail Address: <u>Jeff.Thiel@mdch.com</u>
Fax No.: _____	Fax No.: _____

Event Info
Business Name: <u>Richmond American Homes - Magnolia at Arbor Bend Subdivision</u>
Event Hours: Days: _____ Hours: <u>9am-6pm</u>
Event Location: <u>2176 Basin Ln.</u>
Description of Event/ Activities: <u>Temporary Use Permit for Model Sales Office and Complex</u>

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

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

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

	Jeff Thiel	11/1/2021
Property Owner Signature	Print Name	Date
One Harbor Center Suite 100	Suisun City CA 94585	925.768.5384
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.

	Jeff Thiel	11/1/2021
Applicant Signature	Print Name	Date

OFFICE USE ONLY
Fee: \$568 Receipt No.: <u>2022-00091682</u> Date Received: <u>11-4-2021</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>11-18-2021</u>
Assessor's Parcel No. (APN): _____ Application Number: <u>21-146</u>

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.

Temporary Use Permit Submittal Requirements

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

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

APE CONSTRUCTION DOCUMENTS FOR
BIRCH & MAGNOLIA
AT ARBOR BEND
SALES OFFICE PERMIT PLANS
MANTECA, CALIFORNIA

MWEL0 STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH
CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE
AND IRRIGATION DESIGN PLAN."



SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

VICINITY MAP



SHEET INDEX

TUP-0.0	COVER SHEET
TUP-1.0 TO TUP-1.1	GRADING & CALLOUT PLAN
TUP-2.0 TO TUP 2.1	ADA & CONSTRUCTION DETAILS

SITE MAP



CONSULTANTS:

ARCHITECT: SDK ATELIER
9100 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
949. 585. 9167

CIVIL ENGINEER: NORTH STAR ENGINEERING GROUP, INC
620 12TH STREET
MODESTO, CALIFORNIA 95354
209.370.1908

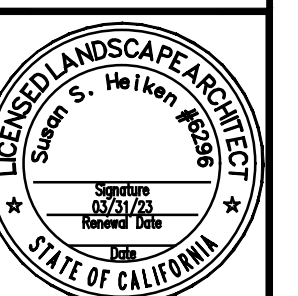
CLIENT:



ONE HARBOR CENTER, SUITE 100
SUISUN CITY, CA 94585
707.389.7128

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BIRCH & MAGNOLIA AT ARBOR BEND
SALES OFFICE PERMIT PLANS
COVER SHEET
MANTECA, CALIFORNIA



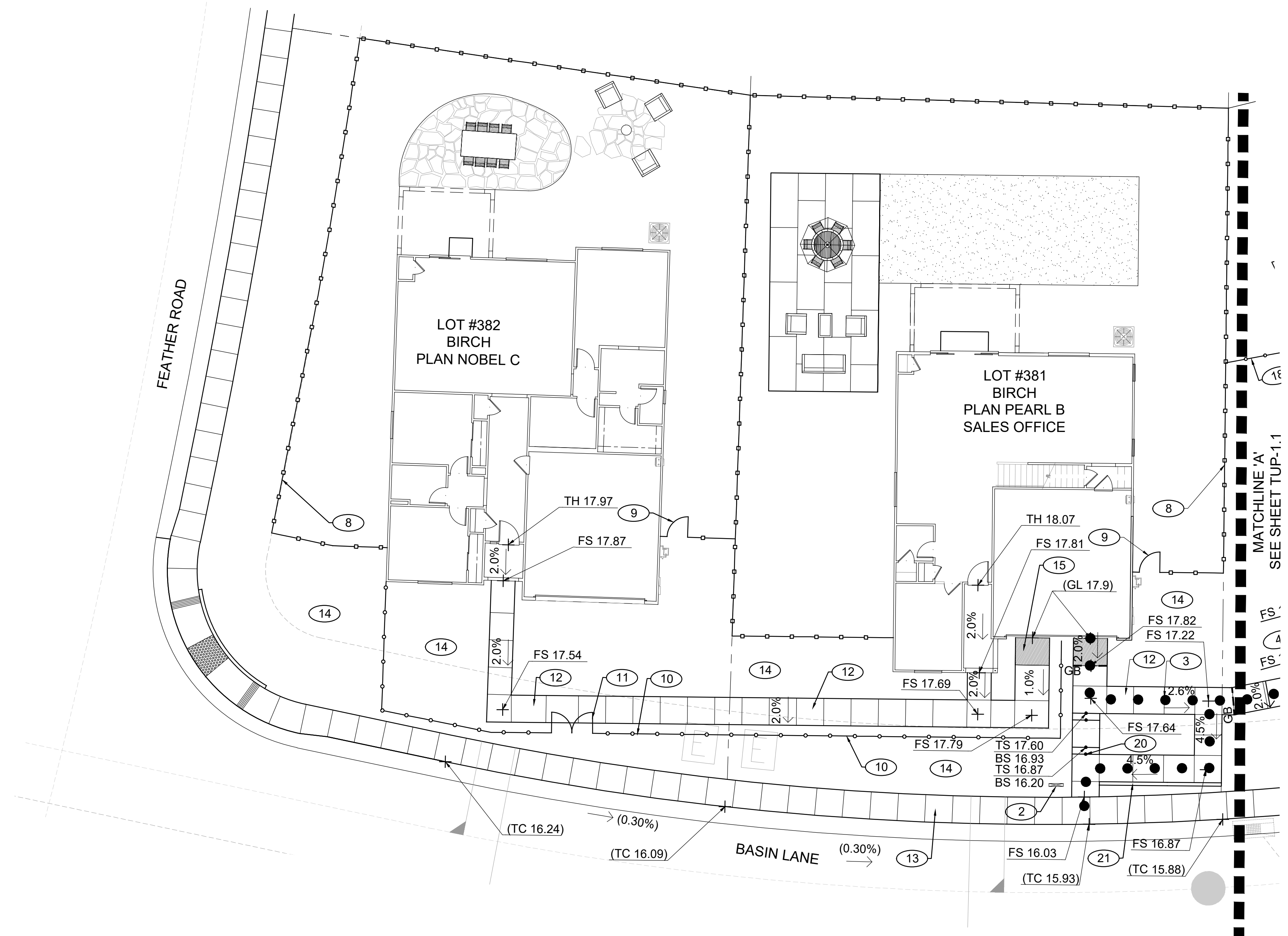
DATE	OCT. 1, 2021	
DRAWN		
DESIGNED		
CHECKED		

OB NO. 8121029.0

SHEET NO.
TUP-0.0

- 1 AC PAVING. **SEE DETAIL: A/H/TUP-2.0**
- 2 A.D.A. VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE. **SEE DETAIL: E & F/TUP-2.0.**
- 3 ACCESSIBLE ROUTE TO MODELS AND RESTROOM.
- 4 ACCESSIBLE ROUTE & DIRECTIONAL SIGN. **SEE DETAIL: H/TUP-2.0.**
- 5 TRUNCATED DOMES PER CITY STANDARDS. **SEE DETAIL: G/TUP-2.0.**
- 6 A.D.A. PARKING SIGN PER A.D.A./CITY STANDARDS & UNAUTHORIZED VEHICLE WARNING SIGN. **SEE DETAIL: D/TUP-2.0.**
- 7 WHEEL STOPS PER CITY STANDARDS.
- 8 6'-0" HIGH GOOD NEIGHBOR FENCE, TYPICAL. **SEE MODELS CD SET PREPARED BY STUDIO 1515.**
- 9 6'-0" HIGH WOOD GATE, TYPICAL. **SEE MODELS CD SET PREPARED BY STUDIO 1515.**
- 10 AMERISTAR 42" TALL TUBE STEEL TRAP FENCE. COLOR TO BE BLACK. **SEE DETAIL: A/TUP-2.1.**
- 11 MAINTENANCE GATE. COLOR TO BE BLACK. **SEE DETAIL: B/TUP-2.1.**
- 12 CONCRETE WALK, TYPICAL. COLOR SHALL BE NATURAL GRAY WITH MEDIUM BROOM FINISH. **SEE DETAIL: B/TUP-2.0.**
- 13 PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.
- 14 PLANTING AREA, TYPICAL.
- 15 LEVEL PAD WITH 2% MAXIMUM SLOPE IN ANY DIRECTION, TYPICAL.
- 16 DRIVEWAY APRON PER CIVIL ENGINEER'S PLANS.
- 17 ACCESSIBLE PORTA-POTTY PROVIDED BY CLIENT.
- 18 LATTICE SCREEN FENCE. **SEE DETAIL: H/TUP-2.0.**
- 19 CONCRETE STEP PADS. **SEE MODELS CD SET PREPARED BY STUDIO 1515.**
- 20 CONCRETE STEPS. **SEE DETAIL: C/TUP-2.1**
- 21 CONCRETE CURB. **SEE DETAIL: I/TUP-2.0**

FS	FINISH SURFACE
GB	GRADE BREAK
TC	TOP OF CURB
TH	THRESHOLD
(123.45) ELEVATIONS BY CIVIL	
——	DIRECTION OF SURFACE FLOW



-
- 0 10' 20' 40'
- SCALE: 1"=10'-0"



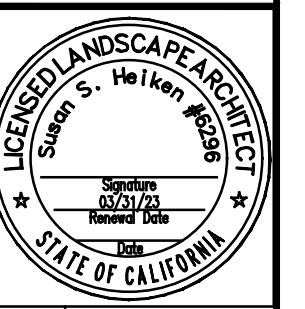
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BIRCH & MAGNOLIA AT ARBOR BEND
SALES OFFICE PERMIT PLANS

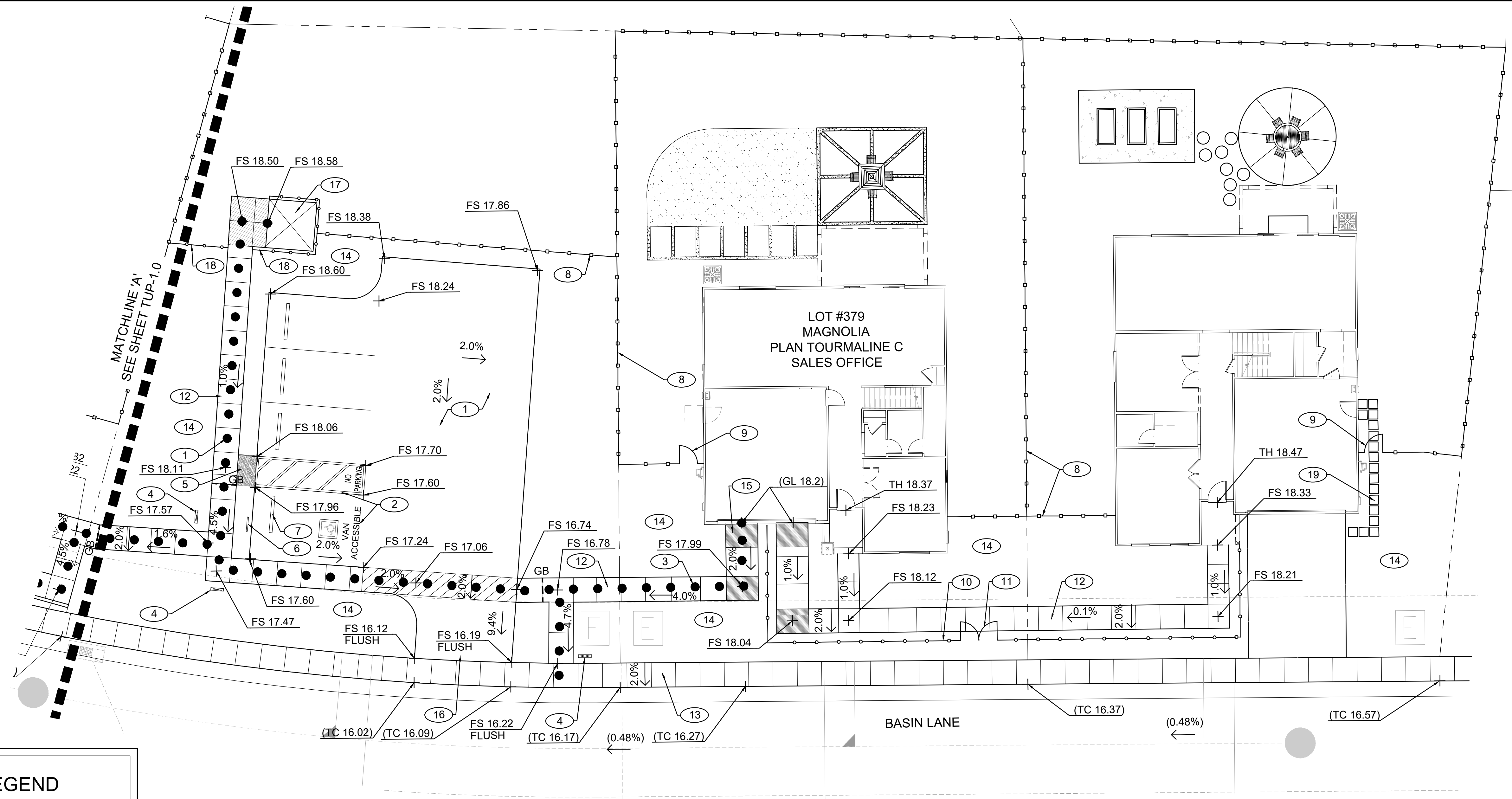
CONSTRUCTION CALLOUT PLAN

MANTECA, CALIFORNIA



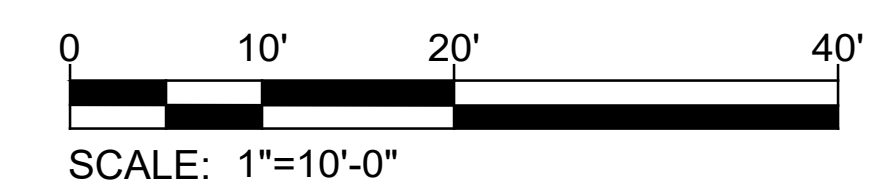
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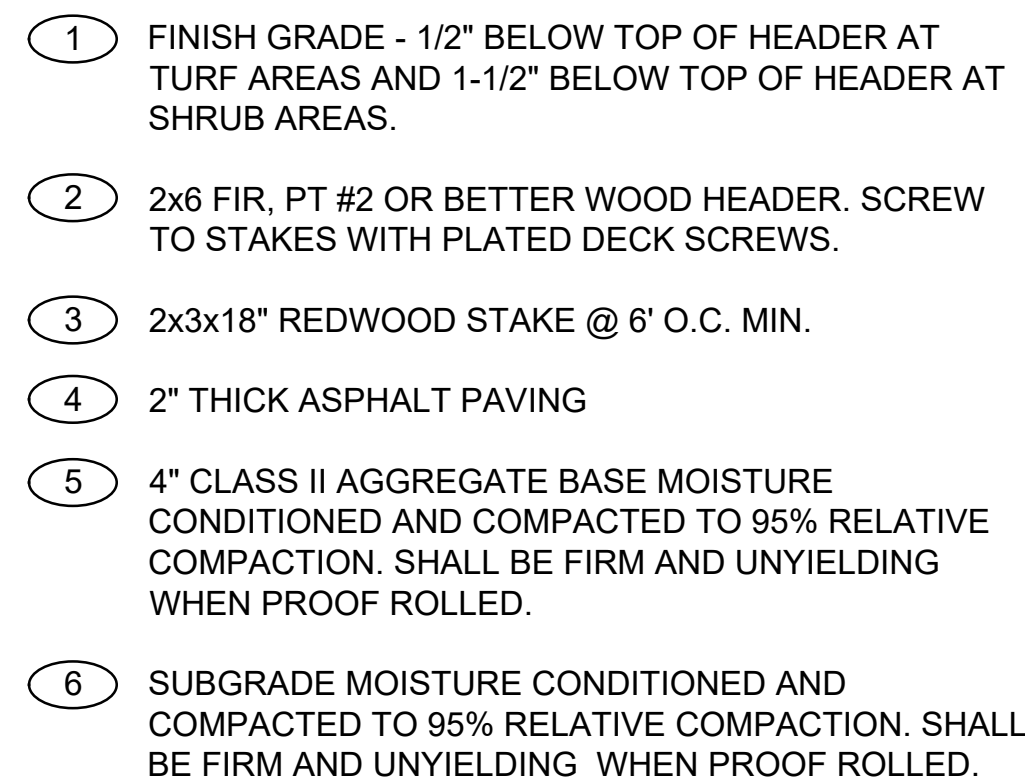
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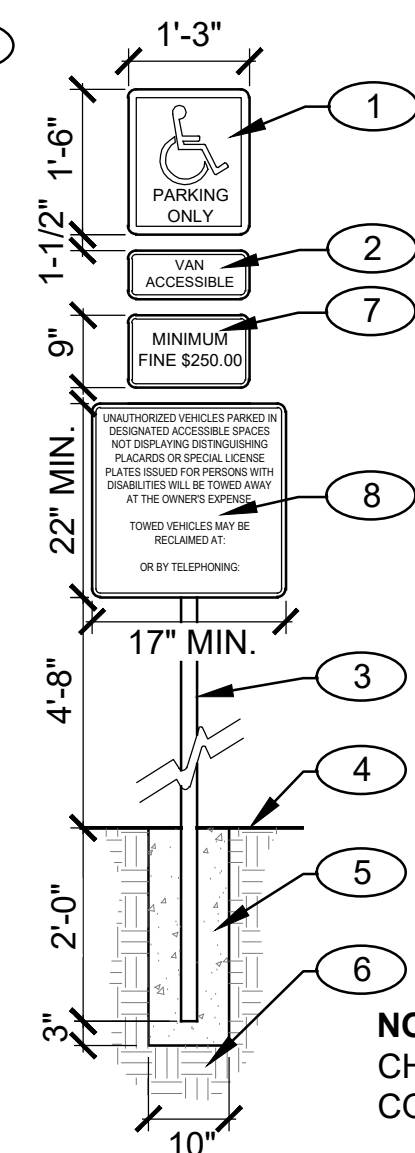
8

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:

OR BY TELEPHONING:

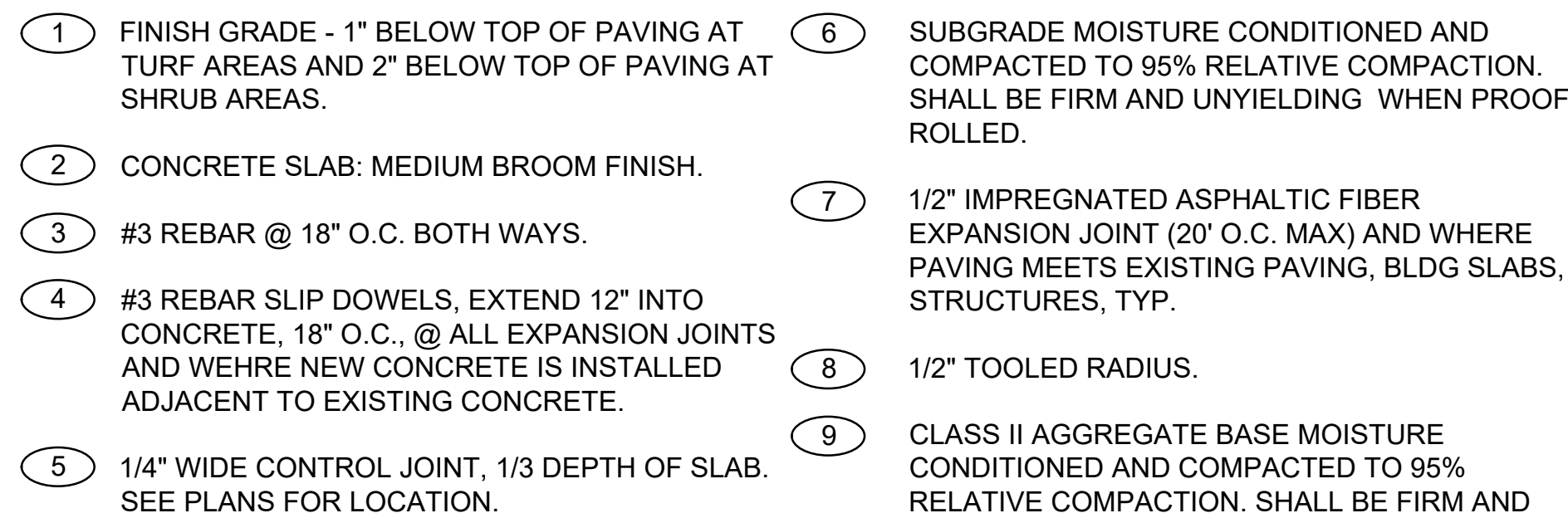
SIGN ENLARGEMENT
SCALE: N.T.S.



- 1 GALVANIZED SHEET METAL SIGN, 14 GA. MIN. W/2" DIAMETER CORNERS ALL EDGES SMOOTH. BLUE BACKGROUND EQUAL TO COLOR NR 15090 IN FEDERAL STANDARD 595C WITH WHITE REFLECTIVE BORDER AND SYMBOLS OR LETTERING.
- 2 SEPARATE SIGN
- 3 2" DIAMETER GALVANIZED STEEL SIGN POST
- 4 FINISH GRADE
- 5 CONCRETE FOOTING
- 6 COMPACTED SUBGRADE
- 7 PROVIDE SIGN: "MINIMUM FINE \$250.00"
- 8 1/8" ALUMINUM 'UNAUTHORIZED VEHICLE WARNING' SIGN PANEL PER CBC 11B-502.8

NOTE:
CHARACTER HEIGHT, WIDTH AND STROKE SHALL
COMPLY WITH CBC 11B-703.5.

G TRUNC
SCALE: 1-1



EDGE OF PARKING STALL

SOLID PAINTED INTERIOR COLOR: INTERNATIONAL BLUE

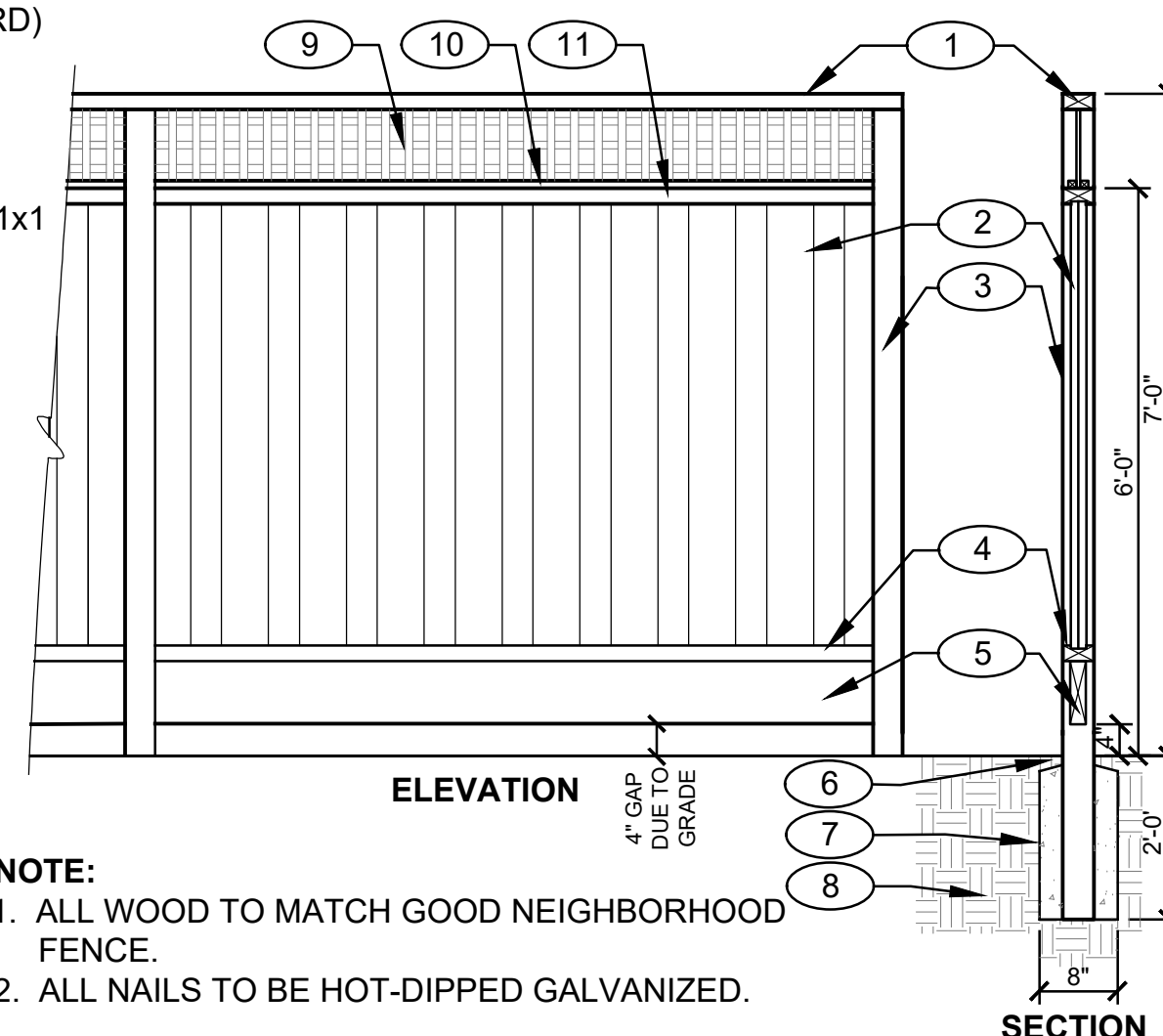
3'-0" SQUARE

90°

WHITE PAINTED SYMBOL PER CBC 11B.703.7

4" WIDE WHITE PAINTED BORDER

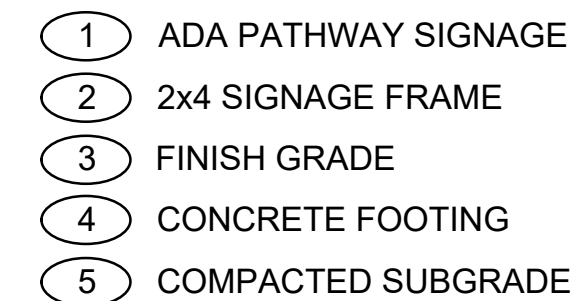
- 1 2x4 TOP RAIL DADO
- 2 1x6 FENCING (BOARD ON BOARD)
w/1" OVERLAP
- 3 4x4 PTCT POST @ 8' O.C.
- 4 2x4 BOTTOM RAIL DADO WITH 1x1
CLEAT
- 5 2x8 KICKBOARD (PTCT)
- 6 TOP OF FOOTING AT TOP OF
GRADE
- 7 CONCRETE FOOTING
- 8 COMPACTED SUBGRADE OR
ENGINEERED FILL
- 9 2" SQUARE LATTICE
- 10 1x1 CLEATS
- 11 2x4 DADO MIDDLE RAIL



NOTE:

1. ALL WOOD TO MATCH GOOD NEIGHBORHOOD FENCE.
2. ALL NAILS TO BE HOT-DIPPED GALVANIZED.

H **SCORE**
SCALE: 1



NOTE:
ALL MATERIALS AND COLORS TO MATCH
SIGNAGE PROGRAM PER CLIENT

The diagram illustrates a vehicle access point with the following dimensions and callouts:

- Dimensions:**
 - Overall width: 12'-0"
 - Overall height: 18'-0"
 - Top section height: 3'-0"
 - Side panel height: 5'-0"
 - Side panel width: 3'-0"
 - Side panel opening height: 3'-0"
- Callouts:**
 - 1: Side panel
 - 2: "NO PARKING" sign
 - 3: Wheelchair symbol
 - 4: "VAN ACCESSIBLE" text
 - 5: Top horizontal bar
 - 6: Top vertical bar
 - 7: Top section

- 1 ACCESS AISLE ON PASSENGER SIDE OF VEHICLE STALL. 4" WHITE LINES DIAGONAL AT 3'-0" MAX CENTERS.
- 2 12" HIGH WHITE LETTERING
- 3 PRINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM. DETAIL E, THIS SHEET.
- 4 VAN ACCESSIBLE PARKING STALL.
- 5 48" WHEEL STOP. WHERE NECESSARY TO PROTECT PATH OF TRAVEL AND/OR SIGN POST.
- 6 PARKING SIGN. CENTER ON STALL, TYPICAL. DETAIL D, THIS SHEET.
- 7 TRUNCATED DOME PANELS. DETAIL G, IN THIS SHEET.

NOTES:

1. SURFACE OF PARKING STALL AND ACCESS/LOADING AISLE MUST NOT EXCEED 2% IN ANY DIRECTION. RAMPS MAY NOT ENCR OACH INTO REQUIRED STALL OR AISLE DIMENSIONS.
2. STATIC COEFFICIENT OF FRICTION (COF) = 0.60 FOR ACCESSIBLE ROUTES.

- 1 1/4" RADIUS.
- 2 ADJACENT PAVING/SURFACE PER PLAN.
- 3 #3 HORIZONTAL BAR CONTINUOUS. MIN 12" OVERLAP @ SPLICES.
- 4 POURED-IN-PLACE CONCRETE CURB. CURB TO BE PAINTED RED.
- 5 COMPACTED SUBRADE OR ENGINEERED FILL.

NOTES:

1. PROVIDE DEEP SCORELINES @ 10' O.C. AND FULL DEPTH EXPANSION JOINT @ 20' O.C.

① CONCO
SCALE: 1

CONSTRUCTION SPECIFICATIONS

1.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS TO FURNISH AND INSTALL DRAINAGE SYSTEMS AS INDICATED ON THE DRAWINGS.

2.

THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROCESS OF WORK IN A REASONABLE, DRY, WORKABLE CONDITION, FREE OF SURFACE WATER.

3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL PIPES PRIOR TO THE INSTALLATION OF PAVING AND OTHER SITE IMPROVEMENTS THAT MAY CREATE CONFLICTS WITH INSTALLATION OF OTHER WORK.

4.

THE BOTTOM OF TRENCHES SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT THE ENTIRE LENGTH OF PIPE.

5.

ALL TRENCHES SHALL BE BACK-FILLED WITH CLEAN, ON-SITE MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.

6.

THE CONTRACTOR SHALL CONSTRUCT FINISH GRADES OF LANDSCAPE TO DIRECT WATER TOWARDS DRAINAGE STRUCTURES OR STREET AS APPLICABLE.

7.

FINISH GRADES IN PLANTER AREAS SHALL BE 1 INCH BELOW TOP OF CURB OR PAVING IN TURF AREAS AND 2" BELOW TOP OF GRADE OR PAVING IN SHRUB AREAS.

8.

ALL EXISTING GRADES AND PAD ELEVATIONS SHOWN ARE PER THE CIVIL ENGINEER'S PLANS.

9.

GENERALLY, ALLOWABLE SLOPES FOR PAVING AND LANDSCAPE AREAS SHALL BE AS FOLLOWS:

	MINIMUM	MAXIMUM
CONCRETE WALKS (LONGITUDINAL):	0%	5%
CONCRETE WALKS (CROSS SLOPES):	1%	2%
LANDSCAPE AREAS:	2%	5%

10.

GRADE BREAK TRANSITIONS CONSTRUCTED IN PAVED AREAS SHALL BE SMOOTH WITHOUT ANY NOTICEABLE POINT.

11.

THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL CONCRETE FRAMEWORK IN PLACE PRIOR TO THE PLACEMENT OF CONCRETE, AND RESERVES THE RIGHT TO MAKE ANY FIELD MODIFICATIONS AND GRADE ADJUSTMENTS DEEMED NECESSARY. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL
- CONCRETE
- GENERAL
- A.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO CONSTRUCT THE CONCRETE IMPROVEMENTS AS SHOWN ON THE DRAWINGS, AND NOTED HEREIN.

B.

ALL CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE (SAND), COARSE AGGREGATE AND WATER, PROPORTIONED AND MIXED TO ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 2800 PSI WITH A SLUMP NOT TO EXCEED THREE INCHES. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORTS.

C.

THE CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE RECOMMENDATIONS CONTAINED IN "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" PUBLICATION # 347-78 OF THE AMERICAN CONCRETE INSTITUTE.
- MATERIALS
- A.

CEMENT STYLE SHALL BE TYPE II LOW ALKALI PORTLAND CEMENT CONFORMING TO ASTM C-150. THE SAME BRAND OF CEMENT SHALL BE USED THROUGHOUT THE PROJECT.

B.

WELDED WIRE MESH (WWM) SHALL CONFORM TO ASTM A-185.

C.

COLOR: NATURAL GRAY EXCEPT WHERE NOTED ON PLANS.
- D.

REINFORCING STEEL FOR PAVING AND WALLS SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A615-68.
- FORMS
- A.

FORMS SHALL BE FREE OF WARP, SET PLUMB AND TRUE TO LINE AND GRADE WITH UPPER EDGES FLUSH WITH SPECIFIED GRADE OR FINISH SURFACE OF THE CONSTRUCTED IMPROVEMENT, AND NOT MORE THAN 1/2" WIDER THAN THE SPECIFIED THICKNESS OF THE EDGE OF THE CONCRETE TO BE PLACED.

B.

WOODEN FORMS SHALL HAVE A NET THICKNESS OF AT LEAST 1-1/2" AND SHALL BE FREE FROM IMPERFECTIONS WHICH WOULD IMPAIR THE STRENGTH FOR THE USE INTENDED. BENDERS OR THIN PLANK FORMS MAY BE USED ON CURVES. FORMS SHALL BE SECURED BY NAILING TO SIDE STAKES OF SUFFICIENT LENGTH AND CROSS SECTIONAL AREA TO ADEQUATELY RESIST LATERAL DISPLACEMENT DURING THE PLACEMENT OF CONCRETE.
- FINISHING
- A.

CONCRETE SURFACES SHALL BE FLOATED PRIOR TO STEEL TROWEL. FORMED EDGES SHALL BE ROUNDED TO A RADIUS OF 1/2" OR AS SPECIFIED ON THE DRAWINGS. EDGES AT EXPANSION JOINTS SHALL BE ROUNDED TO A RADIUS OF 1/4".

B.

CONCRETE FINISHES SHALL BE AS NOTED ON THE DRAWINGS AND SPECIFIED HEREIN.
- C.

NO ADVERTISING IMPRESSION, STAMPS, OR MARKS OF ANY DESCRIPTION WILL BE PERMITTED ON CONCRETE SURFACES. BROOM FINISH SHALL BE PERFORMED AFTER FINISH TROWELLING BY DRAWING THE FOLLOWING BROOM TYPES ACROSS THE NARROWEST WIDTH OF CONCRETE.
- 1.)

MEDIUM BROOM FINISH - PUSH WITH MEDIUM OR STIFF BRISTLES.
- JOINTS
- A.

SET PREMOLDED EXPANSION JOINT STRIP BELOW FINISH GRADE SURFACE, TEMPORARILY SECURED TO THE TOP OF EXPANSION STRIP OR USE PLASTIC FILLER EXPANSION JOINTS SHALL BE SEALED WITH POLYSULFIDE OR POLYURETHANE WATERPROOF CAULKING. USE 1/2" EXPANSION JOINTS THROUGHOUT.

B.

SCORED CONTROL JOINTS SHALL BE TOOLED TO A MINIMUM DEPTH OF 3/4" AND SHALL HAVE A RADIUS OF 1/8".
- C.

EXPANSION JOINTS TO BE 20' O.C.; DEEP TOOLED JOINTS TO BE 10' O.C.; SCORE JOINTS TO BE 5' O.C..
- CURING COMPOUND
- A.

RESIN-BASE, CLEAR CURING COMPOUND CONFORMING TO ASTM C 309, TYPE 2.
- GENERAL CONSTRUCTION NOTES
1.

ALL CONSTRUCTION SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS/HER WORK.

2.

LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE, VERIFY LOCATIONS WITH CIVIL ENGINEERS AND UTILITY PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND BE HELD ACCOUNTABLE FOR ALL DAMAGES INCURRED.

3.

THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE CONSTRUCTION OF PLAN FEATURES.

4.

CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.

5.

SAFETY OF PERSONS AND PROPERTY:

A.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.

B.

THE CONTRACTOR SHALL TAKE RESPONSIBLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO: EMPLOYEES ON THE SITE AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY; THE WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF SITE, UNDER CARE, CUSTODY, OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS; AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO SUCH AS TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES.

6.

DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL FOR USE IS OBTAINED FROM THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, AND APPLICABLE GOVERNING AUTHORITY. NO VARIATION FROM DESIGN, MATERIALS, EQUIPMENT, OR PRODUCT SHALL BE ALLOWED WITHOUT SUCH APPROVALS.

7.

ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. ALL RADII AND CURVES ARE TO HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.

8.

ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PAVING WITH A MINIMUM OF A 48 HOUR NOTICE REQUIRED.

9.

CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS AS SHOWN ON IRRIGATION PLANS.

10.

WALLS AND FENCES ARE SHOWN TO BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.

11.

CONCRETE ENTRY WALKS ARE TO BE CENTERED ON ENTRY STOOPS UNLESS OTHERWISE NOTED.
- GENERAL IRRIGATION NOTES
1.

THE IRRIGATION PLAN IS DIAGRAMMATIC; ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

2.

THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.

3.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

4.

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

5.

THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

6.

ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE ALLOWED.

7.

ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

8.

ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.

9.

THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).

10.

IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.

11.

ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN 3M #DBY SEALING PACK, OR APPROVED EQUAL. TAPE WIRES IN BUNDLES EVERY 10'.

12.

THE CONTRACTOR SHALL FLUSH AND ADJUST ALL NOZZLES AND VALVES FOR OPTIMUM COVERAGE.

13.

IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

14.

THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.

15.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK.

16.

ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
- GENERAL PLANTING NOTES
1.

CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.

2.

CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.

3.

VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.

4.

PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

5.

PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES

6.

PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.

7.

PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.

8.

LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.

9.

PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS.

10.

THE SOILS AMENDMENTS SPECIFIED HEREIN ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY PRIOR TO THE INSTALLATION OF PLANT MATERIAL. FOR THE AREA TO BE LANDSCAPED THE FOLLOWING AMENDMENTS SHALL BE CROSS RIPPED OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING A UNIFORM DEPTH OF 12 INCHES AS FOLLOWS, EXCEPT IN AREAS WITH SLOPES OF 3:1 OR GREATER. IN THESE AREAS AMENDMENTS SHOULD BE INSTALLED OR ADDED PER PLANTING DETAILS FOR EACH INDIVIDUAL PLANT.

AMOUNT PER 1,000 SQUARE FEET

-4 CU YDS. NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR, OR CEDAR SAWDUST.

-35LBS. 6-20-20 PELLETIZED FERTILIZER

-100LBS. AGRICULTURAL GYPSUM

-13 LBS. SOIL SULFUR

11.

ALL SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. ONCE THE PROJECT SITE HAS BEEN ROUGH GRADED CONTRACTOR SHALL OBTAIN A SOILS AGRONOMY REPORT AND SUBMIT ONE COPY TO THE OWNER'S REPRESENTATIVE AND ONE TO THE LANDSCAPE ARCHITECT. THE SOIL PREPARATION AND AMENDMENT RECOMMENDATIONS INCLUDED IN THE SOILS REPORT SUPERCEDE THESE NOTES AND SHALL BE FOLLOWED BY THE CONTRACTOR.

12.

THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH

-6 PARTS ON-SITE SOIL

-4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE (#9) SOIL PREP MIX.

-2 LBS/CU. YD. MIX OF 6-20-20 IRON SULFATE

-5 LBS/CU. YD. MIX AGRICULTURAL GYPSUM)

13.

THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED 16-6-8 FERTILIZER APPLIED AT A RATE OF SIX (6) POUNDS PER 1000 SQ.FT. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT 60 DAY INTERVALS.

14.

FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) OR EQUAL IN QUANTITIES AS FOLLOWS:

-1 GALLON SHRUB 1

-5 GALLON SHRUB 3

-15 GALLON SHRUB OR TREE 4

-24" BOX TREE & LARGER 1 PER 4" OF BOX SIZE

-PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

15.

ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR DYE ADDED. BARK COLORING TO BE "MUIR WOODS BROWN", OR APPROVED EQUAL. PRE-DYED RECYCLED WOOD MULCH PROVIDED BY WASTE MANAGEMENT EARTHCARE, A DIVISION OF WASTE MANAGEMENT RECYCLE AMERICA (877) 963-2784.

16.

PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT.

17.

TREE SETBACKS SHALL BE THE FOLLOWING, OR AS PER LOCAL CODES AND ORDINANCES:

-6' FROM PAVED SURFACES

-8' FROM WATER METERS AND JOINT TRENCHES

-20' FROM STREETLIGHTS

-10' FROM SANITARY SEWER LINES

18.

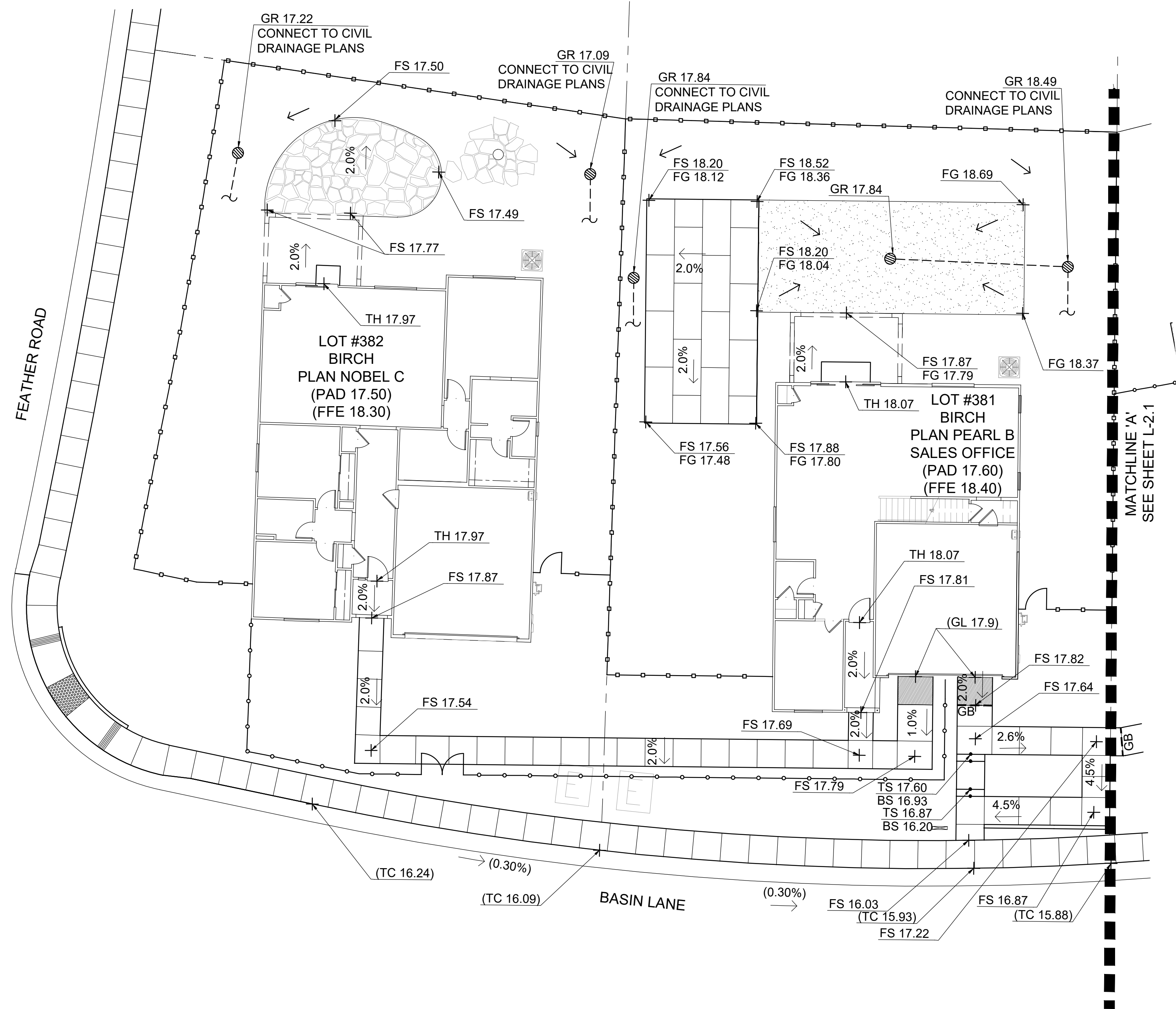
ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIERS PARALLEL TO CURB AND WALKS EACH SIDE (24" DEPTH X 4' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.

19.

THE CONTRACTOR SHALL GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.
- BIRCH & MAGNOLIA AT ARBOR BEND MODEL COMPLEX LANDSCAPE PLANS
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-  **STUDIO 1515**
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252-6115
- BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS

GENERAL NOTES & SPECIFICATIONS

MANTECA, CALIFORNIA
-
- | | |
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| DATE | OCT. 1, 2021 |
| DRAWN | |
| DESIGNED | |
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- JOB NO. 8121029.0
- SHEET NO.
L-1.0
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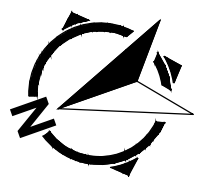
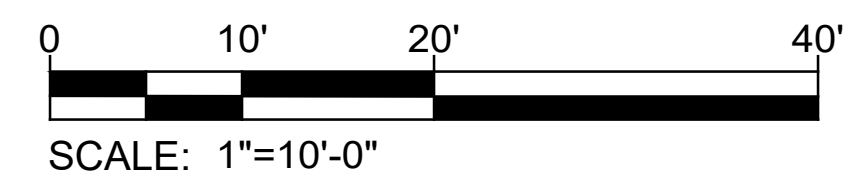
GRADING LEGEND

- FG FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- TC TOP OF CURB
- TH THRESHOLD
- (123.45) ELEVATIONS BY CIVIL
- ← DIRECTION OF SURFACE FLOW
- ⊙ LANDSCAPE AREA DRAIN w/ 3" ATRIUM GRATE PER CIVIL ENGINEER'S PLOT PLANS.
- ▣ BUBBLE UP PER CIVIL ENGINEER'S PLOT PLANS.
- 3" COEX DRAIN LINE PER CIVIL ENGINEER'S DRAINS. FIELD VERIFY LOCATIONS.

MWELO STATEMENT OF COMPLIANCE
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER
EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH
CRITERIA FOR THE EFFICIENT USE OF WATER IN THE GRADING &
DRAINAGE PLAN."

Susan Heiken
SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS.
- REFER TO SHEETS L-8.0 TO L-8.2 FOR CONSTRUCTION DETAILS.

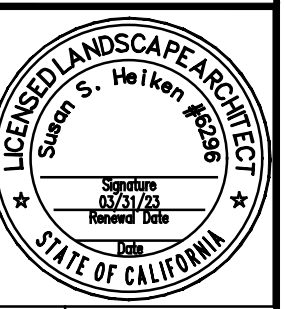


BIRCH &
MAGNOLIA AT
ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS
RICHMOND
AMERICAN HOMES

NO.	DATE	REVISIONS	BY	APPD

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LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
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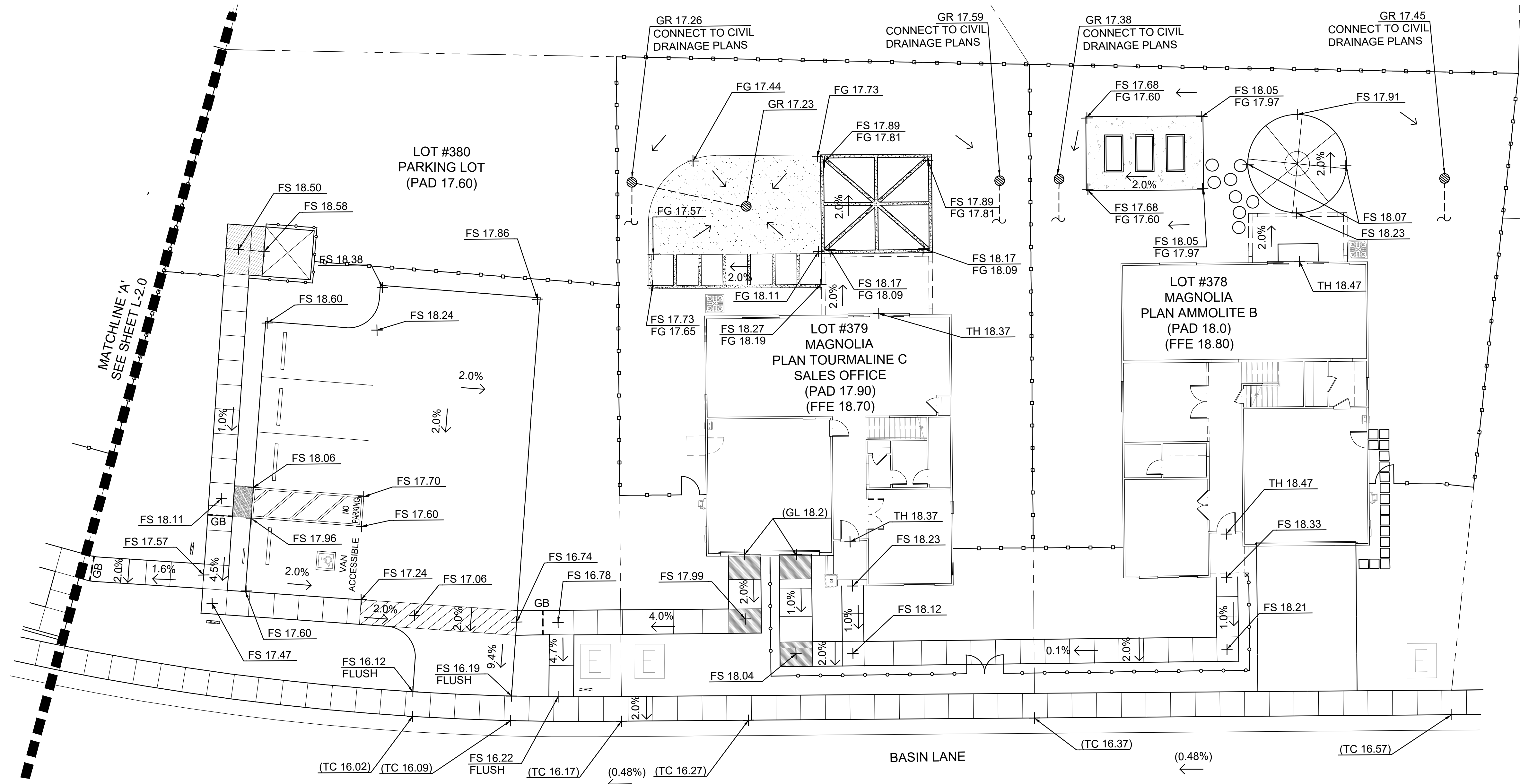
BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS
GRADING PLAN
MANTECA, CALIFORNIA



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GRADING LEGEND

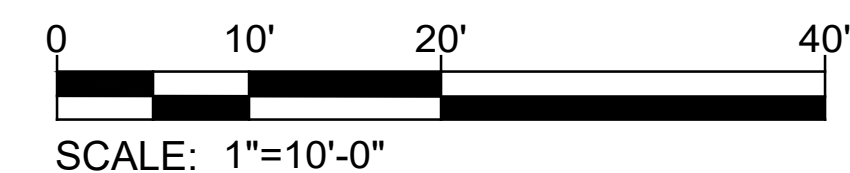
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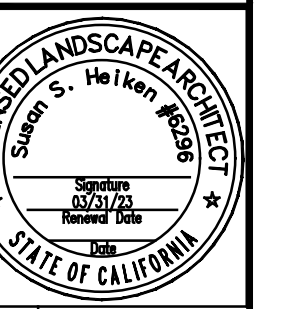
BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS



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GRADING PLAN
MANTECA, CALIFORNIA

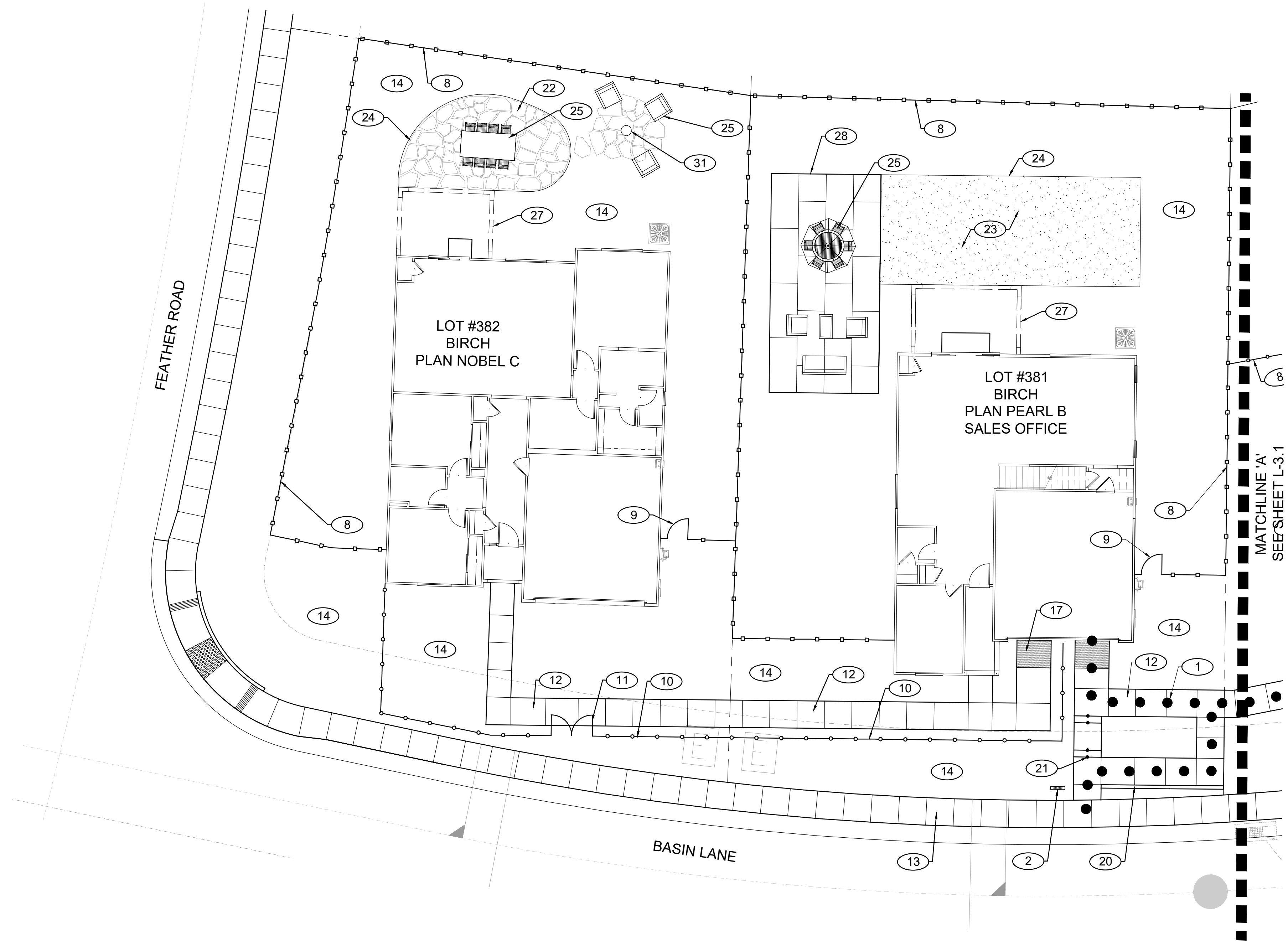


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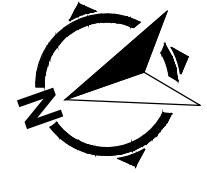
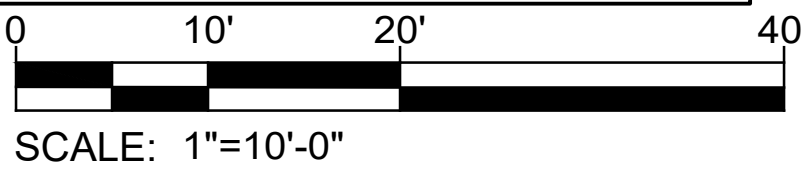
CONSTRUCTION CALLOUT LEGEND

- 1 ACCESSIBLE ROUTE TO MODELS AND RESTROOM.
- 2 ACCESSIBLE ROUTE & DIRECTIONAL SIGN. **SEE DETAIL:** I/L-8.0.
- 3 TRUNCATED DOMES PER CIVIL ENGINEER'S PLANS.
- 4 AC PAVING. **SEE DETAIL:** A/L-8.0.
- 5 A.D.A. VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE. **SEE DETAIL:** F & G/L-8.0.
- 6 A.D.A. PARKING SIGN PER A.D.A./CITY STANDARDS & UNAUTHORIZED VEHICLE WARNING SIGN. **SEE DETAIL:** H/L-8.0.
- 7 WHEEL STOPS PER CITY STANDARDS, TYPICAL.
- 8 6'-0" HIGH GOOD NEIGHBOR FENCE, TYPICAL. **SEE DETAIL:** B/L-8.2.
- 9 6'-0" HIGH WOOD GATE, TYPICAL. **SEE DETAIL:** A/L-8.2.
- 10 AMERISTAR 42" TALL TUBE STEEL TRAP FENCE. COLOR TO BE BLACK. **SEE DETAIL:** C/L-8.2.
- 11 MAINTENANCE GATE. COLOR TO BE BLACK. **SEE DETAIL:** D/L-8.2.

- 12 CONCRETE PAVING, TYPICAL. **COLOR:** SHALL BE NATURAL GRAY WITH MEDIUM BROOM FINISH. **SEE DETAIL:** C/L-8.0.
- 13 PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.
- 14 PLANTING AREA, TYPICAL.
- 15 ACCESSIBLE PORTA-POTTY PROVIDED BY CLIENT.
- 16 LATTICE SCREEN FENCE. **SEE DETAIL:** E/L-8.2.
- 17 LEVEL PAD WITH 2% MAXIMUM SLOPE IN ANY DIRECTION, TYPICAL.
- 18 PREFABRICATED CONCRETE STEP PADS. COLOR SHALL BE NATURAL GRAY. SET LEVEL ON GRADE. SQUARE IN FRONT/SIDE YARD. ROUND IN BACKYARD.
- 19 DRIVEWAY PER CIVIL ENGINEER'S PLANS.
- 20 CONCRETE CURB. COLOR SHALL BE NATURAL GRAY. MEDIUM BROOM FINISH. **SEE DETAIL:** A/L-8.1.
- 21 CONCRETE STAIRS, TYPICAL. COLOR SHALL BE NATURAL GRAY. MEDIUM BROOM FINISH. **SEE DETAIL:** B/L-8.1.
- 22 FLAGSTONE PAVING SET IN SAND. FLAGSTONE SHALL BE RANDOM CUT, COLOR SHALL BE 'AUTUMN MIST' OR APPROVED EQUAL. **SEE DETAIL:** C/L-8.1.

- 23 HG FESCUE ARTIFICIAL TURF BY HEAVENLY GREENS 844-829-6297 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 24 STEEL HEADER. **SEE DETAIL:** B/L-8.0.
- 25 OUTDOOR FURNISHINGS PER RICHMOND AMERICAN HOMES.
- 26 POURED-IN-PLACE CONCRETE STEP PADS. COLOR SHALL BE NATURAL GRAY. FINISH SHALL BE MEDIUM BROOM. GRAVEL BANDS SHALL BE 3/8" LODI GRAVEL. **SEE DETAILS:** C/L-8.0 & D/L-8.1.
- 27 COVERED PATIO PER ARCHITECT'S PLANS.
- 28 CONCRETE PAVING TO BE COORDINATED WITH FINAL COVERED PATIO PAVING. **SEE DETAIL:** C/L-8.0.
- 29 RAISED GARDEN BEDS. **MANUFACTURER:** OUTDOOR ESSENTIALS **MODEL:** 3'x6'x11" WESTERN RED CEDAR RAISED GARDEN BED KIT MODEL # 238004 **AVAILABLE THROUGH:** HOMEDEPOT.COM. **STAIN:** OLYMPIC SEMI-TRANSPARENT EXTERIOR STAIN & SEALANT **COLOR:** REDWOOD **FILL:** PLANTERS MIX/BLENDED TOPSOIL **AVAILABLE THROUGH:** EDEN GARDEN & LANDSCAPE SUPPLY 209.983.8538. SEE SHRUB PLAN, SHEET L-6.0, FOR PLANTING PLAN.
- 30 GRAVEL WITH STEEL HEADER. GRAVEL SHALL BE 3/8" LODI PEA GRAVEL OR APPROVED EQUAL. **SEE DETAIL:** D/L-8.1.
- 31 PREFABRICATED FIREBOWL SHALL BE 'RIVERSIDE POLYRESIN FIRE PIT'. COLOR SHALL BE BLACK. FILLER SHALL BE CLEAR GLASS BEADS. FUEL SHALL BE NATURAL GAS. CONTRACTOR TO COORDINATE NATURAL GAS CONNECTION AND INSTALL PER ALL LOCAL CODES AND REGULATIONS. FIRE PIT AVAILABLE THROUGH WAYFAIR - WWW.WAYFAIR.COM. SKU: JFP10137.

- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS
- REFER TO SHEETS L-8.0 TO L-8.2 FOR CONSTRUCTION DETAILS.



BIRCH &
MAGNOLIA AT
ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS



NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS
CONSTRUCTION CALLOUT PLAN
MANTECA, CALIFORNIA

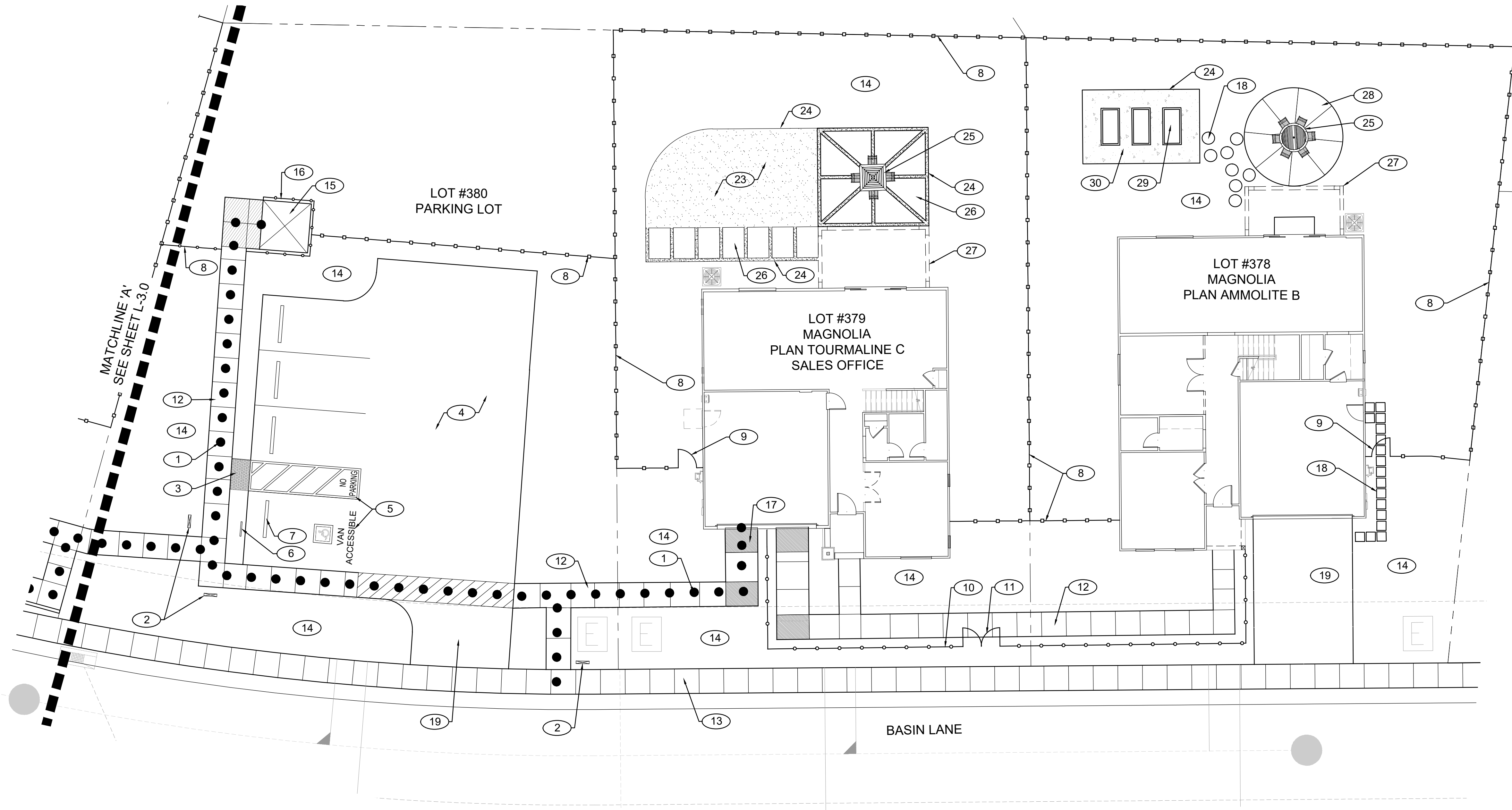


DATE	OCT. 1, 2021
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DESIGNED	
CHECKED	

JOB NO. 8121029.0

SHEET NO.
L-3.0

PRELIMINARY - NOT FOR CONSTRUCTION



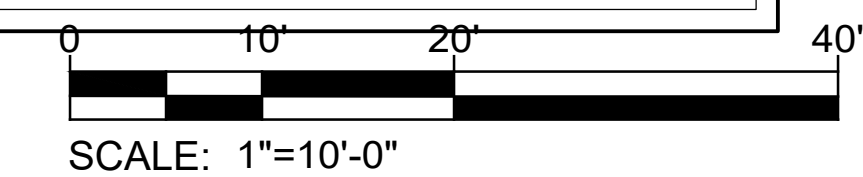
CONSTRUCTION CALLOUT LEGEND

- 1 ACCESSIBLE ROUTE TO MODELS AND RESTROOM.
- 2 ACCESSIBLE ROUTE & DIRECTIONAL SIGN. **SEE DETAIL:** I/L-8.0.
- 3 TRUNCATED DOMES PER CIVIL ENGINEER'S PLANS.
- 4 AC PAVING. **SEE DETAIL:** A/L-8.0.
- 5 A.D.A. VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE. **SEE DETAIL:** F & G/L-8.0.
- 6 A.D.A. PARKING SIGN PER A.D.A./CITY STANDARDS & UNAUTHORIZED VEHICLE WARNING SIGN. **SEE DETAIL:** H/L-8.0.
- 7 WHEEL STOPS PER CITY STANDARDS, TYPICAL.
- 8 6'-0" HIGH GOOD NEIGHBOR FENCE, TYPICAL. **SEE DETAIL:** B/L-8.2.
- 9 6'-0" HIGH WOOD GATE, TYPICAL. **SEE DETAIL:** A/L-8.2.
- 10 AMERISTAR 42" TALL TUBE STEEL TRAP FENCE. COLOR TO BE BLACK. **SEE DETAIL:** C/L-8.2.
- 11 MAINTENANCE GATE. COLOR TO BE BLACK. **SEE DETAIL:** D/L-8.2.

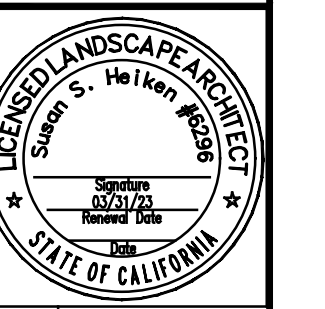
- 12 CONCRETE PAVING, TYPICAL. **COLOR:** SHALL BE NATURAL GRAY WITH MEDIUM BROOM FINISH. **SEE DETAIL:** C/L-8.0.
- 13 PUBLIC SIDEWALK PER CIVIL ENGINEER'S PLANS.
- 14 PLANTING AREA, TYPICAL.
- 15 ACCESSIBLE PORTA-POTTY PROVIDED BY CLIENT.
- 16 LATTICE SCREEN FENCE. **SEE DETAIL:** E/L-8.2.
- 17 LEVEL PAD WITH 2% MAXIMUM SLOPE IN ANY DIRECTION, TYPICAL.
- 18 PREFABRICATED CONCRETE STEP PADS. COLOR SHALL BE NATURAL GRAY. SET LEVEL ON GRADE. SQUARE IN FRONT/SIDE YARD. ROUND IN BACKYARD.
- 19 DRIVEWAY PER CIVIL ENGINEER'S PLANS.
- 20 CONCRETE CURB. COLOR SHALL BE NATURAL GRAY. MEDIUM BROOM FINISH. **SEE DETAIL:** A/L-8.1.
- 21 CONCRETE STAIRS, TYPICAL. COLOR SHALL BE NATURAL GRAY, MEDIUM BROOM FINISH. **SEE DETAIL:** B/L-8.1.
- 22 FLAGSTONE PAVING SET IN SAND. FLAGSTONE SHALL BE RANDOM CUT, COLOR SHALL BE 'AUTUMN MIST' OR APPROVED EQUAL. **SEE DETAIL:** C/L-8.1.

- 23 HG FESCUE ARTIFICIAL TURF BY HEAVENLY GREENS 844-829-6297 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 24 STEEL HEADER. **SEE DETAIL:** B/L-8.0.
- 25 OUTDOOR FURNISHINGS PER RICHMOND AMERICAN HOMES.
- 26 POURED-IN-PLACE CONCRETE STEP PADS. COLOR SHALL BE NATURAL GRAY. FINISH SHALL BE MEDIUM BROOM. GRAVEL BANDS SHALL BE 3/8" LODI GRAVEL. **SEE DETAILS:** C/L-8.0 & D/L-8.1.
- 27 COVERED PATIO PER ARCHITECT'S PLANS.
- 28 CONCRETE PAVING TO BE COORDINATED WITH FINAL COVERED PATIO PAVING. **SEE DETAIL:** C/L-8.0.
- 29 RAISED GARDEN BEDS. **MANUFACTURER:** OUTDOOR ESSENTIALS **MODEL:** 3'x6'x11" WESTERN RED CEDAR RAISED GARDEN BED KIT MODEL # 238004 **AVAILABLE THROUGH:** HOMEDEPOT.COM. **STAIN:** OLYMPIC SEMI-TRANSPARENT EXTERIOR STAIN & SEALANT **COLOR:** REDWOOD **FILL:** PLANTERS MIX/BLENDED TOPSOIL **AVAILABLE THROUGH:** EDEN GARDEN & LANDSCAPE SUPPLY 209.983.8538. SEE SHRUB PLAN, SHEET L-6.0, FOR PLANTING PLAN.
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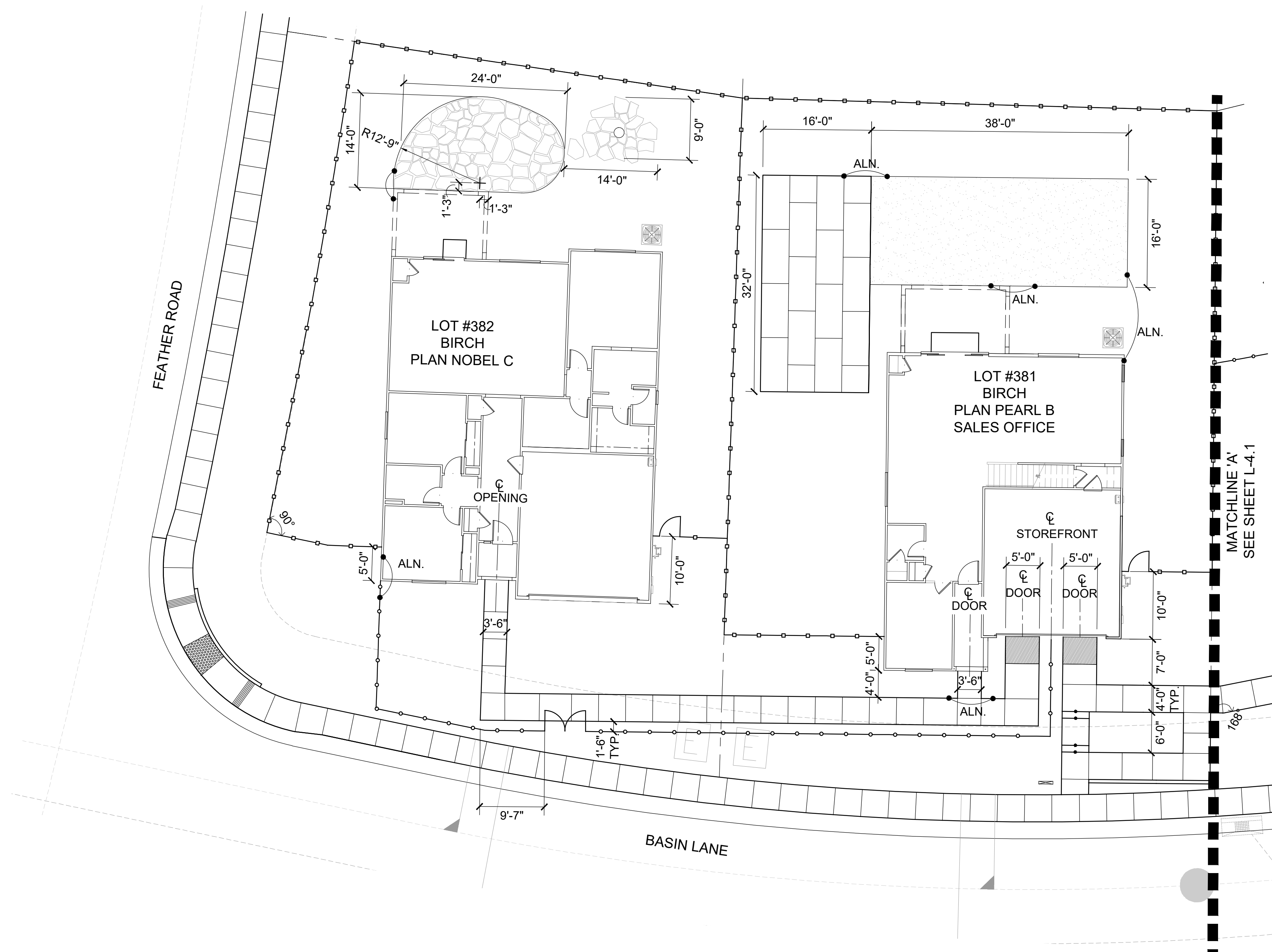
- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS
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NO.	DATE	REVISIONS	BY	APPD

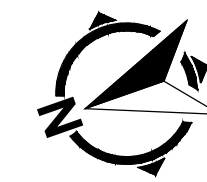
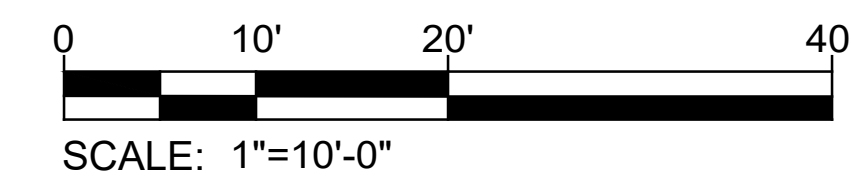


DATE	OCT. 1, 2021
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JOB NO.	8121029.0



LAYOUT LEGEND	
	CENTERLINE
	ALIGN
	PROPERTY LINE
	RADIUS
	SQUARE
	TYPICAL

- REFER TO SHEET L-1.0 FOR GENERAL NOTES & SPECIFICATIONS.
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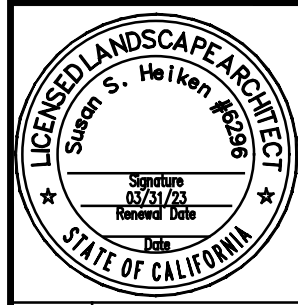
BIRCH &
MAGNOLIA AT
ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS



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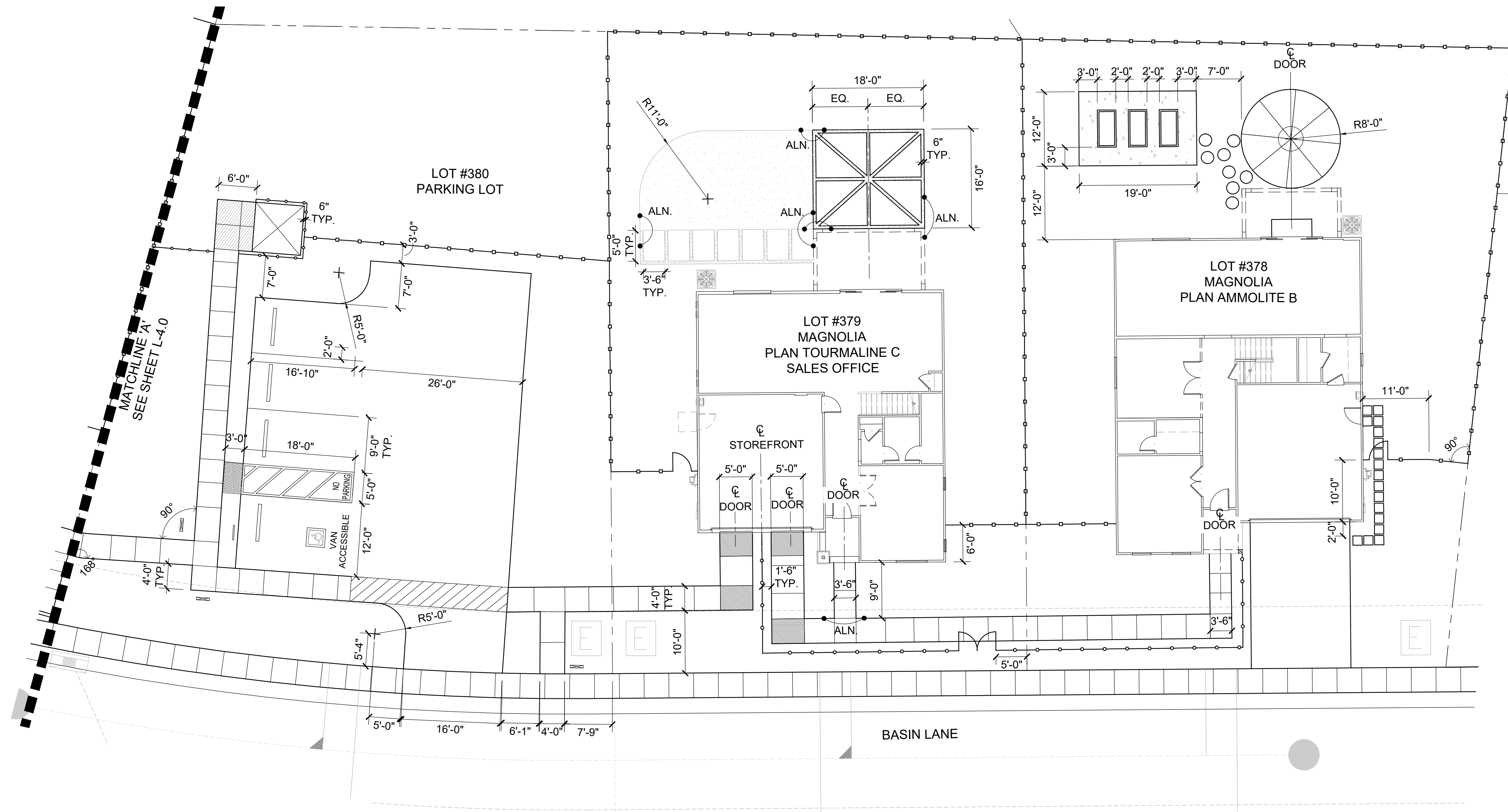
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1426 FOURTH STREET NAPA, CA 94559
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BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS
LAYOUT PLAN
MANTECA, CALIFORNIA



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SHEET NO.	L-4.0

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LAYOUT LEGEND

CENTERLINE

ALIGN

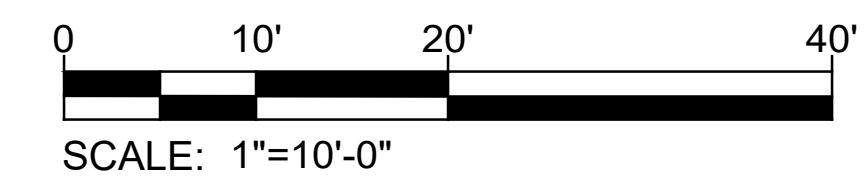
PROPERTY LINE

RADIUS

SQUARE

TYPICAL

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BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS

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BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS

LAYOUT PLAN
MANTECA, CALIFORNIA

DATE
OCT. 1, 2021

DRAWN

DESIGNED

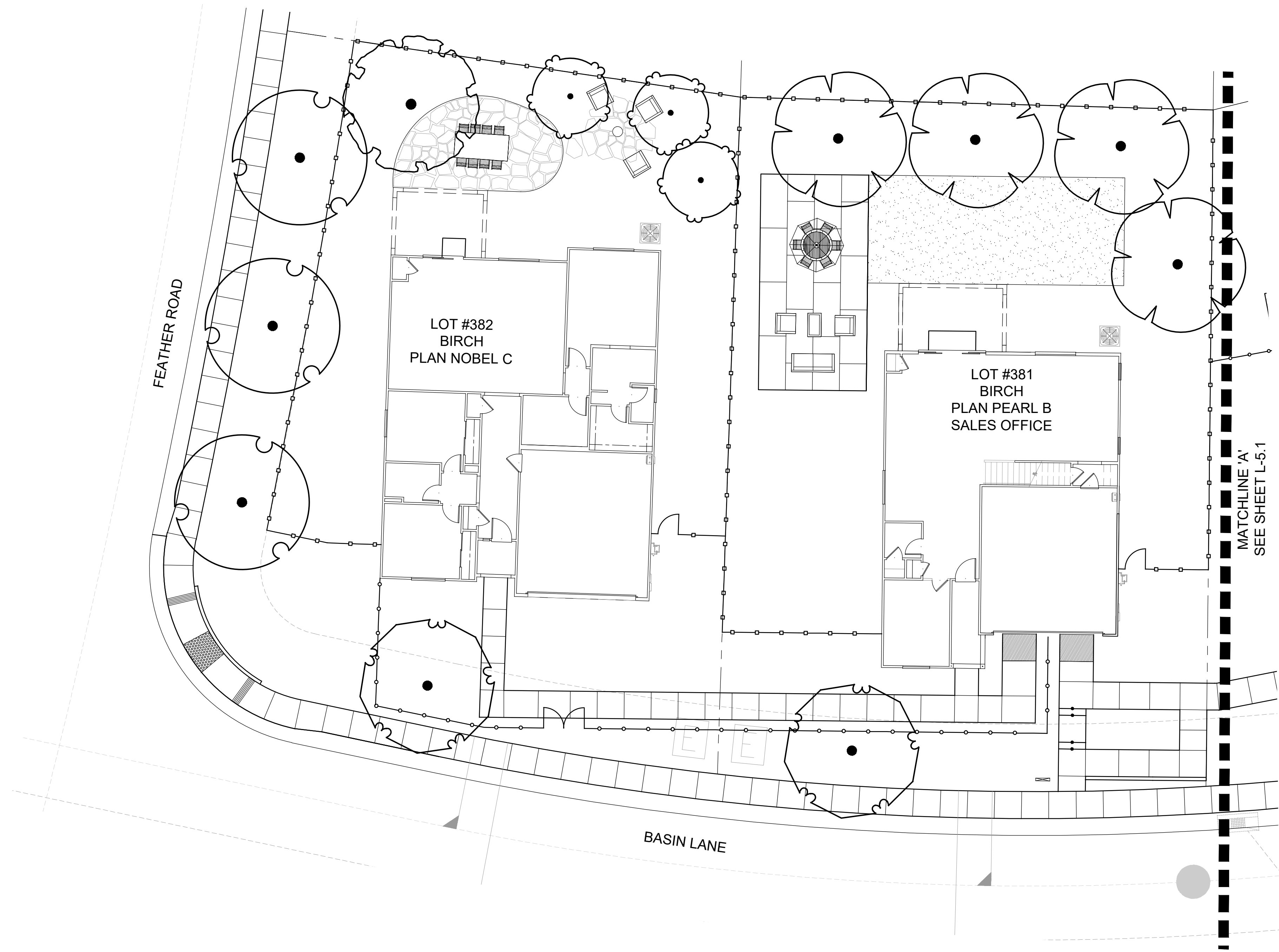
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SHEET NO.
L-4.1

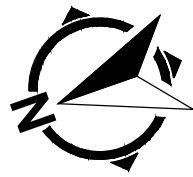
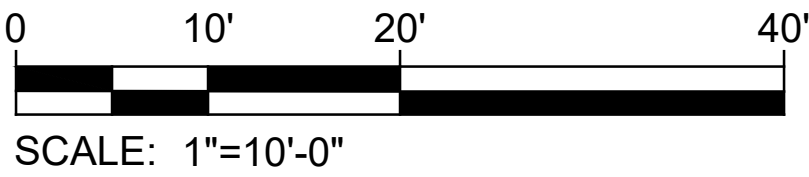
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PRELIMINARY - NOT FOR CONSTRUCTION



PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	36" BOX	LOW	1
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	15 GAL.	MOD	4
	LAURUS NOBILIS	SWEET BAY	15 GAL.	MOD	3
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24" BOX	LOW	4
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	36" BOX	LOW	2
	PHOTINIA X FRASERI - STANDARD	RED TIP PHOTINIA	24" BOX	MOD	3
	RHUS LANCEA	AFRICAN SUMAC MULTI-TRUNK	36" BOX	LOW	4
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	36" BOX	MOD	2

- REFER TO SHEET L-1.0 FOR PLANTING NOTES & SPECIFICATIONS.
- REFER TO SHEET L-9.0 FOR PLANTING DETAILS.



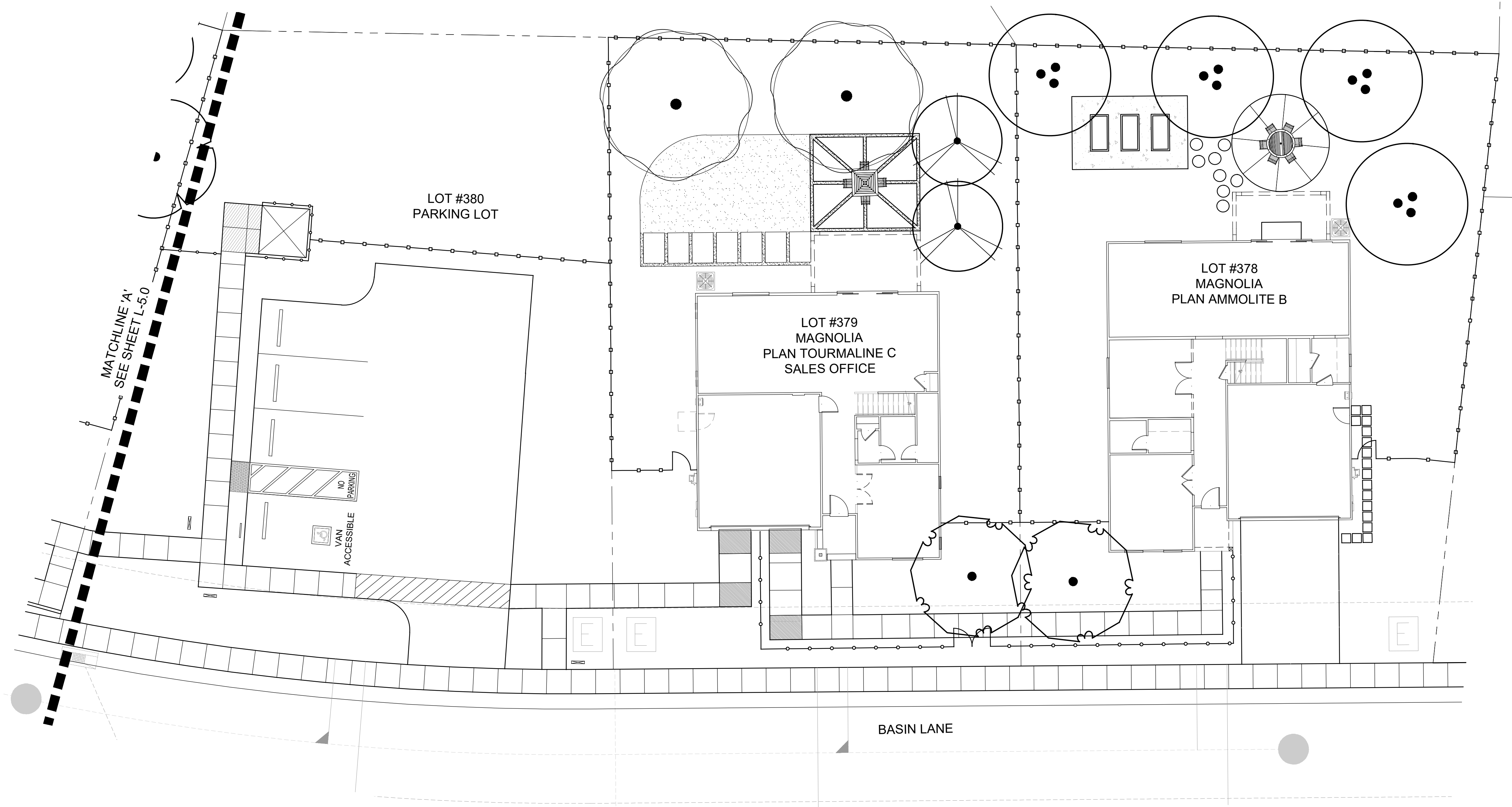
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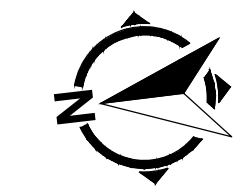
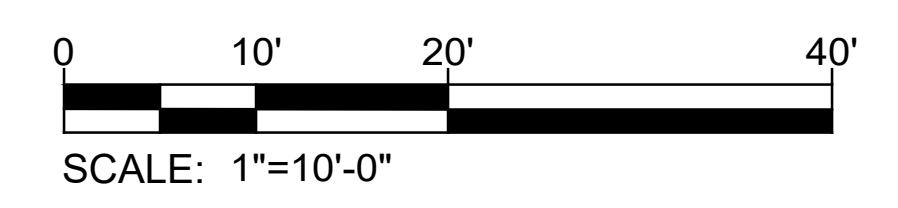
SHEET NO.
L-5.0



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	36" BOX	LOW	1
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	15 GAL.	MOD	4
	LAURUS NOBILIS	SWEET BAY	15 GAL.	MOD	3
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24" BOX	LOW	4
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	36" BOX	LOW	2
	PHOTINIA X FRASERI - STANDARD	RED TIP PHOTINIA	24" BOX	MOD	3
	RHUS LANCEA	AFRICAN SUMAC MULTI-TRUNK	36" BOX	LOW	4
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	36" BOX	MOD	2

• REFER TO SHEET L-1.0 FOR PLANTING NOTES & SPECIFICATIONS.
• REFER TO SHEET L-9.0 FOR PLANTING DETAILS.

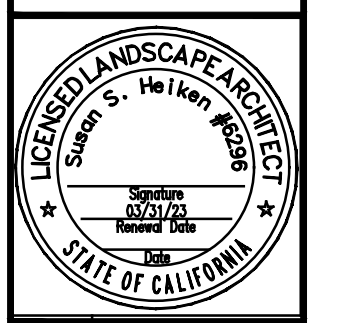


BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS
RICHMOND
AMERICAN HOMES

NO.	DATE	REVISIONS	BY	APPD

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.8115

BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS
TREE PLAN
MANTECA, CALIFORNIA



DATE	OCT. 1, 2021
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L-5.1



"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

PLANT ABBREVIATION

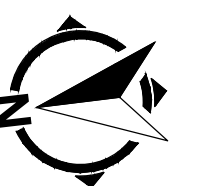
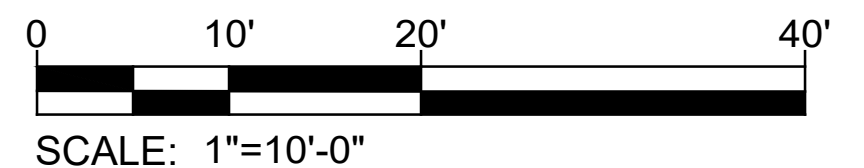
NOTE:
PLANT CAN SIZE PER PLANT LEGEND

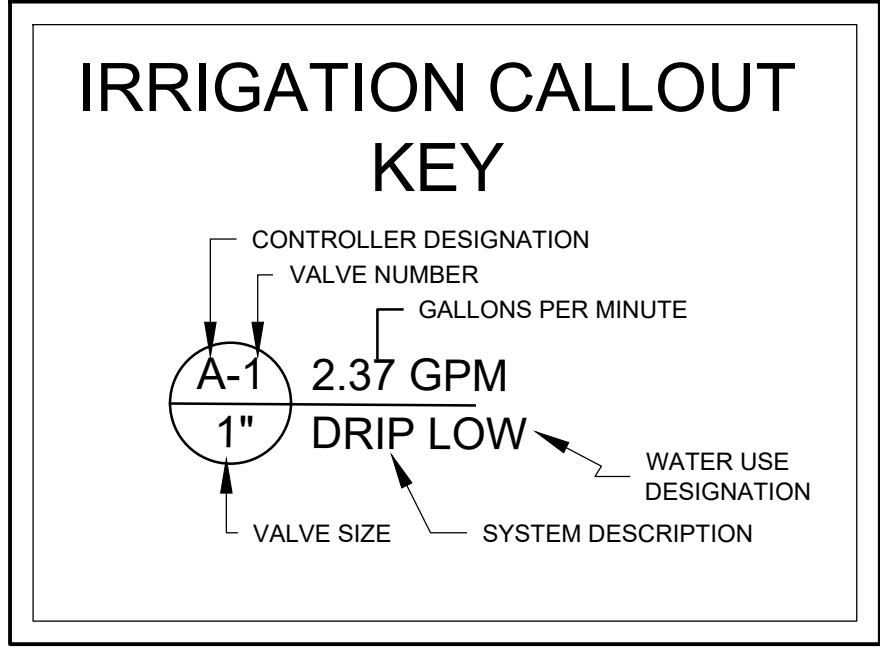
NUMBER OF PLANTS

SHRUBS

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
AS	AGAPANTHUS X 'STORM CLOUD'	STORM CLOUD AFRICAN LILY	1 GAL.	MOD	6
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	MOD	93
CD	CALISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	5 GAL.	LOW	32
CE	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	15 GAL.	LOW	20
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	LOW	18
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	LOW	62
DD	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL.	LOW	35
EK	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL.	LOW	40
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	LOW	133
GF	GALVEZIA SPECIOSA 'FIRECRACKER'	BUSH SNAPDRAGON	5 GAL.	LOW	65
GN	GREVILLEA X 'NOELII'	NOEL GREVILLEA	15 GAL.	LOW	46
GP2	GREVILLEA X 'PEACHES AND CREAM'	GREVILLEA	5 GAL.	LOW	3
HH	HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT SUNROSE	1 GAL.	MOD	89
HP	HERPESALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW	20
LS	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL.	LOW	40
LP2	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	FRINGE FLOWER	15 GAL.	MOD	13
MP	MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL.	LOW	8
OA	ORIGANUM VULGARE 'AUREUM'	GOLDEN OREGANO	4"	LOW	3
PH	PHORMIUM X 'JESTER'	VARIEGATED MOUNTAIN FLAX	5 GAL.	MOD	16
PN	PITTOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTOSPORUM	5 GAL.	MOD	7
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEEBERRY	15 GAL.	LOW	12
RB	ROSMARINUS OFFICINALIS 'BARBEQUE'	ROSEMARY	1 GAL.	LOW	2
RO	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	LOW	55
RP	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	LOW	1
SS	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED SALVIA	5 GAL.	LOW	58
SL	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	LOW	42
SG	SALVIA OFFICINALIS 'AUREA'	GOLDEN GARDEN SAGE	1 GAL.	LOW	6
SO	SALVIA OFFICINALIS 'BERGGARTEN'	BERGGARTEN GARDEN SAGE	1 GAL.	LOW	6
SC	SALVIA OFFICINALIS 'PURPURASCENS'	PURPLE COMMON SAGE	1 GAL.	LOW	9
TA	TEUCRIUM FRUTICOSA 'AZUREUM'	AZURE BUSH GERMANDER	15 GAL.	LOW	35
TV	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	1 GAL.	LOW	17
VL2	VERBENA BONARIENSIS 'LOLLIPOP'	DWARF PURPLE TOP	1 GAL.	LOW	43
VL	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL.	LOW	89
VS	VIURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	15 GAL.	MOD	37
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	15 GAL.	LOW	46

- REFER TO SHEET L-1.0 FOR GENERAL PLANTING NOTES & SPECIFICATIONS.
- REFER TO SHEET L-9.0 FOR PLANTING DETAILS.





BIRCH &
MAGNOLIA AT
ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS

 RICHMOND
AMERICAN HOMES



STUDIO | 1515
LANDSCAPE ARCHITECTURE
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BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS
IRRIGATION PLAN
MANTECA, CALIFORNIA

DATE	OCT. 1, 2021	
DRAWN		
DESIGNED		
CHECKED		

JOB NO. 8121029.0

SHEET NO.

L-7.0

MAINTENANCE IRRIGATION SCHEDULE

THIS IRRIGATION ESTABLISHMENT SCHEDULE IS BASED ON PLANT WATER USE REQUIREMENTS, LOCAL EVAPOTRANSPIRATION RATES, AND IRRIGATION EFFICIENCY RATES. THE CONTRACTOR SHALL ADJUST PER SITE CONDITIONS.

THE IRRIGATION SCHEDULE SHALL BE PROGRAMMED TO RUN BETWEEN THE HOURS OF 8PM AND 10AM. SYSTEMS WITH ONE CYCLE PER DAY SHALL BE RUN IN THE MORNING. SYSTEMS WITH TWO CYCLES PER DAY SHALL BE RUN WITH A MINIMUM 4 HOUR SOAK TIME BETWEEN CYCLE STARTS.

IRRIGATION SYSTEM TYPE	SCHEDULE	SPRING	SUMMER	FALL	WINTER
LOW WATER USE POINT SOURCE DRIP	MINUTES/CYCLE	11	16	11	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	3	3	0
MODERATE WATER USE TURF ROTARY	MINUTES/CYCLE	10	10	10	0
	CYCLES/DAY	7	6	4	0
	DAYS/WEEK	2	3	1	0
LOW WATER USE TREE BUBBLER	MINUTES/CYCLE	11	16	11	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	3	3	0
MODERATE WATER USE TREE BUBBLER	MINUTES/CYCLE	15	20	15	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	5	3	0

MWEL0 STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."



SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

IRRIGATION LAYOUT NOTE

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREA IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH AND OTHER UTILITIES PER CODE.

IRRIGATION DESIGN IS BASED ON A MINIMUM 1" SERVICE LINE, 5/8" METER, STATIC WATER PRESSURE OF 50 P.S.I. AND A MAXIMUM FLOW RATE OF 15 GPM

Use drop down menu or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name →	Birch & Magnolia Arbor Bend Model Complex - Lots #381 & #382		
Site Type →	Residential	Allowed ETAF:	0.55
Annual Eto (inches/yr) →	512		

Hydzone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Efficiency (IE) (c)	ETAF (P/E)(IE) (d)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
							0
MOD. SHRUBS	0.4	Mod./Ave.	Drip	0.81	0.5	6,106	95,718
MOD. TREES	0.4	Mod./Ave.	Bubbler	0.81	0.5	117	1,834
							0
SUBTOTAL →						6,223	97,552
Special Landscape Areas							
1				1	0		0
2				1	0		0
3				1	0		0
SUBTOTAL →						0	0
**Estimated Total Water Use (ETWU) →						97,552	
Maximum Allowed Water Allowance (MAWA) →						106,449	

(a) Hydzone #/Planting Description

- 1.) Front Lawn
- 2.) Low water plantings
- 3.) medium water use

() MAWA (Annual Gallons Allowed)=:**

$$[Eto] \times (0.62) \times [(ETAF \times LA) + ((LA \times ETAF) \times SLIA)]$$

where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(b) Irrigation Method

- Overhead Spray
- Drip
- Bubbler

(c) Irrigation Efficiency

0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)=

$$Eto \times (0.62) \times ETAF \times Area$$

0.62 is a conversion factor that converts acres per acre per year to gallons per square foot per year

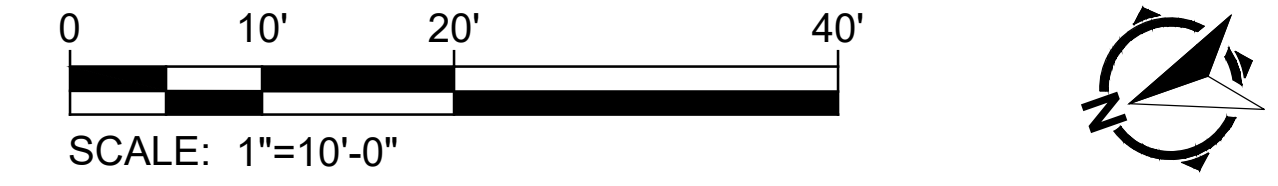
ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	3.073	
Total Area	6,223	
Average ETAF	0.49	
All Landscape Areas		
Total ETAF x Area	3.073	
Total Area	6,223	
Sitewide ETAF	0.49	

Notes:

Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

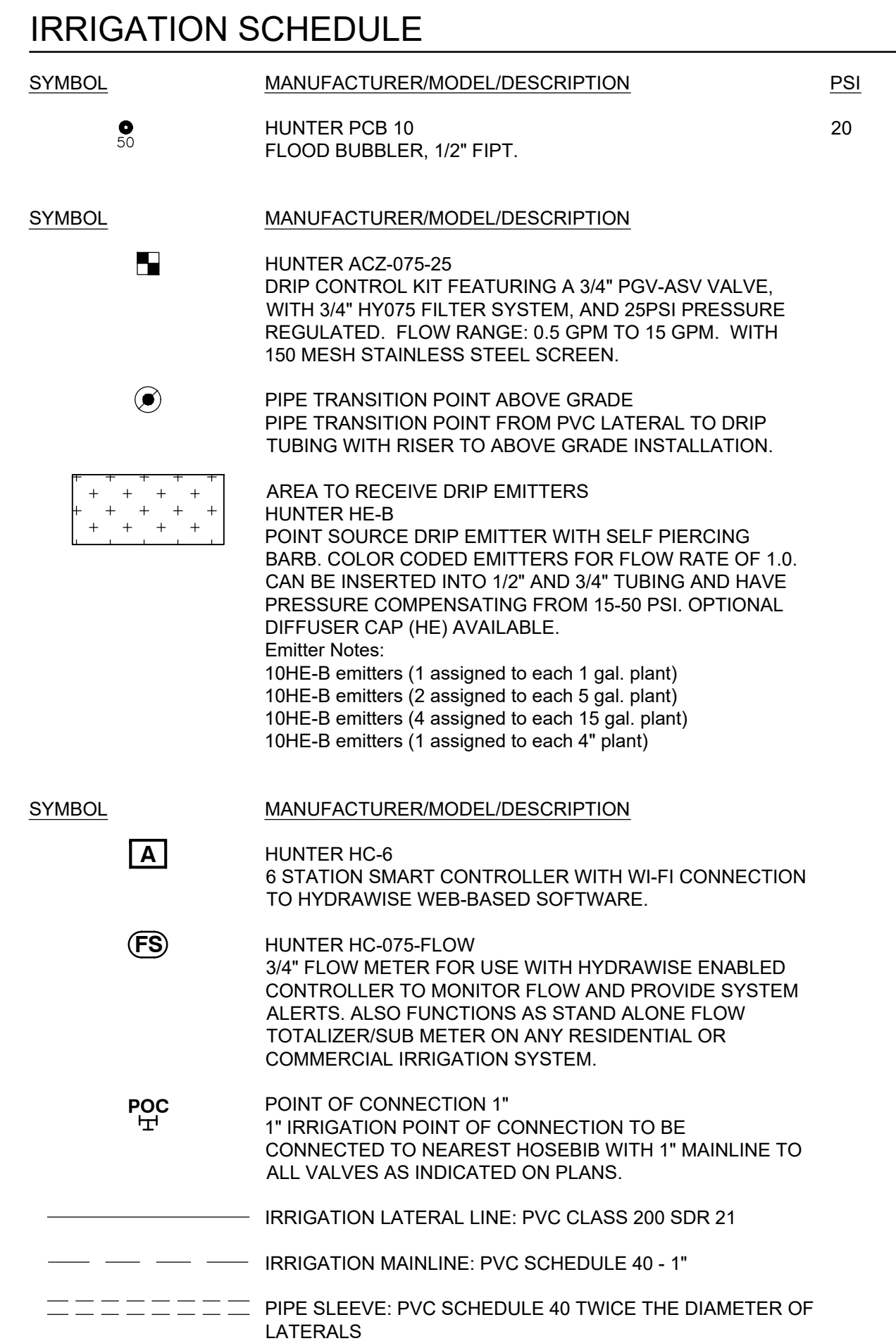
This calculator developed to meet code effective Dec. 1, 2015

Calculator is for estimating purposes only.



- REFER TO SHEET L-1.0 FOR IRRIGATION NOTES & SPECIFICATIONS
- REFER TO SHEET L-10.0 FOR IRRIGATION DETAILS.

PRELIMINARY - NOT FOR CONSTRUCTION



RICHMOND
AMERICAN HOMES

DATE _____

NO.



STUDIO 1515
LANDSCAPE ARCHITECTURE
 1426 FOURTH STREET NAPA, CA 94558
 (707) 252.6115

MANTECA, CALIFORNIA

The diagram shows a standard valve symbol, which is a circle with a horizontal line through its center. The left half of the circle is shaded. Callout lines point to various parts of the symbol and associated text:

- CONTROLLER DESIGNATION:** Points to the letter 'A' in the top-left quadrant.
- VALVE NUMBER:** Points to the number '1' in the top-right quadrant.
- GALLONS PER MINUTE:** Points to the text '2.37 GPM' to the right of the circle.
- DRIP LOW:** Points to the text 'DRIP LOW' below the circle.
- WATER USE DESIGNATION:** Points to the text 'WATER USE DESIGNATION' to the right of the circle.
- VALVE SIZE:** Points to the text '1"' inside the circle, below the horizontal line.
- SYSTEM DESCRIPTION:** Points to the text 'SYSTEM DESCRIPTION' below the circle.

IRRIGATION SYSTEM TYPE	SCHEDULE	SPRING	SUMMER	FALL	WINTER
LOW WATER USE POINT SOURCE DRIP	MINUTES/CYCLE CYCLES/DAY DAYS/WEEK	15 2 3	22 2 4	15 2 3	0 0 0
MODERATE WATER USE TURF ROTARY	MINUTES/CYCLE CYCLES/DAY DAYS/WEEK	10 8 3	10 8 4	10 4 2	0 0 0
LOW WATER USE TREE BUBBLER	MINUTES/CYCLE CYCLES/DAY DAYS/WEEK	15 2 3	22 2 4	15 2 3	0 0 0
MODERATE WATER USE TREE BUBBLER	MINUTES/CYCLE CYCLES/DAY DAYS/WEEK	20 2 4	27 2 6	20 2 4	0 0 0

IRRIGATION SYSTEM TYPE	SCHEDULE	SPRING	SUMMER	FALL	WINTER
LOW WATER USE POINT SOURCE DRIP	MINUTES/CYCLE	11	16	11	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	3	3	0
MODERATE WATER USE TURF ROTARY	MINUTES/CYCLE	10	10	10	0
	CYCLES/DAY	7	6	4	0
	DAYS/WEEK	2	3	1	0
LOW WATER USE TREE BUBBLER	MINUTES/CYCLE	11	16	11	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	3	3	0
MODERATE WATER USE TREE BUBBLER	MINUTES/CYCLE	15	20	15	0
	CYCLES/DAY	2	2	1	0
	DAYS/WEEK	3	5	3	0

Sum/Difference

SUSAN HEIKEN, PLA CA LICENSE # 6292
STUDIO 1515

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREA IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH AND OTHER UTILITIES PER CODE.

IRRIGATION DESIGN IS BASED ON A MINIMUM 1" SERVICE LINE, 5/8" METER, STATIC WATER PRESSURE OF 50 P.S.I. AND A MAXIMUM FLOW RATE OF 15 GPM

- REFER TO SHEET L-1.0 FOR IRRIGATION NOTES & SPECIFICATIONS
- REFER TO SHEET L-10.0 FOR IRRIGATION DETAILS.

**Water Efficient
Landscape Worksheet**
Adapted from California Code
of Regulations Title 23,
Division 2, Chapter 2.7. Model
Water Efficient Landscape
Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → Birch & Magnoliast Arbor Bend Model Complex - Lots #378, #379 & #380

Site Type → Residential Allowed ETAF: 0.55

Annual Eto (inches/yr) → 51.2

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE) (d)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)	
Regular Landscape Areas								
							0	
MOD. SHRUBS	0.4	Mod./Ave.	Drip	0.81	0.5	7,984	3,943	125,158
MOD. TREES	0.4	Mod./Ave.	Bubbler	0.81	0.5	90	44	1,411
							0	
							0	
SUBTOTAL →						8,074	3,987	126,568
Special Landscape Areas								
1				1	0	0	0	
2				1	0	0	0	
3				1	0	0	0	
SUBTOTAL →						0	0	0
**Estimated Total Water Use (ETWU) →							126,568	
Maximum Allowed Water Allowance (MAWA) →							150,356	

(a) Hydrozone #/Planting Description	(b) Irrigation Method	(c) Irrigation Efficiency	(*) ETWU (Annual Gallons Required)=
1.) Front Lawn	Overhead Spray	0.75 for spray head	$E_{to} \times 0.62 \times ETAF \times A_{area}$ where
2.) low water use planting	Drip	0.81 for drip	0.62 is a conversion factor that converts ac-
3.) medium water use	Bubbler		res per acre per year to gallons per square
			feet per year

(**) MAWA (Annual Gallons Allowed)=

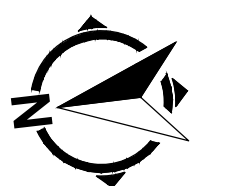
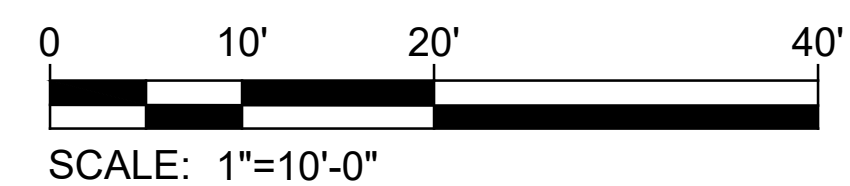
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		3,987
Total Area		8,074
Average ETAF		0.49
All Landscape Areas		
Total ETAF x Area		3,987
Total Area		8,074
Strawbed ETAF		0.49

Notes:

Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.



BIRCH & MAGNOLIA AT ARBOR BEND MODEL COMPLEX LANDSCAPE PLANS IRRIGATION PLAN



DATE	OCT. 1, 2021
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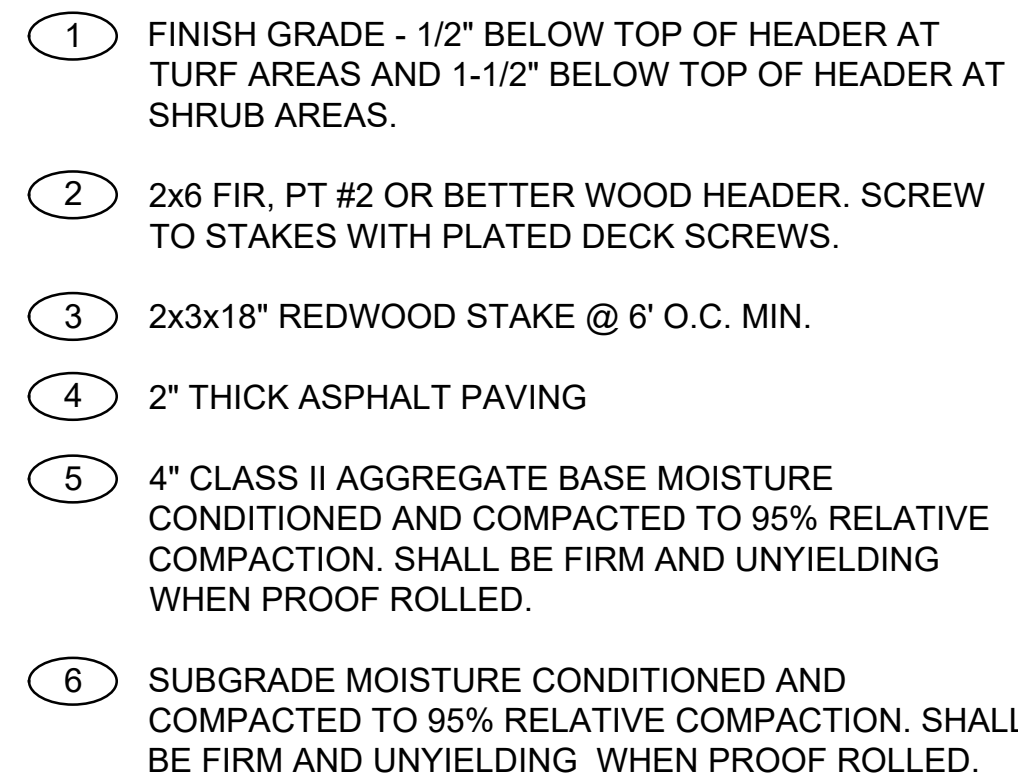
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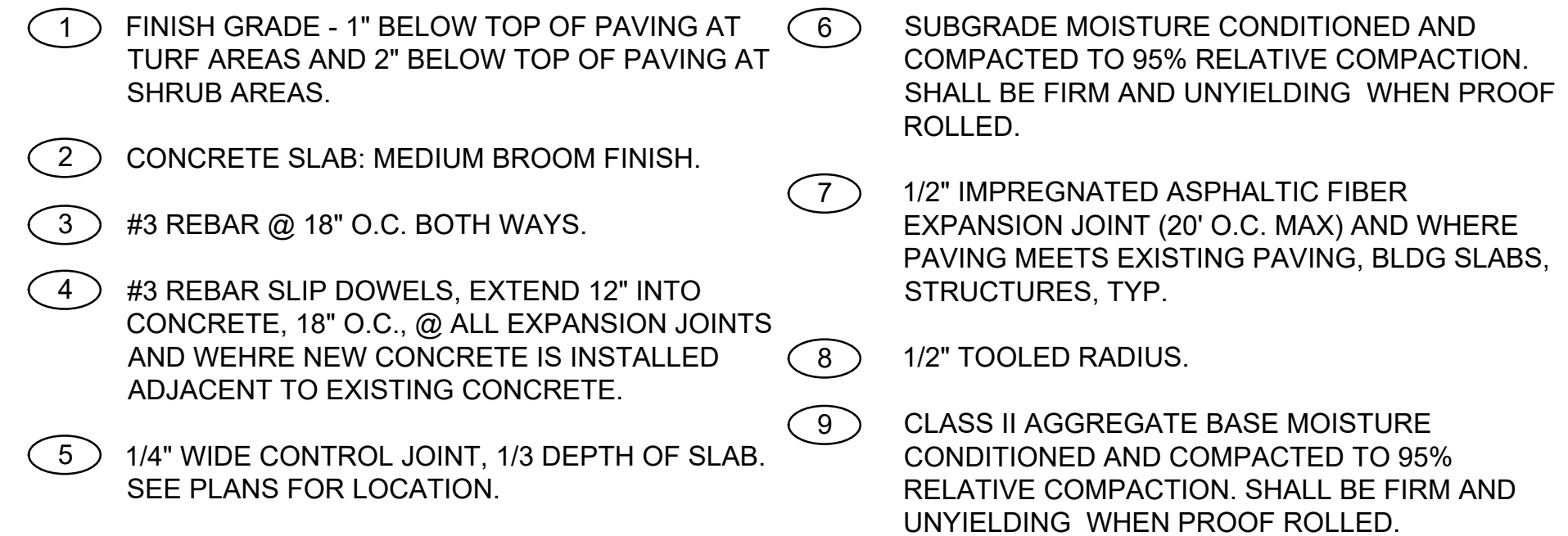
SHEET NO.
1-71

Copyright ©2021 Studio 1515 Landscape Architecture

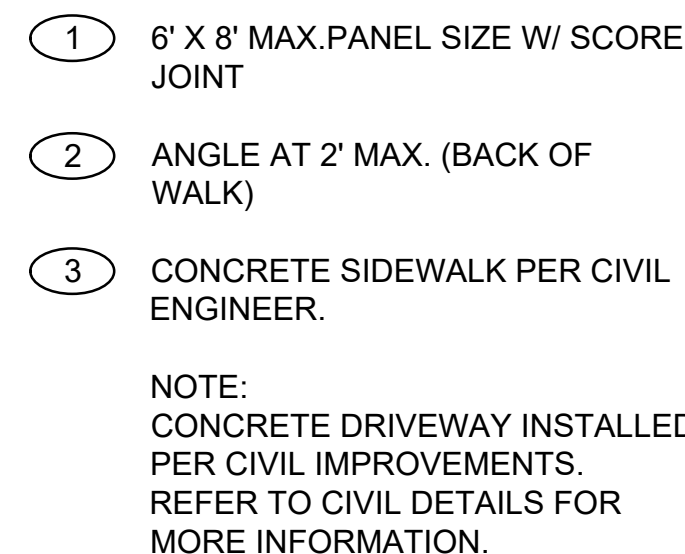
PRELIMINARY - NOT FOR CONSTRUCTION



- 1 SHURLOCK STEEL LANDSCAPE EDGING, 1/8" THICK X 4 IN HIGH. BLACK POWDER COATING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 2 12" STEEL STAKE
- 3 FINISHED GRADE AT SHRUB PLANTING AREA 2" BELOW TOP OF HEADER.
- 4 FINISHED GRADE AT TURF PLANTING AREA 1" BELOW TOP OF HEADER.



STEEL HEADER
SCALE: 1-1/2" = 1'-0"

[illegible]

EDGE OF PARKING STALL

SOLID PAINTED INTERIOR COLOR: INTERNATIONAL BLUE

3'-0" SQUARE

90°

WHITE PAINTED SYMBOL PER CBC 11B.703.7

4" WIDE WHITE PAINTED BORDER

The diagram shows a side profile of a vehicle with the following dimensions and callouts:

- Dimensions:**
 - Overall height: 18'-0"
 - Overall width: 12'-0"
 - Wheelbase: 5'-0"
 - Front overhang: 3'-0"
 - Side overhang: 3'-0"
 - Door swing arc: 3'-0"
- Callouts:**
 - (1) Points to the door swing arc.
 - (2) Points to the "NO PARKING" sign.
 - (3) Points to the wheelchair symbol.
 - (4) Points to the "VAN ACCESSIBLE" text.
 - (5) Points to the front overhang.
 - (6) Points to the side overhang.
 - (7) Points to the roof height.

- 1 ACCESS AISLE ON PASSENGER SIDE OF VEHICLE STALL. 4" WHITE LINES DIAGONAL AT 3'-0" MAX CENTERS.
- 2 12" HIGH WHITE LETTERING
- 3 PRINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM. DETAIL E, THIS SHEET.
- 4 VAN ACCESSIBLE PARKING STALL.
- 5 48" WHEEL STOP. WHERE NECESSARY TO PROTECT PATH OF TRAVEL AND/OR SIGN POST.
- 6 PARKING SIGN. CENTER ON STALL, TYPICAL. DETAIL D, THIS SHEET.
- 7 TRUNCATED DOME PANELS. DETAIL G, IN THIS SHEET.

NOTES:

1. SURFACE OF PARKING STALL AND ACCESS/LOADING AISLE MUST NOT EXCEED 2% IN ANY DIRECTION. RAMPS MAY NOT ENCROACH INTO REQUIRED STALL OR AISLE DIMENSIONS.
2. STATIC COEFFICIENT OF FRICTION (COF) = 0.60 FOR ACCESSIBLE ROUTES.

1-3" 1-1/2" 1-6"

1

2

7

MINIMUM FINE \$250.00

8

22" MIN

4-8" 17" MIN.

3

4

5

6

2'-0" 3"

10"

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:

OR BY TELEPHONING:

SCALE: N.T.S.

- 1 GALVANIZED SHEET METAL SIGN, 14 GA. MIN. W/2" DIAMETER CORNERS ALL EDGES SMOOTH. BLUE BACKGROUND EQUAL TO COLOR NR 15090 IN FEDERAL STANDARD 595C WITH WHITE REFLECTIVE BORDER AND SYMBOLS OR LETTERING.
- 2 SEPARATE SIGN
- 3 2" DIAMETER GALVANIZED STEEL SIGN POST.
- 4 FINISH GRADE
- 5 CONCRETE FOOTING
- 6 COMPACTED SUBGRADE
- 7 PROVIDE SIGN: "MINIMUM FINE \$250.00"
- 8 1/8" ALUMINUM 'UNAUTHORIZED VEHICLE WARNING' SIGN PANEL PER CBC 11B-502.8

NOTE:
CHARACTER HEIGHT, WIDTH AND STROKE SHALL
COMPLY WITH CBC 11B-703.5.

[illegible]

- 1 ADA PATHWAY SIGNAGE
- 2 2x4 SIGNAGE FRAME
- 3 FINISH GRADE
- 4 CONCRETE FOOTING
- 5 COMPACTED SUBGRADE

NOTE:
ALL MATERIALS AND COLORS TO MATCH
SIGNAGE PROGRAM PER CLIENT

BIRCH &
MAGNOLIA AT
ARBOR BEND
MODEL COMPLEX
LANDSCAPE
PLANS

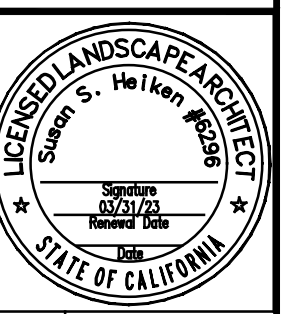
 RICHMOND
AMERICAN HOMES

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BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS

CONSTRUCTION DETAILS

MANTECA, CALIFORNIA

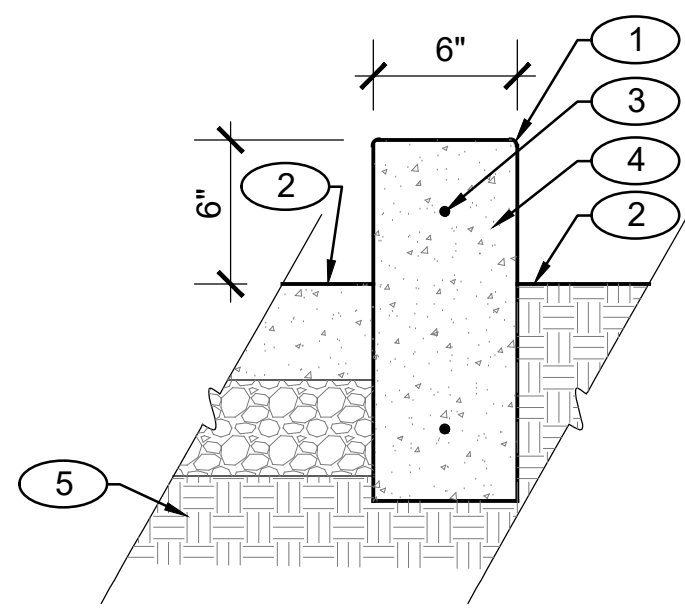


DATE	OCT. 1, 2021	
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DESIGNED		
CHECKED		

JOB NO. 8121029.0

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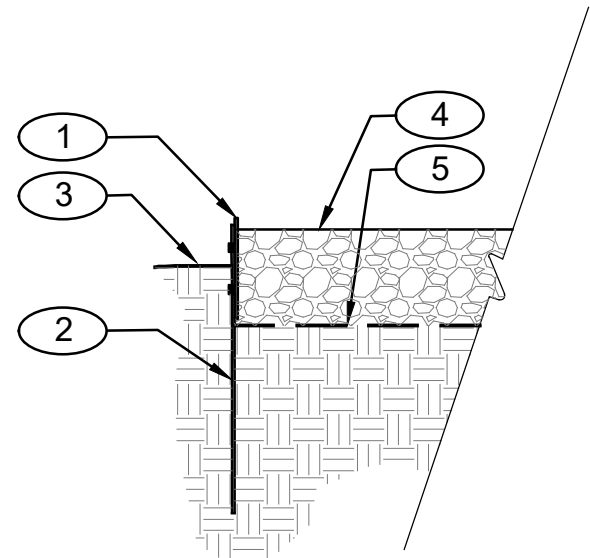


- 1 1/4" RADIUS.
- 2 ADJACENT PAVING/SURFACE PER PLAN.
- 3 #3 HORIZONTAL BAR CONTINUOUS. MIN 12" OVERLAP @ SPLICES.
- 4 POURED-IN-PLACE CONCRETE CURB. CURB TO BE PAINTED RED.
- 5 COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTES:

1. PROVIDE DEEP SCORELINES @ 10' O.C. AND FULL DEPTH EXPANSION JOINT @ 20' O.C.

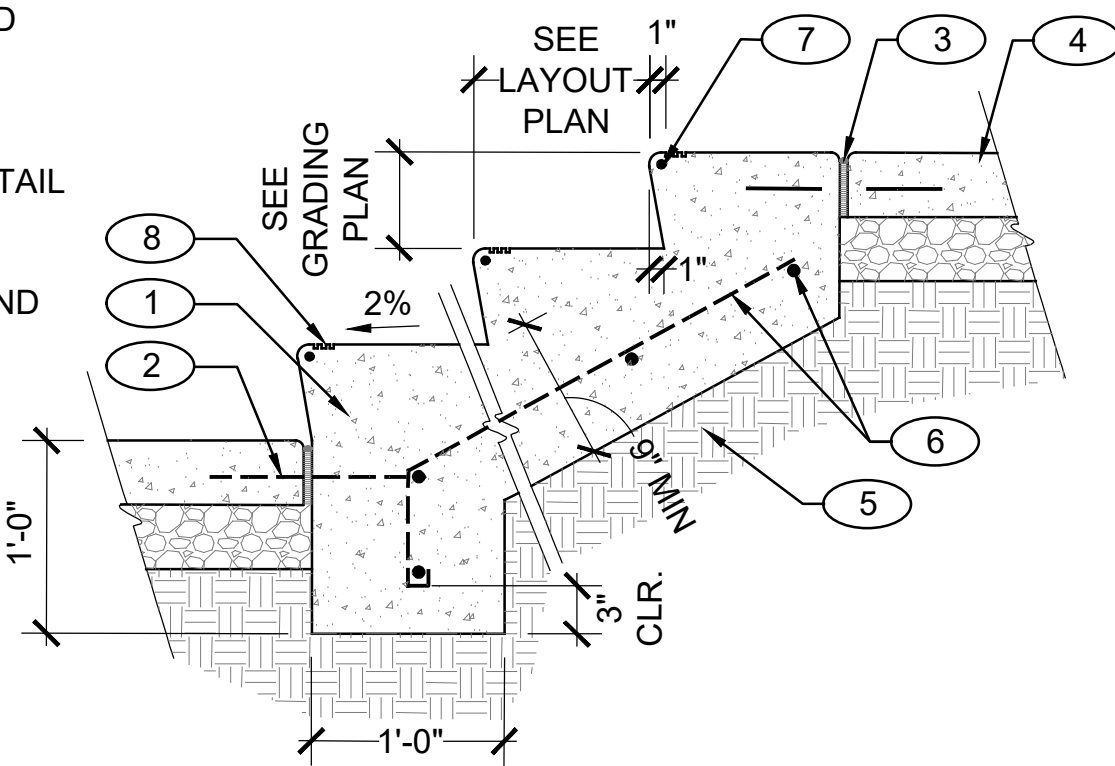
A CONCRETE CURB
SCALE: 1-1/2" = 1'-0"



- 1 SHURLOCK STEEL LANDSCAPE EDGING. 1/8" THICK X 4 IN HIGH WHERE ADJACENT TO LANDSCAPE. BLACK POWDER COATING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 2 12" STEEL STAKE.
- 3 FINISH GRADE - 2" BELOW TOP OF PAVING AT SHRUB/GROUND COVER AREA, 1" BELOW TOP OF PAVING AT TURF AREA.
- 4 GRAVEL 4" THICK COMPACTED.
- 5 FILTER FABRIC

D GRAVEL PAVING W/STEEL HEADER
SCALE: 1-1/2" = 1'-0"

- 1 CONCRETE STEPS.
- 2 12" DOWEL @ 24" O.C. MAX WITH ONE END GREASED OR SLEEVED. HOLD 6" FROM EACH SIDE OF STEP. PROVIDE AT ADJACENT LANDSCAPE PAVING. NOT AT ARCHITECTURAL PORCH SLAB.
- 3 1/4" WIDE EXPANSION JOINT AT TOP AND BOTTOM OF STEPS. SEE DETAIL A, THIS SHEET FOR SPECIFICATION.
- 4 ADJACENT CONCRETE PAVING. SEE DETAIL A, THIS SHEET FOR SPECIFICATION.
- 5 SUBGRADE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION UNLESS OTHERWISE SPECIFIED BY GEOTECH.
- 6 REBAR PER GEOTECH RECOMMENDATIONS.
- 7 NOSING BAR CONTINUOUS PER GEOTECH RECOMMENDATIONS.
- 8 1" WIDE X 1/4" DEEP GROOVED TACTILE WARNING STRIP. OFFSET 1" FROM FACE OF RISER. PAINT WARNING STRIP WITH SHERWIN WILLIAMS #6104 'KAFFEE'.

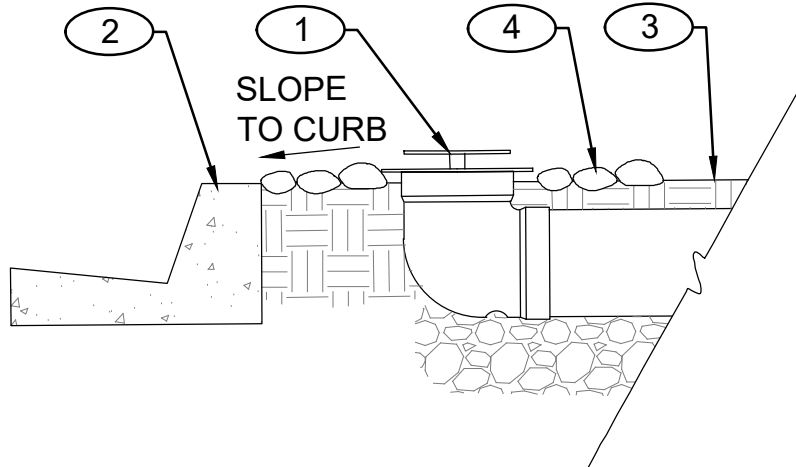


B CONCRETE STEPS
SCALE: 1" = 1' - 0"

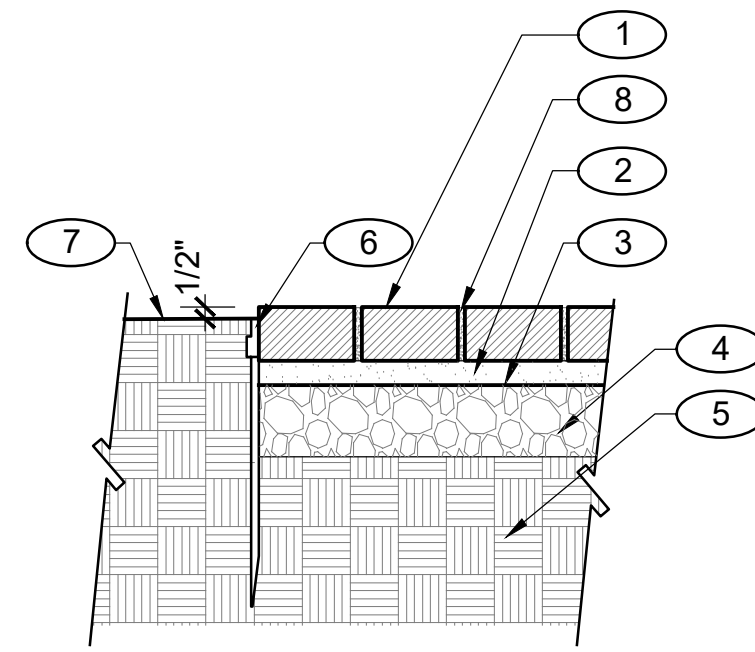
- 1 DRAINAGE POP-UP OUTLET PER CIVIL ENGINEER.
- 2 CONCRETE CURB PER CIVIL ENGINEER.
- 3 FINISH GRADE.
- 4 2" TO 3" ROUND COBBLE ROCK AROUND DRAINAGE OUTLET.

NOTE:

DETAIL IS FOR REFERENCE. REFER TO PLOT PLANS PER LOT PER CIVIL ENGINEER'S PLANS FOR EXACT LOCATION AND QUANTITIES.



E TYPICAL DRAINAGE OUTLET W/COBBLE
SCALE: N.T.S.



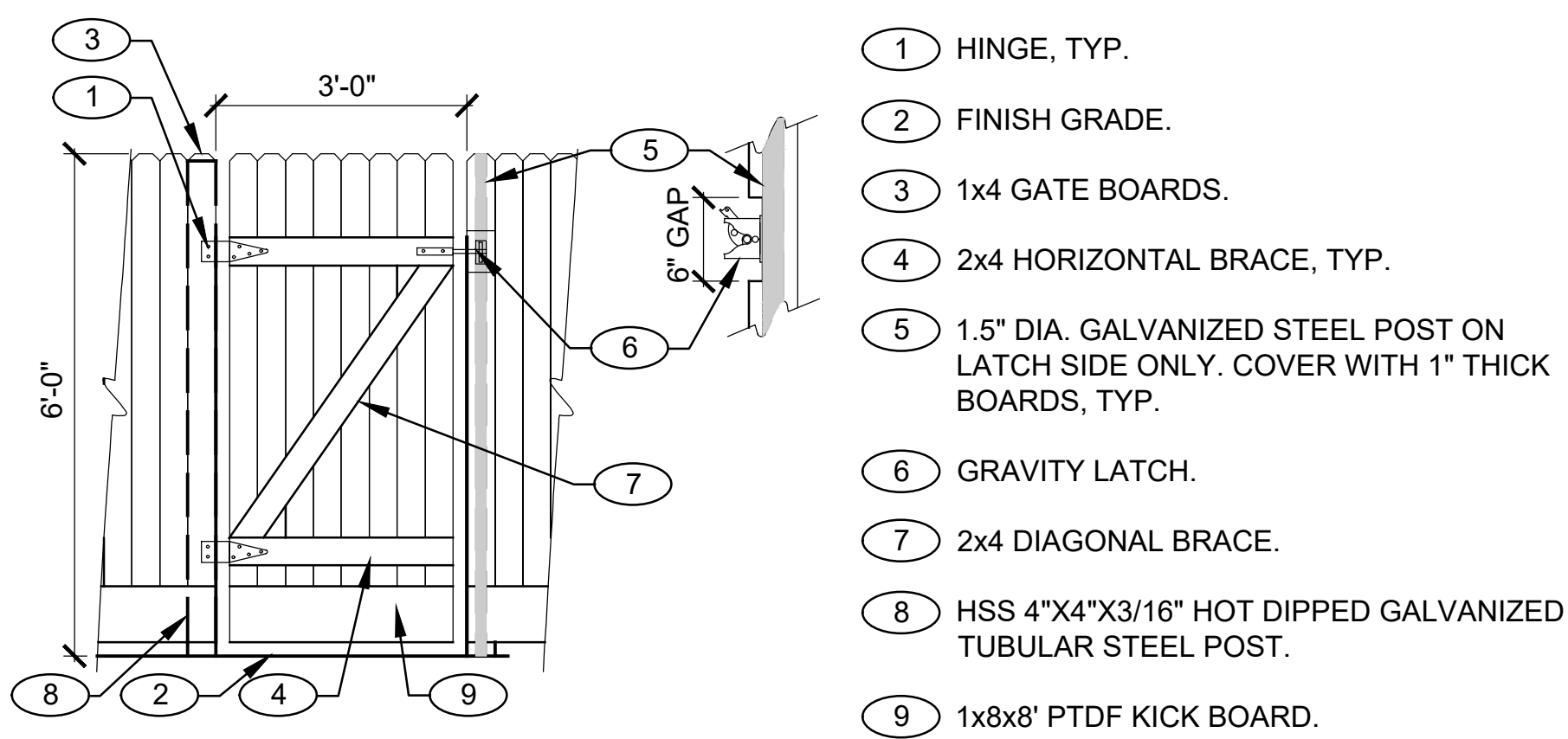
- 1 FLAGSTONE PAVER. SEE CONSTRUCTION PLAN, SHEET L-3.0 FOR PAVER SPECIFICATION.
- 2 1" THICK SANITIZED SAND LEVELING BASE.
- 3 MIRAFI 100X FILTER FABRIC / WEED BARRIER.
- 4 CLASS II AGGREGATE SUB-BASE. THICKNESS AND COMPACTION PER SOIL ENGINEER'S REPORT RECOMMENDATION.
- 5 COMPACTED SUB-GRADE OR ENGINEERED FILL.
- 6 METAL EDGING AT PLANTER EDGE- PERMALOC, PERMASTRIP ALUMINUM EDGING OR APPROVED EQUAL. INSTALL PER MANUFACTURER RECOMMENDATIONS. FINISH TO BE MILL.
- 7 FINISH GRADE.
- 8 LOCK FLAGSTONE IN PLACE WITH MEDIUM COURSE SAND.

C FLAGSTONE W/ METAL EDGING
SCALE: 1-1/2" = 1'-0"

NO.	DATE	REVISIONS	BY	APPD



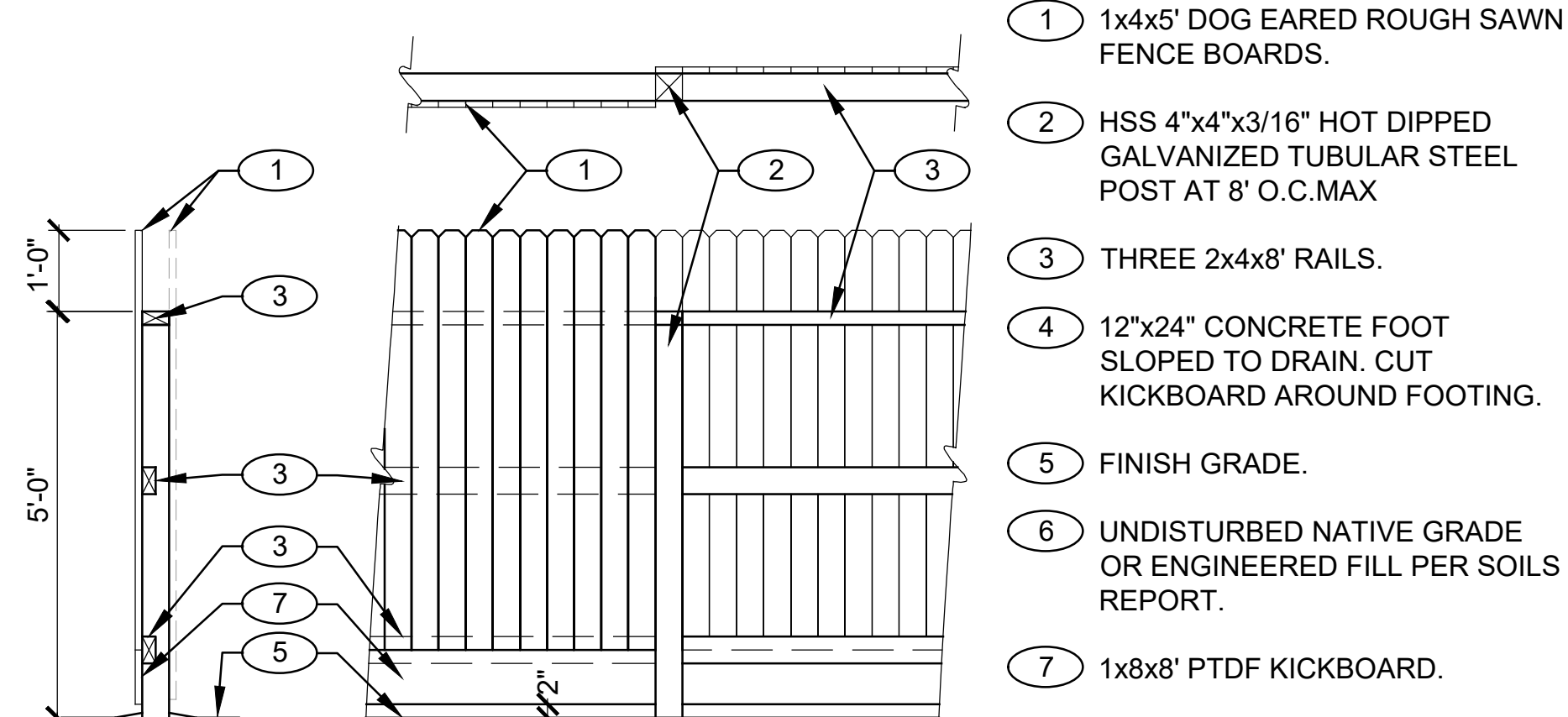
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DESIGNED	
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JOB NO.	8121029.0



NOTE:

1. ALL WOOD EXCEPT FOR POSTS AND KICKBOARD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
2. STEEL POST SHALL BE COVERED WITH 1" THICK BOARDS. CUT BOARD WIDTHS AND LENGTHS AS REQUIRED.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.

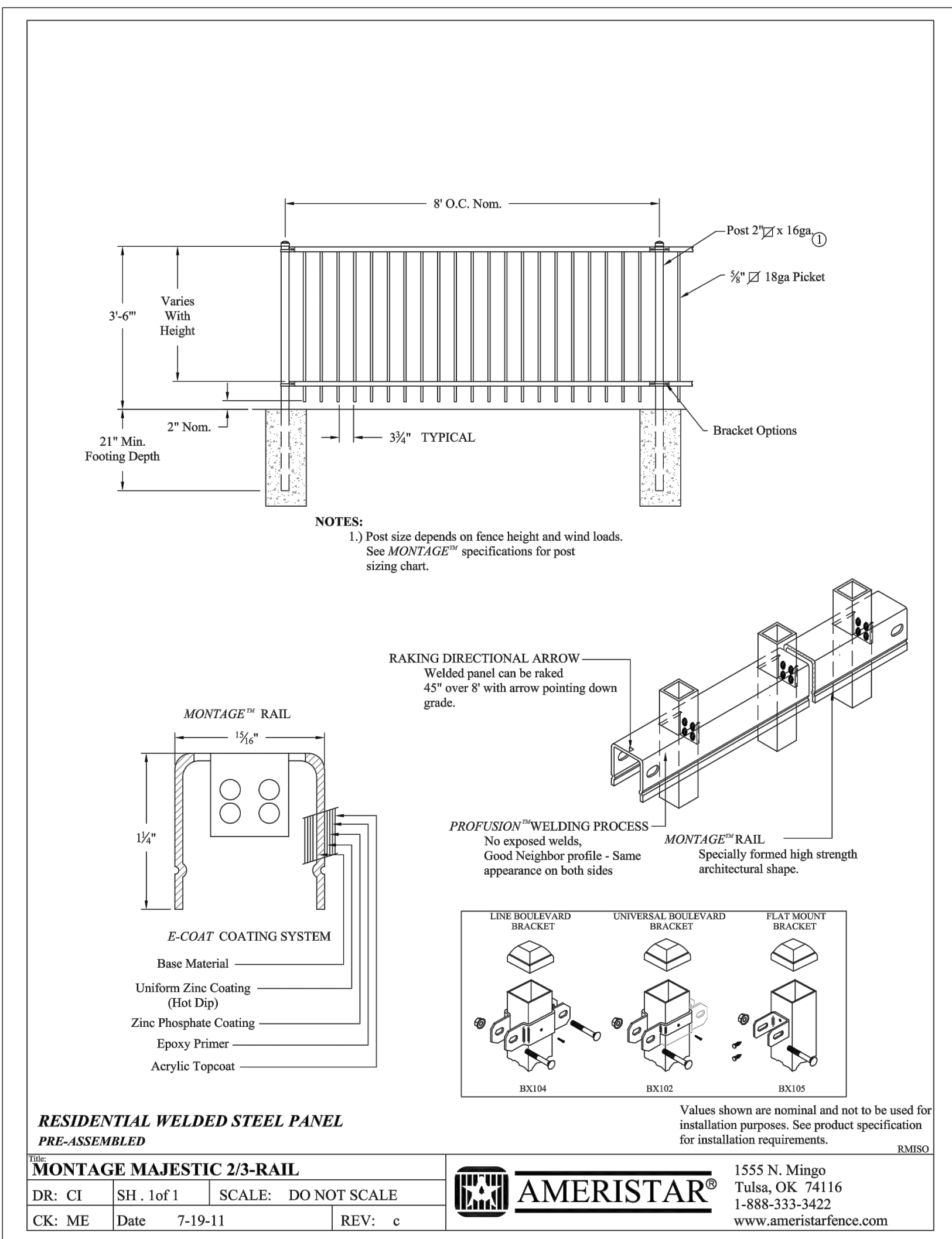
A 6' DOG-EAR WOOD GATE W/KICKBOARD
SCALE: 1/2" = 1'-0"



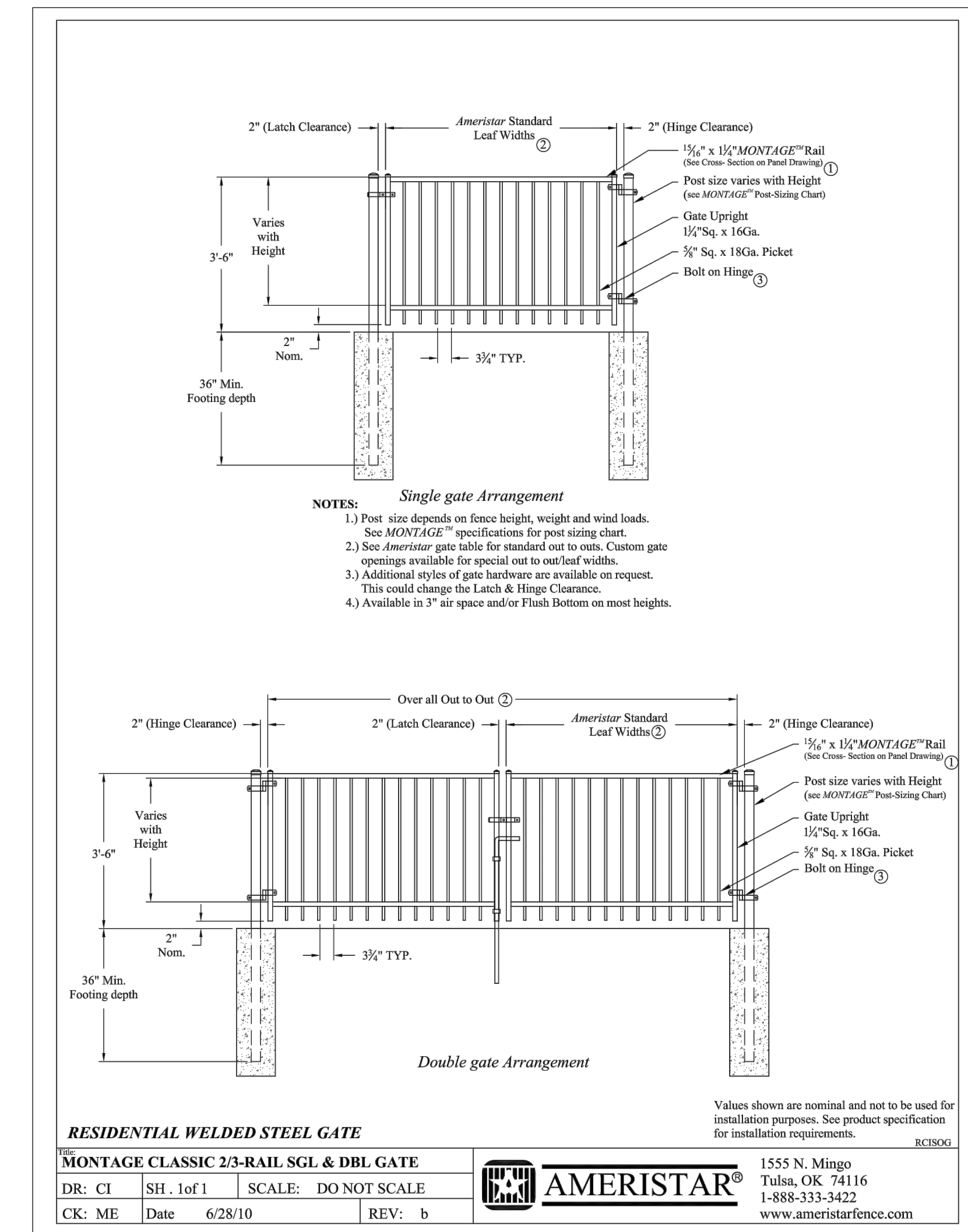
NOTE:

1. ALL WOOD EXCEPT FOR POSTS AND KICKBOARD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
2. ALL POSTS AND KICKBOARD TO BE PTDF GRADE B OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.

B 6' GOOD NEIGHBOR FENCE W/KICKBOARD
SCALE: 1/2" = 1'-0"



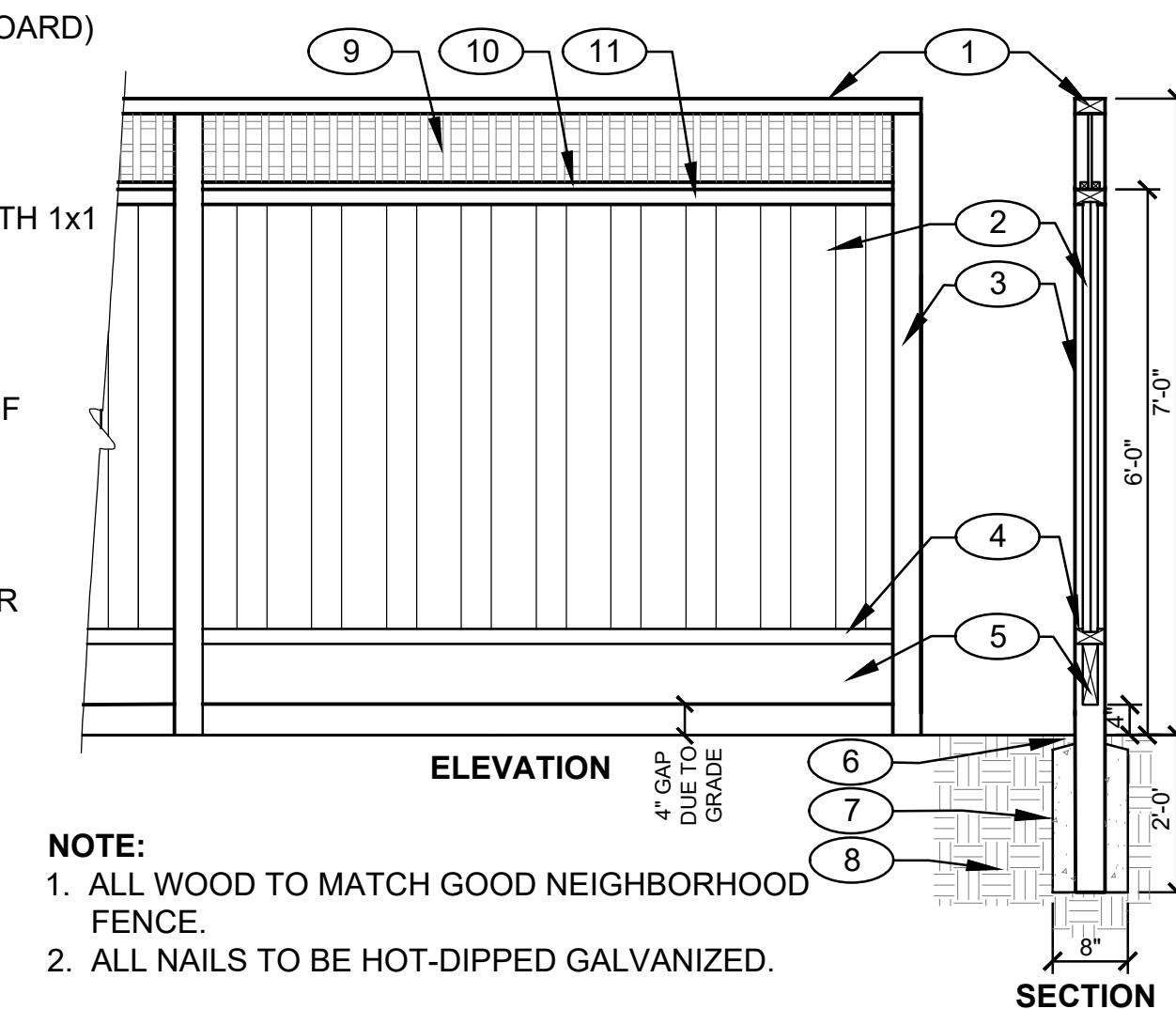
C TRAP FENCE
SCALE: 1-1/2" = 1'-0"



D MAINTENANCE GATE
SCALE: 1-1/2" = 1'-0"

1. 2x4 TOP RAIL DADO
2. 1x6 FENCING (BOARD ON BOARD) w/1" OVERLAP
3. 4x4 PTCT POST @ 8' O.C.
4. 2x4 BOTTOM RAIL DADO WITH 1x1 CLEAT
5. 2x8 KICKBOARD (PTCT)
6. TOP OF FOOTING AT TOP OF GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE OR ENGINEERED FILL
9. 2" SQUARE LATTICE
10. 1x1 CLEATS
11. 2x4 DADO MIDDLE RAIL

E SCREEN FENCE w/LATTICE
SCALE: 1/2" = 1'-0"

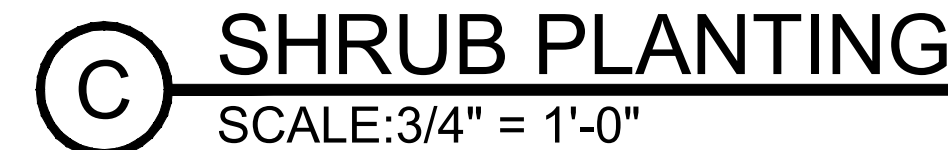


NOTE:

1. ALL WOOD TO MATCH GOOD NEIGHBORHOOD FENCE.
2. ALL NAILS TO BE HOT-DIPPED GALVANIZED.

NO.	DATE	REVISIONS	BY	APPD

- ## A TREE PLANTING
- SCALE: 1/2" = 1'-0"

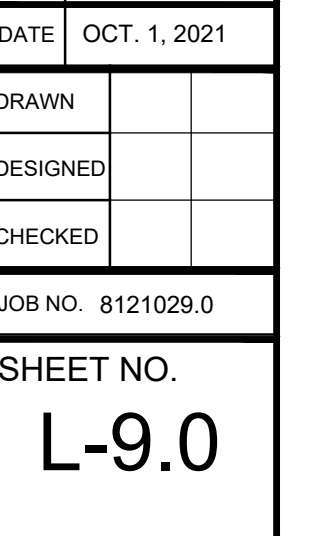


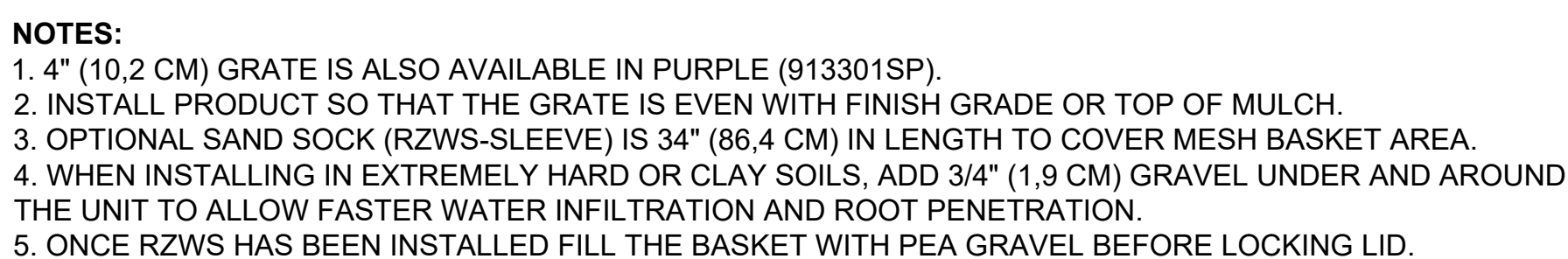
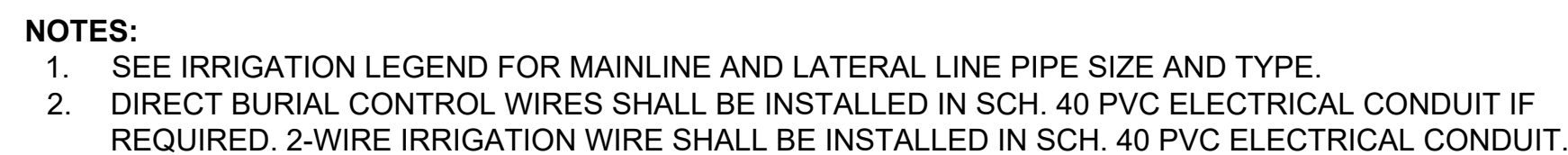
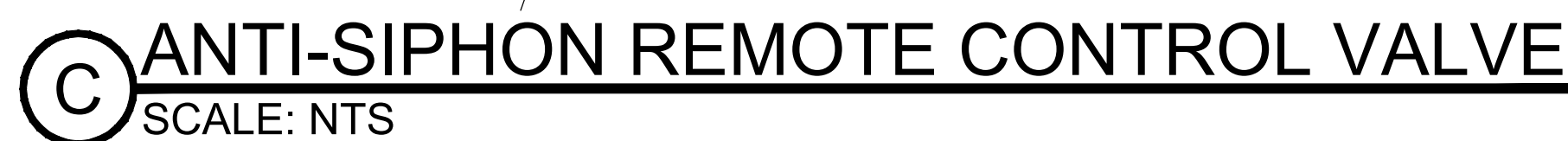
STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
(707) 252.6115

BIRCH & MAGNOLIA AT ARBOR BEND
MODEL COMPLEX LANDSCAPE PLANS

PLANTING DETAILS

MANTECA, CALIFORNIA







**COMMUNITY DEVELOPMENT DEPARTMENT
WATER EFFICIENT LANDSCAPE
PROJECT INFORMATION & CRITERIA**

1001 W. Center Street, Manteca, CA 95337
(209) 456-8500, Fax: (209) 825-2349

PROJECT NAME: Birch & Magnolia Model Complex DATE: 10-01-2021

PROJECT ADDRESS: Basin Land and Feather Lane APN: _____

PROJECT APPLICANT: Jeff Thiel

CONTACT NUMBER: 707-389-7437 EMAIL: Jeff.Thiel@mdch.com

PROPERTY OWNER: Richmond American Homes

CONTACT NUMBER: 707-389-7437 EMAIL: Jeff.Thiel@mdch.com

LOT ACREAGE: 38,721 sf TOTAL LANDSCAPE AREA (square feet): 6,223 sf

PROJECT DESCRIPTION: Front and rear yards of model complex

CRITERIA (check all applicable):

☒ New ☐ Rehabilitation ☐ Public ☒ Private/Developer ☐ Homeowner/Contractor

WATER SUPPLY TYPE:

☒ Potable (City Water) ☐ Well ☐ Recycled

NEW AND REHABILITATED LANDSCAPE AREAS (check all applicable):

2,500 SQUARE FEET OR MORE

- ☐ Public Agency (Parks, Schools, City properties, Street medians, Streetscapes/Landscape Maintenance Districts)
- ☐ Developer installed single-family and multi-family homes including master-planned communities and apartment complexes.
- ☒ A model home that includes a landscape area.
- ☐ All other retail, industrial, institutional or commercial properties.

5,000 SQUARE FEET OR MORE

- ☐ Single-family residence with homeowner provided landscaping of 5,000 square feet or more. (Do-it-yourself or Contractor installed)

Landscape plan reviews are required for the above types of projects. If the project meets the above criteria, it will be subject to the requirements of the State's Model Water Efficient Landscape Ordinance. Design requirements for the ordinance, calculations, scheduling, maintenance and parameters can be found at:

www.water.ca.gov/wateruseefficiency/landscapeordinance

Landscape plans are also subject to the requirements of the City of Manteca Municipal Code Title 17.19 and information can be found at: www.ci.manteca.ca.us