

AIRPORT PLAZA
CHEVRON, CAR WASH, QSR &
RETAIL

S.E.Corner of AIRPORT WAY AND LATHROP ROAD, MANTECA, CALIFORNIA
95337



K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

AIRPORT PLAZA

2060 WEST LATHROP RD.
MANTECA, CA 95336

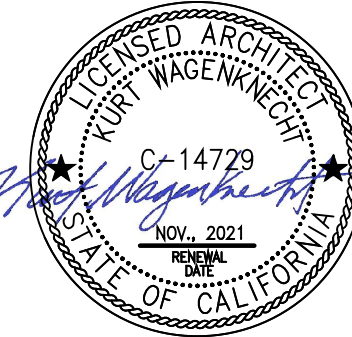
DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

SHEET CONTENTS:

COVER SHEET

SHEET NUMBER:

A001

CONSULTANTS

CIVIL & LANDSCAPING:

TSD ENGINEERS, INC

785 Orchard Drive, Suite 110
Folsom, CA 95630
P: (916) 608-0707
Contact:

LANDSCAPING:

PERRY DESIGN

2280 Strap Miner Trail
Cool CA 95614
P: (530) 823-2621
Contact: Carol Brown

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 202-020-140

ZONING: CN- NEIGHBORHOOD COMMERCIAL

PROJECT SITE AREA (GROSS): (3.08 ACRES) 134,164 S.F.

BUILDING DATA:

STRUCTURE	C.B.C. OCCUP.	TYPE OF CONST.	AREA
C-STORE	M	V B	3,439 S.F.
CAR WASH	B	V B	1,284 S.F.
FUEL CANOPY	M	IIB	5,960 S.F.
QSR	A	V B	2,500 S.F.
RESTAURANT #1	A	V B	1,908 S.F.
RETAIL #2	M	V A	7,826 S.F.

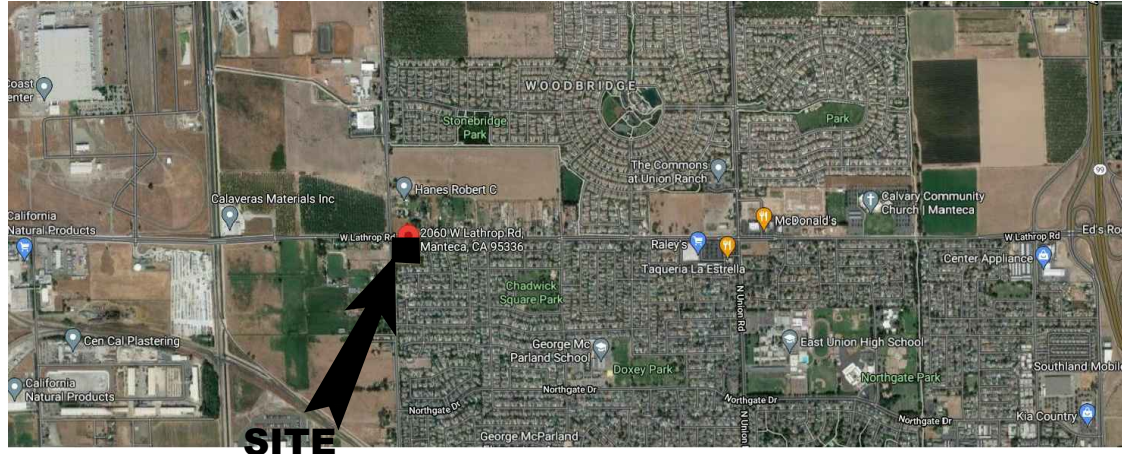
PARKING DATA: PER SEC. 17.52.050-1

BUILDING AREA	PARKING RATIO/REQ.	REQ'D.
C-STORE	(4:1,000 SF) =	14
CAR WASH	(3 SPACES + 2/BAY) =	5
QSR	(1:100 SF) =	25
RESTAURANT #1	(7:1,000 SF) =	14
RETAIL #2 (5,734)	(4:1,000 SF) =	23
RESTAURANT (2,092 SF- IN RETAIL #2)	(7:1,000 SF) =	15
TOTAL REQ'D PARKING		= 96

PARKING PROVIDED

REGULAR SPACES	=	80
COMPACT SPACES	=	5
VAN ACCESSIBLE	=	3
REGULAR ADA SPACES	=	2
ELECTRIC VEHICLE CHARGING- infrastructure only	=	7
CLEAN AIR VEHICLES	=	11
AIR / WATER	=	1
TOTAL	=	108

VICINITY MAP



SCALE: N.T.S.



DRAWING INDEX

GENERAL

A001 COVER SHEET

ARCHITECTURAL

A101 SITE PLAN
A101.01 SITE PLAN PHASE 1
A101.02 SITE PLAN PHASE 2
A102 TRASH ENCLOSURE DETAILS
A103 FOUNTAIN DETAILS
A104 SITE DETAILS
A105 LIGHT FIXTURES AND EV CHARGERS
A106 TRUCK PATH

A201 C STORE AND CAR WASH FLOOR PLAN
A202 QSR FLOOR PLAN
A203 RETAIL OVERALL FLOOR PLAN
A204 RETAIL FLOOR PLAN PART 1
A205 RETAIL FLOOR PLAN PART 2
A206 RESTAURANT FLOOR PLAN

A301 C STORE AND CAR WASH EXTERIOR ELEVATIONS
A302 C STORE AND CAR WASH EXTERIOR ELEVATIONS
A303 QSR EXTERIOR ELEVATIONS
A304 QSR EXTERIOR ELEVATIONS
A305 RETAIL EXTERIOR ELEVATIONS
A306 RETAIL EXTERIOR ELEVATIONS
A307 RETAIL EXTERIOR ELEVATIONS
A308 RESTAURANT EXTERIOR ELEVATIONS
A309 RESTAURANT EXTERIOR ELEVATIONS

A401 C STORE AND CAR WASH BUILDING SECTIONS
A402 QSR BUILDING SECTIONS
A403 RETAIL 1& 2 BUILDING SECTIONS

A801 CANOPY PLAN
A802 CANOPY REFLECTED CEILING PLAN
A803 CANOPY ELEVATIONS

CIVIL

C1 TITLE SHEET
C2 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C3 GRADING AND DRAINAGE PLAN
C4 UTILITY PLAN
C5 EROSION SEDIMENT CONTROL PLAN
C6 DETAIL SHEET

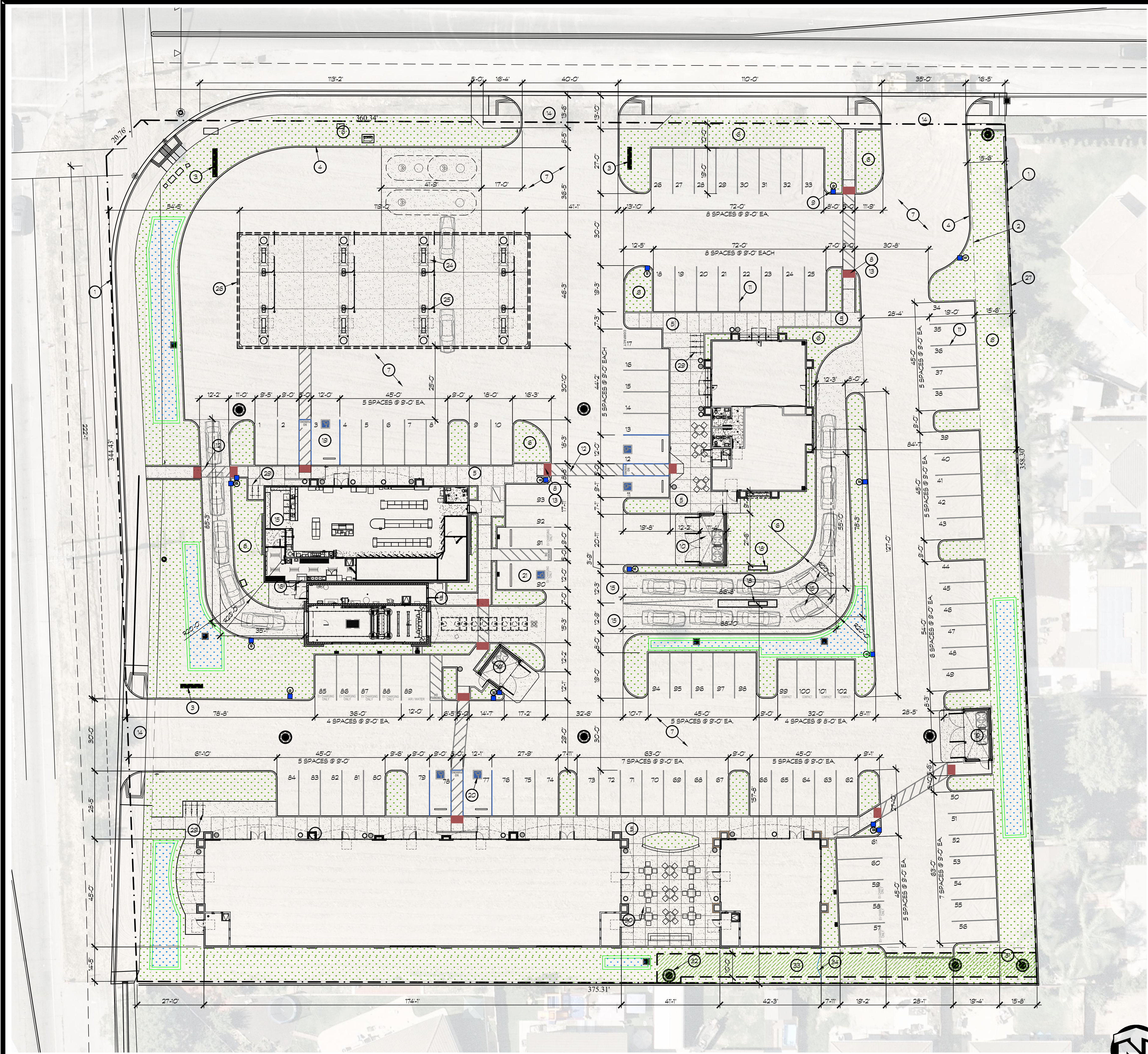
LANDSCAPE

LP1 PRELIMINARY PLANTING PLAN
LP2 PRELIMINARY PLANTING PLAN - PHASE 1
LI1 PRELIMINARY IRRIGATION
LI2 PRELIMINARY IRRIGATION - PHASE 1
LI3 PRELIMINARY IRRIGATION NOTES

SCOPE OF WORK

THE PROJECT ENTAILS NEW SITE DEVELOPMENT. IT WILL BE DONE IN TWO PHASES. PHASE 1 INCLUDES THE FUEL STATION CANOPY, CONVENIENCE STORE AND THE QSR. PHASE 2 WILL BE THE RESTAURANT AND RETAIL BUILDINGS.

THE NEW DEVELOPMENT WILL HAVE 2 MAIN DRIVEWAYS ON LATHROP. THE FIRST ONE IS RIGHT IN, RIGHT OUT ONLY. THE SECOND ONE IS RIGHT IN RIGHT OUT, LEFT IN AND LEFT OUT. THERE IS ONE DRIVEWAY ON AIRPORT. THIS IS A RIGHT IN, RIGHT OUT ONLY.



SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 6" HIGH CONCRETE CURB
- 5 CONCRETE WALK
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS
- 7 A/C PAVING
- 8 ACCESSIBLE CURB RAMP
- 9 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY BRICK FINISH, TYPICAL
- 10 TRASH ENCLOSURE AND CONC. APPROACH APRON
- 11 4" WIDE PAINT STRIPING, WHITE, UNLESS NOTED OTHERWISE
- 12 4" WIDE PAINT STRIPING, WHITE, AT 3'-0" O.C. TYP.
- 13 DETECTABLE WARNING SURFACE
- 14 NEW DRIVEWAY - SEE CIVIL DWGS
- 15 VEHICLE STACKING
- 16 PAY STATION
- 17 ESCAPE LANE/ TURN AROUND
- 18 DRIVE THROUGH PAY STATION
- 19 VAN ACCESSIBLE PARKING STALL
- 20 ACCESSIBLE PARKING STALL
- 21 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
- 22 ACCESSIBLE POLE MOUNTED SITE SIGN
- 23 ACCESSIBLE POLE MOUNTED P.O.T. DIRECTIONAL SIGN
- 24 MULTI-PRODUCT FUEL DISPENSER
- 25 CANOPY COLUMN
- 26 DASHED LINE OF CANOPY ABOVE
- 27 CMU WALL
- 28 ACCESSIBLE VACUUM STATION
- 29 CLASS II BIKE RACK, INSTALL PER MFR. SPECIFICATIONS
- 30 EXTERIOR FURNITURE BY OWNER
- 31 EXISTING STORY DRAIN MANHOLE TO REMAIN
- 32 NEW SEWER MANHOLE
- 33 NEW ACCESS TO SEWER MANHOLE, DECOMPOSED GRANT IN THIS AREA
- 34 PAIR FO 5'-0" GATES FOR ACCESS

SITE LEGEND

- AC PAVING/ PUBLIC RIGHT AWAY
- NEW CONCRETE-IMPERVIOUS, SEE CIVIL DRAWINGS
- NEW LANDSCAPE, SEE LANDSCAPE DRAWINGS
- BIO-RETENTION POND, SEE CIVIL AND LANDSCAPE DRAWINGS
- BUILDING ADDRESS



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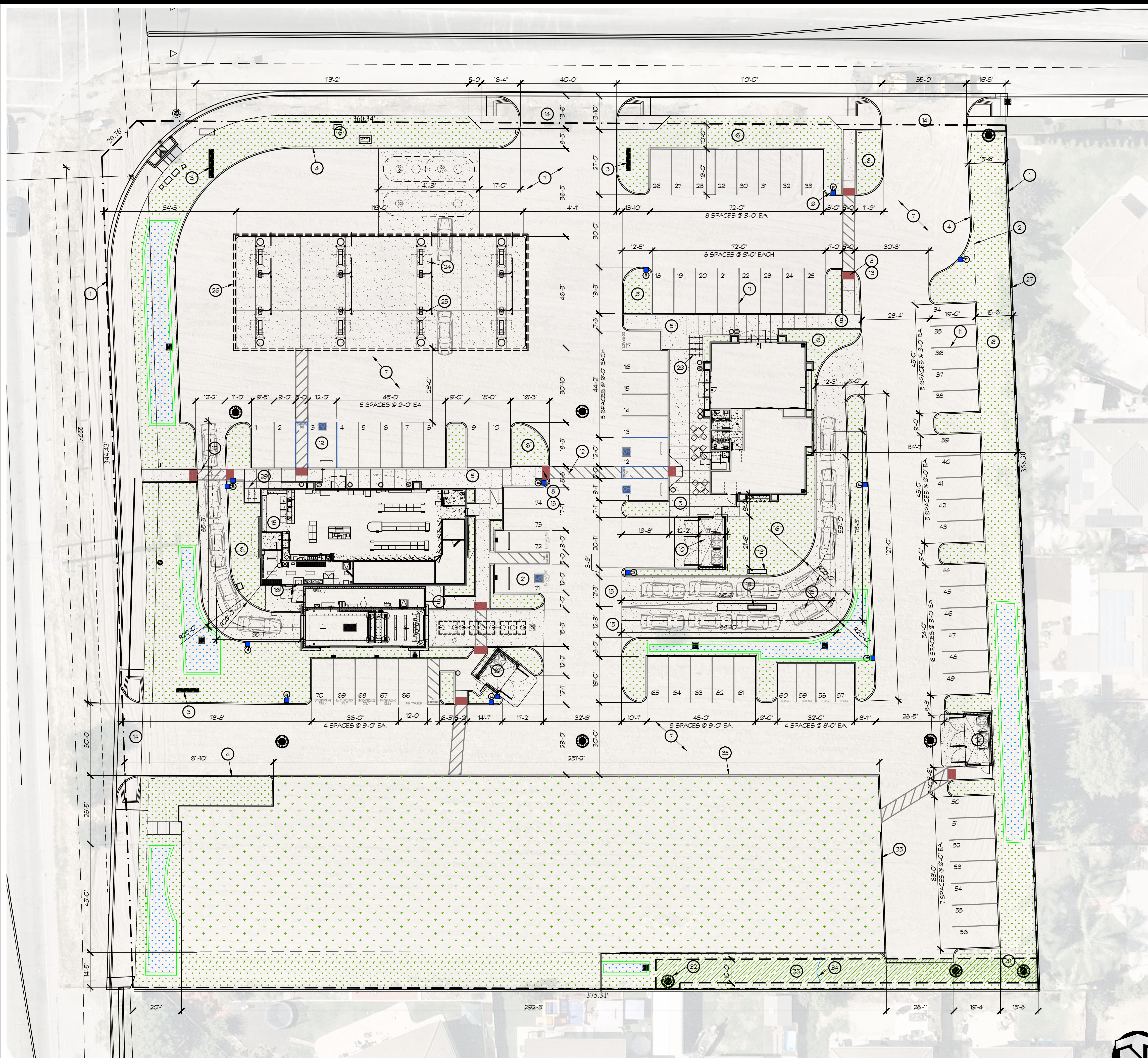


PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:



20 SITE PLAN - PHASE1

SCALE: 1" = 20'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE
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- 3 MONUMENT SIGN, BY OWNER
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- 33 NEW ACCESS TO SEWER MANHOLE, DECOMPOSED GRANT IN THIS AREA.
- 34 PAIR FO 5'-0" GATES FOR ACCESS.
- 35 6" HIGH ASPHALT CURB

SITE LEGEND

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- NEW CONCRETE-IMPERVIOUS, SEE CIVIL DRAWINGS
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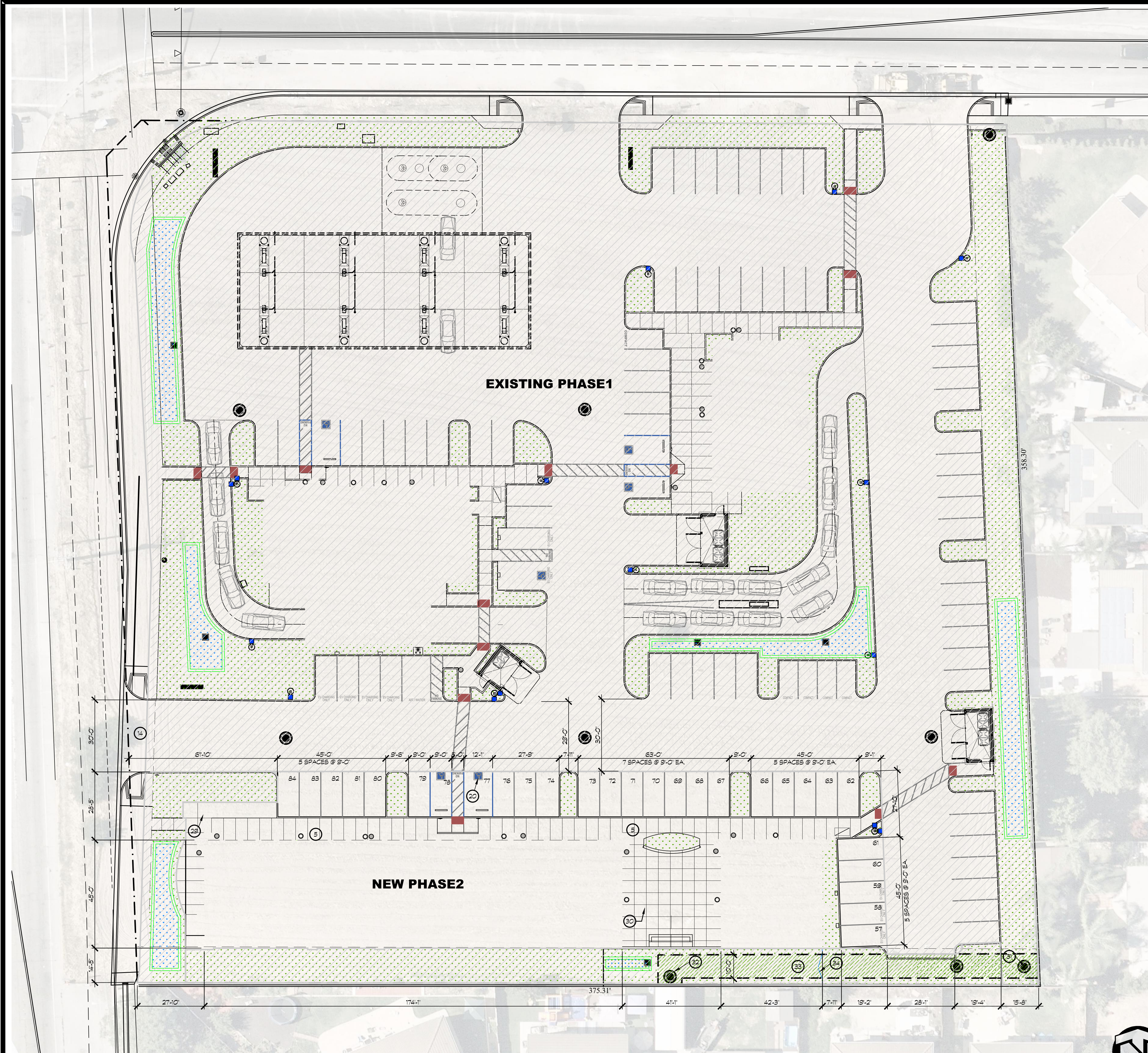
PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

SHEET CONTENTS:

SITE PLAN PHASE1

SHEET NUMBER:

A101-P1



20 SITE PLAN - PHASE2

SCALE: 1" = 20'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 6" HIGH CONCRETE CURB.
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SITE LEGEND

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- NEW CONCRETE-IMPERVIOUS, SEE CIVIL DRAWINGS
- NEW LANDSCAPE, SEE LANDSCAPE DRAWINGS
- BIO-RETENTION POND, SEE CIVIL AND LANDSCAPE DRAWINGS
- 2066 BUILDING ADDRESS



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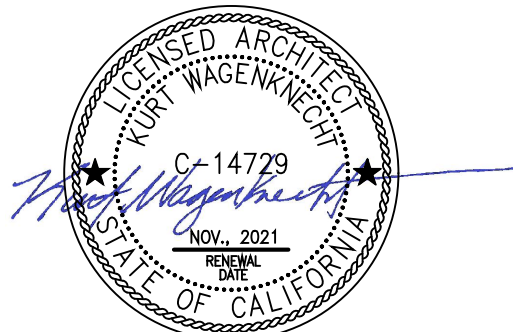
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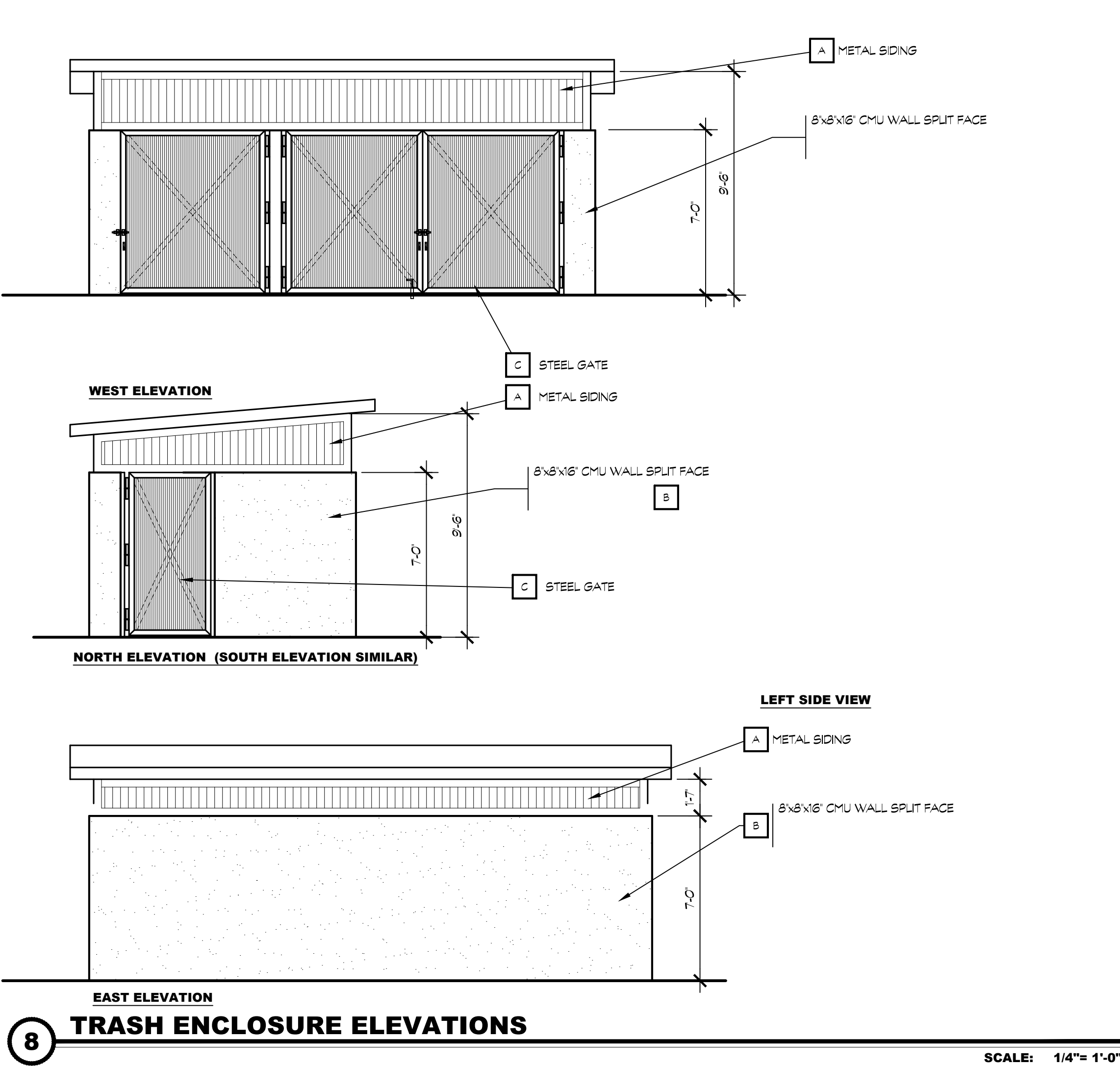
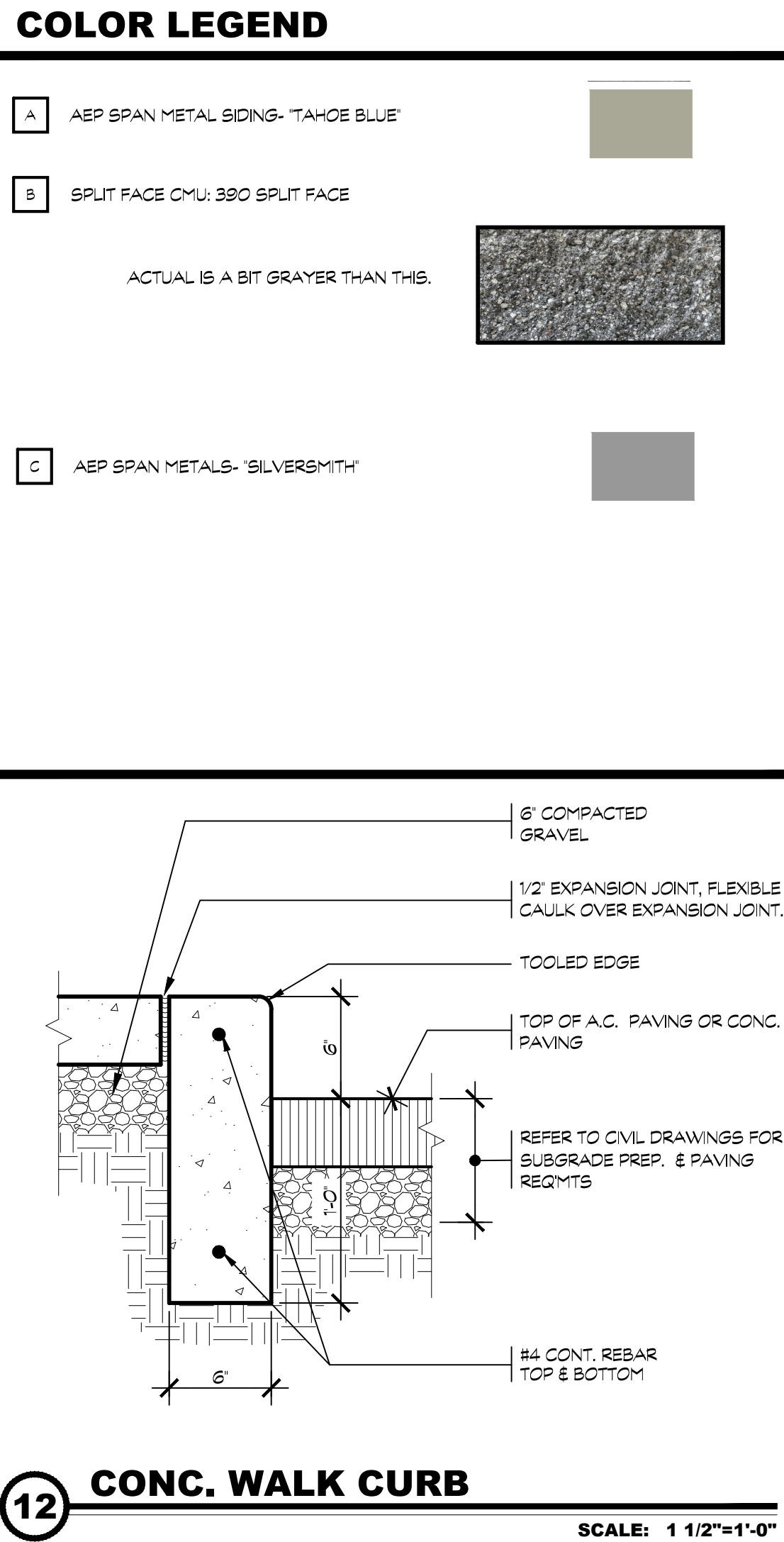
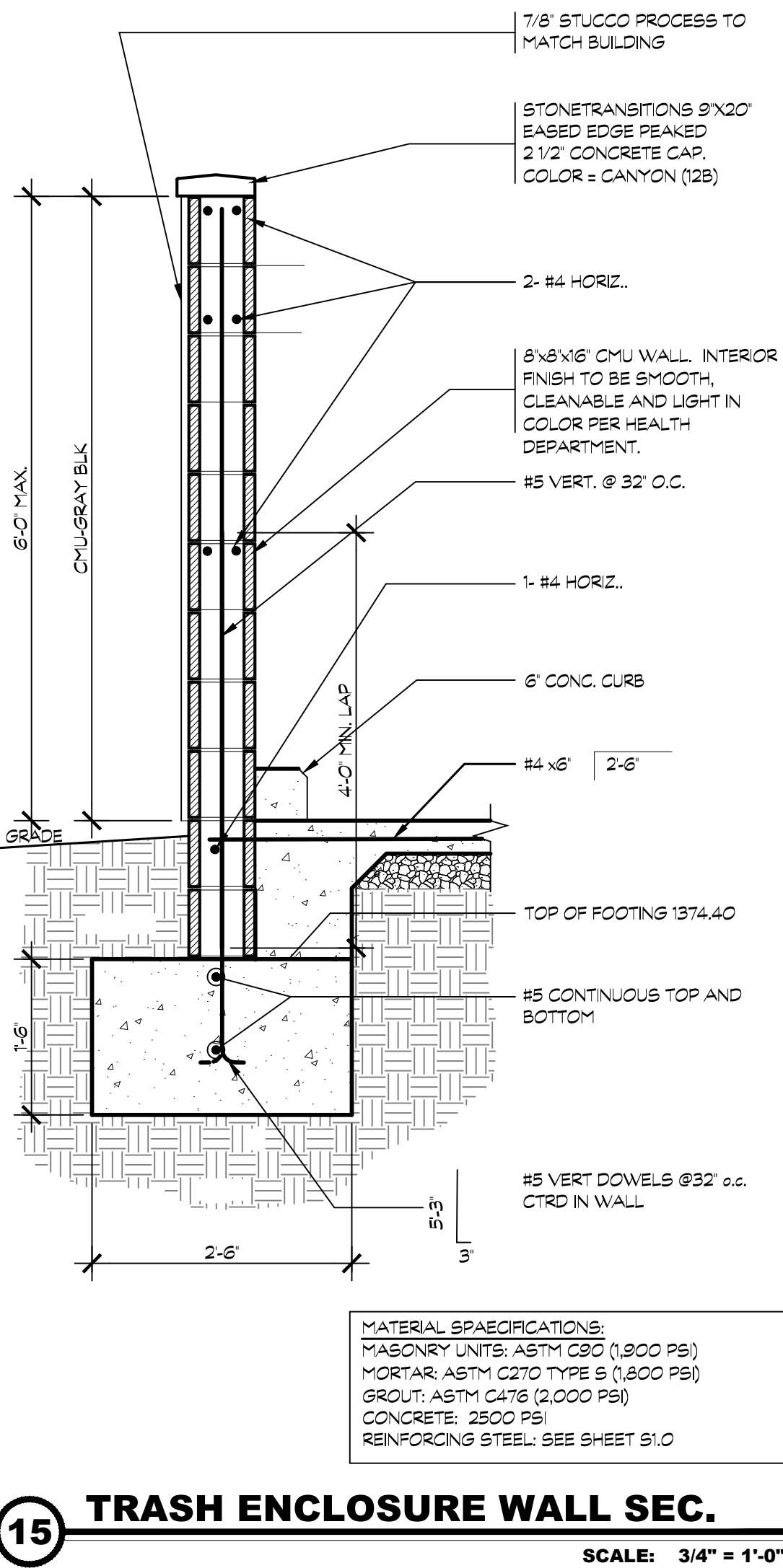
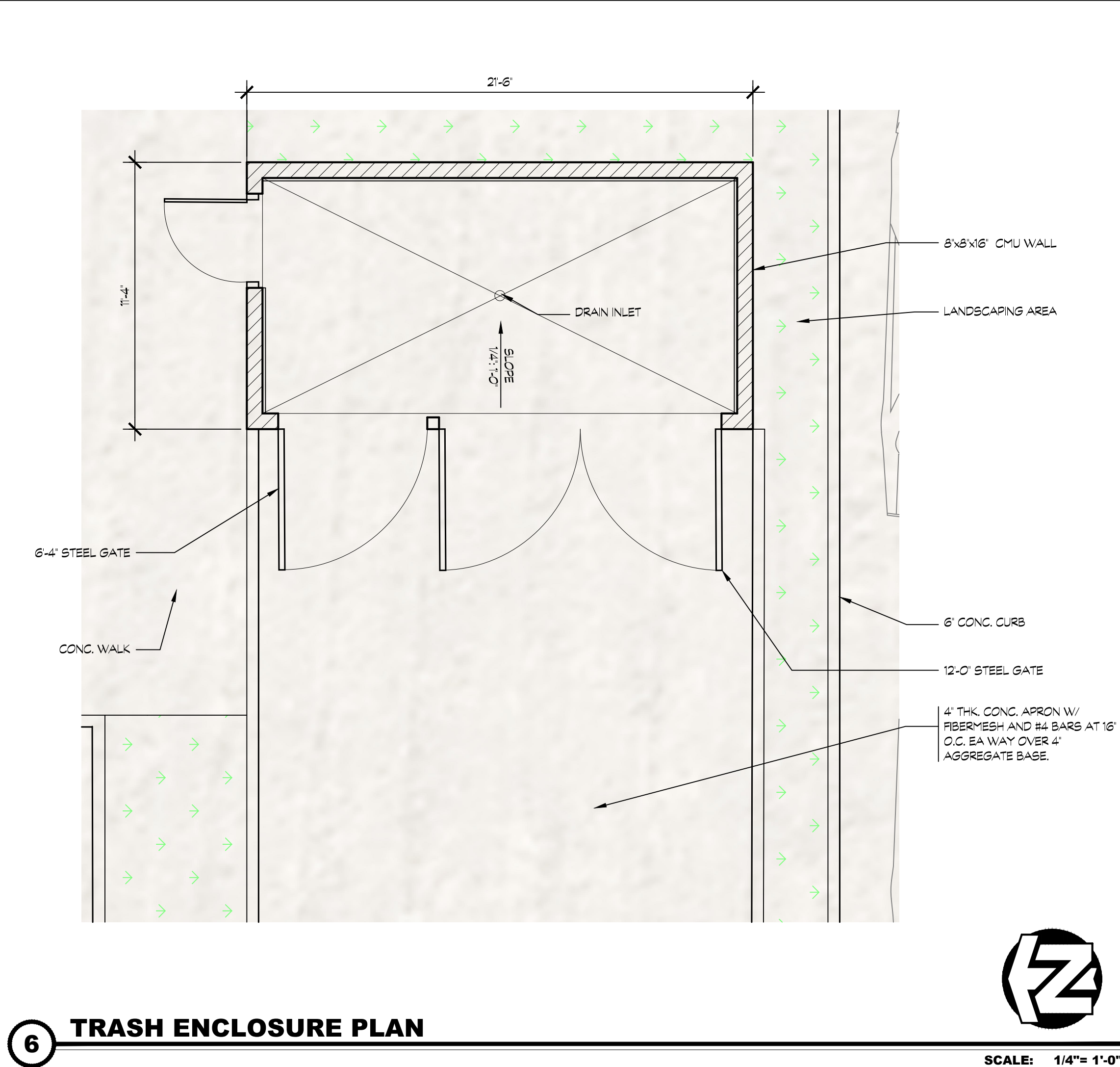
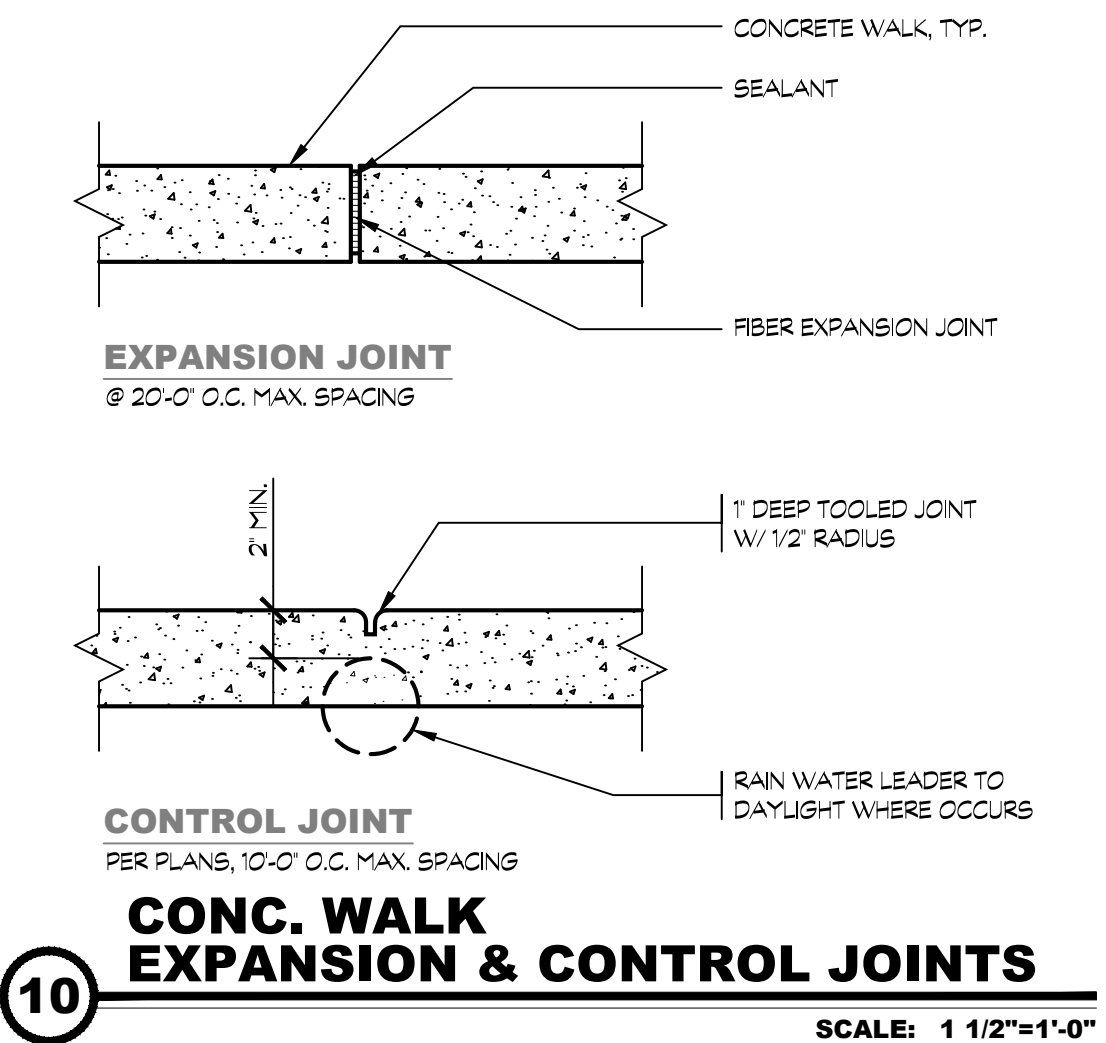
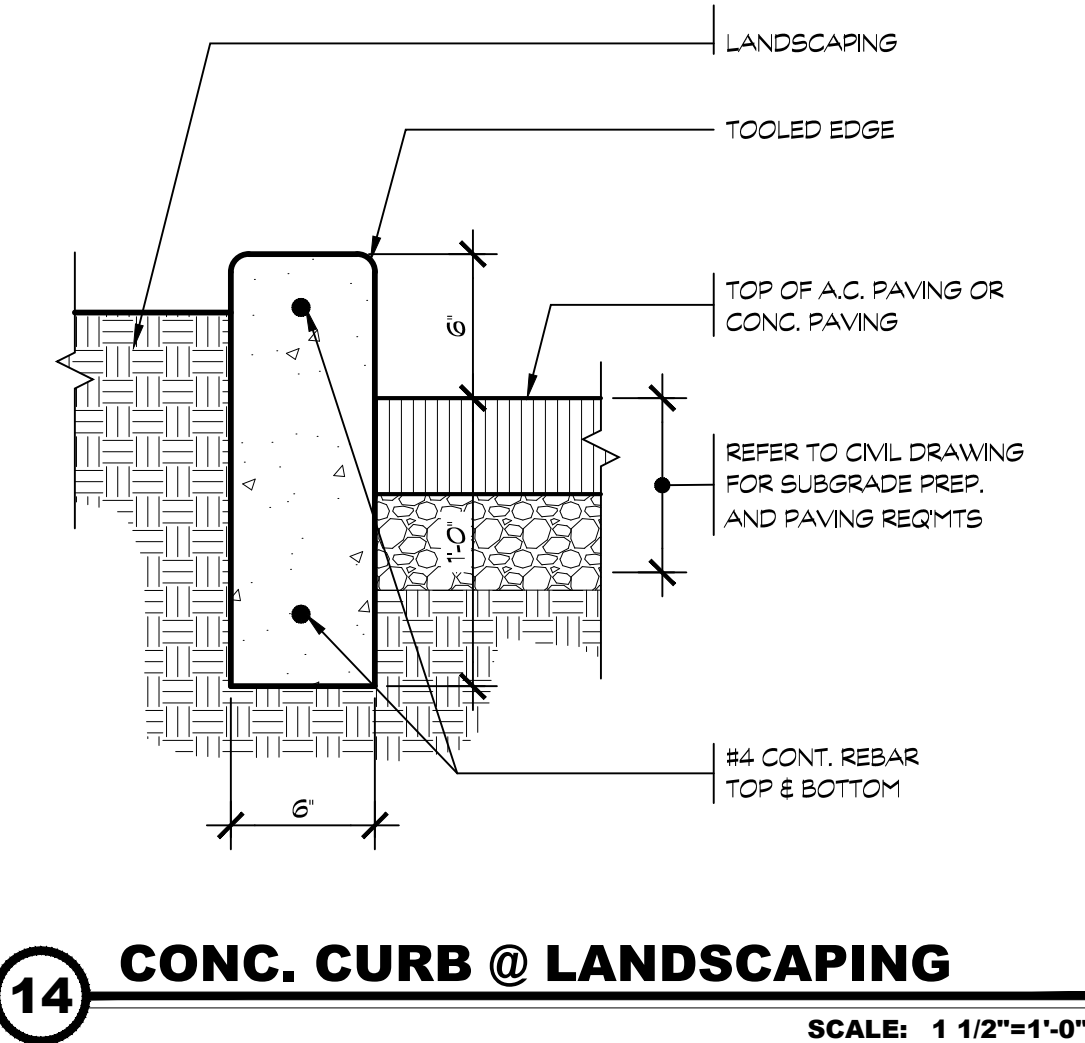
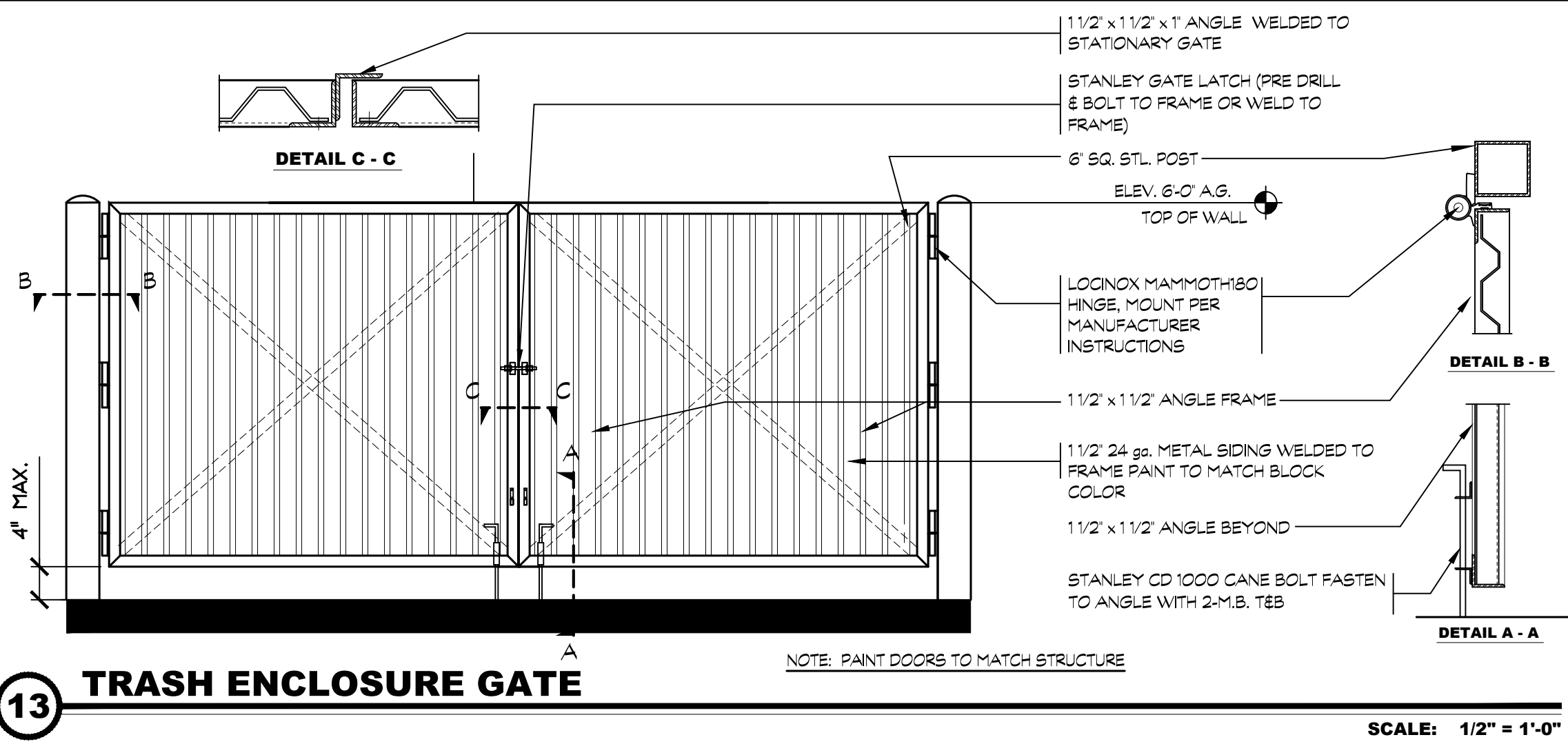
PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

SHEET CONTENTS:

SITE PLAN - PHASE2

SHEET NUMBER:

A101-P2

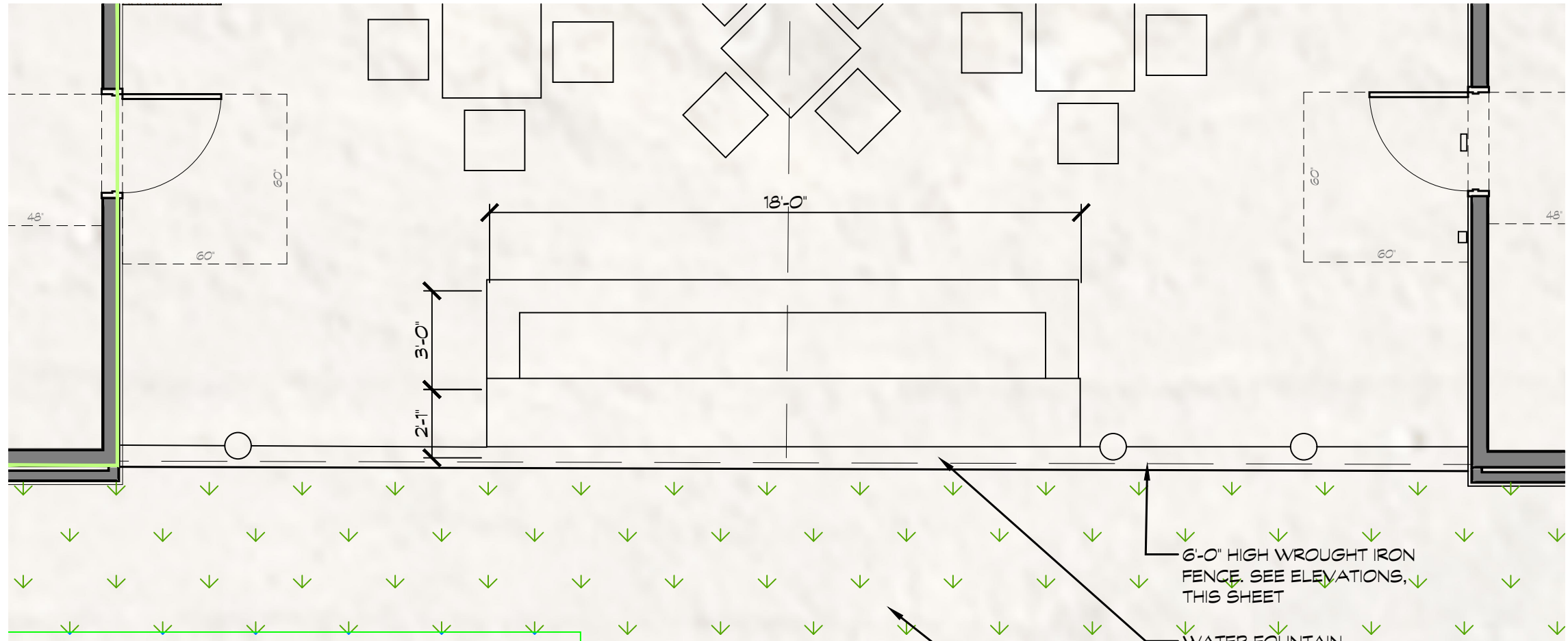




FOUNTAIN OPENING 4' X 14'

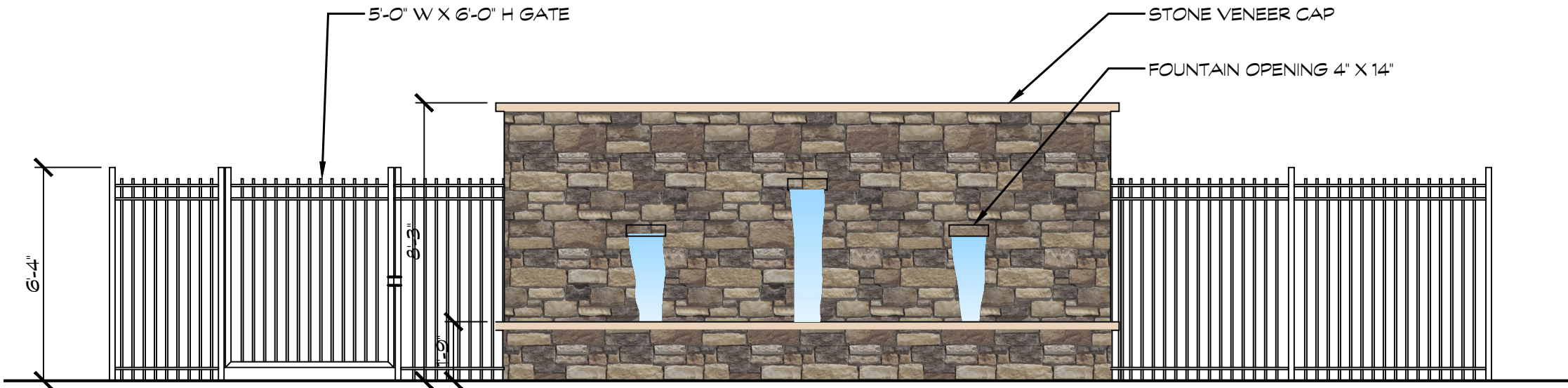
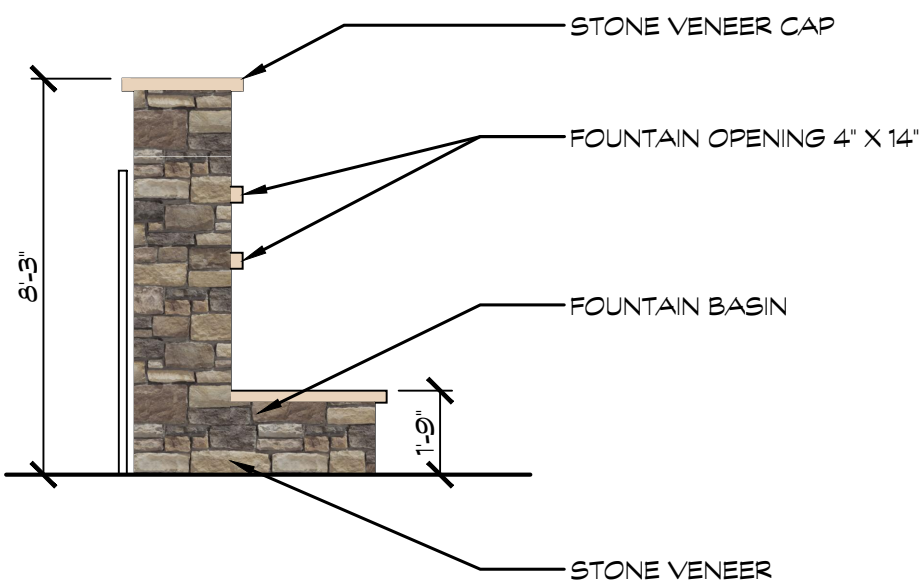
FOUNTAIN BASIN

STONE VENEER CAP



6 FOUNTAIN FLOOR PLAN

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



6 FOUNTAIN ELEVATIONS

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



Architects

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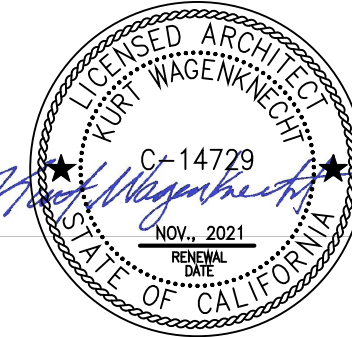
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PROJECT NUMBER:

20-004

PROJECT DATE:

07-12-2021

SHEET CONTENTS:

WATER FOUNTAIN
DETAILS

SHEET NUMBER:

A103

CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s).
The order code sequence is: **Model-Options, Software, Services** and **Misc** are ordered as separate line items.

Hardware

Description	Order Code
Model	
1830 mm (6 ft) Single Port Bollard Mount	CT4001-GW1
1830 mm (6 ft) Dual Port Bollard Mount	CT4002-GW1
1830 mm (6 ft) Single Port Wall Mount	CT4013-GW1
1830 mm (6 ft) Dual Port Wall Mount	CT4023-GW1
2440 mm (8 ft) Dual Port Bollard Mount	CT4025-GW1
2440 mm (8 ft) Dual Port Wall Mount	CT4027-GW1
Included	
Integral Modem - North America	-GW1
Misc	
Power Management Kit	CT4000-PMGMT
Bollard Concrete Mounting Kit	CT4001-CCM

Note: All CT4000 stations include Integral Modem -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-n*
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-n*
ChargePoint Assure	CT4000-ASSUREn*
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan per port.

*Substitute n for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples

If ordering this	the order code is
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4002-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-5
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURES
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4013-GW1
ChargePoint Commercial Service Plan, 5 Year Subscription	CPCLD-COMMERCIAL-5
5 Years of Assure Coverage	CT4000-ASSURES
Station Activation and Configuration	CPSUPPORT-ACTIVE



CT4001

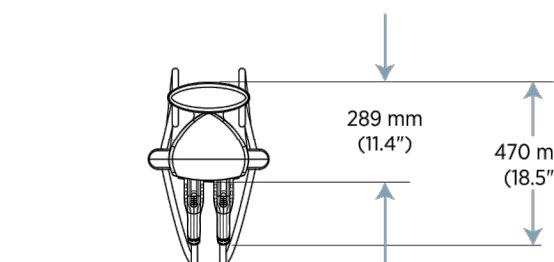


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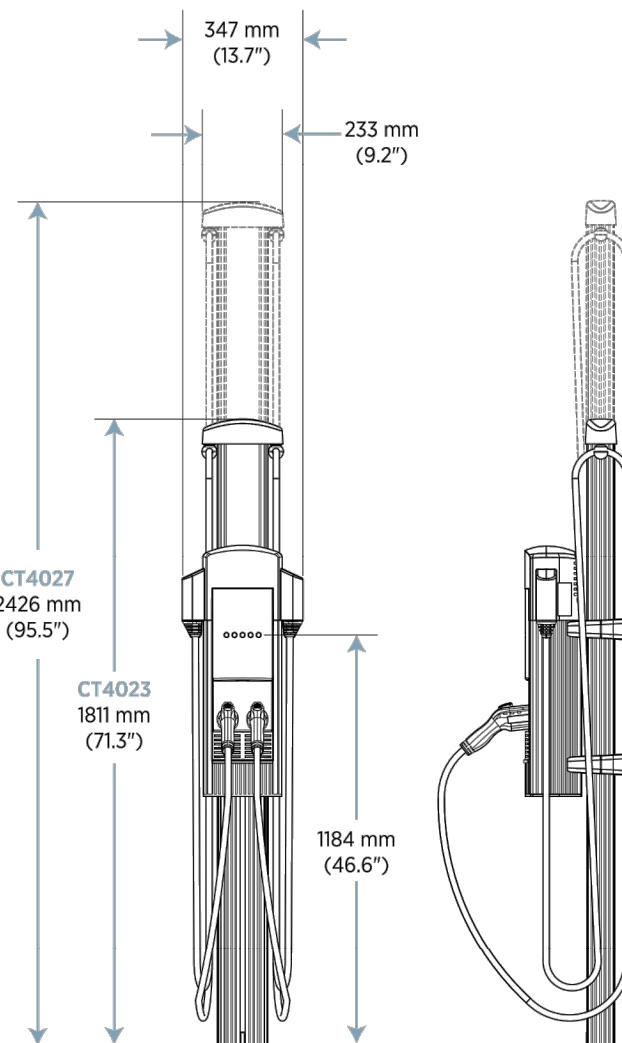
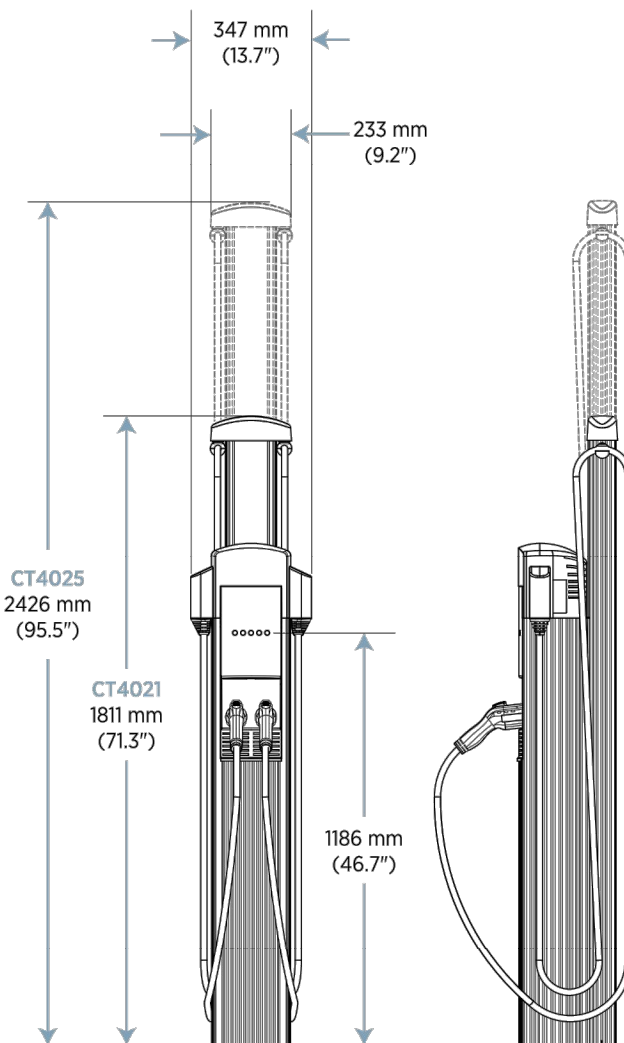
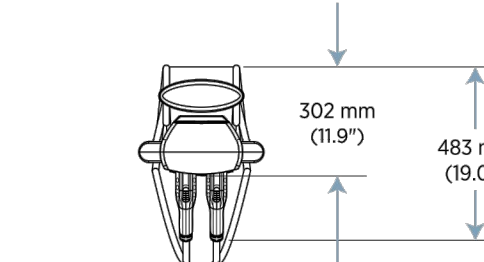
14

ChargePoint CT4000 Family

CT4001 1830 mm (6')
CT4002 2440 mm (8')
Bollard



CT4013 1830 mm (6')
CT4023 2440 mm (8')
Wall Mount



SCALE: N.T.S.

2 chargepoint.com

16

PRODUCT: QR-CAL2436W-A19 WEIGHT: 520 lbs (CUSTOMER TO SUPPLY P OVER 600 LBS)

Concrete Color: ☐ CONCRETE GREY ☐ NATURAL ☐ MEDIUM WHITE ☐ LIGHT ☐ HARVEST

Concrete Texture: ☐ BUNGLOW ☐ ADORABLE ☐ CUSTOM COLOR

Sealer: STANDARD SEALER

Authorized Signature: _____ Date: _____

By signing above or stamping this drawing "approved" or "for acceptance" I authorize the signatory to proceed with the drawing as shown within a 10% tolerance.

GENERAL PRODUCT NOTES: E = EXPOSED FINISHED SURFACE. INSTALLATION IS REQUIRED BY OTHERS. ALL EDGES TO BE EASED. MANUFACTURING TOLERANCE ±1/4".

LID MATERIAL: ☐ ALUMINUM ☐ STEEL

LID COLORS: ☐ BLACK ☐ GRAY ☐ BROWN ☐ BLUE

PLAN VIEW

SECTION VIEW

ELEVATION VIEW

SCALE: N.T.S.

HARDWARE LIST

QTY	TYPE
(LID A19) 19 5/8" DIA. ROUND FUNNEL LID	
SECURITY AND CABLE BOLT (OR-PL27A) ROUND PLASTIC LINER	

CONSTRUCTION PLAN

PLAN TYPE	DATE	FILE NO.	PROJECT
2/7/17	014 QR-CAL2436W-A19		

SCALE: 1" = 1'

PROJECT NAME: _____

PROJECT NO.: _____

QC TEST NO.: _____

QC TEST DATE: _____

QC TEST BY: _____

QC TEST NO.: _____

QC TEST DATE: _____

QC TEST BY: _____

QC TEST NO.: _____

QC TEST DATE: _____

QC TEST BY: _____

6

DURA BIKE LOCKER™

A DIVISION OF HANNAN SPECIALTIES
Made In The Usa

PRODUCT

DL2 MODEL
DOUBLE BIKE LOCKER

MATERIALS

Galvanized steel
Exterior: ASTM A591 16 gauge steel
Interior: ASTM A591 14 gauge steel
Divider panels: ASTM A591 18 gauge steel
Door hinge: ASTM A314 16 gauge stainless steel

POWDER COAT OPTIONS

*(For Bike Lockers and Racks) Anti-graffiti clear coat available

- | | |
|--|--|
| <input type="checkbox"/> Black | <input type="checkbox"/> Celestial Blue |
| <input type="checkbox"/> Silver Gray | <input checked="" type="checkbox"/> Mesa Tan |
| <input type="checkbox"/> Emerald Green | <input type="checkbox"/> Fire Engine Red |
| <input type="checkbox"/> Pearl White | <input type="checkbox"/> Graphite |
| <input type="checkbox"/> Anti-Graffiti | |

STAINLESS STEEL FINISH

- ☐ DA Sanded

LOCK TYPE

- ☐ Pad Lock Handle
Pad Lock Not Included
- ☐ T Handle
Keys Included
- ☐ U Lock
Requires Pad Lock or T Handle
- ☐ BLUETOOTH
Use Smart Phone Manage

*** Standard locker lead times depend on color, quantity, and configuration. Contact your Dura Bike Locker sales rep to insure lead time meets your schedule.

1-800-722-BIKE (2543) | info@durabikelocker.com | durabikelocker.com

SCALE: N.T.S.

pg 1

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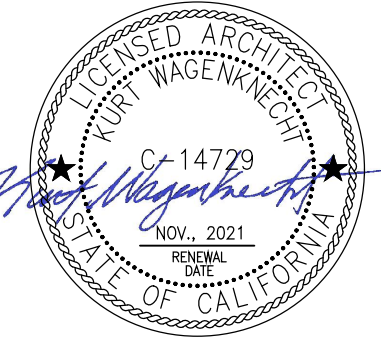
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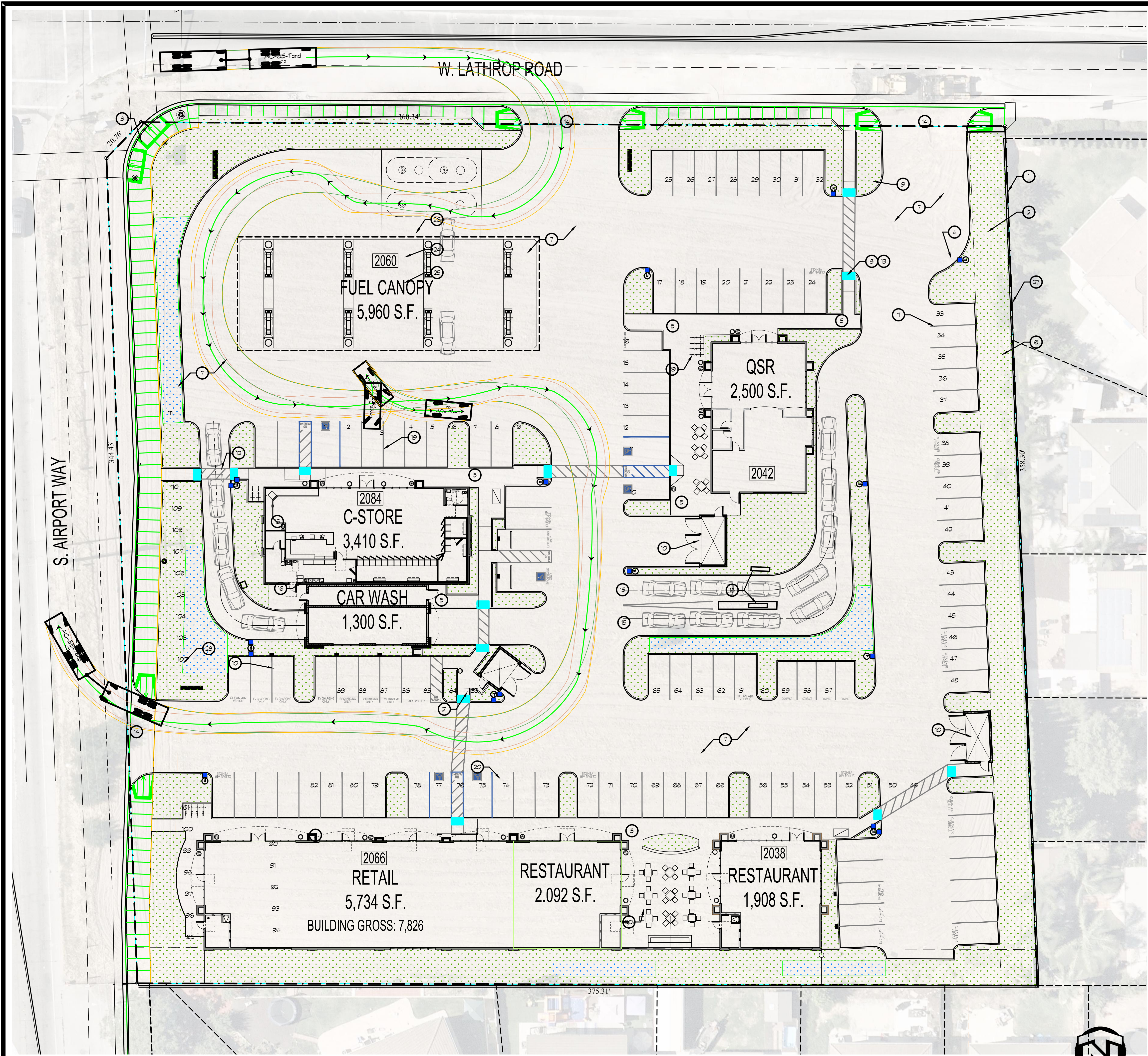
07-12-2021

SHEET CONTENTS:

SITE DETAILS

SHEET NUMBER:

A104



SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 6" HIGH CONCRETE CURB
- 5 CONCRETE WALK
- 6 LANDSCAPING, SEE LANDSCAPING DRAWINGS
- 7 A/C PAVING
- 8 ACCESSIBLE CURB RAMP
- 9 SITE YARD LIGHT, WITH CONCRETE BASE SHALL HAVE A DRY BACK FINISH, TYPICAL
- 10 TRASH ENCLOSURE AND CONC. APPROACH APRON
- 11 4' WIDE PAINT STRIPING, WHITE, UNLESS NOTED OTHERWISE
- 12 4' WIDE PAINT STRIPING, WHITE, AT 3'-0" O.C. TYP.
- 13 DETECTABLE WARNING SURFACE
- 14 NEW DRIVEWAY - SEE CIVIL DWGS
- 15 VEHICLE STACKING
- 16 PAY STATION
- 17 ESCAPE LANE/ TURN AROUND
- 18 DRIVE THROUGH PAY STATION
- 19 VAN ACCESSIBLE PARKING STALL
- 20 ACCESSIBLE PARKING STALL
- 21 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION
- 22 ACCESSIBLE POLE MOUNTED SITE SIGN
- 23 ACCESSIBLE POLE MOUNTED P.O.T. DIRECTIONAL SIGN
- 24 MULTI-PRODUCT FUEL DISPENSER
- 25 CANOPY COLUMN
- 26 DASHED LINE OF CANOPY ABOVE
- 27 CMU WALL
- 28 ACCESSIBLE VACUUM STATION
- 29 CLASS II RACK, INSTALL PER MFR. SPECIFICATIONS
- 30 EXTERIOR FURNITURE BY OWNER

SITE LEGEND

- AC OR CONCRETE PAVING
- LANDSCAPE, SEE LANDSCAPE DRAWINGS
- BIO-RETENTION POND, SEE CIVIL AND LANDSCAPING DRAWINGS
- 2066 BUILDING ADDRESS



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CONSULTANTS:

CONTRACTOR:

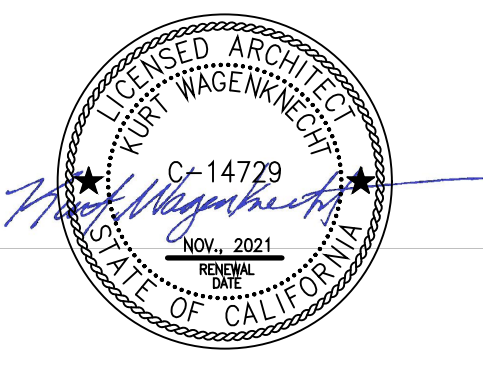
PROJECT:
AIRPORT PLAZA

2060 WEST LATHROP RD.
MANTECA, CA 95336

DEVELOPER:
TWO GUYS FOOD AND FUEL
147 LATHROP RD
MANTECA, CA 95330

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: 20-004 PROJECT DATE: 07-12-2021

SHEET CONTENTS:

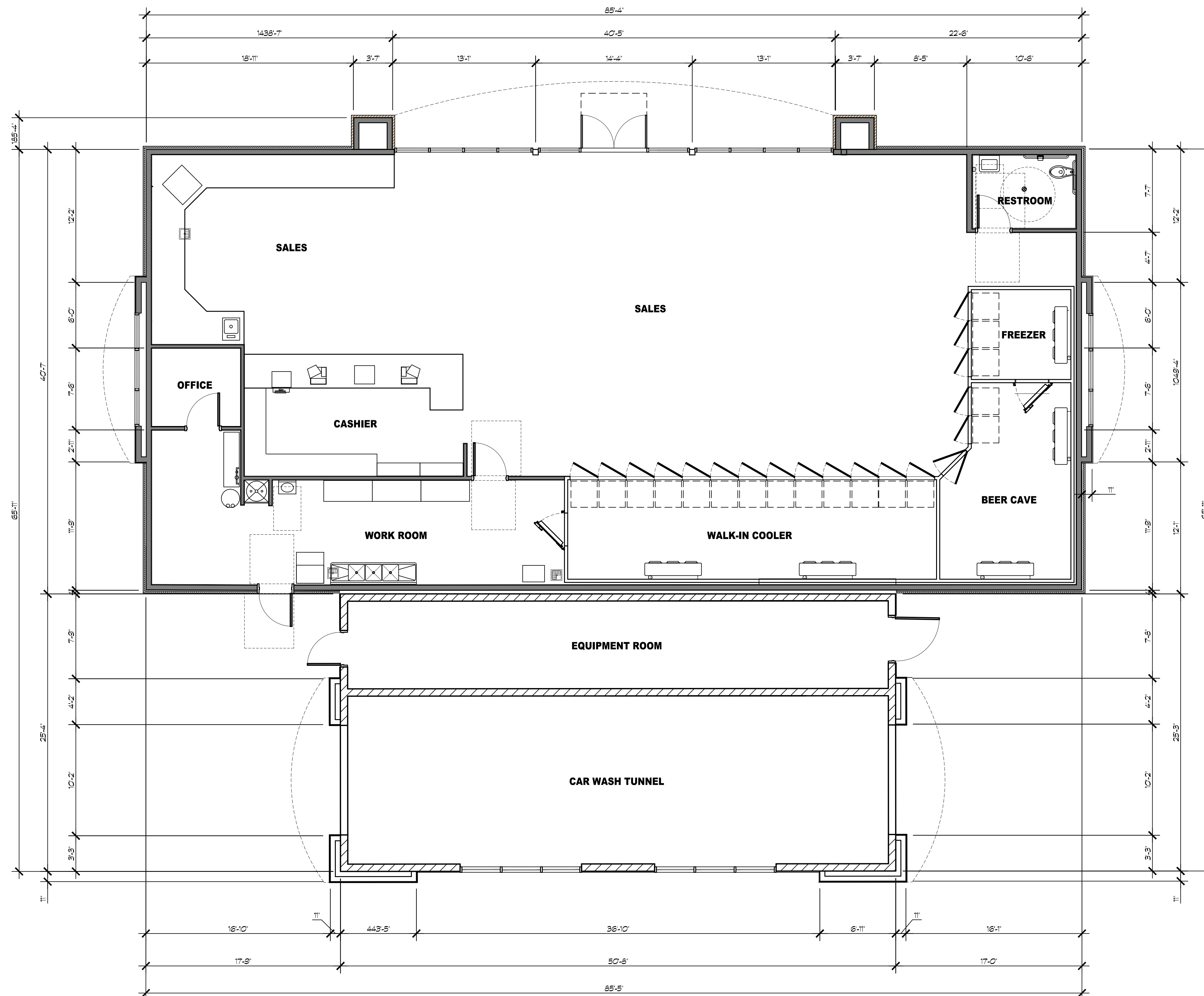
TRUCK PATH SITE PLAN

SHEET NUMBER:



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**TWO GUYS
FOOD AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

A201

20 C STORE FLOOR PLAN 3,439 SQ. FT.



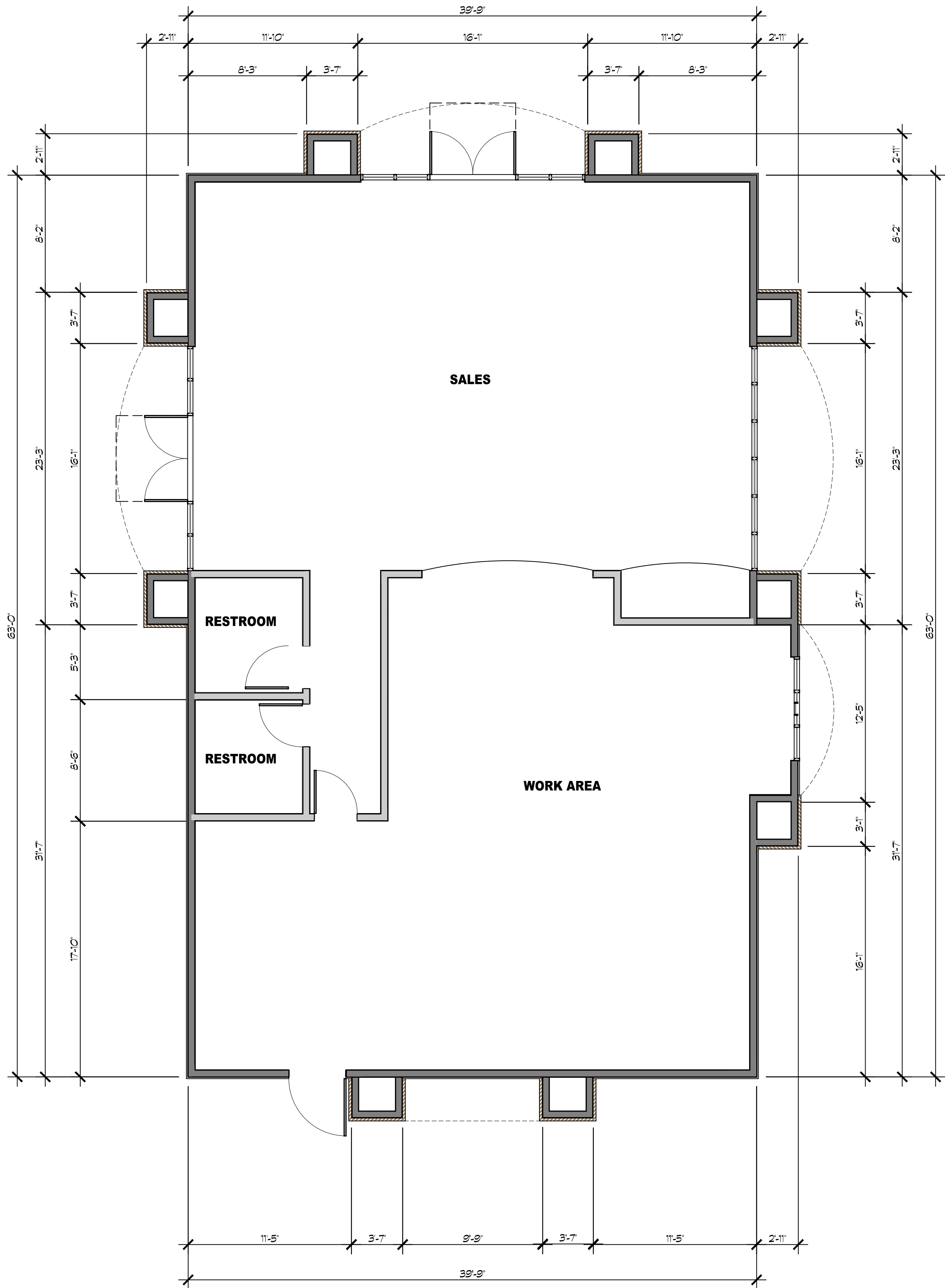
SCALE: 3/16"= 1'-0"

PROJECT NUMBER: 20-004 DATE: 02-14-20



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W. Sacramento, CA 95691
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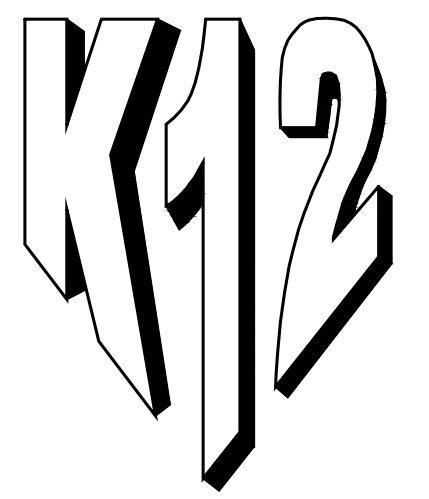
**TWO GUYS
FOOD AND FUEL**

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A202



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



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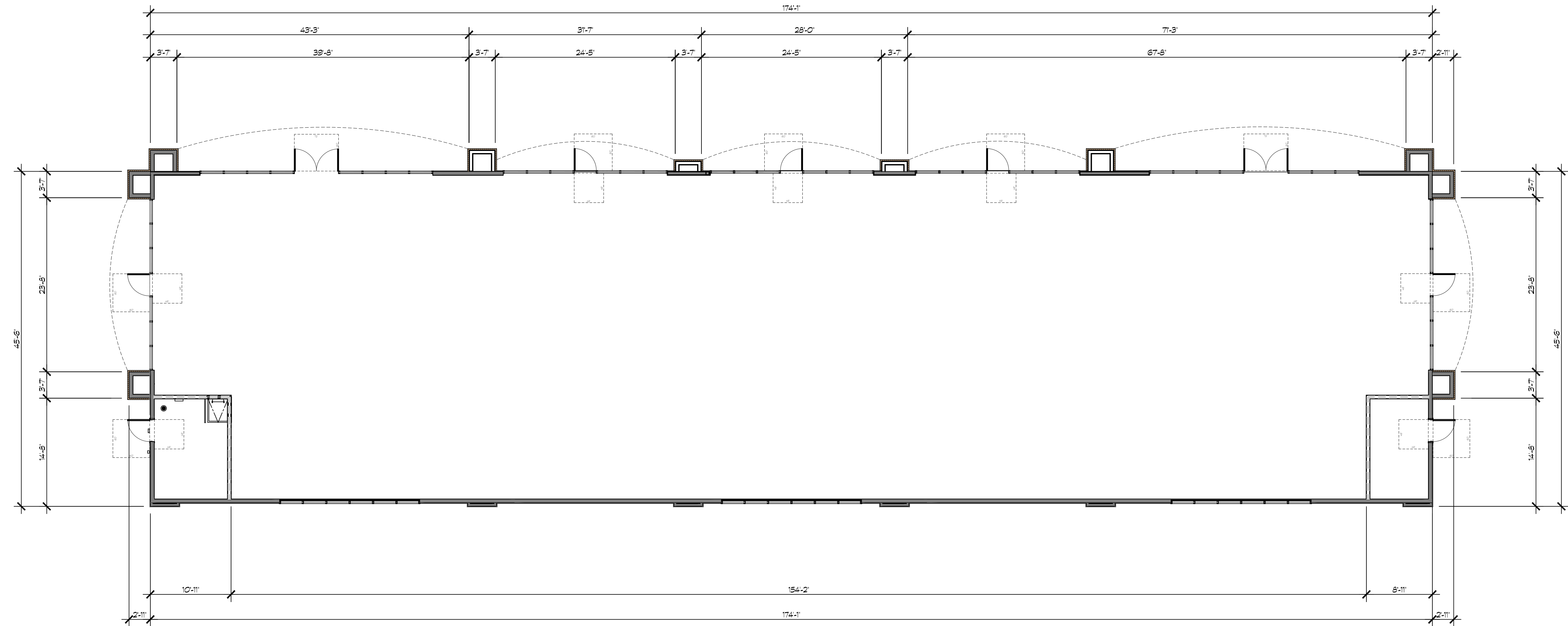
AIRPORT PLAZA

**2060 WEST LATHROP RD
MANTECA, CA 95336**

**TWO GUYS
FOOD AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

A203



20 RETAIL 2 FLOOR PLAN (RETAIL 1 MIRRORED)- 5,216 SQ FT

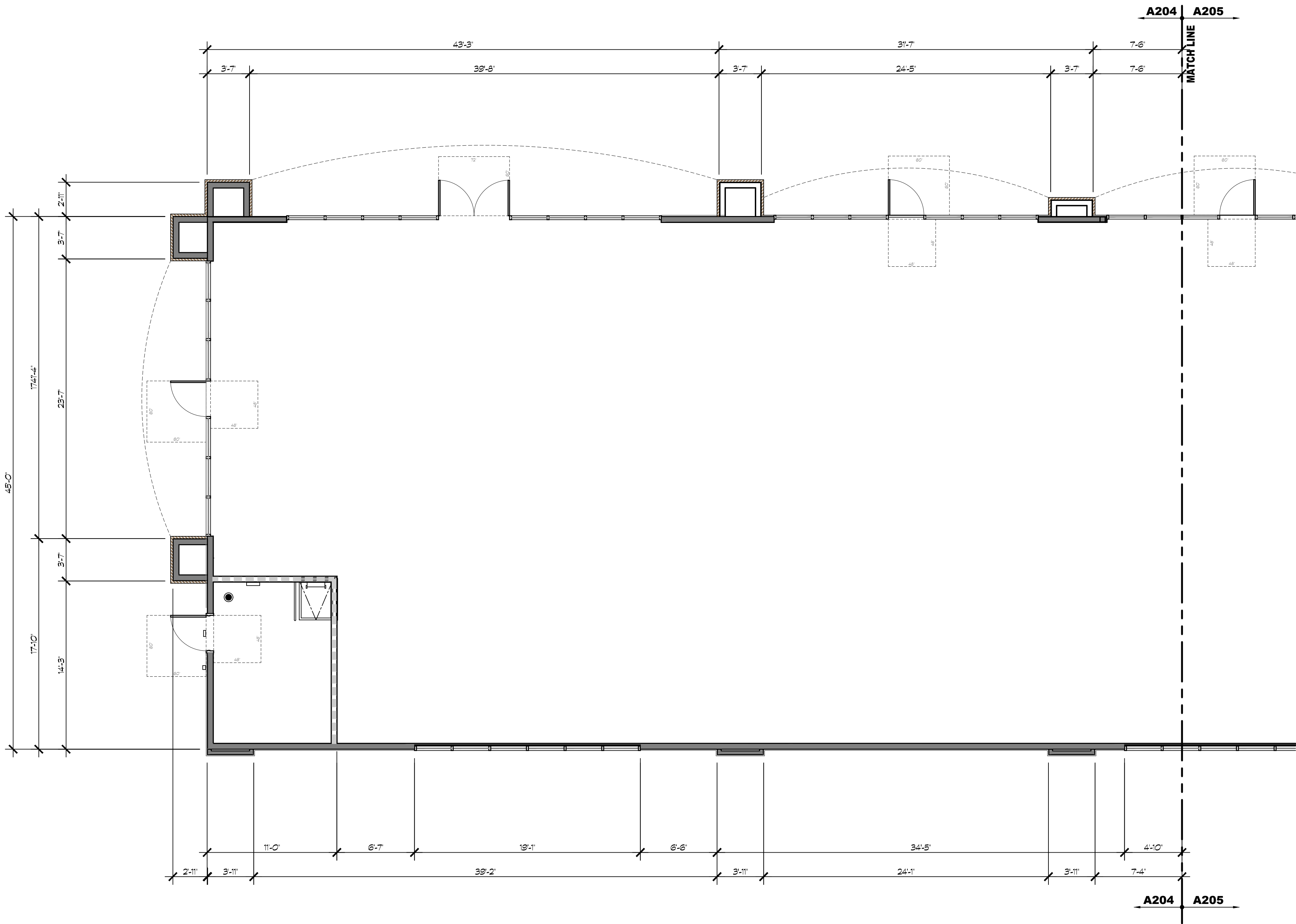


SCALE: 1/8"= 1'-0"



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MANTECA, CA 95336**

**TWO GUYS
FOOD AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

A204

20 RETAIL 2 ENLARGED FLOOR PLAN (RETAIL 1 MIRRORED)- 5,216 SQ FT



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



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AIRPORT PLAZA

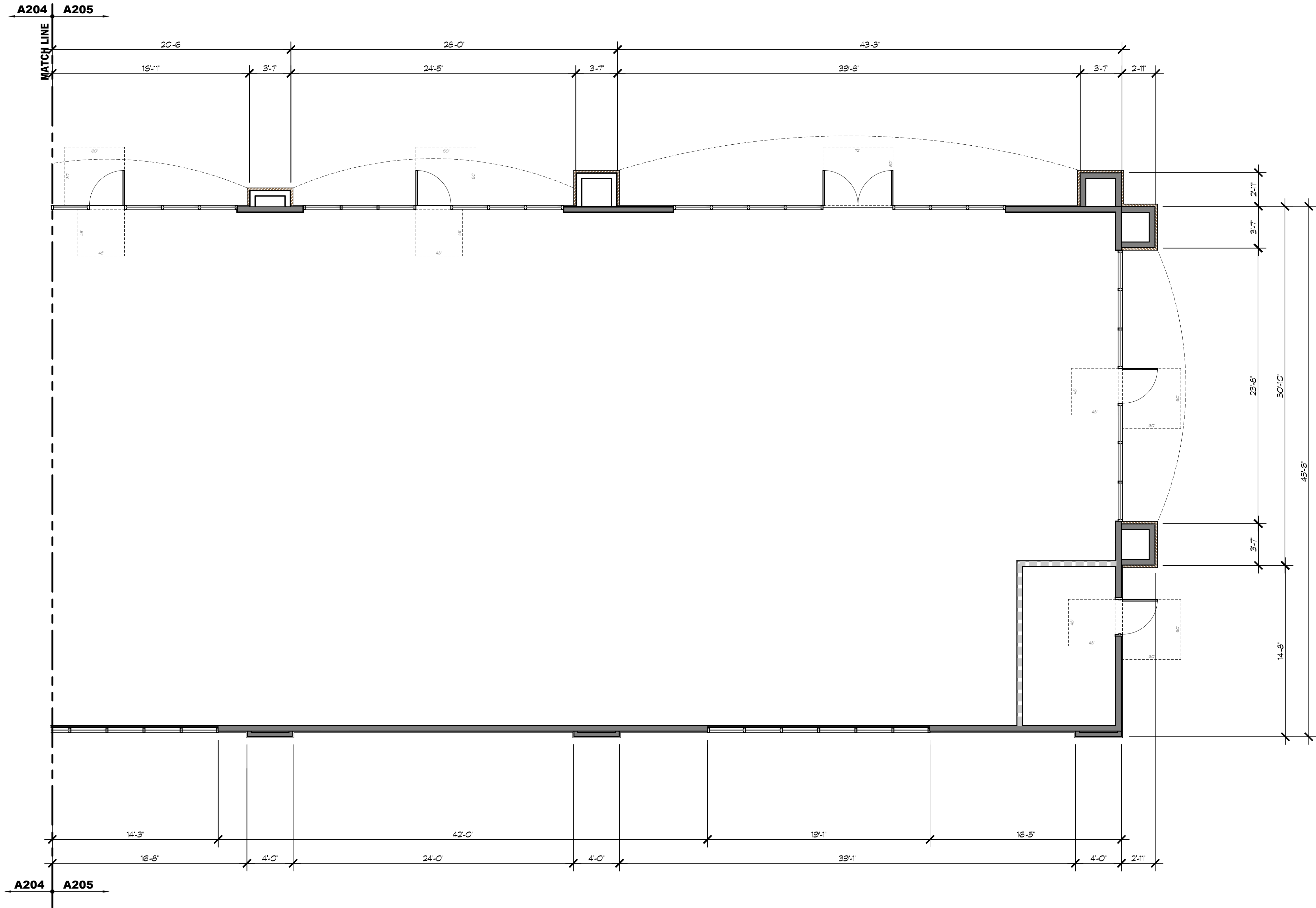
2060 WEST LATHROP RD
MANTECA, CA 95336

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

A205

PROJECT NUMBER: **20-004** DATE: **02-14-20**



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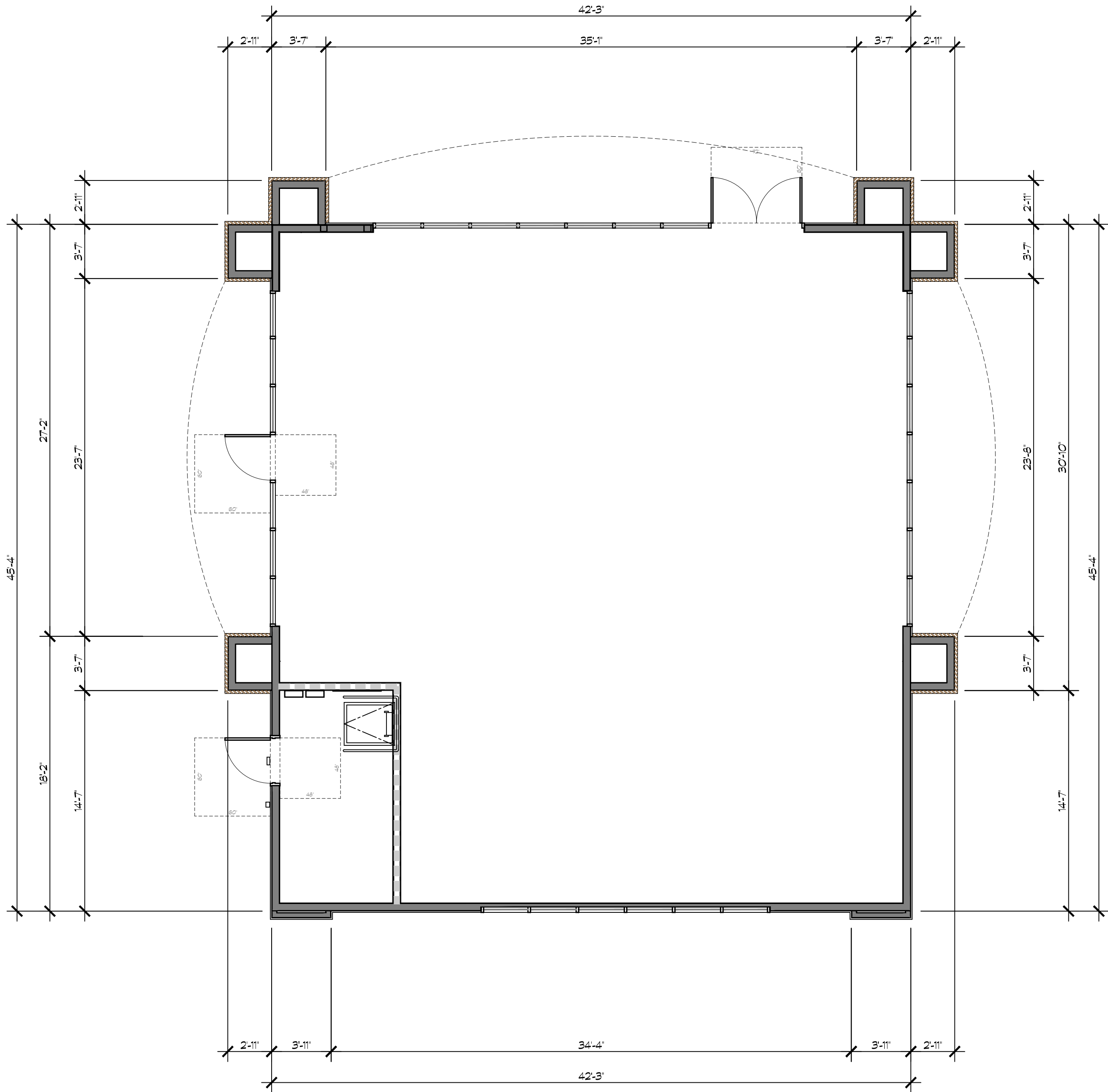


SCALE: 3/16"= 1'-0"



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MANTECA, CA 95336**

**TWO GUYS
FOOD AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

A206

20 RETAIL 2 FLOOR PLAN (RETAIL 1 MIRRORED)- 1,908 SQ FT



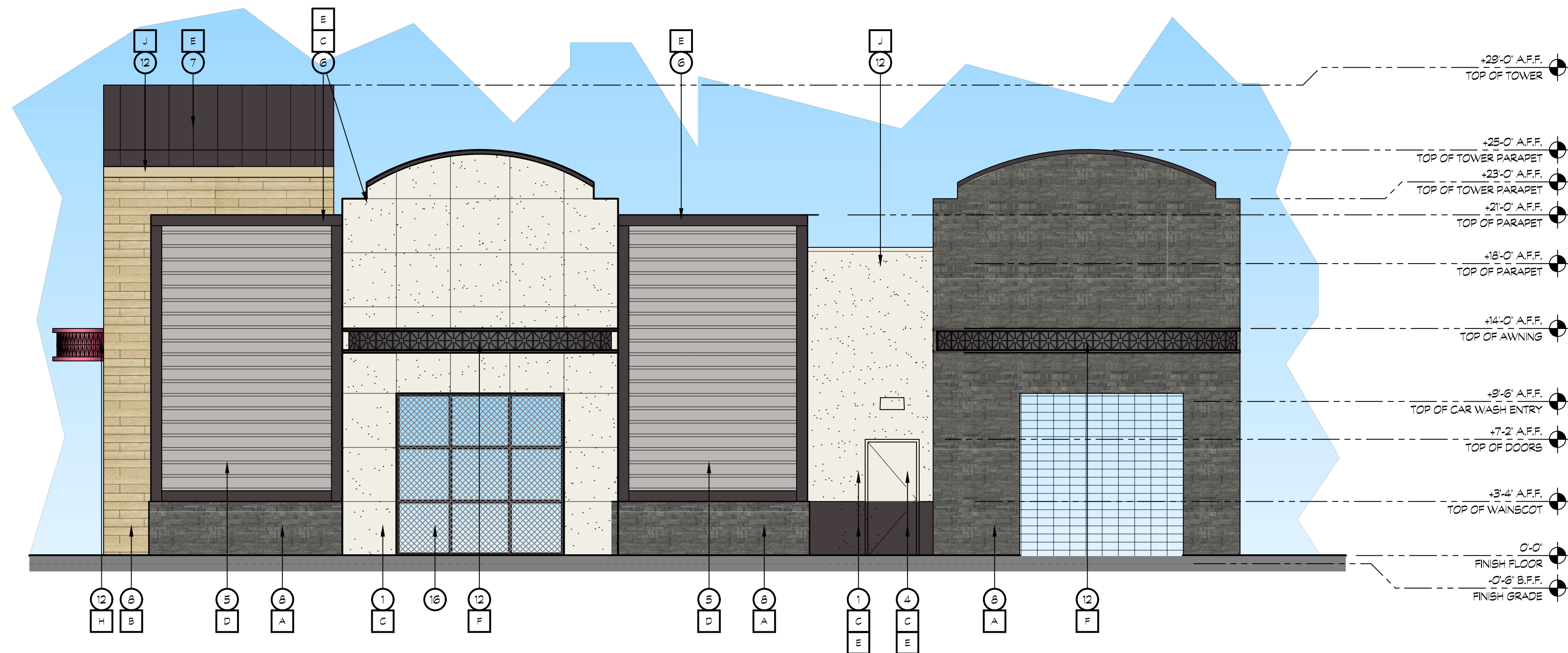
SCALE: 3/16"= 1'-0"

PROJECT NUMBER: 20-004 DATE: 02-14-20



18 CONVENIENCE STORE NORTH ELEVATION

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



20 CONVENIENCE STORE WEST ELEVATION

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

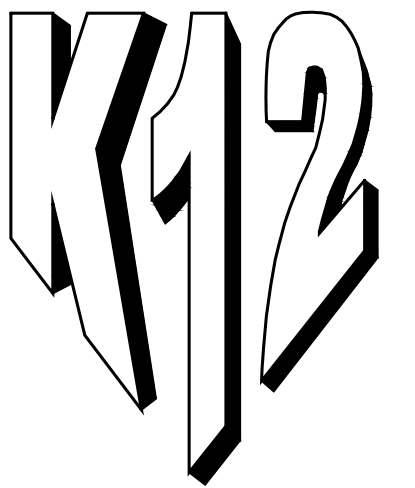
PRELIMINARY ELEVATIONS

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 METAL SIDING- PAINTED
- 6 METAL TRIM- PAINTED
- 7 STANDING SEAM METAL ROOFING
- 8 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 9 WALL LIGHT BY OWNER
- 10 ROOF LINE AND WALL BEYOND
- 11 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 12 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 13 DECORATIVE METAL AWNING- PAINTED
- 14 WINDOW GRAPHICS- BY OWNER
- 15 METAL PANEL
- 16 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 17

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	DAL TILE ACACIA VALLEY STONE- 'AV13 ASH'	
C	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
D	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
E	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
F	ASP SPAN METAL ROOFING- 'SLATE GRAY'	
G	CHEVRON WINDOW GRAPHIC	
H	CHEVRON BURGANDY	
J	DUNN EDWARDS PAINT DE6185- 'LIGHT ASPIRATION'	
K	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



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**TWO GUYS
FOOD AND FUEL**

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A301



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KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 METAL SIDING- PAINTED
- 6 METAL TRIM- PAINTED
- 7 STANDING SEAM METAL ROOFING
- 8 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 9 WALL LIGHT BY OWNER
- 10 ROOF LINE AND WALL BEYOND
- 11 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 12 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 13 DECORATIVE METAL AWNING- PAINTED
- 14 WINDOW GRAPHICS- BY OWNER
- 15 METAL PANEL
- 16 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 17

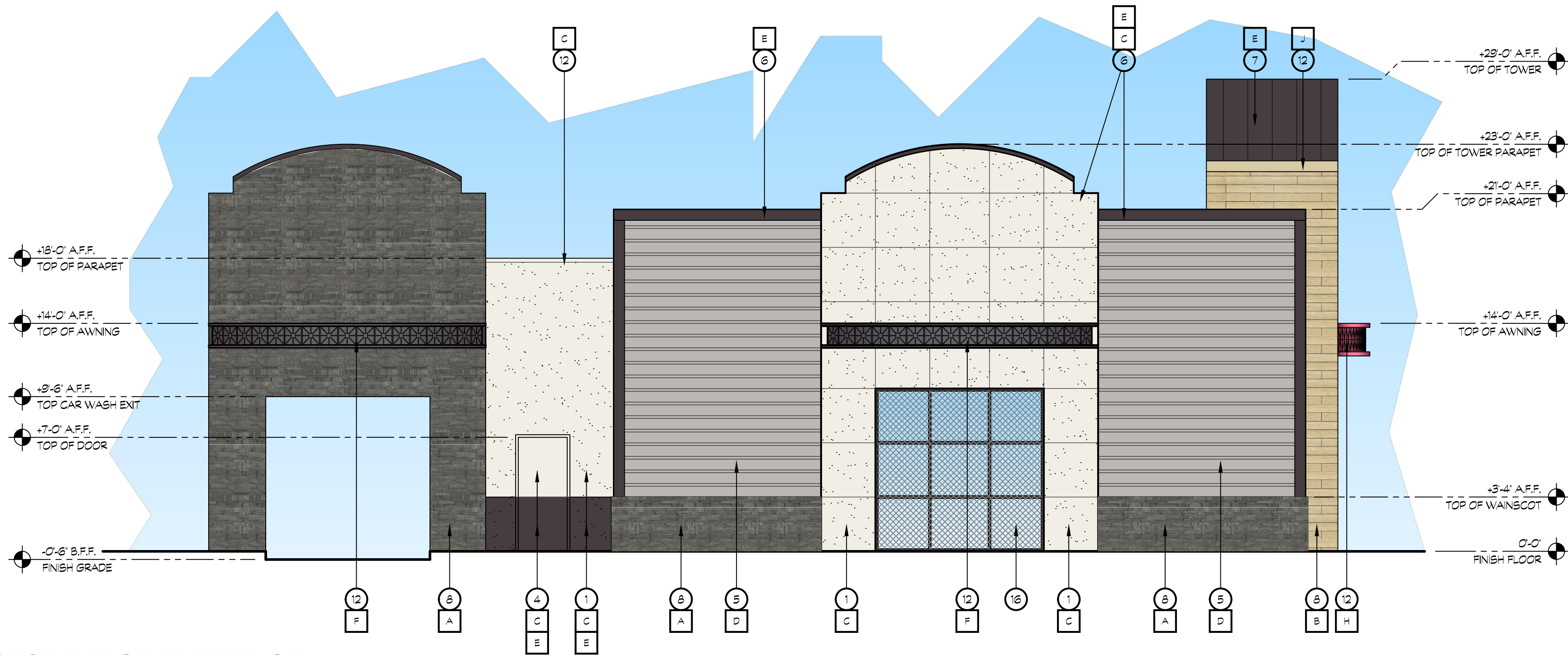


18 CONVENIENCE STORE SOUTH ELEVATION

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

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	DAL TILE ACACIA VALLEY STONE- 'AV13 ASH'	
C	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
D	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
E	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
F	ASP SPAN METAL ROOFING- 'SLATE GRAY'	
G	CHEVRON WINDOW GRAPHIC	
H	CHEVRON BURGANDY	
J	DUNN EDWARDS PAINT DE6185- 'LIGHT ASPIRATION'	
K	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



20 CONVENIENCE STORE EAST ELEVATION

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

PRELIMINARY ELEVATIONS

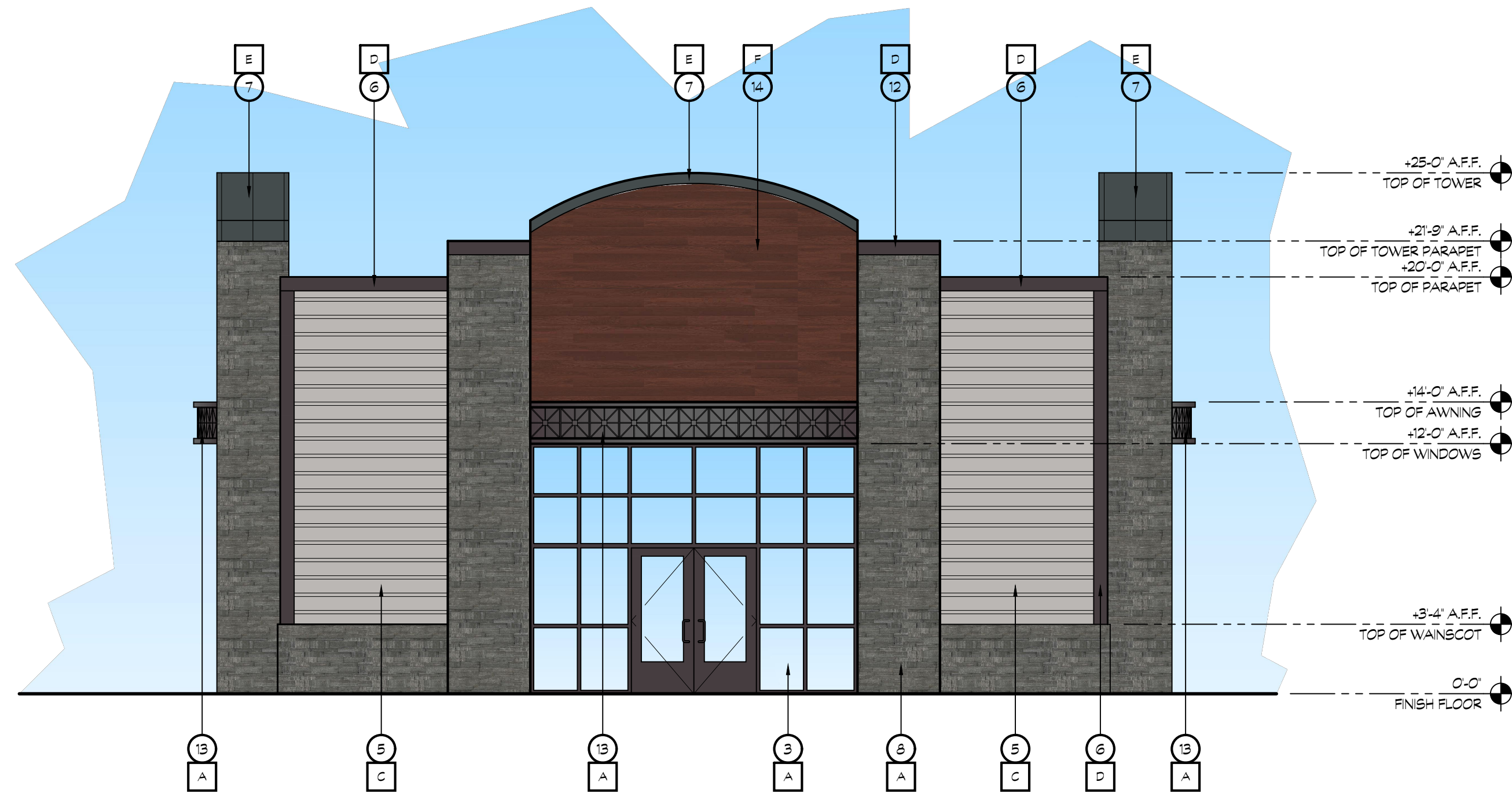
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**TWO GUYS
FOOD AND FUEL**

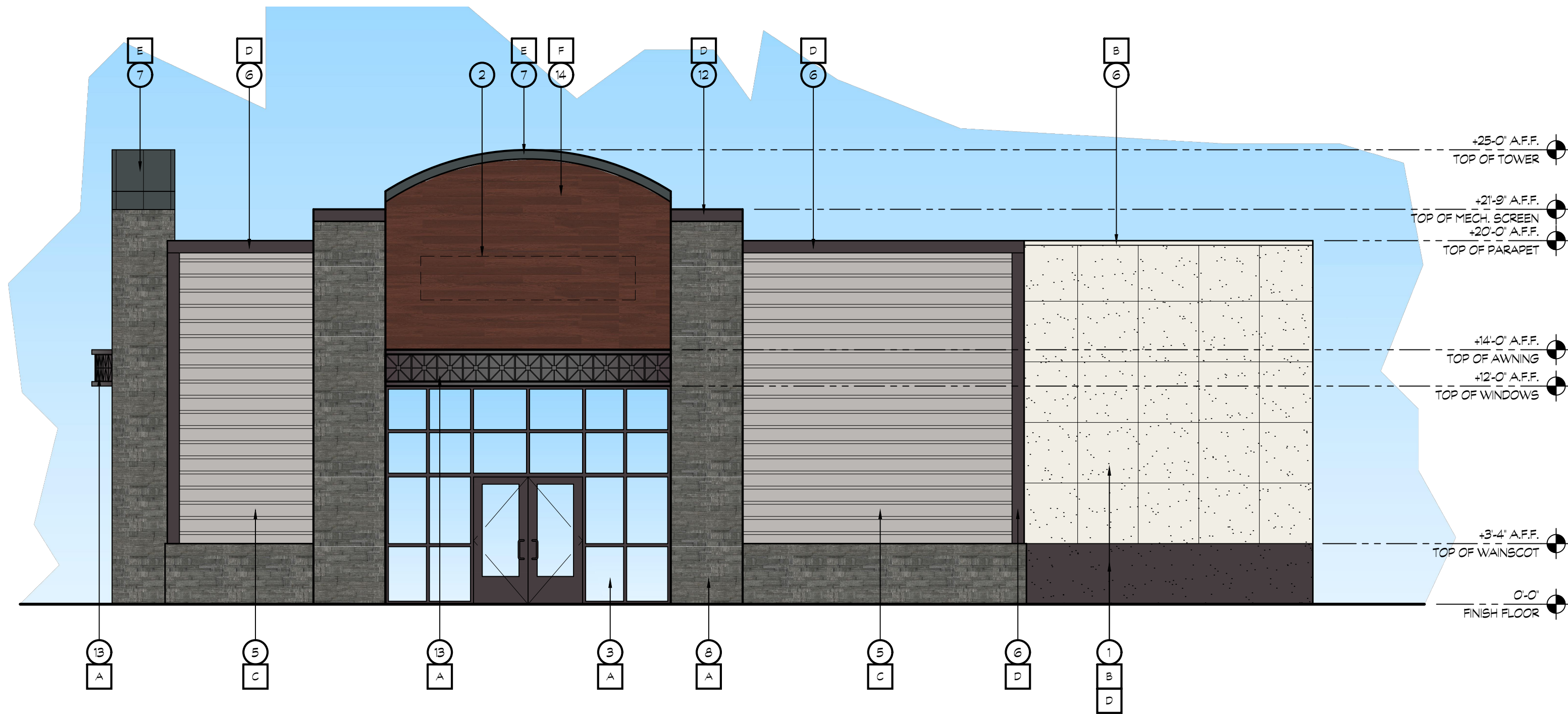
147 LATHROP RD
MANTECA, CA 95330

A302



18 QSR BUILDING NORTH ELEVATION

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



20 QSR BUILDING WEST ELEVATION

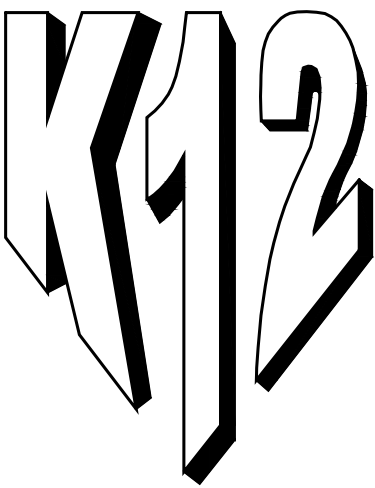
SCALE: 3/16"= 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 METAL SIDING- PAINTED
- 6 METAL TRIM- PAINTED
- 7 STANDING SEAM METAL ROOFING
- 8 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 9 WALL LIGHT BY OWNER
- 10 ROOF LINE AND WALL BEYOND
- 11 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 12 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 13 DECORATIVE METAL AWNINGS- PAINTED
- 14 METAL PANEL

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



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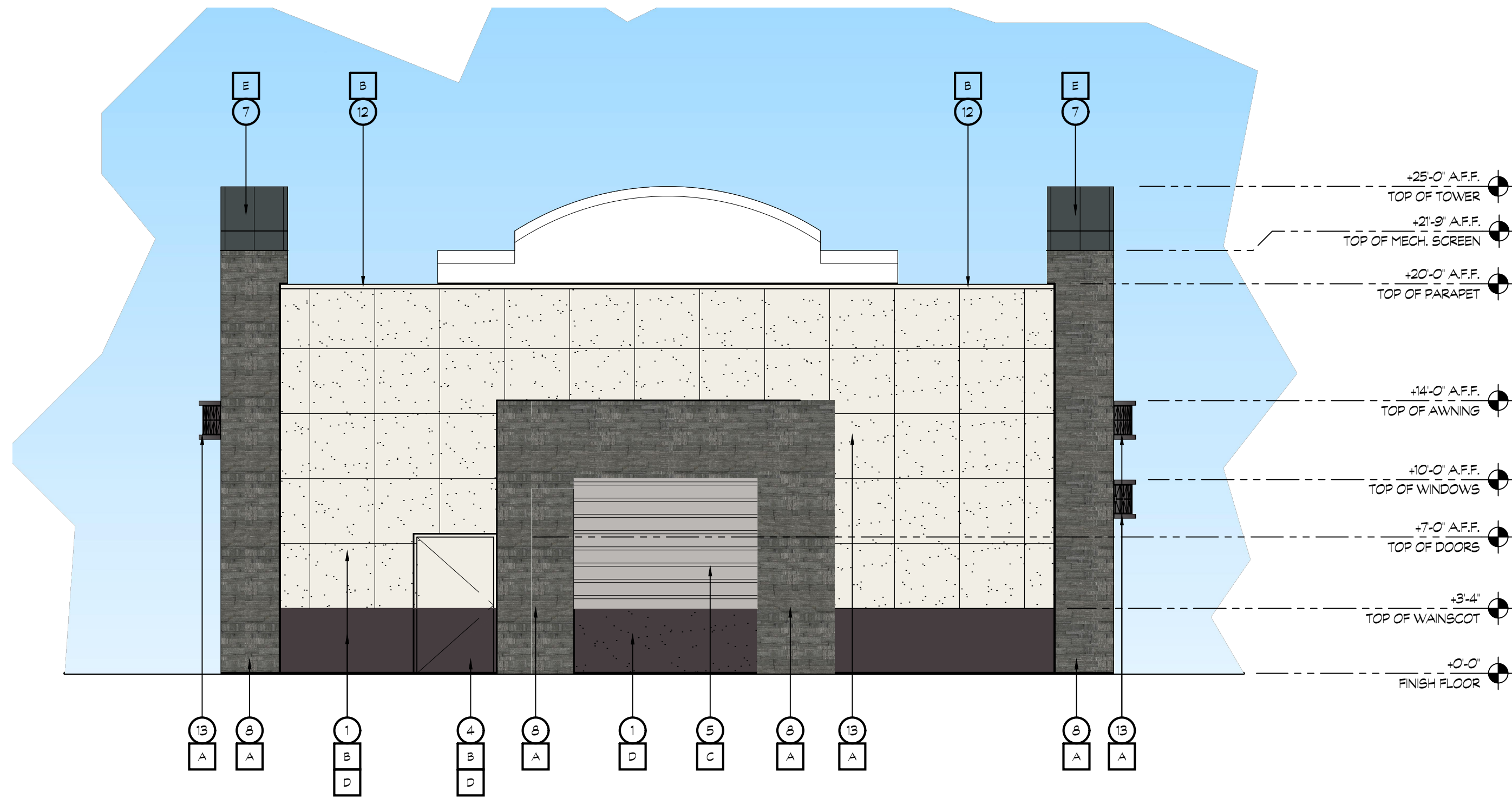
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TWO GUYS
FOOD AND FUEL

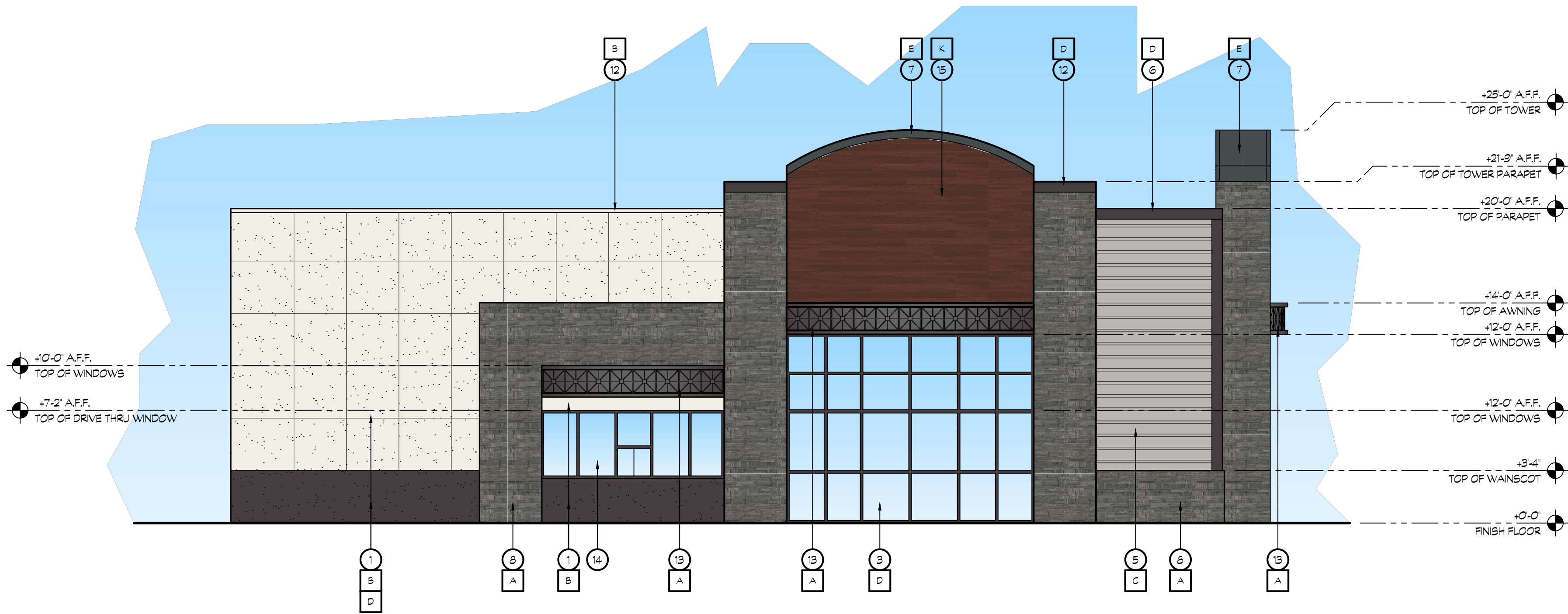
147 LATHROP RD
MANTECA, CA 95330

A303



18 QSR BUILDING SOUTH ELEVATION

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



20 QSR BUILDING EAST ELEVATION

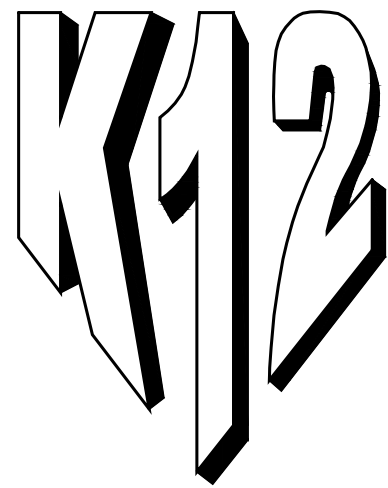
SCALE: 3/16"= 1'-0"

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 METAL SIDING- PAINTED
- 6 METAL TRIM- PAINTED
- 7 STANDING SEAM METAL ROOFING
- 8 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 9 WALL LIGHT BY OWNER
- 10 ROOF LINE AND WALL BEYOND
- 11 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 12 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 13 DECORATIVE METAL AWNINGS- PAINTED
- 14 DRIVE THRU WINDOW
- 15 METAL PANEL
- 16 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR

COLOR LEGEND

A	DAL TILE STACKED STONE- 'MACAU BLACK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



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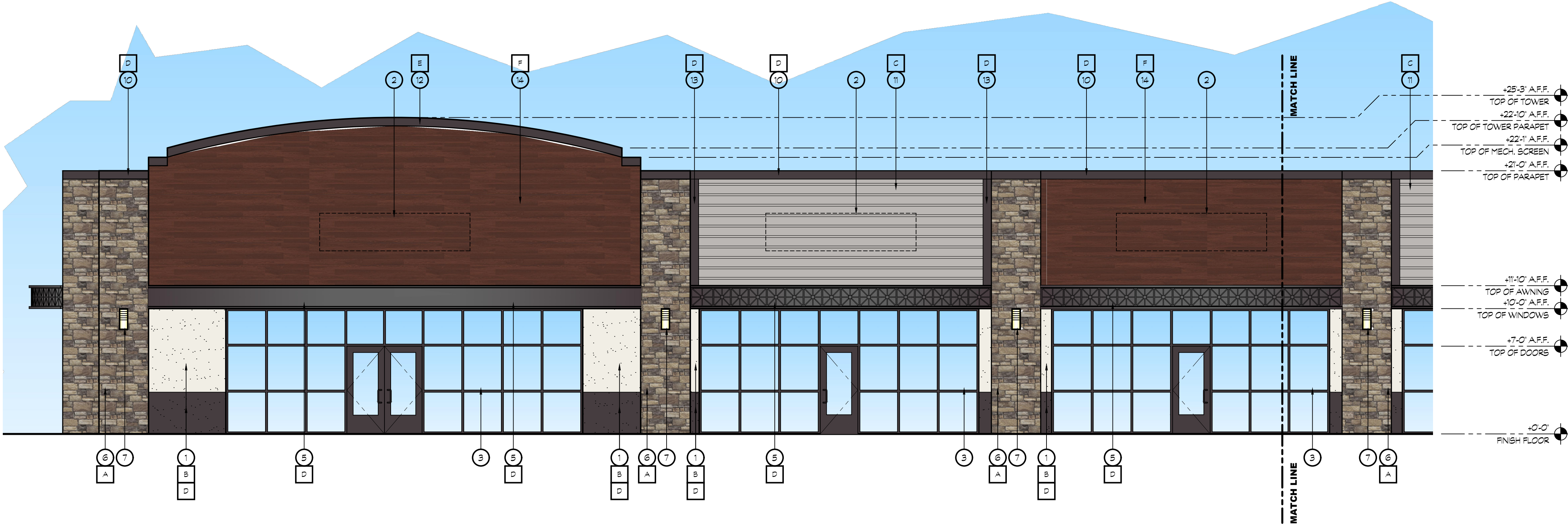
AIRPORT PLAZA

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MANTECA, CA 95336

TWO GUYS
FOOD AND FUEL

147 LATHROP RD
MANTECA, CA 95330

A304



18 RETAIL BUILDING NORTH ELEVATION PART 1

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

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL WALL PANEL- PAINTED
- 12 STANDING SEAM METAL ROOFING
- 13 METAL TRIM- PAINTED
- 14 METAL PANEL
- 15 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR



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AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'YORK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7063- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



20 RETAIL BUILDING NORTH ELEVATION PART 2

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

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

A305



18 RETAIL BUILDING WEST ELEVATION

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

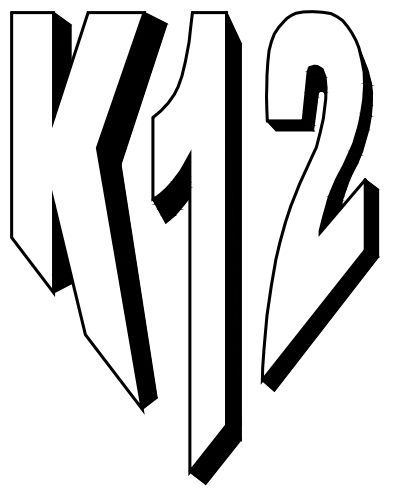


20 RETAIL BUILDING EAST ELEVATION

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

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL WALL PANEL- PAINTED
- 12 STANDING SEAM METAL ROOFING
- 13 METAL TRIM- PAINTED
- 14 METAL PANEL
- 15 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR



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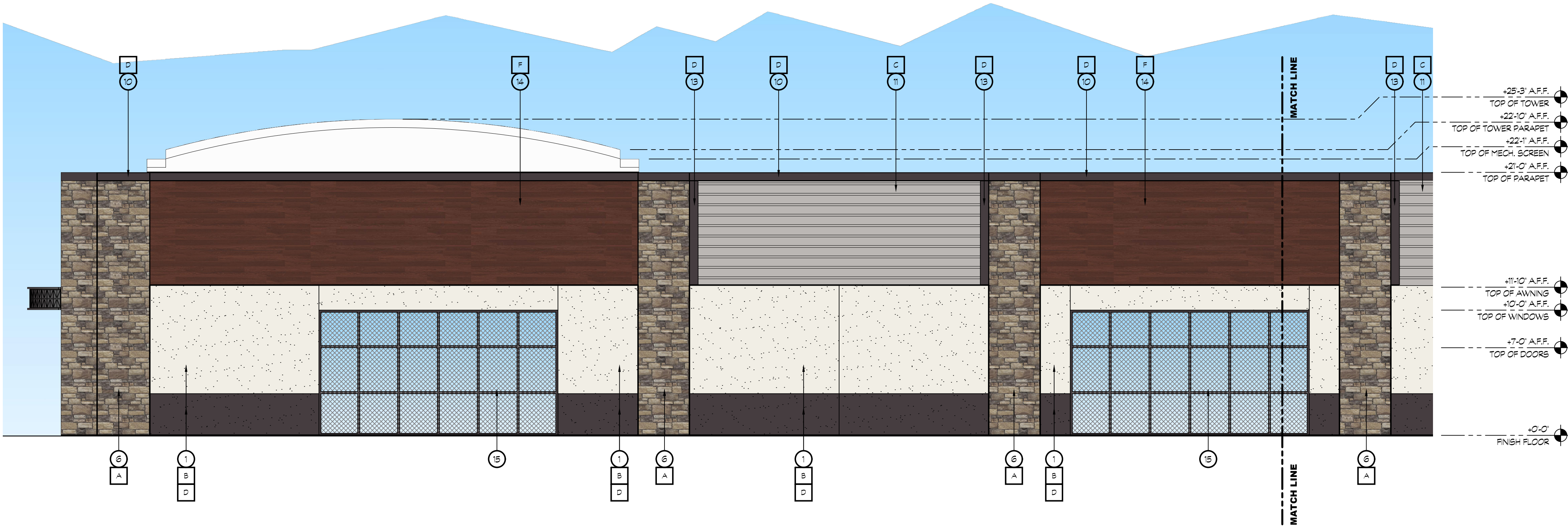
COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'YORK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7063- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

A306

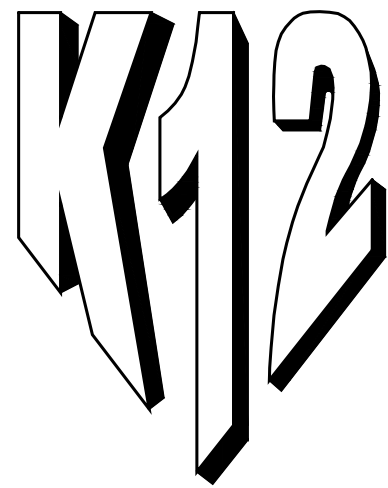


18 RETAIL BUILDING SOUTH ELEVATION PART 01

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

KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL WALL PANEL- PAINTED
- 12 STANDING SEAM METAL ROOFING
- 13 METAL TRIM- PAINTED
- 14 METAL PANEL
- 15 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR



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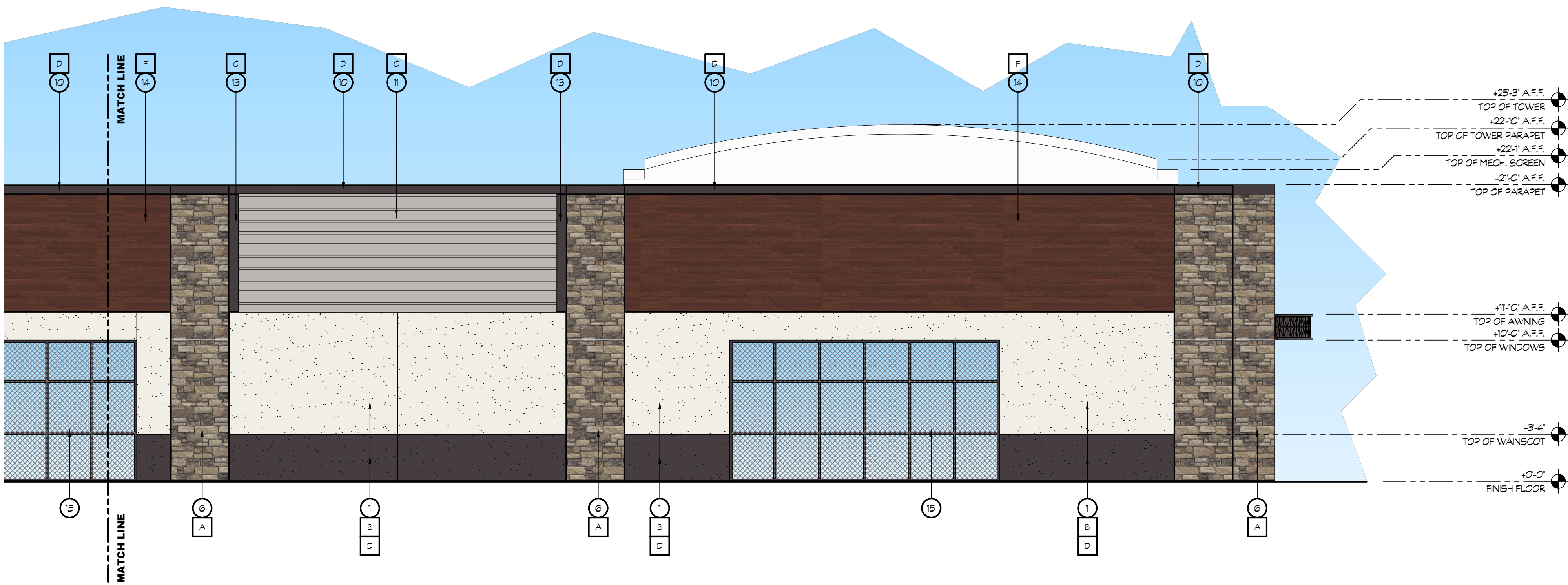
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AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'YORK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7063- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



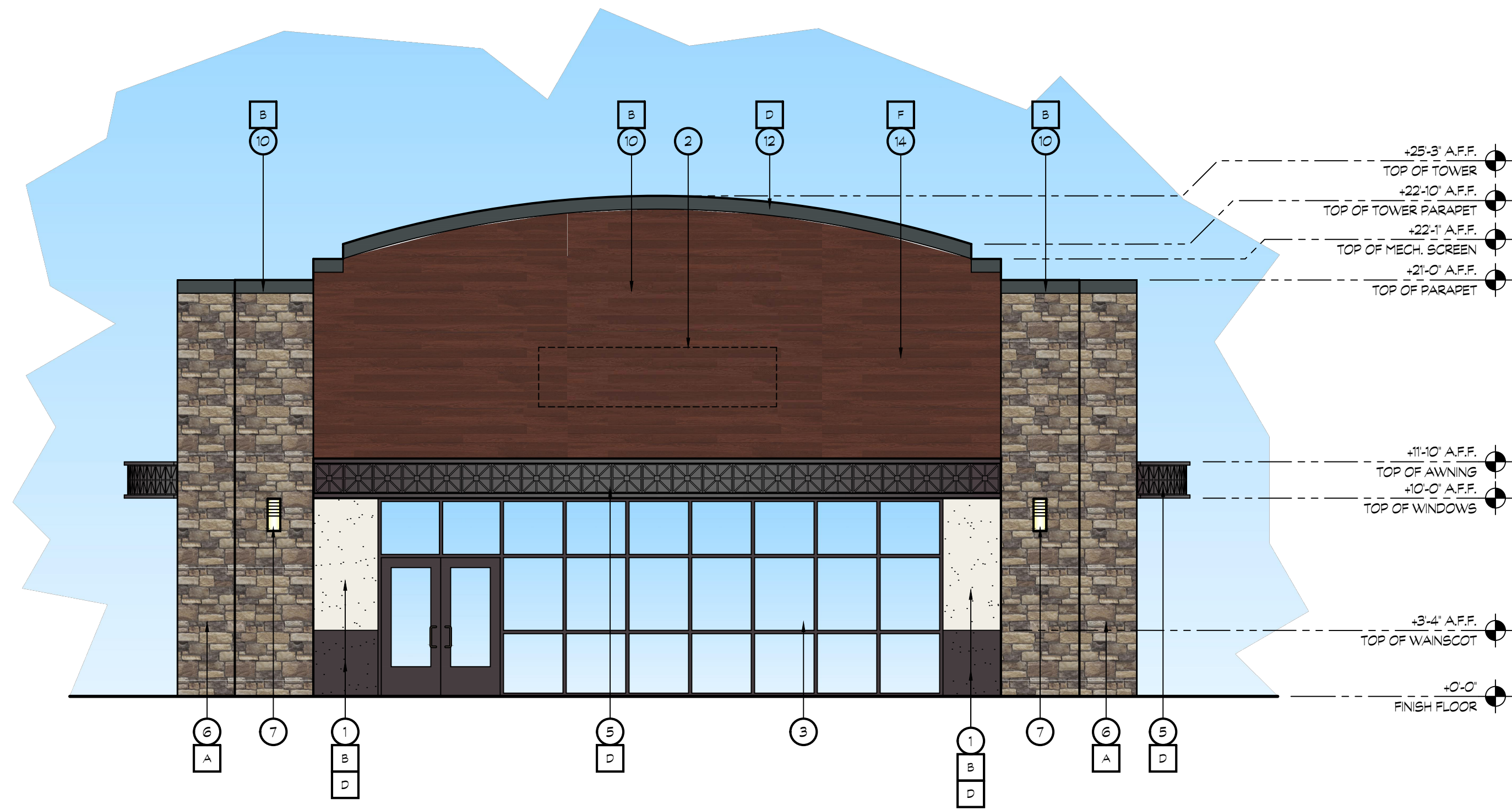
20 RETAIL BUILDING SOUTH ELEVATION PART 02

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

TWO GUYS
FOOD AND FUEL

147 LATHROP RD
MANTECA, CA 95330

A307



- KEY NOTES
- 1

7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2

SIGNANGE, BY OWNER
- 3

STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4

HOLLOW CORE METAL DOOR
- 5

DECORATIVE METAL AWNING
- 6

STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7

WALL LIGHT BY OWNER
- 8

ROOF LINE AND WALL BEYOND
- 9

STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10

METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11

METAL WALL PANEL- PAINTED
- 12

STANDING SEAM METAL ROOFING
- 13

METAL TRIM- PAINTED
- 14

METAL PANEL
- 15

FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR

K12

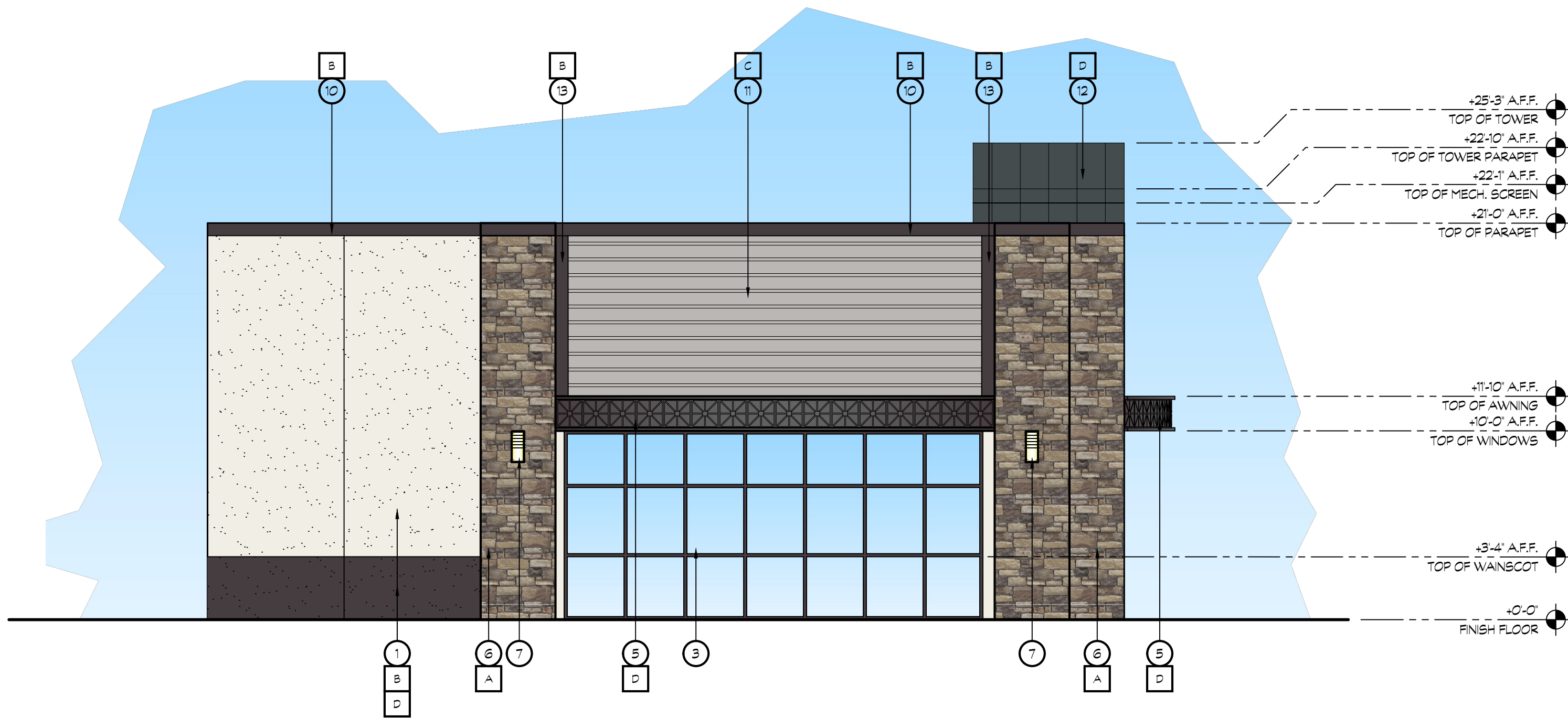
Architects

K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100

18

RESTAURANT BUILDING NORTH ELEVATION

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



- COLOR LEGEND
- A

EL DORADO STONE LIMESTONE- 'YORK'
- B

SHERWIN WILLIAMS SW7005- 'PURE WHITE'
- C

SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'
- D

SHERWIN WILLIAMS SW7063- 'DARK ROOM'
- E

AEP SPAN METAL ROOFING- 'SLATE GRAY'
- F

DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

TWO GUYS
FOOD AND FUEL

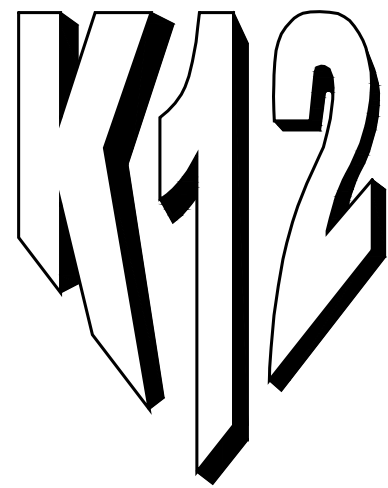
147 LATHROP RD
MANTECA, CA 95330

A308

20

RESTAURANT BUILDING EAST ELEVATION

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

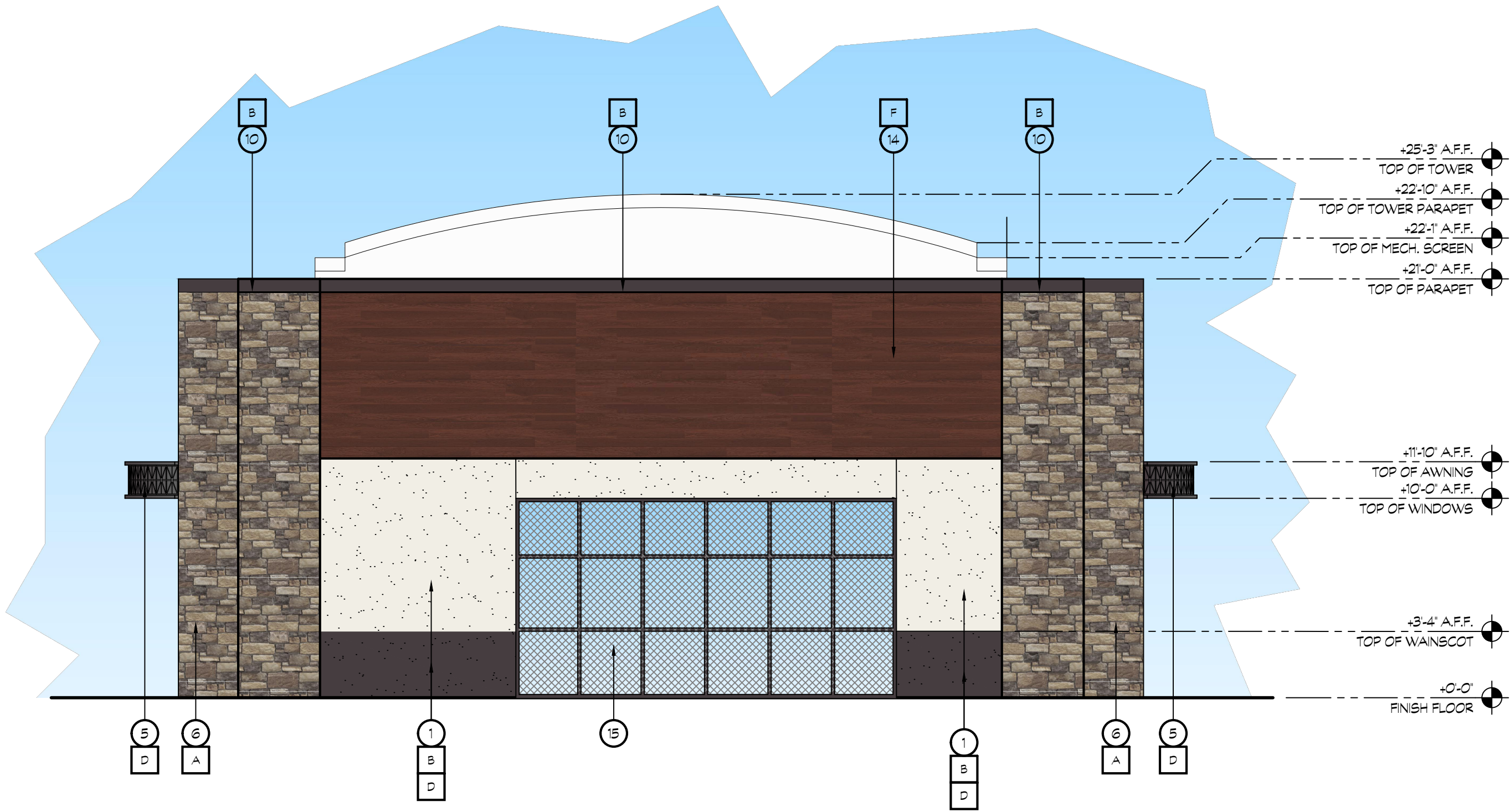


K12
Architects

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KEY NOTES

- 1 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 4 HOLLOW CORE METAL DOOR
- 5 DECORATIVE METAL AWNING
- 6 STONE TILE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 7 WALL LIGHT BY OWNER
- 8 ROOF LINE AND WALL BEYOND
- 9 STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
- 10 METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
- 11 METAL WALL PANEL- PAINTED
- 12 STANDING SEAM METAL ROOFING
- 13 METAL TRIM- PAINTED
- 14 METAL PANEL
- 15 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING PAINTED BLACK ON REAR



18 RESTAURANT BUILDING SOUTH ELEVATION

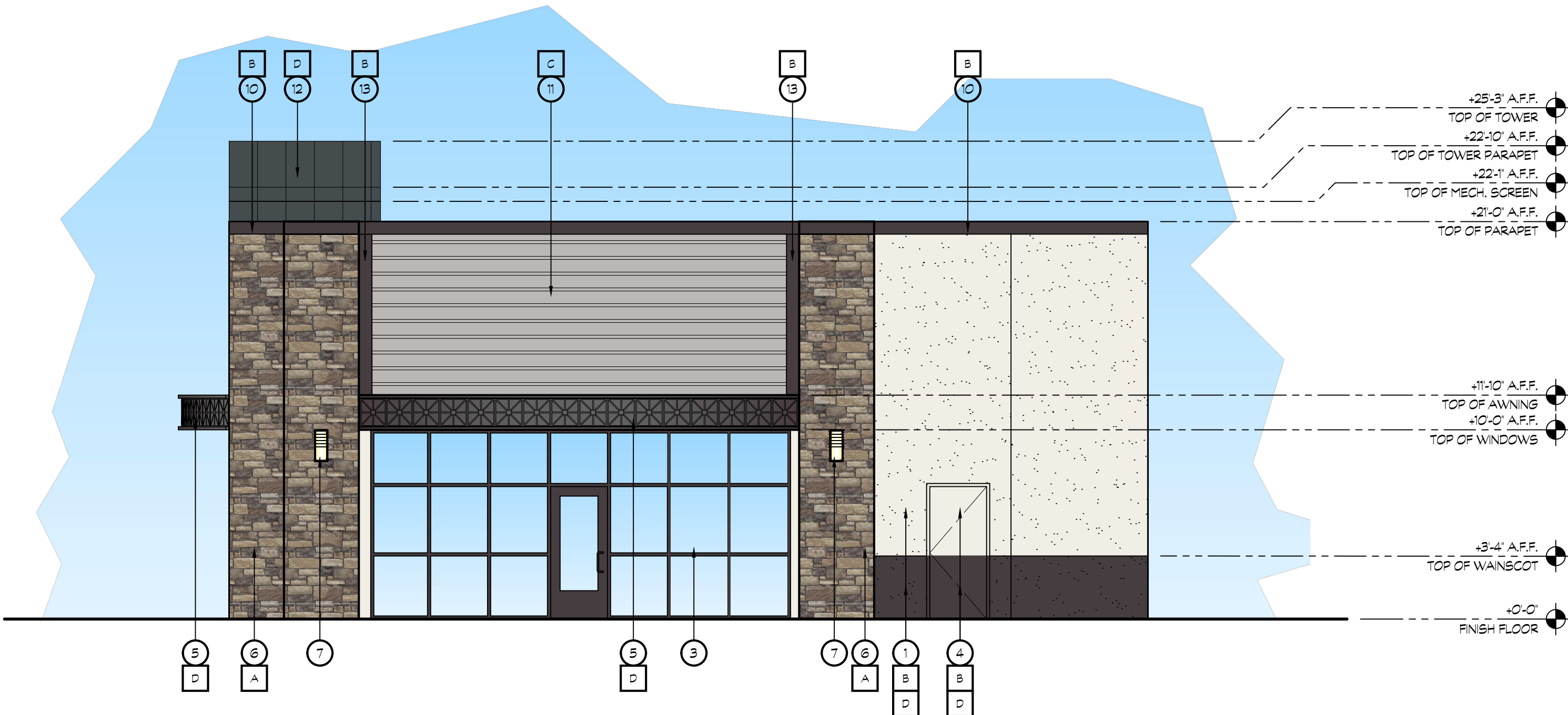
SCALE: 3/16"= 1'-0"

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'YORK'	
B	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
C	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
D	SHERWIN WILLIAMS SW7063- 'DARK ROOM'	
E	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
F	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	



20 RESTAURANT BUILDING WEST ELEVATION

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

TWO GUYS
FOOD AND FUEL

147 LATHROP RD
MANTECA, CA 95330

A309



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AIRPORT PLAZA

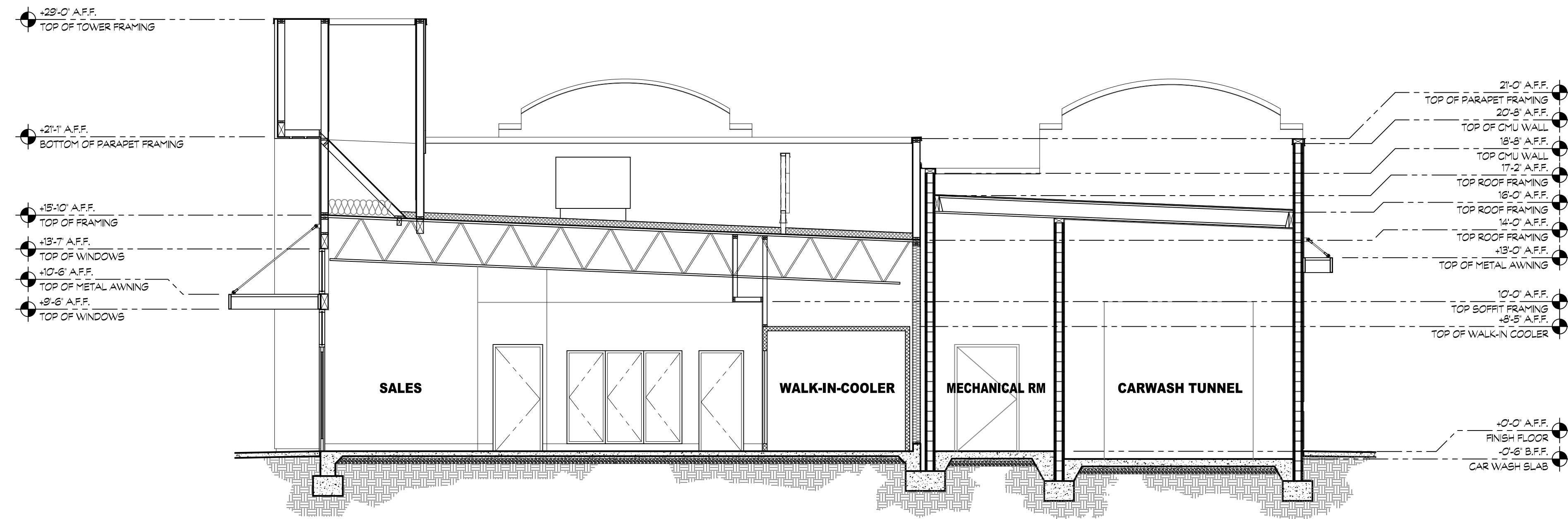
2060 WEST LATHROP RD
MANTECA, CA 95336

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

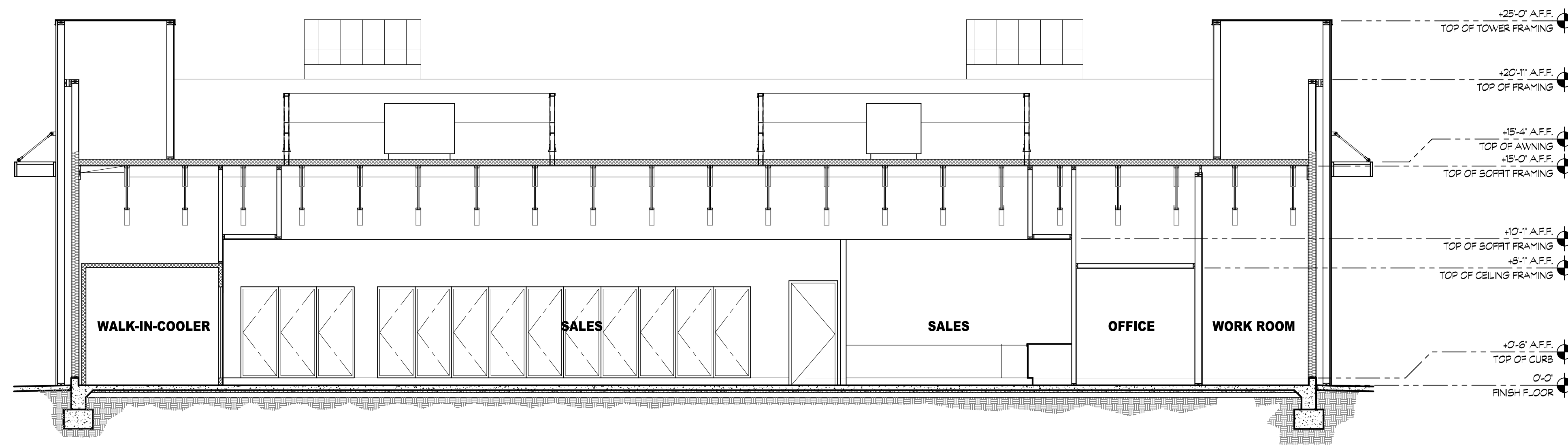
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PROJECT NUMBER: 20-004 DATE: 02-14-20



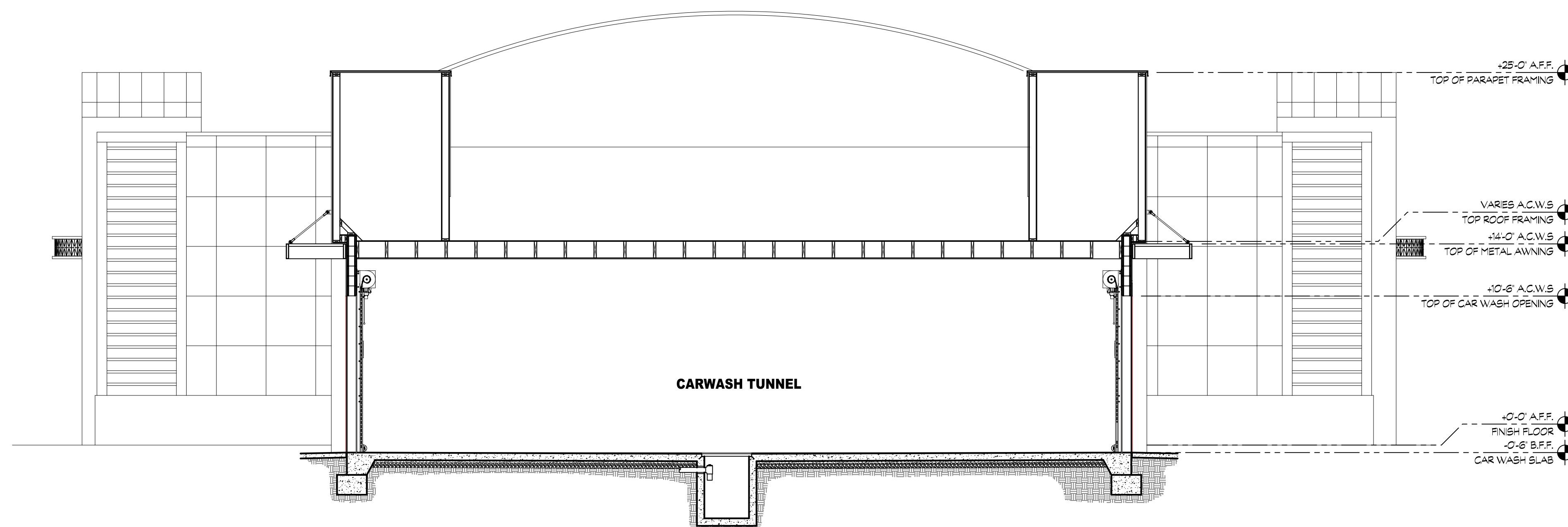
A CONVENIENCE STORE - BUILDING SECTION A-A

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



B CONVENIENCE STORE - BUILDING SECTION B-B

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



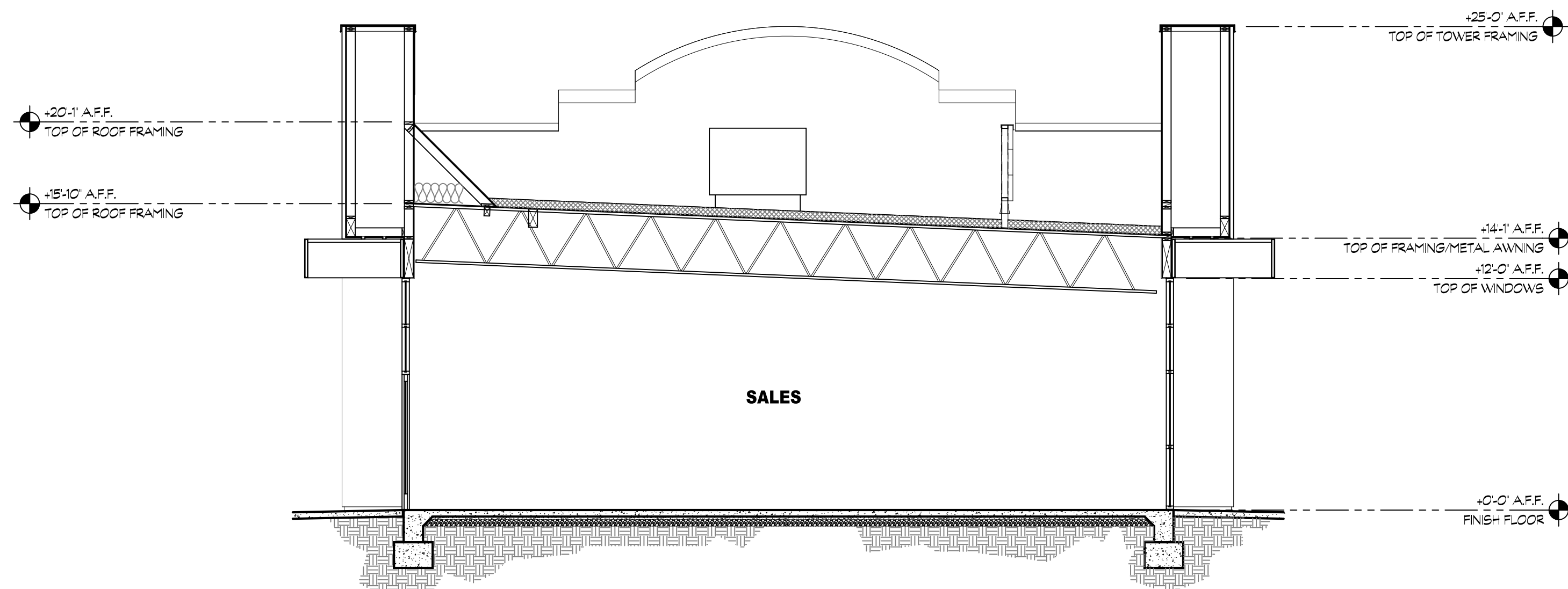
C CAR WASH - BUILDING SECTION C-C

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



Architects

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W. Sacramento, CA 95691
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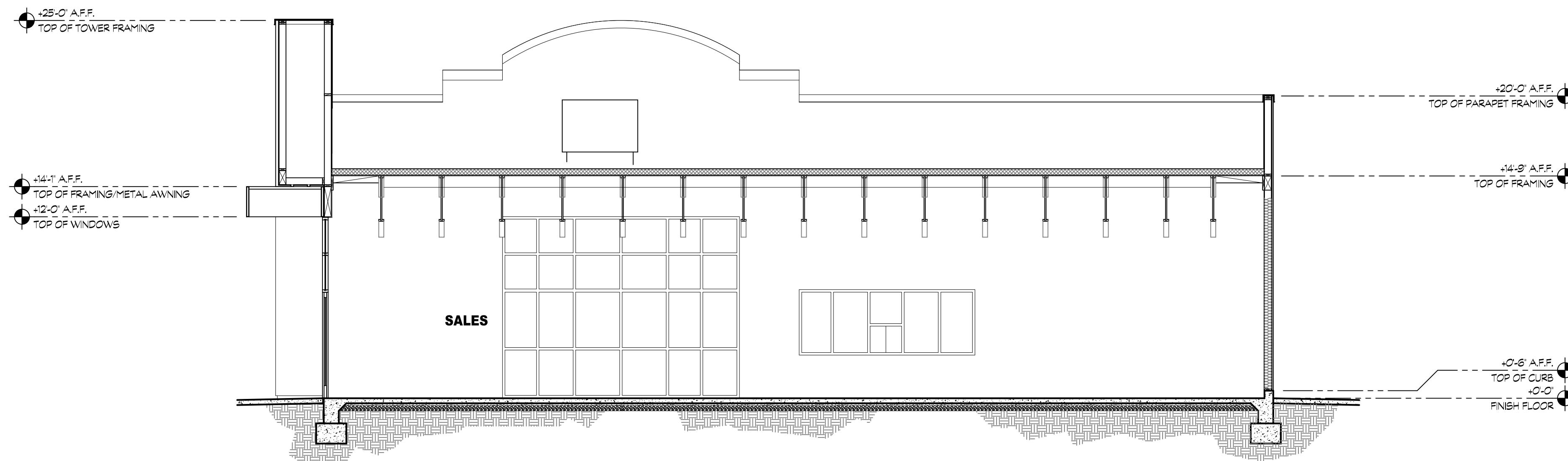


A QSR - BUILDING SECTION A-A

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

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336



B QSR - BUILDING SECTION B-B

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

**TWO GUYS
FOOD AND FUEL**

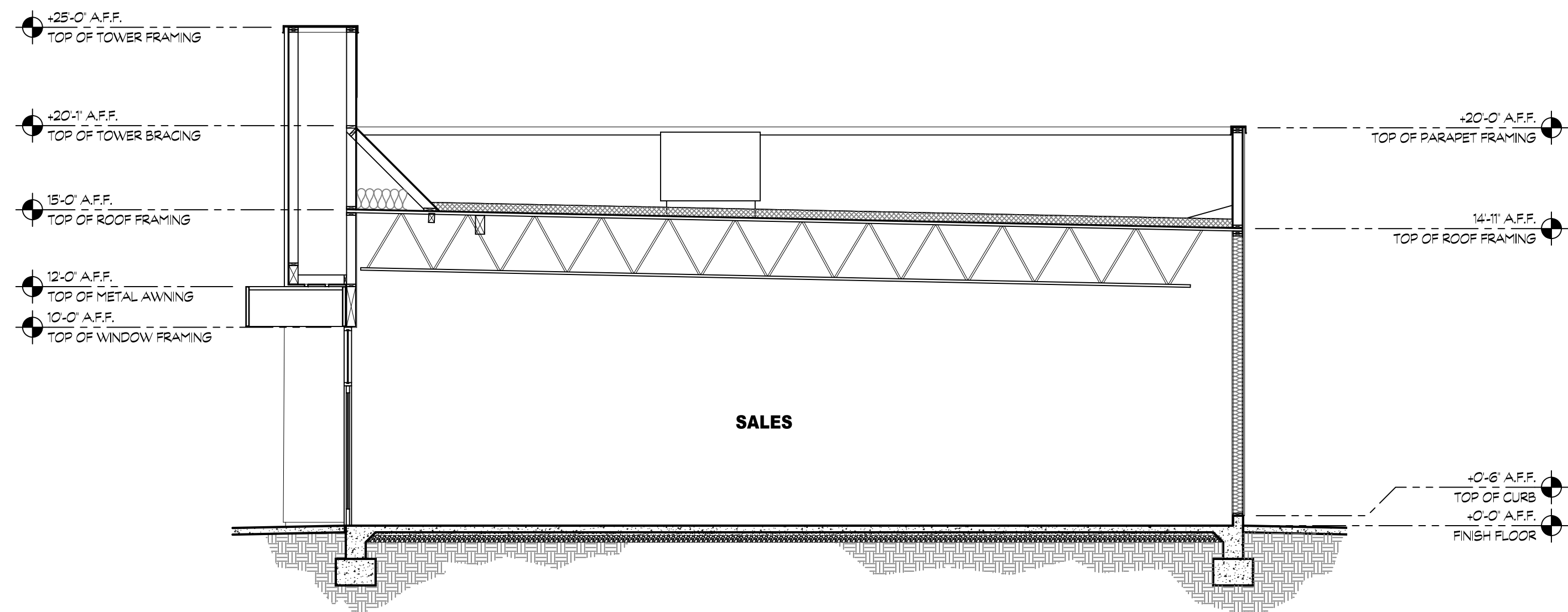
147 LATHROP RD
MANTECA, CA 95330

A402



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Architects

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3633 Seaport Blvd, Suite C
W. Sacramento, CA 95691
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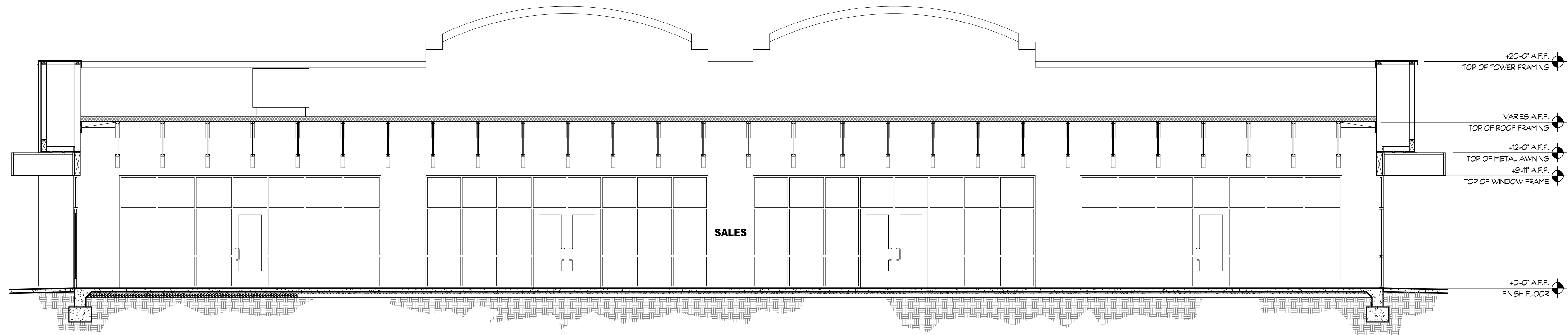


A QSR - BUILDING SECTION A-A

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

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336



B QSR - BUILDING SECTION B-B

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

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

A403



**K12
Architects**

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Sacramento, CA 95827

PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**AIRPORT
PLAZA**

2060 WEST LATHROP RD.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

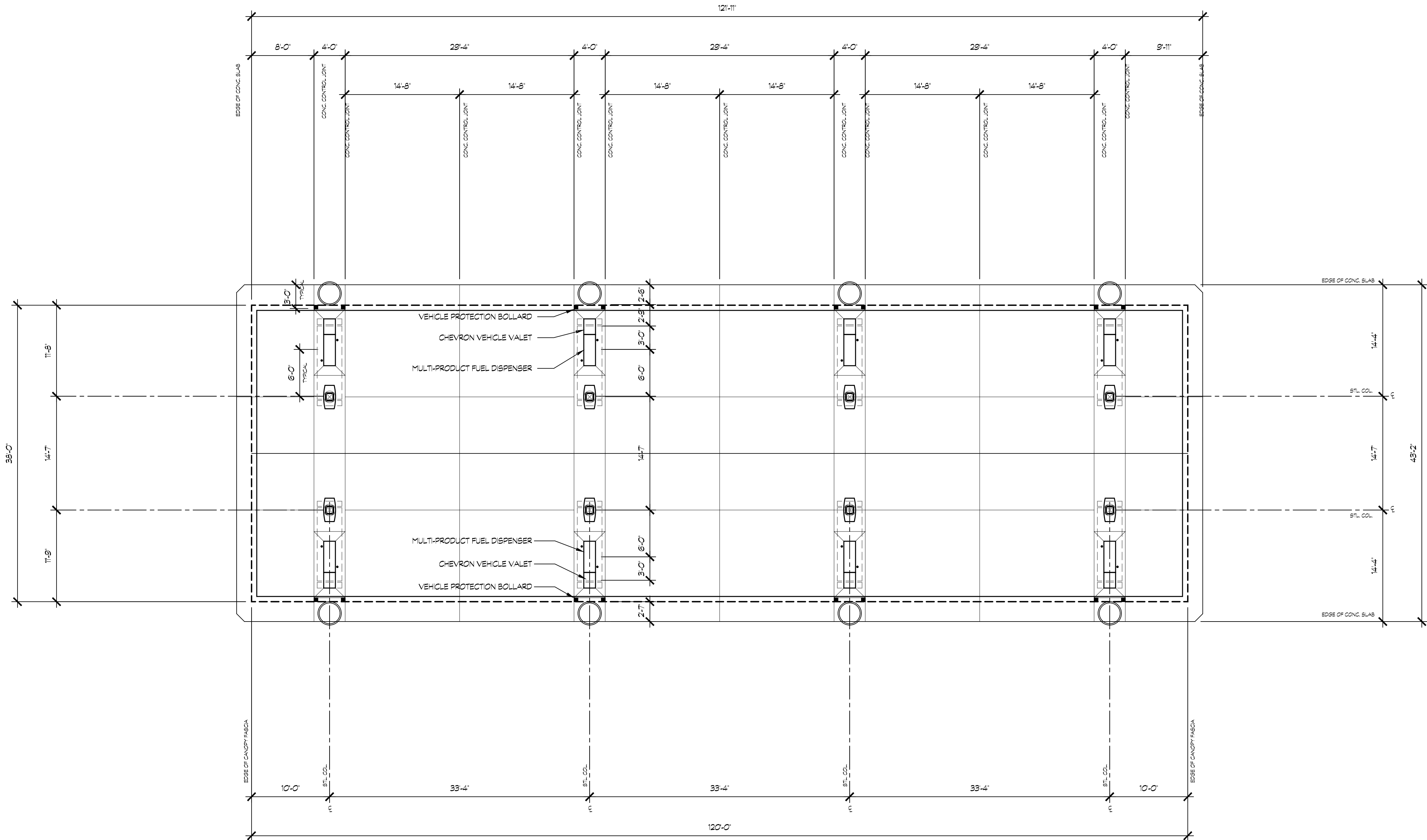
SHEET CONTENTS:

**AUTO FUELING
CANOPY**

FLOOR PLAN

SHEET NUMBER:

A901





**K12
Architects**

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CONSULTANTS:

CONTRACTOR:

PROJECT:

**AIRPORT
PLAZA**

2060 WEST LATHROP RD.
MANTECA, CA 95336

DEVELOPER:

**TWO GUYS FOOD
AND FUEL**

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER:

20-004

PROJECT DATE:

07-12-2021

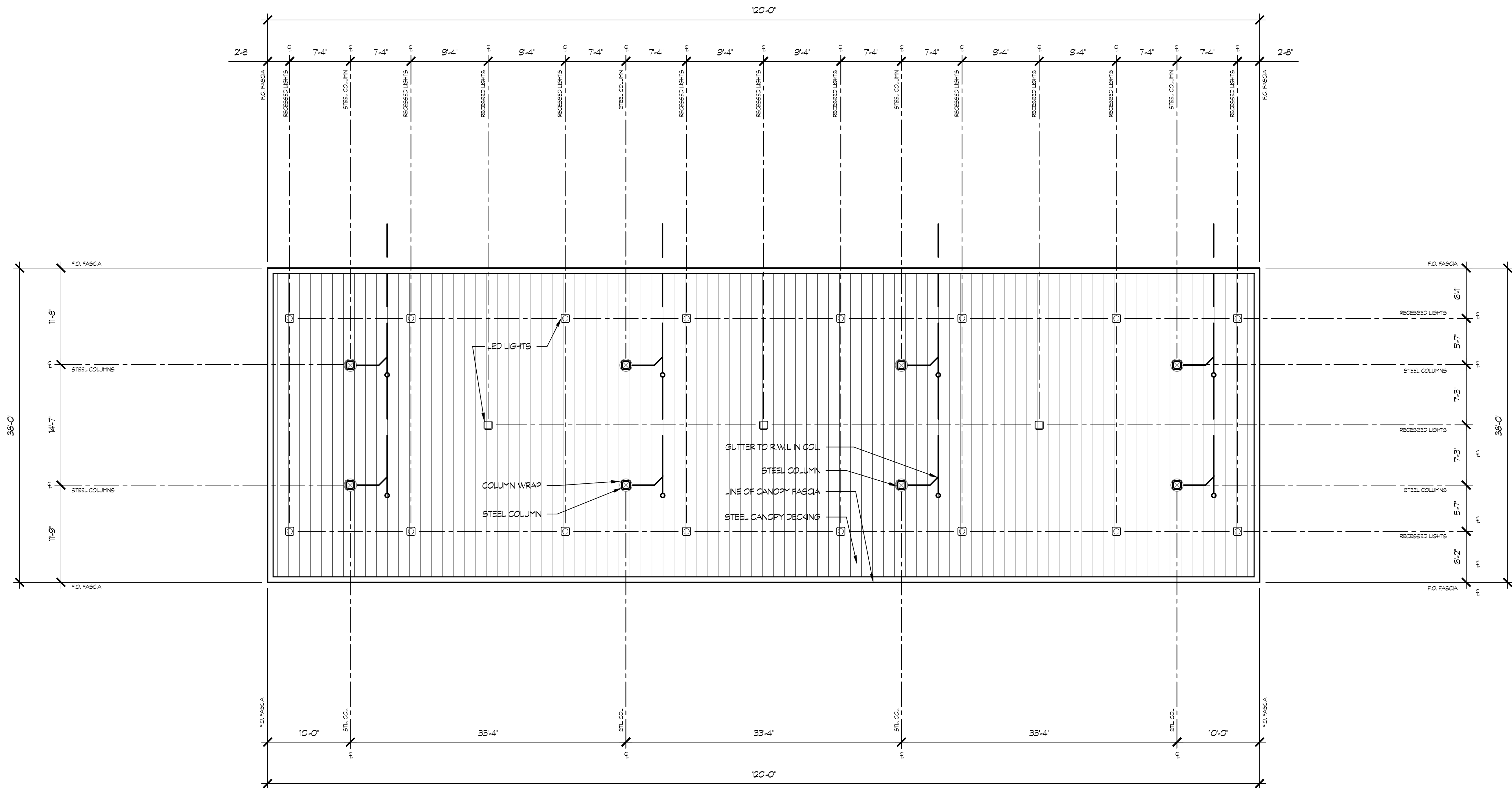
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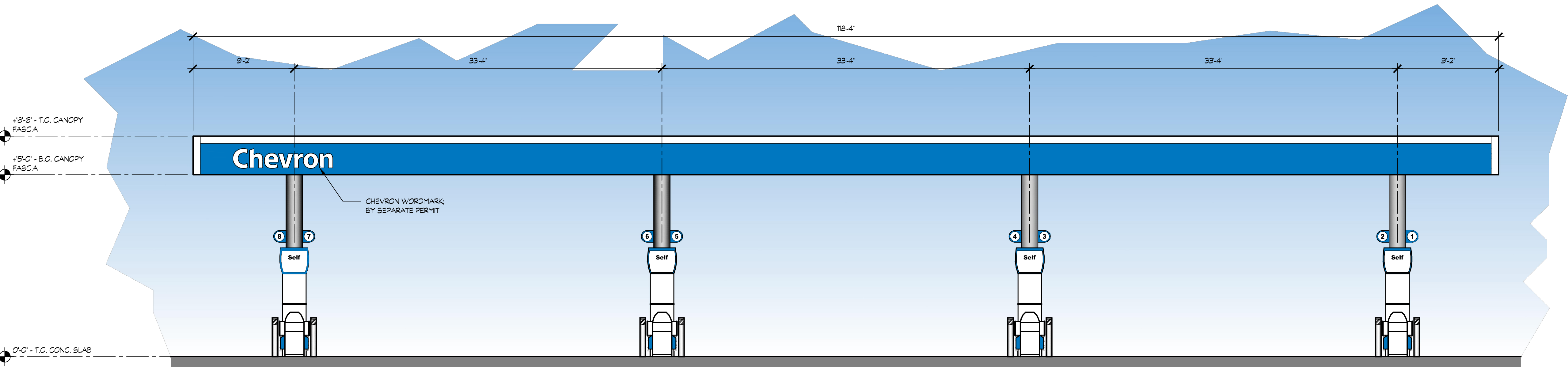
FUELING CANOPY

**REFLECTED CEILING
PLAN**

SHEET NUMBER:

A902



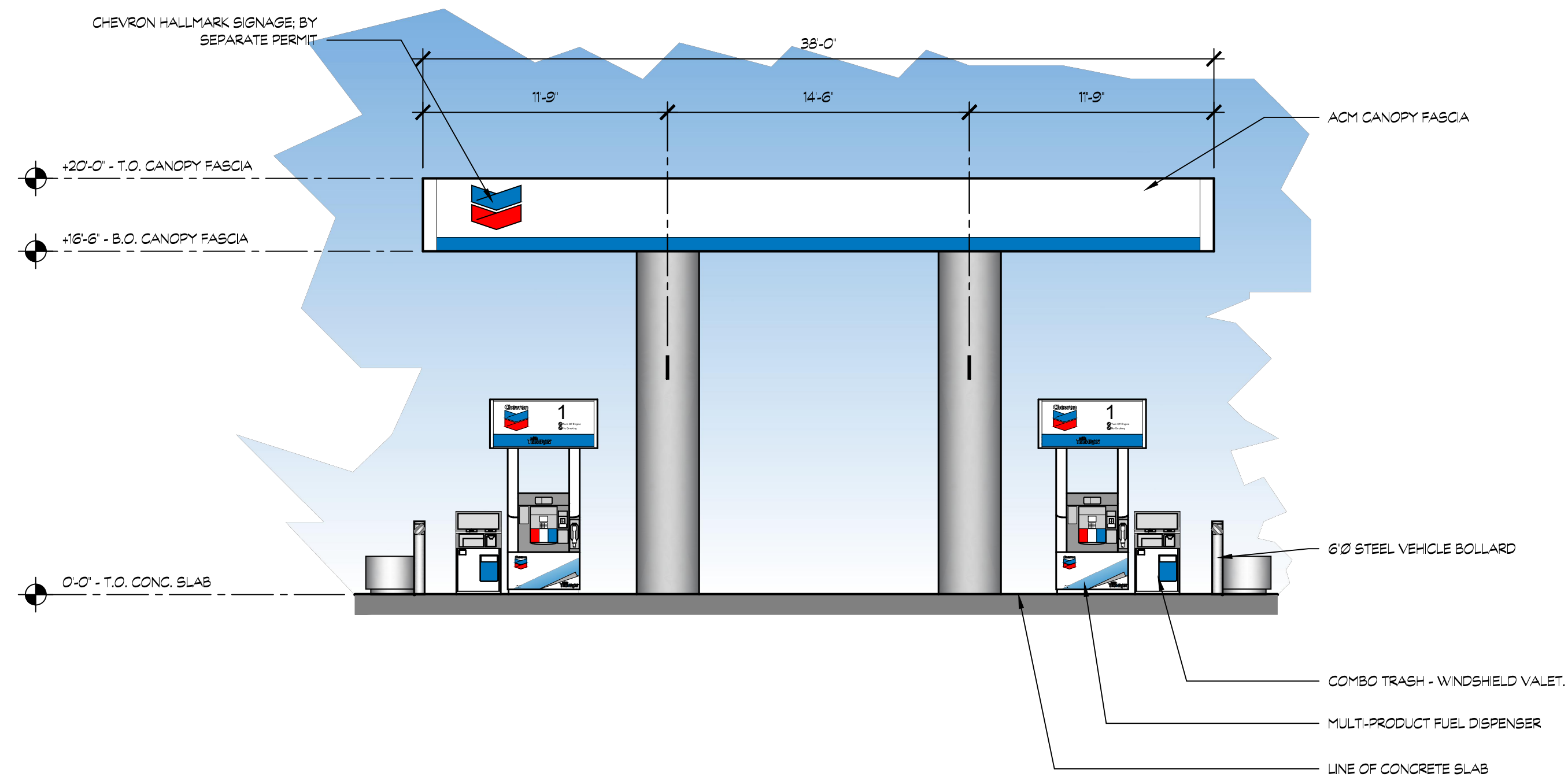


18 AUTO FUELING CANOPY - SOUTH ELEVATION
NORTH ELEVATION SIMILAR

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

19

20



12 AUTO FUELING CANOPY - WEST ELEVATION
EAST ELEVATION SIMILAR

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



K12 Architects

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Sacramento, CA 95827

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CONSULTANTS:

CONTRACTOR:

PROJECT:

AIRPORT PLAZA

2060 WEST LATHROP RD.
MANTECA, CA 95336

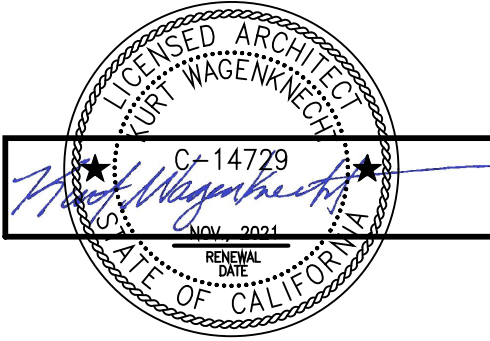
DEVELOPER:

TWO GUYS FOOD AND FUEL

**147 LATHROP RD
MANTECA, CA 95330**

REVISIONS:

PROFESSIONAL SEALS:



PROJECT NUMBER: **20-004** PROJECT DATE: **07-12-2021**

SHEET CONTENTS:

AUTO FUELING CANOPY

SCHEMATIC DESIGN

ELEVATIONS

SHEET NUMBER:

A903

IMPROVEMENT PLANS FOR

AIRPORT PLAZA

2060 W. LATHROP ROAD

MANTECA, CA. 95336

APN: 202-020-14

CITY OF MANTECA STANDARDS GENERAL NOTES

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
2. UNLESS OTHERWISE STATED, ALL STATIONS INDICATED ON THE IMPROVEMENT PLANS ARE REFERENCED TO THE CENTER LINE OF THE STREET. ALL STATIONS ON THE CURBS ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE STATIONS, UNLESS OTHERWISE NOTED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
5. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT ISSUE OF "MANUAL OF TRAFFIC CONTROLS WARNING SIGNS, LIGHTS AND DEVICES FOR USE IN PERFORMANCE OF WORK UPON HIGHWAYS" PUBLISHED BY THE STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY MARKING THE INSTALLED LOCATION OF ALL SANITARY AND WATER SERVICES (STAMPED WITH AN "S" AND "W" RESPECTIVELY) AT THE TIME OF INSTALLATION. CONTRACTOR SHALL REMOVE ALL EXISTING BERMS, STRUCTURES AND BARRICADES, PAVING AND/OR OIL SCREENING WITHIN SPECIFIC AREAS INDICATED TO BE IMPROVED.
7. THE OFFICE OF THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY WORK.
8. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS STANDARD PLANS AND SPECIFICATIONS; AND THE LATEST EDITION OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.
9. P.G. & E., TELEPHONE AND CABLE TV UNDERGROUND WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE CURB, GUTTER, SIDEWALK AND PAVING.
10. IF REQUIRED, THE CONTRACTOR SHALL DETERMINE THE PROPER WELL PLACEMENTS TO ADEQUATELY DEWATER THE AREA FOR TRENCHING.
11. THE CITY OF MANTECA OR ASSOCIATED UTILITY COMPANY AND RESIDENCES TO BE AFFECTED SHALL BE NOTIFIED IMMEDIATELY UPON ANY UTILITY SERVICE DISRUPTION OTHER THAN SPECIFIED ON THESE IMPROVEMENT PLANS AND A 24 HOUR NOTICE SHALL BE GIVEN FOR ANY PLANNED DISRUPTION.
12. DUST SHALL BE CONTROLLED AS PER SECTION 10. OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS AND THE CITY OF MANTECA'S SPECIFICATIONS.
13. LOTS SHALL BE GRADED TO ESTABLISH IDENTICAL ELEVATIONS (MATCH GRADES) WITH ADJACENT LOTS AND SURROUNDING PROPERTY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
14. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF MANTECA, DEPARTMENT OF PUBLIC WORKS OR ANY OTHER APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING CITY RIGHT-OF-WAY.
15. STREET SIGNS, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT LOCATIONS ESTABLISHED BY THE CITY ENGINEER.
16. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
17. ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50°F AND RISING.
18. ALL STREET LIGHTING SHALL BE CONSTRUCTED BY AND AT A COST TO THE DEVELOPER SUCH THAT OWNERSHIP OF THE STREET LIGHTS ARE TO BE PROVIDED TO THE CITY (LS-2C SCHEDULE).
19. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. HE SHALL BE RESPONSIBLE FOR THE LOCATION AND PRESERVATION OF ALL SUCH FACILITIES IN THE AREA OF CONSTRUCTION AND SHALL NOTIFY UTILITIES FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION.
20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
21. THE CONTRACTOR IS TO PROVIDE COMPACTED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
22. ALL SERVICE LATERALS SHALL BE EXTENDED PAST THE PROPERTY LINE AND PLUGGED, IF THERE IS TO BE A LAPSE BEFORE ON-SITE WORK IS COMPLETE.
23. MANHOLE CASTINGS AND COVERS SHALL BE ADJUSTED TO FINAL GRADES BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETED.
24. ALL WATER LINES SHALL BE TESTED AND DISINFECTED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF MANTECA'S STANDARD PLANS AND SPECIFICATIONS, PRIOR TO FINAL ACCEPTANCE.
25. AFTER CONSTRUCTION OF ALL IMPROVEMENTS, THE ENGINEERS SHALL SUBMIT ONE SET OF REPRODUCIBLE "AS BUILT" PLANS. FINAL INVERT ELEVATIONS FOR SEWER AND STORM DRAIN LINES THAT ARE TO BE EXTENDED FOR FUTURE CONSTRUCTION SHALL ALSO BE SHOWN ON THE "AS BUILT" PLANS.
26. ALL TRENCHES ON MAJOR AND COLLECTOR STREETS AND CROSS TRENCHES ON ALL STREETS SHALL BE PAVED WITH TEMPORARY PAVING THE SAME DAY THE PAVEMENT CUT IS MADE.



VICINITY MAP
N.T.S.

SCOPE OF WORK

1. THIS PROJECT CONSIST OF DEVELOPING THE SITE TO BE USED AS A GAS STATION, CONVENIENCE STORE, RETAIL BUILDING, AND CARWASH. IMPROVEMENTS WILL INCLUDE GRADING, DRAINAGE, UTILITY INSTALLATION AND CONNECTIONS, STRIPING AND THE INSTALLATION OF DRIVEWAYS.

GENERAL SITE NOTES:

1. EXISTING SQUARE FEET OF IMPERVIOUS AREA: 0 S.F.
2. PROPOSED SQUARE FEET OF IMPERVIOUS AREA:106,980 S.F.

GENERAL NOTES:

1. OWNER: TWO GUYS FOOD AND FUEL
C/O JARNAIL KAMBOJ
147 LATHROP ROAD
LATHROP, CA. 95330
2. CIVIL ENGINEER: DILLON & MURPHY
C/O JOE MURPHY
P.O. BOX 2180
LODI, CA. 95241
3. SOILS REPORT: CTE CAL, INC.
JOB NO. 25-1236G
APRIL 20, 2022
4230 KIERNAN AVE., SUITE 150
MODESTO, CA. 95356
(209) 543-1799

INDEX OF SHEETS

- | | |
|-----------|---|
| C1 | TITLE SHEET |
| C2 | TOPOGRAPHIC SURVEY AND DEMOLITION PLAN |
| C3 | GRADING AND DRAINAGE PLAN |
| C4 | UTILITY PLAN |
| C5 | EROSION AND SEDIMENT CONTROL PLAN |
| C6 | DETAIL SHEET |



Know what's below.
Call before you dig.



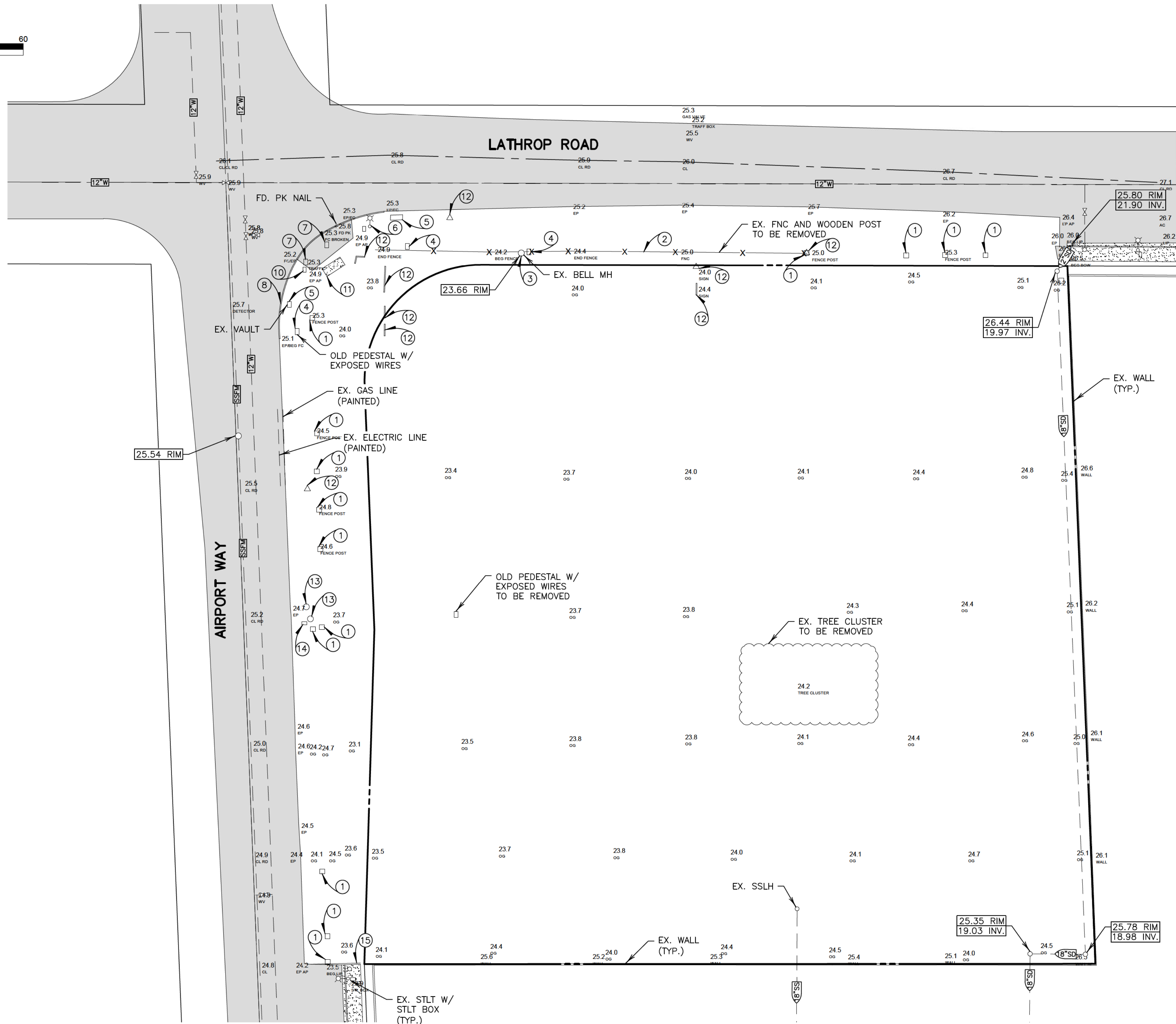
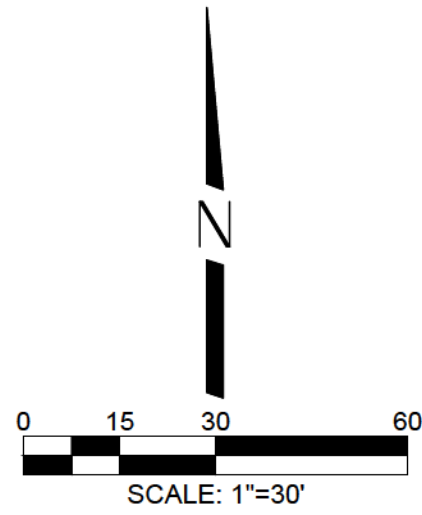
**DILLON & MURPHY
ENGINEERING**
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

**AIRPORT PLAZA
ON-SITE IMPROVEMENT PLANS**

TITLE SHEET

MANTECA, CALIFORNIA
OCTOBER, 2023

REV. NO.	DESCRIPTION	DATE	BY	SCALE: N.T.S.	BENCH MARK: SJ-33 EL: 26.146	SHEET
				DRAWN BY: JMO	DESCRIPTION:	C1
				DESIGNED BY:	BRASS CAP TOP HWY R/W MARKER	OF 6 SHEETS
				CHECKED BY: JM	48" W OF AIRPORT 25' S. SIDE	JOB NO.
				AS BUILT BY:	(NGVD 29)	22177



LEGEND

EX.	EXISTING
FNC	FENCE
FD.	FOUND
LH	LAMPHOLE
MH	MANHOLE
PP	POWER POLE
STLT	STREET LIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TRAFFIC BOX
(TYP.)	TYPICAL
W/	WITH
	EX. CONCRETE
	EX. PAVEMENT
	EX. SIGN
	EX. WATER VALVE
	EX. STREET LIGHT
	EX. FIRE HYDRANT
	EX. WIRE FENCE W/ WOODEN POST
	EX. UTILITY

GENERAL NOTES:

1. ALL ITEMS ON-SITE AND ALONG THE FRONTAGE WILL BE REMOVED OR RELOCATED.
2. STORM DRAIN AND SEWER TO REMAIN IN PLACE.

DEMOLITION NOTES:

1. REMOVE FENCE POST.
2. REMOVE WIRED FENCE.
3. RAISE MANHOLE TO GRADE.
4. RELOCATE ELECTRIC PEDESTAL BEHIND SIDEWALK.
5. RELOCATE VAULT TO PROPOSED SIDEWALK AND RAISE TO GRADE.
6. RELOCATE STREET LIGHT AND STREET LIGHT BOX TO 0.5' BEHIND SIDEWALK.
7. RELOCATE TRAFFIC BOX BEHIND SIDEWALK.
8. REMOVE 95 LF ~ CURB.
9. REMOVE PAVEMENT.
10. RELOCATE STREET LIGHT BOX BEHIND SIDEWALK.
11. CONCRETE TO BE REMOVED.
12. REMOVE SIGN.
13. POWER POLE TO BE RELOCATED.
14. RELOCATE PGE BOX NEAR POWER POLE.
15. REMOVE 26 LF ~ BARRICADE.

DRAFT
** NOT FOR CONSTRUCTION **



Know what's below.
Call before you dig.

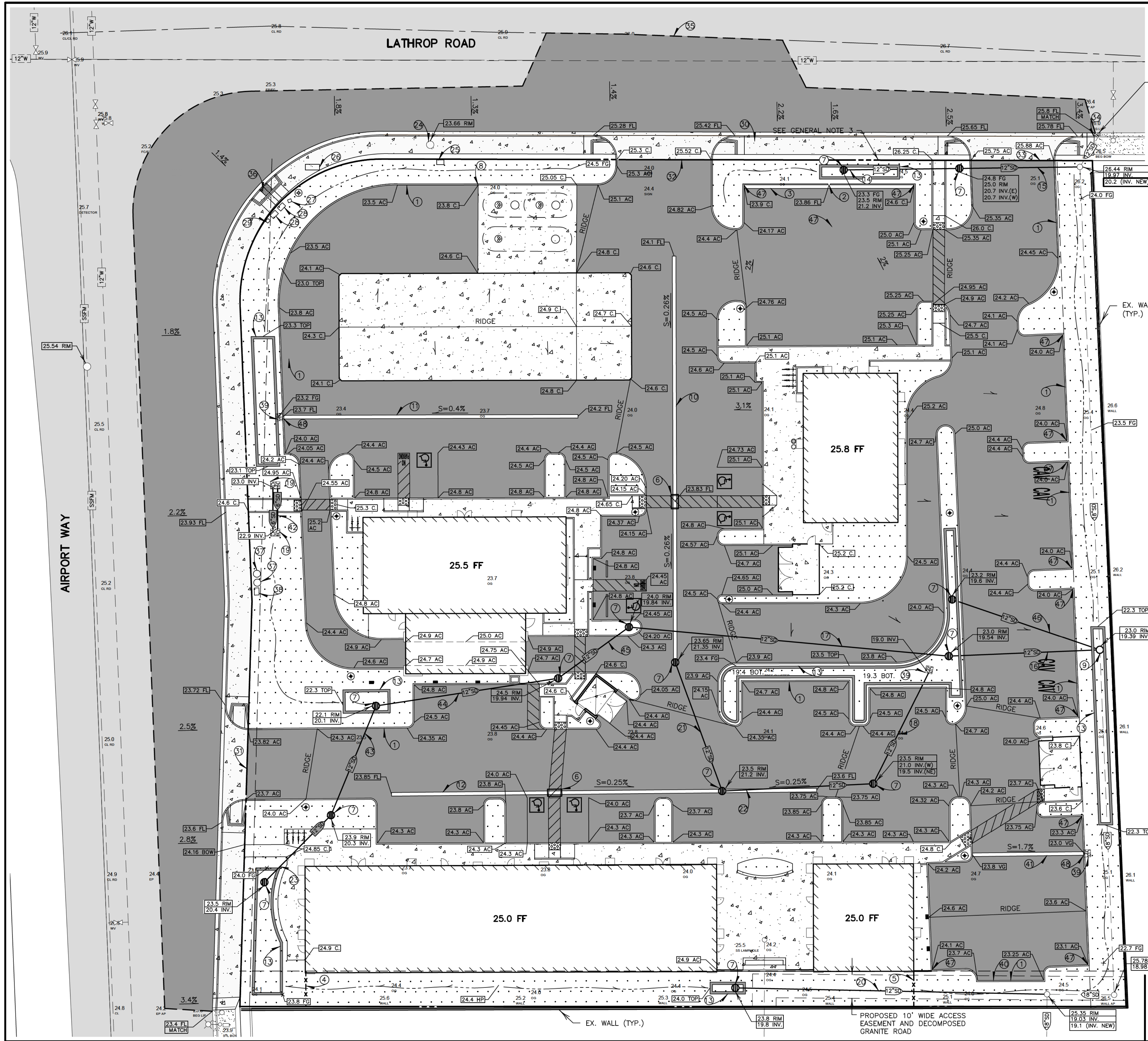


**DILLON & MURPHY
ENGINEERING**
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

**AIRPORT PLAZA
ON-SITE IMPROVEMENT PLANS
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN**

MANTECA, CALIFORNIA
OCTOBER, 2022

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=30'	BENCH MARK: SJ-33 EL: 26.146	SHEET
				DRAWN BY: JMO	DESCRIPTION:	C2
				DESIGNED BY:	BRASS CAP TOP HWY R/W MARKER	OF 6 SHEETS
				CHECKED BY: JM	48' W OF AIRPORT 25' S. SIDE (NGVD 29)	JOB NO.
				AS BUILT BY:		22177



LEGEND

BLDG	BUILDING
C.O.M.	CITY OF MANTECA
EX.	EXISTING
DWG.	DRAWING
FG	FINISH GRADE
FD	FOUND
IP	IRON PIPE
MH	MANHOLE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
STD.	STANDARD
SS:JD	SOUTH SAN JOAQUIN IRRIGATION DISTRICT SANITARY SEWER
SS	STORM DRAIN
SD	PROPOSED CONCRETE GRADE
23.7 C	EX. STREET LIGHT
EX. PAVEMENT	
4" AC OVER	
8" CLASS II AB @ 95% RC	
PROPOSED CONCRETE	
PROPOSED LANDSCAPE	
PROPOSED TRUNCATED DOMES	
PROPOSED TRUNCATED DOMES	
PROPOSED LIGHT POLE	
PROPOSED SWALE	
PROPOSED BIORETENTION	

CONSTRUCTION NOTES:

- CONCRETE VERTICAL CURB WITH 1' BREAKS EVERY 8' O.C. SEE DETAIL ON SHEET C6.
- 1' CURB BREAK TO DRAIN TO BIORETENTION.
- INSTALL 72 LF ~ CURB AND GUTTER SEE DETAIL ON SHEET C6.
- INSTALL 14 LF ~ FENCE. SEE ARCHITECT PLANS FOR DETAILS.
- INSTALL 15 LF ~ FENCE. SEE ARCHITECT PLANS FOR DETAILS.
- INSTALL 6'X3' METAL PLATE TO ALLOW ADA ACCESS AND STORM WATER FLOW.
- INSTALL STORM DRAIN DROP INLET PER C.O.M. STD. DWG. D-6.
- BEGIN CURB BREAK.
- INSTALL SDMH PER C.O.M. STD. DWG. D-1. SDMH TO HAVE GRATED LID. FIELD VERIFY INVERT OF EX. SD LINE PRIOR TO CONSTRUCTION.
- INSTALL 173 LF ~ 18" CONCRETE VALLEY GUTTER SEE DETAIL ON SHEET C6.
- INSTALL 125 LF ~ 18" CONCRETE VALLEY GUTTER SEE DETAIL ON SHEET C6.
- INSTALL 180 (TOTAL) LF ~ 18" CONCRETE VALLEY GUTTER SEE DETAIL ON SHEET C6.
- INSTALL BIORETENTION SEE DETAIL ON SHEET C6.(TYP.)
- INSTALL 50 LF ~ 12" SD LINE. S=0.01.
- INSTALL 50 LF ~ 12" RCP SD LINE. S=0.01.
- INSTALL 64 LF ~ 12" SD LINE. S=0.0023.
- INSTALL 136 LF ~ 12" SD LINE. S=0.0022.
- INSTALL 52 LF ~ 12" SD LINE. S=0.01.
- INSTALL 4'X3' RIP-RAP (12" MINUS).
- INSTALL 132 LF ~ 12" SD LINE. S=0.005.
- INSTALL 58 LF ~ 12" CLASS III RCP SD LINE. S=0.003.
- INSTALL 64 LF ~ 12" CLASS III RCP SD RCP LINE. S=0.0031.
- INSTALL 40 LF ~ 12" SD LINE. S=0.0025.
- RAISE EXISTING MANHOLE TO GRADE.
- INSTALL RELOCATED ELECTRIC PEDESTAL BEHIND SIDEWALK.
- RELOCATED VAULT TO PROPOSED SIDEWALK AND RAISE TO GRADE.
- RELOCATED STREET LIGHT AND STREET LIGHT BOX BEHIND SIDEWALK.
- RELOCATED TRAFFIC BOX BEHIND SIDEWALK.
- RELOCATED STREET LIGHT BOX BEHIND SIDEWALK.
- INSTALL 714 (TOTAL) LF ~ CURB, GUTTER, AND SIDEWALK.
- INSTALL 30' WIDE DRIVEWAY PER C.O.M. STD. DWG. ST-9.
- INSTALL 40' WIDE DRIVEWAY PER C.O.M. STD. DWG. ST-9.
- INSTALL 35' WIDE DRIVEWAY PER C.O.M. STD. DWG. ST-9.
- INSTALL 3 LF ~ TRANSITION FOR CURB, GUTTER, AND SIDEWALK.
- SAWCUT 833 (TOTAL) LF.
- INSTALL CURB RAMP PER C.O.M. STD. DWG. ST-4.
- APPROXIMATE LOCATION OF RELOCATED POWER POLE.
- RELOCATED PGE BOX TO BE NEAR POWER POLE.
- INSTALL 3'X3' RIP-RAP (12" MINUS).

GENERAL NOTES:

- SEE ARCHITECT PLANS FOR PROPOSED ITEMS NOT DETAILED ON THIS PLAN SET.
- SEE SHEET C6 FOR ADDITIONAL DETAILS.
- RIGHT-OF-WAY ALIGNMENT PER MASTER PLAN PROVIDED BY CITY OF MANTECA.

CONSTRUCTION NOTES:

- INSTALL 15 LF ~ 6" WIDE CONCRETE CURB FLUSH WITH THE ASPHALT.
- INSTALL 47 (TOTAL) LF ~ 18" CONCRETE VALLEY GUTTER SEE DETAIL ON SHEET C6.
- INSTALL 2-17 LF ~ 6" SD LINE. S=0.0059. 1 LF SEPARATION BETWEEN SD LINE.
- INSTALL 50 LF ~ 12" SD LINE. S=0.004.
- INSTALL 78 LF ~ 12" SD LINE. S=0.0021.
- INSTALL 37 LF ~ 12" SD LINE. S=0.0027.
- INSTALL 66 LF ~ 12" SD LINE. S=0.0032.
- INSTALL CORNER CURB PER DETAIL ON SHEET C6.
- INSTALL 2' CURB CUT, O.C.

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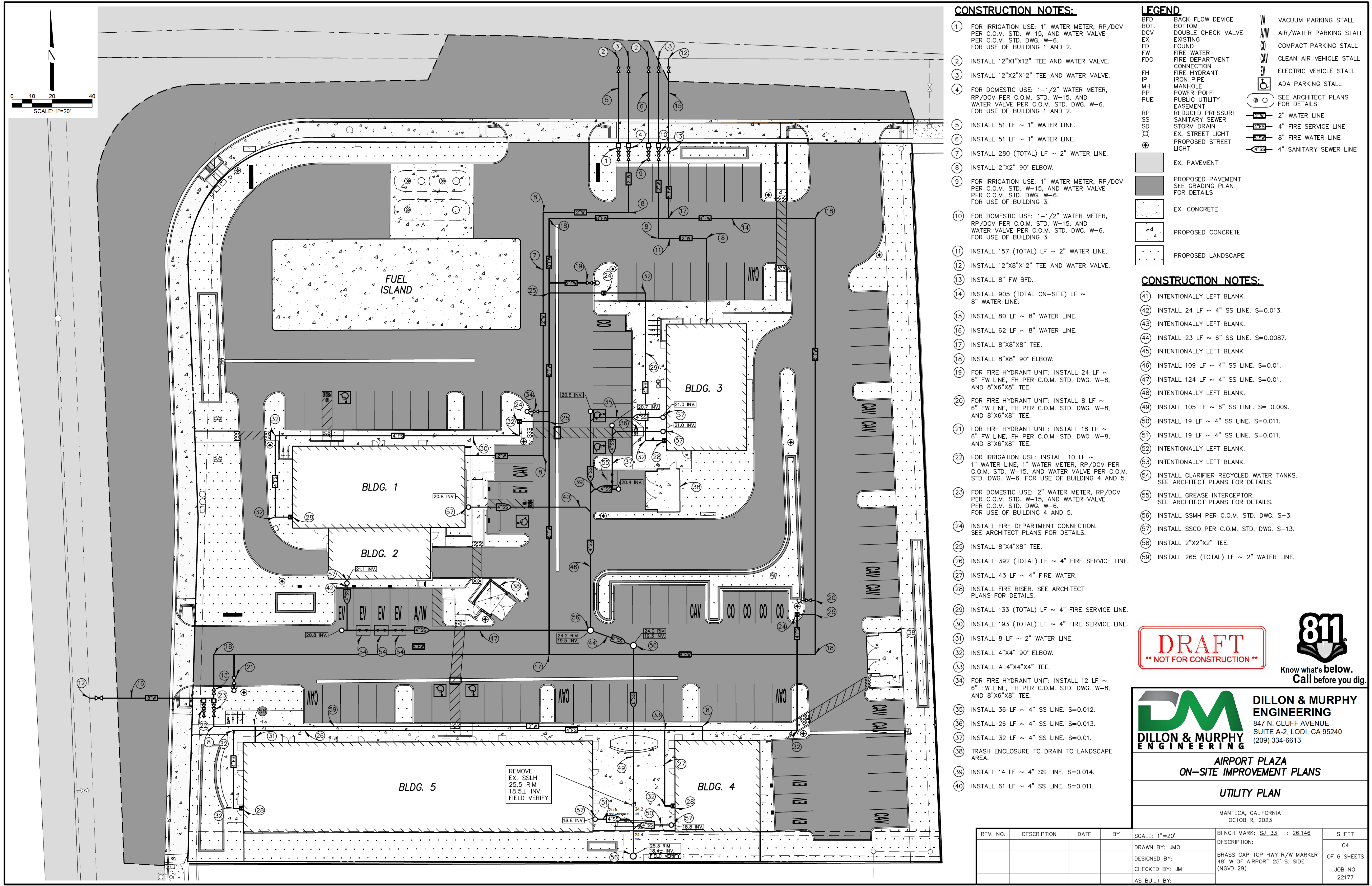
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847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

ON-SITE IMPROVEMENT PLANS
GRADING AND DRAINAGE PLAN

MANTECA, CALIFORNIA
OCTOBER, 2023

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=20'	BENCH MARK: SJ-33 EL: 26.146	SHEET
	DRAWN BY: JMO				DESCRIPTION:	C3
	DESIGNED BY:				BRASS CAP TOP HWY R/W MARKER 48" W OF AIRPORT 25' S. SIDE (NGVD 29)	OF 6 SHEETS
	CHECKED BY: JM					JOB NO.
	AS BUILT BY:					22177



CONSTRUCTION NOTES:

- 1 FOR IRRIGATION USE: 1" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 1 AND 2.
- 2 INSTALL 12"x12"x12" TEE AND WATER VALVE.
- 3 INSTALL 12"x12"x12" TEE AND WATER VALVE.
- 4 FOR DOMESTIC USE: 1-1/2" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 1 AND 2.
- 5 INSTALL 51 LF ~ 1" WATER LINE.
- 6 INSTALL 51 LF ~ 1" WATER LINE.
- 7 INSTALL 280 (TOTAL) LF ~ 2" WATER LINE.
- 8 INSTALL 2"x2" 90° ELBOW.
- 9 FOR IRRIGATION USE: 1" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 3.
- 10 FOR DOMESTIC USE: 1-1/2" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 3.
- 11 INSTALL 157 (TOTAL) LF ~ 2" WATER LINE.
- 12 INSTALL 12"x8"x12" TEE AND WATER VALVE.
- 13 INSTALL 8" FW BFD.
- 14 INSTALL 905 (TOTAL ON-SITE) LF ~ 8" WATER LINE.
- 15 INSTALL 80 LF ~ 8" WATER LINE.
- 16 INSTALL 62 LF ~ 8" WATER LINE.
- 17 INSTALL 8"x8"x8" TEE.
- 18 INSTALL 8"x8" 90° ELBOW.
- 19 FOR FIRE HYDRANT UNIT: INSTALL 24 LF ~ 6" FW LINE, FH PER C.O.M. STD. DWG. W-8, AND 8"x6"x8" TEE.
- 20 FOR FIRE HYDRANT UNIT: INSTALL 8 LF ~ 6" FW LINE, FH PER C.O.M. STD. DWG. W-8, AND 8"x6"x8" TEE.
- 21 FOR FIRE HYDRANT UNIT: INSTALL 18 LF ~ 6" FW LINE, FH PER C.O.M. STD. DWG. W-8, AND 8"x6"x8" TEE.
- 22 FOR IRRIGATION USE: INSTALL 10 LF ~ 1" WATER LINE, 1" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 4 AND 5.
- 23 FOR DOMESTIC USE: 2" WATER METER, RP/DCV PER C.O.M. STD. W-15, AND WATER VALVE PER C.O.M. STD. DWG. W-6. FOR USE OF BUILDING 4 AND 5.
- 24 INSTALL FIRE DEPARTMENT CONNECTION. SEE ARCHITECT PLANS FOR DETAILS.
- 25 INSTALL 8"x4"x8" TEE.
- 26 INSTALL 392 (TOTAL) LF ~ 4" FIRE SERVICE LINE.
- 27 INSTALL 43 LF ~ 4" FIRE WATER.
- 28 INSTALL FIRE RISER. SEE ARCHITECT PLANS FOR DETAILS.
- 29 INSTALL 133 (TOTAL) LF ~ 4" FIRE SERVICE LINE.
- 30 INSTALL 193 (TOTAL) LF ~ 4" FIRE SERVICE LINE.
- 31 INSTALL 8 LF ~ 2" WATER LINE.
- 32 INSTALL 4"x4" 90° ELBOW.
- 33 INSTALL A 4"x4"x4" TEE.
- 34 FOR FIRE HYDRANT UNIT: INSTALL 12 LF ~ 6" FW LINE, FH PER C.O.M. STD. DWG. W-8, AND 8"x6"x8" TEE.
- 35 INSTALL 36 LF ~ 4" SS LINE. S=0.012.
- 36 INSTALL 26 LF ~ 4" SS LINE. S=0.013.
- 37 INSTALL 32 LF ~ 4" SS LINE. S=0.01.
- 38 TRASH ENCLOSURE TO DRAIN TO LANDSCAPE AREA.
- 39 INSTALL 14 LF ~ 4" SS LINE. S=0.014.
- 40 INSTALL 61 LF ~ 4" SS LINE. S=0.011.

LEGEND

- BFD BACK FLOW DEVICE
- BOT. BOTTOM
- DCV DOUBLE CHECK VALVE
- EX. EXISTING
- FD. FOUND
- FW FIRE WATER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- IP IRON PIPE
- MH MANHOLE
- PP POWER POLE
- PUE PUBLIC UTILITY EASEMENT
- RP REDUCED PRESSURE
- SS SANITARY SEWER
- SD STORM DRAIN
- EX. EX. STREET LIGHT
- PROPOSED STREET LIGHT
- EX. PAVEMENT
- PROPOSED PAVEMENT SEE GRADING PLAN FOR DETAILS
- EX. CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- VA VACUUM PARKING STALL
- A/W AIR/WATER PARKING STALL
- CO COMPACT PARKING STALL
- CAV CLEAN AIR VEHICLE STALL
- EV ELECTRIC VEHICLE STALL
- ADA PARKING STALL
- SEE ARCHITECT PLANS FOR DETAILS
- 2" WATER LINE
- 4" FIRE SERVICE LINE
- 8" FIRE WATER LINE
- 4" SANITARY SEWER LINE

CONSTRUCTION NOTES:

- 41 INTENTIONALLY LEFT BLANK.
- 42 INSTALL 24 LF ~ 4" SS LINE. S=0.013.
- 43 INTENTIONALLY LEFT BLANK.
- 44 INSTALL 23 LF ~ 6" SS LINE. S=0.0087.
- 45 INTENTIONALLY LEFT BLANK.
- 46 INSTALL 109 LF ~ 4" SS LINE. S=0.01.
- 47 INSTALL 124 LF ~ 4" SS LINE. S=0.01.
- 48 INTENTIONALLY LEFT BLANK.
- 49 INSTALL 105 LF ~ 6" SS LINE. S= 0.009.
- 50 INSTALL 19 LF ~ 4" SS LINE. S=0.011.
- 51 INSTALL 19 LF ~ 4" SS LINE. S=0.011.
- 52 INTENTIONALLY LEFT BLANK.
- 53 INTENTIONALLY LEFT BLANK.
- 54 INSTALL CLARIFIER RECYCLED WATER TANKS. SEE ARCHITECT PLANS FOR DETAILS.
- 55 INSTALL GREASE INTERCEPTOR. SEE ARCHITECT PLANS FOR DETAILS.
- 56 INSTALL SSMH PER C.O.M. STD. DWG. S-3.
- 57 INSTALL SSCO PER C.O.M. STD. DWG. S-13.
- 58 INSTALL 2"x2"x2" TEE.
- 59 INSTALL 265 (TOTAL) LF ~ 2" WATER LINE.

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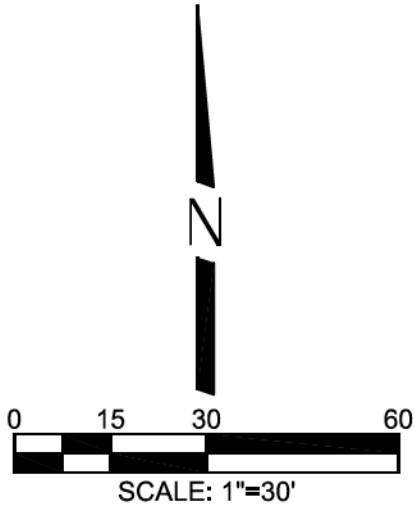
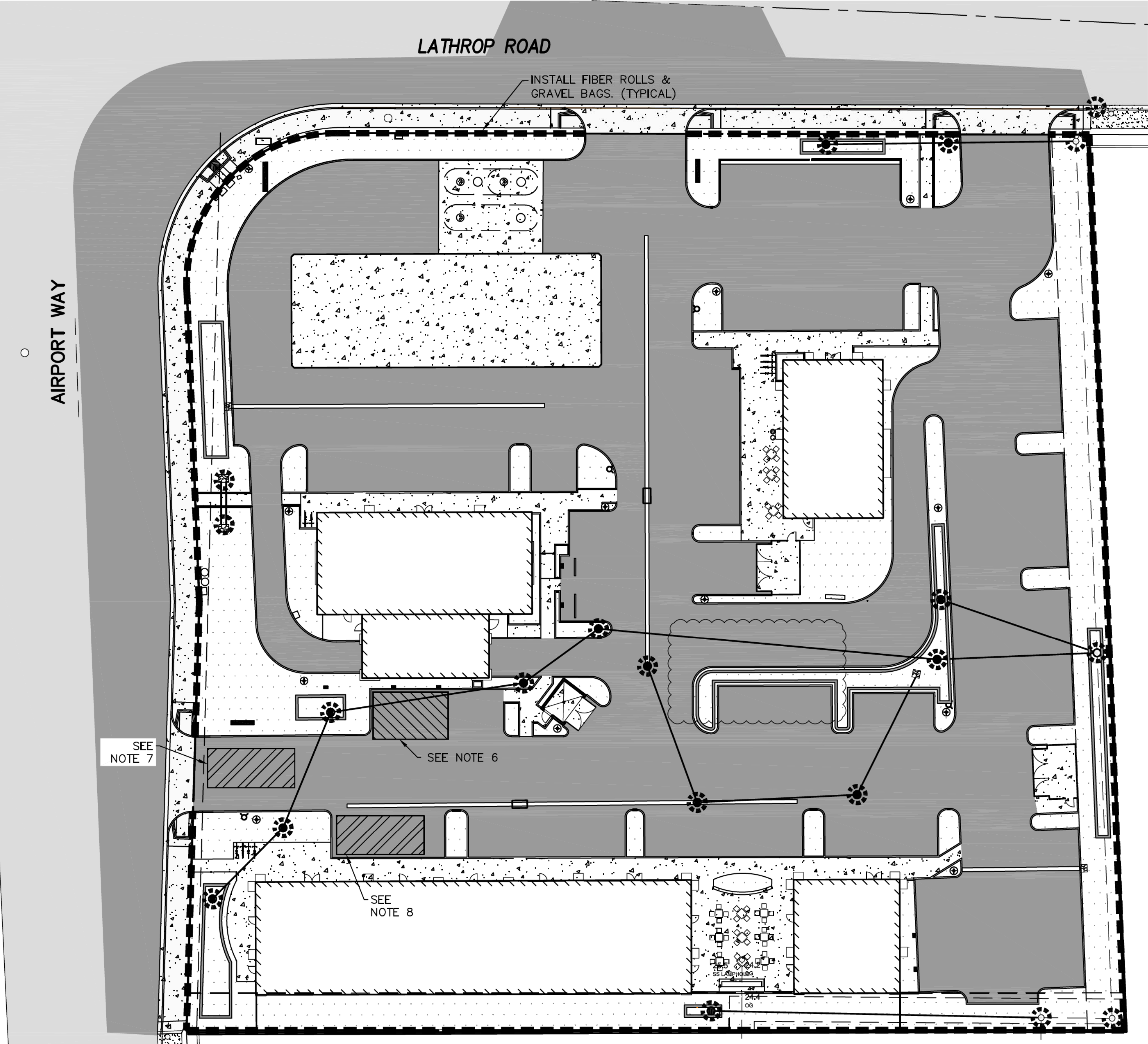
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847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

ON-SITE IMPROVEMENT PLANS

UTILITY PLAN

MANTECA, CALIFORNIA
OCTOBER, 2023

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=20'	BENCH MARK: SJ-33 EL: 26.146	SHEET
				DRAWN BY: JMO	DESCRIPTION:	C4
				DESIGNED BY:	BRASS CAP TOP HWY R/W MARKER 48' W OF AIRPORT 25' S. SIDE (NGVD 29)	OF 6 SHEETS
				CHECKED BY: JM		JOB NO. 22177
				AS BUILT BY:		



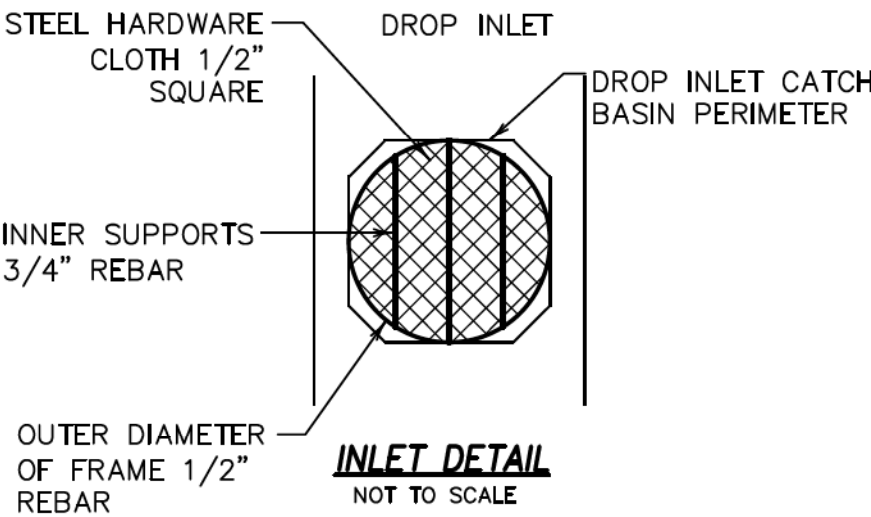
CONSTRUCTION ENTRANCE NOTES:

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, WELL-GRADED FRACTURED STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 6", SLOPED AWAY FROM THE ROADWAY.
2. LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 40'. WIDTH SHALL BE A MINIMUM 12' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.
3. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN NOTE 1.
4. ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
5. ANY DEBRIS, SEDIMENT OR ROCK TRACKED ONTO PUBLIC STREETS WILL BE SWEEPED UP BY THE END OF EACH WORKDAY.

ANY WORK PERFORMED IN THE CITY RIGHT-OF-WAY SHALL REQUIRE OBTAINING AN ENCROACHMENT PERMIT FROM THE CITY.

NOTES:

1. DEVELOPER IS RESPONSIBLE FOR REPLACEMENT OF MISSING AND DAMAGED FILTER SCREENS UNTIL THE PROJECT IS ACCEPTED. A ROUTINE MAINTENANCE SCHEDULE IS TO BE MAINTAINED. FILTER SCREENS SHALL BE SECURED TO THE CATCHBASIN DURING THIS PERIOD.
2. COMPRESSED BETWEEN REBAR FRAME AND DICB IS 1" THICK FILTER PAD MATERIAL. FILTER PAD MATERIAL IS DENSE TO RETAIN SILT YET POROUS ENOUGH TO ALLOW WATER DRAINAGE. THE FILTER SYSTEM IS WIRE TIED TO THE DICB IN 2 OR MORE PLACES TO PREVENT SLIPPAGE OR REMOVAL OF UNIT FROM DICB
3. THE FILTER PAD AND GRATE SHALL BE SECURELY ATTACHED TO THE DROP INLET BY WIRE OR TIE-WRAPPS.
4. INLET FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS AND SEDIMENT AND DEBRIS REMOVAL SHALL BE MADE AS NECESSARY.
5. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION.
6. 30'x30' AREA RESERVED FOR WASTE BIN AND MATERIAL STORAGE. ALL MATERIALS TO BE STORED IN LOCK BOX. ENTIRE STORAGE AREA TO BE WRAPPED BY MINIMUM 6" BERM. CONTRACTOR TO RELOCATE AS NECESSARY.
7. CONSTRUCTION ENTRANCE, CONTRACTOR TO RELOCATE AS NECESSARY.
8. CONCRETE WASHOUT AREA. CONTRACTOR TO USE REMOVABLE CONCRETE WASHOUT BINS OR REFER TO DETAILS ON THIS SHEET. CONTRACTOR TO RELOCATE AS NECESSARY.



STORM WATER POLLUTION PREVENTION PLAN

- WITH THE EXCEPTION OF PROPERLY DESILTED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:
- A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. CITY OF MANTECA INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
 - B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.
 - C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.
 - D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.

DUST CONTROL NOTES:

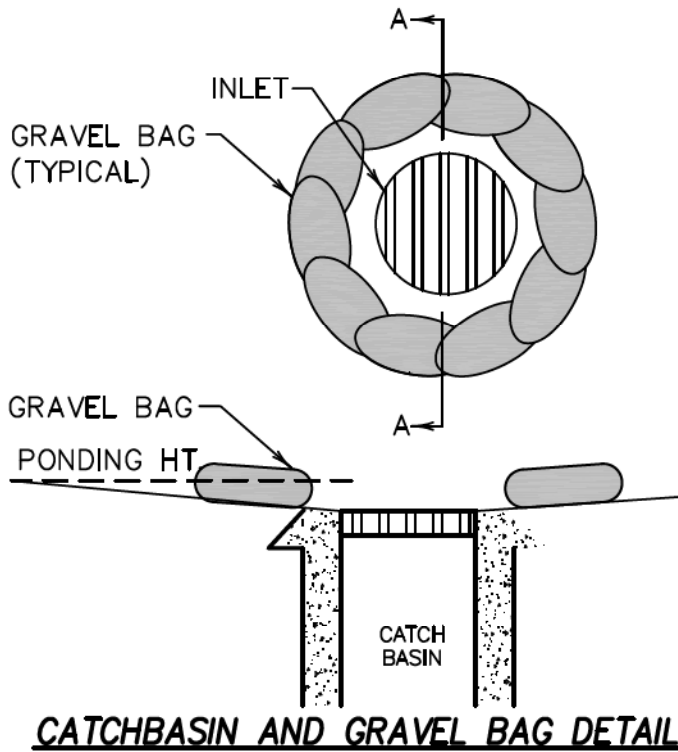
1. DUST CONTROL IS THE CONTRACTOR'S SOLE RESPONSIBILITY WHEN WORKING ON-SITE. THE WORK SHOWN ON THIS SHEET SHALL BE INCLUDED IN THE BID. THE CONTRACTOR SHALL ALSO WATER THE SITE, AS AN EXTRA, WHEN REQUESTED BY THE CITY OF MANTECA.
2. ALL MOTORS SHALL BE KEPT PROPERLY TUNED AND MAINTAINED.
3. EARTH MOVING ACTIVITIES SHALL CEASE IF WIND EXCEEDS 20 MPH AVERAGE OVER ONE HOUR.
4. ON-SITE VEHICLE SPEEDS SHALL BE LIMITED TO 15 MPH.
5. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SAN JOAQUIN COUNTY UNIFIED AIR POLLUTION CONTROL DISTRICT AND CITY OF MANTECA.
6. ALL AREAS WITH VEHICLE TRAFFIC SHOULD BE WATERED PERIODICALLY FOR STABILIZATION OF DUST EMISSIONS.
7. STREETS ADJACENT TO THE PROJECT SITE SHOULD BE SWEEP AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.
8. THE AREA DISTURBED BY CLEARING, EARTH MOVING OR EXCAVATION ACTIVITIES SHOULD BE MINIMIZED AT ALL TIMES.
9. ALL MATERIAL TRANSPORTED ON OR OFF-SITE SHALL EITHER BE SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
10. WHEN CONDITIONS ARE DRY, ALL MATERIAL EXCAVATED OR GRADED SHOULD BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHOULD OCCUR AT LEAST TWICE A DAY WITH COMPLETE COVERAGE, PREFERABLY IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR PER THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS LATEST REVISION.
2. INLET FILTERS SHALL BE PLACED AROUND ALL DRAIN INLETS WHICH COULD RECEIVE DRAINAGE IN UNPAVED AND PAVED AREAS DURING THE WET SEASON (OCTOBER 1 TO APRIL 15).
3. STORM DRAIN INLET FILTERS SHALL BE PLACED ON ALL DRAIN INLETS AFTER COMPLETION OF PAVING AND SHALL REMAIN IN PLACE ON A YEAR ROUND BASIS. FILTERS SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF DEVELOPMENT IMPROVEMENTS.
4. CONTRACTOR TO REMOVE ANY SEDIMENTATION DEPOSITED ON EXISTING PAVED ROADWAYS PRIOR TO LEAVING THE SITE, IF POSSIBLE, AND IN ALL CASES WITHIN 24 HOURS.
5. CONTRACTOR TO MAINTAIN STREET FRONTAGE SWALES.
6. INSTALL FIBER ROLLS AND/OR SILT FENCE ALONG PERIMETER OF PROJECT SITE AND AS SHOWN ON THESE PLANS.
7. CONTRACTOR TO INSPECT SITE AFTER FIRST SIGNIFICANT RAINFALL AND MAINTAIN "FIBER ROLLS", WHERE NECESSARY AND REMOVE ACCUMULATED SILT AT LOCATIONS WHERE EROSION HAS OCCURRED AND SEDIMENT HAS GATHERED.
8. ALL IMPLEMENTED MEASURES SHALL BE MAINTAINED WEEKLY (OR SOONER, DEPENDING ON NEED) THROUGHOUT THE RAINY SEASON (OCTOBER 1ST. THRU APRIL 15TH).
9. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE KEPT ON SITE AT ALL TIME. (IF APPLICABLE.)
10. BEST MANAGEMENT PRACTICES (BMP'S) SHOWN HERE ARE MINIMUM REQUIREMENTS FOR SATISFACTION OF THE NPDES SWPPP MANAGEMENT PLAN.
11. CONTRACTOR TO GRADE AREA FOR WORKER'S VEHICLES. WATER AT LEAST DAILY TO RETARD DUST OR TAKE MORE EXTENSIVE MEASURES AS NECESSARY.
12. TRASH COLLECTION AREA SHALL BE INSTALLED AND FENCED AS NECESSARY TO STORE ALL DEBRIS AND SECURE THE DEBRIS FROM BEING MOVED BY WIND.
13. PORTABLE RESTROOMS SHALL NOT BE LOCATED CLOSER THAN 50' FROM CATCH BASINS.

STORM WATER POLLUTION PREVENTION PLAN

- WITH THE EXCEPTION OF PROPERLY DESILTED WATER FROM SITE DEWATERING, THE CONTRACTOR SHALL NOT DISCHARGE ANY MATERIALS AN/OR LIQUIDS TO THE STORM DRAINAGE SYSTEM. ACTIVITIES OF PARTICULAR CONCERN ARE:
- A. CONTRACTOR SHALL PROVIDE A CONCRETE TRUCK CLEAN-OUT AREA. CITY OF MANTECA INSPECTOR APPROVED BEST MANAGEMENT PRACTICES SHALL AT ALL TIMES BE FULLY IMPLEMENTED AT AND AROUND THE CLEAN-OUT AREA.
 - B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.
 - C. ALL EQUIPMENT REFUELING IN THE PROJECT AREA SHALL BE CAREFULLY DONE TO AVOID SPILLAGE. ANY SPILLS SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ALL FUELING VEHICLES SHALL BE EQUIPPED WITH SPILL CLEANUP MATERIALS AND EQUIPMENT.
 - D. CONTRACTOR SHALL CONTROL AND PROPERLY DISPOSE OF ALL LIQUIDS DURING SAWCUTTING ACTIVITIES.



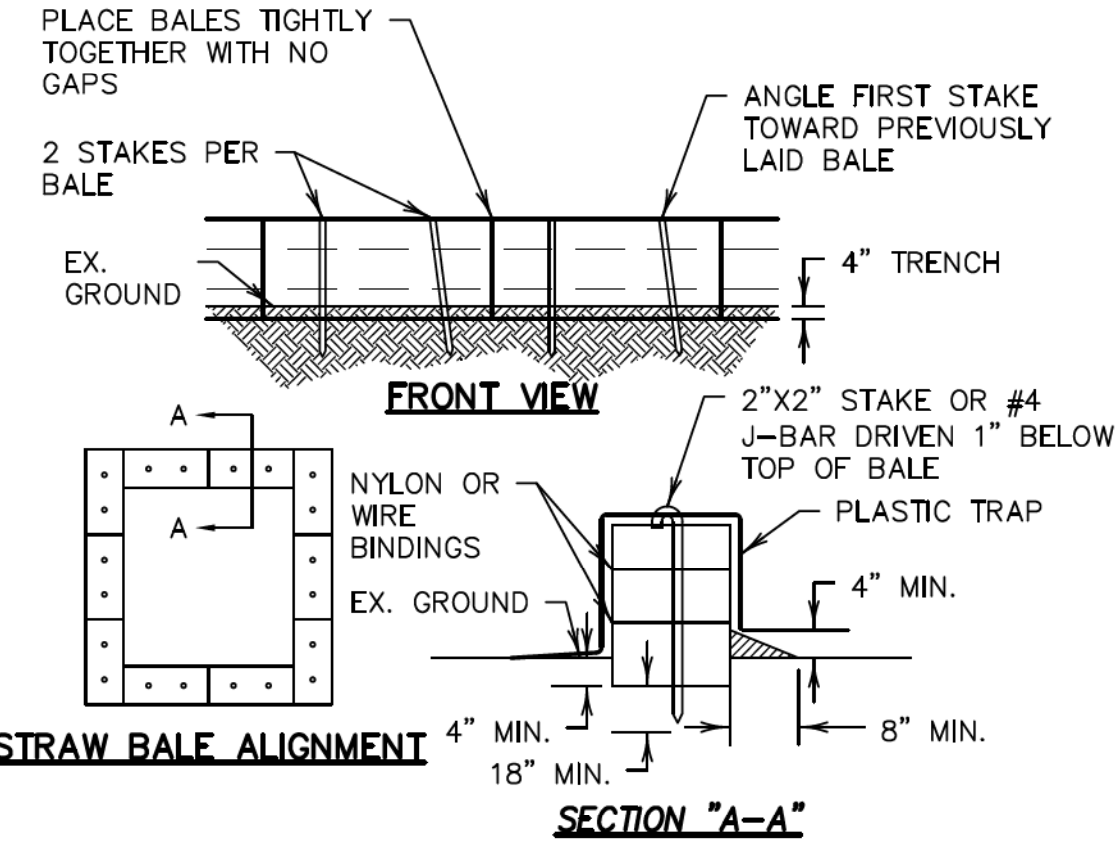
NOTES:

1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC. (12"x18"± AND 15 LBS± OF 1" MAX. ROCK
2. CONSTRUCT ON GENTLY SLOPING STREET WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
3. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 1/2 OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
5. GRAVEL BAG INLET PROTECTION ON ROADS OPEN TO THE PUBLIC WILL REQUIRE DELINEATION DEVICES TO ALERT MOTORISTS, BICYCLISTS AND PEDESTRIANS. THE USE OF SUCH DEVICES SHALL BE SUBJECT TO THE ENGINEERS APPROVAL.

TYPICAL FIBER ROLL DETAIL
NOT TO SCALE

NOTES:

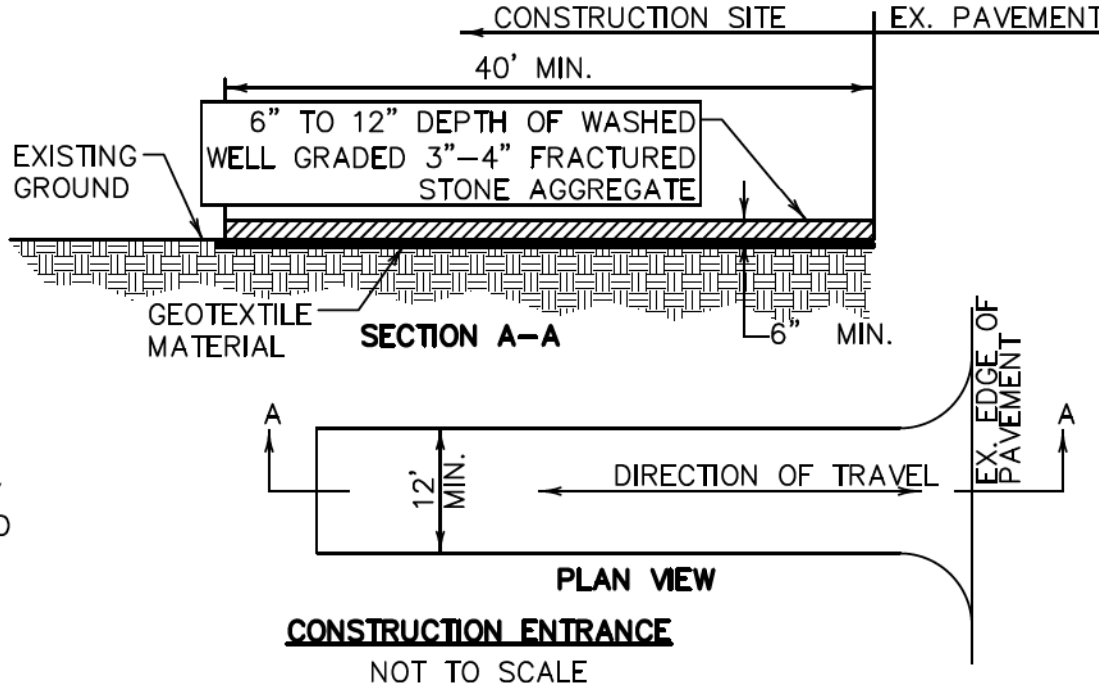
1. FILTER ROLLS SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATCH.
2. SUPPORT POSTS SHALL BE A MINIMUM 24" LONG 1"x1" WOOD POSTS DRIVEN A MINIMUM OF 6" INTO THE GROUND. POSTS SHALL BE SPACED A MAXIMUM OF 4 FEET APART.
3. FILTER ROLLS SHALL BE IMBEDDED A MINIMUM OF 3" INTO EXISTING GROUND.
4. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON, AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE HALF THE HEIGHT OF THE FILTER ROLL.



NOTES:

1. PLACE BALES IN A 4" DEEP TRENCH. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.
2. BALES SHALL BE ANCHORED BY TWO 2"x2" STAKES OR #4 J-BAR DRIVEN FLUSH WITH THE TOP OF THE BALE. THE FIRST STAKE OR J-BAR IN EACH BALE SHALL BE DRIVEN AT AN ANGLE TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TIGHTLY TOGETHER.
3. AFTER BALES ARE STAKED IN PLACE, EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE SIDE TO A MINIMUM HEIGHT OF 4".
4. CONTRACTOR SHALL INSPECT BALES WEEKLY AND AFTER EACH WASHOUT. REPAIRS SHALL BE MADE AS NECESSARY AND SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO A DEPTH OF 6". BALES SHALL BE REPLACED WHEN THEY HAVE BEEN DAMAGED, COLLAPSED, OR DECOMPOSED.

TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



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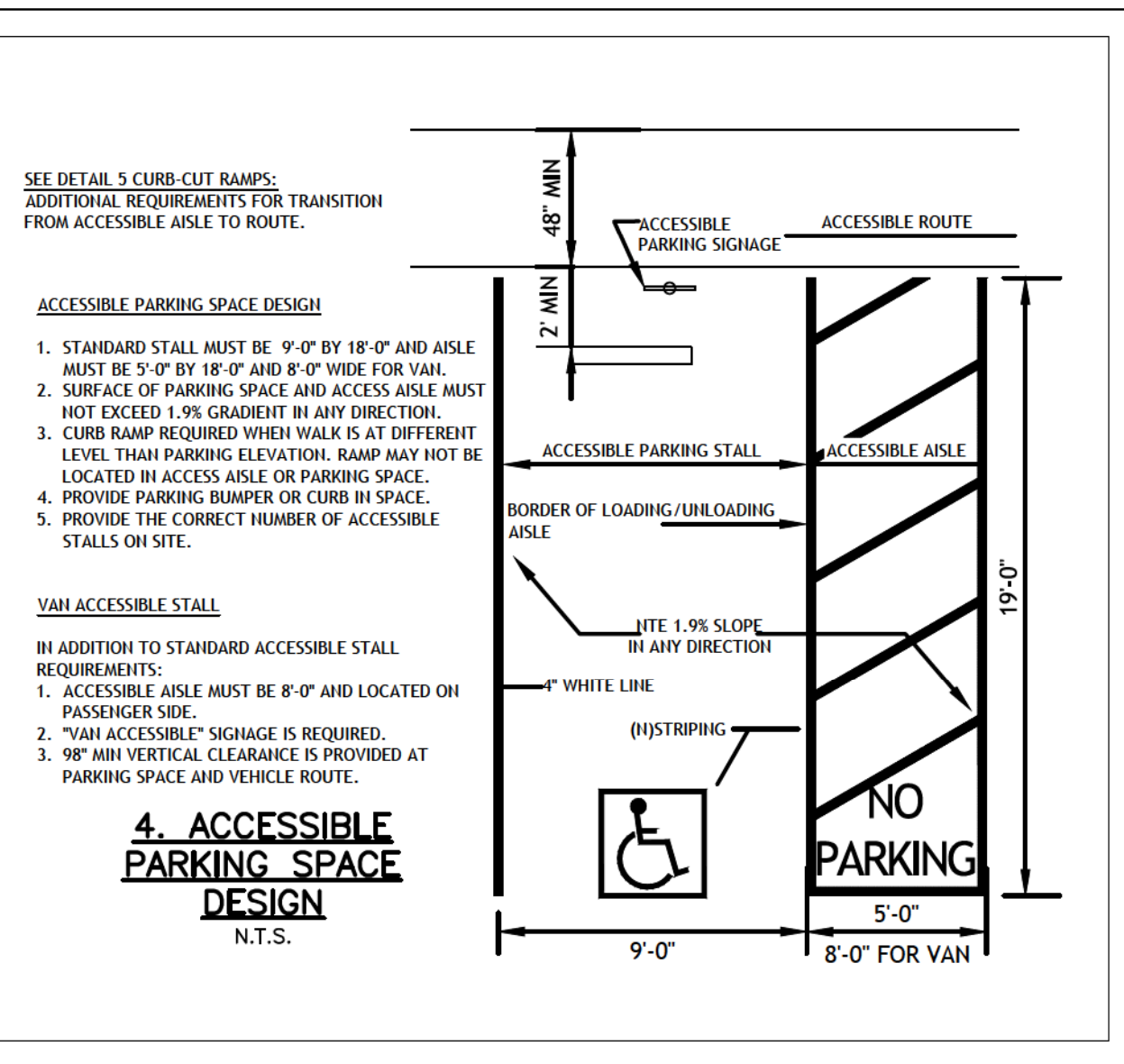
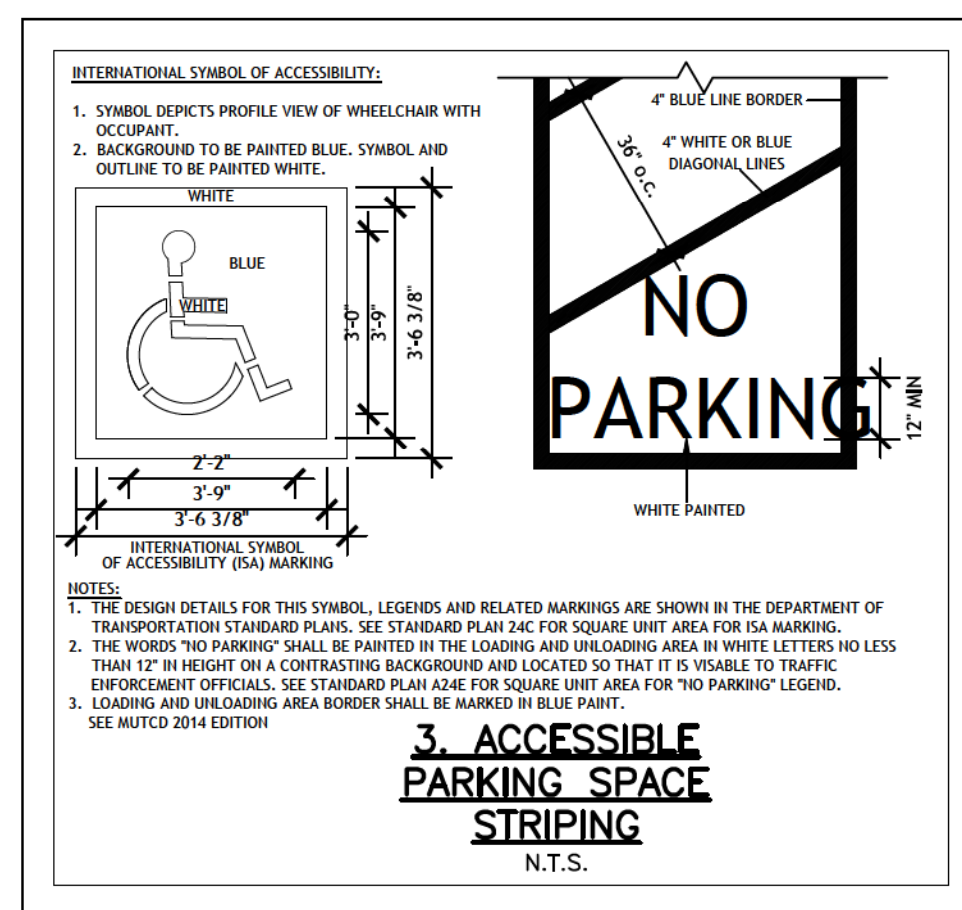
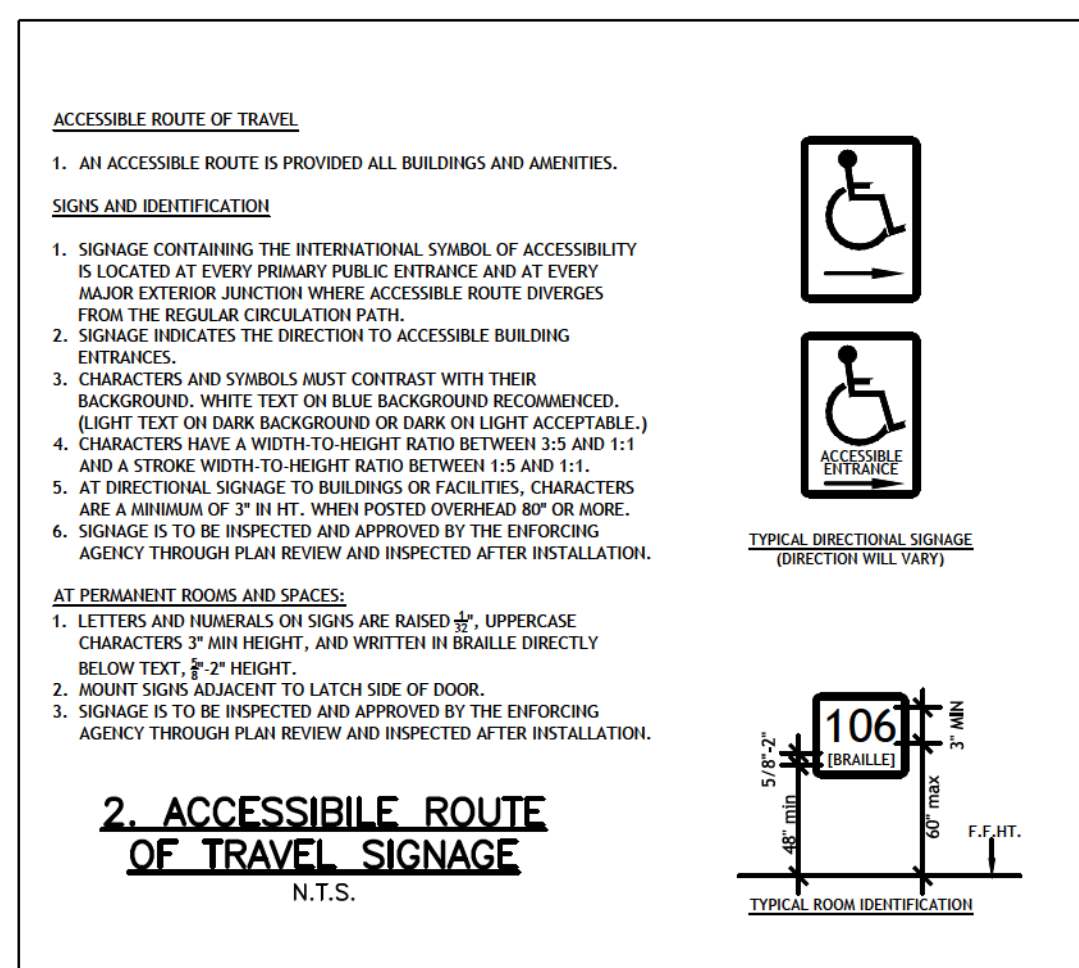
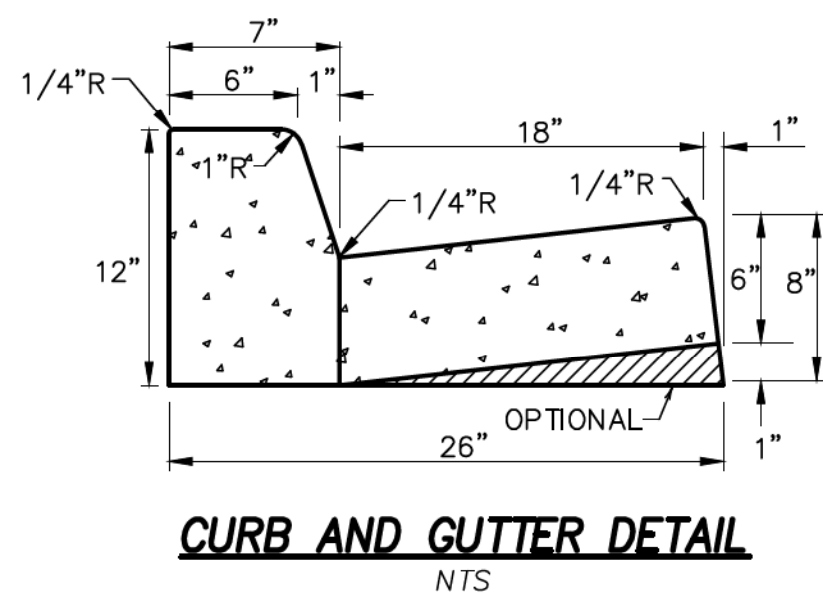
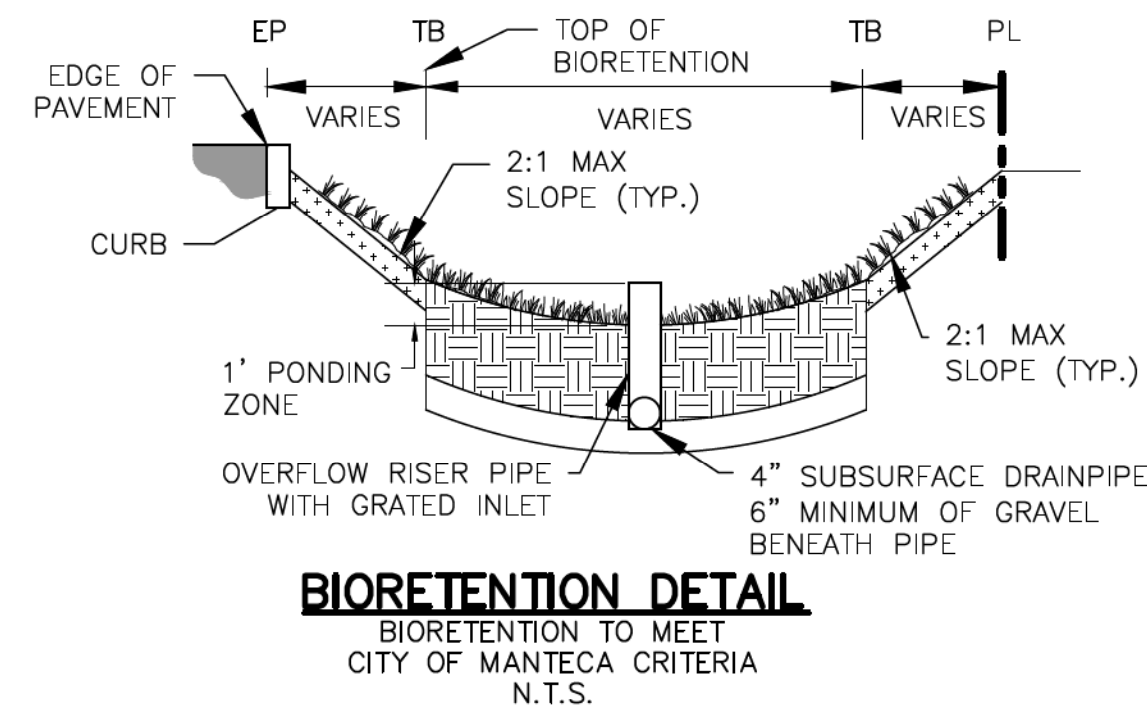
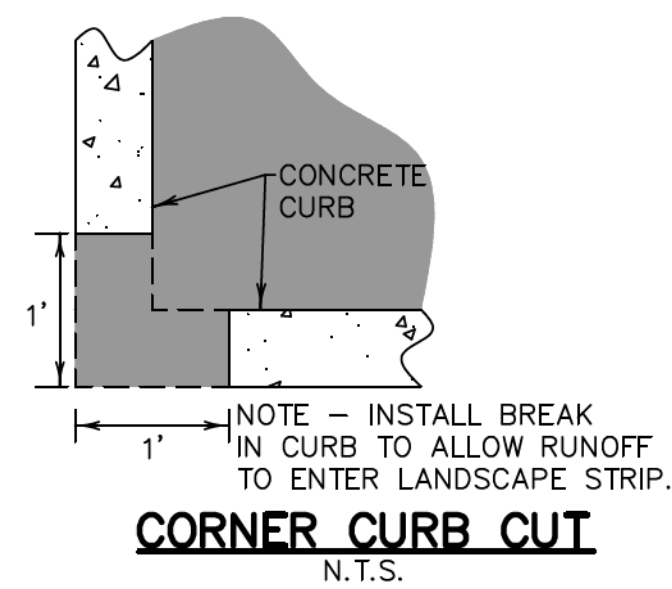
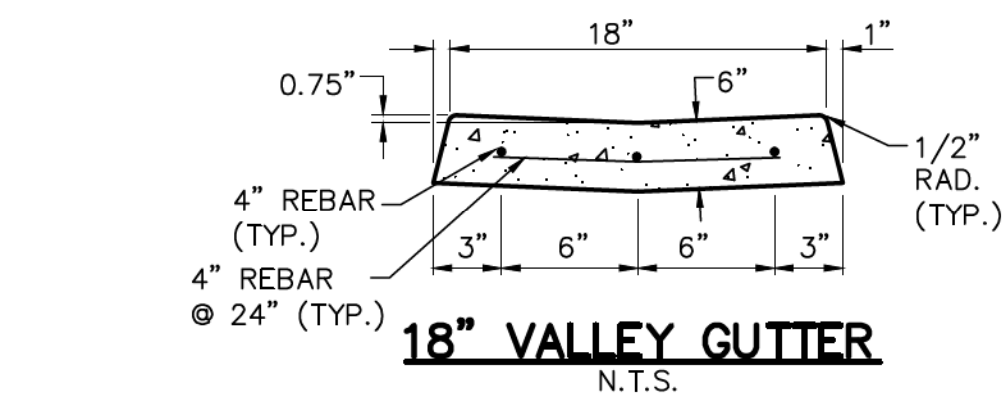


DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

**AIRPORT PLAZA
ON-SITE IMPROVEMENT PLANS
EROSION AND SEDIMENT CONTROL PLAN**

MANTECA, CALIFORNIA
OCTOBER, 2023


REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=30'	BENCH MARK: SJ-33 EL: 26.146	SHEET
				DRAWN BY: JMO	DESCRIPTION:	C5
				DESIGNED BY:	BRASS CAP TOP HWY R/W MARKER 48" W OF AIRPORT 25' S. SIDE (NGVD 29)	OF 6 SHEETS
				CHECKED BY: JM		JOB NO. 22177
				AS BUILT BY:		



DRAFT
** NOT FOR CONSTRUCTION **



Know what's below.
Call before you dig.



**DILLON & MURPHY
ENGINEERING**

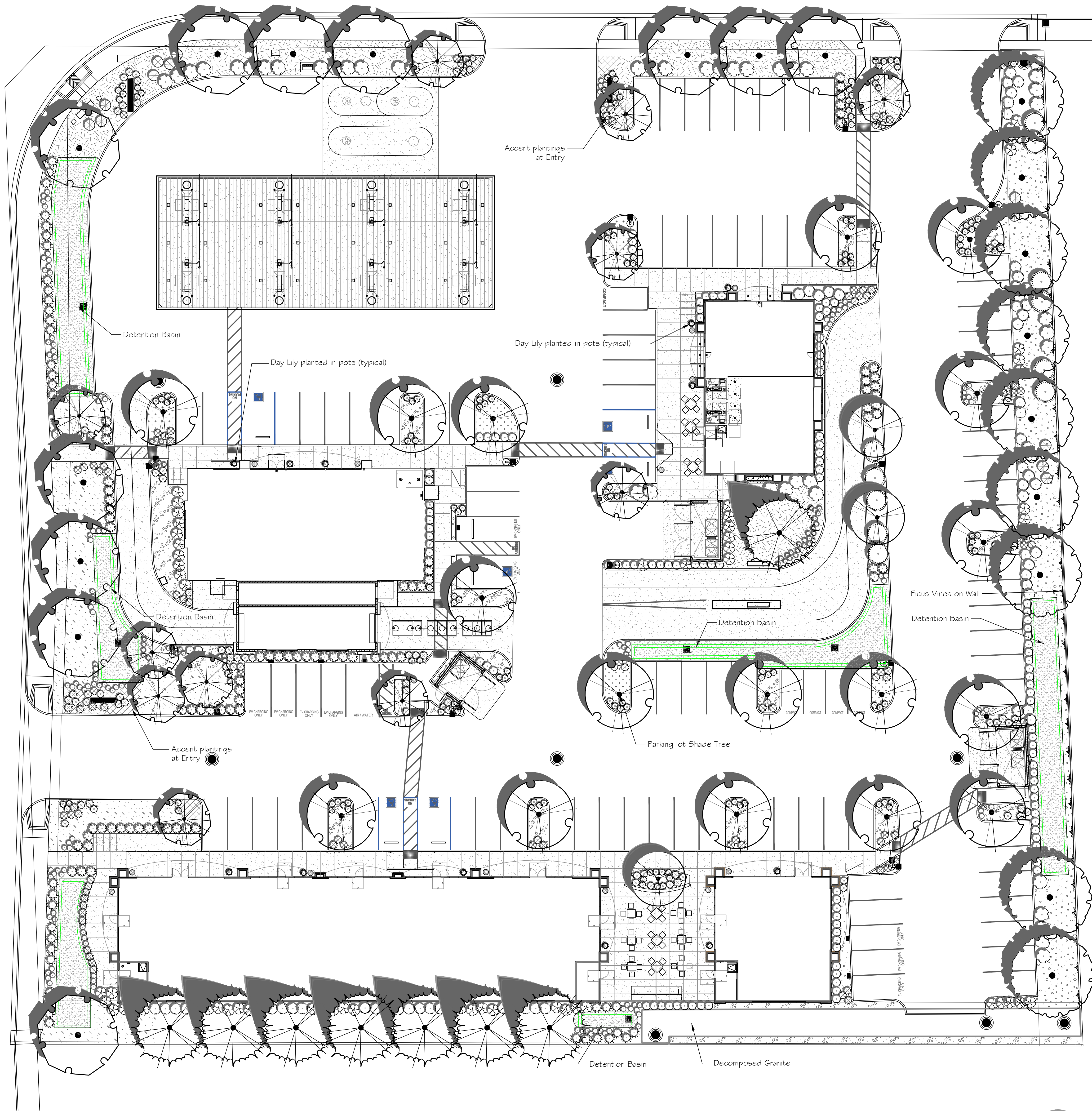
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

AIRPORT PLAZA ON-SITE IMPROVEMENT PLANS

DETAIL SHEET

MANTECA, CALIFORNIA
OCTOBER, 2023

REV. NO.	DESCRIPTION	DATE	BY	SCALE: AS SHOWN	BENCH MARK: N/A	SHEET
				DRAWN BY: JMO		C6
				DESIGNED BY:		OF 6 SHEETS
				CHECKED BY: JM		JOB NO.
				AS BUILT BY:		22177



PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	CONT		QTY
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box		8
	Cercis canadensis 'Texensis' / Oklahoma Redbud Low Water / WUCOLS	15 gal		3
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Medium Water / WUCOLS	15 gal		9
	Lagerstroemia indica x faunei 'Natchez' / Natchez Grape Myrtle Low Water / WUCOLS	24"box		11
	Laurus nobilis 'Saratoga' / Sweet Bay Low Water / WUCOLS	24"box		17
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal		11
SHRUBS	BOTANICAL / COMMON NAME	SIZE		QTY
	Agapanthus orientalis 'BLUE' / Blue' Lily of the Nile Medium Water / WUCOLS	5 gal		45
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal		46
	Diets bicolor / Fortnight Lily Low Water / WUCOLS	5 gal		15
	Diets vegeta / African Ins Medium Water / WUCOLS	5 gal		106
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Medium Water / WUCOLS	5 gal		171
	Lavandula angustifolia 'Twickel Purple' / English Lavender Low Water / WUCOLS	5 gal		79
	Lomandra longifolia 'Lime Tuff' / Lime Tuff Dwarf Mat Rush Low Water / WUCOLS	1 gal		40
	Muhlenbergia capillans 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal		138
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal		63
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal		109
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	5 gal		38
	Phormium tenax 'Guardsman' / New Zealand Flax Low Water / WUCOLS	5 gal		14
	Prunus ilicifolia ilicifolia / Hollyleaf Cherry Low Water / WUCOLS	5 gal		11
	Raphiolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne Medium Water / WUCOLS	5 gal		60
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE		QTY
	Ficus pumila / Creeping Fig Medium Water / WUCOLS	5 gal		34
	Wistaria sinensis / Chinese Wistaria Medium Water / WUCOLS	5 gal		5
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Delosperma x 'John Proffitt' / Table Mountain Ice Plant Low Water / WUCOLS	1 gal	24" o.c.	3,217 sf
	Hypericum calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS	1 gal	36" o.c.	2,633 sf
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS	1 gal	36" o.c.	2,917 sf
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal	36" o.c.	2,120 sf
	Sedum rupestre 'Lemon Coral'/Lemon Coral Stonecrop / Sedum Low Water / WUCOLS	1 gal	18" o.c.	616 sf
	Sod 'Mow Free Native' Grass / By Delta Bluegrass Medium Water / WUCOLS	sod		4,423 sf
	Verbena peruviana / Peruvian Verbena Low Water / WUCOLS	1 gal	18" o.c.	389 sf

NOTES:

- Landscape shall be designed per City of Manteca landscape design requirements and California MWELD.
- No groundcover or shrubs are to be planted within 3' of any tree trunk.
- A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
- This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
- All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.



SCALE: 1" = 20'-0"

REVISIONS

BY

CAROL PERRY BROWN

Landscape Architecture
Irrigation Design

CID

530 823 2621
perrydesign@att.net
RLA 3941 CID 002624

AIRPORT PLAZA- ENTIRE SITE

2060 West Lathrop Road
Manteca, CA.

TWO GUYS FOOD AND FUEL

PRELIMINARY PLANTING
PLAN

Date July 1, 2021

Scale 1" = 20'-0"

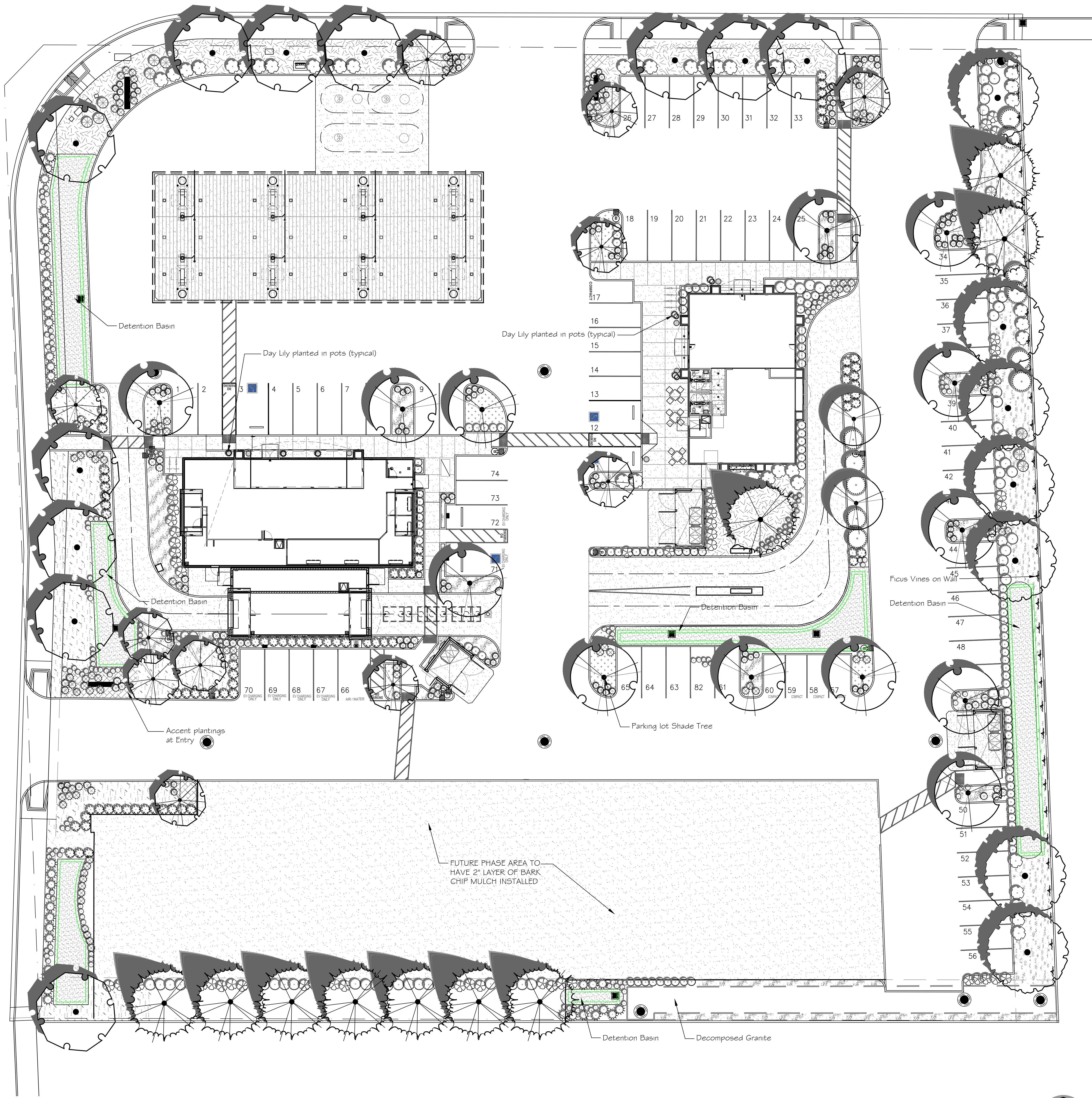
Drawn Carol B.

Job

Sheet

LP-1

Of Sheets



PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	CONT		QTY
	Cedrus deodara / Deodar Cedar Low Water / WUCOLS	24"box		10
	Cercis canadensis 'Texensis' / Oklahoma Redbud Low Water / WUCOLS	15 gal		2
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Medium Water / WUCOLS	15 gal		7
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle Low Water / WUCOLS	24"box		11
	Laurus nobilis 'Saratoga' / Sweet Bay Low Water / WUCOLS	24"box		13
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Medium Water / WUCOLS	15 gal		11
SHRUBS	BOTANICAL / COMMON NAME	SIZE		QTY
	Agapanthus orientalis 'BLUE' / Blue' Lily of the Nile Medium Water / WUCOLS	5 gal		36
	Callistemon viminalis 'Little John' / Dwarf Bottlebrush Low Water / WUCOLS	5 gal		46
	Diets bicolor / Fortnight Lily Low Water / WUCOLS	5 gal		91
	Diets vegeta / African Iris Medium Water / WUCOLS	5 gal		12
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Medium Water / WUCOLS	5 gal		139
	Lavandula angustifolia 'Twickel Purple' / English Lavender Low Water / WUCOLS	5 gal		79
	Lomandra longifolia 'Lime Tuff' / Lime Tuff Dwarf Mat Rush Low Water / WUCOLS	1 gal		40
	Muhlenbergia capillans 'Pink Cloud' / Pink Muhly Low Water / WUCOLS	1 gal		143
	Myrtus communis 'Compacta' / Dwarf Myrtle Low Water / WUCOLS	5 gal		63
	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Low Water / WUCOLS	5 gal		96
	Pennisetum setaceum 'Rubrum' / Purple Fountain Grass Low Water / WUCOLS	5 gal		39
	Phormium tenax 'Guardsman' / New Zealand Flax Low Water / WUCOLS	5 gal		13
	Prunus ilicifolia ilicifolia / Hollyleaf Cherry Low Water / WUCOLS	5 gal		11
	Raphiolepis indica 'Indian Princess' TM / Indian Princess Indian Hawthorne Medium Water / WUCOLS	5 gal		57
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE		QTY
	Ficus pumila / Creeping Fig Medium Water / WUCOLS	5 gal		34
	Wisteria sinensis / Chinese Wisteria Medium Water / WUCOLS	5 gal		5
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Delosperma x 'John Proffitt' / Table Mountain Ice Plant Low Water / WUCOLS	1 gal	24" o.c.	3,218 sf
	Hypencum calycinum 'Fiesta' / St. John's Wort Low Water / WUCOLS	1 gal	36" o.c.	2,540 sf
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper Low Water / WUCOLS	1 gal	36" o.c.	2,890 sf
	Mahonia repens / Creeping Mahonia Low Water / WUCOLS	1 gal	36" o.c.	1,824 sf
	Sedum rupestre 'Lemon Coral'/Lemon Coral Stonecrop / Sedum Low Water / WUCOLS	1 gal	18" o.c.	620 sf
	Sod 'Mow Free Native' Grass / By Delta Bluegrass Medium Water / WUCOLS	sod		4,380 sf
	Verbena peruviana / Peruvian Verbena Low Water / WUCOLS	1 gal	18" o.c.	430 sf

NOTES:

- Landscape shall be designed per City of Manteca landscape design requirements and California MWEL0.
- No groundcover or shrubs are to be planted within 3' of any tree trunk.
- A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
- This project shall be irrigated by an automatic irrigation system consisting of subsurface drip for shrubs and groundcover, and deep watering bubblers for all trees all connected to a smart controller.
- All planter areas shall receive a three-inch (3") mulch of red fir walk-on bark. All groundcover areas shall receive a two-inch (2") layer of bark mulch.



SCALE: 1" = 20'-0"

REVISIONS BY




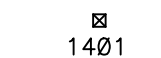
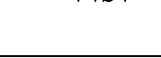

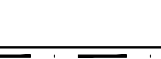
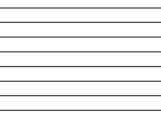



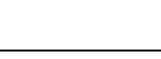


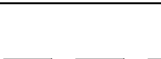

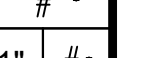

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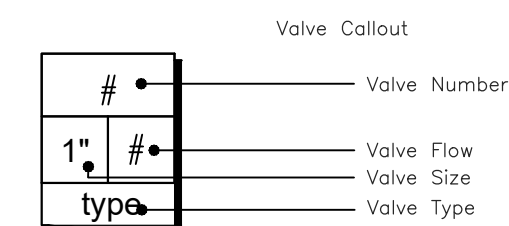


AIRPORT PLAZA- PHASE ONE
2060 West Lathrop Road
Manteca, CA.
TWO GUYS FOOD AND FUEL

PRELIMINARY PLANTING
PLAN

Date July 1, 2021
Scale 1" = 20'-0"
Drawn Carol B.
Job
Sheet
LP-2
Of Sheets

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP 5trp PROS-12-PR540-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strnp, SST=Brown side strnp, RST=Copper right strnp, on PR540 body.	10	35
	Hunter MP1000 PROS-12-PR540-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PR540 body.	56	35
	Hunter MP800SR PROS-12-PR540-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	19	35
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	12	30
	Rain Bird RWS-B-C Root Watering System with 4.0' diameter x 36.0' long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm.	118	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	8	
	Rain Bird MDCFCAPI/OPERIND Dripline Flush Valve cap in compression fitting coupler and install Drip System Operation Indicator at each flush valve location.	24	
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve, 0.6 GPM emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	13,121 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PESB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. Install pvc shut-off valve for each valve.	12	
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	12	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	7	
	Hunter ICV101-GF51-T10-001 1" 1" 1" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet combined with Creative Sensor Technology 1" Flow Sensor.	1	
	Febco 825YA-1 sized Reduced Pressure Backflow Preventer	1	
	Hunter IC-1800-PL w/ W55-SEN Modular Controller, 18 stations, Outdoor Model, Plastic Cabinet. Commercial Use. With two ICM-600 modules included. Install Wireless Solar, rain freeze sensor with outdoor interface, connects to Controller, install as noted. Includes gutter mount bracket.	1	
	Water Meter 1" By others.	1	
	Irrigation Lateral Line: PVC Class 200 5DR 21	1,904 l.f.	
	Irrigation Mainline: PVC Schedule 40	1,922 l.f.	
	Pipe Sleeve: PVC Schedule 40 All sleeves shall be twice the diameter of line being sleeved. Controller conduit not shown.	1,077 l.f.	

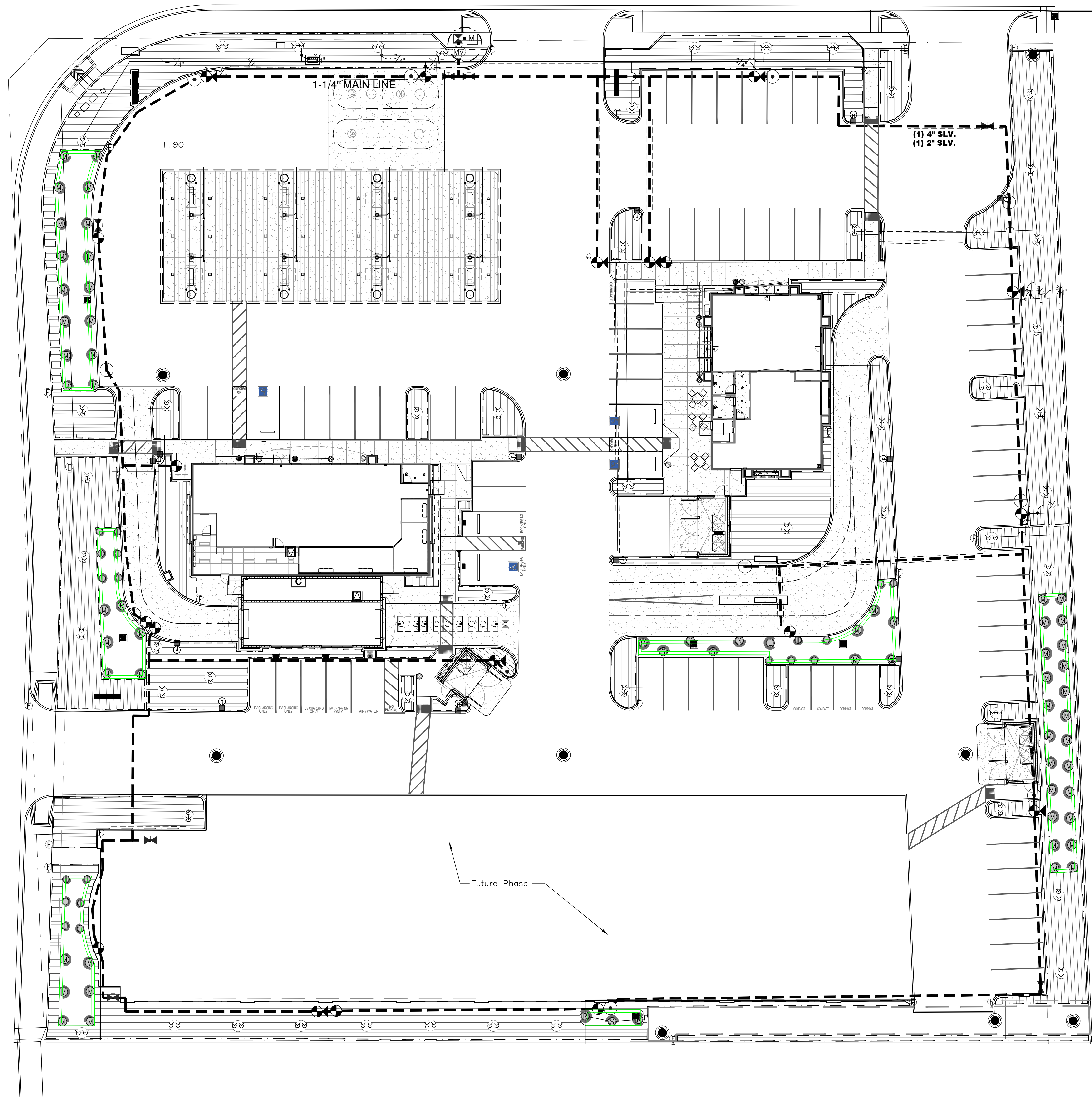


PIPE SIZING GUIDE			
CLASS 200 PVC LATERALS			
GPM	SIZE	GPM	SIZE
0-6	3/4"	24-33	1-1/2"
7-12	1"	34-55	2"
13-23	1-1/4"	56-70	2-1/2"

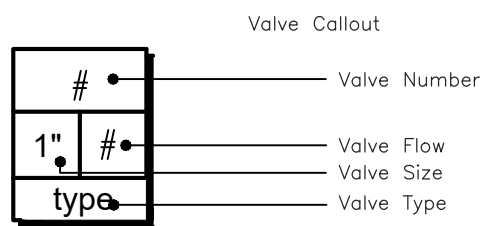
NOTES:
THIS PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE.



SCALE: 1" = 20'-0"



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP 5tnp PRO5-12-PR540-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left stnp, SST=Brown side stnp, RST=Copper right stnp, on PR540 body.	10	35
	Hunter MP1000 PRO5-12-PR540-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PR540 body.	56	35
	Hunter MP800SR PRO5-12-PR540-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	19	35
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	6	30
	Rain Bird RWS-B-C Root Watering System with 4.0' diameter x 36.0' long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1401 0.25 gpm.	106	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	8	
	Rain Bird MDCFCAPI/OPERIND Dripline Flush Valve cap in compression fitting coupler and install Dnp System Operation Indicator at each flush valve location.	23	
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve, 0.6 GPM emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	12,630 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird PESB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. Install pvc shut-off valve for each valve.	11	
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	11	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	7	
	Hunter ICV101-GFSI-T10-001 1" 1" 1" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet combined with Creative Sensor Technology 1" Flow Sensor.	1	
	Febco 825YA- 1" sized Reduced Pressure Backflow Preventer	1	
	Hunter IC-1800-PL w/ W55-SEN Modular Controller, 18 stations, Outdoor Model, Plastic Cabinet. Commercial Use. With two ICM-600 modules included. Install Wireless Solar, rain freeze sensor with outdoor interface, connects to Controller, install as noted. Includes gutter mount bracket.	1	
	Water Meter 1" By others.	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,249 l.f.	
	Irrigation Mainline: PVC Schedule 40	1,871 l.f.	
	Pipe Sleeve: PVC Schedule 40 All sleeves shall be twice the diameter of line being sleeved. Controller conduit not shown.	576.3 l.f.	



PIPE SIZING GUIDE			
CLASS 200 PVC LATERALS			
GPM	SIZE	GPM	SIZE
0-6	3/4"	24-33	1-1/2"
7-12	1"	34-55	2"
13-23	1-1/4"	56-70	2-1/2"

NOTES:
THIS PROJECT SHALL COMPLY WITH THE MORE RESTRICTIVE OUTDOOR POTABLE WATER REDUCTION REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE 4.304 AND THE MANTECA WATER EFFICIENT LANDSCAPE ORDINANCE.



SCALE: 1" = 20'-0"

IRRIGATION NOTES

1. IRRIGATION SYSTEM 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 WORK.
2. CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATIONS. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/642.2444 FOR UTILITY MARKING. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF, HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
3. TRENCHING IS TO BE OF SUFFICIENT DEPTH TO PROVIDE 18" OF COVER OVER IRRIGATION MAIN LINES, CONTROL WIRE, AND BUBBLER HEAD LATERAL LINES AND 12" OF COVER OVER ALL OTHER LATERAL LINES. ALL LINES UNDER PAVING SHALL BE BURIED WITH 24" OF COVER.
4. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL REQUIRED OFFSETS MAY NOT BE SHOWN. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A MINIMUM 3" HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
5. INSTALL BACKFLOW PREVENTER IN LOCATION SHOWN AS DETAILED OR NOTED. BACKFLOW PREVENTER IS TO BE INSTALLED PLUMB AND IN ALIGNMENT WITH ADJACENT PAVEMENT EDGES OR ARCHITECTURAL FEATURES. VERIFY EXACT LOCATION AND ALIGNMENT WITH OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. BACKFLOW PREVENTER SHALL BE INSTALLED IN AN INSULATED TYPE CAGE ENCLOSURE, MODEL NO. FWE1AW-S. ENCLOSURE SHALL BE AVAILABLE FROM PLACER WATER WORKS, INC., TELEPHONE: 916/773.2959.
6. INSTALL QUICK COUPLING VALVES WITHIN A 10" ROUND PLASTIC VALVE BOX WITH BOLT-DOWN LID. TOP OF QCV SHALL BE 2" BELOW RIM OF BOX.
7. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES OR QUICK COUPLING VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS.
8. PRESSURE TEST IRRIGATION MAIN LINE IN THE PRESENCE OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. PERFORM THE TEST AS FOLLOWS:

A. HYDROSTATIC PRESSURE TESTING PROCEDURE SHALL CONFORM TO SECTION 22, AWWA STANDARD C600-54T.

B. PRIOR TO BACKFILLING, AND AFTER ALL REMOTE CONTROL VALVES HAVE BEEN INSTALLED, INSTALL TWO 0-200 PSI PRESSURE GAUGES ON MAIN LINE (AT BOTH ENDS).

C. APPLY CONTINUOUS HYDROSTATIC PRESSURE OF 125 PSI FOR A TWO HOUR PERIOD. A PRESSURE DROP IS NOT ACCEPTABLE. REPAIR LEAKS AND RE-TEST AS REQUIRED UNTIL THE TEST HAS PASSED.
9. PRESSURE TEST LATERAL LINES UNDER OPERATING PRESSURE PRIOR TO BACKFILLING.
10. IRRIGATION CONTROL WIRE SHALL BE NO. 14-1 AWG UF (UL) APPROVED FOR DIRECT BURIAL. WIRE COLORS FOR THIS PHASE OF THE WORK SHALL BE AS FOLLOWS: COMMON WIRE - WHITE, PILOT WIRES - RED. NO EXCEPTIONS! ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX. SPLICES ARE TO BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN A 3-M" NO. DBY SEALING PACK.
11. REMOTE CONTROL VALVE BOXES ARE TO BE INSTALLED 1/2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVER AREAS. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES, ARCHITECTURAL FEATURES, OR ADJACENT VALVE BOXES, AS APPLICABLE FOR A NEAT APPEARANCE. VALVE BOXES ARE TO CONFORM WITH FINISH GRADES (NOT NECESSARILY LEVEL).
12. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING).
13. THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE OF 55 PSI AND THE MAXIMUM DEMAND OF 8.51 GPM. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER PRESSURE ON SITE PRIOR TO CONSTRUCTION. REPORT TO THE LANDSCAPE ARCHITECT ANY DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
14. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH AN ACCURATE AS-BUILT SET OF DRAWINGS OF THE IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE OF THE WORK. AS-BUILT DRAWINGS SHALL BE DELINEATED ON A REPRODUCIBLE VELLUM TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
15. PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM, CONTRACTOR SHALL PROVIDE A CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED. THE CHART SHALL BE A REDUCED COPY OF THE AS-BUILT DRAWING ON A BLACK LINE PRINT, WITH THE AREA OF THE CONTROLLER STATION COVERAGE IDENTIFIED IN A DIFFERENT COLOR. THE CHART SHALL BE REDUCED TO A SIZE THAT FITS ON THE ENCLOSURE DOOR, HERMETICALLY SEALED BETWEEN 2 PIECES OF 10 MIL. CLEAR PLASTIC AND SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
16. OPERATE IRRIGATION CONTROLLERS BETWEEN THE HOURS ON 10:00 PM AND 7:00 AM.
17. ALL REMOTE CONTROL VALVES SHALL HAVE A PERMANENT VALVE TAG (AS MANUFACTURED BY T. CHRISTY OR APPROVED EQUAL) ATTACHED TO THE VALVE INDICATING THE CONTROLLER STATION NUMBER.
18. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED IN ALL LOCATIONS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
19. THE CONTRACTOR SHALL INSTALL TWO (2) SPARE PILOT WIRES (ONE OF THEM NO. 18), PLUS COMMON STARTING FROM CONTROLLER C, LOOPED TO EACH VALVE BOX AND TO BOTH ENDS OF THE MAIN LINE, WITHOUT SPLICES. THE COLOR OF ALL SPARE WIRES SHALL BE DIFFERENT THAT THE COLORS USED FOR ACTIVE WIRES.
20. REFER TO IRRIGATION SPECIFICATIONS 02610 ON SHEET LI.5 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
21. CONTRACTOR IS RESPONSIBLE FOR CALLING THE MODESTO COUNTY WATER DISTRICT FOR THE INSPECTION OF THE SERVICE CONNECTION AND THE SETTING OF THE WATER METER. THE CONTRACTOR SHALL CONTACT THE AUTHORIZED COUNTY REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR ALL OTHER LANDSCAPE INSTALLATION INSPECTIONS. ALL INSPECTIONS REQUIRE 48 HOURS IN ADVANCE TO ARRANGE FOR INSPECTIONS. INSPECTIONS WILL NEED TO TAKE PLACE AT THE FOLLOWING POINTS DURING CONSTRUCTION:

A. SERVICE CONNECTION (BY MODESTO WATER AGENCY)

B. BACKFLOW PREVENTION TEST AND CERTIFICATION (BY CERTIFIED TESTER)

C. IRRIGATION INSTALLATION. (PRIOR TO BACKFILLING) (BY LANDSCAPE ARCHITECT/TOWN OF MODESTO)

D. IRRIGATION MAIN LINE PRESSURE TEST CHECK (BY LANDSCAPE ARCHITECT/TOWN OF MODESTO)

E. UPON INSTALLATION OF PLANTING (BY LANDSCAPE ARCHITECT/TOWN OF MODESTO)

F. PRE-MAINTENANCE PERIOD (BY LANDSCAPE ARCHITECT/TOWN OF MODESTO)

G. END OF MAINTENANCE PERIOD, FINAL INSPECTION (BY LANDSCAPE ARCHITECT/TOWN OF MODESTO)
22. CONTRACTOR SHALL PROVIDE PERMANENT BLACK STENCILED MARKINGS ON VALVE BOX LIDS. REMOTE CONTROL VALVES SHALL BE LABELED WITH STATION NUMBER, QUICK COUPLERS WITH 'QCV', AND GATE VALVES WITH 'GV'.
23. BACKFLOW PREVENTER SHALL BE TESTED AND CERTIFIED OPERATIONAL BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER PRIOR TO OPERATION AND FINAL ACCEPTANCE.

SUBSURFACE IRRIGATION NOTES

1. FOR ALL SHRUB AND GROUND COVER AREAS NOTED ON PLAN TO HAVE RAIN BIRD XFS SUB-SURFACE DRIPLINE IRRIGATION INSTALLED, CONTRACTOR SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS, DETAILS, AND THESE NOTES.
2. PRIOR TO INSTALLATION SOILS SHALL BE RIPPED AND TILLED AT A UNIFORM EIGHT TO TWELVE INCHES DEPTH REFER TO SOIL PREPARATION AND BACKFILL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. THIS PLAN IS DIAGRAMMATIC AND DOES NOT SHOW EXACT LOCATION OF RAIN BIRD XFS DRIPLINE, FLUSH VALVES, OR AIR RELIEF VALVES, OR INDICATORS. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION PROCEDURES. ALL DRIPLINE SHALL BE INSTALLED AT A UNIFORM DEPTH OF 4" AND WIDTH OF ALL PERIMETER DRIPLINE LOCATED NO FURTHER THAN 6" FROM CONFINING EDGE. PLACE PERIMETER DRIP LINE OVER HEADERS IF NECESSARY. THE REMAINING INTERIOR LATERALS SHALL BE EQUALLY SPACED AND MINIMUM 18".
4. ALL RAIN BIRD XFS DRIPLINE SHALL TIE BACK INTO EITHER ADJACENT DRIP LINE OR SUPPLY OR EXHAUST MAINTAINING A CLOSED SYSTEM.
5. ALL SUBSURFACE IRRIGATION PRODUCTS AND SPECIFICATIONS ARE AVAILABLE THROUGH THE RAIN BIRD CORPORATION, (www.rainbird.com).
6. CONTRACTOR SHALL USE RAIN BIRD XFS DRIPLINE FITTINGS FOR ALL DRIPLINE CONNECTIONS.
7. INSTALLATION STEPS:

1. ASSEMBLE AND INSTALL FILTER, REMOTE CONTROL VALVE AND PRESSURE REGULATOR VALVE ASSEMBLY ACCORDING TO DETAIL ON SHEET LI.3.

2. ASSEMBLE AND INSTALL SUPPLY HEADERS ACCORDING TO DETAILS ON SHEET LI.3 TEFLON TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.

3. ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS ON SHEET SHEET LI.3, TEFLON TAPE AND PLUG ALL OPEN CONNECTIONS TO PREVENT CONTAMINATION.

4. INSTALL RAIN BIRD XFS DRIPLINE LATERALS. TAPE OR PLUG ALL OPEN ENDS WHILE INSTALLING THE RAIN BIRD XFS DRIPLINE TO PREVENT DEBRIS CONTAMINATION.

5. THOROUGHLY FLUSH SUPPLY HEADERS AND CONNECT DRIP LINE LATERALS WHILE FLUSHING.

6. THOROUGHLY FLUSH EXHAUST HEADERS AND INSTALL LINE FLUSHING VALVES ACCORDING TO DETAIL ON SHEET LI.3. INSTALL (1) FLUSH CAP FOR EVERY 15 GPM OF FLOW FOR EACH ZONE(VALVE) AND ON THE LOWEST ELEVATION.
8. CONTRACTOR SHALL PRESSURE TEST THE SYSTEM PRIOR TO COVERING TRENCHES, AND REPAIR ANY LEAKS PRIOR TO PLANTING.
9. CONTRACTOR SHALL COORDINATE PLANTING INSTALLATION WITH SUBSURFACE DRIP INSTALLATION.
10. THE SUB-SURFACE RAIN BIRD XFS DRIPLINE SHOWN ON IRRIGATION PLANS IS DIAGRAMMATIC. FOR ALL SLOPES WITHIN SUB-SURFACE AREA, CONTRACTOR SHALL INSTALL RAIN BIRD XFS DRIPLINE PERPENDICULAR (ACROSS) SLOPES. CONTRACTOR SHALL IN THE UPPER 2/3 OF SLOPE SPACE RAIN BIRD XFS DRIPLINE PER LEGEND. IN THE LOWER 1/3 OF THE SLOPE INCREASE THE SPACING BETWEEN ROWS BY 25% FOR SLOPES GREATER THAN 4 TO 1 THAT INCLUDES THE DRAINAGE SWALES.
11. PROVIDE RCV'S, FILTER, AND PRESSURE REGULATOR FOR RAIN BIRD SYSTEMS AS PER DETAILS.
12. PROVIDE SUPPLY HEADER (CL 200) PVC AS PER RAIN BIRD DETAILS. SEE SHEET LI.3.
13. PROVIDE EXHAUST HEADER (CL 200) PVC AS PER RAIN BIRD DETAILS. SEE SHEET LI.3.
14. INSTALL AIR VACUUM RELIEF VALVE AT THE HIGHEST POINT ON THE CIRCUIT # PER RAIN BIRD MANUFACTURER'S RECOMMENDATIONS # PER DETAIL ON LI.3.
15. EACH SUB-SURFACE STATION SHALL HAVE A DRIP SYSTEM OPERATION INDICATOR, 6" POP-UP, INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAIL ON SHEET LI.3.



California Water Efficient Landscape Worksheet								0.45
Reference Evapotranspiration (ET _o)		51.2	Project Type		Non-Residential			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
Dripline Low water	0.3	Drip	0.81	0.37	21,110	7819	248191	
			0.75	0.00		0	0	
Dripline Medium use	0.4	Drip	0.81	0.49	1,684	832	26398	
			0.75	0.00		0	0	
Detension Grass	0.6	Overhead	0.75	0.80	4,341	3473	110241	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			0.75	0.00		0	0	
			Totals		27135	12123	384830	
Special Landscape Areas								
			1			0	0	
			1			0	0	
			1			0	0	
			1			0	0	
			Totals		0	0	0	
						ETWU Total		384830
						Maximum Allowed Water Allowance (MAWA) ^e		387618

ETAF Calculations		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Regular Landscape Areas		
Total ETAF x Area	12123	
Total Area	27135	
Average ETAF	0.45	
All Landscape Areas		
Total ETAF x Area	12123	
Total Area	27135	
Average ETAF	0.45	

REVISIONS	BY

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Irrigation Design

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PERRY DESIGN



AIRPORT PLAZA ENTIRE SITE

2060 West Lathrop Road
Manteca, CA.
TWO GUYS FOOD AND FUEL

PRELIMINARY IRRIGATION NOTES

Date	July 1, 2021
Scale	N/A
Drawn	Carol B.
Job	
Sheet	
LI-3	
Of	Sheets