

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



APPROVED

DATE 12-18-2025 PERMIT # P25-0190

BY 
Allison Diaz - Planning

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.

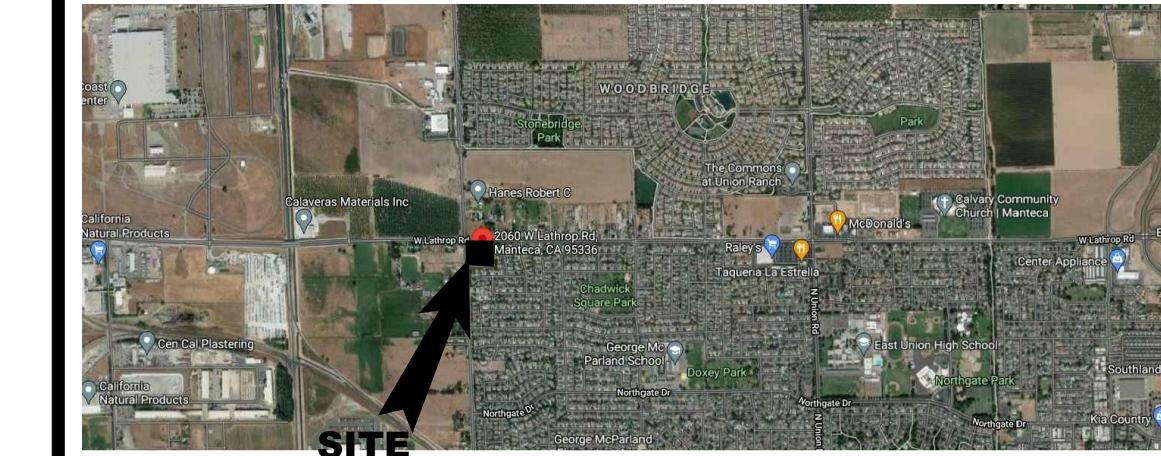
PARKING DATA: PER SEC. 17.52.050-1

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	(7:1000 SF) = 14	
RETAIL #2 (5,734)	(4:1,000 SF) = 23	
RESTAURANT (2,092 SF IN RETAIL #2)	(7:1000 SF) = 15	
TOTAL REQ'D PARKING = 96		

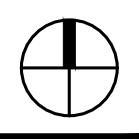
PARKING PROVIDED

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

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ARCHITECTURAL

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A001.2 SITE PLAN PHASE 2
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A003 PORTA POTTIES DETAILS
A004 SITE DETAILS
A005 LIGHT FIXTURES AND EV CHARGERS
A006 TRUCK PATH
A007 C STORE AND CAR WASH FLOOR PLAN
A008 GSR FLOOR PLAN
A009 RETAIL FLOOR PLAN PART 1
A024 RETAIL FLOOR PLAN PART 2
A025 RESTAURANT FLOOR PLAN
A026 RESTAURANT FLOOR PLAN

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

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A402 GSR BUILDING SECTIONS
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CIVIL

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

LANDSCAPE

L1.1 PRELIMINARY PLANTING PLAN
L1.2 PRELIMINARY PLANTING PLAN - PHASE 1
L1.3 PRELIMINARY IRRIGATION
L1.4 PRELIMINARY IRRIGATION - PHASE 1
L1.5 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.

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



Architects

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

Digitized by srujanika@gmail.com

TRACTOR

ECT:

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 SACK 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
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- 28 ACCESSIBLE VACUUM STATION
- 29 CLASS II BIKE RACK. INSTALL PER MFR. SPECIFICATIONS
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- 31 EXISTING STORM DRAIN MANHOLE TO REMAIN.
- 32 NEW SEWER MANHOLE.
- 33 NEW ACCESS TO SEWER MANHOLE, DECOMPOSED GRANIT IN THIS AREA.
- 34 PAIR FO 5'-0" GATES FOR ACCESS.

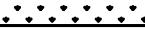
2060 WEST LATHROP RD.
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DEVELOPER:

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10 of 10

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
-  2066
-  BUILDING ADDRESS

JECT NUMBER: **20-004** | PROJECT DATE: **07-12-2022**

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LET CONTE

ATION



20 SITE PLAN

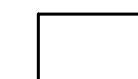
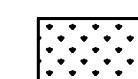
— 3 —

SCALE: 1" = 20'-0"

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- 35 6' HIGH ASPHALT CURB

SITE LEGEND

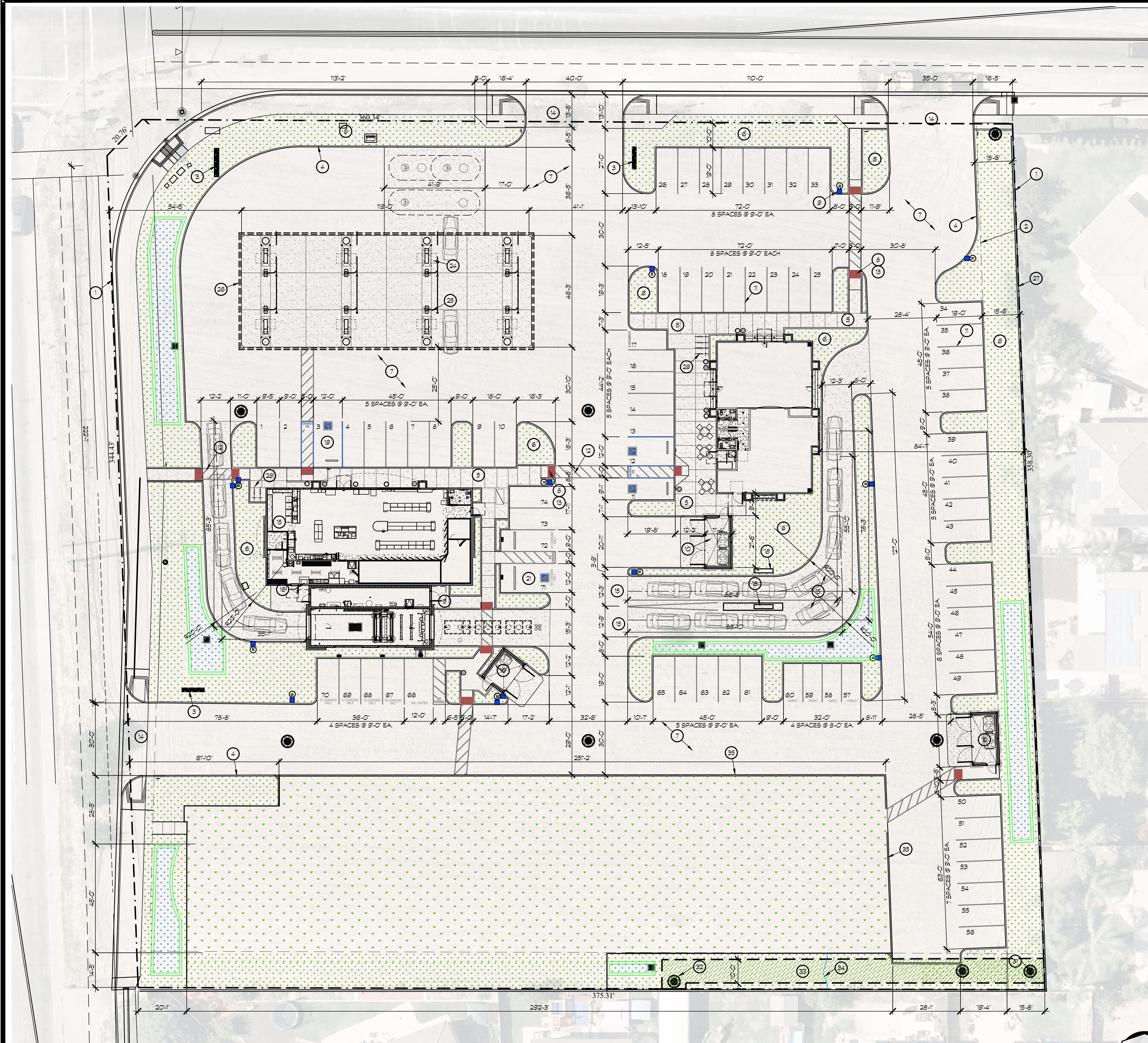
-  AC PAVING/ PUBLIC RIGHT AWAY
-  NEW CONCRETE-IMPERVIOUS, SEE CIVL DRAWINGS
-  NEW LANDSCAPE, SEE LANDSCAPE DRAWINGS
-  BIO-RETENTION POND, SEE CIVL AND LANDSCAPE DRAWINGS

2066

BUILDING ADDRESS



SCALE: 1" = 20'-0"



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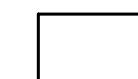
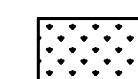


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20-004 | **07-12-2021**

PROJECT DATE:

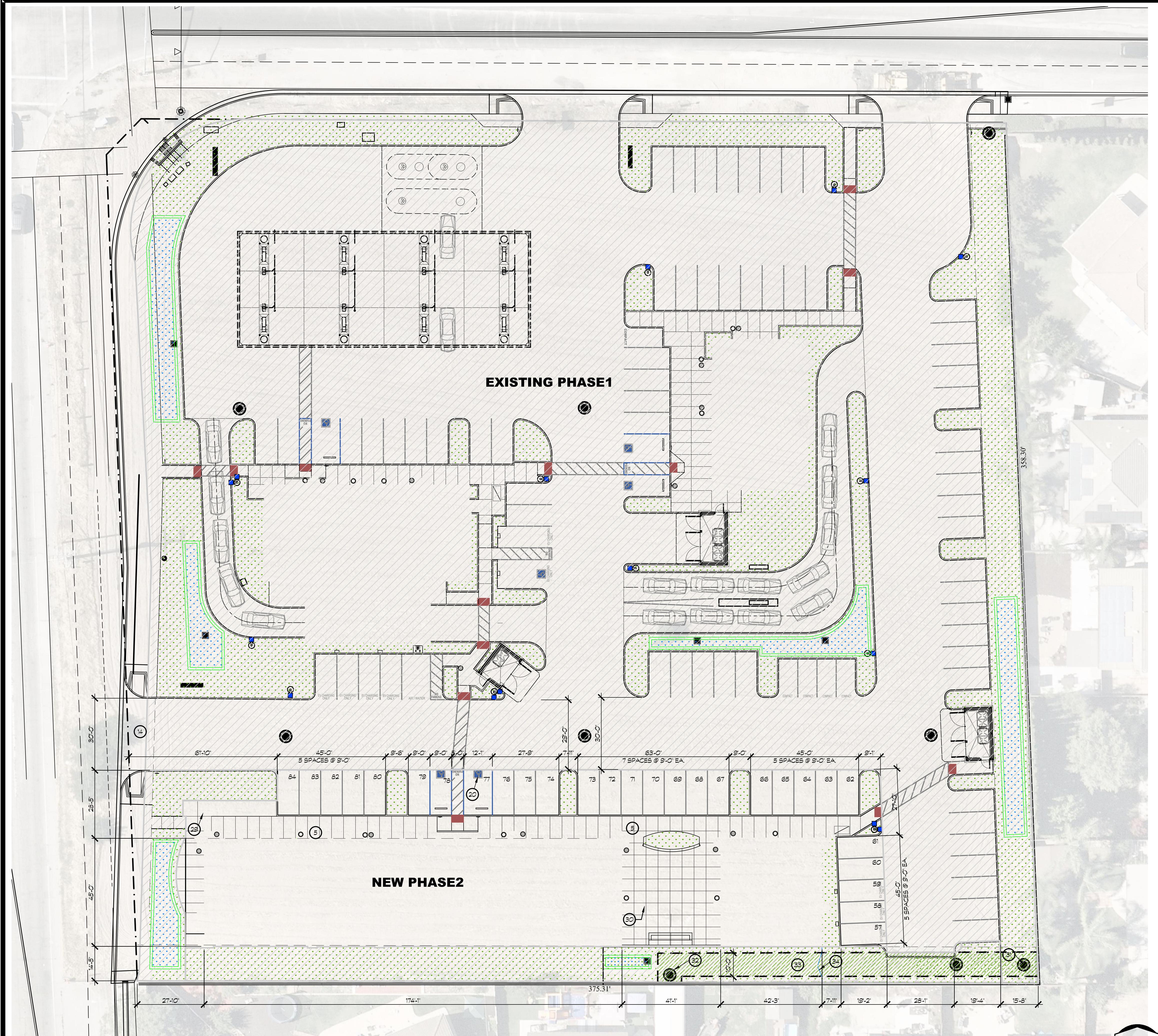
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2066

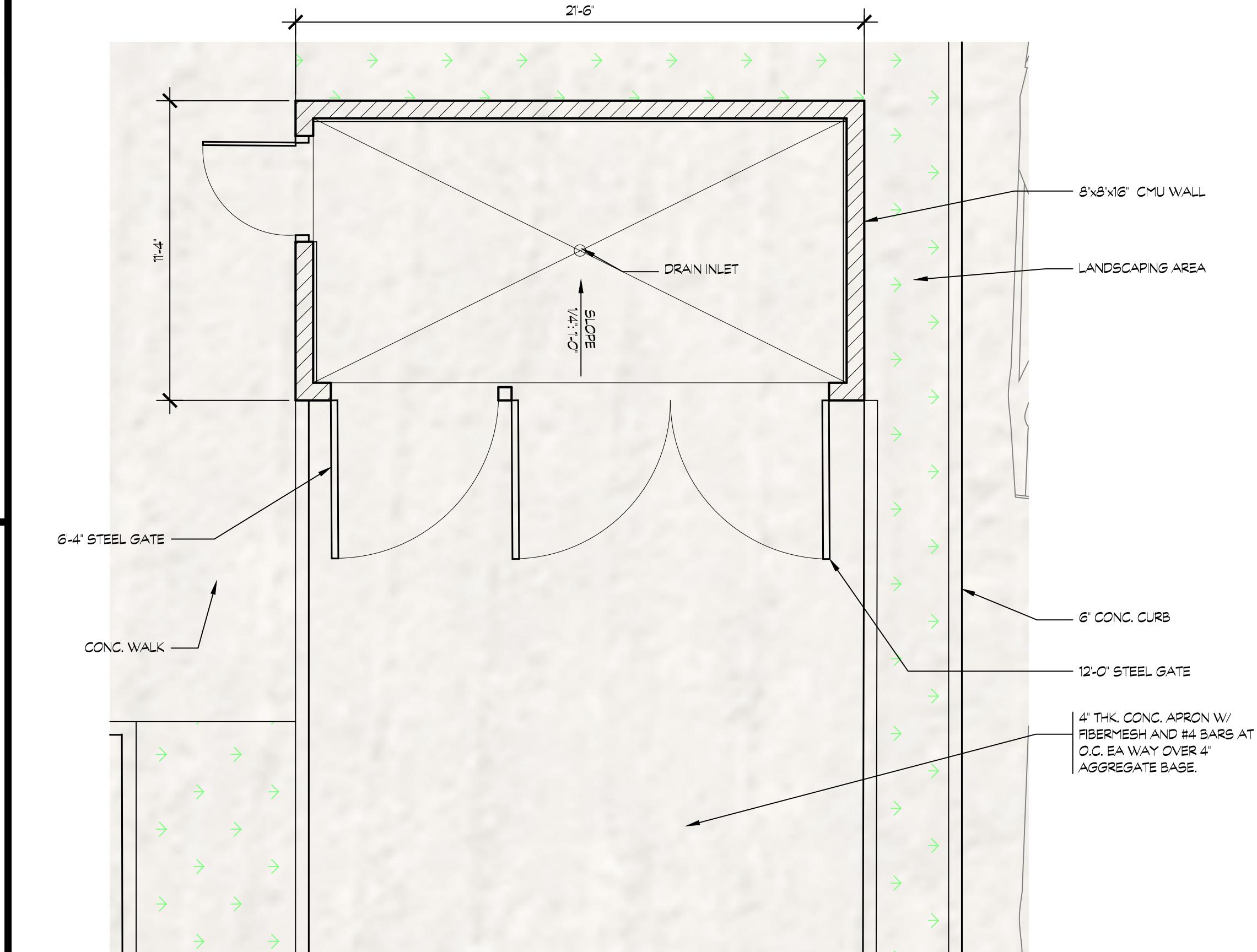
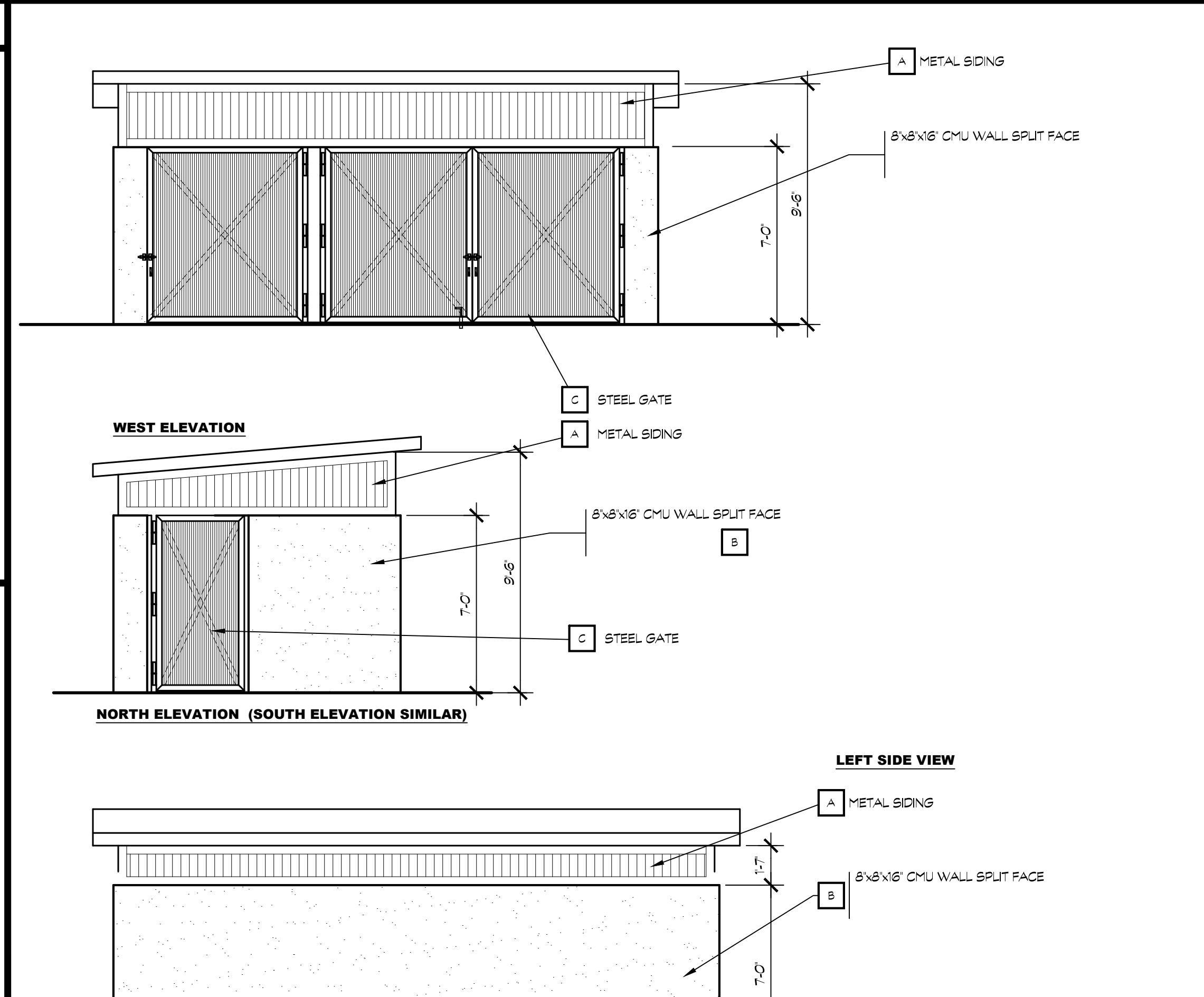
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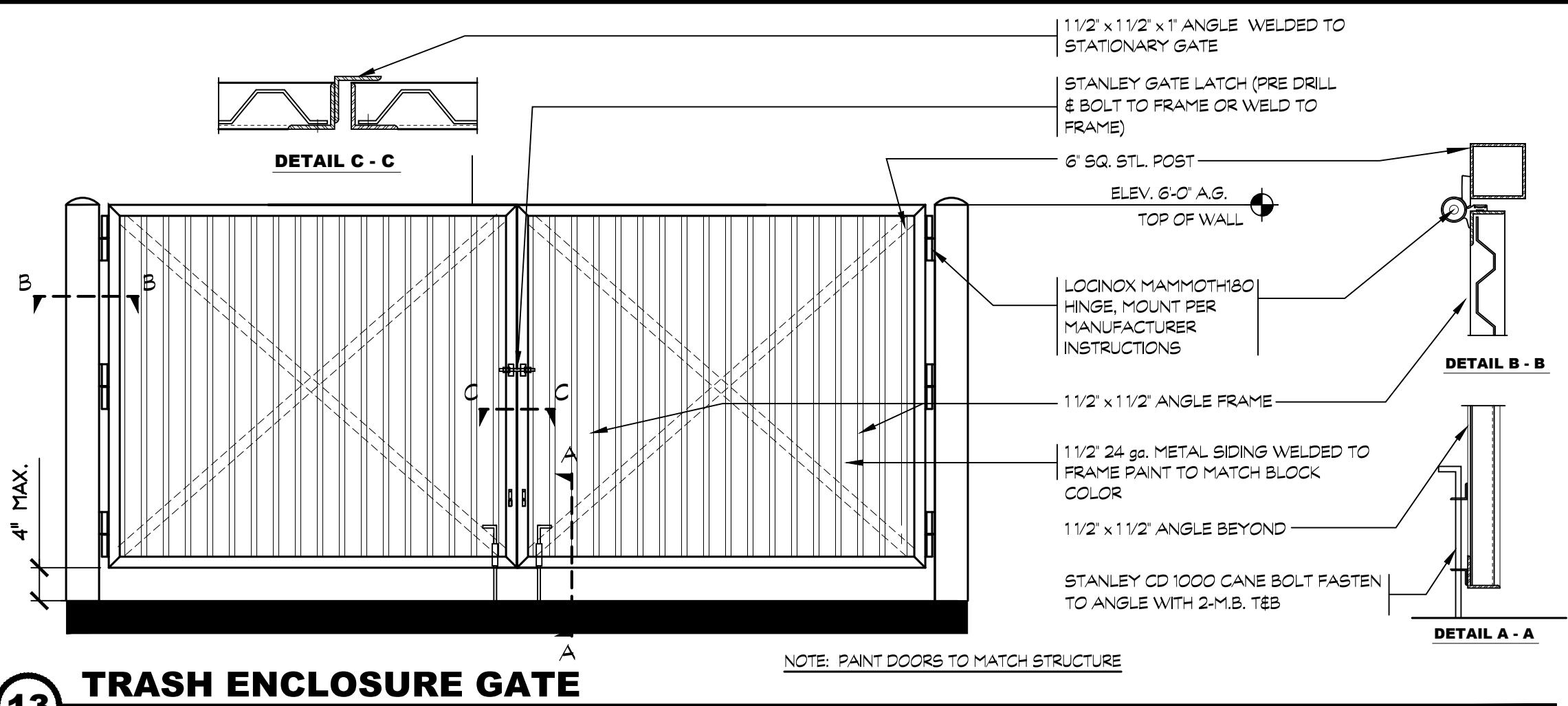
A101-P2




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

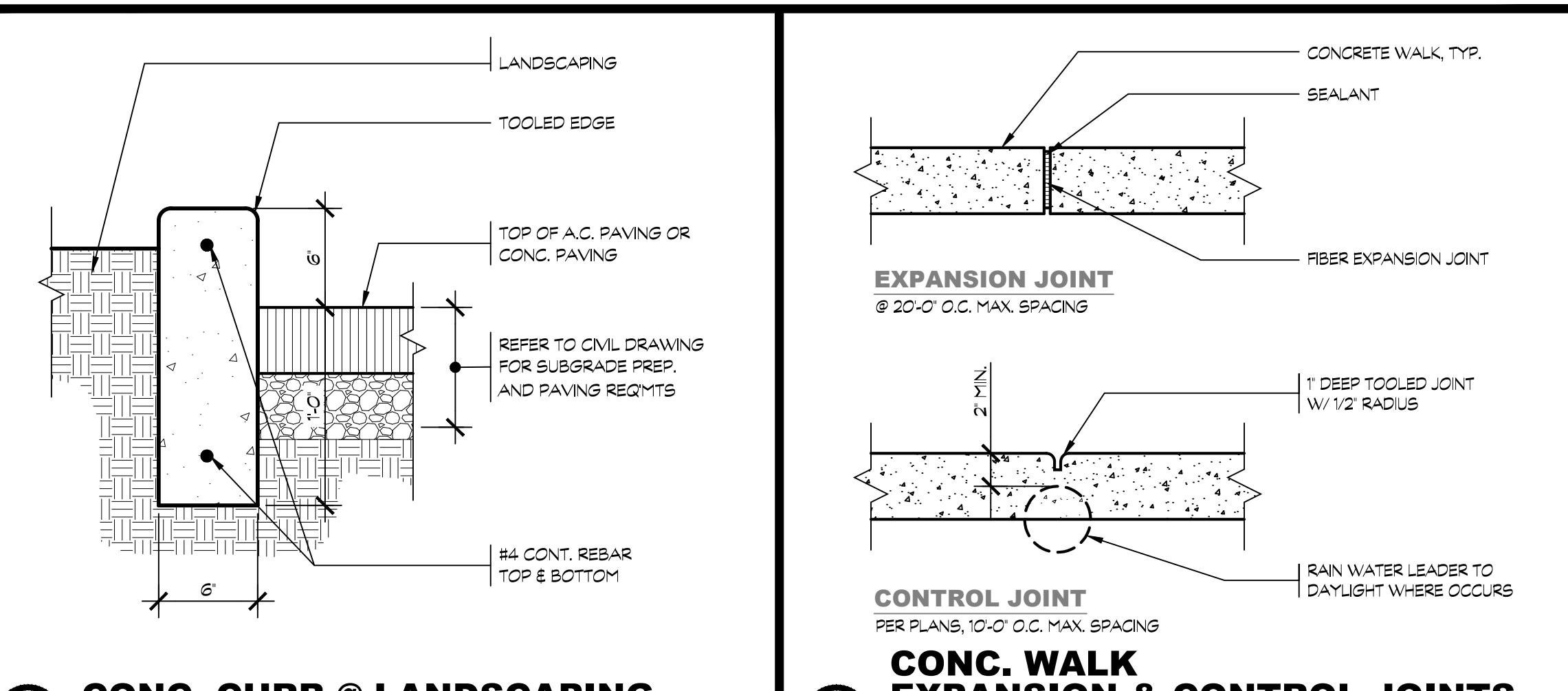

6 TRASH ENCLOSURE PLAN

8 TRASH ENCLOSURE ELEVATIONS

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

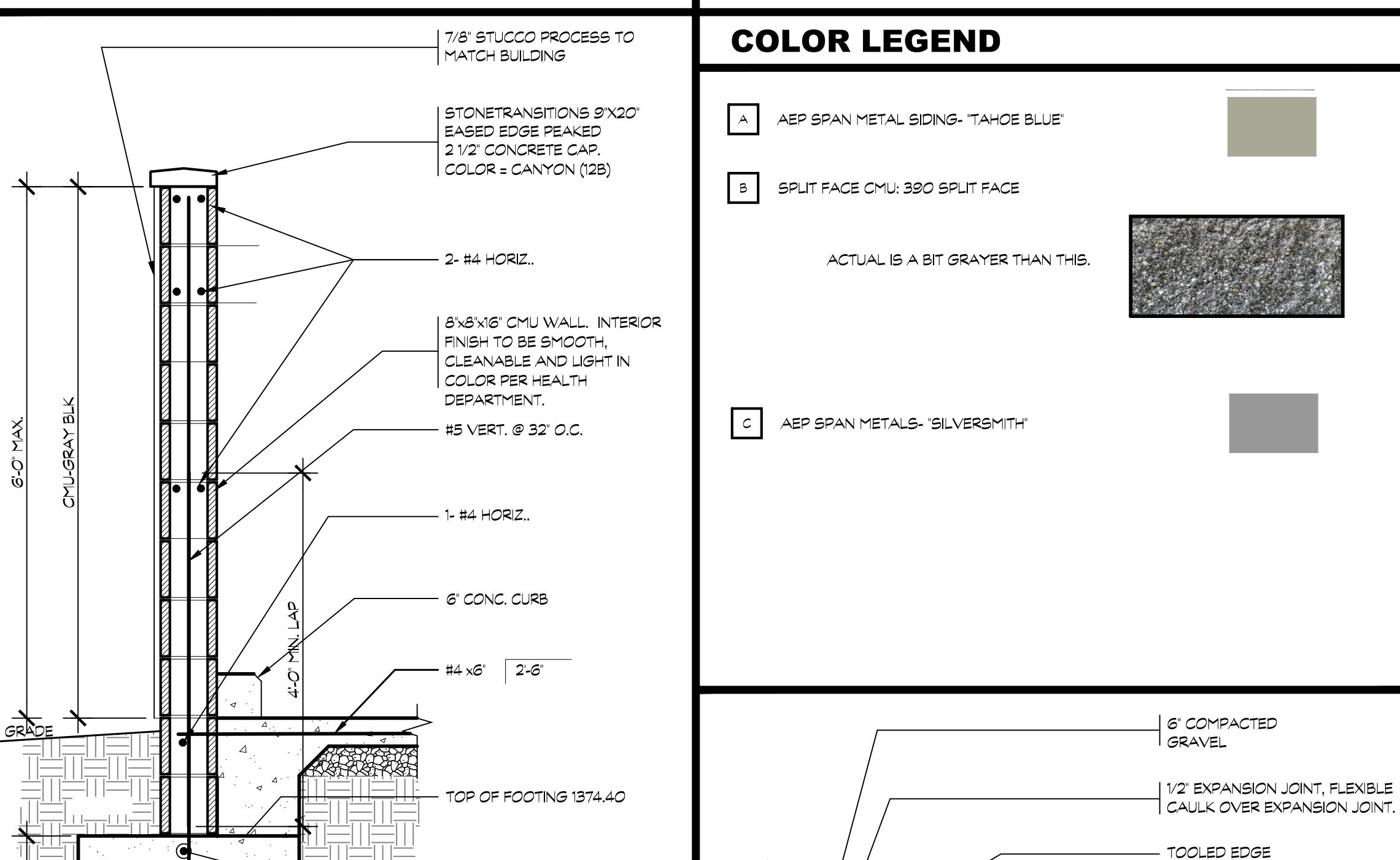

13 TRASH ENCLOSURE GATE

NOTE: PAINT DOORS TO MATCH STRUCTURE

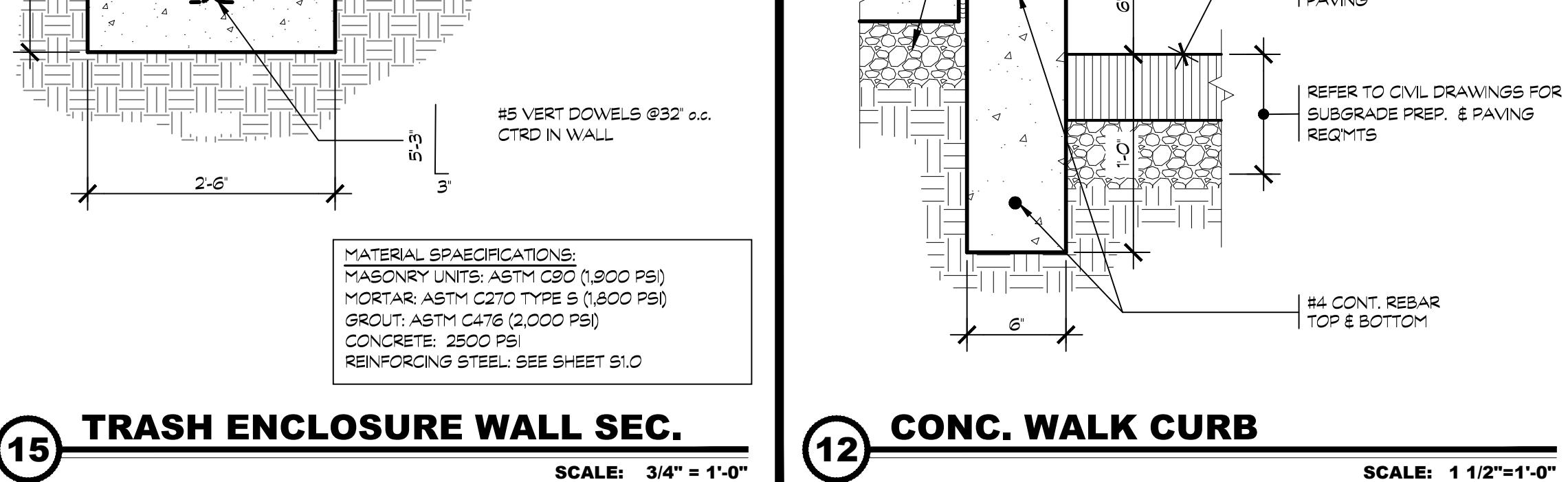
SCALE: 1/2" = 1'-0"


14 CONC. CURB @ LANDSCAPING

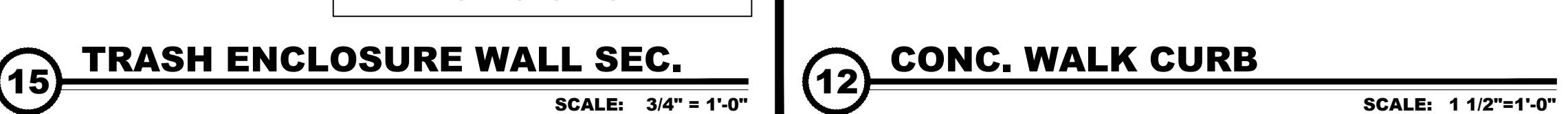
SCALE: 1 1/2" = 1'-0"


10 CONC. WALK EXPANSION & CONTROL JOINTS

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


12 CONC. WALK CURB

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


15 TRASH ENCLOSURE WALL SEC.

SCALE: 3/4" = 1'-0"

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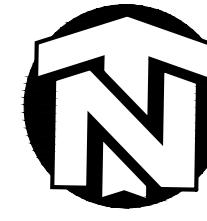
PROJECT NUMBER: 20-004 PROJECT DATE: 07-12-2021

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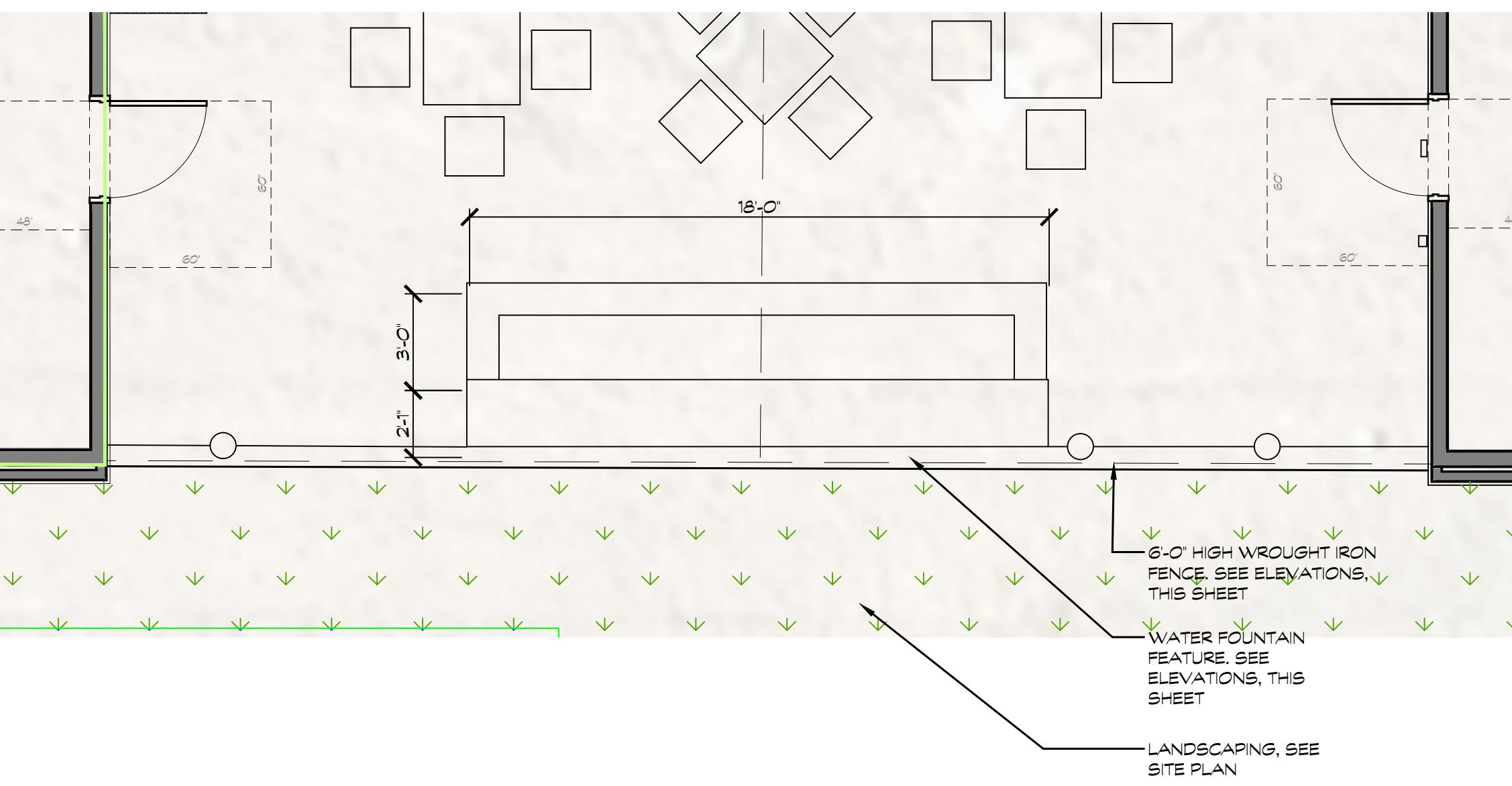
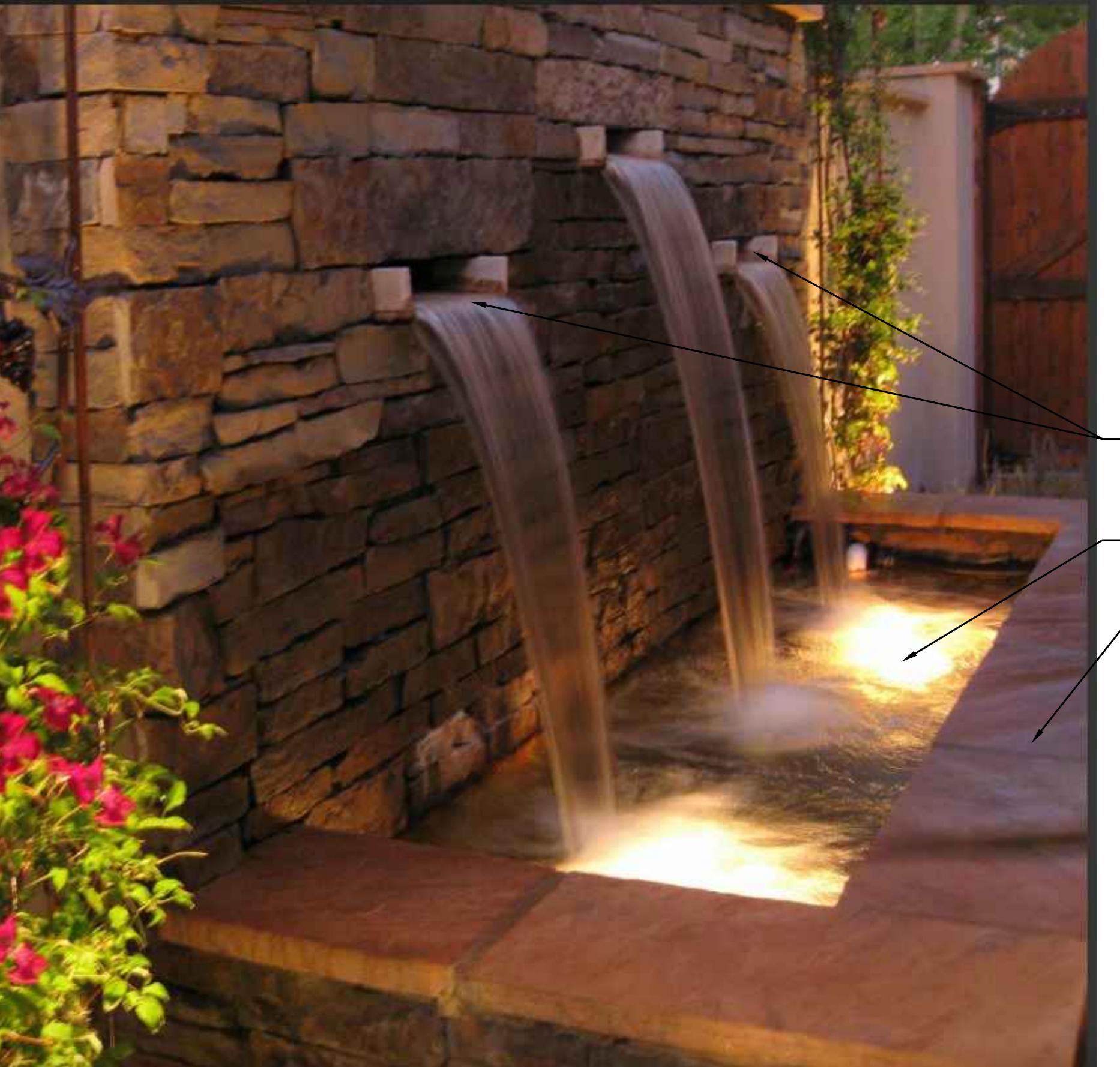
**TRASH ENCLOSURE
DETAILS**

SHEET NUMBER:

A102



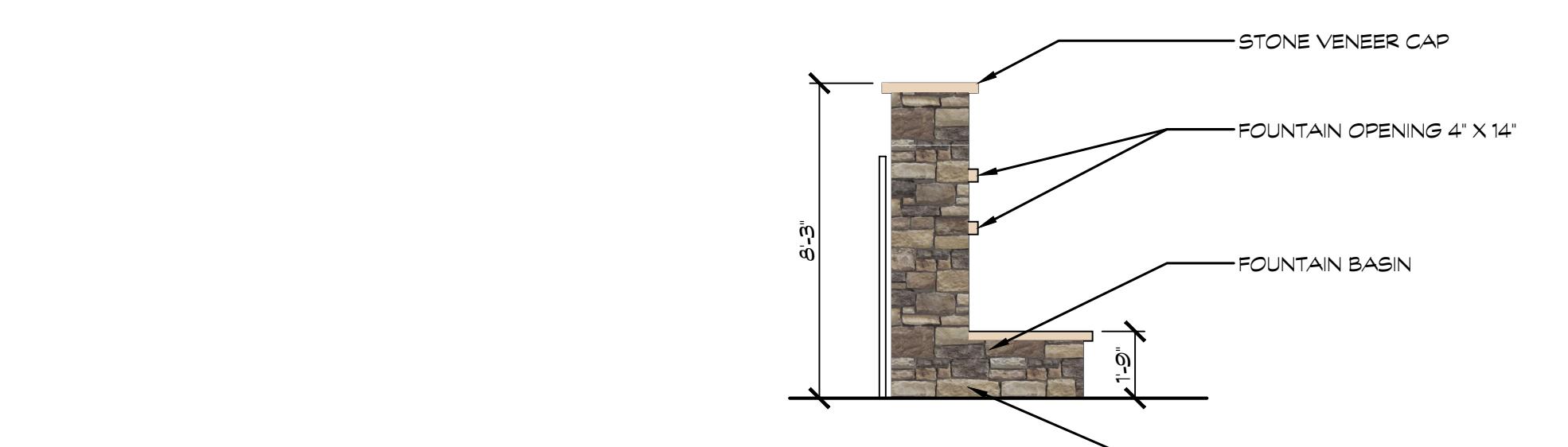
SCALE: 1/4"=1'-0"


6 FOUNTAIN FLOOR PLAN


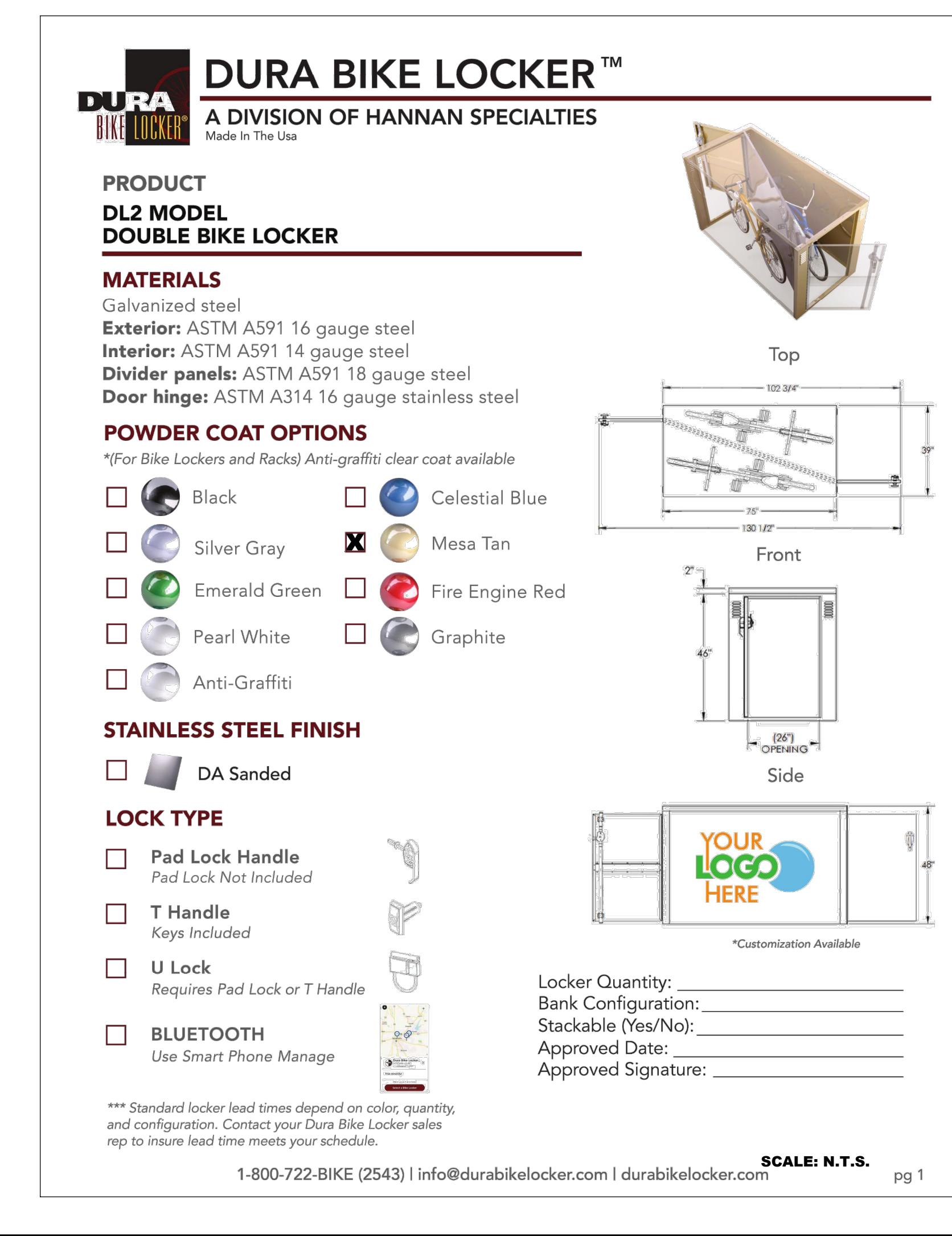
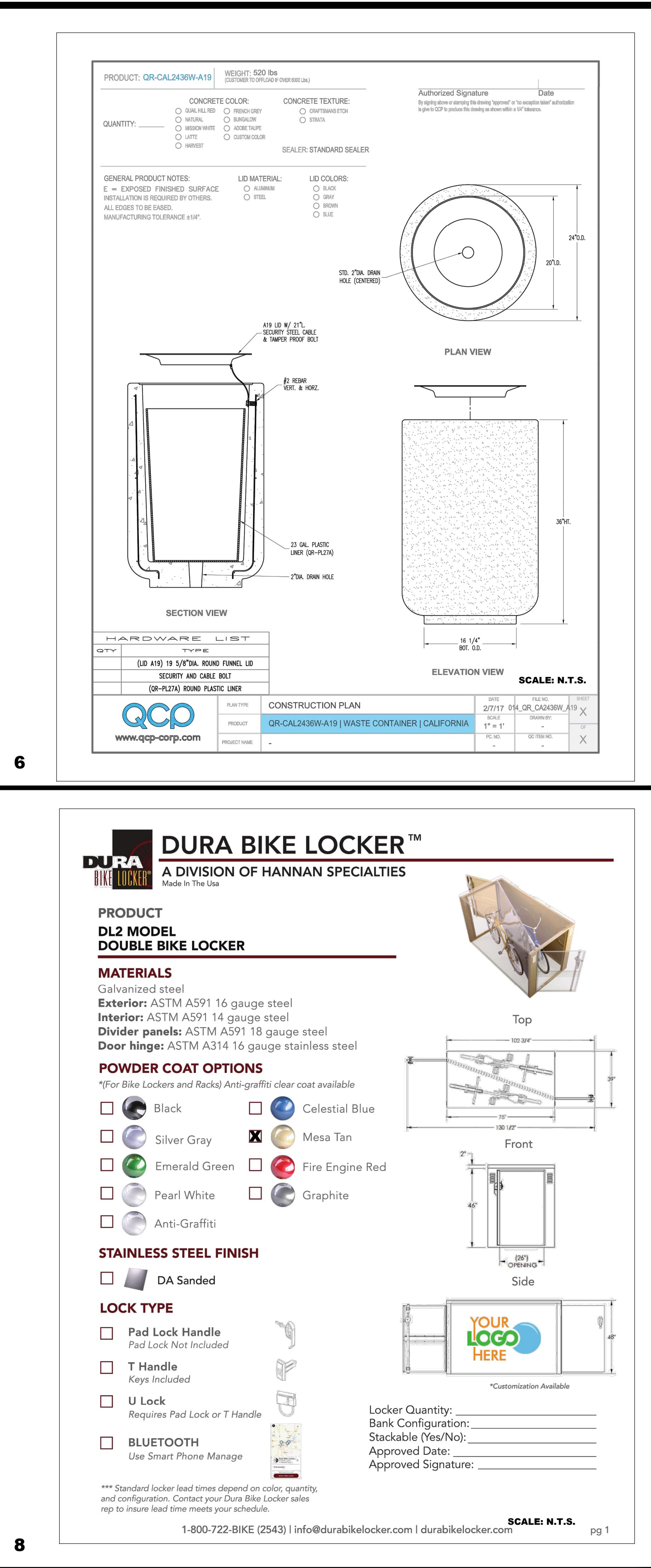
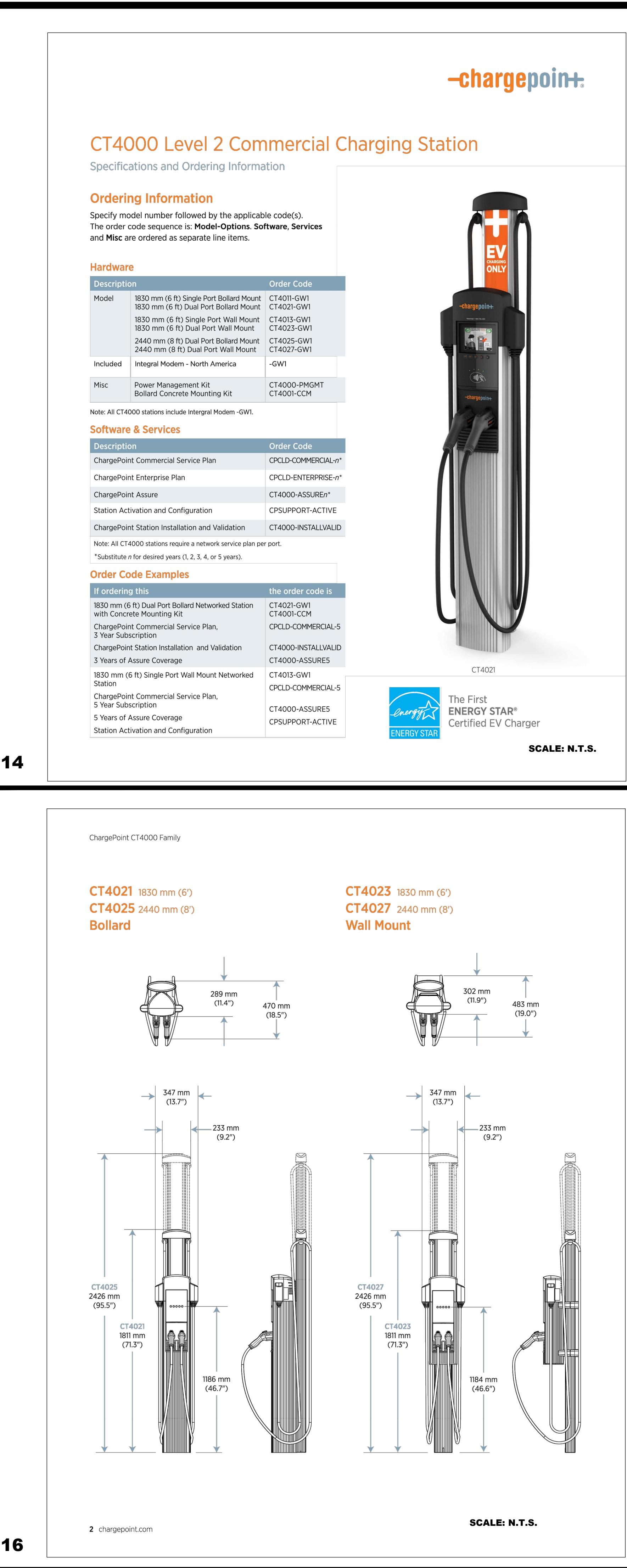
FOUNTAIN OPENING 4' x 14"

FOUNTAIN BASIN

STONE VENEER CAP


6 FOUNTAIN ELEVATIONS

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



**Architects**K12 Architects, Inc
3090 Fite Circle, #104
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PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

**AIRPORT
PLAZA**

D-Series Pole Mount
LED Area Luminaire

Catalog
Number
Notes
Type

Fit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

Luminaire

EPA:

0.8 ft²

Width:

13-3/4" (34.7 cm)

Length:

11.5" (29.0 cm)

Height:

20.3 cm

Weight:

16.03 lbs (7.3 kg)

Fit the Tab key or mouse over the page to see all interactive elements.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting ¹
DSXWPM LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000K	40K 4000K	T25 Type II short	TM Type V medium	MVOLT ¹ Shipped included
	20C 20 LEDs (two engines)	700 700 mA	50K 5000K	AMBR Amber phosphor converted	T25 Type II medium	TSA Type V short	SPUMBA Square pole universal mounting adapter

Control Options	Other Options	Finish Required
Shipped installed	Shipped separately ¹	
PE Phase-electric cell, button type ²	PS Single fuse (120, 277, 347V) ³	BSW Best elements spares
DMG D-10V dimming wire pulled outside fixture (for use with external driver, ordered separately)	WS Web guard	DBXND Natural aluminum
PIR Motion ambient light sensor, <15 mm ht ⁴	RS House side shield ⁵	DNATD Textured natural aluminum
PIR Motion ambient light sensor, 15-30 mm ht ^{5,6}	VG Vandal guard	DWHND White
PIRCV Motion ambient sensor, 3-15 mounting height, ambient sensor disabled	DOL Diffused drop lens	DSXND Sandstone
PIR1FCV Motion ambient sensor, 15-30 mounting height, ambient sensor enabled at 15°		DSSTD Textured sandstone

NOTES
1. D-10V driver operates on line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF optional), or photocell (PE option).
2. Only available with 20C, 700mA or 1000mA. Not recommended for PIRs.
3. Web Guard is a registered trademark of Acuity Brands. Not recommended for PIRs.
4. Photocell (PE) requires 120, 208, 240, 277 or 347V option. Not available with motion-activated light sensors (PIR or PIR5).
5. PIR specifies the Single fuse (120, 277, 347V) control; PIR5 specifies the Double fuse (208, 240, 480V) control. See Motion Sensor Guide for details.
6. Dimming driver required for motion-activated control. Motion sensor disabled when ordered with DCR or DCR5 control.
7. PIR and PIR5 specifies the Single fuse (120, 277, 347V) control; PIR1FCV specifies the Double fuse (120, 277, 347V) control. See Motion Sensor Guide for details. Dimming driver standard. Not available with PIR5 or PIR7. Ambient sensor disabled when ordered with DCR or DCR5 control.
8. Single fuse (SF) requires 120, 277, or 347V voltage option. Double fuse (DF) requires 208, 240, or 480V voltage option.
9. Also available as a separate accessory; see Accessories Information.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXWPM-LED
Rev. 01/29/20
Page 1 of 5

WDGE3 LED
Architectural Wall Sconce

Catalog
Number
Notes
Type

Fit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth:	8"
Height:	9"
Width:	18"
Weight:	(without options) 19.5 lbs

Fit the Tab key or mouse over the page to see all interactive elements.

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CR1 3MVOLT DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting ¹
P1	30K 3000K	70CR1	82	Type II short	40K MVOLT ¹	Shipped included
P2	40K 4000K		83	Type II short	40K MVOLT ¹	Surface mounting bracket
P3	50K 5000K		84	Type II short	40K MVOLT ¹	Round pole universal mounting adapter
P4				Forward Throw	40K MVOLT ¹	Textured dark bronze

Fit the Tab key or mouse over the page to see all interactive elements.

Options

EXAMPLE: WDGE3 LED P3 40K 70CR1 3MVOLT DDBXD

Options	Standalone Sensors/Controls	Finish
E15WH	Emergency battery backup, CEC compliant (120V, 2.5 min)	DBXND Dark bronze
E20WC	Emergency battery backup, CEC compliant (160V, 2.0 min)	DBXND Black
PIR	PIR (level 100/350) motion sensor for 8-15 mounting heights. Intended for use on switched circuits with external dock to dave switch ⁵	DNATD Natural aluminum
PIR	PIR (level 100/350) motion sensor for 15-30 mounting heights. Intended for use on switched circuits with external dock to dave switching	DWHND White
PIRCV	PIRCV (level 100/350) motion sensor for 15-30 mounting heights with photocell pre-programmed for dusk to dawn operation.	DSXND Sandstone
PIR1FCV	PIR1FCV (level 100/350) motion sensor for 15-30 mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSTD Textured dark bronze
PIR	PIR (level 100/350) motion sensor for 8-15 mounting heights, ambient sensor disabled	DBLND Textured black
PIR	PIR (level 100/350) motion sensor for 15-30 mounting heights, ambient sensor disabled	DNATD Textured natural aluminum
PIR	PIR (level 100/350) motion sensor for 15-30 mounting heights, ambient sensor disabled	DWHND Textured white
PIR	PIR (level 100/350) motion sensor for 15-30 mounting heights, ambient sensor disabled	DSXND Sandstone

Fit the Tab key or mouse over the page to see all interactive elements.

Accessories

EXAMPLE: WDGE3 LED P3 40K 70CR1 3MVOLT DDBXD

Accessories	Shipped separately	Finish
DSWAEW DDBXND	DSWAEW DDBXND U	DSWAEW DDBXND U (Specify 30K 3000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify 40K 4000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify 50K 5000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify Forward Throw)

Fit the Tab key or mouse over the page to see all interactive elements.

Accessories

EXAMPLE: WDGE3 LED P3 40K 70CR1 3MVOLT DDBXD

Accessories	Shipped separately	Finish
DSWAEW DDBXND	DSWAEW DDBXND U	DSWAEW DDBXND U (Specify 30K 3000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify 40K 4000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify 50K 5000K)
DSWAEW DDBXND U		DSWAEW DDBXND U (Specify Forward Throw)

Fit the Tab key or mouse over the page to see all interactive elements.

Options

EXAMPLE: WDGE3 LED P3 40K 70CR1 3MVOLT DDBXD

Options	Standalone Sensors/Controls	Finish
---------	-----------------------------	--------

SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK
- 3 MONUMENT SIGN, BY OWNER
- 4 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 SACK 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

 2060 WEST LATHROP RD.
 MANTECA, CA 95336

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

REVISIONS:

PROFESSIONAL SEALS:

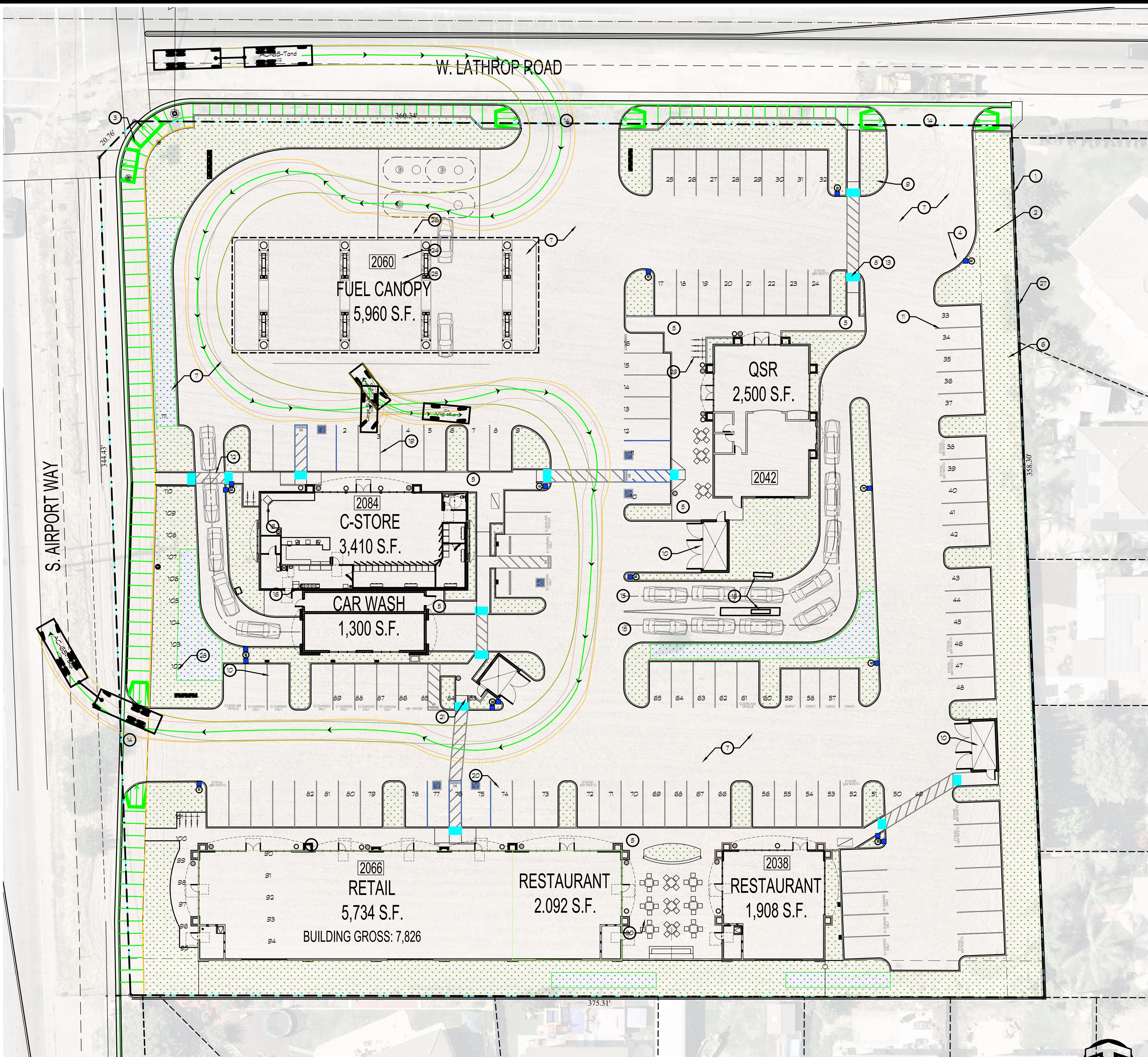


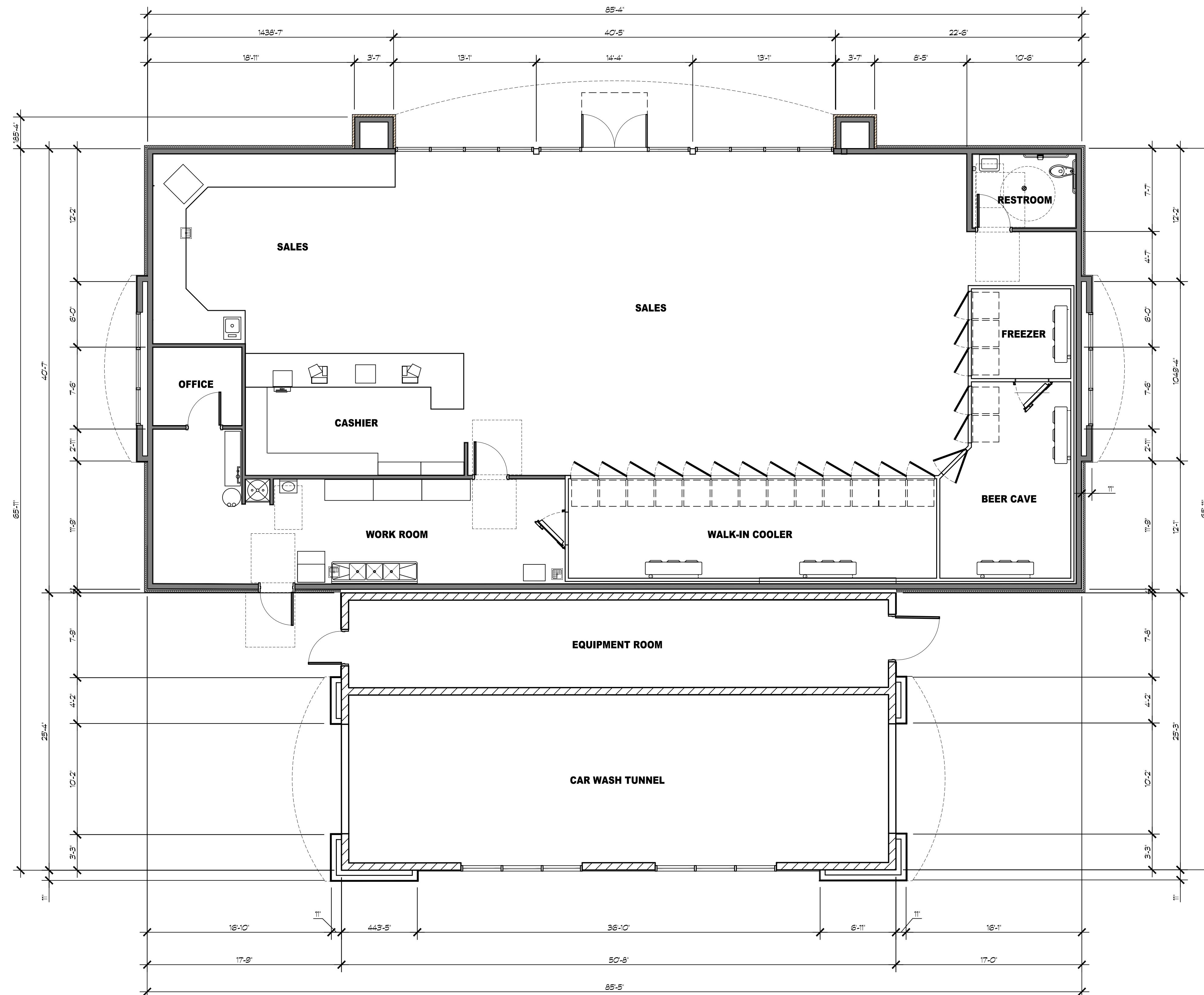
PROJECT NUMBER: 20-004 PROJECT DATE: 07-12-2021

SHEET CONTENTS:

 TRUCK PATH
SITE PLAN

SHEET NUMBER:

A106


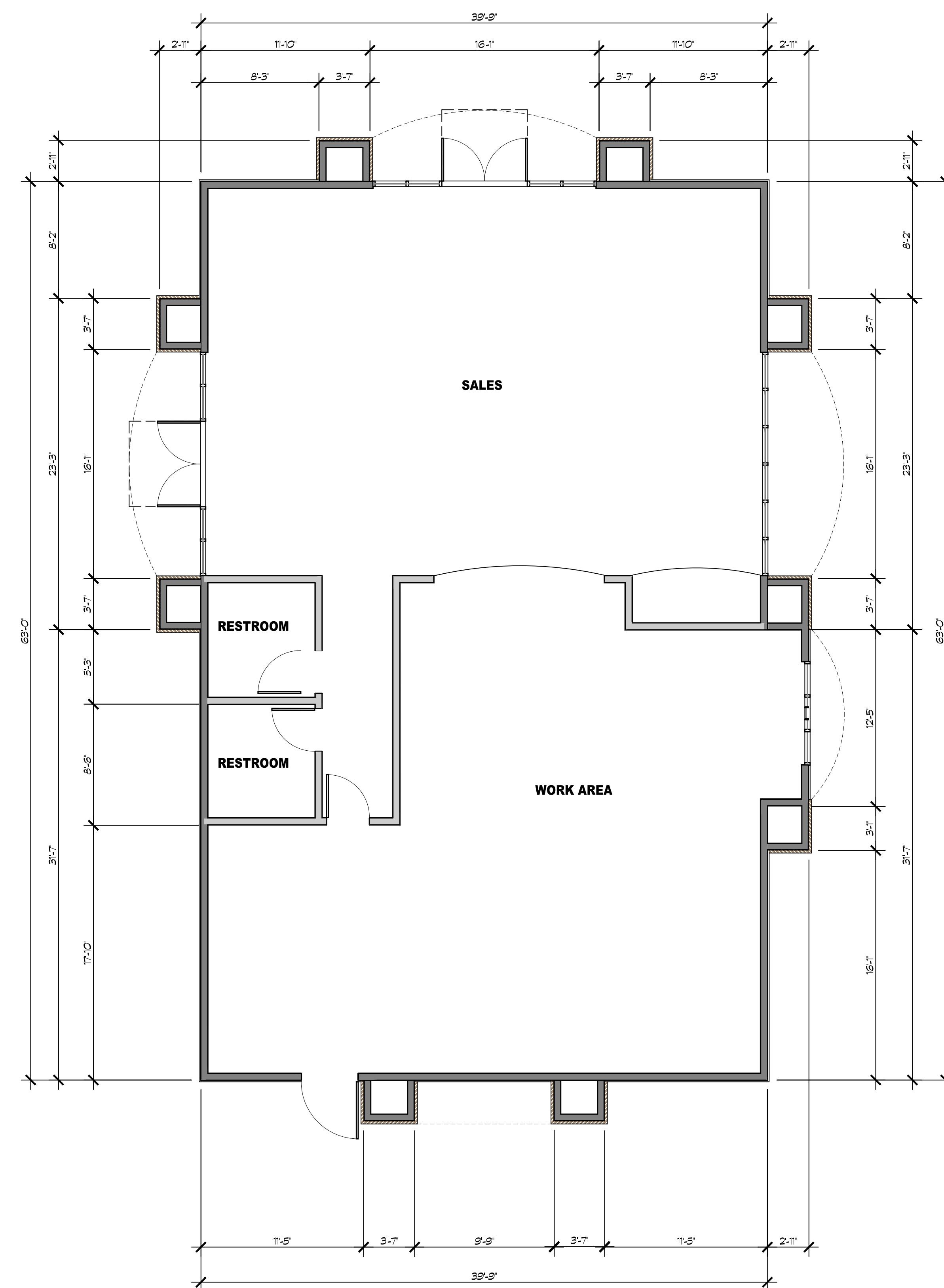


C STORE FLOOR PLAN 3,439 SQ. FT.

**147 LATHROP RD
MANTECA, CA 95330**

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

A201



AIRPORT PLAZA

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

TWO GUYS FOOD AND FUEL



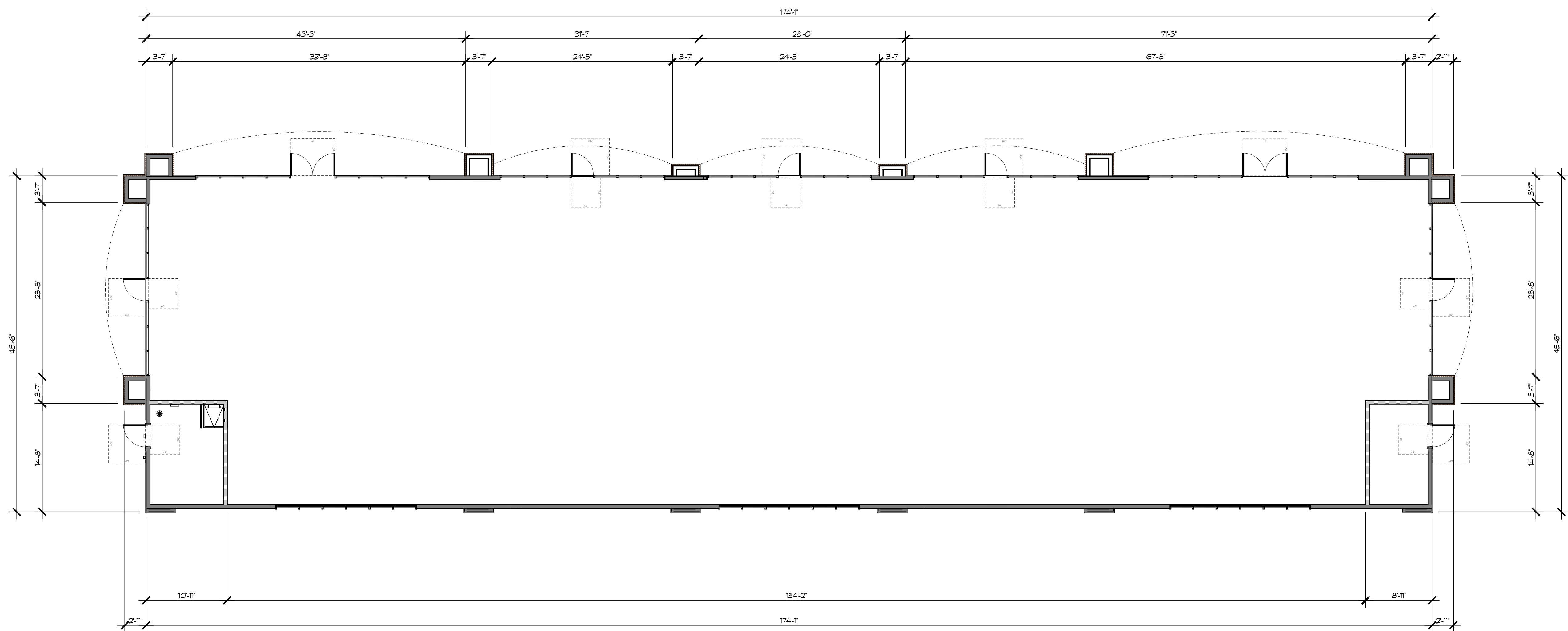
**147 LATHROP RD
MANTECA, CA 95330**

QSR FLOOR PLAN- 2,543 SQ FT

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

A202

A202



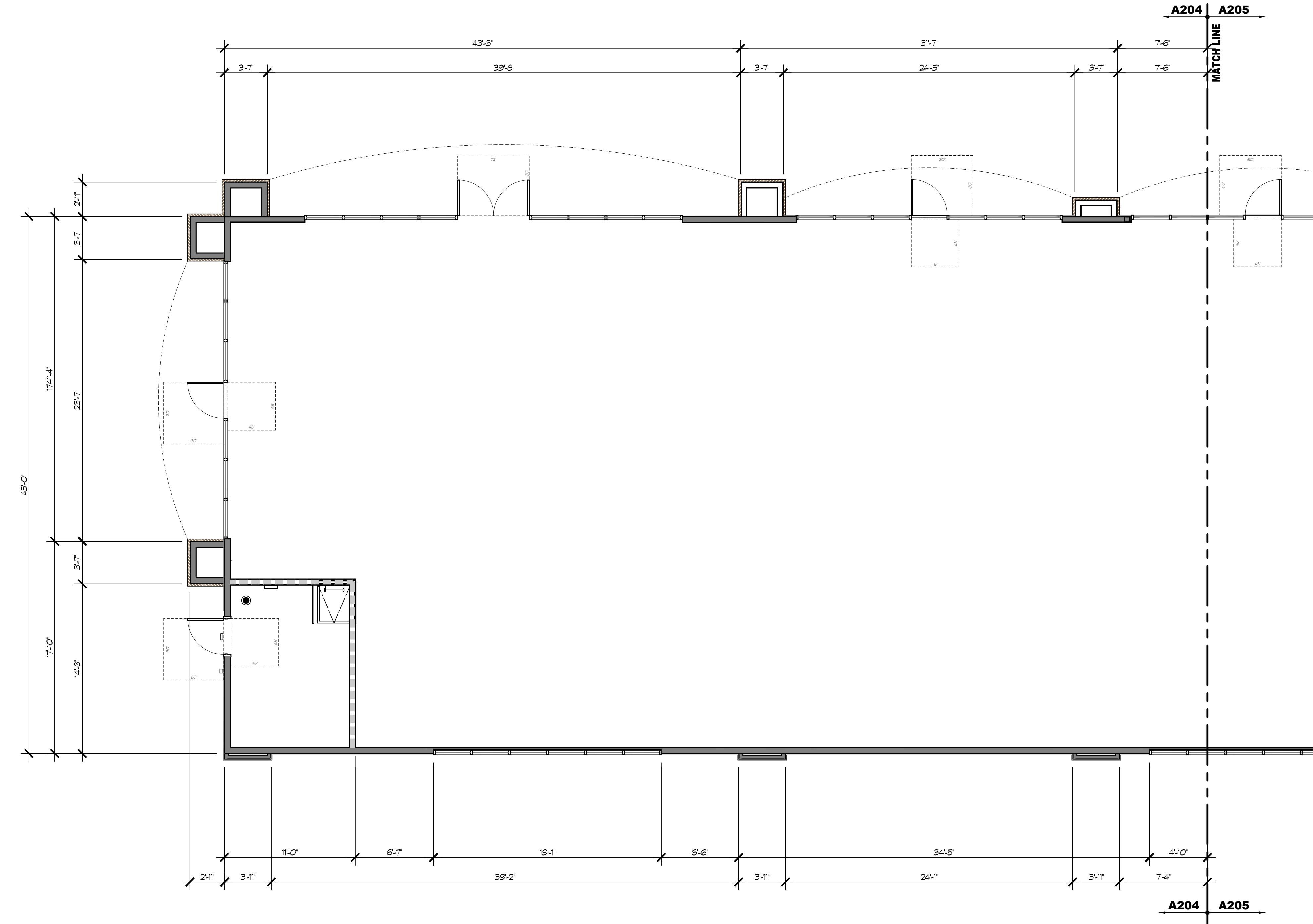
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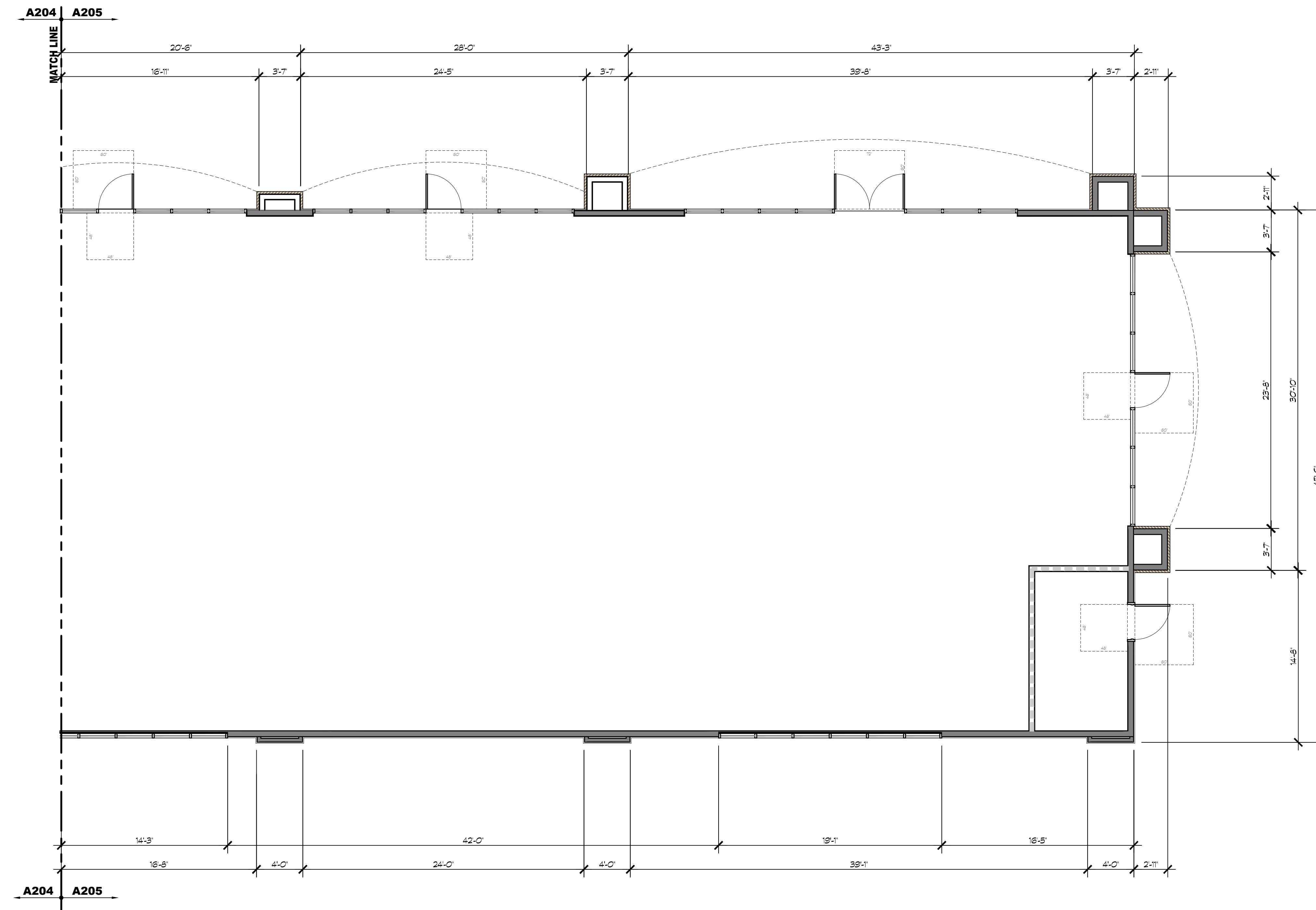


**147 LATHROP RD
MANTECA, CA 95330**

A203

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





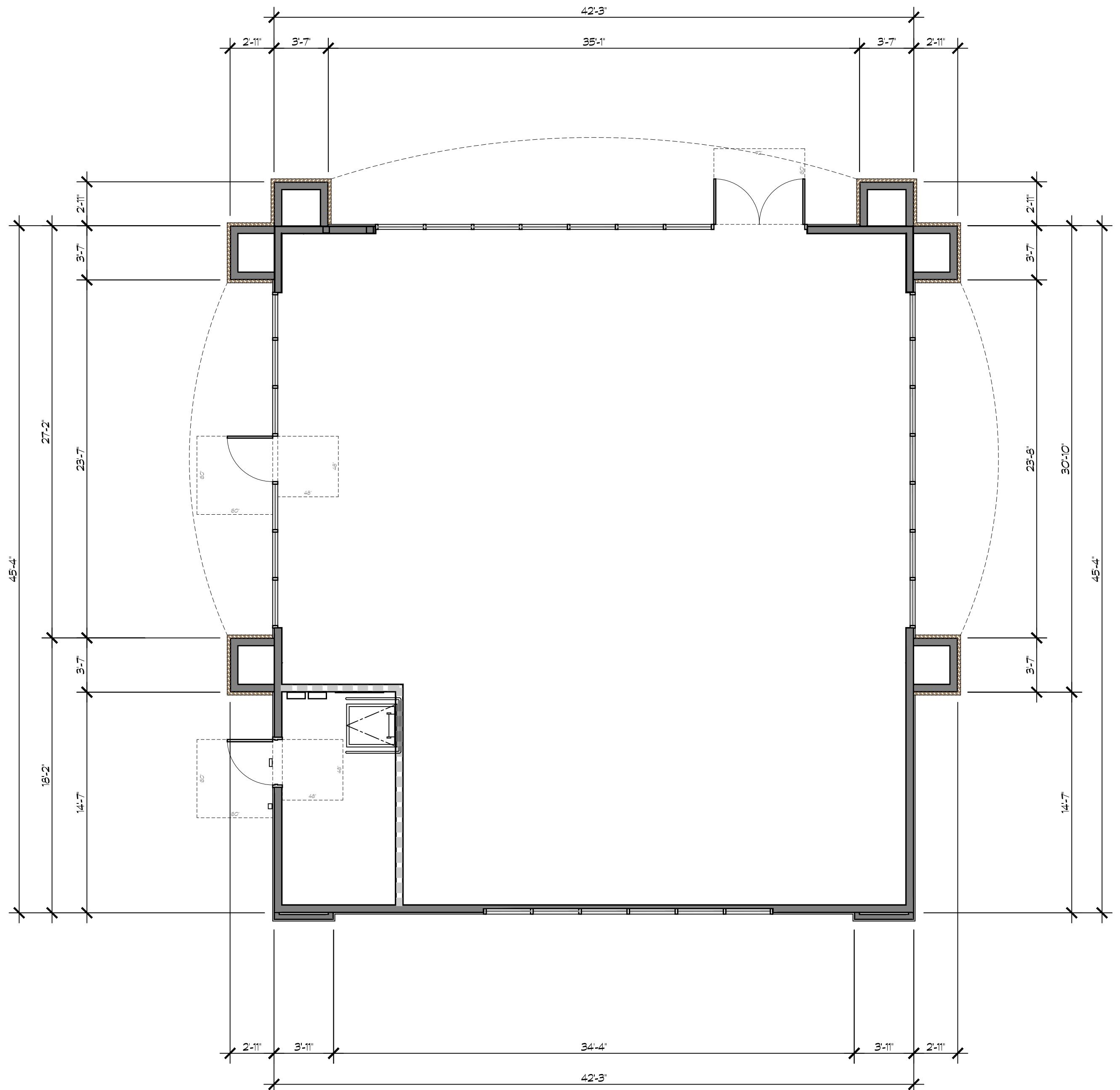
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147 LATHROP RD
MANTECA, CA 95330

A205

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



AIRPORT PLAZA

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

TWO GUYS FOOD AND FUEL



**147 LATHROP RD
MANTECA, CA 95330**

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

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

A206

A206


18 CONVENIENCE STORE NORTH ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 17

CONVENIENCE STORE NORTH ELEVATION

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

AIRPORT PLAZA

20 CONVENIENCE STORE WEST ELEVATION
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 SW2002- 'ESSENTIAL GRAY'	
E	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
F	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
G	CHEVRON WINDOW GRAPHIC	
H	CHEVRON BURGANDY	
I	DUNN EDWARDS PAINT DES185- 'LIGHT ASPIRATION'	
K	DIZAL ALUMINUM SIDING 122-C3- 'HICKORY BOURBON'	

 2060 WEST LATHROP RD
 MANTECA, CA 95336

PRELIMINARY ELEVATIONS

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

**TWO GUYS
FOOD AND FUEL**

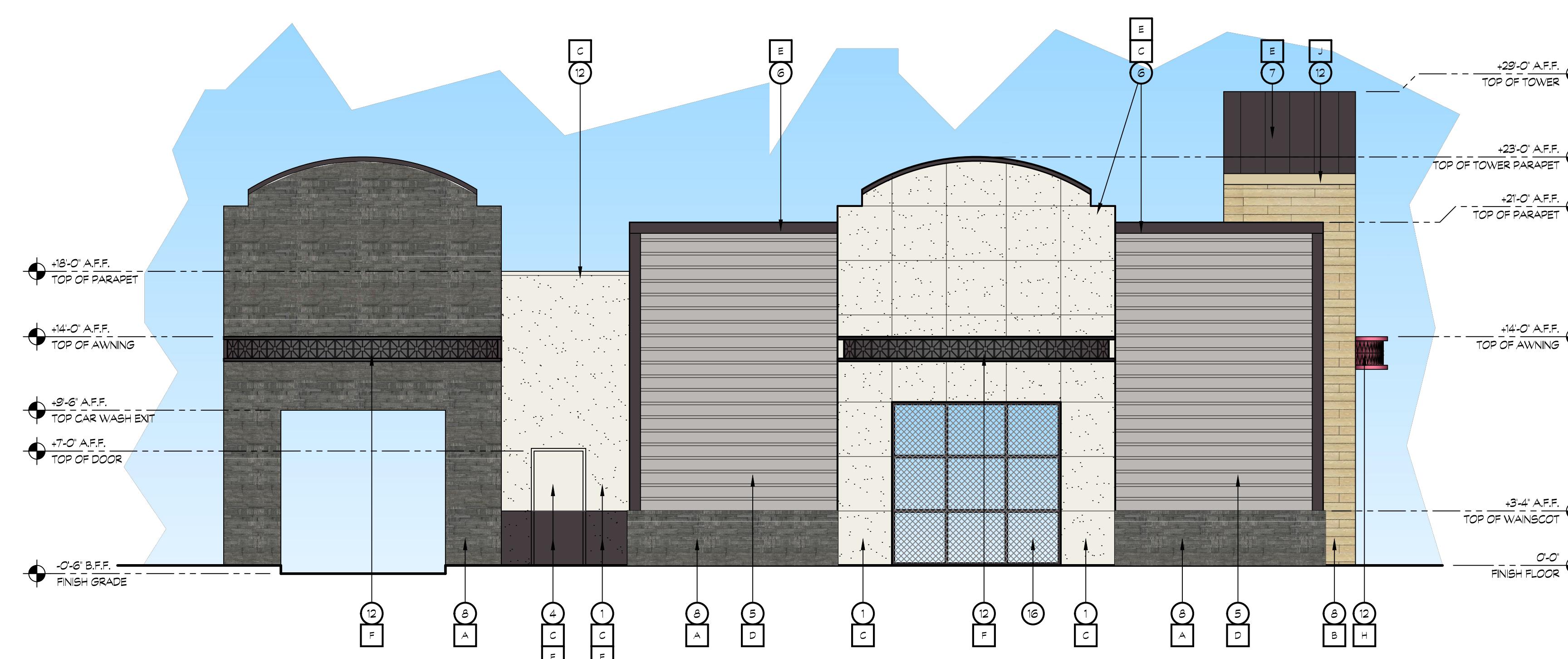
 147 LATHROP RD
 MANTECA, CA 95330

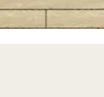
A301


18 CONVENIENCE STORE SOUTH ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5' 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR
- 17

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


20 CONVENIENCE STORE EAST ELEVATION
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 SW2002- 'ESSENTIAL GRAY'	
E	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
F	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
G	CHEVRON WINDOW GRAPHIC	
H	CHEVRON BURGANDY	
I	DUNN EDWARDS PAINT DES185- 'LIGHT ASPIRATION'	
K	DIZAL ALUMINUM SIDING 122-C3- 'HICKORY BOURBON'	

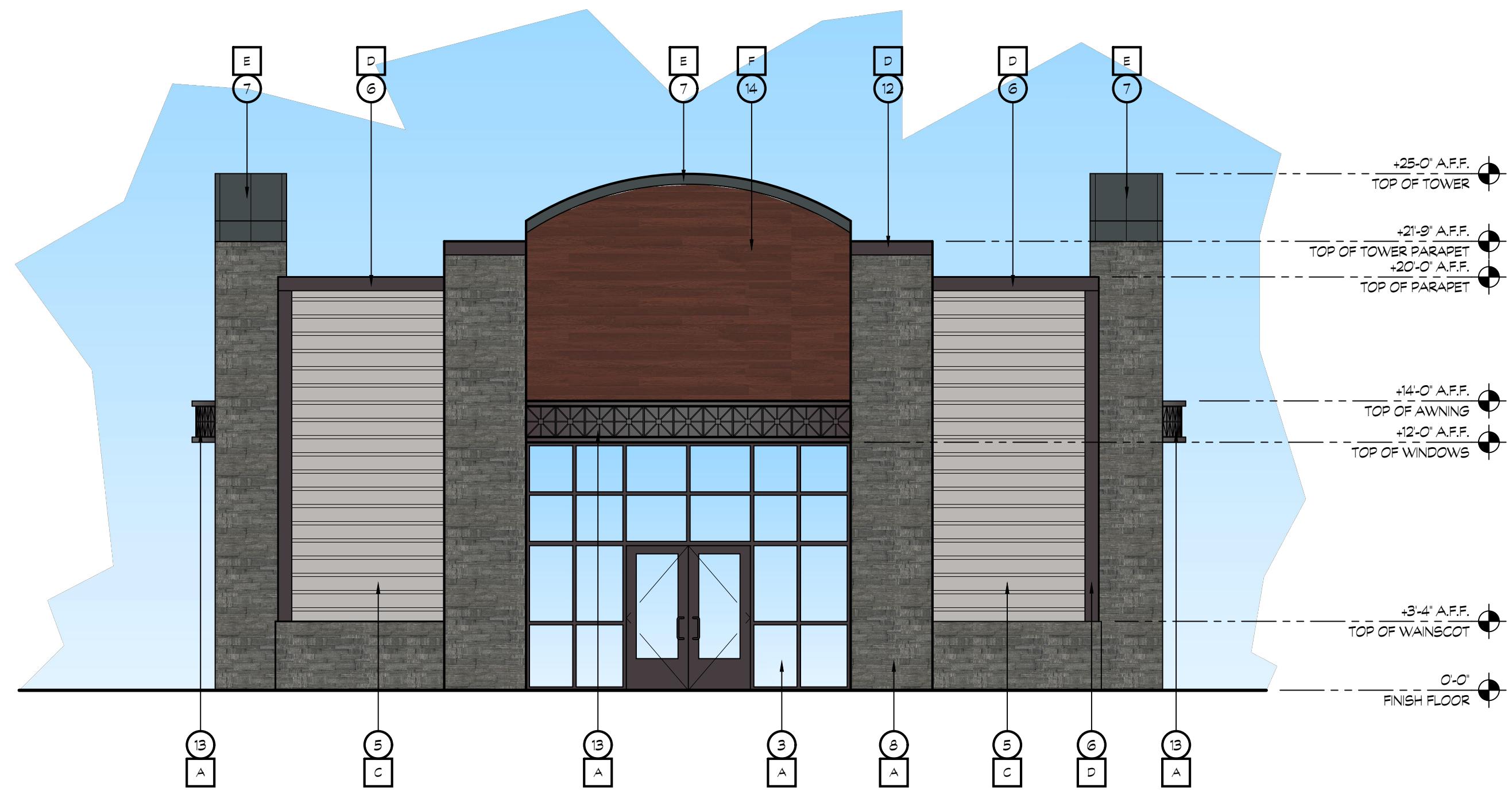
 2060 WEST LATHROP RD
 MANTECA, CA 95336

**TWO GUYS
FOOD AND FUEL**
PRELIMINARY ELEVATIONS

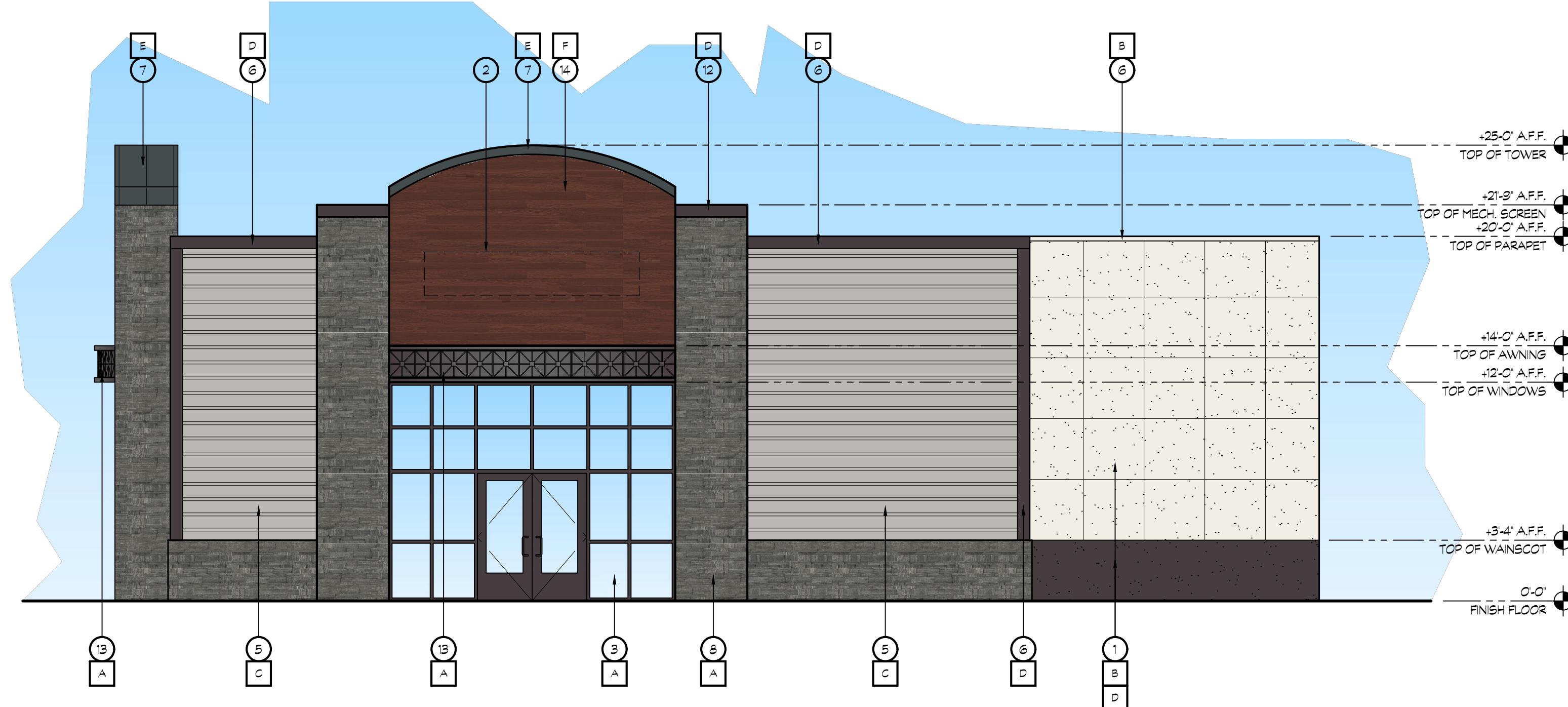
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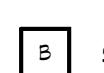
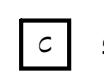
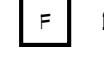
 147 LATHROP RD
 MANTECA, CA 95330

A302

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

18 QSR BUILDING NORTH ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5" 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 METAL PANEL


20 QSR BUILDING WEST ELEVATION
COLOR LEGEND

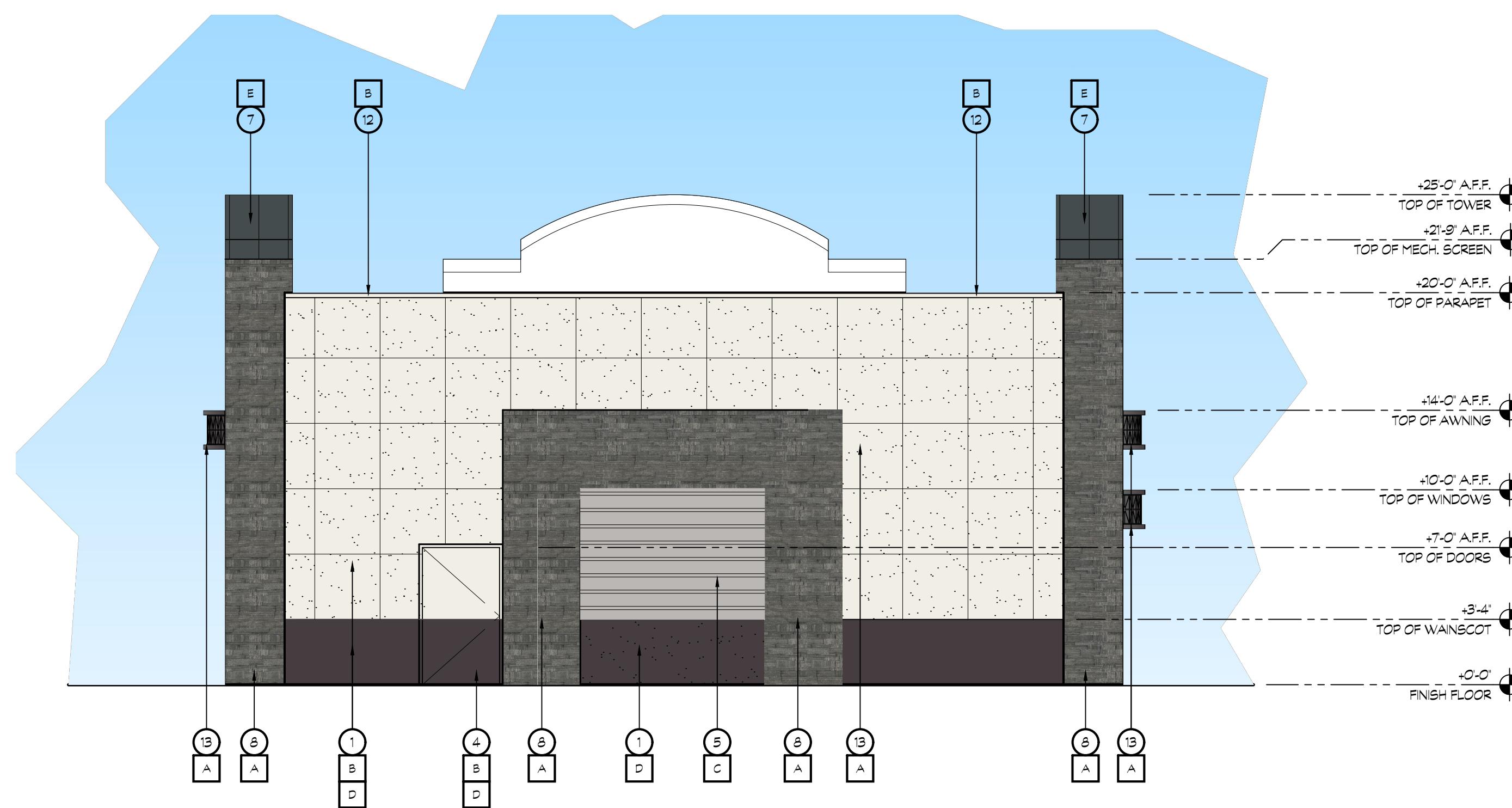
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	SHERWIN WILLIAMS SW7005- 'PURE WHITE'
	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'
	SHERWIN WILLIAMS SW7083- 'DARK ROOM'
	AEP SPAN METAL ROOFING- 'SLATE GRAY'
	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'

 2060 WEST LATHROP RD
 MANTECA, CA 95336

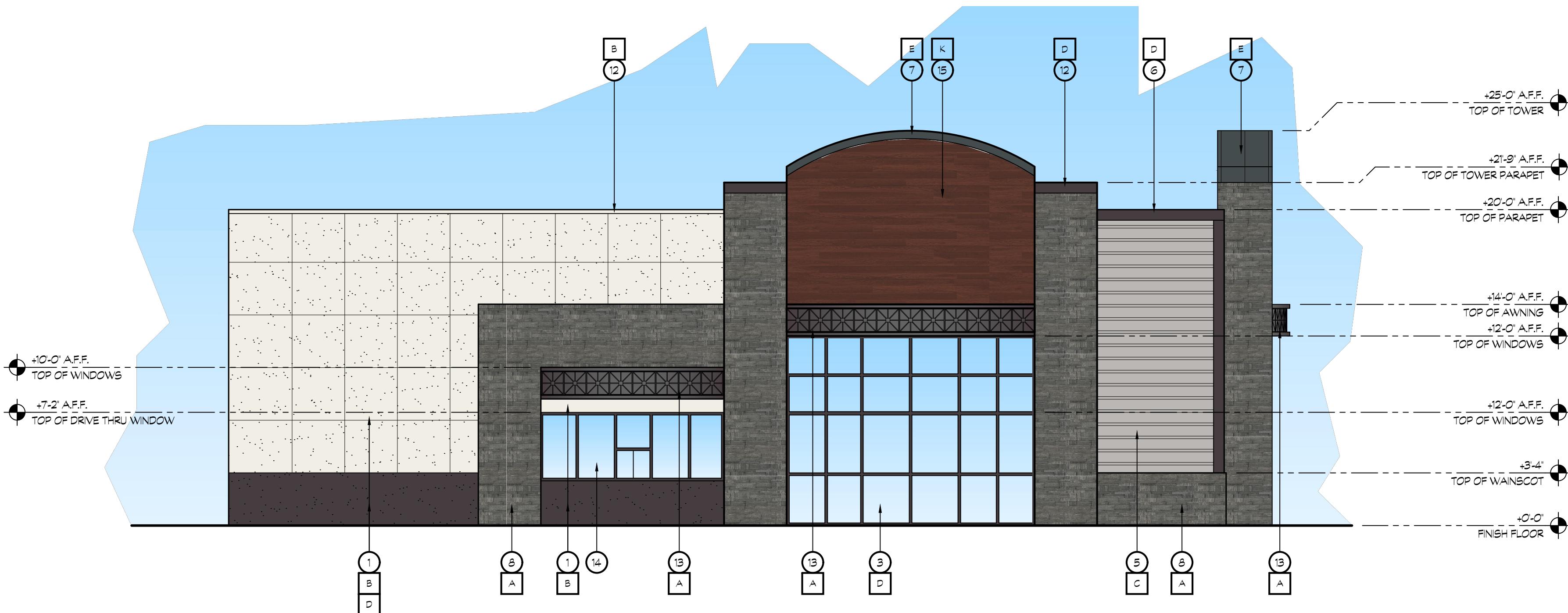
**TWO GUYS
FOOD AND FUEL**

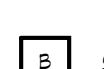
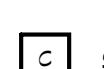
 147 LATHROP RD
 MANTECA, CA 95330

A303


18 QSR BUILDING SOUTH ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5 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 DRIVE THRU WINDOW
- 15 METAL PANEL
- 16 FAUX STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5 CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR


20 QSR BUILDING EAST ELEVATION
COLOR LEGEND

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

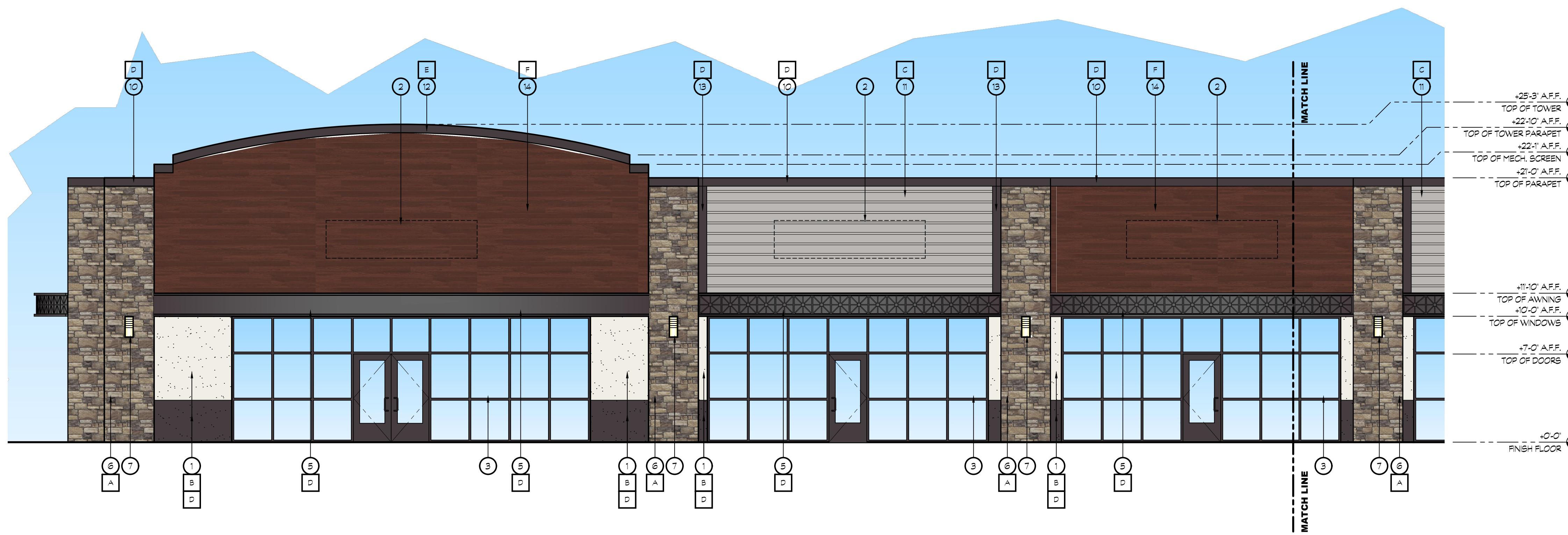
AIRPORT PLAZA
 2060 WEST LATHROP RD
 MANTECA, CA 95336

TWO GUYS
FOOD AND FUEL

 147 LATHROP RD
 MANTECA, CA 95330

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

A304


18 RETAIL BUILDING NORTH ELEVATION PART 1
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR

AIRPORT PLAZA

20 RETAIL BUILDING NORTH ELEVATION PART 2
COLOR LEGEND

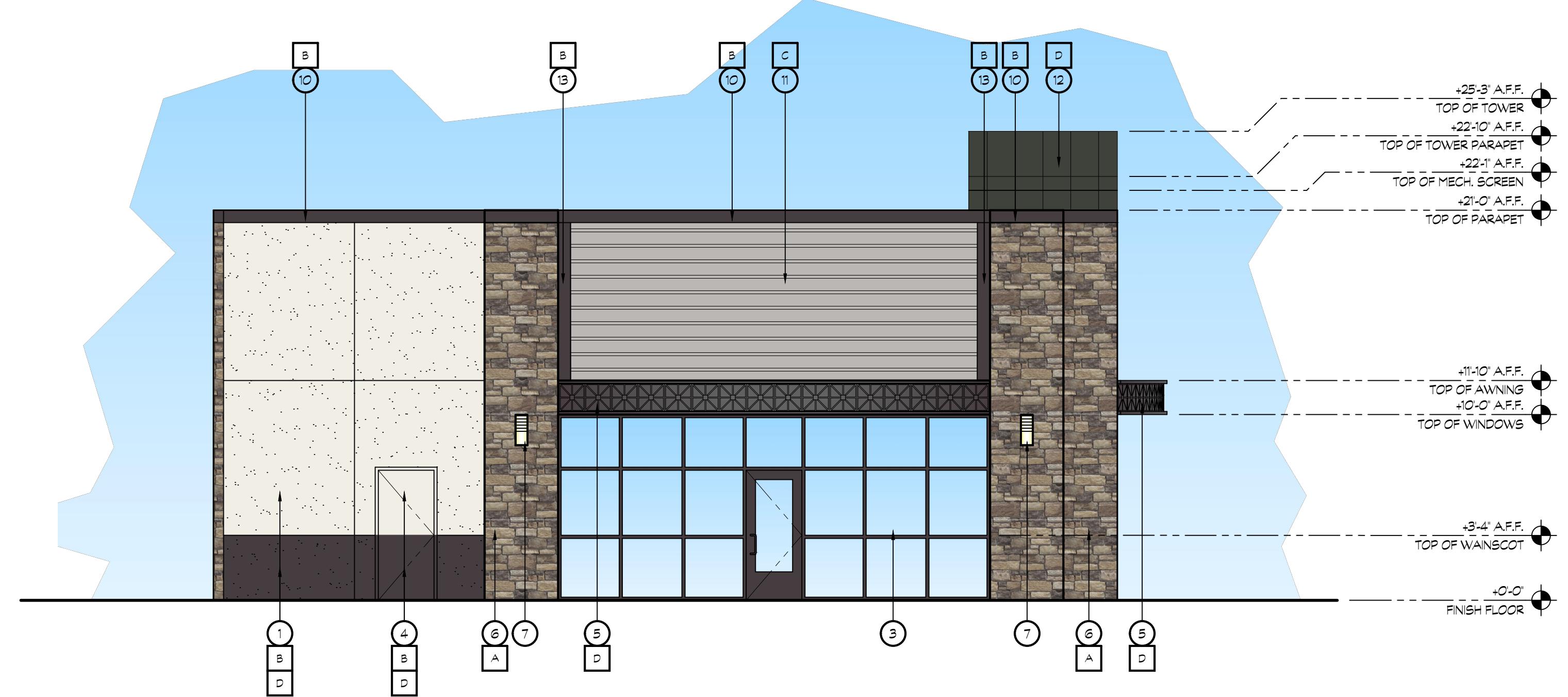
- [A] EL DORADO STONE LIMESTONE- 'YORK'
- [B] SHERWIN WILLIAMS SW7005- 'PURE WHITE'
- [C] SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'
- [D] SHERWIN WILLIAMS SW7083- 'DARK ROOM'
- [E] AEP SPAN METAL ROOFING- 'SLATE GRAY'
- [F] DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'


 2060 WEST LATHROP RD
 MANTECA, CA 95336

**TWO GUYS
FOOD AND FUEL**

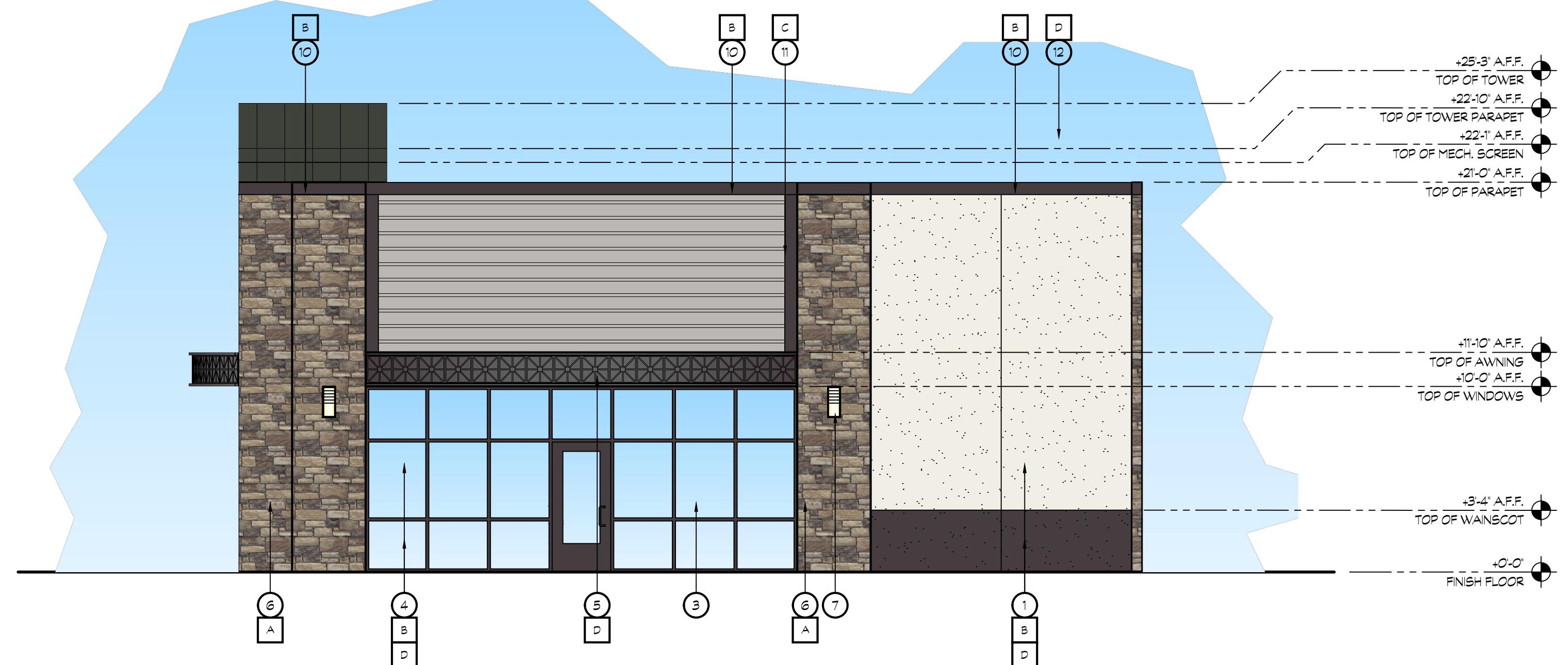
 147 LATHROP RD
 MANTECA, CA 95330

A305


18 RETAIL BUILDING WEST ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR

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

AIRPORT PLAZA

20 RETAIL BUILDING EAST ELEVATION
COLOR LEGEND

A	EL DORADO STONE LIMESTONE- 'YORK'	
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'	

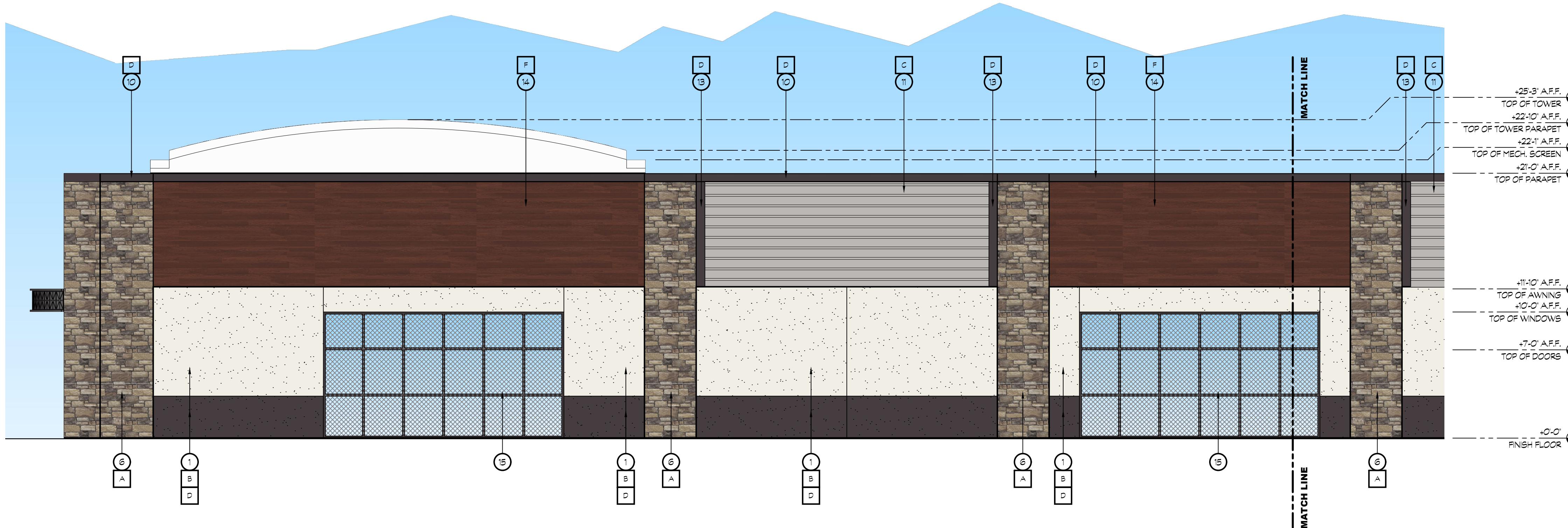
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 MANTECA, CA 95336

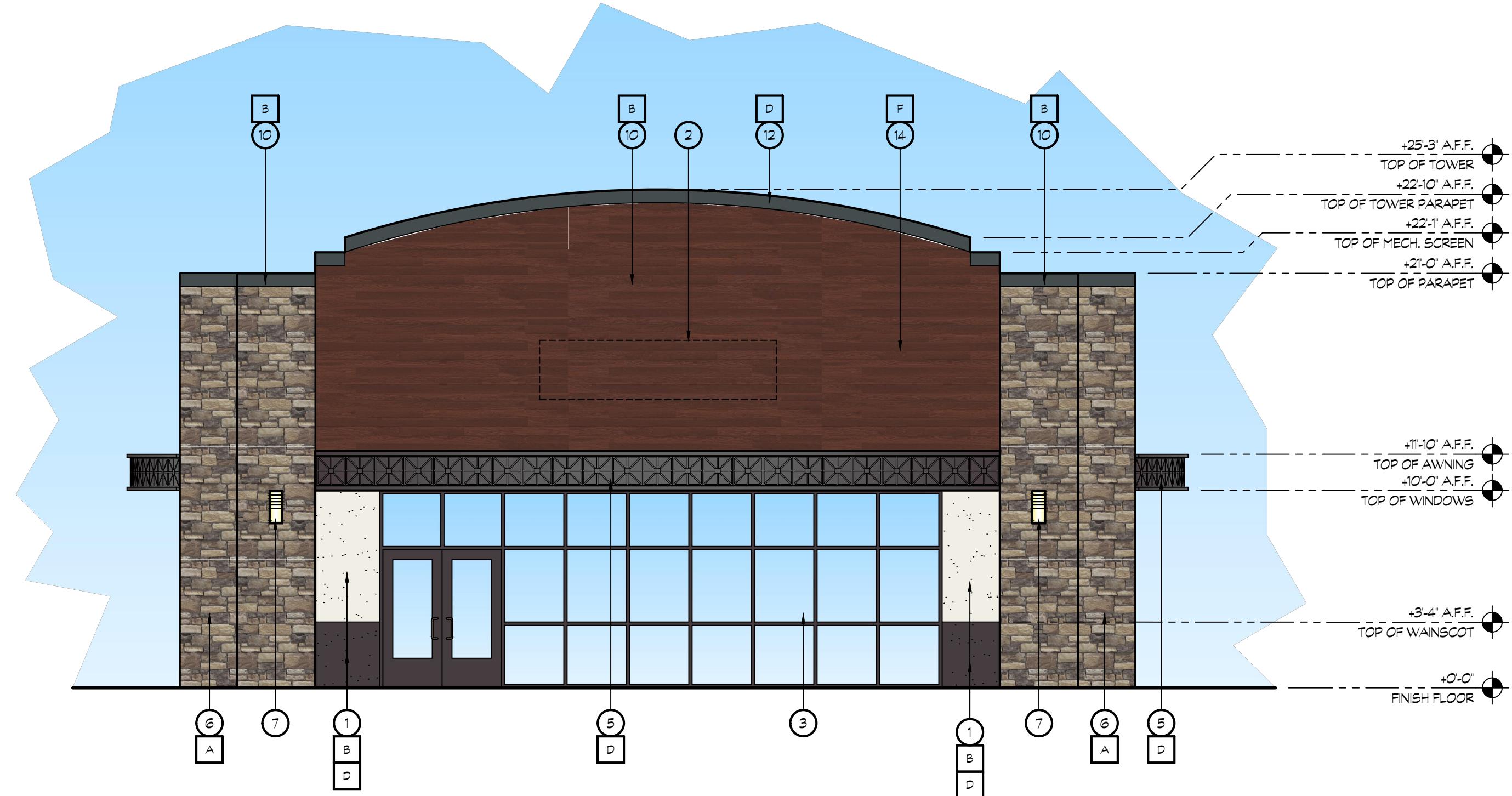
**TWO GUYS
FOOD AND FUEL**

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

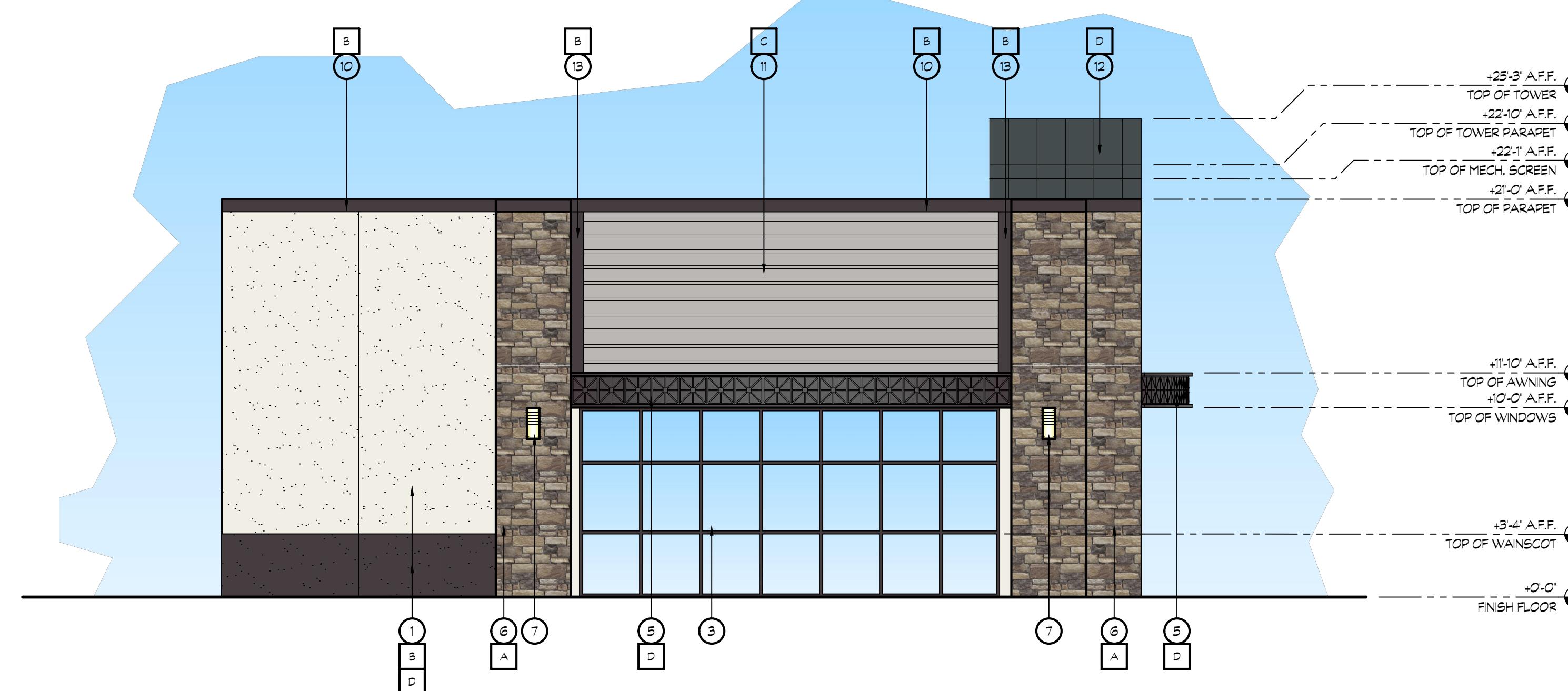
 147 LATHROP RD
 MANTECA, CA 95330

A306




18 RESTAURANT BUILDING NORTH ELEVATION

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

AIRPORT PLAZA

20 RESTAURANT 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, 2x4.5' 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR

COLOR LEGEND

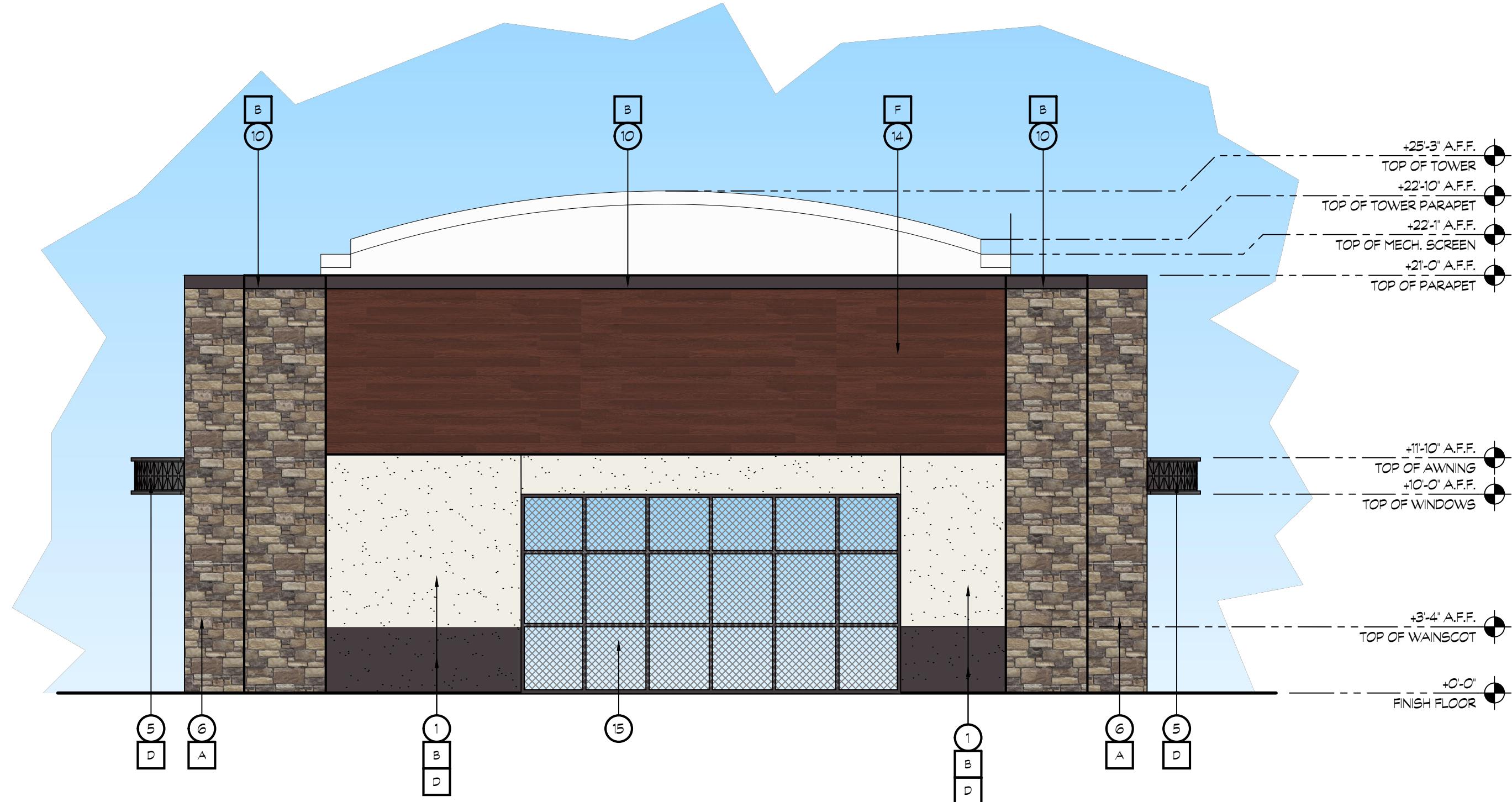
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	SHERWIN WILLIAMS SW7005- 'PURE WHITE'	
	SHERWIN WILLIAMS SW6002- 'ESSENTIAL GRAY'	
	SHERWIN WILLIAMS SW7083- 'DARK ROOM'	
	AEP SPAN METAL ROOFING- 'SLATE GRAY'	
	DIZAL ALUMINUM SIDING 122-03- 'HICKORY BOURBON'	

 2060 WEST LATHROP RD
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**TWO GUYS
FOOD AND FUEL**

 147 LATHROP RD
 MANTECA, CA 95330

A308


18 RESTAURANT BUILDING SOUTH ELEVATION
KEY NOTES

- 1 7/8 THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 2 SIGNAGE, BY OWNER
- 3 STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2x4.5 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, 2x4.5' CENTER GLAZING SYSTEM; WITH 1' CLEAR DUAL GLAZING PAINTED BLACK ON REAR

AIRPORT PLAZA

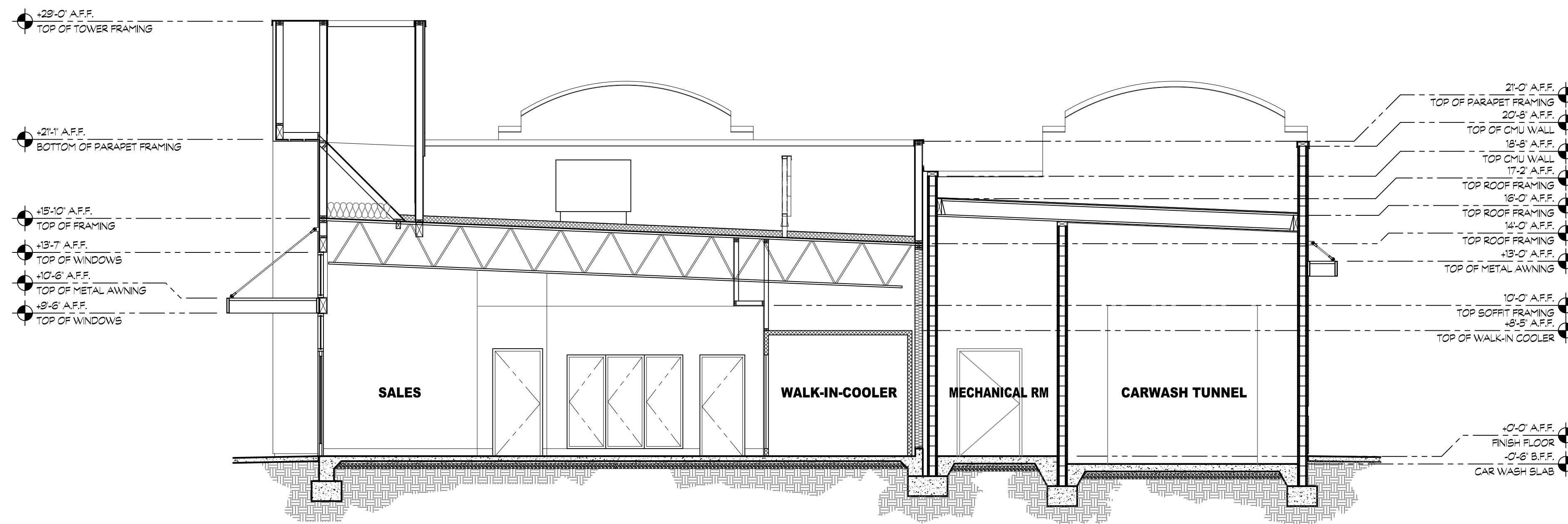
20 RESTAURANT BUILDING WEST ELEVATION
COLOR LEGEND

	A EL DORADO STONE LIMESTONE- 'YORK'
	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'

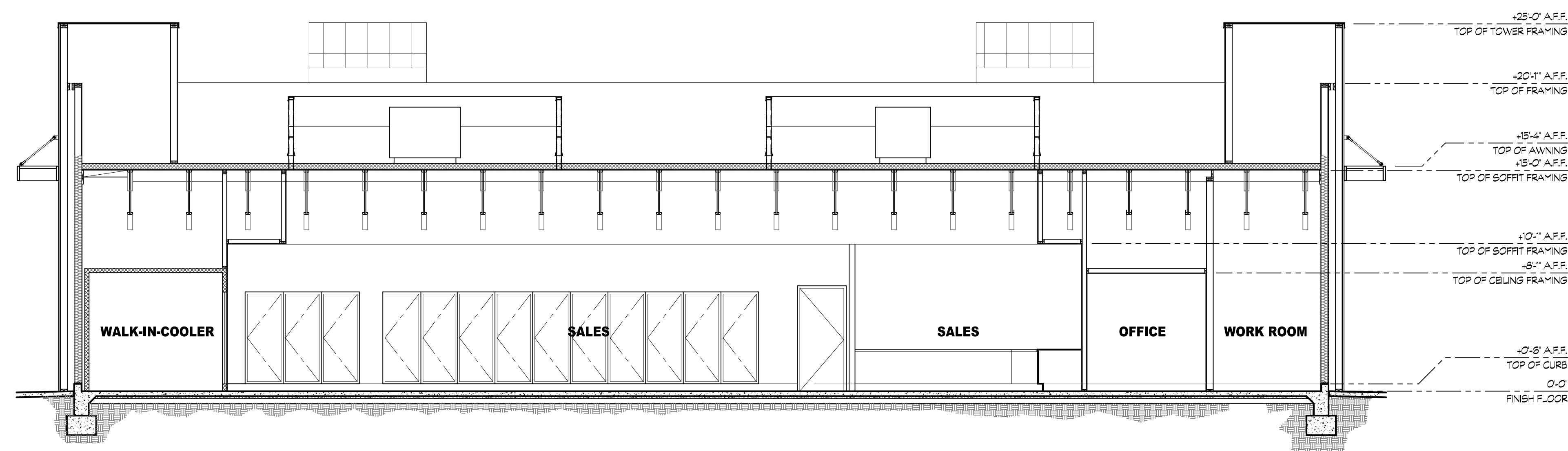
 2060 WEST LATHROP RD
 MANTECA, CA 95336

**TWO GUYS
FOOD AND FUEL**

 147 LATHROP RD
 MANTECA, CA 95330
A309


A CONVIENCE STORE - BUILDING SECTION A-A

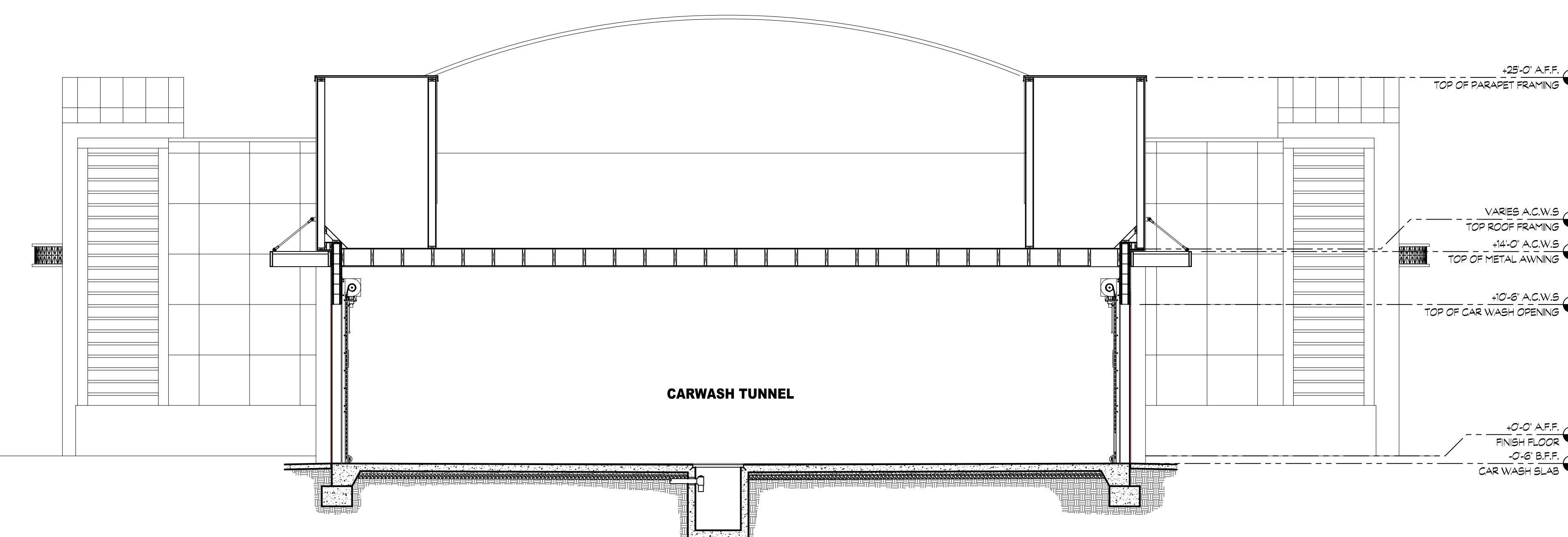
SCALE: 3/16" = 1'-0"


AIRPORT PLAZA

 2060 WEST LATHROP RD
 MANTECA, CA 95336

B CONVIENCE STORE - BUILDING SECTION B-B

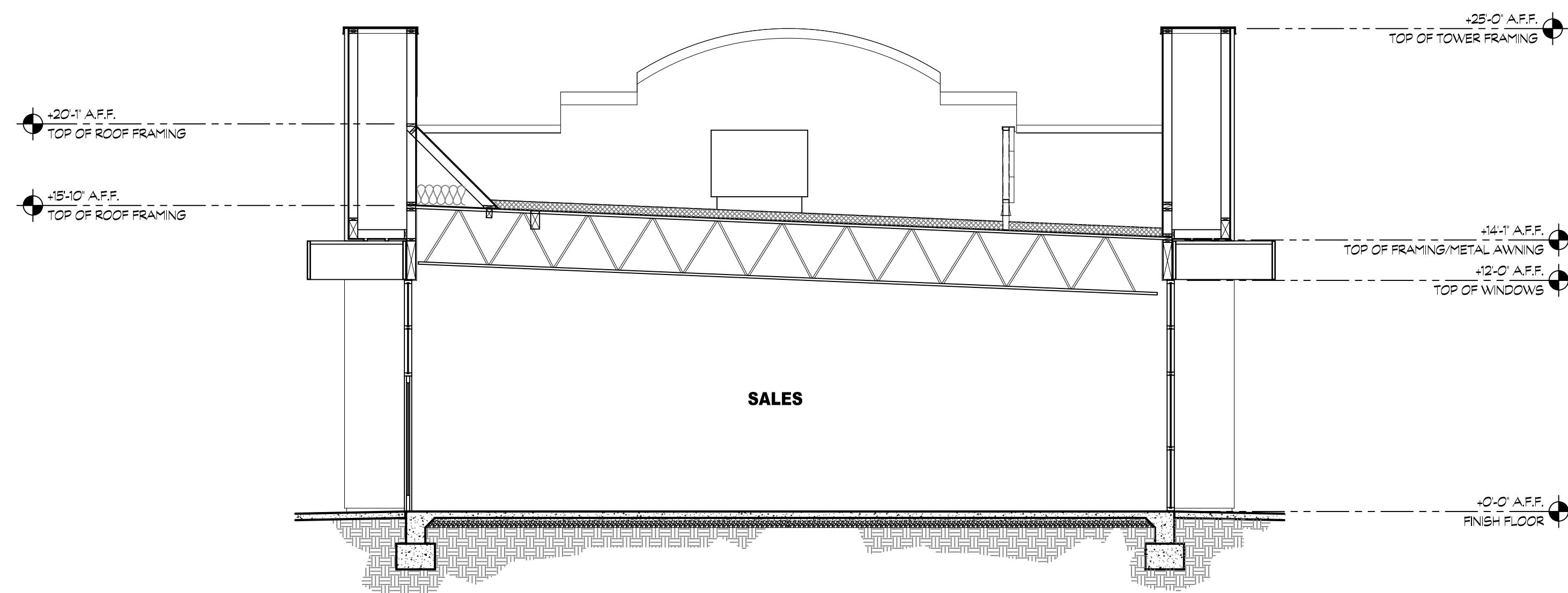
SCALE: 3/16" = 1'-0"


**TWO GUYS
FOOD AND FUEL**

 147 LATHROP RD
 MANTECA, CA 95330

C CAR WASH - BUILDING SECTION C-C

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

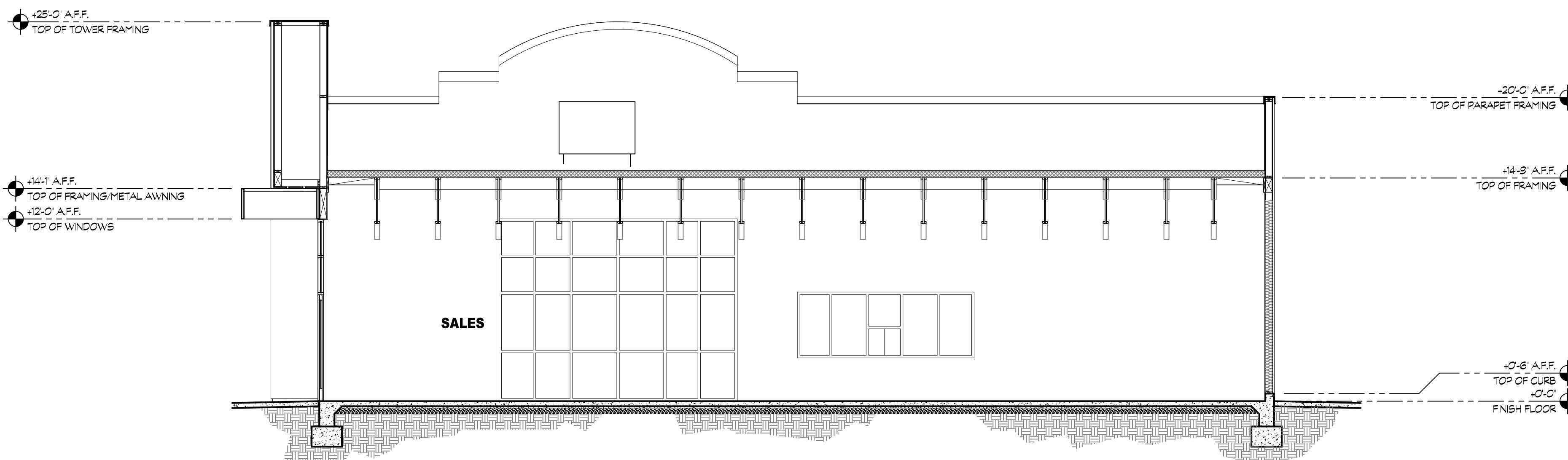


A QSR - BUILDING SECTION A-A

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

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

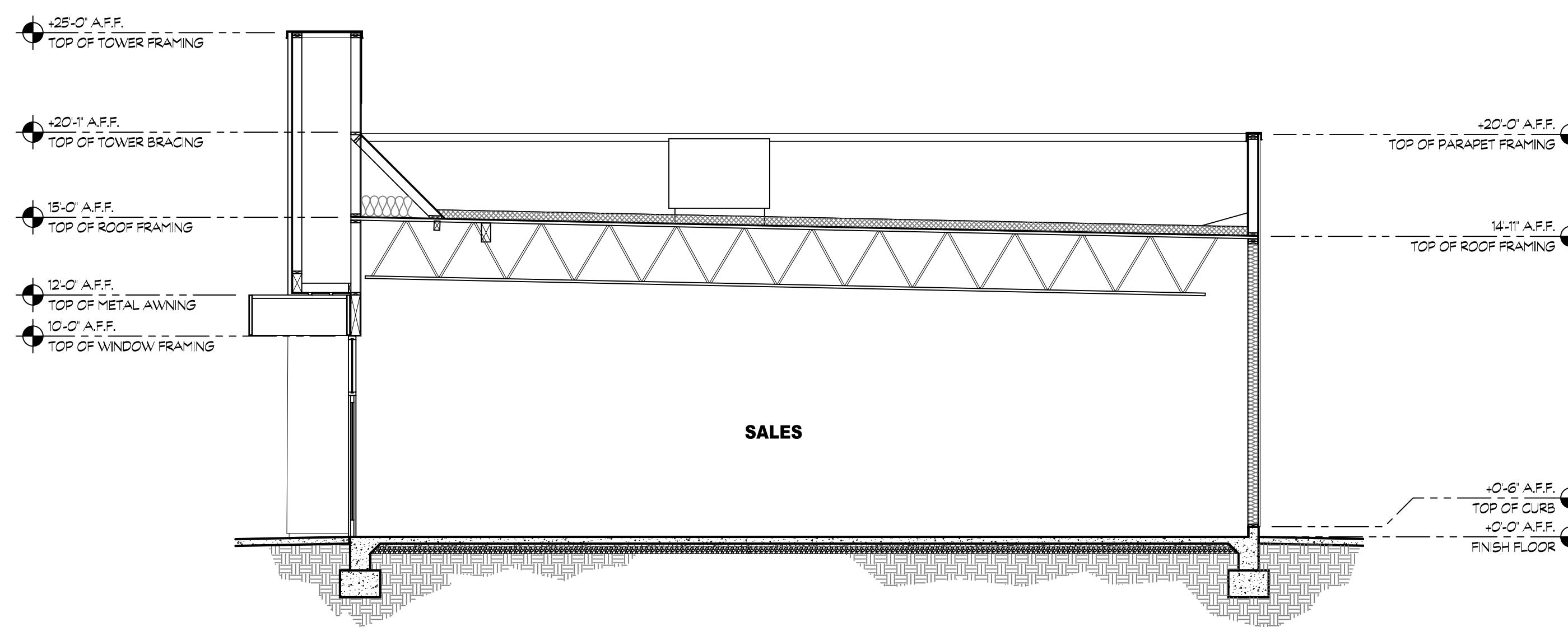


B QSR - BUILDING SECTION B-B

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

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

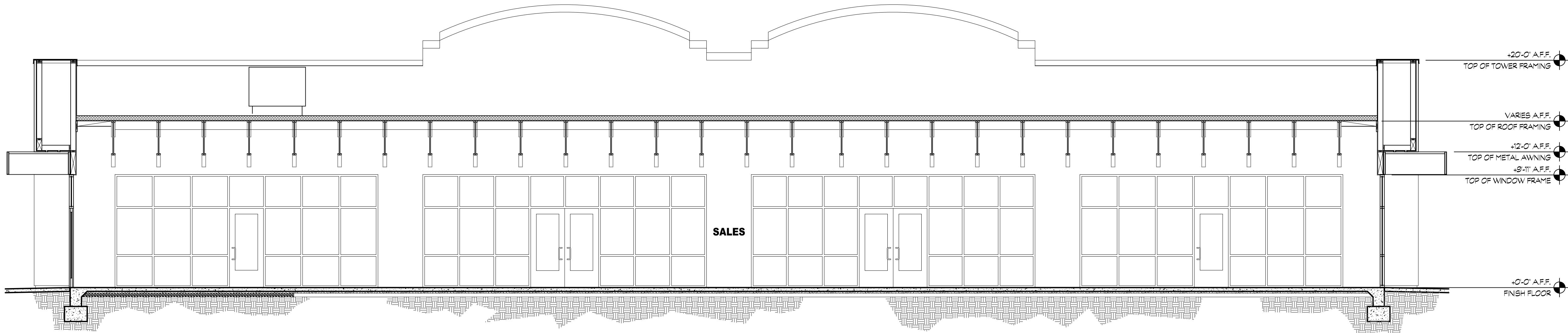


A QSR - BUILDING SECTION A-A

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

AIRPORT PLAZA

2060 WEST LATHROP RD
MANTECA, CA 95336

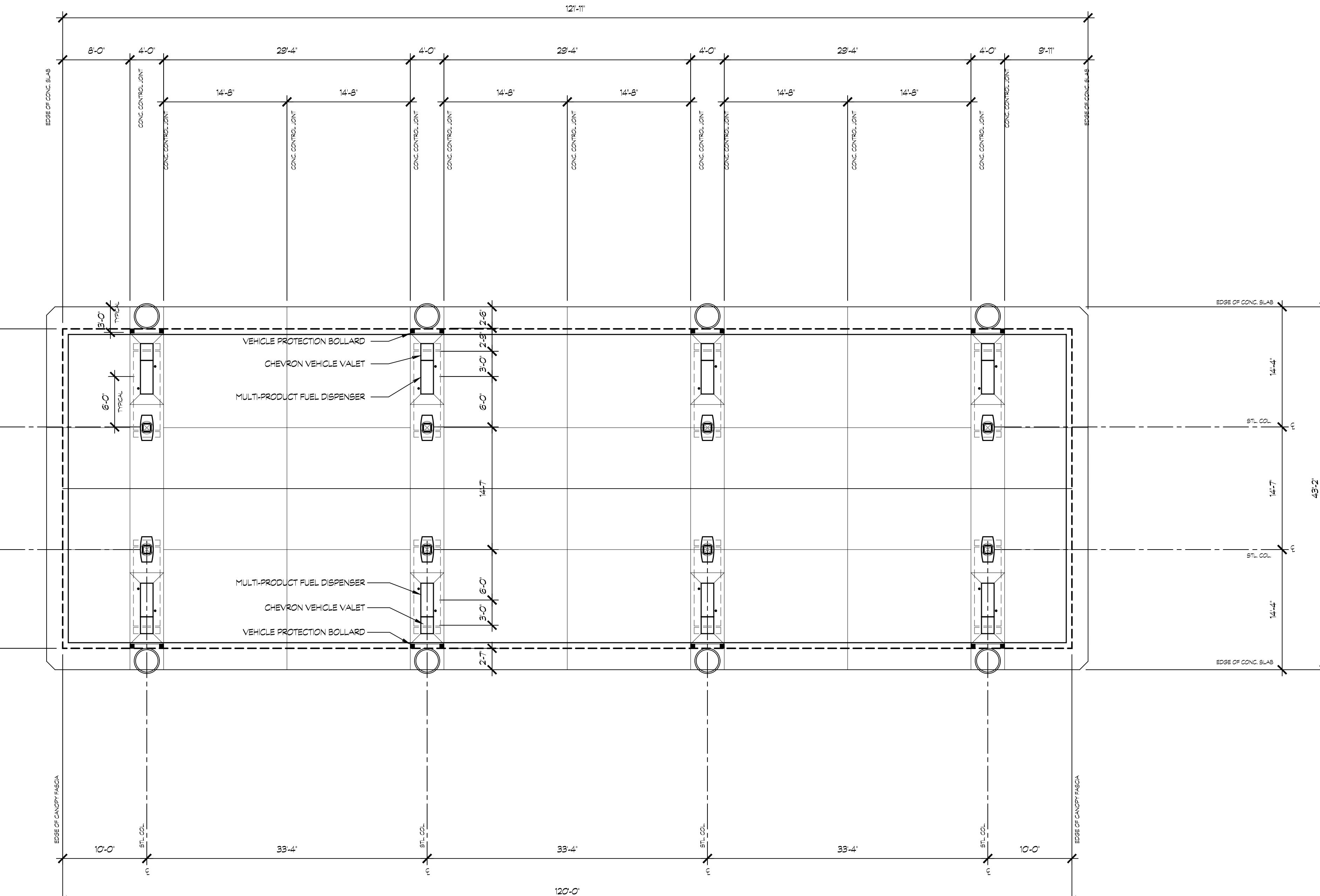


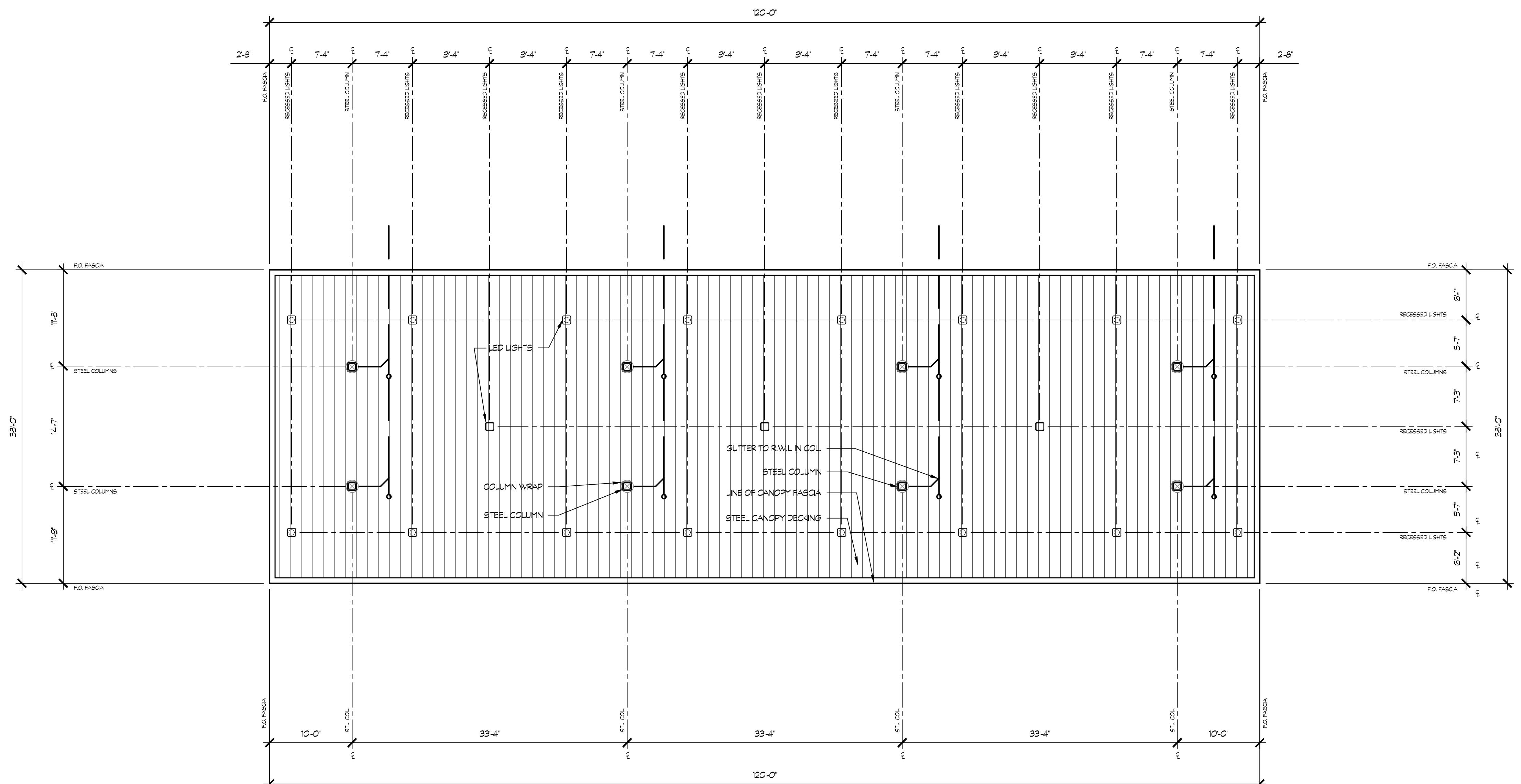
B QSR - BUILDING SECTION B-B

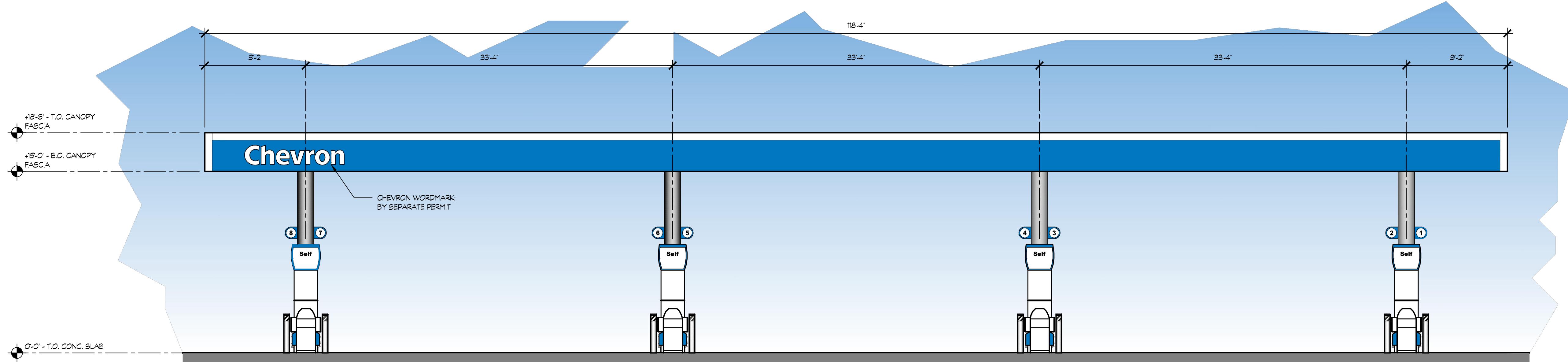
SCALE: 3/16" = 1'-0"

**TWO GUYS
FOOD AND FUEL**

147 LATHROP RD
MANTECA, CA 95330

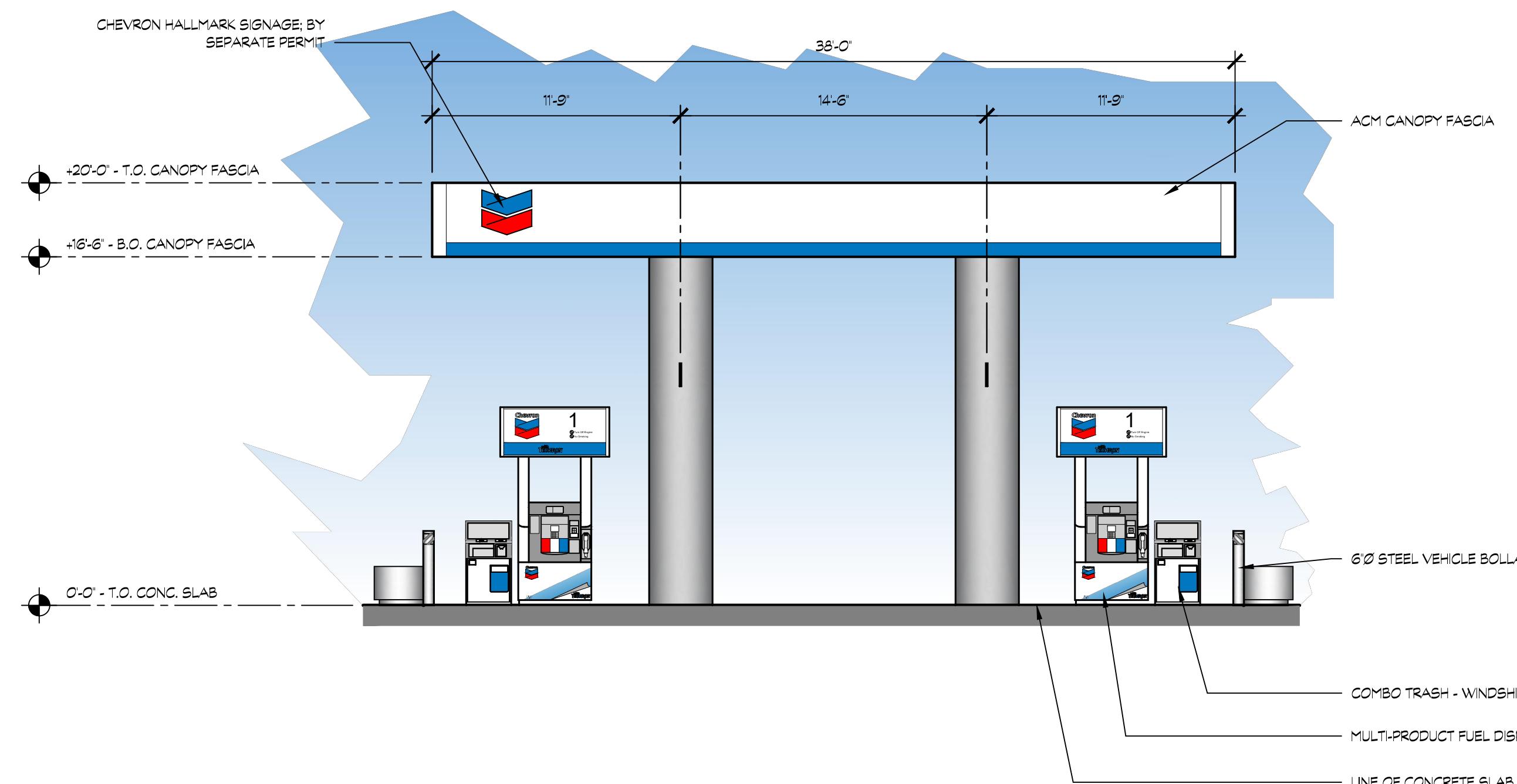





18 AUTO FUELING CANOPY - SOUTH ELEVATION

NORTH ELEVATION SIMILAR

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


19
20
12 AUTO FUELING CANOPY - WEST ELEVATION

EAST ELEVATION SIMILAR

PROJECT NUMBER: 20-004

PROJECT DATE: 07-12-2021

SHEET CONTENTS:



PROJECT NUMBER: 20-004

PROJECT DATE: 07-12-2021

SHEET NUMBER:

**AUTO FUELING CANOPY
SCHEMATIC DESIGN
ELEVATIONS**

A903

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

IMPROVEMENT PLANS FOR

AIRPORT PLAZA

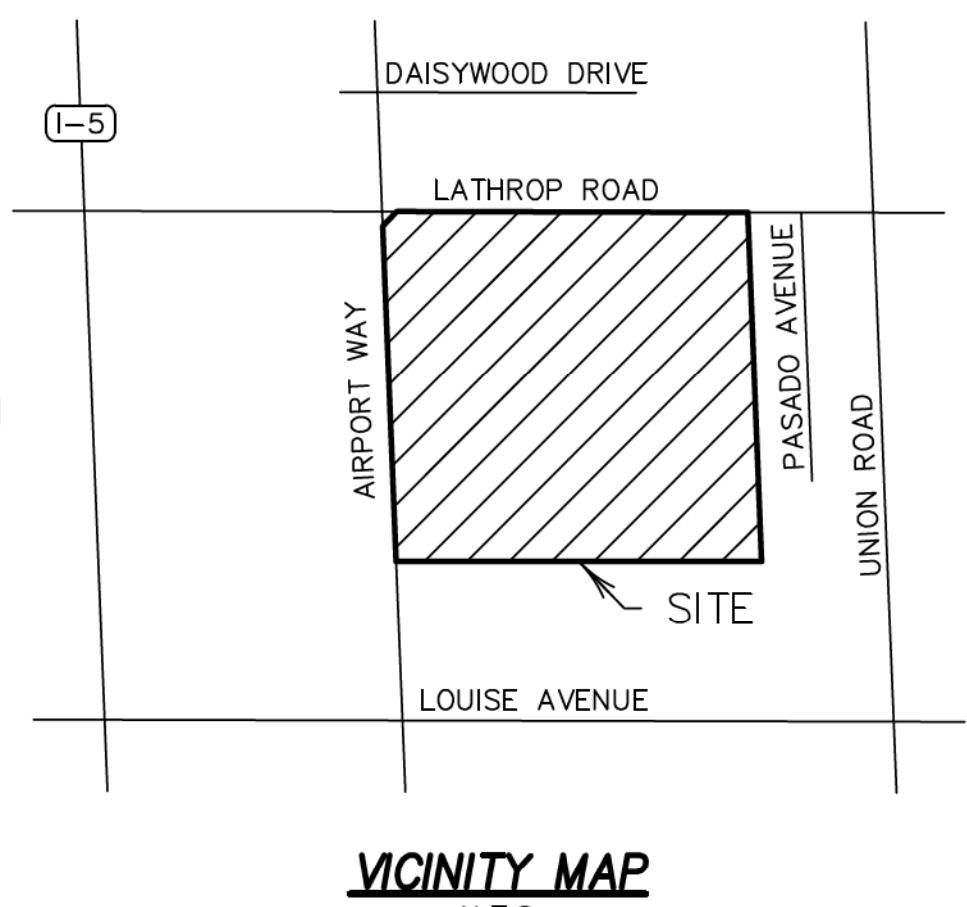
2060 W. LATHROP ROAD

MANTECA, CA. 95336

APN: 202-020-14

CITY OF MANTECA STANDARDS GENERAL NOTES

- 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.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
- 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.
- 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.
- THE OFFICE OF THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY WORK.
- 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.
- P.G. & E., TELEPHONE AND CABLE TV UNDERGROUND WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF THE CURB, GUTTER, SIDEWALK AND PAVING.
- IF REQUIRED, THE CONTRACTOR SHALL DETERMINE THE PROPER WELL PLACEMENTS TO ADEQUATELY Dewater THE AREA FOR TRENCHING.
- 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.
- 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.
- LOTS SHALL BE GRADED TO ESTABLISH IDENTICAL ELEVATIONS (MATCH GRADES) WITH ADJACENT LOTS AND SURROUNDING PROPERTY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 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.
- STREET SIGNS, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT LOCATIONS ESTABLISHED BY THE CITY ENGINEER.
- 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.
- ASPHALT CONCRETE SHALL BE PLACED ONLY WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50°F AND RISING.
- 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).
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR IS TO PROVIDE COMPAKED BUILDING PADS AT THE ELEVATIONS SHOWN ON THE GRADING PLAN.
- 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.
- MANHOLE CASTINGS AND COVERS SHALL BE ADJUSTED TO FINAL GRADES BY THE PAVING CONTRACTOR AFTER STREET IMPROVEMENTS ARE COMPLETED.
- 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.
- 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.
- 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

- 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:

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

GENERAL NOTES:

- OWNER: TWO GUYS FOOD AND FUEL
C/O JARNAIL KAMBOJ
147 LATHROP ROAD
LATHROP, CA. 95330
- CIVIL ENGINEER: DILLON & MURPHY
C/O JOE MURPHY
P.O. BOX 2180
LODI, CA. 95241
- 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



Call before you dig.



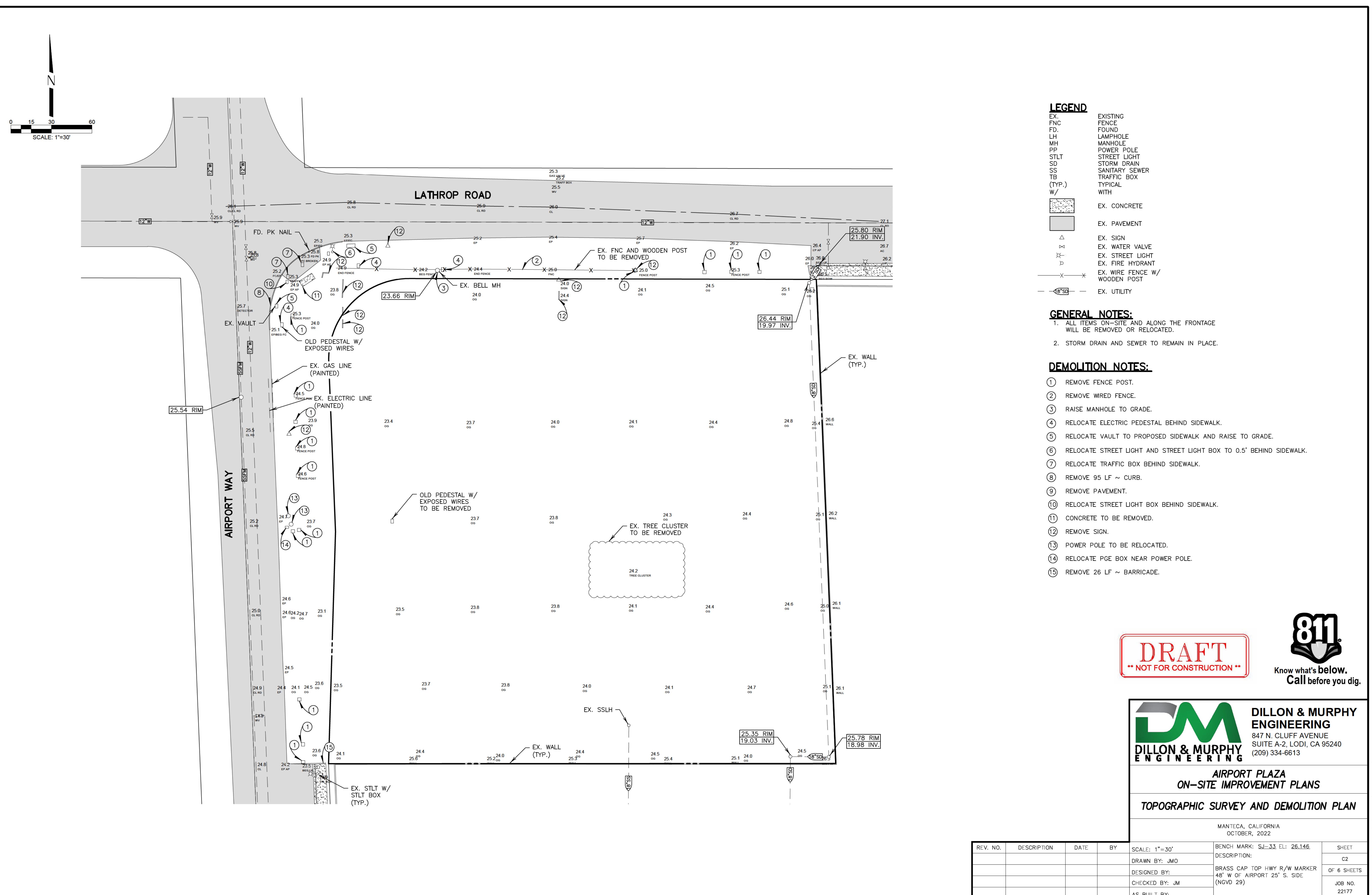
**DILLON & MURPHY
ENGINEERING**
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

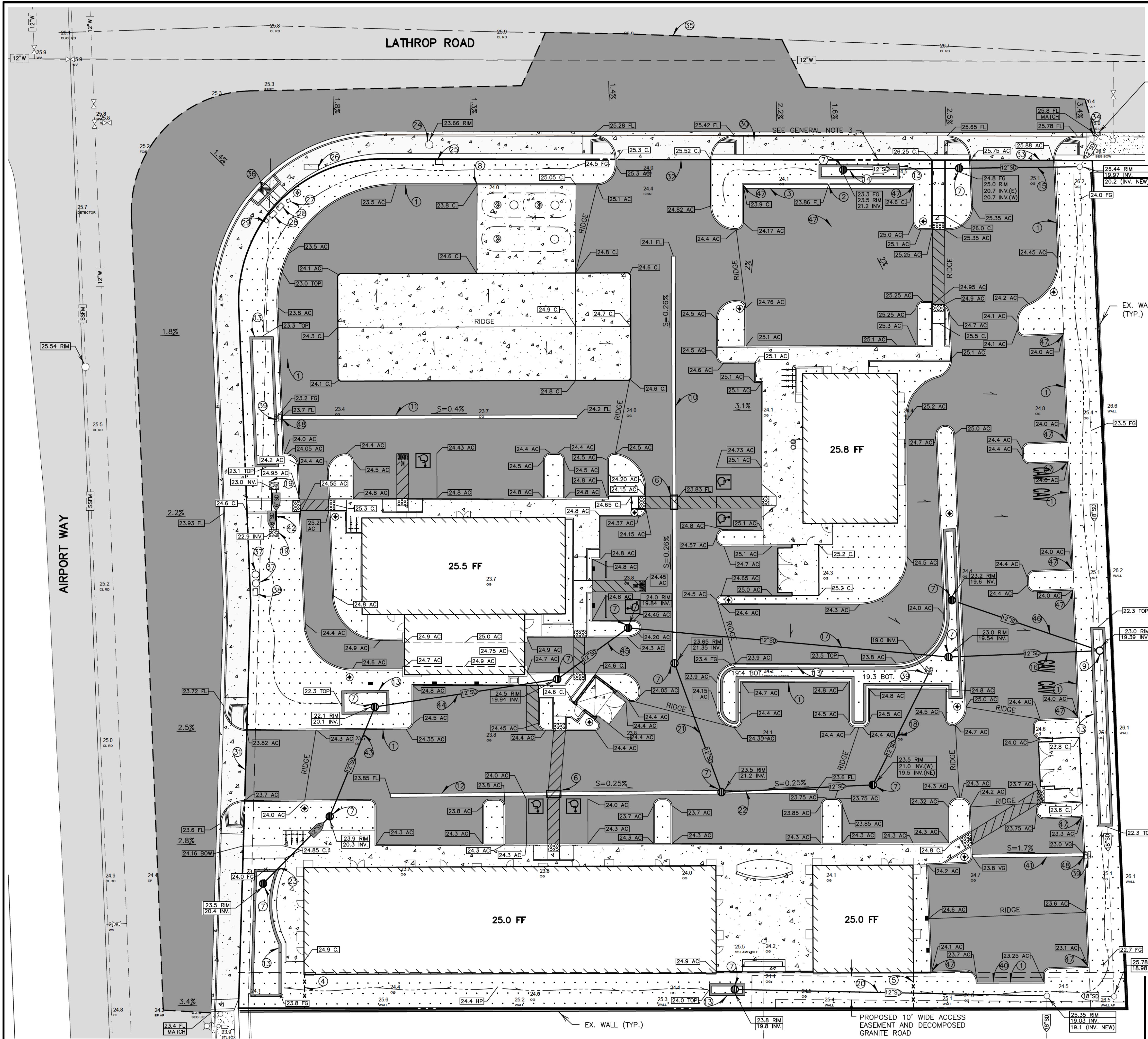
AIRPORT PLAZA ON-SITE IMPROVEMENT PLANS

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 (NGVD 29)	
				AS BUILT BY:		JOB NO. 22177





LEGEND	
BLDG	BUILDING
C.O.M.	CITY OF MANTECA
EX.	EXISTING
DWG.	DRAWING
FG	FINISH GRADE
FD.	FOOTINGS
IP	IRON PIPE
MH	MANHOLE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
STD.	STANDARD
SSJD	SOUTH SAN JOAQUIN IRRIGATION DISTRICT
SS	SANITARY SEWER
SD	STORM DRAIN
23.7 C	PROPOSED CONCRETE GRADE 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

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:

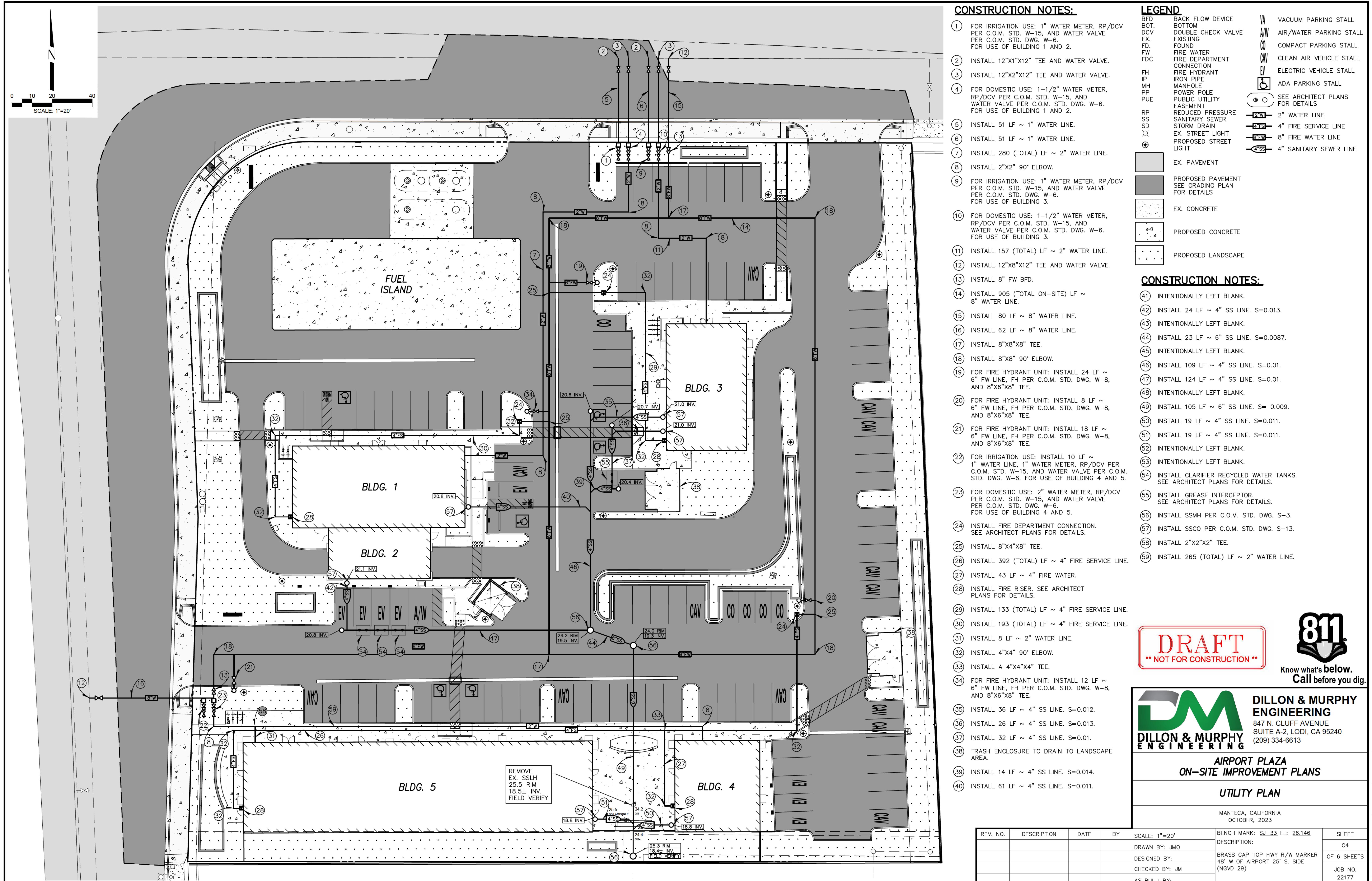
- INSTALL 15 LF ~ 6" WIDE CONCRETE CURB FLUSH WITH THE ASPHALT.
- INSTALL 47 (TOTAL) LF ~ 18" CONCRETE VALLEY GUTTER SEE DETAIL ON SHEET C6.
- INSTALL 2-17 LF ~ 6" SD LINE. S=0.0059. 1 LF SEPARATION BETWEEN SD LINE.
- INSTALL 50 LF ~ 12" SD LINE. S=0.004.
- INSTALL 78 LF ~ 12" SD LINE. S=0.0021.
- INSTALL 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.

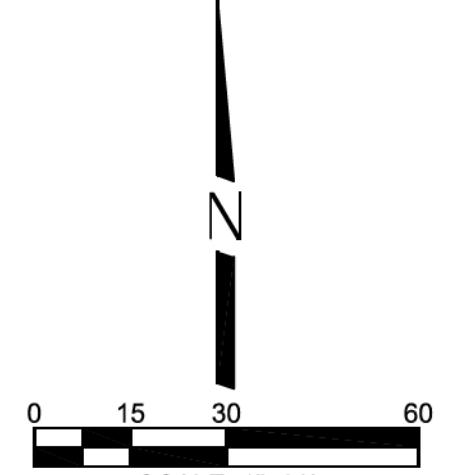
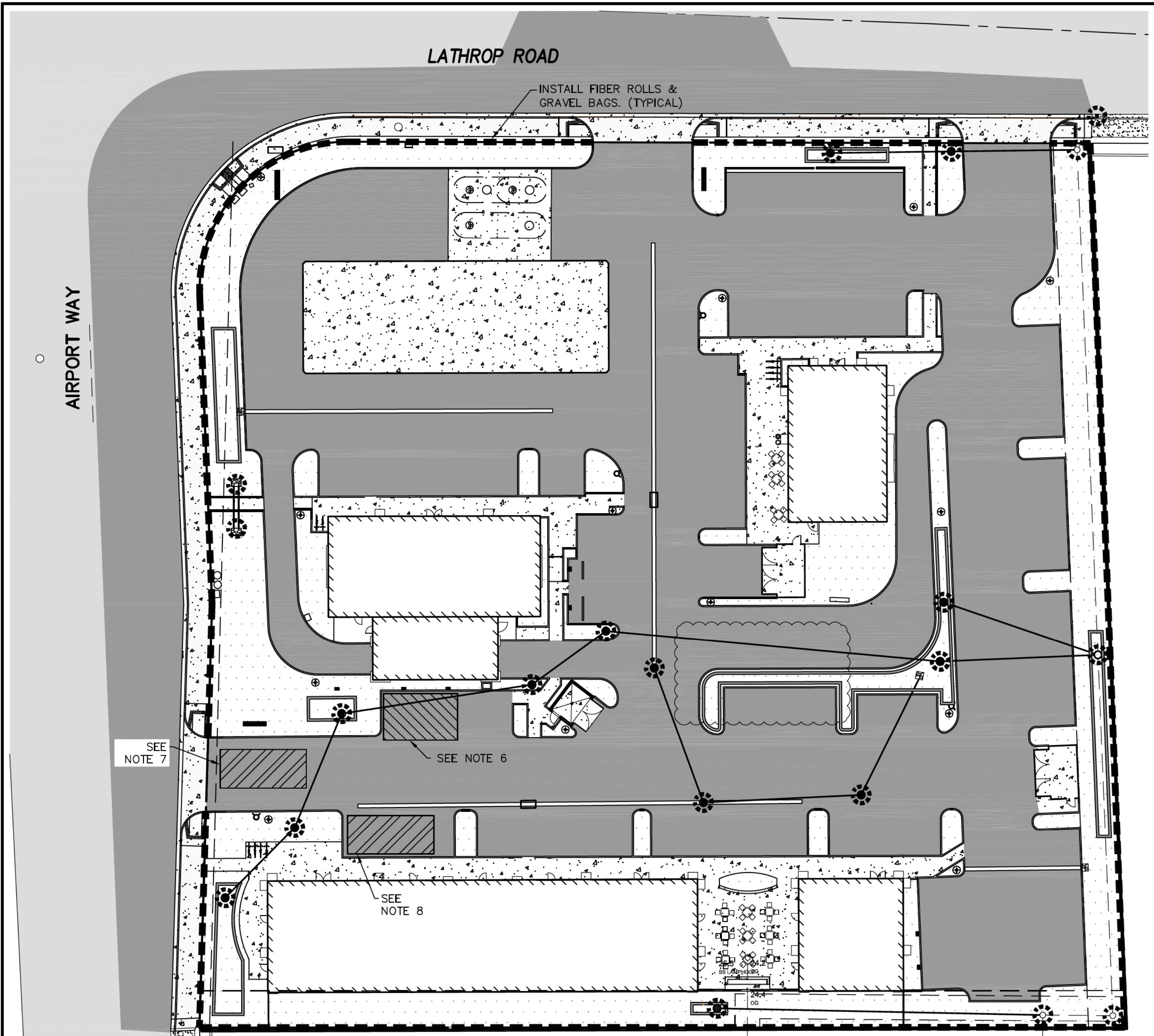
DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

ON-SITE IMPROVEMENT PLANS

GRADING AND DRAINAGE PLAN

MANTECA, CALIFORNIA	BENCH MARK: SJ-33 EL: 26.146
OCTOBER, 2023	DESCRIPTION:
	DRAWN BY: JMO
	DESIGNED BY:
	CHECKED BY: JM
	AS BUILT BY:





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 SWEEPED 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.

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:

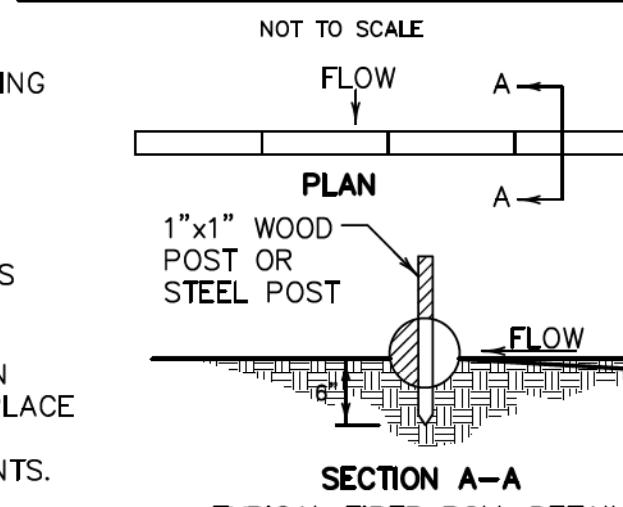
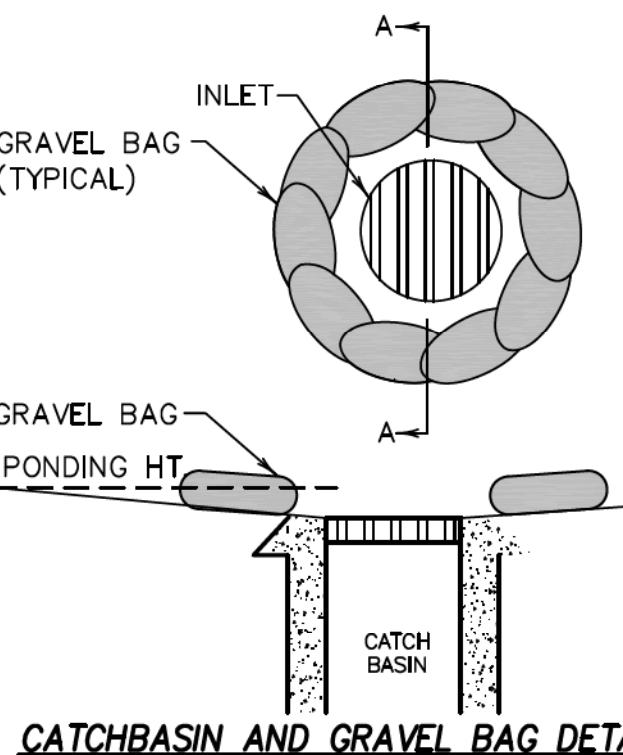
1. GRAVEL BAGS SHALL BE WOVEN GEOTEXTILE FABRIC. (12" x 18" ± AND 15 LBS ± OF 1" MAX. ROCK

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.



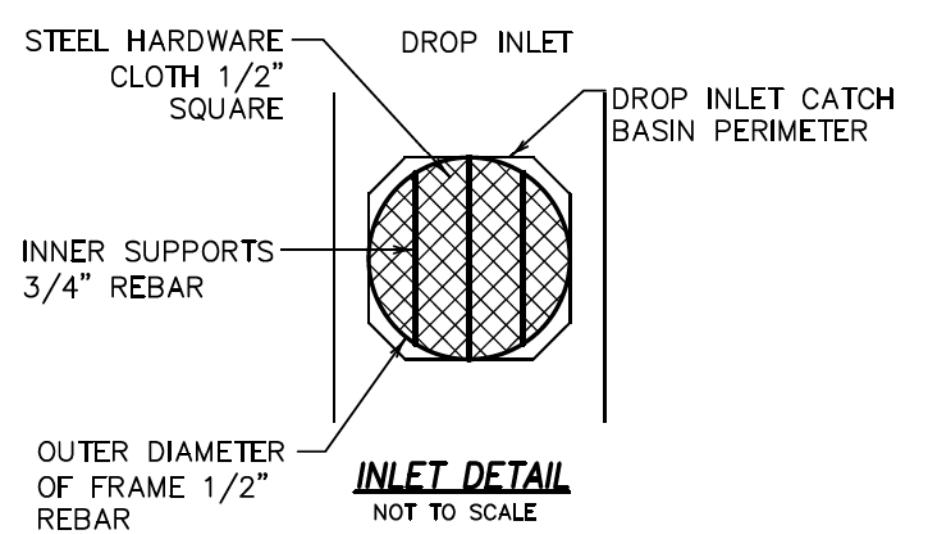
NOTES:

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" x 1" 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.

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 ENCLAVEMENT PERMIT FROM THE CITY.



STORM WATER POLLUTION PREVENTION PLAN

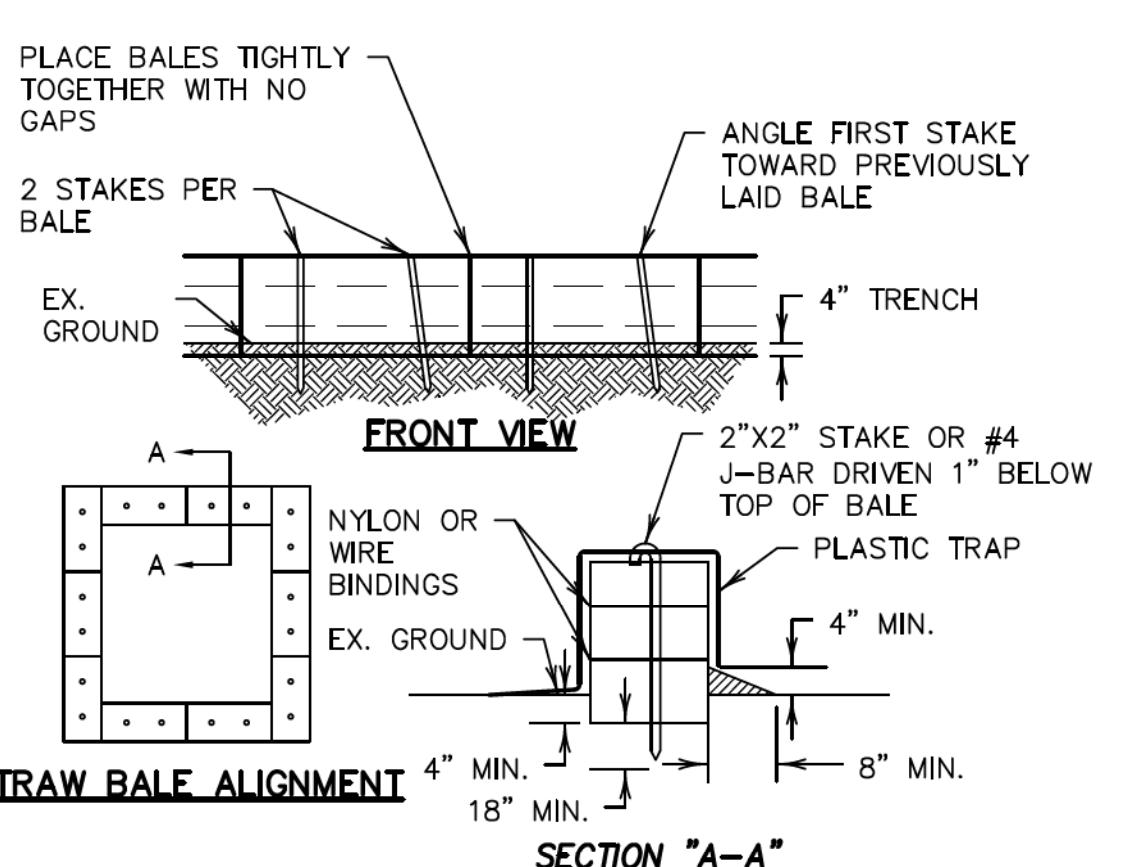
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B. TACK COAT AND PRIME COAT ASPHALTS SHALL BE CAREFULLY SPRAYED AND ANY EXCESS MATERIAL SPILLED SHALL BE CLEANED UP IMMEDIATELY BY PROPER METHODS.

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.

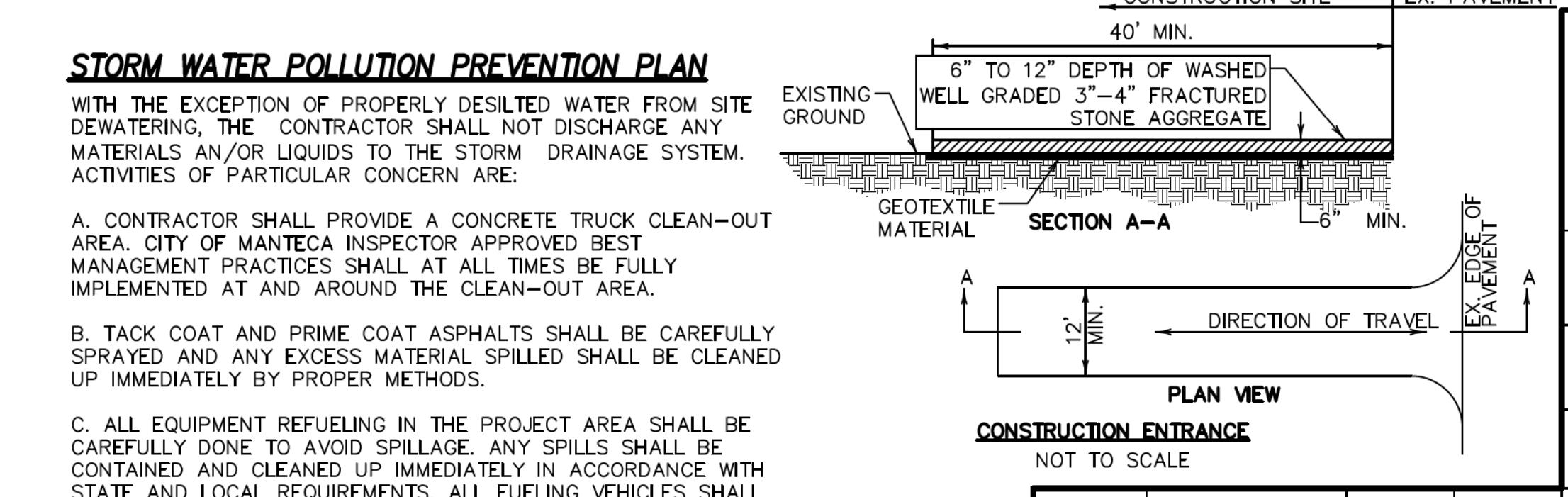


NOTES:

1. PLACE BALES IN A 4" DEEP TRENCH. BALES SHALL BE PLACED SO THAT BINDINGS ARE HORIZONTAL.
2. BALES SHALL BE ANCHORED BY TWO 2" x 2" 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.
5. INLET FILTERS SHALL BE "CONSTRUCTION" STORM DRAIN FILTERS BY POLLUTION SOLUTION.
6. 30' x 30' AREA RESERVED FOR WASTE BIN AND MATERIAL STORAGE. ALL MATERIALS TO BE STORED IN A LOC 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.

TEMPORARY CONCRETE WASHOUT DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE

REV. NO.	DESCRIPTION	DATE	BY	SCALE: 1"=30'	BENCH MARK: SJ-33 EL: 26.146	SHEET
				DRAWN BY: JMO	DESCRIPTION: C5	
				DESIGNED BY:	OF 6 SHEETS	
				CHECKED BY: JM	BRASS CAP TOP HWY R/W MARKER 48' W OF AIRPORT 25' S. SIDE (NGVD 29)	
				AS BUILT BY:		JOB NO. 2217

DRAFT
** NOT FOR CONSTRUCTION **



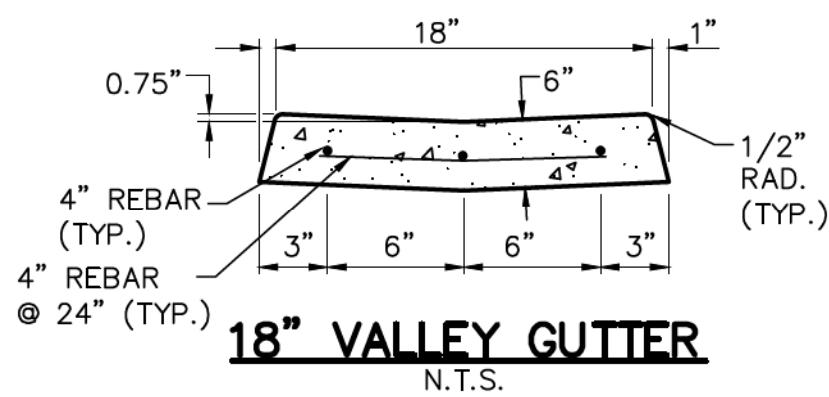
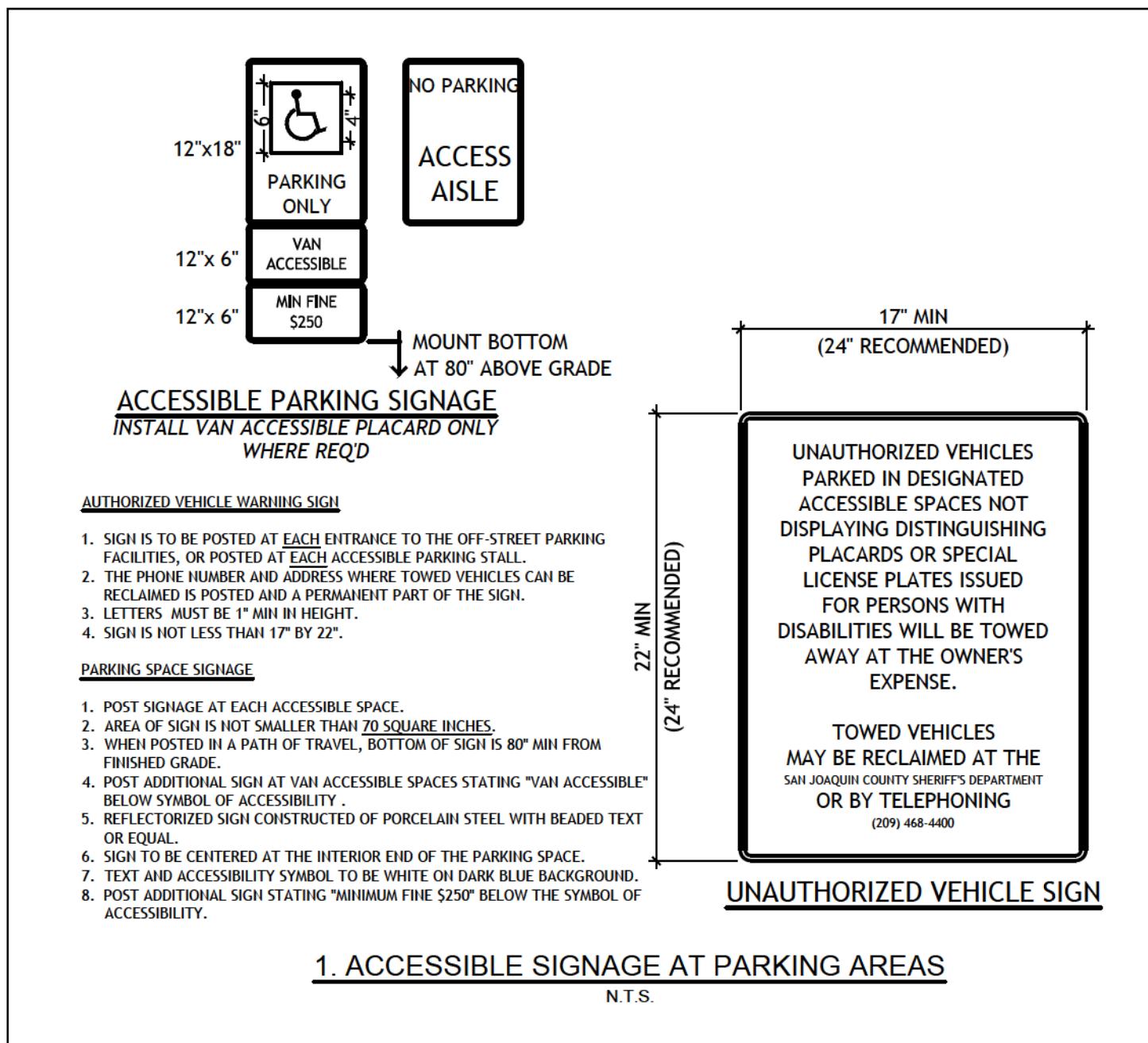
Know what's below.
Call before you dig.

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

APARTMENT PLAZA ON-SITE IMPROVEMENT PLANS

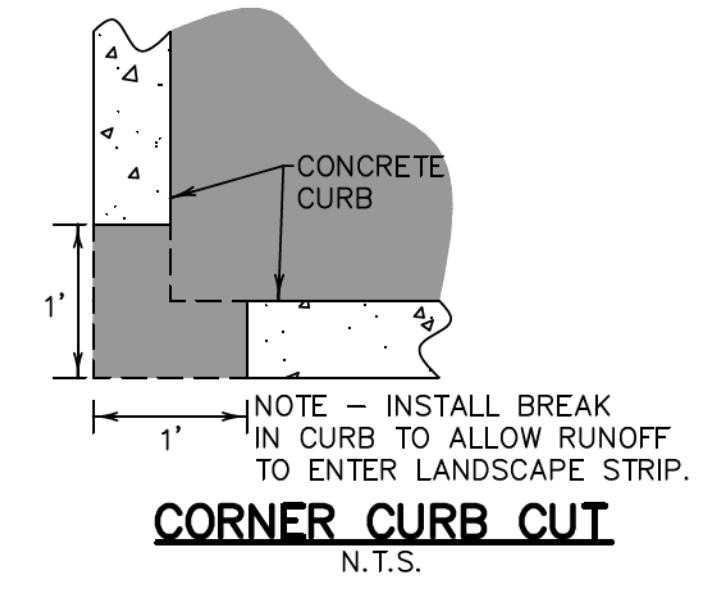
EROSION AND SEDIMENT CONTROL PLAN

MANTeca, California
OCTOBER, 2023



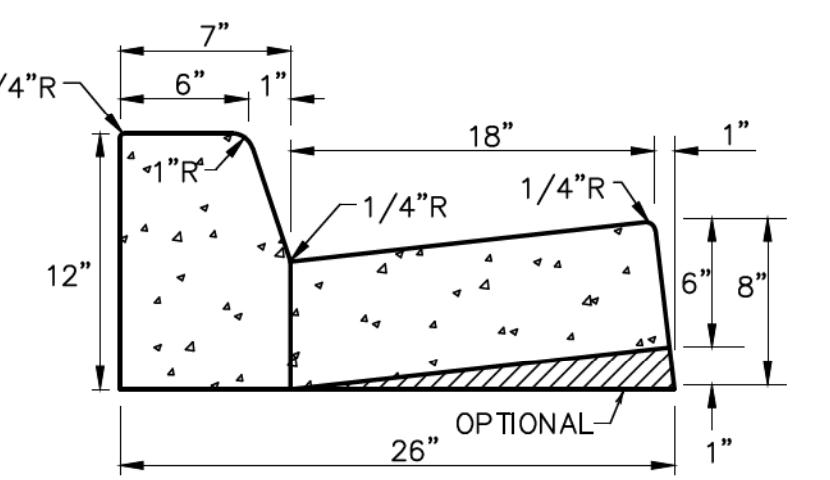
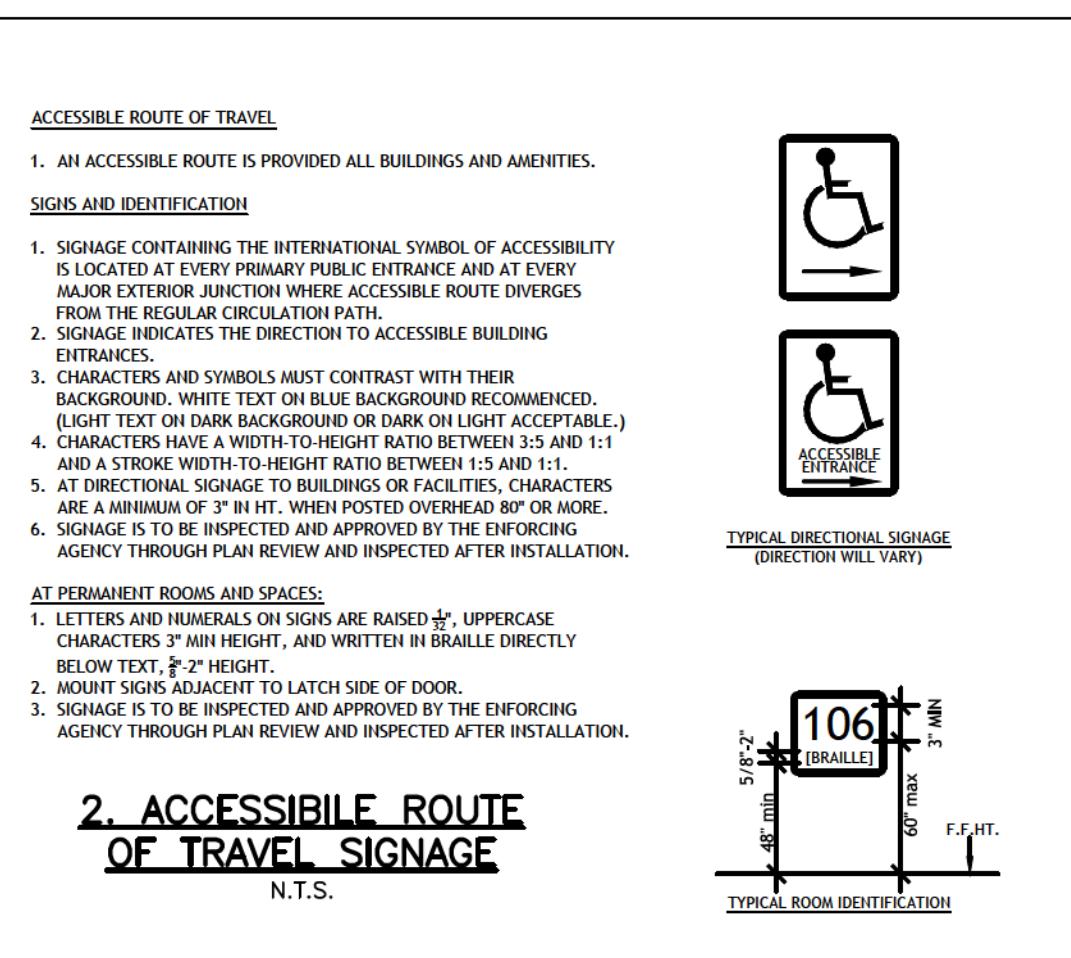
CURB CUT DETAIL

N.T.S.



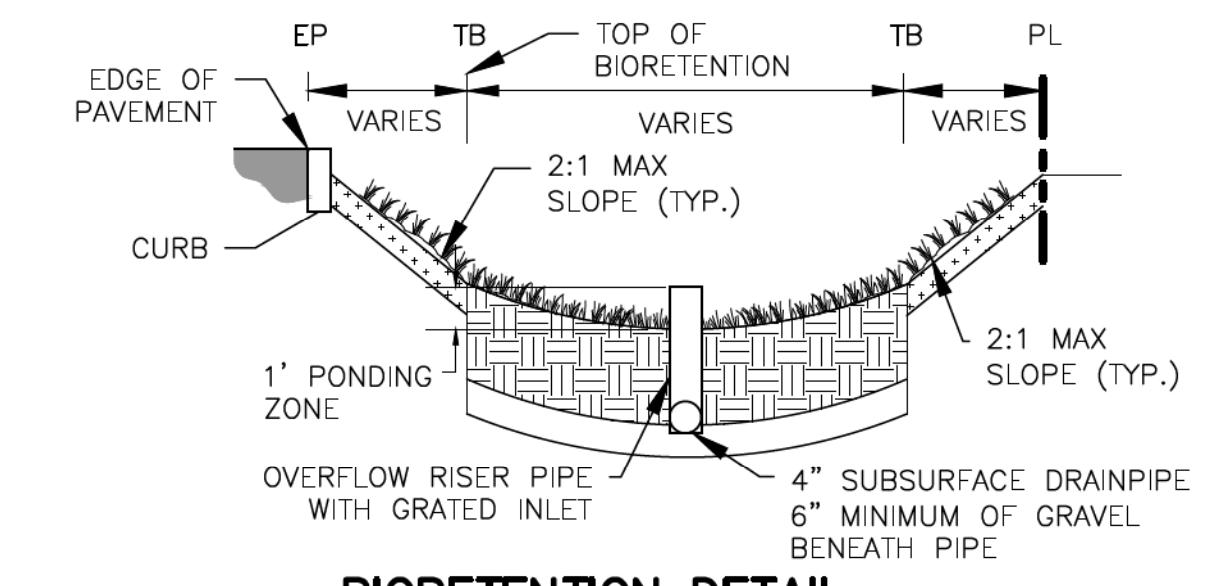
CORNER CURB CUT

N.T.S.



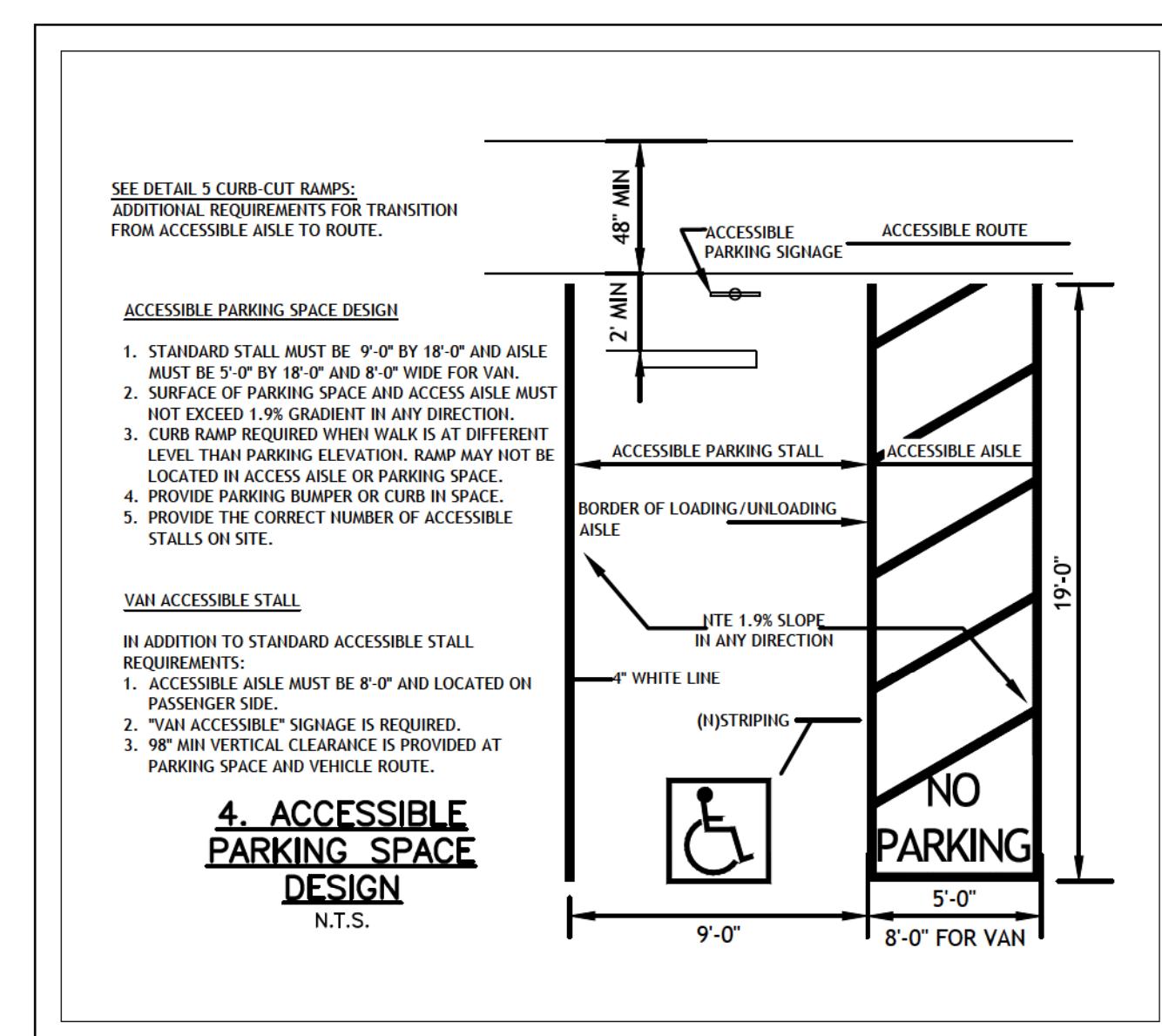
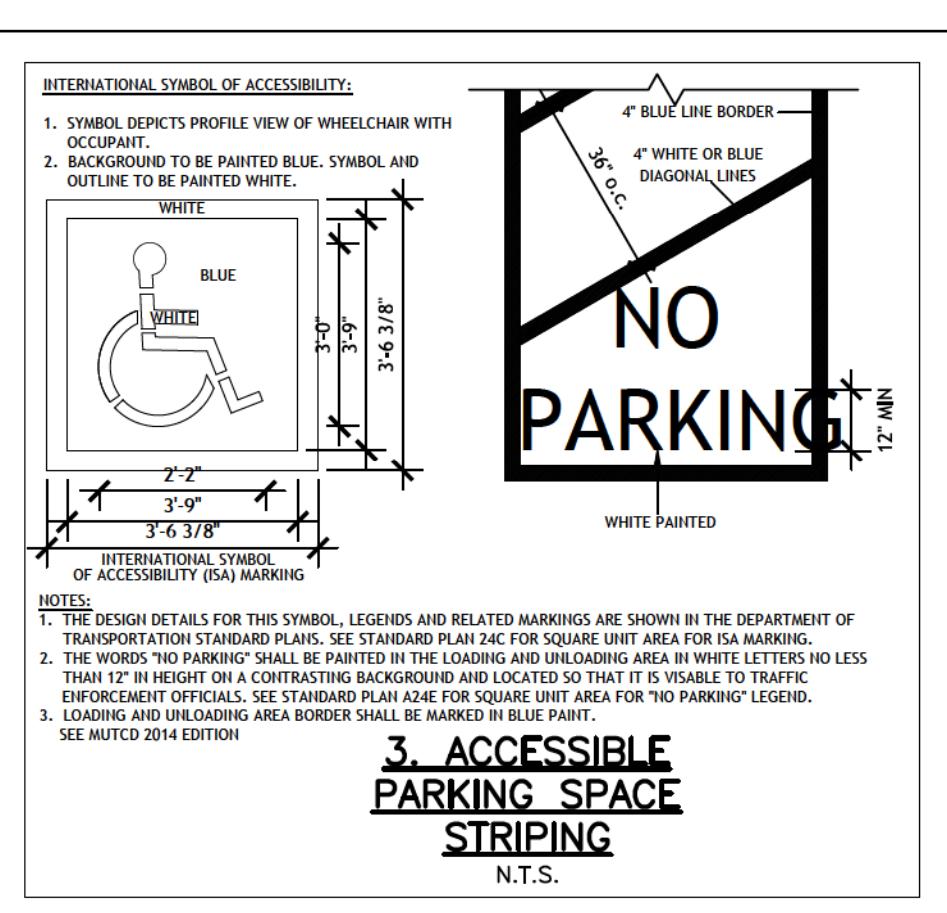
CURB AND GUTTER DETAIL

10 of 10



BIORETENTION DETAIL

**BIORETENTION TO MEET
CITY OF MANTECA CRITERIA
N.T.S.**



DRAFT
** NOT FOR CONSTRUCTION

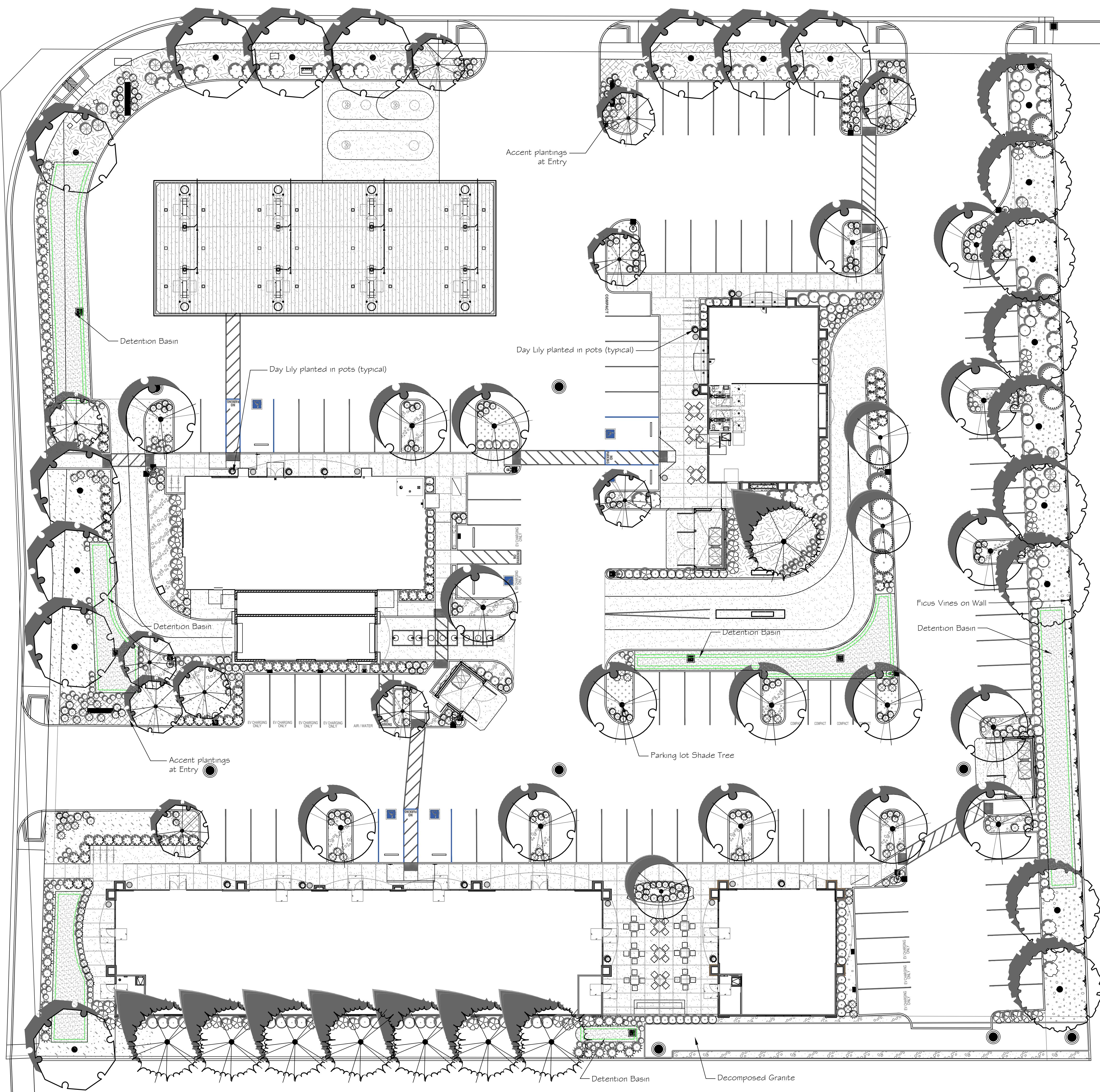
**DILLON & MURPHY
ENGINEERING**

AIRPORT PLAZA ON-SITE IMPROVEMENT PLANS

DETAIL SHEET

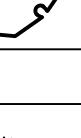
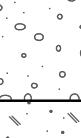
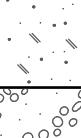
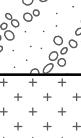
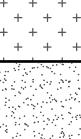
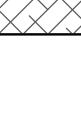
MANTECA, CALIFORNIA
OCTOBER, 2023

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



SCALE: 1" = 20'-0"

PLANT SCHEDULE

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

NOTES:

NOTES:

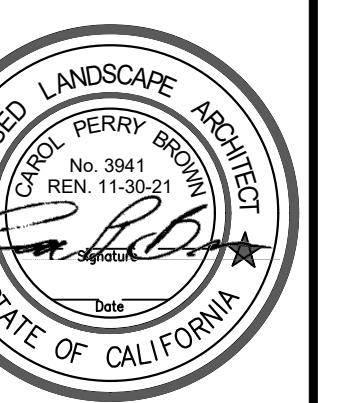
1. Landscape shall be designed per City of Manteca landscape design requirements and California MWELO.
2. No groundcover or shrubs are to be planted within 3' of any tree trunk.
3. A landscape soils test shall be analyzed by a soils testing laboratory. Soils shall be amended per soil analysis report recommendations prior to Landscape Installation.
4. 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.
5. 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.

PRELIMINARY PLANTING PLAN

AIRPORT PLAZA- ENTRE SITE
2060 West Lathrop Road
Manteca, CA.

te July 1, 2021
ale 1" = 20'-0"
awn Carol B.
b
eet

LP-1



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

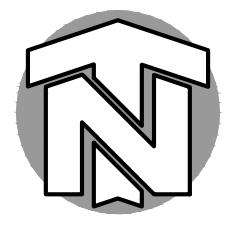
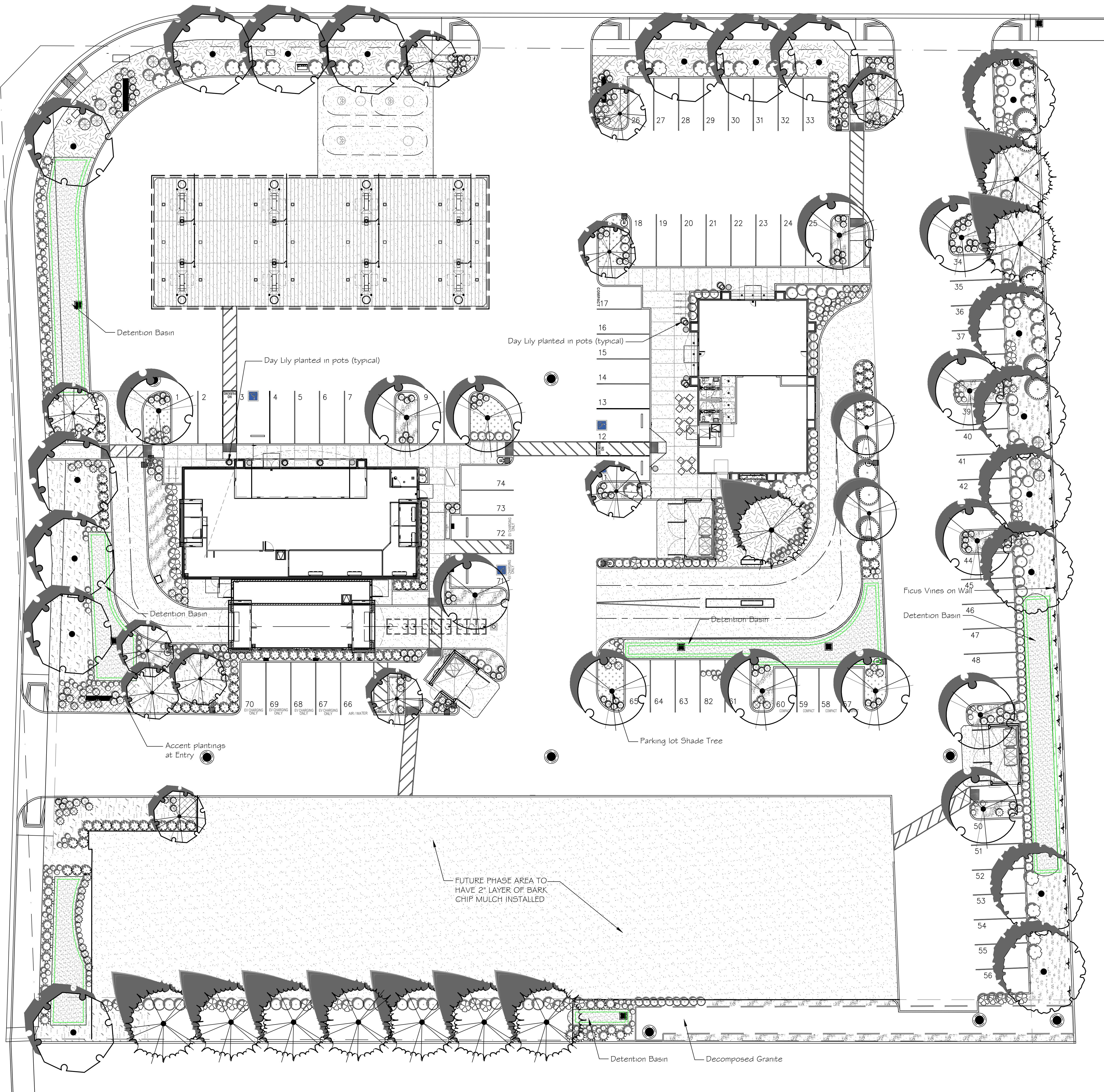
PRELIMINARY PLANTING PLAN

PLANT SCHEDULE

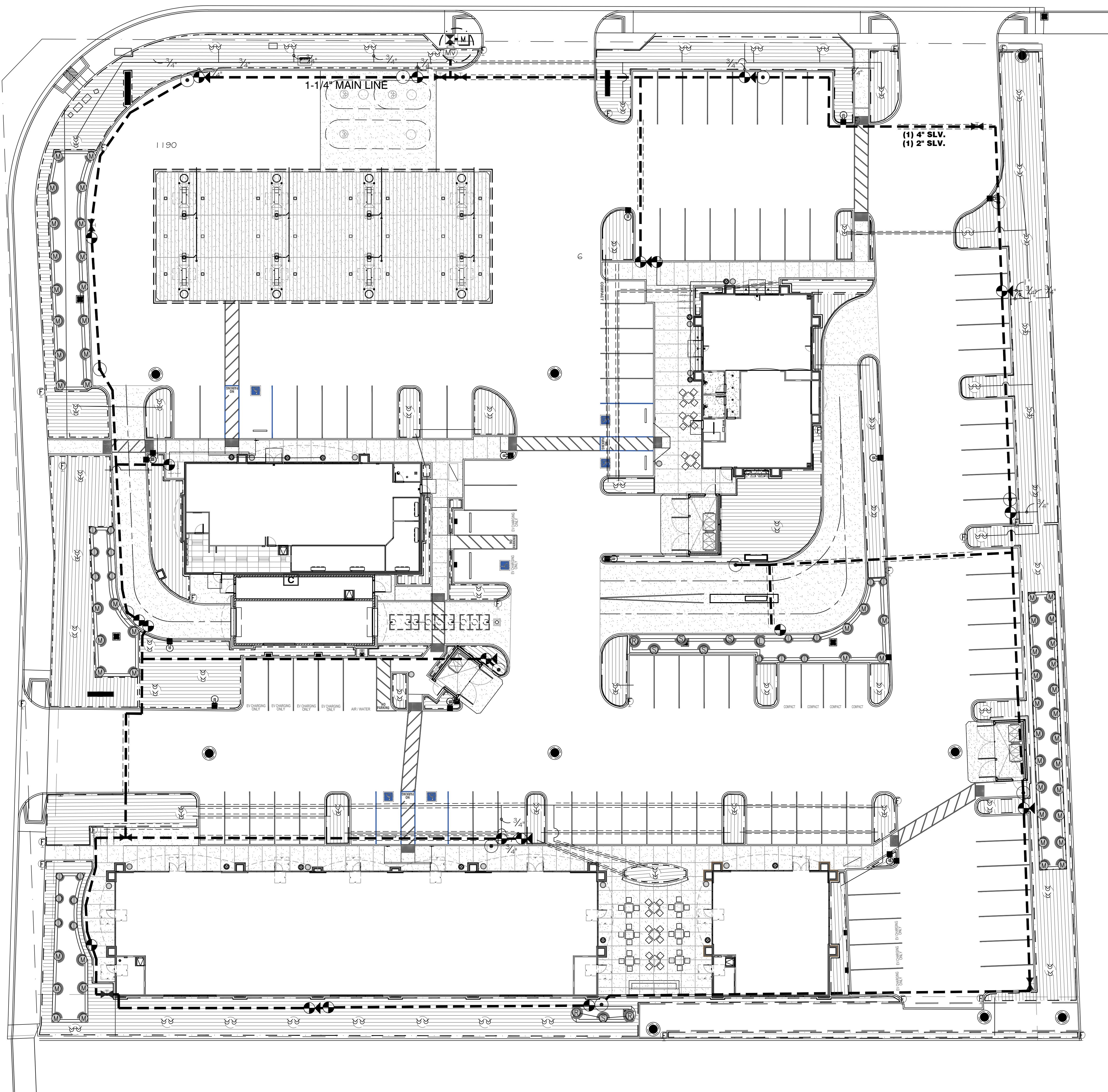
TREES	BOTANICAL / COMMON NAME	CONT	QTY	
	<i>Cedrus deodara</i> / Deodar Cedar Low Water / WUCOLS	24"box	10	
	<i>Cercis canadensis 'Texensis'</i> / Oklahoma Redbud Low Water / WUCOLS	15 gal	2	
	<i>Ginkgo biloba 'Autumn Gold'</i> TM / Maidenhair Tree Medium Water / WUCOLS	15 gal	7	
	<i>Lagerstroemia indica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

NOTES:

1. Landscape shall be designed per City of Manteca landscape design requirements and California MWELD.
2. No groundcover or shrubs are to be planted within 3' of any tree trunk.
3. 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.
4. 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.
5. 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.

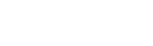
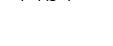
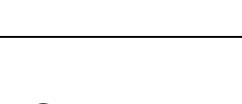
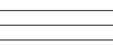
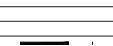
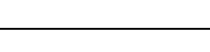
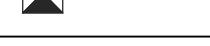


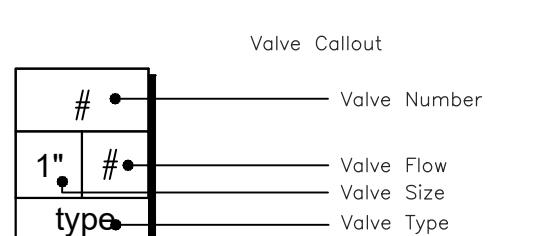
SCALE: 1" = 20'-0"



PRELIMINARY IRRIGATION PLAN

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

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP Strip PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip, on PRS40 body.	10	35
	Hunter MP 1000 PROS-12-PRS40-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 PRS40 body.	56	35
	Hunter MP800SR PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 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 MDCFCAP/ 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 GPH 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-G/FSI-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/ WSS-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	1,904 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.	



PIPF 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.

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

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. PW/E1AW-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 GROUNDCOVER 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 THAN THE COLORS USED FOR ACTIVE WIRES.
20. REFER TO IRRIGATION SPECIFICATIONS O2810 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 TEFILON TAPE OR PLUG ALL OPEN CONNECTIONS TO PREVENT DEBRIS CONTAMINATION.
 3. ASSEMBLE AND INSTALL EXHAUST HEADERS IN ACCORDANCE WITH DETAILS ON SHEET LI.3, TEFILON 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.
 7. CONTRACTOR SHALL PRESSURE TEST THE SYSTEM PRIOR TO COVERING TRENCHES, AND REPAIR ANY LEAKS PRIOR TO PLANTING.
 8. CONTRACTOR SHALL COORDINATE PLANTING INSTALLATION WITH SUBSURFACE DRIP INSTALLATION.
 9. 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.
 10. PROVIDE RCV'S, FILTER, AND PRESSURE REGULATOR FOR RAIN BIRD SYSTEMS AS PER DETAILS.
 11. PROVIDE SUPPLY HEADER (CL 200) PVC AS PER RAIN BIRD DETAILS. SEE SHEET LI.3.
 12. PROVIDE EXHAUST HEADER (CL 200) PVC AS PER RAIN BIRD DETAILS. SEE SHEET LI.3.
 13. INSTALL AIR VACUUM RELIEF VALVE AT THE HIGHEST POINT ON THE CIRCUIT & PER RAIN BIRD MANUFACTURER'S RECOMMENDATIONS & PER DETAIL ON LI.3.
 14. 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.

The logo for Rain Bird features the word "RAIN" in a bold, black, sans-serif font on the left. In the center is a black silhouette of a bird in flight, facing right. To the right of the bird is the word "BIRD" in a bold, black, sans-serif font.

AIRPORT PLAZA ENTIRE SITE
2060 West Lathrop Road
Modesto, CA.
TWO GUYS FOOD AND FUEL

RELIMINARY IRRIGATION NOTES

Date July 1, 2021
Scale N/A
Drawn Carol B.
Job
Sheet

1-3

Of Sheets