

1. WRITTEN CONFORMANCE IS REQUIRED FROM PUBLIC WORKS DEPARTMENT THAT IMPROVEMENTS HAVE BEEN CONSTRUCTED OR FINANCIAL ARRANGEMENT HAVE BEEN MADE FOR ANY IMPROVEMENTS FOR PUBLIC SEWER REQUIRED BY THE AGENCY. IN ADDITION, WRITTEN CONFORMANCE FROM THE PUBLIC WORKS DEPARTMENT THAT THE AGENCY HAS OR WILL HAVE THE SEWER CAPACITY TO SERVE THE DEVELOPMENT IS ALSO REQUIRED (SAN JOAQUIN COUNTY DEVELOPMENT TITLE, SECTION 9-600.020)
2. THE APPLICANT SHALL PROVIDE WRITTEN CONFORMANCE FROM THE WATER PROVIDERS THAT IMPROVEMENTS HAVE BEEN CONSTRUCTED OR FINANCIAL ARRANGEMENTS HAVE BEEN MADE FOR ANY IMPROVEMENTS REQUIRED BY THE AGENCY AND THAT THE AGENCY HAS OR WILL HAVE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. SAID WRITTEN CONFORMANCE SHALL BE SUBMITTED TO THE ISSUANCE OF A BUILDING PERMIT (SAN JOAQUIN COUNTY DEVELOPMENT TITLE, SECTION 9-602.010)
3. ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE ABANDONED SHALL BE DESTROYED UNDER PERMIT AND INSPECTED BY EHD (SAN JOAQUIN COUNTY DEVELOPMENT TITLE, SECTION 9-601.020)
4. ANY GEOTECHNICAL DRILLING SHALL BE CONDUCTED UNDER PERMIT AND INSPECTION BY THE ENVIRONMENTAL HEALTH DEPARTMENT (SAN JOAQUIN COUNTY DEVELOPMENT TITLE, SECTION 9-601.010(H) AND 9-601.020(I))

PROJECT DATA	
OWNER:	BRIAN SWETT GASCO NV 1875 WHITNEY MEASE DRIVE HENDERSON NV 87014 (877) 978 2090
SITE:	160 PACIFIC ROAD MANTECA, CALIFORNIA
APN	222 - 039 - 014
JURISDICTION	CITY OF MANTECA, CALIFORNIA
LOT SIZE	16,880 SQ. FT.
BUILDING AREA	4,120 SQUARE FEET
FAR	4120 / 16880 = 0.2440
ALLOWABLE AREA PER SEC. 507.3	NON-SPRINKLERS B IIB = 23,000 SF > 2233 SF OK S1 IIB = 17,500 SF > 1887 SF OK
PARKING STALLS PROVIDED	16 PARKING STALLS
REQUIRED PARKING	OFFICE = 1 SPACE PER 250 SF 2233/250 = 9 STALLS SHOP AREA = 1 SPACE PER 500 SF 1887/500 = 4 STALLS 13 REQUIRED STALLS CGBC 5.106.5.3.1 EV CAPABLE SPACES = 0 EVCS (EV CAPABLE SPACES WITH EVSE) = 0 SHORT TERM BIKE PARKING CGBC 5.106.4.1.1 5% OF PARKING WITH MINIMUM OF 1 = 1 REQUIRED LONG TERM BIKE PARKING (IN SERVICE BAYS) CGBC 5.106.4.2 5% OF PARKING WITH MINIMUM OF ONE = 1 STALL
NUMBER OF STORIES	ONE
HIGH POINT OF ROOF	20' - 0"
SPRINKLERS	NO - REQUIRED
BUILDING CODE	THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES: 2022 CALIF BLDG CODE, VOL 1-2 2022 CALIF ELECTRICAL CODE 2022 CALIF MECHANICAL CODE 2022 CALIF PLUMBING CODE 2022 CALIF FIRE CODE 2022 CALIF ENERGY CODE TITLE 24 C.C.R. ACCESSIBILITY STANDARDS AMERICANS WITH DISABILITIES, DISABLED ACCESS COMPLIANCE PER CBC CHAPTER 11-B
OCCUPANCY	B, S-1
OCCUPANT LOAD	50 OCCUPANTS
TYPE OF CONSTRUCTION	II-B
RISK CATEGORY	II

- | | |
|------|---------------------------------|
| AS.1 | ARCHITECTURAL SITE PLAN |
| AS.2 | TRASH DETAILS |
| A1.1 | ARCHITECTURAL FLOOR PLAN |
| AS.1 | TYPICAL BUILDING SECTION |
| A6.1 | EXTERIOR ELEVATIONS |
| C1.0 | TOPOGRAPHIC SURVEY AND BOUNDARY |
| C2.0 | AERIAL IMAGE AND KEY PHOTOS |
| C3.0 | GRADING AND DRAINAGE PLAN |
| C4.0 | UTILITY PLAN |
| L0.1 | CONCEPTUAL LANDSCAPE PLAN |
| L0.2 | PLANT IMAGES |

AREAS		
CONCRETE CURBS	620 SF	3.7 %
VALLEY GUTTER	285 SF	1.7 %
SIDEWALKS	640 SF	3.8 %
AC PAVING	7,850 SF	46.4 %
TRASH AREA	180 SF	1.1 %
TRASH APPROACH	128 SF	0.8 %
LANDSCAPING	3,086 SF	18.1 %
BUILDING	4,120 SF	24.5 %
TOTAL	16,880 SF	100 %

A.P.N. 222-039-014

4917 STODDARD ROAD
MODESTO, CA 95356
209-545-7505
209-545-4767 FAX
WWW.HUFFCON.COM
HUFF
CONSTRUCTION COMPANY-INC.

Robert DeGrasse, Architect
751 Franklin Loop SW
Los Lunas, New Mexico 87031
209-573-1177
Shigunoff@huffcon.com

NEW BUILDING PLANS FOR:
GESCO FIRE PUMP
160 PACIFIC ROAD
MANTECA, CALIFORNIA

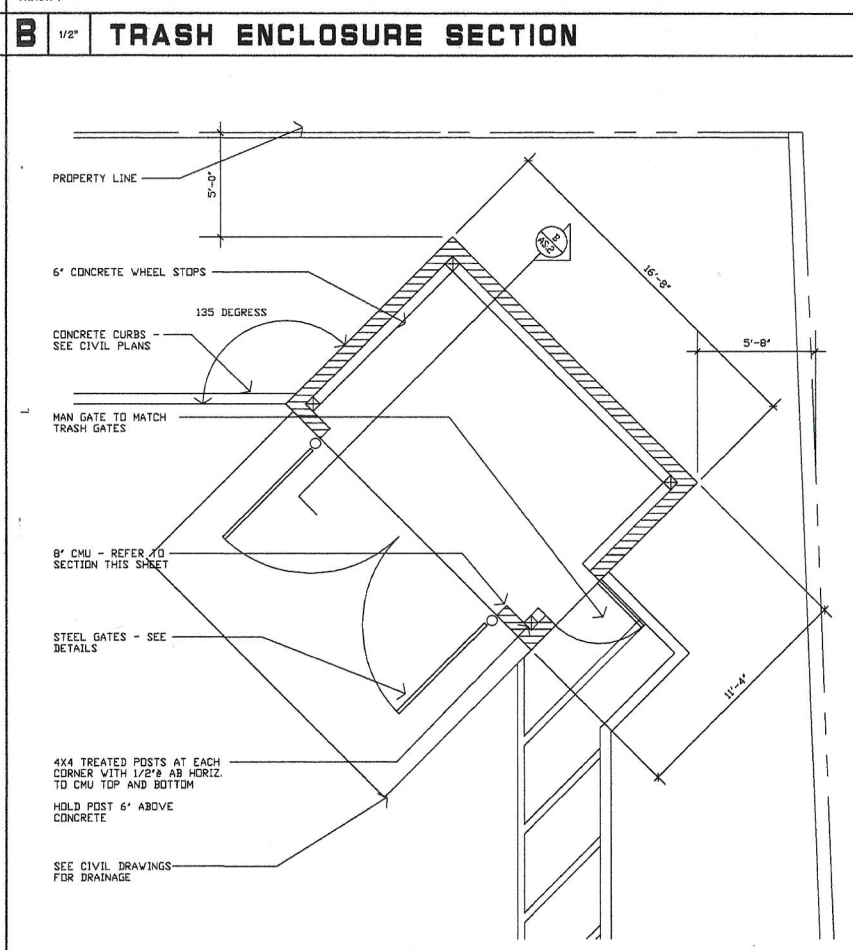
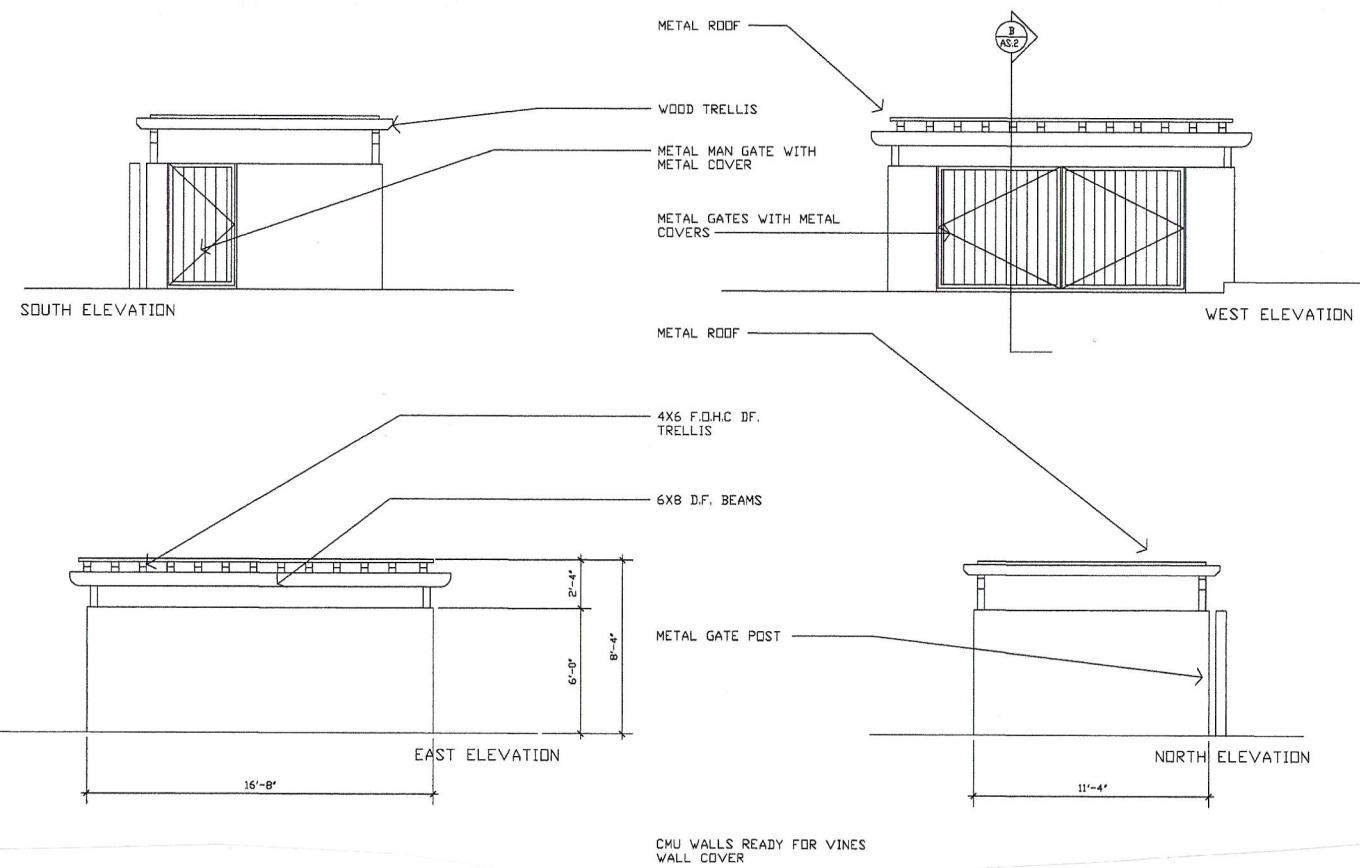
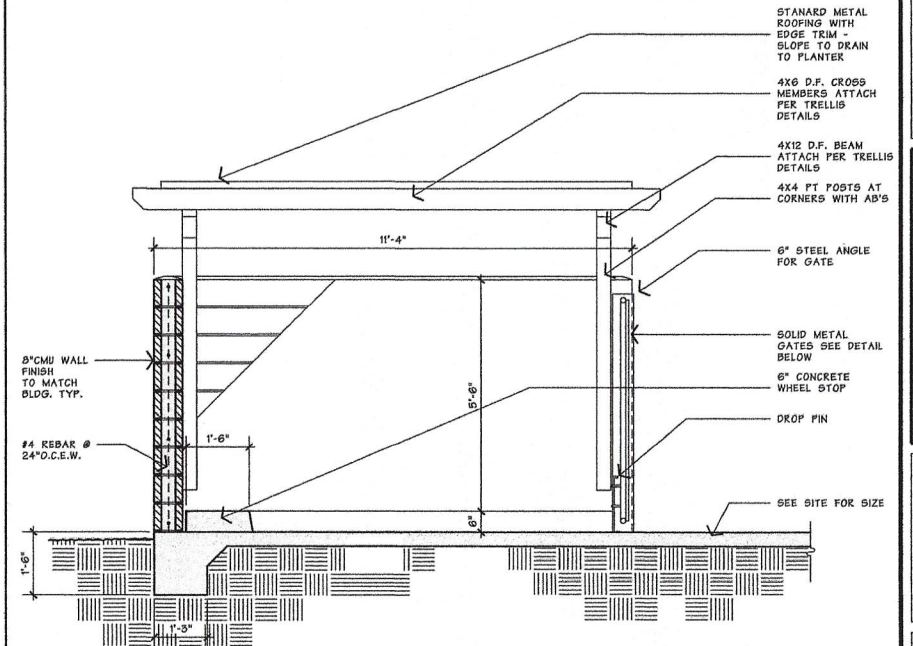
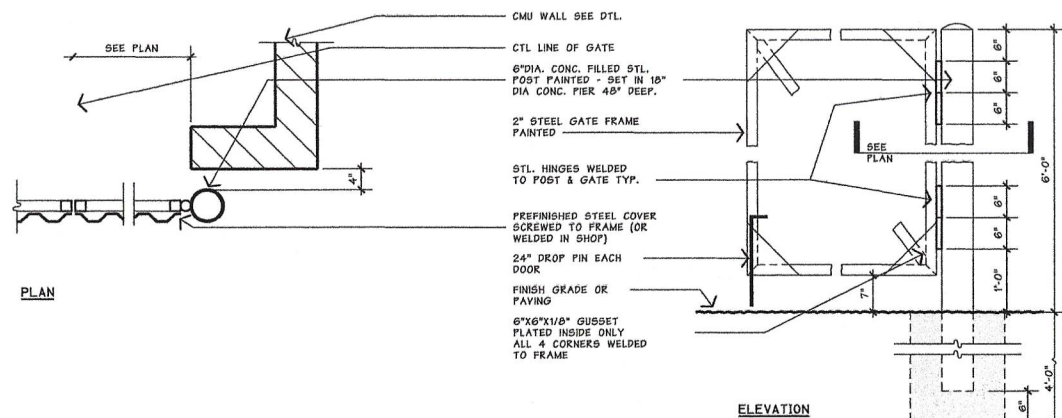
REVISIONS:

PLANNING REV 2
08-12-24
BD

DRAWN: BD
DATE: 08.12.24
FILE: AS1.LST
JOB: 77.576

PROPOSED SITE PLAN

AS.1

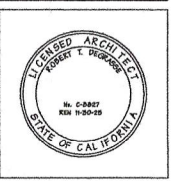


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Shimg@earthlink.net



NEW BUILDING PLANS FOR:

GESCO FIRE PUMP

160 PACIFIC ROAD
MANATECA, CALIFORNIA

REVISIONS:	
DRAWN:	BD
DATE:	08.12.24
FILE:	AS2L5T
JOB:	77.576
PROPOSED SITE DETAILS	

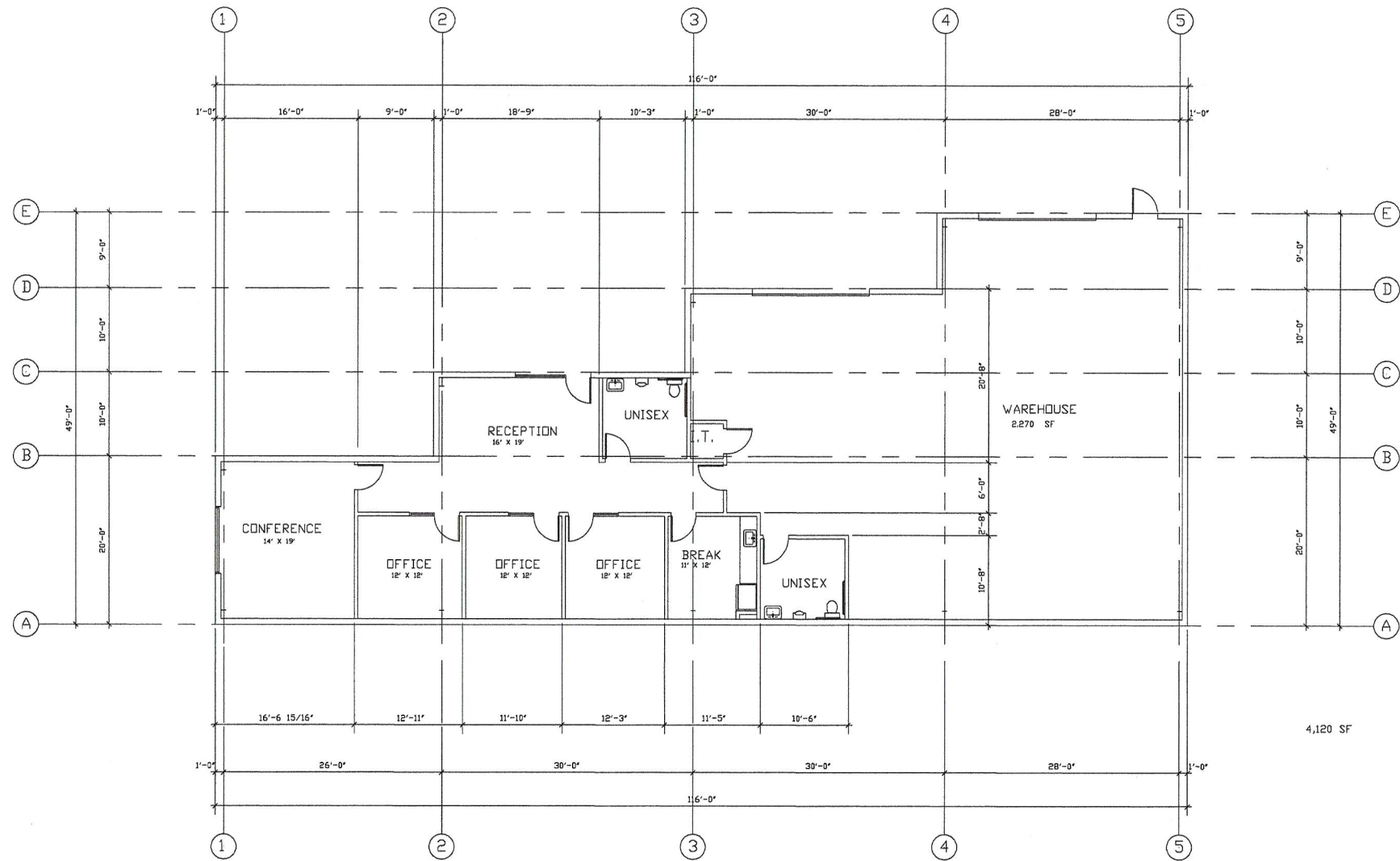
AS.2

E **D** 3/4" **TRASH GATE DETAILS**

B 1/2" **TRASH ENCLOSURE SECTION**

C 1/4" **TRASH ELEVATIONS**

A 1/4" **TRASH FLOOR PLAN**



FLOOR 6

A 1/8" PROPOSED OVERALL FLOOR PLAN

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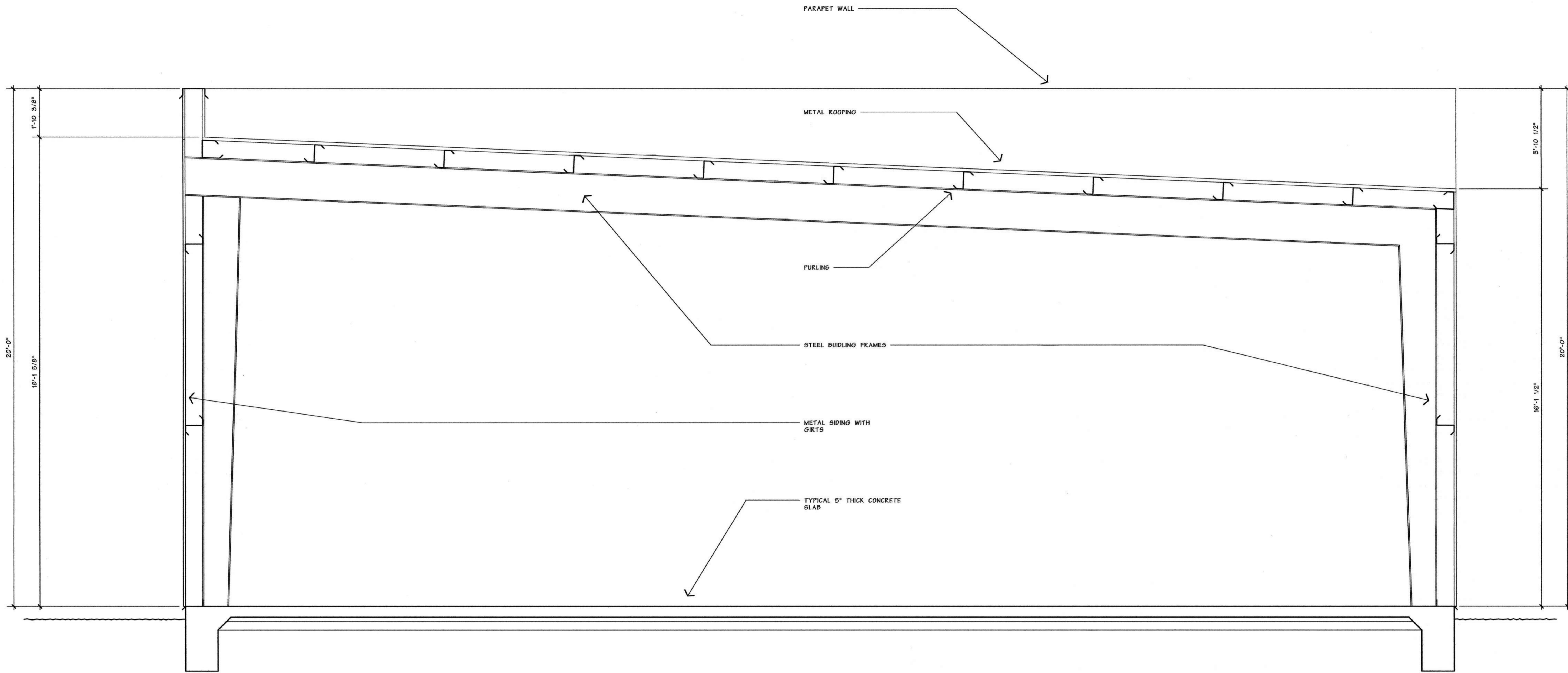


NEW BUILDING PLANS FOR:
GESCO FIRE PUMP
180 PACIFIC ROAD
MANTECA, CALIFORNIA

REVISIONS:	
DRAWN:	BD
DATE:	08.12.24
FILE:	A111.97
JOB:	77.576

PROPOSED
FLOOR PLAN

A1.1



SECTION

A

1/2"

TYPICAL CROSS SECTION

NEW BUILDING PLANS FOR:

GESCO FIRE PUMP

180 PACIFIC ROAD
MANTECA, CALIFORNIA

REVISIONS:

DRAWN:	BD
DATE:	08.12.24
FILE:	A51LST
JOB:	77.576

TYPICAL
SECTION

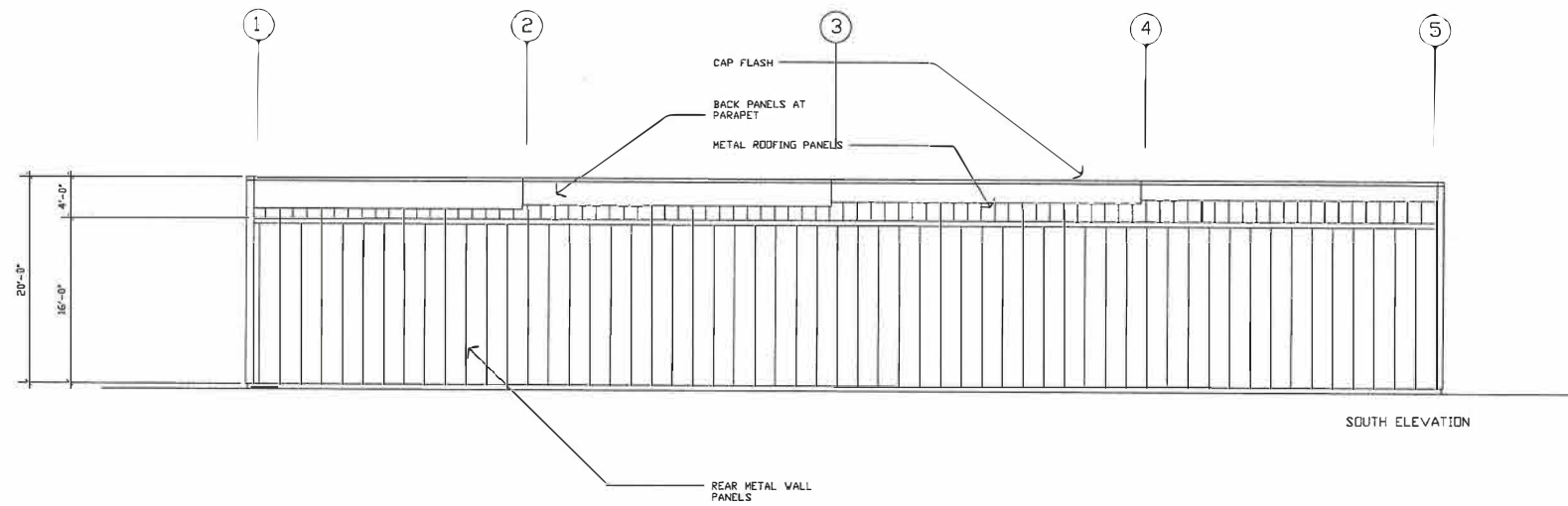
A5.1

Robert DeGrasse, Architect

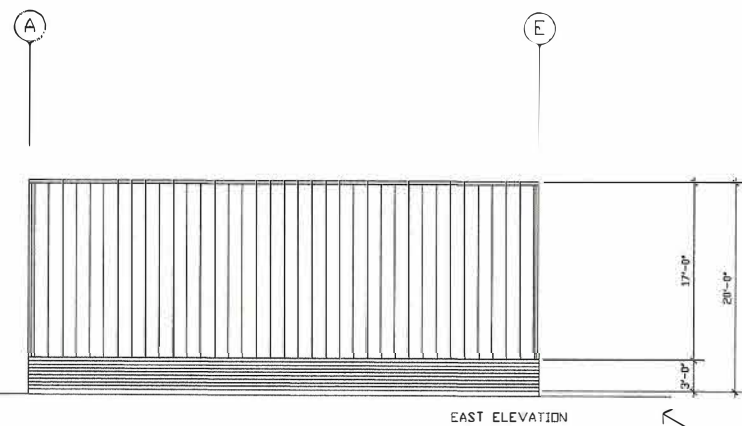
751 Northwest Loop SW
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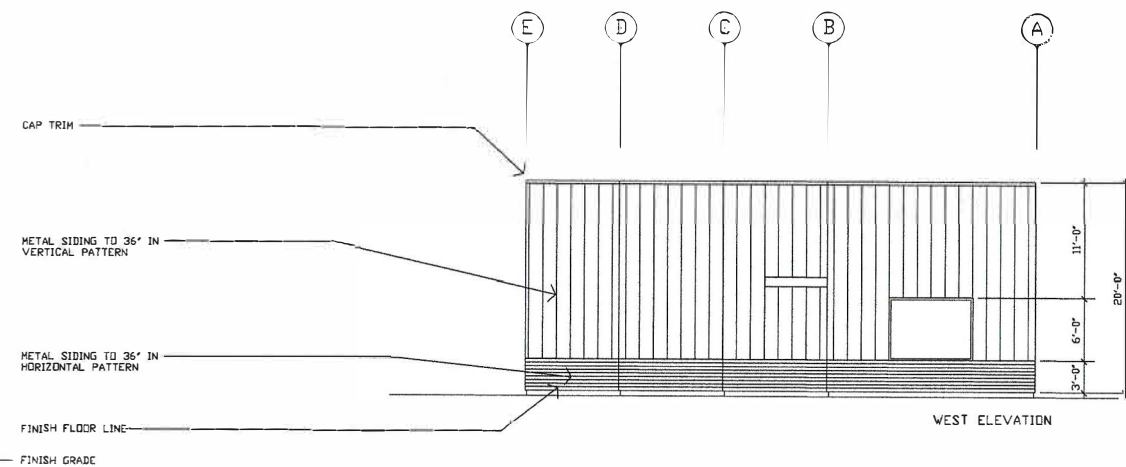
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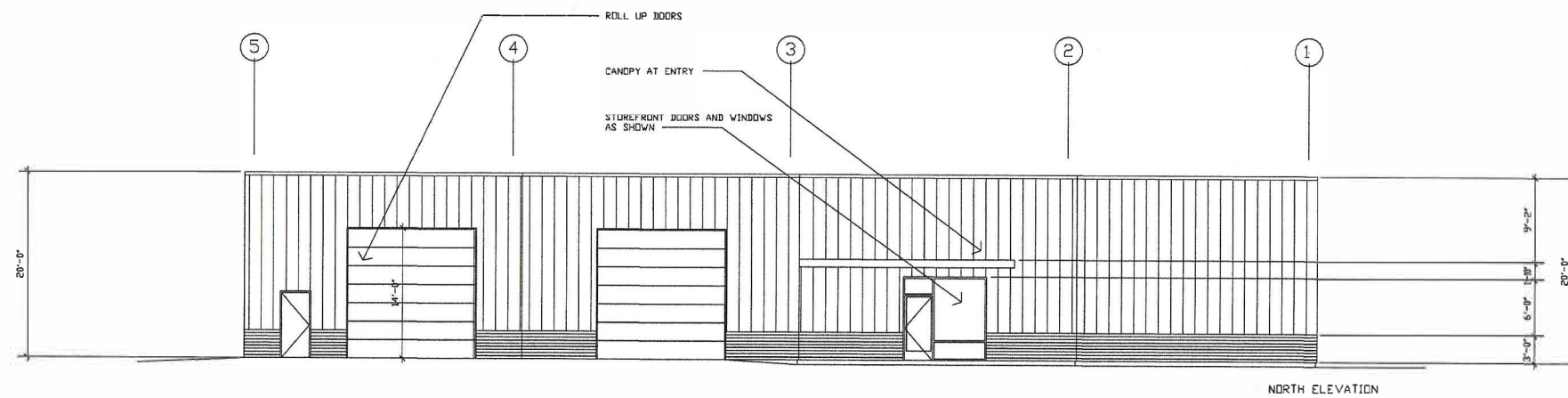
SOUTH ELEVATION



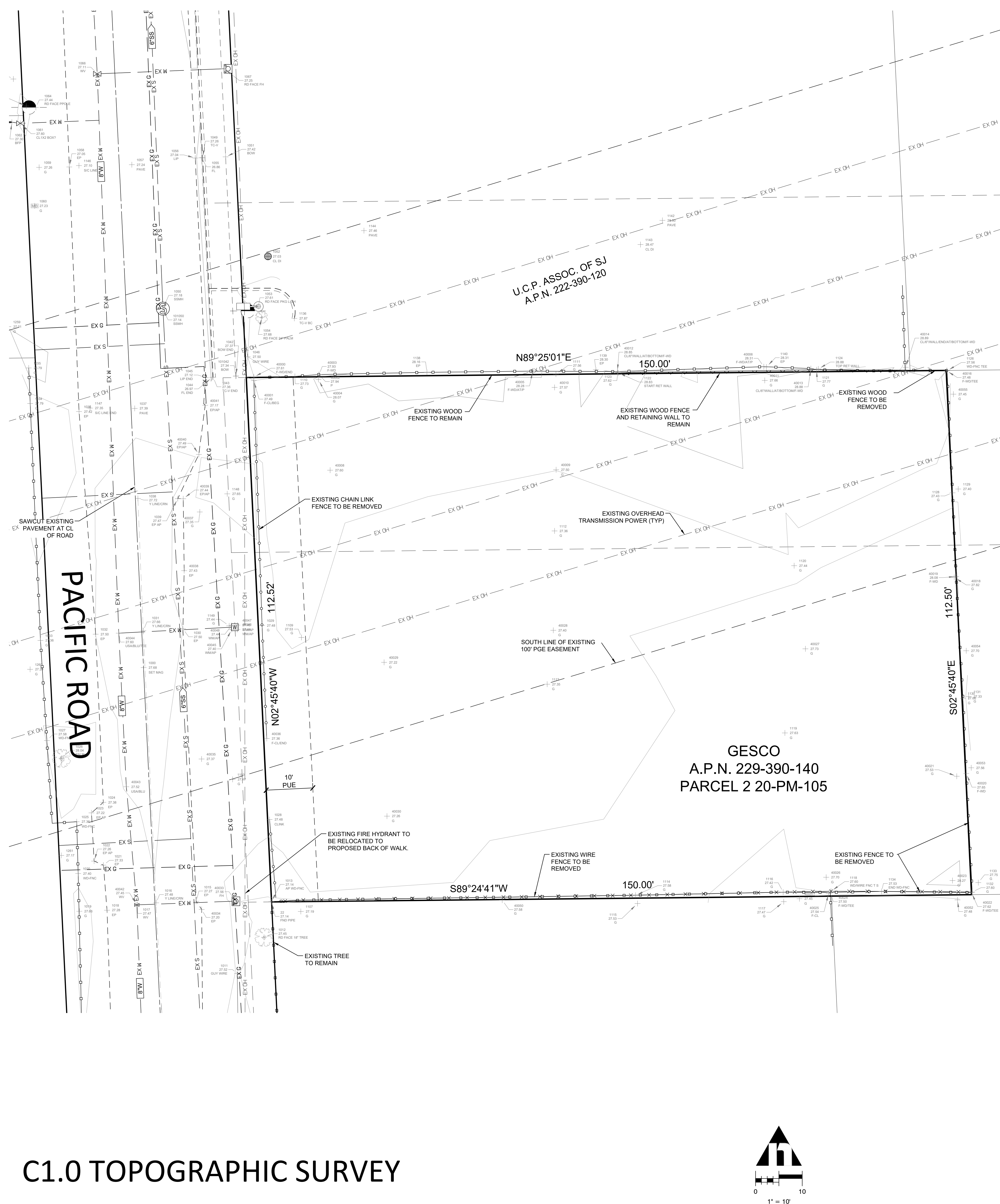
EAST ELEVATION



WEST ELEVATION



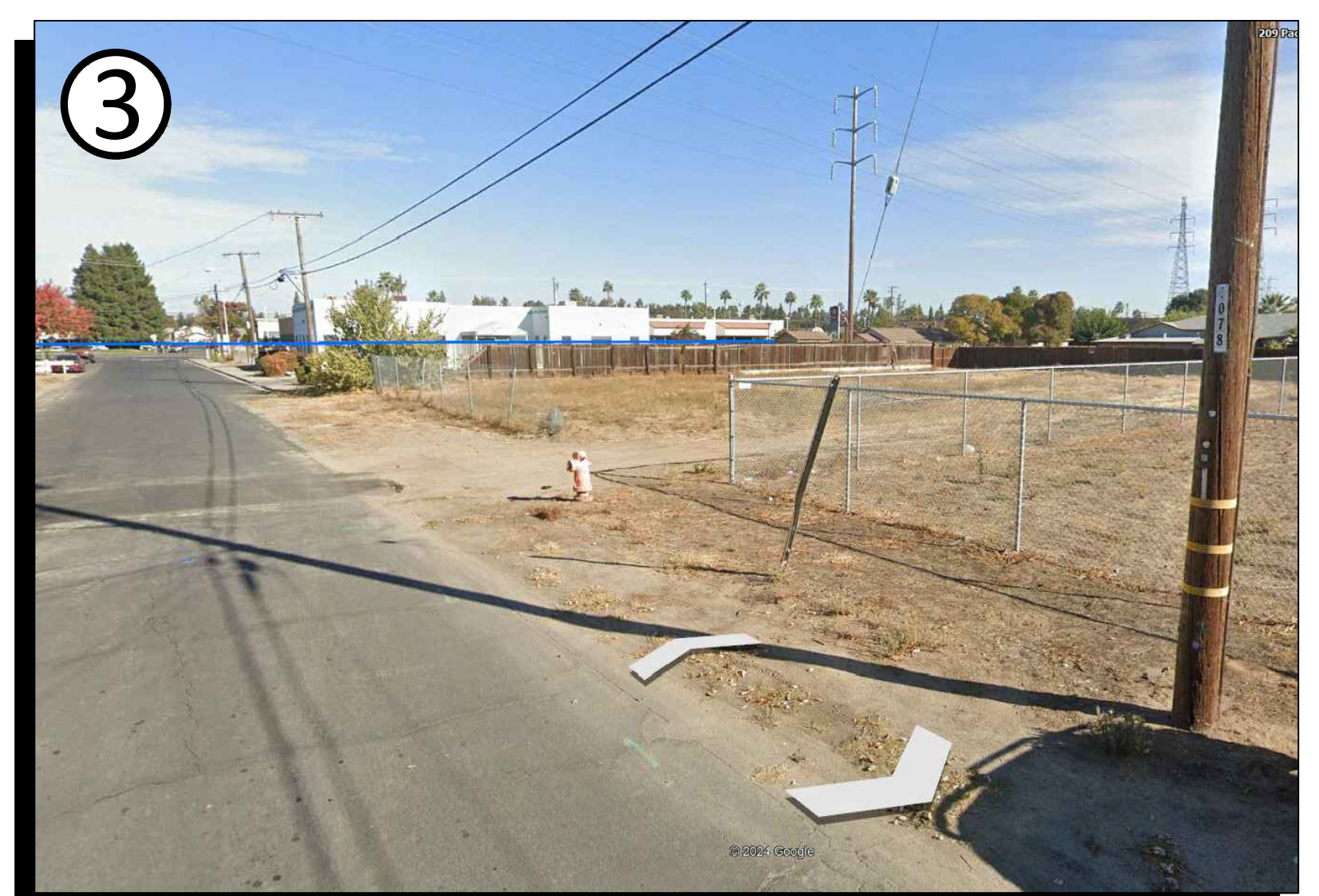
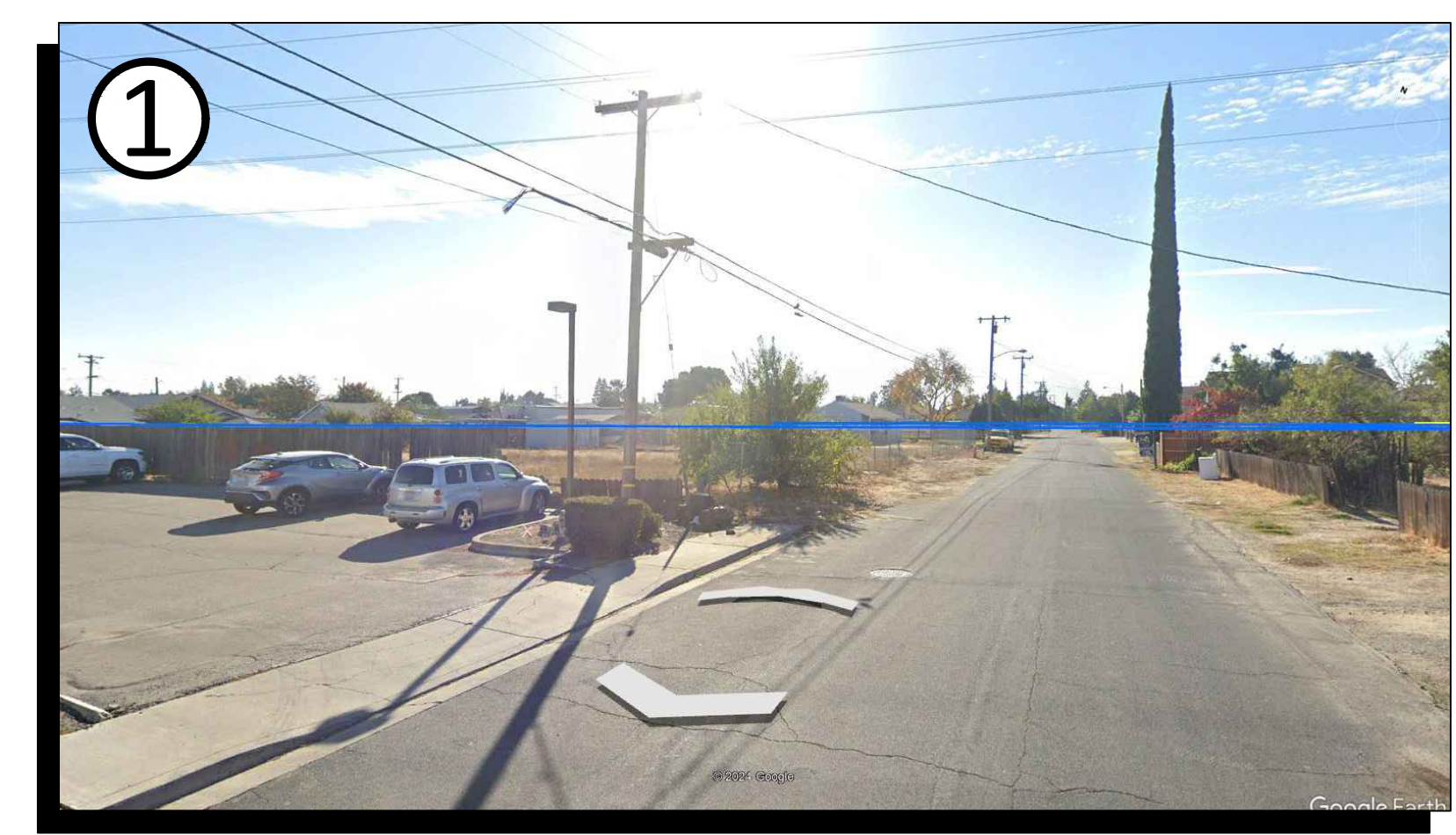
NORTH ELEVATION



C1.0 TOPOGRAPHIC SURVEY

GESCO FIRE PUMP

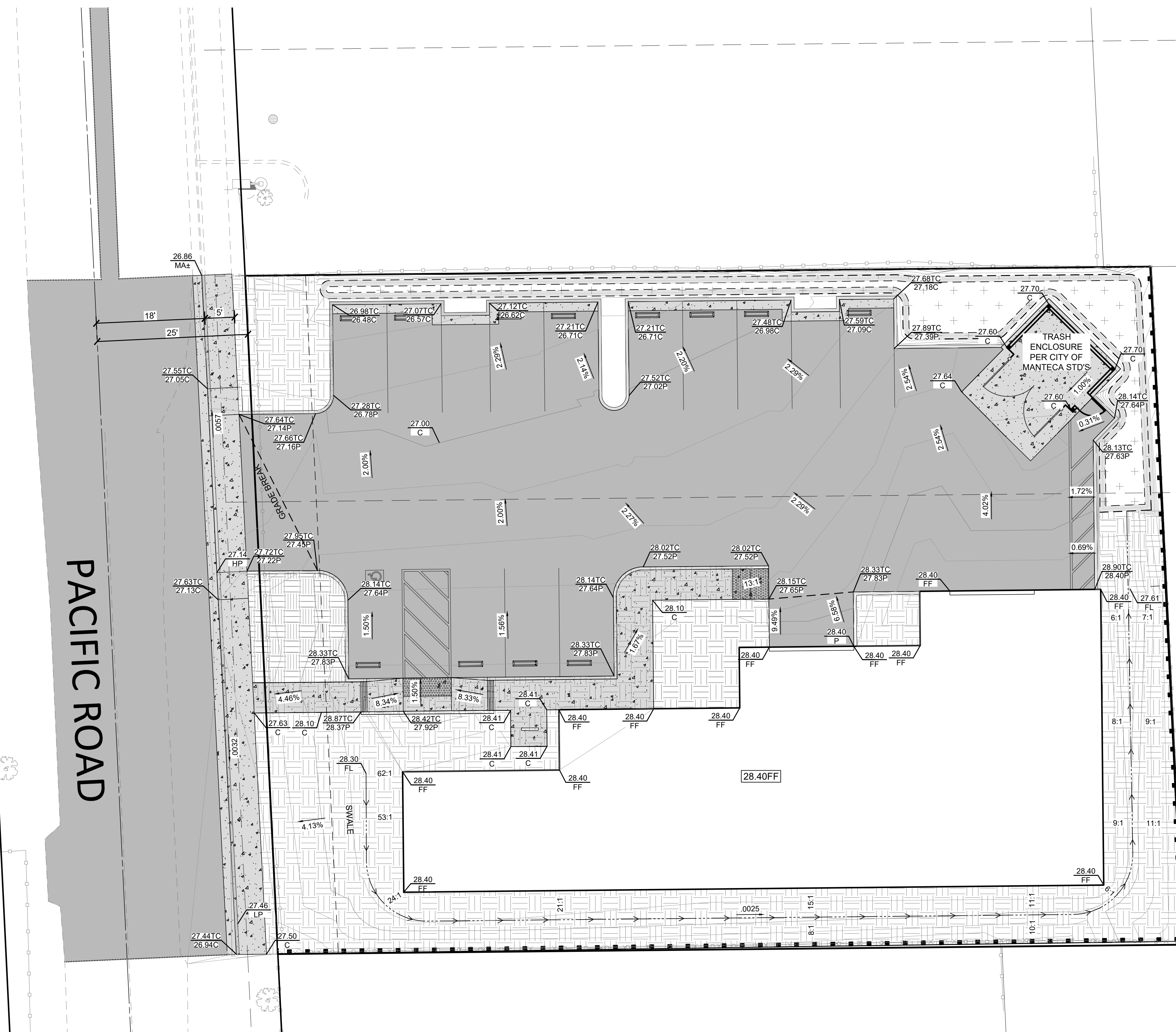
GESCO FIRE PUMP
MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA



C2.0 AERIAL IMAGERY

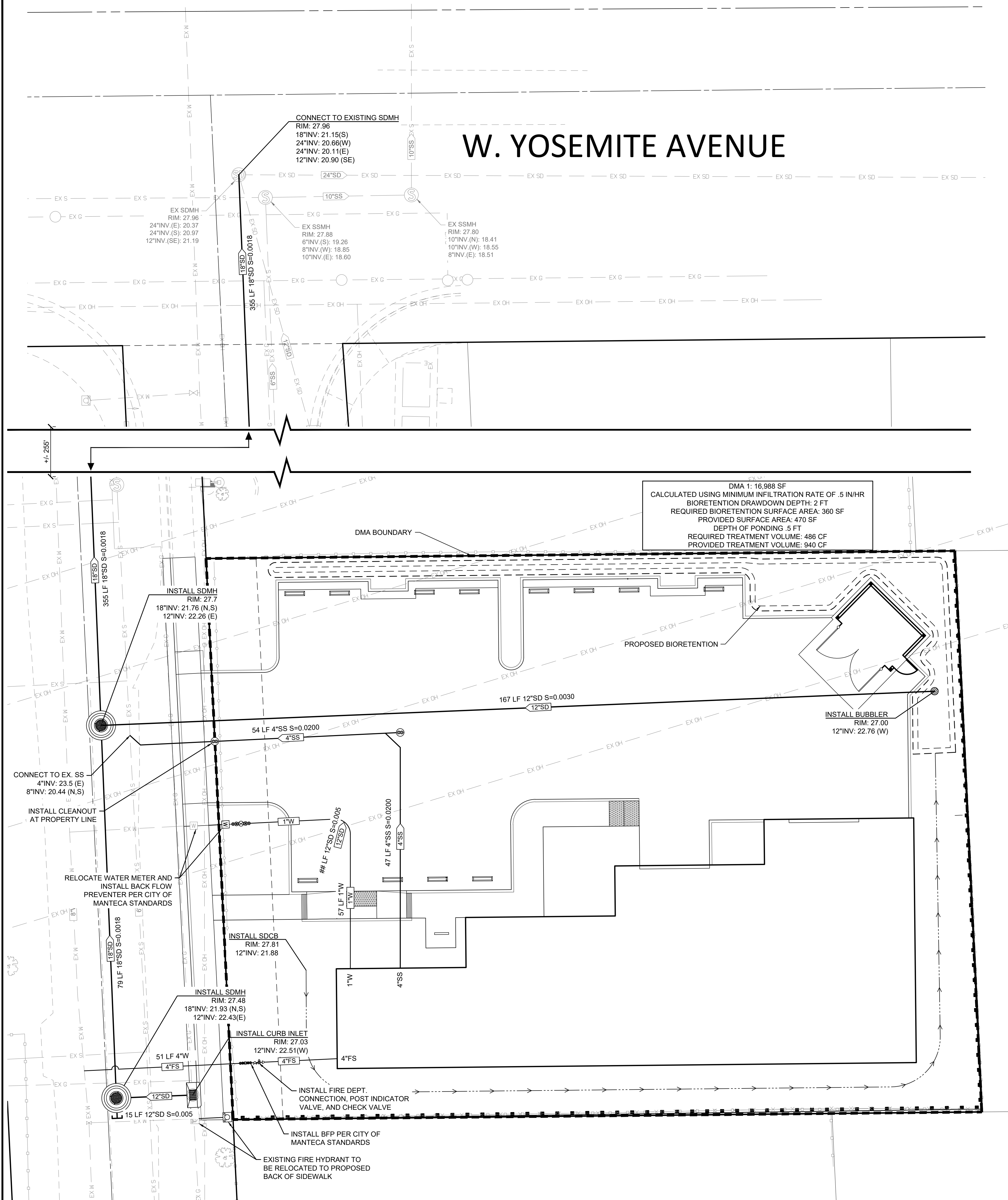
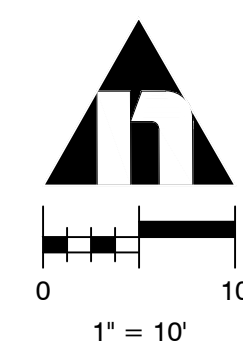
LEGEND	
ITEM	EXISTING
WATER VALVE	
CHECK VALVE, PIV, FDC	
AIR RELEASE VALVE	
BLOWOFF	
FIRE HYDRANT	
WATER METER	
SEWER MANHOLE	
STORM MANHOLE	
DRAIN INLET	
CURB INLET	
CLEANOUT	
WATER LINE	
SANITARY SEWER	
STORM DRAIN	
TYPICAL ELECTROLIER	
TYPICAL LUMINAIRE	
ELECTRICAL VAULT	
SURVEY MONUMENT	
UTILITY POLE	
SIGNAGE	
ELEVATION	
DIRECTION OF FLOW	
ORIGINAL GROUND	
CONTOUR (0.5' INTERVAL)	
BARBED WIRE FENCE	
OUTFIELD SCREEN	
RETAINING WALL	
MASONRY WALL	
CURB, GUTTER & SIDEWALK	
TREE	

IMAGERY SOURCE: CITY OF MANTECA GIS, GOOGLE EARTH



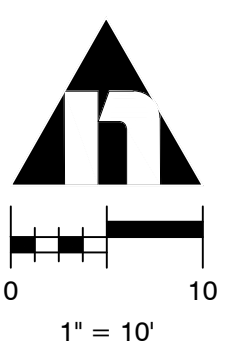
C3.0 GRADING PLAN

GESCO FIRE PUMP



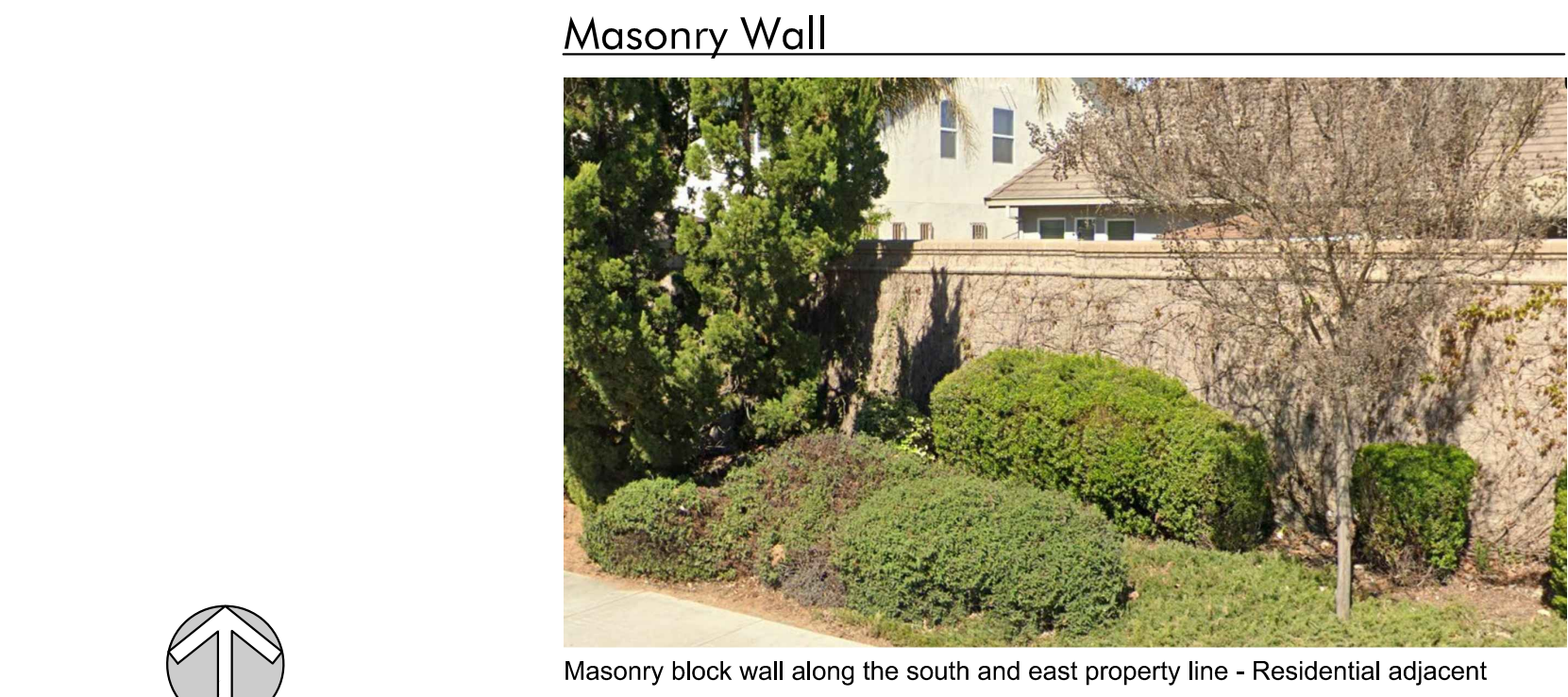
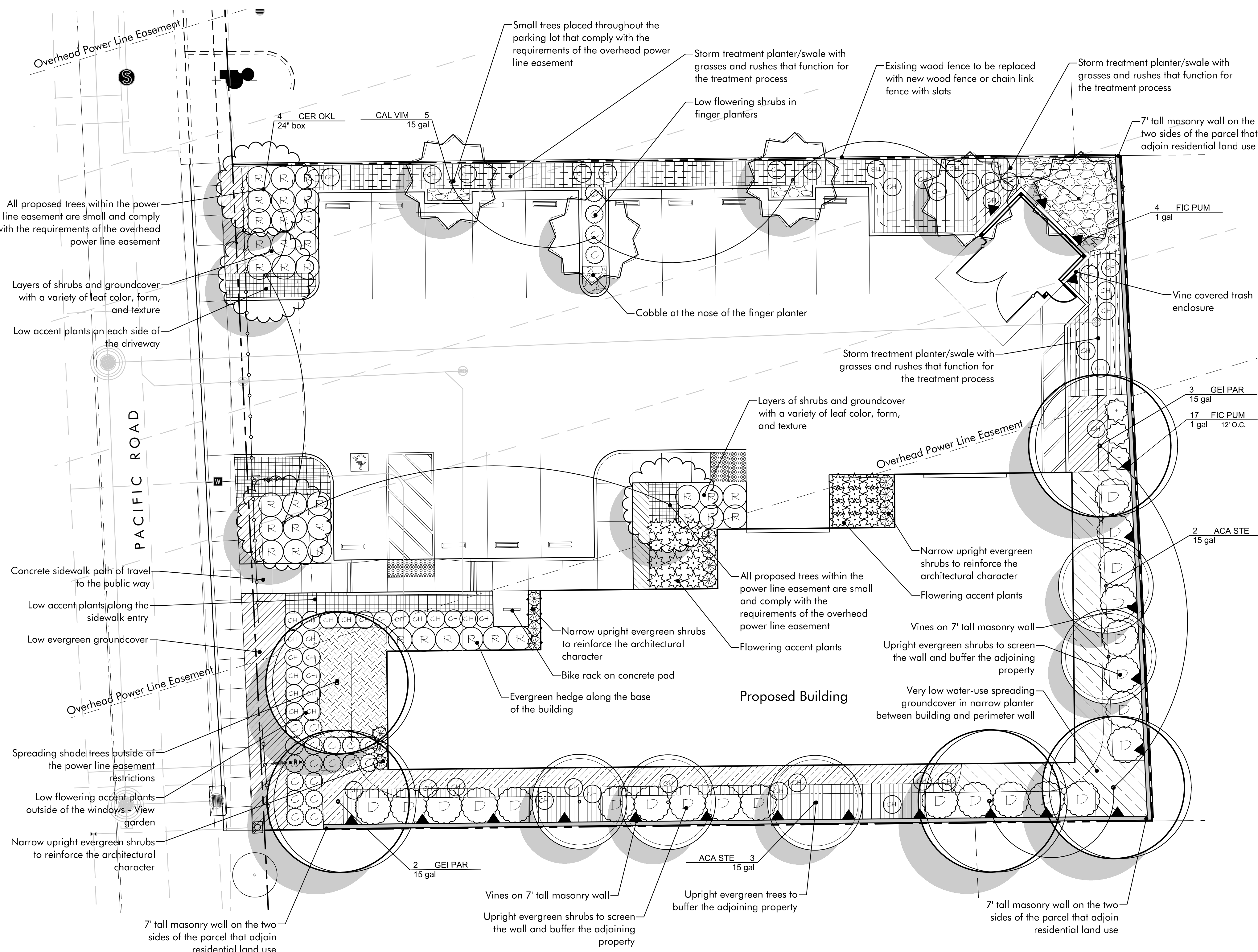
C4.0 UTILITY PLAN

STORMWATER: SUBJECT PROPERTY IS LOCATED IN THE CITY OF MANTECA DIRECT DISCHARGE AREA (DDA). DEVELOPMENT WILL ACHIEVE WATER QUALITY COMPLIANCE BY PROPOSING TO INSTALL A TRASH CAPTURE DEVICE PRIOR TO DISCHARGE. THE POST CONSTRUCTION C_{XA} IS LESS THAN 0.75, THUS NO ATTENUATION IS REQUIRED. PROJECT IS PART OF THE CITY BASE FLOW, EXEMPT FROM ATTENUATION. TOTAL C_{XA}: 0.28.



GESCO FIRE PUMP
MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

MCR ENGINEERING
MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839
www.mcreng.com



Masonry Wall



Orion Bike Rack from Mad-Rax

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the building permit plans.

Landscape Area Calculations

Lawn Area	0 sf	0%
Shrub Areas	4,055 sf	78.3%
Storm water Treatment	880 sf	17.0%
Cobble Areas	246 sf	4.7%
Total On-Site Landscape	5,181 sf	100%
Size of Developed Parcel	16,864 sf	(.39 acres)
Percentage of Site in Landscape		30.7%

Landscape Concept

The landscape design concept for the light industrial project is to provide an enjoyable and aesthetic space for employees and customers as well as fitting into the surrounding community. Plant material has been selected that performs well in the special conditions of Manteca (Sunset Zones #8, 14). The plant material has also been selected to be cohesive with the design relative to the surrounding conditions and to conform to the tree height restrictions of the overhead power line easement.

Landscape includes no turf (lawn). Drought tolerant hardy shrubs and groundcover are proposed for the perimeter of the landscape, and low to medium water use shrubs around buildings and at high profile areas.

Special considerations have been provided in selecting plant material that respects the needs of the employees and customers. Clear and secure view corridors have been provided to ensure the safety of employees and customers entering the building as well as moving through the parking lot and site. Shade tree coverage throughout the parking lot is severely restricted due to the overhead power line easement, but as many small trees as feasible have been provided to meet the City requirements to mitigate heat gain.

PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	CONT		QTY	WATER USE
TREES							
	ACA STE	Acacia stenophylla	Shoestring Acacia	15 gal		5	Low
	CAL VIM	Callistemon viminalis	Weeping Bottlebrush	15 gal		5	Low
	CER OKL	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	24" box		4	Medium
	GEI PAR	Geijera parviflora	Australian Willow	15 gal		5	Low
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE
SHRUBS							
	CAL BJ	Callistemon viminalis 'Better John'	Better John Bottlebrush	5 gal		22	Low
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal		58	Low
	CUP TOT	Cupressus sempervirens 'Totem'	Totem Italian Cypress	5 gal		15	Low
	DOD VIS	Dodonea viscosa	Hopseed Bush	5 gal		23	Low
	HES BRA	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal		24	Low
	RHA MIN	Rhamphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	5 gal		36	Low
	THU EME	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5 gal		3	Low
VINES							
	FIC PUM	Ficus pumila	Creeping Fig	1 gal		21	Low
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER USE
GROUND COVERS							
	ACA LOW	Acacia redolens 'Low Boy'	Low Boy Bank Catclaw	1 gal	84" o.c.	11	Low
	CAR TUM	Carex tumulicola	Foothill Sedge	1 gal	32" o.c.	179	Low
	DEL COO	Delosperma cooperi	Purple Ice Plant	1 gal	24" o.c.	13	Low
	DIA LR	Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	1 gal	30" o.c.	52	Low
	JUN GM	Juniperus procumbens 'Green Mound'	Green Mound Japanese Garden Juniper	1 gal	42" o.c.	42	Low
	LOM OG	Lomandra confertifolia 'Olive Green'	Olive Green Mat Rush	1 gal	40" o.c.	35	Low
	ZAU ROU	Zauschneria californica 'Route 66'	Route 66 California Fuchsia	1 gal	30" o.c.	35	Low

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

Cobble 3"-8" diameter river cobble. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers.

Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Manteca codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

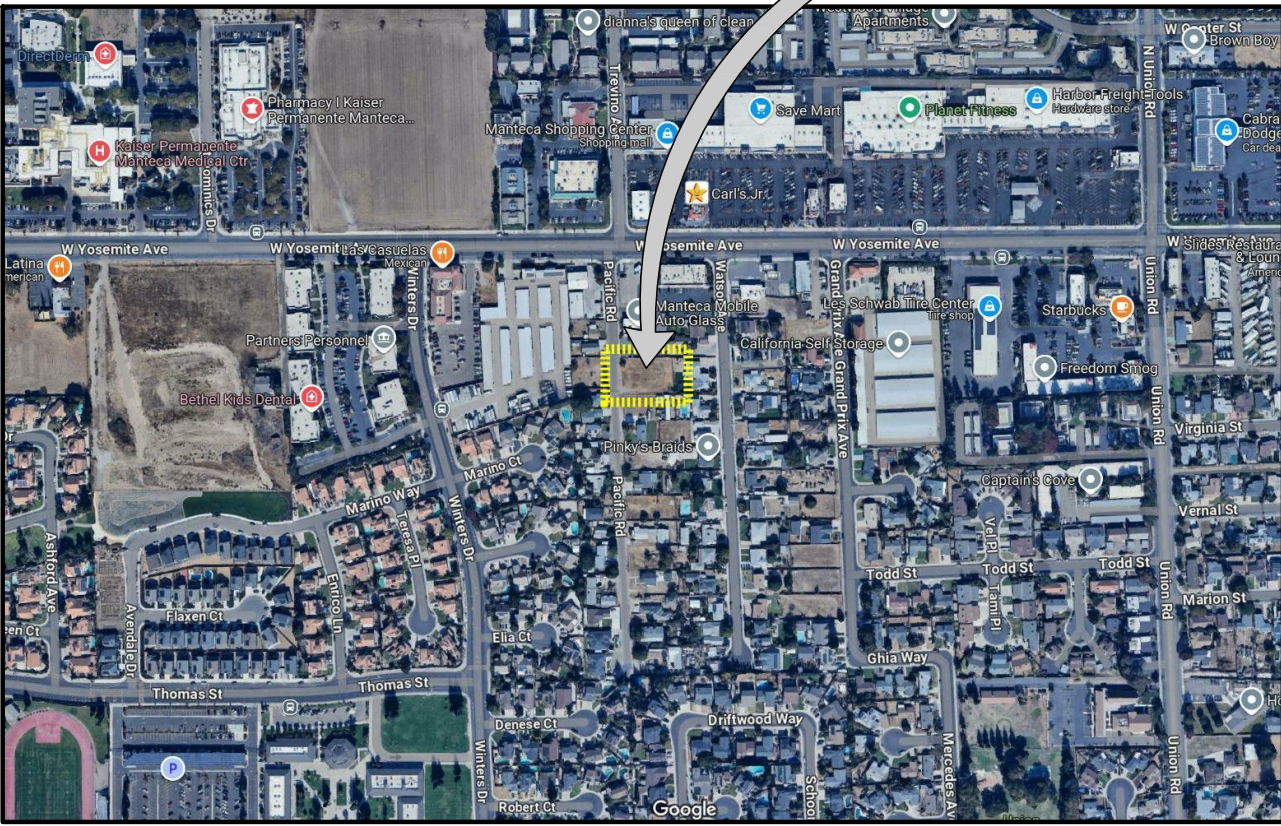
WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

Hydrozone	Type of Plants	Water Use	Plant Factor	Irrigation Efficiency	ETAP	Hydrozone Area	%	Type of Irrigation	ET/In
1	Low water using shrubs	Low	.3	.81	0.37	4,055 sf	78.3%	Drip/Bubblers	47,674.79 gal
2	Storm water treatment	Medium	.4	.81	0.49	880 sf	17.0%	Drip Emitters	13,794.92 gal
3	Non-Irrigated cobble	None	0	1.0	0.0	246 sf	4.7%	No Irrigation	0 gal
TOTAL						5,181 sf			61,469.71 gallons

Total Landscape Area (SLA + Landscape)	5,181 sf
Maximum Applied Water Allowance (MAWA)	74,009.55 gallon/year
Estimated Total Water Usage (ETWU)	61,469.71 gallon/year
Average Irrigation Efficiency	0.81

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements



Vicinity Map

Project Location

Not to scale



Looking South West

GESCO Fire Pumps, Manteca, California

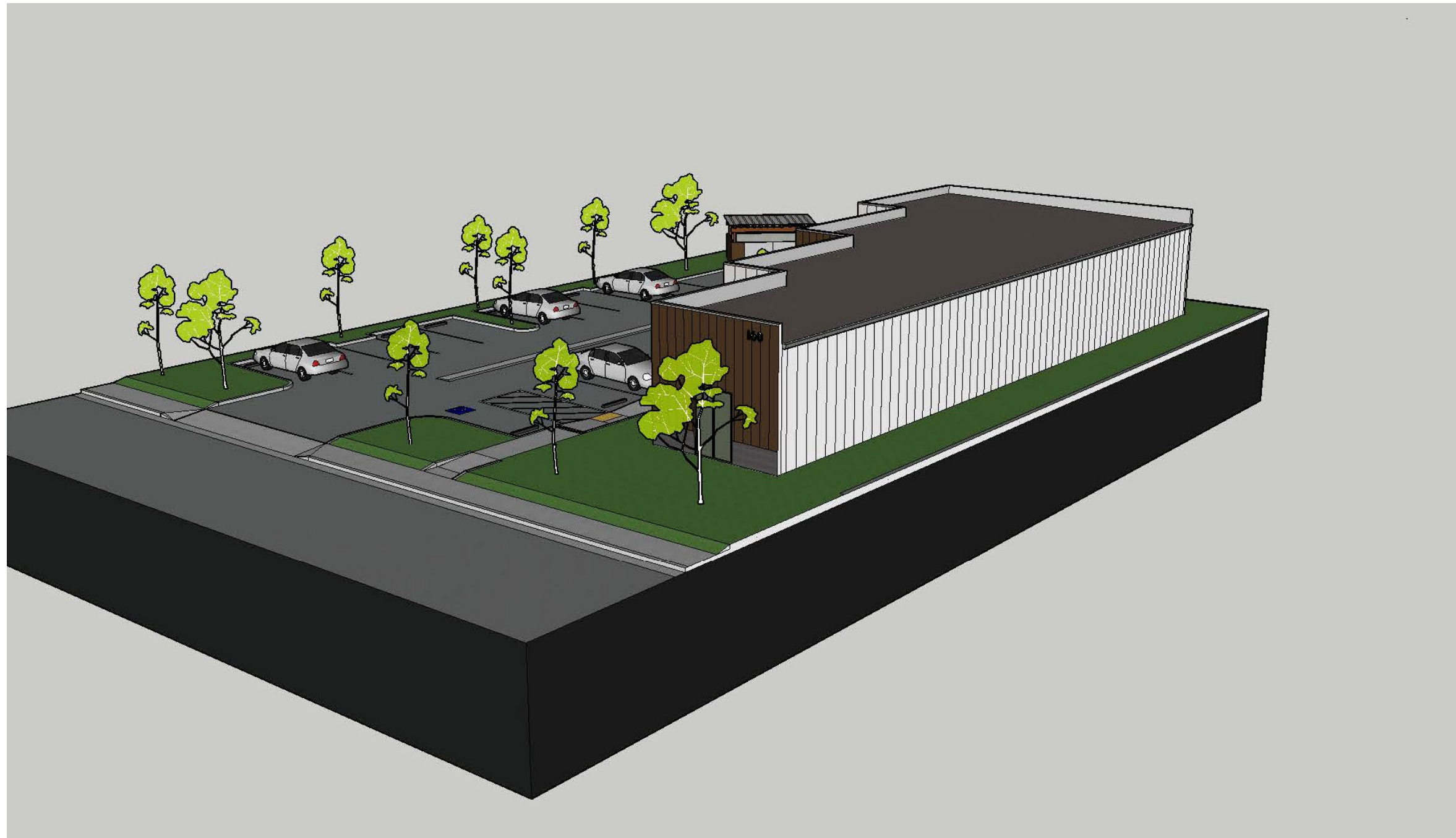
Robert DeGrasse, Architect



View Looking South East

GESCO Fire Pumps, Manteca, California

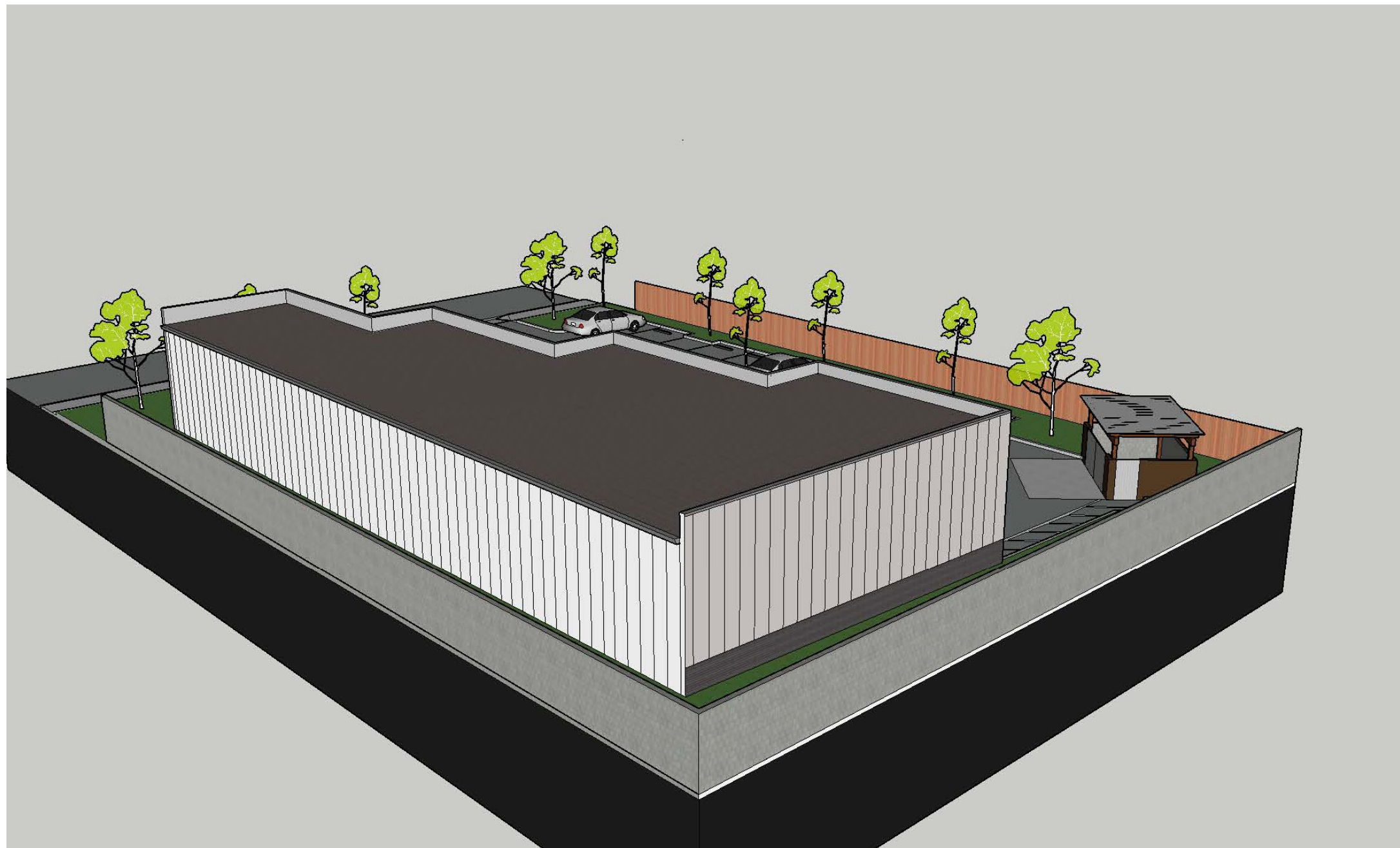
Robert DeGrasse, Architect



View Looking North West

GESCO Fire Pumps, Manteca, California

Robert DeGrasse, Architect



Looking North West with fencing shown

GESCO Fire Pumps, Manteca, California

Robert DeGrasse, Architect