



1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239-6229
FAX : (209) 239-8839



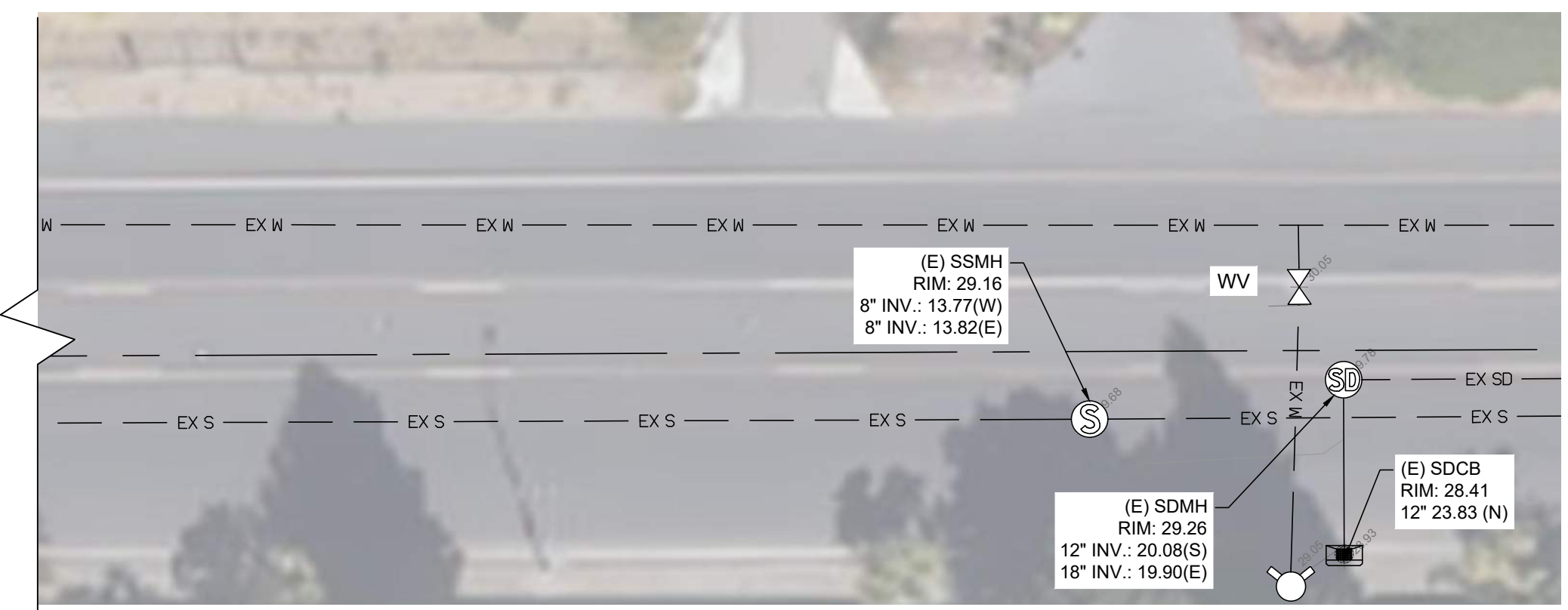
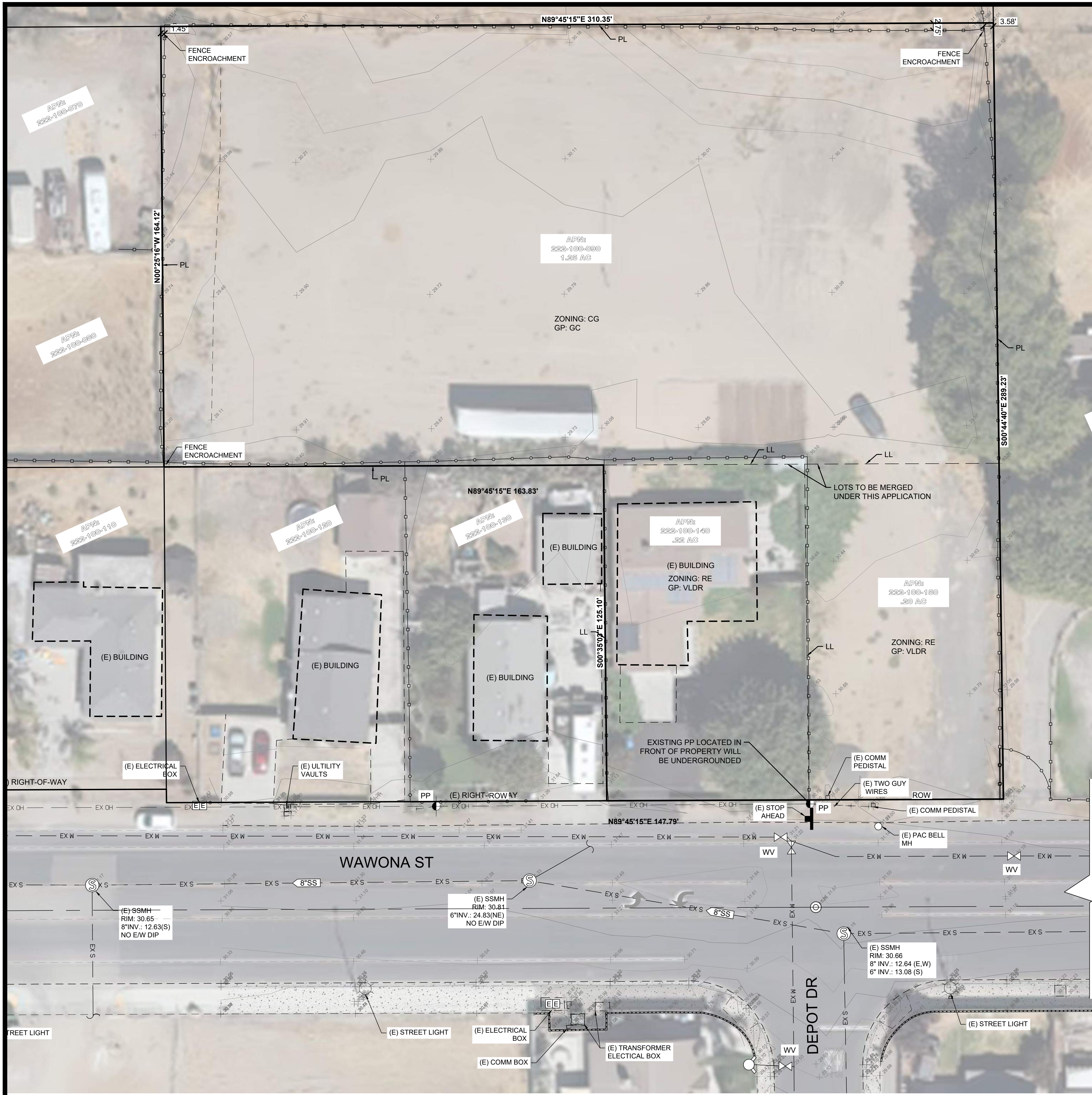
APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

LEGEND

ITEM	EXISTING
WATER 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	
UTILITY POLE	
WOOD FENCE	
RETAINING WALL	
MASONRY WALL	
CURB, GUTTER & SIDEWALK	
PAVEMENT	



WAWONA APARTMENTS
 TOPOGRAPHIC SURVEY & BOUNDARY
 WAWONA, CA



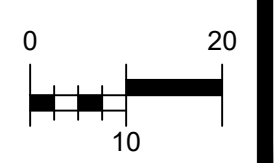
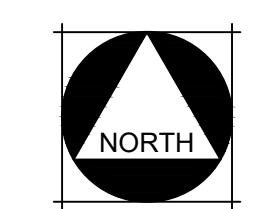
Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 24-057
DATE: 12-2-25
SCALE: AS SHOWN
DR. BY: KE
CK. BY: SLS

SHEET NO.

SP1

OF 3 SHEETS



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



APPROVED:

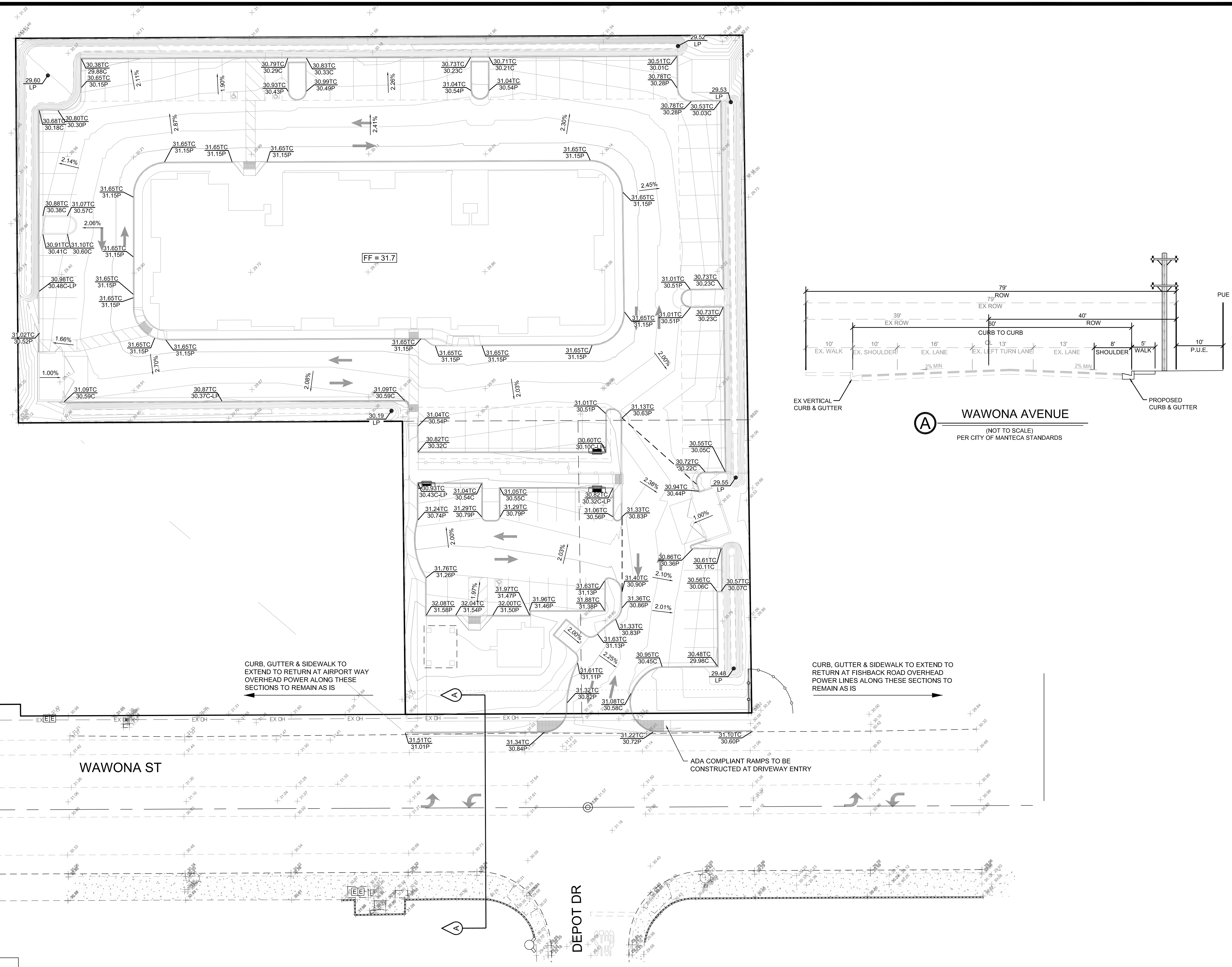
PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

SITE PLAN FOR:
WAWONA APARTMENTS
 PRELIMINARY GRADING PLAN
 WAWONA MANTECA, CA

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

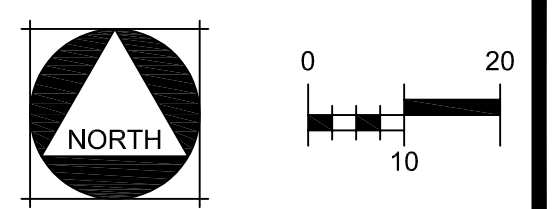
JOB NO.: 24-057
 DATE: 12-2-25
 SCALE: AS SHOWN
 DR. BY: KE
 CK. BY: SLS

SHEET NO.
SP2
 OF 3 SHEETS



SITE PLAN INFO

EXISTING		PROPOSED	
XX.XX XX	ELEVATION	XX.XX XX	ELEVATION
X.XX%	SLOPE	X.XX%	SLOPE
XXXX	EXISTING GROUND	####	DIRECTION OF FLOWLINE



ADJACENT RESIDENTIAL PROPERTY
ZONING: CMU

PROJECT LOCATION

WAWONA ST. AND AIRPORT WAY
MANTECA, CA

PROJECT TEAM

PROJECT CONTACT:
ANGRAJ CHAHAL
1897 OLEANDER AVE
MANTECA, CA 95337
(209) 203-4676
kpchahal5@gmail.com

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: BRIAN ROSENBERGER
brian@aplarc.com

SITE DATA

ASSESSORS PARCEL NUMBER:	222-100-15, 222-100-14 & 222-100-09
PROPERTY AREA:	72,745 SQ. FT. / 1.67 AC
BUILDING COVERAGE (OF PROJECT AREA):	12,125 SQ. FT. (17%)
COMMUNITY OPEN SPACE (GROUND LEVEL):	+/-17,415 SQ. FT. (24%)
ROOF DECK COMMUNITY OPEN SPACE:	4,426 SQ. FT.
TOTAL COMMUNITY OPEN SPACE:	21,841 SQ. FT. (30%)
CURRENT ZONE:	CG / RE
PROPOSED ZONE:	R3
CURRENT GENERAL PLAN:	GC / VLDR
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
DENSITY:	26.3 DU/ACRE

BUILDING DATA

APARTMENT BUILDING DATA

BUILDING USE:	APARTMENTS
TYPE OF CONSTRUCTION:	VA
ALLOWABLE BUILDING HEIGHT:	60'-0"
MAXIMUM BUILDING HEIGHT:	59'-6"
ALLOWABLE NUMBER OF STORIES:	4
NUMBER OF STORIES:	4
ALLOWABLE BUILDING AREA:	36,000 S.F. / STORY
BUILDING AREA:	11,438 S.F. / STORY
TOTAL BUILDING AREA (APARTMENTS):	45,452 S.F.

APARTMENT BUILDING UNITS DATA

ONE BEDROOM UNITS:	20
TWO BEDROOM UNITS:	24
TOTAL UNITS:	44

PARKING DATA

PARKING REQUIRED

1 COVERED SPACE/ DWELLING UNIT + 1 SPACE/ 2 BEDROOM UNIT + 0.5 SPACE/ 1 BEDROOM UNIT	44 UNITS:	44 COVERED STALLS
	(24) 2 BEDROOM:	24 STALLS
	(20) 1 BEDROOM:	10 STALLS

TOTAL RESIDENTIAL PARKING REQUIRED: **78 STALLS**

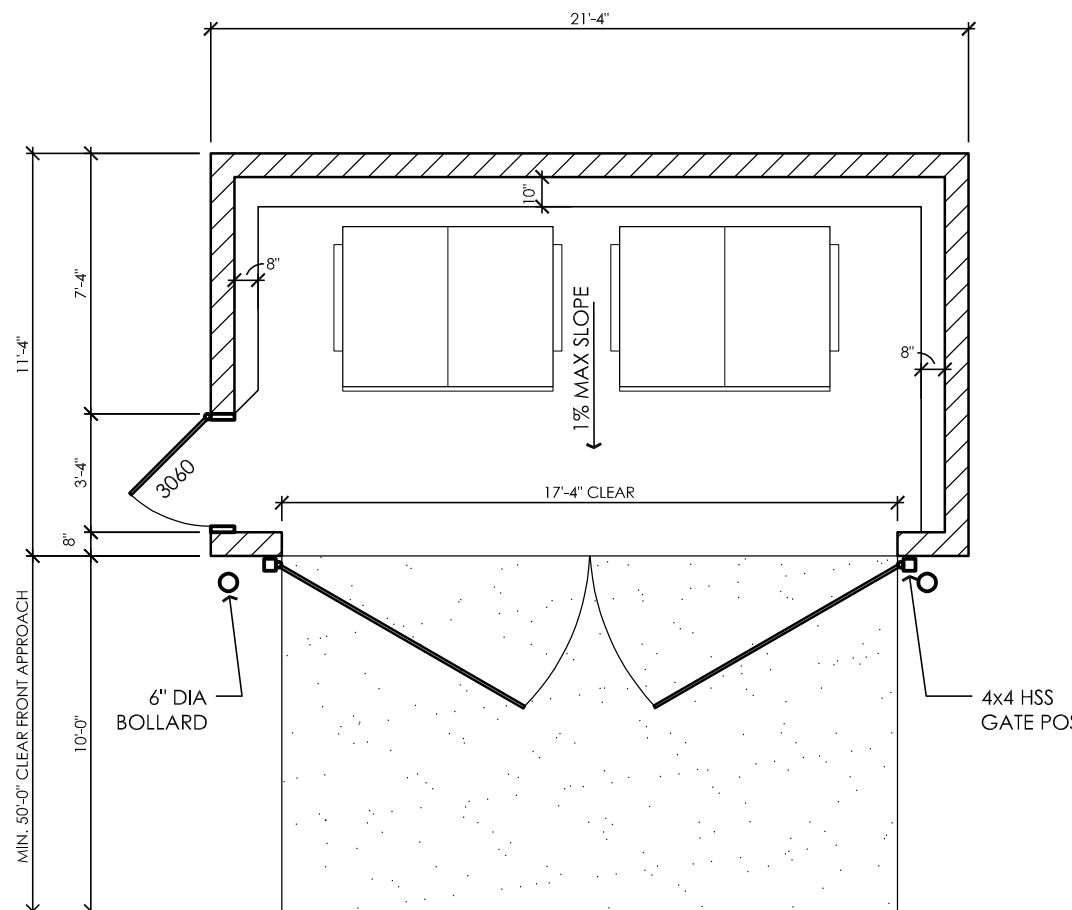
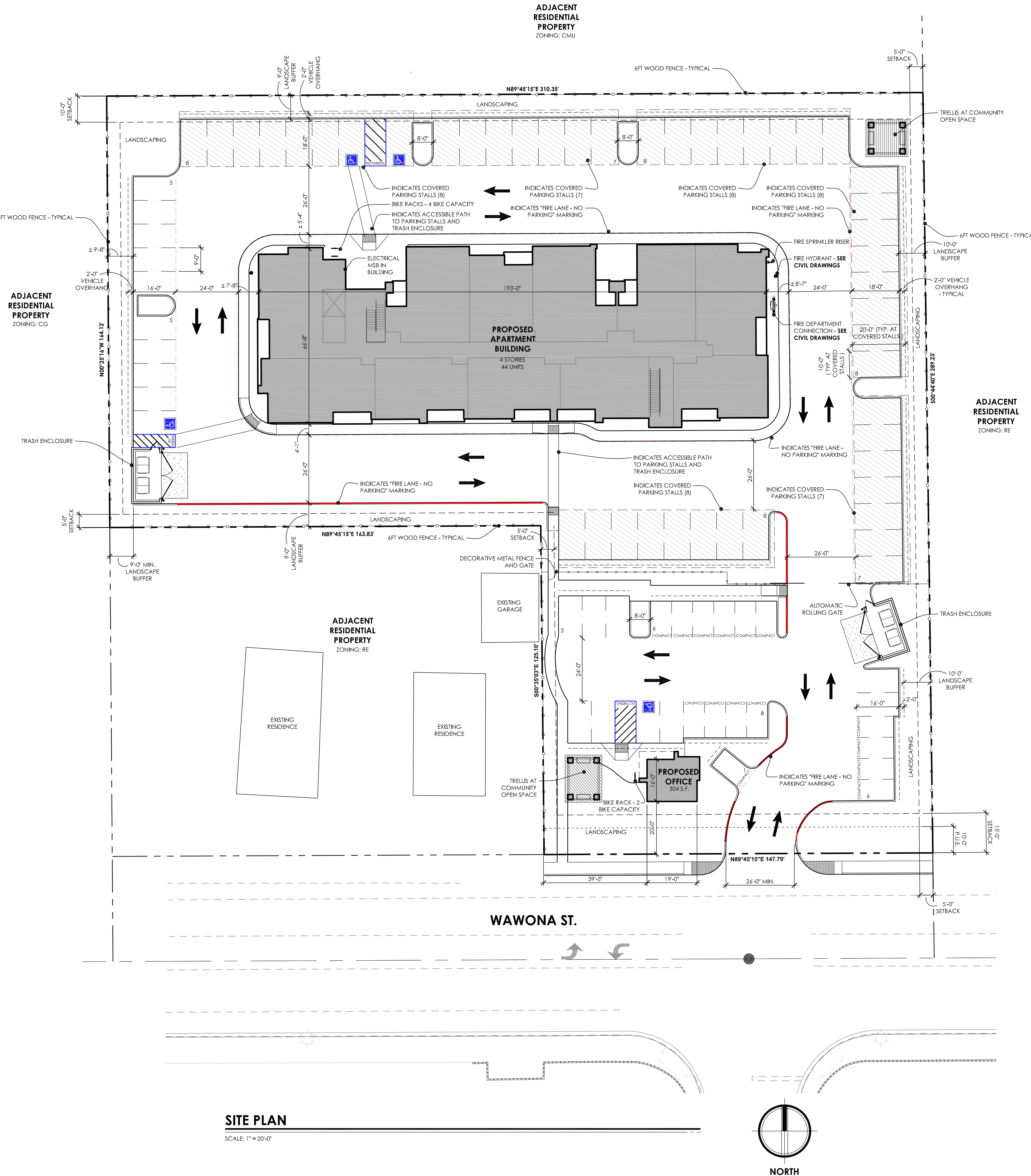
REQUIRED ACCESSIBLE RESIDENTIAL STALLS*: 1 ASSIGNED STALL
2 UNASSIGNED STALLS
*(1) OF THESE (3) PARKING STALLS SHALL BE VAN ACCESSIBLE

4 SPACES/1000 S.F. OF OFFICE
304 S.F. OFFICE = 2 STALLS

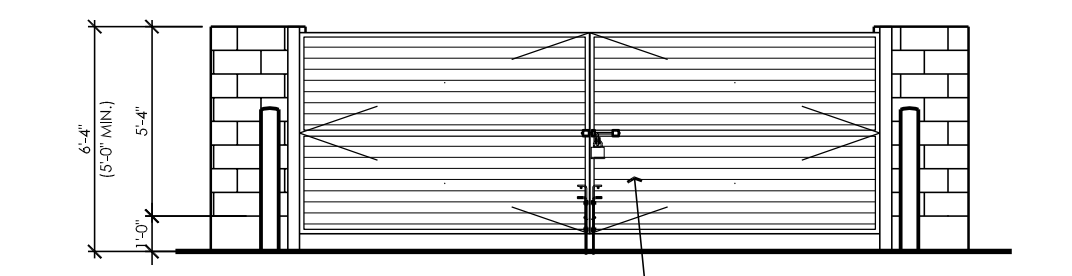
TOTAL PARKING REQUIRED FOR ENTIRE SITE: **80 STALLS**

PARKING PROVIDED

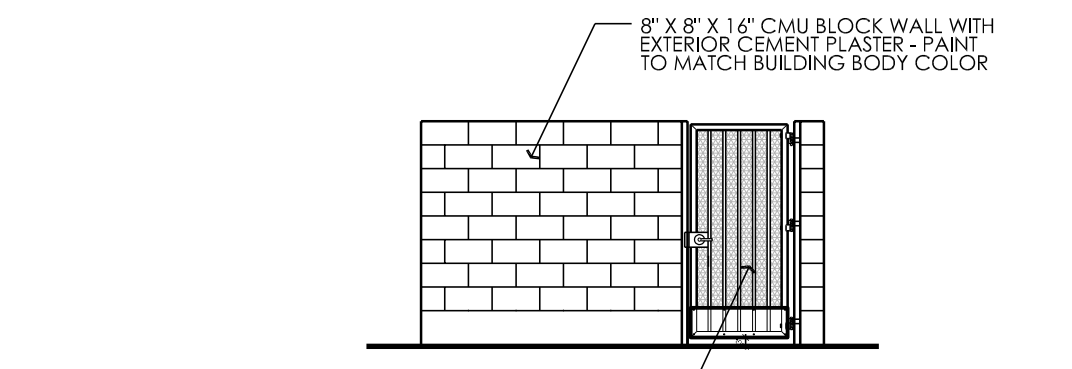
COVERED STALLS:	44 STALLS
STANDARD:	44 STALLS
ACCESSIBLE:	2 STALLS (1 OF WHICH TO BE AN UNASSIGNED STALL)
UNCOVERED STALLS:	16 STALLS
STANDARD:	17 STALLS
COMPACT (21%):	2 STALLS
ACCESSIBLE:	2 STALLS
TOTAL:	80 STALLS



TRASH ENCLOSURE - FLOOR PLAN



TRASH ENCLOSURE - FRONT ELEVATION



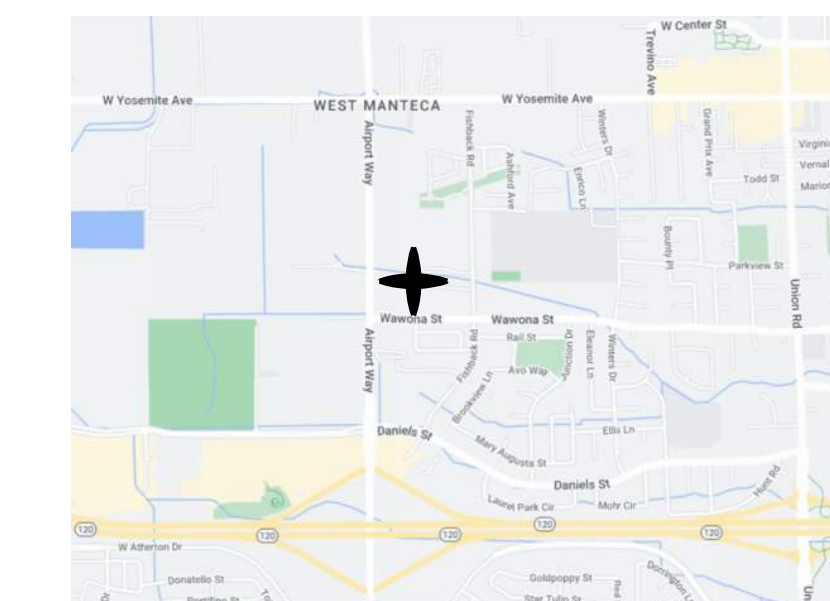
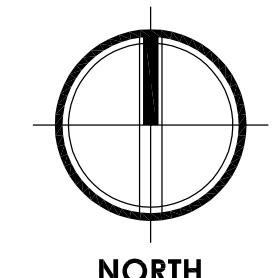
TRASH ENCLOSURE - SIDE ELEVATION

TRASH ENCLOSURE

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

SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

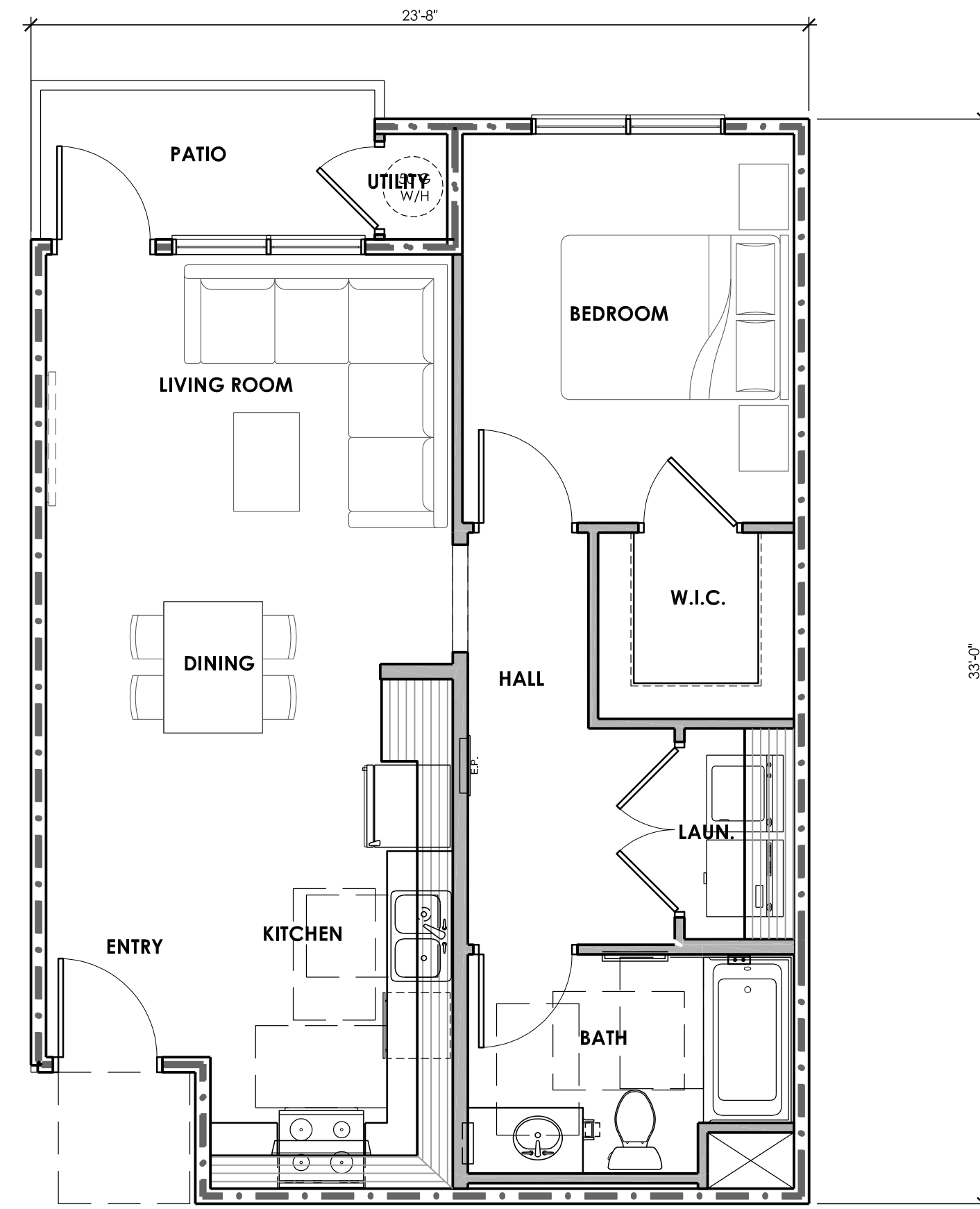
ph. 209.577.4661
fx. 209.577.0213

www.aplarc.com

SHEET:

A1
OF 10

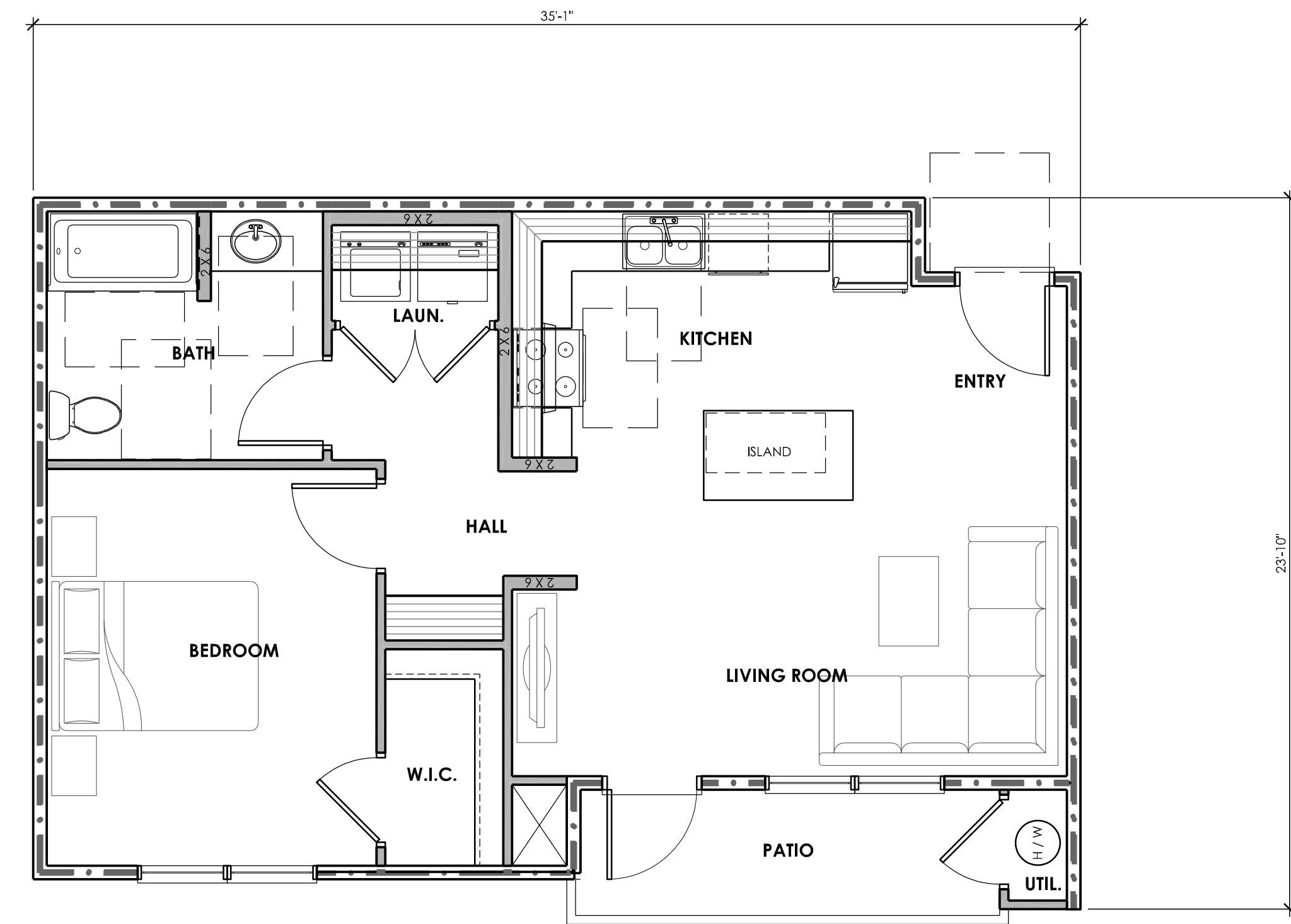
NOTE: THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.



UNIT B FLOOR PLAN - ONE BEDROOM

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

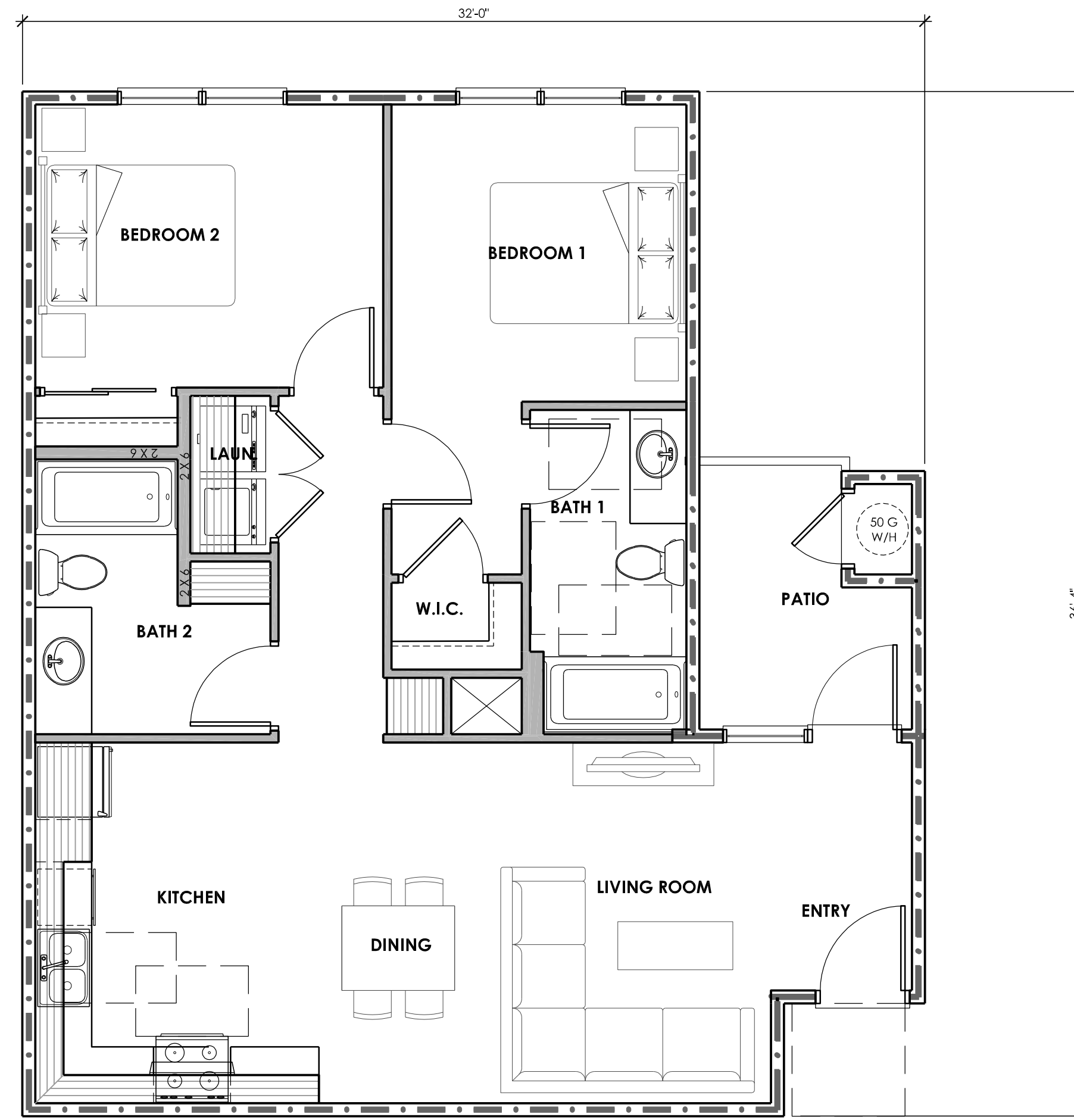
FLOOR AREAS:	
CONDITIONED AREA	- 715 S.F.
UTILITY CLOSET	- 8 S.F.
COVERED PATIO	- 51 S.F.
TOTAL	- 774 S.F.



UNIT A FLOOR PLAN - ONE BEDROOM

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

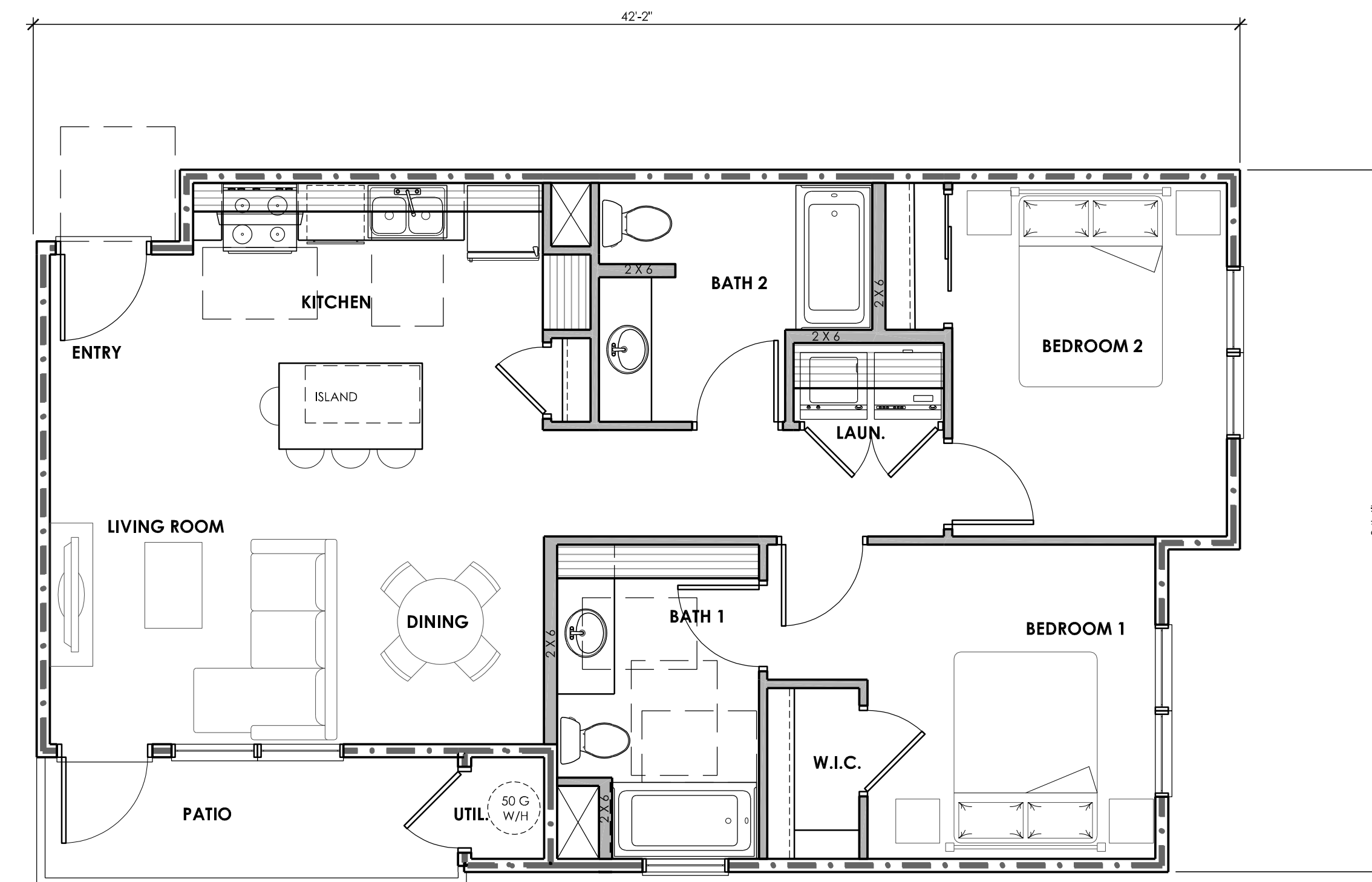
FLOOR AREAS:	
CONDITIONED AREA	- 737 S.F.
UTILITY CLOSET	- 11 S.F.
COVERED PATIO	- 60 S.F.
TOTAL	- 834 S.F.



UNIT D FLOOR PLAN - TWO BEDROOM

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

FLOOR AREAS:	
CONDITIONED AREA	- 962 S.F.
UTILITY CLOSET	- 12 S.F.
COVERED PATIO	- 64 S.F.
TOTAL	- 1038 S.F.



UNIT C FLOOR PLAN - TWO BEDROOM

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

FLOOR AREAS:	
CONDITIONED AREA	- 917 S.F.
UTILITY CLOSET	- 12 S.F.
COVERED PATIO	- 61 S.F.
TOTAL	- 990 S.F.

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



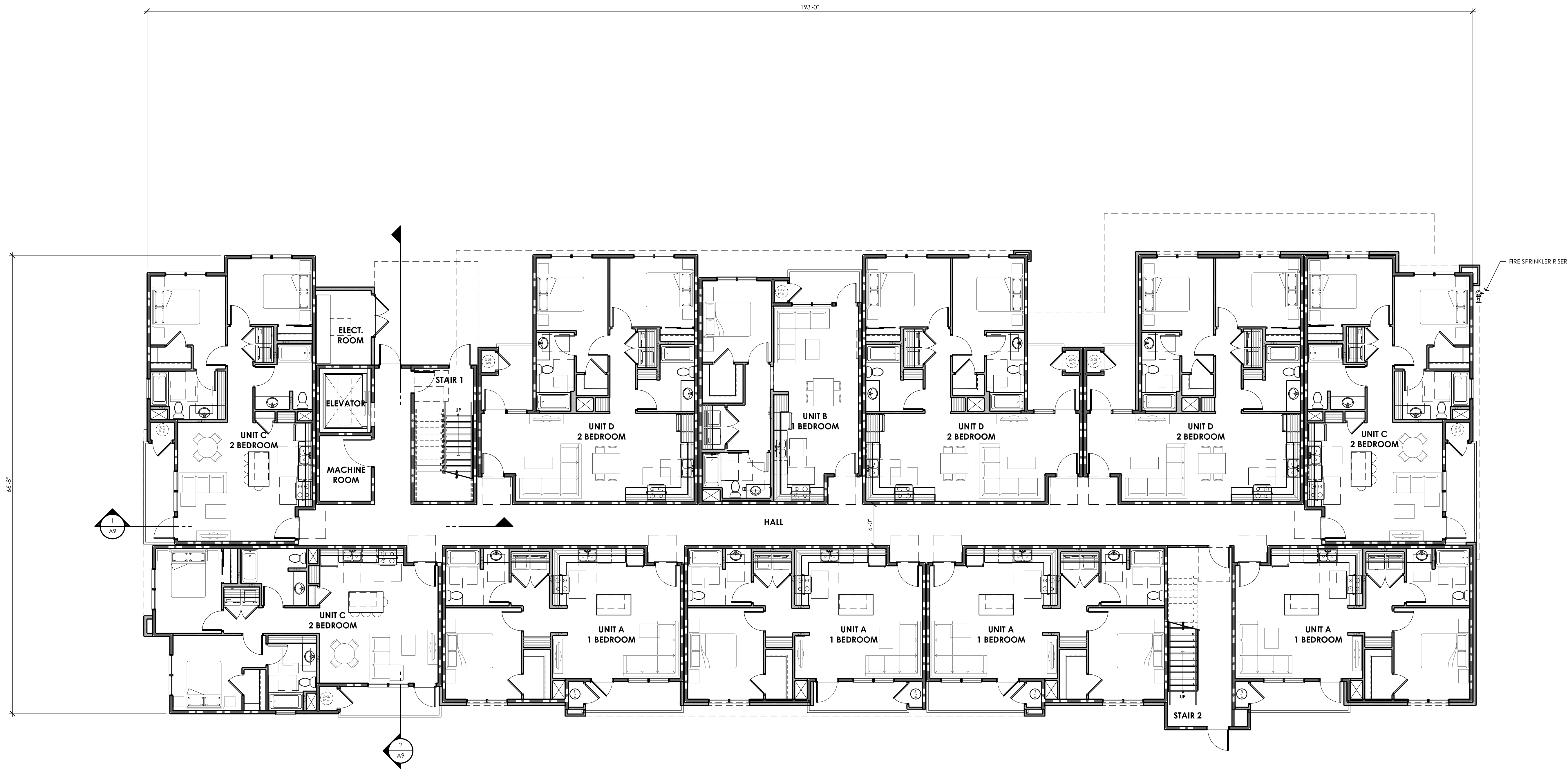
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

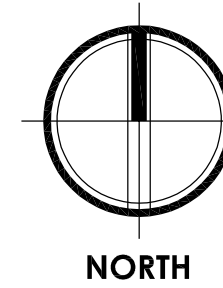
www.apiarc.com

SHEET:

A2
OF 10



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



WAWONA APARTMENTS

WAWONA AND AIRPORT WY
 MANTECA, CA.

PLANNING ARCHITECTURE



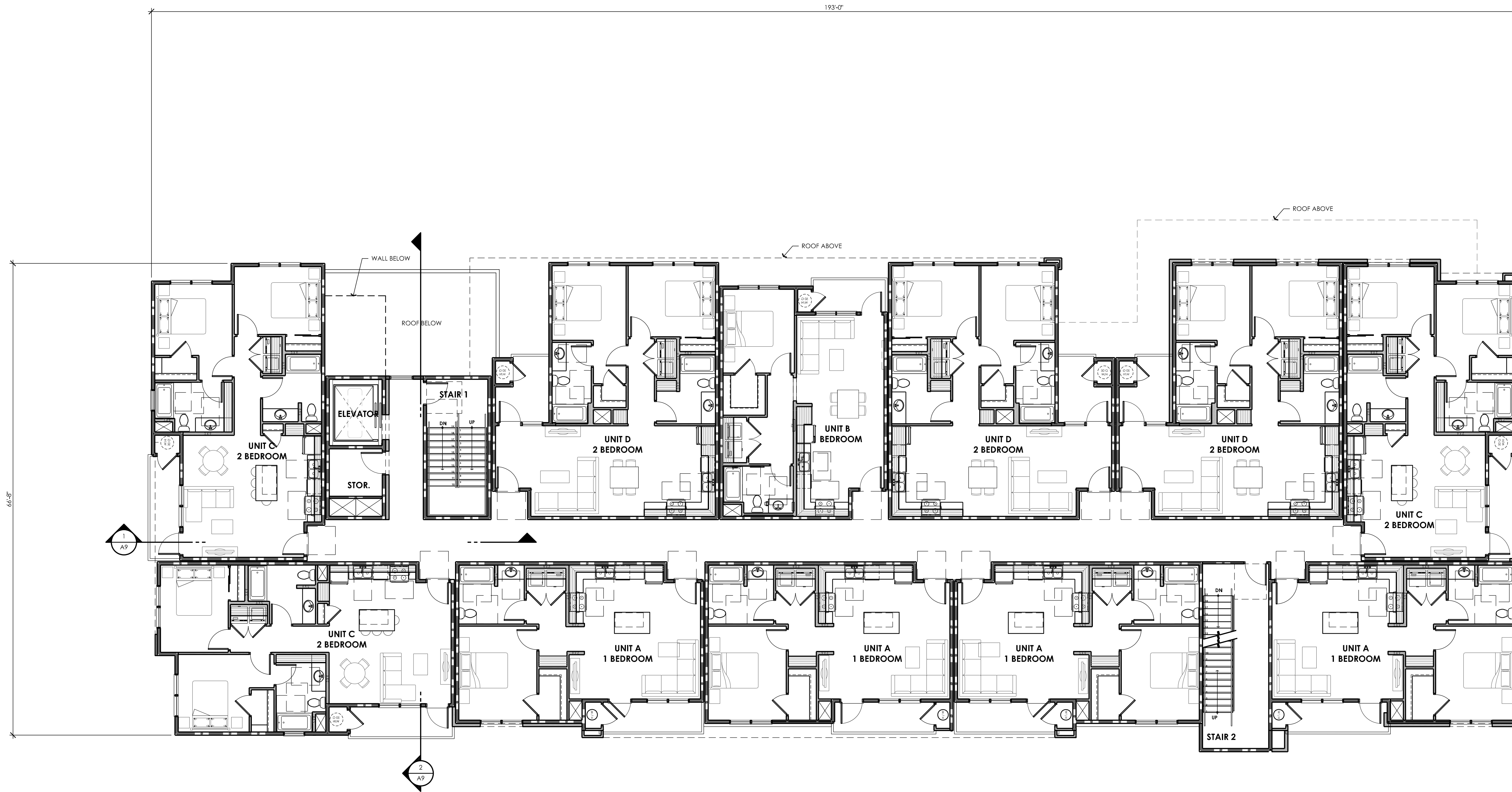
ARCHITECTURE PLUS INC.
 4335-B NORTH STAR WAY
 MODESTO, CA 95356

ph. 209.577.4661
 fx. 209.577.0213

www.apiarc.com

SHEET:

A3
 OF 10



WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

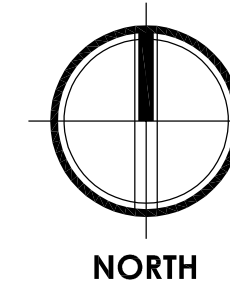
www.apiarc.com

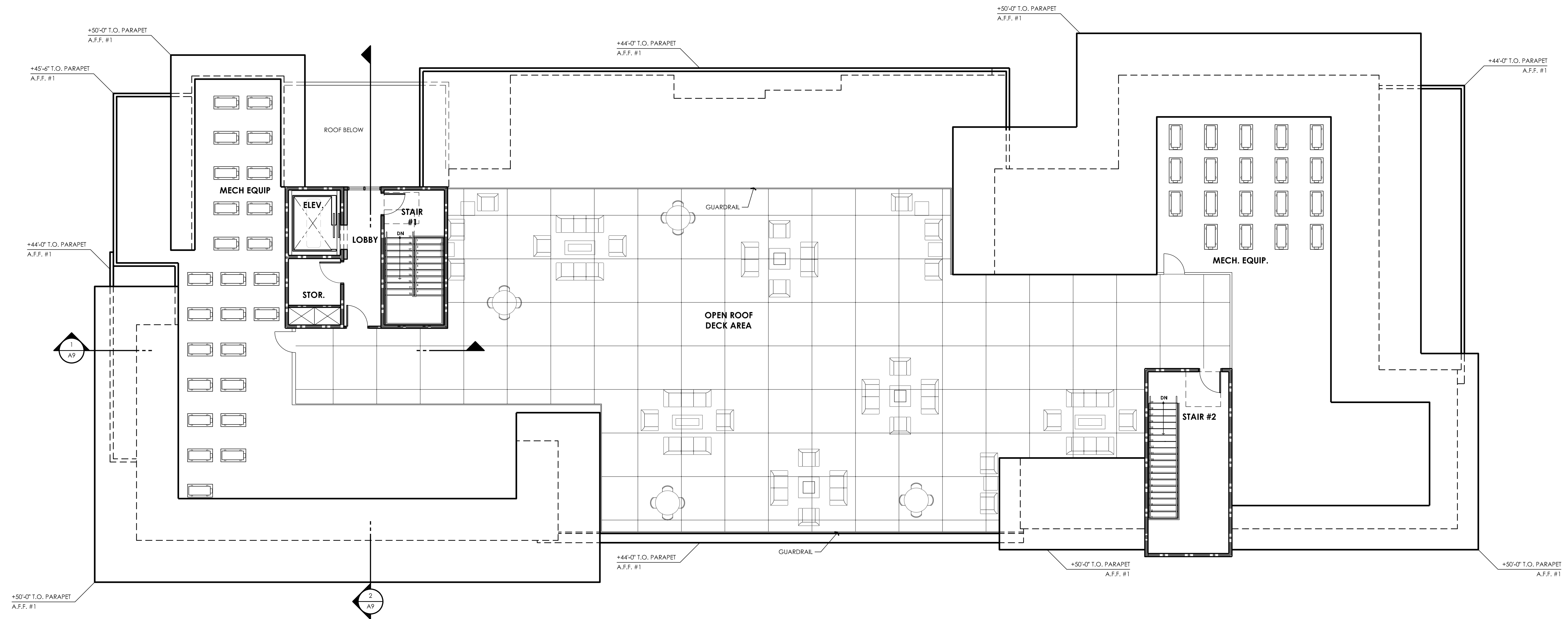
SHEET:

A4
OF 10

2ND, 3RD, & 4TH FLOOR PLANS

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





ROOF PLAN

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

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

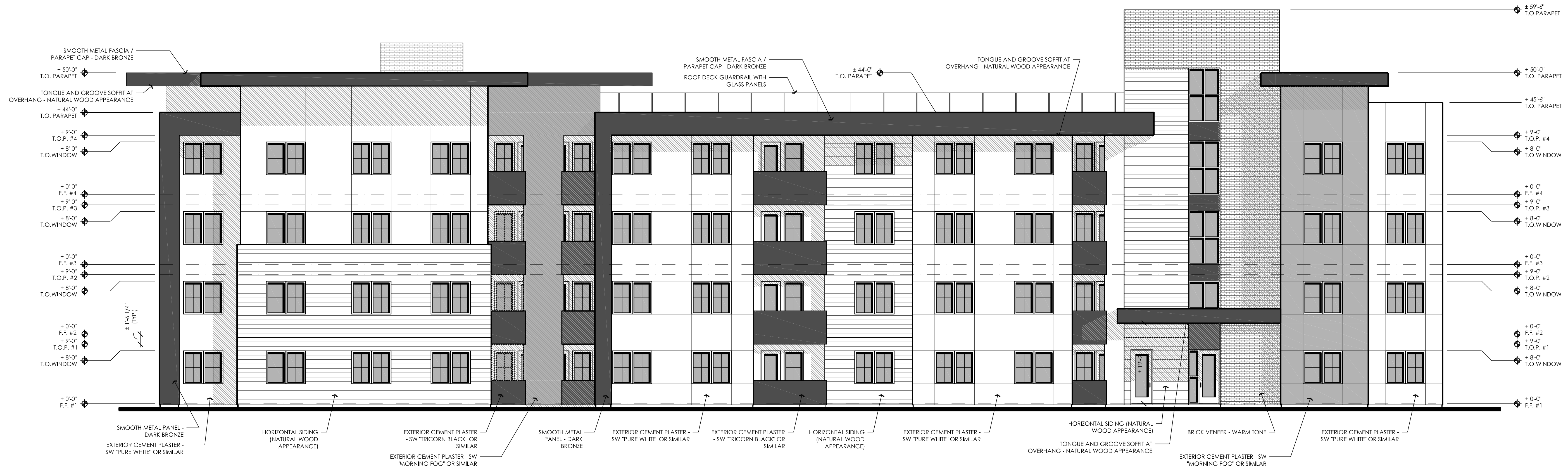
ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

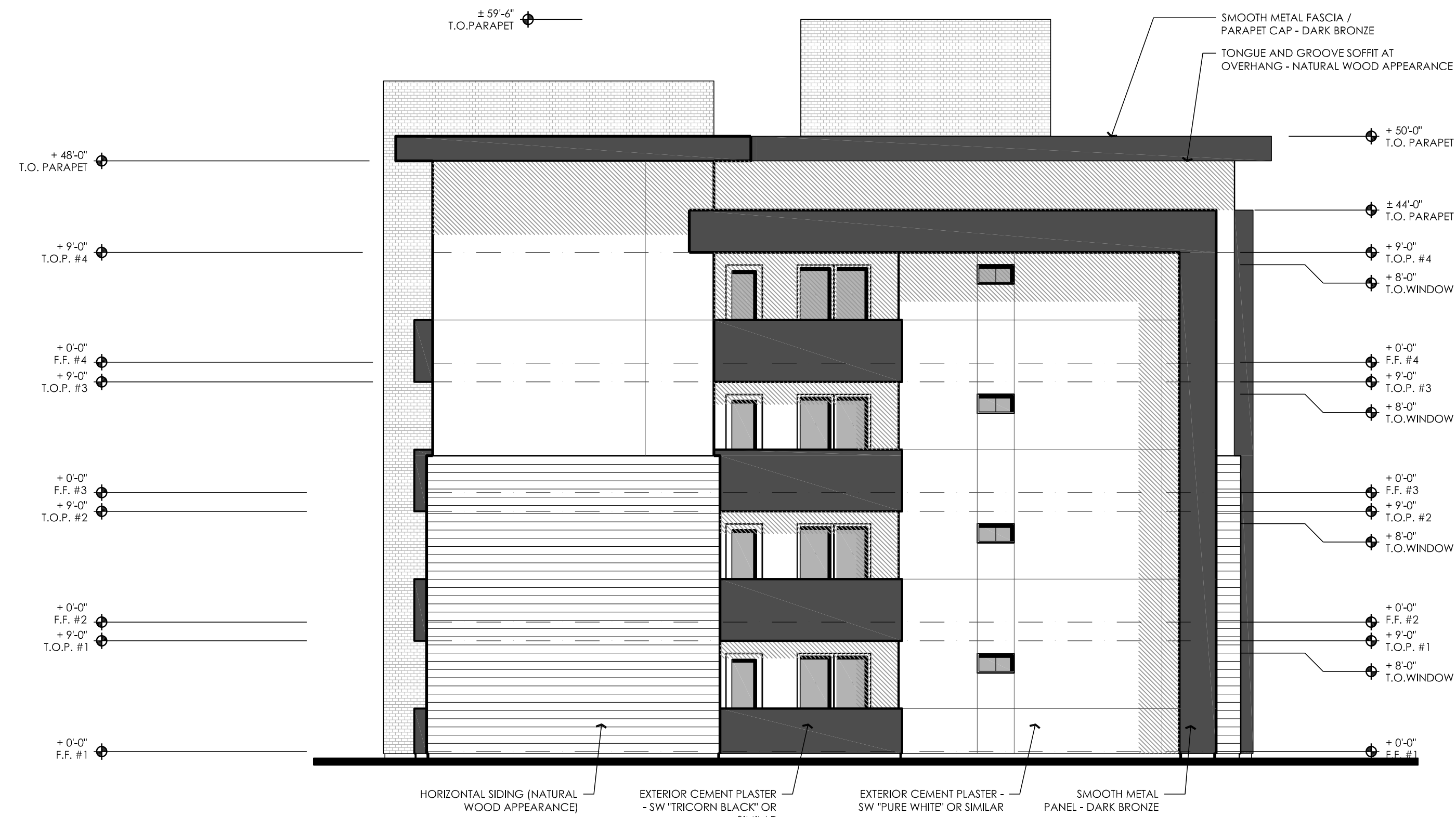
A5

OF 10



NORTH ELEVATION

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



EAST ELEVATION

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

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING
ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

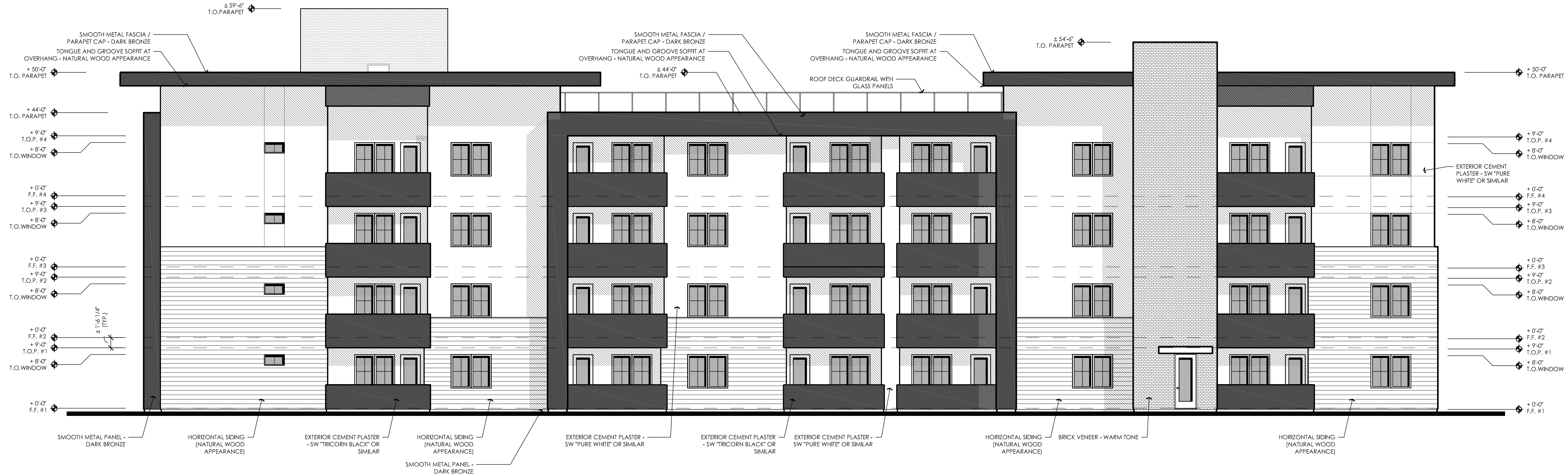
ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

A6

OF 10



SOUTH ELEVATION

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



WEST ELEVATION

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

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

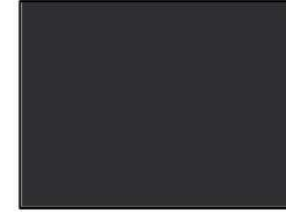
A7

OF 10



NORTH ELEVATION

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

		
MAIN BODY COLOR: SHERWIN WILLIAMS "PURE WHITE" SW 7005	SECONDARY BODY COLOR: SHERWIN WILLIAMS "TRICORN BLACK" SW 6258	TERTIARY BODY COLOR: SHERWIN WILLIAMS "MORNING FOG" SW 6255
		
HORIZONTAL SIDING: NICHHA SIDING "CEDAR"	BRICK VENEER: HC MUDDOX "SIERRA SLATE"	FLUSH METAL PANEL: AEP SPAN "MIDNIGHT BRONZE"



EAST ELEVATION

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

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

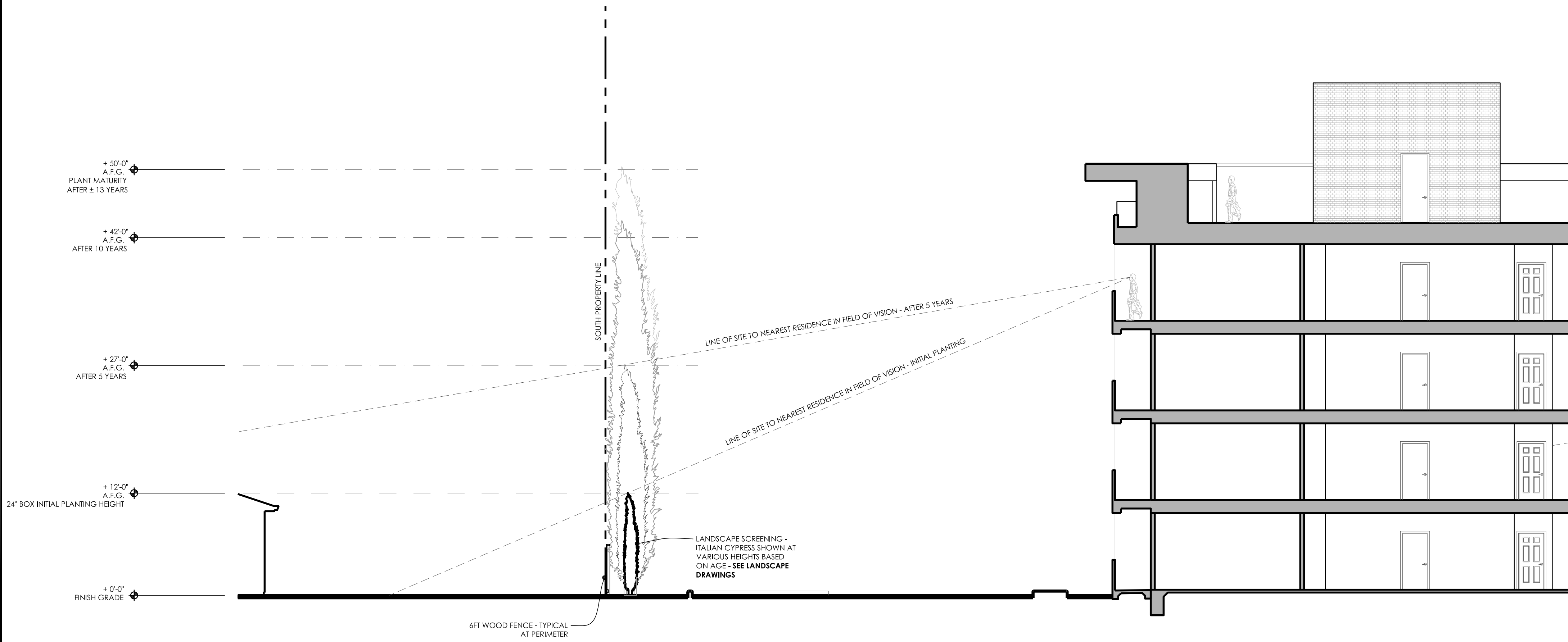
ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

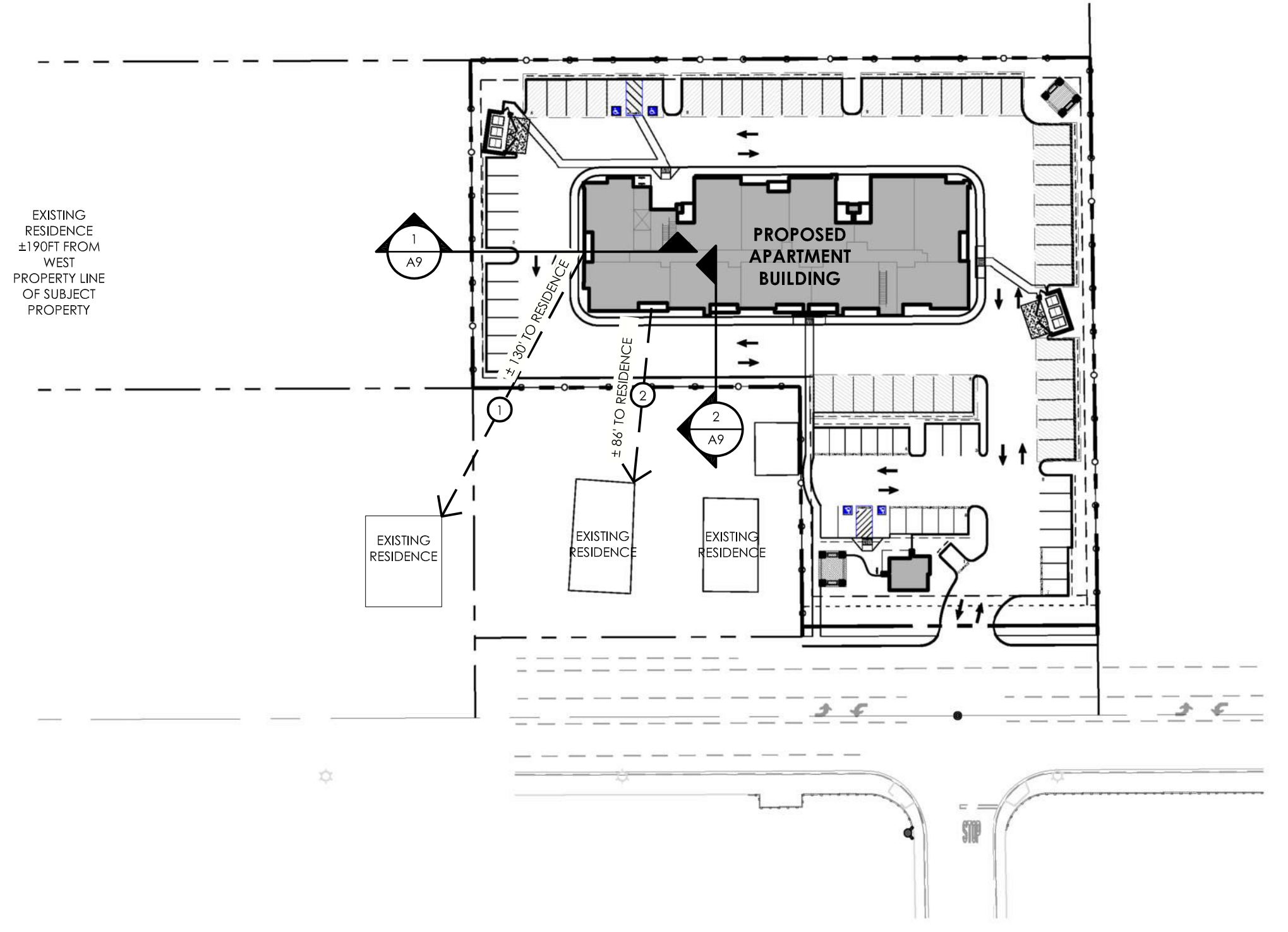
SHEET:

A8

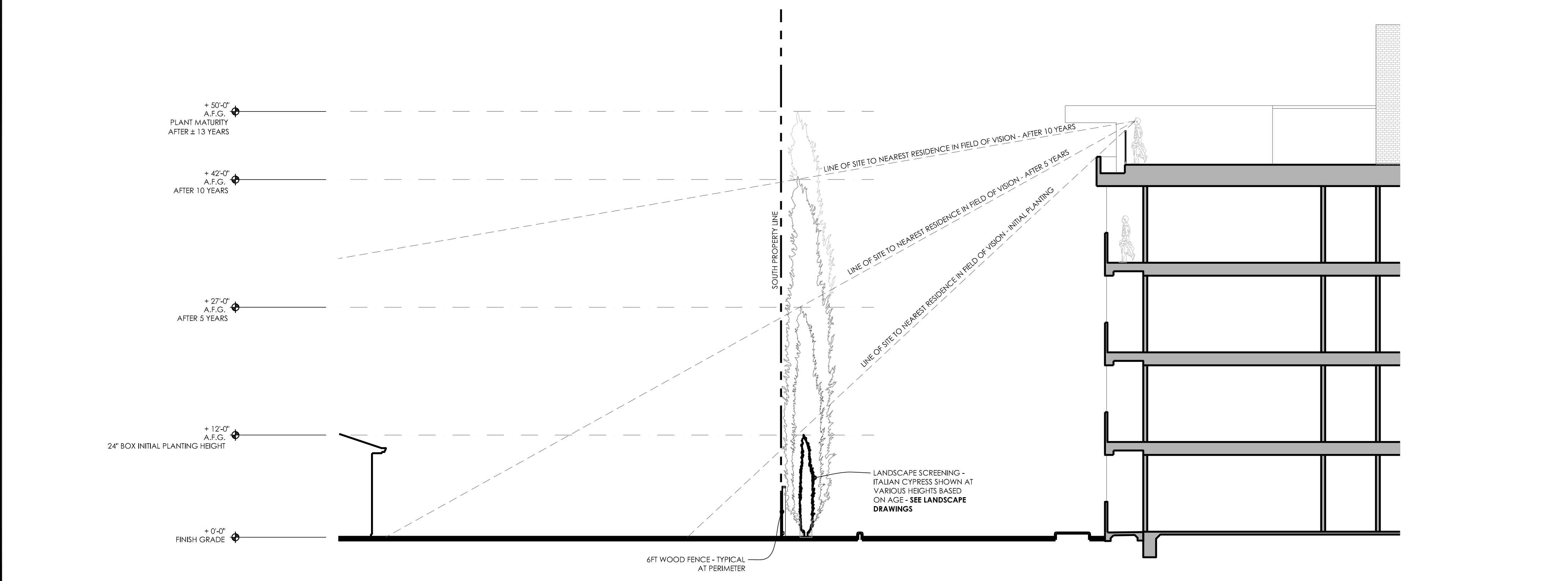
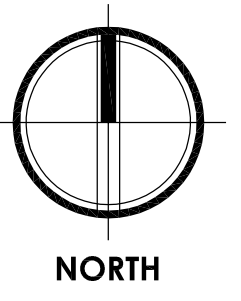
OF 10



1 LINE OF SIGHT SECTION - VIEW TO SOUTH-WEST PROPERTY LINE
SCALE: 1/8" = 1'-0"



LINE OF SIGHT KEY MAP
SCALE: 1" = 60'-0"



2 LINE OF SIGHT SECTION - VIEW TO SOUTH PROPERTY LINE
SCALE: 1/8" = 1'-0"

WAWONA APARTMENTS

WAWONA AND AIRPORT WY
MANTECA, CA.

PLANNING ARCHITECTURE



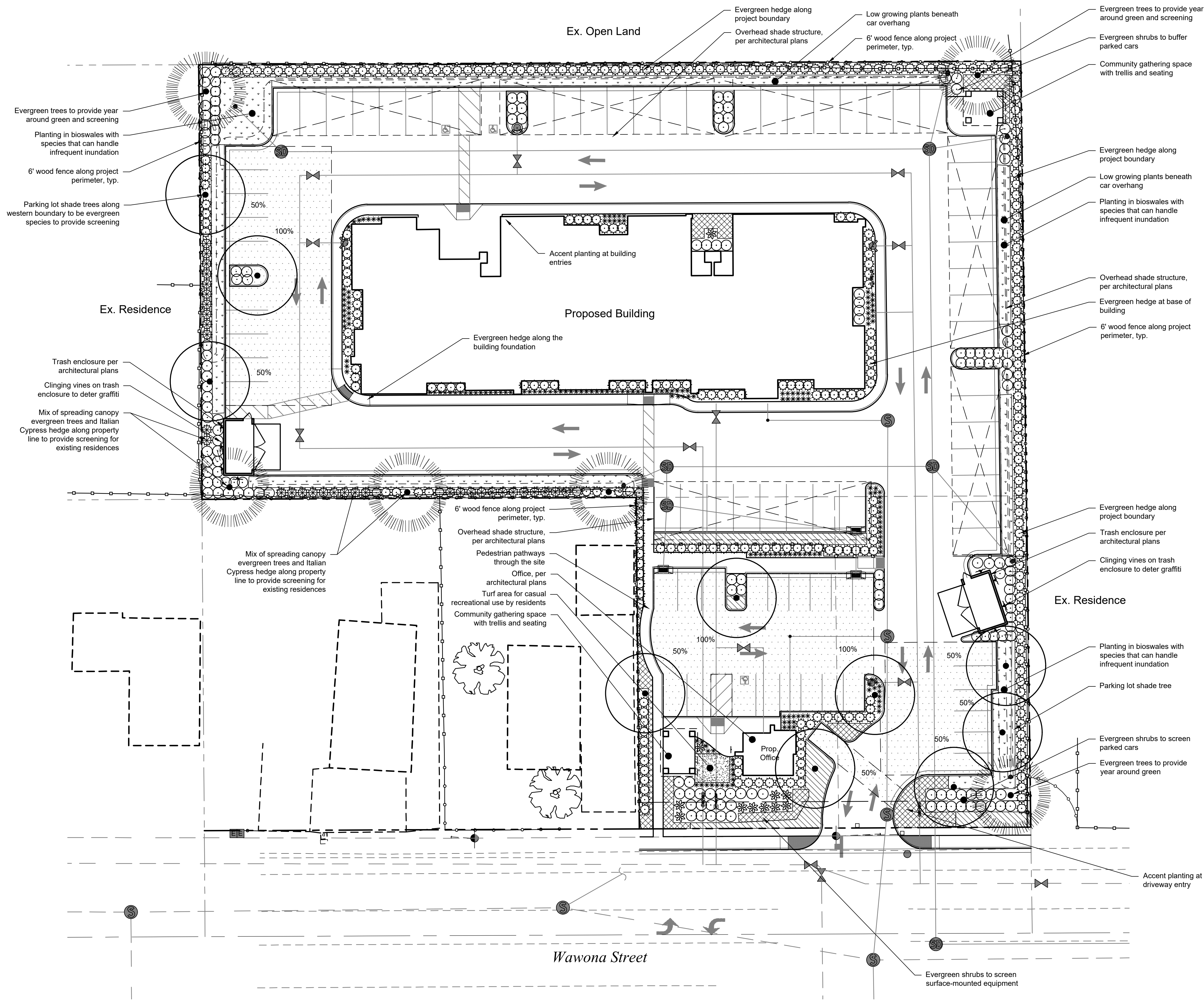
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

SHEET:

A9
OF 10



PLANT SCHEDULE

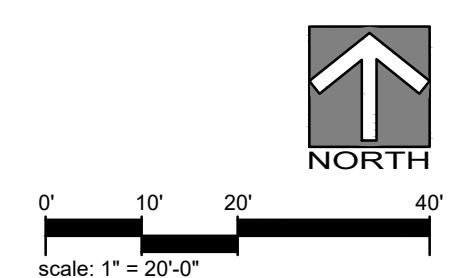
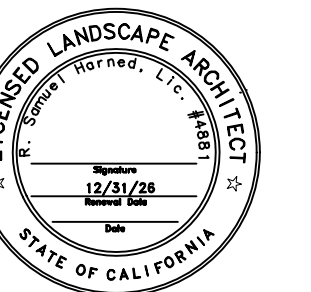
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
PARKING LOT SHADE TREE							
●	GIN MAG	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	10	15 gal.	30'	Moderate
	PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache		15 gal.	35'	Low
	QUE VIR	Quercus virginiana	Southern Live Oak		15 gal.	40'	Moderate
	ULM SEM	Ulmus parvifolia 'Sempervirens'	Evergreen Lacebark Elm		15 gal.	35'	Moderate
EVERGREEN TREE							
●	GEI PAR	Geijera parviflora	Australian Willow	6	24" box	30'	Low
	LAU SAR	Laurus x 'Saratoga'	Saratoga Hybrid Laurel		24" box	20'	Low
	MAG SAM	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Southern Magnolia		24" box	35'	Moderate
	SCH MOL	Schinus molle	California Pepper		24" box	30'	Low
SHRUBS							
EVERGREEN SHRUB/HEDGE							
●	Cal ljn	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	308	5 gal.	4'	Low
	Lig tex	Ligustrum japonicum 'Texanum'	Texanum Privet		5 gal.	4'	Low
	Ole lit	Olea europaea 'Little Olive'™	Little Olive Olive		5 gal.	5'	Low
	Rha min	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn		5 gal.	4'	Low
INFILL SHRUB							
●	Die iri	Diets iridioides	Fortnight Lily	157	5 gal.	3'	Low
	Pit whd	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		5 gal.	4'	Moderate
	Rha ind	Rhaphiolepis indica	Indian Hawthorn		5 gal.	4'	Moderate
ACCENT SHRUB							
●	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	11	5 gal.	4'	Low
	Cho tec	Chondropetalum tectorum	Small Cape Rush		5 gal.	4'	Low
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		5 gal.	5'	Low
	Pho ten	Phormium tenax spp.	New Zealand Flax, medium size		5 gal.	4'	Low
	Ros wht	Rosa x 'Flower Carpet'	Flower Carpet Rose - White		5 gal.	3'	Moderate
SMALL ACCENT SHRUBS							
●	Dia lrv	Dianella revoluta 'DR5000'™	Little Rev Flax Lily	186	1 gal.	2'	Low
	Dia var	Dianella revoluta 'Variegated'	Variegated Flax Lily		1 gal.	2'	Low
	Hem oro	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily		1 gal.	2'	Moderate
	Tul sil	Tulbaghia violacea 'Silver Lace'	Silver Lace Society Garlic		1 gal.	2'	Low
	Zau cal	Zauschneria californica	California Fuchsia		1 gal.	3'	Low
VINE							
●	Fic pum	Ficus pumila	Creeping Fig	8	5 gal.	8'	Moderate
	Par tri	Parthenocissus tricuspidata	Boston Ivy		5 gal.	8'	Moderate
	Tra esp	Trachelospermum jasminoides	Star Jasmine Trellis		5 gal.	8'	Moderate
SCREEN SHRUB							
●	Cup smp	Cupressus sempervirens	Italian Cypress	33	24" box	4'	Low
GROUND COVERS							
ACCENT GROUND COVER							
■	Hem yel	Hemerocallis x 'Evergreen Yellow'	Evergreen Yellow Daylily	1,006 sf			Moderate
	Lom ira	Lomandra longifolia 'Breeze'™	Breeze Mat Rush	29	1 gal.	36"	Low
	Pho spr	Phormium tenax 'Jack Spratt'	New Zealand Flax	24	1 gal.	36"	Moderate
	Teu cha	Teucrium chamaedrys	Germander	40	1 gal.	24"	Low
	Tul var	Tulbaghia violacea 'Variegata'	Striped Society Garlic	53	1 gal.	24"	Low
	Ver hyb	Verbena x hybrida	Verbena	45	1 gal.	18"	Low
				26	1 gal.	24"	Low
LOW EVERGREEN GROUND COVER							
■	Cop kir	Coprosma kirkii	Creeping Mirror Plant	891 sf			Low
	Cot low	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	15	1 gal.	48"	Low
	Jun blu	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	25	1 gal.	36"	Low
	Myo par	Myoporum parvifolium	Trailing Myoporum	15	1 gal.	48"	Low
BIOSWALE PLANTING							
■	Cho tct	Chondropetalum tectorum	Small Cape Rush	3,591 sf			Low
	Jun car	Juncus patens 'Carman's Grey'	Spreading Rush	138	1 gal.	36"	Low
	Lom lf	Lomandra x 'Lomlon'	Lime Tuff™ Dwarf Mat Rush	203	1 gal.	30"	Low
				138	1 gal.	36"	Low
LAWN							
■	Tur bol	Turf Sod Bolero Plus	Fescue blend	140 sf			SLA
				140 sf	sod		SLA

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.



Conceptual Landscape Plan - Sheet L1

26 Aug 2025

Wawona Apartments - Manteca, CA



WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Reference Evapotranspiration		51.2 in/yr		ETAF _{req}		Maximum Allowed ETAF		0.45		
Hydro-zone (see desc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)			
Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers										
Bioswale	0.30	Drip	0.81	0.37	9,743 sf	3,608.52	114,549 gals			
Shrubs Mod	0.50	Drip	0.81	0.62	3,491 sf	2,154.94	68,406 gals			
Shrubs Low	0.30	Drip	0.81	0.37	1,645 sf	609.26	19,340 gals			
Sub-totals					14,879.00	6,372.72	202,295 gals			
Special Landscape Areas ("SLA")										
SLA1				1.00	140 sf	140.00	4,444 gals			
Sub-totals					140 sf	140.00	4,444 gals			
Total Landscape Area (RLA+SLA)					15,019 sf	6,512.72				
ETWU Total							206,740 gals			
Maximum Allowed Water Allowance (MAWA)							216,988 gals			

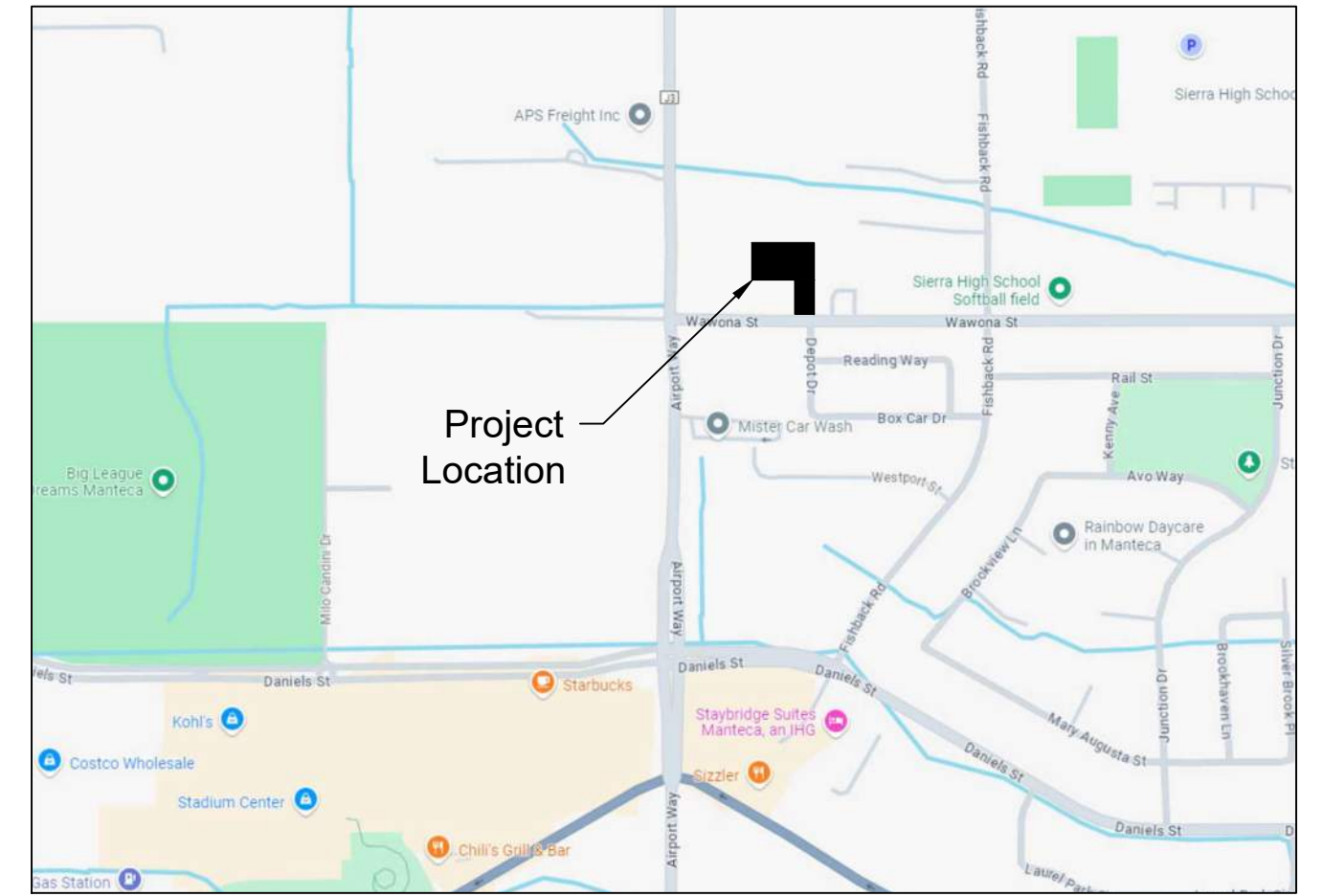
MAWA								
MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")								
MAWA	=	(ETo)	(0.62)	[(ETAF x LA) + ((1-ETAF) x SLA)]				
216,988 gal/yr		51.2 in/yr	0.62	0.45	15,019 sf	0.55	140 sf	

ETAF CALCULATIONS							
Regular Landscape Area (RLA) ETAF		Max Allowed ETAF					
Total ETAF x RLA	6372.72						
Divided by Total RLA	14,879 sf					If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO	
Average ETAF (RLA)	0.43	0.45					

PARKING LOT SHADE CALCULATIONS

Shade area on plans is identified with the hatch symbol shown here and conforms to the municipality's guidelines. Tree diameters per species is based on published City documentation or the Sunset Western Garden Book. Parking area calculations exclude parking area that will have overhead parking structures installed.

Tree Type	Area at 100% (sf)	100%		75%		50%		25%		Subtotal
		sf	qty.	sf	qty.	sf	qty.	sf	qty.	
Parking Lot Shade Tree	962	2,886	3	0	0	3,367	7	0	0	6,253 sf
Total shade provided:										6,253 sf
Parking area:										10,219 sf
Percentage of shade provided (0.5 min. req'd):										0.61



VICINITY MAP

CITY OF MANTECA SPECIFIC NOTES

- A minimum of 30% of all trees on the site shall be evergreen.
- Minimum container size for trees is 15-gallon. A minimum of 25% of the trees on the project shall be of minimum 24"-box container size.
- Trees and shrub plantings shall conform to requirements for maintaining clear visibility at any clear visibility triangle.
- Root barriers shall be provided at all trees planted within 10-feet of hardscape (e.g.- paving, curb).
- Trees shall meet the following minimum spacing requirements:
 - 35' from the beginning of curb returns
 - 20' from electroliers or traffic signal standards
 - 15' from edge of buildings
 - 10' from driveway approaches
 - 15' from fire hydrants, and water and sewer lines
 - 12' from irrigation rotors
 - 12' from drain lines
 - 3' from back of walk
 - Necessary clearances from applicable utilities and easements
- Landscape screens shall be maintained to a maximum of 7-feet in height.
- Soil preparation shall include incorporating into the top 6" of soil a minimum of 6 CY of nitrified soil conditioner per 1,000 sf.

LANDSCAPE AREA CALCULATIONS

Total Site Area:	69,476 sf.
Total Landscape Area:	15,019 sf.
Bioswale:	9,743 sf. (65%)
Planter:	5,136 sf (34%)
Lawn (SLA):	140 sf. (1%)
Percentage of Total Site as Landscape:	22 %

CITY TREE STANDARD REQUIREMENTS

EVERGREEN TREE
 Requirement: Min. 30% of trees to be evergreen species.
 Number of trees: 16
 Number of evergreen trees required: 5
 Number of evergreen trees provided: 6

CONTAINER SIZE
 Requirement: Min. 25% of trees to be 24" box minimum container size.
 Number of trees: 16
 Number of min. 24" container required: 4
 Number of min. 24" container provided: 6

Conceptual Landscape Plan - Sheet L2

26 Aug 2025 | Wawona Apartments - Manteca, CA

